

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10009 Menlo Ave., Silver Spring	Meeting Date:	3/26/2025
Resource:	1935+ (Nominal) Capitol View Park Historic District	Report Date:	3/19/2025
Applicant:	Nick Steiner	Public Notice:	3/12/2025
Review:	HAWP	Tax Credit:	No
Case No.:	1106777	Staff:	Devon Murtha
PROPOSAL:	New rear addition		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with one (1) condition** the HAWP application with final approval authority delegated to Staff:

1. The applicant must submit window and door specifications prior to issuance of the HAWP.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Nominal (1935-) Resource in the Capitol View Historic District
STYLE: Modular
DATE: 2008



Figure 1: Aerial image of Capitol View Historic District. The subject property is denoted with a yellow star.

The subject property is a two-story side-gabled modular house with a one-story front porch. It features vinyl clad wood windows and Hardiplank lap siding. Due to the sloping grade of the rectangular lot, the rear of the house features an above-grade basement and an enclosed first-story porch that floats above the basement level with wood posts. The house was constructed in 2008. In 2013, the screened porch was constructed over the existing rear deck.¹



Figure 2: Front view of subject property (left) and rear view (right). Photos courtesy of Montgomery County Planning Staff, 2025.

PROPOSAL

The applicant proposes to add a one-story addition to the rear of the house, directly underneath the existing enclosed deck (Figure 3). The footprint of the proposed addition will measure 275 square feet on a new slab foundation (Figures 4 and 5). It will feature four vinyl fixed windows and one new sliding door (Figure 6). The applicant did not submit specifications for the windows or new doors. The addition will be clad in Hardiplank lap siding with a smooth finish. To accommodate the new addition, the applicant proposes to remove one basement-level window from the rear and infill it with CMU.

¹ The case file for the house construction and additions are located here:

https://mcatlas.org/files/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640010/Box083/31-07-05I_Capitol%20View%20Historic%20District_10009%20Menlo%20Ave_11-16-2005.pdf and

https://mcatlas.org/files/06_HistoricPreservation_PhotoArchives/HAWP/HAWP_Archive/UNKNOWN_CAPITAL_VIEW%20PARK%20H.D._10009%20MENLO%20AVE_08182011.PDF.



Figure 3: Rear view of subject property (Montgomery County Planning Staff, 2025).

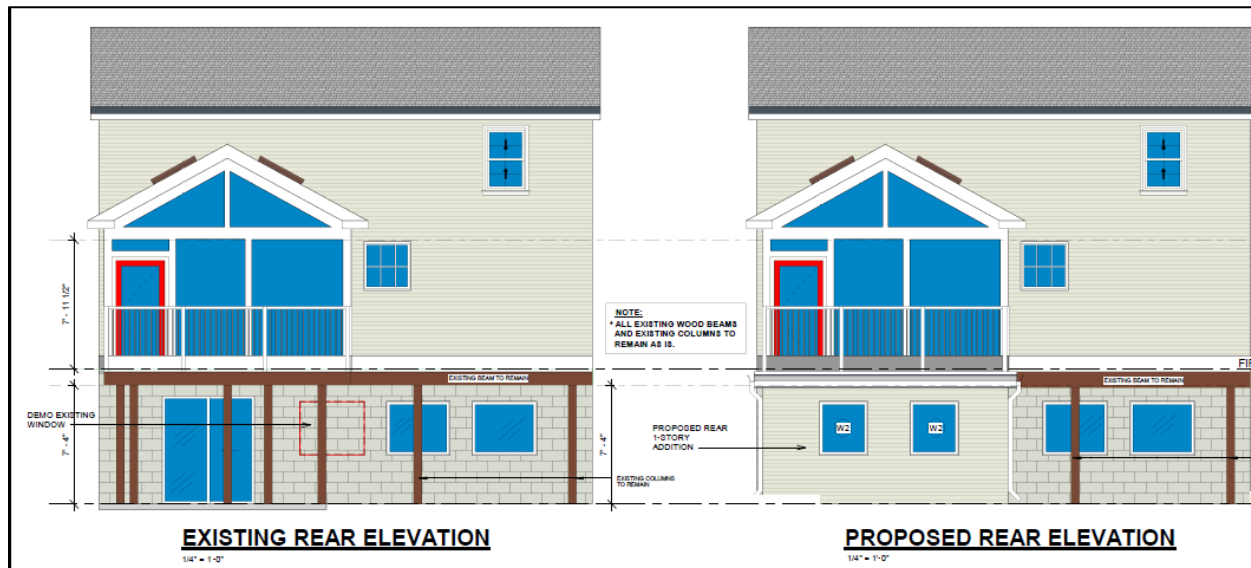


Figure 4: East elevation of existing and proposed rear addition (Applicant, 2025).



Figure 5: South (left) and north (right) elevation of proposed addition (Applicant, 2025).

PROPOSED WORK WINDOW SCHEDULE ONLY					
WIN NUM	FRAME		SIZE		RE - MARKS / HARDWARE
	MATERIAL	WIDTH	HEIGHT		
W1	GLASS VINYL	30"	6' - 8"		FIXED
W2	GLASS VINYL	3' - 0"	5' - 0"		

PROPOSED WORK DOOR SCHEDULE ONLY					
DOOR NUM	FRAME		SIZE		RE - MARKS / HARDWARE
	MATERIAL	THICKNESS	WIDTH	HEIGHT	
D1	WOOD	1 - 1/2"	30"	6' - 8"	POCKET DOOR
D2	WOOD/ GLASS	1 - 1/2"	36"	6' - 8"	
D3	WOOD	1 - 1/2"	48"	6' - 8"	DOUBLE DOOR
D4	WOOD	1 - 1/2"	60"	6' - 8"	SLIDING DOOR

Figure 6: Proposed windows (left) and door (right) schedule.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Capitol View Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Sector Plan for Capitol View & Vicinity (Sector Plan)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior’s Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Approved & Adopted Sector Plan for Capitol View & Vicinity (Sector Plan)

Nominal (1936-1981): These houses of themselves are of no architectural or historical significance, but through their contiguity to the significant resources have some interest to the historic district.

Montgomery County Code; Chapter 24A-8

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

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

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

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Staff finds that the proposed rear addition is generally appropriate. The subject property is a Nominal Resource within the Capitol View Historic District, located on the boundary of the district. It is surrounded by other Nominal Resources. The *Sector Plan* notes that Nominal Resources have no architectural or historical significance and does not offer any specific guidance for alterations.

Chapter 24A-8(d) directs the HPC to be lenient in its review of structures that have little historical or design significance, unless alterations would impact the character of the district. Staff finds that the proposed addition does not present to real impact on the district due to its location at the rear of the house. It is minimally visible from the right-of-way along Menlo Avenue (*Figure 7*), which is located within the district. It is more visible from the rear along Leafy Avenue (*Figure 8*); however, this view does not impact any historic resources in the district.



Figure 7: Subject property at 10009 Menlo Avenue. The red arrow denotes the proposed location of the addition (Montgomery County Planning, 2025).



Figure 8: View of subject property from Leafy Avenue. The red arrow denotes the proposed location of the addition (Montgomery County Planning, 2025).

The *Standards* emphasizes the need for alternations and new construction to compatible with the massing, size, scale, and architectural features to protect the character of historic properties and the surrounding environment. Staff finds that the applicant's proposal for the one-story addition meets these standards. The footprint for the proposed addition is significantly smaller than the footprint of the house and will be located on the basement level at the rear of the property (*Figure 9*). The proposed materials, including HardiPlank fiber cement lap siding and vinyl windows, closely match the materials of the existing house and the surrounding district.

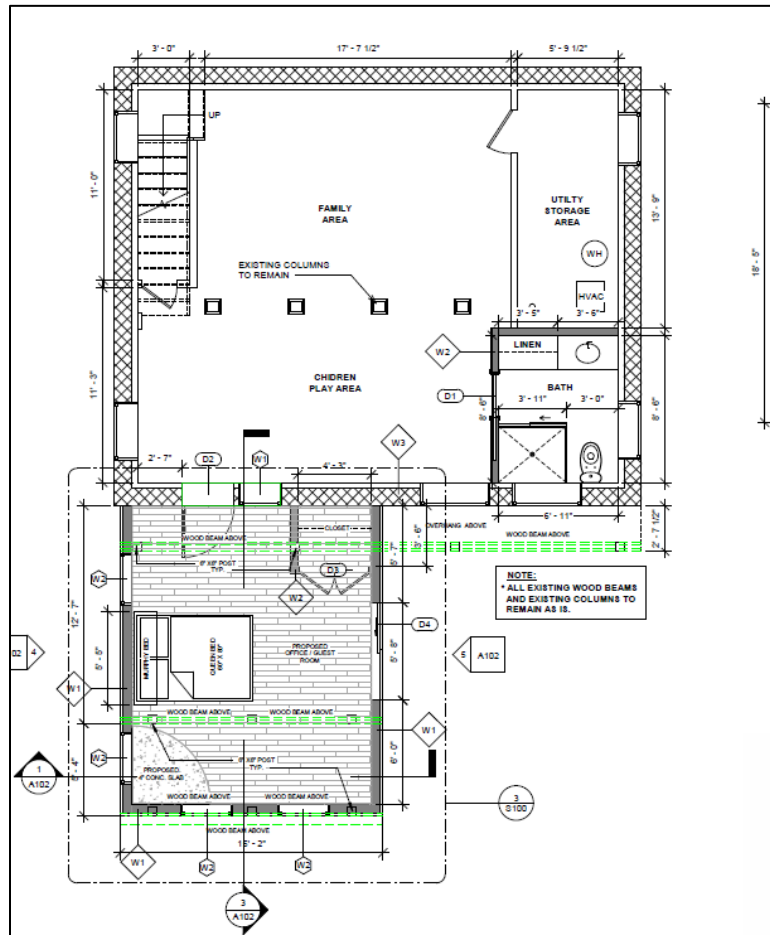


Figure 9: Plan view of the proposed addition (Applicant, 2025).

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

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with one (1) condition** the HAWP application, with final approval authority delegated to Staff:

1. The applicant must submit window and door specifications prior to issuance of the HAWP.

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

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

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

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-495-1328 or devon.murtha@montgomeryplanning.org to schedule a follow-up site visit.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP#
DATE ASSIGNED

APPLICANT:

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

AGENT/CONTACT (if applicable):

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

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

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

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

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

Building Number: Street:

Town/City: Nearest Cross Street:

Lot: Block: Subdivision: Parcel:

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

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

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

Signature of owner or authorized agent Date

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

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

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

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

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

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

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

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

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

RESIDENCE 10009

10009 MANELO AVE

SILVER SPRING, MD 20910

LOT:0009 BLOCK: 33

SCOPE OF WORK

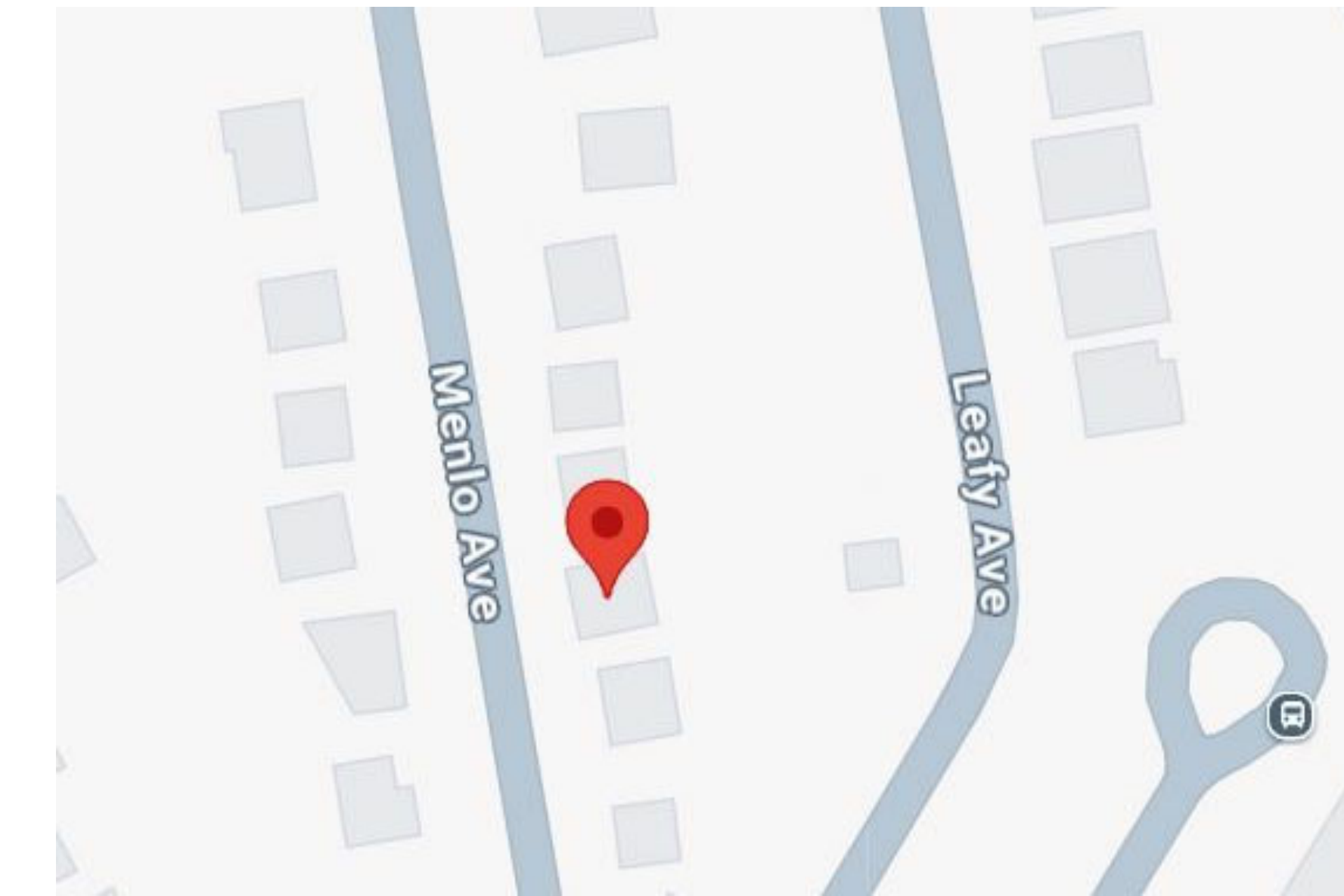
EXISTING 2-STORY + BASEMENT SINGLE FAMILY DWELING. ADD NEW 275.0 SQ. FT. +/- ONE -STORY REAR ADDITION AND NEW FULL BATH IN EXISTING BASEMENT AS PER PLANS.

GENERAL NOTES

DIVISION 1- GENERAL REQUIREMENTS

- THE SUB-CONTRACTOR SHALL READ ALL GENERAL AND SPECIFIC NOTES AND BE BOUND TO THEIR REQUIREMENTS. SUB-CONTRACTOR SHALL VISIT SITE AND EXAMINE EXISTING CONDITIONS PRIOR TO BID.
- THE SUB-CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.
- THE BID SHALL BE BASED ON THE USE OF ALL EQUIPMENT, MATERIALS, MANUFACTURERS AND SYSTEMS DESCRIBED IN THIS SET OF CONSTRUCTION CONTACT DOCUMENTS UNLESS SPECIFICALLY INDICATED IN THE PRICE SUBMISSION. UNLESS AN ITEM IS SPECIFICALLY EXCLUDED OR A SUBSTITUTION IS LISTED ON THE SUBMISSION BY THE SUB-CONTRACTOR, HE SHALL BE RESPONSIBLE FOR THE FULL EXTENT OF ALL WORK CONTAINED IN THE CONTRACT DOCUMENTS.
- ANY QUESTIONS OR CONFLICTS REGARDING ARCHITECTURAL DRAWINGS OR SPECIFICATIONS ARE TO BE IN WRITING AND DIRECTED TO ARCHITECTS.
- IF CONFLICTS ARE DISCOVERED AT ANY TIME BETWEEN ENGINEERING AND ARCHITECTURAL DRAWINGS, ARCHITECT SHALL BE CONTACTED AT ONCE TO RESOLVE THE PROBLEM. IF A ARCHITECT IS NOT CONTACTED, SUB CONTRACTOR SHALL ACCEPTANT RESPONSIBILITY TO CORRECT ANY WORK INSTALLED THAT IS NOT IN ACCORDANCE WITH THE DWGS.
- IF CONFLICTS ARE DISCOVERED AT ANY TIME BETWEEN SITE CONDITIONS AND ARCHITECTURAL DWGS, CONTRACTOR SHALL EXACT LOCATIONS OF ALL UTILITIES PRIOR TO CUTTING AND DIGGING. ALL SLAB PENETRATION SHALL BE CONTACTED AT ONCE TO RESOLVE ANY DISCREPANCIES, OTHERWISE CONTRACTOR TAKES FULL RESPONSIBILITY.
- IN CONFLICTS BETWEEN ARCHITECTURAL AND ENGINEERING SPECIFICATIONS OF FINISHES, ARCHITECTURAL DWGS SHALL TAKE PRECEDENCE AND CONFLICTS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
- SUB- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND QUANTITIES IN THE FIELD.
- WHERE SLAB CUTTING IS REQUIRED, IT SHALL BE SUB-CONTRACTOR'S RESPONSIBILITY TO VERIFY EXACT LOCATIONS OF ALL UTILITIES PRIOR TO CUTTING AND DIGGING. ALL SLAB PENETRATION SHALL BE DONE BY EITHER CORE DRILLING OR SAW CUTTING AND DIGGING. ALL SLAB ON GRADE, SUB-CONTRACTOR SHALL BACKFILL IN LIFTS NOT TO EXCEED 8" AND TAMPER USING A MECHANICAL COMPACTOR. NEW PATCHING SHALL BE THE SAME THICKNESS AS EXISTING SLAB AND, SHALL ALIGN AND MAINTAIN THE LEVEL OF EXISTINGSLAB.
- SUB-CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODES.
- ALL PERMITS, INSPECTIONS AND FEES ARE TO BE OBTAINED, SECURED AND PAID FOR BY THE SUB-CONTRACTOR.
- SUB-CONTRACTOR MAY SUBSTITUTE MATERIALS AND/OR CONSTRUCTION ITEMS AND METHODS UPON SUBMITTAL OF A SUBSTITUTION IN WRITING OR BY SAMPLE TO ARCHITECT. ANY COST CHANGES MUST ALSO BE SUBMITTED. THE ARCHITECT WILL COMMUNICATE THE DECISION TO THE SUB-CONTRACTOR BY LETTER IF THE SUBMISSION IS ACCEPTED. SUBSTITUTION FOR LONG LEAD ITEMS MUST BE PROPOSED EARLY ENOUGH IN THE CONSTRUCTION PROCESSES THAT NO DELAY IS CREATED IN COMPLETION IF THE PROJECT DUE TO THE SUBSTITUTION, OTHERWISE THE SUB CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY COST TO THE OWNER ARISING OUT OF SUCH WORK.
- WARRANTIES, GUARANTEES AND MANUFACTURER'S INSTRUCTIONS ON EQUIPMENT FURNISHED AND INSTALLED BY THE SUB-CONTRACTOR SHALL BE ASSEMBLED BY NOTEBOOK GIVEN TO THE OWNER AT THE TIME OF OCCUPANCY.
- AT COMPLETION OF THE WORK, THE SUB-CONTRACTOR SHALL ENSURE ALL SURFACES ARE CLEAN AND UNMARKED, AND THAT ALL SYSTEMS ARE OPERATING PROPERLY.
- SUB-CONTRACTOR SHALL REPAIR ALL DAMAGE CAUSED BY HIM OR HIS PERSONNEL.
- SUB-CONTRACTOR SHALL CLEAN ALL WINDOWS AT THE COMPLETION OF CONSTRUCTION.
- SUB-CONTRACTOR SHALL ENSURE THAT ALL PAINT HAS BEEN MOVED FROM ALL SURFACES.
- ALL MISCELLANEOUS NAILS, HANGERS, STAPLES, WIRES AND WIRE CONDUITS SHALL BE REMOVED FROM WALLS AND CEILINGS.
- HVAC SUB CONTRACTOR TO CLEAN AND CHECK EXISTING HVAC SYSTEM AND REPORT TO ARCHITECT IF ANY PROBLEMS OR REPAIRS NEEDED.
- SUB-CONTRACTOR SHALL EXAMINE ALL DRAWINGS RELATED TO HIS AND OTHERS TRADES, AND SHALL BE FULLY INFORMED AS TO THE EXTENT OF THIS CONTRACT AND ALL INCLUDING WORK ON PLANS.
- ALL SYSTEMS AND EQUIPMENT TO BE GUARANTEED FOR ONE YEAR FREE LABOR AND MATERIALS.

