FOR STAFF ONLY:
HAWP# 1109308
DATE ASSIGNED_____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Elizabeth Williams E-mail: elizabethhelenwilliams@gmail.com

Address: 20 W Kirke St City: Chevy Chase, MD Zip: 20815

Daytime Phone: 202-543-1286 Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: Avantika Dalal E-mail: avantika@moodyarchitecture.com

Address: 609 H St NE, Suite 600 City: Washington DC Zip: 20002

Daytime Phone: 321-512-6855 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: 20 Street: W Kirke St

Town/City: Chevy Chase, MD Nearest Cross Street: Magnolia Parkway

Lot: P13 Block: 32 Subdivision: 0009 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.

A Dalal · (Owner's Agent) 03/14/2025

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	**Owner's Agent's** mailing address
20 W Kirke St, Chevy Chase MD	609 H St, Suite 600 Washington DC 20002
Adjacent and confronting Property Owners mailing addresses	
24 W Kirke St Chevy Chase, MD 20815	25 W Kirke St Chevy Chase, MD 20815
27 W Kirke St Chevy Chase, MD 20815	16 Magnolia Parkway Chevy Chase, MD 20815
17 Magnolia Parkway Chevy Chase, MD 20815	23 W Irving St Chevy Chase, MD 20815 25 W Irving St Chevy Chase, MD 20815

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

Single family house including a pool and patio in the back garden. House style: Craftsman with traditional additions

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

Restoration/ reconstruction of side porch and interior renovations to (2) second floor bedroom suites, including bathrooms. Adding stone patio, seat walls, and new planting.

Work Item 1: Restore/ Reconstruct

Description of Current Condition:	Proposed Work:
Existing side porch columns are not structurally sound. That makes unsafe conditions for the bedrooms above the porch.	Restoration/ reconstruction of side porch and interior renovations to (2) second floor bedroom suites, including bathrooms.

Work Item 2: Addition of Patio

Description of Current Condition:	Proposed Work:
Existing lawn outside the porch	Addition of a stone patio and seat walls to make the outdoor space usable and welcoming

Work Item 3: Removing a tree

Description of Current Condition:	Proposed Work:
Existing evergreen tree separates the proposed outdoor areas.	Removing existing tree

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/Landscaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

Photo 1: Existing East side of the house- Showing porch doors to be removed and second floor bedroom to be renovated

Photo 2: North-West corner of the house. Showing porch window to be removed

Photo 3: Showing East side of the house- Porch doors to be removed

Photo 4: East side house. Showing evergreen tree to be removed.

Photo 5: Showing evergreen tree to be removed

Photo 5: East side house. Showing preferred outdoor seating area.

Municipality Letter for
Proposed Construction Project

Subject Property:	20 West Kirke Street, Chevy Chase, MD 20815
Property Owner:	Elizabeth Williams
Project Manager/Contractor:	Avantika Dalal /Moody Graham Landscape Architecture
Proposed Work:	Restoration/reconstruction of side porch and interior renovations to second floor bedroom suites, including bathrooms

3/4/2025

Rabbiah Sabbakhan, Director
Department of Permitting Services of Montgomery County
255 Rockville Pike, 2nd floor
Rockville, MD 20850

Dear Mr. Sabbakhan,

This letter is to inform your department that the above homeowner/contractor has notified Chevy Chase Village that he or she plans to apply for both county and municipal permits for the above summarized construction project. Chevy Chase Village will not issue any municipal building permit(s) for this proposed project until Montgomery County has issued all necessary county permits and the applicant has provided Chevy Chase Village with copies of county-approved and stamped plans. We have advised the homeowner/contractor that a permit from Montgomery County does not guarantee a permit from this municipality unless the project complies with all our municipal rules and regulations.

If this homeowner/contractor later applies for an amended county permit, please do not approve that application until you have received a Municipality Letter from us indicating that the homeowner/contractor has notified us of that proposed amendment to the permit.

If you have any questions about this proposed project and the municipal regulation of it by Chevy Chase Village, do not hesitate to have your staff contact my office. The Village Permitting Coordinator can be reached by phone at 301-654-7300 or by e-mail at ccvpermitting@montgomerycountymd.gov.

Sincerely,

Shana R. Davis-Cook
Chevy Chase Village Manager

CHEVY CHASE VILLAGE
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
Phone (301) 654-7300
Fax (301) 907-9721
ccv@montgomerycountymd.gov
www.chevychasevillagemd.gov

ABBREVIATIONS

ADD'L	ADDITIONAL
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APPL	APPLICABLE
AMP	AMPERE
APPROX	APPROXIMATELY
ARCH	ARCHITECTURAL
ACT	ACOUSTICAL CEILING TILE
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
B.O.	BOTTOM OF
BOT	BOTTOM
BRG	BEARING
BTWN	BETWEEN
CAB	CABINET
CFM	CUBIC FEET PER MINUTE
CJ	CONTROL JOINT
CLG	CEILING
CL	CLOSET
CLR	CLEAR(ANCE)
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMM	COMMUNICATION(S)
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
COORD	COORDINATE(ION)
CORR	CORRIDOR
CPT	CARPET
CT	CERAMIC TILE
CTR/C.L.	CENTER(LINE)
DBL	DOUBLE
DEMO	DEMOLISH, DEMOLITION
DET	DETAIL
DH	DOUBLE HUNG
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
ENCL	ENCLOSURE
EQ	EQUAL
EQUIP	EQUIPMENT
ETR	EXISTING TO REMAIN
EW	EACH WAY
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FDN	FOUNDATION
FIN	FINISH
FLR	FLOOR(ING)
FLUOR	FLUORESCENT
F.O.	FACE OF
FRM	FRAME
FT	FOOT(FEET)
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GEN	GENERATOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GL	GLASS, GLAZING
GWB	GYPSUM WALLBOARD
GYP	GYPSUM
HB	HOSE BIBB
HC	HOLLOW CORE
HD	HEAD
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HVAC	HEATING, VENTILATING & AIR-CONDITIONING
HR	HOUR
HT	HEIGHT
HW(H)	HOT WATER (HEATER)
ID	INSIDE DIAMETER
IN	INCH
INS/INSUL	INSULATED/INSULATION
INT	INTERIOR
JST	JOIST
JT	JOINT
J-BOX	JUNCTION BOX
KW	KILOWATT
LAV	LAVATORY
LB	POUND
LF	LINEAR FOOT/FEET
LH	LEFT HAND
LTG	LIGHTING
LTS	LIGHTS
LVT/LVP	LUXURY VINYL TILE / PLANK
MANUF	MANUFACTURER
MAS	MASONRY
MAT'L	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
MECH	MECHANICAL
MEZZ	MEZZANINE
MULL	MULLION
M/W	MICROWAVE
NIC	NOT IN CONTRACT
NO OR #	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVER-ALL
OC	ON CENTER(S)
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND (REVERSED)
OPNG	OPENING
OPP	OPPOSITE
PCF	POUNDS PER CUBIC FOOT
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PL	PLATE
PNL	PANEL
POL	POLISHED
PR	PAIR
PSI	POUNDS PER SQUARE INCH
PSF	POUNDS PER SQUARE FOOT
PT	PRESSURE TREATED
PTD	PAINTED
PWR	POWER
QTY	QUANTITY
R	RISER(S)
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
REC	RECEPTACLE
REF	REFRIGERATOR
REINF	REINFORCE(ING)
REQ'D	REQUIRED
REV	REVISION(S), REVISED
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
SD	SMOKE DETECTOR
SIM	SIMILAR
SPEC	SPECIFICATION
SF	SQUARE FOOT/FEET
STD	STAINED
STC	SOUND TRANSMISSION COEFFICIENT
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL (ENGINEER)
SXN	SECTION
SYM	SYMMETRICAL
SS	STAINLESS STEEL
T&G	TONGUE AND GROOVE
TEL	TELEPHONE
TEMP	TEMPERATURE
THK	THICK(NESS)
TME	TO MATCH EXISTING
T.O.	TOP OF
TR	TREAD(S)
TYP	TYPICAL
UL	UNDERWRITERS' LABORATORY
UNO	UNLESS NOTED OTHERWISE
V	VOLTS
VB	VAPOUR BARRIER
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VT/LVT	VINYL TILE
W	WATTS
WD	WOOD
WT	WEIGHT
W/	WITH
W/O	WITHOUT
WWF	WELDED WIRE FABRIC
YD	YARD

GENERAL NOTES

1. GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY IN THE DOCUMENTS OR EXISTING CONDITIONS. WORK THAT PROCEEDS WITHOUT NOTIFYING THE ARCHITECT IS AT THE CONTRACTOR'S OWN RISK.
2. BEFORE COMMENCEMENT OF ANY WORK THAT CHANGES THE CONTRACT SUM OR CONTRACT TIME, WRITTEN AUTHORIZATION MUST BE OBTAINED FROM THE ARCHITECT. WORK THAT PROCEEDS WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT IS AT THE CONTRACTOR'S OWN RISK
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL WORK, THIS INCLUDES BUT IS NOT LIMITED TO:
   a. PRE-BID SITE VISIT FOR VERIFICATION OF EXISTING CONDITIONS.
   b. FIELD DIMENSIONS AS REQUIRED
   c. CONCEALMENT OF MECHANICAL/ELECTRICAL SERVICES BEHIND BUILDING FINISHES UNLESS NOTED OTHERWISE.
   d. ALL MEANS AND METHODS
4. CONSTRUCTION SHALL CONFORM TO ALL CODES AND REGULATIONS HAVING JURISDICTION FOR THIS PROJECT.
5. THE MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS SHALL BE UPDATED AS REQUIRED. GENERAL CONTRACTOR SHALL PROVIDE PROPOSALS AND SHOP DRAWINGS FOR REVIEW AND APPROVAL BY ARCHITECT AND OWNER
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO PROCEEDING. WORK THAT PROCEEDS WITHOUT A PERMIT IS AT THE CONTRACTOR'S RISK.

WILLIAMS RESIDENCE

20 WEST KIRKE STREET
CHEVY CHASE, MD 20815

ADDITIONS, ALTERATIONS AND REPAIRS ON EXISTING STRUCTURES SHALL COMPLY WITH IRC 2018 SECTION R-102.7.1

GENERAL DATA

GENERAL DATA:

ADDRESS:	20 W KIRKE STREET, TOWN OF CHEVY CHASE, MONTGOMERY COUNTY, MARYLAND
PARCEL ID:	SUBDIVISION: 0009 / BLOCK: 32 / LOT: P13
ZONING DISTRICT:	R-60
PROJECT SCOPE:	RESTORATION/RECONSTRUCTION OF SIDE PORCH AND INTERIOR RENOVATIONS TO (2) SECOND FLOOR BEDROOM SUITES, INCLUDING BATHROOMS
NO. DWELLING UNITS:	1 (N.C.)
NO. OF STORIES:	2 PLUS BASEMENT (N.C.)
BUILDING HEIGHT:	E.T.R. (N.C.)
BUILDING AREA (UA):	5,638 SF ABOVE GRADE (N.C.)
LOT AREA:	18,136 S.F.
LOT COVERAGE:	4,743 S.F.
WORK AREA (WA):	1,115 S.F.

BUILDING CODES

EXECUTIVE REGULATION 31-19
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 INTERNATION EXISTING BUILDING CODE (IEBC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE - RESIDENTIAL PROVISIONS (IECC)

OCCUPANCY USE GROUP: R-3

CONSTRUCTION TYPE: VB

PROJECT TEAM

ARCHITECT:
SDK ARCHITECTURE INC
SYDNEY D KATZ
427 BOYD AVENUE
TAKOMA PARK, MD
310-467-5907
SDK@SDK-ARCH.COM

STRUCTURAL ENGINEER:
COBB ARCH. ENGINEERS LLC
CHRIS COBB
210 N LEE STREET
ALEXANDRIA, VA 22314
703-350-4151
CCOBB@COBBAE.COM

CONTRACTOR:
APEX BUILDERS GROUP
NADER KALHOR
1427 BOLTON ST., STE 1
BALTIMORE, MD 21217
443-850-6885
NADER@APEXBUILDERSGRP.COM

OWNER:
WILLIAMS
20 WEST KIRKE STREET
CHEVY CHASE, MD 20815

INTERIOR DESIGNER:
MONA ROSS BERMAN INTERIORS
3747 RIDGE AVE
PHILADELPHIA, PA 19132
MONA R. BERMAN
(215) 680-5953

FULL DRAWING INDEX

SDK Architecture Inc
427 Boyd Avenue
Takoma Park, MD 20912

Sydney Katz — Digitally signed by Sydney Katz Date: 2025.03.01 09:44:37 -05'00'

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18639, EXPIRATION DATE: 2026-06-30.

Williams Residence
20 West Kirke Street
Chevy Chase, MD 20815

STATE OF MARYLAND · SYDNEY KATZ · 18639 · ARCHITECT

DRAWING: COVER SHEET
ISSUE: 2025-03-03 | PERMIT SET

CO

20 W KIRKE STREET
TOWN OF CHEVY CHASE, MONTGOMERY COUNTY, MARYLAND
SUBDIVISION: 0009 / BLOCK: 32 / LOT: P13

LOT AREA: 18136 SF
LOT COVERAGE: 4743 SF (26%)

WEST KIRKE STREET

MAGNOLIA PARKWAY

EXISTING MAIN HOUSE 3295 SF

EXISTING POOL

EXISTING POOL HOUSE 662 SF

EXISTING GARAGE 786 SF

PROPOSED DRY LAID STONE PAVING

PROPOSED 18" HEIGHT STONE SEAT WALL

PROPOSED PLANTING AREA

PROPOSED LANDING

PROPOSED DRY LAID STONE PAVING

PROPOSED 18" HEIGHT STONE SEAT WALL

RECONFIGURED PAVING AT PARKING AREA

EXISTING ASPHALT DRIVEWAY

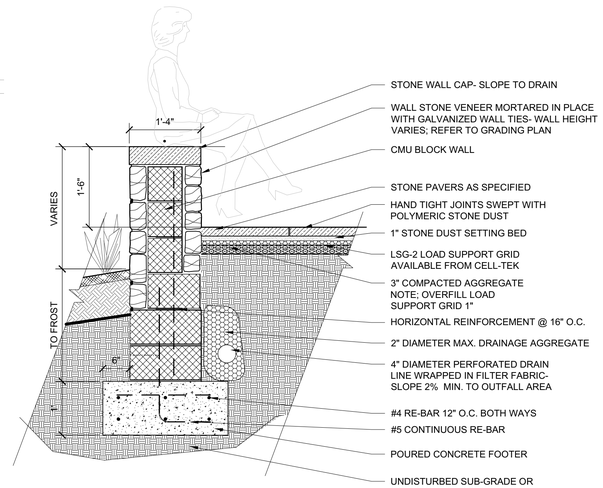
5.5"

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

A1 / A511 SITE PLAN
SCALE: 1/32" = 1'-0"



1 STONE SEAT WALL
3/4" = 1'-0"

SDK Architecture Inc
427 Boyd Avenue
Takoma Park, MD 20912

Sydney Katz
Digitally signed by Sydney Katz
Date: 2025.03.03 13:04:36 -05'00'

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY-LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18639, EXPIRATION DATE: 2026-06-30.

