

#### HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton Chairman

Date: July 14, 2022

#### **MEMORANDUM**

TO: Mitra Pedoeem

Department of Permitting Services

FROM: Dan Bruechert

**Historic Preservation Section** 

Maryland-National Capital Park & Planning Commission Historic

SUBJECT: Area Work Permit # 977459 - Building Addition

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the January 5, 2022 HPC meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Joseph Akman & Jessica Veffer Address: 3906 Washington St., Kensington

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



NEW INTERIOR CASEMENT

WINDOW AT EXISTING BASEMENT WINDOW, TO MATCH OTHER EXISTING

BASEMENT WINDOWS -

WINDOW PAIR TO CENTER ON WINDOW PAIR ABOVE ————

APPROVED

Montgomery County

**Historic Preservation Commission** 

By Dan.Bruechert at 10:13 am, Jul 14, 2022

REVIEWED

(E.T.R.)

8"+/- (EQ.)

5 1/2"

DN 3"

MUDROOM (

12'-11 1/4"

<u>GYM</u>

MIRRORED WALL

-2X4 FURRING AT

EXTERIOR WALLS W/ 1/2" SHIM SPACE FRONT PORCH E.T.R.

<u>FOYER</u>

ETR

BUILT-IN

1 A300

WINDOW PAIR

TO CENTER ON BAY ABOVE

BANQUETTE -

BREAKFAST <u>ROOM</u>

EXISTING RANGE

DW

(REUSE)

2'-3"

19'-0"

<u>DECK</u>

19'-0"

DECK

PROPOSED FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

В

3'-0"

R.O. # R.O.

R.O.

<u>KITCHEN</u>

EQ.

3'-0"

8"+/- (EQ.)

ETR

REPLACE EXISTING TRANSOM

AT OPENING W/ NEW CLASS

<u>LIVING ROOM</u>

E.T.R.

DOORS & BEAM

<u>DINING</u>

ROOM

PLUMBER'S PATCH

FOR PINE FLOORING

AT REMOVED BATHROOM

ROUNDED CORNER

DECORATIVE BEAMS

FAMILY ROOM

303'-2" FIN.FLOOR

EQ.

& BEAM

6'-0 1/2"

27'-0"

-CENTER DOOR

3'-0"

8'-0"

R.O. 1'-0 1/2"

3'-0"

8"+/- (EQ.) TO EX. HOUSE

WALL LEGEND

OVER CMU

GENERAL NOTES:

1. DO NOT SCALE THE DRAWINGS

2. NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O)

3. EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O)

AT CEILING

303'-2" EX.FIN.FLOOR

- NEW BUILT-IN CABINETS

#3, A401

<u>PLAYROOM</u>

E.T.R.

295'-3" EX. SLAB

STORAGE

E.T.R.

INFILL WALL

OPENING -

#4, A400

<u>GUEST ROOM</u>

295'-O" T.O. SLAB

3'-4"

8'-0"

M.O. 1

8"+/- (EQ.)

AT REMOVED

MECH. E.T.R.

BUILT-IN CUBBIES

3'-6"

DOOR TO CENTER ON MULLION ABOVE —

5 1/2"

#4, A401

17'-10"

27'-0"

19'-0"

UNDER DECK

<u>STORAGE</u>

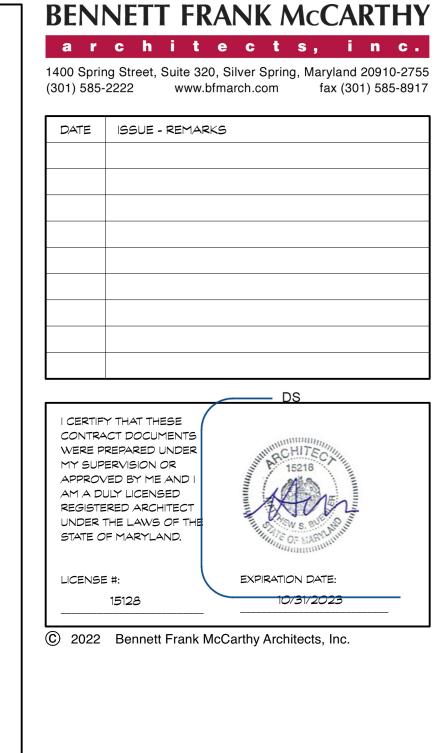
14'-6 1/2"

PROPOSED CELLAR PLAN

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

| +5 1/2"

3'-1"



20895

3906 Projec PROPOSED CELLAR & FIRST FLOOR PLANS

/ashington # 2120

& BID **PERMIT** 2022 05 JULY

BENNETT FRANK McCARTHY

architects, inc.

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755

(301) 585-2222 www.bfmarch.com fax (301) 585-8917

DATE ISSUE - REMARKS

I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. EXPIRATION DATE: LICENSE #: 10/31/2023

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√ashington # 2120 3906 Projec

20895

SECOND FLOOR & ATTIC PLANS

& BID

**PERMIT** 

2022

05 JULY

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755

DATE ISSUE - REMARKS \_\_\_ DS

I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE #:

- EXISTING ROOF &

DORMERS TO REMAIN

EXPIRATION DATE: 10/31/2023

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				MATE	RIAL								
NO.	LOCATION	SIZE (R.O.)	THICKNESS	DR	FR	TYPE/STYLE	CONFIG	OPER.	U-VALUE	SHGC	HARDWARE	REMARKS	NO.
1	REAR ENTRY	6'-0 5/16" X 8'-0 1/2" RO	1 3/4"	GLS	WD	FULL-LITE	DOUBLE	SLIDER	0.30	0.40	BY DOOR MANUFACTURER	WEATHERSHIELD SIGNATURE SERIES #6080	1
2	BASEMENT ENTRY	3'-0" X 6'-8" VIF	1 3/4"	GLS	WD	FULL-LITE	ETR	SWING	0.30	0.40	ETR	EXISTING DOOR TO BE REUSED. G.C. TO VERIFY SIZE	2
3	GUEST ROOM	2'-6" X 6'-8"	1 3/8"	WD	WD	PANEL*	SINGLE	SWING	-	•	PRIVACY SET		3
4	GUEST BATH	2'-4" X 6'-8"	1 3/8"	WD	WD	PANEL*	SINGLE	SWING	-	-	PRIVACY SET		4
5	POWDER ROOM	2'-4" X 6'-8"	1 3/8"	WD	WD	PANEL*	SINGLE	SWING	-	-	PRIVACY SET		5
6	PANTRY	2'-4" X 6'-8"	1 3/8"	WD	WD	PANEL*	SINGLE	POCKET	-	,	TRACK & PULL		6
7	FAMILY ROOM	3'-0" × 6'-8"	1 3/8"	WD	WD	PANEL*	SINGLE	SWING	-	,	PASSAGE SET		7
8	LAUNDRY ROOM	3'-0" × 6'-8"	1 3/8"	WD	WD	PANEL*	SINGLE	SWING	-	-	PASSAGE SET		8
9	PRIMARY BEDROOM	2'-8" × 6'-8"	1 3/8"	WD	WD	PANEL*	SINGLE	SWING	-	•	PRIVACY SET		9
10	PRIMARY W.I.C.	2'-6" × 6'-8"	1 3/8"	WD	WD	PANEL*	SINGLE	SWING	-	-	PASSAGE SET		10
11	PRIMARY BATH	2'-6" × 6'-8"	1 3/8"	WD	WD	PANEL*	SINGLE	POCKET	-	-	TRACK & PULL, PRIVACY SET	•	11
12	ATTIC STORAGE	2'-4" X 6'-8"	1 3/8"	WD	WD	PANEL*	SINGLE	SWING	-	-	PASSAGE SET		12
13	ATTIC BATH	2'-4" × 6'-8"	1 3/8"	WD	WD	PANEL*	SINGLE	SWING	-	-	PRIVACY SET		13
14	MECHANICAL ROOM	3'-0" X 6'-8"	1 3/8"	WD	WD	PANEL*	SINGLE	SWING	-	•	PASSAGE SET		14
* PAN	IELED DOORS TO MATO	H EXISTING INTERIOR DO	OR STYLE			•		•	•			•	

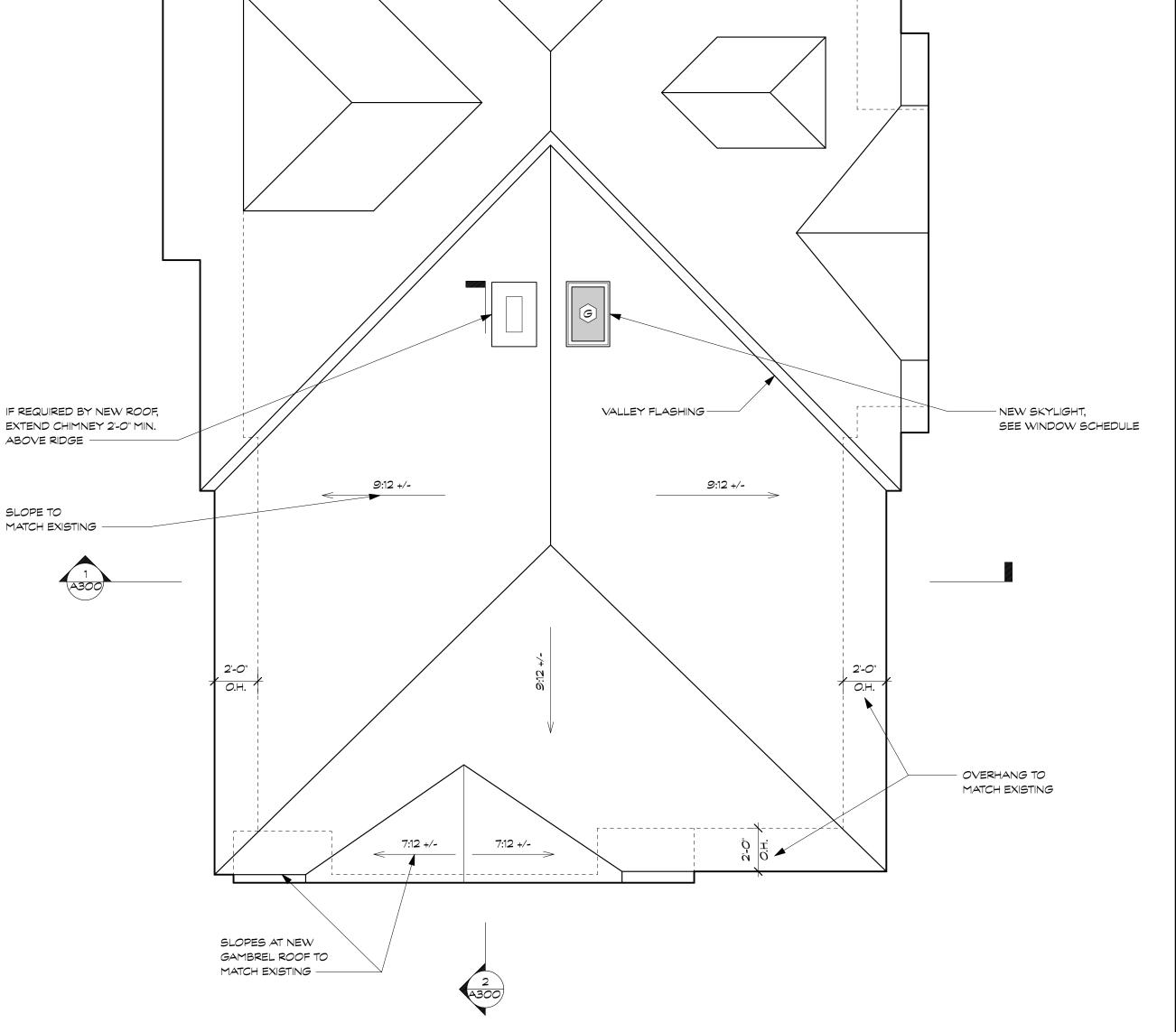
WINDO	OW SCHEDULE											
				UNIT SIZE	R.O.							
MARK	MANUFACTURER	MODEL NO.	TYPE	$(W \times H)$	$(W \times H)$	OPER.	EGRESS	GLAZING	U-VALUE	SHGC	REMARKS	MARK
А	WEATHERSHIELD	2650	DOUBLE-HUNG	2'-5 1/2" X 4'-11 1/2"	2'-6" × 5'-0"	Y	Ζ	LOW-E	0.31	0.28		А
В	WEATHERSHIELD	3050	DOUBLE-HUNG	2'-11 1/2" X 4'-11' 1/2"	3'-0" × 5'-0"	Y	Ν	LOW-E	0.31	0.28		В
С	WEATHERSHIELD	3056	DOUBLE-HUNG	2'-11 1/2" X 5'-5 1/2"	3'-0" × 5'-6"	Y	Y	LOW-E	0.31	0.28		С
D	WEATHERSHIELD	2826	CASEMENT	2'-7 1/2" X 2'-5 1/2"	2'-8" X 2'-6"	Y	Ν	LOW-E	0.30	0.28		D
E	WEATHERSHIELD	2856	DOUBLE-HUNG	2'-7 1/2" X 5'-5 1/2"	2'-8" X 5'-6"	Y	Ν	LOW-E	0.31	0.28		Е
F	WEATHERSHIELD	2040	DOUBLE-HUNG	1'-11 1/2" X 3'-11 1/2"	2'-0" 4'-0"	Y	Z	LOW-E	0.31	0.28		F
G	VELUX	FCM2234	SKYLIGHT	2'-1 1/2" X 3'-1 1/2"	1'-10 1/2" X 2'-10 1/2"	T N	N	LOW-E	0.55	0.40	WITH SOLAR-OPERATED SHADES	G

DOOR SCHEDULE

- . PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE THE SILLS ARE LESS THAN 18" ABOVE THE FINISH FLOOR.
- 2. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS WITHIN 24" OF A DOOR OPENING. 3. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS ADJACENT TO BATHTUB & SHOWER ENCLOSURES.
- 4. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD.
- 5. BASEMENTS, HABITABLE ATTICS & EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EGRESS WINDOW. THE MINIMUM NET CLEAR OPENING SHALL BE 5.7 SQUARE FEET.
  - THE MINIMUM NET CLEAR HEIGHT SHALL BE 24 INCHES.
  - THE MINIMUM NET CLEAR WIDTH SHALL BE 20 INCHES.
  - THE MAXIMUM SILL HEIGHT SHALL BE 44 INCHES ABOVE THE FINISH FLOOR.
- 6. PROVIDE LIMITERS ON ALL WINDOWS WITH SILL HEIGHT BELOW 24" TO PREVENT PASSAGE OF A 4" SPHERE THROUGH FULLY OPENED WINDOW.
- 7. ALL FENESTRATION PRODUCTS SHALL BE NFRC CERTIFIED AND SHALL MEET THE PERFORMANCE CRITERIA LABELED ON THE UNIT INCLUDING U-VALUE, SHGC, AND AIR LEAKAGE RATING.

#### 8. ALL GLAZING IN HAZARDOUS LOCATIONS AS DEFINED BY IBC 2406.3 SHALL BE LABELED PER IBC 2406.

				WAL	LS	CE	ILING	TF	RIM	
	ROOM	FLOORING	BASE	FINISH	PAINT	FINISH	PAINT	BASE	CASINGS	NOTES
EVEL										
	PLAYROOM	CARPET	WOOD	E.T.R.	EGGSHELL	E.T.R.	FLAT	E.T.R.	E.T.R.	PAINT ALL EXISTING
<b>-</b>	MECHANICAL	E.T.R.	E.T.R.	E.T.R.		E.T.R.		E.T.R.		
Ш	STORAGE	E.T.R.	E.T.R.	E.T.R.		E.T.R.		E.T.R.		
Σ	GYM	RUBBER MAT	WOOD	GWB / MIRROR	EGGSHELL	<i>G</i> WB	FLAT	PAINT GRADE	SEMIGLOSS	SOUTH WALL TO BE MIRRORED
Q	MUDROOM	TILE	WOOD	<i>G</i> WB	EGGSHELL	<i>G</i> WB	FLAT	PAINT GRADE	SEMIGLOSS	
á	GUEST BATH	TILE	WOOD	GWB / TILE	SEMIGLOSS	<i>G</i> WB	EGGSHELL	PAINT GRADE	SEMIGLOSS	SEE INTERIOR ELEVATIONS
	GUEST ROOM	CARPET	WOOD	<i>G</i> WB	EGGSHELL	GWB	FLAT	PAINT GRADE	SEMIGLOSS	
EVEL										
	FOYER	E.T.R.	E.T.R.	E.T.R.	EGGSHELL	E.T.R.	FLAT	E.T.R.	E.T.R.	PAINT ALL EXISTING
	LIVING ROOM	E.T.R.	E.T.R.	E.T.R.	EGGSHELL	E.T.R.	FLAT	E.T.R.	E.T.R.	PAINT ALL EXISTING
	DINING ROOM	E.T.R./PLUMBER'S PATCH	E.T.R.	E.T.R.	EGGSHELL	E.T.R.	FLAT	E.T.R.	E.T.R.	PAINT ALL EXISTING
_	BREAKFAST ROOM	E.T.R./PLUMBER'S PATCH	WOOD	GWB	EGGSHELL	GWB	FLAT	PAINT GRADE	SEMIGLOSS	REFINISH EXPOSED PINE FLOORING
Ω, Ω	POWDER ROOM	REFINISH EXISTING PINE	WOOD	GWB	EGGSHELL	GWB	FLAT	PAINT GRADE	SEMIGLOSS	BELOW REMOVED LINOLEUM, IF POSSIBLE
Ϊ	PANTRY	E.T.R./PLUMBER'S PATCH	WOOD	GWB	EGGSHELL	GWB	FLAT	PAINT GRADE	SEMIGLOSS	REVIEW W/ OWNER ONCE VISIBLE
	KITCHEN	OAK	WOOD	<i>G</i> WB	EGGSHELL	GWB	FLAT	PAINT GRADE	SEMIGLOSS	SEE INTERIOR ELEVATIONS
	FAMILY ROOM	OAK	WOOD	GWB	EGGSHELL	GWB	FLAT	PAINT GRADE	SEMIGLOSS	
	STAIR	E.T.R.	E.T.R.	E.T.R.	EGGSHELL	E.T.R.	FLAT	E.T.R.	E.T.R.	PAINT ALL EXISTING
EVEL										
	OFFICE	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	
	BEDROOM 1	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	
	BEDROOM 2	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	
Ð	LAUNDRY ROOM	TILE	WOOD	<i>G</i> WB	EGGSHELL	GWB	FLAT	PAINT GRADE	SEMIGLOSS	
$\overline{Q}$	HALL	E.T.R.	WOOD	E.T.R.	EGGSHELL	E.T.R.	FLAT	E.T.R.	E.T.R.	PAINT ALL EXISTING
<u>е</u>	HALL BATH	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	NEW TILE AT NICHE (AT REMOVED WINDOW)
G1	PRIMARY BEDROOM	OAK	WOOD	<i>G</i> WB	EGGSHELL	GWB	FLAT	PAINT GRADE	SEMIGLOSS	
	PRIMARY W.I.C.	OAK	WOOD	GWB	EGGSHELL	GWB	FLAT	PAINT GRADE	SEMIGLOSS	
	PRIMARY BATH	TILE	TILE / STONE	GWB / TILE	SEMIGLOSS	GWB	EGGSHELL	PAINT GRADE	SEMIGLOSS	SEE INTERIOR ELEVATIONS
EVEL										
	ATTIC	CARPET	WOOD	E.T.R.	EGGSHELL	E.T.R.	FLAT	E.T.R.	E.T.R.	PAINT ALL EXISTING
$\overline{\alpha}$	ATTIC BATH	TILE	WOOD	GWB / TILE	SEMIGLOSS	GWB	EGGSHELL	PAINT GRADE	SEMIGLOSS	SEE INTERIOR ELEVATIONS
F	STORAGE	PLYWOOD	NA	GWB	EGGSHELL	GWB	FLAT	PAINT GRADE	SEMIGLOSS	
•	MECHANICAL ROOM	PLYWOOD	NA	<i>G</i> WB	EGGSHELL	<i>G</i> WB	FLAT	PAINT GRADE	SEMIGLOSS	





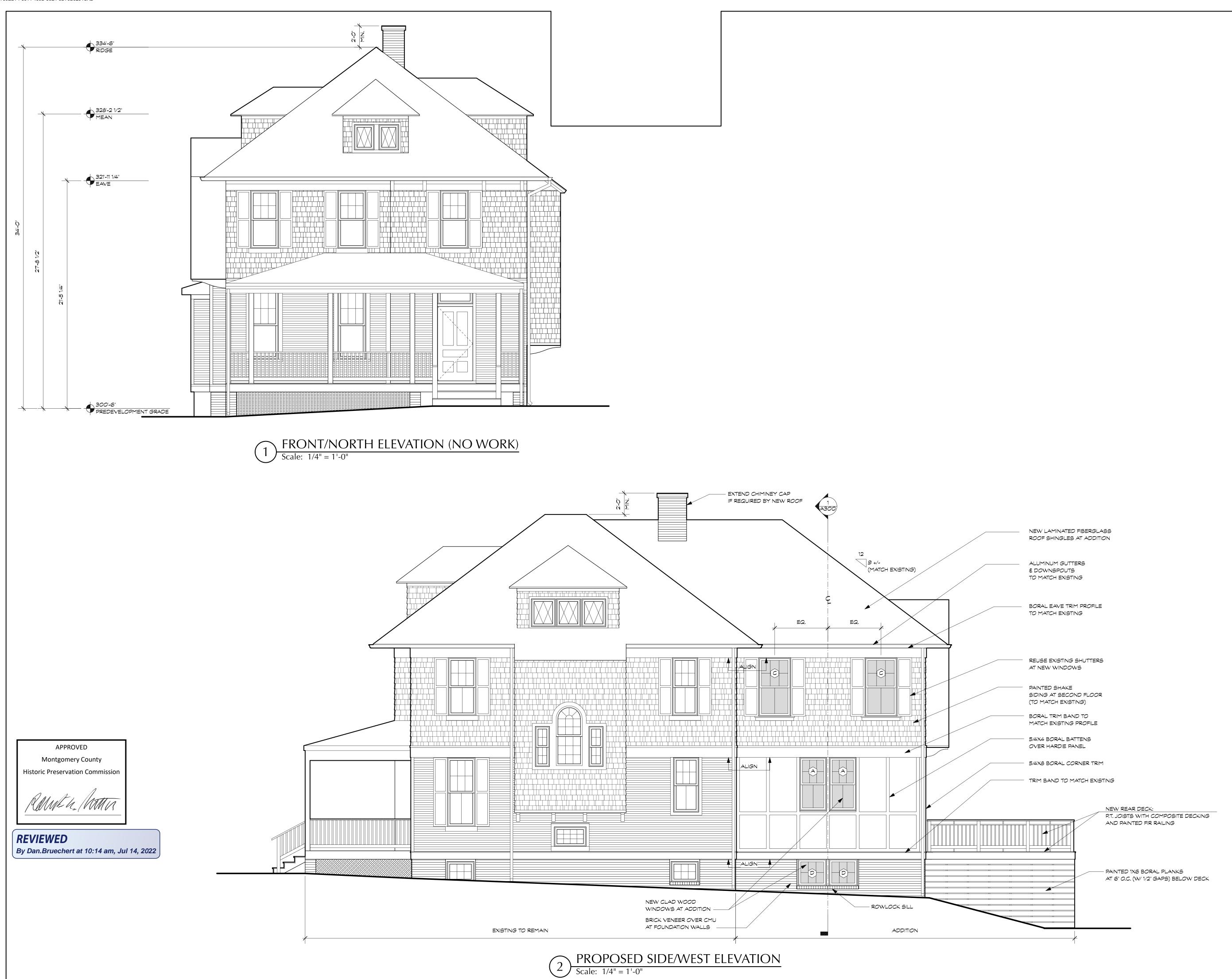
By Dan.Bruechert at 10:14 am, Jul 14, 2022

REVIEWED

PROPOSED ROOF PLAN & SCHEDULES

BID

2022



AKMAN VEFFER RENOVATION
3906 Washington Street, Kensington, MD 20895
Project # 2120

BENNETT FRANK McCARTHY

**a r c h i t e c t s, i n c.**1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
(301) 585-2222 www.bfmarch.com fax (301) 585-8917

\_\_\_ DS

EXPIRATION DATE:

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10/31/2023

DATE ISSUE - REMARKS

I CERTIFY THAT THESE
CONTRACT DOCUMENTS
WERE PREPARED UNDER
MY SUPERVISION OR
APPROVED BY ME AND I
AM A DULY LICENSED
REGISTERED ARCHITECT
UNDER THE LAWS OF THE
STATE OF MARYLAND.