LOCATION



OWNER INFORMATION:

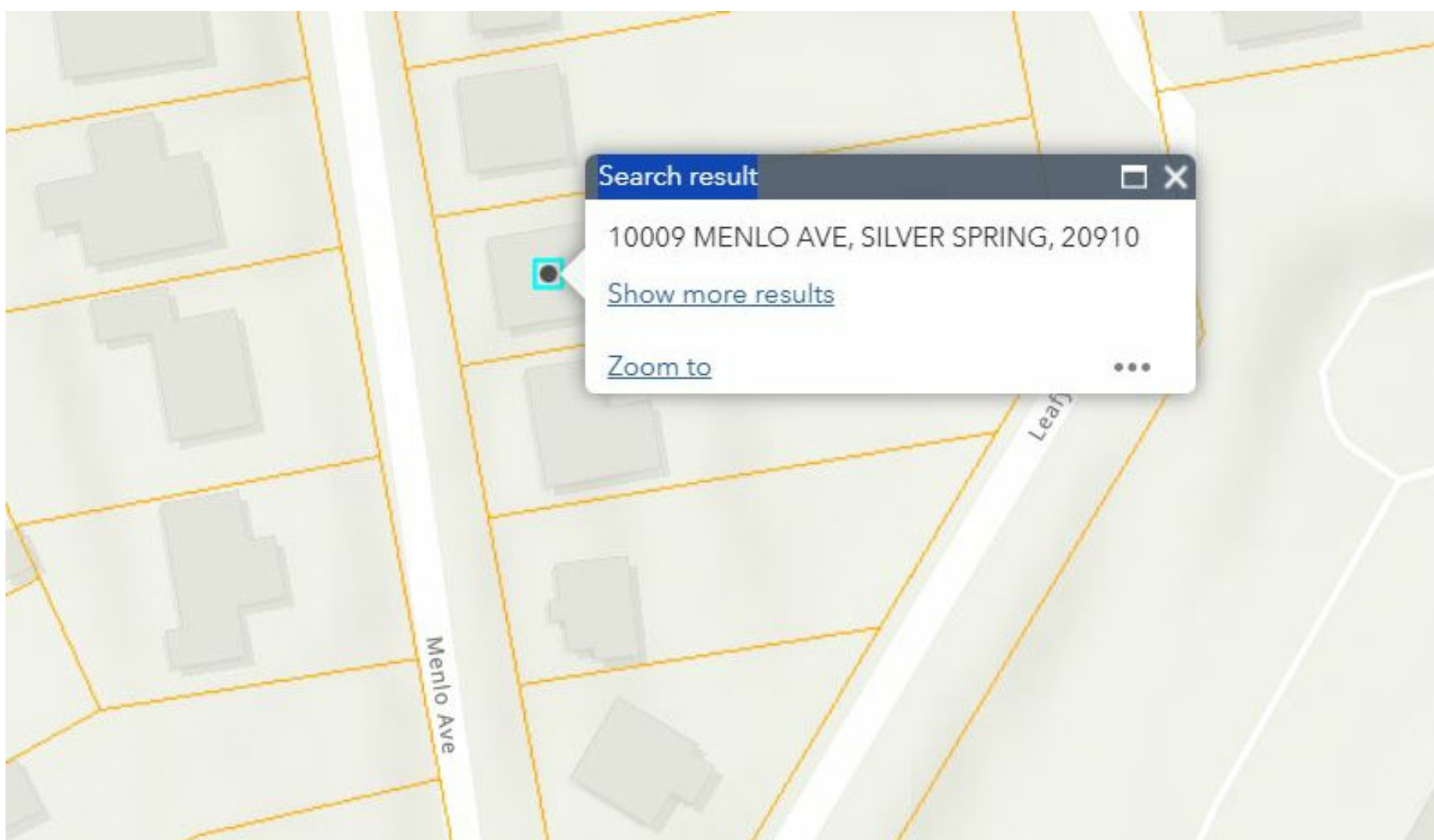
OWNER: NICHOLAS T STEINER

ADDRESS: 10009 MENLO AVE
SILVER SPRING MD 20910

SITE IMAGE:



VICINITY MAP



PREDDIE DESIGNS

4809 GEORGIA AVE
SUITE 102
WASHINGTON DC
20011



PROJ. NO. 2025 - 04

ADDRESS
10009 MENLO AVE
10009 MELO AVE.
SILVER SPRING, MD 20910

DWG TITLE
COVER SHEET

GENERAL NOTES / CODE ANALYSIS

COVERING CODES:

BUILDING	2018 INTERNATIONAL BUILDING CODE (IBC) OR 2021 IBC 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
MECHANICAL	2018 INTERNATIONAL MECHANICAL CODE
PLUMBING & FUEL GAS CODE	WASHINGTON SUBURBAN SANITARY COMMISSION (WSSC) PLUMBING & FUEL GAS CODE
ELECTRICAL	2014 NATIONAL ELECTRICAL NFPA-70

ZONING CODE ANALYSIS

	EXISTING	PROPOSED
USE GROUP	R-3	R-3
COUNTY LAND USE	111	111
TYPE OF CONSTRUCTION	VB	VB
NUMBER OF STORIES ABOVE GRADE	2	2
HIGH RISE (Y / N)	N	N
FULLY SPRINKLED (Y / N)	N	N
WORK AREA	-	300 SQ. FT. +/-
BUILDING LAND AREA	10,000.0SQ. FT. +/-	10,000.0SQ. FT. +/-

SYMBOLS

ABBREVIATIONS

	PLAN DETAIL REFERENCE		DOOR DESIGNATION
	ELEVATION REFERENCE		WINDOW DESIGNATION
	SECTION REFERENCE		PARTITION TYPE
	EXISTING WALL TO BE REMOVED		KEY NOTE
	EXISTING WALL TO REMAIN		ROOM NUMBER
	NEW BRICK WALL		FIXTURE TYPE
	NEW CMU WALL		ELEVATION MARKER
	NEW STUD WALL		INTERIOR ELEVATION DESIGNATION

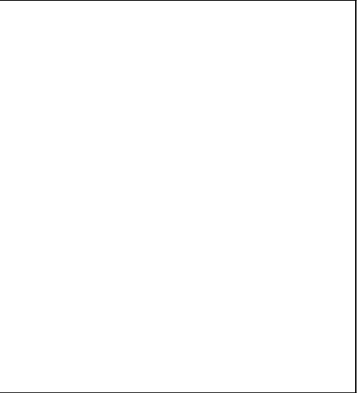
AFF	ABOVE FINISH FLOOR	MAT	MATERIAL
AA	ALL AROUND	MAX	MAXIMUM
ACOUS	ACOUSTICAL	MC	MILLWORK CONTRACTOR
ACT	ACOUSTICAL CEILING TILE	MDF	MEDIUM DENSITY FIBERBOARD
ADJ	ADJUSTABLE	MDO	MEDIUM DENSITY OVERLAY
ALUM	ALUMINUM	MECH	MECHANICAL
ANOD	ANODIZED	MIN	MINIMUM
BD	BOARD	MISC	MISCELLANEOUS
BLKG	BLOCKING	MLDG	MOLDING
BS	BOTH SIDES	MO	MASONRY OPENING
<	CENTER LINE	MTD	MOUNTED
CLG	CEILING	MTL	METAL
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
CONT	CONTINUOUS	OPP	OPPOSITE
DIA	DIAMETER	PLYWD	PLYWOOD
DIM	DIMENSION	PL	PLATE
DN	DOWN	POL	POLISHED
DOUG	DOUGLAS	PTD	PAINTED
DR	DOOR	RPC	REFLECTED CEILING PLAN
DTL	DETAIL	RND	ROUND
DWG	DRAWING	RO	ROUGH OPENING
ELEC	ELECTRICAL	SC	SOLID CORE
ELEV	ELEVATION	SIM	SIMILAR
EQ	EQUAL	SHT	SHEET
EQUIP	EQUIPMENT	STND	STAINED
EXST.	EXISTING	STL	STEEL
FF	FINISH FLOOR	STOR	STORAGE
FIKT	FIXTURE	TEL	TELEPHONE
FLR	FLOOR	TYP	TYPICAL
FLUOR	FLUORESCENT	TME	TO MATCH EXISTING
GFI	GROUND FAULT INTERRUPTER	UON	UNLESS OTHERWISE NOTED
GC	GENERAL CONTRACTOR	VT	VINYL COMPOSITION TILE
GL	GLAZING	VERT	VERTICAL
GYP	GYPSPUM	VEN	VENEER
GWB	GYPSPUM WALL BOARD	VIF	VERIFY IN FIELD
HDWR	HARDWARE	VWC	VINYL WALL COVERING
HM	HOLLOW METAL	W/	WITH

DRAWING INDEX:

ARCHITECTURAL	MECHANICAL / PLUMBING	ELECTRICAL	STRUCTURAL
000 COVER PAGE			
A101 EXISTING AND PROPOSED FLOOR PLANS	MEP1 MECHANICAL, ELECTRICAL, AND PLUMBING PLANS AND DETAILS	MEP1 MECHANICAL ELECTRICAL, AND PLUMBING PLANS AND DETAILS	S000 STRUCTURAL GENERAL NOTES
A102 EXISTING AND PROPOSED ELEVATIONS, SECTIONS, AND DETAILS			S100 PROPOSED ADDITION FOUNDATION, FRAMING, AND SECTION DETAILS

NUM	REVISION	DATE

PROFESSIONAL SEAL

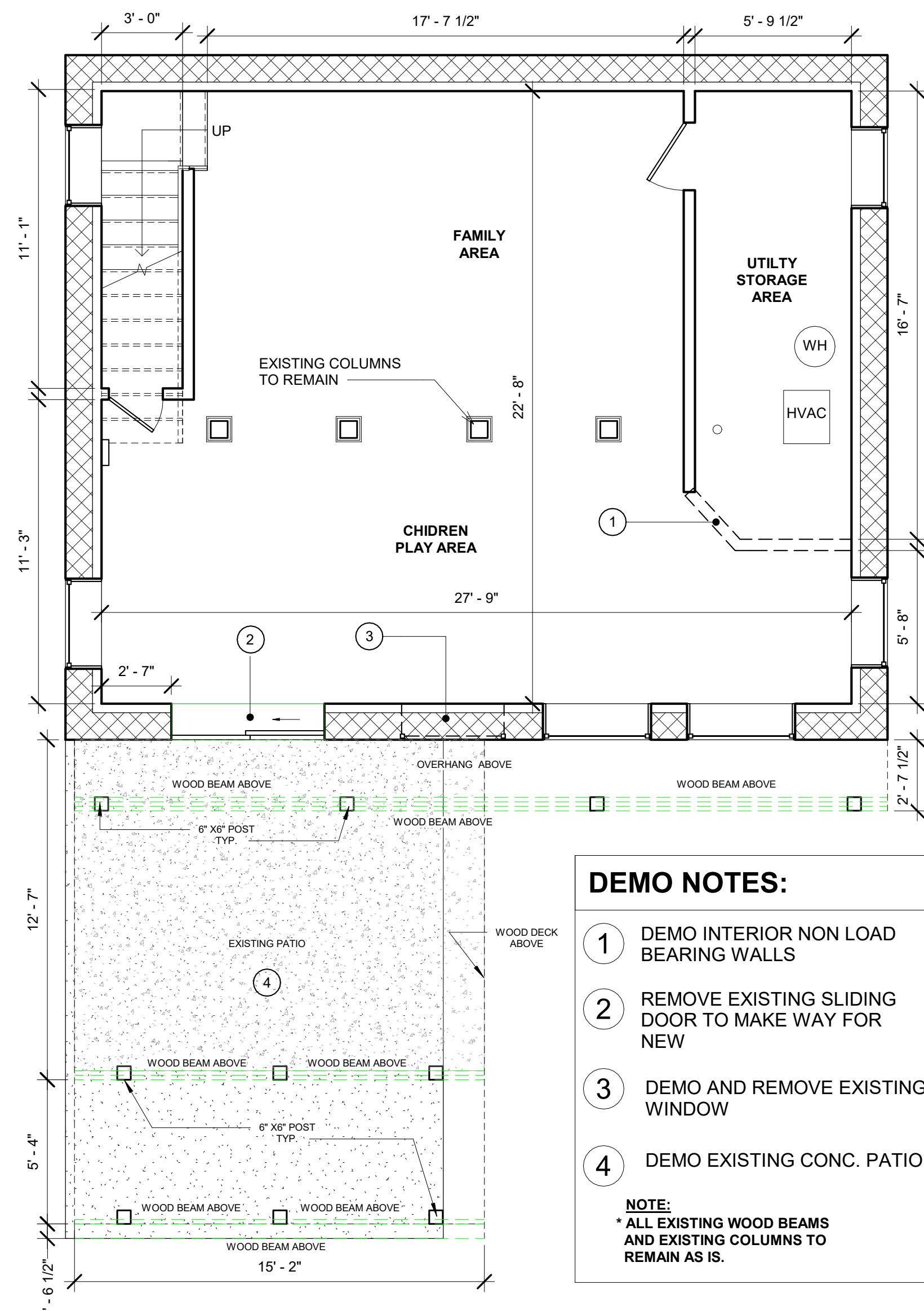


AS INDICATED

JANUARY 2025

000

DRAWING NUMBER



- DEMO NOTES:**
- 1 DEMO INTERIOR NON LOAD BEARING WALLS
 - 2 REMOVE EXISTING SLIDING DOOR TO MAKE WAY FOR NEW
 - 3 DEMO AND REMOVE EXISTING WINDOW AND
 - 4 DEMO EXISTING CONC. PATIO
- NOTE:**
* ALL EXISTING WOOD BEAMS AND EXISTING COLUMNS TO REMAIN AS IS.

EXISTING BASEMENT FLOOR PLAN
1/4" = 1' - 0"

GENERAL NOTES:

R304.3 Height effect on room area. Portions of a room with a sloping ceiling measuring less than 5 feet (1524 mm) or a sloping ceiling measuring less than 7 feet (2134 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required habitable area for that room.

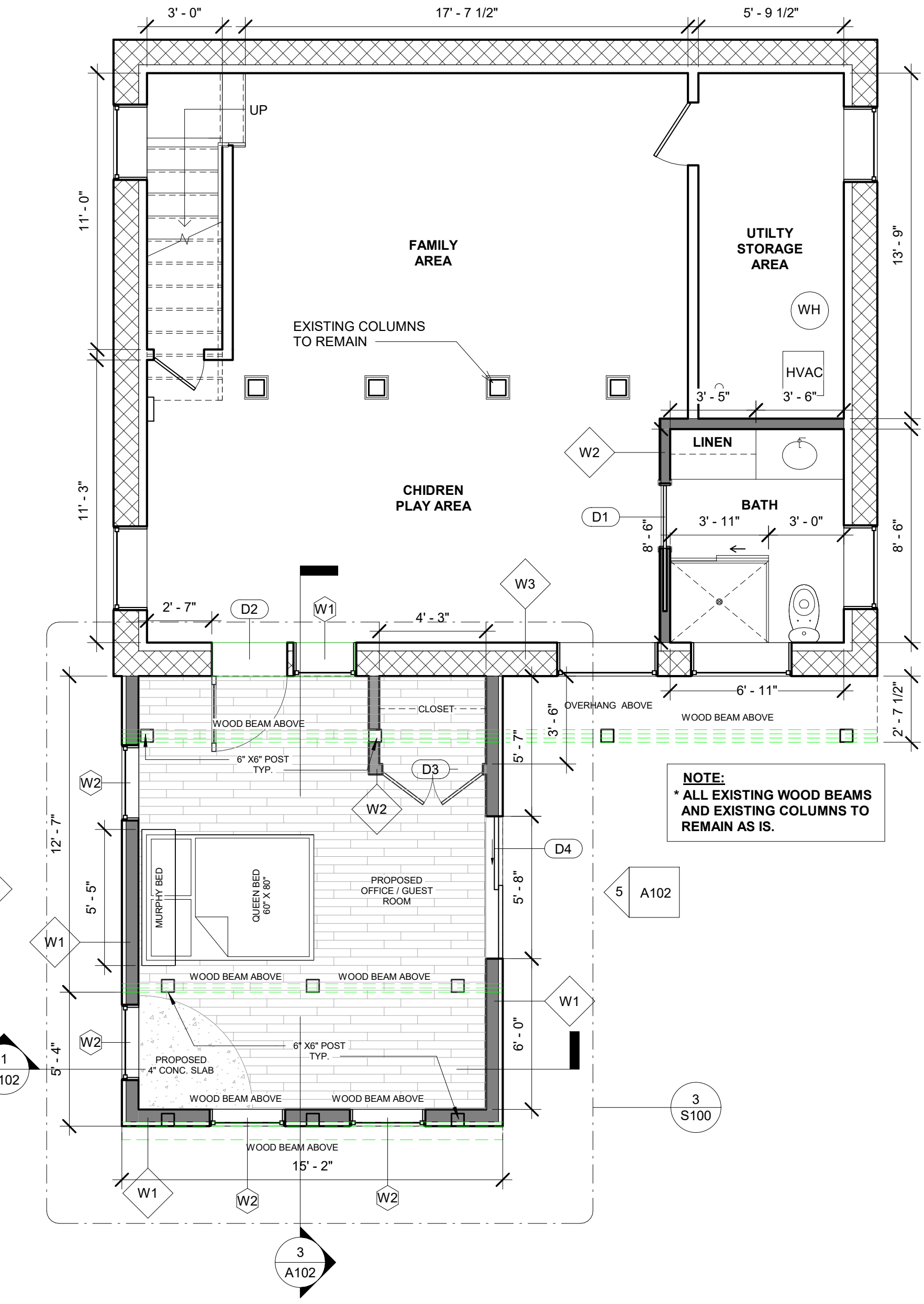
R307 All fixtures shall be spaced in accordance with figure R307.1 (see figure below).