Williams Residence

20 West Kirke Street
Chevy Chase, MD 20815

STATE OF MARYLAND · SYDNEY KATZ · 18639 · ARCHITECT

DRAWING: SITE PLAN
ISSUE: 2025-03-03 | PERMIT SET

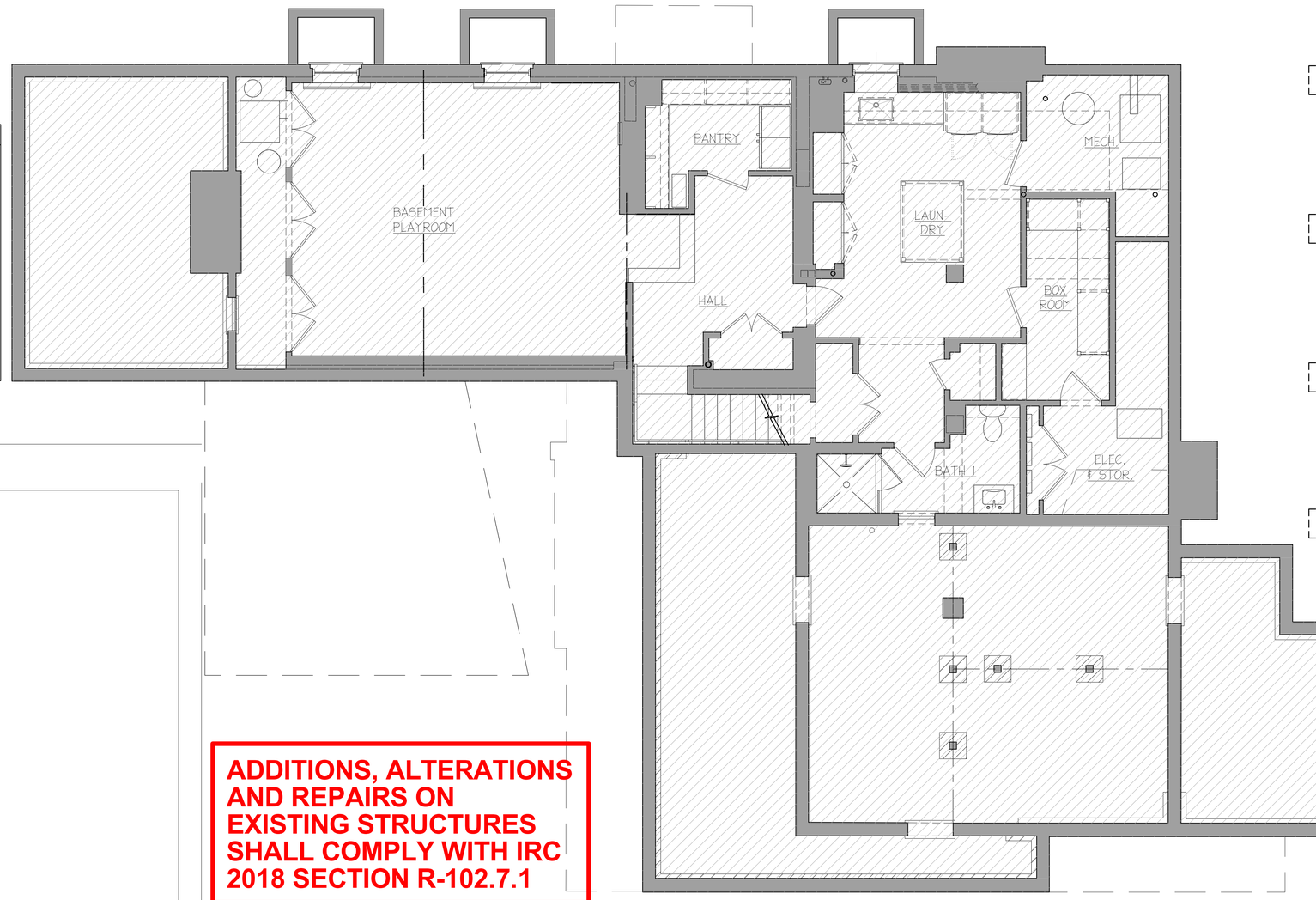
AS1.1

DEMOLITION LEGEND:

- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO REMAIN
- EXISTING WINDOW TO BE REMOVED

DEMOLITION NOTES:

1. GENERAL CONTACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS & METHODS, JOB SAFETY, & CONFORMANCE TO CODES
2. GENERAL CONTRACTOR SHALL BRING TO ARCHITECT'S OR OWNER'S ATTENTION ALL DISCREPANCIES BETWEEN FIELD CONDITIONS AND DRAWING INTENT
3. REMOVE ALL UNUSED PLUMBING LINES WHERE ACCESSIBLE AND PROPERLY TERMINATE
4. REMOVE ALL UNUSED ELECTRICAL LINES WHERE ACCESSIBLE AND PROPERLY TERMINATE
5. LOCATE ALL WATER SHUT-OFFS AND CUT OFF TO ALL PLUMBING FIXTURES TO BE DEMOLISHED
6. REMOVE SUPPLY, VENT AND WASTE LINES IN WALLS TO BE DEMOLISHED AND CAP
7. REMOVE & REPLACE ALL DETERIORATED CLAPBOARD, RAKES, SOFITS AND ASSOCIATED TRIM
8. CONFIRM WITH OWNER BEFORE REMOVING ANY SHRUBBERY OR PLANTS.
9. REMOVE SOIL AS REQUIRED TO ALLOW GRAVEL BASE BELOW SLABS



ADDITIONS, ALTERATIONS AND REPAIRS ON EXISTING STRUCTURES SHALL COMPLY WITH IRC 2018 SECTION R-102.7.1

1 / A2.0 LOWER LEVEL DEMOLITION PLAN
1/4" = 1'-0" WHEN PRINTED AT 36"X22"
1/8" = 1'-0" WHEN PRINTED AT 17"X11"

sdk
SDK Architecture Inc
427 Boyd Avenue
Takoma Park, MD 20912

Sydney Katz
Digitally signed by Sydney Katz
Date: 2025.03.01 09:47:33 -05'00'

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY-LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18639. EXPIRATION DATE: 2026-06-30.

Williams Residence

20 West Kirke Street
Chevy Chase, MD 20815

STATE OF MARYLAND · SYDNEY KATZ · 18639 · ARCHITECT

DRAWING: DEMOLITION PLAN - LOWER LEVEL
ISSUE: 2025-03-03 | PERMIT SET

A2.0

DEMOLITION LEGEND:

- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO REMAIN
- EXISTING WINDOW TO BE REMOVED

DEMOLITION NOTES:

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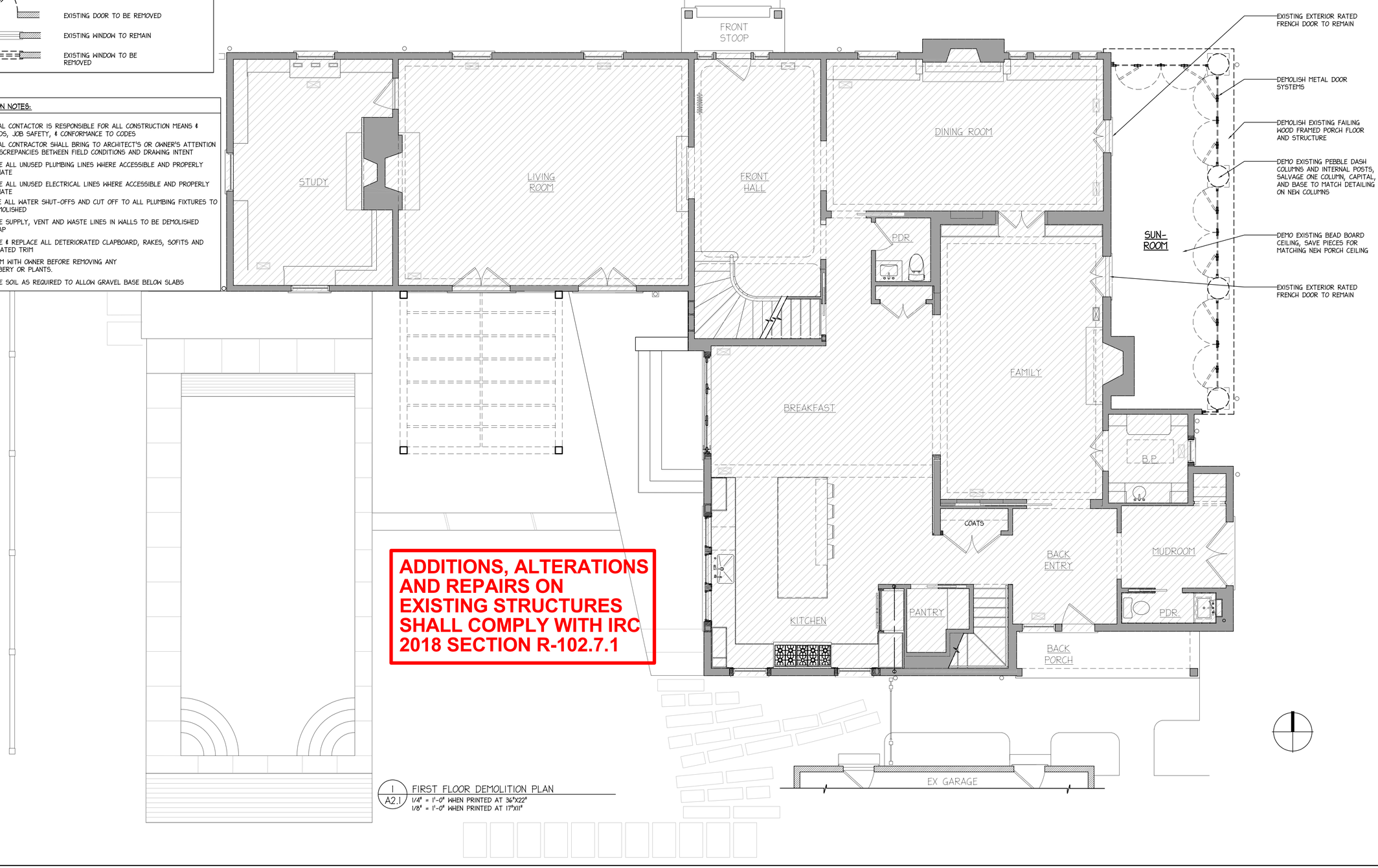

ADDITIONS, ALTERATIONS AND REPAIRS ON EXISTING STRUCTURES SHALL COMPLY WITH IRC 2018 SECTION R-102.7.1

1 / A2.1 FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0" WHEN PRINTED AT 36"X22"
1/8" = 1'-0" WHEN PRINTED AT 17"X11"

SDK Architecture Inc
427 Boyd Avenue
Takoma Park, MD 20912

Sydney Katz
Digitally signed by Sydney Katz
Date: 2025.03.01 09:48:02 -05'00'

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY-LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18639, EXPIRATION DATE: 2026-06-30.

Williams Residence

20 West Kirke Street
Chevy Chase, MD 20815

STATE OF MARYLAND · SYDNEY KATZ · 18639 · ARCHITECT

DRAWING: DEMOLITION PLAN - FIRST FLOOR
ISSUE: 2025-03-03 | PERMIT SET

A2.1

DEMOLITION LEGEND:

- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO REMAIN
- EXISTING WINDOW TO BE REMOVED

DEMOLITION NOTES:

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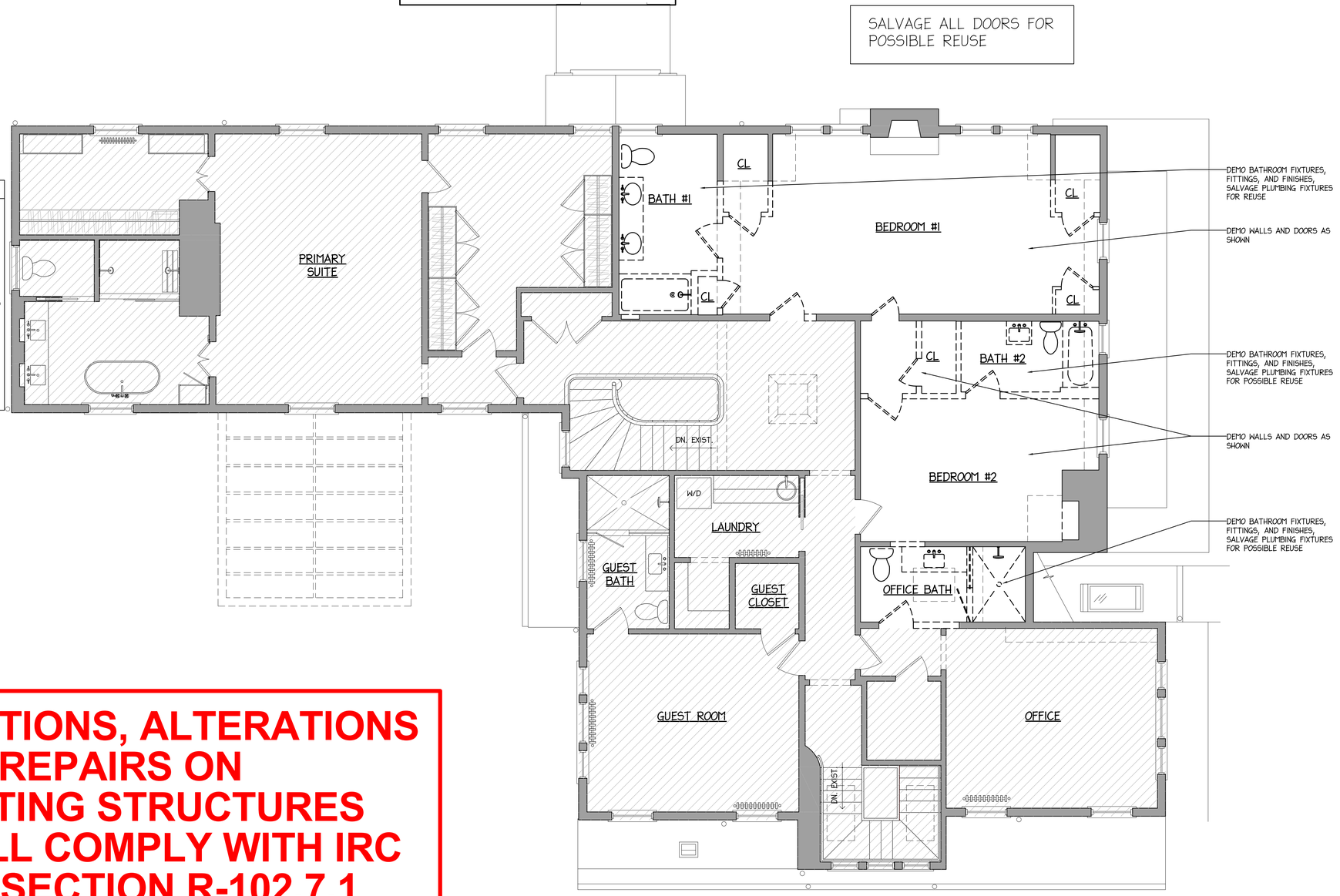
ADDITIONS, ALTERATIONS AND REPAIRS ON EXISTING STRUCTURES SHALL COMPLY WITH IRC 2018 SECTION R-102.7.1

SALVAGE ALL DOORS FOR POSSIBLE REUSE



A1 / A2.2 SECOND FLOOR DEMOLITION PLAN
1/4" = 1'-0" WHEN PRINTED AT 36"X22"
1/8" = 1'-0" WHEN PRINTED AT 17"X11"

SDK Architecture Inc
427 Boyd Avenue
Takoma Park, MD 20912

Sydney Katz
Digitally signed by Sydney Katz
Date: 2025.03.01 09:48:27 -05'00'

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY-LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18639, EXPIRATION DATE: 2026-06-30.

