APPROVED
Department of Permitting Services
Permit # BUILDING-838932
Date 03/14/19
Stamped By: Maurice Stewart

Robert Fling
Digitally signed by Robert Fling
DN: CN=Robert Fling, O=Robert M. Fling, L=Gainesville, S=Virginia, C=US, SERIALNUMBER=t2hrbf0pvpwvt62x71k5pkmrndv
Date: 2018.05.07 20:46:34-04'00'

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the state of Maryland.
License No. 16783 Expiration Date: 1/20/2020

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GRACE CHURCH ROAD RESIDENCE

SINGLE FAMILY HOME

CS1 COVER SHEET
CS2 PROJECT NOTES
A1 BASEMENT PLAN
A2 FIRST FLOOR PLAN
A3 SECOND FLOOR PLAN
A4 ROOF PLAN
A5 FRONT ELEVATION
A6 RIGHT ELEVATION
A7 REAR ELEVATION
A8 LEFT ELEVATION
A9 SECTION
A10 SECTION
A11 WALL SECTION AND DETAILS
A12 THERMAL ENVELOPE
S1 FIRST FLOOR FRAMING
S2 SECOND FLOOR FRAMING
S3 ROOF FRAMING
S4 FIRST FLOOR BWL
S5 SECOND FLOOR BWL
S6 BWL DETAILS

04 / CS — SHEET INDEX

SQUARE FOOT CALCULATION

BASEMENT:	1434 S.F.
FIRST FLOOR:	1434 S.F.
SECOND FLOOR:	1420 S.F.
TOTAL:	4288 S.F.
GARAGE:	274 S.F.
FRONT PORCH:	242 S.F.

STRUCTURE INFORMATION

YEAR CONSTRUCTED:	2018
LOT SIZE:	9750 S.F.
LOT COVERAGE (ALLOW):	2759 S.F. (26.25%)
LOT COVERAGE (INFILL):	1708 S.F.
BUILDING HEIGHT:	26'-8" AT MID-POINT OF ROOF

03 / CS — PROJECT INFO

CODES:

THIS PROJECT HAS BEEN DESIGNED UNDER THE 2015 EDITION OF IRC RESIDENTIAL CODE AS AMENDED BY MONTGOMERY COUNTY ER 4-15 AMII

STRUCTURAL INFORMATION:

FRAMING LUMBER:
ALL LUMBER SHALL BE NO.2 GRADE HEM FIR WITH THE FOLLOWING ALLOWABLE MIN. STRESSES AND MODULES OF ELASTICITY:

Fb= PER AFPA-NDS
Fv= 75 PSI
Fc= 405 PSI
E= 1,300,000 PSI

MICROLAM LUMBER

Fb= 2800PSI
E= 2,100,000 PSI

SOIL BEARING CAPACITY
ASSUMED 2000 PSF

STRUCTURAL LOADS:

FLOOR LOADS TYPICAL
10 PSF DEAD + 40 PSF LIVE = 50 PSF TOTAL

FLOOR LOADS SLEEPING ROOMS
10 PSF DEAD + 30 PSF LIVE = 40 PSF TOTAL

ROOF LOADS
17 PSF DEAD + 30 PSF LIVE = 47 PSF TOTAL

GARAGE FLOOR
50 PSF DEAD + 50 PSF LIVE = 100 PSF TOTAL

WIND LOADS
115 MPH (ULTIMATE)

LATERAL EARTH PRESSURE AT FOUNDATION WALLS
60 PCF (ASSUMED VERIFY WITH SOILS REPORT IF REQ.)

CONCRETE:

ALL EXPOSED CONCRETE SHALL BE AIR-ENTRAINED AND SHALL HAVE A MIN. STRENGTH OF 3500 PSI AT 28 DAYS, ALL OTHER CONC. SHALL BE 3000 PSI AT 28 DAYS.

GENERAL NOTES:

VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD PRIOR TO WORK. NOTIFY ARCHITECT OF ANY VARIATIONS IMMEDIATELY.

CONTRACTOR RESPONSIBLE FOR LOCATION AND COORDINATION OF ALL SITE UTILITIES AND DISTANCES TO PROPERTY LINES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH STATE AND LOCAL CODES.

CONTRACTOR TO INSURE PROPER DRAINAGE FROM STRUCTURES.