R307.2 Bath and shower spaces. Bath and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to.

R304.1 Minimum area. Habitable rooms shall have a floor area of not less than 70 square feet (6.5 m²). Exception: Kitchens.

R304.2 Minimum dimensions. Habitable rooms shall be not less than 7 feet (2134 mm) in any horizontal dimension. Exception: Kitchens.

PROPOSED WORK DOOR SCHEDULE ONLY					
DOOR NUM	FRAME	SIZE		HEIGHT	RE - MARKS / HARDWARE
	MATERIAL	THICKNESS	WIDTH		
D1	WOOD	1 - 1/2"	30"	6' - 8"	POCKET DOOR
D2	WOOD/GLASS	1 - 1/2"	36"	6' - 8"	
D3	WOOD	1 - 1/2"	48"	6' - 8"	DOUBLE DOOR
D4	WOOD	1 - 1/2"	60"	6' - 8"	SLIDING DOOR



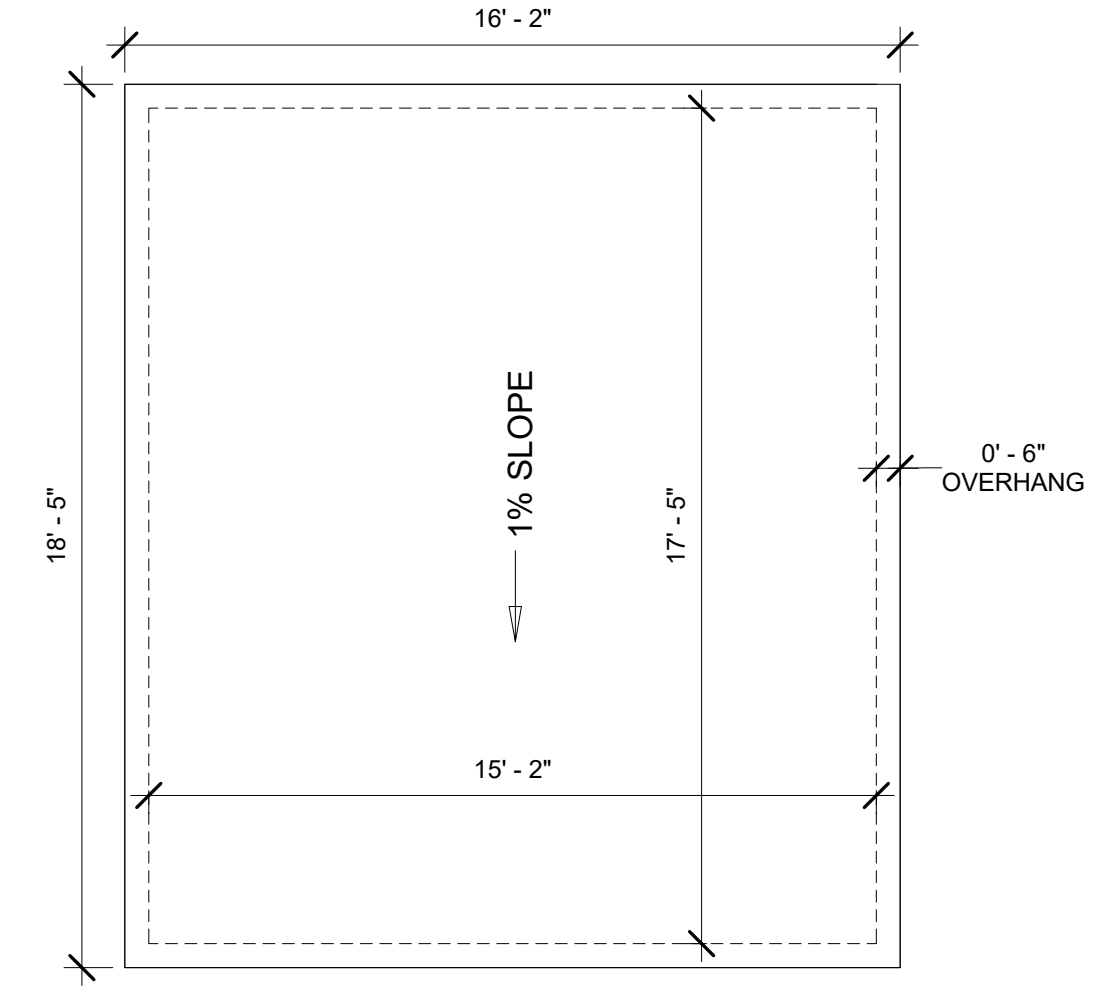
PROPOSED BASEMENT FLOOR PLAN
1/4" = 1' - 0"

ENERGY NOTES:

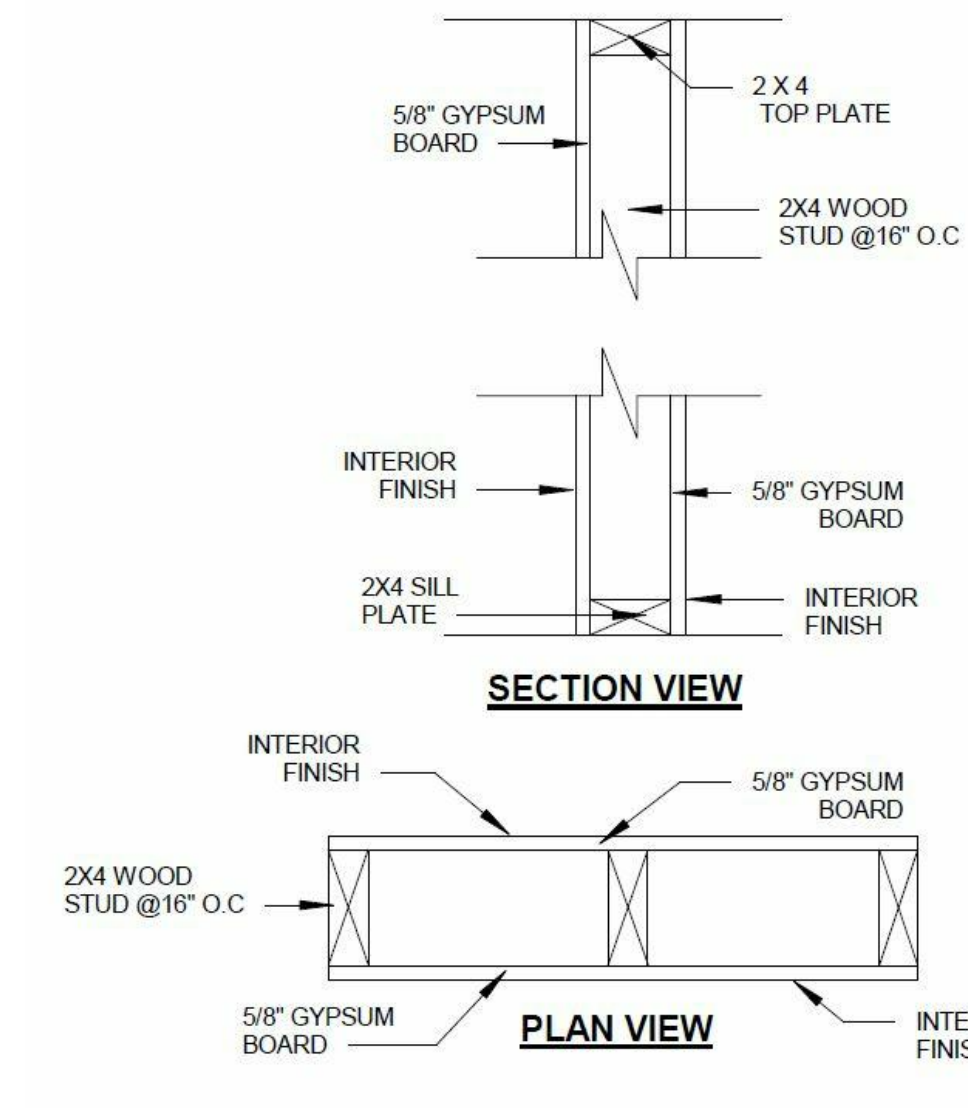
R VALUES:
EXTERIOR WALL: R-20
FLOOR / CEILING INSULATION: R-19
ROOF ASSEMBLY: R-49
SLAB INSULATION: R10

PROPOSED WORK WINDOW SCHEDULE ONLY				
WIN NUM	FRAME	SIZE		RE - MARKS / HARDWARE
	MATERIAL	WIDTH	HEIGHT	
W1	GLASS VINYL	30"	6' - 8"	FIXED
W2	GLASS VINYL	3' - 0"	5' - 0"	

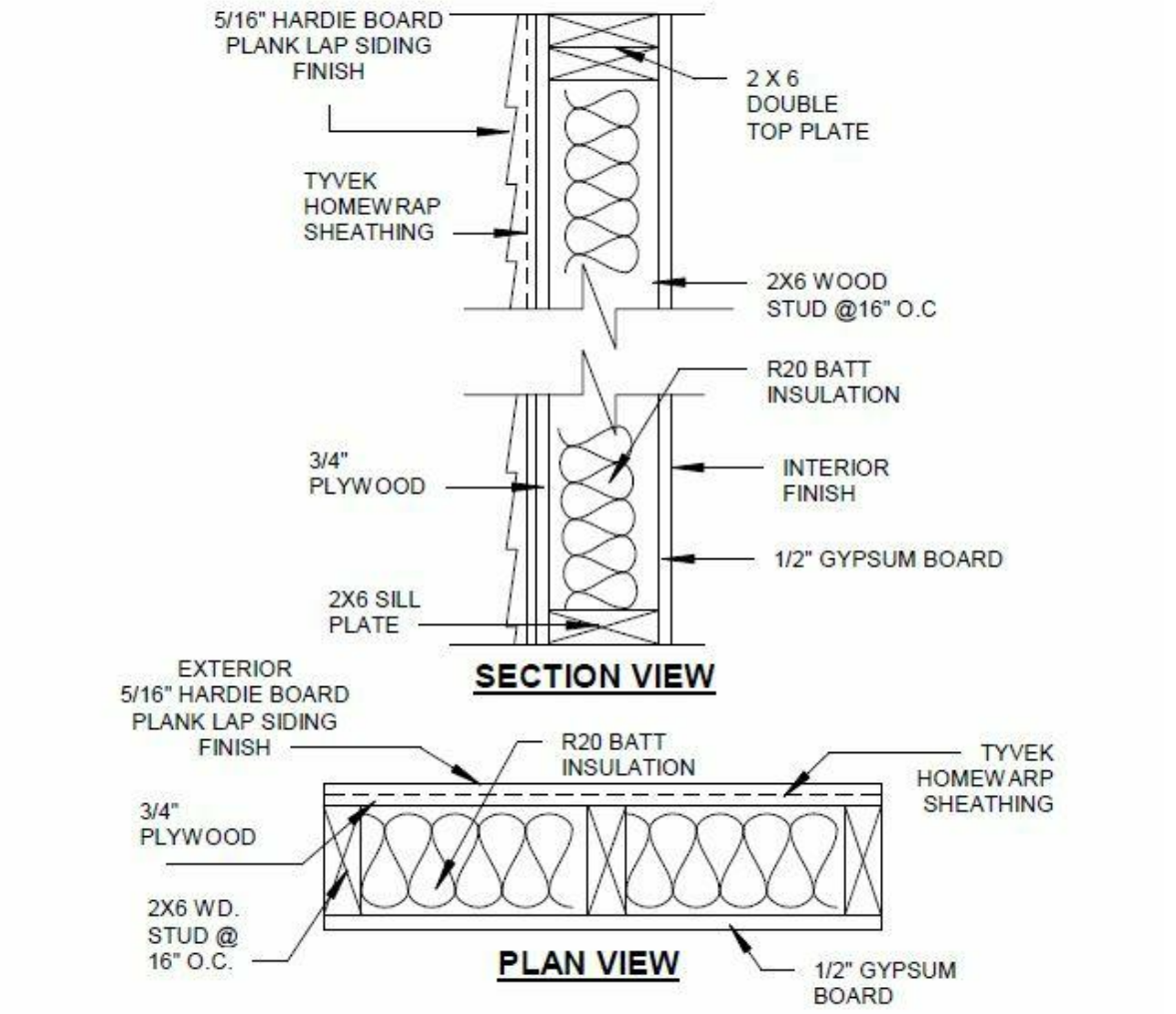
FINISH SCHEDULE					
LOCATION	FLOOR	BASE	WALLS	CEILING	CEILING HT.
BATH	CERAMIC TILE	CERAMIC TILE	PAINTED GYPSUM BOARD	GYPSUM	8' - 6"
OFFICE / BEDROOM	VINYL WOOD PLANKS		PAINTED GYPSUM BOARD	GYPSUM	8' - 6"



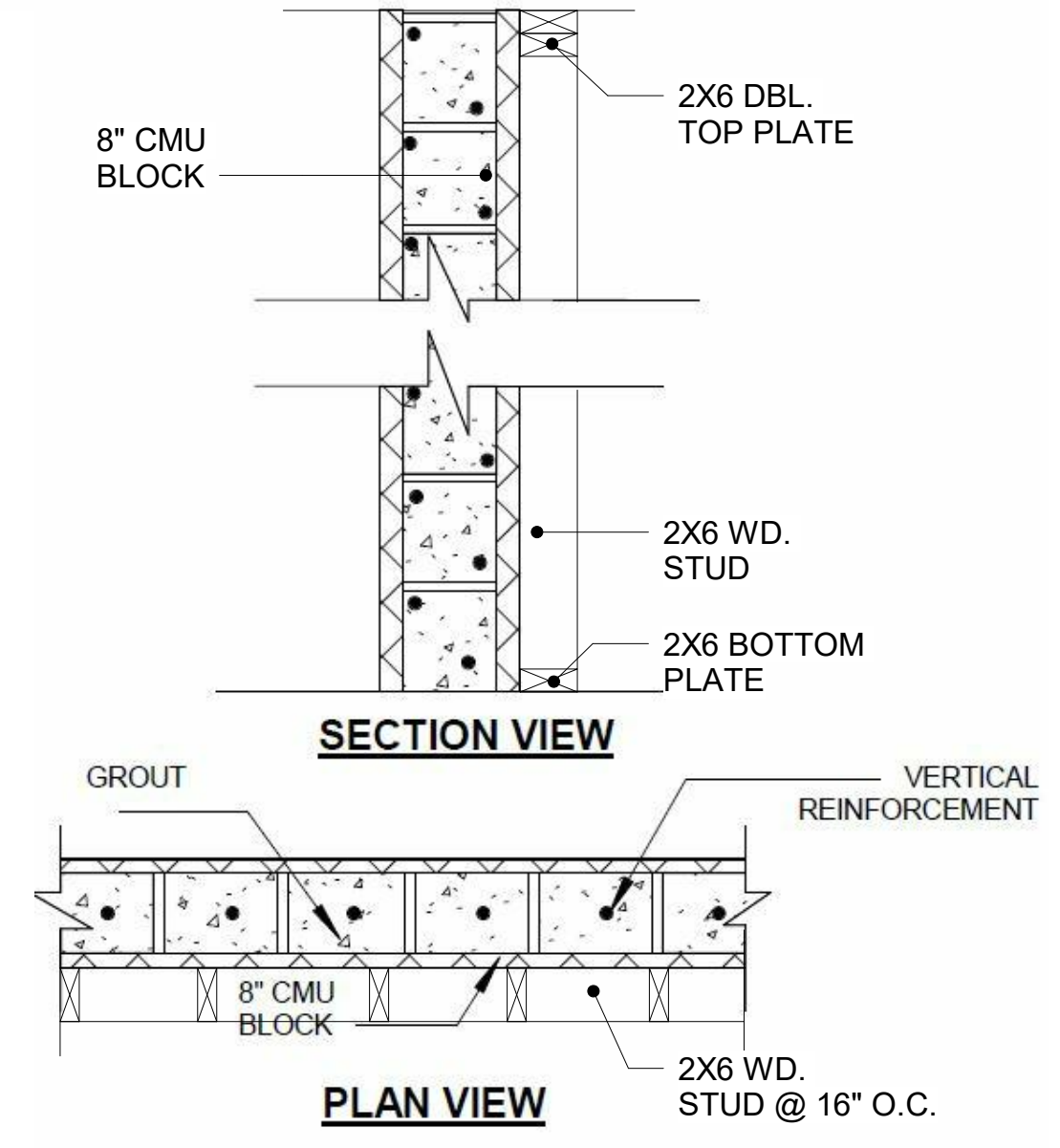
PROPOSED ROOF PLAN
1/4" = 1' - 0"



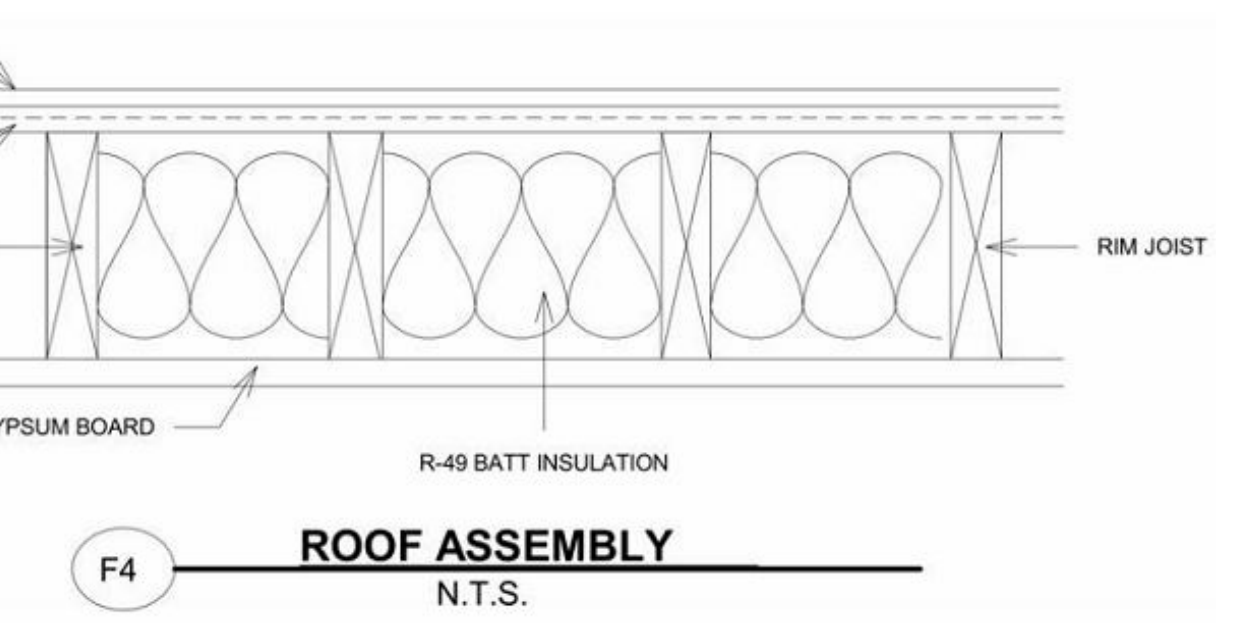
W2 INTERIOR WALL SECTION AND PLAN VIEW
N.T.S.