Williams Residence

20 West Kirke Street
Chevy Chase, MD 20815

STATE OF MARYLAND · SYDNEY KATZ · 18639 · ARCHITECT

DRAWING: DEMOLITION PLAN - SECOND FLOOR
ISSUE: 2025-03-03 | PERMIT SET

A2.2

APPROVED
Department of Permitting Services
Permit # BUILDING-1107481
Date 03/10/25

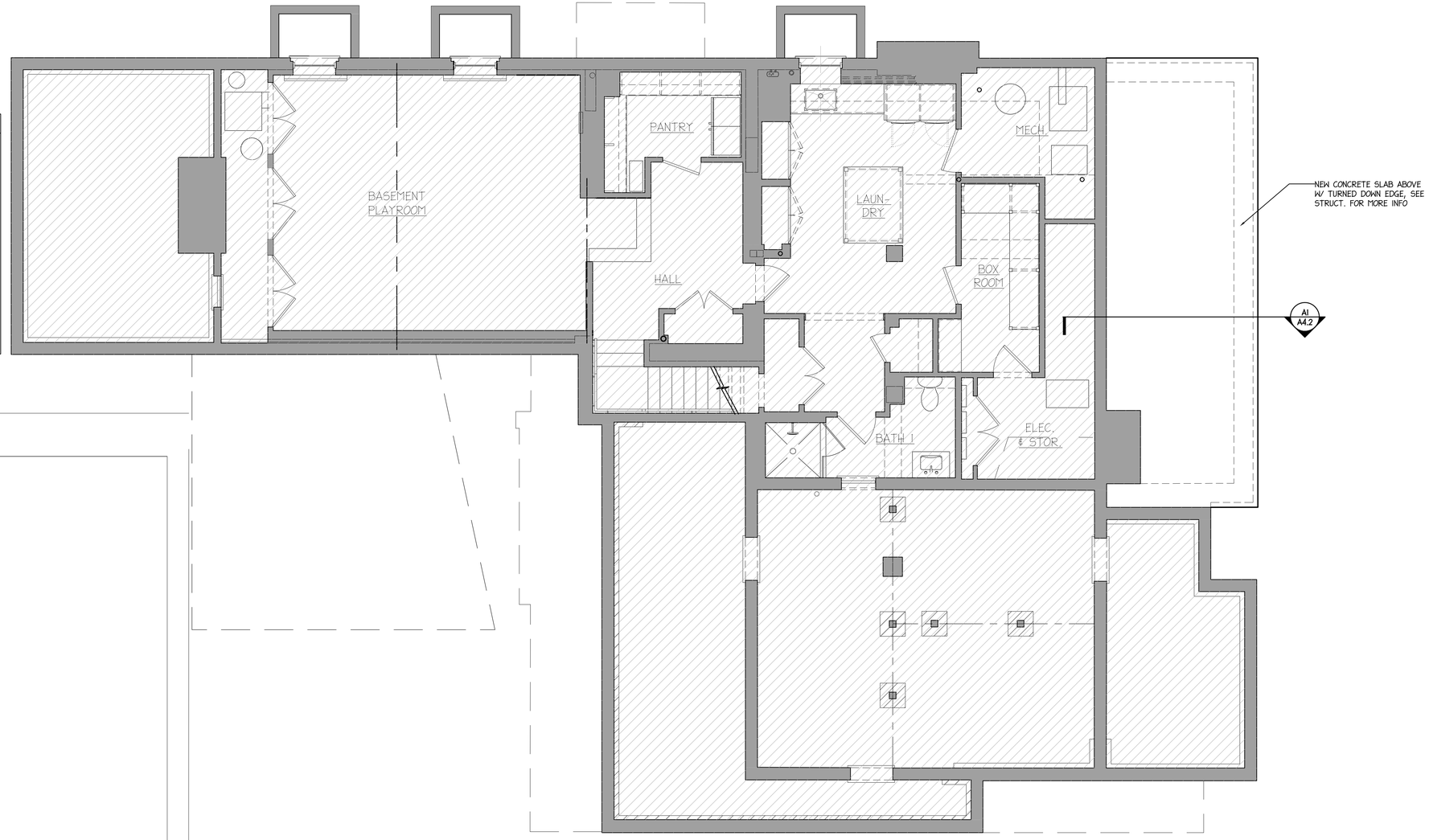
MOCO STAMP ONLY

CONSTRUCTION LEGEND:

- EXISTING TO REMAIN
- NEW STUD WALL: 2X6 @16O.C. EXT WALLS, U.N.O.
- POURED CONCRETE 2X4 @16O.C. INT. WALLS, U.N.O.
- EXISTING DOOR TO REMAIN
- NEW DOOR
- EXISTING WINDOW TO REMAIN
- NEW WINDOW
- FRAMING DIMENSIONS (TO STUD OR MASONRY BEARING, U.N.O.)
- FINISH DIMENSION

CONSTRUCTION NOTES:

1. GENERAL CONTACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS & METHODS, JOB SAFETY, & CONFORMANCE TO CODES.
2. GENERAL CONTRACTOR SHALL BRING TO ARCHITECT'S OR OWNER'S ATTENTION ALL DISCREPANCIES BETWEEN FIELD CONDITIONS AND DRAWING INTENT.
3. REMOVE ALL UNUSED PLUMBING LINES WHERE ACCESSIBLE AND PROPERLY TERMINATE.
4. REMOVE ALL UNUSED ELECTRICAL LINES WHERE ACCESSIBLE AND PROPERLY TERMINATE.
5. LOCATE ALL WATER SHUT-OFFS AND CUT OFF TO ALL PLUMBING FIXTURES TO BE DEMOLISHED.
6. REMOVE SUPPLY, VENT AND WASTE LINES IN WALLS TO BE DEMOLISHED AND CAP.



A1 / A3.0 LOWER LEVEL PLAN - PROPOSED
1/4" = 1'-0" WHEN PRINTED AT 22"x36"
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

sdk
SDK Architecture Inc
427 Boyd Avenue
Takoma Park, MD 20912

Sydney Katz
Digitally signed by Sydney Katz
Date: 2025.03.01 09:48:52 -05'00'

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY-LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18639. EXPIRATION DATE: 2026-06-30.

Williams Residence

20 West Kirke Street
Chevy Chase, MD 20815

STATE OF MARYLAND · SYDNEY KATZ · 18639 · ARCHITECT

DRAWING: PROPOSED PLAN - LOWER LEVEL
ISSUE: 2025-03-03 | PERMIT SET

A3.0

CONSTRUCTION LEGEND:

- EXISTING TO REMAIN
- NEW STUD WALL: 2X6 @16O.C. EXT WALLS, U.N.O.
- POURED CONCRETE 2X4 @16O.C. INT. WALLS, U.N.O.
- EXISTING DOOR TO REMAIN
- NEW DOOR
- EXISTING WINDOW TO REMAIN
- NEW WINDOW
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4. REMOVE ALL UNUSED ELECTRICAL LINES WHERE ACCESSIBLE AND PROPERLY TERMINATE.
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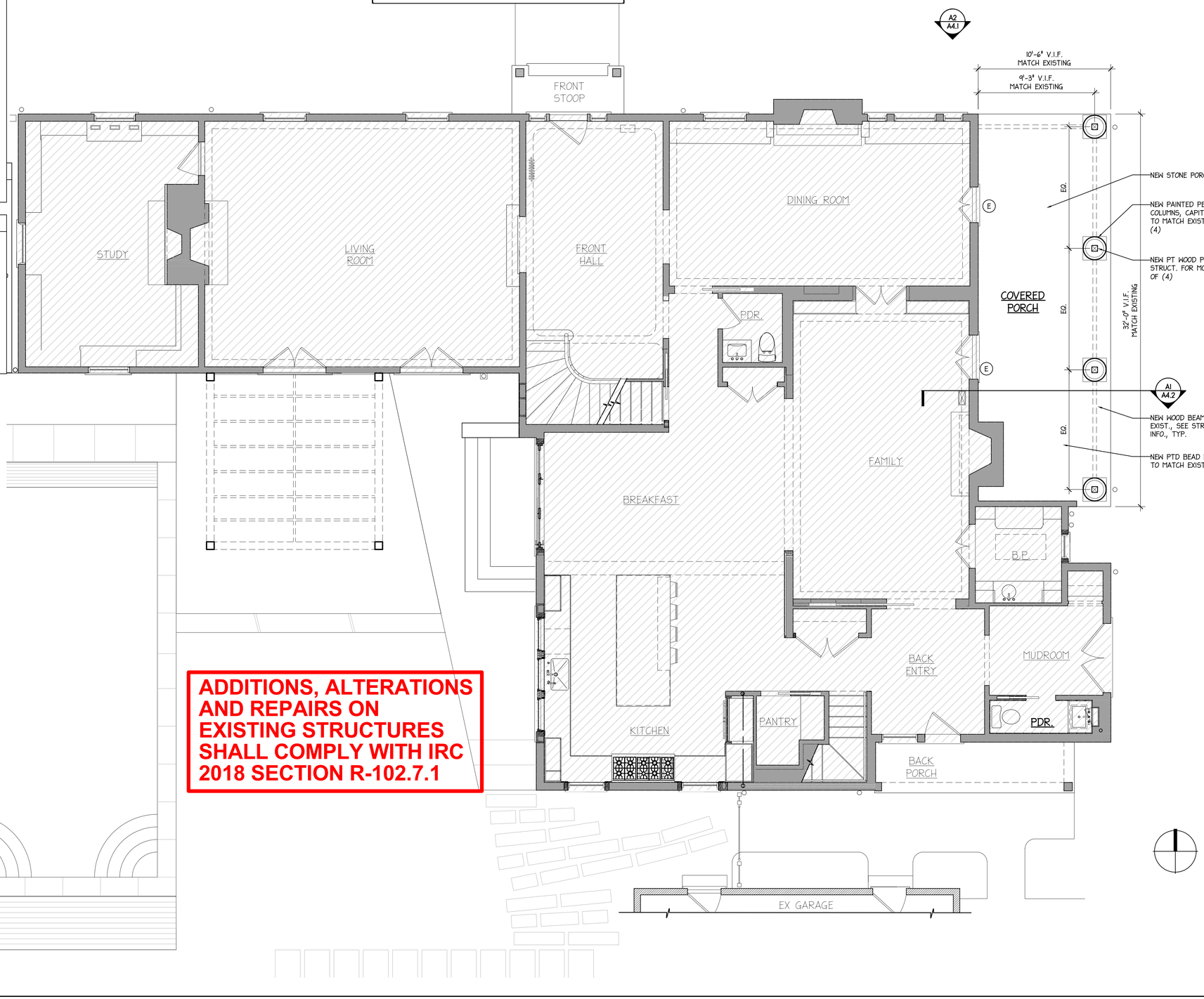
6. REMOVE SUPPLY, VENT AND WASTE LINES IN WALLS TO BE DEMOLISHED AND CAP.



