MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5 Philadelphia Avenue, Takoma Park	**Meeting Date:**	3/26/2025
Resource:	Contributing Resource **Takoma Park Historic District**	**Report Date:**	3/19/2025
		Public Notice:	3/12/2025
Review:	Historic Area Work Permit	**Tax Credit:**	n/a
Permit Number:	**RETROACTIVE HAWP#**1100880 and 1106307	**Staff:**	Dan Bruechert
Proposal:	Partial Demolition and Construction of Rear Addition and Retroactive Window Replacement		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with three (3) condition the HAWP** application with final approval authority to verify these conditions have been satisfied is delegated to Staff:

1. The proposed fiber cement siding must be installed with the smooth side facing out. The final HAWP drawings must include that notation;
2. The rear deck and railing material specification must be identified and submitted with the final HAWP drawings; and
3. All 18 (eighteen) vinyl windows must be removed and replaced with the identified custom Jeld-Wen wood windows and drawing updated to show this change.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE:	Contributing Resource within the Takoma Park Historic District
STYLE:	Craftsman
DATE:	1923

Figure 1: The subject property is located near the Takoma Junction area of the historic district.

BACKGROUND

On February 12, 2025 the HPC heard a Preliminary Consultation for the partial demolition of the subject property and the construction of a rear addition. The HPC generally found the addition was appropriate, but identified three areas where revisions were necessary, increasing the addition's side setback, installing fenestration (or otherwise breaking up the massing) on the addition's left elevation, and changing the roof form of the addition. The applicant has made revisions to address the HPC's concerns and returns for a HAWP.

During the review period for the Preliminary Consultation, Staff determined that the historic wood windows had been removed and replaced with vinyl sash windows without a HAWP by the current owner. The applicant indicated that work had occurred approximately eleven years ago. The HPC indicated that additional information was needed about the window replacement project and, at a minimum, a HAWP was required for that work. The applicant has provided that information and proposes to replace a selection of windows.

PROPOSAL

The applicant proposes a demolish a portion of the rear of the house and construct a two-story rear addition and replace some of the vinyl windows.

The window replacement occurred without an approved HAWP and though the applicant is seeking partial retroactive approval, the HPC is to review this as though no work has been completed.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction to Contributing Resources within the Takoma Park Historic District, decisions are guided by the Takoma Park Historic District Design Guidelines (*Design Guidelines*) and Montgomery County Code Chapter 24A (*Chapter 24A*) and the Secretary of the Interior's Standards for Rehabilitation (*The Standards*). Because the applicant proposes to install a rear deck the HPC's ADOPTED POLICY FOR THE APPROPRIATENESS OF SUBSTITUTE MATERIALS FOR PORCH AND DECK FLOORING (Policy No. 24-01) provides

additional guidance. The pertinent information in these documents is outlined below.

Takoma Park Historic District Design Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

> The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,
>
> The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

> All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required
>
> Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, air conditioners, fences, skylights, etc. – should be allowed as a matter of course; alterations to areas that do not directly front on a public way-of-way which involve the replacement of or damaged to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis
>
> Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged, but not automatically prohibited
>
> While additions should be compatible, they are not required to be replicative of earlier architectural styles
>
> Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing
>
> Original size and shape of window and door openings should be maintained, where feasible
>
> Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition

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

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

Montgomery County Code, Chapter 24A Historic Resources Preservation

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

(1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

(2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

(6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

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

Secretary of the Interior's Standards for Rehabilitation

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

ADOPTED POLICY FOR THE APPROPRIATENESS OF SUBSTITUTE MATERIALS FOR PORCH AND DECK FLOORING (Policy No. 24-01)

4. Contributing Resources – These are significant for their contribution to the district as a whole and prioritize retaining the architectural style, overall volume, and size. Porch floors on 'Contributing' resources may be a compatible substitute material (discussed below), provided the material matches the building's historic character and construction methods. Historic rear porches

for 'Contributing' resources may be constructed using a compatible substitute material. Non-historic porches and decks on 'Contributing' resources that are not visible from the public right-of-way may be constructed using substitute materials.
6. Compatible substitute materials for replacement porch flooring/decking – On buildings where a substitute material is acceptable under this policy, the material must satisfy the following criteria:

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

STAFF DISCUSSION

The subject property is a two-story Craftsman house sided with asbestos shingles with a full-width front porch. The hipped roof is covered in three-tab asphalt shingles and has exposed rafter tails, with a gable dormer on the front roof slope. The house, excluding the front porch is 25' 10" × 24' 6" (twenty-five feet, ten inches deep by twenty-four feet, six inches wide). At the rear, there is an enclosed two-story porch that measures 7' 2" × 11' 2" (seven feet, two inches deep by eleven feet, two inches wide). The porch's second story is fully enclosed. Windows in the house are replacement vinyl one-over-one sash windows (see discussion below). The applicant proposes to demolish the existing porch, construct an addition on the rear of the house, and proposes to replace several of the sash windows.

Rear Porch Demolition and Rear Addition Construction (HAWP #1100880)
The rear porch is shown as a single story in the 1927 Sanborn Fire Insurance Map (see *Figure 2*, below). While its footprint may be unchanged from its original construction, Staff finds the porch has been heavily modified by enclosing it on the first floor and adding a second story (the 1959 Sanborn Map also shows the rear porch as a single story). Staff supports the demolition of the rear porch based on its loss of integrity and its limited visibility from the public-right of-way, per the *Design Guidelines* and 24A-8(d).

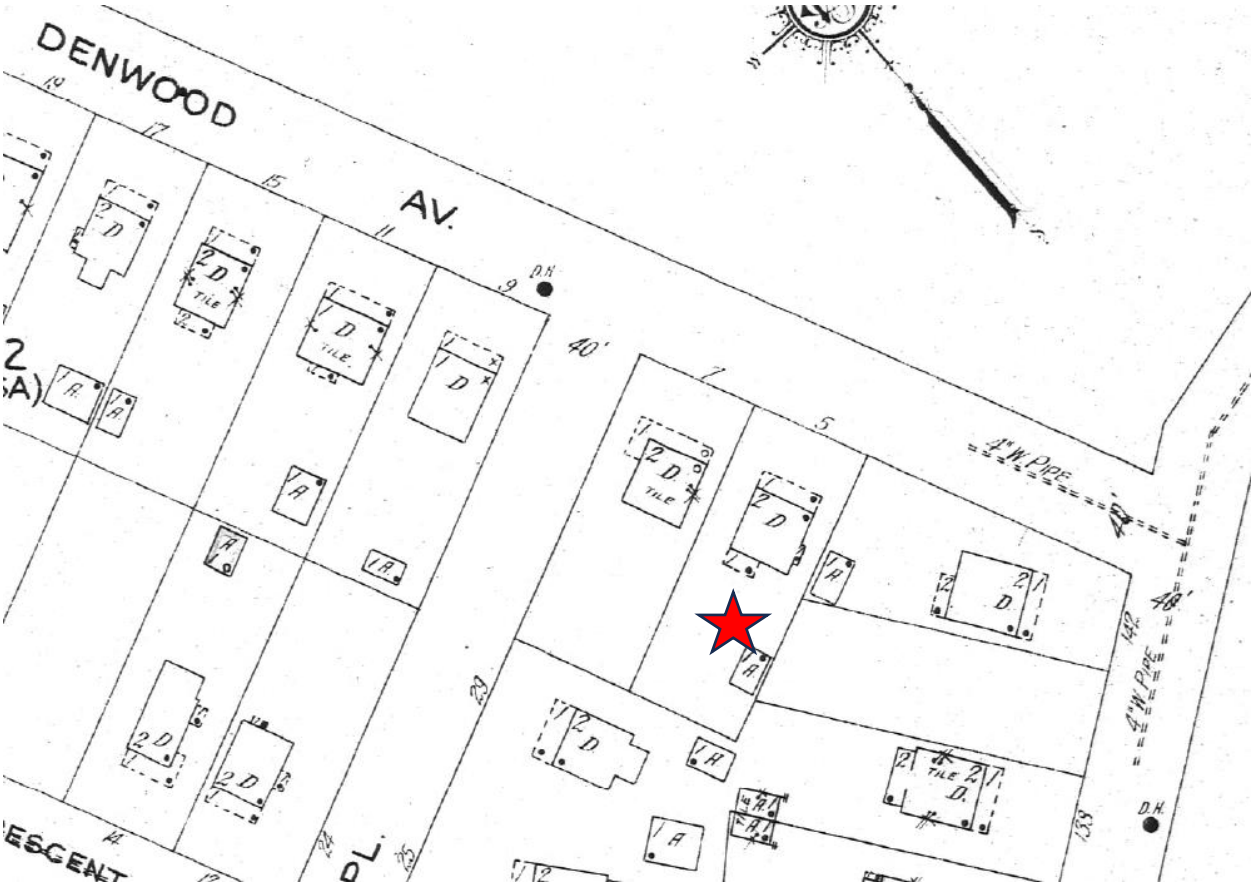


Figure 2: 5 Philadelphia Ave. is shown with a 1-story rear porch in the 1927 Sanborn Map.

The proposed addition at the rear of the house is two stories measuring 26' × 23' 6" (twenty-six feet deep by twenty-three feet, six inches wide). The addition steps down to a single story 11' 2" (eleven feet two inches) to the rear, covered by a hipped roof with an offset rear gable. The addition will be inset by 6" (six inches) on both the left and right elevation. Identified materials for the addition include a parged and painted CMU foundation, fiber cement siding in a 7" (seven inch) reveal, aluminum-clad wood windows, a fiberglass rear door, and asphalt shingles. Most of the proposed windows are casements with a check rail to mimic the appearance of a one-over-one sash. The two exceptions are the narrow fixed window on the left elevation toward the rear and the large multi-light fixed window on the rear elevation. The gutters will be aluminum K-style and match the existing gutters and downspouts. A small rear stoop with composite decking and railing is proposed for the southeast corner of the addition.

The design of the proposed rear addition is generally consistent with the presentation at the February 2025 Preliminary Consultation. Changes made to the design include a slightly enlarged offset – from 4" (four inches) to 6" (six inches); changing the form of the roof over the one-story portion of the addition from a shed roof to a hipped roof; installing two window openings on the addition's left elevation; and changing the window material from vinyl to aluminum-clad wood. These changes were made in response to comments made by the HPC at the Preliminary Consultation.

Staff finds the design of the proposed addition is generally compatible with the character of the house and surrounding district. Staff finds the lower rear hipped roof is a more compatible form and that this roof form slightly narrow the massing from the originally proposed shed roof. While the HPC typically requires a 1' (one foot) inset for rear additions, a majority of the commissioners present at the February Preliminary Consultation found that the proposed 4" (four inch) inset was not sufficient to differentiate

the proposed from the new construction, but that a full foot was not necessary as the massing and siding difference would help to differentiate the new construction from the historic. Staff finds the design and size of the proposed addition are generally consistent with the HPC's feedback and Staff recommends the HPC approve the size and design under 24A-8(b)(2) and (d); the *Design Guidelines*; and *Standards #2, 9,* and *10.*

Staff finds most of the proposed materials are generally compatible with the character of the house and surrounding district and are consistent with the HPC's guidance for building additions and new construction in the Takoma Park Historic District. The parged CMU foundation's appearance will closely match the existing poured-in-place concrete foundation. Fiber cement clapboards have been consistently approved for new construction in the historic district, provided they are installed with the smooth side facing out. Asphalt shingles, whether three-tab or architectural, are compatible with the character of the subject property and should be approved as a matter of course. The revised proposal for aluminum-clad wood windows is a substantial improvement as the HPC has consistently found aluminum-clad wood windows have the dimensional depth and finish to be appropriate substitutes for wood windows on additions and new construction in the Takoma Park Historic District. Staff finds the proposed materials are consistent with 24A-8(b)(2) and (d); *The Design Guidelines*, and *Standards #2, 9,* and *10*.

The notes on the proposed elevations show the rear deck and railing will be 'composite' but does not provide a specific material. Under the HPC's ADOPTED POLICY FOR THE APPROPRIATENESS OF SUBSTITUTE MATERIALS FOR PORCH AND DECK FLOORING, porch and deck material for new porches on the rear of Contributing Resources may install 'substitute materials' that do not satisfy the requirements of the characteristics of 'compatible substitute materials.' Because this aspect of the policy is so permissive, Staff recommends the HPC add a condition that the approval of this HAWP requires that final permit drawings must identify the specific decking and railing material and designs and delegate final approval authority to Staff. With the recommended condition, Staff finds the proposed rear deck is consistent with 24A-8(b)(2) and (d); *The Design Guidelines*, and *Standards #2, 9,* and *10*.

Retroactive Window Replacement (HAWP #1106307)
In 2014, shortly after the owners purchased the subject property, they removed all of the historic wood windows and replaced them with one-over-one sash windows. The narrative accompanying the HAWP application indicate that concerns over lead hazards and overall functionality were the reasons for the replacement. Staff was only able to identify the windows in an internet-archived property sales listing. The photos clearly show the window sashes as being wood, but are not detailed enough to provide any information about the condition of the windows. Staff has no doubts about the presence of lead in the windows, as they appear to be original to the house. The window replacement appears to include the basement level windows on the left and right elevation. Staff finds that because those below grade windows have less impact on the overall architectural character of the house, and because the material will be more resistant to rot in what is typically a damp part of the house, the HPC approve the vinyl basement windows under 24A-8(d).

The applicant proposes to replace only the seven windows on the front elevation at this time and to replace the remaining windows as necessary. The applicant provided three windows from Jeld-Wen for the HPC's consideration. One is a full wood window and two are clad wood windows. Staff finds only the all-wood window is appropriate in this instance and that all of the windows on the three elevations should be replaced for the reasons outlined below.

The windows installed in the historic openings are OKNA DH5000 double hung vinyl windows. These windows suffer from the same characteristics that make vinyl replacement windows incompatible with most of the buildings in the Takoma Park Historic District. The profiles of the window construction is much narrower than a deeper wood (or even wood-clad) window, the window finish has not dulled over

time and retains its overly shiny appearance, and—because the new windows were designed to fit within the existing frames—the overall amount of glazing has been reduced by the blocked in window frames. Staff does not find the installed window to be compatible with the character of the house or surrounding historic district; finding they contravene 24A-8(b)(2); *Standards #2*, *5*, and *6*, and the *Design Guidelines*.

Figure 3: Photo showing the dining room of the subject property in the 2014 sales listing.

There have been a few selective instances where the HPC has considered the removal of historic windows to Contributing Resources in the Takoma Park Historic District. Most recently at 7417 Maple Ave., the HPC approved the replacement of several of the existing windows, but required the new windows to match the dimensions, profiles, and materials of the historic wood windows. Because the original windows were extant, replicating those dimensions was relatively straightforward and easily verified. In this instance, determining the dimensions of the historic windows is not possible. However, the windows at the subject property are more simply designed one-over-one sash windows as opposed to the six-over-one sashes at 7417 Maple Ave.

The HPC was reluctant to allow the owners of 7417 Maple Ave. replace the historic wood windows on their house because allowing the removal and replacement of historic fabric, particularly when that fabric is in good working order, contravenes most historic preservation best practices. Traditional wood window sashes can be removed from their jambs, repaired, stripped of their paint, and reinstalled in their jambs with an improvement in operability and energy performance. The repair does not completely remove lead from the windows, but does encapsulate an overwhelming majority of the lead below the painted surface substantially reducing the threat of lead poisoning indoors. The HPC rarely allows lead concerns to provide the sole justification to remove historic wood windows.

Another instance where the HPC had to consider new wood windows in the Takoma Park Historic District was at 402 Tulip Ave.[1] In that case the original wood windows were removed without HPC approval as part of a whole house rehabilitation. The applicant proposed to install a sash packs (new window sashes with jamb liners installed in the existing jambs) instead of full window and jamb replacements. Even though the sashes were wood, the HPC was concerned about the appearance of the exposed vinyl in the jamb liners and required the applicant to install a paintable trim piece in the exposed jamb liner so there was no exposed raw vinyl in the window openings (see page 22 of the linked Staff Report and Application, below). While this situation was far from ideal, all 17 (seventeen) of the replacement windows were wood and had no visible vinyl components.

Regardless of the reason the windows were removed in the first place, the HPC has two areas of consideration for the window replacement: 1) is one of the proposed windows an appropriate replacement and 2) what level of mitigation is appropriate in this instance?

Staff finds that the only the wood window is an appropriate replacement for the removed historic wood windows. While the finish and profiles of an aluminum-clad wood window are close enough of a match for a house addition or new construction in the Takoma Park Historic District, that is not the case in in the historic house where much of the historic fabric and appearance remain (Staff notes the asbestos siding covers the original pebble dash stucco, but most other historic fabric remains). Additionally, Staff does not recommend the HPC act punitively, but purely as a matter of policy does not find it is appropriate that the HPC approve what the *Design Guidelines* refer to as a 'non-original building material' simply because the applicant already removed the historic fabric. Staff recommends the HPC approve the Jeld-Wen custom wood double hung sash windows. As this will be a custom window, final dimensions and profiles will need to be developed, and Staff recommends the HPC delegate final review and approval authority to Staff for those details.

The applicant proposes to replace only the windows on the front elevation of the subject house. Those windows include three windows on the first floor, two windows on the second floor, and a pair of windows in the front- gable dormer. The applicants' proposal would retain the other vinyl windows (five on the right side and six on the left) until the seals on the windows fail and they need to be replaced. Staff finds that the large opening to the left of the house makes that elevation highly visible from the right-of-way. While the left elevation is less visible from the right-of-way, all of the replacement windows are visible from the right side of the house. Staff finds that all of the windows on the front, left, and right elevation contribute to the character of the house and need to be replaced under 24A-8(b)(1) and (2); *Standards #2*, *5*, and *6*; and the *Design Guidelines* and recommends the HPC require the replacement of all 18 (eighteen) sash windows.

The HPC could find the left and right elevations are of secondary importance and, understanding the replacement windows have been installed for ten-and-a-half years, allow the applicant to retain those windows under 24A-8(d). Even though these windows include a lifetime limited warranty, it has been Staff's experience that most vinyl window seals fail after 15 – 25 years depending on location and window orientation. The HPC could render findings of fact to allow the applicant to retain these windows for several more years and then they could be replaced as needed. If the HPC reaches this conclusion, Staff recommends the HPC add a condition that states any vinyl window may not be replaced in-kind and any window removal and replacement requires a HAWP and must match the specifications of the wood windows proposed in this application. This ensures that any window installed in the historic openings are compatible with the character and materials of the historic house.

[1] The Staff Report for the 2019 window replacement at 402 Tulip Ave., Takoma Park is available here: https://montgomeryplanning.org/wp-content/uploads/2019/10/I.B-402-Tulip-Avenue-Takoma-Park.pdf.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with three (3) conditions** the HAWP application, with final approval delegated to staff:

1. The proposed fiber cement siding must be installed with the smooth side facing out. The final HAWP drawings must include that notation;
2. The rear deck and railing material specification must be identified and submitted with the final HAWP drawings; and
3. All 18 (eighteen) vinyl windows must be removed and replaced with the identified custom Jeld-Wen wood windows;

under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A, with the approved *Guidelines*;

and with the *Secretary of the Interior's Standards for Rehabilitation #2, 5, 6, 9,* and *10*;

and with the ADOPTED POLICY FOR THE APPROPRIATENESS OF SUBSTITUTE MATERIALS FOR PORCH AND DECK FLOORING (Policy No. 24-01);

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

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

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

FOR STAFF ONLY:
HAWP# 1100880
DATE ASSIGNED_____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: James R. Nail & Brittany N. Starr E-mail: jrnail23@gmail.com

Address: 5 Philadelphia Ave. City: Takoma Park Zip: 20912

Daytime Phone: 202-841-3635 Tax Account No.: 13-01061696

AGENT/CONTACT (if applicable):

Name: Spurge Eismeier, Permits by Pinecrest E-mail: permits@pinecrestdev.net

Address: 136 Pinecrest Dr. City: Annapolis Zip: 21403

Daytime Phone: 410-267-1914 Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 37/03

Is the Property Located within an Historic District? X Yes/District Name Takoma Park HD
__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: 5 Street: Philadelphia Ave.

Town/City: Takoma Park Nearest Cross Street: Carroll Ave.

Lot: P16 Block: 2 Subdivision: 0025 Parcel: 0000

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

- ☐ 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.

Spurge Eismeier
Signature of owner or authorized agent

January 14, 2025
Date

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

Owner's mailing address	**Owner's Agent's** mailing address
James R. Nail Brittany N. Starr 5 Philadelphia Ave. Takoma Park, MD 20912	Permits by Pinecrest/Pinecrest Development, LLC 136 Pinecrest Dr. Annapolis, MD 21403 Architect: Moss Building and Design 4125 Lafayette Center Dr. #100 Chantilly, VA 20151
Adjacent and confronting Property Owners mailing addresses	
7142 Carroll Avenue Takoma Park, MD 20912 7140 Carroll Avenue Takoma Park, MD 20912	6 Philadelphia Avenue Takoma Park, MD 20912
7138 Carroll Avenue Takoma Park, MD 20912 29 Holt Place Takoma Park, MD 20912	
7 Philadelphia Avenue Takoma Park, MD 20912 8 Philadelphia Avenue Takoma Park, MD 20912	

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.

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

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

Demo and removal of 2-story 8’ x 12’ section at the rear of the existing house; construction of a 2-story addition at the rear of the house with an overall dimension of 26’ x 23’ 10” on the first floor and 11’ 2” x 23’ 10” on the second floor. The new 2-story addition is to include a new rear entry, primary bedroom suite, hallway, storage, closet and laundry area on the first floor and a bedroom and storage on the 2nd floor. There will be minor interior demolition work to a 12' x 24' area on the first floor at the rear of the existing house to reconfigure the area of the existing kitchen and dining rooms.

Work Item 1: 2-Story Addition

Description of Current Condition:	Proposed Work:
Existing house is a 2-story structure with a basement. Overall dimensions are 26.5' x 24.5' with a rear extension (at right rear) with an overall dimension of 8.2' x 12.5'.	Demo & remove the 8.2' x 12.5' rear extension and existing patio. Construct a 2-story addition over a conditioned crawl space, overall dimensions 26' x 23'-10". First floor to include a primary suite, hallway area with laundry, closet, storage and rear entry (overall dimensions 26' x 23'-10"). Second floor to include a bedroom and closet/storage space (overall dimensions 11'-2" x 23'-10"). Interior renovations to existing first floor kitchen/dining area.

Work Item 2: _____

Description of Current Condition:	Proposed Work:

Work Item 3: _____

Description of Current Condition:	Proposed Work:

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.

FOR STAFF ONLY:
HAWP#_____
DATE ASSIGNED_____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: James Nail & Brittany Starr E-mail: brittanynicolestarr@gmail.com; jrnail23@gmail.com

Address: 5 Philadelphia Ave City: Takoma Park Zip: 20912

Daytime Phone: 202.841.3635; 225.772.5759 Tax Account No.: 13-01061696

AGENT/CONTACT (if applicable):

Name: Ranwa Nourieh E-mail: rnourieh@mossbuidinganddesign.com

Address: 4125 Lafayette Center Dr., Suite 100 City: Chantilly, VA Zip: 20151

Daytime Phone: 301.642.9096 Contractor Registration No.: MHIC Lic # 92782

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 37/03

Is the Property Located within an Historic District? X Yes/District Name Takoma Park Historic District
__No/Individual Site Name_____

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

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 5 Street: PHILADELPHIA AVE

Town/City: TAKOMA PARK Nearest Cross Street: CARROLL AVE.

Lot: P16 Block: 2 Subdivision: 0025 Parcel: 0000

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

- ☐ 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.

Brittany Starr 03.04.2025

Signature of owner or authorized agent Date

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address James Nail & Brittany Starr 5 Philadelphia Ave Takoma Park, MD 20912	**Owner's Agent's** mailing address Ranwa Nourieh 4125 Lafayette Center Dr., Suite 100 Chantilly, VA 20151
Adjacent and confronting Property Owners mailing addresses	
7142 Carroll Avenue Takoma Park, MD 20912 7140 Carroll Avenue Takoma Park, MD 20912	6 Philadelphia Avenue Takoma Park, MD 20912
7138 Carroll Avenue Takoma Park, MD 20912 29 Holt Place Takoma Park, MD 20912	
7 Philadelphia Avenue Takoma Park, MD 20912 8 Philadelphia Avenue Takoma Park, MD 20912	

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

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.

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

In May of 2014, we purchased 5 Philadelphia Avenue. Soon after moving in, we discovered that the windows were in very poor condition - they didn't close properly - leaving our home exposed to the elements, critters, and the noise from the busy intersection of Carroll and Philadelphia. More concerning, we learned that the deteriorating windows were leaving lead dust residue on the windowsills and flooring. We replaced the windows in July 2014-the very day we brought our newborn daughter home from the hospital.

As new homeowners in Takoma Park and first-time parents, we were unaware that a formal process was required for this work; however, given the similarity of the before and after photos, we hope our desire to respect the character of the historic neighborhood is evident.

We have subsequently come to know that the vinyl windows we had installed in 2014 are not the preferred replacement window in this historic district.

We come before you now requesting your approval to replace the vinyl windows with one of these Jeld-Wen double hung wood windows:

Custom Wood

Double-Hung

Siteline® Clad-Wood

Double-Hung Pocket

Siteline® Clad-Wood

Double-Hung

At this time, we propose to replace the front of the house only, with the remaining vinyl windows being replaced over time. This is what we believe is feasible at this time.

We greatly appreciate the commission's consideration.

Work Item 1: _____

Description of Current Condition:	Proposed Work:
Vinyl Replacement Windows were installed in 2014	This application is for approval of existing condition

Work Item 2: _____

Description of Current Condition:	Proposed Work:

Work Item 3: _____

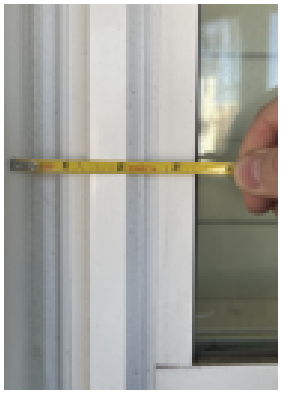
Description of Current Condition:	Proposed Work:

BEFORE --- 2014 ORIGINAL WINDOWS

AFTER --- CURRENT VINYL WINDOWS - INSTALLED IN 2014

THE FOLLOWING SHEETS DESCRIBE
THE EXISTING VINYL WINDOWS
INSTALLED IN 2014

EXISTING VINYL WINDOWS



oknawindows.com/products/insul-tec-500-series/

OKNA

PRODUCTS | CARE & SUPPORT | FAQ | GLOSSARY | CONTACT US | CAREERS

DOUBLE HUNG | DH500

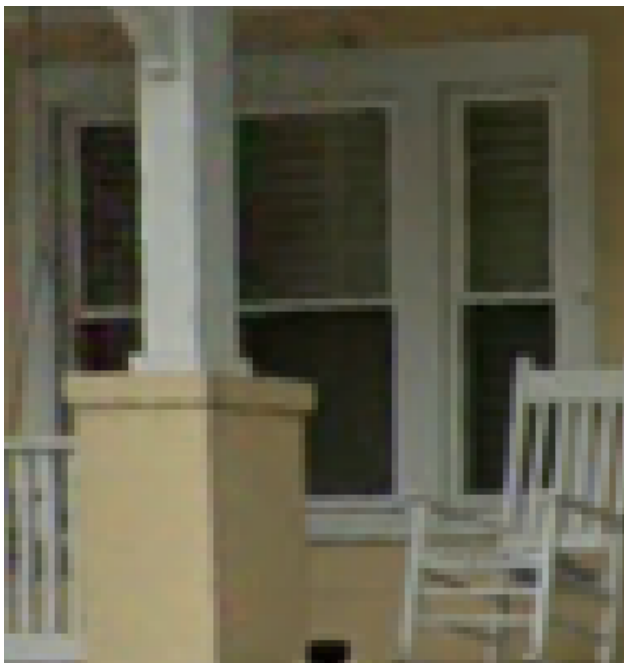
The Insul-Tec combines excellent craftsmanship with a traditional look and feel. This series offers all the benefits you come to expect from vinyl windows with a variety of options to make your home energy efficient while enhancing its beauty. Since all OKNA products are custom-made, you can be sure of a perfect fit, which translates to savings on time and labor during installation.

OKNA

PRODUCTS

DOUBLE HUNG | DH500

- uPVC fusion welded beveled frame & sash for strength and durability.
- HeatSeal® warm edge spacer system for excellent thermal efficiency and drastic reduction in the possibility of condensation on the inside of the window.
- Full integral interlock with double weatherstripping. Heavy gauge fully extruded handle on bottom sash.
- Fiberglass mesh half screens standard on all windows.
- Available in Replacement and New Construction applications.



Lifetime Limited Warranty

Vinyl Frame And Sash Members
The vinyl extrusions and vinyl components used in the windows and doors are warranted to be free from defects that might result in blistering, peeling, flaking, corroding, and fading of the window or door for as long as you own your home. This warranty is fully transferable to the next homeowner.

- Factory painted standard or custom colors are warranted for a period of ten years.

Insulated Glass
OKNA Windows Corp. warrants that the insulated glass units, including internal grids, will be free from obstruction between the glass, including film formation, including moisture on the internal glass surfaces caused by seal failure and including small marks, dust, and scratches. This Warranty is fully transferable to the next homeowner and covers glass imperfections as described in Federal Government Glass Specification DD-04516.

- Condensation may occur on interior and exterior of windows as a natural result of humidity within the house or building area and changes in outside/inside temperature. This does not indicate a manufacturing defect and would not be included in this Warranty.

Hardware
OKNA Windows Corp. warrants that the hardware shall remain in good operating condition, for as long as you own your home. Warranty on hardware is also fully transferable to the next homeowner.

- Specified Metal hardware for coastal applications is limited to a ten year warranty.

Exclusions and Limitations
The following are excluded from coverage under this Warranty:
A. Any damage caused by wind, hail, lightning or other acts of God, intentional acts, accidents, negligence, or exposure to harmful chemicals or pollutants. This warranty excludes damage related to harsh or corrosive cleaning products, application of paints (non factory applied), and uniform fading or color change due to weathering. **B.** Any damage or malfunction caused by improper handling or installation of the windows, or any damage to the windows or components of the windows caused by settlement or structural defects of the building in which they are installed. **C.** Any defect, malfunction or failure to perform, which has occurred because of unreasonable use, improper application or failure to perform reasonable or necessary maintenance - see section " Maintenance & Cleaning." **D.** Any window, which has been repaired or attempted to have been repaired or modified by any person other than an authorized representative of OKNA Windows Corp. **E.** OKNA Windows Corp. liability is limited solely and exclusively to repair or replace, at the discretion of OKNA Windows Corp. and under no circumstances will OKNA Windows Corp. be liable for incidental or consequential charges such as, but not limited to, labor cost for any purpose, inconvenience, damage, or injury to persons or to property or any other expense.

Procedure And Conditions Of Warranty Remedy
The Owner must notify the Dealer/Distributor within thirty days after the defect has first appeared. OKNA reserves the right to inspect any window or door that a warranty claim has been made. Such notification must contain the following:
A – Name and Address of the Owner. B – Date of Installation. C – Description of the Defect.

If a product meets requirements of this limited warranty, OKNA Windows will at its option, supply replacement parts or product. Labor or reinstallation costs are not covered by this limited warranty.

Commercial Application
OKNA products installed in a building operated as a multi-family dwelling or used for commercial purposes or rental properties such as schools, churches, apartment complexes, government owned structures, etc. will limit this Warranty to ten years.

Product Changes
OKNA Windows Corp. reserves the right to discontinue or change any of its products or the parts utilized in any of its products at its sole discretion. If any window product or component originally installed in the building is not available at the time of any claim by you under this Warranty, OKNA Windows Corp. reserves the right to substitute any other model or component as a replacement. During warranty period replacement parts will be supplied at no charge to dealer upon return of defective part.

Maintenance & Cleaning
A mild solution of household cleaner such as liquid dishwashing detergent may be used to clean windows. Do not use harsh abrasives. This Warranty shall be null and void if harmful solvents are used.

Dealer's Name _____ Date Of Installation _____

06212010

Windows on Washington
23465 Rock Haven Way, Suite 120
Dulles, VA 20166

(703)378-1190
customerservice@windowsonwashington.net
www.windowsonwashington.net

Invoice

Date	Invoice No.
06/17/2014	1411
Terms	**Due Date**
Due on receipt	06/17/2014

Bill To

Starr, Brittany
5 Philadelphia Avenue
Takoma Park, MD 20912

PAID

Balance Due	Enclosed
$0.00	

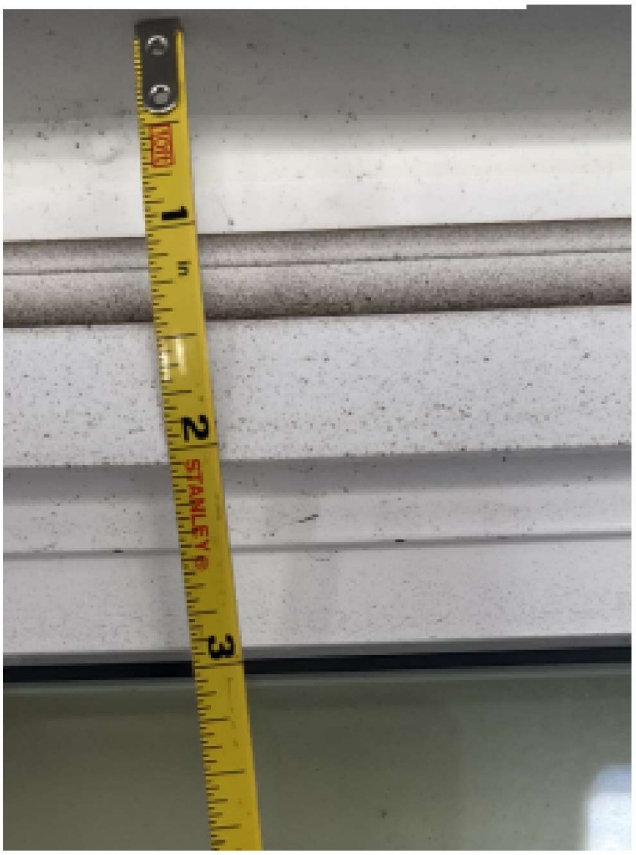
Please detach top portion and return with your payment.

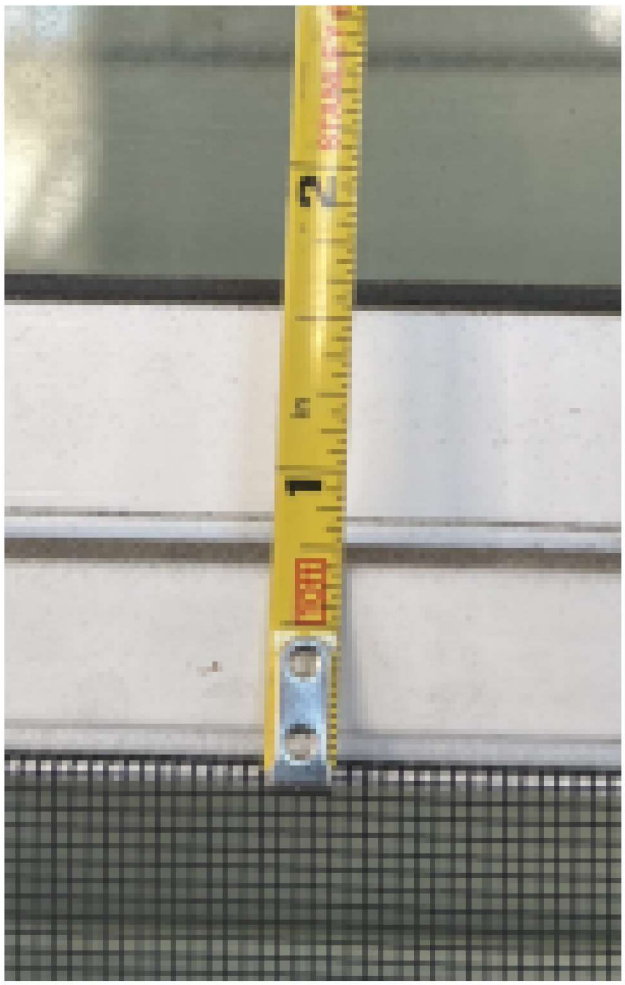
Service	Activity	Quantity	Rate	Amount
Windows	• Okna 500 Series Windows with Energy Saving Package	18		
Discount	• Discount-Website	1		
Discount	• Discount-Coupon Match	1		
Lead Safe Install	• Lead Safe Procedures for Installation (Discount by 50%. Usual price is $120/window)	18		

Thank you for your business!

Total	
Payment	
Balance Due	$0.00

DIMENSIONS OF EXISTING VINYL WINDOWS





THE FOLLOWING SHEETS DESCRIBE
THE PROPOSED
REPLACEMENT WINDOWS
TO BE INSTALLED ON THE FACADE

PROPOSED REPLACEMENT WINDOWS ON FACADE. EXACT SELECTION TO BE DETERMINED WITH APPROVAL OF COUNCIL FOR HISTORIC PRESERVATION.

JELD-WEN

https://jeld-wen.com/en-us

Compare Models

Which model is right for you? See how they compare below.

Custom Wood

Double-Hung

Both the upper and lower sash slide open vertically and tilt in for easy cleaning. Built with AuraLast® pine and available with our widest range of customization options.

HTTPS://JELD-WEN.COM/EN-US/PRODUCTS/WINDOWS/CUSTOM-WOOD/DOUBLE-HUNG

Siteline® Clad-Wood

Double-Hung Pocket

Our signature double-hung window, featuring concealed jamb liners that provide a uniform look, with a pocket frame that makes installation quick and easy. Built with AuraLast® pine, with extensive options for colors, finishes, grilles and glass.

HTTPS://JELD-WEN.C[illegible]M/EN-US/PRODUCTS/WINDO[illegible]W/CLAD-WOOD/DOUBLE-H[illegible]-POCKET

Siteline® Clad-Wood

Double-Hung

Both sash open to bring in more fresh air. Concealed jamb liners provide an architecturally-focused look. Both sash tilt in for convenient cleaning. Built with AuraLast® pine, with extensive options for colors, finishes, grilles and glass.

[illegible]OM/EN-[illegible]OW[illegible]-H[illegible]NE-

Model Information

MATERIAL

Wood	Clad-Wood	Clad-Wood

MAINTENANCE LEVEL

Moderate	Moderate	Moderate

WOOD OPTIONS

Alder	AuraLast® Pine	AuraLast® Pine
AuraLast® Pine		Fir
Cherry		
Mahogany		
Red Oak		
Fir		
Walnut		
White Oak		

PRICE RANGE

$$$	$$$	$$$

Features

HARDWARE OPTIONS

2 Locks	1 Locks	1 Locks
1 Additional Hardware Options		1 Additional Hardware Options

HARDWARE FINISH OPTIONS

11 Lock Hardware Finishes	10 Lock Hardware Finishes	10 Lock Hardware Finishes

GLASS OPTIONS

Energy Efficient Glass	Energy Efficient Glass	Energy Efficient Glass
Tinted Glass	Tinted Glass	Tinted Glass
Textured Glass	Textured Glass	Textured Glass
Protective Glass	Protective Glass	Protective Glass

DIVIDED LITES

Grilles Between The Glass	Grilles Between The Glass	Grilles Between The Glass
Simulated Divided Lites	Simulated Divided Lites	Simulated Divided Lites
Grille Designs	Grille Designs	Grille Designs

GRILLE DESIGNS

Colonial Grille	Colonial Grille	Colonial Grille
No Grille	No Grille	No Grille
Prairie Grille	Prairie Grille	Prairie Grille
Top Down Grille	Top Down Grille	Top Down Grille

SCREEN & TRIM OPTIONS

1 Insect Screens	2 Exterior Trim	3 Insect Screens
9 Exterior Trim		3 Exterior Trim
5 Interior Trim		

FRAME OPTIONS

Pocket Replacement Window	Pocket Replacement Window	Block Frame/Replacement
Block Frame/Replacement		Integral Nailing Fin
Integral Nailing Fin		

Additional Information

WARRANTY

20 Year Warranty	20 Year Warranty	20 Year Warranty

PROJECT TYPE

New construction and replacement	New construction and replacement	New construction and replacement

COASTAL RATINGS

Yes	Yes	Yes

CUSTOM CAPABILITIES

Designs	-	-
Glass		
Grilles		
Impact Options		
Shapes		
Wood and Clad Hybrid		

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**

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: 7	REAR: 20

PROJECT TEAM

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

Designer
Ranwa Nourieh
RNourieh@MossBuildingAndDesign.com
703.961.7707

Sales Consultant
Jon Parisi
Jparisi@MossBuildingAndDesign.com
703.961.7707

Project Manager
Brent Henderson
Bhenderson@MossBuildingAndDesign.com
5408783591

DRAWING INDEX

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

See sheet A03

ABBREVIATIONS

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

WINDOW SCHEDULE

See sheet A03

GENERAL NOTES

APPLICABLE CODE: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2021 IRC 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 = 2900 PSI, Fv = 290 PSI, E = 2x10(6)
TRUSSED JOIST/RAFTERS (TJIs): 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. 3:1:11 PORTLAND CEMENT, LIME, SAND

PROTECTION OF MASONRY BELOW GRADE:
PARGING - TWO 3/8" LAYERS OF PORTLAND CEMENT - SAND BLASTER
DAMP PROOFING - ASTM A-449, TYPE A, ASPHALT MASTIC
WATER PROOFING - 0.60 RUBBERIZED ASPHALT (BITUTHENE W/ PROT. BD)

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 TO BE SHEATHED WITH 1/2" PLYWOOD UNLESS NOTED 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-60 - 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 I, 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

1SQFT OF VENTING PER 150 SQFT 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

1SQFT OF VENTING PER 150SQFT 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
HANDRAIL34"-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 (GRADEFLOOR 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, R502.9, 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).

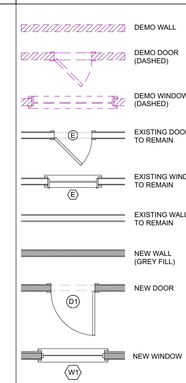
MASONRY FIREPLACE AND CHIMNEYS
REFERENCE: VRC R1004, R1005, R1006

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



LWR = LOW WALL RETURN
HWR = HIGH WALL RETURN

CS = CEILING SUPPLY
FS = FLOOR SUPPLY
SS = SOFFIT SUPPLY
HWS = HIGH WALL SUPPLY
LWS = LOW WALL SUPPLY

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

Nail Residence
5 Philadelphia Ave
Takoma Park, MD 20912

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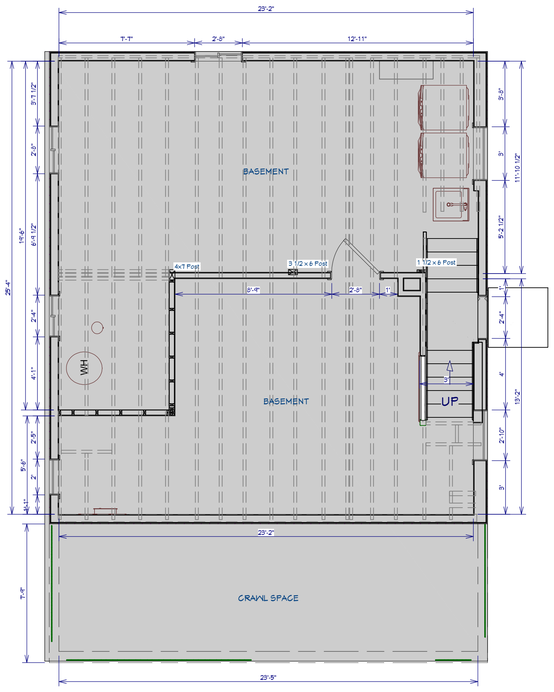
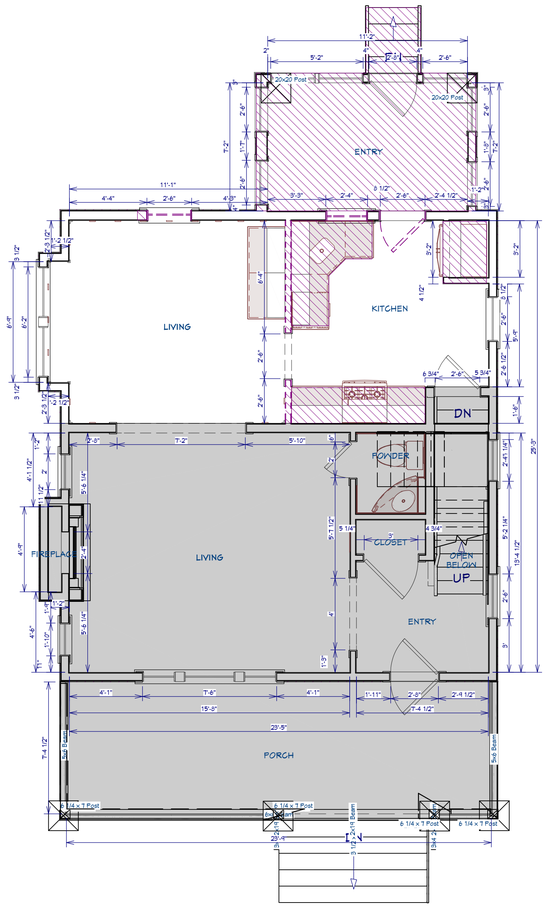


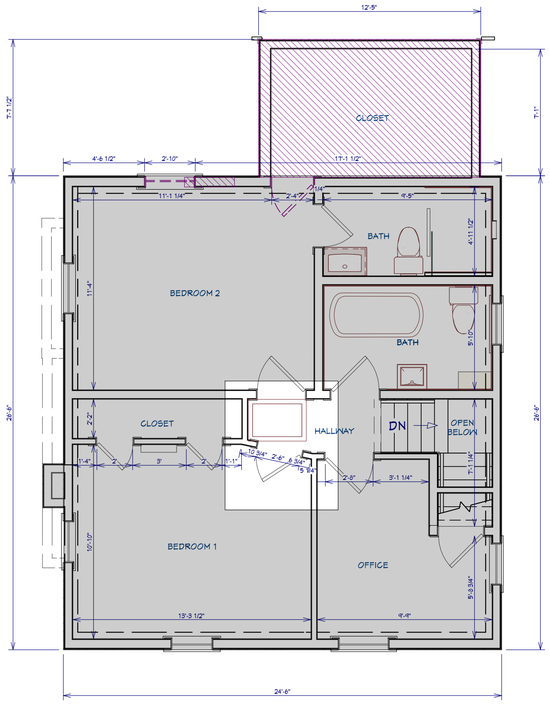
BASEMENT: AS BUILT + DEMO PLAN

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"

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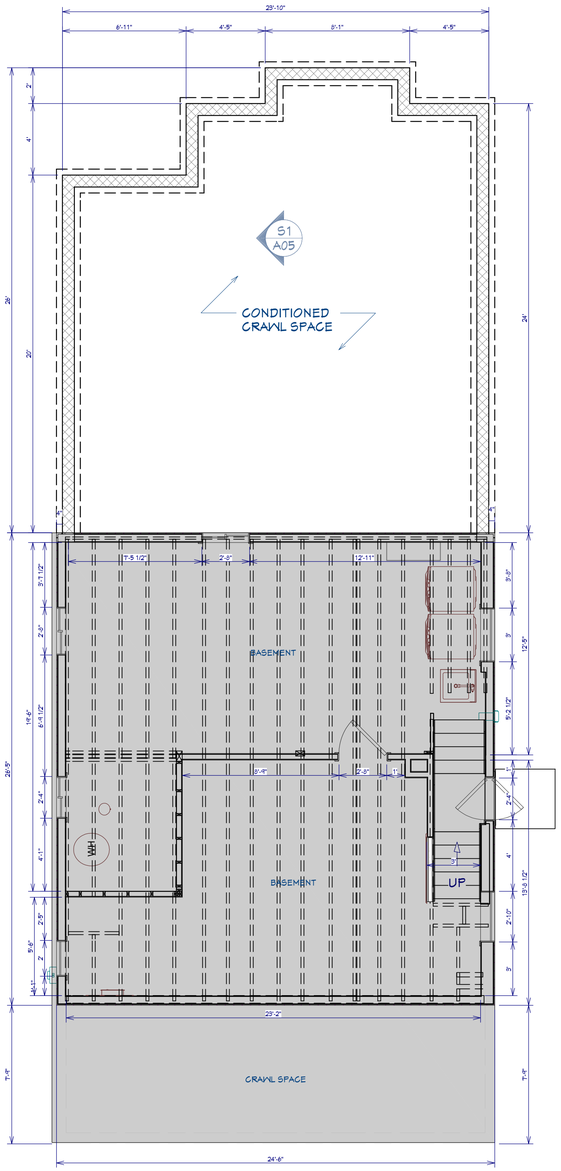
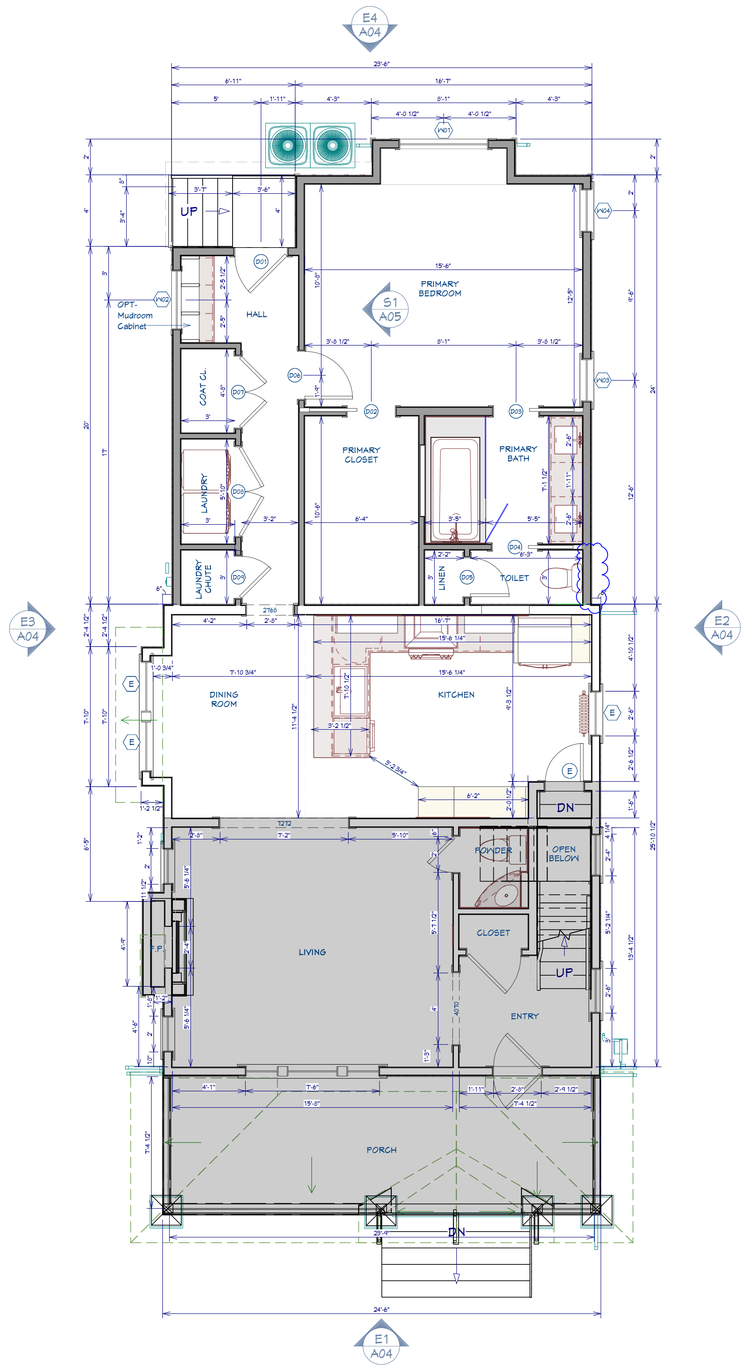


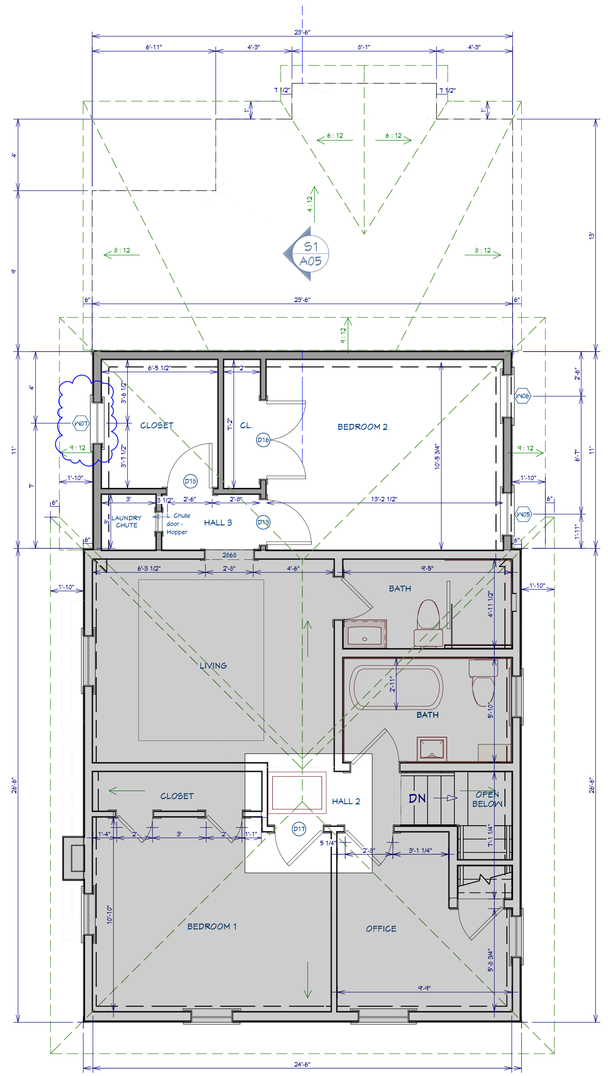
BASEMENT: PROPOSED

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



FIRST FL: PROPOSED

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



SECOND FL: PROPOSED

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

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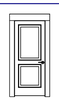
PERMIT SET