7/16 OSB EXTERIOR WALL SHEATHING THROUGHOUT

01 / CS — CODE NOTES

OWNER/CONTRACTOR:

RENOVATION SOLUTIONS (PETER GARVIN)
205 WARRENTON DRIVE
SILVER SPRING, MD 20904
301.807.2514

DESIGNER:

KENT WILLIAMS
PO BOX 698
WASHINGTON GROVE, MD 20880
301.437.8794

STRUCTURAL ENGINEER

RKC ENGINEERING (ROB FLING)
PO BOX 1015
GAINESVILLE, VA 20156
703.753.9207

LAND SURVEYOR

RON PRETTYMAN
35696 ARMY NAVY DRIVE
MECHANICSVILLE, MD 20659
301.904.2935

01 / CS — PROJECT TEAM

1917 GRACE CHURCH ROAD
SILVER SPRING MD 20910

PRELIM. DES 12.14.17
DESIGN DEV. 02.01.18
DESIGN DEV. 02.17.18
DESIGN DEV. 04.27.18
PERMIT SET 05.04.18

CS1

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Date: 2018.05.07 20:50:45-04'07'

STATE OF MARYLAND
ROBERT MICHAEL FLING
16783
PROFESSIONAL ENGINEER
5/4/2018

Professional Certification:
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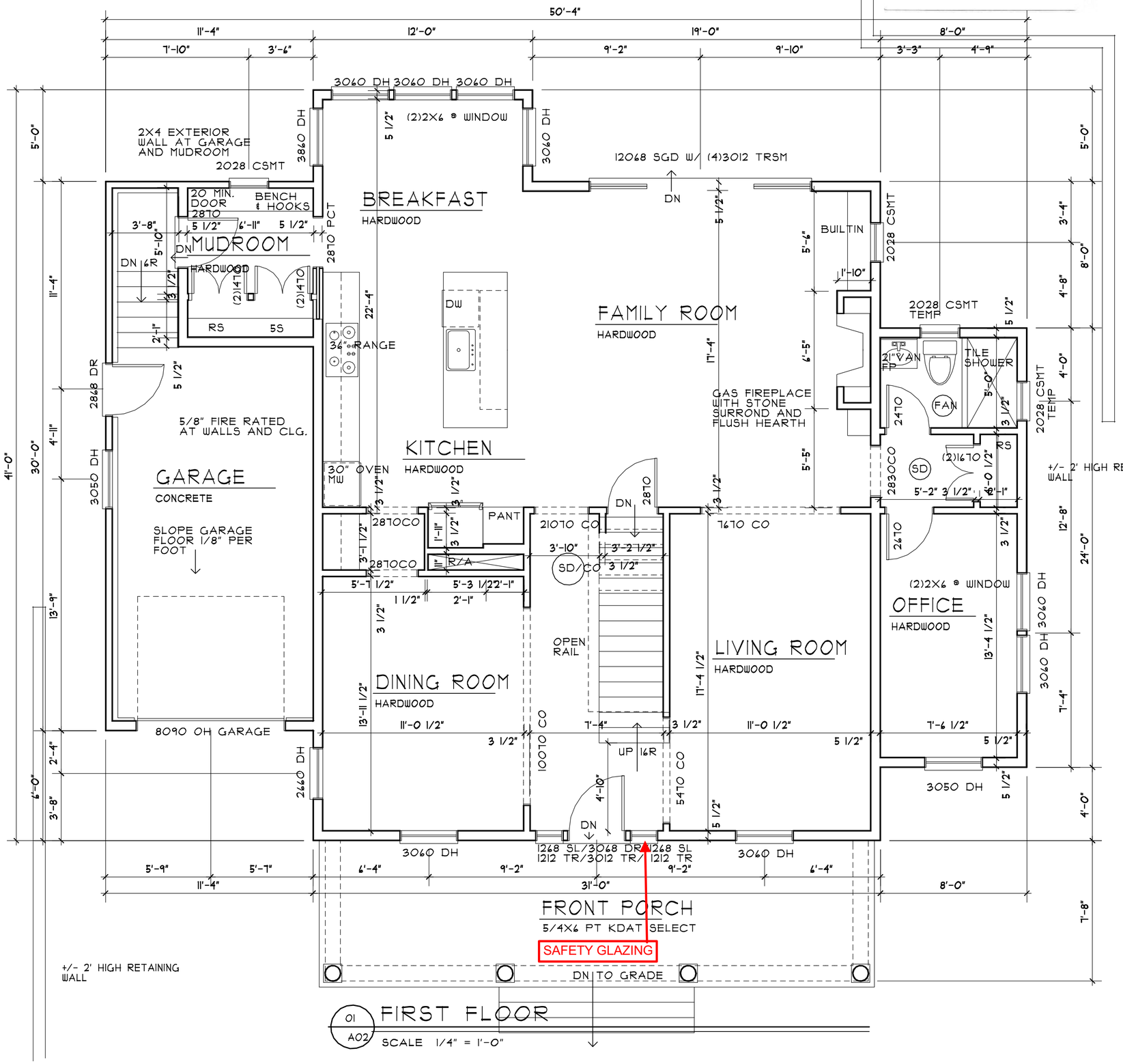