ADDITIONS, ALTERATIONS AND REPAIRS ON EXISTING STRUCTURES SHALL COMPLY WITH IRC 2018 SECTION R-102.7.1

A1 / A3.1 FIRST FLOOR PLAN - PROPOSED
1/4" = 1'-0" WHEN PRINTED AT 22"x36"
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

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SDK Architecture Inc
427 Boyd Avenue
Takoma Park, MD 20912

Sydney Katz — Digitally signed by Sydney Katz Date: 2025.03.01 09:49:21 -05'00'

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STATE OF MARYLAND · SYDNEY KATZ · 18639 · ARCHITECT

DRAWING: PROPOSED PLAN - FIRST FLOOR
ISSUE: 2025-03-03 | PERMIT SET

A3.1

CONSTRUCTION LEGEND:

- EXISTING TO REMAIN
- NEW STUD WALL: 2X6 @16O.C. EXT WALLS, U.N.O.
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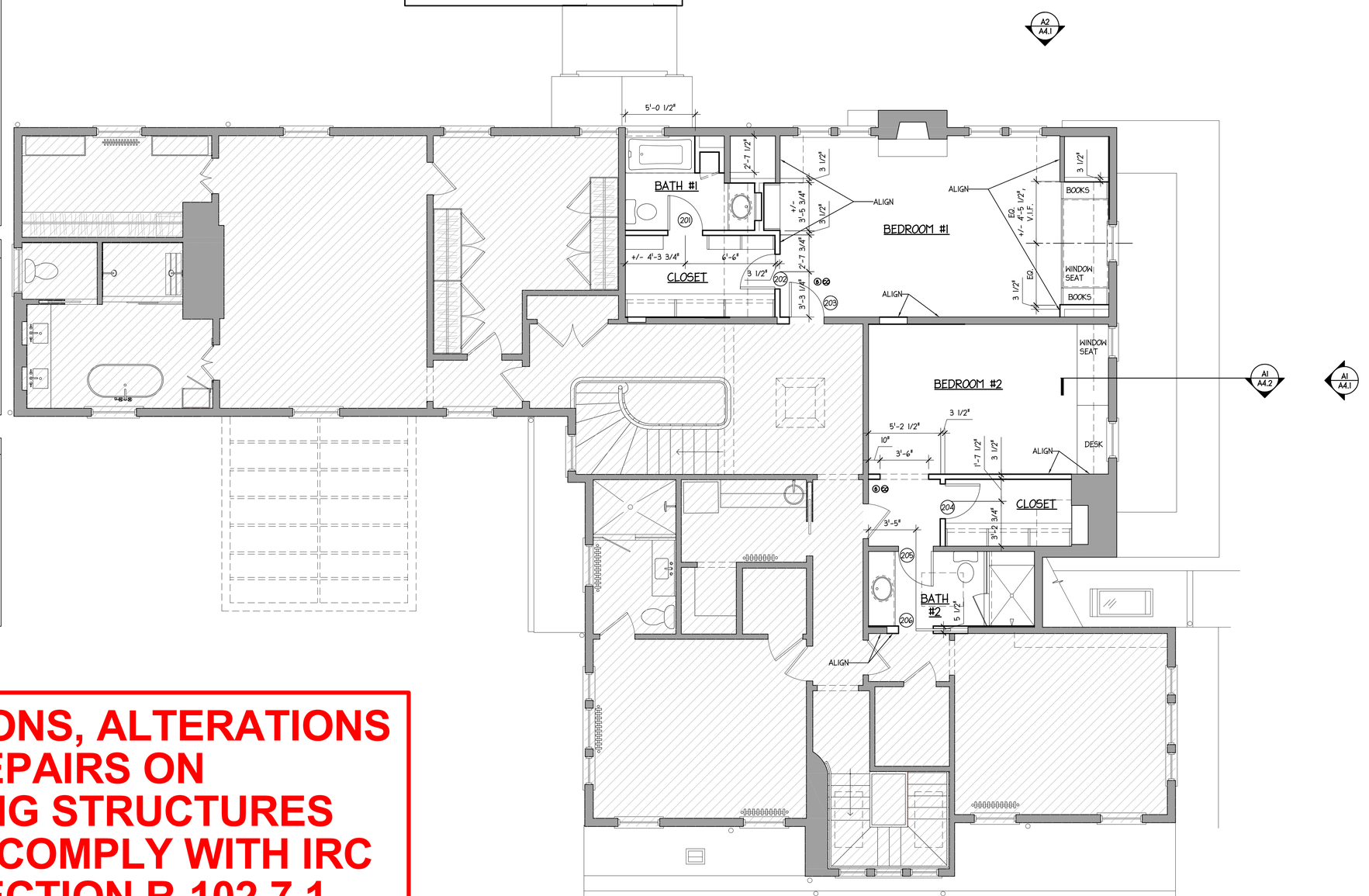
3. REMOVE ALL UNUSED PLUMBING LINES WHERE ACCESSIBLE AND PROPERLY TERMINATE.
4. REMOVE ALL UNUSED ELECTRICAL LINES WHERE ACCESSIBLE AND PROPERLY TERMINATE.
5. LOCATE ALL WATER SHUT-OFFS AND CUT OFF TO ALL PLUMBING FIXTURES TO BE DEMOLISHED.
6. REMOVE SUPPLY, VENT AND WASTE LINES IN WALLS TO BE DEMOLISHED AND CAP.

DOOR SCHEDULE:

201- 2'-6" x 6'-8" (REUSE EXIST BATH #1 DOOR)
202- 2'-6" X 6'-8"
203- 2'-6" X 6'-8" (REUSE EXIST SUITE DOOR)
204- 2'-6" x 6'-8" (REUSE EXIST BATH #2 DOOR)
205- 2'-6" X 6'-8" (REUSE EXIST OFFICE BATH DOOR)
206- 2'-6" X 6'-8"

REUSE EXISTING DOORS WHERE EVER POSSIBLE, REVERSE SWING AS NECESSARY
ANY NEW DOORS SHALL MATCH EXISTING
SQUARE CORNER HINGES, DOOR HARDWARE & FINISH PER I.D.

ADDITIONS, ALTERATIONS AND REPAIRS ON EXISTING STRUCTURES SHALL COMPLY WITH IRC 2018 SECTION R-102.7.1



A1 / A3.2 SECOND FLOOR PLAN - PROPOSED
1/4" = 1'-0" WHEN PRINTED AT 22"x36"
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

sdk
SDK Architecture Inc
427 Boyd Avenue
Takoma Park, MD 20912

Sydney Katz
Digitally signed by Sydney Katz
Date: 2025.03.01 09:49:59 -05'00'

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Williams Residence

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Chevy Chase, MD 20815

STATE OF MARYLAND · SYDNEY KATZ · 18639 · ARCHITECT

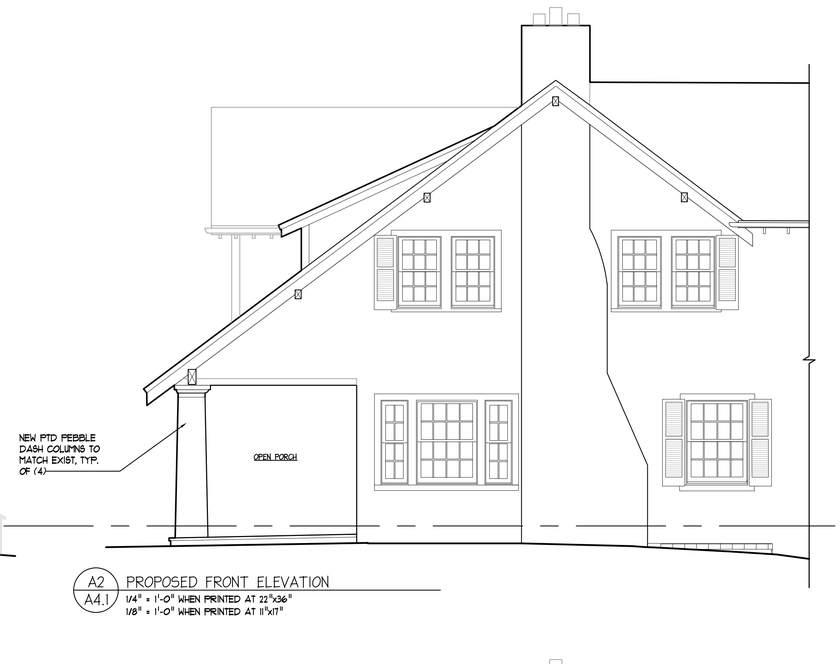
DRAWING: PROPOSED PLAN - SECOND FLOOR
ISSUE: 2025-03-03 PERMIT SET

A3.2

APPROVED
Department of Permitting Services
Permit # BUILDING-1107481
Date 03/10/25

MOCO STAMP ONLY

A1 / A4.1 PROPOSED SIDE ELEVATION
1/4" = 1'-0" WHEN PRINTED AT 22"x36"
1/8" = 1'-0" WHEN PRINTED AT 11"x17"



A2 / A4.1 PROPOSED FRONT ELEVATION
1/4" = 1'-0" WHEN PRINTED AT 22"x36"
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

C1 / A4.1 EXISTING SIDE ELEVATION
1/4" = 1'-0" WHEN PRINTED AT 22"x36"
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

C2 / A4.1 EXISTING FRONT ELEVATION
1/4" = 1'-0" WHEN PRINTED AT 22"x36"
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

SDK Architecture Inc
427 Boyd Avenue
Takoma Park, MD 20912

Sydney Katz
Digitally signed by Sydney Katz
Date: 2025.03.01 09:50:23 -05'00'

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY-LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18639, EXPIRATION DATE: 2026-06-30.

Williams Residence

20 West Kirke Street
Chevy Chase, MD 20815

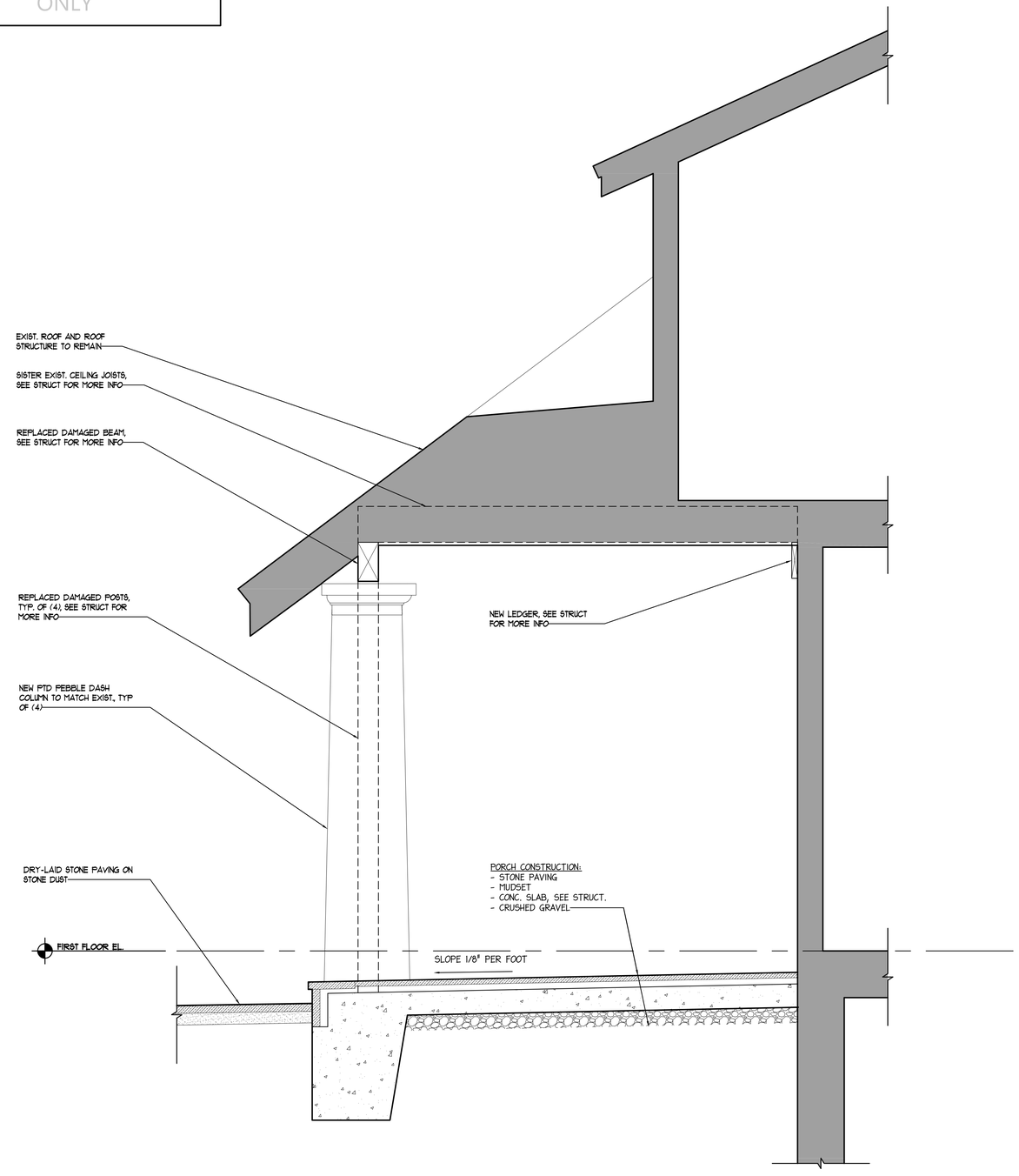
STATE OF MARYLAND · SYDNEY KATZ · 18639 · ARCHITECT

DRAWING: EXTERIOR ELEVATIONS
ISSUE: 2025-03-03 | PERMIT SET

A4.1

APPROVED
Department of Permitting Services
Permit # BUILDING-1107481
Date 03/10/25

MOCO STAMP ONLY



A1 / A4.2 PORCH SECTION
1/4" = 1'-0" WHEN PRINTED AT 22"x36"
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

sdk
SDK Architecture Inc
427 Boyd Avenue
Takoma Park, MD 20912

Sydney Katz
Digitally signed by Sydney Katz
Date: 2025.03.01 09:50:55 -05'00'

PROFESSIONAL CERTIFICATION:
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Williams Residence

20 West Kirke Street
Chevy Chase, MD 20815

STATE OF MARYLAND · SYDNEY KATZ · 18639 · ARCHITECT

DRAWING: BUILDING SECTION
ISSUE: 2025-03-03 | PERMIT SET

A4.2

APPROVED
Department of Permitting Services
Permit # BUILDING-1107481
Date 03/10/25

STATE OF MARYLAND
CHRISTOPHER A. COBB
No. 43074
PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATION. I, CHRISTOPHER A. COBB 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.: 43074 EXPIRATION DATE: 12/31/2026

GENERAL

1. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, BRACING, SHEETING AND MAKE SAFE ALL FLOORS, ROOFS, WALLS AND ADJACENT PROPERTY, AS PROJECT CONDITIONS REQUIRE. A PROFESSIONAL ENGINEER, LICENSED BY THE STATE OF MARYLAND AND HIRED BY THE CONTRACTOR, SHALL DESIGN ALL SHORING AND SHEETING AND SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR THE OWNER'S REVIEW.
2. ALL STRUCTURAL WORK SHALL BE COORDINATED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS AND SHALL CONFORM TO THE PROJECT SPECIFICATIONS, INCLUDING THE INTERNATIONAL RESIDENTIAL CODE (2018) AS MODIFIED BY THE GOVERNING LOCALITY.
3. DIMENSIONS AND ELEVATIONS OF EXISTING CONSTRUCTION GIVEN IN STRUCTURAL DRAWINGS ARE BASED ON INFORMATION CONTAINED IN VARIOUS ORIGINAL DESIGN AND CONSTRUCTION DOCUMENTS PROVIDED BY THE OWNER, AND LIMITED FIELD OBSERVATIONS AND MEASUREMENTS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PERTAINING TO EXISTING CONDITIONS BY ACTUAL MEASUREMENT AND OBSERVATION AT THE SITE. ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT FOR EVALUATION BEFORE THE AFFECTED CONSTRUCTION IS PUT IN PLACE.
4. THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS REPRESENTS THE DESIGN INTENT OF THE PROPOSED CONSTRUCTION. ELECTRONIC VERSIONS (PDF, DWG) OF THESE DRAWINGS SHOULD NOT BE USED TO DETERMINE DIMENSIONS OR GATHER ANY INFORMATION THAT IS NOT SPECIFICALLY LABELED OR OTHERWISE DENOTED IN PLAN, SECTION, OR DETAIL. DUPLICATION OF THESE DRAWINGS FOR USE IN THE PREPARATION OF SHOP DRAWINGS IS NOT ACCEPTABLE. THIS INCLUDES ANNOTATED HARD-COPIES AND DIRECT REUSE OF ELECTRONIC FILES.