DOOR SCHEDULE								
3D EXTERIOR ELEVATION	QTY	NUMBER	FLOOR	ROOM NAME	LABEL	DIMENSIONS	DESCRIPTION	COMMENTS
	1	D01	1	HALL	21168	35"X80"X2" L EX	EXT. HINGED-GLASS PANEL	
	1	D02	1	PRIMARY CLOSET/ PRIMARY BEDROOM	2868	32"X80"X2" L	POCKET-DOOR P04	
	1	D03	1	PRIMARY BATH/ PRIMARY BEDROOM	2668	30"X80"X2" R	POCKET-DOOR P04	
	1	D04	1	PRIMARY BATH/TOILET	2668	30"X80"X2" L	POCKET-DOOR P04	
	1	D05	1	TOILET/LINEN	2268	26"X80"X2" R IN	HINGED-DOOR P04	
	1	D06	1	HALL/PRIMARY BEDROOM	2868	32"X80"X2" R IN	HINGED-DOOR P04	
	1	D07	1	HALL/COAT CL.	4068	(2) 24"X80"X2" L/R IN	DOUBLE HINGED-DOOR P04	
	1	D08	1	HALL/LAUNDRY	5068	(2) 30"X80"X2" L/R IN	DOUBLE HINGED-DOOR P04	
	1	D09	1	HALL/LAUNDRY CHUTE	2468	28"X80"X2" R IN	HINGED-DOOR P04	
	1	D13	2	HALL 3/BEDROOM 2	2668	30"X80"X2" R IN	HINGED-DOOR P04	
	1	D16	2	CL./BEDROOM 2	4468	(2) 26 1/8"X80"X2" L/R IN	DOUBLE HINGED-DOOR P04	
	1	D17	2	BEDROOM 1/HALL 2	2868	32"X80"X2" L IN	HINGED-DOOR P04	
	1	D18	2	HALL 3/CLOSET	2668	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
	1	W01	1	PRIMARY BEDROOM	5050FX	60"X60"FX	FIXED GLASS		YES	
	1	W02	1	HALL	3410FX	40"X12"FX	FIXED GLASS			
	1	W03	1	PRIMARY BEDROOM	2545SC	29"X53"SC	SINGLE CASEMENT-HL	YES		
	1	W04	1	PRIMARY BEDROOM	2545SC	29"X53"SC	SINGLE CASEMENT-HR	YES		
	1	W05	2	BEDROOM 2	2545SC	29"X53"SC	SINGLE CASEMENT-HL	YES		
	1	W06	2	BEDROOM 2	2545SC	29"X53"SC	SINGLE CASEMENT-HR	YES		
	1	W07	2	CLOSET	2446SC	28"X54"SC	SINGLE CASEMENT-HL			

WINDOWS SCHEDULE

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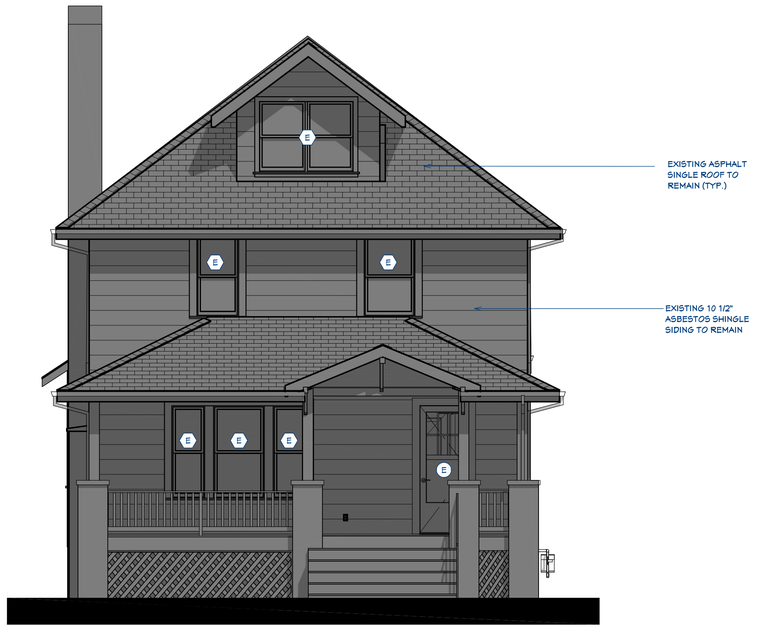
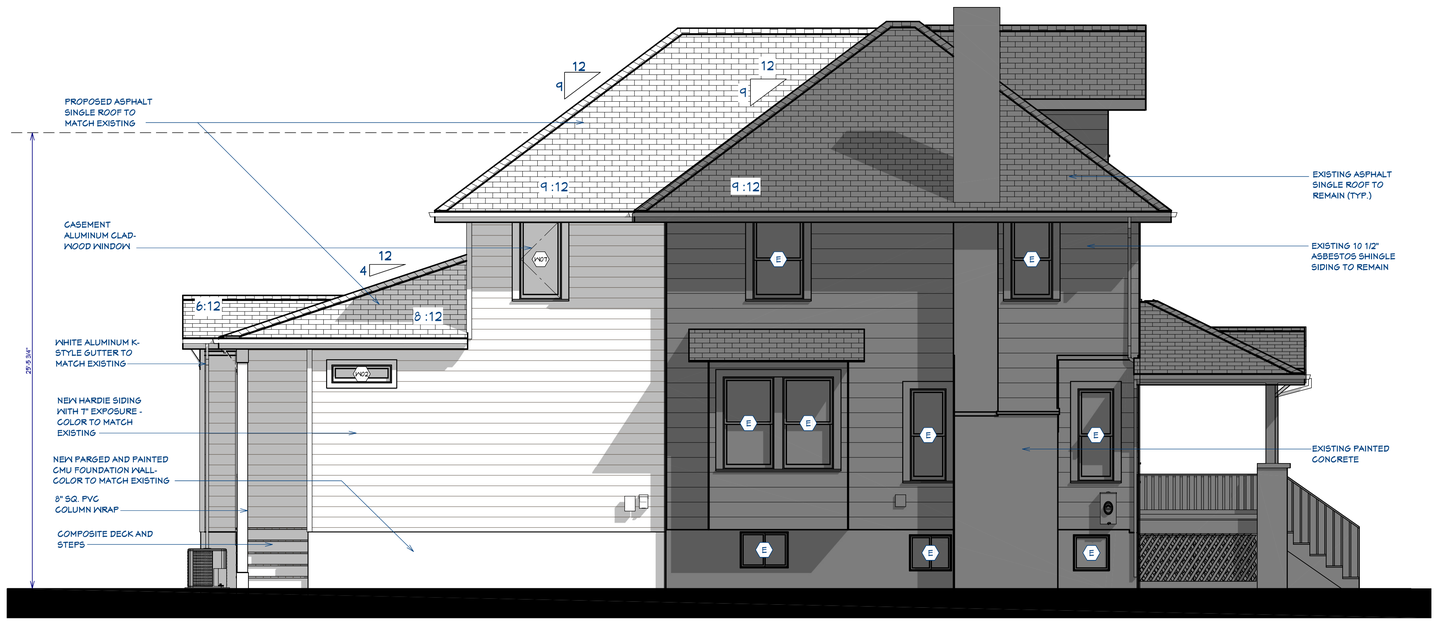
RIGHT ELEVATION

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



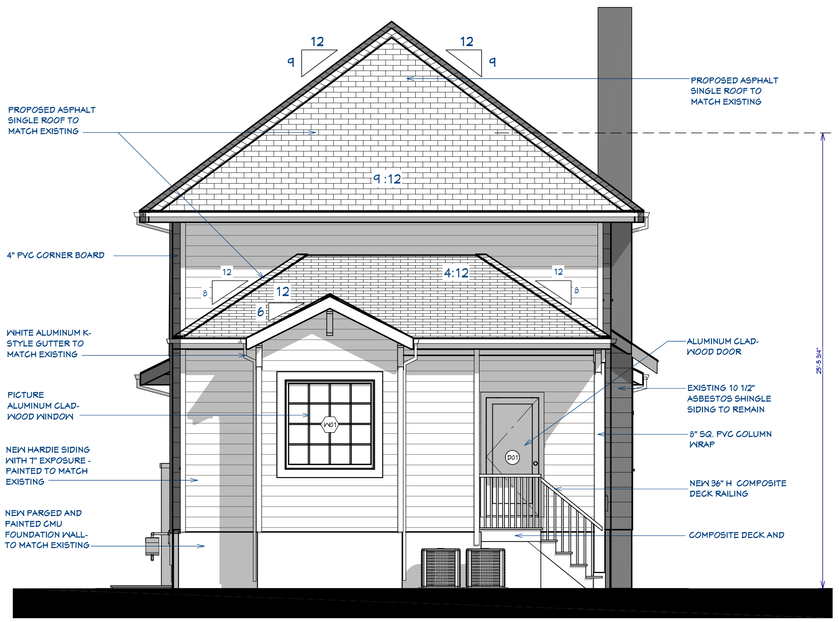
FRONT ELEVATION

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



LEFT ELEVATION

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



REAR ELEVATION

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

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SECTION 1

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

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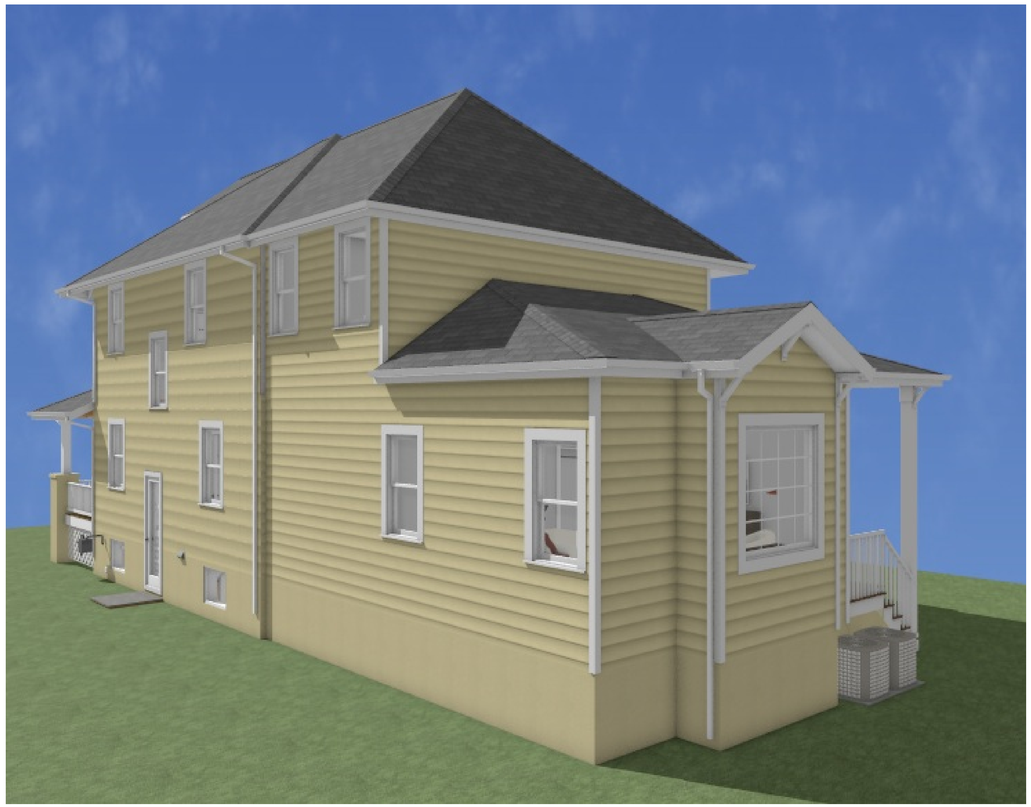

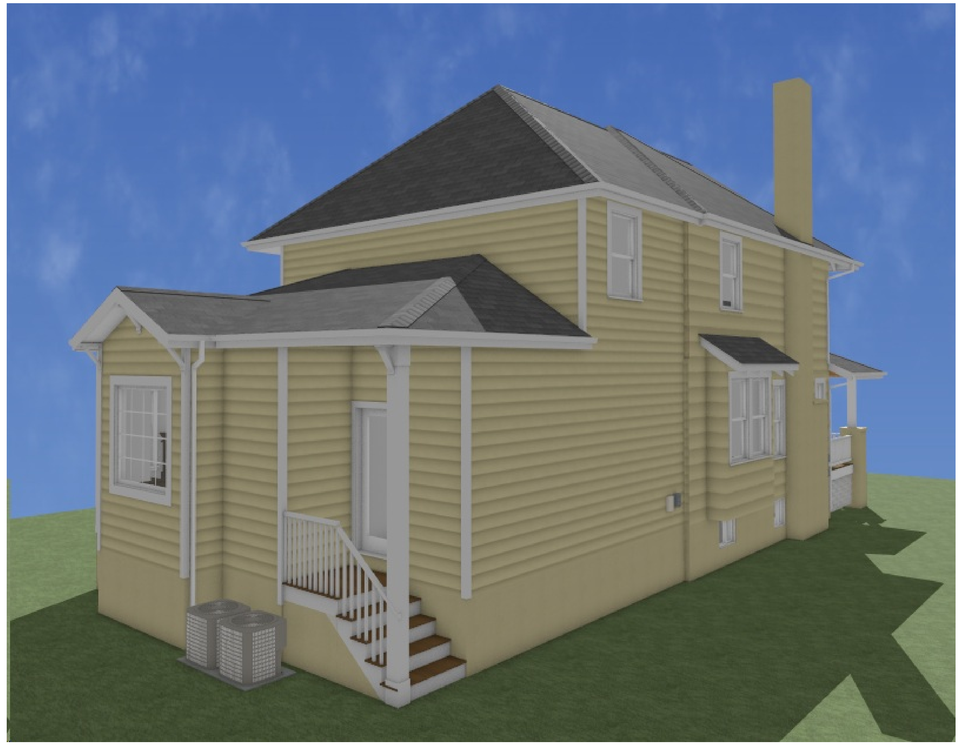

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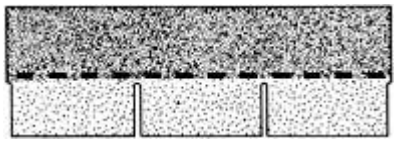
Technical Data Sheet

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

Clinton Seamless Guttering, Inc.
"The Gutter Pros"
888-686-7737
http://clintonseamlessguttering.com/

Specification Sheet

.027 x 11 ¾" – 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-H24which 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.

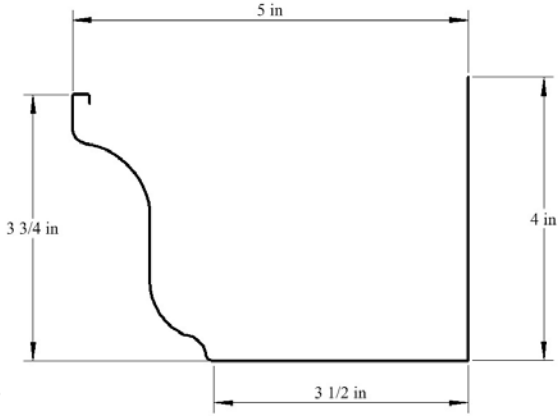
- The color range of the applied finish is .8 mils, plus or minus .2 mils (1.0)

- 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



Profile 5" K style gutter

Clinton Seamless Guttering, Inc.
"The Gutter Pros"
888-686-7737
http://clintonseamlessguttering.com/

Specification Sheet

.032 x 11 ¾ " – 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 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.

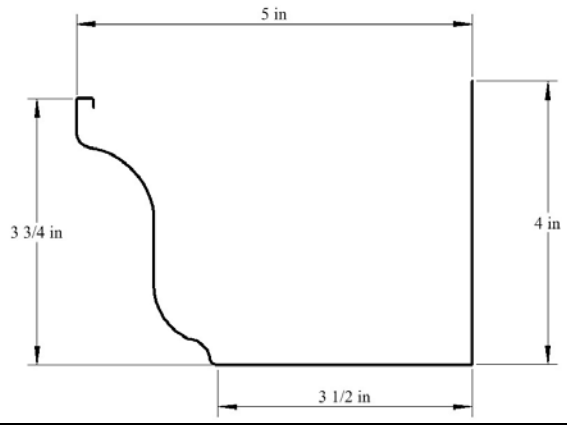
- A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion and promote formability.

- 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

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"The Gutter Pros"
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http://clintonseamlessguttering.com/

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 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.

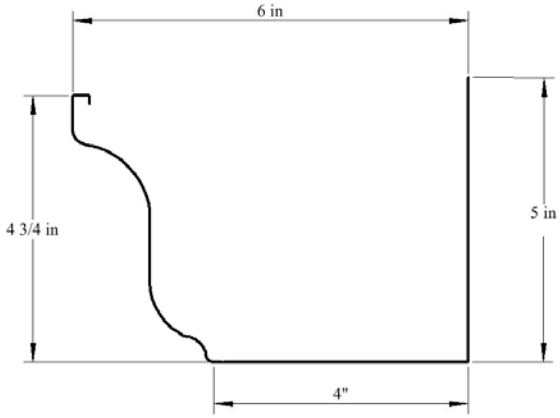
- The color range of the applied finish is .8 mils, plus or minus .1 mils (.7-.9)

- 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



Profile 6"_____K style gutter

Clinton Seamless Guttering, Inc.
"The Gutter Pros"
888-686-7737
http://clintonseamlessguttering.com/

Specification Sheet

.032 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 .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.

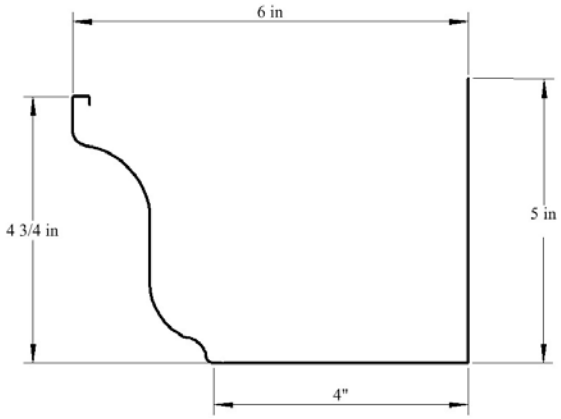
- A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion and promote formability.

- The color range of the applied finish is .8 mils, plus or minus .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 180 degree-2T tale, Scotch Brand #610



Profile 6" K style gutter

Clinton Seamless Guttering, Inc.
"The Gutter Pros"
888-686-7737
http://clintonseamlessguttering.com/

Specification Sheet

.027 x 11 ¾" – 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

Clinton Seamless Guttering, Inc.
"The Gutter Pros"
888-686-7737
http://clintonseamlessguttering.com/

Specification Sheet

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

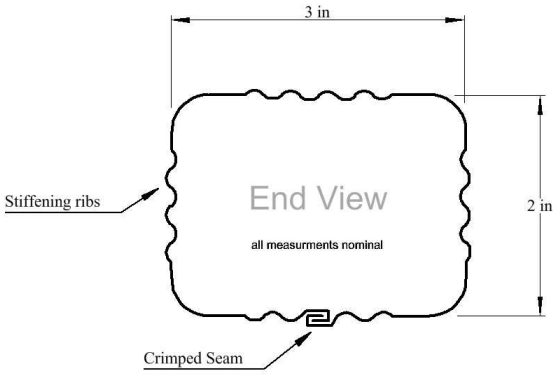
Specifications on the paint, metal preparation, and finish coating for aluminum downspout coil:

- 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



Clinton Seamless Guttering, Inc.
"The Gutter Pros"
888-686-7737
http://clintonseamlessguttering.com/

Specification Sheet

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

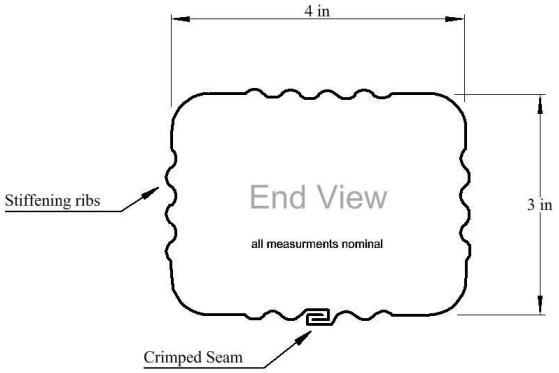
Specifications on the paint, metal preparation, and finish coating for aluminum downpipe coil:

- 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



Clinton Seamless Guttering, Inc.
"The Gutter Pros"
888-686-7737
http://clintonseamlessguttering.com/

Specification Sheet

.027 x 13 ¾ " Aluminum Downspout Coil
.024 x 13 x 3/4 Aluminum Elbow Coil

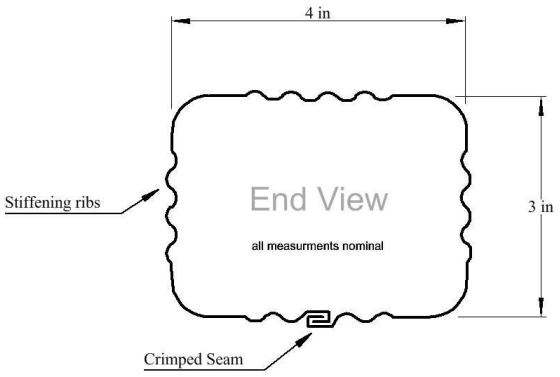
Specifications on the paint, metal preparation, and finish coating for aluminum downpipe coil:

- 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

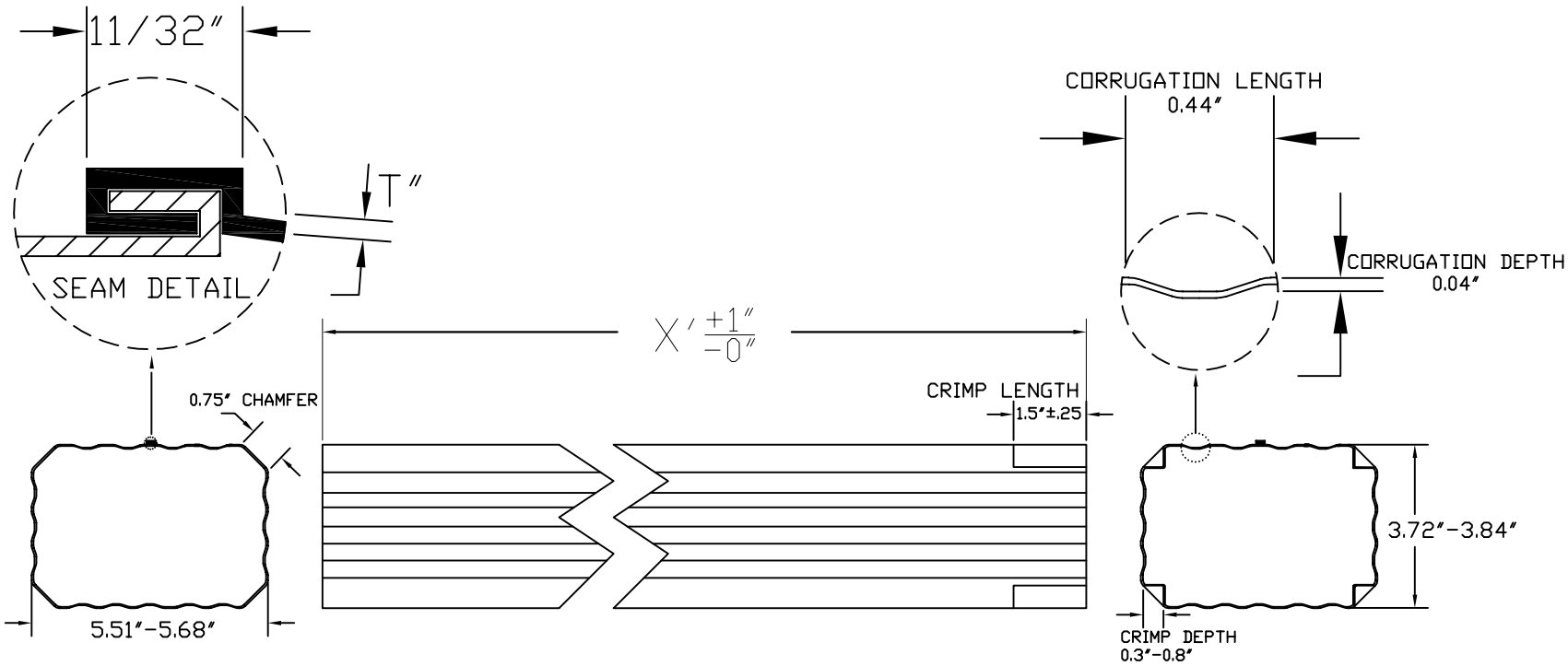
Specifications & features of the finished product:

- 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

REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED



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

General Tolerance

x.x' = +1" -0"
x.x" = ±0.25
x.xx = ±0.003
Bow/Warp = 1/4" per 10ft
Twist = 1/8" per 3 ft

Work Center= 104

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

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

Clinton Seamless Guttering, Inc.
"The Gutter Pros"
888-686-7737
http://clintonseamlessguttering.com/

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 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

Clinton Seamless Guttering, Inc.
"The Gutter Pros"
888-686-7737
http://clintonseamlessguttering.com/

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

Clinton Seamless Guttering, Inc.
"The Gutter Pros"
888-686-7737
http://clintonseamlessguttering.com/

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

Clinton Seamless Guttering, Inc.
"The Gutter Pros"
888-686-7737
http://clintonseamlessguttering.com/

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 ½" 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

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.

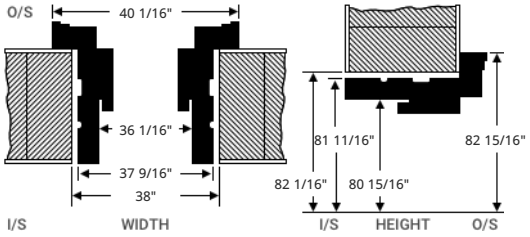
YOUR PROFESSIONAL-CLASS PRODUCT

Heritage Smooth Fiberglass Entry Door with Clear Glass

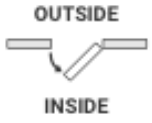
OUTSIDE VIEW

INSIDE VIEW

SIZING



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/ft2)

<= 0.03

ProVia
THE PROFESSIONAL WAY
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

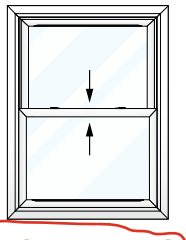
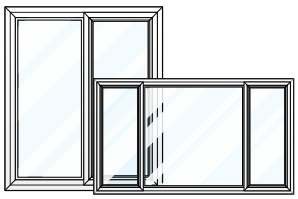
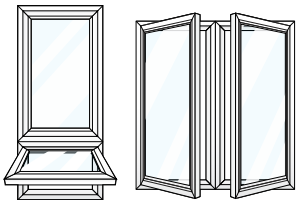
DETAILS

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

Window & Patio Door Styles

FEATURES	 DOUBLE HUNG	 2 & 3 LITE SLIDER	 CASEMENT & AWNING
FRAME DEPTH	3 ¼"	3 ¼"	3 ¼"
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	¾"	¾"	¾"
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	• Integral Interlock at Meeting Rail • Top Sash Retention	• Brass Rollers • Anchor Stops (3-Lite)	• 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

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

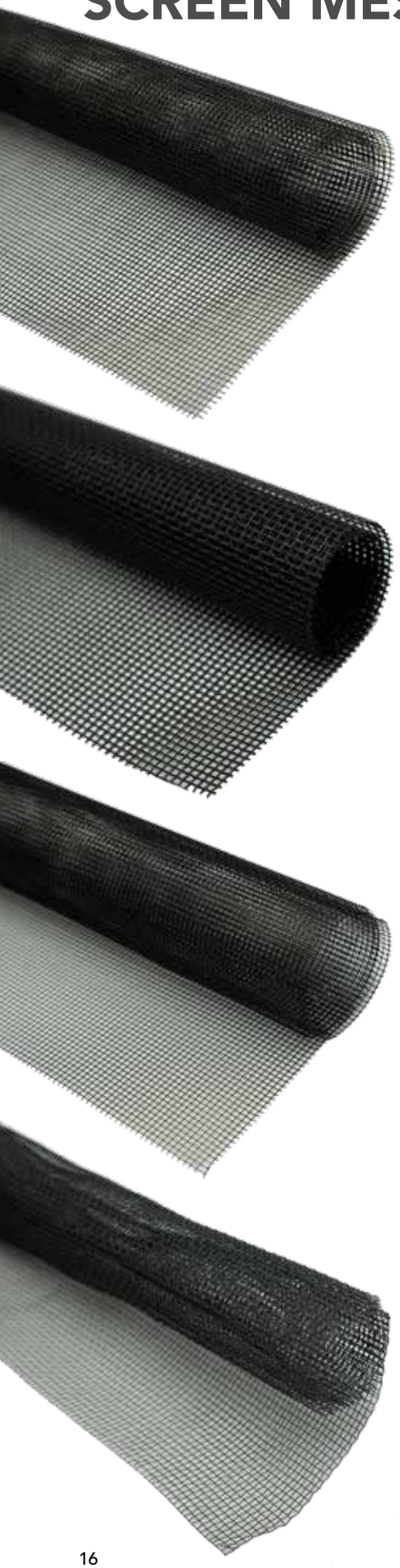
**Available on the interior and exterior.*

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 a 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@mossbuildinganddesi. 3016429096
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 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: 38bf2056622713c0bf979ea7ee94776a

Ranwa Nourieh 09-27-2024

eSigned via SeamlessDocs.com
Takoma Park Planning Division
Key: 19fe84f123e68a3ff457621905 9d5fbe

10-01-2024

STANDARDS AND CODES

A. DESIGN BUILDING CODE: VRC 2018

B. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:

1. CONCRETE: ACI-301, ACI-318 , ACI-332 AND ACI-302.
2. MASONRY: ACI-530/ASCE-5, "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES"; ACI-530.1/ASCE-6, "SPECIFICATIONS FOR MASONRY STRUCTURES".
3. STRUCTURAL STEEL: AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", EXCEPT CHAPTER 4.2.1, CODE OF STANDARD PRACTICE.
4. LIGHT GAUGE FRAMING: AISC "THE SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS".
5. WOOD FRAMING: AWC "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION".

C. IN ADDITION TO THE REQUIREMENTS INCLUDED IN THESE STRUCTURAL NOTES, ALL CONSTRUCTION AND MATERIALS SHALL FURTHER CONFORM TO THE APPLICABLE PROVISIONS OF LATEST EDITIONS OF THE FOLLOWING STANDARDS:

1. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)
2. AMERICAN CONCRETE INSTITUTE (ACI)
3. NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA)
4. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)
5. AMERICAN WELDING SOCIETY (AWS)
6. AMERICAN IRON AND STEEL INSTITUTE (AISI)
7. STEEL STRUCTURES PAINTING COUNCIL (SSPC)
8. AMERICAN WOOD COUNCIL (AWC)
9. AMERICAN WOOD PROTECTION ASSOCIATION (AWPA)
10. MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE-7)

GENERAL

A. NO PORTION OF THE STRUCTURAL DRAWINGS CAN BE USED AS SHOP DRAWINGS.
B. DETAILS, SECTION, AND NOTES SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE UNLESS OTHERWISE SHOWN OR NOTED.
C. MORE STRINGENT DESIGN CRITERIA REFERENCED IN THE DETAILS, SECTIONS, AND NOTES TAKE PRECEDENCE IF CONFLICTS EXIST WITH THE GENERAL NOTES.
D. CONTRACTOR SHALL REVIEW AND VERIFY ALL FIELD CONDITIONS, DIMENSIONS AND CONTRACT DOCUMENTS PRIOR TO COMMENCING WORK AND SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR OMISSIONS BEFORE PROCEEDING WITH WORK.
E. THE STRUCTURAL INTEGRITY OF THE BUILDING IS DEPENDENT UPON COMPLETION OF WORK ACCORDING TO THE STRUCTURAL DRAWINGS AND SPECIFICATIONS. THE STRUCTURAL ENGINEER ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION. THE METHOD OF CONSTRUCTION AND SEQUENCE OF OPERATIONS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
F. STACKING OF PLYWOOD, GYPSUM SHEATHING, OR OTHER BUILDING MATERIALS ON WOOD FRAMING IS NOT ALLOWED.
G. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY BRACING AND SHORING, AS REQUIRED, TO INSURE VERTICAL AND LATERAL STABILITY OF THE ENTIRE STRUCTURE OR PORTION THEREOF DURING CONSTRUCTION. THE DESIGN PROCEDURES SHALL CONFORM TO ALL GOVERNING CODES AND SAFETY REQUIREMENTS. TEMPORARY BRACING AND SHORING SHALL BE IN CONFORMANCE WITH OSHA REGULATIONS.

SUBMITALS

A. THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO THE ARCHITECT, STRUCTURAL ENGINEER, AND OWNER AS REQUIRED BY THE LOCAL JURISDICTION.
B. CONTRACTOR SHALL NOT REPRODUCE ANY PORTION OF CONTRACT DOCUMENTS IN THE SHOP DRAWINGS.
C. ALL SUBMITTALS SHALL CONTAIN A STATEMENT OF COMPLIANCE OR NON-COMPLIANCE WITH THE CONTRACT DOCUMENTS. SUBMITTALS WITHOUT THIS STATEMENT MAY BE RETURNED FOR RESUBMITTAL.
D. SUBMITTALS REQUIRING A REGISTERED PROFESSIONAL ENGINEERS SEAL OR REQUIRING SUPERVISION BY A REGISTERED PROFESSIONAL ENGINEER: THE ENGINEER SHALL HAVE A CURRENT REGISTRATION IN THE STATE IN WHICH THE PROJECT IS LOCATED.
E. THE CONTRACTOR SHALL COORDINATE ALL DIMENSIONS AND ELEVATIONS SHOWN ON THESE DRAWINGS WITH THE DRAWINGS OF THE ARCHITECT AND OTHER TRADES PRIOR TO THE SUBMISSION OF SHOP DRAWINGS AND CONSTRUCTION.

ABBREVIATIONS

ABV	=	ABOVE	H (D)	=	HEADER DROPPED
ADD'L	=	ADDITIONAL	H (B.F.)	=	HEADER BOTTOM FLUSH
AFF	=	ABOVE FINISHED FLOOR	H (T.F.)	=	HEADER TOP FLUSH
ALT	=	ALTERNATE	IN	=	INCHES
ARCH	=	ARCHITECTURAL	INFO	=	INFORMATION
BEW	=	BOTTOM EACH WAY	INT	=	INTERIOR
BM	=	BEAM	JS	=	JACK STUD
BOTT	=	BOTTOM	K	=	KIP(S)
BRG	=	BEARING	KS	=	KING STUD
BSMT	=	BASEMENT	KSI	=	KIPS PER SQUARE INCH
BTW	=	BETWEEN	LB(S)	=	POUND(S)
BP	=	BASE PLATE	LL	=	LIVE LOAD
CIP	=	CAST IN PLACE	LLV	=	LONG LEG VERTICAL
CLG	=	CEILING	MANUF	=	MANUFACTURER
CLR	=	CLEAR	MAX	=	MAXIMUM
COL	=	COLUMN	MIN	=	MINIMUM
CONC	=	CONCRETE	MFR	=	MANUFACTURER
CONT	=	CONTINUOUS	MPH	=	MILES PER HOUR
DBL	=	DOUBLE	NTS	=	NOT TO SCALE
DIA	=	DIAMETER	OC	=	ON CENTER
DL	=	DEAD LOAD	OPT	=	OPTIONAL
DTL	=	DETAIL	P#	=	POST/COLUMN NUMBER
DWGS	=	DRAWINGS	PA	=	POST ABOVE
EA	=	EACH	PC	=	PLAIN CONCRETE
EE	=	EACH END	PL	=	PLATE
EF	=	EACH FACE	PLF	=	POUNDS PER LINEAR FOOT
EFP	=	EQUIVALENT FLUID PRESSURE	PLYWD	=	PLYWOOD
ELEV	=	ELEVATION	PSF	=	POUNDS PER SQUARE FOOT
EQ	=	EQUAL	PSI	=	POUNDS PER SQUARE INCH
EQV	=	EQUIVALENT	PT	=	PRESERVATIVE TREATED
ETC	=	ET CETERA	REQ	=	REQUIRED
EXP	=	EXPANSION	RF	=	ROOF
EXT	=	EXTERIOR	SBC	=	SOIL BEARING CAPACITY
EW	=	EACH WAY	SCH	=	SCHEDULE
FDN	=	FOUNDATION	SDC	=	SEISMIC DESIGN CATEGORY
FLR	=	FLOOR	SECT	=	SECTION
FP	=	FIREPLACE	SF	=	SQUARE FOOT
FS	=	FOOTING STEP	SL	=	SNOW LOAD
FT	=	FEET	SOG	=	SLAB ON GRADE
FTG	=	FOOTING	SQ	=	SQUARE
GALV	=	GALVANIZED	SS	=	STAINLESS STEEL
GEN	=	GENERAL	STL	=	STEEL
GEOTECH	=	GEOTECHNICAL	SUBFL	=	SUBFLOOR
GT	=	GIRDER TRUSS	SW	=	SHEAR WALL
GYP	=	GYPSUM BOARD	T&B	=	TOP AND BOTTOM
HD	=	HEAD	T&G	=	TONGUE AND GROOVE
HDG	=	HOT DIPPED GALVANIZED	TL	=	TOTAL LOAD
HDR	=	HEADER	TO	=	TOP OF
HORIZ	=	HORIZONTAL	TYP	=	TYPICAL
HT	=	HEIGHT	UNO	=	UNLESS NOTED OTHERWISE
H#	=	HEADER NUMBER	VERT	=	VERTICAL
H (F)	=	HEADER FLUSH	W/	=	WITH
			WD	=	WOOD

DESIGN CRITERIA

A. THESE NOTES/SPECIFICATIONS TAKE PRECEDENCE IF CONFLICTS EXIST WITH PROJECT SPECIFICATIONS OR ARCHITECTURAL NOTES.

B. RISK CATEGORY = II

C. ROOF LOADS

1. GROUND SNOW LOAD, Pg = 30 PSF
2. DEAD LOAD
   - 2.1. PITCHED ROOF = 17 PSF
   - 2.2. FLAT ROOF = 20 PSF
3. SNOW DRIFT & SLIDING SURCHARGE PER CODE REQUIREMENTS
4. ROOF TERRACE – SEE FLOOR LOADS FOR LIVE (CONCURRENT WITH SNOW) & DEAD LOADS.

D. FLOOR LOADS (PSF)

		DEAD LOAD	LIVE LOAD	TOTAL LOAD
1. LIVING AREAS	=	15	40	55
1.1. ⅜" MAX. CERAMIC TILE	=	5 ADD'L	–	60
1.2. 1-⅛" MAX. GYPCRETE	=	10 ADD'L	–	65
1.3. KITCHEN ISLAND *	=	–	40 ADD'L	95
1.4. SOAKER TUB *	=	–	55 ADD'L	110
2. SLEEPING AREAS	=	15	30	45
3. UNINHABITABLE ATTIC	=	10	20	50
4. HABITABLE ATTIC	=	10	30	50
5. DECKS & BALCONIES	=	10	40	50
6. TERRACE	=	25	60	85
7. STAIRS	=	10	40	50
8. GARAGE FLOOR (S.O.G.)	=	50	50	100

* COORDINATE LOCATIONS WITH FLOOR PLANS

E. WIND LOADS

1. WIND SPEED (ULTIMATE) = 115 MPH
2. WIND EXPOSURE = B
3. DESIGN WIND PRESSURE (ULTIMATE) = 28 PSF

F. EARTHQUAKE LOADS

1. SEISMIC DESIGN CATEGORY = B

G. FOUNDATION

1. FROST DEPTH = 30" MIN. OR TO LOCAL CODE.
2. ASSUMED ALLOWABLE SOIL BEARING PRESSURE = 1500 PSF
3. ASSUMED EQUIVALENT FLUID PRESSURE = 60 PSF/FT
4. A GEOTEHCNICAL REPORT HAS NOT BEEN PROVIDED

5. SOIL PROPERTIES DIFFERING FROM ABOVE THAT ARE NOTED IN SITE SPECIFIC GEOTECHNICAL REPORTS CONDUCTED BY A LICENSED GEOTECH OR APPROVED BY AN ON-SITE GEOTECHNICAL ENGINEER ARE ACCEPTABLE.

H. DEFLECTION LIMITS

	LIVE LOAD	TOTAL LOAD
1. FLOOR JOIST/TRUSS	SPAN/480 (0.5" MAX)	SPAN/240
UNDER CERAMIC TILE	SPAN/720 (0.3" MAX)	SPAN/240
2. ROOF TRUSSES	SPAN/360	SPAN/240 (1" MAX)
3. ROOF RAFTERS	SPAN/240	SPAN/180
4. CEILING JOIST	SPAN/360	SPAN/240
5. ROOF RIDGE BEAM	SPAN/360	SPAN/120
6. LINTELS	–	SPAN/600 (0.3" MAX.)

7. DIFFERENTIAL DEFLECTION SHALL BE RESTRICTED ACCORDING TO THE ABOVE LIMITS. "SPAN" TO BE TAKEN AS TWICE THE ON-CENTER SPACING TO THE NEAREST ADJACENT MEMBER.

SITE WORK

A. GENERAL
1. SEE DESIGN CRITERIA, FOUNDATION SECTION FOR THE DESIGN SOIL PROPERTIES.
2. UN-BRACED EXCAVATIONS SHALL BE SLOPED NO GREATER THAN (2) HORIZONTAL TO (1) VERTICAL
3. WHERE QUANTIFIABLE DATA CREATED BY ACCEPTED SOIL SCIENCE METHODOLOGIES INDICATE EXPANSIVE, COMPRESSIBLE, SHIFTING OR OTHER QUESTIONABLE SOIL CHARACTERISTICS ARE LIKELY TO BE PRESENT, USE THE REQUIREMENTS OF THE GEOTECHNICAL REPORT.
4. ALL BEARING STRATA SHALL BE ADEQUATELY DRAINED PRIOR TO PLACING FOUNDATION CONCRETE.
5. NO EXCAVATION SHALL BE CLOSER THAN AT LEAST A SLOPE OF TWO HORIZONTAL TO ONE VERTICAL TO THE UNDERSIDE OF ANY EXISTING OR NEW FOOTING WITHOUT THE WRITTEN AND CERTIFIED PERMISSION OF THE GEOTECHNICAL ENGINEER.
6. FOUNDATION ELEMENTS THAT ARE TO SUPPORT FILL ON BOTH SIDES SHALL BE BACKFILLED SIMULTANEOUSLY AND UNIFORMLY ON BOTH SIDES.
7. FOUNDATION ELEMENTS THAT ARE TO SUPPORT FILL ON ONE SIDE ONLY SHALL BE PROPERLY BRACED BY PERMANENT STRUCTURAL ELEMENTS PRIOR TO BACKFILLING. PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL PERMANENT BRACING IS IN PLACE. BRACING IS NOT REQUIRED FOR WALLS SUPPORTING UP TO 4'-0" OF UNBALANCED BACKFILL.
8. PROVIDE SHORING AND PROTECTION FOR EXCAVATION BANKS AS NECESSARY TO PREVENT CAVING.
9. ENGINEERED FILL SHALL BE PLACED IN 8" MAXIMUM HEIGHT LOOSE LIFTS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT AS ESTABLISHED BY ASTM D-698.

B. FOOTINGS
1. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL PROJECT 1'-0" INTO UNDISTURBED VIRGIN SOIL OR ENGINEERED FILL.
2. DROP THE FOOTING DEPTH OR BACKFILL WITH LEAN CONCRETE AS REQUIRED TO ACHIEVE THE DESIGN SOIL BEARING VALUE.
3. DO NOT UNDERMINE FOOTINGS ONCE THEY HAVE BEEN POURED.
4. THE SIDES OF FOOTINGS MAY BE EARTH-FORMED IF THE EXCAVATION CAN BE KEPT VERTICAL, CLEAN, AND STABLE. OTHERWISE, FORMS MUST BE USED.
5. STEP FOOTINGS WITH A RATIO OF TWO HORIZONTAL TO ONE VERTICAL.

IRC BRACED WALL SHEATHING SCHEDULE

MARK	SHEATHING MATERIAL	EDGES BLOCKED	TYPE OF FASTENER (NOTE 3 & 4)	SPACING OF FASTENERS: EDGE	SPACING OF FASTENERS: FIELD
WSP, CS-WSP, CS-G	7/16" OSB SHEATHING (NOTE 2)	YES	8d COMMON (2-1/2" x 0.131"ø)	6"	12"
			16 GAGE x 1-3/4" STAPLES	3"	6"
GB7	1/2" GYPSUM BOARD	NO	1-1/4" TYPE W OR S DRYWALL SCREW OR 5d COOLER (1-5/8" x 0.086"ø W/ 15/64" HEAD) OR GYPSUM BOARD NAIL (1-5/8" x 0.086"ø W/ 9/32" HEAD) OR ANNULAR RINGED NAIL 1-1/4" x 0.098"ø OR 13 GAGE 1-3/8" LONG 19/64" HEAD	7"	7"
GB4		YES		4"	4"

NOTES

1. WALL STUDS SHALL BE SPACED 16" O.C. MAX IN BRACED WALLS
2. INTERIOR FACE OF WALL TO HAVE ½" GYPSUM BOARD W/ 5d COOLER NAILS @ 8" O.C. VERT. & 16" O.C. HORIZ.
3. NAILS SHALL HAVE A MINIMUM OF 1 ¾" PENETRATION INTO STUDS.
4. SCREWS SHALL HAVE A MINIMUM OF ⅝" PENETRATION INTO STUDS.
5. "CS" = CONTINUOUSLY SHEATHED
6. FOR METHODS PFH, PFG, & CS-PF, REFER TO DETAILS ON S-400 SERIES
7. LEGEND:
   XXX-XX"
   - LENGTH OF WALL PANEL IN INCHES
   - WALL PANEL MARK, SEE SCHEDULE

FASTENING SCHEDULE

NUMBER, OR SPACING, OF FASTENERS REQUIRED PER CONNECTION. NAIL LENGTHS ARE MINIMUM, NOMINAL LENGTHS, IN INCHES. NAIL SHANK DIAMETERS ARE MINIMUM, NOMINAL DIAMETERS, IN INCHES.

CONNECTION	3½" x 0.162" 16d COMMON	3½" x 0.135" 16d BOX	3" x 0.148" 10d COMMON	3" x 0.128" 10d BOX	2½" x 0.131" 8d COMMON	2½" x 0.113" 8d BOX	3" x 0.131" SMOOTH
ROOF FRAMING							
BLOCKING BETWEEN CEILING JOIST OR RAFTERS TO TOP PLATE	–	–	–	3 (TOE NAIL)	3 (TOE NAIL)	4 (TOE NAIL)	3 (TOE NAIL)
CEILING JOIST TO TOP PLATE	–	–	–	3 (2 ON ONE SIDE & 1 ON OPPOSITE SIDE) (TOE NAIL)	3 (2 ON ONE SIDE & 1 ON OPPOSITE SIDE) (TOE NAIL)	4 (2 EACH SIDE) (TOE NAIL)	3 (2 ON ONE SIDE & 1 ON OPPOSITE SIDE) (TOE NAIL)
RAFTER OR ROOF TRUSS TO PLATE	–	3 (2 ON ONE SIDE & 1 ON OPPOSITE SIDE) (TOE NAIL)	3 (2 ON ONE SIDE & 1 ON OPPOSITE SIDE) (TOE NAIL)	4 (2 EACH SIDE) (TOE NAIL)	–	–	4 (2 EACH SIDE) (TOE NAIL)
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO RIDGE BEAM	–	4 (2 EACH SIDE) (TOE NAIL)	3 (2 ON ONE SIDE & 1 ON OPPOSITE SIDE) (TOE NAIL)	4 (2 EACH SIDE) (TOE NAIL)	–	–	4 (2 EACH SIDE) (TOE NAIL)
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO RIDGE BEAM	2 (END NAIL)	3 (END NAIL)	–	3 (END NAIL)	–	–	3 (END NAIL)
WALL FRAMING							
STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS	16" O.C. (FACE NAIL)	12" O.C. (FACE NAIL)	–	–	–	–	12" O.C. (FACE NAIL)
BUILT-UP GIRDERS & BEAMS (NOTE 2) 2 ROWS FOR BEAMS < 12", 3 ROWS FOR BEAMS > 12"	16" O.C. (FACE NAIL)	12" O.C. (FACE NAIL)	–	–	–	–	–
TOP PLATE TO TOP PLATE	16" O.C. (FACE NAIL)	–	–	12" O.C. (FACE NAIL)	–	–	12" O.C. (FACE NAIL)
DOUBLE TOP PLATE SPLICE – MIN 24" LENGTH (EACH SIDE OF LAP)	8 NAILS (FACE NAIL)	12 NAILS (FACE NAIL)	–	12 NAILS (FACE NAIL)	–	–	12 NAILS (FACE NAIL)
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING	2 EACH @ 16" O.C. (FACE NAIL)	3 EACH @ 16" O.C. (FACE NAIL)	–	–	–	–	4 EACH @ 16" O.C. (FACE NAIL)
TOP OR BOTTOM PLATE TO STUD	–	3 (TOE NAIL)	–	4 (TOE NAIL)	4 (TOE NAIL)	4 (TOE NAIL)	4 (TOE NAIL)
TOP OR BOTTOM PLATE TO STUD	2 (END NAIL)	3 (END NAIL)	–	3 (END NAIL)	–	–	3 (END NAIL)
TOP PLATES, LAPS AT CORNER AND INTERSECTIONS	2 (FACE NAIL)	–	–	3 (FACE NAIL)	–	–	3 (FACE NAIL)
FLOOR FRAMING							
JOIST TO SILL, TOP PLATE OR GIRDER				3 (2 ON ONE SIDE & 1 ON OPPOSITE SIDE) (TOE NAIL)	3 (2 ON ONE SIDE & 1 ON OPPOSITE SIDE) (TOE NAIL)	4 (2 EACH SIDE) (TOE NAIL)	3 (2 ON ONE SIDE & 1 ON OPPOSITE SIDE) (TOE NAIL)
RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE	–	–	–	6" O.C. (TOE NAIL)	6" O.C. (TOE NAIL)	4" O.C. (TOE NAIL)	6" O.C. (TOE NAIL)
BAND OR RIM JOIST TO JOIST	3 (END NAIL)	–	–	4 (END NAIL)	–	–	4 (END NAIL)

NOTES:
1. FASTENERS SHOWN ARE MINIMUM. SEE DETAILS FOR MORE STRINGENT REQUIREMENTS
2. FOR ATTACHMENT OF MULTIPLE PLIES OF SIDE LOADED LVLS, SEE MANUFACTURER'S RECOMMENDATIONS

STRUCTURAL DRAWINGS INDEX

Project Name:	NAIL RESIDENCE	
Project Number:	24-525	
Project Location:	MD	
SHEET NO.	**SHEET TITLE**	**DESCRIPTION**
S-001	COVERSHEET & SCHEDULES	
S-002	GENERAL NOTES	
S-100	PROPOSED FOUNDATION PLAN	
S-110	PROPOSED FIRST FLOOR FRAMING PLAN	
S-120	PROPOSED SECOND FLOOR FRAMING PLAN	
S-130	PROPOSED ROOF FRAMING PLAN	
S-200	FOUNDATION DETAILS	
S-201	FOUNDATION DETAILS	
S-300	FRAMING DETAILS	
S-301	FRAMING DETAILS	
S-302	FRAMING DETAILS	
S-310	FRAMING DETAILS	
S-400	WALL BRACING DETAILS	
S-401	WALL BRACING DETAILS	

ALLIANCE
Structural Engineers, Inc.
12355 Sunrise Valley Dr.
Suite 220
Reston, Virginia 20191-3467
Tel. (703) 749-7941
Fax (703) 749-7942

NO.	ISSUE/REVISION	DATE

Drawing: COVER SHEET & SCHEDULES

Project: NAIL RESIDENCE
5 PJILADELPHIA AVE TAKOMA PARK, MD 20912

Client: MOSS BUILDING & DESIGN

Signed by: Abdi Farah
2255081EA4D343E...
STATE OF MARYLAND PROFESSIONAL ENGINEER
JAN 09 2025

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. 22026 . EXPIRATION DATE 07-01-2026

Date: 1/9/2025	Project No.: 24–525
Drawn: ASE, INC.	Scale: "AS NOTED"
Designed: ASE, INC.	Drawing No.: S-001 OF
Checked: ASE, INC.	

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 (SILL) PLATES SHALL BE MINIMUM SPRUCE-PINE-FIR (NORTH PRODUCT) #2 GRADE (SPF#2).
3. ALL BOTTOM (SILL) 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 5x5 & 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 SPIB SUPPLEMENT #13):

		2x4 (SP#1)	2x6 (SP#2)
• Fb	=	1500 PSI	1000 PSI
• Fv	=	175 PSI	175 PSI
• Fc PERP.	=	565 PSI	565 PSI
• Fc PAR.	=	1650 PSI	1400 PSI
• E	=	1,600,000 PSI	1,400,000 PSI

5. PRESERVATIVE TREATED SOUTHERN PINE #2 (SP#2) LUMBER SHALL HAVE THE FOLLOWING MINIMUM REFERENCE DESIGN VALUES (REVISED PER 2013 SPIB SUPPLEMENT #13):

2x & 4x	x4	x6	x8	x10	x12
• Fb	= 1100 PSI	1000 PSI	925 PSI	800 PSI	750 PSI
• Fv	= 175 PSI	175 PSI	175 PSI	175 PSI	175 PSI
• Fc PERP.	= 565 PSI	565 PSI	565 PSI	565 PSI	565 PSI
• Fc PAR.	= 1450 PSI	1400 PSI	1350 PSI	1300 PSI	1250 PSI
• E	=1,400,000 PSI	1,400,000 PSI	1,400,000 PSI	1,400,000 PSI	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 (WET 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) 5x5 & LARGER POSTS TO HAVE THE FOLLOWING REFERENCE DESIGN VALUES (WET 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 1-¾" 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	91,250 PSI
• E	=	1,660,000 PSI	1460,000 PSI
• Fb	=	2117 PSI	1827 PSI (FOR 12" DEPTH)
• Fc PERP.	=	533 PSI	368 PSF
• Fc PAR.	=	2,030 PSI	1,508 PSI
• Fv	=	241 PSI	197 PSI
• C	=	1.2	1.6

PRESERVATIVE TREATED LUMBER

1. PROTECT ALL UNTREATED LUMBER FROM EXPOSURE TO WEATHER. NOTIFY ENGINEER OTHERWISE.
2. PRESERVATIVE TREATED WOOD SHALL BE IN ACCORDANCE WITH AWPA U1, 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 SUITABLE 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 S4S, 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, AWC. 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 & CONNECTORS
1. ALL CONNECTION HARDWARE SHALL BE GALVANIZED AND SUPPLIED BY SIMPSON STRONG-TIE, HILTI, 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.
2. WHERE SPECIFIED, "SDS" SCREWS REFER TO "SIMPSON STRONG DRIVE" AND SHALL CONFORM TO ESR 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
      ¼"ø Fyb= 70,000 PSI
      5/16"ø Fyb = 60,000 PSI
      ⅜"ø 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
2. THRU BOLTS SHALL BE INSTALLED AS FOLLOWS
   a. BOLT HOLES SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER.
   b. CAREFUL CENTERING OF HOLES IN MAIN MEMBERS AND SPLICE PLATES IS REQUIRED. TIGHT FIT REQUIRING FORCIBLE 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 ½" x 0.131") NAILS SPACED AT 6" CENTERS AT EDGE SUPPORTS AND 12" CENTERS AT INTERMEDIATE SUPPORTS. PLYWOOD CLIPS @ 24" O.C. (SIMPSON PSCL OR EQ.) ARE REQUIRED AT PLYWOOD EDGES BETWEEN EACH FRAMING MEMBER.
2. ROOF SHEATHING THICKNESS SHALL BE A MINIMUM OF:
   2.1. PITCHED ROOFS - 7/16"
   2.2. FLAT ROOFS - ⅝"
   2.3. SLATE ROOFS - ¾"
   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 OVERBUILD 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 ¾" THICK T&G APA RATED 48/24 SHEATHING OR STURD-I-FLOOR 24" O.C. RATED PLYWOOD SHALL BE GLUED AND NAILED. INSTALL 100 PERCENT GLUE-LINE AND A MINIMUM-NAILING PATTERN OF 8d COMMON (2 ½" x 0.131") NAILS OR SIMPSON "WSV" (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 7/16" 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. WOOD TRUSS DESIGN ENGINEER MUST BE PROVIDED WITH A COPY OF THESE STRUCTURAL DOCUMENTS AND SPECIFICATIONS.
3. 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.
4. DIMENSIONED LUMBER SHALL BE DRESSED S4S, AND SHALL BEAR THE GRADE STAMP OF THE MANUFACTURER'S ASSOCIATION.