LICENSE #:

PROPOSED ELEVATIONS

A200

ON BRACKETS

EXISTING TO REMAIN

ADDITION

BENNETT FRANK McCARTHY architects, inc. 1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755 (301) 585-2222 www.bfmarch.com fax (301) 585-8917 DATE ISSUE - REMARKS \_\_ DS I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

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15128

EXPIRATION DATE:

10/31/2023

BID

**PERMIT** 

2022

05 JULY

20895 /ashington # 2120 3906 Proje

PROPOSED ELEVATIONS

BENNETT FRANK McCARTHY

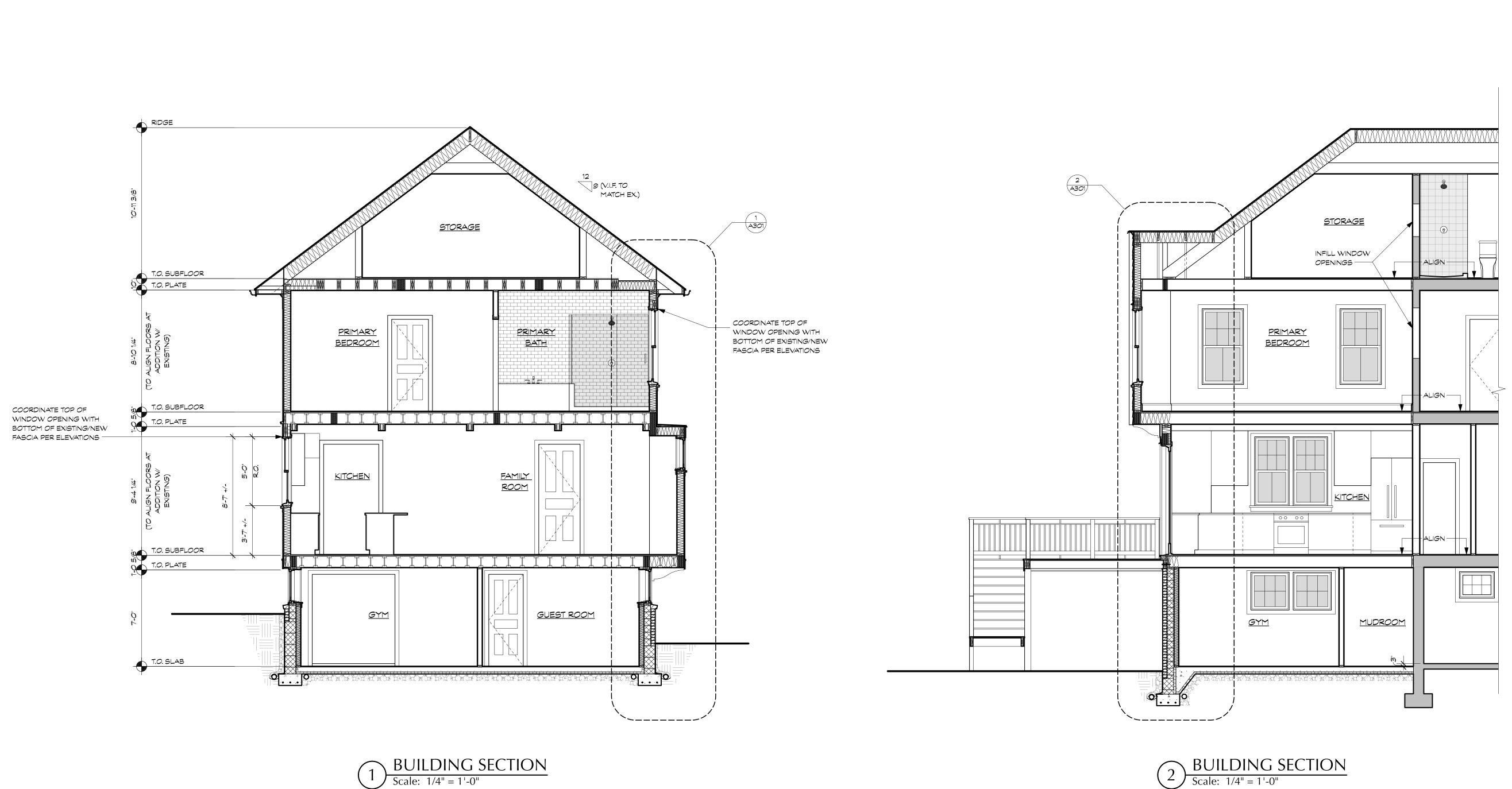
architects, inc. 1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755 (301) 585-2222 www.bfmarch.com fax (301) 585-8917

- PERMIT & BID SET

2022

05 JULY

BUILDING SECTIONS



BUILDING SECTION

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

APPROVED Montgomery County Historic Preservation Commission

REVIEWED By Dan.Bruechert at 10:14 am, Jul 14, 2022

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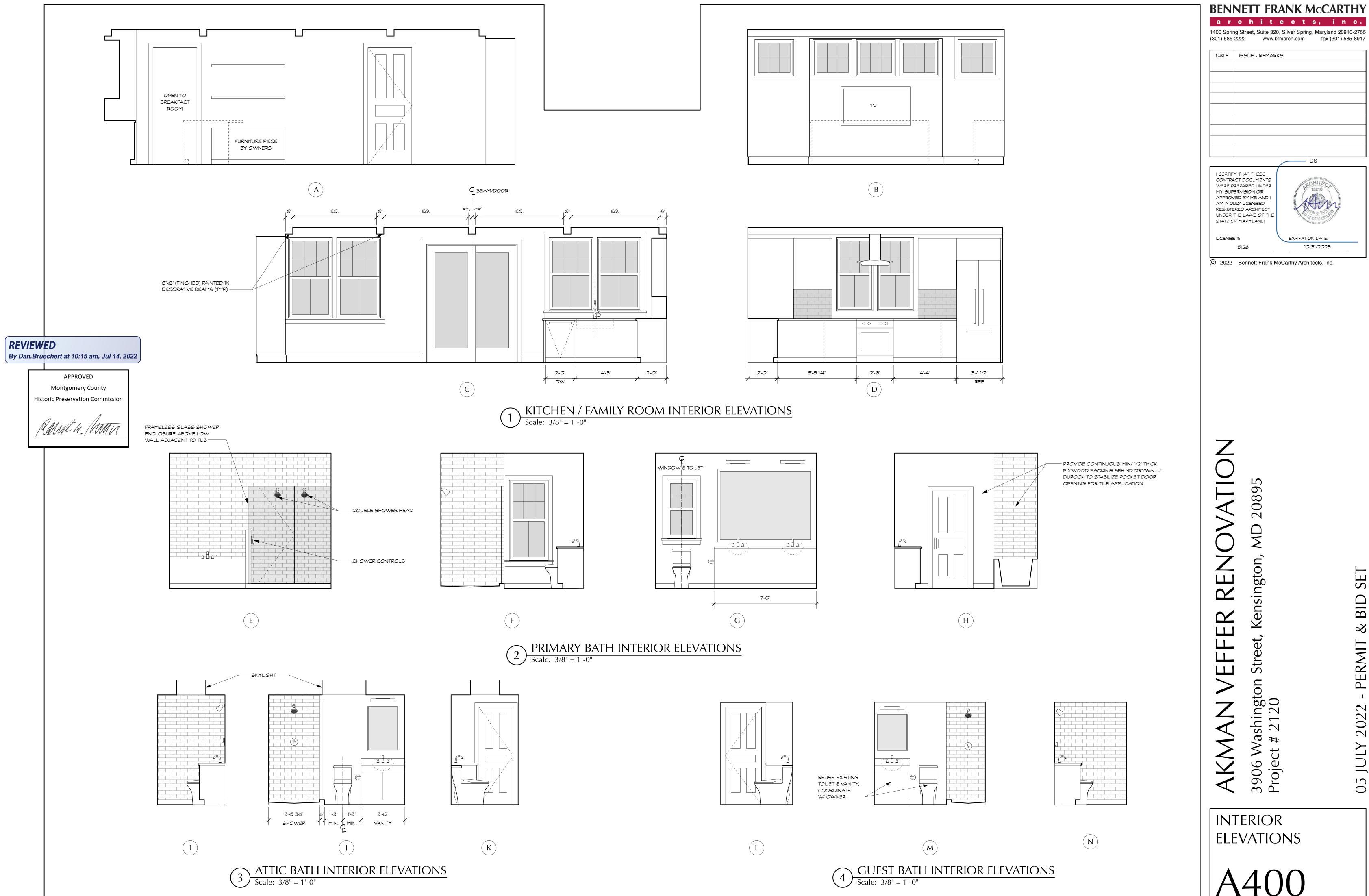
— DS

EXPIRATION DATE:

10/31/2023

WALL SECTIONS

05



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20895 Washington set # 2120 EXPIRATION DATE:

10/31/2023

PERMIT & BID SET

05 JULY 2022

INTERIOR ELEVATIONS

20895

EXPIRATION DATE:

10/31/2023

- PERMIT & BID SET

05 JULY 2022

INTERIOR ELEVATIONS

# AKMAN VEFFER ADDITION

3906 Washington Street, Kensington, MD 20895 - Project # 2120

#### SPECIFICATIONS (CONTINUED ON SP100)

**DIVISION 1: GENERAL REQUIREMENTS** 

- .1.1 General Conditions: The general conditions of the Agreement Between the Owner and Contractor if not addressed here, shall be AIA Document A201
- .1.2 Lien Waivers: At the time of final payment by the Owner, the Contractor shall (plumbing, electrical, mechanical, mason, roofer, etc.) and suppliers exceeding \$10,000 in value.
- Contractor's Liability Insurance: The Contractor shall purchase and maintain Contract. The Architect shall be named as an additional insured on the
- 1.2.2 Owner's Liability Insurance: The Owner shall be responsible for purchasing
- 1.2.3 Property Insurance: The Owner shall purchase and maintain property modifications) on a replacement cost basis. The policy shall be on an all-risk and falsework. The Contractor shall be responsible for paying the deductible for losses attributable to an unsecured job-site.

- period of one year from the date of Substantial Completion.
- Owners Manuals and Instructions: The General Contractor shall collect, consolidate and convey to the Owner all Owners Manuals, Instructions,
- the meaning of the drawings or specifications for the Work, or should he find immediately so notify the Architect.
- existing construction or where otherwise noted. Window opening dimensions are to rough openings; add 2 1/2" to swinging interior door sizes for rough openings. Do <u>NOT</u> scale drawings.
- protect existing hardwood floors and other finishes to remain for the period of subcontractor(s) or general contractor prior to completion of work. See also
- respective construction debris from site and shall not allow such debris to drift, be blown or otherwise transported onto adjacent property.
- 1.11 Codes: All construction to be in accordance with International Residential State, and Federal rules and regulations (including local amendments to model
- Quality: All work will be performed in a workmanlike fashion in conformance drawings shall be new and of good quality and shall be protected from
- .13 Changes in Work: The Owner without invalidating the Contract, may order extra work or make changes by altering, adding or deducting from the work, the contract sum being adjusted accordingly by a change order. All such work shall be executed under the conditions of the original contract except for claims for extension of time caused hereby which shall be adjusted at time of
- 1.14 Claims for Extra Work: If a subcontractor claims that any instructions by drawings or other requests for changes in the work involve extra cost under execute the work.
- .15 Allowances: All allowances and unit prices apply to materials, taxes and third party delivery fees only unless otherwise noted. The costs associated with ordering, installation, overhead and profit shall be included in the base bid, not in the allowance cost, unless noted otherwise in Allowance Summary. The Contractor shall be responsible for maintaining a running tally of allowance expenses for the purposes of reconciling the total expenses relative to the total allowances for the project to determine if a credit or add is due.
- Punchlist: At the time of making the final contract payment, the owner may hold back 200% of the value of all Punch List work. The Architect and This 200% hold back for Punch List work is intended to assure the Owner that all Punch List work will be completed in a timely manner.
- MISS UTILITY: Prior to any excavation at the site the Contractor shall contact Miss Utility, 1-800-257-7777 to ascertain the location of all underground utilities. Avoid unnecessary disturbance, conflict or interruption of services with underground utilities to the fullest extent possible.

- 1.18 Definitions: The Contractor shall understand that the word "provide", as used be the procurement and provision of all materials, equipment and labor working order.
- right to perform construction or operations related to the Project with the
- Temporary Utilities (vacated): The General Contractor shall reimburse the the house is unoccupied. Contractor shall turn the water service off at the main shut-off whenever the house is unoccupied and no work is underway weather, the Contractor shall thoroughly drain any idle components holding or
- 1.21 Coordination between Drawings and Specifications: Should a conflict exist apply for pricing. The Owner and Architect shall be consulted to determine
- Shop Drawings: Shop Drawings are required for, but not limited to, the
  - Windows and exterior doors
  - Kitchen cabinets
  - Bathroom cabinets Prefabricated floor or roof trusses
- HVAC equipment
- Brick veneer, including mortar Roof shingles
- Hardwood floor stain and finish options
- Paint colors, per Division 9
- Gutter and downspout colors
- Exterior flashing colors
- 1.24 Owner Supplied Items: see individual specification divisions for further
- Bath accessories see Division 10
- Master closet shelving / rod / built-ins
- Items salvaged for reuse as noted in Division 2 or on demolition drawings

#### **DIVISION 2: SITEWORK AND DEMOLITION**

- Utilities: Water, sewer, gas, electric, telephone and CATV utilities on site are replace, upgrade as necessary. Locate all underground utilities. See note above regarding contact with Miss Utility.
- Protection of Existing Landscaping: Protect from physical damage all paved / below all tree canopies shall be respected such that no heavy equipment See also section 1.9. Damaged elements shall be replaced or restored as
- Landscape: Landscape work shall be limited to finish grading and seeding of disturbed areas. Redistribute available topsoil. Provide finish grade that slopes approximately 1/4" per foot away from perimeter of the building.
- Erosion Control: Provide staked hay bales and/or siltation fence, or other
- Demolition: Protect all adjacent finishes to remain. Protect sensitive equipment and surfaces from dust and debris. Provide and secure plastic sheeting to isolate the area of work from occupied portions of the residence. bearing components. Cap/block HVAC registers in affected areas to avoid the conveyance of dust into any central systems.

- Appliances: range, dishwasher, refrigerator, disposal, and washer and dryer, all to be reused. Refrigerator to be relocated to basement.
- Toilet and vanity at first floor bath, to be reused in basement bath
- Exterior doors (x2, see plans), to be reused (if possible). Coordinate with Windows at rear / south elevation (x3). Coordinate with Owner.
- Shutters at rear / south elevation windows, to be reused at new west
- Interior doors and hardware, to be reused (if possible)
- Pine floors at removed areas of first floor; to be reused at Dining Room
- Brick pavers at rear patio, to be reused at reconfigured patio
- 2.7 Foundation Drainage: Provide 4" perforated, corrugated PVC foundation drain with filter cloth in gravel bed. Completely cover drains with filtering material to a width of 6" minimum on each side and 12" above top of pipe. Slope drain to daylight or sump crock pumped to daylight.
- Roof Leader Drainage: Provide discharge to splash blocks at all new downspouts. Slope to provide positive drainage. Drain to daylight, coordinate discharge location with Owner.

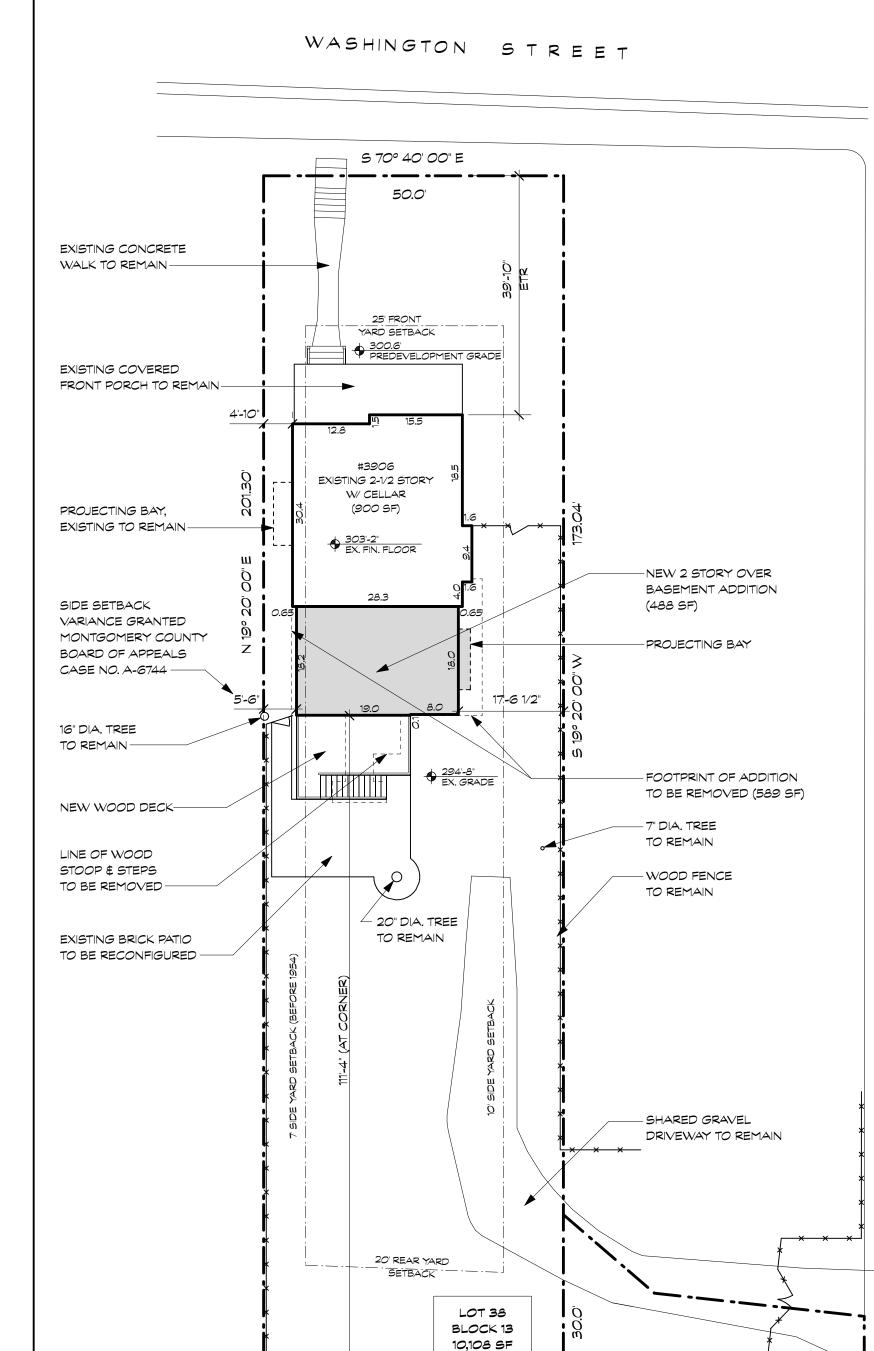
#### PROJECT DESCRIPTION

NEW 2-STORY REAR ADDITION OVER BASEMENT TO REPLACE EXISTING REAR ADDITION

### ZONING SITE PLAN

SCALE: 1/16" = 1'-0"

SITE PLAN BASED ON BOUNDARY SURVEY BY BRUCE C. LANDES SURVEYOR, DATED 22 OCTOBER 2020, AND FIELD OBSERVATIONS BY BENNETT FRANK MCCARTHY ARCHITECTS, INC.