FOUNDATIONS

1. BUILDING FOUNDATIONS SHALL BEAR ON UNDISTURBED SOIL HAVING MINIMUM BEARING CAPACITY OF 1500 PSF. ADEQUACY OF BEARING STRATUM SHALL BE VERIFIED IN FIELD PRIOR TO PLACING CONCRETE. ADJUST BOTTOM OF FOOTING ELEVATIONS AS REQUIRED.
2. FINISH ALL FOOTING EXCAVATIONS BY HAND. NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND. PROTECT FOOTINGS FROM FROST AFTER THEY ARE PLACED.
3. AT INTERSECTIONS BETWEEN NEW AND EXISTING WALLS, STEP NEW FOOTING TO MATCH EXISTING. DRILL AND GROUT 2-#5 BARS x 2'-6" LONG INTO EXISTING FOOTING IN HILTI HIT-HY200 ADHESIVE WITH 6" EMBEDMENT.
4. DO NOT PLACE FILL AGAINST FOUNDATION WALLS UNLESS ADEQUATELY BRACED BY COMPLETED FLOORS OR OTHER MEANS DEEMED APPROPRIATE BY THE ARCHITECT.
5. FILL AND BACKFILL MATERIAL- CLEAN RUN OF BANK MATERIAL, FREE OF DELETERIOUS ORGANIC MATERIALS.
6. ALL EXTERIOR FOOTINGS SHALL BE PLACED A MINIMUM OF 2'-6" BELOW FINAL GRADE.

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4500 PSI AT 28 DAYS. SLUMP SHALL BE 4" FOR SLABS ON GRADE AND 5" FOR ALL OTHER CONCRETE.
2. ALL FOUNDATION CONCRETE SHALL INCLUDE 5% AIR ENTRAINMENT (±1.5%). ADJUST AIR ENTRAINMENT FOR EXPOSURE CLASS AS REQUIRED.
3. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60. REINFORCING STEEL SHALL BE DETAILED ACCORDING TO THE ACI MANUAL OF CONCRETE PRACTICE (ACI 315), LOCALLY APPROVED EDITION.
4. WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185, WITH A MINIMUM ULTIMATE TENSILE STRENGTH OF 70,000 PSI.
5. CONCRETE WORK SHALL BE DESIGNED, REINFORCED, PLACED AND CURED IN CONFORMANCE WITH THE LOCALLY APPROVED EDITION OF ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE", AND ALL RECOMMENDED PRACTICES CONTAINED THEREIN SHALL BE CONSIDERED MANDATORY FOR THIS PROJECT.
6. PROVIDE MINIMUM TEMPERATURE REINFORCEMENT, AS REQUIRED BY ACI-318, IN ALL SLABS AND WALLS WHERE REINFORCEMENT IS NOT INDICATED ON DRAWINGS.
7. COORDINATE SIZE AND LOCATION OF ALL OPENINGS AND PIPE SLEEVES WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. MINIMUM CONCRETE BETWEEN SLEEVES SHALL BE 6".
8. PROVIDE CLEARANCE FROM FACE OF CONCRETE TO REINFORCEMENT AS FOLLOWS:
   - SLABS: 3/4"
   - BEAMS, COLUMNS: 1 1/2"
   - FOOTINGS: 3"
   - EXTERIOR WALLS: 2" FOR #6 OR LARGER, 1 1/2" FOR #5 OR SMALLER
   - INTERIOR WALLS: 3/4"
9. ALL GROUT SHALL BE NON-SHRINK WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI.
10. UNLESS SPECIFICALLY WAIVED BY ENGINEER OF RECORD, CEMENTITIOUS MATERIAL REPLACEMENT FOR CONCRETE MIXES AT ALL CAST-IN-PLACE CONCRETE SHALL BE 10% MINIMUM AND 33% MAXIMUM USING ONE OF THE FOLLOWING: GROUND GRANULATED BLAST FURNACE SLAG (GGBFS) OR FLY ASH.
11. WHERE CONCRETE IS PLACED AGAINST AND DOWELED TO HARDENED CONCRETE AND/OR WHERE A ROUGHENED SURFACE IS INDICATED IN THE STRUCTURAL DRAWINGS, THE HARDENED CONCRETE SURFACE SHALL BE CLEAN AND FREE OF LAITANCE AND SHALL BE ROUGHENED TO A FULL AMPLITUDE OF APPROXIMATELY 1/4".

WOOD STRUCTURAL PANEL SHEATHING

1. PROVIDE STRUCTURAL I PLYWOOD OR OSB SHEATHING WITH BOND CLASSIFICATIONS APPROPRIATE TO THE END USE: "EXTERIOR" (PERMANENT EXPOSURE), OR "EXPOSURE 1" (CONSTRUCTION EXPOSURE ONLY)
2. FLOOR SHEATHING: NOM. 3/4" THICK T & G PLYWOOD OR OSB (48/24 SPAN RATING), APA STURD-I-FLOOR, OR ADVANTECH SUBFLOOR.
3. ROOF SHEATHING (STANDARD): NOM. 5/8" THICK T & G PLYWOOD OR OSB (48/24 SPAN RATING).
4. ROOF SHEATHING (UNDER SLATE OR CLAY TILE): NOM. 3/4" THICK T & G PLYWOOD OR OSB (48/24 SPAN RATING).
5. WALL SHEATHING (STANDARD): NOM. 1/2" THICK PLYWOOD (32/16 SPAN RATING).
6. WALL SHEATHING (BEHIND SLATE, CLAY TILE, OR MASONRY VENEER): NOM. 3/4" THICK PLYWOOD (48/24 SPAN RATING).
7. ALL FLOOR SHEATHING SHALL BE GLUED AND SCREWED TO FLOOR JOISTS USING AN APA APPROVED ADHESIVE (LOKTITE PL400 OR EQUAL).
8. USE PLY CLIPS OR OTHER EDGE SUPPORT AS REQUIRED FOR SHEATHING.
9. LEAVE ⅛" SPACE AT ALL PLYWOOD PANEL END JOINTS AND ⅛" SPACE AT ALL PLYWOOD PANEL EDGE JOINTS EXCEPT WHEN USING T & G PANELS.
10. UNLESS NOTED OTHERWISE, WALL SHEATHING SHALL BE FASTENED TO FRAMING WITH 10d COMMON NAILS @ 4" O.C. AT EACH SHEET PERIMETER AND 12" O.C. ELSEWHERE. PROVIDE 2x6 BLOCKING AT ALL FREE EDGES.
11. UNLESS NOTED OTHERWISE, FLOOR SHEATHING UP TO 3/4" THICK SHALL BE FASTENED TO FRAMING WITH 2-1/2" LONG SIMPSON WSNTL QUIK DRIVE SCREWS (0.175" DIA.), AND FLOOR SHEATHING GREATER THAN 3/4" SHALL BE FASTENED TO FRAMING WITH 3" LONG SIMPSON WSNTL QUIK DRIVE SCREWS. FLOOR SHEATHING SHALL ALSO BE GLUED TO FRAMING USING AN APA-APPROVED ADHESIVE.
12. UNLESS NOTED OTHERWISE, ROOF SHEATHING SHALL BE FASTENED TO FRAMING WITH 10d COMMON NAILS.
13. UNLESS NOTED OTHERWISE, FLOOR AND ROOF DIAPHRAGMS SHALL BE UNBLOCKED.
    A. UNBLOCKED DIAPHRAGMS: UNLESS NOTED OTHERWISE, FASTENERS OF SHEATHING TO FRAMING SHALL BE SPACED @ 6" O.C. AT SUPPORTED SHEATHING PANEL EDGES AND AT ALL DIAPHRAGM BOUNDARIES (PERIMETER OF FLOOR/ROOF; PERIMETER OF ALL OPENINGS; AND ALL RIDGES, VALLEYS, HIPS, AND OTHER CHANGES IN SLOPE) AND @ 12" O.C. ELSEWHERE.
    B. BLOCKED DIAPHRAGMS: UNLESS NOTED OTHERWISE, FASTENERS OF SHEATHING TO FRAMING SHALL BE SPACED @ 6" O.C. AT ALL SHEATHING PANEL EDGES AND @ 12" O.C. ELSEWHERE. PROVIDE 2x BLOCKING AT ALL UNSUPPORTED PANEL EDGES TO RECEIVE FASTENERS.

FRAMING LUMBER

1. FRAMING LUMBER SHALL HAVE EACH PIECE GRADE STAMPED, SHALL BE SURFACED DRY (EXCEPT STUDS, WHICH SHALL BE KILN-DRIED) AND SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADE:
   RAFTERS AND JOISTS: HEM-FIR #2 OR SPRUCE-PINE-FIR #2
   BEAMS, GIRDERS AND HEADERS: HEM-FIR #1 OR SPRUCE-PINE-FIR #1
   STUDS AND PLATES: HEM-FIR STUD GRADE OR SPRUCE-PINE-FIR STUD GRADE
2. TIMBER LUMBER SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADE:
   POST AND TIMBER: HEM-FIR #1 OR SPRUCE-PINE-FIR #1
   BEAMS AND STRINGERS: HEM-FIR #1 OR SPRUCE-PINE-FIR #1
3. PRESERVATIVE-TREATED WOOD: PROVIDE TREATED SOUTHERN PINE #2 LUMBER COMPLYING WITH ACQ-D (CARBONATE), COPPER AZOLE (CA-B), OR SODIUM BORATE (SBX (DOT) WITH $NaSiO_3$) AT ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY, OR AS OTHERWISE INDICATED ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. ACZA TREATMENT IS NOT PERMITTED. TREATED LUMBER AND/OR PLYWOOD SHALL BEAR THE LABEL OF AN ACCREDITED AGENCY SHOWING 0.40 PCF RETENTION. WHERE LUMBER AND/OR PLYWOOD IS CUT OR DRILLED AFTER TREATMENT, THE TREATED SURFACE SHALL BE FIELD-TREATED WITH COPPER NAPTHENATE (THE CONCENTRATION OF WHICH SHALL CONTAIN A MINIMUM OF 2% COPPER METAL) BY REPEATED BRUSHING, DIPPING, OR SOAKING UNTIL THE WOOD ABSORBS NO MORE PRESERVATIVE.
4. ALL WOOD FRAMING INCLUDING DETAILS FOR BRIDGING, BLOCKING, FIRE STOPPING, ETC., SHALL CONFORM TO THE LOCALLY APPROVED EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND ITS SUPPLEMENTS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (SEE DESIGN LOADS AND FACTORS TABLE FOR IRC EDITION).
5. FASTENING SHALL BE IN ACCORDANCE WITH THE MOST RESTRICTIVE OF: THE INTERNATIONAL RESIDENTIAL CODE, OR THE MANUFACTURER'S RECOMMENDED FASTENING SCHEDULES. (SEE DESIGN LOADS AND FACTORS TABLE FOR IRC EDITION)
6. ALL FLUSH FRAMED CONNECTIONS SHALL BE MADE WITH APPROVED GALVANIZED STEEL JOIST OR BEAM HANGERS, MINIMUM 18 GAUGE, INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
7. WHERE FRAMING LUMBER IS FLUSH FRAMED TO MICROLLAM, STEEL OR FLITCH-PLATE GIRDER, SET THESE GIRDERS ½" CLEAR (MIN.) BELOW TOP OF FRAMING LUMBER, TO ALLOW FOR SHRINKAGE.
8. STUD BEARING WALLS ARE TO BE 2x6, @ 16" O.C., UNLESS NOTED OTHERWISE ON PLAN.
9. LAP ALL PLATES AT CORNERS AND AT INTERSECTION OF PARTITIONS.
10. STAGGER ALL TOP AND BOTTOM PLATE SPLICES A MINIMUM OF 32 INCHES.
11. USE DOUBLE STUDS @ ENDS OF WALL AND ENDS OF WALL OPENINGS.
12. AT THE ENDS OF ALL BEAMS, HEADERS AND GIRDERS PROVIDE A BUILT UP OR SOLID POST WHOSE WIDTH IS AT LEAST EQUAL TO THE WIDTH OF THE MEMBER IT IS SUPPORTING AND WHOSE DEPTH IS 4" (NOM.) AT INTERIOR WALLS AND 6" (NOM.) AT EXTERIOR WALLS.
13. USE DOUBLE TRIMMERS AND HEADERS AT ALL FLOOR OPENINGS WHERE BEAMS ARE NOT DESIGNATED.
14. BRIDGING FOR SPANS UP TO 14 FT., PROVIDE 1 ROW. BRIDGING FOR SPANS OVER 14 FT., PROVIDE 2 ROWS.
15. BUILT-UP BEAMS LESS THAN 8" DEEP SHALL BE SPIKED TOGETHER WITH (2) 16D NAILS @ 16" O.C. BUILT-UP BEAMS GREATER THAN 8" DEEP SHALL BE SPIKED TOGETHER WITH (3) 16D NAILS @ 16" O.C.
16. WHERE THERE IS NO PLYWOOD WALL SHEATHING, PROVIDE DIAGONALS AT ALL EXTERIOR CORNERS OF STUD WALLS AT EACH FLOOR. (1"x4" BRACES LET INTO STUDS AND NAILED AT EACH STUD CROSSING WITH (2) 10D NAILS.)
17. WHERE CANTILEVERED BEAMS ARE INDICATED, THE FAR CONNECTOR SHALL BE CAPABLE OF RESISTING AN UPLIFT OF 1000 LBS. MIN., U.N.O.
18. NO NEW OR EXISTING JOISTS SHALL BE CUT OR NOTCHED WITHOUT APPROVAL.
19. ALL LIGHT-GAGE HANGERS SUPPORTING PRESERVATIVE TREATED WOOD SHALL MEET OR EXCEED G185 (1.85 oz OF ZINC PER SQUARE FOOT). ALTERNATIVELY, STAINLESS STEEL CONNECTORS MAY BE USED. FASTENERS SHALL MATCH THE SELECTED HANGER FINISH AND MATERIAL.
20. WHERE JOIST ORIENTATION IS PARALLEL TO EXTERIOR STUD OR FOUNDATION WALLS, PROVIDE FULL-SECTION BLOCKING FOR 3 BAYS @ 4'-0" O.C. MAX.
    A. WHERE SHEATHING IS NOT CONTINUOUSLY FASTENED TO TOP OF JOISTS, PROVIDE 18 GA.x 1½"x12" (MIN.) FLAT TENSION STRAPS BETWEEN ALIGNED BLOCKING MEMBERS.
    B. WHERE SHEATHING IS NOT CONTINUOUSLY FASTENED TO BOTTOM OF JOISTS, PROVIDE 18 GA.x 1½"x12" (MIN.) FLAT TENSION STRAPS BETWEEN ALIGNED BLOCKING MEMBERS.
22. ALL SILL PLATES SHALL BE P.T. AND ANCHORED TO FOUNDATION WALLS W/ ½" DIA. HEADED ANCHOR BOLTS (ASTM F1554) @ 4'-0" O.C. THERE SHALL BE A MINIMUM OF (2) BOLTS PER PLATE SECTION WITH (1) BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 7x BOLT DIA. FROM THE END OF EACH PLATE SECTION. ANCHOR BOLTS SHALL HAVE A MINIMUM 7" EMBEDMENT INTO CONCRETE OR GROUTED CMU CELLS. THE BOLTS SHALL BE LOCATED WITHIN THE MIDDLE THIRD OF THE PLATE WIDTH AND HAVE A TIGHTENED NUT AND WASHER.
23. WOOD BEAMS, JOIST, STUDS AND OTHERS COMBUSTIBLE MATERIAL SHALL HAVE A CLEARANCE OF NOT LESS THAN 2 INCHES (51 mm) FROM THE FRONT AND SIDES OF MASONRY FIREPLACES AND NOT LESS THAN 4 INCHES (102 mm) FROM THE BACK FACES OF MASONRY FIREPLACES. THE AIRSPACES SHALL NOT BE FILLED, EXCEPT TO PROVIDE FIREBLOCKING WITH SECTION R1001.12.