B. TRUSS DESIGN
1. WOOD TRUSSES SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE "DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES, TPI-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 PIN SUPPORT PER SPAN.
4. TRUSS MANUFACTURER TO PROVIDE STAINLESS STEEL OR GALVANIZED G185 METAL CONNECTOR PLATES WHERE TRUSSES ARE IN DIRECT CONTACT WITH PRESERVATIVE OR FIRE RETARDANT TREATED WOOD.
5. TRUSS MANUFACTURER TO VERIFY ROOF TRUSS SPANS, HEEL HEIGHTS, PITCHES, AND OVERHUNG 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 GIRDER 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 GIRDER, PIGGY BACK TO TRUSS, ETC.
    l. 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 "HIB-91", PUBLISHED BY THE TRUSS PLATE INSTITUTE.
3. STACKING OF PLYWOOD, GYPSUM 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 IN STALLED 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 AC200+, PURE 110+, AC100+ GOLD, PE 1000+
      SIMPSON SET-XP, AT-XP
   c. ATTACHMENT TO FULLY GROUTED MASONRY:
      HILTI HY-70
      DEWALT AC100+ GOLD
      SIMPSON ET-HP, SET-XP, AT-XP
7. CONCRETE SCREW TYPE ANCHORS SHALL USE ANY OF THE FOLLOWING (U.N.O.):
   SIMPSON TITEN HD
   HILTI KWIK HUS-EZ
   DEWALT SCREW BOLT+

CONCRETE

A. GENERAL
1. CONCRETE COMPRESSIVE STRENGTHS AT 28 DAYS, Fc(PSI) 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 SEGREGATION OF AGGREGATE.
   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 4.1.1.
5. ALL GROUT SHALL BE PRE-MIXED 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 INSPECTIONS ENGINEER AND DO NOT EXCEED SLUMP LIMITATIONS. USE COLD WATER FROM THE TRUCK TANK AND REMIX 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 KEYED JOINTS OR DOWELS BETWEEN ALL NON-MONOLITHIC INTERSECTING CONCRETE WALLS AND AT ALL CONCRETE JOINTS. ALL KEY WAYS SHALL BE MIN. 2x4 (1.5"x3.5").
7. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PROPER DESIGN AND CONSTRUCTION OF ALL FORMWORK, SHORING, AND RESHORING.
8. GENERAL CONTRACTOR TO VERIFY ALL EMBEDDED ITEMS PRIOR TO POURING.
9. SEE ARCHITECTURAL DRAWINGS FOR REQUIRED CONCRETE FINISHES.
10. PROVIDE 3/4" CHAMFERS 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 DETAILED, 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 (⅜" 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 ½"
   c. FORMED CONCRETE NOT EXPOSED TO WEATHER OR EARTH
      BEAMS OR COLUMNS/PIERS (TIES, PRIMARY REINF. W/O TIES) = 1 ½"
      SLABS OR WALLS WITH #11 AND SMALLER BARS, OR WWF = ¾"
5. PROVIDE PROPERLY TIED SPACERS, CHAIRS, BOLSTERS, ETC, AS REQUIRED AND NECESSARY TO ASSEMBLE, PLACE AND SUPPORT ALL REINFORCING IN PLACE. USE WIRE BAR TYPE SUPPORTS COMPLYING WITH CRSI RECOMMENDATIONS. USE PLASTIC TIP LEGS 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 CE-CRD-C621.
6. SIZE AND USE OF HOLES: SEE AISC 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 ¾"ø 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 ¼" FILLET WELD UNLESS OTHERWISE NOTED, EXCEPT FOR SLOTTED CONNECTIONS.
3. FULL PENETRATION WELDS SHALL BE MADE AGAINST A ⅛"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.

STATE OF MARYLAND PROFESSIONAL ENGINEER
Signed by: Abdi Farah
2255081EA4D343E...
JAN 0 9 2025

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. 22026 . EXPIRATION DATE 07-01-2026

ALLIANCE
Structural Engineers, Inc.
12355 Sunrise Valley Dr.
Suite 220
Reston, Virginia 20191-3467
Tel. (703) 749-7941
Fax (703) 749-7942

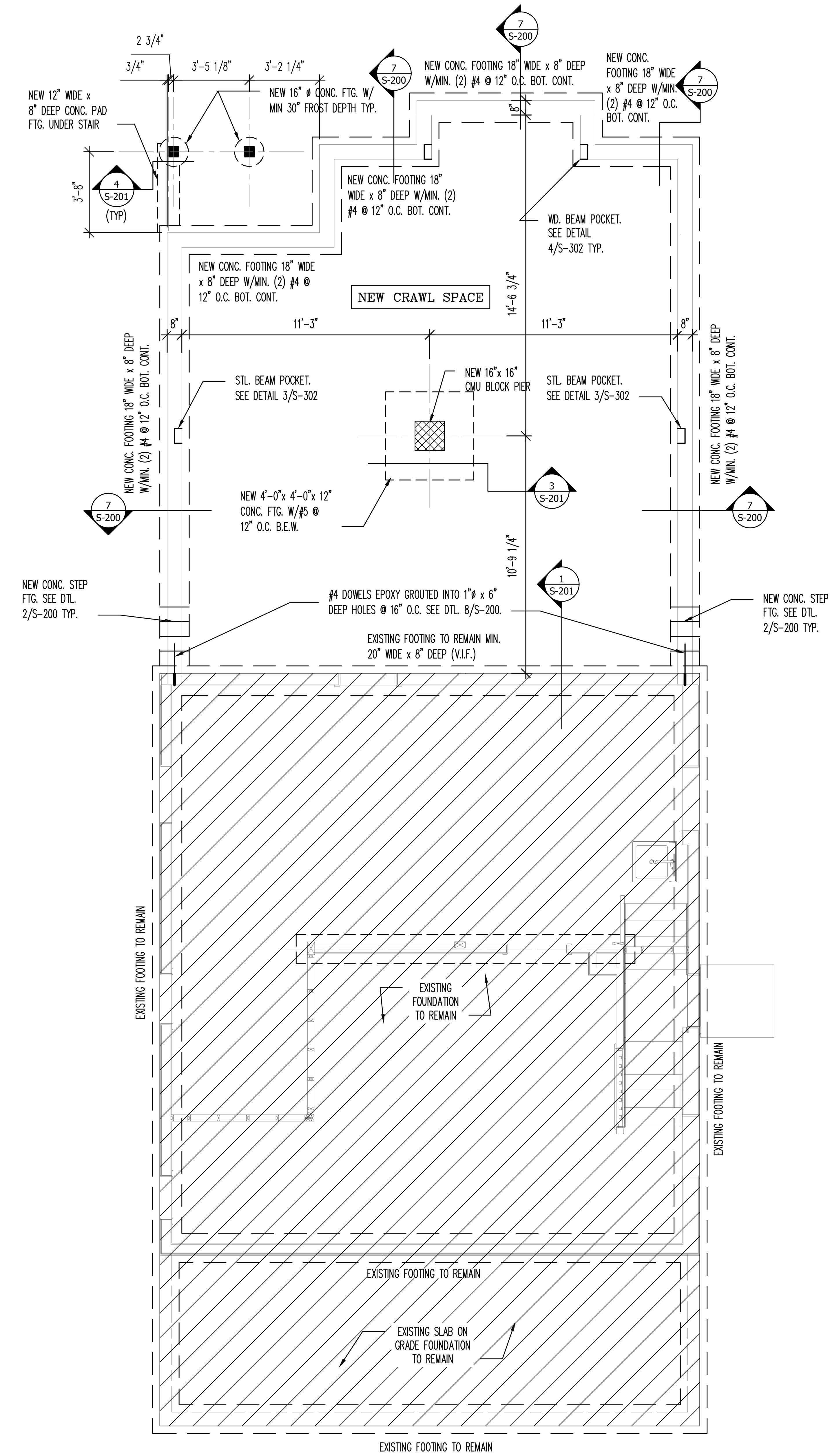
NO.	ISSUE/REVISION	DATE

Drawing: GENERAL NOTES

Project: NAIL RESIDENCE
5 PJILADELPHIA AVE TAKOMA PARK, MD 20912

Client: MOSS BUILDING & DESIGN

Date: 1/9/2025	Project No.: 24-525
Drawn: ASE, INC.	Scale: "AS NOTED"
Designed: ASE, INC.	Drawing No.:
Checked: ASE, INC.	S-002 OF



PROPOSED FOUNDATION PLAN

1 S-100

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

NOTES:

1. COORDINATE ALL DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS AND NOTIFY STRUCTURAL ENGINEER IF ANY DISCREPANCY IS FOUND.
2. PROVIDE MINIMUM FROST DEPTH FOR ALL EXTERIOR FOOTINGS AND FOOTINGS IN UNHEATED AREAS AS NOTED IN THE DESIGN CRITERIA SECTION OF SHEET S-001.
3. THE FOUNDATION SHALL MEET THE REQUIREMENTS SPECIFIED ON:
   - 3.1. SERIES S-001 – GENERAL NOTES & SCHEDULES
   - 3.2. SERIES S-200 – FOUNDATION WALL DETAILS & REINFORCEMENT
4. PROVIDE 4" CONC. SLAB W/ 6x6-W1.4xW1.4 W.W.F TYP. AT LOWEST INTERIOR LEVEL U.N.O.
5. PROVIDE 4" CONC. SLAB W/ #4 @ 12" O.C. B.E.W. TYP. AT GARAGE AND EXTERIOR SLABS U.N.O.
6. PROVIDE SLAB CONTROL JOINT PER TYPICAL DETAILS ON SHEET S-200.
7. PROVIDE MIN. 6-MIL POLYETHYLENE VAPOR BARRIER OVER MIN. 4" CRUSHED STONE OR GRAVEL BELOW ALL SLABS, TYP.

Signed by: Abdi Farah
2255081EA4D343E...
JAN 0 9 2025

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. 22026 . EXPIRATION DATE 07-01-2026

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Tel. (703) 749-7941
Fax (703) 749-7942

NO.	ISSUE/REVISION	DATE

Drawing: PROPOSED FOUNUDATION PLAN

Project: **NAIL RESIDENCE**
5 PJILADELPHIA AVE TAKOMA PARK, MD 20912

Client: **MOSS BUILDING & DESIGN**

Date: 1/9/2025	Project No.: 24–525
Drawn: ASE, INC.	Scale: "AS NOTED"
Designed: ASE, INC.	Drawing No.:
Checked: ASE, INC.	S-100 OF

NOTES:

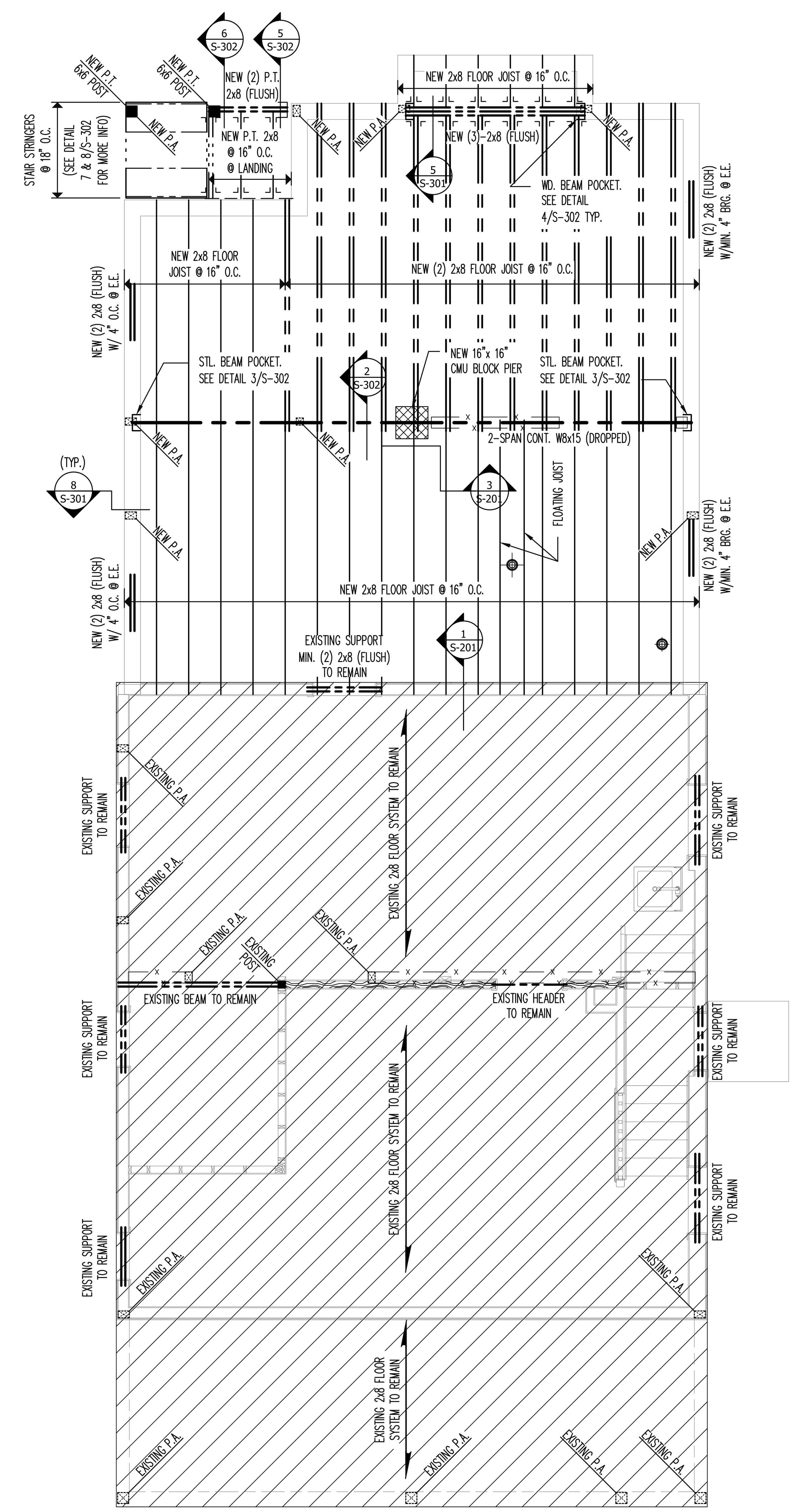
1. ALL NEW FLOOR FRAMING TO BE 2x8 FLOOR JOISTS @ 16" O.C. U.N.O.
2. THE FLOOR FRAMING SHALL MEET THE REQUIREMENTS SPECIFIED ON:
   2.1. SERIES S–001 – GENERAL NOTES & SCHEDULES
   2.2. SERIES S–300 – FRAMING DETAILS
   2.3. SERIES S–400 – WALL BRACING DETAILS
3. PROTECT ALL UNTREATED LUMBER FROM EXPOSURE TO WEATHER. NOTIFY ENGINEER OTHERWISE.
4. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS. NOTIFY STRUCTURAL ENGINEER IF ANY DISCREPANCY IS FOUND.
5. 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:
1. ALL BEARING WALL STUDS SHALL BE SPF #2 GRADE OR BETTER.
2. ALL BEARING WALLS SHALL BE SHEATHED ON ONE SIDE MIN., INCLUDING BASEMENT AND ATTIC SPACES.
3. ALL BRACED OR SHEAR WALLS (NON–BEARING) TO BE 2x4/2x6 @ 16" O.C. SPF #2 OR BETTER.
4. NON–BEARING, NON–BRACED/SHEAR WALL STUDS MAY BE SPACED AT 24" O.C.
5. 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 Structural Engineers, Inc.

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Tel. (703) 749-7941
Fax (703) 749-7942

NO.	ISSUE/REVISION	DATE

Drawing: PROPOSED FIRST FLOOR FRAMING PLAN

Project: NAIL RESIDENCE
5 PJILADELPHIA AVE TAKOMA PARK, MD 20912

Client: MOSS BUILDING & DESIGN

Signed by: Abdi Farali
2255081EA4D343E...
JAN 0 9 2025

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. 22026 . EXPIRATION DATE 07-01-2026

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

115	Ultimate Wind Speed (mph)
B	Exposure
3	No of Stories
1	Exposure Adjustment Factor

Notes:
1. Based on IRC table R602.10.3(1) for Length
2. Based on IRC table R602.10.3(2) for Adjustment
3. Dimensions given in feet and decimal inches

		Adjustment Inputs						Adjustment Factors						
Spacing	Table Length	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?	Tot Adj
24.50	8.85	11.25	9	3	NA	No	No	1.04	0.95	1.3	1	1	1	1.28
24.50	8.85	11.25	9	3	NA	No	No	1.04	0.95	1.3	1	1	1	1.28
26.25	9.38	11.25	9	3	NA	NA	NA	1.04	0.95	1.3	1	1	1	1.28
24.13	7.53	11.25	9	2	NA	NA	NA	1.04	0.95	1	1	1	1	0.99
22.00	7.00	11.25	9	2	NA	NA	NA	1.04	0.95	1	1	1	1	0.99

Wall Bracing Tabl 2nd Floor Framing Plan

Level	Label	Method	Length Req	Length Prov
R + 1 Flr	2.1	WSP	11.34	EXIS. + 8.00
R + 1 Flr	2.2	WSP	11.34	EXIS. + 8.00
R + 1 Flr	2.A	WSP	12.01	EXISTING
R + 1 Flr	2.B	CS-WSP	7.42	EXISTING
R + 1 Flr	2.C	CS-WSP	6.90	12.33

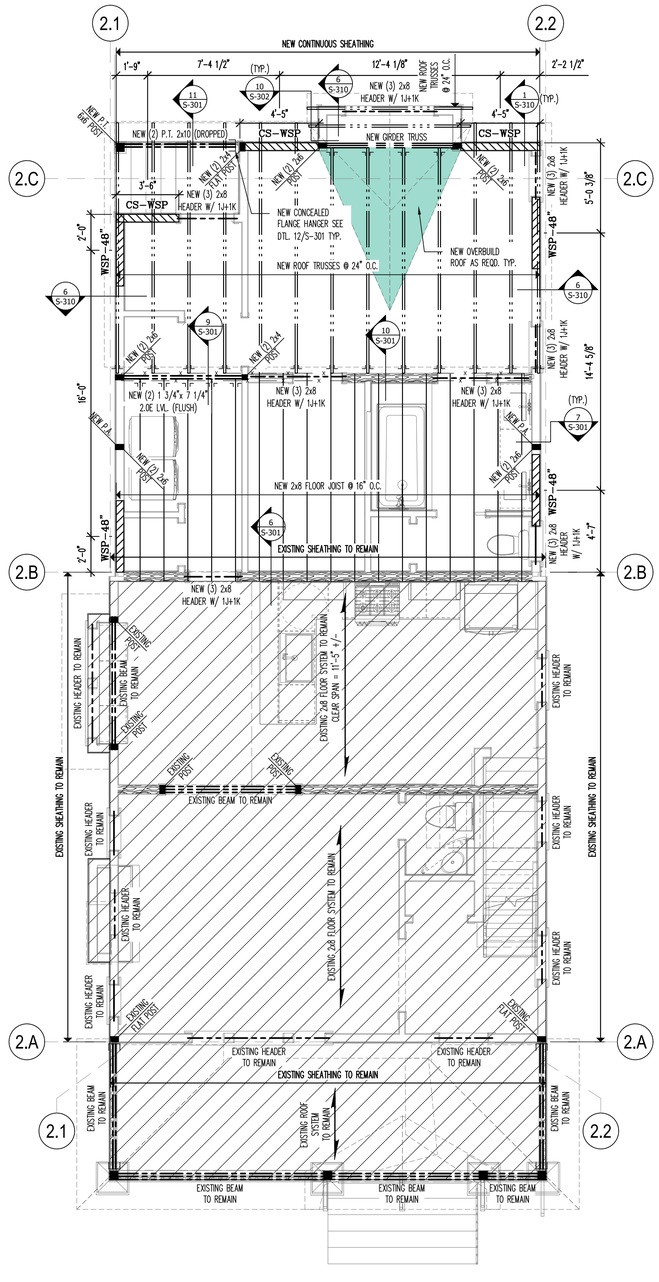
NOTES:
1. ALL NEW FLOOR FRAMING TO BE 2x8 FLOOR JOISTS @ 16" O.C. U.N.O.
2. THE FLOOR FRAMING SHALL MEET THE REQUIREMENTS SPECIFIED ON:
   - 2.1. SERIES S-001 – GENERAL NOTES & SCHEDULES
   - 2.2. SERIES S-300 – FRAMING DETAILS
   - 2.3. SERIES S-400 – WALL BRACING DETAILS
3. PROTECT ALL UNTREATED LUMBER FROM EXPOSURE TO WEATHER. NOTIFY ENGINEER OTHERWISE.
4. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS. NOTIFY STRUCTURAL ENGINEER IF ANY DISCREPANCY IS FOUND.
5. 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:
1. ALL BEARING WALL STUDS SHALL BE SPF #2 GRADE OR BETTER.
2. ALL BEARING WALLS SHALL BE SHEATHED ON ONE SIDE MIN., INCLUDING BASEMENT AND ATTIC SPACES.
3. ALL BRACED OR SHEAR WALLS (NON-BEARING) TO BE 2x4/2x6 @ 16" O.C. SPF #2 OR BETTER.
4. NON-BEARING, NON-BRACED/SHEAR WALL STUDS MAY BE SPACED AT 24" O.C.
5. 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 SECOND FLOOR FRAMING PLAN

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

1 / S-120

ALLIANCE
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12355 Sunrise Valley Dr.
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Tel: (703) 749-7941
Fax: (703) 749-7942

NO.	ISSUE/REVISION	DATE

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

Signed by: Alexi Farah
JAN 09 2025
STATE OF MARYLAND – PROFESSIONAL ENGINEER

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. 22028 , EXPIRATION DATE 07-01-2026

Date: 1/9/2025	Project No.: 24-525
Drawn: ASE, INC.	Scale: "AS NOTED"
Designed: ASE, INC.	Drawing No.: S-120 OF
Checked: ASE, INC.	

115	Ultimate Wind Speed (mph)
B	Exposure
3	No of Stories
1	Exposure Adjustment Factor

Notes:
1. Based on IRC table R602.10.3(1) for Length
2. Based on IRC table R602.10.3(2) for Adjustment
3. Dimensions given in feet and decimal inches

		Adjustment Inputs						Adjustment Factors						
Spacing	Table Length	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?	Tot Adj
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

Wall Bracing Tabl Roof Framing Plan

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

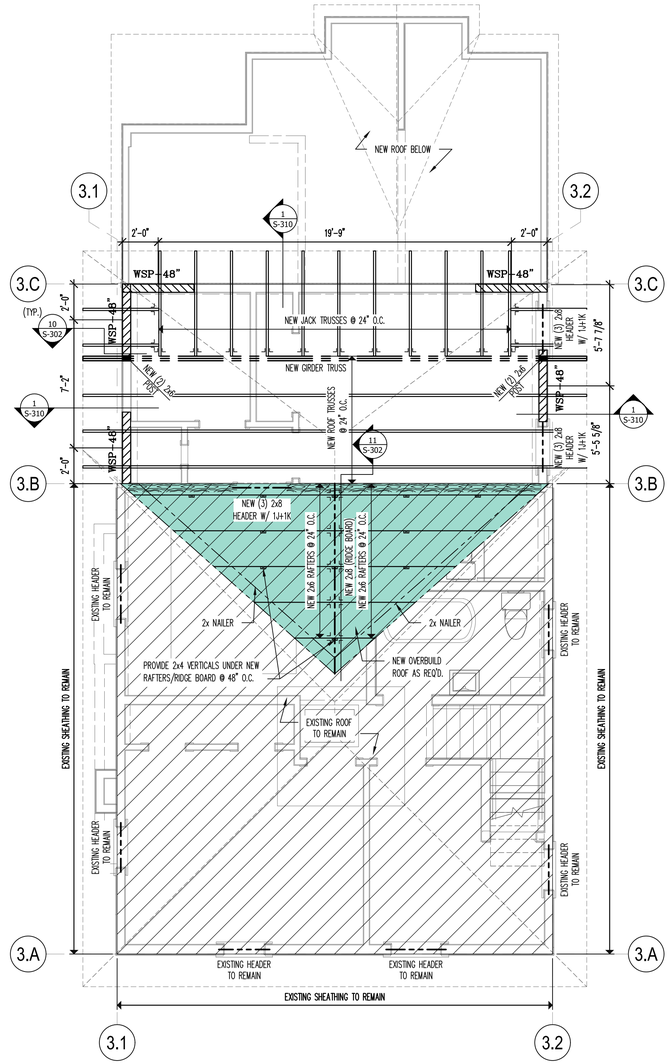
NOTES:
1. ALL NEW ROOF FRAMING TO BE PRE-ENGINEERED WOOD ROOF TRUSSES @ 24" O.C. U.N.O.
2. THE ROOF FRAMING SHALL MEET THE REQUIREMENTS SPECIFIED ON:
   - 2.1. SERIES S-001 – GENERAL NOTES & SCHEDULES
   - 2.2. SERIES S-300 – FRAMING DETAILS
   - 2.3. SERIES S-400 – WALL BRACING DETAILS
3. PROTECT ALL UNTREATED LUMBER FROM EXPOSURE TO WEATHER. NOTIFY ENGINEER OTHERWISE.
4. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS. NOTIFY STRUCTURAL ENGINEER IF ANY DISCREPANCY IS FOUND.
5. 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:
1. ALL BEARING WALL STUDS SHALL BE SPF #2 GRADE OR BETTER.
2. ALL BEARING WALLS SHALL BE SHEATHED ON ONE SIDE MIN., INCLUDING BASEMENT AND ATTIC SPACES.
3. ALL BRACED OR SHEAR WALLS (NON-BEARING) TO BE 2x4/2x6 @ 16" O.C. SPF #2 OR BETTER.
4. NON-BEARING, NON-BRACED/SHEAR WALL STUDS MAY BE SPACED AT 24" O.C.
5. 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

ALLIANCE
Structural Engineers, Inc.
12355 Sunrise Valley Dr. Suite 270 Reston, Virginia 20191-3447
Tel: (703) 749-7741
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NO.	ISSUE/REVISION	DATE

Drawing: PROPOSED ROOF FRAMING PLAN
Project: NAIL RESIDENCE
5 P JILADELPHIA AVE TAKOMA PARK, MD 20912
Client: MOSS BUILDING & DESIGN

Signed by: Ali Farahi
2F5681E4AD343E...
JAN 09 2025

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. 22026, EXPIRATION DATE 07-01-2026

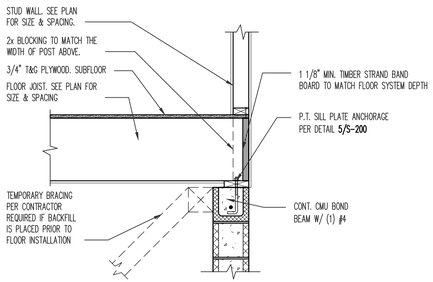
Date: 1/9/2025	Project No.: 24-525
Drawn: ASE, INC.	Scale: "AS NOTED"
Designed: ASE, INC.	Drawing No.: S-130 OF
Checked: ASE, INC.	

*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.



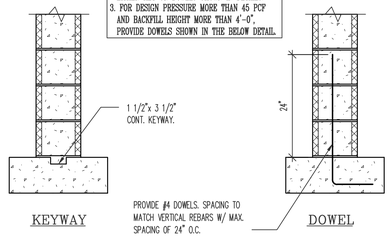
PERPENDICULAR TO FDN WALL

PARALLEL TO FDN WALL

TYP. FLOOR SYSTEM AT FDN. WALL

SCALE: 3/4" = 1'-0" — 9 / S-200

*NOTE:
1. FOR UNBALANCED BACKFILL HEIGHT OF ≤ 4'-0" USE CONT. 2x4 KEYWAY.
2. FOR DESIGN PRESSURE OF UP TO 45 PCF AND BACKFILL HEIGHT OF MORE THAN 4'-0", USE EITHER KEY OR DOWELS SHOWN IN DETAILS.
3. FOR DESIGN PRESSURE MORE THAN 45 PCF AND BACKFILL HEIGHT MORE THAN 4'-0", PROVIDE DOWELS SHOWN IN THE BELOW DETAIL.

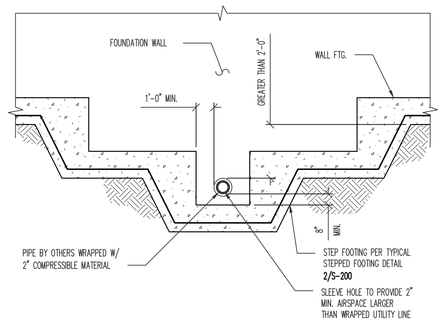


TYP. WALL TO FOOTING JOINT

SCALE: 3/4" = 1'-0" — 6 / S-200

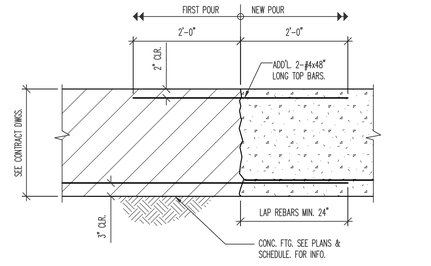
TYP. FOUNDATION WALL W/ SIDING OR 2" MAX ADHERED VENEER

SCALE: N.T.S. — 7 / S-200



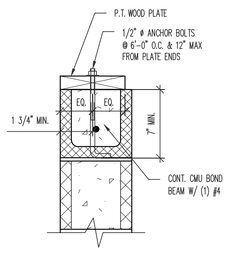
TYP. PIPE THRU CONC. WALL

SCALE: N.T.S. — 4 / S-200

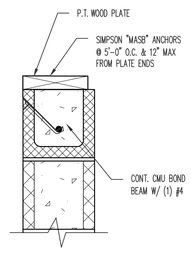


TYP. FOOTING COLD JOINT

SCALE: N.T.S. — 1 / S-200



OPT. NO. 1



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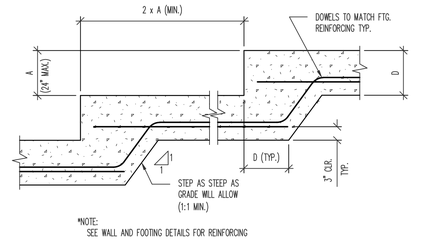
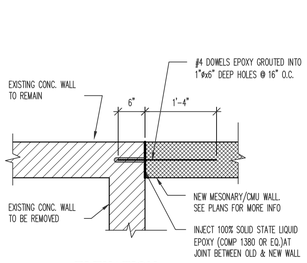


*NOTE:
SEE WALL AND FOOTING DETAILS FOR REINFORCING

TYP. CONC. FOOTING STEP

SCALE: N.T.S. — 2 / S-200

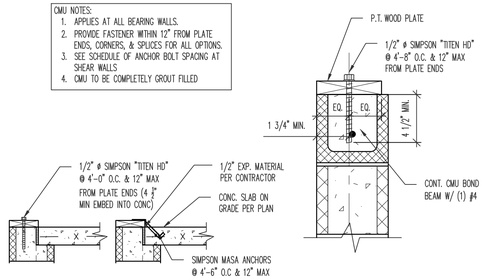


ELEVATION aa

SECTION

SCALE: 3/4" = 1'-0" — 8 / S-200

CMU NOTES:
1. APPLIES AT ALL BEARING WALLS.
2. PROVIDE FASTENER WITHIN 12" FROM PLATE ENDS, CORNERS, & SPLICES FOR ALL OPTIONS.
3. SEE SCHEDULE OF ANCHOR BOLT SPACING AT SHEAR WALLS
4. CMU TO BE COMPLETELY GROUT FILLED



OPT. NO. 4

OPT. NO. 3

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

ALLIANCE
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12355 Sunrise Valley Dr. Suite 200
Reston, Virginia 20191-3467
Tel: (703) 749-7941
Fax: (703) 749-7942

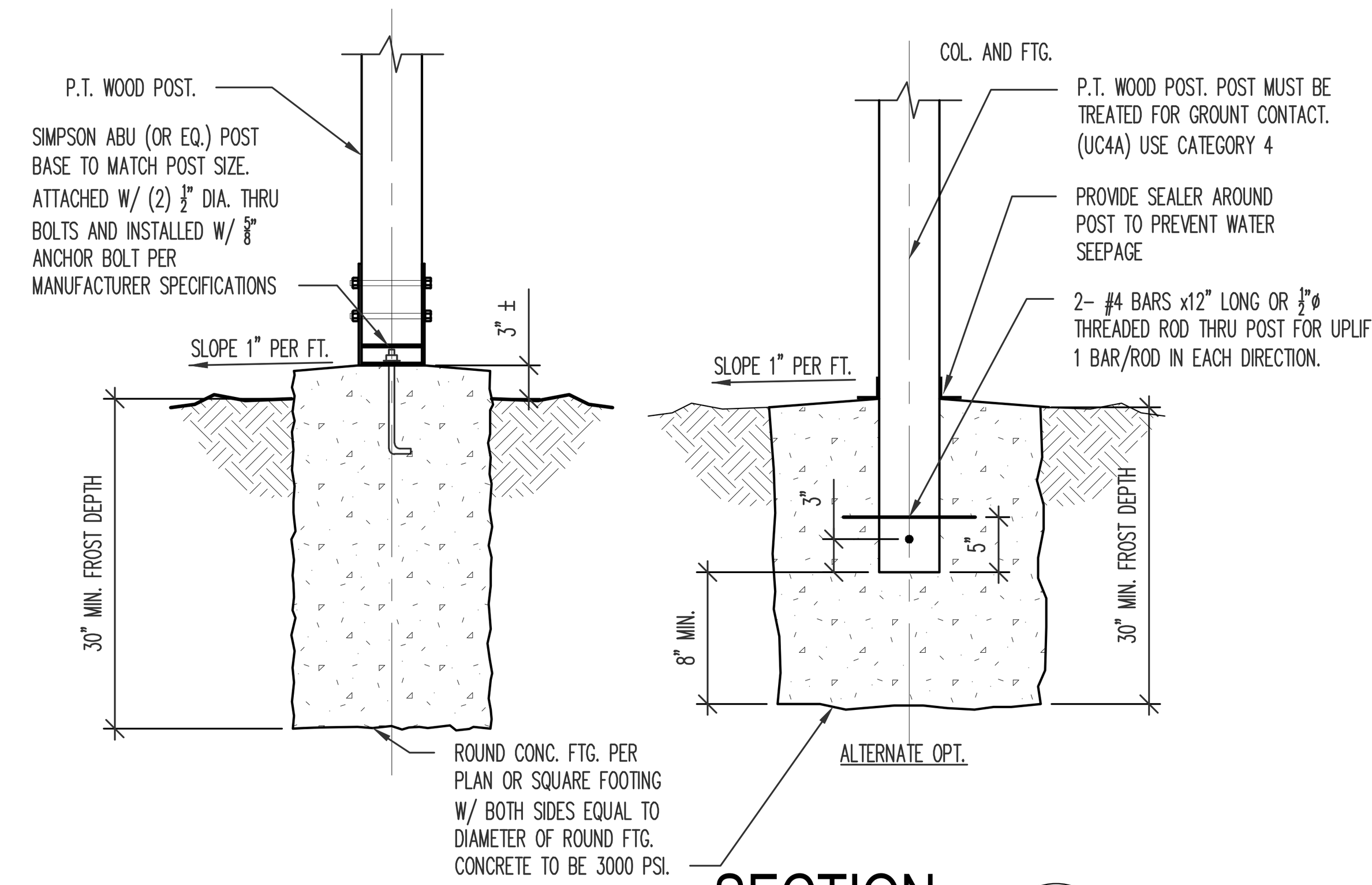
NO.	ISSUE/REVISION	DATE

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

Signed by: Aldi Farahi
JAN 09 2025

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. 22026 , EXPIRATION DATE 07-01-2026

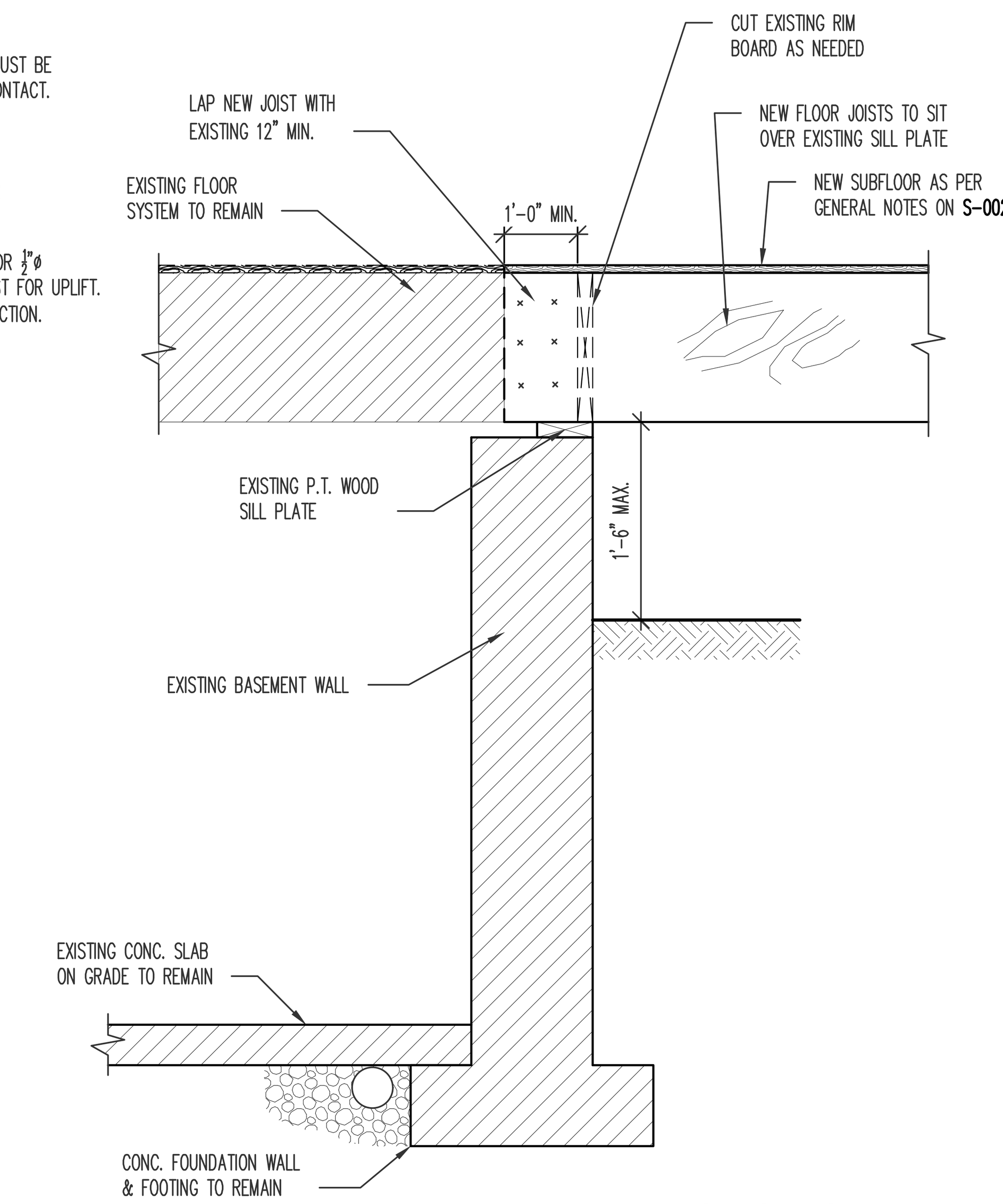
Date: 1/9/2025	Project No.: 24-525
Drawn: ASE, INC.	Scale: "AS NOTED"
Designed: ASE, INC.	Drawing No.: S-200 OF
Checked: ASE, INC.	



SOIL BRG = 2000 PSF

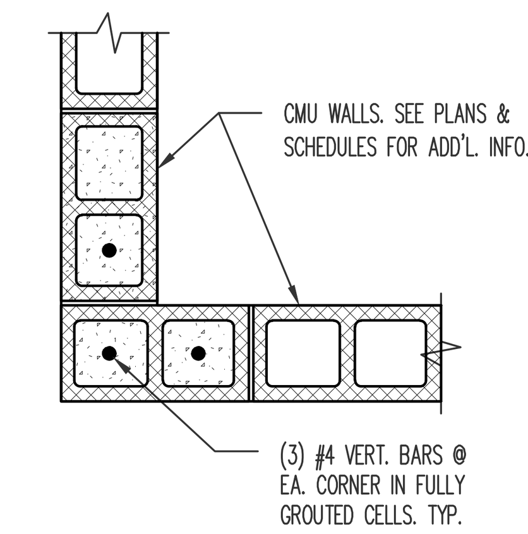
SECTION (4 / S-201)

SCALE: 3/4" = 1'-0" SONOTUBE CONC. FTG. AT DECK



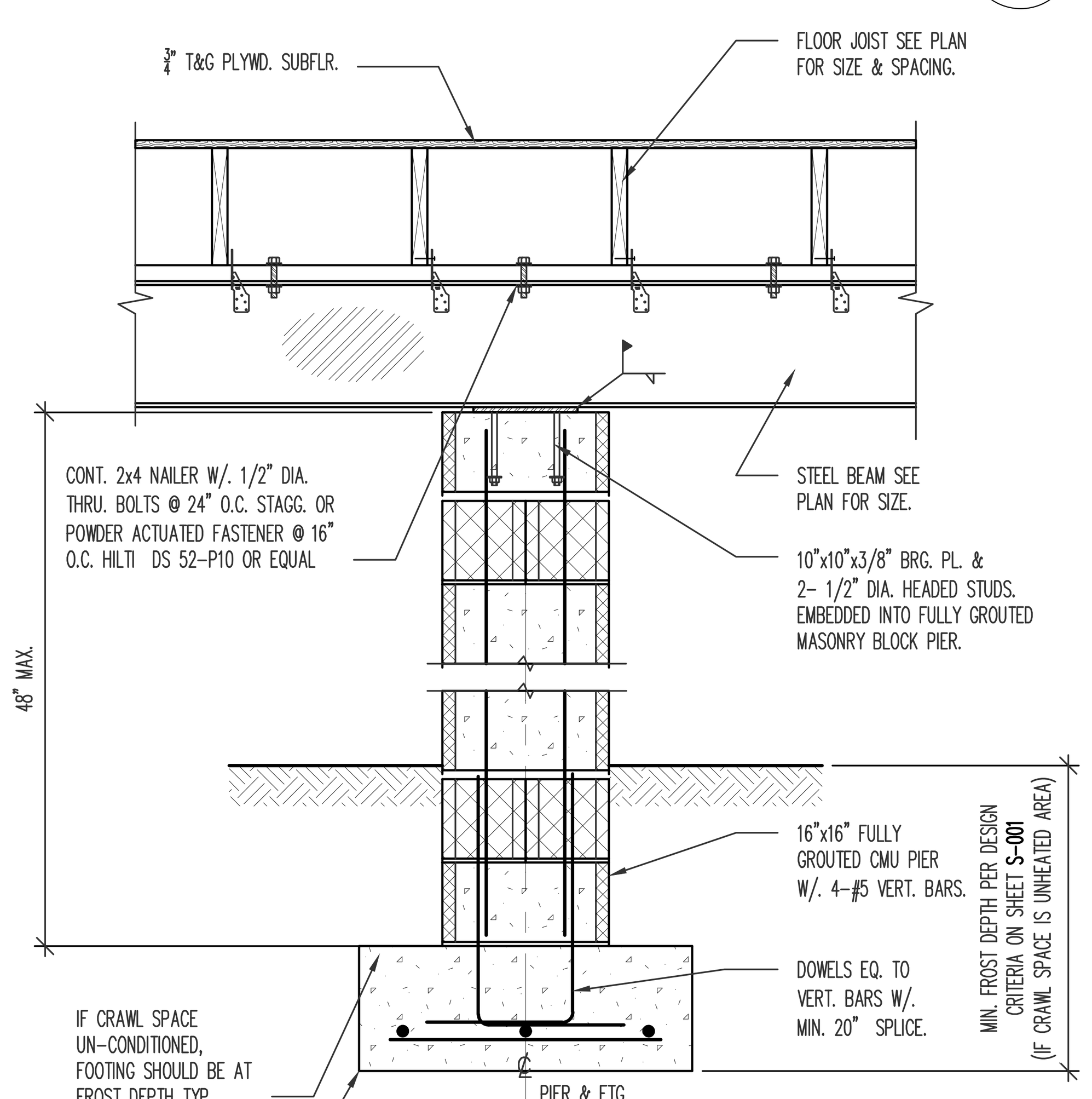
SECTION (1 / S-201)

SCALE: N.T.S.



TYP. BASEMENT CMU WALL CORNER (2 / S-201)

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



SECTION (3 / S-201)

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

STATE OF MARYLAND PROFESSIONAL ENGINEER
Signed by: Abdi Farah 2255081EA4D343E...
JAN 0 9 2025

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Suite 220
Reston, Virginia 20191-3467
Tel. (703) 749-7941
Fax (703) 749-7942

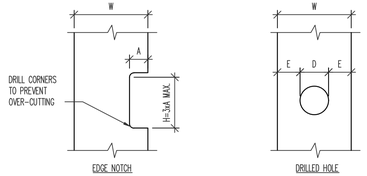
NO.	ISSUE/REVISION	DATE

Drawing: FOUNDATION DETAILS

Project: NAIL RESIDENCE
5 PJILADELPHIA AVE TAKOMA PARK, MD 20912

Client: MOSS BUILDING & DESIGN

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



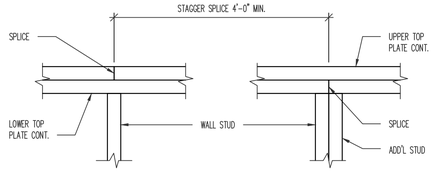
EDGE NOTCH DRILLED HOLE

"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

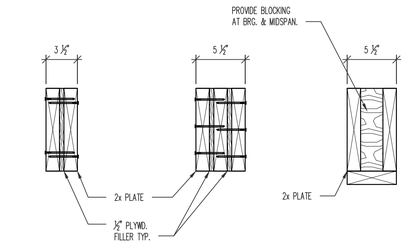
SCALE: 3/4" = 1'-0" — 9 / S-300



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

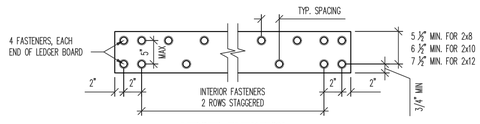
SCALE: 3/4" = 1'-0" — 6 / S-300



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

TYP. MULTIPLE HEADER CONN.

SCALE: N.T.S. — 3 / S-300



LEDGER ELEVATION

FASTENER	TOTAL LOAD	MAXIMUM ON CENTER SPACING OF FASTENER PAIRS (IN.) JOIST/RAFTER/TRUSS SPAN UP TO 6'-0"	UP TO 8'-0"	UP TO 10'-0"	UP TO 12'-0"	UP TO 14'-0"	UP TO 16'-0"	UP TO 18'-0"
(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) SDWS 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:
½" 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. ½"ø
WOOD SCREWS – MIN. ¼"ø WITH LENGTH SUFFICIENT TO PENETRATE THRU RIM BOARD. USE SIMPSON SDS/SDWS, FASTEN-MASTER LEDGER-LOK, OR EQ.
ANCHOR BOLTS – MIN. ½"ø EPOXY BOLT WITH MIN. 6" EMBED., OR ½"ø SIMPSON TITEN-HD-SS OR EQ. WITH MIN. 4 ½" EMBED., & 1 ¾" 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 UP TO 6'-0"	UP TO 8'-0"	UP TO 10'-0"	UP TO 12'-0"	UP TO 14'-0"	UP TO 16'-0"	UP TO 18'-0"
(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) SDWS 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:
½" MAX. SHEATHING BETWEEN BAND BOARD AND LEDGER
BAND BOARD – TO BE 2x LUMBER OR 1-3/4" LVL, SEE GENERAL NOTES ON SHEET S-002 FOR FURTHER CRITERIA.
THROUGH BOLTS – MIN. ½"ø
WOOD SCREWS – MIN. ¼"ø WITH LENGTH SUFFICIENT TO PENETRATE THRU RIM BOARD. USE SIMPSON SDS/SDWS, FASTEN-MASTER LEDGER-LOK, OR EQ.
ANCHOR BOLTS – MIN. ½"ø EPOXY BOLT WITH MIN. 6" EMBED., OR ½"ø SIMPSON TITEN-HD-SS OR EQ. WITH MIN. 4 ½" EMBED., & 1 ¾" 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

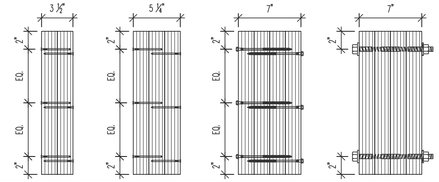
NOTE:
CONTRACTOR SHALL LOCATE STUD PENETRATIONS PRIOR TO FULL ROUGH IN & PROVIDE ADDITIONAL STUDS AS NECESSARY TO AVOID REPAIRS.

TYPICAL TOP PLATE REPAIR

SCALE: 3/4" = 1'-0" — 7 / S-300

TYPICAL HEADER FRAMING

SCALE: 3/4" = 1'-0" — 4 / 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	¼"x6" WOOD SCREWS	½"ø THRU BOLTS
SPACING	12" O.C.	12" O.C.	12" O.C.	12" O.C.

NOTES:
1. SCREWS TO BE SIMPSON SDS/SDWS, 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

ELEVATION 1.

NOTE:
ELEVATION 1 ONLY APPLIES IF TRUSS/JOIST/RAFTER ARE NOT BEARING WITHIN STUD BAY OF CUT TOP PLATE.

ELEVATION 2.

NOTE: PROVIDE 16 GA. STRAPS AT E.A. 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

W/ BOTH PLATES CUT

W/ SINGLE CUT PLATE

TYP. HEADER W/ CUT TOP PLATE(S)

SCALE: 3/4" = 1'-0" — 5 / S-300

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NO.	ISSUE/REVISION	DATE

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

Signed by: Ardi Farahi
ARDIFARAHI0436
JAN 09 2025

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. 22026 , EXPIRATION DATE 07-01-2026

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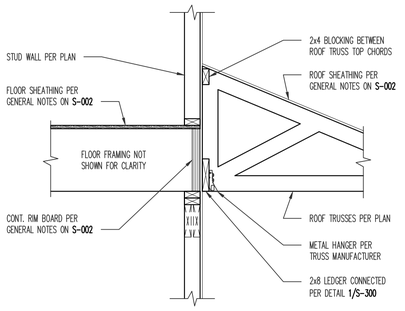
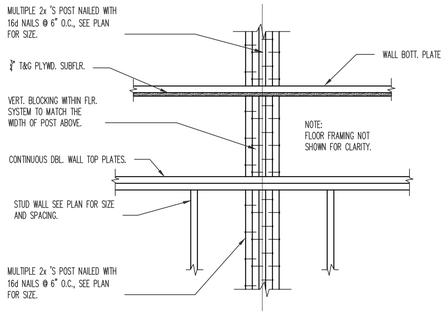
Designed: ASE, INC.	Drawing No.: S-300 OF
Checked: ASE, INC.	



TYPICAL LOW ROOF

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

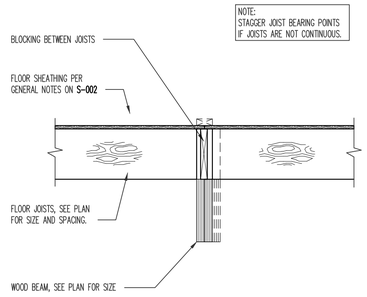
10 S-301



SECTION

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

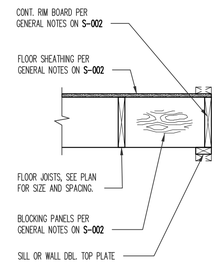
7 S-301



TYPICAL DROPPED WOOD BEAM

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

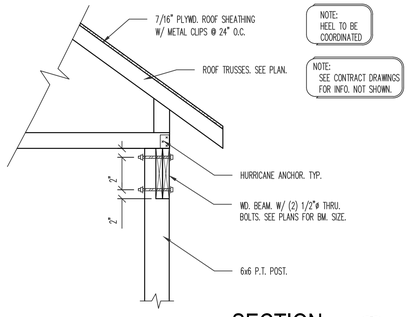
4 S-301



TYPICAL PARALLEL TO BEARING

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

1 S-301

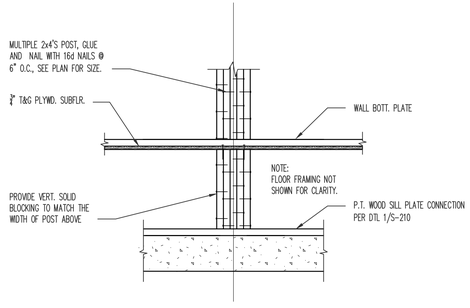


SECTION

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

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

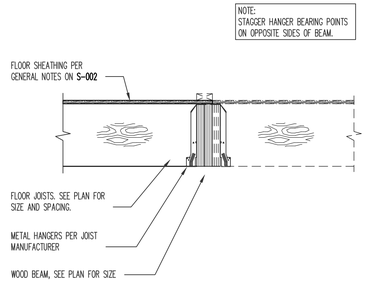
11 S-301



SECTION

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

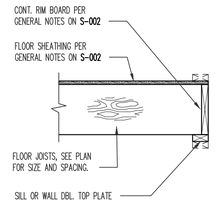
8 S-301



TYPICAL FLUSH WOOD BEAM

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

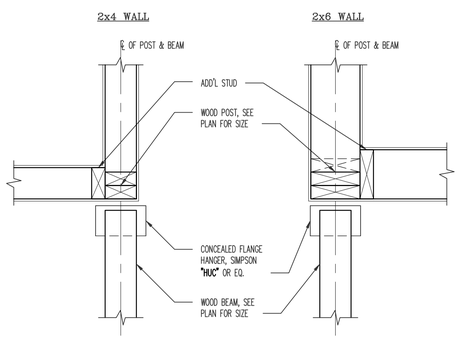
5 S-301



TYPICAL END BEARING

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

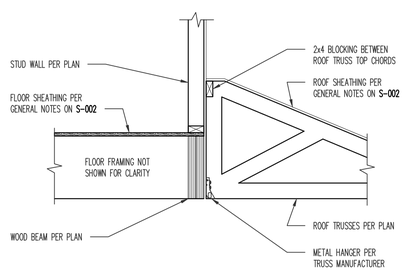
2 S-301



TYP. FLAT POST AT CORNER

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

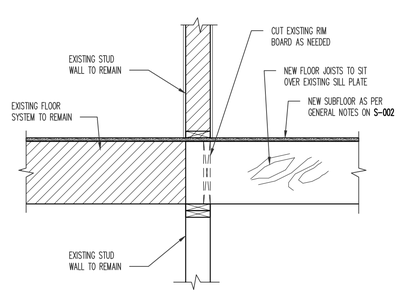
12 S-301



TYP. LOW ROOF AT FLUSH BEAM

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

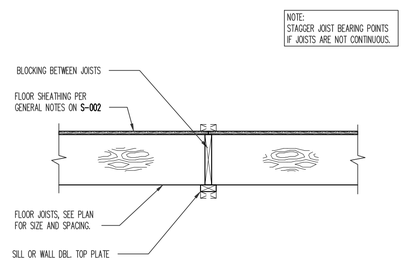
9 S-301



SECTION

SCALE: N.T.S.