#### R-60 SITE PLAN SUMMARY LOT COVERAGE TOTAL LOT AREA 10,108 SF MAX. ALLOWABLE COVERAGE 3,538 SF EXISTING LOT COVERAGE 1,744 SF PROPOSED LOT COVERAGE 1,643 SF INCREASE -101 SF

EXISTING AREA

1,489 SF

NEW AREA

-101 SF

322'-0"

328'-3"

21'-6"

27'-9"

TOTAL AREA

1,388 SF

2. BUILDING FLOOR AREAS

LEVEL

BASEMENT

ROOF (EAVE)

ROOF (MEAN)

FIRST	1,489 SF	-10	1 SF	1,388 SF
SECOND	963 SF	488	3 SF	1,451 SF
ATTIC	745 SF	175	SF	920 SF
TOTAL	4,686 SF	46	1 SF	5,147 SF
3. BUILDING HE	IGHT			
PREDEVELOPMENT	GRADE	300'-6" 0'-0		" HT.
FIN. FIRST FLOOR		303'-2" 2'-		<u>.</u> ප"

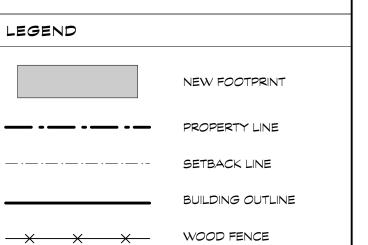
ROOF (RIDGE) 334'-6"

ROOF (RIDGE)		334'-6"	34	-0"
PROJECT ARE	A (NEW OR RENOVAT	TED SPACE	:)	
FLOOR	E.T.R.		V OR VATED	TOTAL
BASEMENT	250 SF	1,138	3 SF	1,388 SF
FIRST	680 SF	708	3 SF	1,388 SF
SECOND	825 SF	626	5 SF	1,451 SF
ATTIC	75 SF	845	5 SF	920 SF
TOTAL	1,830 SF	3,31	7 SF	5,147 SF
TOTAL	1,830 SF	3,31	7 SF	5,147 SF

APPROVED Montgomery County Historic Preservation Commission

# **REVIEWED**

By Dan.Bruechert at 10:15 am, Jul 14, 2022



# PROJECT DATA

JURISDICTION: MONTGOMERY COUNTY, MD

2018 IRC & MONTGOMERY COUNTY **AMENDMENTS** 

SINGLE-FAMILY, DETACHED

5B - COMBUSTIBLE, UNPROTECTED

# BENNETT FRANK McCARTHY

architects, inc.

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755 (301) 585-2222 www.bfmarch.com

#### OWNER

Joe Akman and Jessica Veffer 3906 Washington Street Kensington, MD 20895

(301) 687-4703

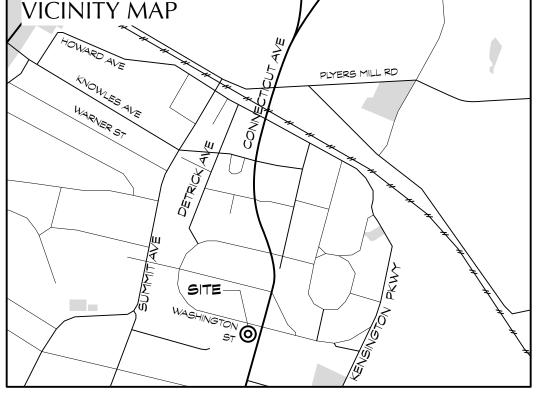
STRUCTURAL ENGINEER

Robert Wixson, APAC Engineering, Inc. 8555 16th St. Suite 200 Silver Spring, MD 20910

(301) 565-0543

DRA	DRAWING LIST					
REV.	SHEET	TITLE				
	0000	COVER SHEET / INDEX				
	SP100	SPECIFICATIONS				
	SP101	SPECIFICATIONS				
	D100	DEMOLITION PLANS				
	D101	DEMOLITION PLANS				
	D200	DEMOLITION ELEVATIONS				
	D201	DEMOLITION ELEVATIONS				
	A100	CELLAR & FIRST FLOOR PLANS				
	A101	SECOND & ATTIC FLOOR PLANS				
	A102	ROOF PLANS & SCHEDULES				
	A200	ELEVATIONS				
	A201	ELEVATIONS				
	A300	BUILDING SECTIONS				
	A301	WALL SECTIONS				
	A400	INTERIOR ELEVATIONS				
	A401	INTERIOR ELEVATIONS				
	S100	FOUNDATION PLAN				
	S101	1ST FLOOR FRAMING PLAN				
	S102	2ND FLOOR FRAMING PLAN				
	S103	ATTIC & ROOF FRAMING PLAN				
	S104	WIND BRACING PLANS				
	5200	STRUCTURAL NOTES & DETAILS				
	S2 <i>0</i> 1	STRUCTURAL NOTES & DETAILS				
	E100	CELLAR & 1ST FLOOR ELECTRICAL PLANS				
	E101	2ND FLOOR & ATTIC ELECTRICAL PLANS				

ISSUE DATE PERMIT & BID SET



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# CERTIFICATION

I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED DS

ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE #: \_\_\_\_ <sup>15128</sup> EXPIRATION DATE: \_\_10/31/2023

#### AFF ABOVE ADT APARTMENT BLDG BUILDING ' BSMT BASEMENT CONTROL JOINT CAB CABINET CENTER LINE CLGCEILING CLR CLEAR CMU CONCRETE MASONRY UNIT

FINISHED FLOOR

**ABBREVIATIONS** 

CONDITION COND CONC CONCRETE CONT CONTINUOUS DRYER DOUBLE HUNG DIA DIAMETER DIM DIMENSION DOWN DR DOOR DS DOWNSPOUT DTL DETAIL DWDISHWASHER DRAWING

EXTERIOR INSULATION HDWR

FINISHING SYSTEM

ELEVATION

ELECTRICAL ELEC EXPANSION EXP EQ EQUAL ETR EXISTING TO REMAIN EXISTING EX FINISH FLOOR FIN **FINISH** FLR FLOOR GAUGE GWBGYPSUM WALL BOARD HOSE BIB

HOLLOW CORE

JUNCTION BOX

HEIGHT

POUND

HARDWARE

MARB MATL MAX

NTS

LOAD BEARING WALL OSB LAMINATED VENEER LUMBER MARBLE MATERIAL MAXIMUM MEDIUM DENSITY OVERLAY MINIMUM MANU MANUFACTURER METAL

MECHANICAL

ON CENTER

NOT IN CONTRACT

NOT TO SCALE

OPPOSITE HAND

PLYWD PTD RQD

ORIENTED STRAND BOARD PLASTIC LAMINATE PLYWOOD PRESSURE TREATED PAINTED RISER REFRIGERATOR ROUGH OPENING REQUIRED

ROOM

SHEET

SHOWER

SIMILAR

SHT

SHWR

SPEC

SOLID CORE

SPECIFICATION

SPRK STL TBD T\$G TOS UNO VIF W

WC

WD

W/O

SPRINKLER STEEL TO BE DETERMINED TONGUE AND GROOVE TOP OF SLAB TYPICAL UNLESS NOTED OTHERWISE VERIFY IN FIELD WASHER WITH

WELDED WIRE MESH

TOILET / WATER CLOSET WOOD WITHOUT

**SYMBOLS** 

(SEE DOOR SCHEDULE) WINDOW TAG: WINDOW REFERENCE (SEE WINDOW SCHEDULE) WALL TYPE REFERENCE (SEE WALL / PARTITION TYPES)

DOOR REFERENCE

<u>CENTERLINE</u>

DOOR TAG:

**ELEVATION CALL-OUT:** - VIEW DIRECTION - DRAWING NUMBER SHEET REFERENCE

#X, A-X

N 68° 40' 25" W

**ELEVATION CALL-OUT:** - VIEW DIRECTION - DRAWING NUMBER - SHEET REFERENCE

DRAWING CALL-OUT:

- SHEET REFERENCE

DRAWING NUMBER

SECTION CUT CALL-OUT:

ELEVATION MARKER:

50.03'

- DRAWING REFERENCE SHEET REFERENCE - DIRECTION OF VIEW

- ELEVATION XXX'-XX X/X" BENCHMARK - LOCATION REFERENCE BUILDING CODE: - SPOT LOCATION

> BUILDING USE GROUP: - SECTION CUT LOCATION

> > CONSTRUCTION TYPE: FIRE SUPRESSION SYSTEM:

# STATE OF MARYLAND. LICENSE #: © 2022 Bennett Frank McCarthy Architects, Inc.

EXPIRATION DATE:

10/31/2023

BID

**PERMIT** 

2022

05

DEMOLITION PLANS

OVER CMU

GENERAL NOTES:

1. DO NOT SCALE THE DRAWINGS

2. NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O)

3. EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O)

/ashington # 2120

20895

NKMAIN VEFFEK KEINUN 906 Washington Street, Kensington, MD roject # 2120

WALL LEGEND

\_\_\_ EXISTING WALLS AND

NEW BRICK VENEER

NEW WOOD FRAMED
WALLS AND PARTITIONS

OVER CMU

GENERAL NOTES:

1. DO NOT SCALE THE DRAWINGS

2. NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O)

3. EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O)

\_\_\_\_\_ NEW LOW WALLS

PARTITIONS TO REMAIN

& BID

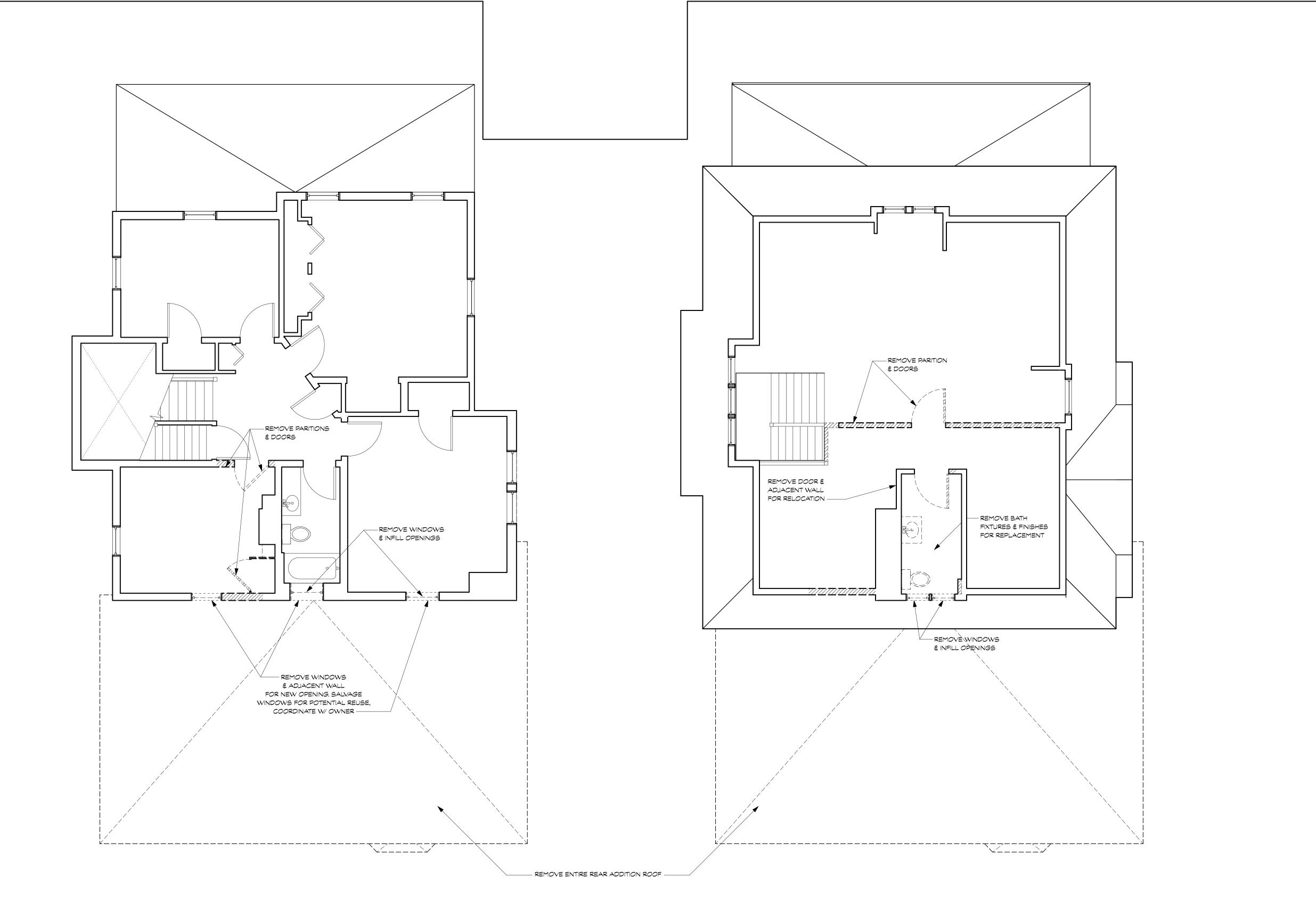
**PERMIT** 

2022

05 JULY

DEMOLITION PLANS

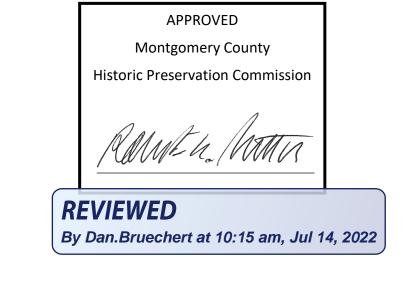
D101

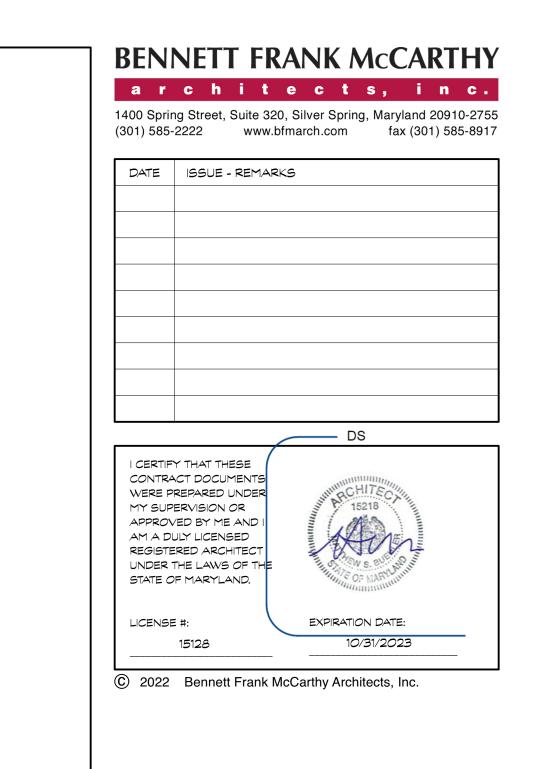


SECOND FLOOR DEMOLITION PLAN

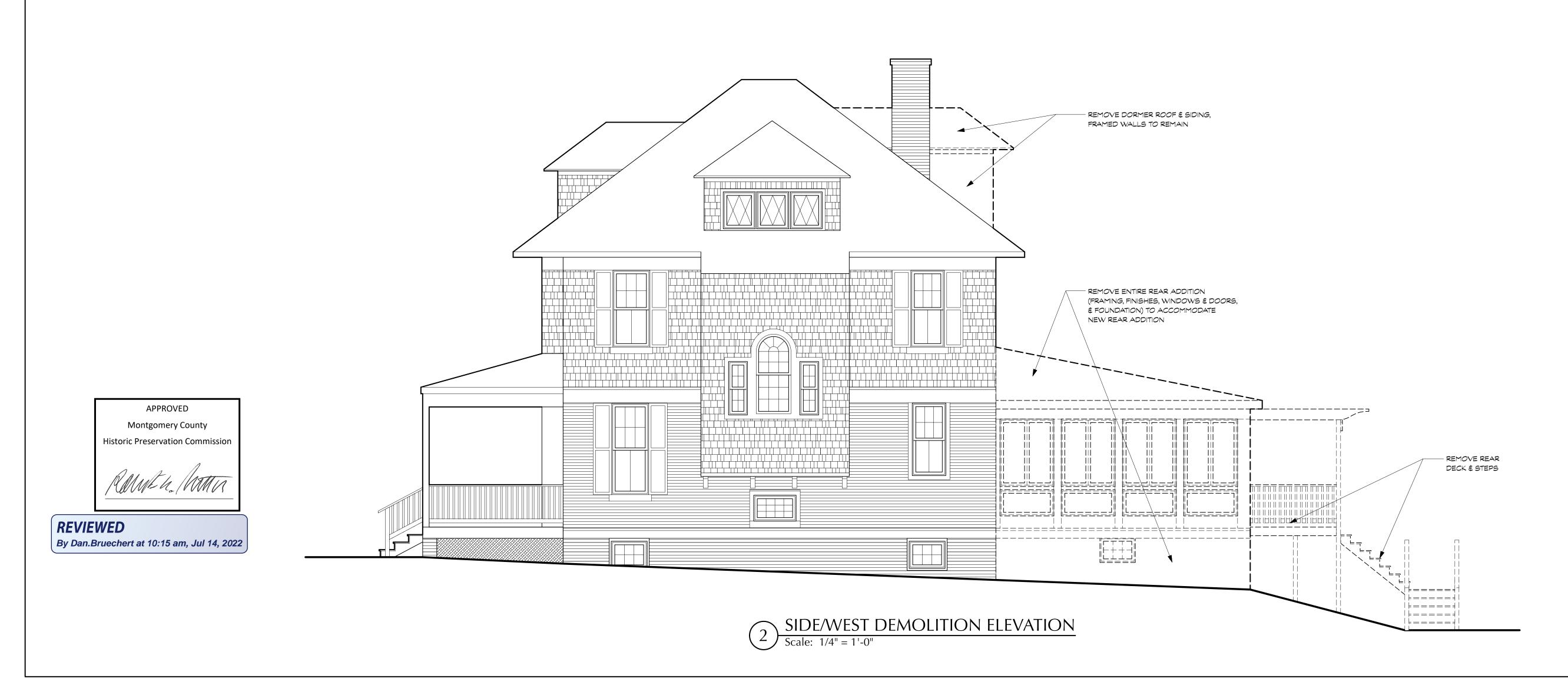
Scale: 1/4" = 1'-0"

2 ATTIC DEMOLITION PLAN
Scale: 1/4" = 1'-0"





# FRONT/NORTH DEMOLITION ELEVATION (NO WORK) Scale: 1/4" = 1'-0"



# AKMAN VEFFER RENOVATION 3906 Washington Street, Kensington, MD 20895 Project # 2120

DEMOLITION ELEVATIONS

BENNETT FRANK McCARTHY

architects, inc.

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755 (301) 585-2222 www.bfmarch.com fax (301) 585-8917

DATE ISSUE - REMARKS

I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. EXPIRATION DATE: LICENSE #: 10/31/2023

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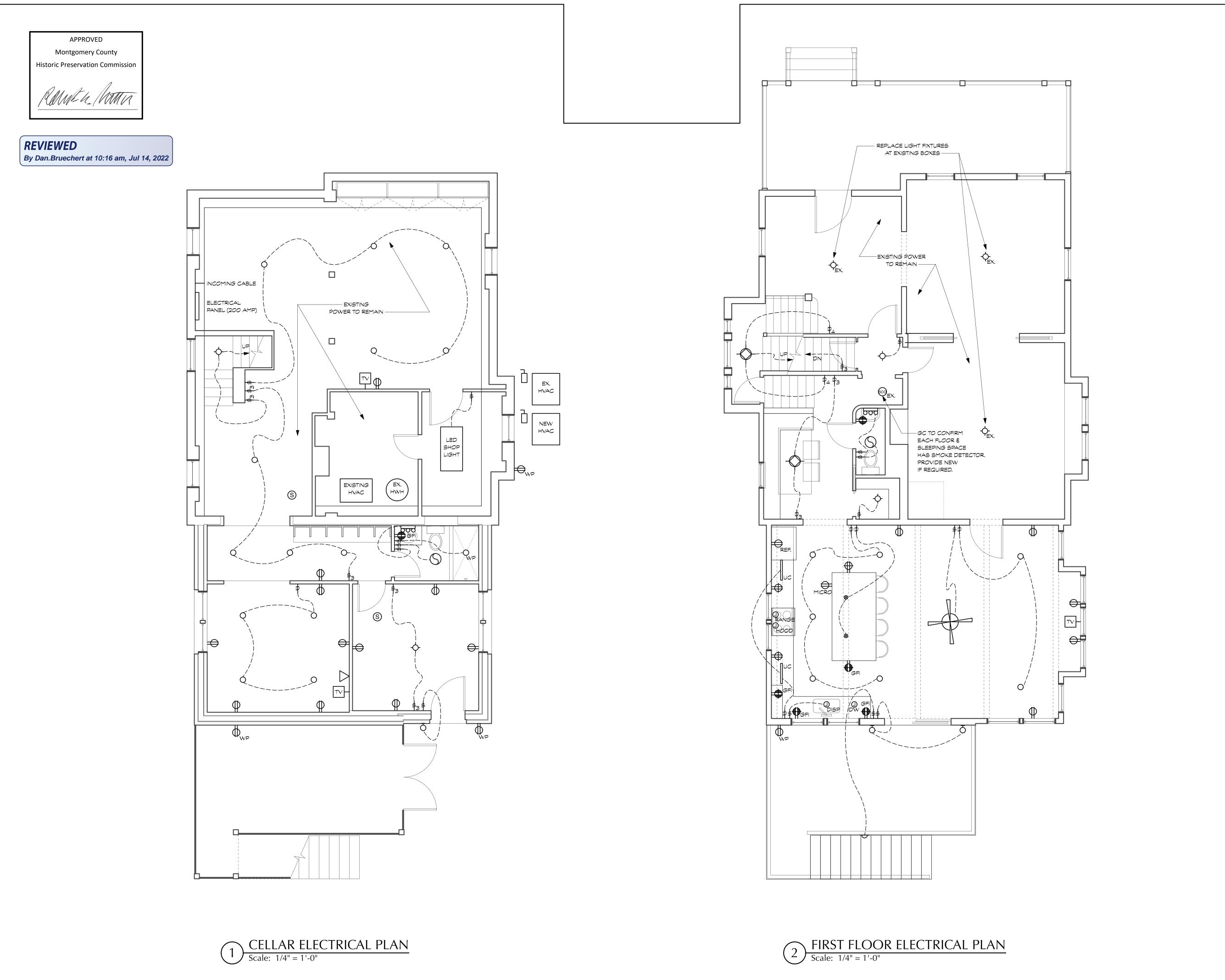
BID

**PERMIT** 

2022

05 JULY

DEMOLITION ELEVATIONS



BENNETT FRANK McCARTHY architects, inc. 1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755 (301) 585-2222 www.bfmarch.com fax (301) 585-8917 DATE ISSUE - REMARKS — DS I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. EXPIRATION DATE: LICENSE #: 10/31/2023 © 2022 Bennett Frank McCarthy Architects, Inc.