W1 WOOD FRAMED WALL SECTION AND PLAN VIEW
N.T.S.



W3 EXISTING CMU WALL DETAIL
N.T.S.



F4 ROOF ASSEMBLY
N.T.S.

LEDGEND

EXISTING WALLS TO REMAIN: [Cross-hatched pattern]

NEW WALL: [Solid grey pattern]

PREDDIE DESIGNS
4809 GEORGIA AVE
SUITE 102
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PROJ. NO. 2025 - 04

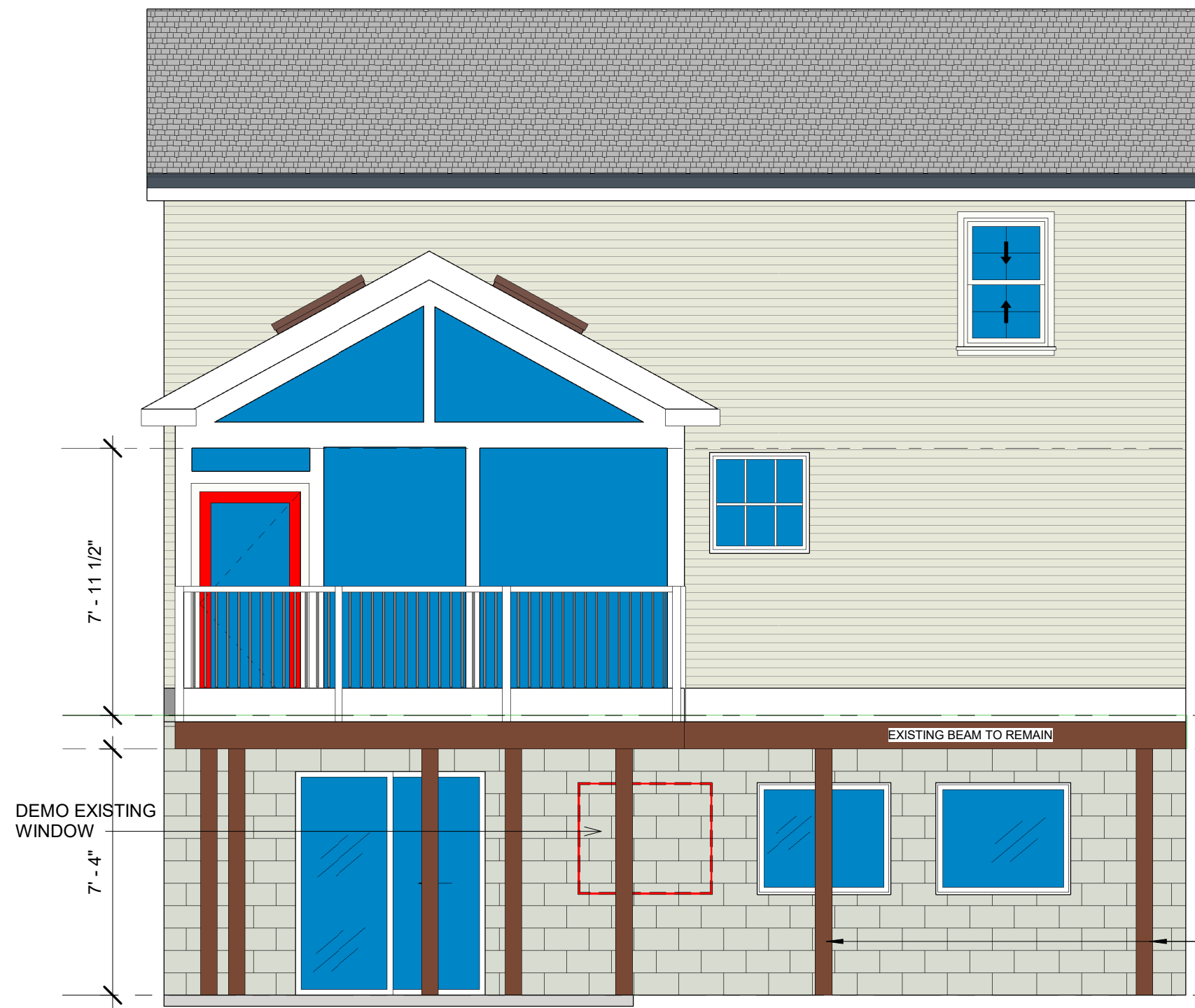
ADDRESS
10009 MENLO AVE
10009 MELO AVE.
SILVER SPRING, MD 20910

DWG TITLE
EXISTING AND PROPOSED FLOOR PLANS

NUM	REVISION	DATE

PROFESSIONAL SEAL

AS INDICATED
JANUARY 2025
A101
DRAWING NUMBER



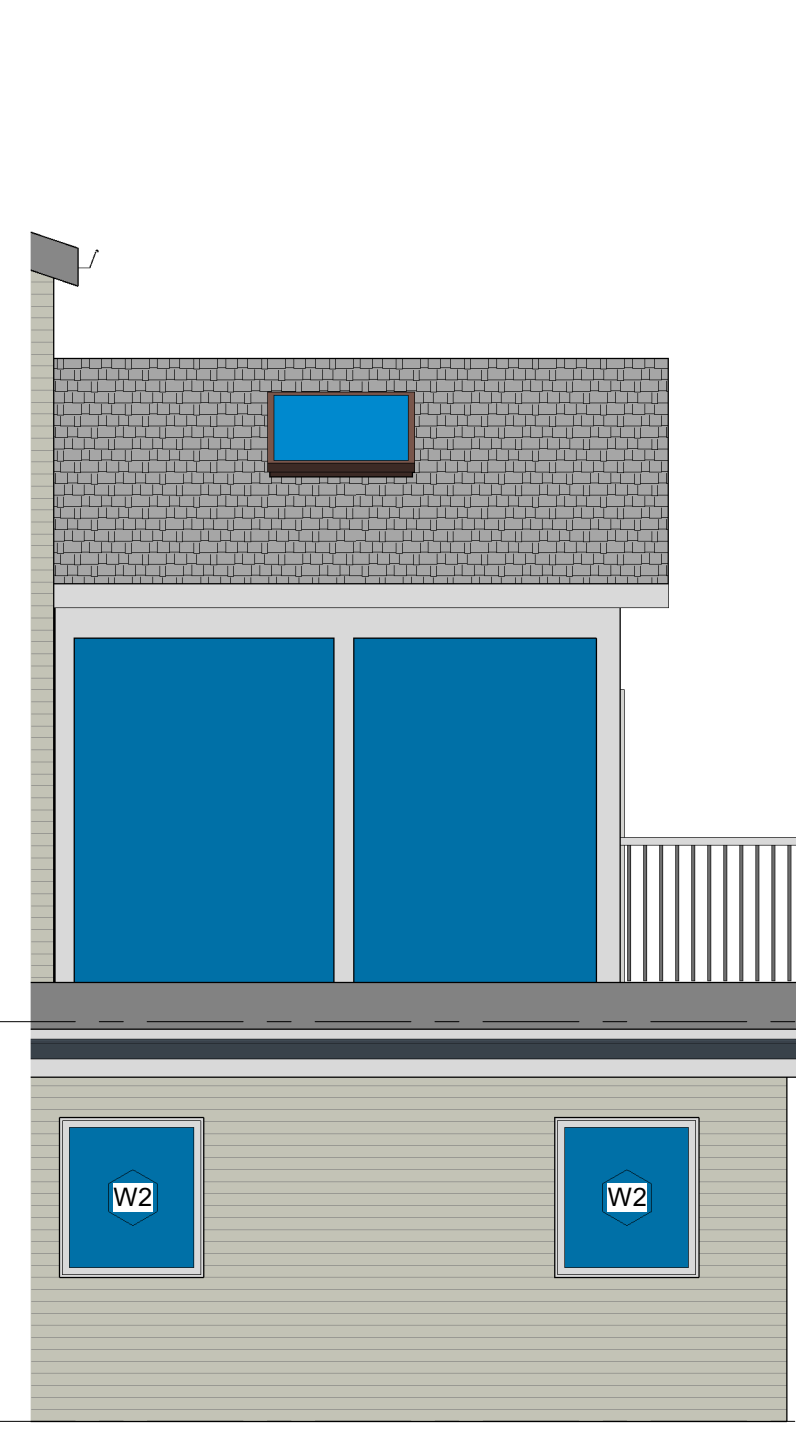
EXISTING REAR ELEVATION

1/4" = 1'-0"

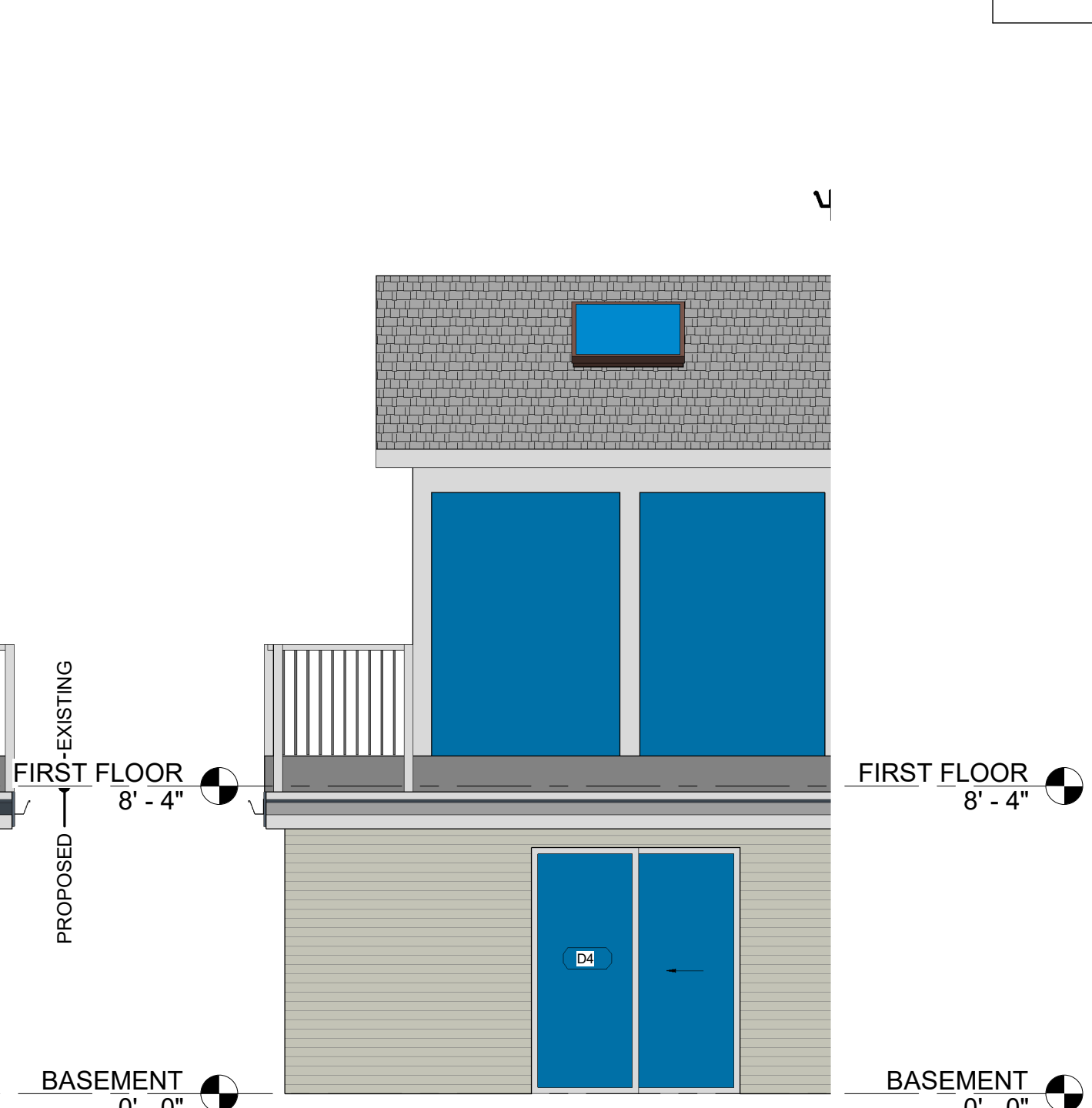


PROPOSED REAR ELEVATION

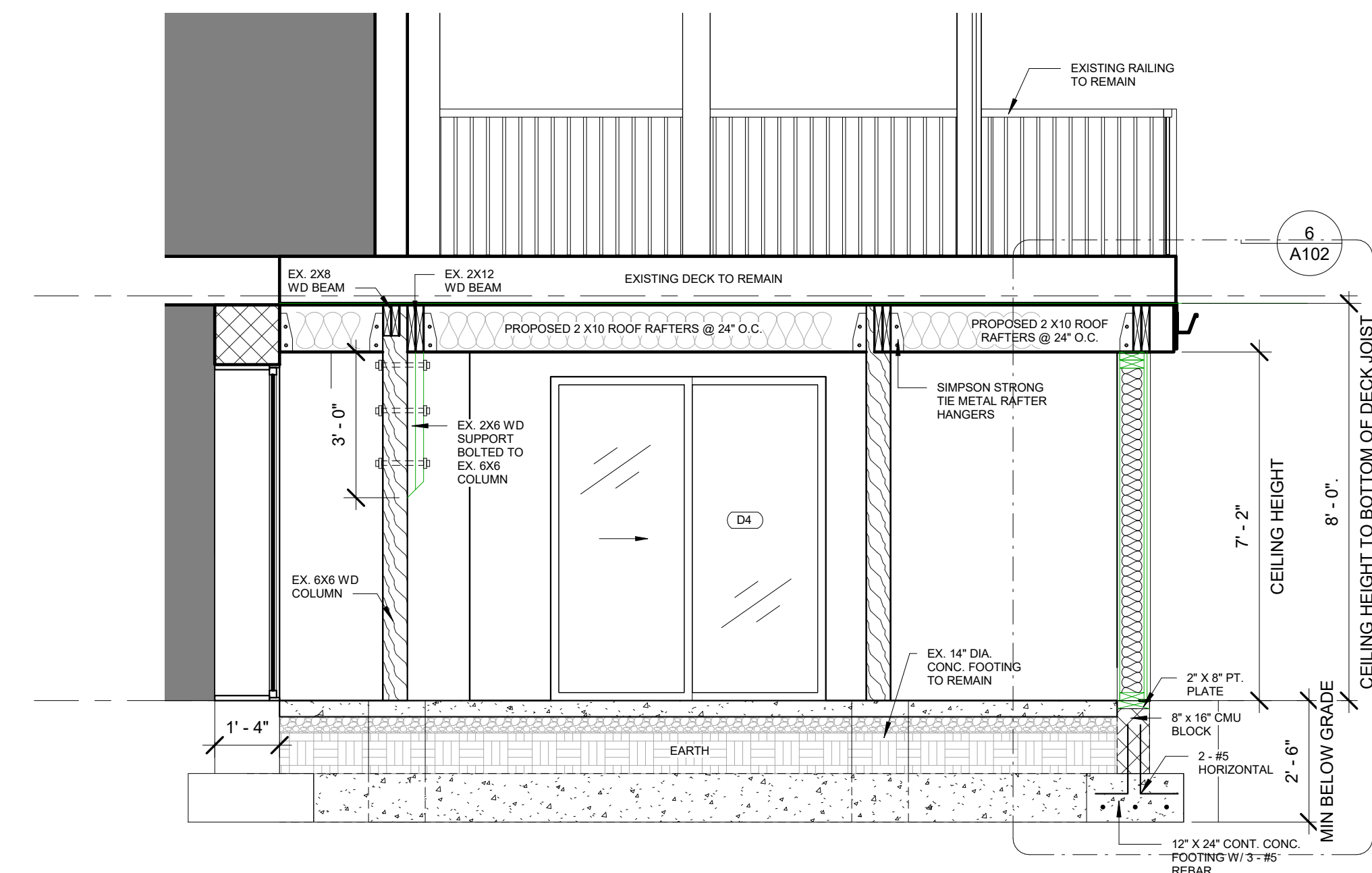
1/4" = 1'-0"