6 S-301



TYPICAL INTERIOR BEARING

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

3 S-301

ALLIANCE
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Reston, Virginia 20191-3467
Tel. (703) 749-7941
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NO.	ISSUE/REVISION	DATE

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5 PJILADELPHIA AVE TAKOMA PARK, MD 20912

Client: MOSS BUILDING & DESIGN

Signed by: Ali Farahi
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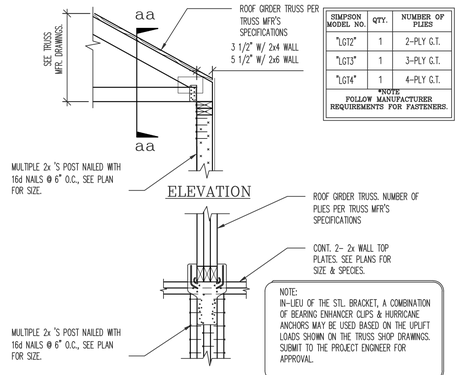


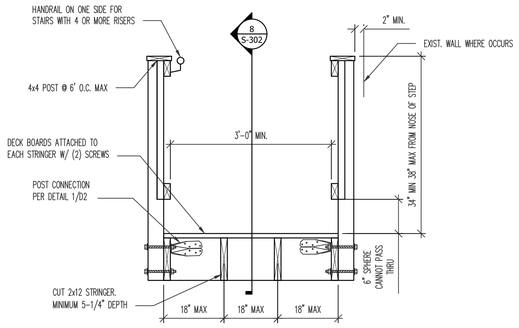
SIMPSON MODEL NO.	QTY.	NUMBER OF PLIES
"LGT2"	1	2-PLY G.T.
"LGT3"	1	3-PLY G.T.
"LGT4"	1	4-PLY G.T.

*NOTE FOLLOW MANUFACTURER REQUIREMENTS FOR FASTENERS.

NOTE:
IN-LIEU OF THE STL. BRACKET, A COMBINATION OF BEARING ENHANCER CLIPS & HURRICANE ANCHORS MAY BE USED BASED ON THE UPLIFT LOADS SHOWN ON THE TRUSS SHOP DRAWINGS. SUBMIT TO THE PROJECT ENGINEER FOR APPROVAL.

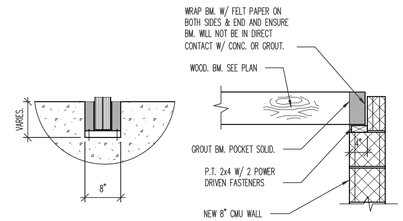
SECTION

SCALE: 3/4" = 1'-0" — 10 / S-302



STAIR CROSS SECTION

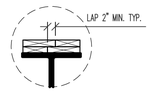
SCALE: 3/4" = 1'-0" WITH CUT STRINGERS — 7 / S-302



WD. BEAM BEARING ON CMU WALL

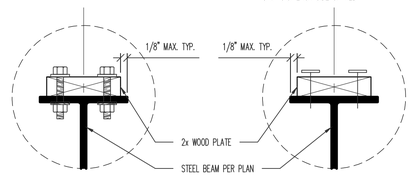
SCALE: 3/4" = 1'-0" — 4 / S-302

FOR STEEL FLANGE WIDTH GREATER THAN 11-1/4"
BUILD UP BEAM WIDTH W/ MULTIPLE 2x PLATES



OPTION 1: BOLTS
½"ø THRU BOLTS @ 24" O.C. STAGGER @ 12" O.C. EACH SIDE OF WEB

OPTION 2: PINS
POWER ACTUATED FASTENERS "HILTI X-AL-H52 P8" WOOD TO METAL PINS @ 12" O.C. STAGGER @ 6" O.C. EACH SIDE OF WEB



TYPICAL WOOD PLATE TO STEEL

SCALE: N.T.S. — 1 / S-302

TYPICAL ROOF NOTES:
1. SEE ARCH. FOR ROOF CONFIGURATION, HEEL HEIGHT, AND PITCH.

SECTION

SCALE: 3/8" = 1'-0" — 11 / S-302

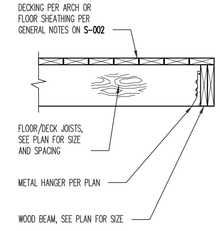
STAIR SECTION

SCALE: 3/4" = 1'-0" — 8 / S-302

NOTES:
1. DO NOT NOTCH 4x4 GUARD POST
2. SPACE GUARD POSTS AT 6'-0" MAX.
3. RIM BOARD & BLOCKING TO MATCH JOIST SIZE U.N.O.
4. USE PRESERVATIVE TREATED LUMBER & COMPATIBLE HARDWARE
5. (5") & (8") TO BE SIMPSON SCREWS, SDWS22800B (8") AND SDWS22500B (5")

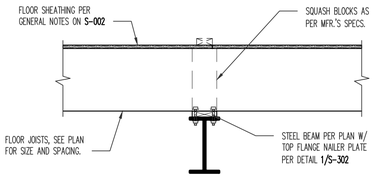
DECK GUARD POST CONNECTION

SCALE: 3/4" = 1'-0" — 9 / S-302



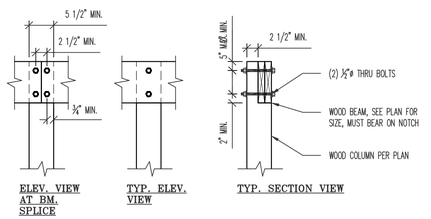
TYPICAL FLUSH BEAM

SCALE: 3/4" = 1'-0" — 5 / S-302



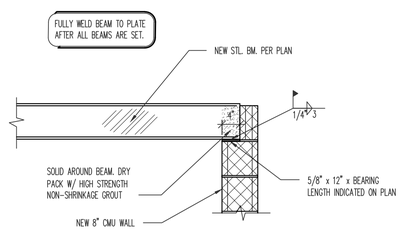
TYPICAL DROPPED STEEL BEAM

SCALE: 3/4" = 1'-0" TRUSSES PERPEND. — 2 / S-302



TYP. BEAM TO NOTCHED POST

SCALE: 3/4" = 1'-0" — 6 / S-302



STL. BEAM BEARING ON CMU WALL

SCALE: 3/4" = 1'-0" — 3 / S-302

ALLIANCE Structural Engineers, Inc.
12355 Sunrise Valley Dr. Suite 200 Reston, Virginia 20191-3447
Tel: (703) 749-7941 Fax: (703) 749-7942

NO.	ISSUE/REVISION	DATE

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

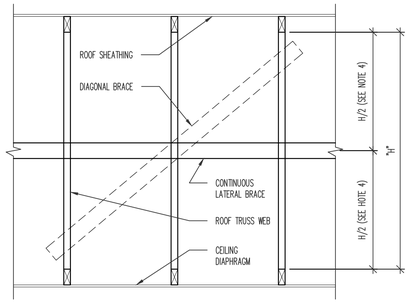
Signed by: Andi Farah, PROFESSIONAL ENGINEER
JAN 09 2025

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. 22026 , EXPIRATION DATE 07-10-2026

Date: 1/9/2025	Project No.: 24-525
Drawn: ASE, INC.	Scale: "AS NOTED"
Designed: ASE, INC.	Drawing No.: S-302 OF
Checked: ASE, INC.	

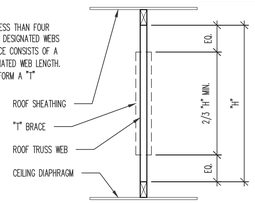
OPTION 1: CONTINUOUS LATERAL BRACING (CLB)

THIS FORM OF BRACING IS USED IF THERE ARE FOUR OR MORE SIMILAR TRUSSES WITH SIMILAR WEB CONFIGURATION IN A ROW TO RUN LATERAL BRACING. CONTINUOUS LATERAL BRACING CONSISTS OF DIAGONAL AND CONTINUOUS 2x4s TO DESIGNATED WEBS PER APPROVED ROOF TRUSS SHOP DWG'S. SECURE TO WEB WITH (2) 10d NAILS. "DIAGONAL" OR "END" ANCHORAGE IS REQUIRED TO STABILIZE THE LATERAL BRACING. (SEE H18-91 BOOKLET & SUMMARY SHEET FOR ADDITIONAL INFORMATION ON DIAGONAL BRACING).



OPTION 2: "T" BRACE

THIS FORM OF BRACING IS USED IF THERE ARE LESS THAN FOUR SIMILAR TRUSSES IN A ROW OR LESS THAN FOUR DESIGNATED WEBS IN A ROW TO RUN LATERAL BRACING. A "T" BRACE CONSISTS OF A 2x4 THAT IS APPROXIMATELY 2/3 OF THE DESIGNATED WEB LENGTH. SECURE TO WEB WITH 10d NAILS @ 10" O.C. TO FORM A "T" SHAPED CROSS-SECTION (THRU. WEB).

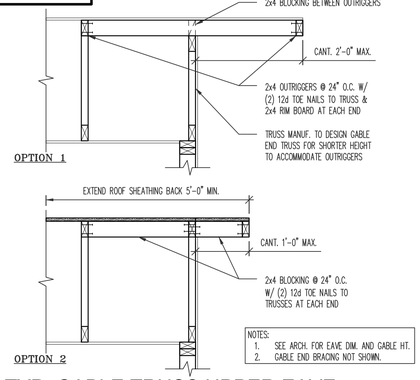


TRUSS BRACING NOTES:
1. UNLESS NOTED OTHERWISE, DIAGONAL AND CONTINUOUS HORIZONTAL LATERAL BRACING IS REQUIRED AT 15'-0" O.C. MAX. AND AT EACH SHEARWALL LOCATION (PERPENDICULAR TO TRUSSES), & AT EACH CONTINUOUS LATERAL WEB BRACE SPECIFIED ON APPROVED TRUSS SHOP DRAWINGS. PROVIDE ADDITIONAL PERMANENT TRUSS BRACING AS NOTED ON ROOF FRAMING PLANS.
2. MINIMUM ANCHORAGE OF 2x4 CONTINUOUS LATERAL BRACE AND DIAGONAL BRACE SHALL BE (2) 16d OR (3) 10d NAILS AT EACH TRUSS CROSSING, UNLESS OTHERWISE NOTED OR APPROVED.
3. DIAGONAL BRACES SHALL BE ONE PIECE CONTINUOUS OR SPLICING PROCEDURE SHALL BE APPROVED BY THE ENGINEER. DIAGONAL BRACES SHALL TERMINATE WITHIN 6" OF SHEATHED TRUSS CHORD AND SHALL ENGAGE A MIN. OF (3) TRUSSES.
4. INTERVAL BETWEEN CONTINUOUS LATERAL BRACES SHALL BE H/3 WHEN 2 ROWS OF BRACES ARE REQUIRED, WHERE "H" DENOTES THE LENGTH OF WEB MEMBER.

TYP. WEB BRACING

7 S-310

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

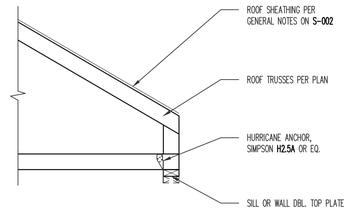


NOTES:
1. SEE ARCH. FOR EAVE DIM. AND GABLE HT.
2. GABLE END BRACING NOT SHOWN.

TYP. GABLE TRUSS UPPER EAVE

4 S-310

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

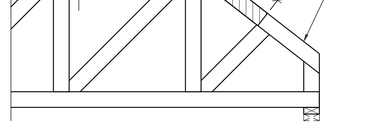


TYPICAL ROOF NOTES:
1. SEE ARCH. FOR ROOF CONFIGURATION, HEEL HEIGHT, AND PITCH.
2. ROOF TRUSS MANUFACTURER TO VERIFY TIE-DOWN FOR UPLIFT REACTIONS AND SPECIFY CONNECTION DETAILS FOR GIRDER TRUSSES AND ALL OTHER TRUSSES THAT EXCEED THE CAPACITY OF THE CONNECTOR SHOWN.

TYPICAL END BEARING

1 S-310

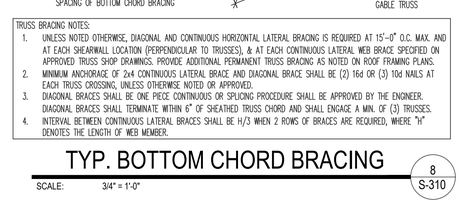
SCALE: 3/4" = 1'-0"



TYPICAL PIGGYBACK SPLICE

10 S-310

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

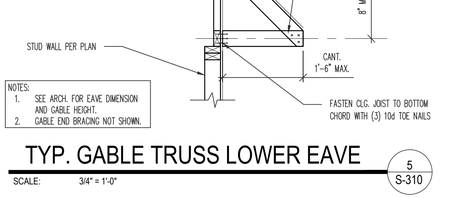


TRUSS BRACING NOTES:
1. UNLESS NOTED OTHERWISE, DIAGONAL AND CONTINUOUS HORIZONTAL LATERAL BRACING IS REQUIRED AT 15'-0" O.C. MAX. AND AT EACH SHEARWALL LOCATION (PERPENDICULAR TO TRUSSES), & AT EACH CONTINUOUS LATERAL WEB BRACE SPECIFIED ON APPROVED TRUSS SHOP DRAWINGS. PROVIDE ADDITIONAL PERMANENT TRUSS BRACING AS NOTED ON ROOF FRAMING PLANS.
2. MINIMUM ANCHORAGE OF 2x4 CONTINUOUS LATERAL BRACE AND DIAGONAL BRACE SHALL BE (2) 16d OR (3) 10d NAILS AT EACH TRUSS CROSSING, UNLESS OTHERWISE NOTED OR APPROVED.
3. DIAGONAL BRACES SHALL BE ONE PIECE CONTINUOUS OR SPLICING PROCEDURE SHALL BE APPROVED BY THE ENGINEER. DIAGONAL BRACES SHALL TERMINATE WITHIN 6" OF SHEATHED TRUSS CHORD AND SHALL ENGAGE A MIN. OF (3) TRUSSES.
4. INTERVAL BETWEEN CONTINUOUS LATERAL BRACES SHALL BE H/3 WHEN 2 ROWS OF BRACES ARE REQUIRED, WHERE "H" DENOTES THE LENGTH OF WEB MEMBER.

TYP. BOTTOM CHORD BRACING

8 S-310

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

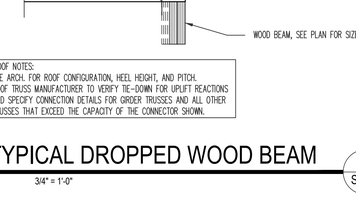


NOTES:
1. SEE ARCH. FOR EAVE DIMENSION AND GABLE HEIGHT.
2. GABLE END BRACING NOT SHOWN.

TYP. GABLE TRUSS LOWER EAVE

5 S-310

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

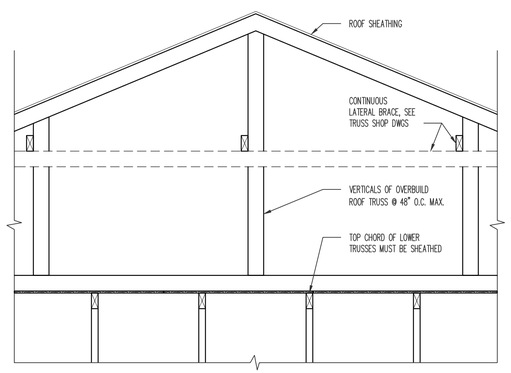


TYPICAL ROOF NOTES:
1. SEE ARCH. FOR ROOF CONFIGURATION, HEEL HEIGHT, AND PITCH.
2. ROOF TRUSS MANUFACTURER TO VERIFY TIE-DOWN FOR UPLIFT REACTIONS AND SPECIFY CONNECTION DETAILS FOR GIRDER TRUSSES AND ALL OTHER TRUSSES THAT EXCEED THE CAPACITY OF THE CONNECTOR SHOWN.

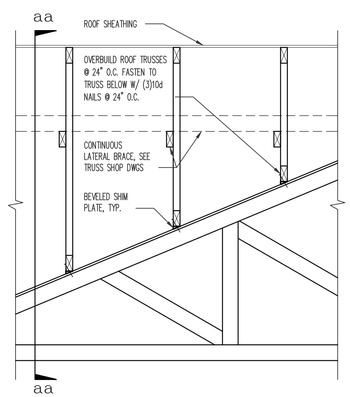
TYPICAL DROPPED WOOD BEAM

2 S-310

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



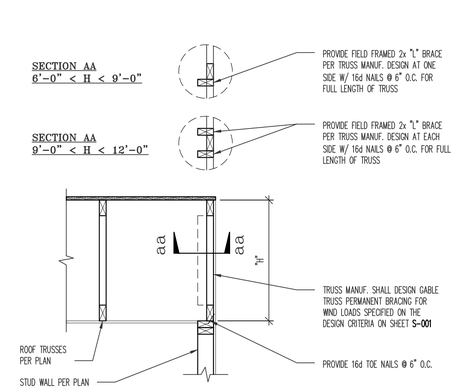
SECTION AA



TYPICAL OVERBUILD FRAMING

9 S-310

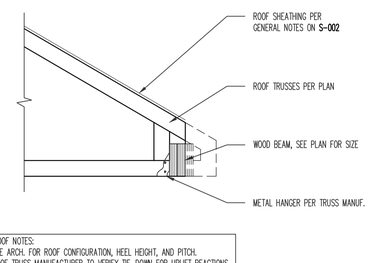
SCALE: 3/4" = 1'-0"



TYP. GABLE TRUSS BRACING

6 S-310

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



TYPICAL ROOF NOTES:
1. SEE ARCH. FOR ROOF CONFIGURATION, HEEL HEIGHT, AND PITCH.
2. ROOF TRUSS MANUFACTURER TO VERIFY TIE-DOWN FOR UPLIFT REACTIONS AND SPECIFY CONNECTION DETAILS FOR GIRDER TRUSSES AND ALL OTHER TRUSSES THAT EXCEED THE CAPACITY OF THE CONNECTOR SHOWN.

TYPICAL FLUSH WOOD BEAM

3 S-310

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

ALLIANCE
Structural Engineers, Inc.
12355 Sunrise Valley Dr. Suite 200
Reston, Virginia 20191-3447
Tel: (703) 749-7941
Fax: (703) 749-7942

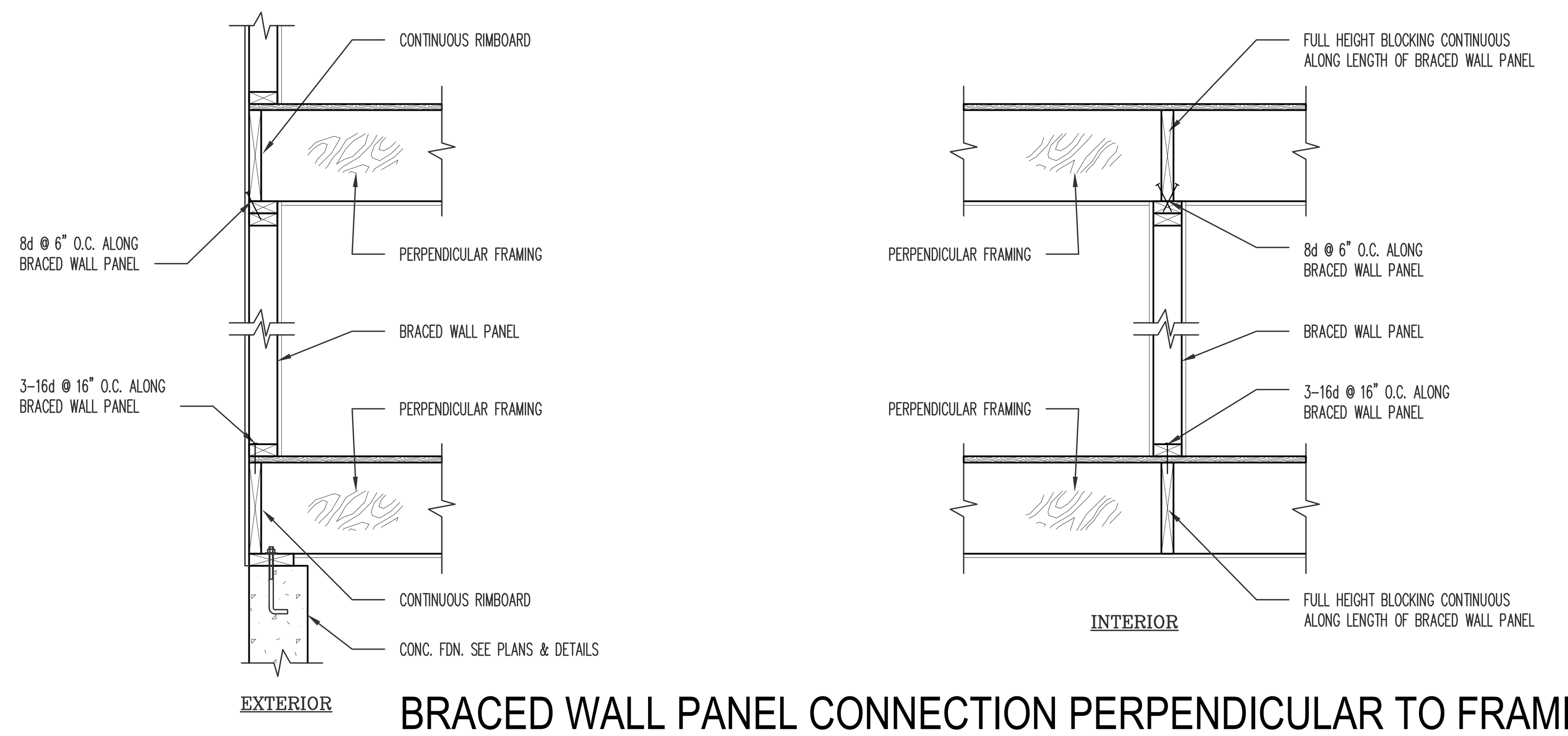
NO.	ISSUE/REVISION	DATE

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

Signed by: Abdi Farah
JAN 09 2025
PROFESSIONAL ENGINEER

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. 22026 , EXPIRATION DATE 07-01-2026

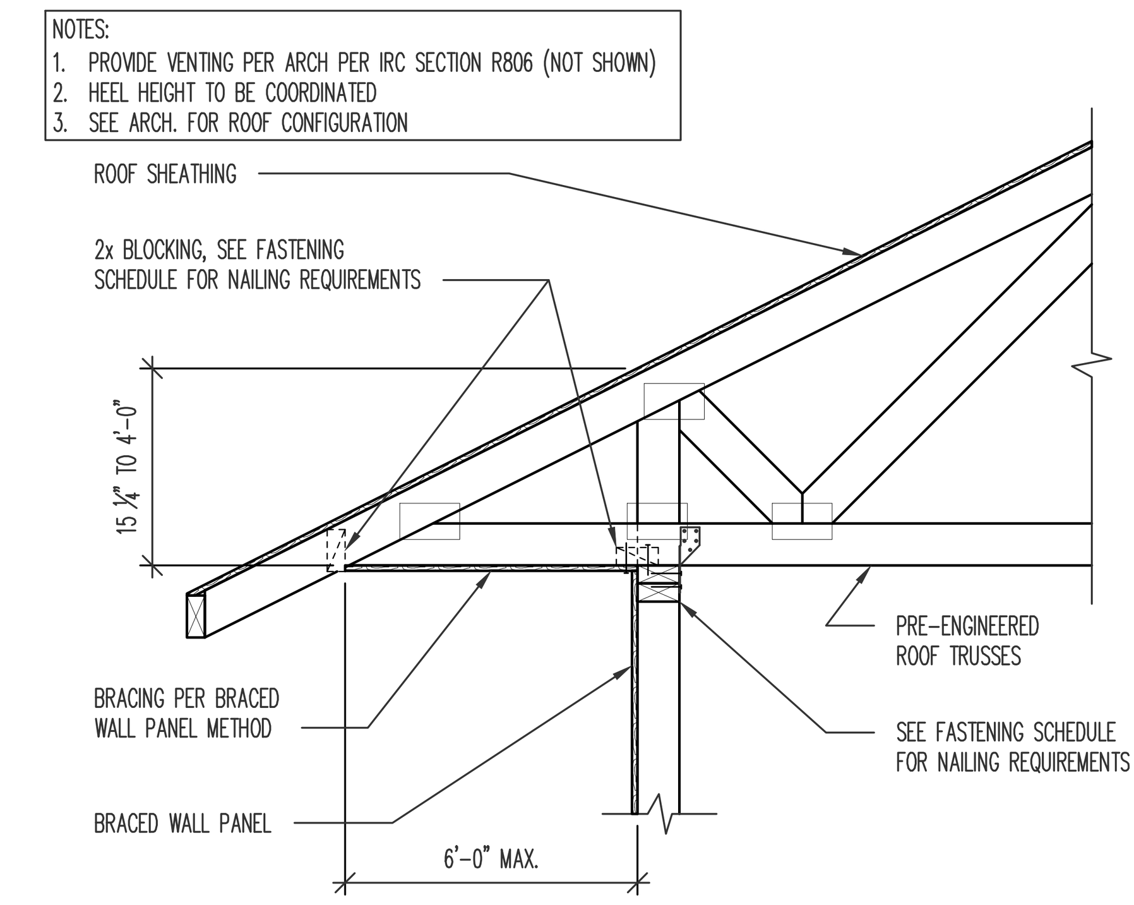
Date: 1/9/2025	Project No.: 24-525
Drawn: ASE, INC.	Scale: "AS NOTED"
Designed: ASE, INC.	Drawing No.: S-310 OF
Checked: ASE, INC.	



BRACED WALL PANEL CONNECTION PERPENDICULAR TO FRAMING

4 / S-400

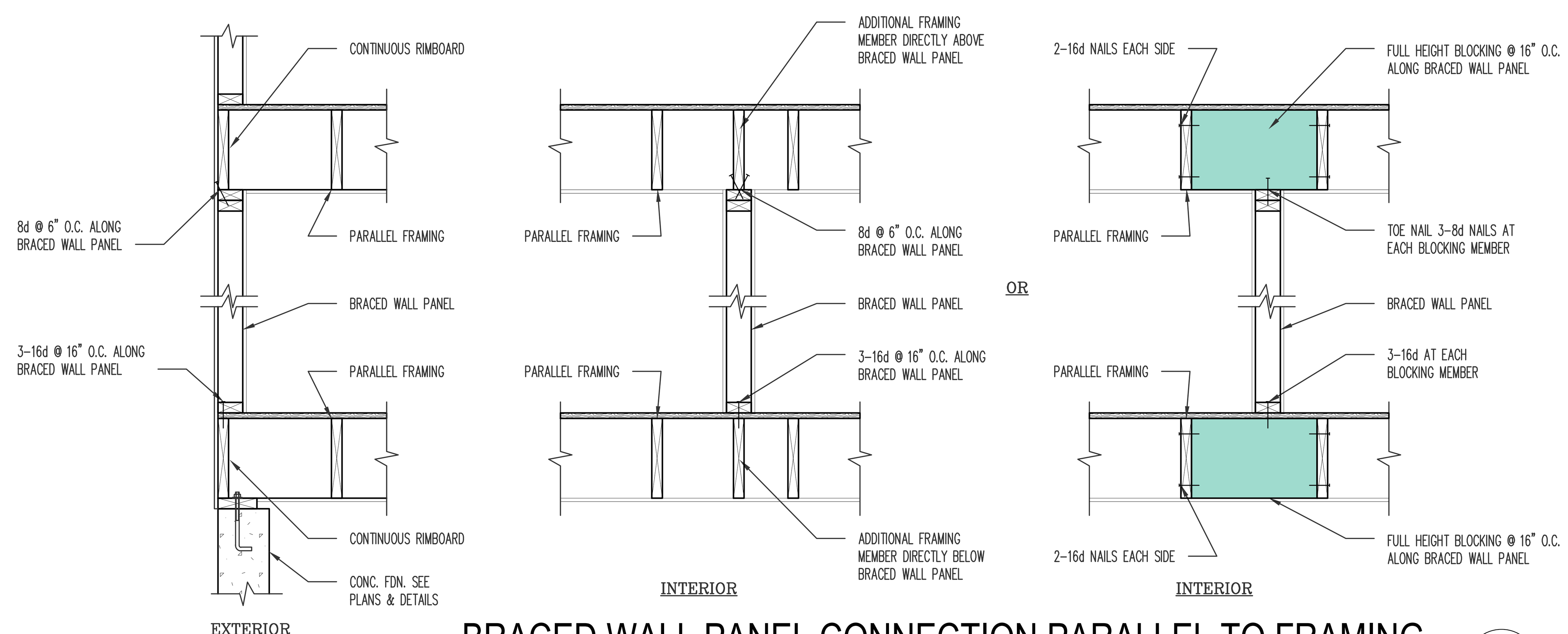
SCALE: 3/4" = 1'-0"



BRACED WALL PANEL CONNECTION

SCALE: 3/4" = 1'-0" TO PERPENDICULAR ROOF TRUSSES

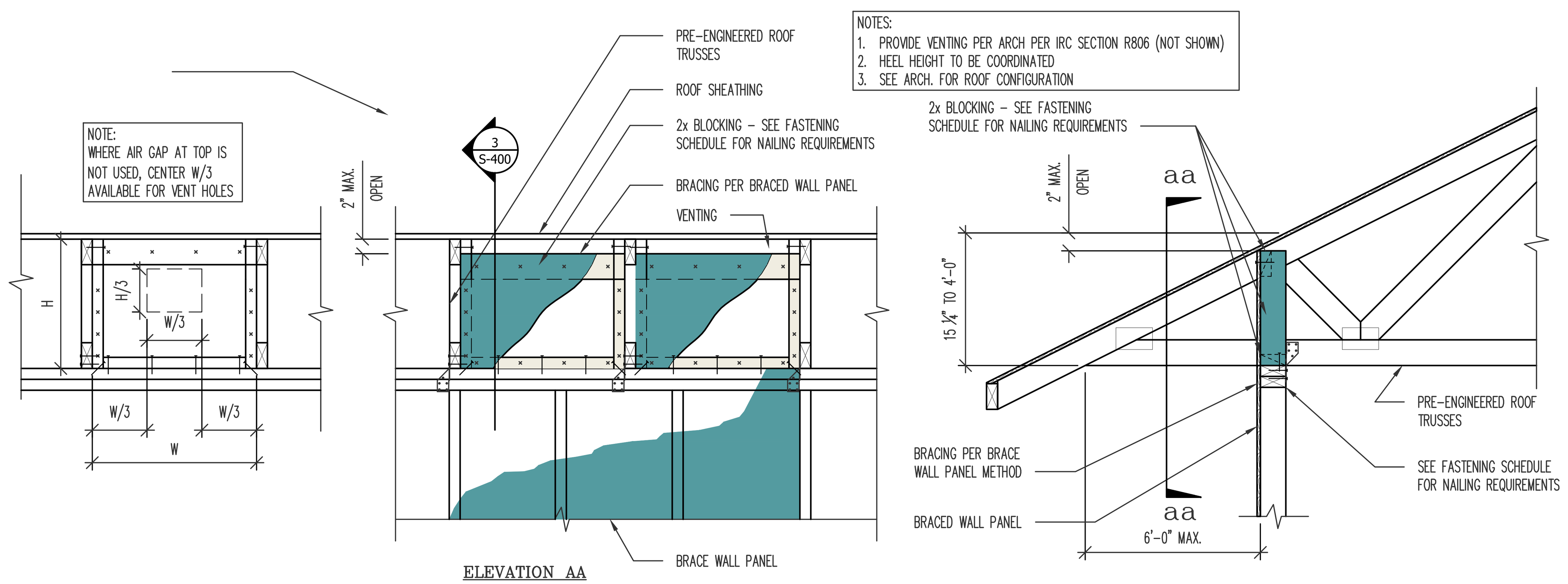
1 / S-400



BRACED WALL PANEL CONNECTION PARALLEL TO FRAMING

5 / S-400

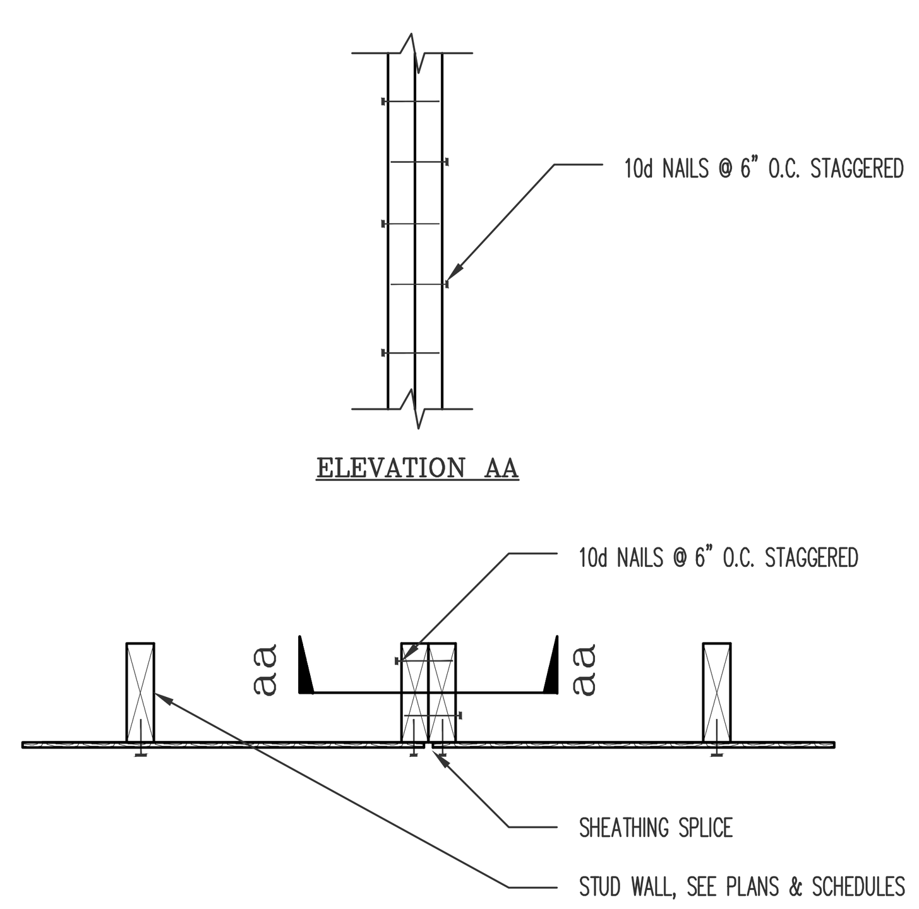
SCALE: 3/4" = 1'-0"



BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES

2 / S-400

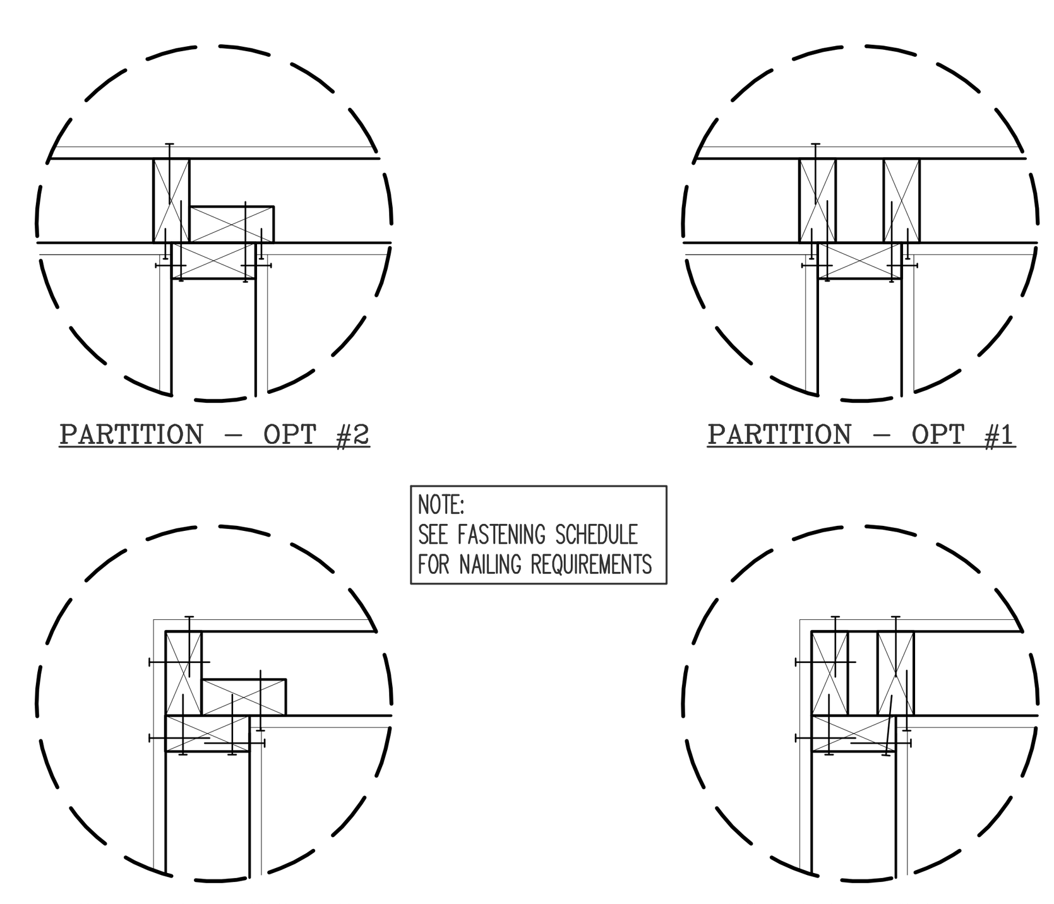
SCALE: 3/4" = 1'-0"



TYP. ADJACENT WALL PANEL TO PANEL CONNECTION

7 / S-400

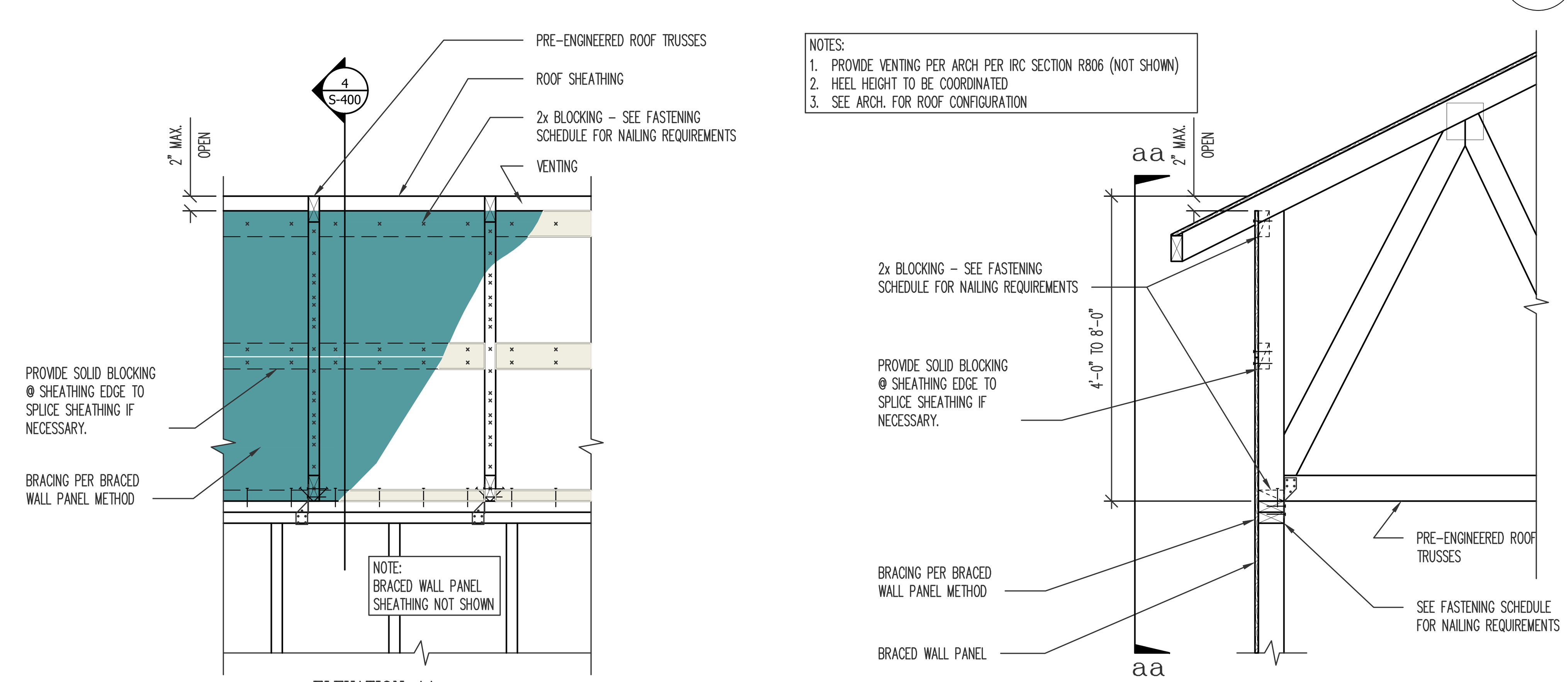
SCALE: 3/4" = 1'-0"



TYP. CORNER & PARTITION POSTS

6 / S-400

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



BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES

3 / S-400

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

ALLIANCE Structural Engineers, Inc.
12355 Sunrise Valley Dr.
Suite 220
Reston, Virginia 20191-3467
Tel. (703) 749-7941
Fax (703) 749-7942

NO.	ISSUE/REVISION	DATE

Drawing: WALL BRACING DETAILS

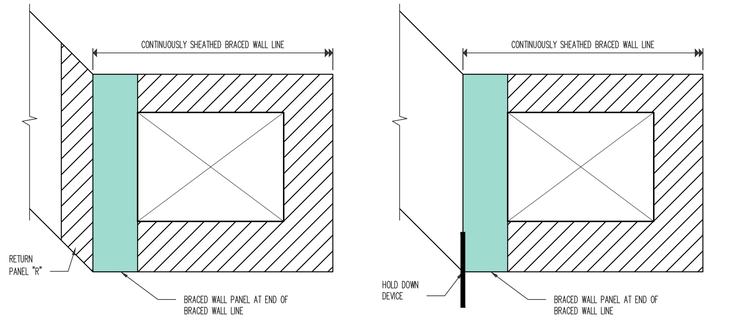
Project: NAIL RESIDENCE
5 PJILADELPHIA AVE TAKOMA PARK, MD 20912

Client: MOSS BUILDING & DESIGN

STATE OF MARYLAND PROFESSIONAL ENGINEER
Signed by: Abdi Farah
2255081EA4D343E...
JAN 0 9 2025

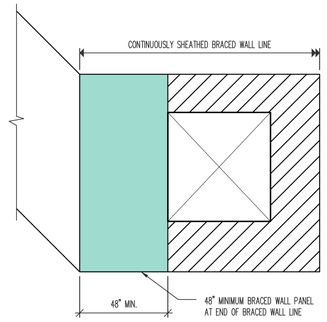
PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 22026 . EXPIRATION DATE 07-01-2026

Date: 1/9/2025	Project No.: 24-525
Drawn: ASE, INC.	Scale: "AS NOTED"
Designed: ASE, INC.	Drawing No.: S-400 OF
Checked: ASE, INC.	

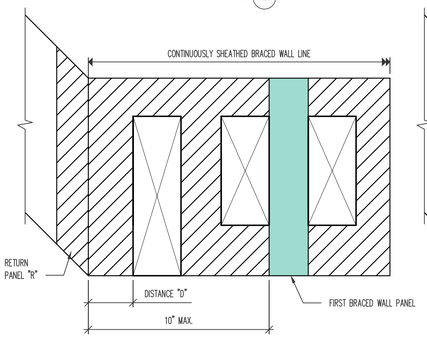


END CONDITION #1 (A)

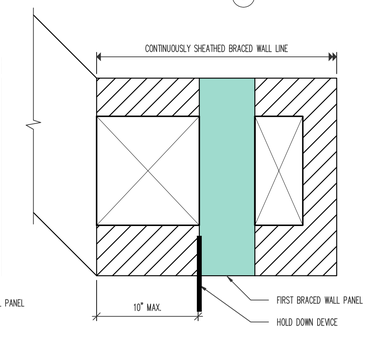
END CONDITION #2 (B)



END CONDITION #3 (C)



END CONDITION #4 (D)



END CONDITION #5 (E)

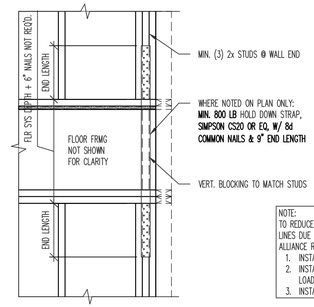
NOTES:

1. RETURN PANEL "R" – 24" FOR BRACED WALL LINES SHEATHED WITH WOOD STRUCTURAL PANELS
2. DISTANCE "D" – 24" FOR BRACED WALL LINES SHEATHED WITH WOOD STRUCTURAL PANELS
3. HOLD DOWN DEVICE – 800 LBS CAPACITY FASTENED TO THE EDGE OF THE BRACED WALL PANEL CLOSEST TO THE CORNER AND TO THE FOUNDATION OR FLOOR FRAMING BELOW

TYPICAL END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING

SCALE: N.T.S.

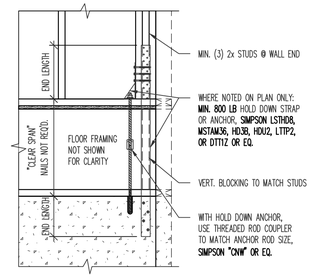
2 S-401



NOTE:
TO REDUCE VERTICAL STRAPS BULGING AT THE FLOOR LINES DUE TO BUILDING SETTLEMENT AND SHRINKAGE, ALLIANCE RECOMMENDS THE FOLLOWING:

1. INSTALL STRAP ON THE INSIDE OF THE BUILDING
2. INSTALL STRAPS AFTER DRYWALL HAS BEEN LOADED INTO THE BUILDING
3. INSTALL STRAPS STRAIGHT AND TIGHT

@ WOOD WALL TO WOOD WALL ACROSS FLOOR SYSTEM (A)



@ WOOD WALL TO CONC ACROSS FLOOR SYSTEM (B)

SIMPSON HOLD DOWN STRAP OR ANCHOR	CONCRETE ANCHORAGE
LSTHD8RJ	PRE-EMBEDDED
MSTAM36	(4) ⅞"x 1 ¾" TITEN TURBO
HD3B OR HDU2	⅝"ø EPOXY ANCHOR W/ MIN. 6" EMBED.
LTTP2	⅝"ø EPOXY ANCHOR W/ STANDARD WASHER & MIN. 6" EMBED.
DTT1Z	⅝"ø EPOXY ANCHOR W/ MIN. 6" EMBED.

NOTES:
1. INSTALL PER MFR.'S SPECIFICATIONS.
2. LSTHD8RJ MAX. 17" CLEAR SPAN.
3. MSTAM36 MAX. 18" CLEAR SPAN AND 8 ¾" END LENGTH.
4. DTT1Z REQUIRES FULL NAILING.

TYPICAL HOLD DOWN

SCALE: 3/4" = 1'-0" AT BRACED WALL END CONDITIONS

1 S-401

ALLIANCE
Structural Engineers, Inc.
12355 Sunrise Valley Dr. Tel. (703) 749-7941
Suite 200 Fax. (703) 749-7942
Reston, Virginia 20191-3467

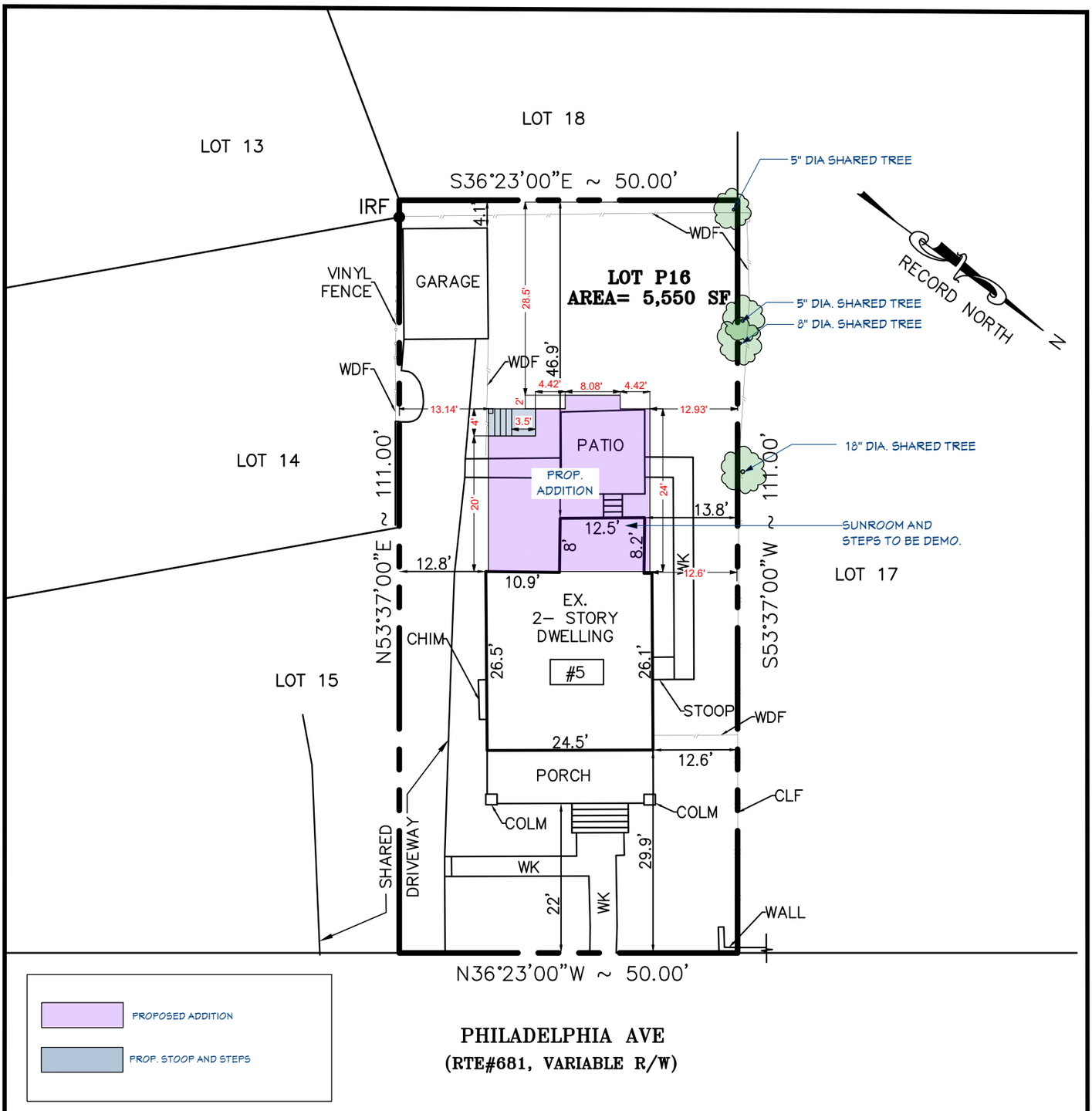
NO.	ISSUE/REVISION	DATE

Drawing: WALL BRACING DETAILS
Project: NAIL RESIDENCE
5 PULLADELPHIA AVE TAKOMA PARK, MD 20912
Client: MOSS BUILDING & DESIGN

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. 22026 , EXPIRATION DATE 07-01-2026.

STATE OF MARYLAND — ABDI FARAH — PROFESSIONAL ENGINEER
Signed by: Abdi Farah
2C5D881E4AD343E...
JAN 09 2025

Date: 1/9/2025	Project No.: 24-525
Drawn: ASE, INC.	Scale: "AS NOTED"
Designed: ASE, INC.	Drawing No.: S-401 OF
Checked: ASE, INC.	



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.