AKMAN VEFFER RENOVATION 3906 Washington Street, Kensington, MD 20895

CELLAR & FIRST
FLOOR ELECTRICAL
PLANS

N

BENNETT FRANK McCARTHY

architects, inc. 1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755

APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. EXPIRATION DATE: LICENSE #: 10/31/2023

20895

SECOND FLOOR & ATTIC ELECTRICAL PLANS

PERMIT & BID

2022

05 JULY

(301) 585-2222 www.bfmarch.com fax (301) 585-8917 DATE ISSUE - REMARKS I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR

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APPROVED **Montgomery County Historic Preservation Commission** 

REVIEWED By Dan.Bruechert at 10:16 am, Jul 14, 2022

ELECTRICAL SYMBOLS

DUPLEX RECEPTACLE (OUTLET) - 15/20 AMP @ 18" A.F.F.-

DUPLEX RECEPTACLE (OUTLET) - 15/20 AMP @ 45" AFF-

GFI DUPLEX RECEPTACLE (OUTLET) - 15/20 AMP EXTERNALLY MOUNTED IN WATERPROOF HOUSING

COORDINATE W/ PANEL & EQUIP.

COORDINATE W/ PANEL & EQUIP.

GFI OUTLET - 20 AMP @ 18" A.F.F.

GFI OUTLET - 20 AMP @ 45" A.F.F.

ELECTRICAL DRYER OUTLET

W/ FLUSH DECORATIVE COVER

CABLE TV OUTLET

LIGHTING SYMBOLS

0000

JUNCTION BOX. SIZE AS REQUIRED

AS NECESSARY TO MEET CODE

FULLY RECESSED LED LIGHT

SUSPENDED PENDANT FIXTURE

WALL-MOUNTED LIGHT FIXTURE

PENDANT FIXTURE

VANITY LIGHT

SCONCE FIXTURE

CEILING FAN/LIGHT

THREE WAY SWITCH

DIMMER THREE WAY SWITCH

GENERAL: PROVIDE "I.C." HOUSING AS NECESSARY IN INSULATED CAVITIES

SECURITY FLOODLIGHT ON MOTION DETECTOR

DIMMER SWITCH

JAMB SWITCH

SWITCH

UNDER CABINET MOUNTED FIXTURE

EXHAUST FAN - NUTONE MODEL LS-100

SURFACE MOUNTED CEILING LIGHT FIXTURE

HALF-SWITCH OUTLET - 20 AMP @ 18" A.F.F.

FLOOR MOUNTED DUPLEX RECEPTACLE

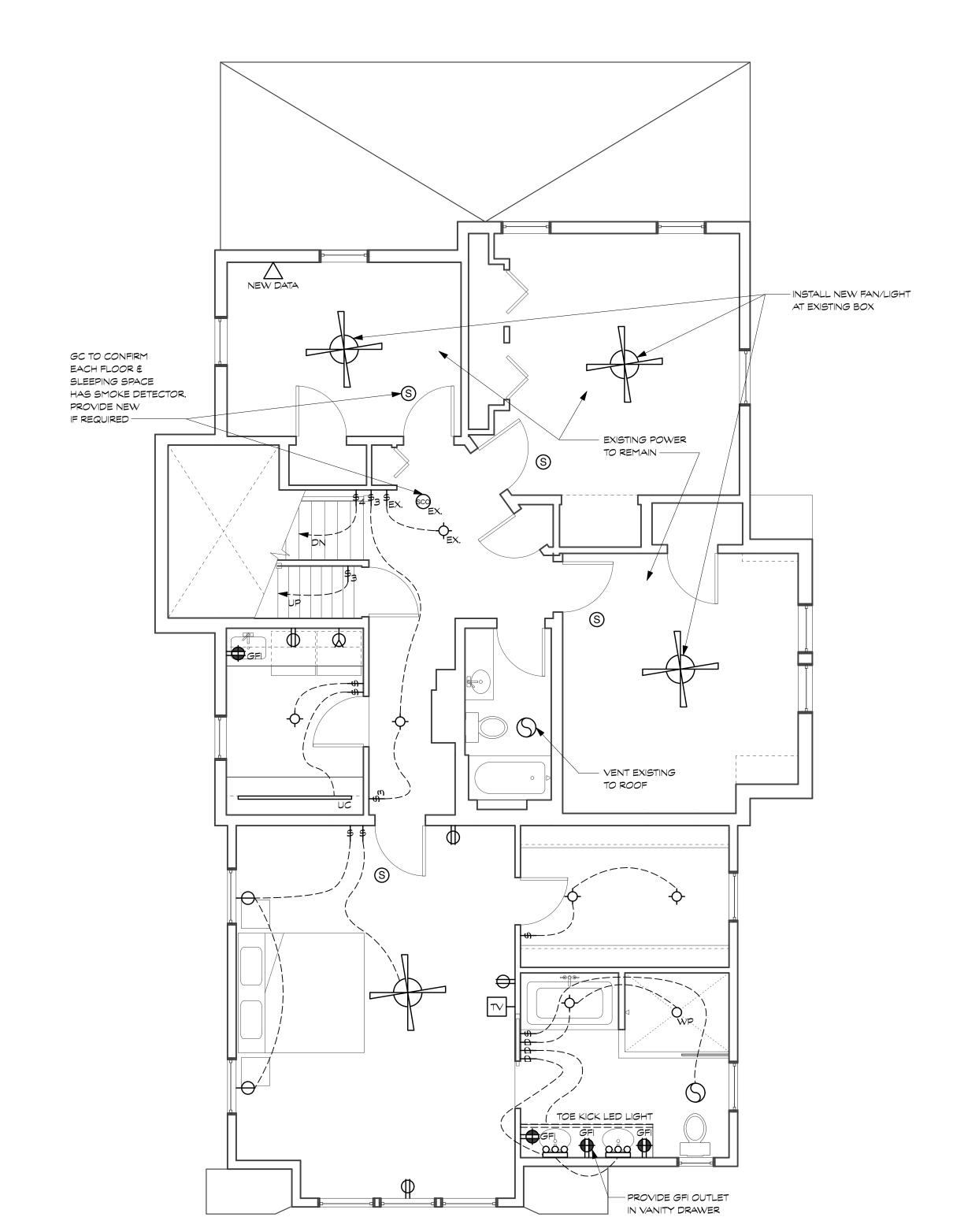
QUAD RECEPTACLE 15/20 AMP @ 18" A.F.F. (U.N.O.)

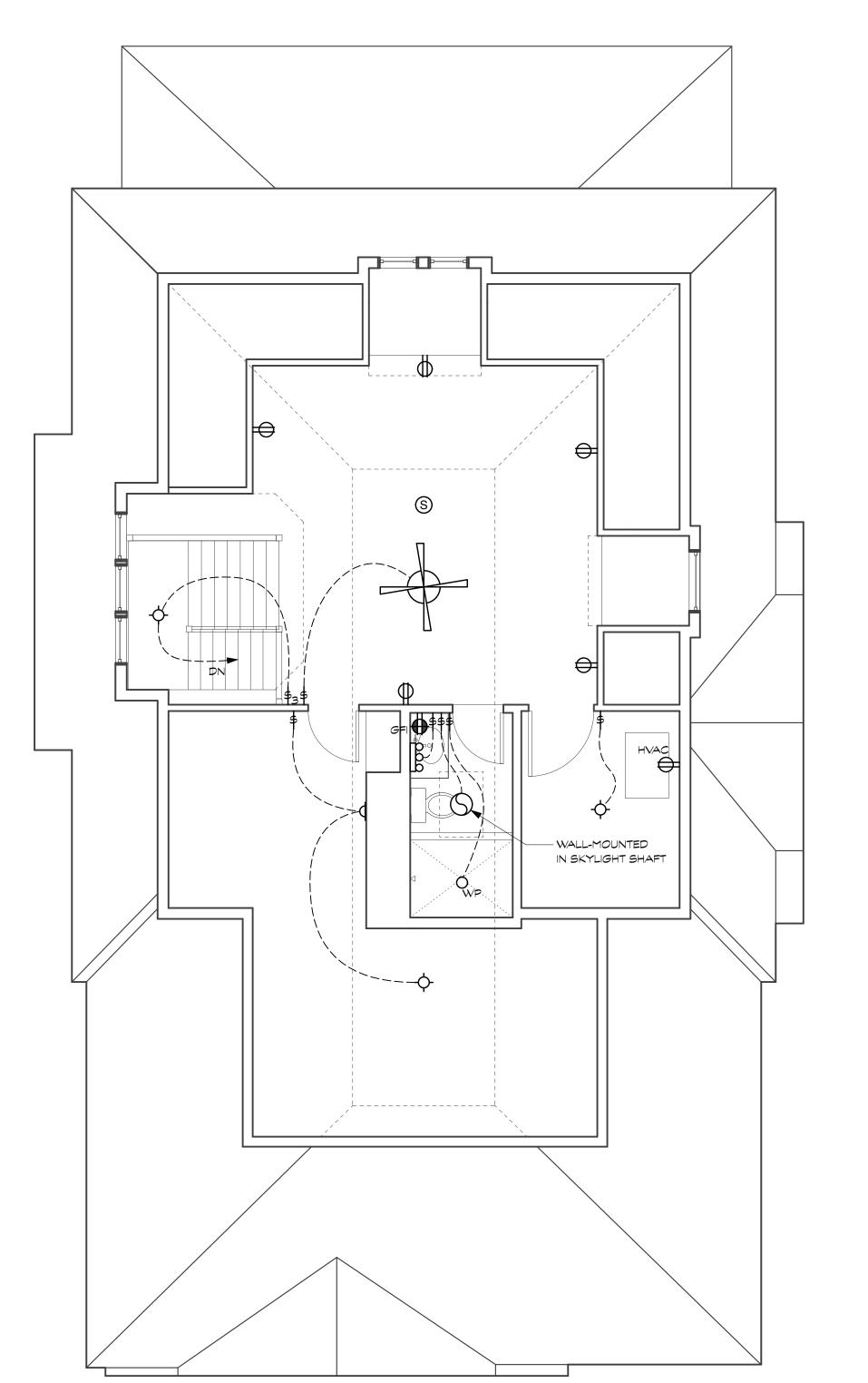
DATA/TELEPHONE JACK - MOUNT @ 18" A.F.F. (U.N.O.)

EXISTING SMOKE DETECTOR - REPLACE/RELOCATE

SMOKE DETECTOR - HARDWIRED INTERCONNECT PER CODE

2 ATTIC ELECTRICAL PLAN
Scale: 1/4" = 1'-0"



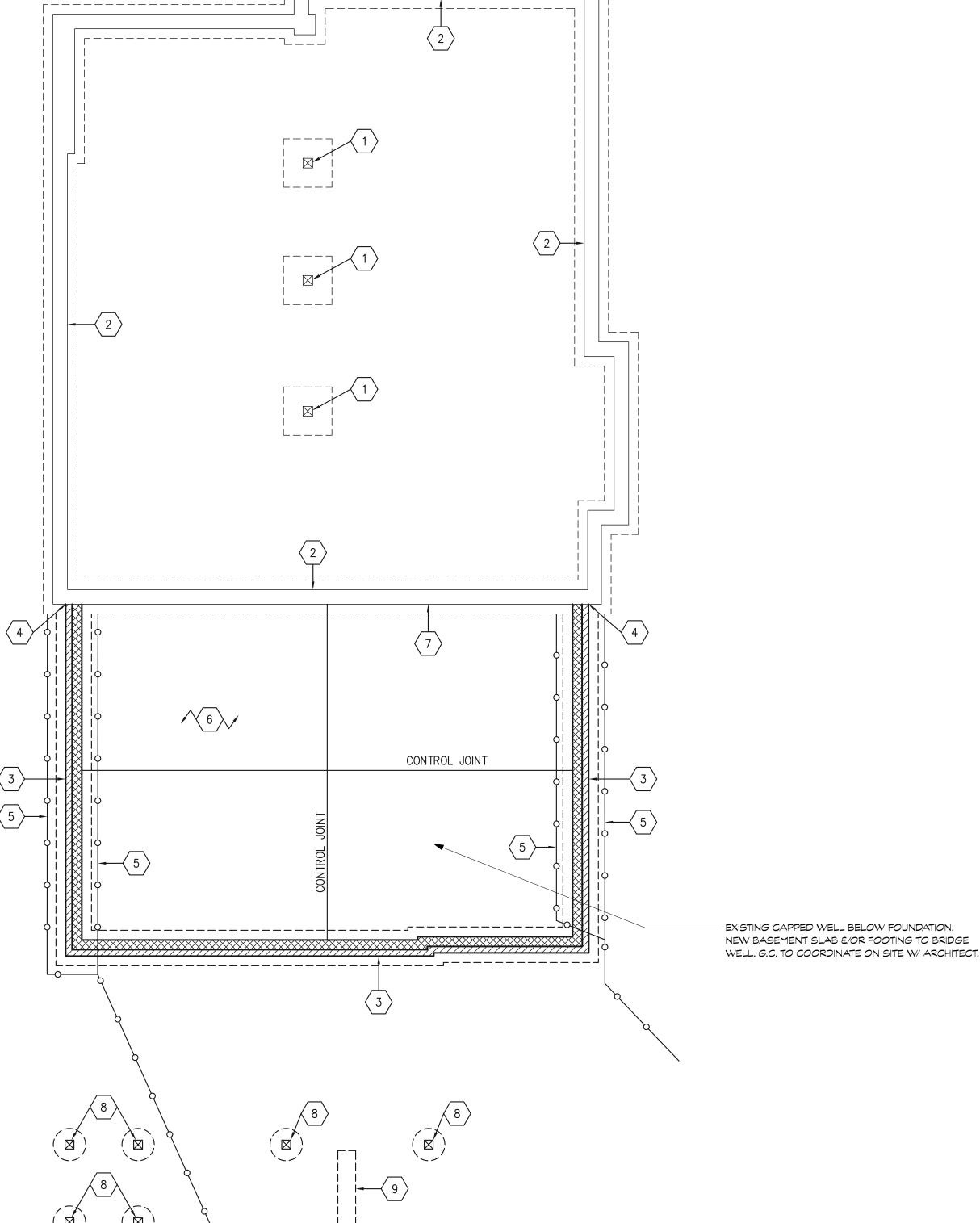


SECOND FLOOR ELECTRICAL PLAN

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



\_\_\_\_\_\_



FOUNDATION PLAN

APPROVED Montgomery County **Historic Preservation Commission** 

REVIEWED

By Dan.Bruechert at 10:20 am, Jul 14, 2022

- 1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
- 2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
- 3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
- 4. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF  $\frac{1}{2}$ "  $\phi$  BOLTS AT 16" O.C. STAGGERED.

FRAMING NOTES:

- 5. EPOXY BOLTS SHALL BE SIMPSON "SET". FOLLOW MANUFACTURES INSTRUCTIONS FOR INSTALLATION AND THE INSTRUCTIONS OF ESR 1772. EPOXY BOLTS SHALL HAVE 6" EMBEDMENT WITH SCREEN TUBES WHEN PLACED IN HOLLOW MASONRY UNLESS NOTED
- 6. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING STRUCTURAL ELEMENTS THAT WILL REMAIN.
- 7. ATTACH VENEER TO THE WOOD OR CMU BACKING STRUCTURE WITH METAL TIES AT 16" O.C. IN EACH DIRECTION. PROVIDE FLASHING, WATERSTOPS AND WEEP HOLES IN THE VENEER PER THE IRC CODE. 8. ALL STEEL ANGLE LINTELS SHALL BE LONG LEG VERTICAL (LLV).
- PROVIDE 6" BEARING FOR STEEL ANGLES ON SOLID MASONRY. 9. ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK
- 10. ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE
- EXTERIOR SHALL BE GALVANIZED. 11. ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
- 12. ALL SLAB CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4500PSI AND HAVE 6%±1% AIR ENTRAINMENT.
- 13. WHEN ATTACHING EXISTING JOISTS TO FLUSH BEAMS USE OVERSIZED SIMPSON LUS HANGERS. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE JOIST AND THE HANGER.
- 14. THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE HOME AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS.
- 15. TYPICAL JOIST HANGER SHALL BE A SIMPSON IUS OR SIMPSON LUS
- 16. TYPICAL RAFTER TO RIDGE HANGER SHALL BE A SIMPSON LSU. 17. TYPICAL RAFTER TO FLUSH BEAM HANGER SHALL BE A SIMPSON L70 ON EACH SIDE OF THE RAFTER.
- 18. TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE. 19. TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON
- L30 ON EACH SIDE OF THE POST.
- 20. TYPICAL STRINGER TO FRAMING CONNECTOR SHALL BE A SIMPSON MTS15 ON EACH SIDE.
- 21. TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON
- 22. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS. 23. TYPICAL FLITCH BEAM HANGER SHALL BE AN OVERSIZED SIMPSON HHUS HANGER. ADD BLOCKING AS NEEDED TO FILL THE GAPS
- BETWEEN THE FLITCH BEAM AND THE HANGER. 24. SEE THE MONTGOMERY COUNTY TYPICAL DECK DETAILS FOR ITEMS NOT SHOWN ON THESE PLANS SUCH AS GUARD RAILS, STAIRS, LEDGER BOARD ATTACHMENTS ETC . .
- 25. PLACE A DOUBLE JOIST BELOW ALL WALLS THAT RUN PARALLEL TO THE FLOOR FRAMING. ALTERNATE: PLACE BLOCKING BETWEEN THE ADJACENT JOISTS BELOW THE WALL AT 16" O.C.
- 26. ADD BLOCKING TO THE WEB OF THE ENGINEERED JOISTS AS NEEDED WHEN USING HURRICANE TIES OR JOIST HANGERS.
- 27. WHEN POINTING OR MODIFYING THE EXISTING FOUNDATION WALL USE TYPE "N" LIME BASED MORTAR THAT MATCHES THE STRENGTH AND POROSITY OF THE EXISTING WALL.

$\overline{}$				
1 >	<b>EXISTING</b>	POST	AND	FOOTING.

EXISTING FOUNDATION WALL AND FOOTING.

- 10" CMU WALL BELOW GRADE AND 6" CMU + 4" BRICK WALL ABOVE GRADE WITH #4 BARS AT 24" O.C. FILL ALL CELLS SOLID IN THE WALL. PLACE THE WALL ON A 20X10 FOOTING WITH (3)#4 BARS. PLACE #4 BAR DOWELS BETWEEN THE WALL AND THE FOOTING AT 48" O.C.
- THE BOTTOM OF THE FOOTING SHALL MATCH THE BOTTOM OF THE EXISTING FOOTING. EPOXY DOWEL THE FOOTING REBAR INTO THE EXISTING FOOTING WITH SIMPSON SET-XP EPOXY AND 6" EMBEDMENT. ATTACH THE NEW CMU WALL TO THE EXISTING WALL WITH METAL TIES AT 16" O.C. CAULK THE JOINT BETWEEN THE NEW CMU WALL AND THE EXISTING WALL WITH WATERSTOP RX BY CETCO. TOOTH THE NEW BRICK INTO THE EXISTING WALL.
- NEW 4" PERFORATED FOUNDATION DRAIN WRAPPED WITH FILTER FILTER FABRIC. BACKFILL THE FOUNDATION WALL WITH GRAVEL COVERED WITH FILTER FABRIC. EXIST THE DRAIN TO DAYLIGHT.
- NEW SLAB ON GRADE: 4" CONCRETE SLAB ON 4" GRAVEL AND A 6MIL POLY VAPOR BARRIER. REINFORCE THE SLAB WITH 6X6 W2.0XW2.0 WWF. SEE THE ARCHITECTURAL DRAWINGS FOR INSULATION REQUIREMENTS BELOW THE SLAB.
- TURN THE BASEMENT SLAB DOWN TO THE EXISTING FOOTING.
- PT6X6 POST ON A 20" FOOTING. THE TOP OF THE FOOTING SHALL BE 1" BELOW GRADE. ATTACH THE POST TO THE FOOTING WITH A SIMPSON ABA66.
- PLACE THE STAIRS ON FOOTINGS PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS.

# (301) 585-2222 www.bfmarch.com fax (301) 585-8917

BENNETT FRANK McCARTHY

architects, inc.