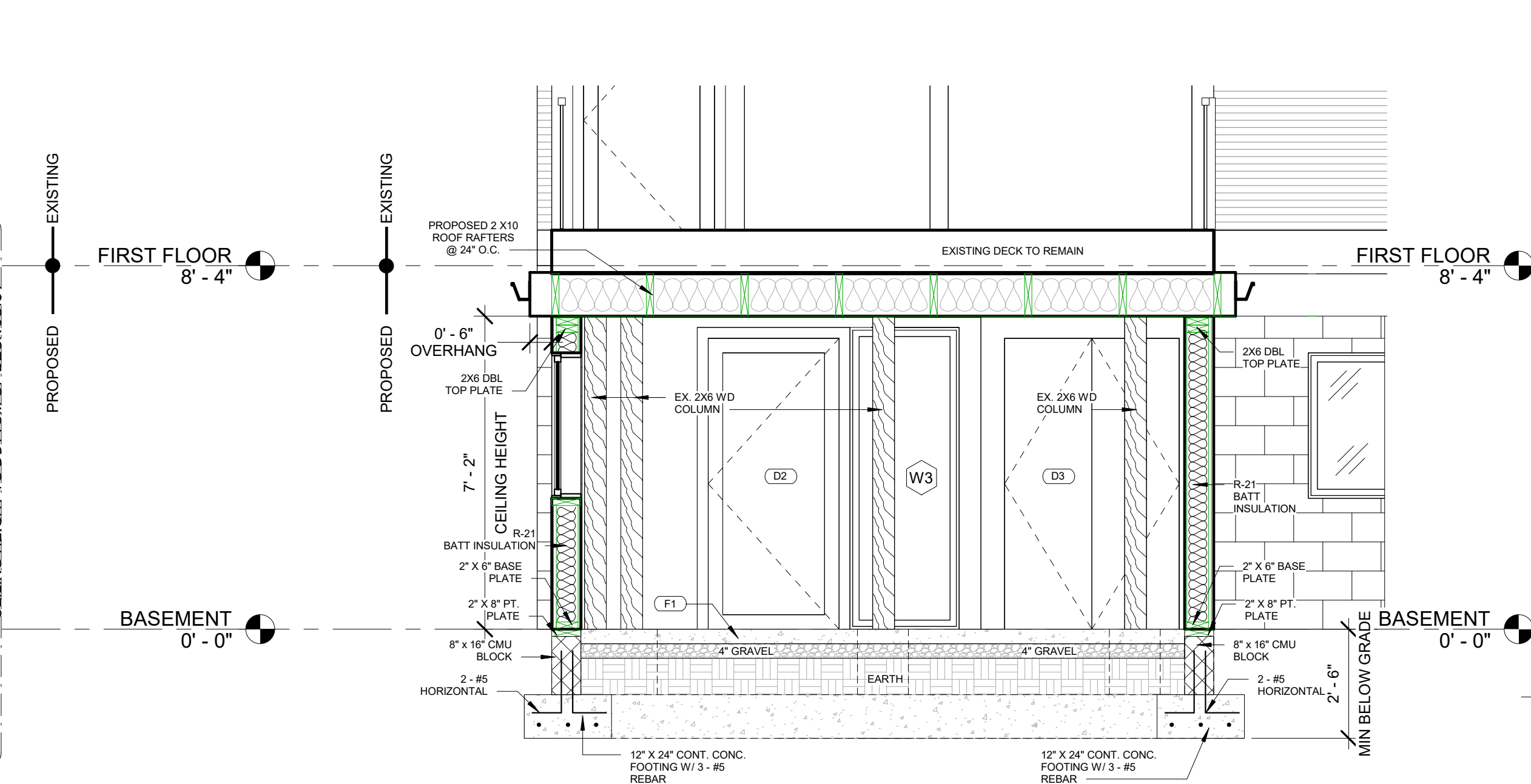
④ Elevation 1 - a
1/4" = 1'-0"



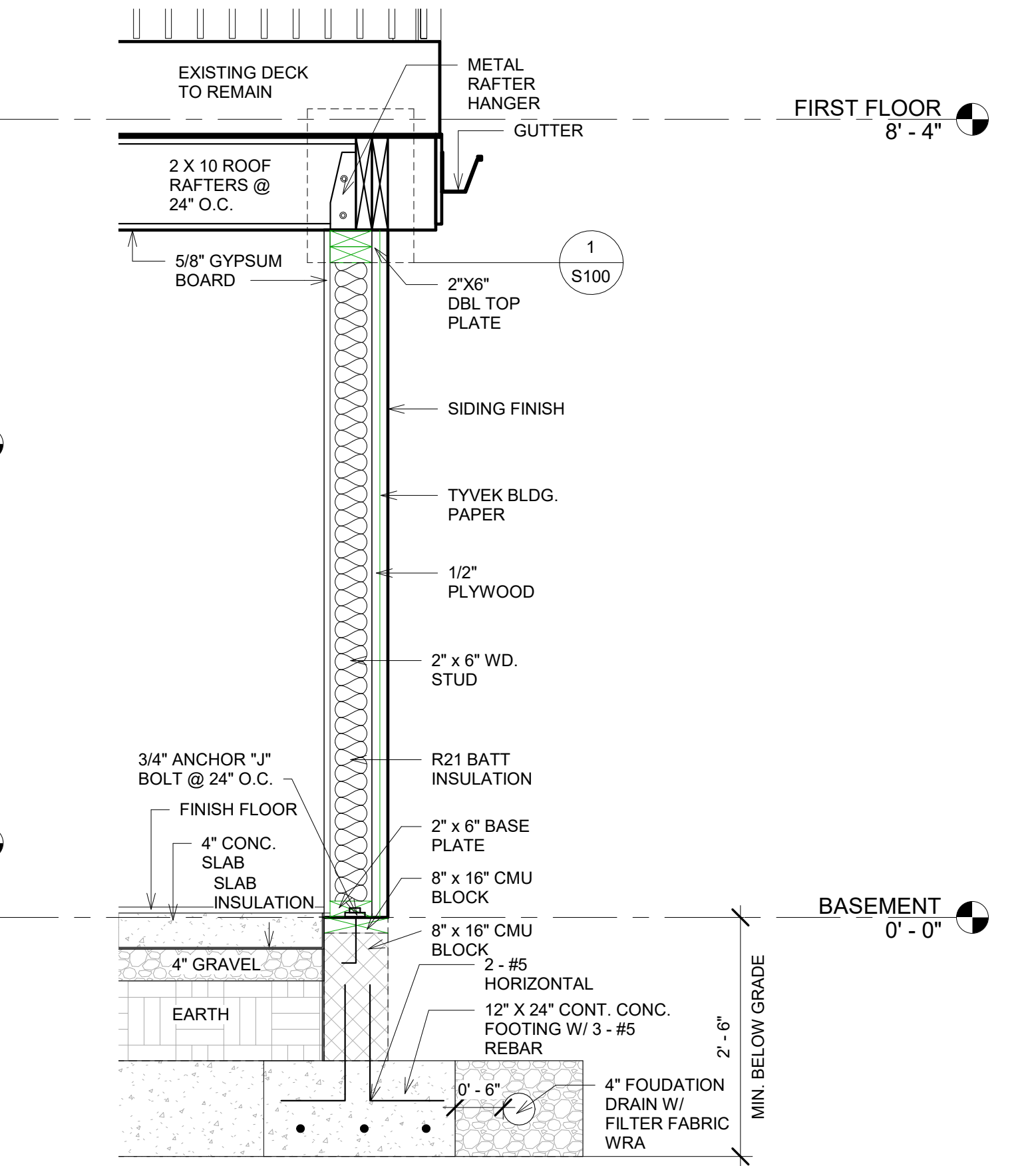
⑤ Elevation 2 - a
1/4" = 1'-0"



③ Section 2
3/8" = 1'-0"



① Section 1
3/8" = 1'-0"



⑥ WALL SECTION DETAIL
3/4" = 1'-0"

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EXISTING AND PROPOSED ELEVATIONS, SECTIONS, AND DETAILS

NUM	REVISION	DATE

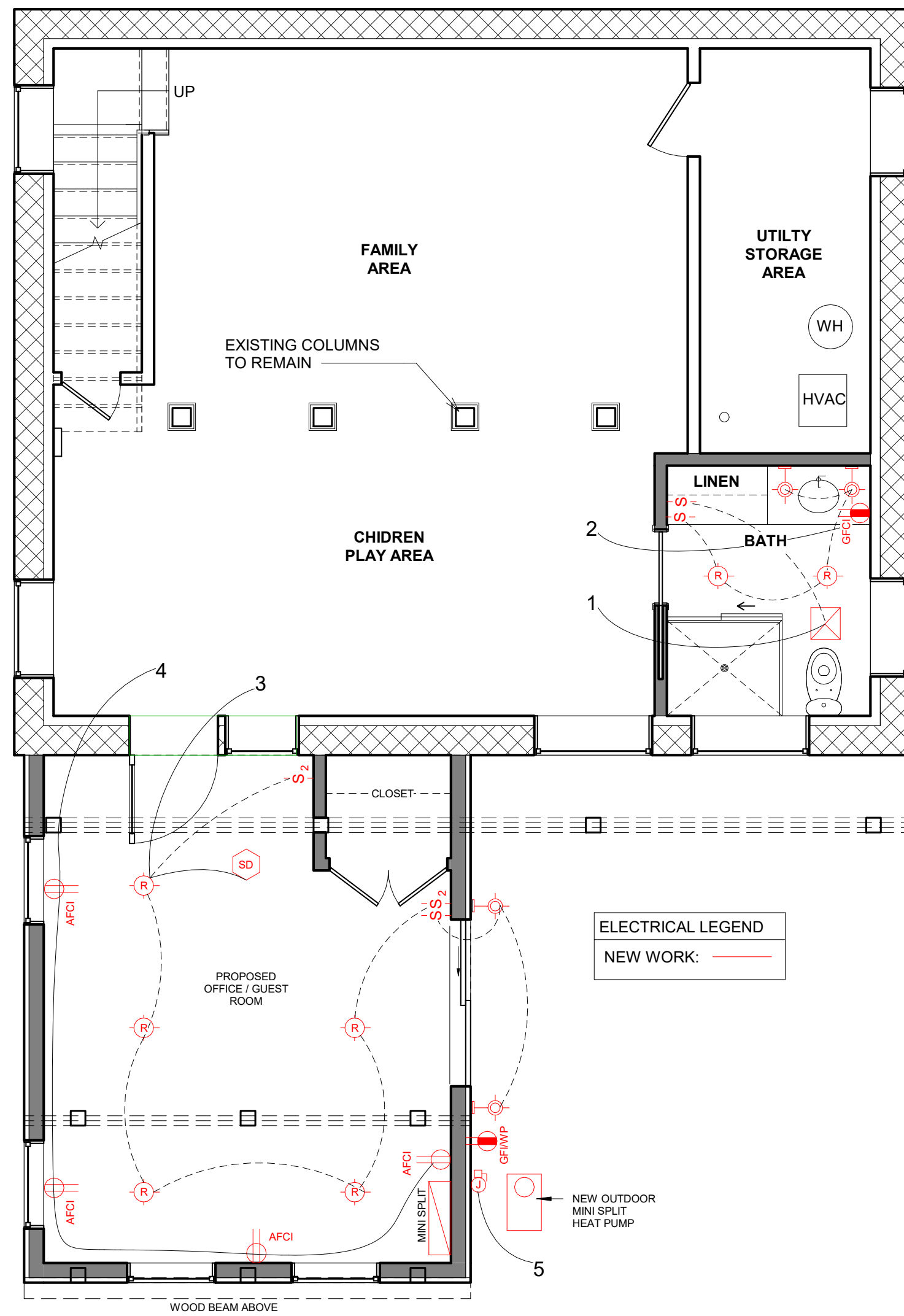
PROFESSIONAL SEAL

AS INDICATED

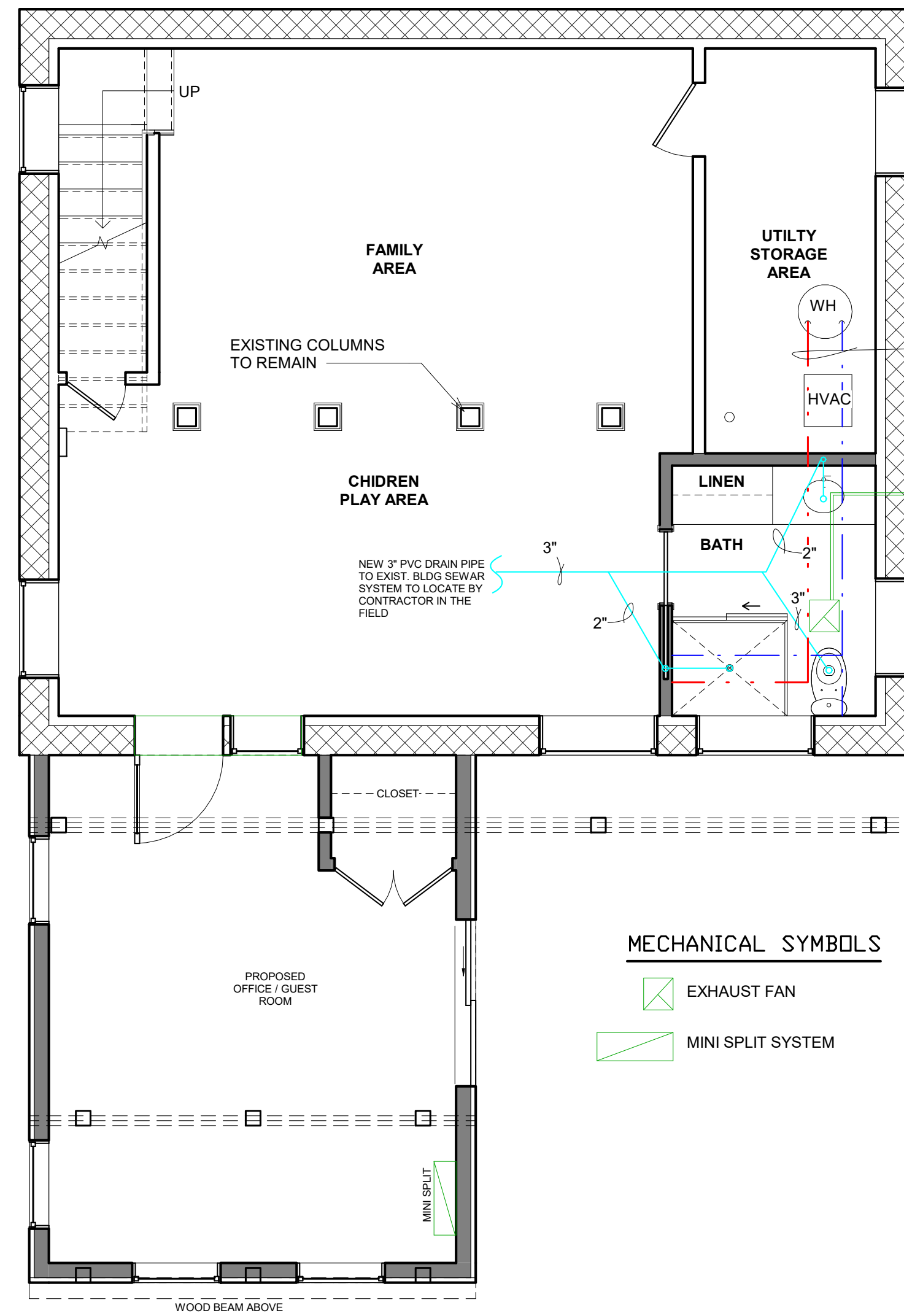
JANUARY 2025

A102

DRAWING NUMBER



1 ELECTRICAL FLOOR PLAN
1/4" = 1'-0"



2 MECHANICAL / PLUMBING FLOOR PLAN
1/4" = 1'-0"

ELECTRICAL NOTES CONT.

- ALL WORK SHALL BE DONE IN ACCORDANCE TO THE LOCAL ELECTRICAL CODE.
- THE PROVISIONS OF THE CODE SHALL APPLY TO THE ERECTION, INSTALLATION, ALTERATION, REPAIRS, HEALTH, PROPERTY AND PUBLIC WELFARE REGULATING AND CONTROLLING THE DESIGN, CONSTRUCTION, INSTALLATION, QUALITY OF MATERIALS, LOCATION, OPERATION AND MAINTENANCE OR USE OF ELECTRICAL EQUIPMENT AND SYSTEMS.
- CONTRACTOR SHALL VERIFY ALL CEILING TYPES AND COORDINATE TRIMS PRIOR TO PURCHASE OF LIGHTING FIXTURES. FURNISH ALL LIGHTING FIXTURES COMPLETE WITH MOUNTING ACCESSORIES TO MEET JOB REQUIREMENTS. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FIXTURES ARRIVING ON SITE WITH INCORRECT MOUNTING.
- FINAL INSPECTION SHALL BE MADE AFTER THE BUILDING IS COMPLETE, ALL ELECTRICAL FIXTURES ARE IN PLACE AND PROPERLY CONNECTED, AND THE STRUCTURE IS READY FOR OCCUPANCY. THE HOLDER OF THE ELECTRICAL SHALL BE RESPONSIBLE FOR THE SCHEDULING OF SUCH INSPECTIONS.
- MOUNTING HEIGHTS OF ALL WALL MOUNTED AND PENDANT MOUNTED LIGHTING FIXTURES SHALL BE DETERMINED BY ARCHITECT. REFER TO ARCHITECTURAL SECTIONS AND ELEVATIONS.
- LOCATION AND GROUPING ARRANGEMENT/ORIENTATION OF ALL SWITCHES SHALL BE COORDINATED WITH THE ARCHITECT PRIOR TO INSTALLATION (TYP.)
- COORDINATE LOCATION OF ALL LIGHTING FIXTURES WITH THE MECHANICAL AND PLUMBING PRIOR TO ELECTRICAL ROUGH-IN (TYP.)
- INDICATE FIXTURE SHALL BE CONNECTED TO "CONSTANT-ON" EMERGENCY (LIFE-SAFETY) CIRCUIT. PROVIDE "LOCK-ON" EMERGENCY BREAKER AT PANELBOARD (TYP.)
- EXISTING OUTLETS (SEE LEGEND) TO REMAIN AS IS ALL NEW OUTLETS TO BE AFCI WHERE INDICATED

ELECTRICAL SYMBOLS LIST

- AFCI ARC FAULT CIRCUIT INTERRUPTERS
- GFCI GROUND FAULT CIRCUIT INTERRUPTERS
- GFI GROUND FAULT INTERRUPTER
- SPECIAL PURPOSE OUTLET
- INCANDESCENT LIGHT
- SMOKE DETECTOR HARD WIRED
- RECESSED LIGHT FIXTURE
- WALL SCONE LIGHT
- SINGLE POLE TOGGLE SWITCH
- SINGLE POLE DIMMER SWITCH
- BATH ROOM EXHAUST FAN
- WP WEATHER PROOF
- ELECTRIC PANEL
- PROGRAMMABLE THERMOSTAT
- CEILING FAN W/ LIGHT

GENERAL NOTES:

R402.4.5 Recessed lighting. Recessed luminaires installed in the building thermal envelope shall be sealed to limit air leakage between conditioned and unconditioned spaces. All recessed luminaires shall be IC-rated and labeled as having an air leakage rate not more than 2.0 cfm (0.944 L/s) when tested in accordance with ASTM E 283 at a 1.57 psf (75 Pa) pressure differential. All recessed luminaires shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.

Not less than 85 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps or not less than 85 percent of the permanently installed lighting fixtures shall contain only high-efficacy lamps.