STATE OF MARYLAND
IBRAHIM A. CHEHAB
NO. 21641
REGISTERED
PROFESSIONAL ENGINEER

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

JELD-WEN

W-5500™ CLAD-WOOD CASEMENT

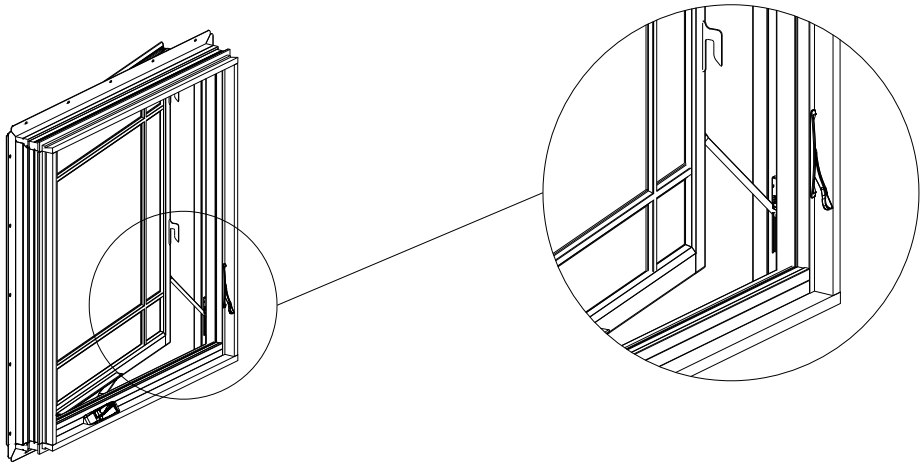
Architectural Design Manual
January 2025

TABLE OF CONTENTS

GENERAL INFORMATION

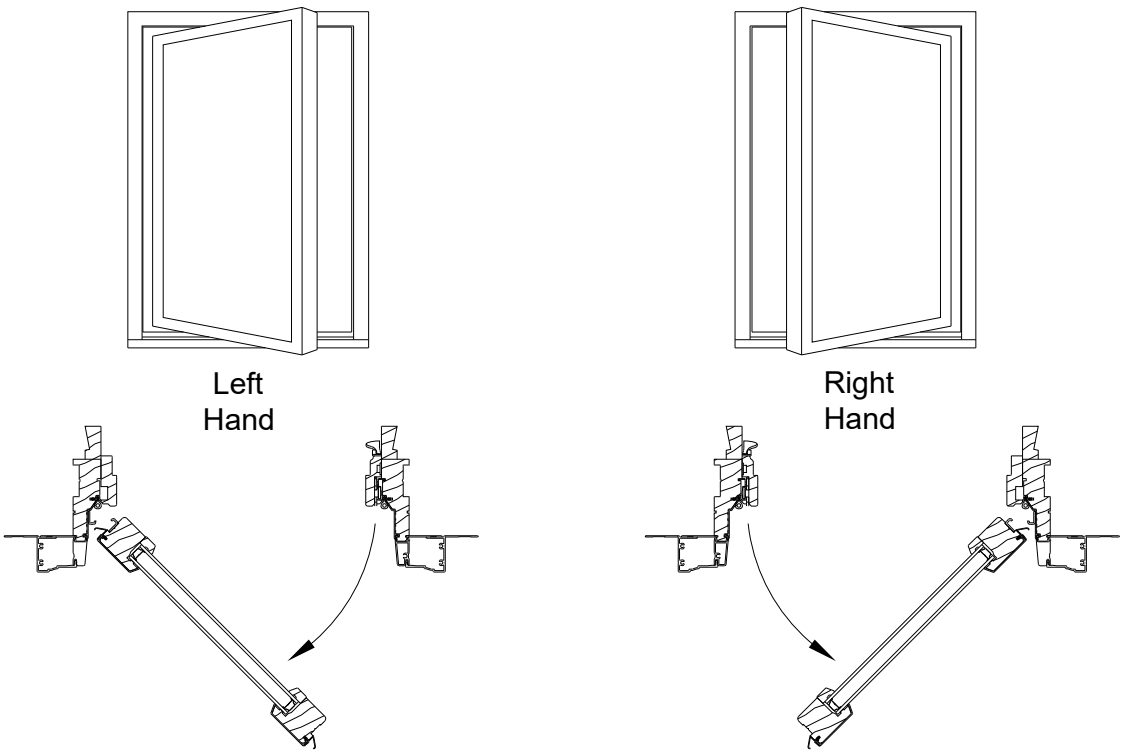
Window Opening Control Device (WOCD)

W-5500™ Clad-Wood Casement windows can be fitted with the optional WOCD. This limit device helps protect against potential falls by children through open windows. The WOCD limits initial window operation to 4" or less but can be bypassed by a two-step operation for full egress requirements. The WOCD automatically re-latches when the sash is fully closed.



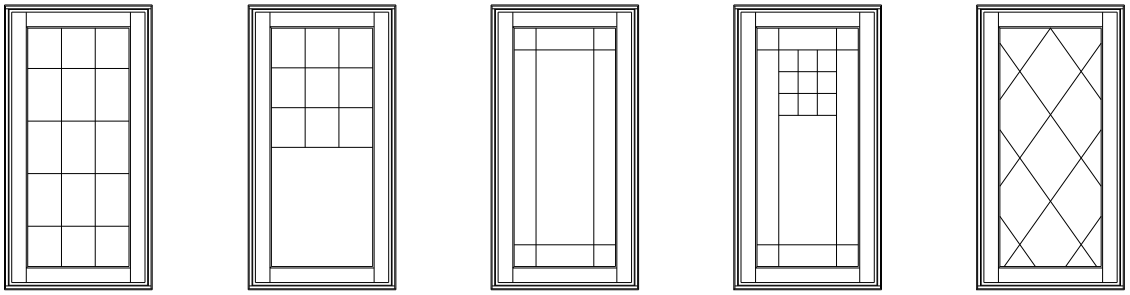
Handing

The direction the sash opens as viewed from the exterior of the window.



GRID & GLASS STOP OPTIONS

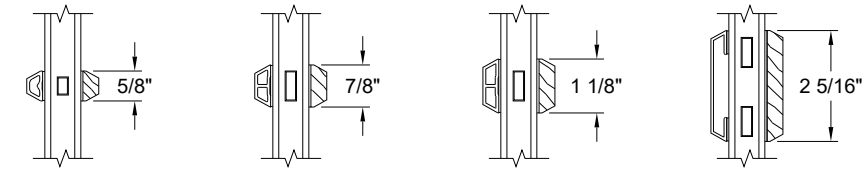
Grid Options



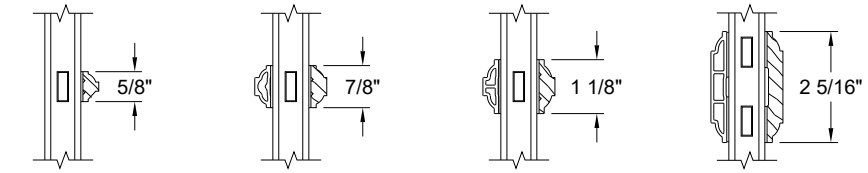
Colonial | Colonial from Top Down | Prairie | Uneven | Diamond

SDL Options

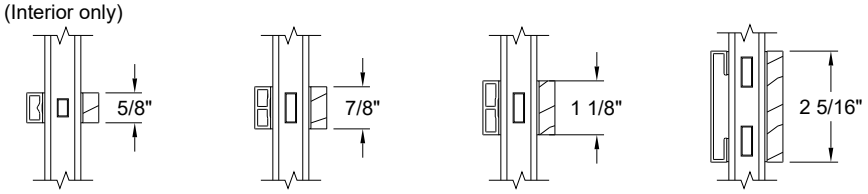
Exterior ← SDL Options → Interior



5/8" Putty | 7/8" Putty | 1 1/8" Putty | 2 5/16" Putty



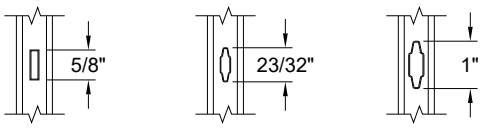
5/8" Bead (Interior only) | 7/8" Bead | 1 1/8" Bead | 2 5/16" Bead



5/8" Contemporary | 7/8" Contemporary | 1 1/8" Contemporary | 2 5/16" Contemporary

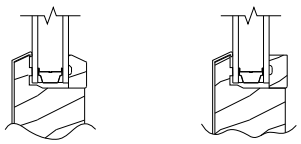
Note: Various Combinations of the SDL Bars Shown are Available

GBG Options



5/8" Flat | 23/32" Contoured | 1" Contoured

Glass Stop Options



Traditional | Contemporary

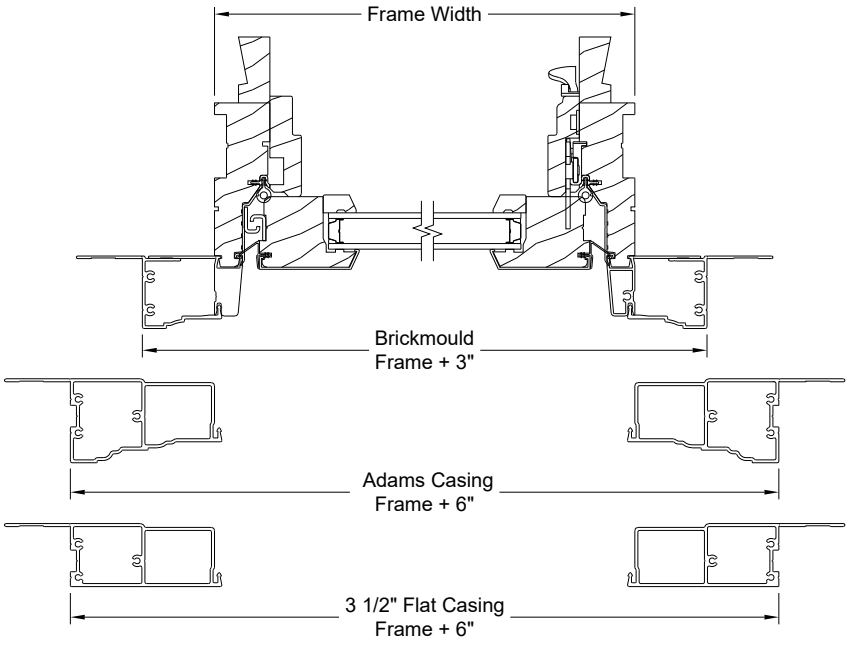
UNIT SIZING

Rough Opening
The frame size of the window plus 3/4".

Masonry Opening
The overall size of the window, including trim, plus 1/2".

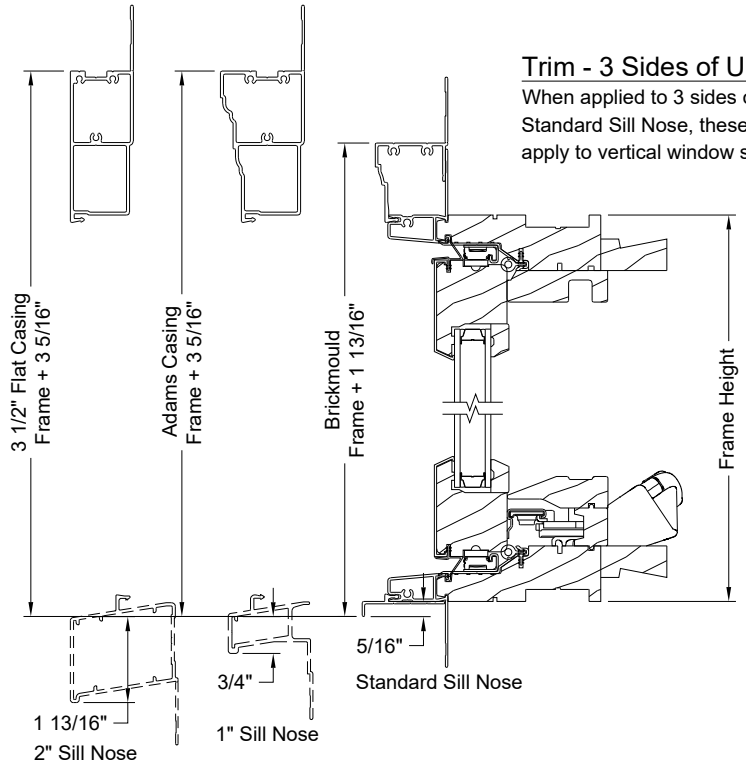
Trim - 4 Sides of Unit

When applied to four sides of unit, these dimensions apply to both vertical and horizontal window sections.



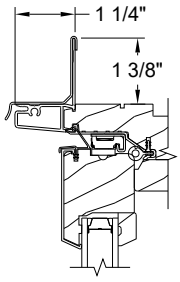
Trim - 3 Sides of Unit

When applied to 3 sides of the unit, with Standard Sill Nose, these dimensions apply to vertical window sections only.

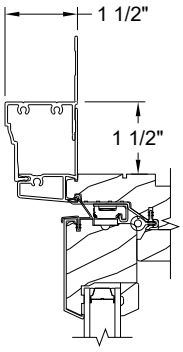


TRIM, SILL NOSE & FRAME EXPANDER OPTIONS

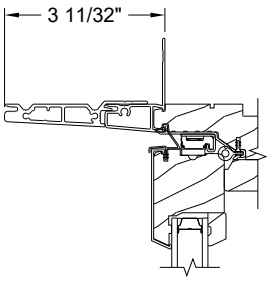
Trim Options



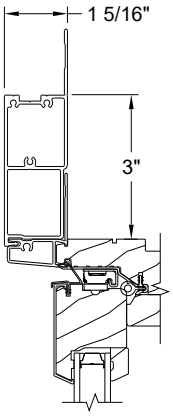
Standard Nail Fin



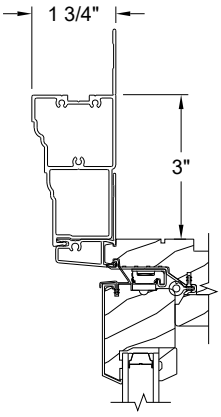
Brickmould



2" Exterior Extender
(Rectangle units & all 4 sides only)

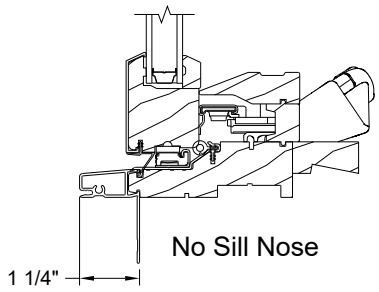


3 1/2" Flat Casing

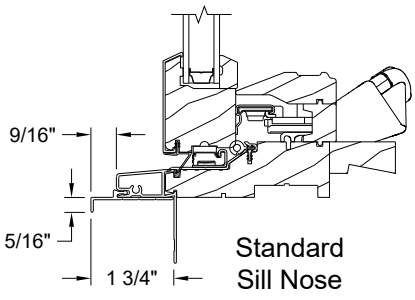


Adams Casing

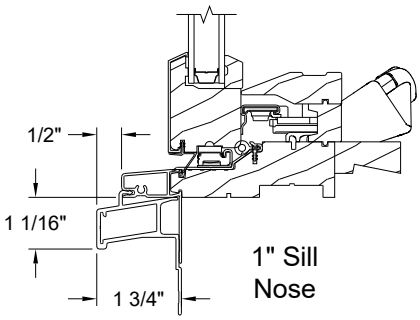
Sill Nose Options



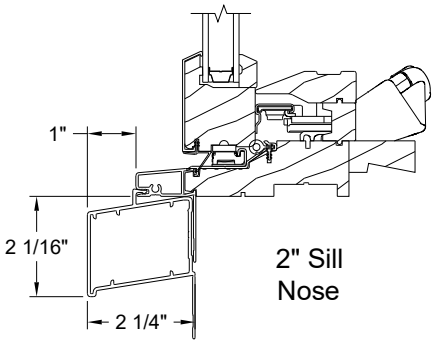
No Sill Nose



Standard
Sill Nose

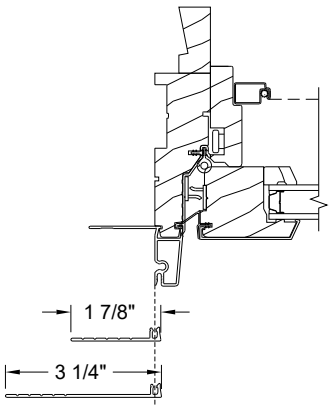


1" Sill
Nose



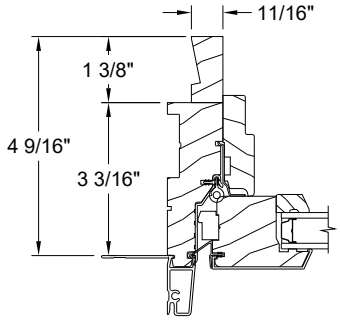
2" Sill
Nose

Frame Expander Options

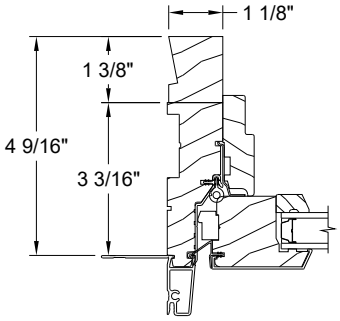


JAMB EXTENDER & RETURN KERF OPTIONS

Interior Extenders



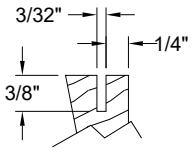
4 9/16" Jamb Width
4/4 Jamb Thickness



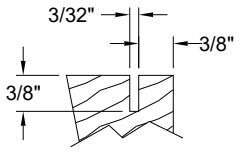
4 9/16" Jamb Width
5/4 Jamb Thickness

Return Kerfs

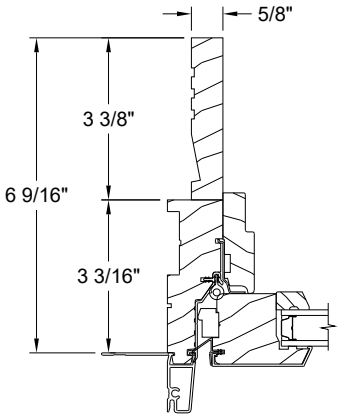
Generally located from first visible interior frame line.
Kerf option is typically available on all jamb extender sizes.



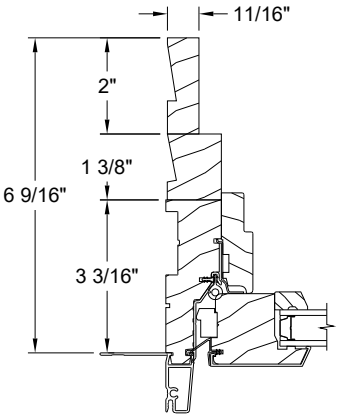
4/4 Jamb Typ.



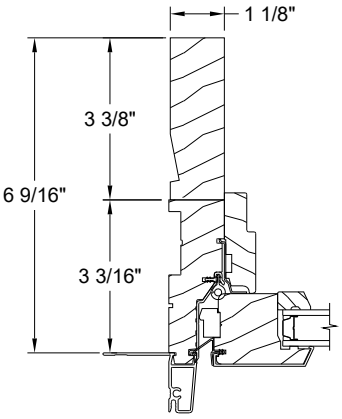
5/4 Jamb Typ.



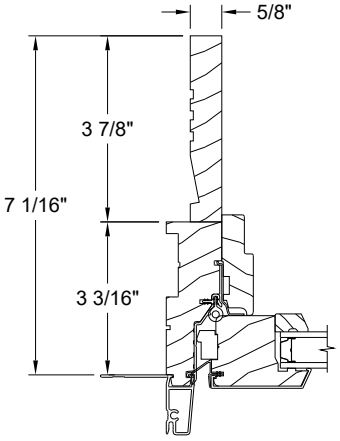
6 9/16" Jamb Width
4/4 Jamb Thickness



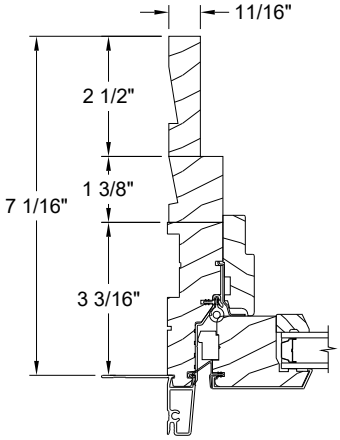
6 9/16" Jamb Width
5/4 - 4/4 Stacked Jamb



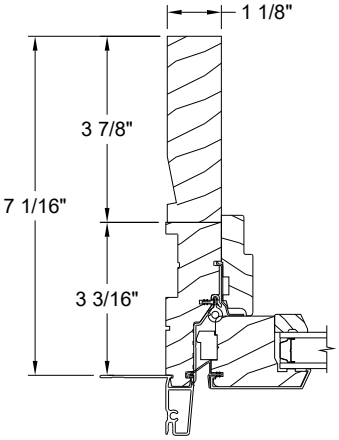
6 9/16" Jamb Width
5/4 Jamb Thickness



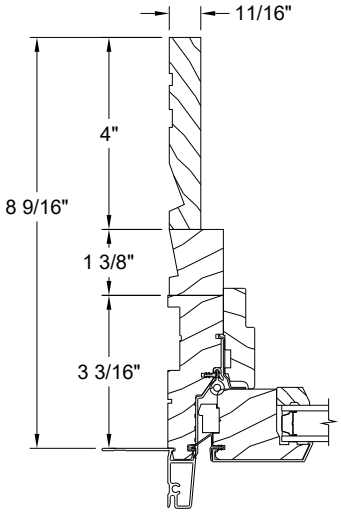
7 1/16" Jamb Width
4/4 Jamb Thickness



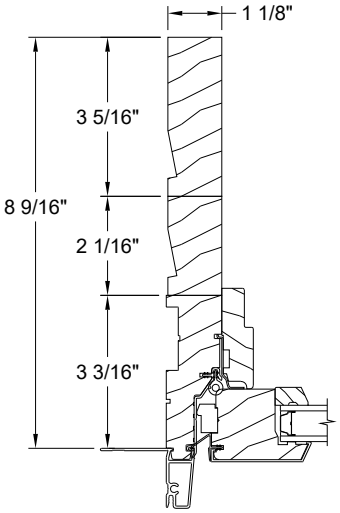
7 1/16" Jamb Width
5/4 - 4/4 Stacked Jamb



7 1/16" Jamb Width
5/4 Jamb Thickness

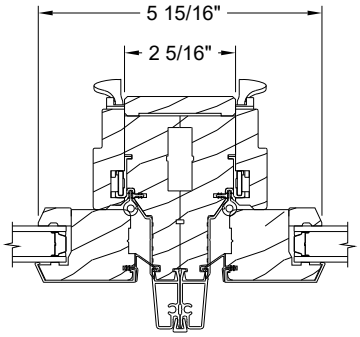


8 9/16" Jamb Width
5/4 - 4/4 Stacked Jamb

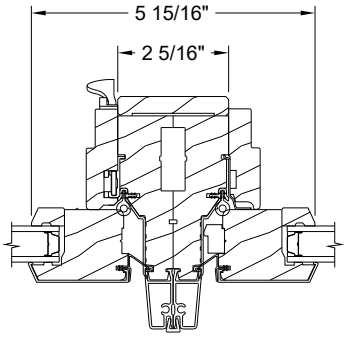


8 9/16" Jamb Width
5/4 - 5/4 Stacked Jamb

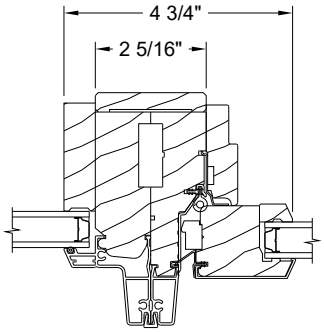
MULLION OPTIONS



Operator | Operator

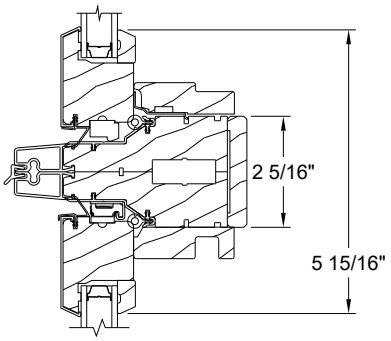


Operator | Stationary

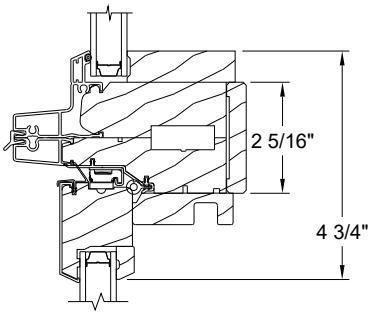


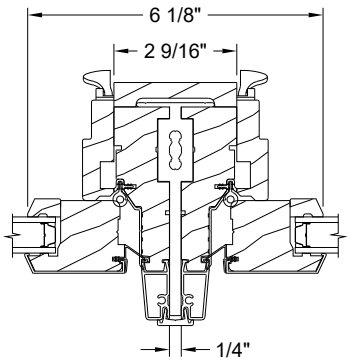
Direct Set | Operator

Stationary
Operator



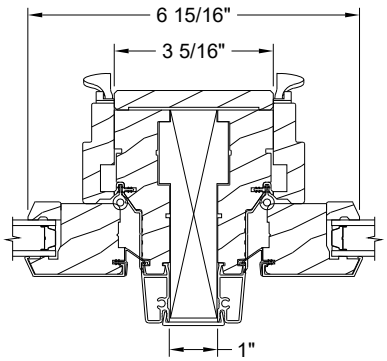
Direct Set
Operator





Operator | Operator

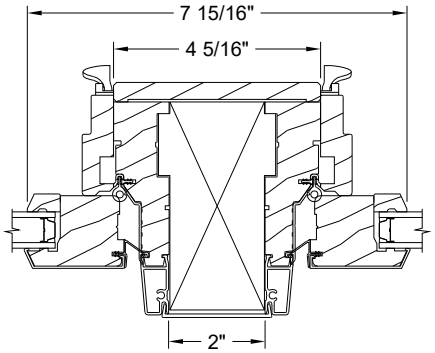
1/4" Structural Mull



Operator | Operator

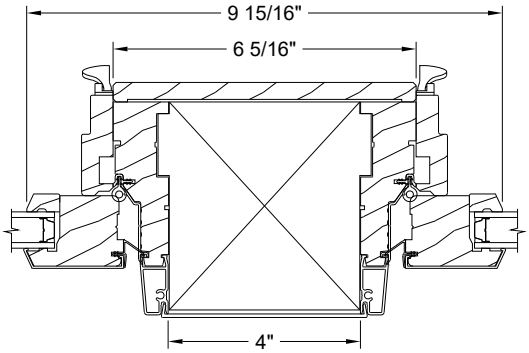
1" Solid Spread Mull

MULLION OPTIONS



Operator | Operator

2" Solid Spread Mull

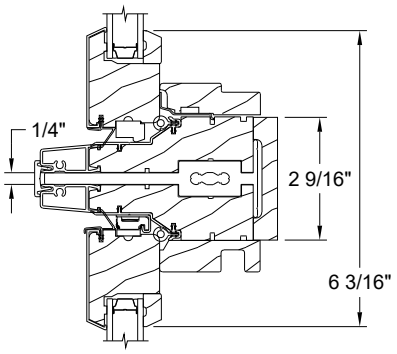


Operator | Operator

4" Solid Spread Mull

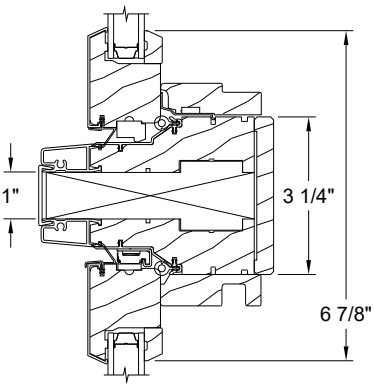
Stationary
Operator

1/4" Structural Mull



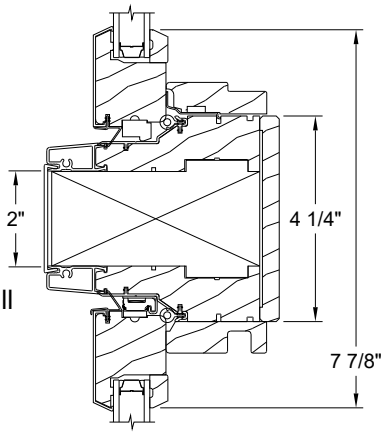
Stationary
Operator

1" Solid Spread Mull



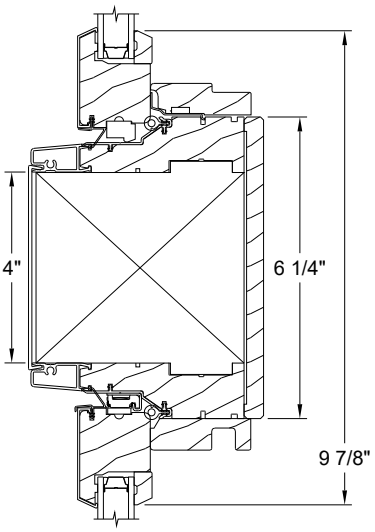
Stationary
Operator

2" Solid Spread Mull

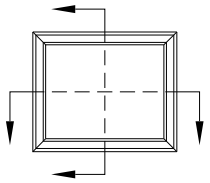


Stationary
Operator

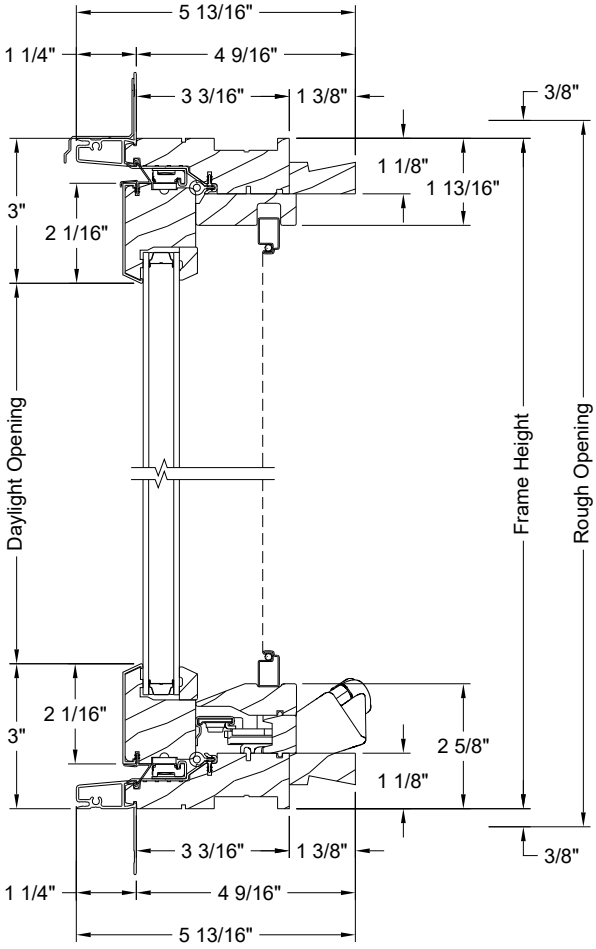
4" Solid Spread Mull

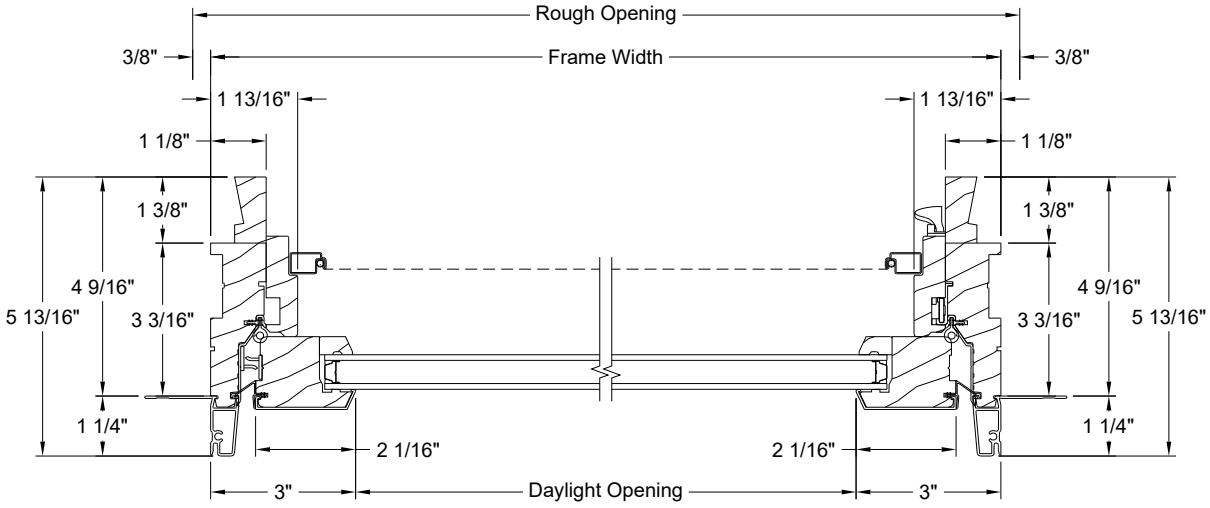


OPERATOR SECTIONS

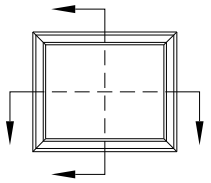


Not To Scale - Reference Only





OPERATOR SECTIONS WITH PHANTOM SCREEN



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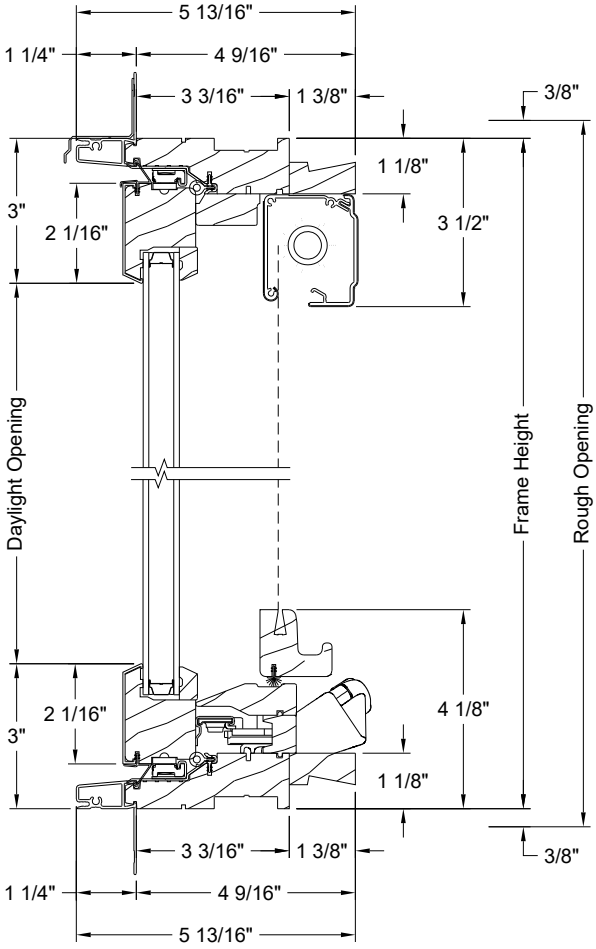
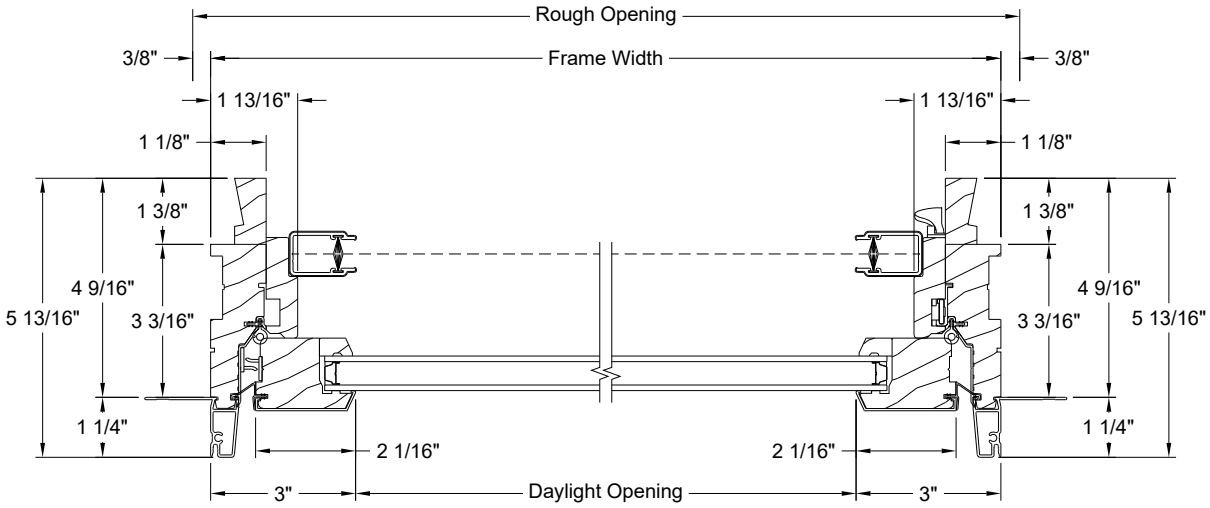
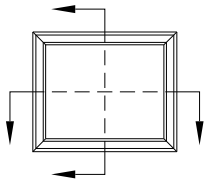




Frame shown with minimum wall depth for the phantom screen option.

IMPACT OPERATOR SECTIONS



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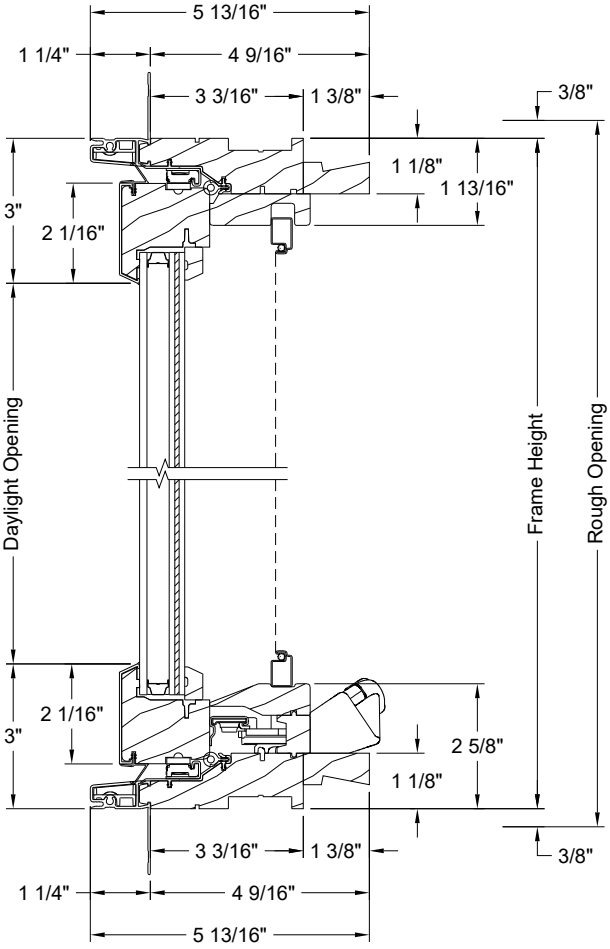
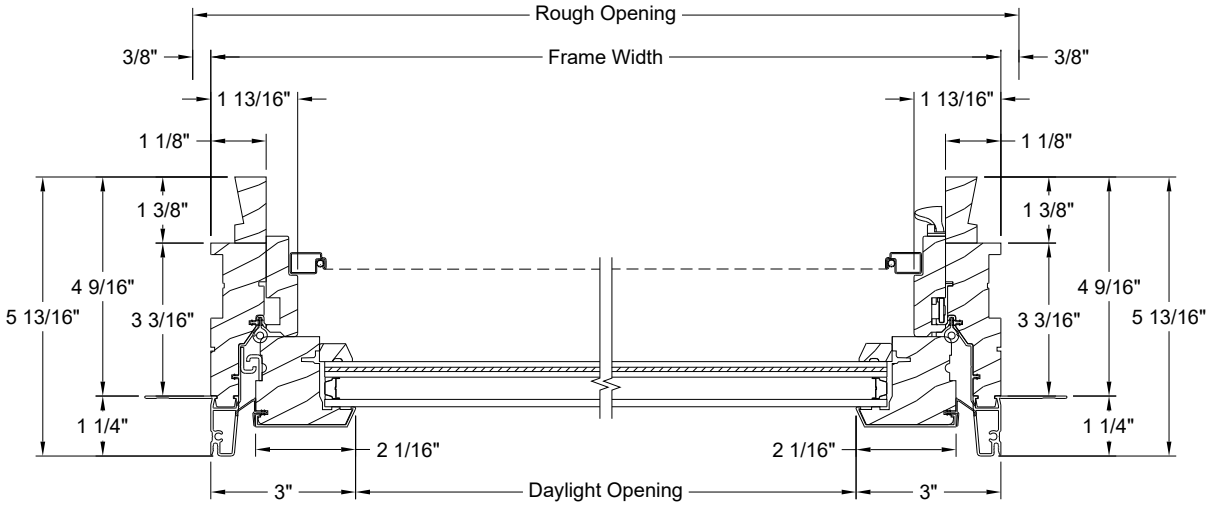
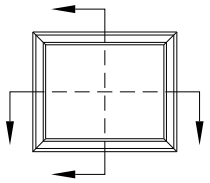
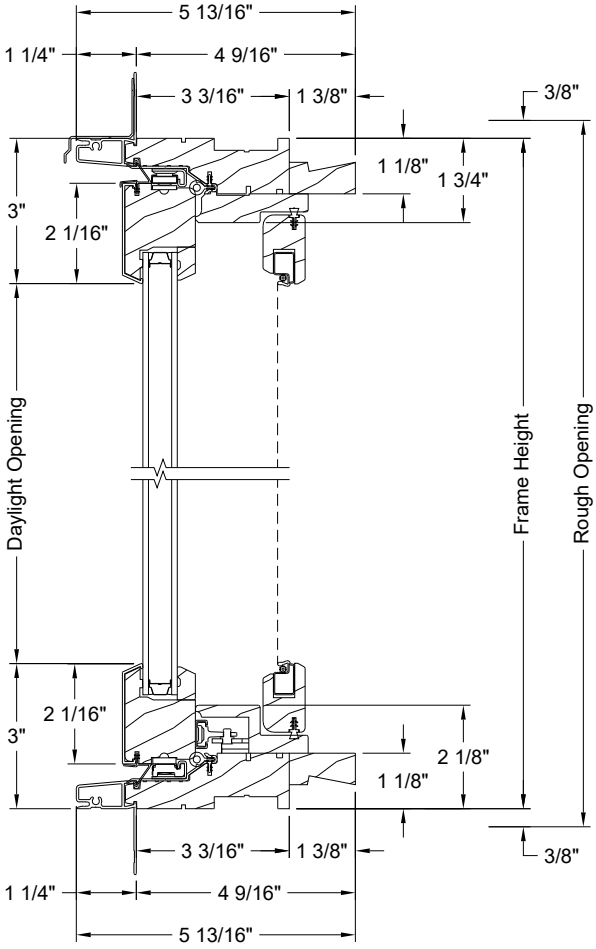


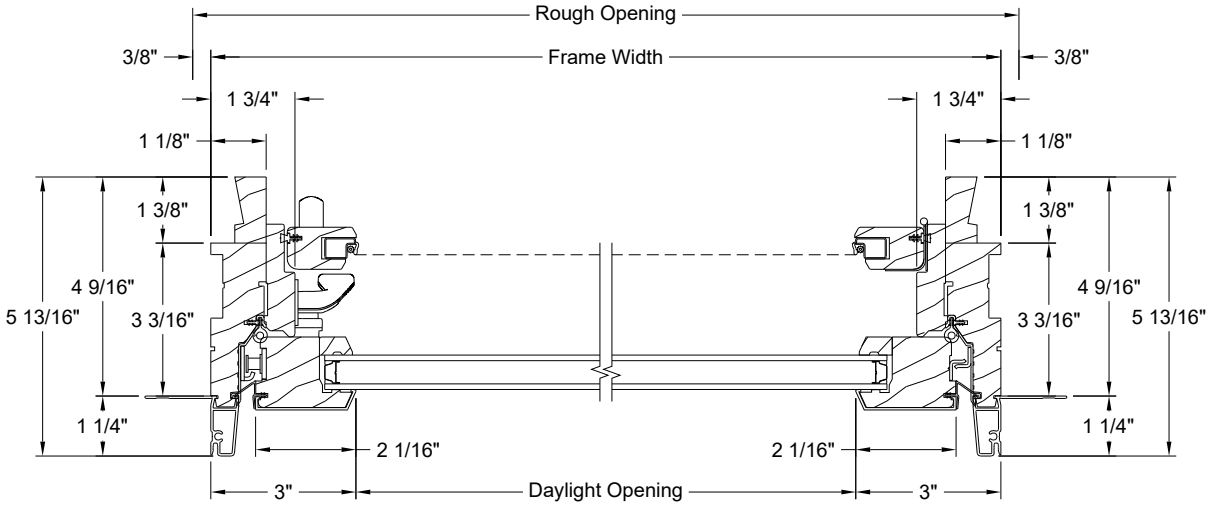


PUSH OUT OPERATOR SECTIONS

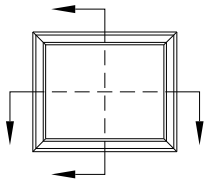


Not To Scale - Reference Only





PUSH OUT OPERATOR SECTIONS WITH PHANTOM SCREEN



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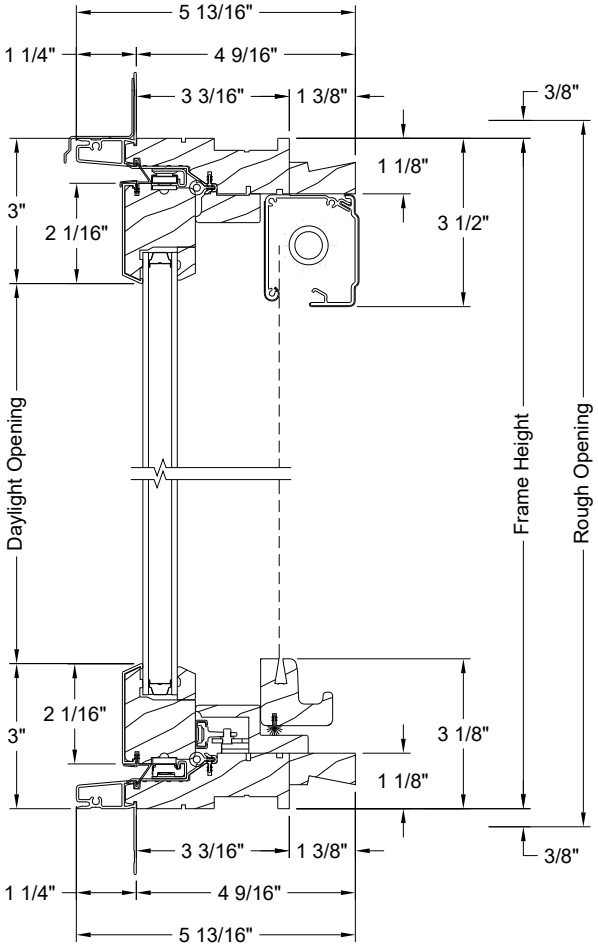
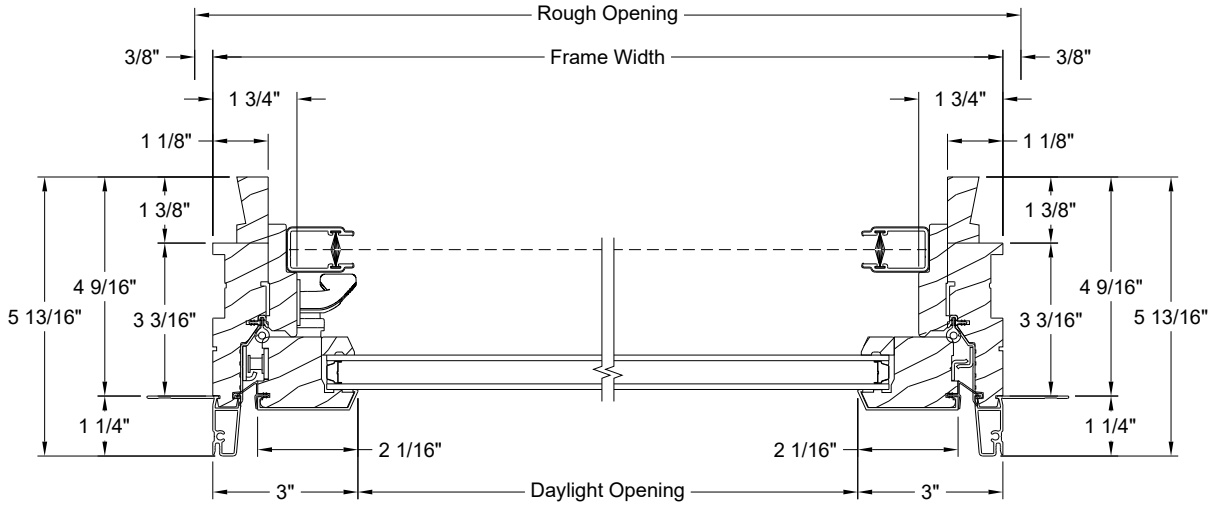
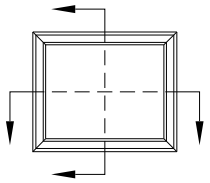




Frame shown with minimum wall depth for the phantom screen option.