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RS

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A02

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Date: 2018.05.07 20:51:13-04'00'

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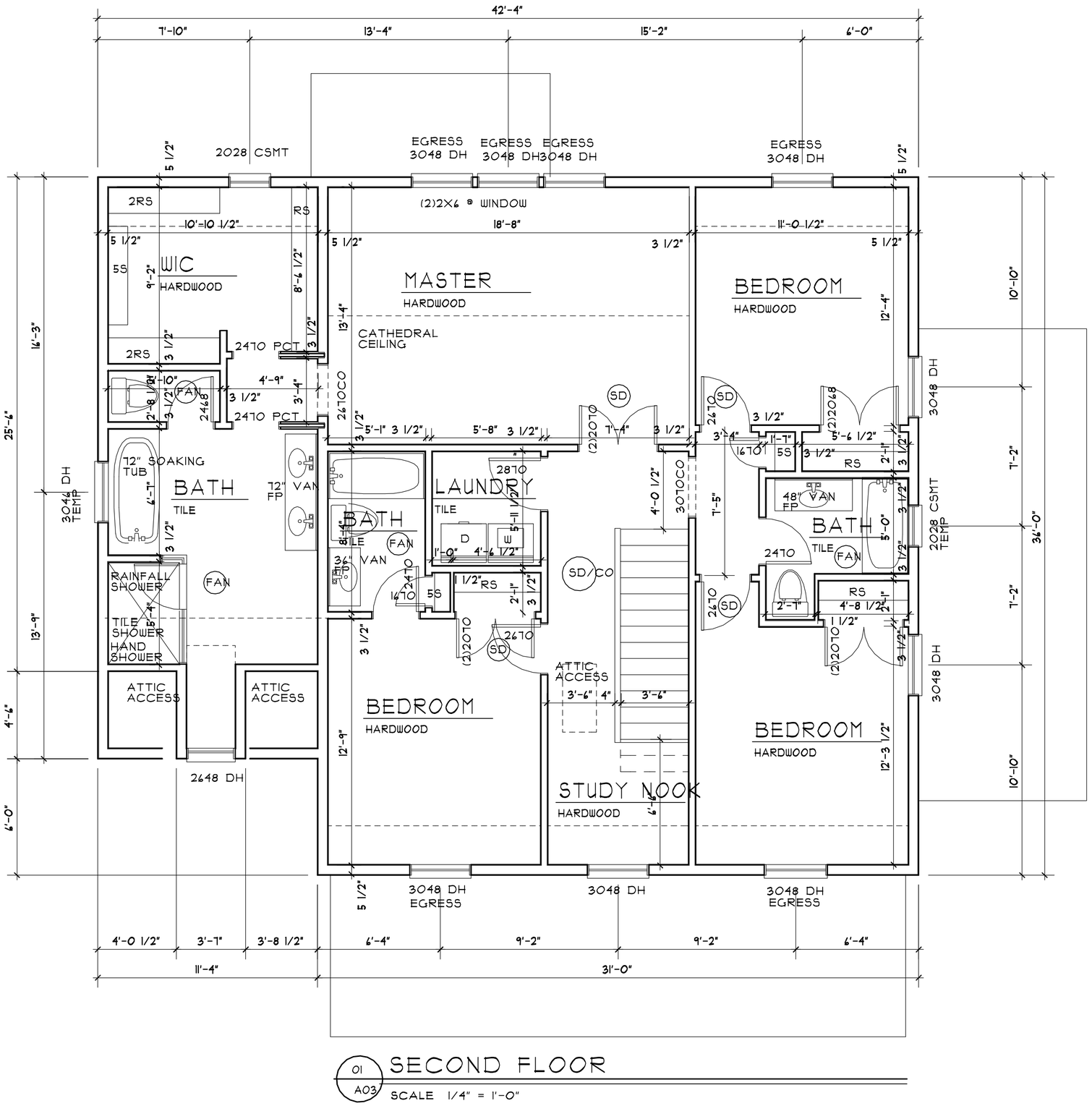