TAMPER RESISTANT RECEPTACLE SPECIFIED IN 201.52. ALL 125V ALL 15 AND 20 AMPERE RECEPTACLES NON LOCKING TYPE SHALL BE LISTED TAMPER RESISTANT RECEPTACLES

GENERAL NOTES - PLUMBING

A. ALL DRAINAGE PIPING SHALL BE RUN AT A SLOPE OF 1/4" PER FOOT UNLESS SPECIFICALLY SHOWN OTHERWISE ON DRAWINGS.

B. ALL HOT AND COLD WATER SUPPLY PIPING SHALL BE INSULATED WITH R-3 INSULATION.

C. PLUMBING CONTRACTOR TO VERIFY LOCATIONS, CONDITIONS AND TYPE OF MATERIALS IN THE FIELD AND TO NOTIFY THE A/E OF ANY DISCREPANCY.

D. PLUMBING FIXTURES: PROVIDE ALL ITEMS LISTED FOR EACH FIXTURE ON THE SCHEDULE. PROVIDE TRIM, CARRIERS, SEATS, SUPPLIES AND TRAPS AS REQUIRED FOR A COMPLETE INSTALLATION.

E. WASTE AND VENT PIPING: BELOW GRADE - SHALL BE SCHEDULE 40 PVC F. DOMESTIC WATER PIPING: ABOVE GRADE - TYPE L COPPER WITH WROUGHT COPPER FITTINGS.

ENERGY MECHANICAL NOTES:

- Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.
- All joints and seams of air ducts, air-handlers, and filter boxes are sealed. Seal all joints to be air tight. All supply and return duct located in unconditioned space shall be insulated with 1/2" thick fiberglass insulation w/ vapor barrier.
- Supply and return ducts outside of the building thermal envelope shall be insulated to not less than R-8.
- Piping insulation exposed to weather shall be protected from damage, including that caused by sunlight, moisture, equipment maintenance and wind, and shall provide shielding from solar radiation that can cause degradation of the material. Adhesive tape shall not be permitted.
- HVAC LINE-SET PIPING WILL BE SHIELDED FROM THE EFFECTS OF WEATHER USING "FIBER GLASS PIPE INSULATION". FLUID PVC PIPING SHALL NOT BE USED FOR COMBUSTION GAS VENTING.
- Mechanical system piping capable of carrying fluids above 105°F (41°C) or below 55°F (13°C) shall be insulated to a minimum of R-3.
- Insulate hot water pipe with a thermal resistance (R-value) of not less than R-3.
- R403.1.1 Programmable thermostat. The thermostat controlling the primary heating or cooling system of the dwelling unit shall be capable of controlling the heating and cooling system on a daily schedule to maintain different temperature set points at different times of the day. This thermostat shall include the capability to set back or temporarily operate the system to maintain zone temperatures down to 55°F (13°C) or up to 85°F (29°C). The thermostat shall initially be programmed by the manufacturer with a heating temperature set point no higher than 70°F (21°C) and a cooling temperature set point no lower than 78°F (26°C).

ELECTRICAL NOTES:

- NEW EXH. FAN WITH HEATLAMP
- NEW GFCI / AFCI - PROVIDE 1 20 AMP BREAKER
- CONNECT TO EXISTING LIGHTING CKT.
- PROVIDE 1 20 AMP CKT.
- PROVIDE 1 20 AMP CKT. FOR NEW MINI SPLIT HP

NOTE:

EXISTING BOILER AND WATER HEATER TO BE RELOCATED ALONG WITH ALL ASSOCIATED PIPING - ALSO RELOCATE EXHAUST SYSTEM AS PER PLANS. PROVIDE OUTSIDE AIR AS PER PLAN

MINI SPLIT SYSTEM NEW

MAKE - GOODMAN
OUTDOOR UNIT AC #1 208/230V 10, 60HZ 20 AMP BKR
TOTAL MBH COOLING 9.4 - 18 SEER - 11 EER
MODEL # RXNG09AXVJU

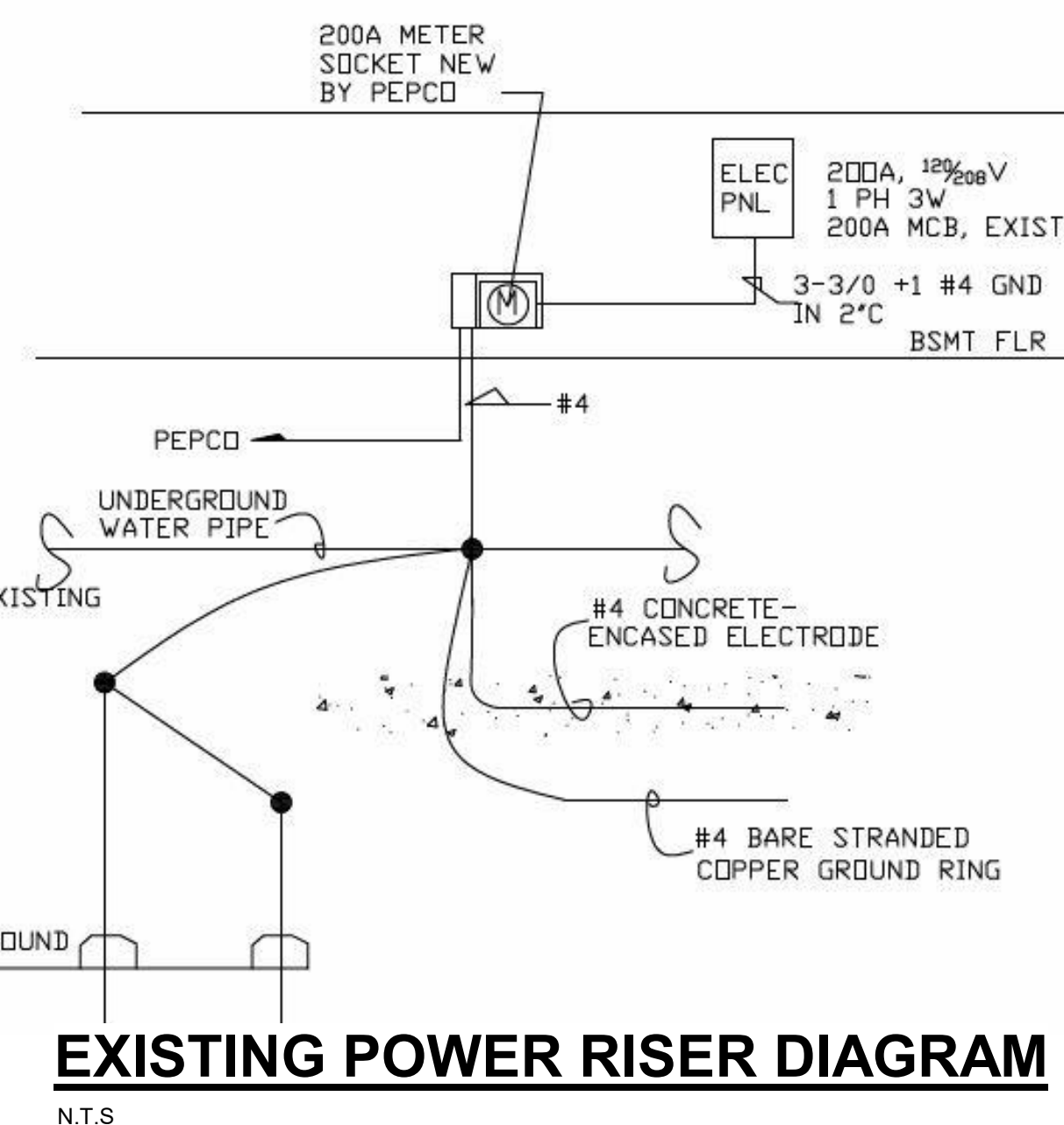
INDOOR UNIT HEAT PUMP GOODMAN MODEL
#FTXNG09AXVJU
TOTAL MBH HEATING 8.8

MECHANICAL NOTES:

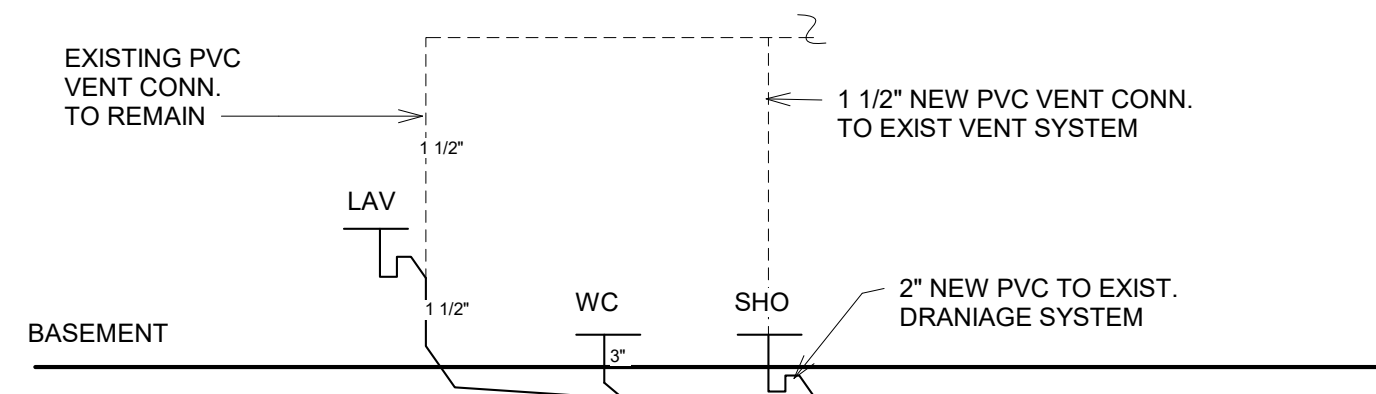
EXISTING MECHANICAL SYSTEM TO REMAIN RELOCATE BOILER TO UNDER STAIRS AS PER PLANS - RELOCATE EXHAUST PIPING AS PER PLANS - PROVIDE OUTSIDE AIR (O.A) AS PER PLAN - PROVIDE NEW MINI-SPLIT HEATING & COOLING SYSTEM PER BASEMENT SPACE ONLY.

PLUMBING NOTES

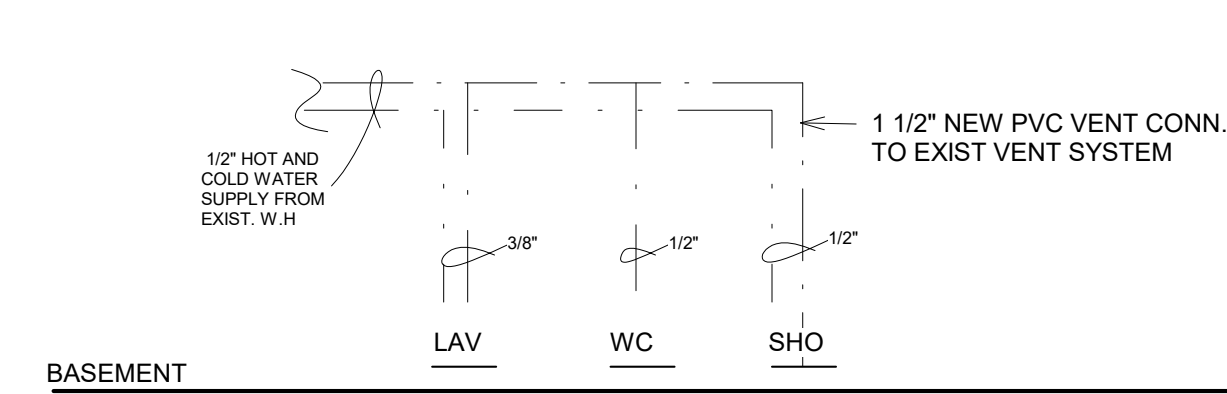
- A FUNCTIONAL PLUMBING SYSTEM AND GENERAL LOCATION OF THE CONTRACT DOCUMENTS ARE SCHEMATIC AND ARE INTENDED TO BE EXAMINED BY THE PLUMBING CONTRACTOR.
- THE PLUMBING CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRES FOR THE PLUMBING WORK.
- THE CONTRACTOR SHALL EXAMINE THE CONSTRUCTION DOCUMENTS AND SHALL BECOME FAMILIAR WITH ALL THE REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE OWNER OF ANY FAULT IN THE CONSTRUCTION DOCUMENTS THAT THE MATTER MAY BE RESOLVED PRIOR TO SUBMISSION FOR BIDS.
- ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES REGULATIONS.
- CONTRACTOR SHALL COORDINATE ALL PHASES OF HIS WORK WITH OTHERS.
- PLUMBING WORK SHALL BE PERFORMED BY A LIENSED CONTRACTOR.
- ALL WORK SHALL BE DONE IN A NEAT AND WORKMAN LIKE MANNER.
- TEMPERATURE CONTROL VALVES PROVIDES FOR ALL LAVATORIES IN PUBLIC
- HOT WATER PIPING ARE INSULATED TO > R-3**
- ALL BATH AND HAND SHOWERS SHALL BE EQUIPPED WITH CONTROL VALVES THAT LIMIT THE WATER TEMPERATURE TO NOT GREATER THAN 120 DEGREES FAHRENHEIT.
- ALL HAND SHOWERS SHALL BE PROVIDED WITH BACKFLOW PREVENTION IN ACCORDANCE WITH ASME A112.8.1/CSA/B125.1



EXISTING POWER RISER DIAGRAM



PARTIAL PLUMBING RISER



PARTIAL WATER RISER

BATH EXHAUST FAN SCHEDULE					
QTY.	CFM	RPM	VOLTS	AMPS	REMARKS
1	50	650	120	0.3	EXISTING

PLUMBING FIXTURE SCHEDULES NEW ONLY					
ITEM DESCRIPTION	WASTE	VENT	CW	HW	REMARKS
WC WATER CLOSET	3'	1 1/2"	1/2"		
LAV LAVATORY	2'	1 1/2"	1/2"	1/2"	
SHW SHOWER	2'	1 1/2"	1/2"	1/2"	
W/D WASHER					
BT BATH TUB					

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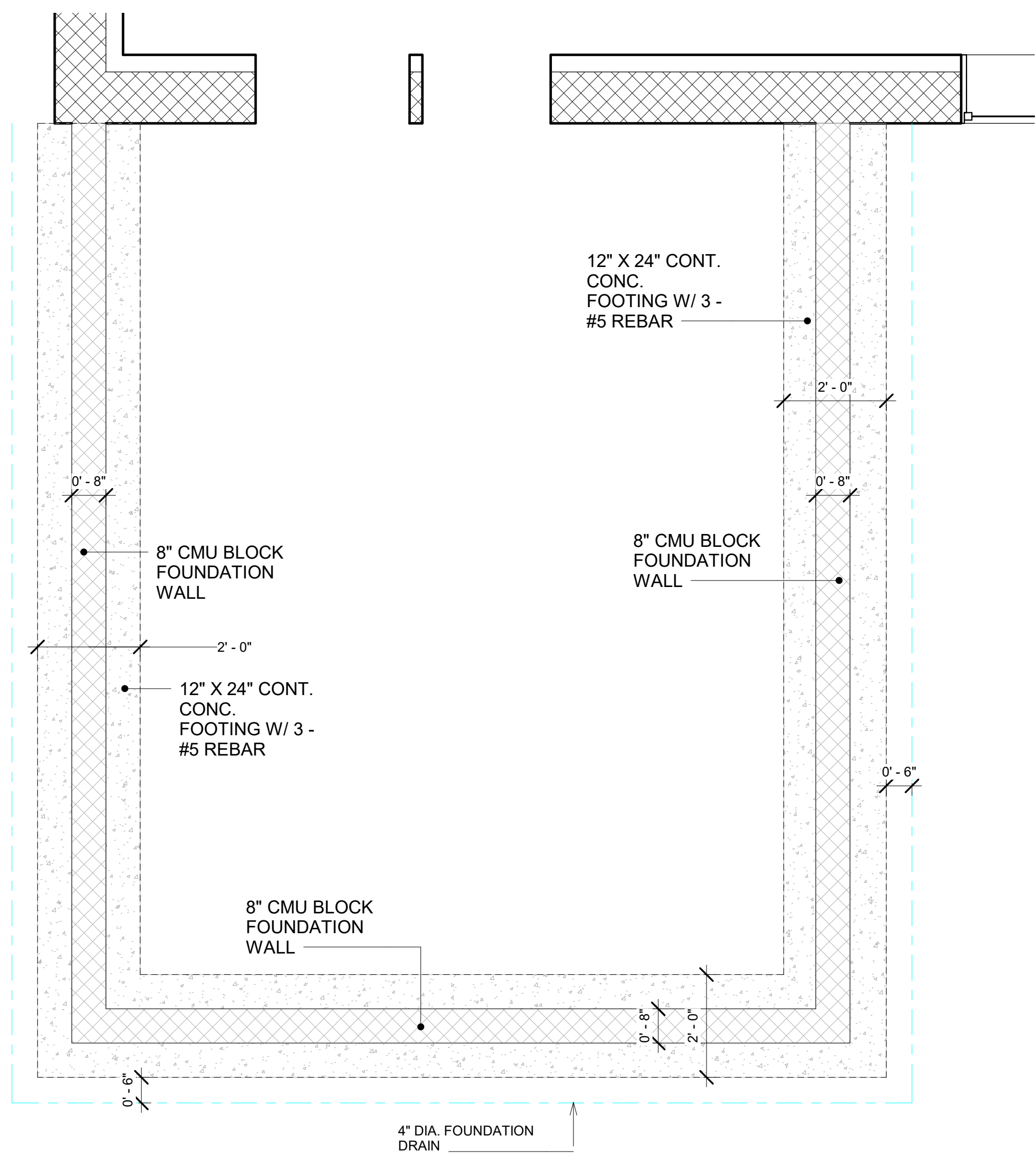
DWG TITLE
MECHANICAL, ELECTRICAL, AND PLUMBING PLANS AND DETAILS