PUSH OUT STATIONARY SECTIONS



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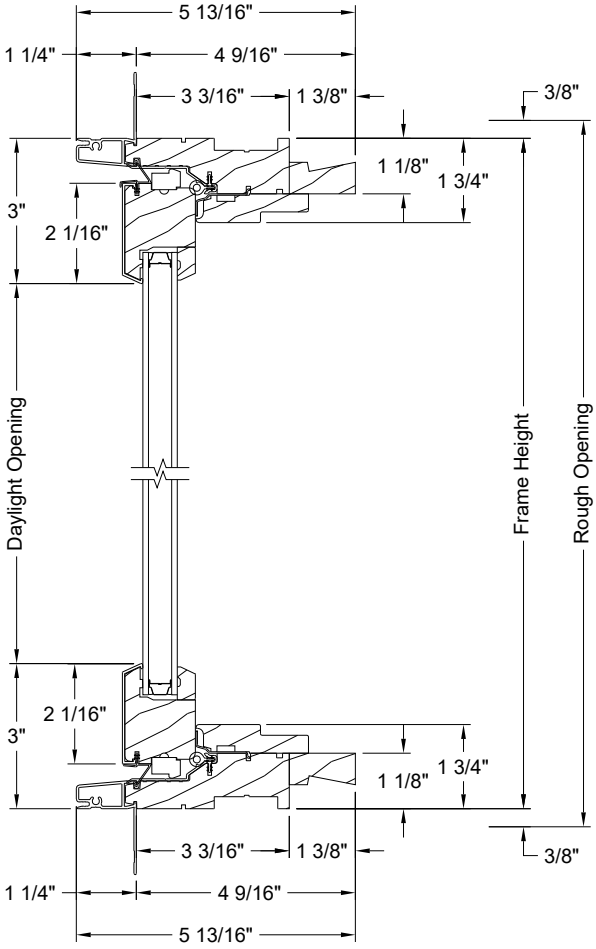
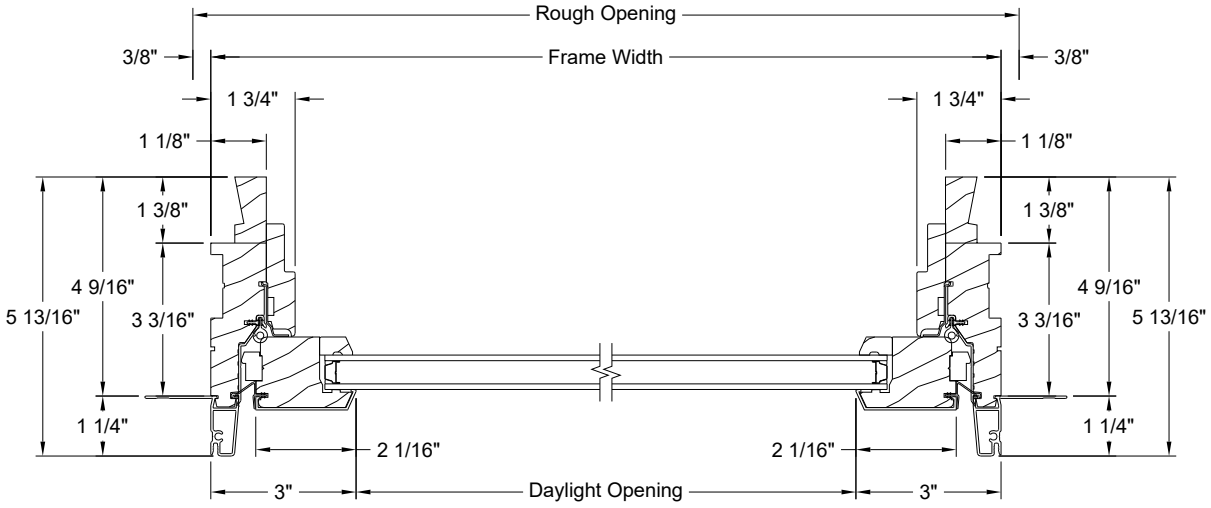
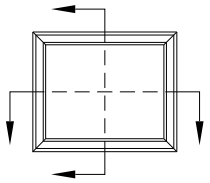


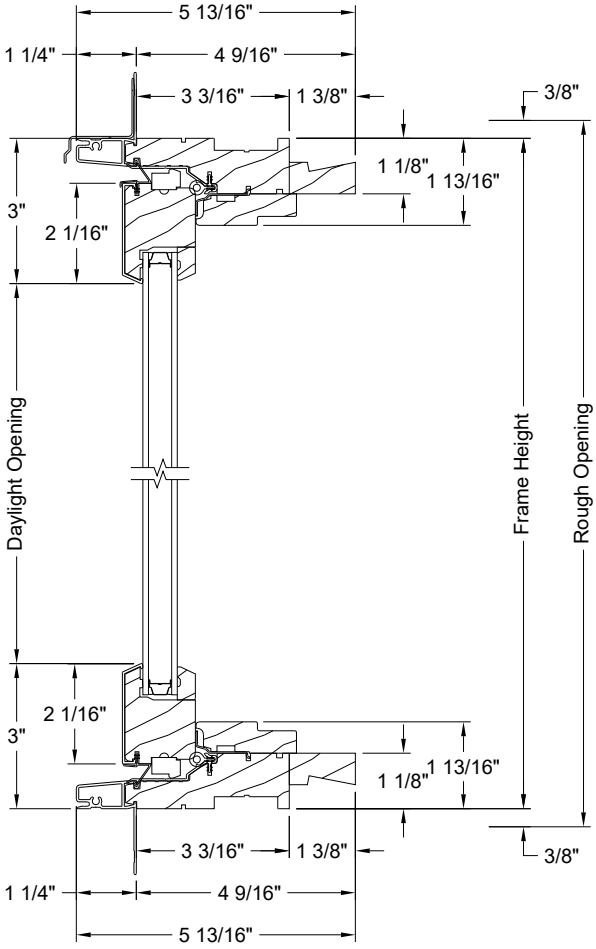


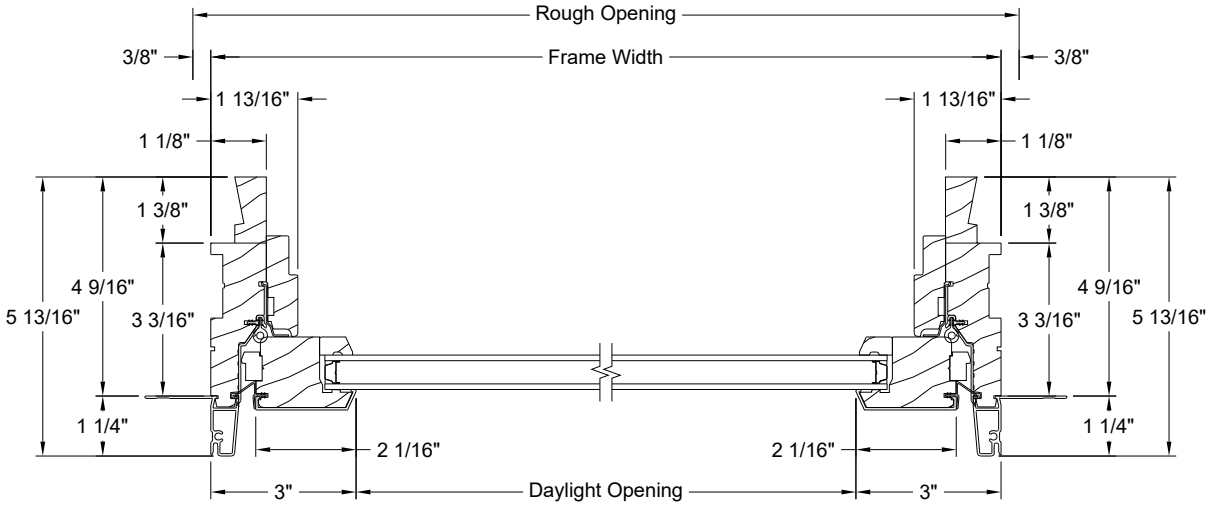
Scale: 3" = 1'-0"

STATIONARY SECTIONS

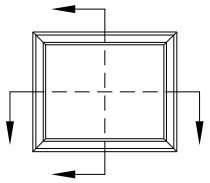


Not To Scale - Reference Only





IMPACT STATIONARY SECTIONS



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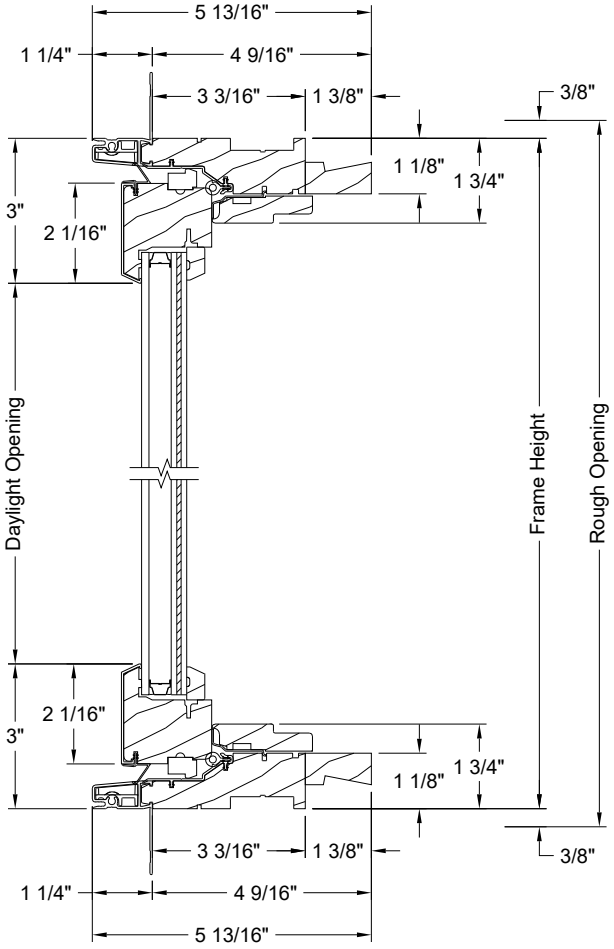
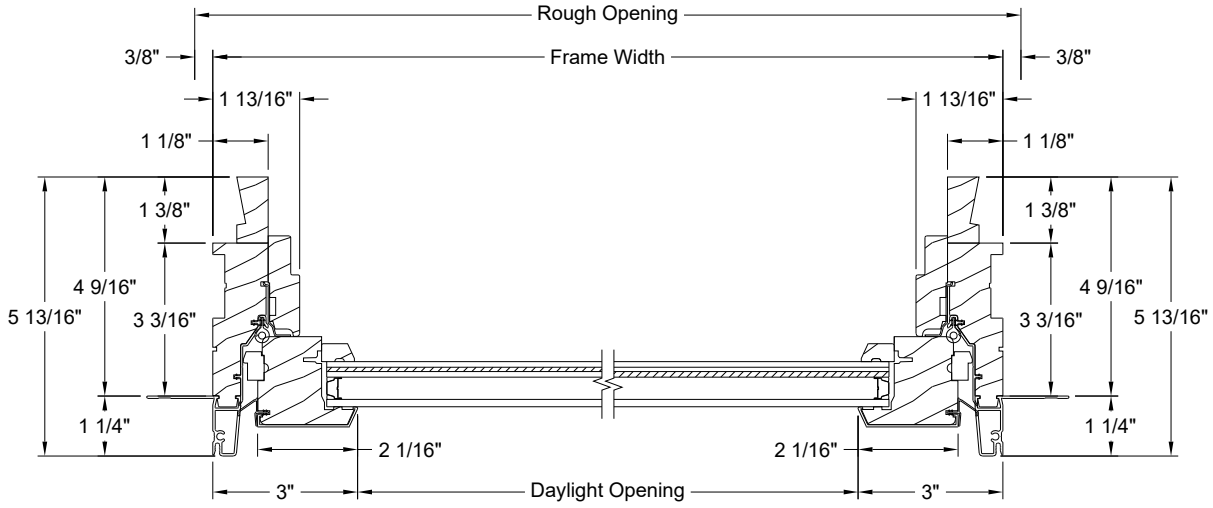
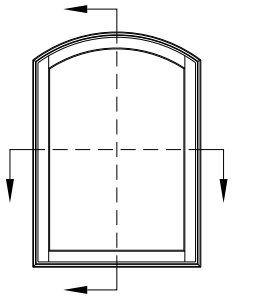




EXTENDED CIRCLE SEGMENT OPERATOR SECTIONS



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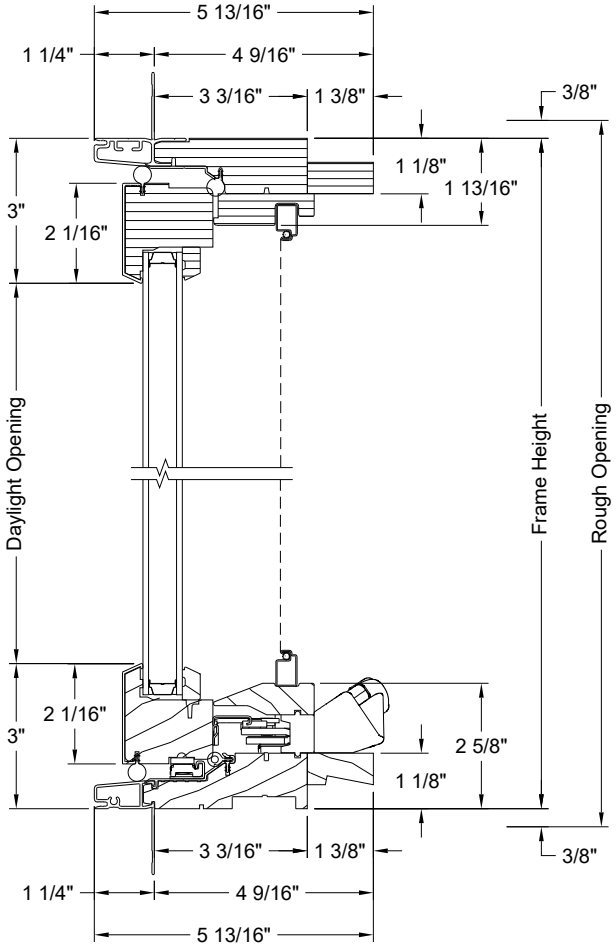

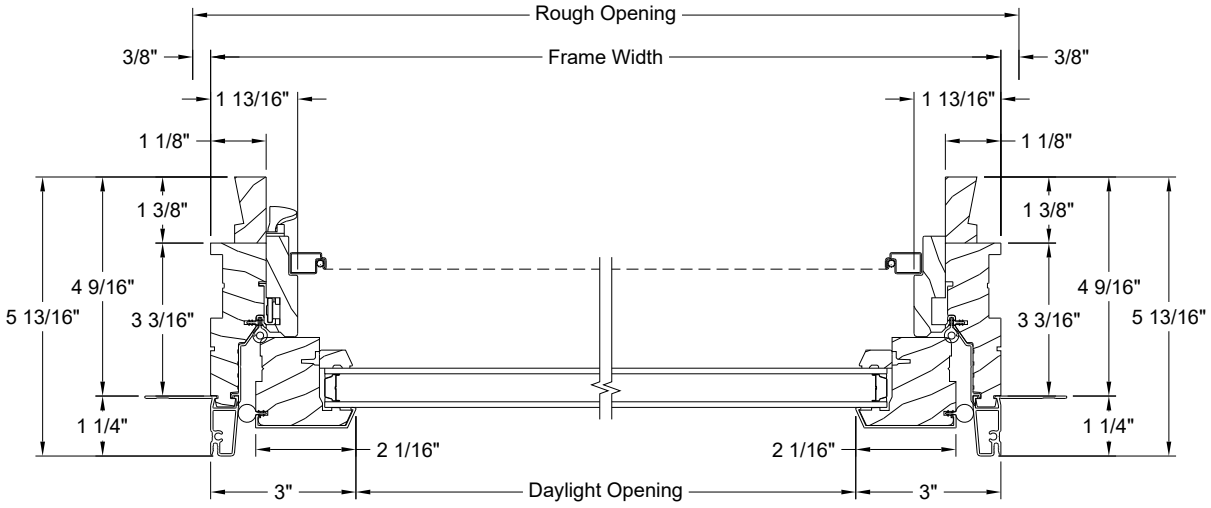

Scale: 3" = 1'-0"

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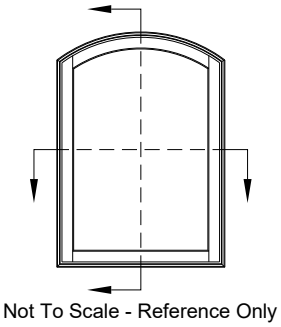

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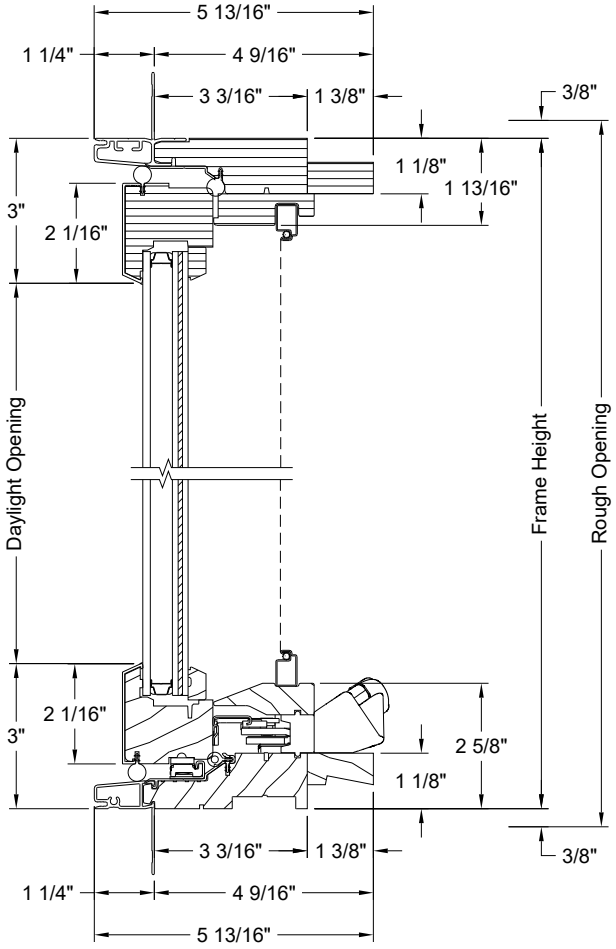

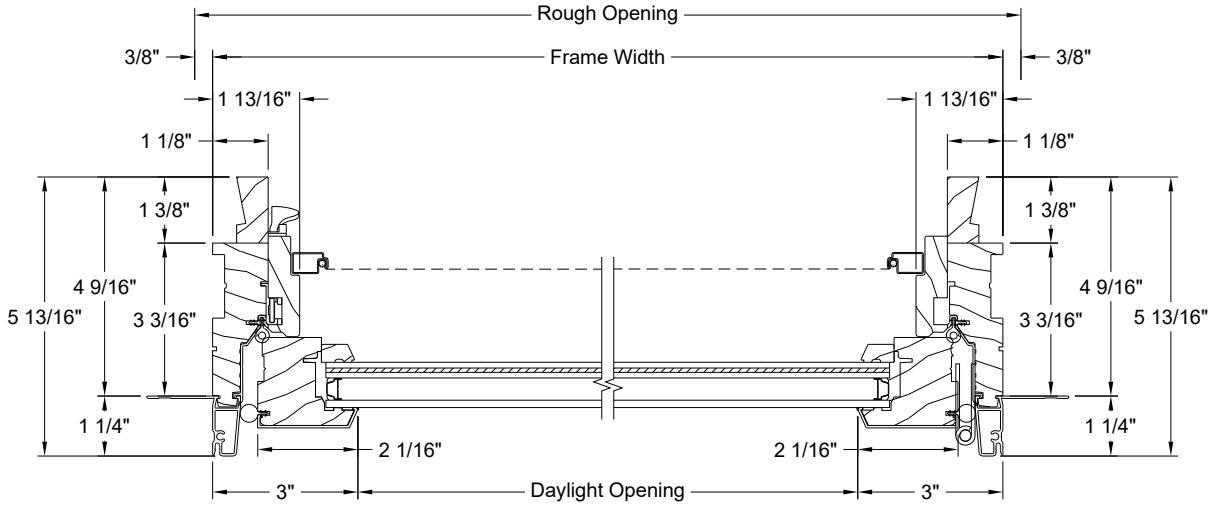

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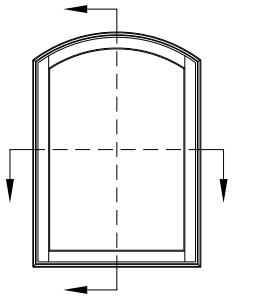
EXTENDED CIRCLE SEGMENT STATIONARY SECTIONS



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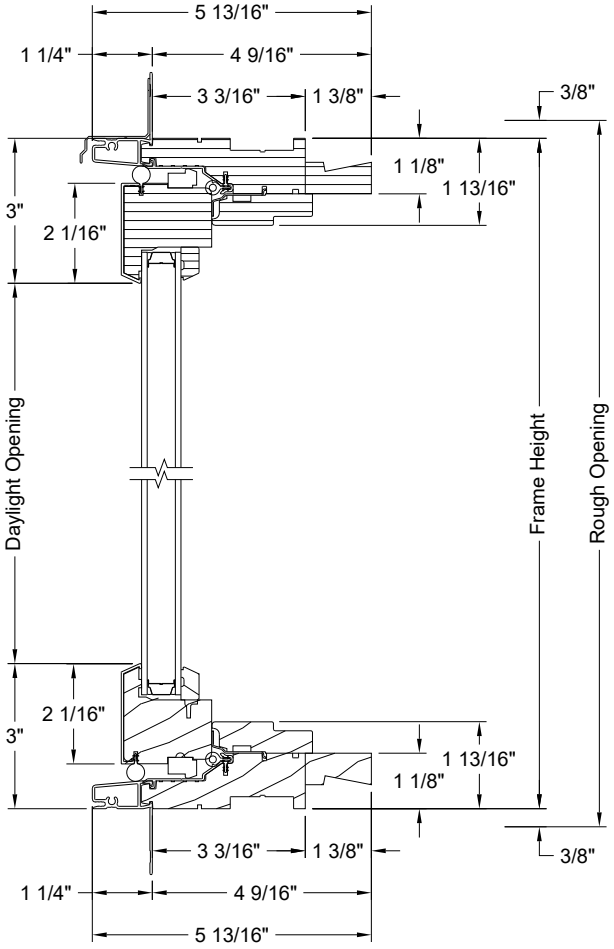

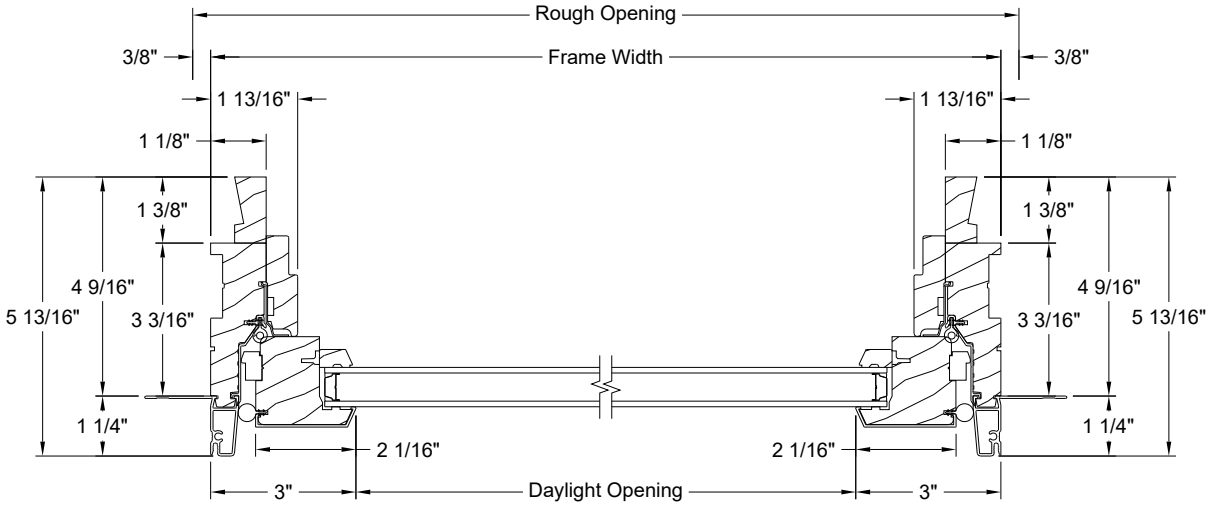

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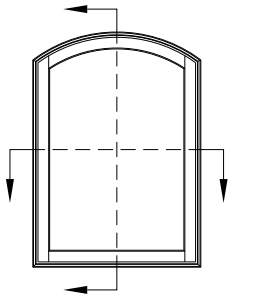

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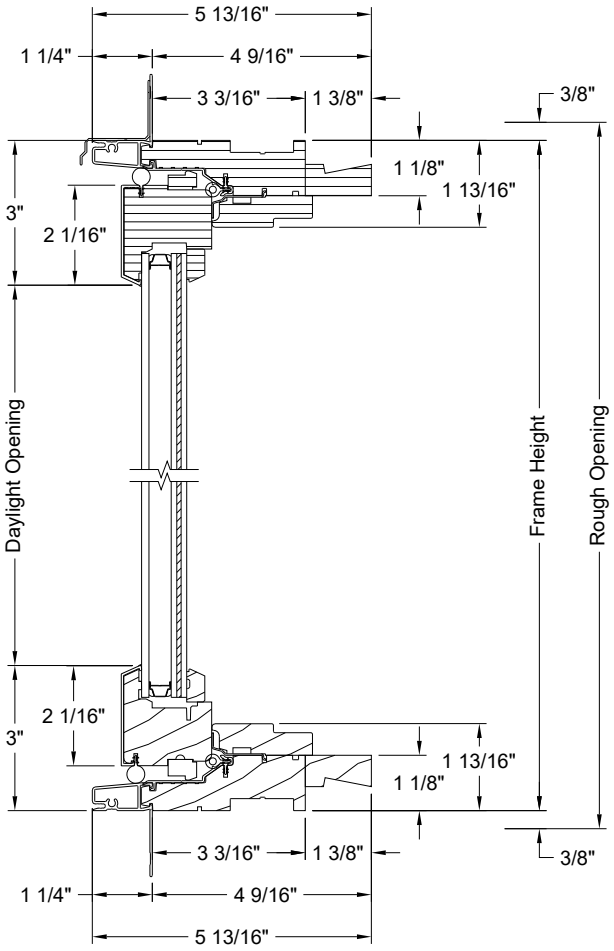
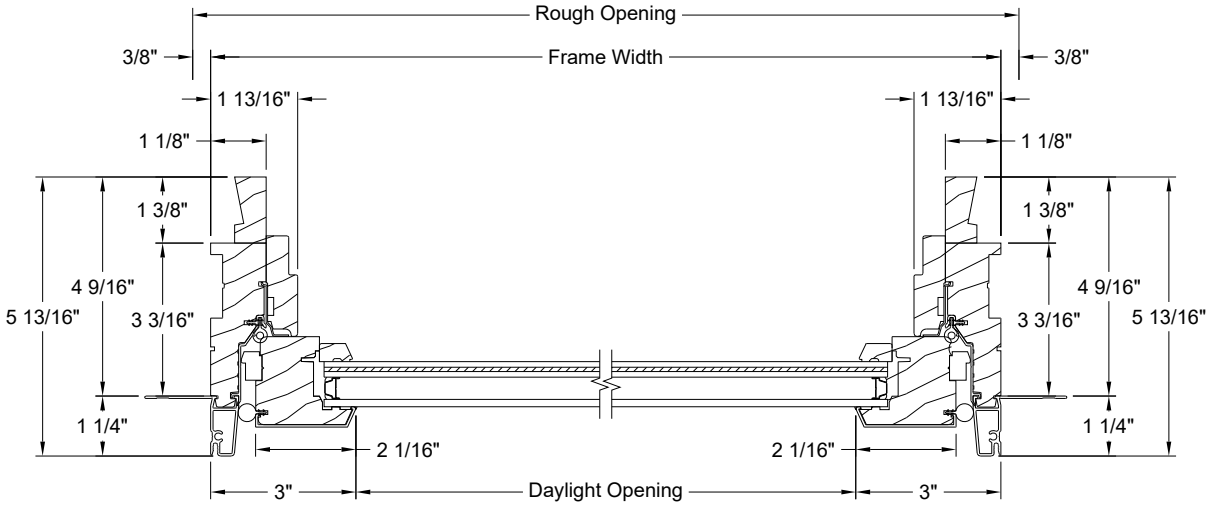
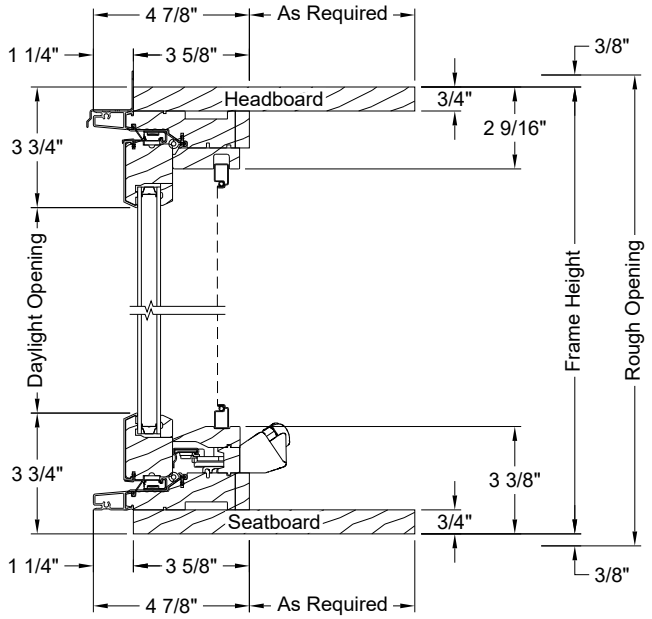
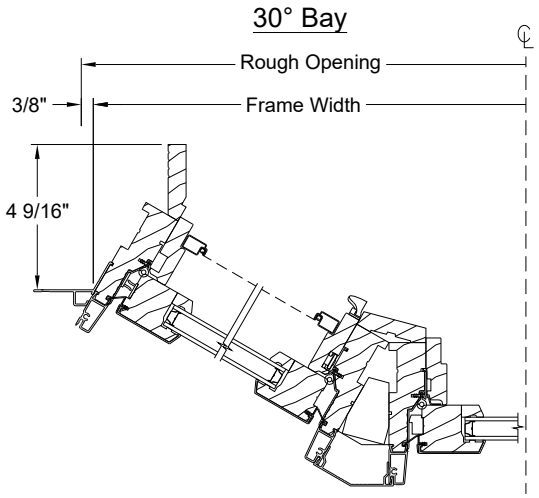
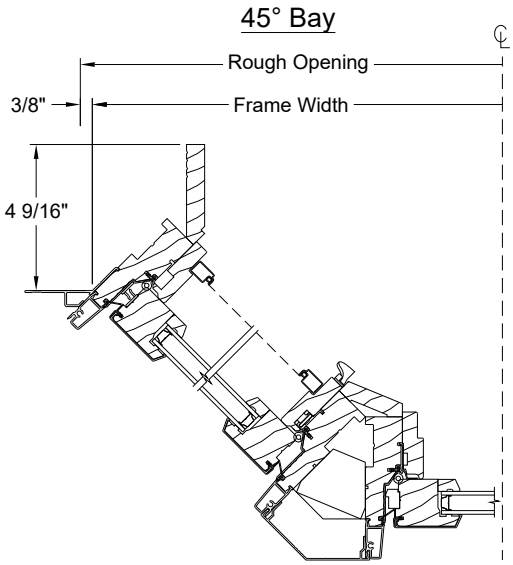




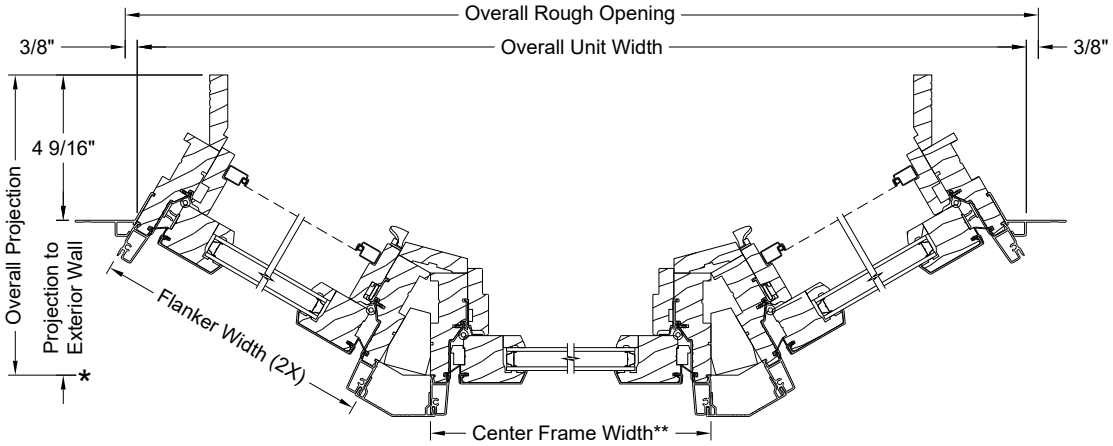
BAY SECTIONS







BAY STANDARD PROJECTIONS



30° Bay				
Frame Width	Overall Unit Width	Overall Rough Opening	Projection to Exterior Wall	Overall Projection
18"	71 3/4"	72 1/2"	9 7/16"	14"
20"	75 3/16"	75 15/16"	10 7/16"	15"
24"	82 1/8"	82 7/8"	12 7/16"	17"
28"	89 1/16"	89 13/16"	14 7/16"	19"
30"	92 1/2"	93 1/4"	15 7/16"	20"
36"	102 15/16"	103 11/16"	18 7/16"	23"

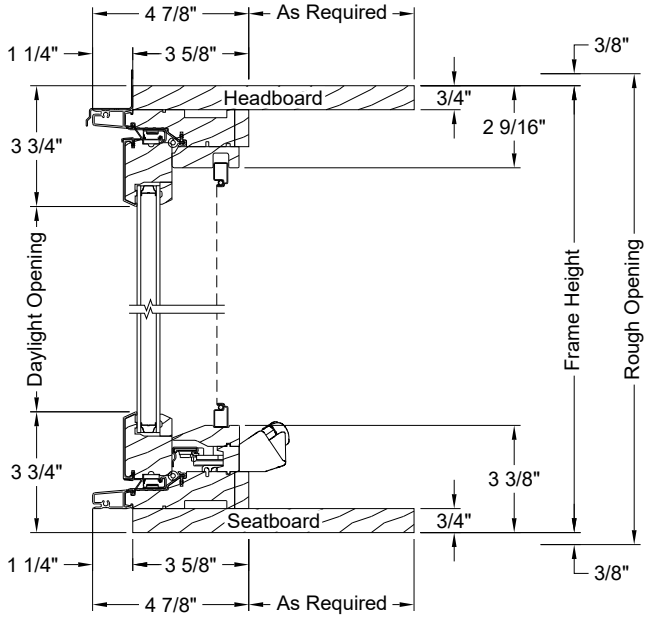
45° Bay				
Frame Width	Overall Unit Width	Overall Rough Opening	Projection to Exterior Wall	Overall Projection
18"	65 31/32"	66 23/32"	13 21/32"	18 7/32"
20"	68 25/32"	69 17/32"	15 3/32"	19 21/32"
24"	74 7/16"	75 3/16"	17 29/32"	22 15/32"
28"	80 3/32"	80 27/32"	20 3/4"	25 5/16"
30"	82 15/16"	83 11/16"	22 5/32"	26 23/32"
36"	91 13/32"	92 5/32"	26 13/32"	30 31/32"

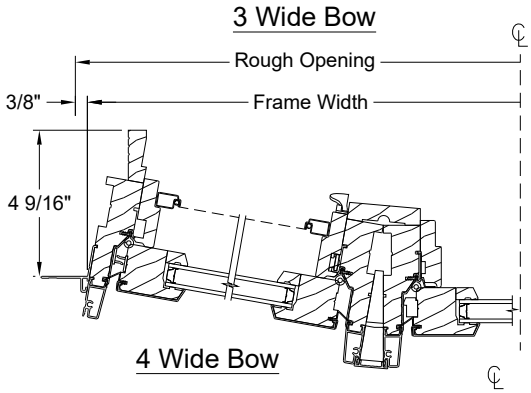
30° bay shown for reference only.
Table values calculated using 4 9/16" jamb depths and a standard nail fin.

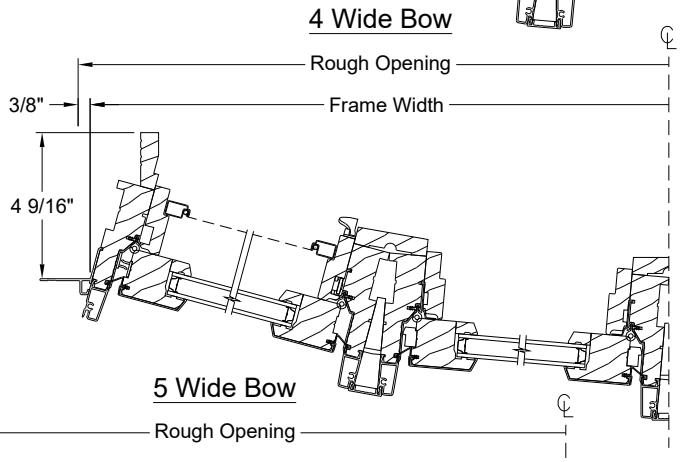
* Projections are measured to the back of the forward most section of the nail fin.

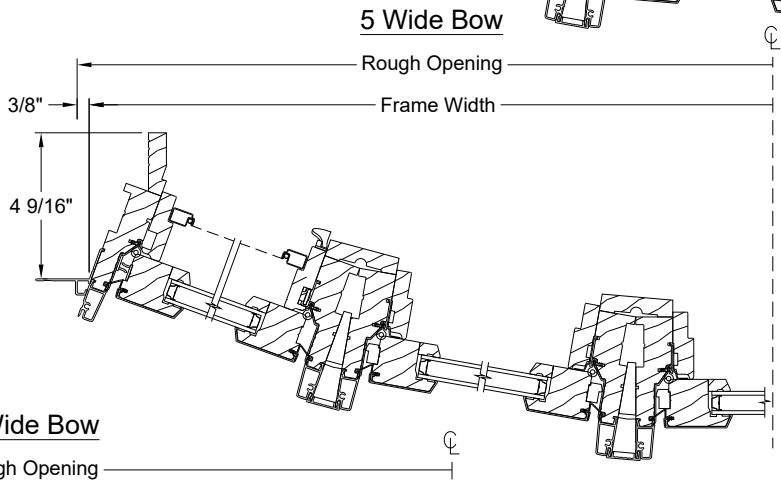
** Overall Unit Width and Overall Rough Opening calculated using a 36" Center Frame Width. To calculate the values with a different Center Frame Width, add the difference of the Center Frame Widths to the overall width values.

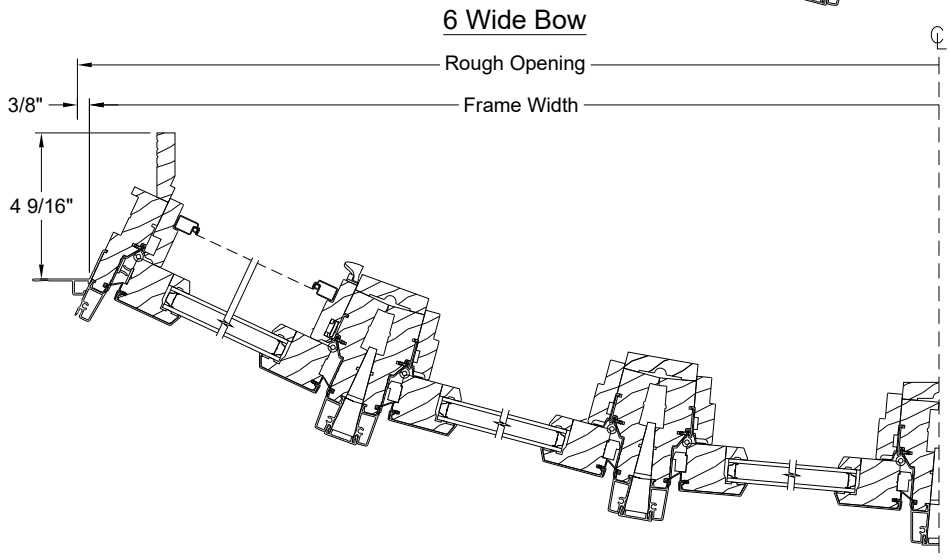
BOW SECTIONS



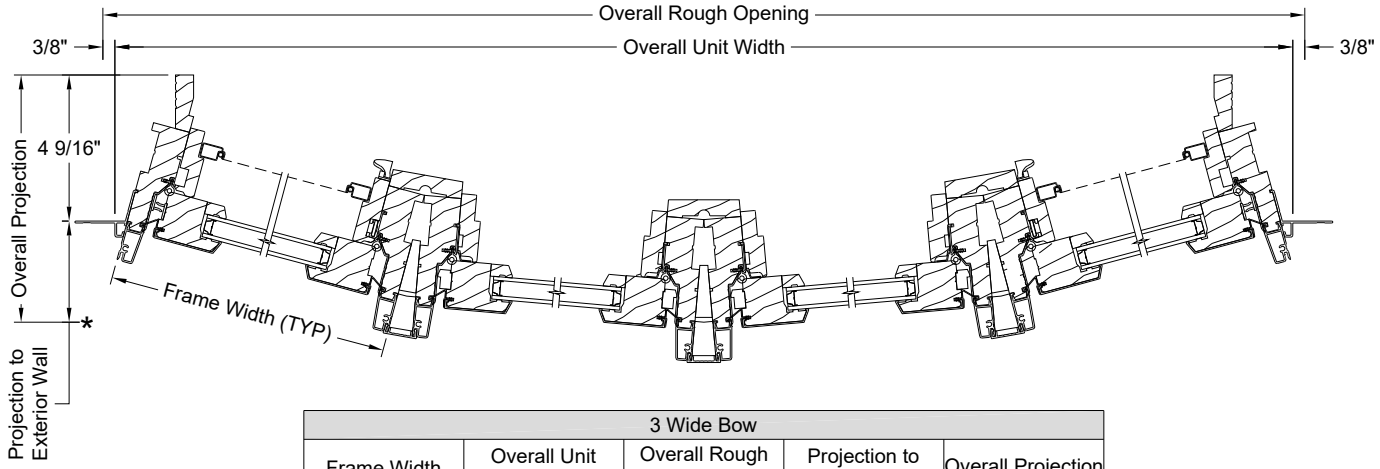








BOW STANDARD PROJECTIONS



3 Wide Bow				
Frame Width	Overall Unit Width	Overall Rough Opening	Projection to Exterior Wall	Overall Projection
17"	51 19/32"	52 11/16"	3"	7 9/16"
18"	54 9/16"	55 5/16"	3 3/16"	7 3/4"
20"	60 1/2"	61 1/4"	3 17/32"	8 3/32"
24"	72 3/8"	73 1/8"	4 7/32"	8 25/32"
28"	84 1/4"	85"	4 15/16"	9 1/2"
30"	90 3/16"	90 15/16"	5 9/32"	9 27/32"

4 Wide Bow				
Frame Width	Overall Unit Width	Overall Rough Opening	Projection to Exterior Wall	Overall Projection
17"	68 3/32"	68 27/32"	6 19/32"	11 5/32"
18"	72 1/16"	72 13/16"	6 27/32"	11 13/32"
20"	79 31/32"	80 23/32"	7 3/8"	11 15/16"
24"	95 27/32"	96 19/32"	8 13/32"	12 31/32"
28"	111 11/16"	112 7/16"	9 15/32"	14 1/32"
30"	119 19/32"	120 11/32"	10"	14 9/16"

5 Wide Bow				
Frame Width	Overall Unit Width	Overall Rough Opening	Projection to Exterior Wall	Overall Projection
17"	84 19/32"	85 11/32"	8 31/32"	13 17/32"
18"	89 15/32"	90 7/32"	9 15/32"	14 1/32"
20"	99 5/32"	99 29/32"	10 1/2"	15 1/16"
24"	118 9/16"	119 5/16"	12 9/16"	17 1/8"
28"	137 15/16"	138 11/16"	14 5/8"	19 3/16"
30"	147 21/32"	148 13/32"	15 21/32"	20 7/32"

6 Wide Bow				
Frame Width	Overall Unit Width	Overall Rough Opening	Projection to Exterior Wall	Overall Projection
17"	100 7/32"	100 31/32"	13 3/8"	17 15/16"
18"	105 31/32"	106 23/32"	14 5/32"	18 23/32"
20"	117 7/16"	118 3/16"	15 11/16"	20 1/4"
24"	140 3/8"	141 1/8"	18 3/4"	23 5/16"
28"	163 5/16"	164 1/16"	21 27/32"	26 13/32"
30"	174 13/16"	175 9/16"	23 3/8"	27 15/16"

4 wide bow shown for reference only.
Table values calculated using 4 9/16" jamb depths and a standard nail fin.
*Projections are measured to the back of the forward most section of the nail fin.

FORMULAS

Understanding JELD-WEN Book Codes:

W-5500™ Clad-Wood Window Product	Prefix	Width Code	Height Code
Standard Casement	SCC	WW	HH
Push Out Casement	SCPOC		
Extended Circle Segment Casement	SCCS		

Sample Book Code:
SCC3236 = W-5500™ Clad-Wood Casement, 32" x 36" Frame Size
SCPOC3236 = W-5500™ Clad-Wood Push Out Casement, 32" x 36" Frame Size
SCCS3236 = W-5500™ Clad-Wood 1-Panel Extended Circle Segment Casement, 32" x 36" Frame Size
SCCS3236-2 = W-5500™ Clad-Wood 2-Panel Extended Circle Segment Casement, 64" x 36" Frame Size

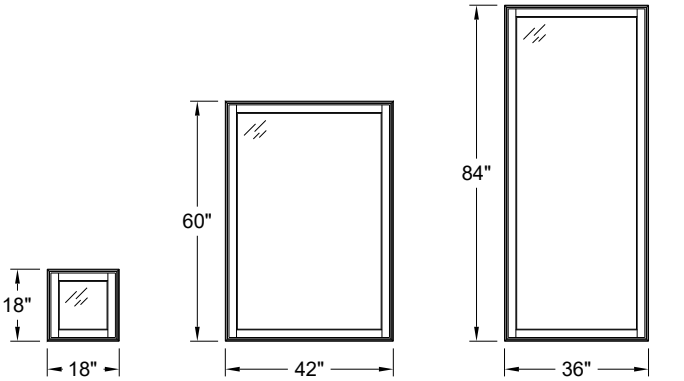
Formulas	
Rough Opening	(Frame Width + 3/4") x (Frame Height + 3/4")
Masonry Opening	(Overall Width + 1/2") x (Overall Height + 1/2")
Daylight Opening ft²	((Frame Width - 5 7/8") x (Frame Height - 5 7/8")) / 144
Clear Opening ft²	
Standard Casement - Standard Hinge	((Frame Width - 9 7/8") x (Frame Height - 4 7/16")) / 144
Standard Casement - Egress Hinge	((Frame Width - 5 1/2") x (Frame Height - 4 13/32")) / 144
Standard Casement - Butt Hinge	((Frame Width - 4 13/32") x (Frame Height - 4 13/32")) / 144
Push Out Casement - Friction Hinge	((Frame Width - 9 15/16") x (Frame Height - 4 1/16")) / 144
Extended Circle Segment Casement - 1-Panel	((Frame Width - 9 7/8") x (Leg Height - 2 19/32")) / 144
Extended Circle Segment Casement - 2-Panel	((Frame Width / 2 - 9 7/8") x (Leg Height - 2 19/32")) / 144
Extended Circle Segment Casement - 3-Panel	((Frame Width / 3 - 9 7/8") x (Leg Height - 2 19/32")) / 144

Note: "Overall" dimensions include frame and trim.

Unit elevations are shown without exterior trim.
Standard sizes are shown. Other sizes may be available as custom orders. Contact JELD-WEN Customer Service for more information.

MIN-MAX STANDARD SIZING

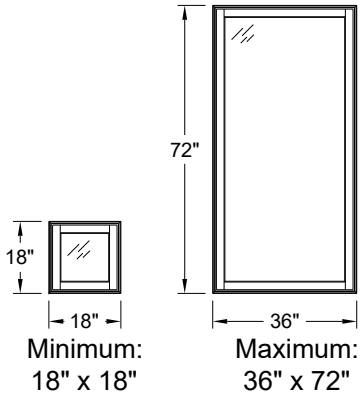
Operator - Standard Sizing



Standard Widths			
18"	20"	24"	28"
30"	32"	36"	42"
Standard Heights			
18"	20"	24"	28"
30"	36"	42"	48"
54"	60"	64"	66"
72"	78"	84"	

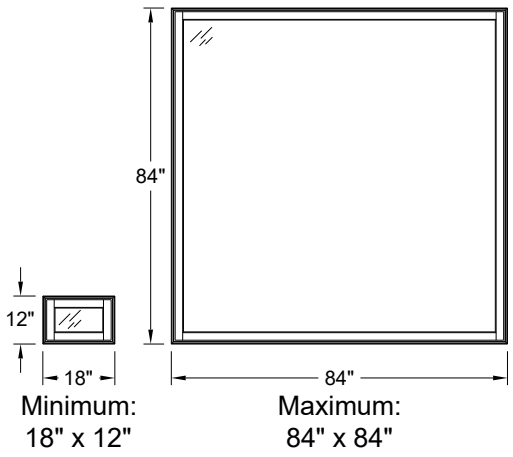
Operator window sizes 32" x 84", 36" x 78", 36" x 84", and all 42" Wide units use a Sash Limiter to restrict operation to a 20º opening. The Sash Limiter cannot be bypassed to provide egress nor is it a Window Opening Control Device (WOCD).

Pushout - Standard Sizing



Standard Widths			
18"	20"	24"	28"
30"	32"	36"	
Standard Heights			
18"	20"	24"	24"
30"	36"	42"	48"
54"	60"	64"	66"
72"			

Stationary

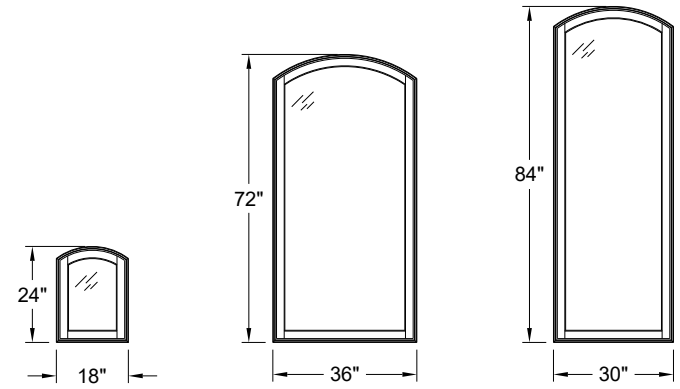


Standard Widths			
18"	20"	24"	28"
30"	32"	36"	42"
48"	54"	60"	66"
72"	84"		
Standard Heights			
12"	18"	20"	24"
28"	30"	36"	42"
48"	54"	60"	64"
66"	72"	78"	84"

Standard sizes are shown. Other sizes may be available as custom orders. Contact JELD-WEN Customer Service for more information.

MIN-MAX STANDARD SIZING

Extended Circle Segment - Operating

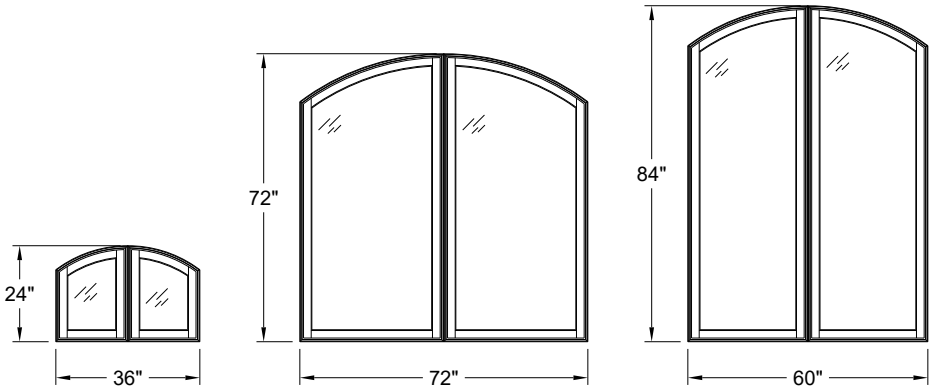


Minimum Size:
18" x 24"

Maximum Width:
36" x 72"

Maximum Height:
30" x 84"

Extended Circle Segment - Operating

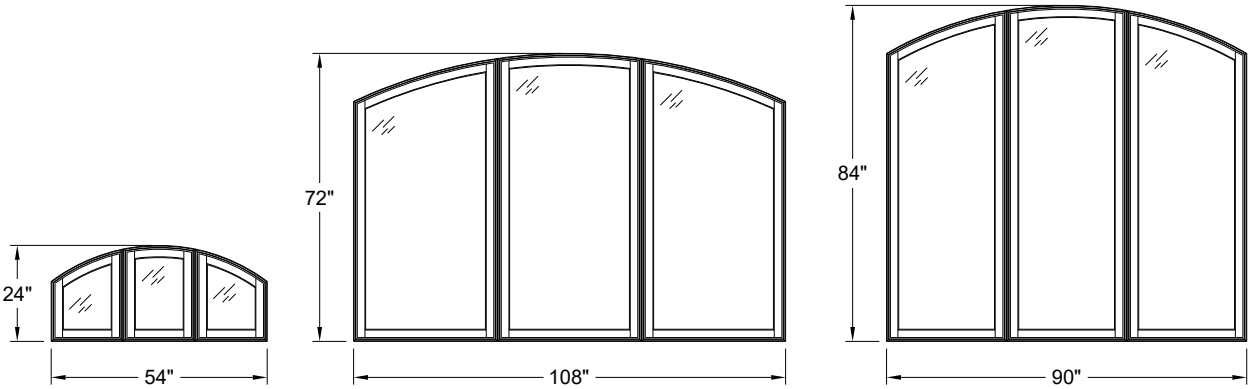


Minimum Size:
36" x 24"

Maximum Width Size:
72" x 72"

Maximum Height Size:
60" x 84"

Extended Circle Segment - Operating



Minimum Size:
54" x 24"

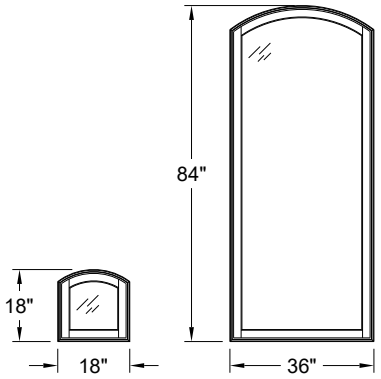
Maximum Width Size:
108" x 72"

Maximum Height Size:
90" x 84"

Standard sizes are shown. Smaller or larger units may be available as custom orders. Contact JELD-WEN Customer Service for more information.

MIN-MAX STANDARD SIZING

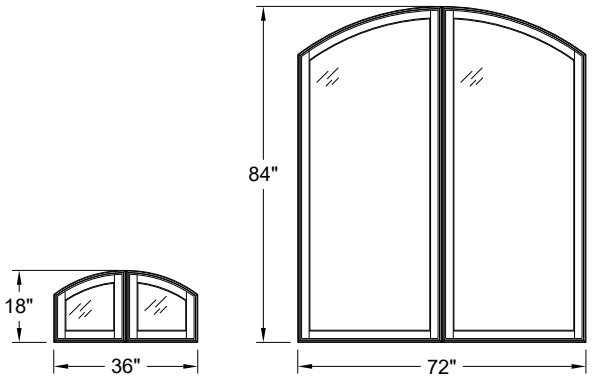
Extended Circle Segment - Stationary



Minimum Size:
18" x 18"

Maximum Size:
36" x 84"

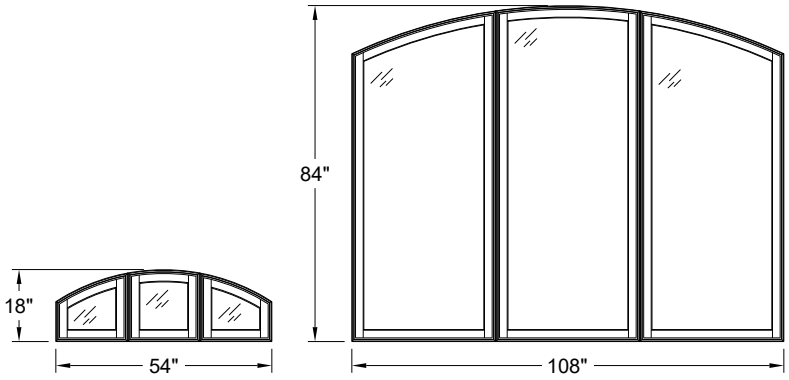
Extended Circle Segment - Stationary



Minimum Size:
36" x 18"

Maximum Size:
72" x 84"

Extended Circle Segment - Stationary



Minimum Size:
54" x 18"

Maximum Size:
108" x 84"

Standard sizes are shown. Smaller or larger sizes may be available as custom orders. Contact JELD-WEN Customer Service for more information.

EGRESS CHARTS

Rectangle Operator Units With Standard Hinge

Height \ Width	18"	20"	24"	28"	30"	32"	36"	42"
18"	0.77 ft²	0.96 ft²	1.33 ft²	1.71 ft²	1.90 ft²	2.09 ft²	2.47 ft²	1.04 ft²*
20"	0.88 ft²	1.10 ft²	1.53 ft²	1.96 ft²	2.18 ft²	2.40 ft²	2.83 ft²	1.19 ft²*
24"	1.11 ft²	1.38 ft²	1.92 ft²	2.47 ft²	2.74 ft²	3.01 ft²	3.55 ft²	1.49 ft²*
28"	1.33 ft²	1.66 ft²	2.31 ft²	2.97 ft²	3.30 ft²	3.62 ft²	4.28 ft²	1.8 ft²*
30"	1.44 ft²	1.80 ft²	2.51 ft²	3.22 ft²	3.58 ft²	3.93 ft²	4.64 ft²	1.95 ft²*
36"	1.78 ft²	2.22 ft²	3.10 ft²	3.98 ft²	4.41 ft²	4.85 ft²	5.73 ft²	2.41 ft²*
42"	2.12 ft²	2.64 ft²	3.69 ft²	4.73 ft²	5.25 ft²	5.78 ft²	6.82 ft²	2.87 ft²*
48"	2.46 ft²	3.06 ft²	4.28 ft²	5.49 ft²	6.09 ft²	6.70 ft²	7.91 ft²	3.33 ft²*
54"	2.80 ft²	3.49 ft²	4.86 ft²	6.24 ft²	6.93 ft²	7.62 ft²	9.00 ft²	3.78 ft²*
60"	3.14 ft²	3.91 ft²	5.45 ft²	7.00 ft²	7.77 ft²	8.54 ft²	10.09 ft²	4.24 ft²*

Note: *Does not meet egress. 20 degree sash limiter required.

Rectangle Operator Pushout Unit With Friction Hinge

Height \ Width	18"	20"	24"	28"	30"	32"	36"
18"	0.83 ft²	1.03 ft²	1.42 ft²	1.80 ft²	2.00 ft²	2.19 ft²	2.58 ft²
20"	0.95 ft²	1.18 ft²	1.62 ft²	2.06 ft²	2.28 ft²	2.50 ft²	2.95 ft²
24"	1.19 ft²	1.47 ft²	2.03 ft²	2.58 ft²	2.86 ft²	3.13 ft²	3.69 ft²
28"	1.43 ft²	1.77 ft²	2.43 ft²	3.10 ft²	3.43 ft²	3.76 ft²	4.43 ft²
30"	1.55 ft²	1.91 ft²	2.63 ft²	3.36 ft²	3.72 ft²	4.08 ft²	4.80 ft²
36"	1.91 ft²	2.36 ft²	3.24 ft²	4.13 ft²	4.57 ft²	5.02 ft²	5.91 ft²
42"	2.27 ft²	2.80 ft²	3.85 ft²	4.91 ft²	5.43 ft²	5.96 ft²	7.01 ft²
48"	2.63 ft²	3.24 ft²	4.46 ft²	5.68 ft²	6.29 ft²	6.90 ft²	8.12 ft²
54"	2.99 ft²	3.68 ft²	5.07 ft²	6.46 ft²	7.15 ft²	7.85 ft²	9.23 ft²
60"	3.35 ft²	4.13 ft²	5.68 ft²	7.24 ft²	8.01 ft²	8.79 ft²	10.34 ft²
64"	3.59 ft²	4.42 ft²	6.09 ft²	7.75 ft²	8.59 ft²	9.42 ft²	11.08 ft²
66"	3.71 ft²	4.57 ft²	6.29 ft²	8.01 ft²	8.87 ft²	9.73 ft²	11.45 ft²
72"	4.07 ft²	5.01 ft²	6.90 ft²	8.79 ft²	9.73 ft²	10.67 ft²	12.56 ft²

Note: *Does not meet egress. 20 degree sash limiter is required.