WOOD HEADER SCHEDULE

1. UNLESS NOTED OTHERWISE IN PLAN, PROVIDE HEADERS PER THE FOLLOWING:

ROUGH OPENING WIDTH:	HEADER:		JACK STUDS	KING STUDS	
	2x4 WALL	2x6 WALL	ALL	INTERIOR	EXTERIOR
LESS THAN 3'-0"	(2) 2x6	(3) 2x8	1	1	1
3'-1 TO 4'-0"	(2) 2x8	(3) 2x8	1	1	2
4'-1" TO 6'-0"	(2) 2x10	(3) 2x10	2	2	2
6'-1" TO 8'-0"	(2) 2x12	(3) 2x12	2	2	3
OVER 8'-0"	----------SEE PLANS----------				

NOTES: AT FLUSH FRAMED BEAMS PROVIDE THE REQUIRED NUMBER OF KING STUDS NOTED, 2 MINIMUM.

ENGINEERED WOOD PRODUCTS

1. WOOD I-JOISTS: PROVIDE ENGINEERED WOOD I-JOISTS, SIZES AND SERIES AS SHOWN, AS MANUFACTURED BY WEYERHAUSER OR APPROVED EQUAL. INSTALL IN STRICT COMPLIANCE WITH THE MANUFACTURER'S STANDARD RECOMMENDATIONS AND DETAILS, INCLUDING CONSTRUCTION BRACING, MINIMUM BEARING LENGTHS, WEB STIFFENERS, SQUASH BLOCKS, BLOCKING, KNOCKOUTS AND HOLES, ETC. THE JOIST SPACING IDENTIFIED ON PLAN MAY BE EXCEEDED AT ISOLATED LOCATIONS TO ACCOMMODATE THE WORK OF OTHER TRADES PROVIDED THE FOLLOWING CONDITIONS ARE MET:
   A. THE SUM OF TWO ADJACENT JOISTS SPACINGS SHALL NOT EXCEED TWO TIMES THE AVERAGE SPACING SHOWN ON PLAN.
   B. NO SINGLE JOIST SPACING SHALL EXCEED 21".
2. RIM BOARDS: PROVIDE CONTINUOUS 1¼" THICK RIM BOARDS, TIMBERSTRAND LSL AS MANUFACTURED BY WEYERHAUSER, OR APPROVED EQUAL. INSTALL IN COMPLIANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AT THE PERIMETER OF ALL FLOOR PLATFORMS.
3. MICROLLAM BEAMS: PROVIDE ENGINEERED BEAMS, SIZES AS SHOWN, MICROLLAM LVL (Fb=2600 PSI, E=2,000,000 PSI) OR PARALLAM PSL (Fb=2900 PSI, E=2,000,000 PSI) AS MANUFACTURED BY WEYERHAUSER OR APPROVED EQUAL. INSTALL IN STRICT COMPLIANCE WITH THE MANUFACTURER'S STANDARD RECOMMENDATIONS AND DETAILS.
4. GLUED LAMINATED TIMBER (SOFTWOOD): PROVIDE ENGINEERED BEAMS, SIZES AS SHOWN, IN ACCORDANCE WITH AITC 117-04 DESIGN STANDARD SPECIFICATIONS FOR STRUCTURAL GLUED LAMINATED TIMBER OF SOFTWOOD SPECIES. UNLESS NOTED OTHERWISE, ALL LAMINATIONS SHALL BE SOUTHERN PINE.
   A. ANTHONY POWER COLUMNS: COMBINATION 50 SOUTHERN PINE N1D14
   B. ANTHONY POWER PRESERVED COLUMNS: COMBINATION 50 SOUTHERN PINE N1D14
   C. ANTHONY POWER BEAMS: 3000 Fb - 2.1E - 300 Fv
   D. ANTHONY POWER PRESERVED BEAMS: 24F-V5M1/SP (2400 Fb - 1.8E - 300 Fv)
5. WHERE JOIST ORIENTATION IS PARALLEL TO EXTERIOR STUD OR FOUNDATION WALLS, PROVIDE FULL-SECTION BLOCKING FOR 3 BAYS @ 4'-0" O.C. MAX.
   B. WHERE SHEATHING IS NOT CONTINUOUSLY FASTENED TO TOP OF JOISTS, PROVIDE 18 GA.x 1½"x12" (MIN.) FLAT TENSION STRAPS BETWEEN ALIGNED BLOCKING MEMBERS.
   C. WHERE SHEATHING IS NOT CONTINUOUSLY FASTENED TO BOTTOM OF JOISTS, PROVIDE 18 GA.x 1½"x12" (MIN.) FLAT TENSION STRAPS BETWEEN ALIGNED BLOCKING MEMBERS.
6. USE DOUBLE TRIMMERS AND HEADERS AT ALL FLOOR OPENINGS WHERE BEAMS ARE NOT DESIGNATED.
7. BRIDGING FOR SPANS UP TO 14 FT., PROVIDE 1 ROW. BRIDGING FOR SPANS OVER 14 FT., PROVIDE 2 ROWS.

INSPECTION AND TESTING

1. THE FOLLOWING MINIMUM INSPECTIONS SHALL BE PERFORMED BY A TESTING AGENCY ENGAGED BY THE OWNER. ADDITIONAL INSPECTIONS MAY BE REQUIRED BY THE LOCAL JURISDICTION'S SPECIAL INSPECTIONS PROGRAM (SEE ITEM 2).:
   A. WELDING
   B. SUBGRADE FOR FOUNDATIONS
   C. HIGH STRENGTH BOLTING
   D. QUALITY CONTROL OF CONCRETE MATERIALS, BATCHING, STRENGTH, SLUMP, AIR CONTENT, UNIT WEIGHT, TEMPERATURE, FORMS, SIZE AND PLACEMENT OF REINFORCEMENT.
   E. STABILITY OF BUILDING CONSTRUCTION.
2. WHERE REQUIRED BY THE LOCAL JURISDICTION, A SEPARATE SCHEDULE OF INSPECTIONS WILL BE COMPLETED IN ACCORDANCE WITH THE JURISDICTION'S REQUIREMENTS. THE TESTING AGENCY SHALL FILE THIS SCHEDULE AND ALL OTHER NECESSARY FORMS WITH THE BUILDING DEPARTMENT.
3. CAST-IN-PLACE CONCRETE (IF NO SPECIFICATION DOCUMENT PROVIDED):
   A. INSPECT THE FORMWORK AND REINFORCING STEEL PLACEMENT FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS AND SHOP DRAWINGS.
   B. MONITOR STRUCTURAL CONCRETE PLACEMENT FOR CONFORMANCE BASED ON ACI STANDARDS.
   C. AT THE TIME OF CONCRETE PLACEMENT, CAST CYLINDERS AND TAKE COMPOSITE CONCRETE SAMPLES FOR THE PURPOSES OF TESTING AIR ENTRAINMENT, SLUMP, DENSITY, AND COMPRESSIVE STRENGTH AS FOLLOWS:
      1. SAMPLE FRESH CONCRETE IN ACCORDANCE WITH ASTM C172. MOLD TEST CYLINDERS IN ACCORDANCE WITH ASTM C31.
      2. CAST AND LAB CURE THE FOLLOWING NUMBER OF TEST CYLINDERS FOR EACH DAY'S POUR OR EACH 50 CUBIC YARDS, WHICHEVER RESULTS IN MORE TEST CYLINDERS:
         - 2 FOR 7-DAY TEST
         - 3 FOR 28-DAY TEST,
         - 1 HELD FOR CHECKING LOW BREAK RESULTS.
      3. FIELD-CURED CYLINDERS SHALL BE CAST FOR HOT AND COLD WEATHER CONCRETE PLACEMENTS (2 FOR 7-DAY AND 2 FOR 28-DAY). COLD WEATHER CONCRETE PLACEMENTS OCCUR WHEN THE AVERAGE EXPECTED AIR TEMPERATURES FOR 3 CONSECUTIVE DAYS FOLLOWING THE PLACEMENT ARE LESS THAN 40 DEGREES, RESPECTIVELY. HOT WEATHER CONCRETE PLACEMENTS OCCUR WHEN THE AIR TEMPERATURE AT THE TIME OF PLACEMENT EXCEEDS 90 DEGREES.
      3. FOR LIGHTWEIGHT CONCRETE, TESTS SHALL BE MADE TO VERIFY THAT THE CONCRETE DENSITY CONFORMS TO THE RANGE OF 110-115 PCF (NOT REQUIRED FOR NORMAL WEIGHT CONCRETE).
      4. MAKE ADDITIONAL TESTS OF IN-PLACE CONCRETE AT THE CONTRACTOR'S EXPENSE WHEN CYLINDER TEST RESULTS INDICATE SPECIFIED CONCRETE STRENGTHS HAVE NOT BEEN ATTAINED (DIRECTED BY THE A/E TEAM), OR WHEN REQUESTED BY THE CONTRACTOR FOR EARLY FORMWORK REMOVAL.
4. STRUCTURAL STEEL (IF NO SPECIFICATION DOCUMENT PROVIDED):
   A. VISUALLY INSPECT ALL FILLET WELDS, AND BOLTED CONNECTIONS.
   B. MONITOR THE INSTALLATION OF BOLTS REQUIRING PRE-TENSIONING FOR CONFORMANCE WITH SPECIFIC PRE-CALIBRATED TIGHTENING PROCEDURES.
   C. PERFORM WELDING INSPECTION AND TESTING PROCEDURES IN ACCORDANCE WITH THE AWS CODE.
      1. TEST EACH FULL PENETRATION BUTT OR GROOVE WELD AND ALL PARTIAL PENETRATION WELDS, AS WELL AS ANY SUSPECT POOR QUALITY FILLET WELD PER ONE OF THE FOLLOWING PROCEDURES:
         a. LIQUID PENETRANT INSPECTION: ASTM E 165. RESERVE THIS TEST FOR FILLET WELDS ONLY.
         b. MAGNETIC PARTICLE INSPECTION: ASTM E 709; PERFORMED ON ROOT PASS AND ON FINISHED WELDS. CRACKS OR ZONES OF INCOMPLETE FUSION OR PENETRATION ARE NOT ACCEPTED.
         c. ULTRASONIC INSPECTION: ASTM E 164.
         d. RADIOGRAPHIC INSPECTION: ASTM E 94

PLANS REVIEWED AS PERFORMANCE COMPLIANCE WITH IRC 2018 SECTION R-301.1.3. AND APPLICABLE ENGINEERING DESIGN STANDARDS.

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S001

DESIGN LOADS AND FACTORS

DESIGN CODE: 2018 IRC AS MODIFIED BY THE LOCAL JURISDICTION

LIVE LOAD DATA		ROOF LOAD DATA		DEAD LOAD DATA		WIND LOAD DATA		EARTHQUAKE DESIGN DATA		SOIL DESIGN DATA		DEFLECTIONS LIMITS FOR WOOD FRAMING			
FLOOR OR ROOF AREA	LOAD (PSF)	LOAD TYPE	VALUE (PSF)	AREA	VALUE (PSF)	PARAMETER	VALUE	PARAMETER	VALUE	PARAMETER	VALUE		LL	TL	Δn.(in)
TYP. FLOOR (U.N.O.)	40	GROUND SNOW LOAD (P_g)	30	FLOOR	15	ULTIMATE DESIGN WIND SPEED	115 MPH	SHORT-PERIOD MAP VALUE (S_S)	15.0% g	AT-REST PRESSURE CONDITION	65 PSF/FT	RAFTERS	L/360	L/240	0.75
EXTERIOR BALCONIES	60	NON-DRIFT SNOW	30	PARTITION	10	WIND EXPOSURE	B	SEISMIC SITE CLASS	D	ACTIVE PRESSURE CONDITION	45 PSF/FT	ROOF BEAMS	L/240	L/180	0.75
DECKS	40	DRIFTING SNOW	PER CODE	ROOF	15	IMPORTANCE FACTOR	1.0	SHORT-PERIOD DESIGN SPECTRAL RESPONSE ACCELERATION (S_{DS})	16.0% g	PASSIVE PRESSURE CONDITION	180 PSF/FT	JOIST	L/480	L/360	0.625
STAIRS	40									SURCHARGE LOADS	100 PSF	FLOOR BEAMS	L/360	L/240	0.75
SLEEPING ROOMS	30							RESIDENTIAL SEISMIC DESIGN CATEGORY	A	S.O.G. COEFFICIENT OF SLIDING FRICTION	0.3	JOISTS/BEAMS-TILE OR STONE FINISH	L/600	L/480	0.5
ATTICS WITH STORAGE	20					SHEAR WALL TYPE		PER R301.2.2, THE SEISMIC PROVISIONS OF THE RESIDENTIAL BUILDING CODE ARE NOT APPLICABLE TO DETACHED ONE-FAMILY DWELLINGS ASSIGNED TO SEISMIC DESIGN CATEGORY A, B, OR C.		FACTORS OF SAFETY (OTM & SLIDING)	1.5	MASONRY LINTELS (OR XFER BEAMS OF EXIST MASONRY)	L/600	L/600	0.3
ATTICS WITHOUT STORAGE	10					CS-WSP (U.N.O.)				TOTAL/DIFFERENTIAL SETTLEMENT	1/.5 INCH				

