



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.

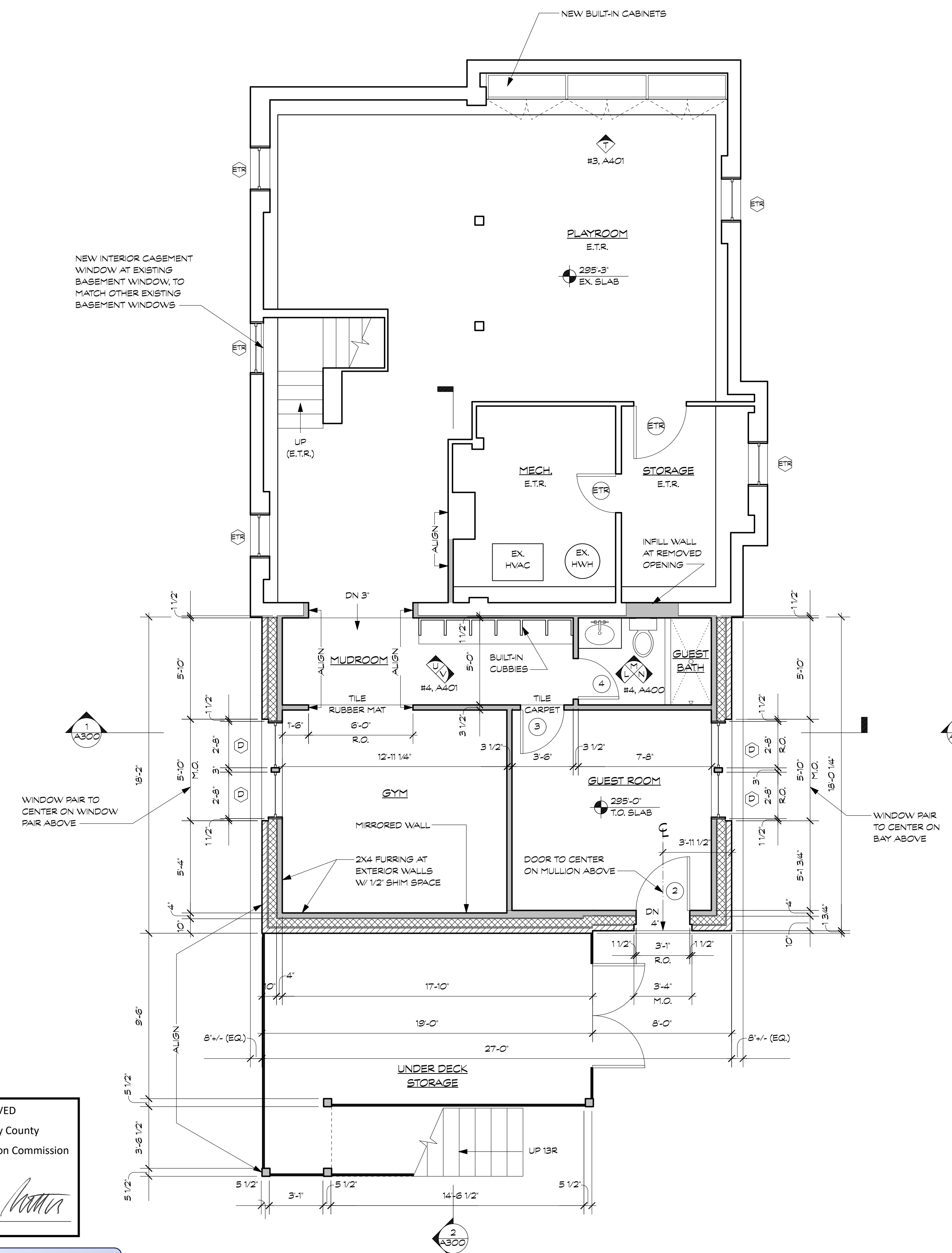


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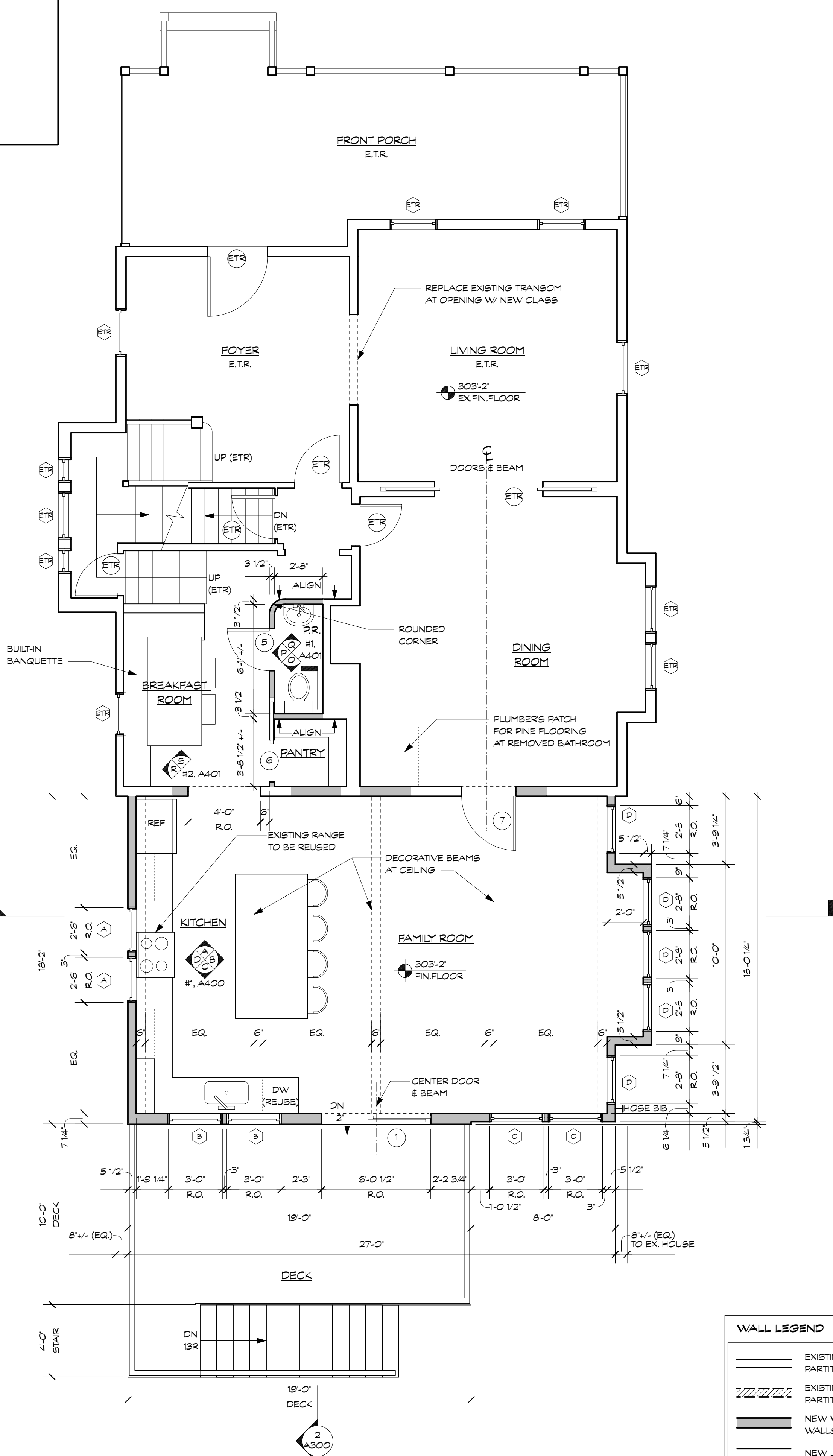
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LICENSE #: 15126 EXPIRATION DATE: 10/31/2023

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



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

WALL LEGEND

	EXISTING WALLS AND PARTITIONS TO REMAIN
	EXISTING WALLS AND PARTITIONS TO BE REMOVED
	NEW WOOD FRAMED WALLS AND PARTITIONS
	NEW LOW WALLS
	NEW BRICK VENEER 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)