NUM	REVISION	DATE

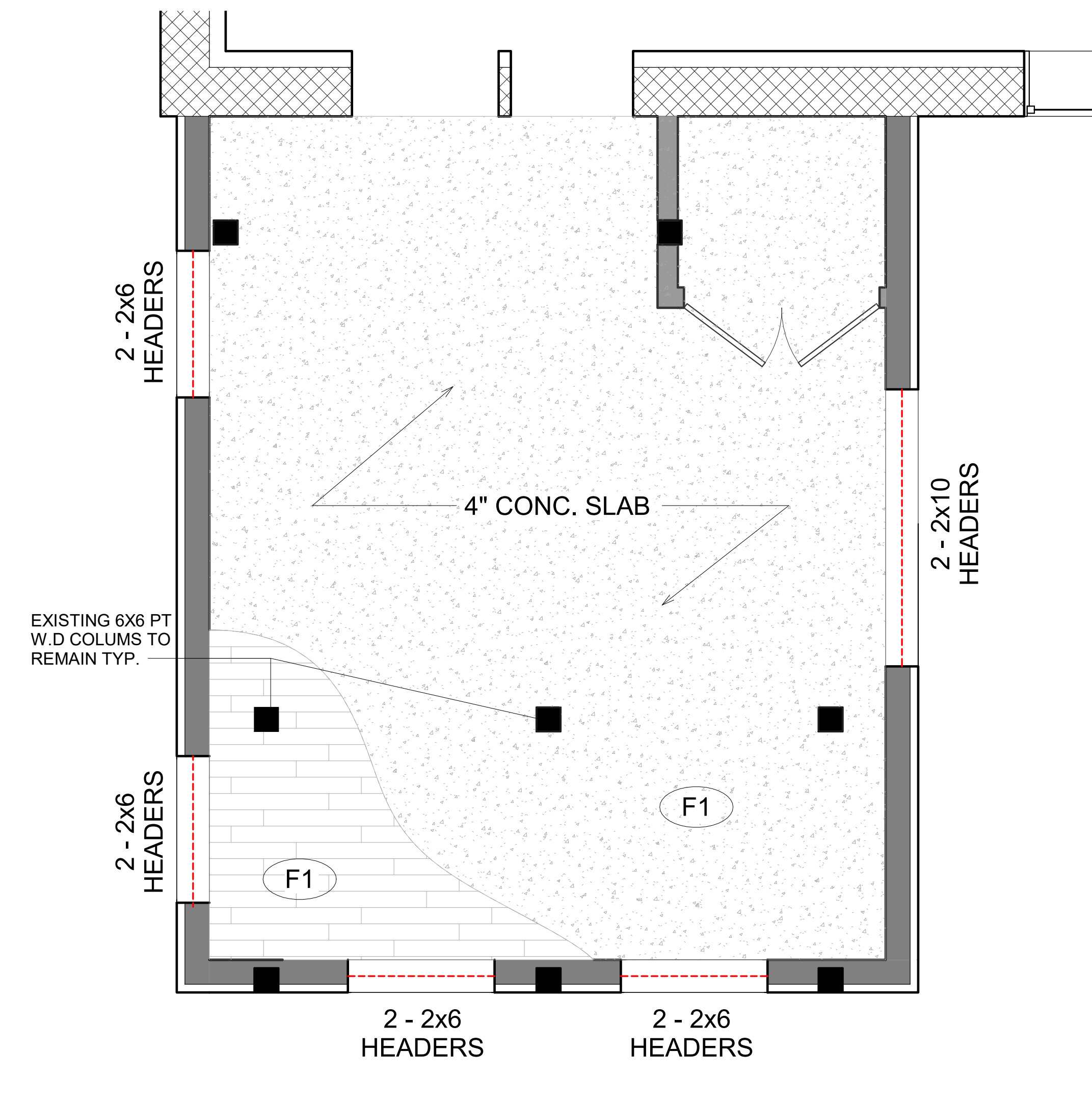
PROFESSIONAL SEAL

AS INDICATED
JANUARY 2025

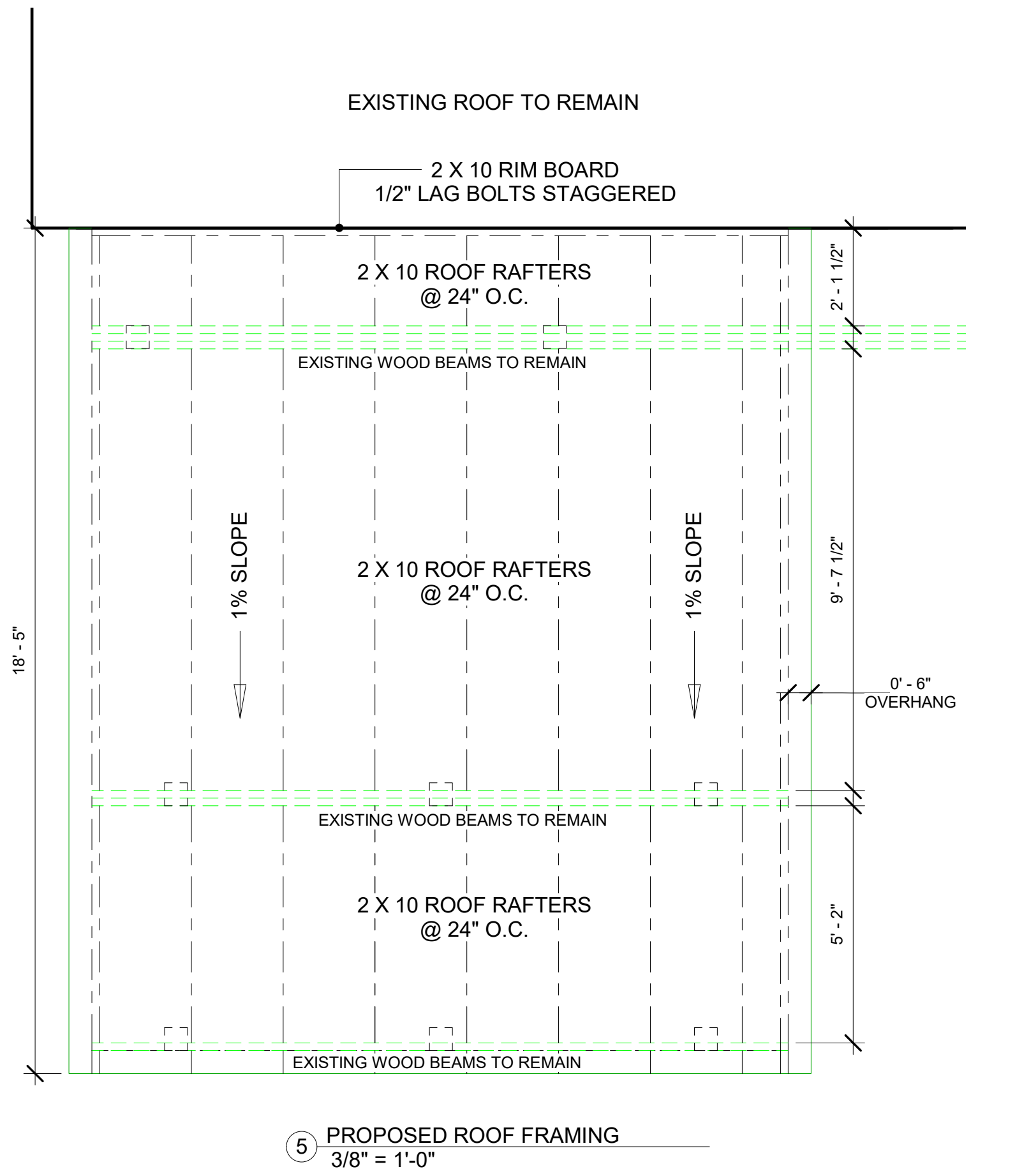
MEP1
DRAWING NUMBER



3 PROPOSED FOOTING / FOUNDATION PLAN
1/2" = 1'-0"

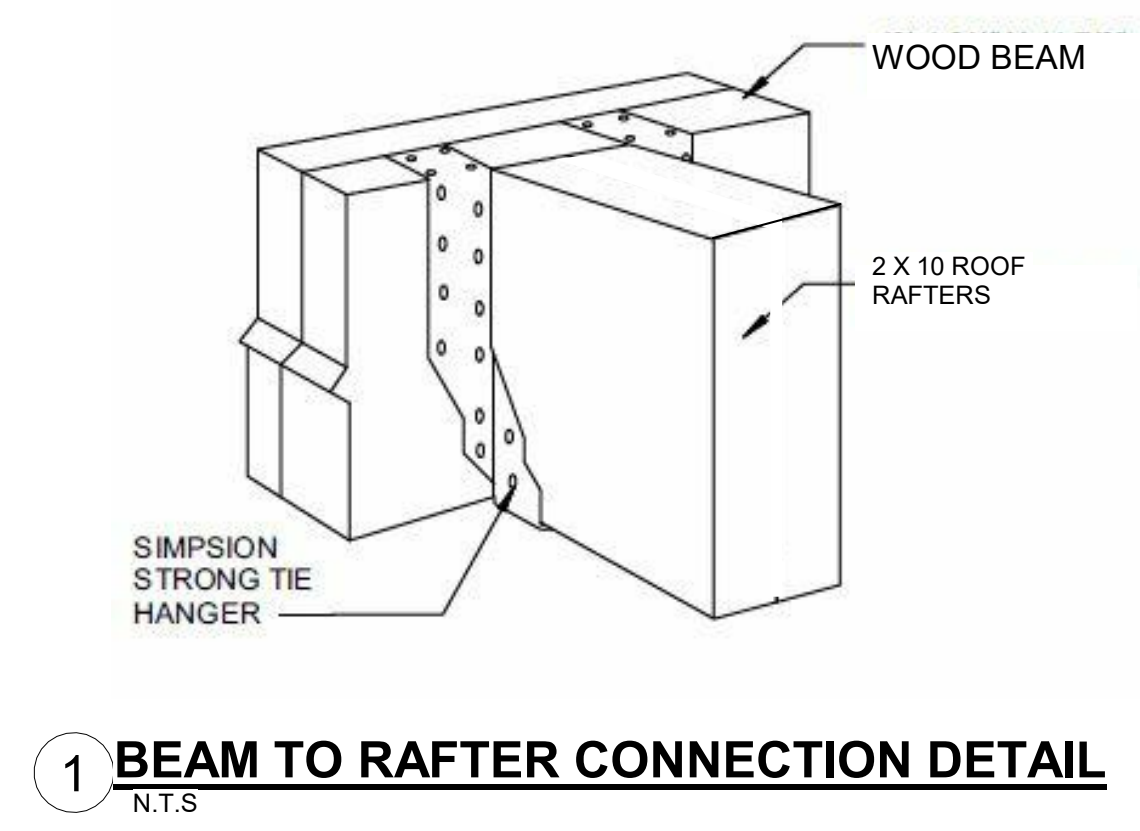


4 PROPOSED FLOOR DETAIL
1/2" = 1'-0"

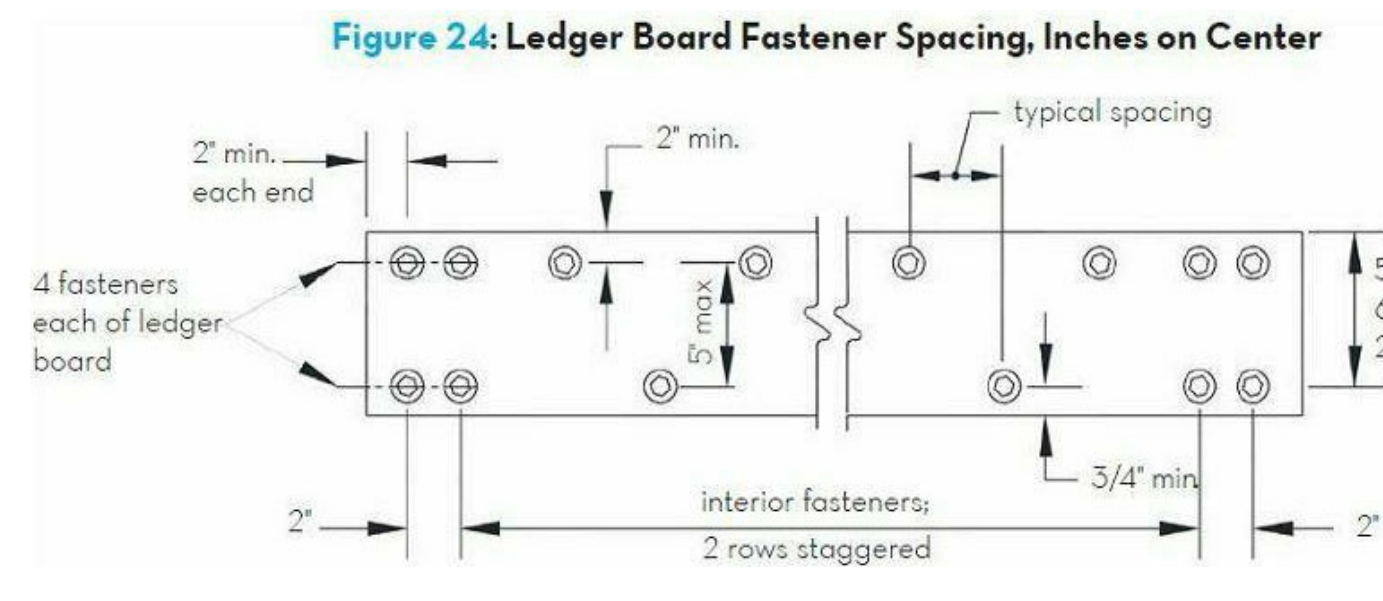


5 PROPOSED ROOF FRAMING
3/8" = 1'-0"

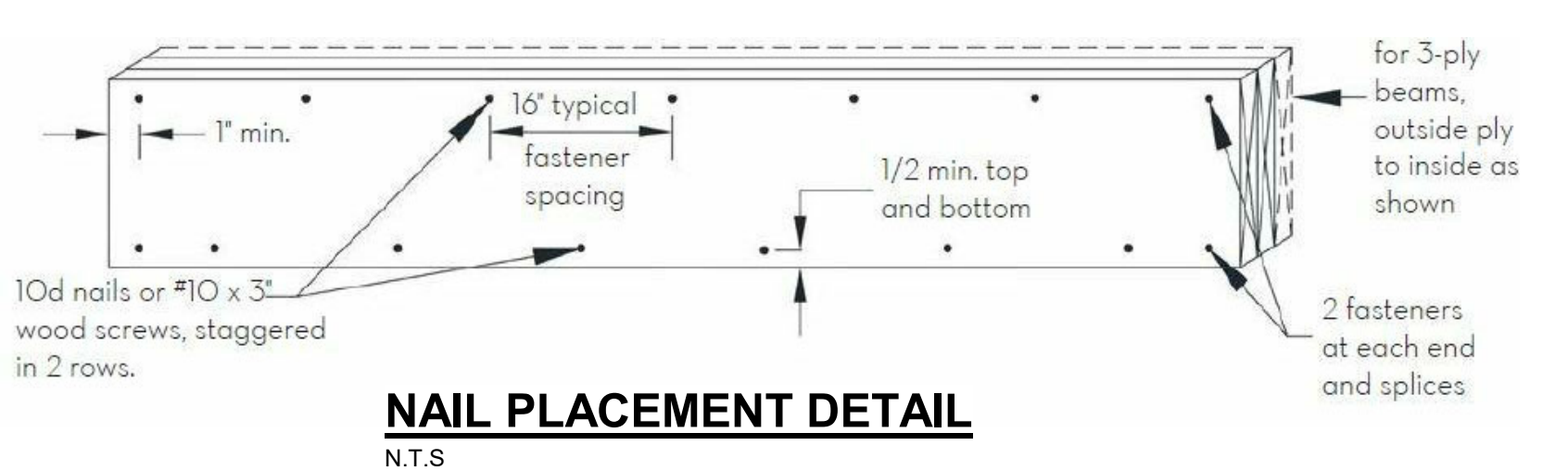
SLAB INSULATION NOTE:
Slab insulation shall extend downward from the top of the slab on the outside or inside of the foundation wall. Insulation located below grade shall be extended the distance provided in Table R402.1.2 (see table on sheet A001) by any combination of vertical insulation, insulation extending under the slab or insulation extending out from the building. The top edge of the insulation installed between the exterior wall and the edge of the interior slab shall be permitted to be cut at a 45-degree (0.79 rad) angle away from the exterior wall.



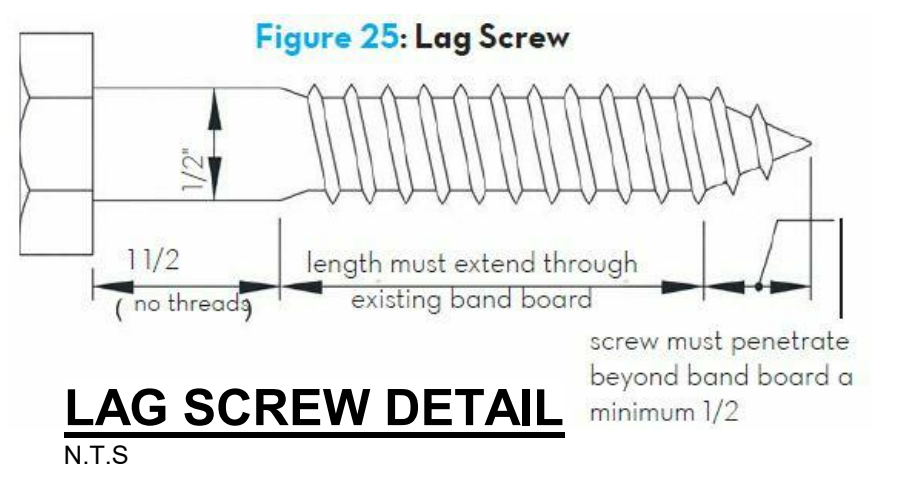
1 BEAM TO RAFTER CONNECTION DETAIL
N.T.S.



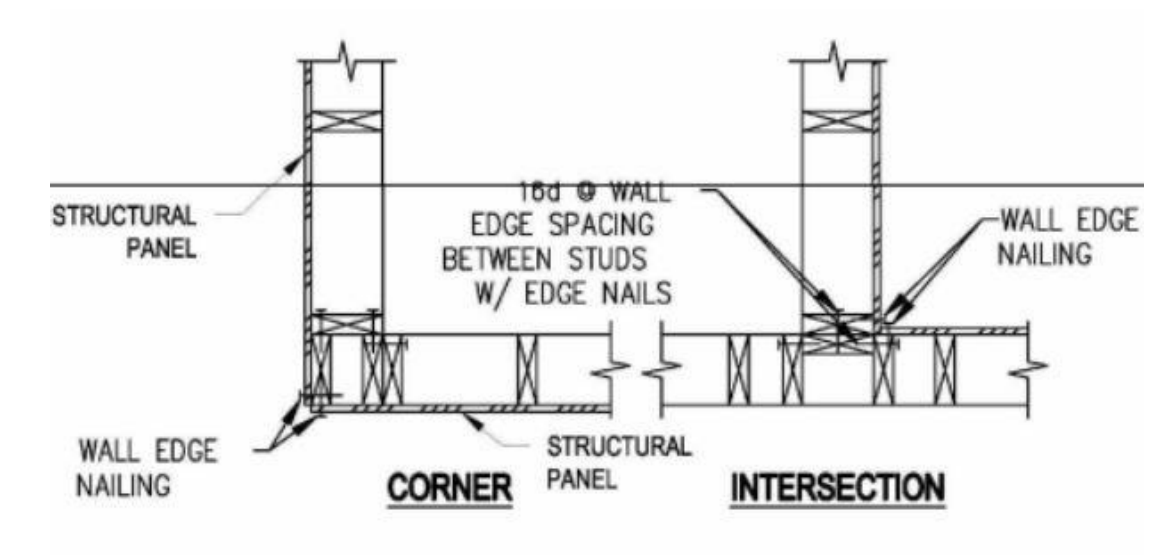
LEDGER BOARD SPACING DETAIL
N.T.S.