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755

	DATE	ISSUE - REMARKS

I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED STRUCTURAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE #:

EXPIRATION DATE: 7-17-24

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**PERMIT** 

202

05

##

FOUNDATION PLAN



#### FRAMING NOTES:

- 1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
- 2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
- 3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
- 4. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF  $\frac{1}{2}$ "  $\phi$  BOLTS AT 16" O.C. STAGGERED.
- 5. EPOXY BOLTS SHALL BE SIMPSON "SET". FOLLOW MANUFACTURES INSTRUCTIONS FOR INSTALLATION AND THE INSTRUCTIONS OF ESR 1772. EPOXY BOLTS SHALL HAVE 6" EMBEDMENT WITH SCREEN TUBES WHEN PLACED IN HOLLOW MASONRY UNLESS NOTED
- 6. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING STRUCTURAL
- ELEMENTS THAT WILL REMAIN. 7. ATTACH VENEER TO THE WOOD OR CMU BACKING STRUCTURE WITH METAL TIES AT 16" O.C. IN EACH DIRECTION. PROVIDE FLASHING,
- WATERSTOPS AND WEEP HOLES IN THE VENEER PER THE IRC CODE. 8. ALL STEEL ANGLE LINTELS SHALL BE LONG LEG VERTICAL (LLV). PROVIDE 6" BEARING FOR STEEL ANGLES ON SOLID MASONRY.
- 9. ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK
- 10. ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
- 11. ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
- 12. ALL SLAB CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4500PSI AND HAVE 6%±1% AIR ENTRAINMENT
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- 19. TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON
- L30 ON EACH SIDE OF THE POST. 20. TYPICAL STRINGER TO FRAMING CONNECTOR SHALL BE A SIMPSON
- MTS15 ON EACH SIDE. 21. TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON
- HU MAX. 22. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
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- 24. SEE THE MONTGOMERY COUNTY TYPICAL DECK DETAILS FOR ITEMS NOT SHOWN ON THESE PLANS SUCH AS GUARD RAILS, STAIRS, LEDGER BOARD ATTACHMENTS ETC . .
- 25. PLACE A DOUBLE JOIST BELOW ALL WALLS THAT RUN PARALLEL TO THE FLOOR FRAMING. ALTERNATE: PLACE BLOCKING BETWEEN THE ADJACENT JOISTS BELOW THE WALL AT 16" O.C.
- 26. ADD BLOCKING TO THE WEB OF THE ENGINEERED JOISTS AS NEEDED WHEN USING HURRICANE TIES OR JOIST HANGERS.
- 27. WHEN POINTING OR MODIFYING THE EXISTING FOUNDATION WALL USE TYPE "N" LIME BASED MORTAR THAT MATCHES THE STRENGTH AND POROSITY OF THE EXISTING WALL.

EXISTING 1ST FLOOR FRAMING SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A 2X10 OR A DOUBLE 2X8.

- EXISTING BEAM.
- EXISTING POST.
- EXISTING PORCH FRAMING UNCHANGED.
- SISTER EACH JOIST ABOVE THE EXISTING LALLY COLUMN WITH TWO  $1\frac{3}{4}$ "  $\times 9\frac{1}{2}$ " LVL'S TO ALLOW FOR THE REMOVAL OF THE COLUMN.
- FLUSH TRIPLE 13"X91" LVL HEADER.
- $\langle F7 \rangle$ NOT USED
- 13"X91" LVL LEDGER ATTACHED TO THE EXISTING RIM BOARD WITH (3)LEDGERLOK SCREWS AT 16" O.C. OR TO EACH EXISTING STUD WITH (3)LEDGERLOK SCREWS. ATTACH EACH JOIST TO THE LEDGER WITH A SIMPSON IUS HANGER.
- ATTACH THE BEAM TO THE LEDGER WITH A SIMPSON HU-MAX
- ATTACH THE FRONT TO BACK BEAM TO THE SIDE TO SIDE BEAM WITH A SIMPSON HUC CONCEALED FLANGE HANGER.
- PLACE A PT2X10 SILL PLATE ON THE WALL. ATTACH THE SILL PLATE TO THE WALL WITH 10 ANCHOR BOLTS AT 48" O.C. WITH 7" EMBEDMENT.
- PLACE BLOCKING BETWEEN THE JOISTS AT 24" O.C. IN THE 1ST BAY.
- PLACE SOLID BLOCKING AT THE  $\frac{1}{3}$  POINTS OF THE SPAN.
- PLACE BLOCKING AT THE MID-POINT OF THE SPAN.
- ATTACH THE NEW WALL TO THE EXISTING WALL WITH METAL TIES AT 16" O.C. CAULK THE JOINT BETWEEN THE NEW CMU WALL AND THE EXISTING WALL WITH WATERSTOP RX BY CETCO. TOOTH THE BRICK INTO THE EXISTING WALL AS NEEDED.

- PT2X8 LEDGER WITH 10 THRU BOLTS AT 24" O.C. TOP AND BOTTOM STAGGERED. ATTACH EACH JOIST TO THE LEDGER WITH A SIMPSON LUS HANGER. PLACE FLASHING PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS.
- PT6X6 POST DOWN. ATTACH THE POST TO THE DECK FRAMING WITH A SIMPSON LCE IN EACH DIRECTION.
- PT6X6 POST DOWN. ATTACH THE POST TO THE BEAM WITH A SIMPSON LPC6 ON EACH SIDE OF THE BEAM.
- HANG THE LANDING JOISTS FROM THE FLUSH BEAM WITH SIMPSON THAI HANGERS. PLACE BLOCKING BETWEEN THE JOISTS AT THE
- FRAME THE STAIRS PER THE MONTGOMERY COUNTY TYPICAL DECK
- F21 FLAT PT1X6 BRACE PLACED BELOW THE DECK JOISTS. ATTACH THE BRACE TO FACH JOIST WITH (2)#8 SCREWS BRACE TO EACH JOIST WITH (2)#8 SCREWS.





BENNETT FRANK McCARTHY architects, inc.

(301) 585-2222 www.bfmarch.com fax (301) 585	-891
1400 Spring Street, Suite 320, Silver Spring, Maryland 20910	-275

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	DATE	ISSUE - REMARKS

I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED STRUCTURAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE #:

25427

EXPIRATION DATE: 7-17-24

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**PERMIT** 

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FIRST FLOOR FRAMING PLANS

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APPROVED Montgomery County **Historic Preservation Commission** Rameh Man

(F17)

(2)2X8PT FLUSH

REVIEWED By Dan.Bruechert at 10:20 am, Jul 14, 2022

FIRST FLOOR FRAMING PLAN Scale: 1/4'' = 1'-0''

(3)2X8PT FLUSH

Montgomery County Historic Preservation Commission

By Dan.Bruechert at 10:20 am, Jul 14, 2022

REVIEWED

APPROVED

SECOND FLOOR FRAMING PLAN

#### FRAMING NOTES:

- 1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
- 2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
- 3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
- 4. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF \( \frac{1}{2}\)" \( \text{O} \) BOLTS AT 16" O.C. STAGGERED.
- 5. EPOXY BOLTS SHALL BE SIMPSON "SET". FOLLOW MANUFACTURES INSTRUCTIONS FOR INSTALLATION AND THE INSTRUCTIONS OF ESR 1772. EPOXY BOLTS SHALL HAVE 6" EMBEDMENT WITH SCREEN TUBES WHEN PLACED IN HOLLOW MASONRY UNLESS NOTED
- 6. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING STRUCTURAL ELEMENTS THAT WILL REMAIN.
- 7. ATTACH VENEER TO THE WOOD OR CMU BACKING STRUCTURE WITH METAL TIES AT 16" O.C. IN EACH DIRECTION. PROVIDE FLASHING, WATERSTOPS AND WEEP HOLES IN THE VENEER PER THE IRC CODE.
- 8. ALL STEEL ANGLE LINTELS SHALL BE LONG LEG VERTICAL (LLV). PROVIDE 6" BEARING FOR STEEL ANGLES ON SOLID MASONRY.
- 9. ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK
- 10. ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
- 11. ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
- 12. ALL SLAB CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4500PSI AND HAVE 6%±1% AIR ENTRAINMENT 13. WHEN ATTACHING EXISTING JOISTS TO FLUSH BEAMS USE OVERSIZED
- SIMPSON LUS HANGERS. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE JOIST AND THE HANGER. 14. THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE
- HOME AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS. 15. TYPICAL JOIST HANGER SHALL BE A SIMPSON IUS OR SIMPSON LUS
- 16. TYPICAL RAFTER TO RIDGE HANGER SHALL BE A SIMPSON LSU. 17. TYPICAL RAFTER TO FLUSH BEAM HANGER SHALL BE A SIMPSON L70 ON EACH SIDE OF THE RAFTER.
- 18. TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
- 19. TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
- 20. TYPICAL STRINGER TO FRAMING CONNECTOR SHALL BE A SIMPSON MTS15 ON EACH SIDE.
- 21. TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HU MAX.
- 22. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS. 23. TYPICAL FLITCH BEAM HANGER SHALL BE AN OVERSIZED SIMPSON HHUS HANGER. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE FLITCH BEAM AND THE HANGER.
- 24. SEE THE MONTGOMERY COUNTY TYPICAL DECK DETAILS FOR ITEMS NOT SHOWN ON THESE PLANS SUCH AS GUARD RAILS, STAIRS, LEDGER BOARD ATTACHMENTS ETC . .
- 25. PLACE A DOUBLE JOIST BELOW ALL WALLS THAT RUN PARALLEL TO THE FLOOR FRAMING. ALTERNATE: PLACE BLOCKING BETWEEN THE ADJACENT JOISTS BELOW THE WALL AT 16" O.C.
- 26. ADD BLOCKING TO THE WEB OF THE ENGINEERED JOISTS AS NEEDED WHEN USING HURRICANE TIES OR JOIST HANGERS.
- 27. WHEN POINTING OR MODIFYING THE EXISTING FOUNDATION WALL USE TYPE "N" LIME BASED MORTAR THAT MATCHES THE STRENGTH AND POROSITY OF THE EXISTING WALL.
- EXISTING 2ND FLOOR FRAMING SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A 2X10 OR A DOUBLE 2X8.
- EXISTING ROOF FRAMING UNCHANGED.
- EXISTING POST.
- EXISTING BEAM.
- ATTACH THE 1ST STUD TO THE EXISTING WALL WITH (2)10d NAILS AT
- $1\frac{3}{4}$ " LVL LEDGER. ATTACH THE LEDGER TO EACH STUD WITH (3)LEDGERLOK SCREWS. ATTACH EACH JOIST TO THE LEDGER WITH A SIMPSON IUS HANGER.
- PLACE BLOCKING BETWEEN THE JOISTS AT THE  $\frac{1}{3}$  POINTS OF THE
- RIPPED TRIPLE 13" LVL HEADER. THE BOTTOM OF THE HEADER SHALL MATCH THE BOTTOM OF THE RAFTERS AND THE TOP OF THE HEADER SHALL MATCH THE TOP OF THE FLOOR JOISTS. ATTACH EACH RAFTER TO THE HEADER WITH A SIMPSON LUS HANGER. NOTCH THE RAFTERS AS NEEDED TO FIT IN THE HANGER.
- TRIPLE  $1\frac{3}{4}$ "X9 $\frac{1}{2}$ " LVL RIM BOARD. ATTACH EACH JOIST TO THE RIM BOARD WITH AN UPSIDE DOWN SIMPSON IUS HANGER.
- ATTACH THE RIM BOARD TO THE OUTRIGGER WITH A SIMPSON HUC CONCEALED FLANGE HANGER.
- ATTACH THE LVL OUTRIGGER TO THE LEDGER WITH A SIMPSON HU-MAX HANGER.
- DECORATIVE RAKE PER THE TYPICAL DETAIL.
- INFILL THE EXISTING WALL WITH 2X STUDS AT 16" O.C. USE STUDS THAT MATCH THE SIZE OF THE EXISTING WALL STUDS.

#### BENNETT FRANK McCARTHY

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I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED STRUCTURAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE #: 25427

EXPIRATION DATE: 7-17-24

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SECOND FLOOR FRAMING PLANS



# APPROVED Montgomery County **Historic Preservation Commission**

#### REVIEWED

By Dan.Bruechert at 10:20 am, Jul 14, 2022

# ATTIC FRAMING PLAN Scale: 1/4" = 1'-0"

EXISTING ATTIC FRAMING SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A 2X10 OR A DOUBLE 2X8.

EXISTING ROOF FRAMING UNCHANGED.

INFILL THE EXISTING WALL WITH 2X STUDS AT 16" O.C. USE STUDS THAT MATCH THE SIZE OF THE EXISTING WALL STUDS.

FLUSH 1"X9" STEEL FLITCH BEAM BETWEEN FOUR 1¾"X9¼" LVL'S. SEE THE FRAMING ELEVATION FOR THE BOLTING PATTERN.

FLUSH  $\frac{3}{4}$ "X9" STEEL FLITCH BEAM BETWEEN TWO  $1\frac{3}{4}$ "X9 $\frac{1}{4}$ " LVL'S. SEE THE FRAMING ELEVATION FOR THE BOLTING PATTERN.

PLACE BLOCKING BETWEEN THE JOISTS AT THE 3 POINTS OF THE

HANG THE FRONT TO BACK FLITCH BEAM FROM THE SIDE TO SIDE FLITCH BEAM WITH A SIMPSON HHUS HANGER. NOTCH THE SIDES OF THE LVL'S AS NEEDED TO FIT IN THE CONNECTOR.

#### FRAME THE ROOF AND CEILING WITH 2X8 RAFTERS AND CEILING JOISTS AT 24" O.C.

ATTACH EACH RAFTER TO THE SUPPORTING WALL OR BEAM WITH A SIMPSON H2.5A HURRICANE TIE. HOLD THE TOP OF THE RAFTER UP AS NEEDED FOR INSULATION OR VENTILATION.

2X10 RIDGE. ATTACH EACH RAFTER TO THE RIDGE WITH A SIMPSON LSU HANGER. HOLD THE RIDGE DOWN AS NEEDED VENTILATION AND SO THAT THE BOTTOM OF THE RIDGE IS EVEN WITH OR DEEPER THAN THE BOTTOM OF THE RAFTERS.

DOUBLE STUD BETWEEN THE RIDGE AND THE HEADER OR THE BEAM

OVERBUILT ROOF. RIP THE RAFTERS AND PLACE THEM ON THE LOWER ROOF. ATTACH EACH RAFTER TO THE LOWER ROOF WITH (3)10d TOE NAILS AND A SIMPSON LS50 ON EACH SIDE OF EACH RAFTER.

SET THE UPPER RAFTERS ON THE FLITCH BEAM. ATTACH EACH RAFTER TO THE FLITCH BEAM WITH A SIMPSON H2.5A HURRICANE TIE.

# ROOF FRAMING PLAN Scale: 1/4" = 1'-0"

VERIFY THAT THERE IS AN EXISTING DOUBLE TOP PLATE IN THE WALL TO SET THE NEW JOISTS ON. IF THERE IS NO TOP PLATE, PLACE A 2X10 LEDGER FOR THE NEW JOISTS. ATTACH THE LEDGER TO EACH WALL STUD WITH (3)LEDGERLOK SCREWS. ATTACH EACH JOIST TO THE LEDGER WITH A SIMPSON LUS HANGER.

ATTACH THE 1ST STUD TO THE EXISTING WALL WITH (2)10d NAILS AT 6" O.C.

THE ROOF DECKING SHALL CANTILEVER OVER THE END WALL. NO SPLICE SHALL OCCUR IN THE DECKING WITHIN 48" OF THE WALL PROVIDE 2X LADDER FRAMING AT 24" O.C. OR BLOCKING AS NEEDED TO MAKE THE RAKE DETAIL.

#### FRAMING NOTES:

- 1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
- 2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD. UNLESS NOTED OTHERWISE. 3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS,
- AND MULTIPLE STUDS.
- 4. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF \( \frac{1}{2}\)"\phi BOLTS AT 16" O.C. STAGGERED.
- 5. EPOXY BOLTS SHALL BE SIMPSON "SET". FOLLOW MANUFACTURES INSTRUCTIONS FOR INSTALLATION AND THE INSTRUCTIONS OF ESR 1772. EPOXY BOLTS SHALL HAVE 6" EMBEDMENT WITH SCREEN TUBES WHEN PLACED IN HOLLOW MASONRY UNLESS NOTED
- 6. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING STRUCTURAL ELEMENTS THAT WILL REMAIN.
- 7. ATTACH VENEER TO THE WOOD OR CMU BACKING STRUCTURE WITH METAL TIES AT 16" O.C. IN EACH DIRECTION. PROVIDE FLASHING, WATERSTOPS AND WEEP HOLES IN THE VENEER PER THE IRC CODE.
- 8. ALL STEEL ANGLE LINTELS SHALL BE LONG LEG VERTICAL (LLV). PROVIDE 6" BEARING FOR STEEL ANGLES ON SOLID MASONRY.
- 10. ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE
- EXTERIOR SHALL BE GALVANIZED. 11. ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED

9. ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK

- SOUTHERN PINE #2. 12. ALL SLAB CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH
- OF 4500PSI AND HAVE 6%±1% AIR ENTRAINMENT. 13. WHEN ATTACHING EXISTING JOISTS TO FLUSH BEAMS USE OVERSIZED SIMPSON LUS HANGERS. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE JOIST AND THE HANGER.
- 14. THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE HOME AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS.
- 15. TYPICAL JOIST HANGER SHALL BE A SIMPSON IUS OR SIMPSON LUS
- 16. TYPICAL RAFTER TO RIDGE HANGER SHALL BE A SIMPSON LSU. 17. TYPICAL RAFTER TO FLUSH BEAM HANGER SHALL BE A SIMPSON L70 ON EACH SIDE OF THE RAFTER.
- 18. TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE. 19. TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON
- L30 ON EACH SIDE OF THE POST. 20. TYPICAL STRINGER TO FRAMING CONNECTOR SHALL BE A SIMPSON
- MTS15 ON EACH SIDE. 21. TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON
- 22. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS. 23. TYPICAL FLITCH BEAM HANGER SHALL BE AN OVERSIZED SIMPSON HHUS HANGER. ADD BLOCKING AS NEEDED TO FILL THE GAPS
- BETWEEN THE FLITCH BEAM AND THE HANGER. 24. SEE THE MONTGOMERY COUNTY TYPICAL DECK DETAILS FOR ITEMS NOT SHOWN ON THESE PLANS SUCH AS GUARD RAILS, STAIRS, LEDGER BOARD ATTACHMENTS ETC .
- 25. PLACE A DOUBLE JOIST BELOW ALL WALLS THAT RUN PARALLEL TO THE FLOOR FRAMING. ALTERNATE: PLACE BLOCKING BETWEEN THE ADJACENT JOISTS BELOW THE WALL AT 16" O.C.
- 26. ADD BLOCKING TO THE WEB OF THE ENGINEERED JOISTS AS NEEDED WHEN USING HURRICANE TIES OR JOIST HANGERS.
- 27. WHEN POINTING OR MODIFYING THE EXISTING FOUNDATION WALL USE TYPE "N" LIME BASED MORTAR THAT MATCHES THE STRENGTH AND POROSITY OF THE EXISTING WALL.

#### EXISTING ROOF FRAMING SISTER ANY DAMAGED RAFTER THAT IS FOUND WITH A 2X8 OR A DOUBLE 2X6.

- EXISTING DORMER ROOF FRAMING UNCHANGED.
- ATTACH EACH RAFTER TO THE HIP WITH (8)10d TOE NAILS AND A SIMPSON LS90.
- ATTACH EACH RAFTER TO THE RIDGE WITH A SIMPSON LSU HANGER. HOLD THE RIDGE DOWN AS NEEDED VENTILATION AND SO THAT THE BOTTOM OF THE RIDGE IS EVEN WITH OR DEEPER THAN THE BOTTOM OF THE RAFTERS.
- ATTACH THE RIDGE TO THE HIPS WITH (6)LEDGERLOK TOE SCREWS AND A SIMPSON LS90 ON EACH SIDE OF THE RIDGE.
- ATTACH THE HIPS TOGETHER WITH A SIMPSON L90.
- PLACE A DOUBLE OVERBUILT RAFTER ON EACH SIDE OF THE CHIMNEY OR SKYLIGHT. ATTACH EACH OVERBUILT RAFTER TO THE FLUSH DOUBLE HEADER WITH A SIMPSON L90 ON EACH SIDE OF THE RAFTER.
- SISTER THE 1ST EXISTING RAFTER ON EACH SIDE OF THE NEW OPENING WITH A DOUBLE 2X6 OR A 2X8. ATTACH THE SISTERED RAFTER TO THE EXISTING HIP WITH (4)LEDGERLOK TOE SCREWS AND A SIMPSON LS50 ON ONE SIDE OF THE RAFTER. IF NEEDED PLACE A DOUBLE 2X6 HEADER AT THE TOP OF THE OPENING. ATTACH EACH EXISTING RAFTER TO THE HEADER WITH A SIMPSON L50 ON EACH SIDE OF THE RAFTER.
- SISTER THE 1ST EXISTING RAFTER ON EACH SIDE OF THE NEW SKYLIGHT WITH A DOUBLE 2X6 OR A 2X8. ATTACH THE SISTERED RAFTER TO THE EXISTING HIP WITH (4)LEDGERLOK TOE SCREWS AND A SIMPSON LS50 ON ONE SIDE OF THE RAFTER. PLACE A DOUBLE 2X6 HEADER AT THE TOP AND BOTTOM OF THE SKYLIGHT. ATTACH EACH EXISTING RAFTER TO THE HEADER WITH A SIMPSON L50 ON EACH SIDE OF THE RAFTER.
- OVERBUILT ROOF. RIP THE RAFTERS AND PLACE THEM ON THE LOWER ROOF. ATTACH EACH RAFTER TO THE LOWER ROOF WITH (3)10d TOE NAILS AND A SIMPSON LS50 ON EACH SIDE OF EACH RAFTER.
- INFILL THE EXISTING WALL WITH 2X STUDS AT 16" O.C. USE STUDS THAT MATCH THE SIZE OF THE EXISTING WALL STUDS.
- SEE THE ATTIC FRAMING PLAN FOR THE ROOF FRAMING.
- ATTACH EACH RAFTER TO THE SUPPORTING WALL OR BEAM WITH A SIMPSON H2.5A HURRICANE TIE. HOLD THE TOP OF THE RAFTER UP AS NEEDED FOR INSULATION OR VENTILATION.

#### BENNETT FRANK McCARTHY

architects, inc.