LEGEND

- EXIST. CONCRETE FOOTING
- CONCRETE FOOTING
- EXIST. BRICK MASONRY
- BRICK MASONRY
- EXIST. CONCRETE MASONRY (CMU)
- CONCRETE MASONRY (CMU)
- EXIST. CONCRETE WALL
- CONCRETE WALL
- EXIST. WOOD BEARING WALL
- WOOD BEARING WALL (2x6 @ 16" U.N.O.)
- WALL BELOW TO BE REMOVED
- BEARING WALL ABOVE
- EXIST. WOOD JOIST
- EXIST. WOOD RAFTER
- EXIST. WOOD BEAM
- EXIST. WOOD FRAMING TO BE REMOVED
- EXIST. STEEL BEAM

- WOOD JOIST
- WOOD RAFTER
- WOOD BEAM, #J INDICATES NO. OF JACK STUDS, #K INDICATES NO. OF KING STUDS (2K/2J, 2J/2K)
- WOOD HEADER
- STEEL BEAM
- INDICATES EXIST. WOOD POST THRU OR DOWN
- INDICATES EXIST. WOOD POST ABOVE
- INDICATES EXIST. STEEL POST THRU OR DOWN
- INDICATES EXIST. STEEL POST UP
- INDICATES WOOD POST THRU OR DOWN (APC POSTS SUPPORTING GIRDERS TO BE CONTINUOUS THROUGH FLOOR CONSTRUCTION DOWN TO THE FOUNDATION LEVEL)
- INDICATES WOOD POST ABOVE (REFER TO NOTES FOR WOOD POST THRU OR DOWN)
- INDICATES STEEL POST UP
- INDICATES STEEL POST THRU OR DOWN
- DENOTES CONNECTION REQUIREMENTS (SEE SCHED.)
- (##'-##") INDICATES TOP OF FOOTING ELEVATION

STANDARD ABBREVIATIONS

ADD'L	ADDITIONAL
ADJ.	ADJACENT
A/E	DESIGN TEAM OF RECORD
ALT.	ALTERNATIVE
APC	ANTHONY POWER COLUMN
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL/ARCHITECT
B.O.	BOTTOM OF
BLDG.	BUILDING
BM	BEAM
BOT.	BOTTOM
BRG	BEARING
BSMT	BASEMENT
CANT.	CANTILEVERED
(C.E.)	CONCRETE ENCASED MEMBER
CFS	COLD FORMED STEEL
C.I.	CAST IRON
C.I.P.	CAST IN PLACE
C.J.	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
COORD.	COORDINATE
CONTR.	CONTRACTOR
COTR.	CONTRACT OFFICER'S TECHNICAL REP.
CTR.	CENTER
D.B.A.	DEFORMED BAR ANCHOR
DBL	DOUBLE
DEMO	DEMOLITION
DTL	DETAIL
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
D.L.	DEAD LOAD
DN	DOWN
DO	DITTO
DWG(S)	DRAWING(S)
DWL	DOWEL
(E)	EXISTING MEMBER OR DIMENSION
EXIST.	EXISTING
EA.	EACH
E/	EDGE OF
E.A.	EACH FACE
E.J.	EXPANSION JOINT
E.L.	ELEVATION
EMBED.	EMBEDMENT
ENGR	ENGINEER
E.O.R.	ENGINEER OF RECORD
EQ.	EQUAL
E.S.	EACH SIDE
EXT.	EXTERIOR
E.W.	EACH WAY
FNDN	FOUNDATION
FIN.	FINISH
FLR.	FLOOR
FRMG	FRAMING
F.S.	FAR SIDE
FTG	FOOTING
F.P.	FIRE PROTECTION
F.W.	FLAT WISE
GA.	GAUGE
GALV.	GALVANIZE
G.B.	GRADE BEAM
G-LAM	GLUE LAMINATED LUMBER
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
HT.	HEIGHT
HVAC	HEATING, VENTILATION & AIR CONDITIONING
I.D.	INSIDE DIAMETER
I.F.	INSIDE FACE
I.J.	ISOLATION JOINT
INFO.	INFORMATION
INT.	INTERIOR
JT.	JOINT
L.L.	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LSL	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
L-W	LONG WAY
L.P.	LOW POINT
LW.	LIGHT WEIGHT
MAX.	MAXIMUM
MECH.	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING & F.P.
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
N.F.	NEAR FACE
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.S.	NEAR SIDE
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.	OUTSIDE FACE
OPNG.	OPENING
OPP.	OPPOSITE
P.A.F.	POWER ACTUATED FASTENER
PC.	PIECE
P/C	PRECAST CONCRETE
PERP.	PERPENDICULAR
PL.	PLATE
PLF	POUND PER LINEAR FOOT
PSI	POUND PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
P-T	POST TENSIONED
P.T.	PRESERVATIVE TREATED
REINF.	REINFORCED
REQ'D	REQUIRED
REV.	REVISION
R.O.	ROUGH OPENING
SCHED.	SCHEDULE
SECT.	SECTION
SIM.	SIMILAR
S.I.F.	STEP IN FOOTING
S.O.G	SLAB ON GRADE
SPEC.	SPECIFICATION
SQR.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STIFF.	STIFFENER
STIR.	STIRRUP
STL.	STEEL
SQR.	SQUARE
S-W	SHORT WAY
SYM.	SYMMETRICAL
T.C.	TERRA COTTA
T.O.	TOP OF
T&B	TOP AND BOTTOM
TEMP.	TEMPORARY
T&G	TOUNGE AND GROOVE
THK.	THICK(NESS)
T.L.S.	TENSION LAP SPLICE
TR.	TRANSFER
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
U-P	UNDERPINNING
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
W/	WITH
W.A.	WORK POINT
W-P	WATER PROOF
WWF	WELDED WIRE FABRIC
#	NUMBER
℄	CENTER LINE
ø	DIAMETER
ℙ	PROPERTY LINE

STATE OF MARYLAND
CHRISTOPHER A. COBB
No. 43074
PROFESSIONAL ENGINEER
PROFESSIONAL CERTIFICATION. I, CHRISTOPHER A. COBB 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.: 43074 EXPIRATION DATE: 12/31/2026

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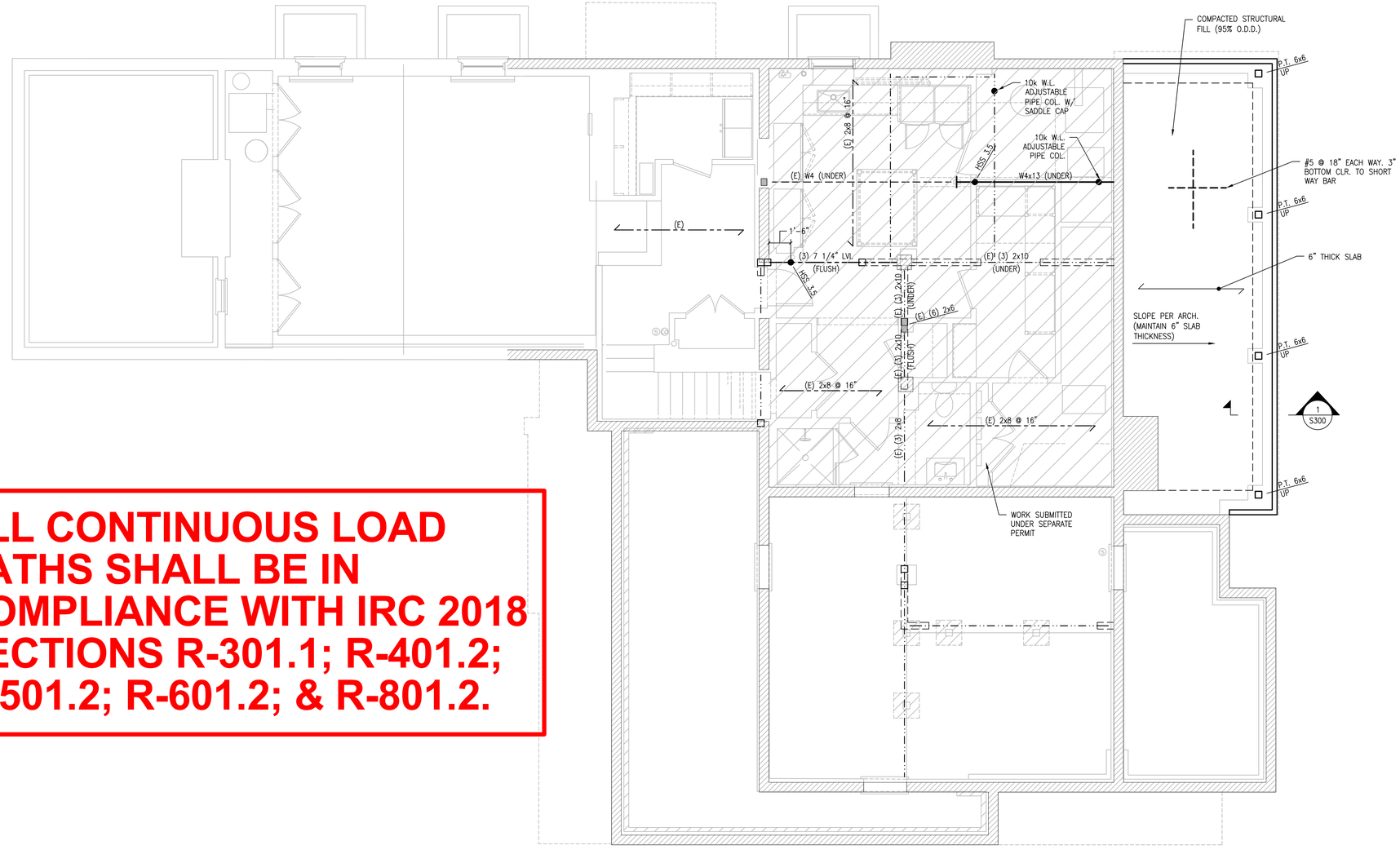
DRAWING: LEGEND AND SCHEDULES
ISSUE: 2025-02-21 | PERMIT SET

S002

APPROVED
Department of Permitting Services
Permit # BUILDING-1107481
Date 03/10/25



ALL CONTINUOUS LOAD PATHS SHALL BE IN COMPLIANCE WITH IRC 2018 SECTIONS R-301.1; R-401.2; R-501.2; R-601.2; & R-801.2.

1 S201 FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

NOTE:
1. VERIFY ALL EXISTING CONDITIONS IN AREAS OF NEW WORK. NOTIFY S.E.R. IF CONDITIONS VARY FROM THOSE SHOWN
2.

NORTH

BACKGROUND DRAWINGS PROVIDED BY SDK ARCHITECTURE INC. DATED FEBRUARY 06, 2025

STATE OF MARYLAND
CHRISTOPHER A. COBB
No. 43074
PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATION. I, CHRISTOPHER A. COBB 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.
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DRAWING: FIRST FLOOR FRAMING PLAN
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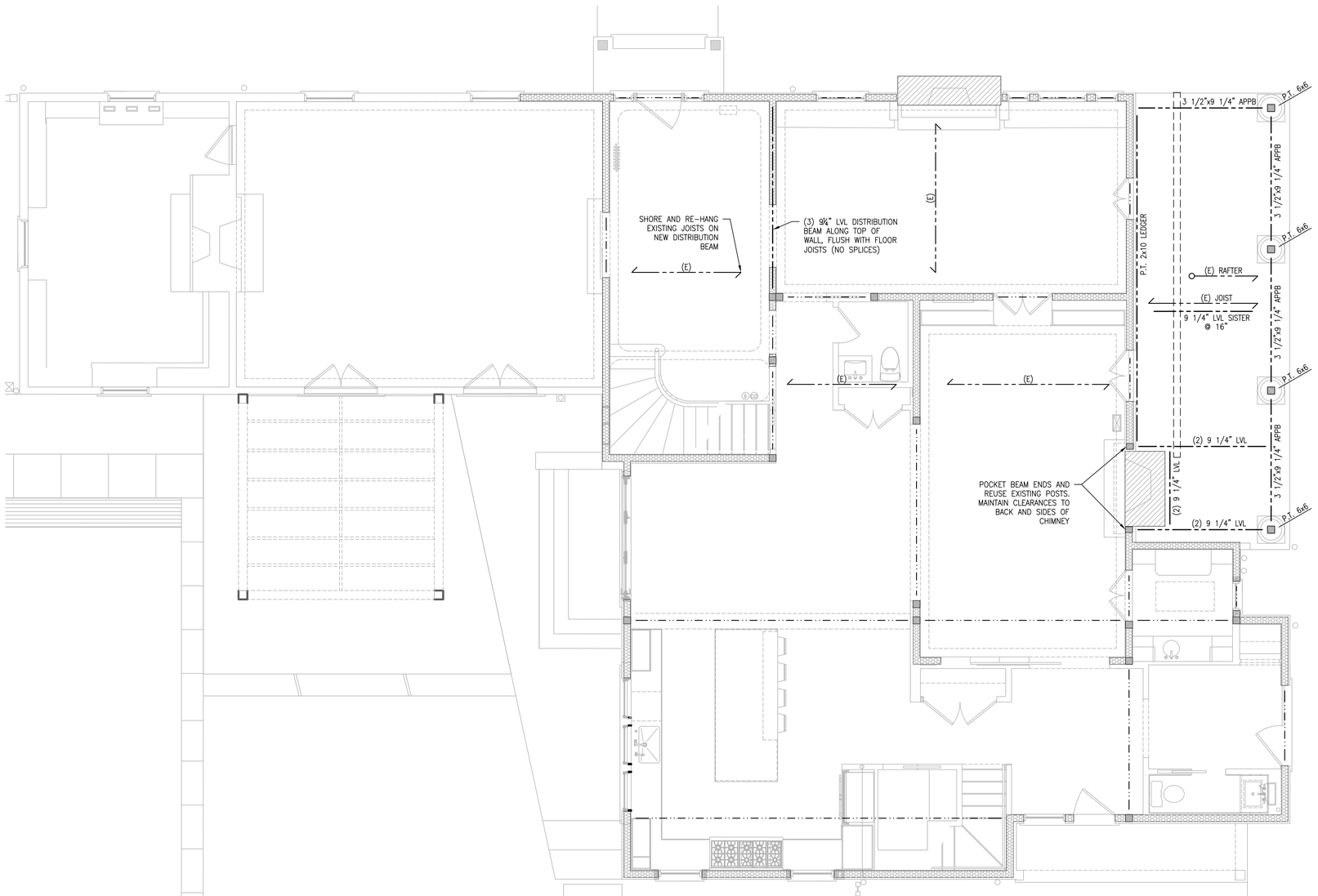
S201