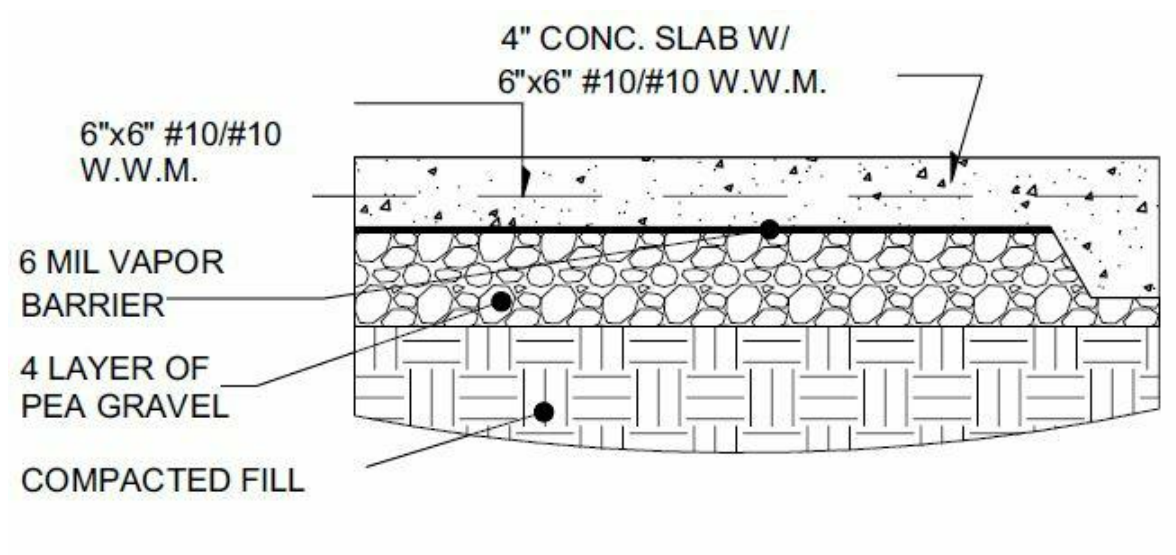
NAIL PLACEMENT DETAIL
N.T.S.



LAG SCREW DETAIL
N.T.S.



SHEAR WALL CORNER CONNECTION DETAIL
SCALE: N.T.S.



F1 TYPICAL CONC. SLAB DETAIL
SCALE: N.T.S.

DEAD LOADS:	
Deck Dead Load -	40 PSF
SPF #2 -	25 PCF
1/2" Decking -	1.7 PSI
1/2" Decking -	2.5 PSI
Asphalt Shingles -	2.5 PSI
Slate Shingles -	15 PSF
1/2" Drywall -	2.2 PSI
Insulation -	1.5 PSF
Sliding -	2.0 PSI
CMU -	87 PCF
Brick -	130 PCF
LIVE LOADS:	
DECK:	40PSF
STAIRS:	100 PS
PUBLIC HALLWAY:	100 PS
ATTIC:	20PSF
FLOOR:	40PSF
BALCONY:	60PSF
BEDROOM:	40PSF
ROOF:	30PSF
WIND LOADS:	
BASIC WIND SPEED:	09MPH
WIND LOAD IMPORTANCE FACTOR:	1.0
WIND EXPOSURE FACTOR:	B
WIND DESIGN PRESSURE:	20PSF
SNOW LOADS:	
GROUND SNOW LOAD (PG):	30PSF
FLAT ROOF SNOW LOAD(PF):	30PSF
SNOW EXPOSURE FACTOR (CE):	0.9
SNOW IMPORTANCE FACTOR (I):	1.0
Deflection Limitations:	
Rafters:	L/240
Interior Walls and Partitions:	H/180
Floors and Plastered Ceilings:	L/360
All Other Structural Members:	L/240
Ext. Walls with plaster or stucco finishes:	L/360
Ext. Walls - Wind Loads with Brittle Finishes:	L/240
Ext. walls - Wind Loads with Flexible Finishes:	L/120
SEISMIC DESIGN DATA:	
SEISMIC IMPORTANCE FACTOR (Ie):	1.0
SPECTRAL RESPONSE ACCELERATIONS:	
(S _a):	20.0%
(S ₁):	8.0%
SPECTRAL RESPONSE COEFFICIENTS:	
(S _{ds}):	33%
(S _{d1}):	18.7%
SEISMIC DESIGN CATEGORY:	B
SEISMIC SITE CLASSIFICATION:	D
SEISMIC COEFFICIENT (C _s):	0.22
SEISMIC MODIFICATION FACTOR (R):	1.5
BASE SHEAR:	16.6k

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DWG TITLE
PROPOSED ADDITION, FOUNDATION, FRAMING, AND SECTION DETAILS

NUM	REVISION	DATE

PROFESSIONAL SEAL

AS INDICATED SCALE

JANUARY 2025 DATE

S100
DRAWING NUMBER

GENERAL NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE 2018 INTERNATIONAL BUILDING CODE[REFERENCE TO OTHER STANDARDS OR CODES SHALL MEAN THE LATEST STANDARD OR CODE ADOPTED & PUBLISHED.
- DRAWINGS SHOW TYPICAL AND CERTAIN SPECIFIC CONDITIONS ONLY. FOR DETAILS NOT SPECIFICALLY SHOWN, PROVIDE DETAILS SIMILAR TO THOSE SHOWN.
- EXISTING STRUCTURES ARE ON DRAWINGS FOR CLARITY ONLY. VERIFY EXISTING CONDITIONS, DIMENSIONS & ELEVATIONS BEFORE STARTING WORK. NOTIFY DESIGNER IN WRITING OF ANY INTERFERENCE AND/ OR DISCREPANCIES THAT MIGHT EXIST. PROPOSED PRE-FABRICATED STEEL STAIR CASE WILL NOT EFFECT ANY EXISTING STRUCTURES.
- ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS.
- THE CONTRACTOR SHALL COMPARE AND COOTFINATE ALL DRAWINGS; WHEN, IN THE OPIONION OF THE CONTRACTOR, A DISCREPANCY EXISTS HE SHALL PROMPTLY REPORT IT TO THE DESIGNER FOR PROPER ADJUSTMENT BEFORE PROCEEDING WITH THE WORK.
- ALL WORK TO BE PERFORMED IN A PROFESSIONAL MANNER AND IN ACCORDANCE WITH STANDARD PRACTICE AND SHALL BE IN STRICT COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS AND/OR RECOMMENDATIONS.
- DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED. ALL DIMENSIONS ARE ROUGH UNLESS NOTED OTHERWISE.
- REVIEW OF SUBMITTALS AND/OR SHOP DRAWINGS BY THE STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO REVIEW & CHECK SHOP DRAWINGS BEFORE SUBMITTAL TO THE STRUCTURAL ENGINEER. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS & OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, & DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SAFETY IN CONNECTION WITH EARTH SLOPES CAUSED BY TRENCHING, EXCAVATION AND/OR FILL DURING CONSTRUCTION. CONTRACTOR IS ALSO RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
- THE DESIGN OF FOUNDATIONS, IS BASED ON THE CRITERIA ASSUMED BY THE STRUCTURAL ENGINEER. CONSTRUCT FOOTINGS TO BEAR ON COMPACTED STRUCTURAL FILL. DESIGN BEARING VALUE UNDER FOOTINGS IS ASSUMED TO BE 2000 POUNDS PER SQUARE FOOT (PSF)
- TOP OF FOOTING ELEVATIONS SHOWN ON STRUCTURAL DRAWINGS ARE FOR ESTIMATING ONLY. FINAL BEARING ELEVATIONS FOR FOOTINGS SHALL BE DETERMINED IN THE FIELD.
- REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND ELEVATIONS NOT SHOWN. G.C. TO VERIFY ALL DIMENSIONS AND ELEVATIONS. NOTIFY THE ENGINEER OF DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
- ESTABLISH BENCH MARKS ON SURROUNDING STRUCTURES & PAVEMENTS PRIOR TO EXCAVATION, MONITOR VERTICAL & HORIZONTAL REGULARLY DURING EXCAVATION & CONSTRUCTION & SUBMIT WRITTEN REPORTS TO ARCHITECT & STRUCTURAL ENGINEER FOR REVIEW.
- BOTTOM OF ALL FOUNDATIONS SHALL EXTEND A MINIMUM OF 30 INCHES BELOW THE TOP OF FINISH GRADE.
- SCOPE OF WORK: ERECT NEW 177.0 SQ. FT. REAR ADDITION. TO EXISTING SENIOR LIVING FACILITY. FLOOR WILL BE NEW SLAB ON GRADE, PROVIDE NEW CONCRETE CONTINUOUS FOOTING. WITH CONTINUOUS FOUNDATION WALL. FOOTING SIZES WILL VARY SEE FOUNDATION PLAN.

15. DESIGN LOADS:

	Live Loads	Dead Loads	Total Loads
Roof Rafters:	30 PSF	17 PSF	47 PSF
Roof surface subject to maintenance worker			300 lbs
Living Units:	40 PSF	15 PSF (15 PSF partition load)	70 PSF
Private Balconies:	60 PSF	10 PSF	70 PSF
Balcony:	60 PSF	15 SDL	
Corridor:	100 PSF	15 SDL	
Stair:	100 PSF	Concentrated Live Load	300 lbs
Public Spaces:	100 PSF		
Public Terraces:	100 PSF		
Planting Soil/Ft. Depth:		120 PSF	
2" Brick Pavers + 1" Setting:		30 PSF	
Pedestrian Accessible:		100 PSF	
Ground Snow Load:		30 PSF	
Parking Garages:	50 PSF	10 SDL	Concentrated Live Load 300 lbs
Intensive Green Roof	100 PSF	112 PSF	
Extensive Green Roof	60 PSF	58 PSF	Up to 8"

Wind Load: Section 1609.0 2015 IBC Code: V3s = 115 mph; I = 1.0; Exposure: B

Earthquake: Section 1613 2015 IBC Code: R = 3.0; I = 1.0; Site Class D; Ss = 0.157; S1 = 0.051; Fa = 1.2; Fv = 1.7; Sms = 0.229; Sm1 = 0.119; Sds = 0.152; Sd1 = 0.079

EARTH WORK

- Soil bearing value at the bottom of all footings is assumed to be 2000 psf. This value is to be verified in the field prior to pouring footings by a licensed professional engineer or by a qualified inspector. Bottom of all exterior footings shall be a minimum of 30" below finished grade and to undisturbed soil and as required by code. Were required, step footings with ratio of 2 horizontal to 1 vertical is permitted.
- Compacted backfill below building slabs: All soil fill material shall be approved by a licensed professional engineer prior to placement. Material to be free from organic material, trash, muck, concrete, asphalt or other deleterious substances. Prior to placing fill, the existing surface shall be cleared of all refuse or organic materials. Fill material shall be placed in layers not to exceed 8" and shall be compacted to min. 95% of the dry max. density as determined by ASTM D698.
- Foundation walls are designed for a lateral earth pressure of 60 pcf assuming a free draining material and a perimeter drain tile system. Notify Designer if soil conditions differ.
- The water table shall be a minimum 2'-0" below the bottom of all footings and slabs.
- No footings or slabs shall be placed on or in marine clay, peat or other organic materials.

CONCRETE

- All concrete to have minimum 28-day compressive strength (f'c) as follows:
Footings and Basement Slabs 3000 psi
Exterior Walls: 4000 psi
Exterior slabs and garage slabs:3500 psi
- Concrete shall be designed, specified & poured in accordance with ACI-318 and ACI 301.
- Concrete exposed to weather to be air entrained. All concrete work shall be protected from freezing for not less than 48 hours after installation and shall not be constructed below 40 °F without precautions necessary to prevent freezing. No antifreeze admixtures may be added to the concrete without written approval of a licensed professional engineer.
- All concrete slabs on grade shall be a minimum of 4" thick on 6 ML polyethylene film with a 6X6 ~W2.1 x W2.1 WWF at mid slab (U.N.O).
- All reinforcing steel shall conform to ASTM A-615 Grade 60. Support bars and all required accessories shall be furnished in accordance with C.R.S.I. standards. All reinforcing to be spliced a minimum of 30 bar diameters.
- U.N.O. provide clear distance to outermost reinforcing bars as follows:
Footings Cast Against The Ground: 3" from bottom
Exterior Wall With formed Surfaces 2"
Slabs Exposed To Weather 1-1/2"

FOUNDATION NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE 2017 DISTRICT OF COLUMBIA BUILDING CODE [2015 INTERNATIONAL BUILDING CODE], WITH THE DISTRICT OF COLUMBIA AMENDMENTS). REFERENCE TO OTHER STANDARDS OR CODES SHALL MEAN THE LATEST STANDARD OR CODE ADOPTED & PUBLISHED.
- THE DESIGN OF FOUNDATIONS, IS BASED ON THE CRITERIA ASSUMED BY THE STRUCTURAL ENGINEER. CONSTRUCT FOOTINGS TO BEAR ON COMPACTED STRUCTURAL FILL. DESIGN BEARING VALUE UNDER FOOTINGS IS ASSUMED TO BE 2000 POUNDS PER SQUARE FOOT (PSF)
- TOP OF FOOTING ELEVATIONS SHOWN ON STRUCTURAL DRAWINGS ARE FOR ESTIMATING ONLY. FINAL BEARING ELEVATIONS FOR FOOTINGS SHALL BE DETERMINED IN THE FIELD.
- REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND ELEVATIONS NOT SHOWN. G.C. TO VERIFY ALL DIMENSIONS AND ELEVATIONS. NOTIFY THE ENGINEER OF DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
- ESTABLISH BENCH MARKS ON SURROUNDING STRUCTURES & PAVEMENTS PRIOR TO EXCAVATION, MONITOR VERTICAL & HORIZONTAL REGULARLY DURING EXCAVATION & CONSTRUCTION & SUBMIT WRITTEN REPORTS TO ARCHITECT & STRUCTURAL ENGINEER FOR REVIEW.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SAFETY IN CONNECTION WITH EARTH SLOPES CAUSED BY TRENCHING, EXCAVATION AND/OR FILL DURING CONSTRUCTION.
- FOUNDATION:
SOIL TYPE: SM / SC
BEARING CAPACITY (PSF): 2000 PSF
NEW FOOTING SHALL BE 2' - 6" BELOW GRADE LINE BELOW FORST LINE & SHALL BE ON AN UNDISTURBED SOIL, ALL CONTAMINATED SOIL MUST BE REMOVED.

Unless otherwise noted, footings shall extend a minimum of 12" into original undisturbed soil and a minimum of 30" below finished grade or compacted fill (frost line). Where required, step footings to ratio of 2 horizontal to 1 vertical. All footing excavations shall be inspected by the building official or an approved third party inspector prior to placing of any concrete. All bearing strata shall be adequately drained prior to placing of any concrete. Clay, if found, must be removed and replaced with suitable fill at least 2 feet below the footing. Footings shall not be cast against frozen, wet, or loose ground.

WOOD

- All framing lumber (walls, joists, rafters, headers and beams) shall be Spruce-Pine-Fir Grade #2 or better.
- All exterior framing lumber or structural posts shall be Southern Yellow Pine Grade #2 or better. All wood noted as (P.T.) shall be Southern Yellow Pine Grade #2 or better pressure treated to 0.40 pounds per square foot chemical retention.
- Plywood laminated beams (noted as "LVL" or "Microlam") shall have the following minimum properties (unless noted otherwise):
Bending stress Fb = 2800 psi
Horizontal shear Fv = 285 psi
Modulus of Elasticity E= 2,000,000 psi
- Higher strength members may be used as specifically noted in structural drawings.
- Exterior walls shall be minimum 2 x 6 @ 16" O.C. All stud bearing walls shall have two continuous top plates and one continuous bottom plate unless noted otherwise. Splices of top plate shall occur over a stud. Splices shall be staggered a minimum of four feet.
- Provide solid blocking at 4' -0" O.C. between band joist and first interior parallel joist unless using manufactured floor joists.
- Prefab joist and beam hangers shall be sized and attached according to manufacturer's requirements.
- Wood floor joist systems shall have a min. 2x band matching the depth of the floor system.
- All freestanding posts shall have prefab post cap and base. Posts within wall shall have prefab cap attached to beam. Posts bearing directly on masonry or concrete shall have prefab base.
- Trusses, truss joists and floor joists shall align directly over studs with an offset of no more than 3". Install additional studs as required.
- All fasteners in contact with pressure treated wood shall be noncorrosive.
- All roof rafters and trusses shall be connected at each bearing point with one prefabricated galvanized metal connector. Each connector shall be min. 18ga. thick and shall be attached to have a capacity to resist a min. 450 # uplift unless noted otherwise.
- All wall sill plates shall be anchored to foundation walls with anchor bolts spaced at 4' O.C. and embedded a min. 8" into poured concrete and 15" into grouted CMU. A minimum of 2 anchors shall be installed per section of plate and one anchor shall be placed within 12" from end of each sill plate. All anchor bolts are to be coated in a manner compatible with the method of treatment of the sill plate.
- All plywood roof, floor and wall sheathing shall be APA approved. Unless noted otherwise, plywood subfloors shall be glued and nailed with APA approved elastomeric structural adhesive and min. 8d common nails spaced @ 6" O.C. at edges and @ 12" O.C. at intermediate supports unless noted otherwise.
- All wood blocking, nailers, etc. shall be attached to steel or concrete framing with power actuated fasteners or 3/8" Ø bolts unless noted otherwise. Fasteners shall be spaced at 32" max. O.C. and shall be staggered. Fasteners shall have a min. capacity of 100# in shear and pulout unless noted otherwise.

PREDDIE DESIGNS

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SUITE 102
WASHINGTON DC
20011



PROJ. NO. 2025 - 04

ADDRESS
10009 MENLO AVE
10009 MELO AVE.
SILVER SPRING, MD 20910

DWG TITLE
STRUCTURAL
GENERAL NOTES

NUM	REVISION	DATE

PROFESSIONAL SEAL

AS INDICATED

JANUARY
2025

S000

DRAWING NUMBER