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755 (301) 585-2222 www.bfmarch.com fax (301) 585-8917 DATE ISSUE - REMARKS

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EXPIRATION DATE: 7-17-24

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ATTIC & ROOF FRAMING PLANS

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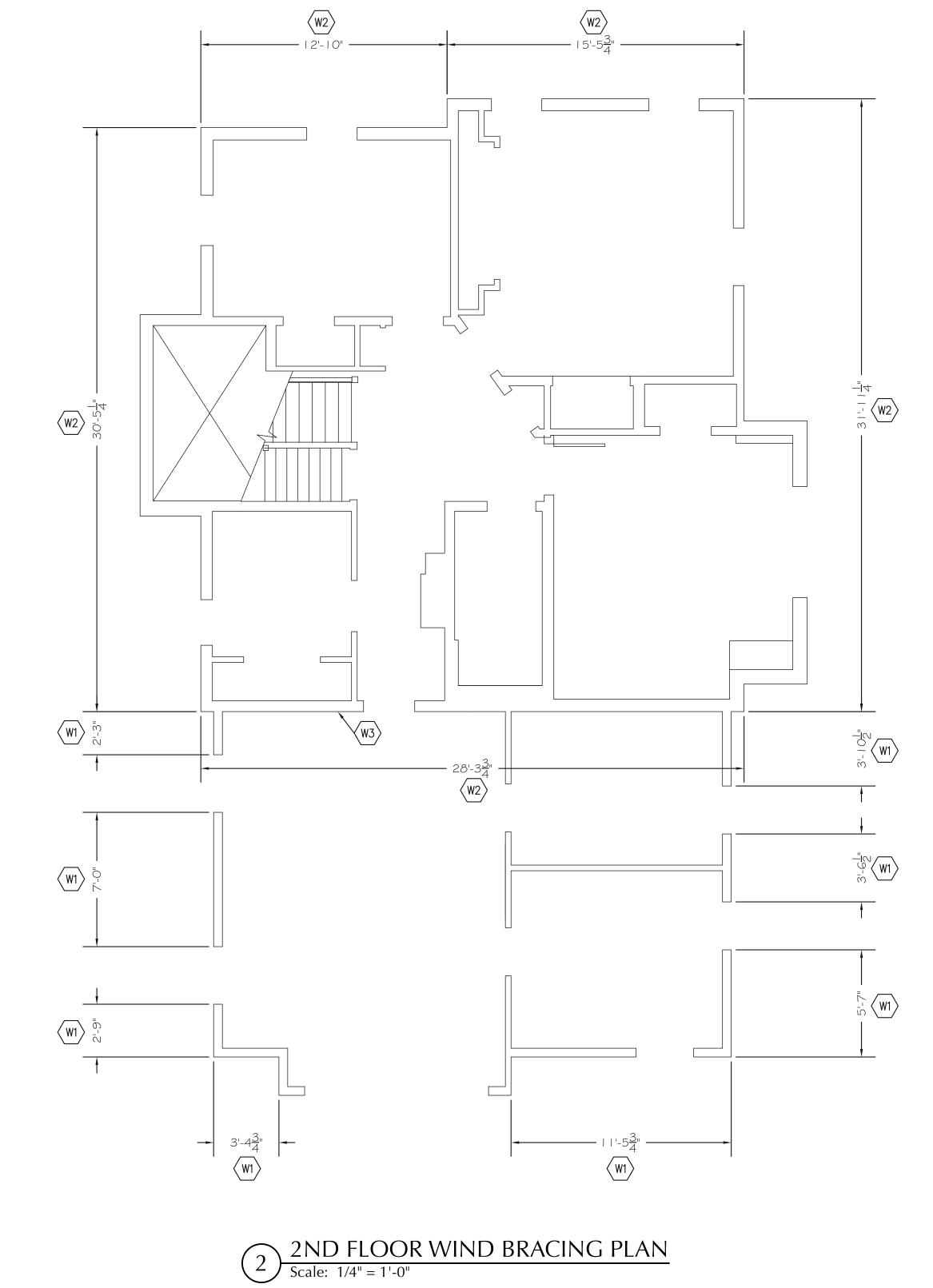
3906 W Project

WIND BRACING

PLANS

BENNETT FRANK McCARTHY

architects, inc.



APPROVED **Montgomery County Historic Preservation Commission** 

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

3'-3" (W1)

 $\langle W2 \rangle$ 

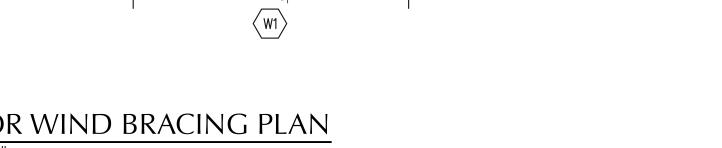
REVIEWED By Dan.Bruechert at 10:25 am, Jul 14, 2022

 $\langle W2 \rangle$ 

(M5) \_\_\_\_\_\_14

 $\left\langle M1\right\rangle _{\stackrel{\circ}{\mathcal{O}}}^{\stackrel{\circ}{\mathcal{O}}}$ 

- NEW EDP WIND BRACING PANEL.
- EXISTING PERFORATED WOOD SHEAR WALL.
- PLACE  $\frac{7}{16}$ " OSB SHEATHING ON THE INFILLED PORTIONS OF THE EXISTING WALL. ATTACH THE SHEATHING TO THE WALL FRAMING WITH 8d NAILS AT 4" O.C. AT PANEL EDGES AND 8" O.C. ELSEWHERE. PLACE BLOCKING BETWEEN THE STUDS BEHIND ALL SPLICES IN THE WALL SHEATHING.



#### Structural Notes

- All work and materials to comply with the requirements of the 2018 IBC and IRC codes as revised by Montgomery County Codes: the following design standards are applicable by reference:
- TMS 402-2016 Building Code Requirements for Masonry Structures. AWC NDS -2018 - Wood Frame Construction Manuel for One and Two Family Dwellings. ACI 318-14 Building Code Requirements for Reinforced Concrete AISC - 360-16 Specifications for Steel Buildings.
- Foundations: footings, underpinning and slab on grades are designed to bear on native soil type SM or SC with an allowable bearing pressure of 2000 psf. A qualified soil-bearing inspector prior to placement of concrete shall verify all bearing values.
- Structural steel: A. All structural steel, including detail material shall conform to ASTM A572 Fy = 50ksi,
- B. All structural tubing shall conform to ASTM A500, grd.B
- C. All steel pipe shall be ASTM A53, type E or S, grade B
- D. All welders shop and field, shall be certified. Use E70xx electrodes only. E. All steel exposed to weather and exterior masonry support shall receive one shop coat of corrosion-inhibiting primer.
- F. Detailing, fabrication and erection shall be in accordance with AISC. Adequately brace all steel against lateral loads during erection.
- G. All exterior structural steel shall receive rust preventative paint.
- H. Connections: I. All beam connections shall be simple shear connections, U.N.O. Where no reaction is provided, the beam shall be assumed to carry 120 % of the allowable uniform load
- in Kips for beams laterally supported, as given in the AISC steel construction manual. II. Except as noted, all fasteners shall be 3/4" diameter ASTM A325 bolts, designed to act in bearing type connections with threads included.
- A. Lumber shall be SPF #2 with a min. Fb = 875psi Min. Fv = 135psi and min. E = 1.400.000psi.
- B. LVL and PSL shall have a min. Fb = 2850psi; Fv = 285psi; E = 2,000,000psi. C. Floor decking shall be  $\frac{3}{4}$ " APA rated decking. Roof decking shall be  $\frac{5}{8}$ "APA rated
- D. Interior wood walls shall be 2x4 studs at 16" O.C. and exterior walls shall be 2x4 studs at 16" O.C. with a double top plate and single bottom plate. Provide solid

decking. Wall sheathing shall be  $\frac{1}{2}$ " APA rated sheathing. Glue and screw the floor

- blocking at the midheight of each wall and at a minimum of 48" O.C. vertically. E. Provide double joists under all walls that run parallel to floor framing. F. Nail all multiple members together per the manufacturer's recommendations and at a
- minimum use 2-10d nails at 6" O.C. stagger sides that nails are driven from. G. Provide bridging at center of all joist spans Exceeding 8'-0" and at 1/3 points of all joist spans exceeding 16'-0". Provide solid blocking at all bearing points on top of
- walls or beams. H. Provide solid blocking below all wood posts.
- All posts shall have Simpson Cap and Base Plates typ.
- All joists shall have Simpson Hangers where applicable. K. Glue all multiple studs together. Nail together with 2-10d nails at 3" O.C. Stagger the sides of the studs that the nails are driven from.
- L. All lumber in contact with masonry or concrete or within in 8" of soil shall be pressure treated. All lumber to conform to IRC R317 and R318 for protection against corrosion and termite damage.
- M. All lumber shall be kiln dried. Store lumber on site in such a manner as to prevent the seepage of water into the wood.
- N. Wood Lintels shall be as follows:
- Opening < 3'-0" 2-2x6
- 3'-0" < Opening < 5'-0" 2-2x8 5'-0" < Opening < 8'-0" - 2-2x10
- Greater than 8'-0" See plans

- 6 Fasteners
- A. All prefabricated angles, bearing plates, and joist hangers shall be installed
- per the manufacturer recommendations. B. Follow the manufacturer recommendations for setting epoxy bolts.
- C. Expansion bolts shall be rawl power studs.
- Masonry: A. Masonry construction shall be in conformance with the applicable sections of TMS 402-2016 "Building Code Requirements for Masonry Structures."
- B. Concrete masonry units shall be hollow load bearing units (ASTM C90) grade n-1 with a net strength of 2000psi and F'm - 1500psi.
- C. All joints to be filled solid with mortar.
- D. Mortar to comply with ASTM C270 (type M or S). E. Provide corrugated masonry ties between brick facia and wood walls or cmu
- walls at 16" O.C. in each direction. F. Provide 9ga truss style joint reinforcement @ 16" O.C. vertically. G. Lintels shall be as follows:
- Opening  $\leq 3'-0'' L4x3\frac{1}{2}x\frac{1}{4}LLV/4''$  of wall
- $3'-0" < Opening \le 7'-0" L6x3\frac{1}{2}x\frac{5}{16} LLV/ 4"$  of wall. Opening > 7'-0" - See Plan
- 8. Cast in place concrete: A. Concrete construction shall be in conformance with the applicable sections of
- ACI 318-14, "Part 3 Construction Requirements." B. Concrete shall have a minimum compressive strength at 28 days of 3000psi, UNO (unless noted otherwise).
- C. All concrete shall be placed with a slump of 4"  $(\pm \frac{1}{2}")$
- D. All concrete shall be normal weight, UNO. E. All concrete exposed to weather shall have 6% +1% entrained air. F. Contractor shall pour extra concrete to account for the deflection of the
- formwork to provide a flat finished surface. G. Concrete cover for reinforcement shall be:
- Columns and beams Slabs
- Footings Reinforcement: A. Reinforcing bars shall be deformed bars conforming to ASTM A615, grade 60
- B. Welded wire fabric (wwf) shall conform to ASTM a185. Lap edges of wire
- fabric at least 6" in each direction. 10. Dimensions: The contractor shall field verify all dimensions prior to fabrication of
- structural components. 11. Coordination: The contractor shall coordinate all sleeves, duct openings and holes between trades. Any conduits or pipes embedded in concrete must be in accordance with ACI 318-14, chapter 6. Where sleeves are closely spaced in a group, the group shall be treated as an opening and reinforced accordingly. Submit drawings showing all opening sizes and locations for the approval by the structural engineer.

Dead Loads: SPF #2 -25 PCF ½ Decking -1.7 PSF 2.5 PSF 3/4" Decking -2.5 PSF Asphalt Shingles 15 PSF Slate Shingles -2.2 PSF ½" Drywall -Insulation -1.5 PSF 2.0 PSF Siding -CMU -87 PCF Brick -130 PCF LIVE LOADS: DECK: 40PSF ATTIC: 20PSF FLOOR: 40PSF 60PSF BALCONY BEDROOM 40PSF ROOF: 30PSF WIND LOADS WIND SPEED: Vult = 115mph; Vasd = 89mph WIND LOAD IMPORTANCE FACTOR: WIND EXPOSURE FACTOR: WIND DESIGN PRESSURE: 11PSF SNOW LOADS: GROUND SNOW LOAD (PG): 30PSF FLAT ROOF SNOW LOAD(PF): 30PSF SNOW EXPOSURE FACTOR (CE): 0.9 SNOW IMPORTANCE FACTOR (I): **Deflection Limitations:** L/240 H/180 Interior Walls and Partitions: L/360 Floors and Plastered Ceilings: L/240 All Other Structural Members: 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): SPECTRAL RESPONSE ACCELERATIONS: 20.0% 8.0% SPÉCTRAL RESPONSE COEFFICIENTS:

18.7% SEISMIC DESIGN CATEGORY: SEISMIC SITE CLASSIFICATION: SEISMIC COEFFICIENT (Cs): 0.051 SEISMIC MODIFICATION FACTOR (R): BASE SHEAR: ANALYSIS PROCEDURE: EQUIV. LATERAL FORCE BASIC SFRS: LIGHT FRAMED WALLS

(S1):

WOOD FRAMING WITH 8d NAILS AT 4" O.C. AT PANEL EDGES AND 8" O.C. ELSEWHERE. INTERMEDIATE NAILS NOT SHOWN FOR CLARITY. NAIL SHEATHING TO THE WOOD FRAMING WITH 8d NAILS AT 4" O.C. ON EACH - SIDE OF SPLICES. STAGGER NAILS AS CONTINUE THE NAILING SHOWN. SPLICES SHALL OCCUR AT A SCHEDULE AT THE WINDOWS TO MAKE THE PERFORATED SHEAR WALLS

NEW FOUNDATION WALL

SIMPSON H2.5A

HURRICANE TIES

PLACE BLOCKING BETWEEN THE STUDS

AT ALL SPLICES IN THE SHEATHING

NAIL SHEATHING TO THE

WALL STUD.

ANCHOR BOLTS

THE STATE OF MARYLAND. LICENSE #: 25427

7-17-24

BENNETT FRANK McCARTHY

architects, inc.

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DATE ISSUE - REMARKS

I CERTIFY THAT THESE

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UNDER THE LAWS OF

CONTRACT DOCUMENTS

WERE PREPARED UNDER MY

APPROVED BY ME AND I AM

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2022

05

STRUCTURAL NOTES & DETAILS

APPROVED Montgomery County Historic Preservation Commission

**REVIEWED** 

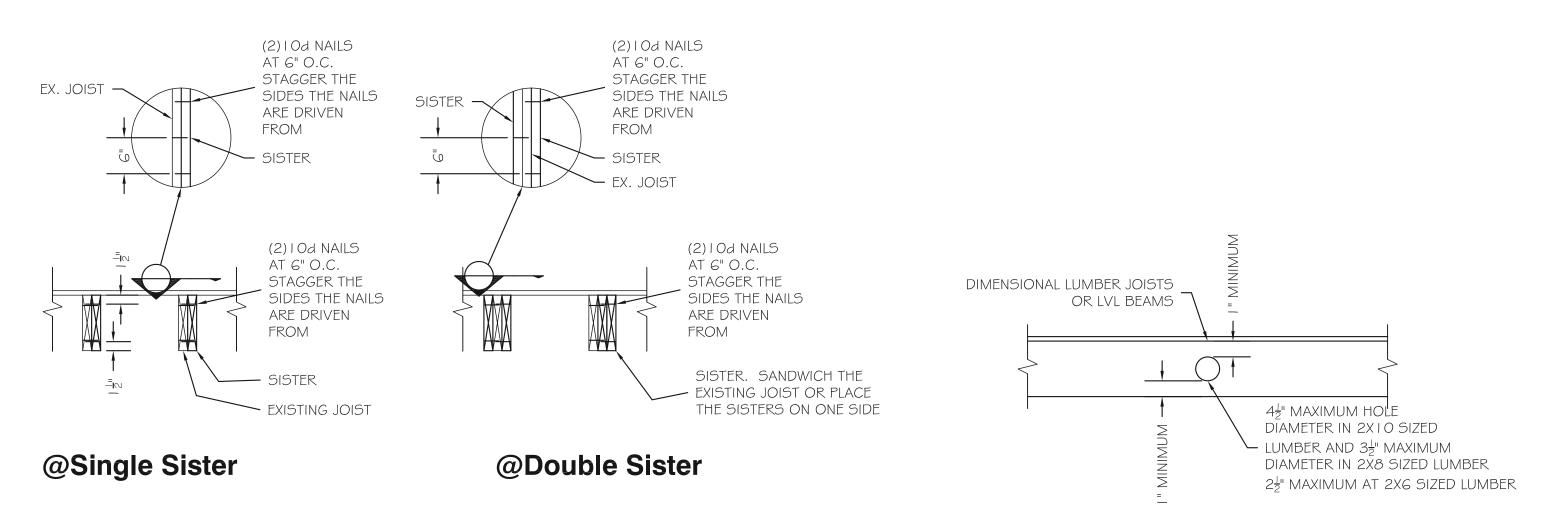
By Dan.Bruechert at 10:20 am, Jul 14, 2022

**Typical Framing Elevation at EDP Panels** 

Scale:  $\frac{3}{4}$ " = 1'-0"±

**Typical Deck Post to Footing Detail** 

Scale:  $\frac{3}{4}$  = 1'-0"

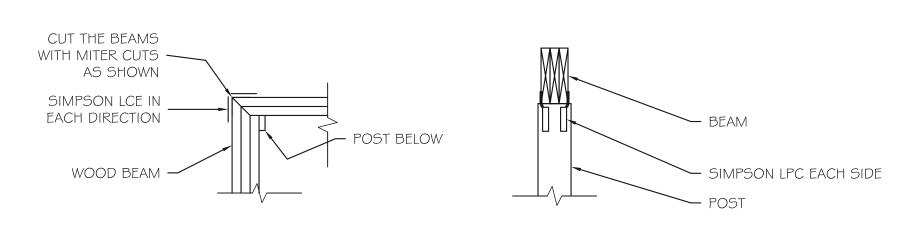


## **Typical Sistering Details**



Scale:  $\frac{3}{4}$ " = 1'-0"

Scale: NOT TO SCALE



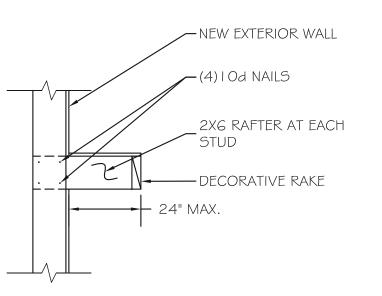
@ Corners

@ Simpson LPC Connectors

#### Typ. Wood Post To Wood Beam Details

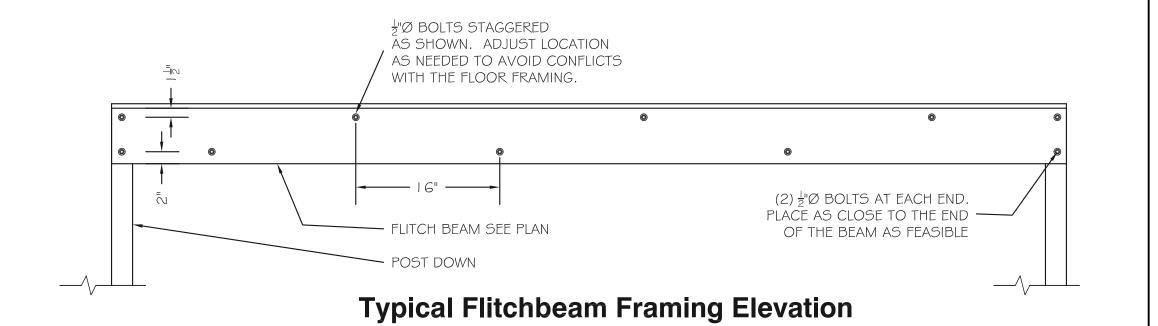
Scale:  $\frac{3}{4}$ " = 1'-0"





**Typical Detail at Decorative Rake** 

**Scale:**  $\frac{3}{4}$ " = 1'-0"





#### BENNETT FRANK McCARTHY

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DATE	ISSUE - REMARKS

I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED STRUCTURAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. EXPIRATION DATE: LICENSE #: 7-17-24

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2022

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20895

STRUCTURAL NOTES & DETAILS

#### (CONTINUED ON SP101)

- 2.9 Backfill: backfill soil in 8 inch deep lifts and compact to 95% dry density. Provide stone backfill against drainage board outside all waterproofed basement walls and dampproofed retaining walls. Provide 2" diameter PVC weeps @32" on center at the base of all retaining walls
- 2.10 Termite Treatment: Apply interior perimeter termite control treatment prior to placement of concrete slab(s). Apply exterior perimeter soil treatment after excavating, filling, and grading operations are completed.
- 2.11 Site access: Via shared driveway and rear yard. Maintain access to neighbor's portion of shared driveway.

#### **DIVISION 3: CONCRETE** (See Structural sheets for additional notes)

- Concrete footings shall project at least 1'-0" into undisturbed natural soil or compacted fill having a bearing value at least equal to that specified above. Bottoms of all exterior footings shall be at least 2'-6" below finished grade.
- Continuous wall footings shall be minimum 10" thick and shall project 6" at each side of masonry walls supported on the footing. Wall footings supporting masonry walls are to be reinforced with three #4 longitudinal continuous bottom bars, unless otherwise noted (UNO). All disturbed earth under footings shall be replaced with concrete.
- Step footings in a ratio of 2 horizontal to 1 vertical, as required to maintain a distance of 2'-6" from finish grade to bottom of footing. All bearing strata shall be adequately drained before foundation concrete is placed. No excavation shall be closer than 2:1 (2 horizontal to one vertical) to a footing. Do not place concrete over frozen soil.
- Concrete slabs on grade shall be 4" thick, reinforced with 6x6 W2.0xW2.0 WWM that conforms with ASTM A185, UNO. Lap mesh 6" in each direction. Provide control joints in interior slabs on grade at 20'-0" o.c. max. Interior slabs shall be laid on a layer of 6 mil thick polyethylene moisture barrier over 4" washed gravel set on undisturbed earth or structural fill, UNO. Provide trowel finish to interior monolithic slab surfaces that are exposed to view.