APPROVED
Department of Permitting Services
Permit # BUILDING-1107481
Date 03/10/25



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NOTE:
1. VERIFY EXISTING CONDITIONS IN ALL AREAS OF NEW WORK. NOTIFY S.E.R IF CONDITIONS VARY FROM THOSE SHOWN
2. APPB = ANTHONY POWER PRESERVED BEAM

1 / S202 SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

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S202

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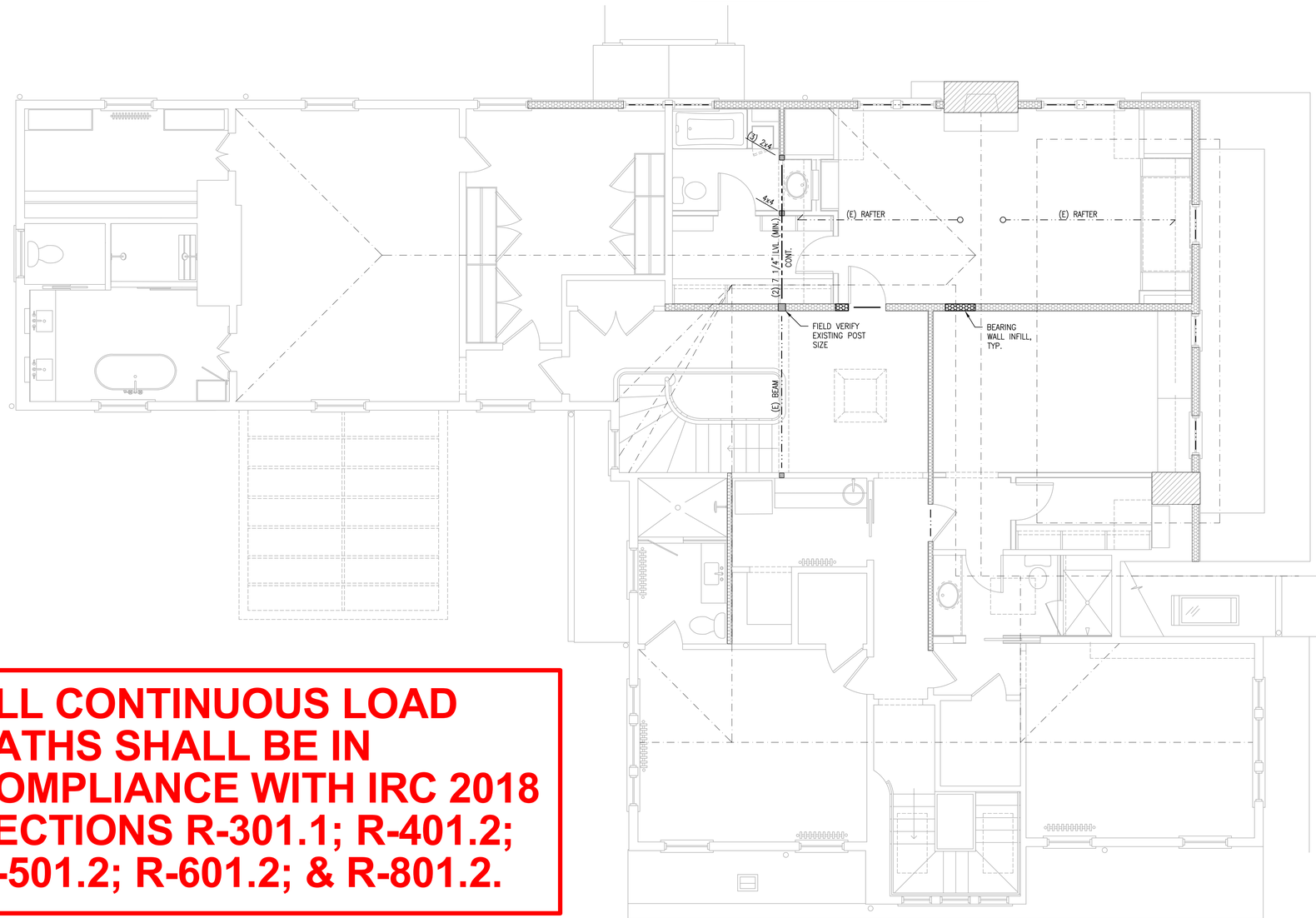

ALL CONTINUOUS LOAD PATHS SHALL BE IN COMPLIANCE WITH IRC 2018 SECTIONS R-301.1; R-401.2; R-501.2; R-601.2; & R-801.2.

1 / S203 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

NOTE:
1. VERIFY EXISTING CONDITIONS IN ALL AREAS OF NEW WORK. NOTIFY S.E.R. IF CONDITIONS VARY FROM THOSE SHOWN

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BACKGROUND DRAWINGS PROVIDED BY SDK ARCHITECTURE INC. DATED FEBRUARY 06, 2025

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DRAWING: ROOF FRAMING PLAN
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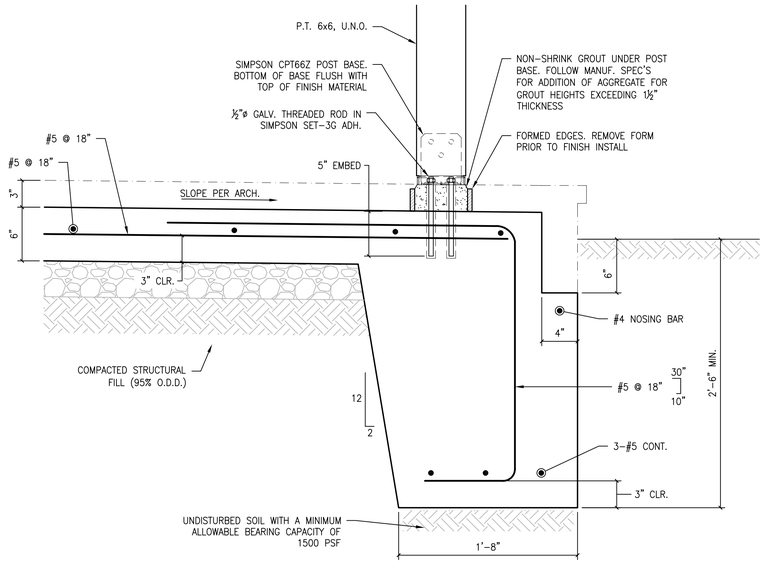
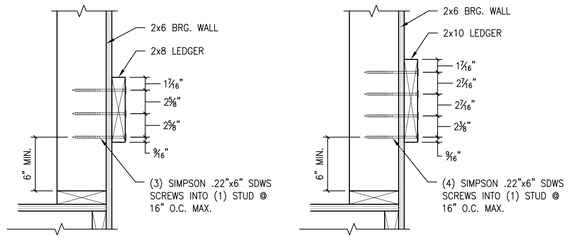
S203

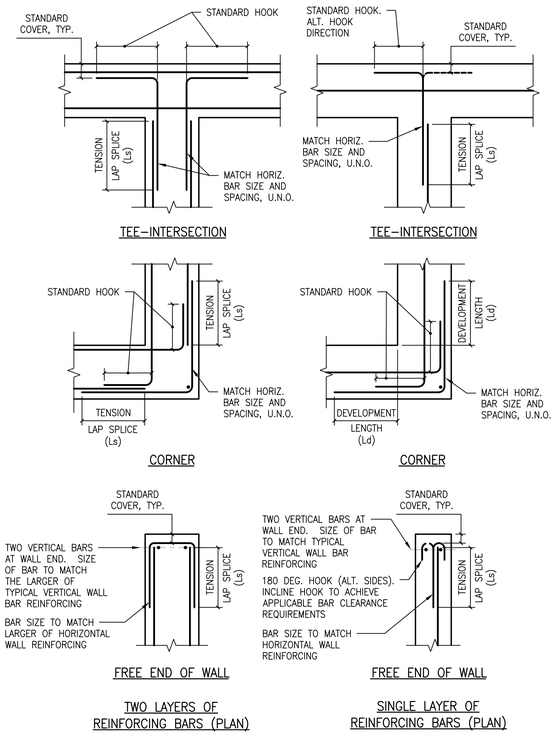


1 S300 **SECTION**
SCALE: 1 1/2" = 1'-0"



NOTE:
1. SCREWS SHALL BE CENTERED ON WIDTH OF STUD
2. STUD WIDTH SHALL NOT BE LESS THAN 1½"
3. WHERE SCREWS ARE LOCATED WITHIN THE END 6" OF THE LEDGER, PREDRILL HOLE WITH 5/32" BIT
4. WHERE 2x10 SOUTHERN PINE LEDGERS ARE SPECIFIED, ONLY INSTALL TOP (3) SCREWS

2 S300 **STANDARD DETAIL: LEDGER ATTACHMENT TO WOOD WALL**
SCALE: N.T.S.



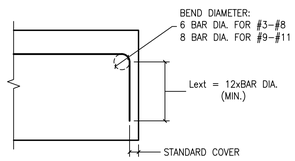
3 S300 **STANDARD DETAIL: HORIZONTAL REINFORCEMENT AT CONCRETE WALL CORNERS, INTERSECTIONS, AND ENDS**
SCALE: N.T.S.

DEFORMED BAR TENSION DEVELOPMENT LENGTH (Ld)

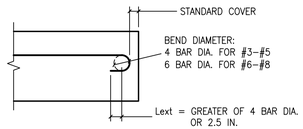
	3000 PSI		3500 PSI		4000 PSI		4500 PSI		5000 PSI	
BAR SIZE	CASE I	CASE II	CASE I	CASE II	CASE I	CASE II	CASE I	CASE II	CASE I	CASE II
#3	17	25	16	23	15	22	14	21	13	20
#4	22	33	21	30	19	29	18	27	17	26
#5	28	42	26	38	24	36	23	34	22	32
#6	33	50	31	46	29	43	27	41	26	39
#7	48	72	45	67	42	63	40	59	38	56
#8	55	83	51	77	48	72	45	68	43	64
#9	62	93	58	86	54	81	51	76	48	72
#10	70	105	65	97	61	91	57	86	54	81
#11	78	116	72	108	67	101	64	95	60	90

TENSION LAP SPLICE - CLASS B (Ls)

	3000 PSI		3500 PSI		4000 PSI		4500 PSI		5000 PSI	
BAR SIZE	CASE I	CASE II	CASE I	CASE II	CASE I	CASE II	CASE I	CASE II	CASE I	CASE II
#3	23	33	21	30	20	29	19	28	17	26
#4	29	43	28	40	25	38	24	36	23	34
#5	37	55	34	50	32	47	30	45	29	42
#6	43	65	41	60	38	56	36	54	34	51
#7	63	94	59	88	55	82	52	77	50	73
#8	72	108	67	101	63	94	59	89	56	84
#9	81	121	76	112	71	106	67	99	63	94
#10	91	137	85	127	80	119	75	112	71	106
#11	102	151	94	141	88	132	84	124	78	117



STANDARD HOOK (90 DEGREE)



STANDARD HOOK (180 DEGREE)

NOTES:
1. VALUES PROVIDED IN THE TENSION DEVELOPMENT LENGTH AND TENSION LAP SPLICE TABLES CORRESPOND TO NORMAL WEIGHT CONCRETE AND UNCOATED BARS.
2. TABLES ARE NOT APPLICABLE FOR HOOKED BARS, HEADED BARS, OR MECHANICALLY ANCHORED BARS.
3. THE FOLLOWING CASES SHALL BE CONSIDERED IN THE DETERMINATION OF REQUIRED DEVELOPMENT LENGTH AND TENSION LAP SPLICES:
   - CASE I:
     - CLEAR SPACING AND CLEAR COVER OF BARS OR WIRES BEING DEVELOPED OR LAP SPLICED IS NOT LESS THAN THE BAR DIAMETER, AND STIRRUPS OR TIES THROUGHOUT Ld NOT LESS THAN CODE MINIMUM; OR
     - CLEAR SPACING OF BARS OR WIRES BEING DEVELOPED OR LAP SLICED NOT LESS THAN 2x BAR DIAMETER, AND CLEAR COVER NOT LESS THAN THE BAR DIAMETER.
   - CASE II: ALL OTHER CONDITIONS
4. FOR LIGHTWEIGHT CONCRETE, MULTIPLY TABLE VALUES BY 1.33.
5. FOR EPOXY COATED BARS WITH:
   - CLEAR COVER LESS THAN 3 BAR DIAMETER OR CLEAR SPACING LESS THAN 6 BAR DIAMETER, MULTIPLY TABLE VALUES BY 1.5.
   - ALL OTHER CONDITIONS, MULTIPLY TABLE VALUES BY 1.2.
6. IF MORE THAN 12 IN. OF FRESH CONCRETE IS PLACED BELOW HORIZONTAL REINFORCEMENT, MULTIPLY TABLE VALUES BY 1.3. THIS CONDITION INCLUDES, BUT IS NOT LIMITED TO, TOP BARS IN SLABS, FOOTINGS AND BEAMS THAT ARE GREATER THAN 13" THICK, AND ALL HORIZONTAL WALL REINFORCING.

4 S300 **STANDARD DETAIL: TENSION DEVELOPMENT LENGTH AND SPLICING OF STEEL REINFORCING IN CONCRETE**
SCALE: N.T.S.

PROFESSIONAL CERTIFICATION. I, CHRISTOPHER A. COBB 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.: 43074 EXPIRATION DATE: 12/31/2026

sdk
SDK Architecture Inc
427 Boyd Avenue
Takoma Park, MD 20912

COBB ARCHITECTURAL ENGINEERS, LLC
210 N LEE ST SUITE 210, ALEXANDRIA, VA 22314 | 703.350.4151 | COBBAE.COM

Williams Residence

20 West Kirke Street
Chevy Chase, MD 20815

DRAWING: **DETAILS**
ISSUE: **2025-02-21** | **PERMIT SET**

S300

HISTORIC AREA WORK PERMIT
Address: 20 W Kirke St., Chevy Chase MD
Applicant: Elizabeth Williams
Applicant's Agent: Avantika Dalal
Date: 03/18/2025

HAWP #1109308

Written Narrative

Alteration
The proposed project includes restoration/ reconstruction of side porch and interior renovations to (2) second floor bedroom suites, including bathrooms.

Landscaping
Addition of stone patio and 18" height seat wall entirely on owner's property as shown on Site Plan.

Tree Removal
On the East side of the house, an existing tree separates the proposed outdoor areas. The project proposes to remove the tree to unify the outdoor spaces.