Operator Units With Egress Hinge

Height \ Width	18"	20"	24"	28"	30"	32"	36"	42"
18"	-	-	-	-	-	-	-	-
20"	-	-	-	-	-	-	-	-
24"	-	-	-	-	-	-	-	-
28"	-	-	-	-	-	-	-	-
30"	-	-	-	-	-	-	-	-
36"	-	-	-	-	-	5.82 ft²	-	-
42"	-	-	-	5.88 ft²	6.40 ft²	-	-	-
48"	-	-	-	6.81 ft²	-	-	-	-
54"	-	-	-	7.75 ft²	-	-	-	-
60"	-	-	-	8.69 ft²	-	-	-	-
64"	-	-	-	9.32 ft²	-	-	-	-
66"	-	-	-	9.63 ft²	-	-	-	-
72"	-	-	-	10.57 ft²	-	-	-	-
78"	-	-	-	11.50 ft²	-	-	-	-
84"	-	-	-	12.44 ft²	-	-	-	-

Operator Units With Butt Hinge & Single Arm Operator

Height \ Width	18"	20"	24"	28"	30"	32"	36"	42"
18"	-	-	-	2.23 ft²	2.41 ft²	2.60 ft²	2.98 ft²	-
20"	-	-	-	2.55 ft²	2.77 ft²	2.99 ft²	3.42 ft²	-
24"	-	-	-	3.21 ft²	3.48 ft²	3.75 ft²	4.30 ft²	-
28"	-	-	-	3.86 ft²	4.19 ft²	4.52 ft²	5.17 ft²	-
30"	-	-	-	4.19 ft²	4.55 ft²	4.90 ft²	5.61 ft²	-
36"	-	-	-	5.17 ft²	5.61 ft²	6.05 ft²	6.93 ft²	-
42"	-	-	-	6.16 ft²	6.68 ft²	7.20 ft²	8.25 ft²	-
48"	-	-	-	7.14 ft²	7.74 ft²	8.35 ft²	9.56 ft²	-
54"	-	-	-	8.12 ft²	8.81 ft²	9.50 ft²	10.88 ft²	-
60"	-	-	-	9.10 ft²	9.88 ft²	10.65 ft²	12.19 ft²	-
64"	-	-	-	9.76 ft²	10.59 ft²	11.42 ft²	13.07 ft²	-
66"	-	-	-	10.09 ft²	10.94 ft²	11.80 ft²	13.51 ft²	-
72"	-	-	-	11.07 ft²	12.01 ft²	12.95 ft²	14.83 ft²	-

##	Unit meets egress specifications of equal to or greater than 20" width, 24" height, and 5.7 ft².
##	Unit meets egress specifications of equal to or greater than 20" width, 24" height, and 5.0ft².
##	Indicates the clear opening square footage.

Local codes may differ; always refer to the codes in your area for complete requirements.

EGRESS CHARTS

Extended Circle Segment 1-Panel

Height \ Width	18"	20"	24"	28"	30"	32"	36"
24"	1.04 ft²	1.29 ft²	1.71 ft²	2.06 ft²	2.29 ft²	2.52 ft²	2.79 ft²
30"	1.38 ft²	1.72 ft²	2.30 ft²	2.82 ft²	3.13 ft²	3.44 ft²	3.88 ft²
36"	1.72 ft²	2.14 ft²	2.88 ft²	3.57 ft²	3.97 ft²	4.36 ft²	4.97 ft²
42"	2.05 ft²	2.56 ft²	3.47 ft²	4.33 ft²	4.81 ft²	5.28 ft²	6.06 ft²
48"	2.39 ft²	2.98 ft²	4.06 ft²	5.08 ft²	5.65 ft²	6.21 ft²	7.15 ft²
54"	2.73 ft²	3.40 ft²	4.65 ft²	5.84 ft²	6.48 ft²	7.13 ft²	8.24 ft²
60"	3.07 ft²	3.82 ft²	5.24 ft²	6.60 ft²	7.32 ft²	8.05 ft²	9.32 ft²
64"	3.29 ft²	4.11 ft²	5.63 ft²	7.10 ft²	7.88 ft²	8.67 ft²	10.05 ft²
66"	3.41 ft²	4.25 ft²	5.83 ft²	7.35 ft²	8.16 ft²	8.97 ft²	10.41 ft²
72"	3.75 ft²	4.67 ft²	6.41 ft²	8.11 ft²	9.00 ft²	9.89 ft²	11.50 ft²
78"	4.08 ft²	5.09 ft²	7.00 ft²	8.86 ft²	9.84 ft²	10.82 ft²	-
84"	4.42 ft²	5.51 ft²	7.59 ft²	9.62 ft²	10.68 ft²	-	-

Note: Units only available with a standard hinge

Extended Circle Segment 2-Panel

Height \ Width	36"	40"	48"	56"	60"	64"	72"
24"	0.87 ft²	1.01 ft²	1.31 ft²	1.52 ft²	1.59 ft²	1.75 ft²	1.70 ft²
30"	1.21 ft²	1.43 ft²	1.90 ft²	2.28 ft²	2.43 ft²	2.67 ft²	2.79 ft²
36"	1.55 ft²	1.86 ft²	2.49 ft²	3.03 ft²	3.27 ft²	3.59 ft²	3.88 ft²
42"	1.88 ft²	2.28 ft²	3.08 ft²	3.79 ft²	4.11 ft²	4.52 ft²	4.97 ft²
48"	2.22 ft²	2.70 ft²	3.67 ft²	4.54 ft²	4.95 ft²	5.44 ft²	6.06 ft²
54"	2.56 ft²	3.12 ft²	4.26 ft²	5.30 ft²	5.79 ft²	6.36 ft²	7.15 ft²
60"	2.90 ft²	3.54 ft²	4.85 ft²	6.05 ft²	6.62 ft²	7.28 ft²	8.24 ft²
64"	3.24 ft²	3.97 ft²	5.43 ft²	6.81 ft²	7.46 ft²	8.20 ft²	9.32 ft²
66"	3.24 ft²	3.97 ft²	5.43 ft²	6.81 ft²	7.46 ft²	8.20 ft²	9.32 ft²
72"	3.58 ft²	4.39 ft²	6.02 ft²	7.56 ft²	8.30 ft²	9.13 ft²	10.41 ft²
78"	3.92 ft²	4.81 ft²	6.61 ft²	8.32 ft²	9.14 ft²	10.05 ft²	-
84"	4.25 ft²	5.23 ft²	7.20 ft²	9.07 ft²	9.98 ft²	-	-

Note: Units only available with a standard hinge

Extended Circle Segment 3-Panel

Height \ Width	54"	60"	72"	84"	90"	96"	108"
24"	0.70 ft²	0.80 ft²	0.92 ft²	1.18 ft²	1.31 ft²	1.44 ft²	1.70 ft²
30"	1.04 ft²	1.22 ft²	1.51 ft²	1.94 ft²	2.15 ft²	2.37 ft²	2.79 ft²
36"	1.38 ft²	1.65 ft²	2.10 ft²	2.69 ft²	2.99 ft²	3.29 ft²	3.88 ft²
42"	1.72 ft²	2.07 ft²	2.69 ft²	3.45 ft²	3.83 ft²	4.21 ft²	4.97 ft²
48"	2.05 ft²	2.49 ft²	3.28 ft²	4.20 ft²	4.67 ft²	5.13 ft²	6.06 ft²
54"	2.39 ft²	2.91 ft²	3.86 ft²	4.96 ft²	5.51 ft²	6.05 ft²	7.15 ft²
60"	2.73 ft²	3.33 ft²	4.45 ft²	5.71 ft²	6.34 ft²	6.98 ft²	8.24 ft²
64"	3.07 ft²	3.75 ft²	5.04 ft²	6.47 ft²	7.18 ft²	7.90 ft²	9.32 ft²
66"	3.07 ft²	3.75 ft²	5.04 ft²	6.47 ft²	7.18 ft²	7.90 ft²	9.32 ft²
72"	3.41 ft²	4.18 ft²	5.63 ft²	7.22 ft²	8.02 ft²	8.82 ft²	10.41 ft²
78"	3.75 ft²	4.60 ft²	6.22 ft²	7.98 ft²	8.86 ft²	9.74 ft²	-
84"	4.08 ft²	5.02 ft²	6.81 ft²	8.73 ft²	9.70 ft²	-	-

Note: Units only available with a standard hinge

##	Unit meets egress specifications of equal to or greater than 20" width, 24" height, and 5.7 ft².
##	Unit meets egress specifications of equal to or greater than 20" width, 24" height, and 5.0ft².
##	Indicates the clear opening square footage.

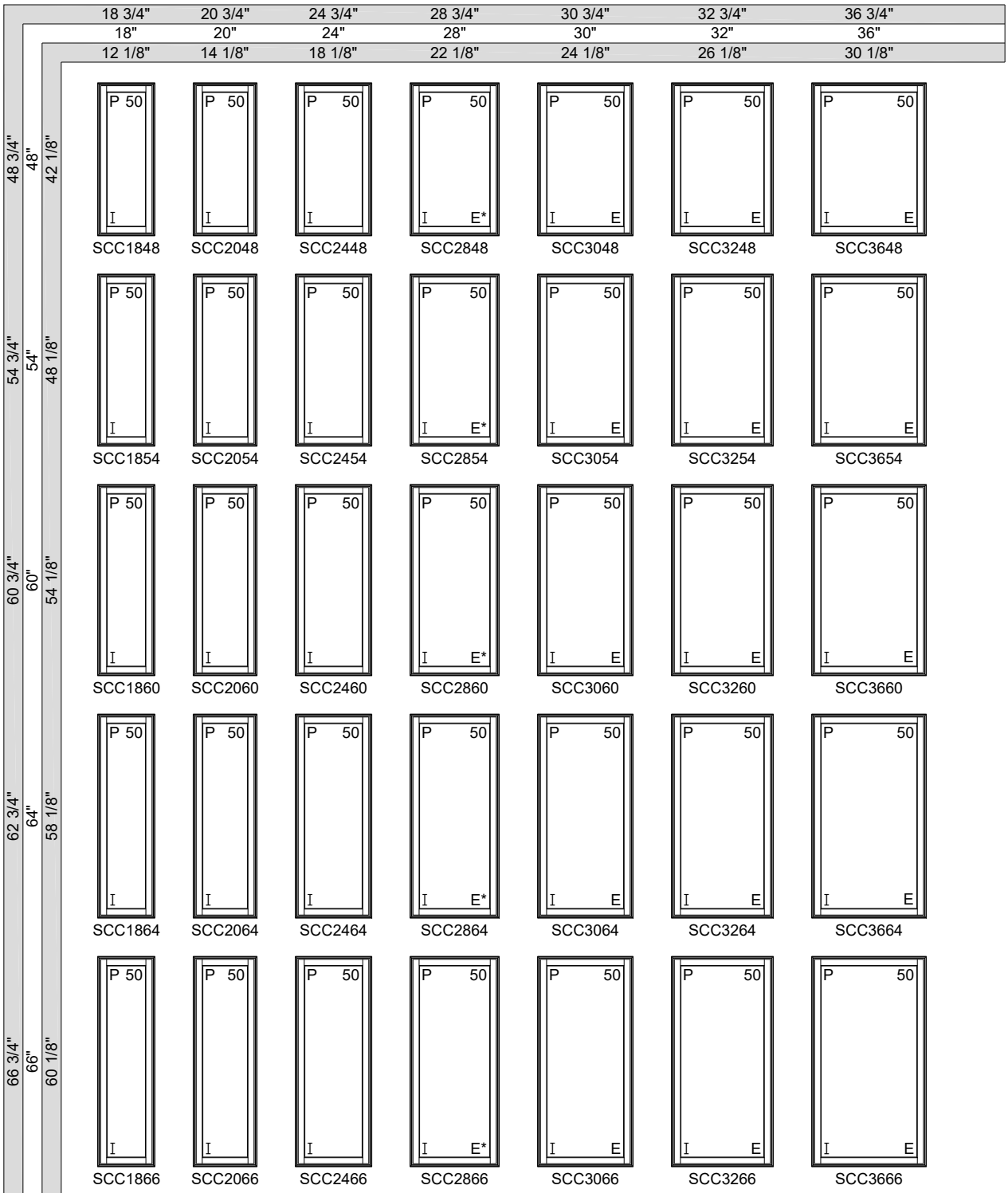
Local codes may differ; always refer to the codes in your area for complete requirements.

RECTANGLE UNITS - OPERATING & STATIONARY

Rough Opening	18 3/4"	20 3/4"	24 3/4"	28 3/4"	30 3/4"	32 3/4"	36 3/4"
Frame Width	18"	20"	24"	28"	30"	32"	36"
Daylight Opening	12 1/8"	14 1/8"	18 1/8"	22 1/8"	24 1/8"	26 1/8"	30 1/8"
Rough Opening 12 3/4" / Frame Height 12" / Daylight Opening 6 1/8"	SCC1812	SCC2012	SCC2412	SCC2812	SCC3012	SCC3212	SCC3612
Rough Opening 18 3/4" / Frame Height 18" / Daylight Opening 12 1/8"	SCC1818	SCC2018	SCC2418	SCC2818	SCC3018	SCC3218	SCC3618
Rough Opening 20 3/4" / Frame Height 20" / Daylight Opening 14 1/8"	SCC1820	SCC2020	SCC2420	SCC2820	SCC3020	SCC3220	SCC3620
Rough Opening 24 3/4" / Frame Height 24" / Daylight Opening 18 1/8"	SCC1824	SCC2024	SCC2424	SCC2824	SCC3024	SCC3224	SCC3624
Rough Opening 28 3/4" / Frame Height 28" / Daylight Opening 22 1/8"	SCC1828	SCC2028	SCC2428	SCC2828	SCC3028	SCC3228	SCC3628
Rough Opening 30 3/4" / Frame Height 30" / Daylight Opening 24 1/8"	SCC1830	SCC2030	SCC2430	SCC2830	SCC3030	SCC3230	SCC3630
Rough Opening 36 3/4" / Frame Height 36" / Daylight Opening 30 1/8"	SCC1836	SCC2036	SCC2436	SCC2836	SCC3036	SCC3236	SCC3636
Rough Opening 42 3/4" / Frame Height 42" / Daylight Opening 36 1/8"	SCC1842	SCC2042	SCC2442	SCC2842	SCC3042	SCC3242	SCC3642

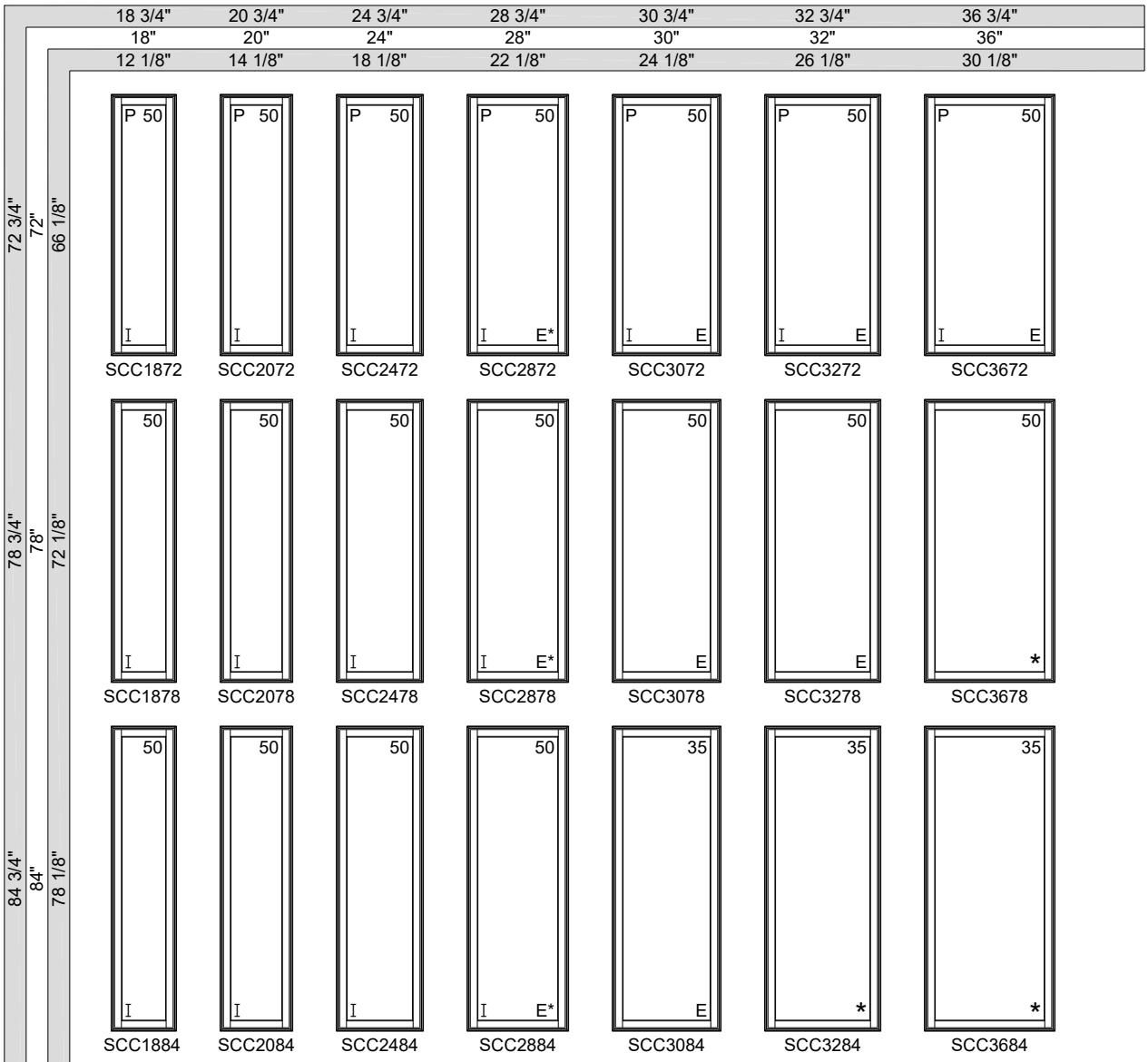
Elevation Legend:
= Maximum Performance Grade (PG) rating with standard glazing - applies to standard operating units only, unless not offered.
P## = Push Out Unit available - if rated, maximum pg rating with standard glazing is shown.
I = Impact rated unit available.
S = Standard unit only available as stationary configuration.
S* = Unit available as stationary or operating configuration.
E = Standard unit meets egress - clear opening exceeds 20" width, 24" height, and 5.7ft².
E* = Standard unit meets egress with use of optional egress hinge.

RECTANGLE UNITS - OPERATING & STATIONARY



Elevation Legend:
= Maximum Performance Grade (PG) rating with standard glazing - applies to standard operating units only, unless not offered.
P## = Push Out Unit available - if rated, maximum pg rating with standard glazing is shown.
I = Impact rated unit available.
S = Standard unit only available as stationary configuration.
S* = Unit available as stationary or operating configuration.
E = Standard unit meets egress - clear opening exceeds 20" width, 24" height, and 5.7ft².
E* = Standard unit meets egress with use of optional egress hinge.

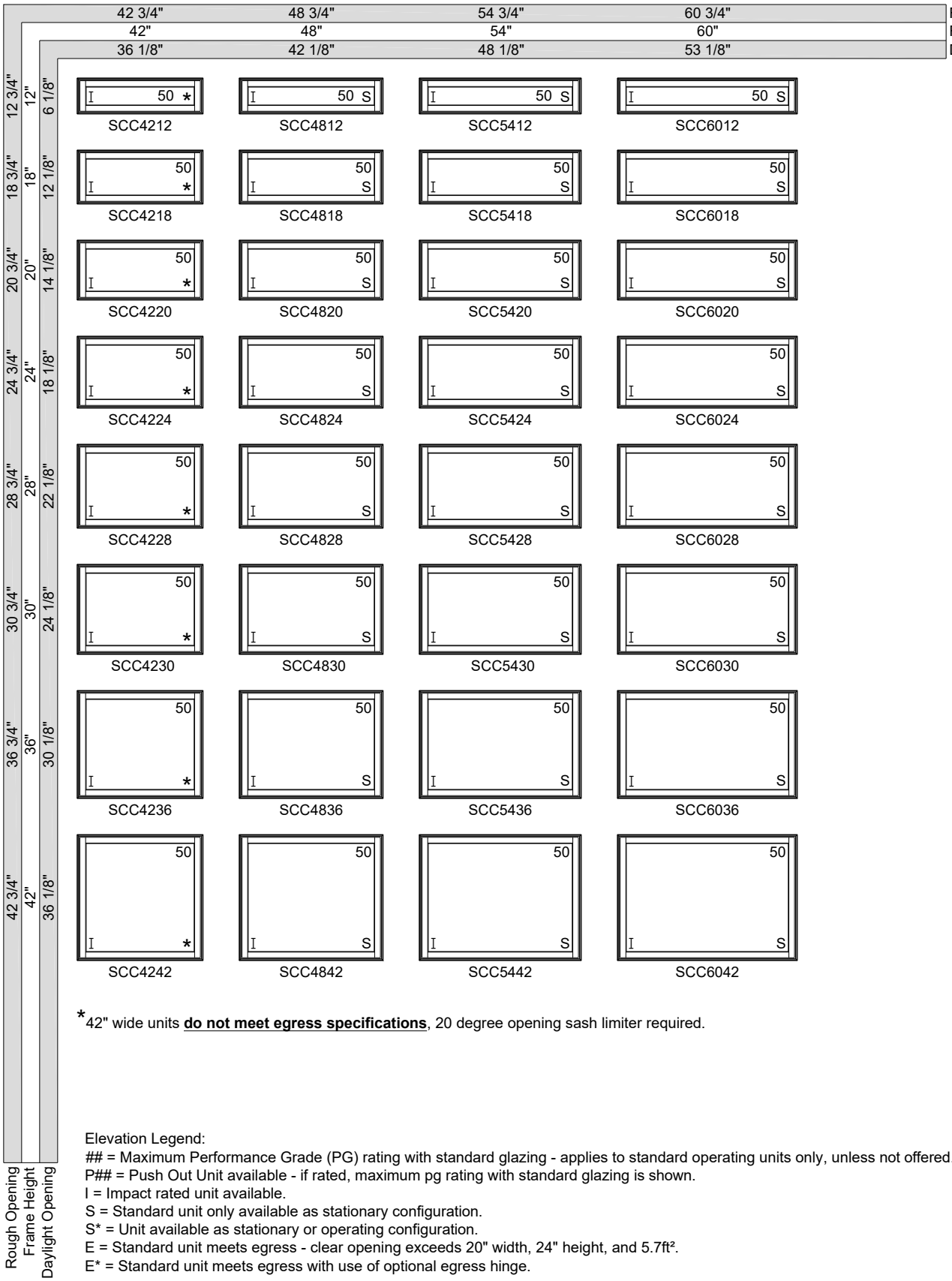
RECTANGLE UNITS - OPERATING & STATIONARY



* = SCC3284, SCC3678, and SCC3684 **do not meet egress specifications**, 20 degree opening sash limiter required.

Elevation Legend:
= Maximum Performance Grade (PG) rating with standard glazing - applies to standard operating units only, unless not offered.
P## = Push Out Unit available - if rated, maximum pg rating with standard glazing is shown.
I = Impact rated unit available.
S = Standard unit only available as stationary configuration.
S* = Unit available as stationary or operating configuration.
E = Standard unit meets egress - clear opening exceeds 20" width, 24" height, and 5.7ft².
E* = Standard unit meets egress with use of optional egress hinge.

RECTANGLE UNITS - OPERATING & STATIONARY



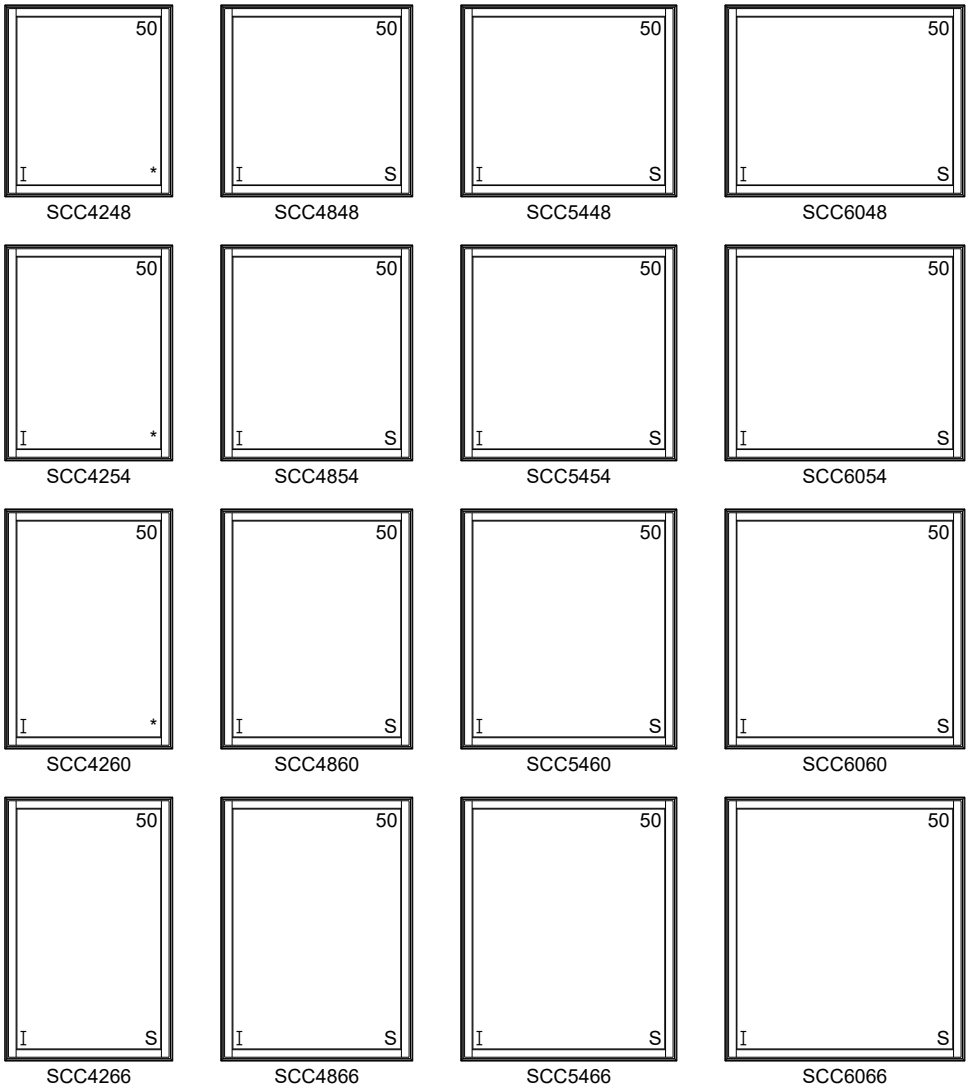
*42" wide units **do not meet egress specifications**, 20 degree opening sash limiter required.

Elevation Legend:
= Maximum Performance Grade (PG) rating with standard glazing - applies to standard operating units only, unless not offered.
P## = Push Out Unit available - if rated, maximum pg rating with standard glazing is shown.
I = Impact rated unit available.
S = Standard unit only available as stationary configuration.
S* = Unit available as stationary or operating configuration.
E = Standard unit meets egress - clear opening exceeds 20" width, 24" height, and 5.7ft².
E* = Standard unit meets egress with use of optional egress hinge.

RECTANGLE UNITS - OPERATING & STATIONARY

42 3/4"	48 3/4"	54 3/4"	60 3/4"	Rough Opening
42"	48"	54"	60"	Frame Width
36 1/8"	42 1/8"	48 1/8"	53 1/8"	Daylight Opening

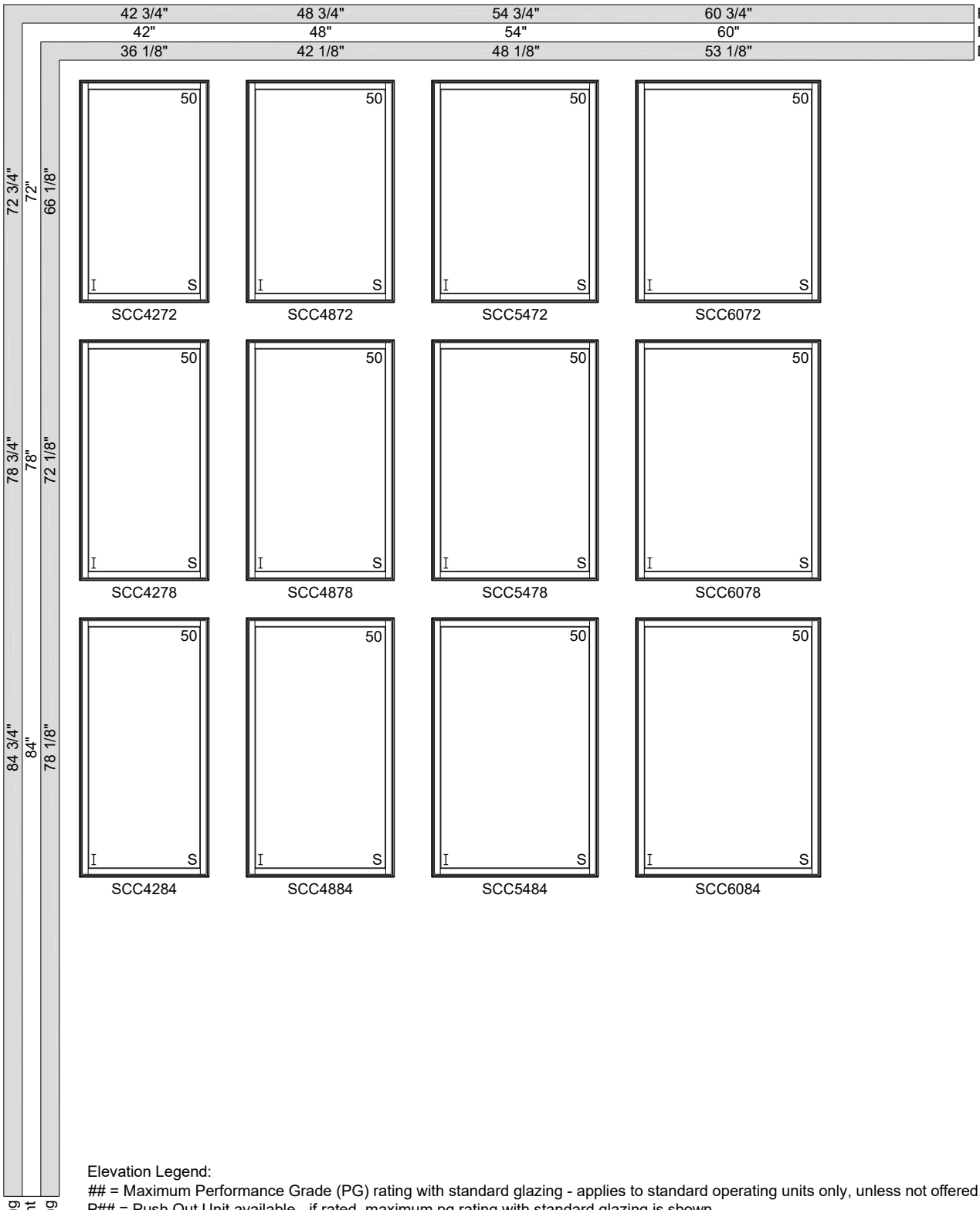
Rough Opening	Frame Height	Daylight Opening
48 3/4"	48"	42 1/8"
54 3/4"	54"	48 1/8"
60 3/4"	60"	54 1/8"
66 3/4"	66"	60 1/8"



* = 42" Wide Units Do Not Meet Egress Specifications Because a 20 Degree Opening Sash Limiter Is Required

Elevation Legend:
= Maximum Performance Grade (PG) rating with standard glazing - applies to standard operating units only, unless not offered.
P## = Push Out Unit available - if rated, maximum pg rating with standard glazing is shown.
I = Impact rated unit available.
S = Standard unit only available as stationary configuration.
S* = Unit available as stationary or operating configuration.
E = Standard unit meets egress - clear opening exceeds 20" width, 24" height, and 5.7ft².
E* = Standard unit meets egress with use of optional egress hinge.

RECTANGLE UNITS - STATIONARY



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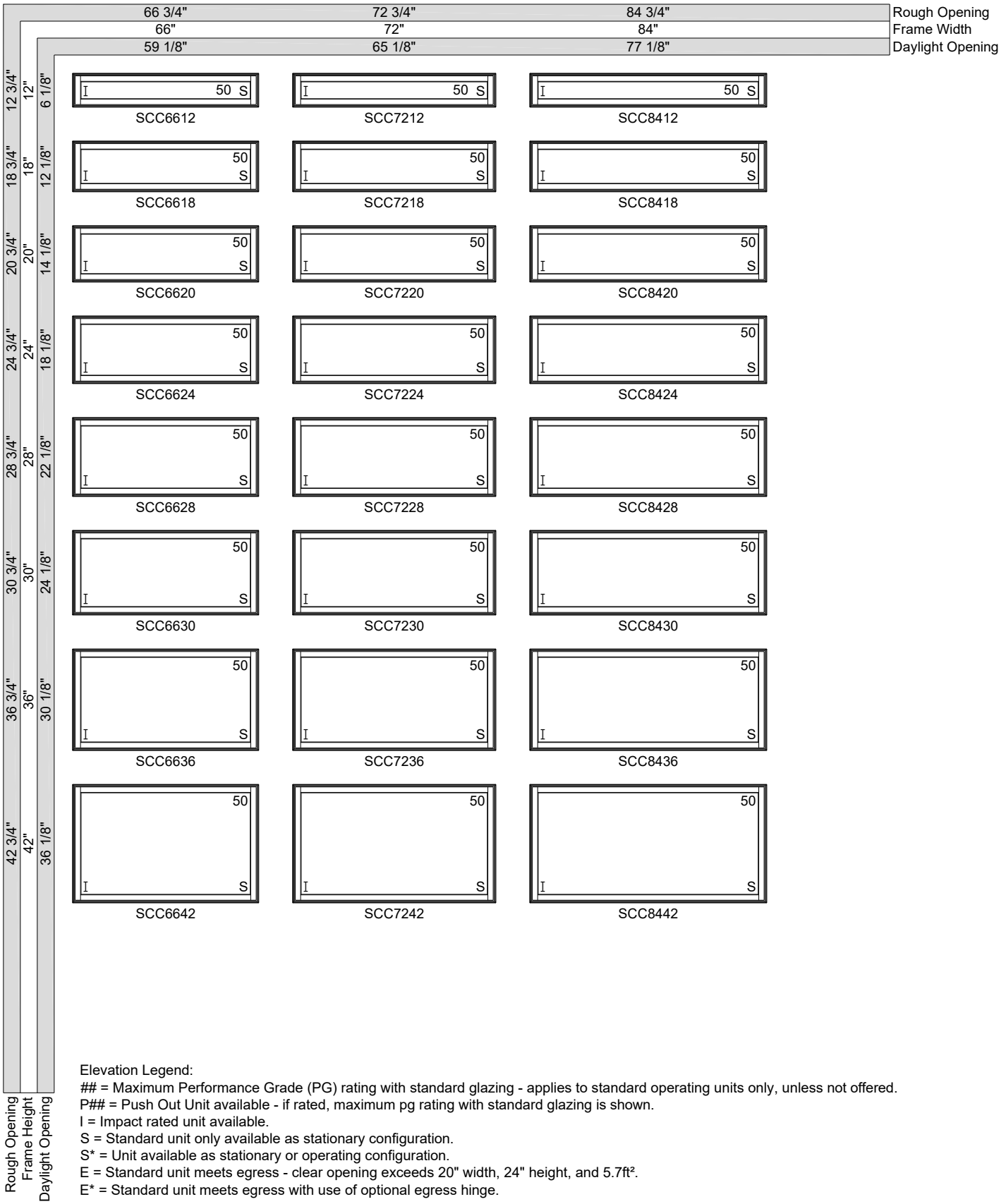

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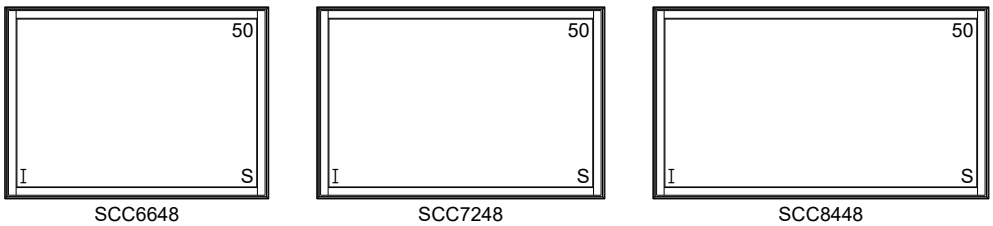
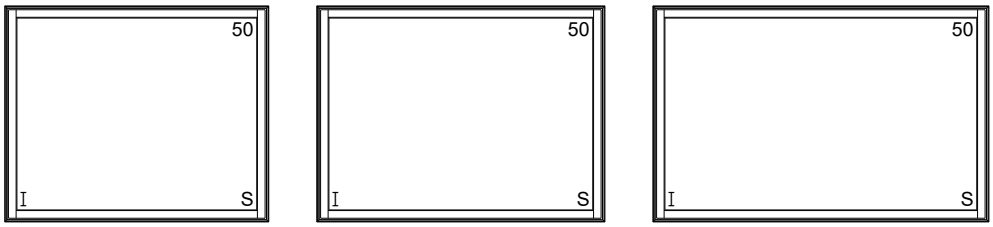
RECTANGLE UNITS - STATIONARY

Rough Opening	66 3/4"	72 3/4"	84 3/4"
Frame Width	66"	72"	84"
Daylight Opening	59 1/8"	65 1/8"	77 1/8"

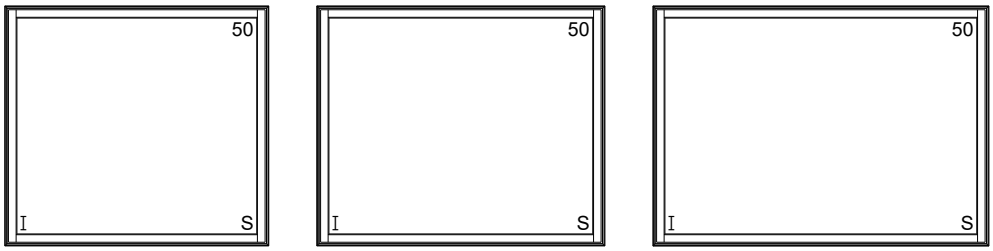
Rough Opening	Frame Height	Daylight Opening
48 3/4"	48"	42 1/8"
54 3/4"	54"	48 1/8"
60 3/4"	60"	54 1/8"
66 3/4"	66"	60 1/8"



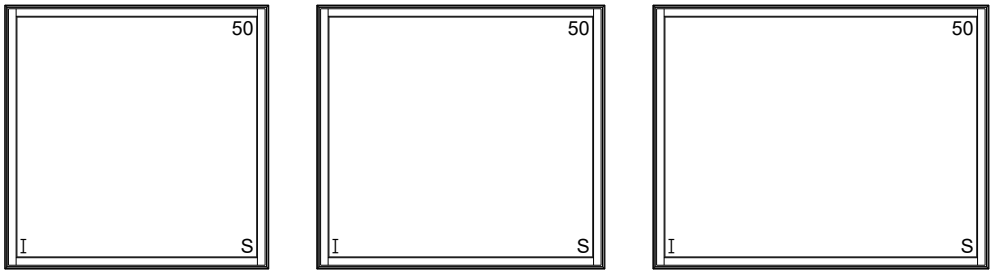
SCC6648 SCC7248 SCC8448



SCC6654 SCC7254 SCC8454



SCC6660 SCC7260 SCC8460



SCC6666 SCC7266 SCC8466

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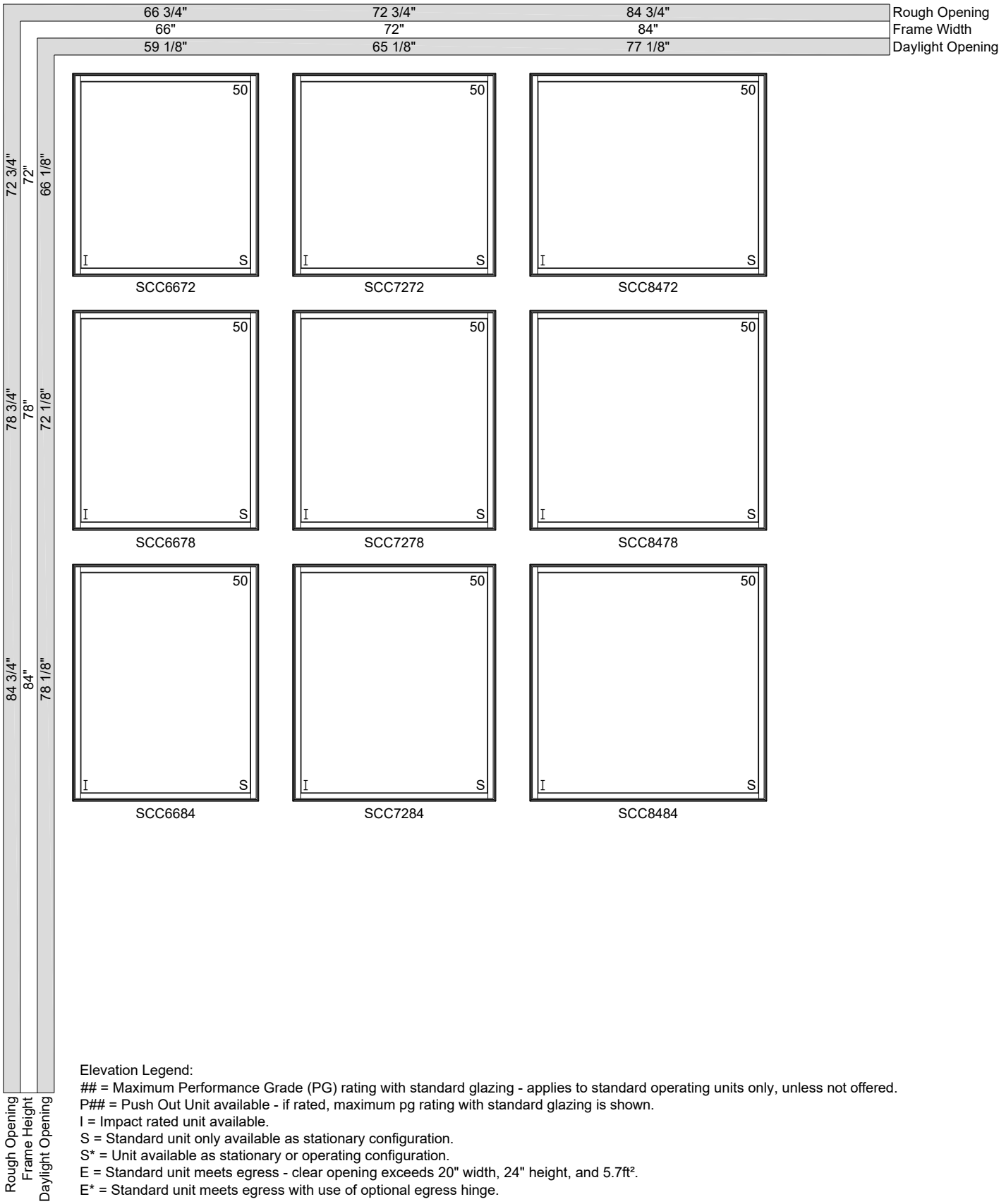

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EXTENDED CIRCLE SEGMENT UNITS

Rough Opening	18 3/4"	20 3/4"	24 3/4"	28 3/4"	30 3/4"	32 3/4"	36 3/4"
Frame Width	18"	20"	24"	28"	30"	32"	36"
Daylight Opening	12 1/8"	14 1/8"	18 1/8"	22 1/8"	24 1/8"	26 1/8"	30 1/8"
Rough Opening 18 3/4" / Frame Height 18"	SCCS1818	SCCS2018	SCCS2418	SCCS2818	SCCS3018	SCCS3218	SCCS3618
Rough Opening 24 3/4" / Frame Height 24"	SCCS1824	SCCS2024	SCCS2424	SCCS2824	SCCS3024	SCCS3224	SCCS3624
Rough Opening 30 3/4" / Frame Height 30"	SCCS1830	SCCS2030	SCCS2430	SCCS2830	SCCS3030	SCCS3230	SCCS3630
Rough Opening 36 3/4" / Frame Height 36"	SCCS1836	SCCS2036	SCCS2436	SCCS2836	SCCS3036	SCCS3236	SCCS3636
Rough Opening 42 3/4" / Frame Height 42"	SCCS1842	SCCS2042	SCCS2442	SCCS2842	SCCS3042	SCCS3242	SCCS3642
Rough Opening 48 3/4" / Frame Height 48"	SCCS1848	SCCS2048	SCCS2448	SCCS2848	SCCS3048	SCCS3248	SCCS3648
Rough Opening 54 3/4" / Frame Height 54"	SCCS1854	SCCS2054	SCCS2454	SCCS2854	SCCS3054	SCCS3254	SCCS3654

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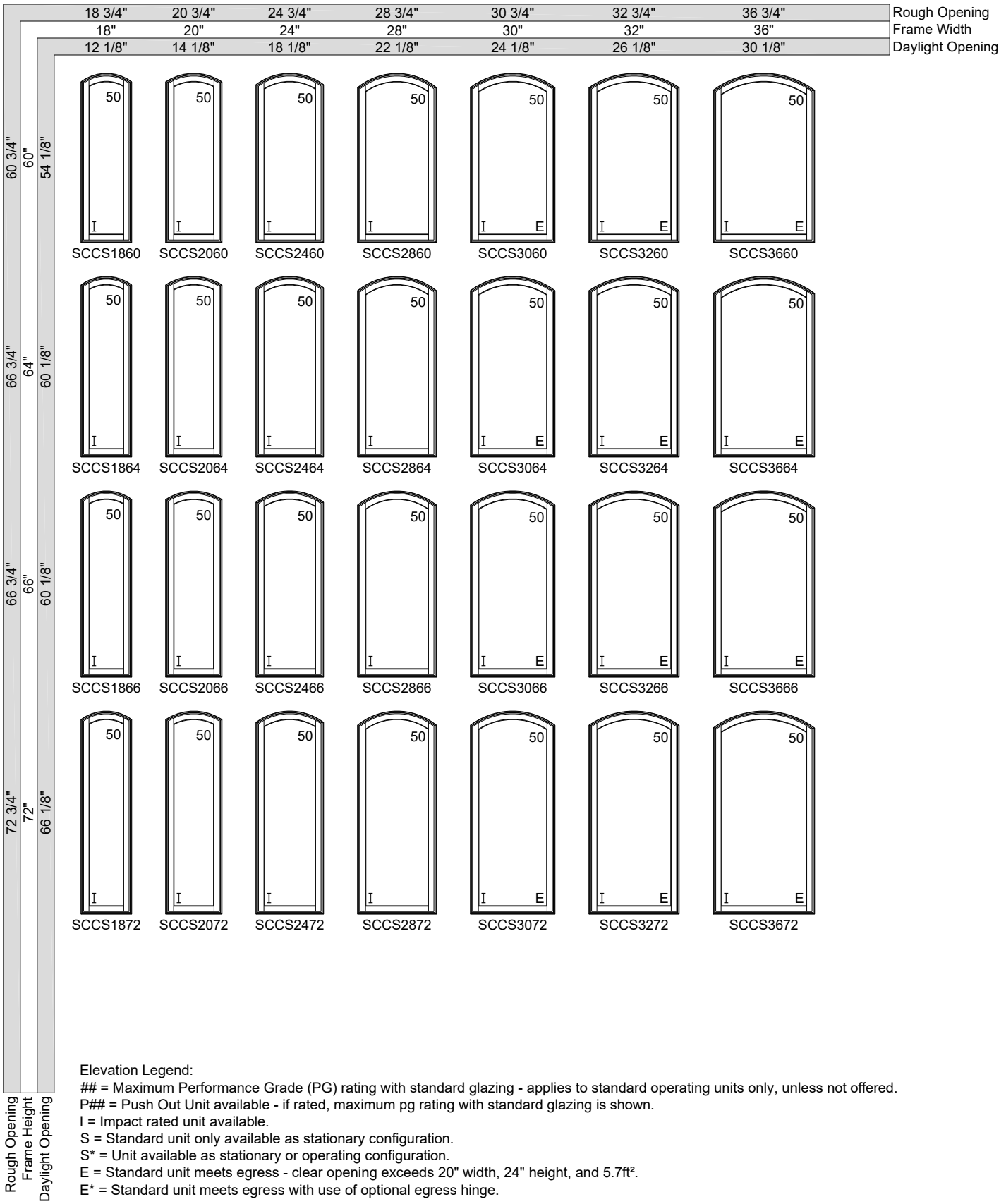
EXTENDED CIRCLE SEGMENT UNITS



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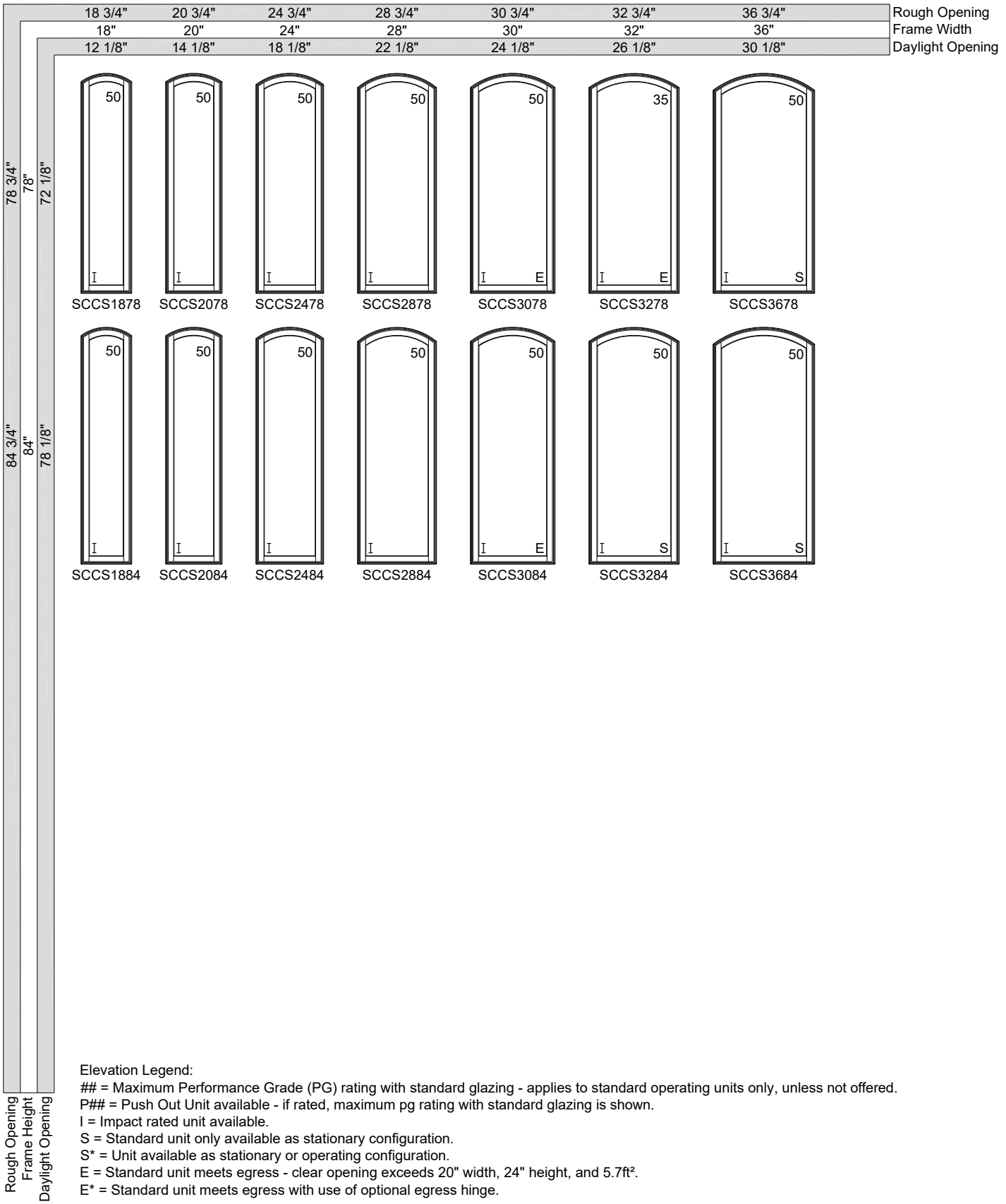