#### **DIVISION 4: UNIT MASONRY** (See Structural sheets for additional notes)

- CMU walls to be standard running bond with mortar joints at 3/8" flush, tooled slightly concave. Fill all top course CMU units solid. Fill all bottom course CMU units solid.
- Use foundation anchors, Simpson or equivalent @ 4' o.c. minimum, and within 15" of all corners, or as required by code. Fill foundation anchor cells with F'c=3000 psi concrete. Provide dowels from all footings to masonry walls to match size and spacing of vertical reinforcing.
- CMU Foundation walls apply cementitious parging as follows: Exposed above grade: Provide thin scratch coat and heavier finish coat of Portland cement/sand mix stucco/plaster. Minimum overall thickness shall be ½ inch. Provide wire reinforced corners at outside corners near high traffic areas. Finish shall be smooth U.N.O.
  - Below grade substrate for waterproofing/damproofing: skim coat as required for smooth/uniform surface.
- Brick: Appearance (color and texture), pattern and coursing of brick shall be to match existing. Patch shall be tooth-in unless noted otherwise. Masonry mortar and setting bed shall be same as CMU. Mortar color shall match existing. For brick veneers, provide corrugated one piece anchors screwed to studs. Anchors shall be placed approximately 16" on center vertically and spaced maximum 24" o.c. horizontally (coordinate with stud spacing). Maintain min. 3/4" wide air cavity to allow moisture to drain from wall assembly. Sills shall be sloped 15 degrees minimum to drain.
- Cavity Wall Drainage: Provide continuous, self-weeping copper fabric flashing at the base of the wall cavity (above grade) and at all lintels and other obstructions to the downward flow of water in the wall so as to divert such water to the exterior. Flashing shall be "Flash-Vent" copper fabric flashing/drainage system by York Manufacturing (800-551-2828) or equal. PVC flashing shall NOT be used. The upper edge of flashings shall be terminated/sealed in a bed of polyether, as should all lap joints and end dams. Polyether shall be "Great Seal LT-100" or equal. Provide honeycombed head joint weeps for ventilation at 24" on center horizontally.
- Hardscape at Rear Patio: Reuse salvaged brick pavers at reconfigured rear patio. Install pavers on stone dust.

#### **DIVISION 5: METALS** (See Structural sheets for additional notes)

5.1 See drawings for all structural steel lintels, beams and columns.

#### **DIVISION 6: WOOD/CARPENTRY** (See Structural sheets for additional notes)

- Design Live Loads: Loads greater than design live loads shall not be placed on the structure. It is the contractor's responsibility to determine allowable construction loads and to provide proper design and construction of falsework, formwork, bracing, sheeting and shoring, etc.
- All existing conditions shall be checked and verified in the field before construction is begun. Field measurements shall be made of adjoining construction relative to the proper installation of new work. All discrepancies shall be reported to the Architect prior to the start of construction.
- 6.3.1 All wood construction including lumber, connections, and details shall be in accordance with the requirements of the local building code and the current "National Design Specification" by the National Forest Products Association.
- 6.3.2 Use IRC 2018 tables R602.3(1) and R602.3(2) for nailing schedule, unless
- 6.3.3 Roof sheathing shall be standard CDX 16/32 (span rating) plywood with exterior glue (min. thickness 19/32") UNO. Nail roof plywood to rafters and/or trusses with 8d nails @ 6" o.c. at sheet edges and 8d nails @ 12" o.c. at all intermediate rafters and trusses. Install clips between rafters as required. Floor sheathing shall be tongue and groove CD 16/32 (span rating) plywood (min. thickness 23/32"). Glue and screw floor plywood to joists with 2 inch deck screws @ 6" o.c. at sheet edges and @ 10" o.c. at all intermediate joists. Plywood shall be identified with the APA grade trademark and shall be installed in accordance to code and project requirements as well as APA's recommendations. Wall sheathing shall be standard CDX plywood with exterior glue (min. thickness 15/32") UNO. Nail plywood to wall studs with 8d nails @ 6" o.c. at sheet edges and 8d nails @ 12" o.c. at all intermediate studs.
- 6.3.4 All exposed, exterior framing members shall be pressure-treated Southern Pine # 2 (19% max. moisture content). Unless indicated otherwise, all lintels shall have one king stud and one jack stud at each end.
- All jacks and posts are to be continuous, or increased as shown, down to the foundation or beam support. In other words, posts shall be added below higher posts even when posts are not required by the floor framing.
- 6.3.6 Use TECO or Simpson Strong Tie structural wood connectors unless otherwise noted. Only specialty connectors are typically shown in the structural drawings but additional metal connectors shall be provided as follows (or as required to meet code). Joists and rafters shall be connected to flush beams with hangers. Joists and rafters shall be connected to top plates with hurricane ties. Wood beams and headers shall be connected to isolated posts with column connectors and bases of isolated posts shall be fastened to their supports with metal connectors. All fasteners and connectors to pressure treated lumber shall have triple G-185 galvanized coating (with the exception of bolts one-half-inch or larger in diameter).

- 6.3.7 All common lumber shall be clearly stamped with the lumber inspection association seal indicating the lumber species and grade.
- Joists shall have a minimum 3 1/2" bearing. Joists running parallel to a wall shall be anchored with 3/16" x 2" steel straps (or solid wood blocking) at 4'-0" o.c., extended to engage 3 joists.
- 6.3.9 Stud bearing walls shall be 2x4 (minimum) with studs at 16" on center, unless shown otherwise in framing plans, and shall have 2 continuous top plates which are to be spliced at stud locations only. Splices shall be staggered at least 4'-0". At least one side of each bearing wall and exterior wall shall be sheathed with a minimum of 1/2" gypsum board fastened according to drywall manufacturer's recommendations or building code requirements, whichever is
- 6.3.10 Pressure-treated wood shall be used whenever wood joists are closer than 18 inches (or wood beams/girders are closer than 12 inches) to exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation. All structural wood members and sheathing exposed to weather or located within 8" of soil, or wood in contact with concrete and/or masonry shall be treated to resist decay and insect infestation. Treated plates shall meet American Wood Preservers Institute Standard U-1.
- 6.3.11 Multiple LVLs shall be fastened together with a minimum of 2 rows of 16d nails at 12" o.c. Nails shall be spaced 3 " from the top and bottom of the beams. LVL beams designated on plans shall be as sized.
- 6.3.12 Wood Floor Trusses: All engineered floor trusses shall be sized and spaced in accordance with the framing plans. Installation, attachment, blocking, bracing and stiffening shall be per manufacturer's recommendations. Use compatible rim board around entire perimeter of floor system as shown. Any joist penetrations shall comply with manufacturer's recommendations. Material shall be protected from the elements and stored off the ground.
- 6.3.13 Wood Roof Trusses: All roof trusses shall be designed in accordance with Circular 4950.2, January 1973, Design Criteria for Trussed Rafters" from U.S. Department of Housing and Urban Development and TPI 1-95 Design Specifications for Metal Plate Connected Wood Trusses. Erection and bracing of wood trusses is the responsibility of the General Contractor. All shop drawings must be certified by a Registered Structural Engineer. Wood truss bracing shall be furnished in accordance with "Commentary and Recommendations" (HIB-91) by the Truss Plate Institute.
- 6.4 Framing Sizes: Wood building components are as follows (Hem Fir, Grade #2 or Spruce-Pine-Fir, #2 or Better):
  - Exterior walls: 2x6 @ 16" o.c. stud walls Interior load bearing walls: 2x4 @16" o.c. stud walls
  - Interior partitions: 2x4 @ 16" o.c. stud walls
  - Floor and Roof Framing: See framing plans.
  - Subfloors: 3/4" tongue and groove CDX plywood, glued and screwed.
  - Roof sheathing: 5/8" APA span rated CDX plywood. Provide clips as
  - Wall sheathing: 1/2" CDX plywood
- Flooring: See Division 9.
- Interior trim: unless otherwise noted, all interior trim shall be paint grade pine. Casing: provide new sanitary casing at new spaces in addition. Match
  - existing at renovated spaces. Mullions: provide WM flat mullion with rounded edges TWP-973W or
  - width as required. Window stools: to match existing.
  - Baseboard: to match existing. Provide painted shoe moulding (typ.).
  - Crown molding: Provide cove crown molding at Primary Bedroom. Decorative beams at Kitchen / Great Room ceiling: painted GWB, see interior elevations.
- Architectural Casework/Custom Built-ins:
- All custom casework shall be medium density fiberboard (MDF) cabinets. Tops to be of same material and quality unless noted otherwise. All casework shall conform to AWI Custom standards of quality and
- craftsmanship. All casework slides and concealed hardware and all exposed, pulls, and other exposed hardware shall be provided by Contractor unless otherwise noted. Samples of exposed, pulls and other exposed hardware shall be

provided to the Architect for approval if submittals deviate from specified

- Provide shop drawings for approval.
- Exterior trim: unless otherwise noted, all standing and running trim shall be painted Boral TruExterior Trim, pre-primed, and shall be painted. Exterior solid panels shall be Hardiepanel or 1/2" MDO plywood, painted. All joints shall be concealed. Factory prime or field backprime all exterior woodwork, including cut joints. See Painting requirements in Division 9 below.
- 6.10 Fasteners: All exterior sidings and trim shall be fastened with galvanized or stainless steel nails of appropriate type and size, U.N.O. PVC trim shall be installed as follows:
  - Use stainless steel screws with small finish heads driven into framing, never just to the sheathing. Select fastener lengths that will penetrate at least 1-1/2 in. into the framing. Place fasteners every 16 in. at both sides of the trim, spacing them about 1/2 in. from the edges. If boards are 10-in. or wider provide another fastener in the middle. Screws should be countersunk and covered with paintable filler such as Woodfil by Kampel. Adjoining lengths of trim should be seamed with 45-degree scarf joints over studs and bonded with manufacturer approved cellular PVC cement. Reinforce seam with screws placed to avoid splitting.
- Rear Deck: The deck surface shall be plastic-wood composite ("Trex" or equal), 5/4 x 6, over P.T. deck joists. Rail, pickets and posts shall be paint grade/select pressure treated southern yellow pine. Provide deck joist membrane pan drain system.

#### **DIVISION 7: THERMAL/MOISTURE PROTECTION**

- Insulation: All insulation shall be installed per manufacturer's requirements. Sub slab: / foundation perimeter: 2" thick extruded polystyrene rigid insulation (Dow Blue Board or equal) at the perimeter of all interior concrete slabs and perimeter foundation walls below slabs, 2 feet
- for damp locations and shall NOT be used. Addition walls: 5-1/2" (R-21) fiberglass batt insulation at 2x6 exterior walls.

horizontally and vertically. Expanded/molded polystyrene is not suitable

- Install insulation at any existing exterior walls opened during construction (i.e. Breakfast Room).
- 2x4 furring studs.

Basement walls: 3 ½" (R-13) fiberglass batt insulation installed between

- Floors over unconditioned space (at overhangs): R-30 fiberglass batt
- New and existing roof: install spray applied open celled, 0.5 lb icynene insulation on the underside of roof sheathing, between truss chords and rafters. Provide uniform thickness/coverage as necessary for min R-38 (provide closed cell or rigid insulation at eaves as necessary to maintain R-38 to outside face of exterior walls). Provide fire protective intumescent coating on all exposed foam insulation if attic contains serviceable HVAC equipment or can be used for storage.
- Fiberglass batt insulation shall be Kraft paper faced when concealed by suitable finishes. Insulation installed in unfinished conditions shall be foil
- Air seal/Draft stop at thermal envelope: apply foam sealant and non-sag caulk to seal all penetrations and construction joints between walls and floors, walls and ceilings, etc. Draft stop using fire caulk or fire foam.

All spaces around windows and doors to be filled with expanded urethane foam. All corners, lintels and other inaccessible spaces in framing to be insulated during rough framing.

- Crawlspaces and Attics: Provide access as required by code. Access panels at unconditioned attics and crawlspaces shall be insulated to the level of adjacent assemblies. Provide ventilation as required at unconditional crawlspaces and attics.
- Air Barrier: Coordinate joints and seams between different materials and between existing and new construction to maintain a continuous air and thermal barrier per IECC 402.4. Install all components per manufacturer
- House Wrap/Infiltration Barrier: House wrap shall be provided to act as an air infiltration barrier, a moisture barrier and a drainage plane. The wrap shall also permit water vapor to pass through from either side (min. perm rating > 20). Wrap shall be tear-resistant and UV stable. Wrap shall be Tyvek (or equal), and Hydrogap at shakes, and shall cover over all exterior sheathing, prior to the installation of exterior doors and windows. Lap and tape joints and penetrations per manufacturers recommendations.
- Sill Plate Seal: provide flexible, ¼" x 5-1/2" polyethylene foam gasketing strip between masonry foundation wall and pressure treated sill plate (Dow WeatherMate, Owens Corning Foam SealR or equal).
- Vapor Barrier: Vapor barrier shall be 6 mil over 4" compacted gravel under all concrete slabs on grade. Vapor barrier shall be 20 mil on grade in conditioned crawlspaces. Crawlspace vapor barrier shall extend min 6 inches up and be continuously sealed to perimeter rigid insulation. Lap and seal all joints.
- Waterproofing: min 3/8" thick parging with membrane. Waterproofing shall be 60 mil. self-adhering membrane. Waterproofing shall be installed down to footing and over cant parge joint at footing. Coordinate waterproofing installation with foundation drainage installation. Protect waterproofing with foundation drainage board and filter cloth (Miradrain or equivalent).
- Roofing Installation/Performance: All pitched roofs to be installed in accordance with manufacturers recommendations and NRCA HARK and Steep Roofing Manuals. Metal roofs shall be installed in accordance with
- 7.7.2 Synthetic Roofing Underlayment: Titanium-UDL (coordinate underlayment warranty to mirror roof warranty) or equal. See 7.8 for underlayment requirements on low slope roofs.
- Laminated Fiberglass Composition Shingle Roof: fiberglass composition "asphalt" shingles over roofing underlayment, to match existing in color and style. Provide sample boards for Owner/Architect to make color selection. See 7.8 through 7.9 below. Provide a prefinished aluminum drip edge at all eaves and rakes. Shingles shall have a minimum material warrantee of 40 years. Shall be UL. Class A fire rated. "Woven", "California weave" and "closed cut" valleys will NOT be accepted unless matching existing. Acceptable manufacturers include:
  - CertainTeed Landmark GAF Timberline Ultra
  - Tamko Heritage
- 7.7.4 Metal Roof: roofing shall be 24 gauge steel High Snap-On Standing Seam panel, 18" o.c. standard with Kynar clips as manufactured by Firestone, PAC-CLAD or approved equal. Finish shall be factory applied Kynar500/Hylar5000 coating. Valleys and ridges to match. Provide continuous ventilated ridge. Owner to select from standard colors. Provide all flashings, drips, etc. to provide a complete weathertight installation. PAC-CLAD (Petersen Aluminum Corp) contact # 1-800-344-1400 for further information and referrals to local
- Ice Dam: Provide and install Ice Dam Membrane material at all rakes, eaves, valleys, and perimeter in areas to receive new roofing. Ice dam at eaves shall extend min. 24 inches (measured horizontally) upslope of interior face of exterior walls. Provide Ice Dam Membrane as a continuous barrier under all roofing installed on roof pitches less than 3.5 in 12. Ice dam shall be Winterguard, manufactured by Certainteed, or equivalent.
- Termite Barrier: Provide 16 oz. copper flashing where in contact with AQC pressure treated lumber (aluminum is incompatible). Alternate product: YorkShield 106 TS laminated copper (800-551-2828). Seal all penetrations and laps with mastic or caulk.
- Flashing: 0.025" thick (22 gauge) aluminum flashing, where exposed and concealed, unless noted otherwise. Provide 16 oz. copper flashing where in contact with AQC pressure treated lumber (aluminum is incompatible). Exposed flashings shall be color coordinated (with factory finish) to blend with wall and/or roofing material. Provide aluminum drip edge at the eaves and gable ends of the roof. Color(s) to be determined.
- Through Wall & Head Flashings at Stud Frame / Siding: Provide white aluminum flashings for through wall flashings at base of doors, head flashings at door heads and head flashing at window heads in sheathing to siding locations throughout building. Provide flashing wherever exterior cladding material abuts, or is interrupted by, roof slopes, horizontal trim, openings and other penetrations. Flashing shall tuck behind cladding and be formed to conduct water clear of interruptions. Flashing locations on drawings are typical only, not inclusive. Flashing shall be placed and installed in accordance with ASHRAE standards. See section 8.2.2 regarding sill pans.
- Gutters & Downspouts: Provide and install 0.025" thick aluminum 6" wide K style gutters and 3x4" rectangular downspouts (to match existing in size and profile) to splash blocks (to match existing). Provide and install gutter guards
- Fiber-Cement Siding: HardiePlank Lap Siding and HardieShingle Siding as manufactured by James Hardie (1-800-9-HARDIE) or equivalent. Exposure(s)
- Plank width shall minimum 1-1/4" wider than desired exposure.
- For siding, provide smooth face texture. Provide "butt and weave" joining technique at all outside corners unless
- corner boards are expressly shown. Back up all joints with flashing. Install in accordance with manufacturer recommendations. - Install flashing in accordance with section 7.12.
- ensure consistent plank angle. Siding shall be installed to provide a minimum of 2 inches clearance to horizontal surfaces such as decks, porches and balconies that may

- The first course of any wall should be installed over a 1/4" lath strip to

- retain moisture. Provide "butt and weave" joining technique at all outside corners unless corner boards are expressly shown. - Cut edges adjacent to roof slopes shall be primed/painted prior to
- Use "blind nailing" application technique. Nails shall be 6d (or alternatives as approved by manufacturer), corrosion resistant (galvanized or stainless steel).
- Butt joints shall be installed loosely touching. Butt joints shall **NOT** be caulked. Install flashing behind all butt joints to shed water out and onto the siding course below. Suitable flashing materials include strips of house wrap material or application specific materials like "Bear Skin". Comparable flashing shall be installed behind siding butt joints to shed water over the siding course below.

- 7.14 Cedar Shingles: Western red cedar wood shingles (#1 Grade Blue Label), 18" shingle length (Perfections), 5-1/2" weather exposure or as noted on Architectural Drawings. Shingles shall be installed per all Cedar Bureau guidelines. Vertical edges of adjacent shingles shall be gapped 1/16 to 1/8 inch apart. Provide a drainable/breathable house wrap substrate such as Hydrogap or equal behind all cedar shingles. See Painting requirements in Division 9 below.
- Exterior Sealant Compound for all exterior joints shall be general purpose polyether sealant that meets or exceeds FS TT-S 00230. Shall be VOC-free, solvent-free, paintable after 24 hours. Sealant shall be Great Seal PE-150, DuraLink or equal.

#### **DIVISION 8: DOORS AND WINDOWS**

- 8.1.1 Interior Doors: Interior doors shall be solid core, 1 3/8" thick. Panel style shall be closest match possible to existing. Hollow core Masonite type doors are not an acceptable substitution. All doors shall be primed and painted. Door undercuts shall be ¾" above the finished floor, U.N.O. Refer to drawings for size, type and locations.
- Interior hardware: All doors shall have Schlage spring latch cylinder hardware or approved equivalent. Contractor shall provide and install all hardware. Style and finish shall be closest match possible to existing. Operation shall be per door schedule. Hinges shall be solid brass, plain bearing, Hager, 800 Series, 4 x 4, 1 1/2 pairs per leaf for doors up to 6'-8" and 2 pairs for taller
- 8.1.3 Exterior doors: General notes (unless noted otherwise):
  - Contractor to supply and install. See drawings for size and configuration.
  - Provide tempered, low-E insulated glazing unless otherwise noted.
  - Where a deadbolt is noted, use a lock with a 1-inch-long deadbolt and a reinforced metal box strike. Use 3-inch-long mounting screws so they lodge in the framing beyond the door jamb.
  - All exterior doors shall be operable from the interior without the use of a
  - Exterior doors shall be provided with pre finished screen doors from same manufacturer.
  - Exterior in-swing doors shall be installed to allow doors to open 180 degrees. For walls greater than 2x4 framing depth provide exterior extension jamb and sill.

#### Full light exterior doors: All exterior full light doors shall be as shown on drawings, manufactured by Weathershield Windows (Signature Series)

- Provide insulated, tempered, Low E glazing with simulated divided lites with false spacer bar as indicated in the drawings (some custom patterns may be required); muntin bars shall be 7/8" in width.
- Cladding color: TBD Interior finish: primed
- Factory hardware, finish TBD
- 8.2 Windows:
  - Clad Wood Windows: Windows shall be manufactured by Weathershield (Signature Series)
  - Provide low-E coated, argon filled insulated glazing with simulated divided lites with spacer bars as indicated in the drawings (custom patterns may be required); muntin bars shall be 7/8" in width.
  - U-Factor ≤ 0.30. SHGC (Solar Heat Gain Coefficient) < 0.40, or as noted on window schedule. All U-Factors and SHGC values are determined in accordance w/ NFRC.
  - Exterior color: TBD
  - Interior finish: primed
  - Hardware: finish TBD Provide jamb extensions as required by framing depths.
  - Provide white vinyl jamb liners on double hung units, typically. All operable windows shall be provided with screens and screen
  - hardware. · All windows in brick masonry shall be provided with factory brick mould All other windows (located in frame/siding walls) shall be provided without
  - factory brickmould, and shall be provided with 5/4 board primed wood trim. Interior sill horns shall be provided.
  - Provide shop drawings for approval.
- Window installation shall be in accordance with all manufacturer's guidelines. Provide preformed or membrane formed sill drain pans with integral backdam (or sloped to drain). Pans shall return up jambs min. 6 inches. Integrate the pan and window into the drainage plane of the wall using high quality flashing and sealing materials.
- Provide tempered/safety glass in windows adjacent to a door (within 24"), staircase/landing (where glazing is <36" above plane of adjacent walking surface, and within 60" of bottom tread) or shower/tub (where bottom of glazing is <60" above floor and within 60" horizontally of waters edge), or as required by section R308 of the IRC.
- Basements, habitable attics and every sleeping room shall have at least one operable egress window. The minimum net clear opening shall be 5.7 square feet (some localities may allow 5.0 sq. ft where openings are at grade). The minimum net clear height shall be 24 inches. The minimum net clear width shall be 20 inches. The maximum clear opening height shall be 44 inches above the floor. Egress openings with a finished sill height below grade shall be provide with a window well in accordance with code.
- Provide window opening control devices for all windows where the clear opening is less than 24" above the finished floor when windows are 6 feet above grade, in accordance with section R312 of the IRC.
- Skylights: manufactured by Velux.
- Deck mounted skylight. See schedule for sizes.
- Paint grade wood interior Aluminum cladding

dust, clean and dry.

 Provide Low-E, laminated safety glass. Maximum U factor = 0.55 and SHGC = 0.30

#### **DIVISION 9: FINISHES**

- 9.1.1 Drywall: 1/2" GWB throughout, glued and screwed. Nails should not be used. Provide moisture resistant Greenboard at the following locations:
  - all bathroom walls (except as noted below), floor to ceiling. kitchen walls within 4 ft of sink centerline.
  - behind and adjacent to laundry equipment and utility sink(s). all other potentially wet locations.