01 A03 SECOND FLOOR
SCALE 1/4" = 1'-0"

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RS

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A03

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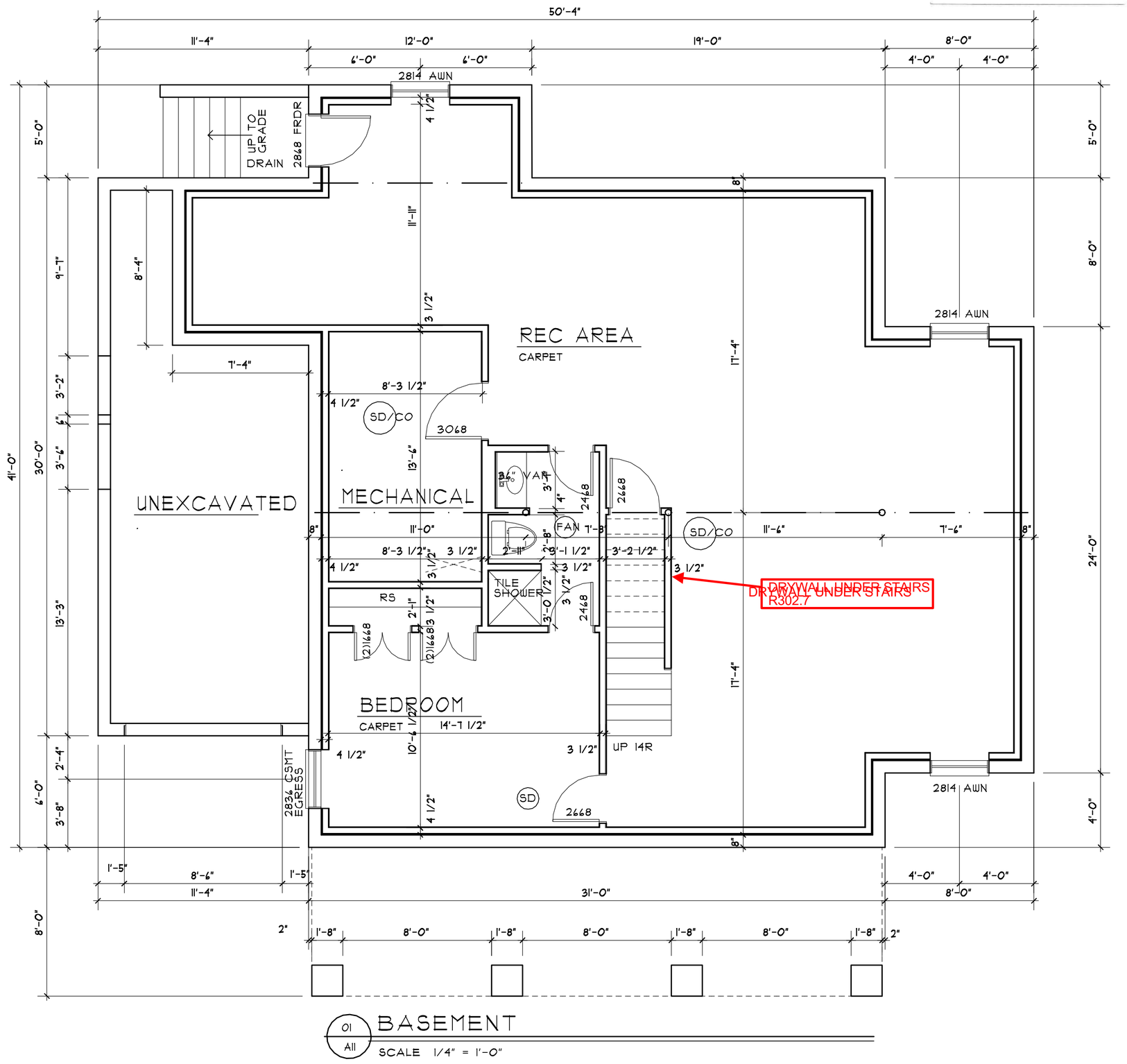
BASEMENTS, HABITABLE ATTICS, AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENING WITH A CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM CLEAR WIDTH SHALL BE 20" AND THE MINIMUM CLEAR HEIGHT SHALL BE 24". THE SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR.



01 BASEMENT
All
SCALE 1/4" = 1'-0"

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RS

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A01