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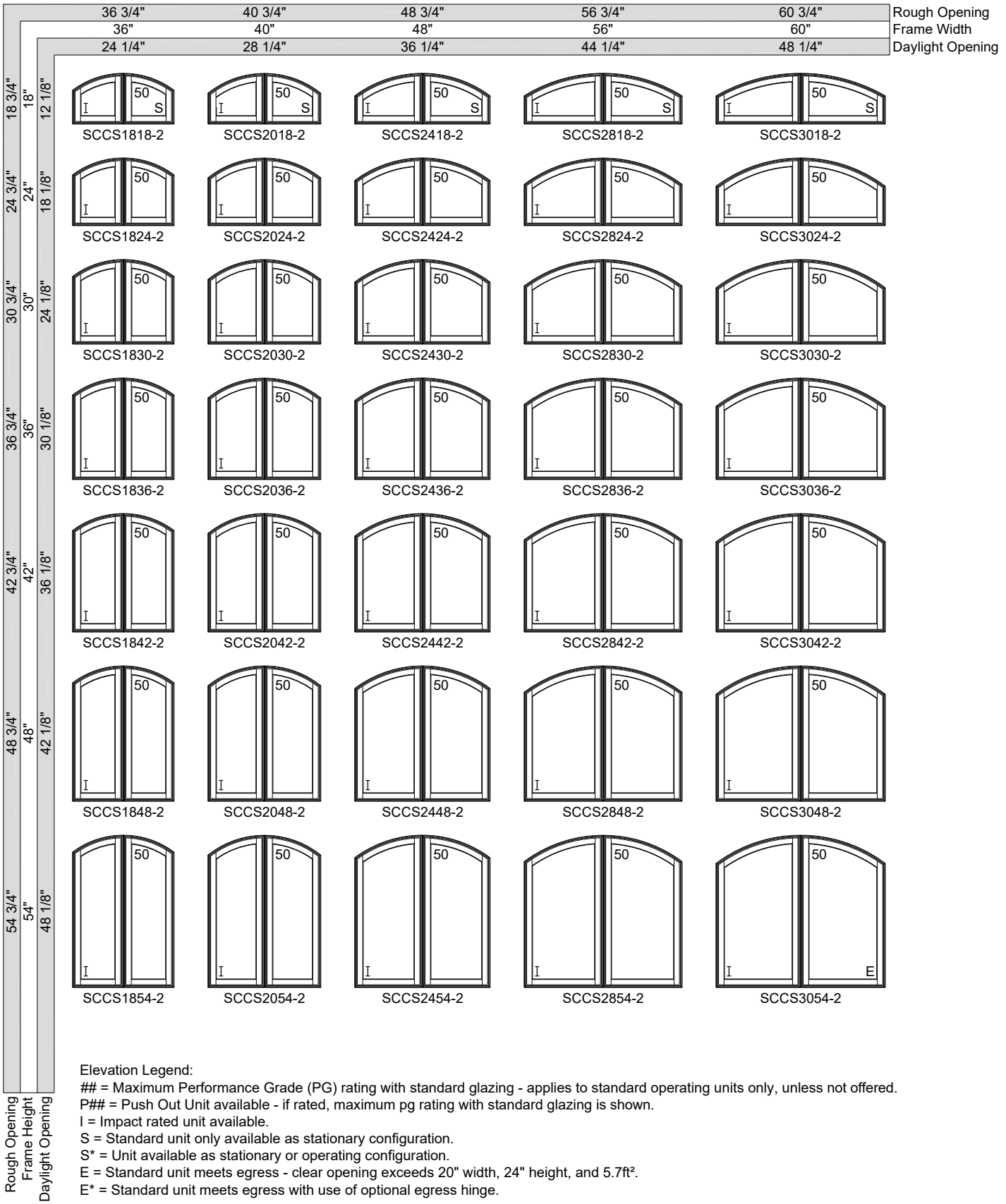
2-PANEL EXTENDED CIRCLE SEGMENT UNITS



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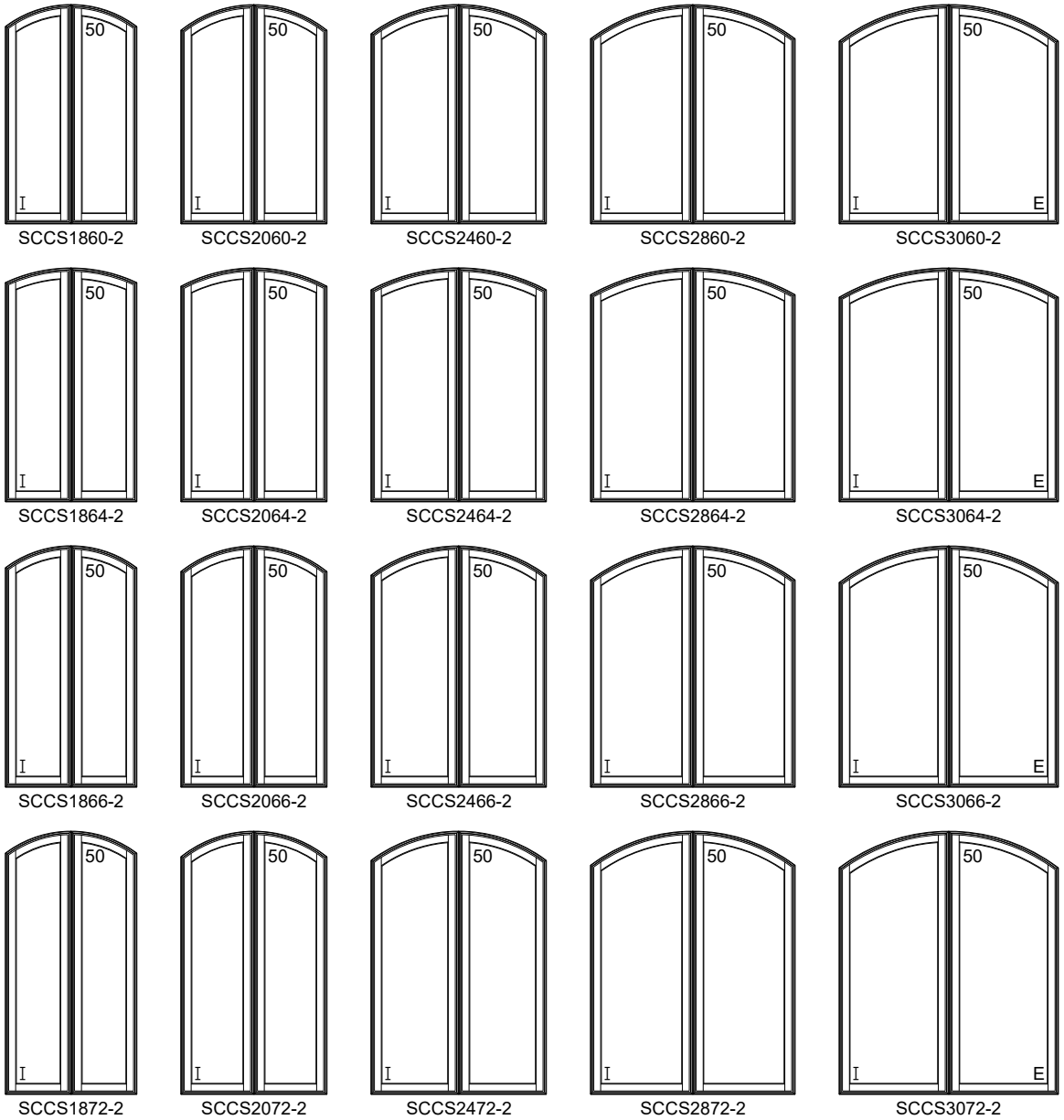
2-PANEL EXTENDED CIRCLE SEGMENT UNITS

Rough Opening	36 3/4"	40 3/4"	48 3/4"	56 3/4"	60 3/4"
Frame Width	36"	40"	48"	56"	60"
Daylight Opening	24 1/4"	28 1/4"	36 1/4"	44 1/4"	48 1/4"

Rough Opening	Frame Height	Daylight Opening
60 3/4"	60"	54 1/8"
66 3/4"	64"	60 1/8"
66 3/4"	66"	60 1/8"
72 3/4"	72"	66 1/8"



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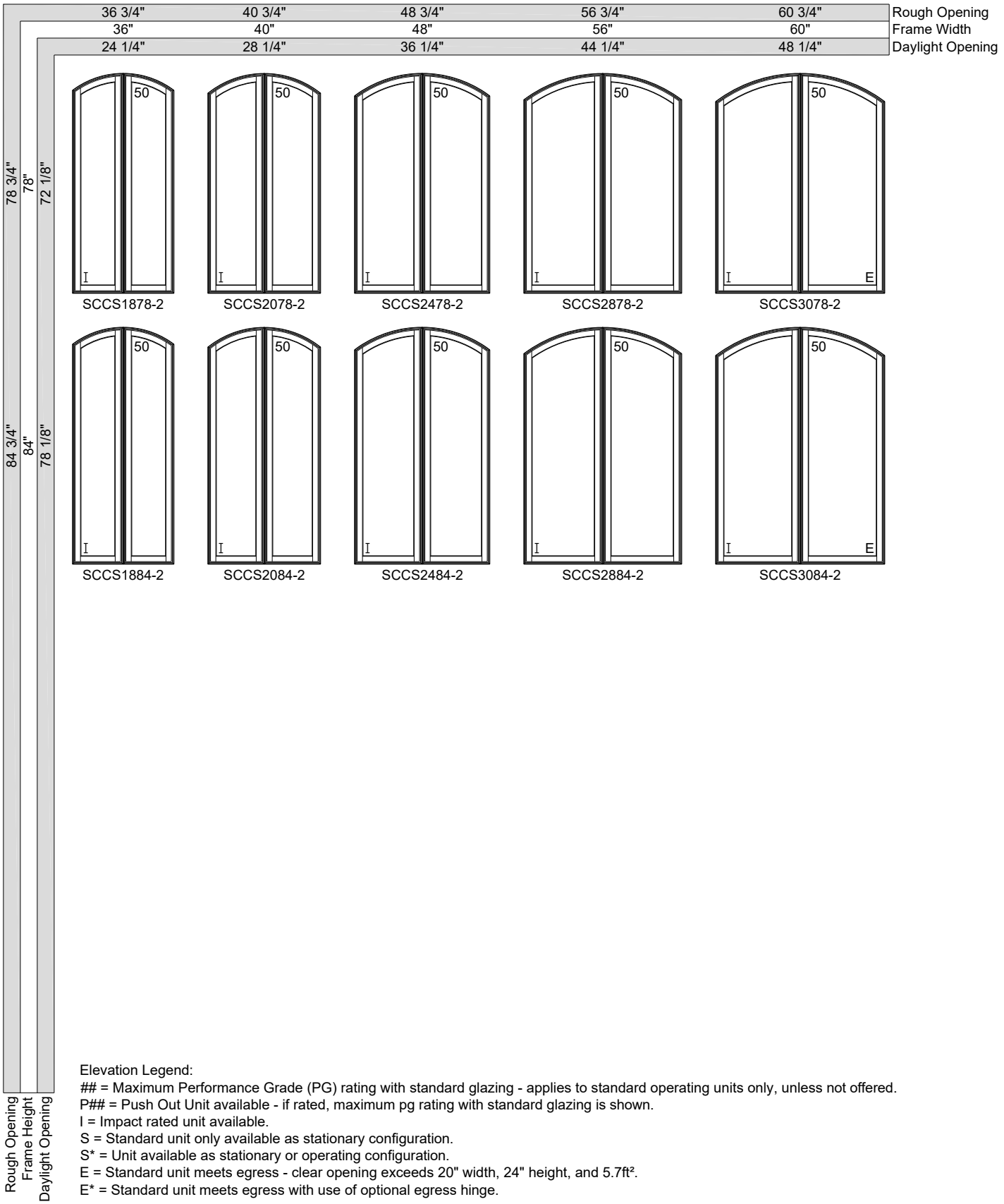

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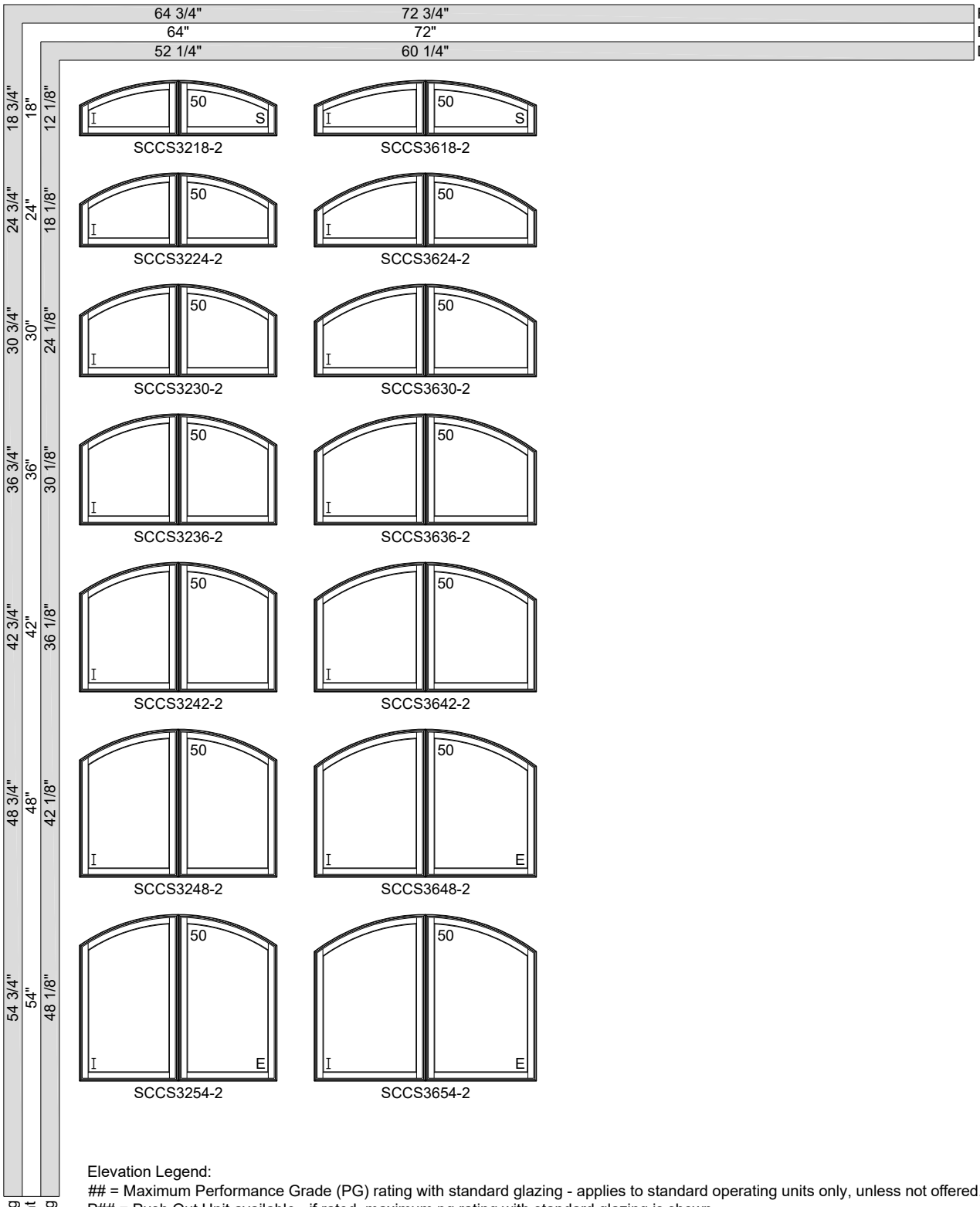

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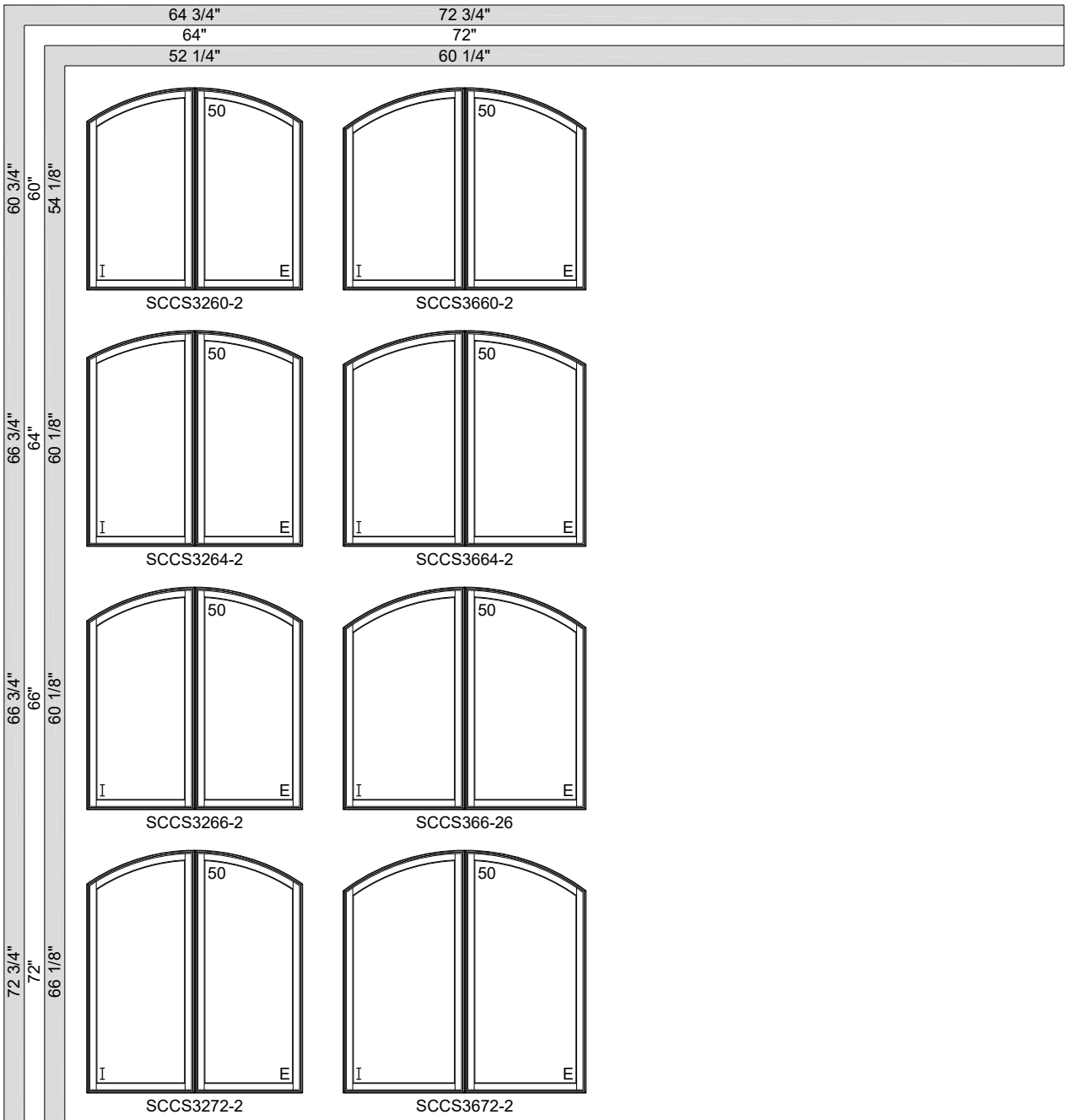

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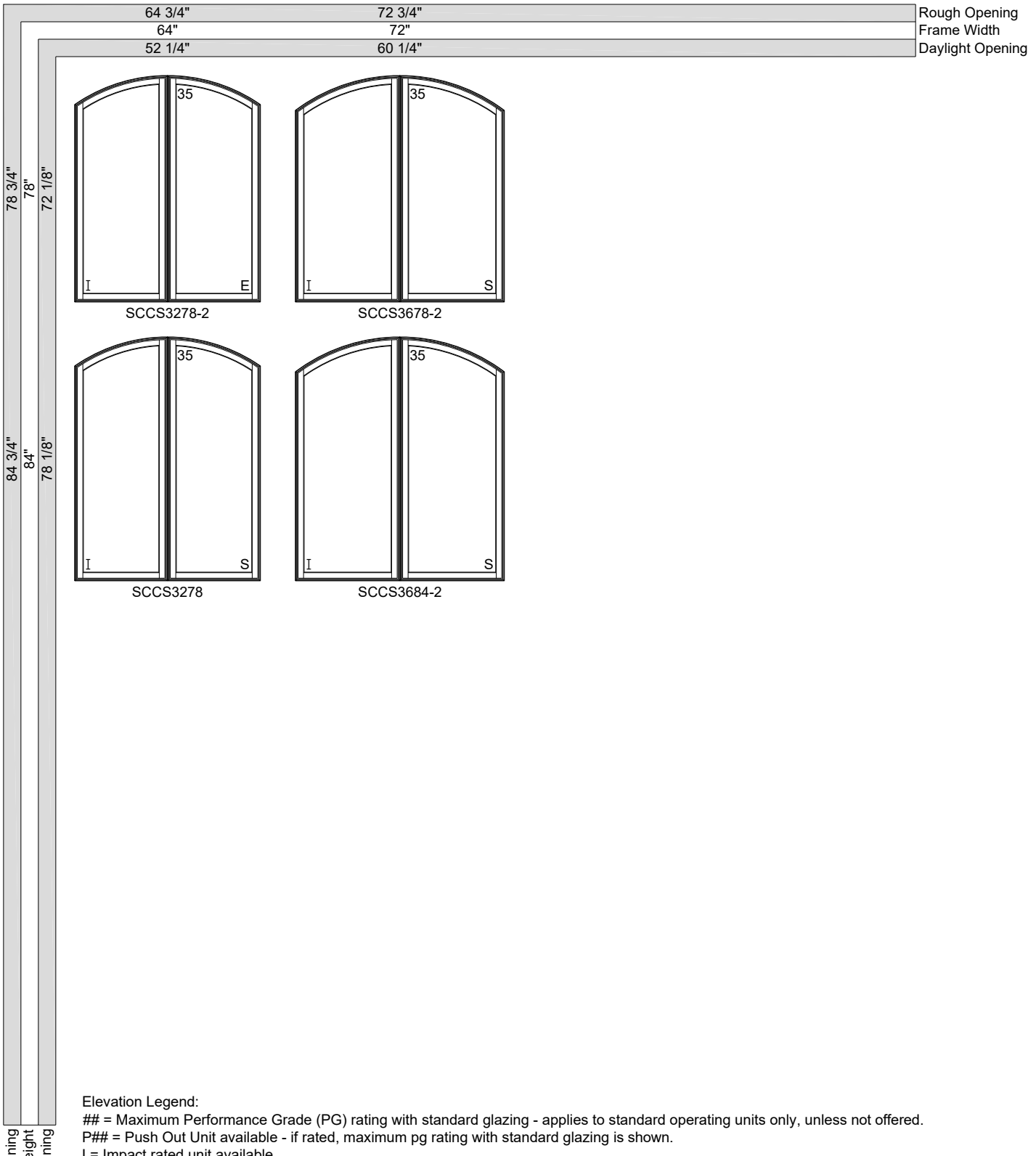

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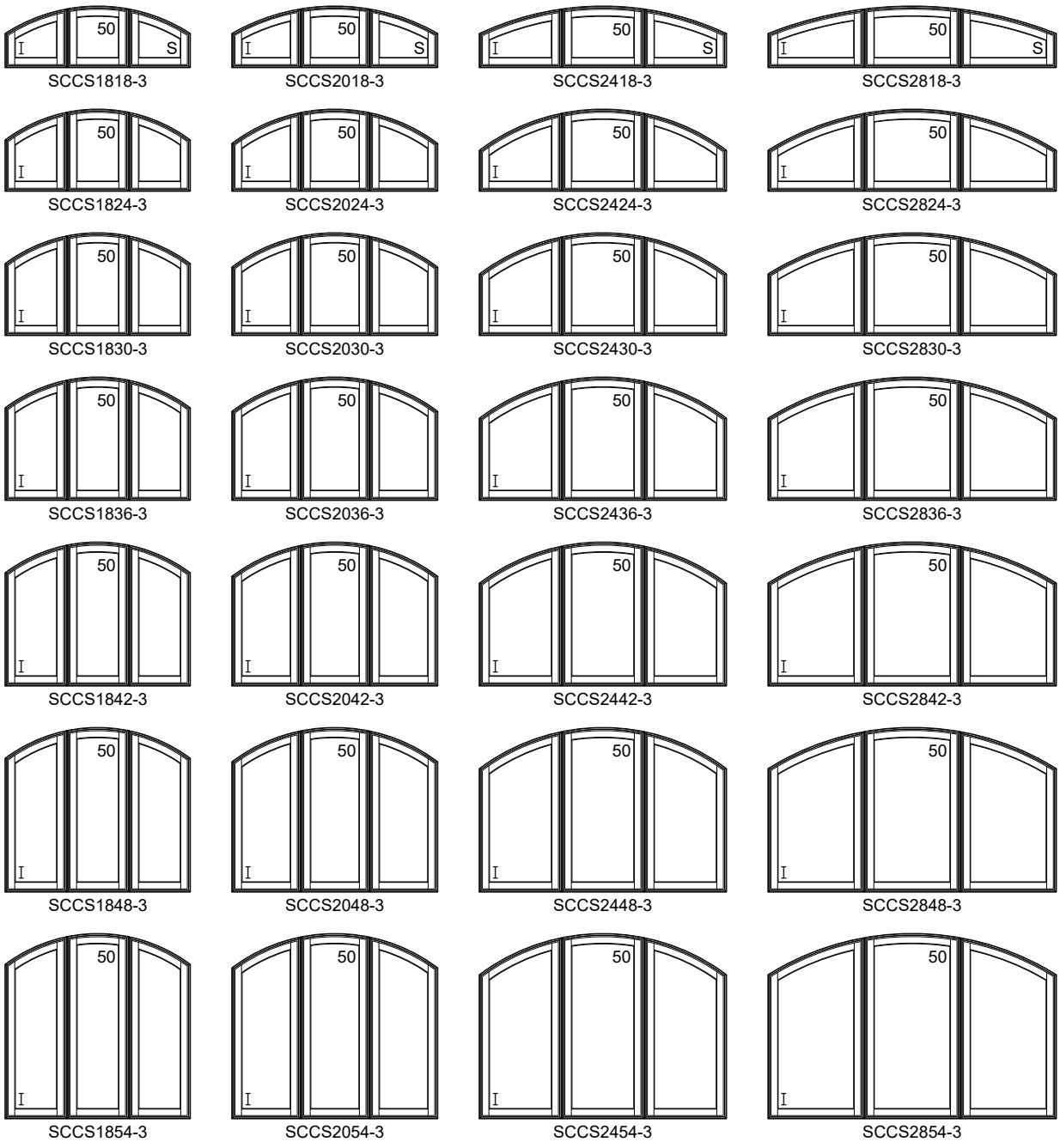
3-PANEL EXTENDED CIRCLE SEGMENT UNITS

Rough Opening	Frame Width	Daylight Opening
54 3/4"	54"	36 3/8"
60 3/4"	60"	42 3/8"
72 3/4"	72"	54 3/8"
84 3/4"	84"	66 3/8"

Rough Opening	Frame Height	Daylight Opening
18 3/4"	18"	12 1/8"
24 3/4"	24"	18 1/8"
30 3/4"	30"	24 1/8"
36 3/4"	36"	30 1/8"
42 3/4"	42"	36 1/8"
48 3/4"	48"	42 1/8"
54 3/4"	54"	48 1/8"



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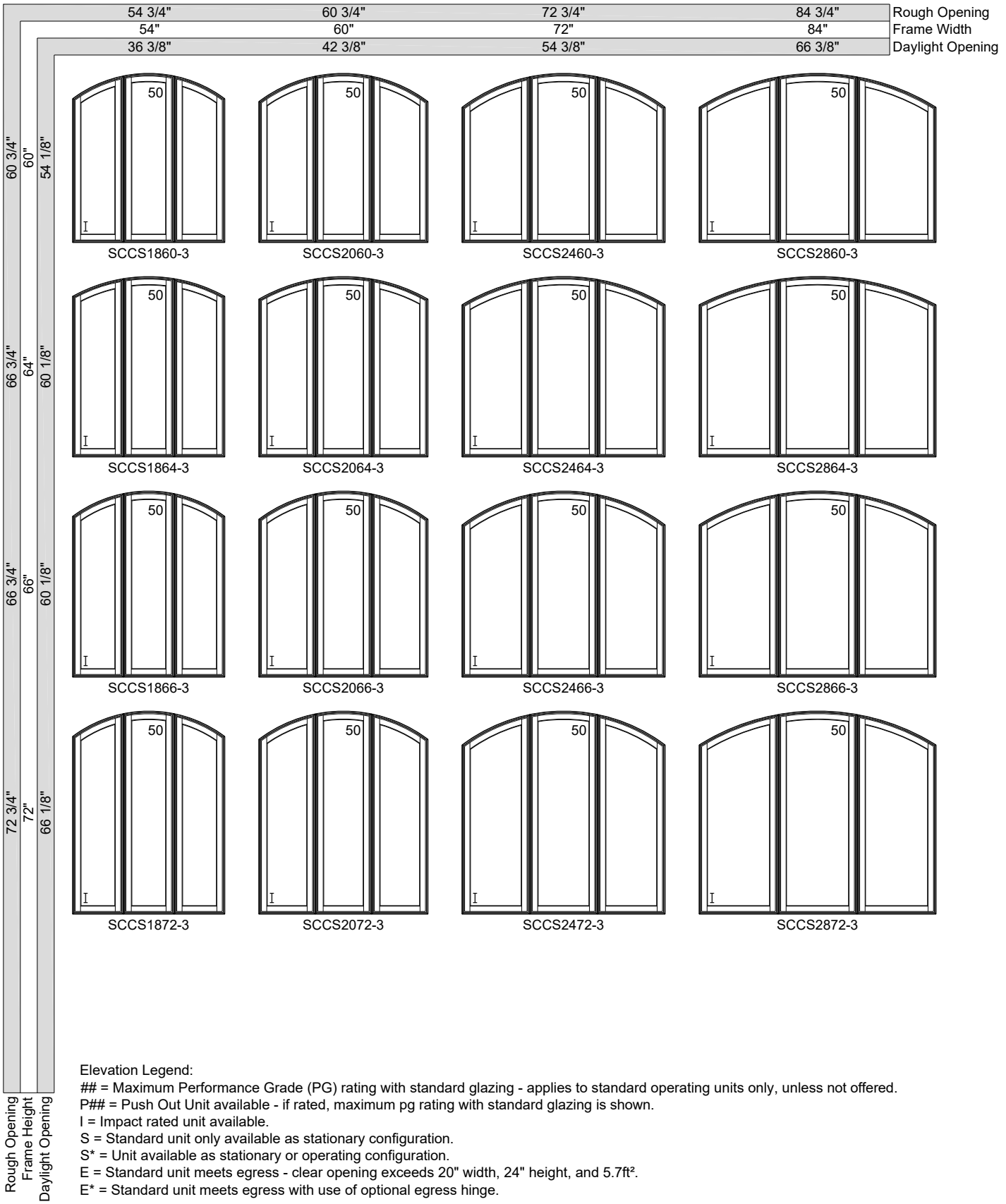

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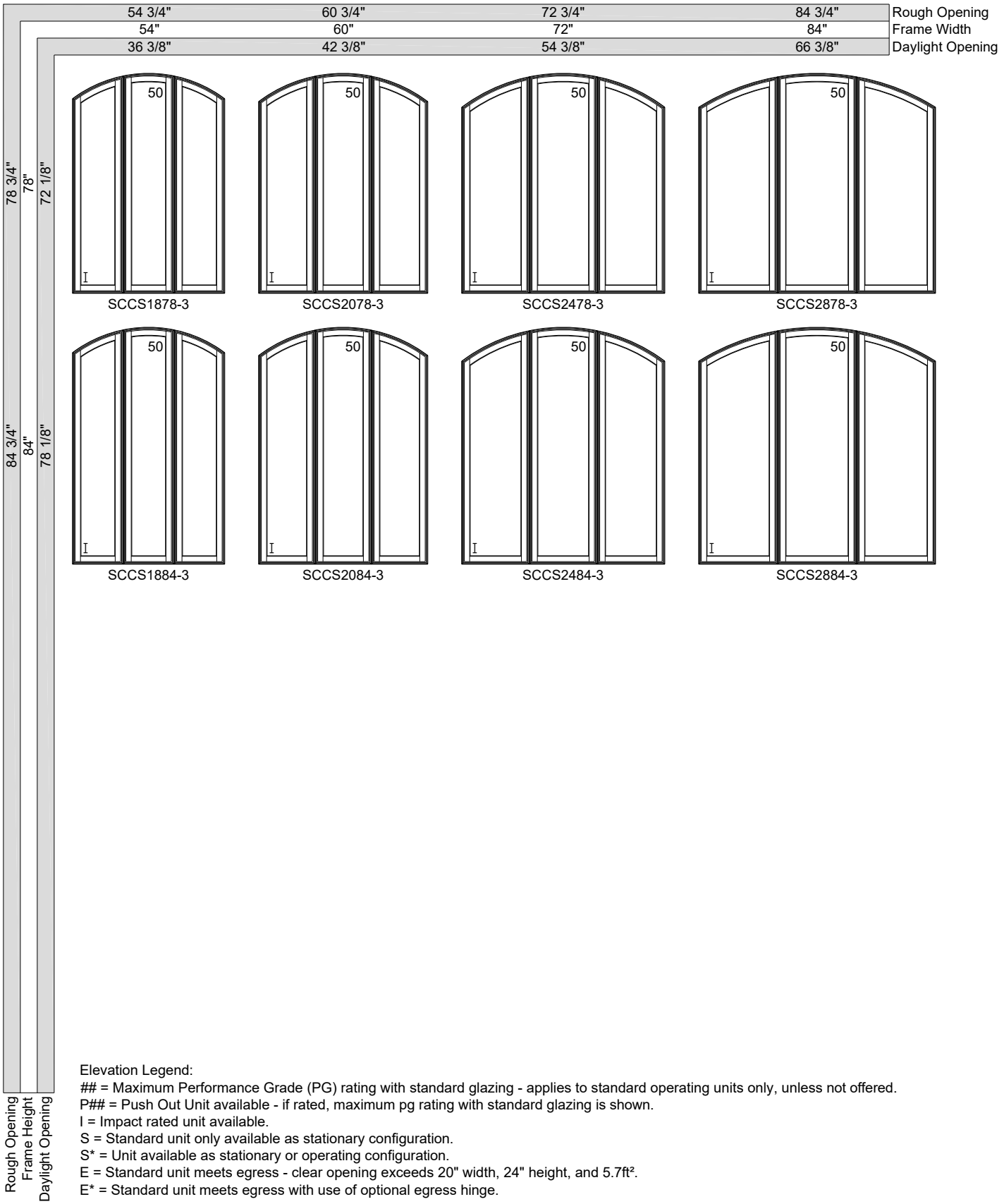

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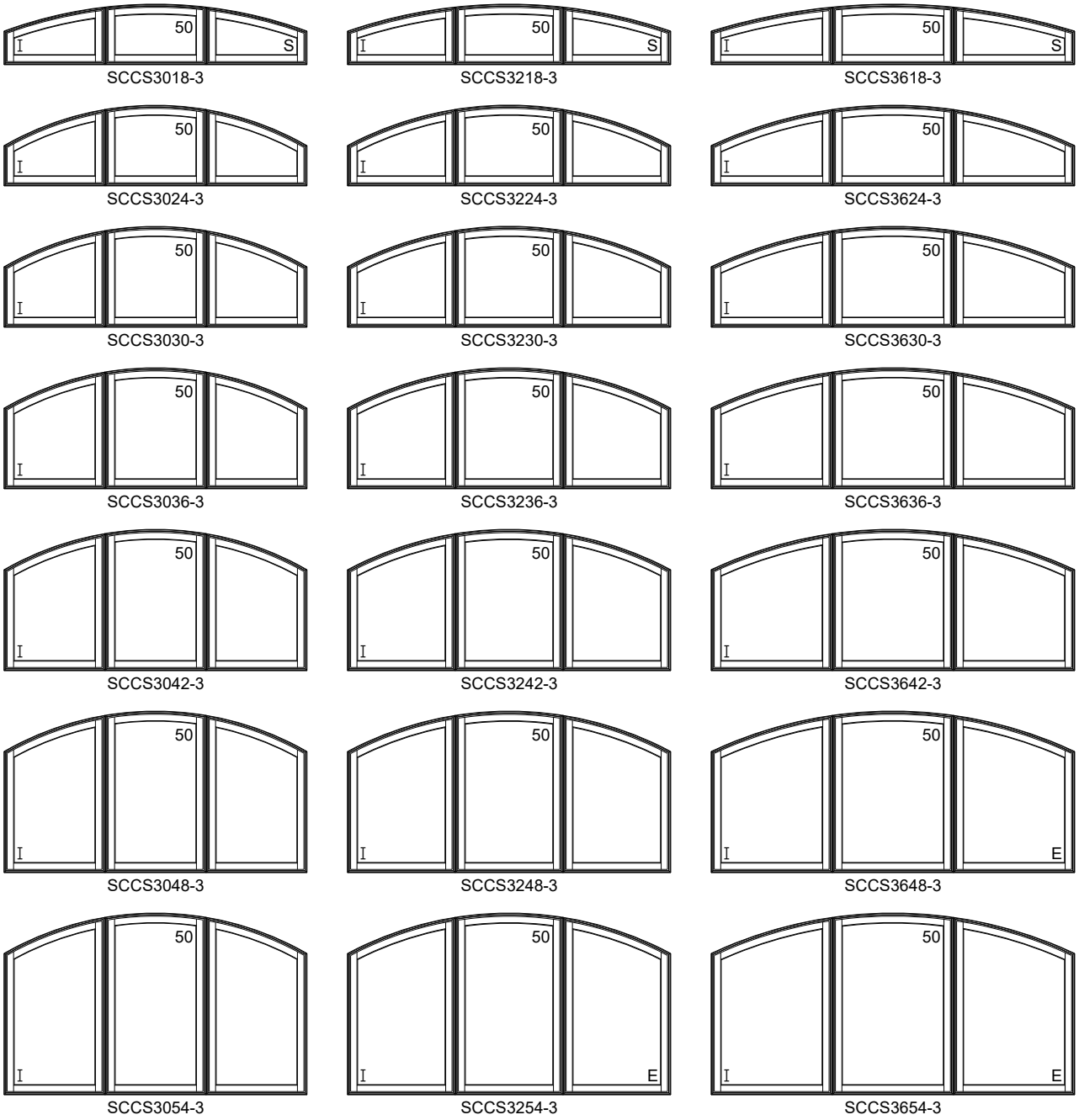
3-PANEL EXTENDED CIRCLE SEGMENT UNITS

Rough Opening	Frame Height	Daylight Opening	90 3/4"	96 3/4"	108 3/4"
			90"	96"	108"
			72 3/8"	78 3/8"	90 3/8"
18 3/4"	18"	12 1/8"	SCCS3018-3	SCCS3218-3	SCCS3618-3
24 3/4"	24"	18 1/8"	SCCS3024-3	SCCS3224-3	SCCS3624-3
30 3/4"	30"	24 1/8"	SCCS3030-3	SCCS3230-3	SCCS3630-3
36 3/4"	36"	30 1/8"	SCCS3036-3	SCCS3236-3	SCCS3636-3
42 3/4"	42"	36 1/8"	SCCS3042-3	SCCS3242-3	SCCS3642-3
48 3/4"	48"	42 1/8"	SCCS3048-3	SCCS3248-3	SCCS3648-3
54 3/4"	54"	48 1/8"	SCCS3054-3	SCCS3254-3	SCCS3654-3



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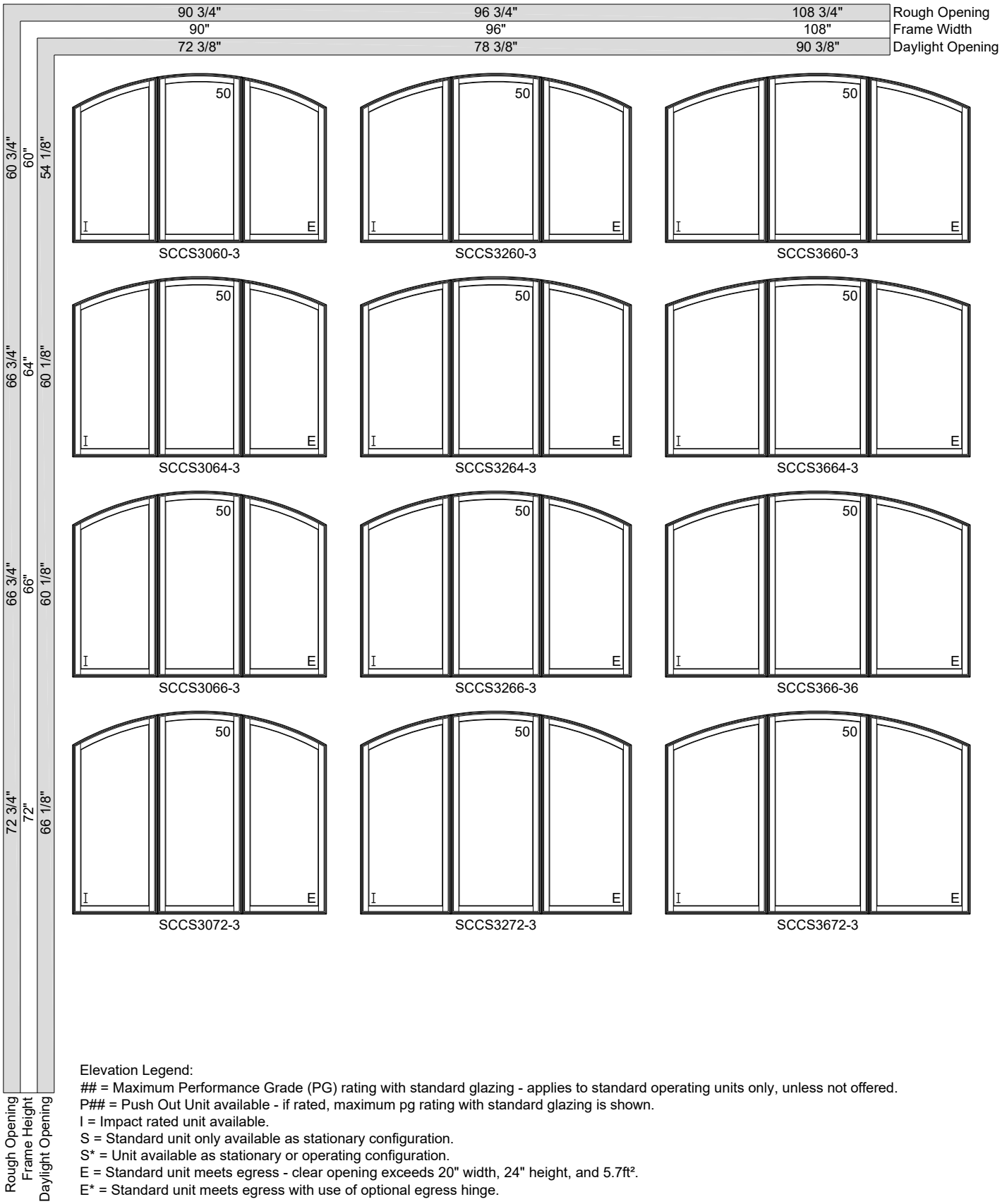

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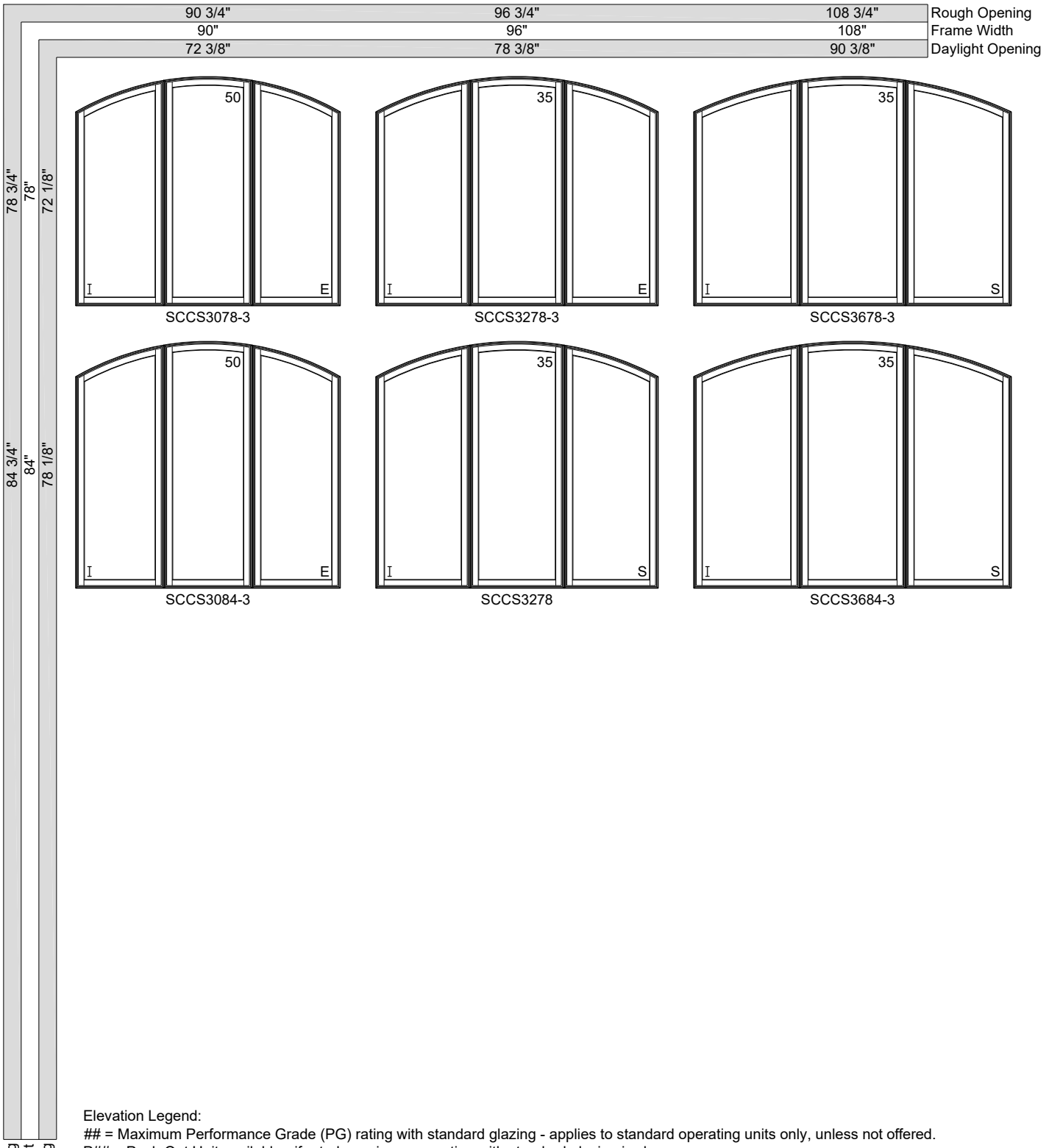

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THE FOLLOWING SHEETS PROVIDE INFORMATION REGARDING

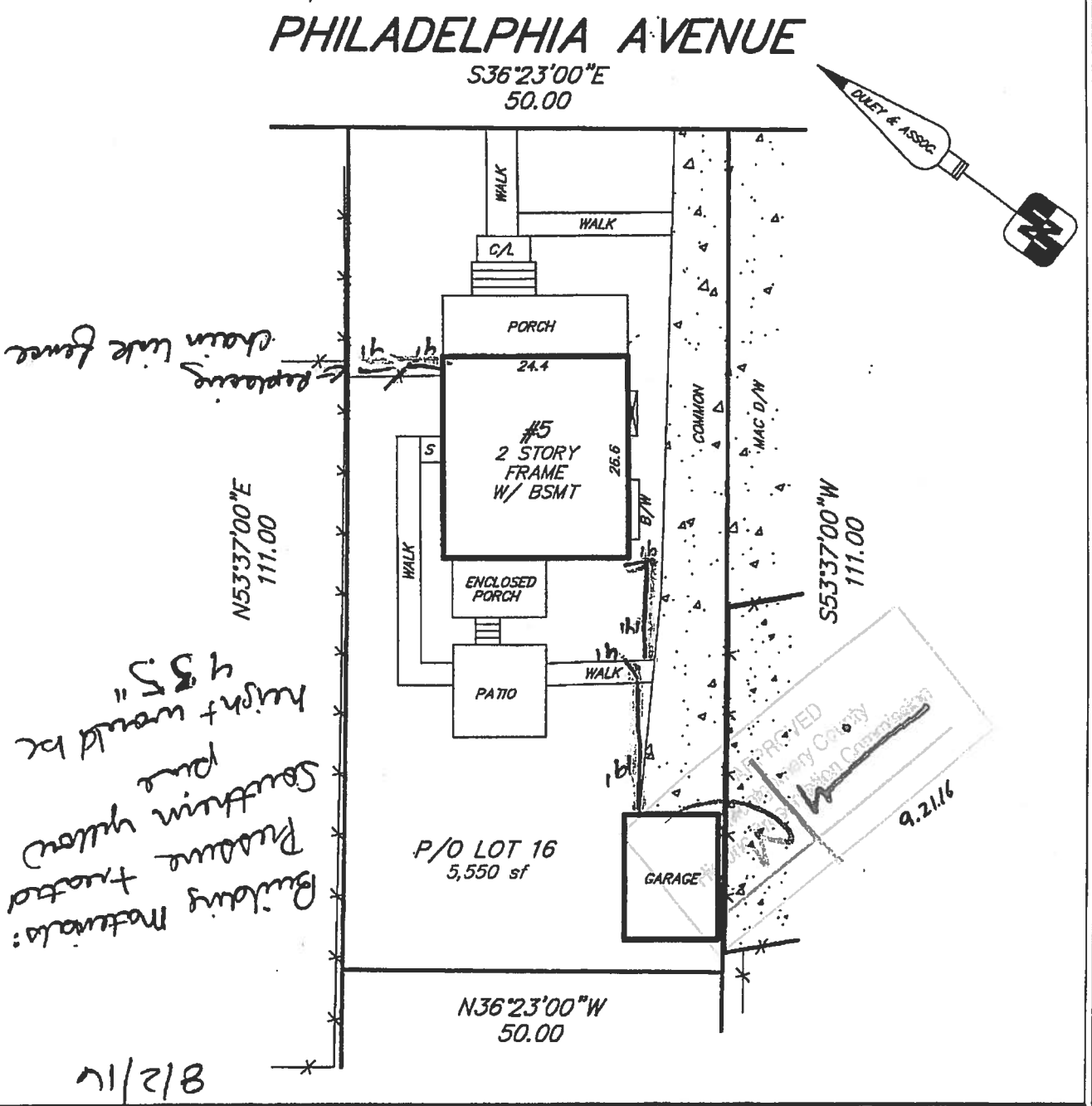
SITE PLAN

(2)

UniversalTitle

CASE #: AN7236

10300 Eaton Place Ste 120
Fairfax, VA 22030
202-236-0380



LOCATION DRAWING OF:

#5 PHILADELPHIA AVENUE

PART OF LOT 16 BLOCK 2

HILL-CREST

PLAT NO. 140

LIBER: 48203 FOLIO: 484

MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=20' DATE: 5-6-14

DRAWN BY: CP FILE #: 142021-152

LEGEND:

-X- – FENCE
B/E – BASEMENT ENTRANCE
B/W – BAY WINDOW
BR – BRICK
BRL – BLDG. RESTRICITON LINE
BSMT – BASEMENT
C/S – CONCRETE STOOP
CONC – CONCRETE
D/W – DRIVEWAY
FR – FRAME
MAC – MACADAM
O/H – OVERHANG
PUE – PUBLIC UTILITY ESMT.

COLOR KEY:

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

A Land Surveying Company

DULEY and Associates, Inc.

Serving D.C. and MD.
14604 Elm Street, Upper Marlboro, MD 20772

Phone: 301-888-1111 Fax: 301-888-1114
Phone: 1-888-88-DULEY Fax: 1-888-55-DULEY

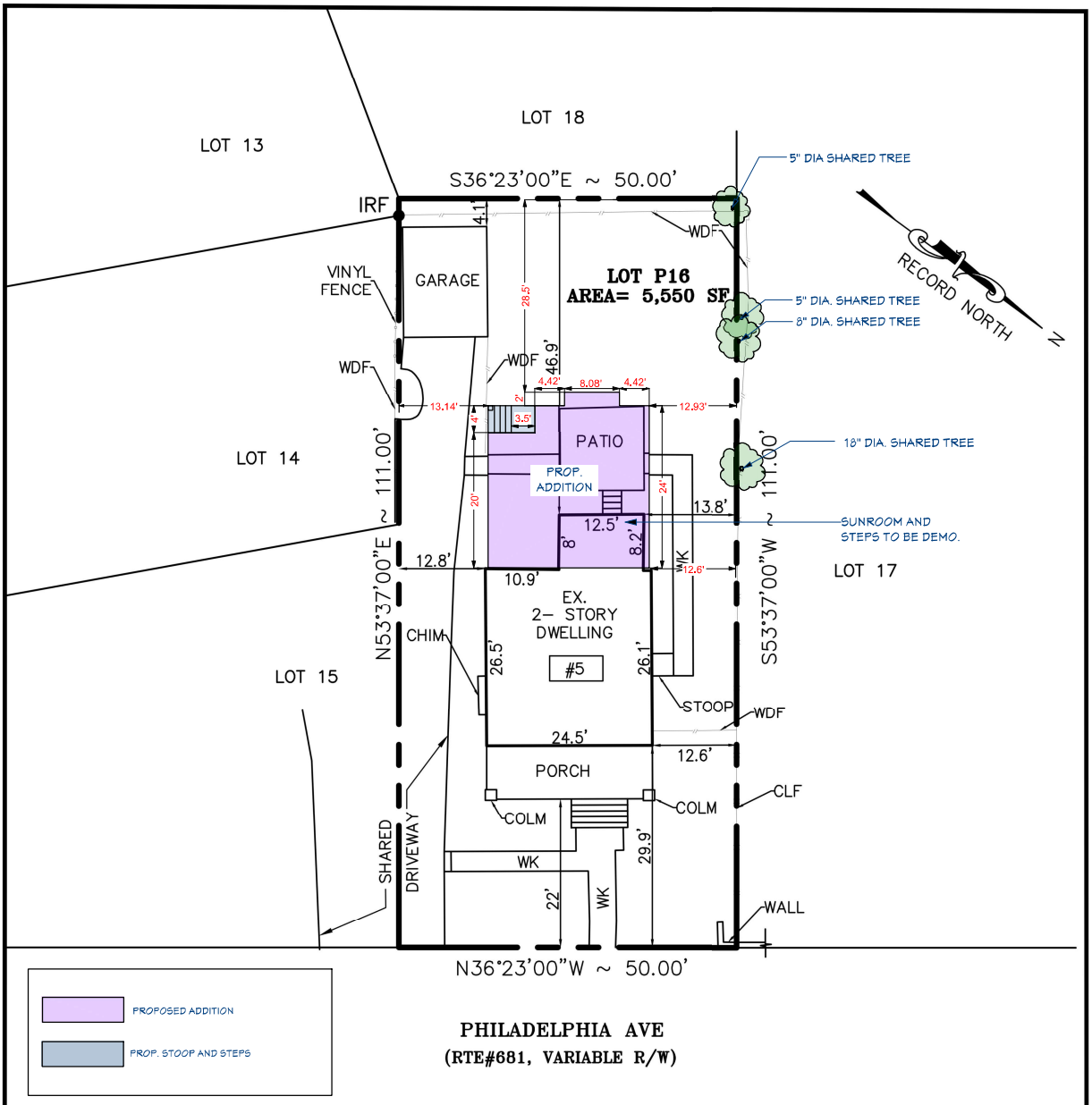
STATE OF MARYLAND

SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SETFORTH IN REGULATION 12 CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED

DULEY & ASSOC.

WILL GIVE YOU [illegible]



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.

STATE OF MARYLAND
IBRAHIM A. CHEHAB
NO. 21641
REGISTERED
PROFESSIONAL ENGINEER

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

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