Durock/Wonderboard shall be used behind all wall tile finishes at showers and

eggshell or semi-gloss sheen paint shall be finished consistent with Level 5.

- around tubs. Drywall Level of Finish: unless noted otherwise, drywall surfaces to receive flat sheen paint shall be finished consistent with Level 4 of Recommended Levels of Gypsum Board Finish (GA-214-10e). Drywall surfaces designated to receive
- Substrates to receive tile, and garages, may be finished to level 2 9.2 Paint – General notes: Existing surfaces should be thoroughly prepped, free of loose material and
  - Paint on casework/trim should be brushed or sprayed, not rolled.

- Interior Paint: Latex paint by Sherwin Williams or Benjamin Moore (or approved equal), premium grade, no or low VOC. Provide one prime coat and two finish coats throughout new or substantially renovated areas, including walls, ceilings and features such as windows and millwork (coordinate with Finish Schedule if applicable). Existing walls and ceilings that have been patched/repaired should be painted in their entirety. Anticipate six wall colors, one ceiling, and one trim color. Existing interiors to be painted:
  - entire first floor, basement, and attic
  - stairway from first to second floor second floor: laundry room, halls, NE bedroom
  - Exterior Paint: Vinyl acrylic latex paint. Apply one coat primer / backprimer on all new and existing surfaces of all wood fascia, soffit, casing, siding and trim boards and existing brick. Apply two finish coats to exposed surfaces. Paint
  - should only be applied when the weather is projected to be dry and above 40 degrees for 48 hours. Acceptable manufacturers/lines include: Sherwin Williams Duration (to match existing)
  - Provide satin finish on new siding, panels and battens. Semi-gloss finish on new trim, columns and railings, unless noted otherwise. Exterior paint scope to include all new and existing exterior surfaces.
- Hardwood: Provide new hardwood floor at all new and reconfigured areas. Existing first floor hardwood to remain, patch as required by new work (match and tooth into existing). Plank width and species to match existing, U.N.O.
- Wood flooring shall be tongue and groove flooring of 3/4" nominal thickness. Provide 2-1/4" wide oak flooring at addition (first and second floors), and pine to match existing in renovated existing spaces. Use salvaged pine floors if possible. Finish to be selected by Owner and Architect. Machine and surface wood flooring smooth, using (progressively finer) coarse, medium, and fine sandpaper. Tooth into existing as required to match new flooring to existing.
  - Installation shall be in accordance with The Wood Flooring Manufacturer's Association (NOFMA) recommendations. A summary of Basic Rules of installation is a s follows:
  - The building should be closed in with windows and doors in place. All concrete, masonry, sheetrock and framing, etc. should be thoroughly dry before flooring is delivered. The average moisture
  - content of framing members and subflooring should be below 12-14%. In warm months the building must be well ventilated. During winter months heating should be maintained near occupancy levels at least 5 days before the flooring is delivered and until sanding
  - Relative humidity at the jobsite should be maintained consistently within the range of 30-50%. When job site conditions are satisfactory, have the flooring delivered

and finishing are complete

- and broken into small lots and stored in the rooms where it is to be Allow 4 to 5 days or more, for the flooring material to become acclimated to job site conditions. Flooring should be installed over a
- layer of #15 building felt U.N.O. and lapped 4-6 inches. When installing over a crawlspace, felt joints should be sealed with mastic. Flooring installed on p.t. wood sleepers/screeds over a concrete slab

on grade should be installed over a 6 mil polyethylene film vapor

- Basements (installation on slabs below grade is not recommended) and crawlspaces must be dry and well ventilated.
- Finish floor boards should be installed perpendicular to framing members U.N.O. The subfloor must be sound and tight to yield a squeak-free
- Tile and Grout: Owner to select, Contractor to furnish and install tile in the following locations:
- Kitchen and Breakfast Room backsplash (entire range wall) Primary bath floor, shower pan and shower / tub surround (up to ceiling, see interior elevations).
- Attic bath floor, shower pan and surround (up to ceiling, see interior)
- Cellar bath floor, shower pan and surround (up to ceiling, see interior

installation

- Mudroom floor
- Laundry Room floor Second floor hall bath – new niche (at removed window) See Div. 17 for Allowance Summary
- Follow manufacturer's recommendations for installation and curing. Alternative setting beds to those noted below shall be reviewed with Architect
- for approval prior to installation. Ceramic Tile Floors: All tiled floors shall include a tile base up from tile floor, UNO. Provide a marble threshold in doorways. Tile Walls and Tub/Shower Surrounds: tile to be selected by Owner. General Contractor to provide and install. Tile surrounds at showers and
- tubs shall extend to ceilings. Tile setter shall coordinate alignment, width and height of niches, openings and ledges with tile proportions and grout

Setting: Install tile in thin-set mortar bed conforming to ANSI standards as

- follows:
- Ceramic and stone: ANSI 118.1 Porcelain: ANSI 118.4 (with latex binding additive)

- Glass: Exceeding ANSI 118.4 and 118.11

- Radiant applications: Exceeding ANSI 118.11 • Grout: Presealed, high tech cement grout with stain resistance, mold & mildew resistance. Grout color TBD.
- Carpet: Provide new carpet and pad at basement playroom and guest bedroom and attic (main space). See Division 17 for Allowance Summary.
- Rubber mat flooring: Provide rubber mat flooring at gym. See Division 17 for

#### Allowance Summary.

- **DIVISION 10: SPECIALTIES** Bathroom accessories: Owner shall provide all bathroom accessories including hung mirrors, medicine cabinets, curtain rods, towel bars, toilet paper holders, hooks, etc. Contractor shall install. Coordinate and install
- blocking for all wall hung accessories. Glass shower enclosures (at Primary Bath): Owner to provide and install. Coordinate and provide blocking for shower enclosures. See Div. 17 for Allowance Summary.
- mirrors shall be min. 1/4 inch thick, pencil edged glazing. Provide concealed fastening. See plans & interior elevations for size and location(s). Closets interiors: provide 3/4" thick (actual) plastic laminate shelves with

Fixed mirrors: one-piece mirrors shall be provided by the Contractor. Large

span. Coordinate layout with Owner and as noted below. Clothes closets: provide with chrome rod @60" AFF. (with intermediate bracket supports max. 32" o.c.), one 12" deep shelf @ 63" AFF and second shelf @ 78" AFF. Provide additional shelves as ceiling height

perimeter wood 1x3 cleats and intermediate shelf supports as necessary for

- Linen/pantry closets: provide 16" deep shelving (or shallower as necessitated by closet depth) at 14" increments vertically, or as shown. Primary W.I.C. closet shelving and rod provided and installed by Owner.
- Soffit Vent: Provide continuous 1-1/2" aluminum vent. See Drawings for locations and installation.
  - Access Panels: Provide paint grade, hinged, metal access panels to all concealed mechanical, plumbing and electrical devices to include (but not limited to) dampers, valves, shut-offs, disconnects, transformers, etc.

BENNETT FRANK McCARTHY architects, inc. 1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755 (301) 585-2222 www.bfmarch.com fax (301) 585-8917

DATE ISSUE - REMARKS

DS I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

EXPIRATION DATE:

10/31/2023

© 2022 Bennett Frank McCarthy Architects, Inc.

LICENSE #:

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**SPECIFICATIONS** 

# SPECIFICATIONS

#### (CONTINUED)

- 10.7 Acoustics Accessories at Primary Bath above Family Room:
  - Pipe isolation: all supply and waste pipe penetrations shall be acoustically isolated from joists, blocking, plywood, studs and drywall to isolate pipes fro structure and finishes. Isolation shall be by means of appropriate Hubbard Enterprises "HoldRite" accessories, such as Isolator 261, 262, or 271, or alternate resilient sealer where installation of accessories is
  - See Section 15.1.3 for use of cast iron waste pipe. Wrap all PVC sanitary waste lines and fittings with Soundlag 4525C flexible convoluted foam by Pyrotek Industries, per manufacturer's recommendations. Seal joints with Soundlag Tape ALR.

#### **DIVISION 11: EQUIPMENT**

- 11.1 Kitchen and Breakfast Room banquette
- 11.1.1 Cabinets, Island, Hardware and Shelving: Owner to select, Contractor to provide and install. See Div. 17 for Allowance Summary. Submit shop drawings to the Architect for review/coordination. Cabinet(s) shall be 24" deep
- 11.1.2 Countertops: Owner to select, Contractor to provide and install. See Div. 17 for Allowance Summary.
- 11.1.3 Appliances: Owner to select, Contractor to provide and install. See Div. 17 for Allowance Summary.
  - Refrigerator with water connection for ice / water
  - Range existing to be reused
  - Dishwasher existing to be reused
  - Exhaust hood and blower. Duct to exterior
  - Microwave Disposal – existing to be reused
- 11.2 Bathroom vanities
- 11.2.1 Primary Bath vanity and top: Owner to select, Contractor to provide and install. See Div. 17 for Allowance Summary.
- 11.2.2 Attic Bath vanity and top: Owner to select, Contractor to provide and install. See Div. 17 for Allowance Summary.
- 11.2.3 Cellar Bath vanity and top: Owner to select, Contractor to provide and install. Reuse existing vanity salvaged from first floor bath if possible. See Div. 17 for Allowance Summary.
- 11.3 Laundry room
- 11.3.1 Cabinets: Owner to select, Contractor to provide and install. See Div. 17 for Allowance Summary.
- 11.3.2 Appliances: Existing washer and dryer to be reused. Duct dryer to exterior.
- 11.4 Mudroom cubbies: Owner to select, Contractor to provide and install. See Div. 17 for Allowance Summary.
- 11.5 Media wall built-in: Owner to select, Contractor to provide and install. See Div. 17 for Allowance Summary.

#### **DIVISION 15: PLUMBING / MECHANICAL**

- Plumbing: Contractor shall furnish and install complete domestic hot and cold copper waterpiping and PVC waste and vent system to new fixtures in accordance with all applicable codes, standards, and manufacturer's specifications. Water and waste lines to be tied into existing house system. Existing house waste to be modified as required by new construction. Condition and capacity of existing supply and drainage piping should be reviewed with recommendations for replacement/repair as necessary. All piping in finished areas shall be run in concealed spaces. Neither supply nor waste piping shall be installed anywhere it would limit headroom below 6'-8", without the expressed approval of the Owner.
- 15.1.1 Incoming service: Existing to remain.
- 15.1.2 Supply Piping: Hot and cold supply piping shall be type 'L' hard temper copper piping with wrought copper sweat fittings, 95-5 lead-free solder. Supply piping shall be insulated with min. R3, continuous foam pipe jacket insulation. Water service and supply shall be type 'K' copper with matching fittings. Shut-off valves shall be provided at all fixtures. All exposed piping, couplings, valves and accessories shall be chrome plated unless noted otherwise. Copper piping shall be cleaned of all flux residue after installation is complete. Water hammer arrestors shall be provided at all valved appliances such as dishwashers and washing machines.
- 15.1.3 Sanitary lines and vent pipes shall be PVC (UNO). Primary (> 3 inch dia.) horizontal waste lines and stacks above and adjacent to primary common areas (DR/LR/FR) shall be cast iron for sound dampening. See Division 10 for acoustic accessories.
- 15.1.4 Pipe penetrations through partitions should not make rigid contact with framing of gypsum board. Provide resilient sealant around the perimeter opening where pipe passes through.
- 15.1.5 Hose Bibs: in locations as shown. Provide internal shut-offs.
- 15.1.6 Hot Water Heater: Existing to remain.
- 15.1.7 Gas: Supply gas service/piping to all new or relocated gas appliances. Review gas service capacity and determine in advance if service size needs to be increased and include such increase in base bid.
- 15.1.8 Kitchen fixtures: Owner to provide, Contractor to install. See Div. 17 for Allowance Summary. Provide water via copper tubing supply with in-line filter and shut-off to main refrigerator for water / ice dispenser.
- 15.1.9 Powder Room fixtures (basin and faucet, toilet): Owner to select, Contractor to provide and install. See Div. 17 for Allowance Summary.
- 15.1.10 Primary Bath fixtures (basins and faucets x2, toilet, tub and tub faucet, shower head and controls). Owner to provide, Contractor to install. See Div. 17 for Allowance Summary. Provide membrane pan and tiled shower floor and curb, per Division 9.
- 15.1.11 Attic Bath fixtures (basin and faucet, toilet, shower head and controls): Owner to provide, Contractor to install. See Div. 17 for Allowance Summary.
- 15.1.12 Cellar Bath fixtures (basin and faucet, toilet, shower head and controls): Owner to provide, Contractor to install. See Div. 17 for Allowance Summary.
- 15.1.13 Laundry Room fixtures (sink and faucet): Owner to provide, Contractor to install. See Div. 17 for Allowance Summary.
- 15.2 Mechanical
- 15.2.1 Existing cellar mounted system to remain, to serve cellar and first floor.
- 15.2.2 Provide and install new attic mounted system to serve second and third floors: Carrier 25HNB636 Three Ton Two Speed 17 SEER Infinity Product Line
  - Puron Heat Pump. Carrier FE4ANF002 Variable Speed Air Handler.
  - Air handler cabinet leakage shall be < 2% of air flow.</li> Programmable, WiFi enabled Carrier Infinity Touch Control

  - Vibration isolation
  - Back-up/emergency overflow pan drained to exterior. Provide balancing dampers in lieu of zone control as shown.

- 15.2.3 Energy load calculations: HVAC subcontractor shall be responsible to provide any and all energy calculations (Manual J, S and D as applicable) required to properly size/design the system and obtain permits.
- 15.2.4 Equipment to be installed in strict conformance with manufacturer's instructions.
- 15.2.5 Warranties:
  - 2 years on all parts and labor.
  - 5 years on parts covered by Carrier; 10 years if registered on website within 90 days of installation.
  - 10 years on compressor
  - Lifetime on heat exchanger.
- 15.2.6 Provide gravity flow PVC condensate drain lines. Condensate from systems > 90% efficient must discharge inside the conditioned envelope (i.e. laundry sink or sump) to avoid freezing at an external outfall. Include an auxiliary safety drain pan beneath fan coil unit in attic. Pan to contain float switch to cut off unit upon accumulation of water in pan.
- 15.2.7 Floor register equal to Lima 40, Selkirk 310 or Hart & Cooley 411. Wall and ceiling registers to be Hart & Cooley 661 (use H&C 821 in throw applications). Return grilles to be Tuttle and Bailey T-70. Registers located in damp areas notably bathrooms - shall be made of aluminum, not steel.
- 15.2.8 Ductwork to be galvanized steel fabricated and installed in conformance with ASHRAE GUIDE and ACCA Manual.
  - Elbows in trunk ducts to be square-throated, square-back with turn vanes. Round branch ducts to be connected to trunk ducts using square-to-round
  - Maximum air velocity in the main duct and branches shall be 900 fpm and 600 fpm respectively
  - All duct joints, seams, and connections are to be sealed to SMACNA Class A regardless of pressure class.
  - Total duct leakage shall be  $\leq$  8 cfm per 100 square feet with air handler
  - Lining only as shown. Internal duct insulation/lining shall be NOT be used on any supply ductwork. All returns shall be lined though the second bend
  - away from air handler unit. Flexible pre-insulated branch ducts may be used in attic as shown. Use
  - flexible duct connections to the air handler. - All ductwork in unconditioned spaces shall be insulated and sealed in foil-
  - coated (to inhibit condensation) fiberglass blanket insulation (min R8). - Ductwork shall NOT be installed anywhere it would limit headroom below
  - 6'-8" in occupied areas. Oval duct shall be used only as necessitated by framing depths.
  - Building cavities shall not be used as ducts or plenums.
- 15.2.9 Refrigerant piping to follow routes to be determined at site.
- 15.2.10 HVAC piping carrying fluids > 105 degrees F or < 55 degrees F shall be insulated to R3 minimum. Provide UV resistant pipe protection at all exterior
- 15.2.11 Include pre-fabricated foundation for outdoor unit(s).
- 15.2.12 Media type filters with static pressure drop higher than MERV 13 shall not be
- Exhaust Fans. All exhaust fans and intakes shall have weatherized auto gravity dampers. All vents run through unconditioned space shall be insulated to min
- Bath exhaust: Contractor shall install wall and ceiling mounted exhaust fans and vents per Division 16, and exterior louver in bathroom(s) per plans. Contractor shall be responsible for ducting through exterior wall and wiring as required. Provide Lutron Maestro timer switch per Division 16: Electrical.
- 15.3.2 Kitchen exhaust: install new kitchen exhaust and duct to exterior in accordance with manufacturers recommendations. Provide weatherized/dampered termination. Make-up air shall be provided for hoods > 400 CFM. Provide 6 inch diameter outside air duct connected to return of HVAC unit closest to kitchen. Intake shall have a 6 inch wall cap with screen (no flap) with 6 inch automated damper initiated upon operation of the hood exhaust fan at any RPM. Provide low voltage 18/5 control wire interlock from damper to hood. Use induction/current sensing relay or pressure switch on hood monitor.
- 15.3.3 Dryer vent: Duct dryer vent to exterior with rigid flue.
- 15.4 Floor Slab Heating: Provide radiant heat in floor below Primary Bath with electric resistance heating element. Provide separate electronic thermostat that will not limit operation element with respect to Owner established set points. Provide power as needed to this heating system.

#### **DIVISION 16: ELECTRICAL**

- Electrical service: Existing electric service shall be reviewed by Contractor and Electrical subcontractor. Provide new service, subpanel and/or additional breakers as necessary to accommodate new work, equipment, systems and appliances. Provide ground fault circuit interrupt breakers at panels as required for all outlets requiring GFCI safety cutoff where indicated and where otherwise required. Label all new circuits at the panel.
- Receptacles and Switches: Contractor shall provide wall switches, dimmer switches, and wall plates, etc. in areas of new work in conformance with NEC and local code. Contractor shall provide and install all specialty and appliance receptacles and switches.
  - Note: All existing 2-prong receptacles to be replaced with new receptacles per current code.
  - Style: Decora style as manufactured by Lutron. - Typical single pole rocker switch shall be Lutron model CA-1PS-
    - Three way rocker switch shall be Lutron model CA-3PS-WH.
  - Dimmer switch shall be Lutron model LUT DVCL-153P-WH (wattage rating requirement should be coordinated with fixtures). Representative duplex receptacle style shall be Lutron model CAR-
- 15/20-SW (coordinate amperage with equipment/circuit) Timer switch for exhaust fans shall be Maestro model MA-T51-WH. Color: All devices and cover plates shall be white, unless noted
- Consistency: Provide new switches and outlets at all new and existing devices through out the house.
- Plates: use standard, not enlarged wall plates, in finish to match devices.
- Provide ground fault interrupt devices where indicated and where otherwise required by code. Provide arc fault devices in all habitable spaces where ground fault are not otherwise provided.
- Lighting: Owner to provide, Contractor to install. See drawings for locations. Coordinate mounting heights with Architect. Provide housings rated for insulation contact in all insulated ceiling cavities (housings shall be labeled to indicate <2.0 CFM leakage at 75 Pa.). Seal at housing / interior finish. Submit all recessed fixtures for review and approval prior to rough wiring. 85% of lamps in permanent fixtures or 75% of permanent fixtures shall use high efficiency lamps.
- Bath exhausts: Owner to provide, Contractor to install. All exhaust fans shall be Energy Star rated.
  - Powder room: Ceiling mounted. 0.5 sones, 50 CFM with 4 inch dia duct. • Primary bath: Ceiling mounted, 1.0 sones, 110 CFM with 4 inch dia duct.
  - Cellar and attic baths: Ceiling mounted, 1.0 sones, 100 CFM with 4" round duct.

- - immediate vicinity of the bedrooms and on each additional story of the dwelling, including basements and cellars. Provide 10-year lithium ion battery or hardwired with battery back-up. All detectors shall be approved and listed and shall be installed in accordance with the manufacturer's instructions.

in each sleeping room, outside of each separate sleeping area in the

Smoke/Fire protection: Smoke/Carbon Monoxide detectors shall be installed

Cable TV / Data: Provide Category 5E, 4 pair wiring at each jack as shown on

drawings. Contractor shall provide jacks and install for data. Each jack shall

#### **DIVISION 17: ALLOWANCE SUMMARY**

be homerun to the service panel.

- The Contractor shall provide the following allowances (to be included in the base scope):
- \$10,000 Tile and grout (materials only, installation included in base bid). See Division 9
- \$3,200 Carpet and pad (materials and installation). See Division 9 for locations.
- \$1,000 Rubber flooring (materials and installation). See Division 9 for locations.
- \$2,200 Shower glass enclosure at Primary Bath (materials and installation).
- \$30,000 Kitchen and Breakfast Room cabinets and banquette (materials only, installation in base bid). See Division 11 and interior elevations.
- \$10,000 Kitchen countertops (materials and installation). See Division 11.
- \$3,500 Kitchen appliances. See Division 11.

interior elevations.

- \$6,000 Primary bath vanity and top (materials only, installation in base bid). See Division 11 and interior elevations.
- \$1,000 Attic Bath vanity and top (materials only, installation in base bid). See Division 11 and interior elevations.
- \$4,000 Laundry Room cabinets and countertops (materials only, installation in base bid). See Division 11 and interior elevations.
- \$8,000 Mudroom cubbies (materials only, installation in base bid). See Division 11 and
- interior elevations. \$4,000 Media wall built-in (materials only, installation in base bid). See Division 11 and
- \$7,500 Plumbing fixtures (materials only, installation in base bid). See Division 15 for
- \$3,500 Lighting fixture allowance (materials only, installation in base bid). Lighting allowance shall include all recessed and surface-mounted fixtures and associated lamps / bulbs. See drawings for locations.

APPROVED Montgomery County Historic Preservation Commission

REVIEWED By Dan.Bruechert at 10:17 am, Jul 14, 2022

I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. EXPIRATION DATE: LICENSE #: 10/31/2023 © 2022 Bennett Frank McCarthy Architects, Inc.

BENNETT FRANK McCARTHY

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DATE ISSUE - REMARKS

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SPECIFICATIONS

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