APPROVED
Montgomery County
Historic Preservation Commission

Robert A. Porter

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

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

**PROPOSED
CELLAR & FIRST
FLOOR PLANS
A100**

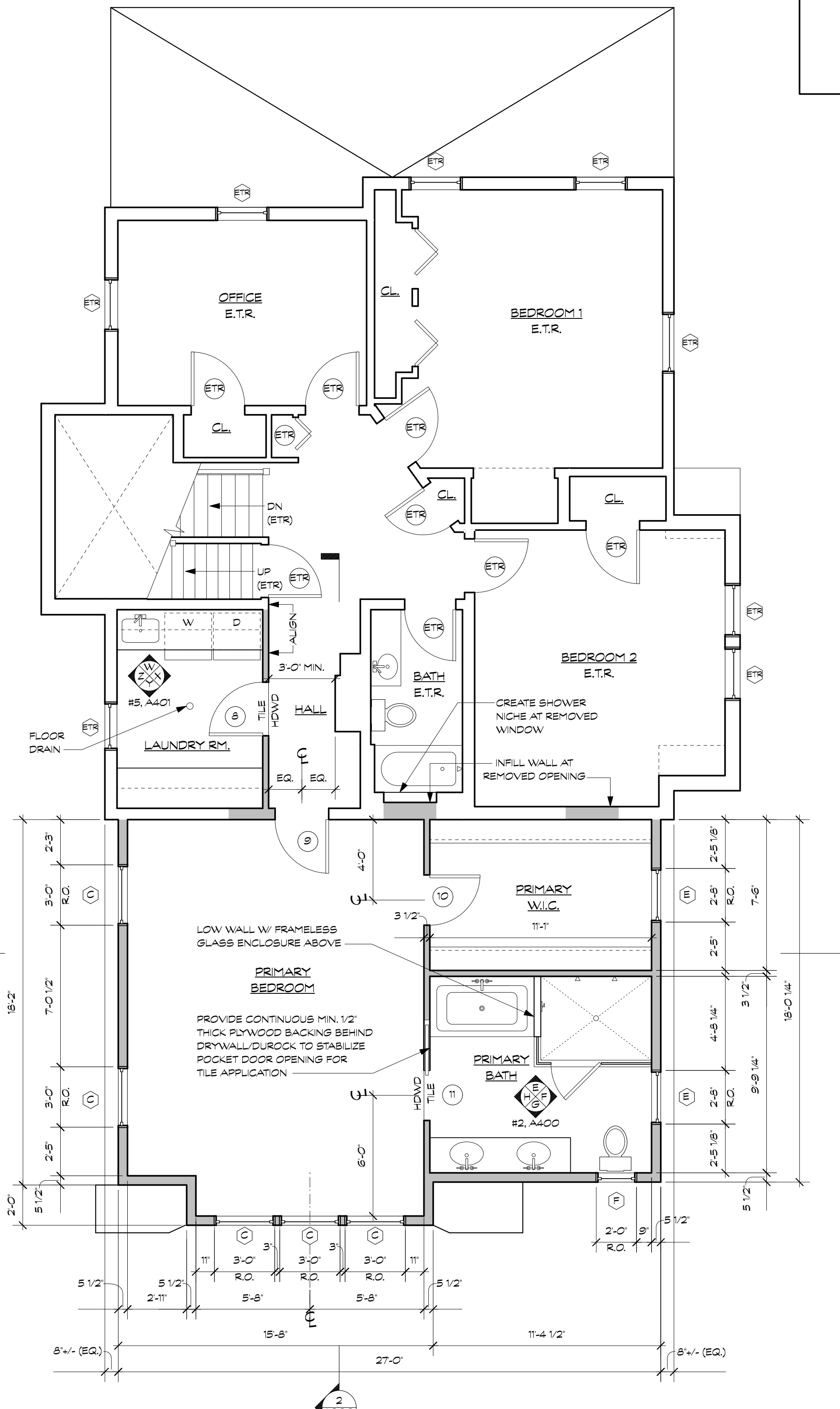
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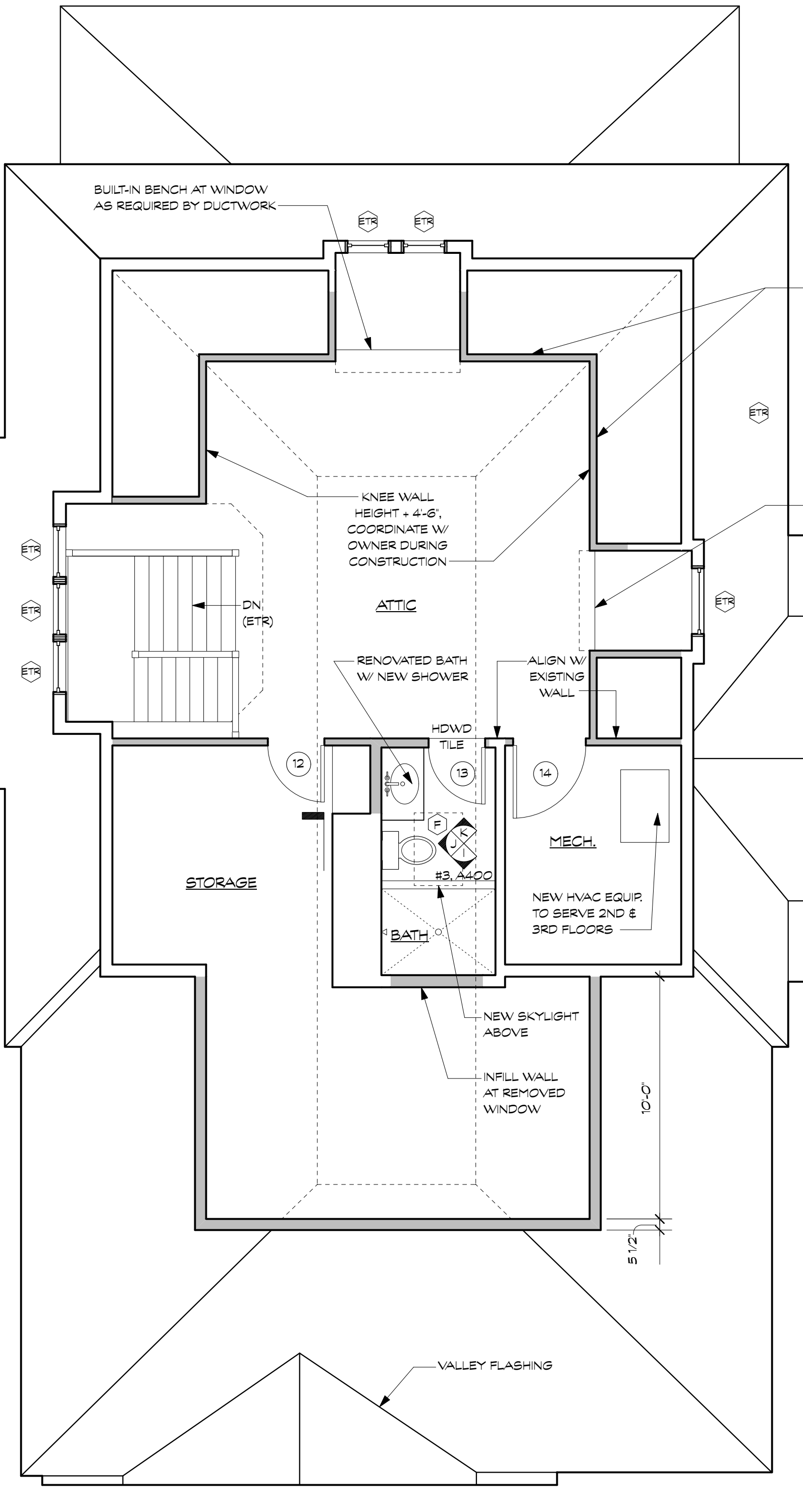
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1 PROPOSED SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

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Montgomery County
Historic Preservation Commission

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



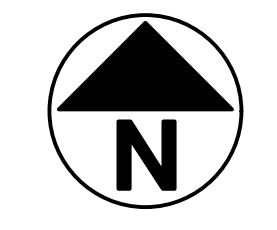
2 PROPOSED ATTIC PLAN
Scale: 1/4" = 1'-0"

WALL LEGEND

- EXISTING WALLS AND PARTITIONS TO REMAIN
- EXISTING WALLS AND PARTITIONS TO BE REMOVED
- NEW WOOD FRAMED WALLS AND PARTITIONS
- NEW LOW WALLS
- NEW BRICK VENEER OVER CMU

GENERAL NOTES:

- DO NOT SCALE THE DRAWINGS
- NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O)
- EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O)



AKMAN VEFFER RENOVATION

3906 Washington Street, Kensington, MD 20895
Project # 2120

05 JULY 2022 - PERMIT & BID SET

SECOND FLOOR & ATTIC PLANS

A101

DATE	ISSUE - REMARKS

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EXPIRATION DATE: 10/31/2023

15128

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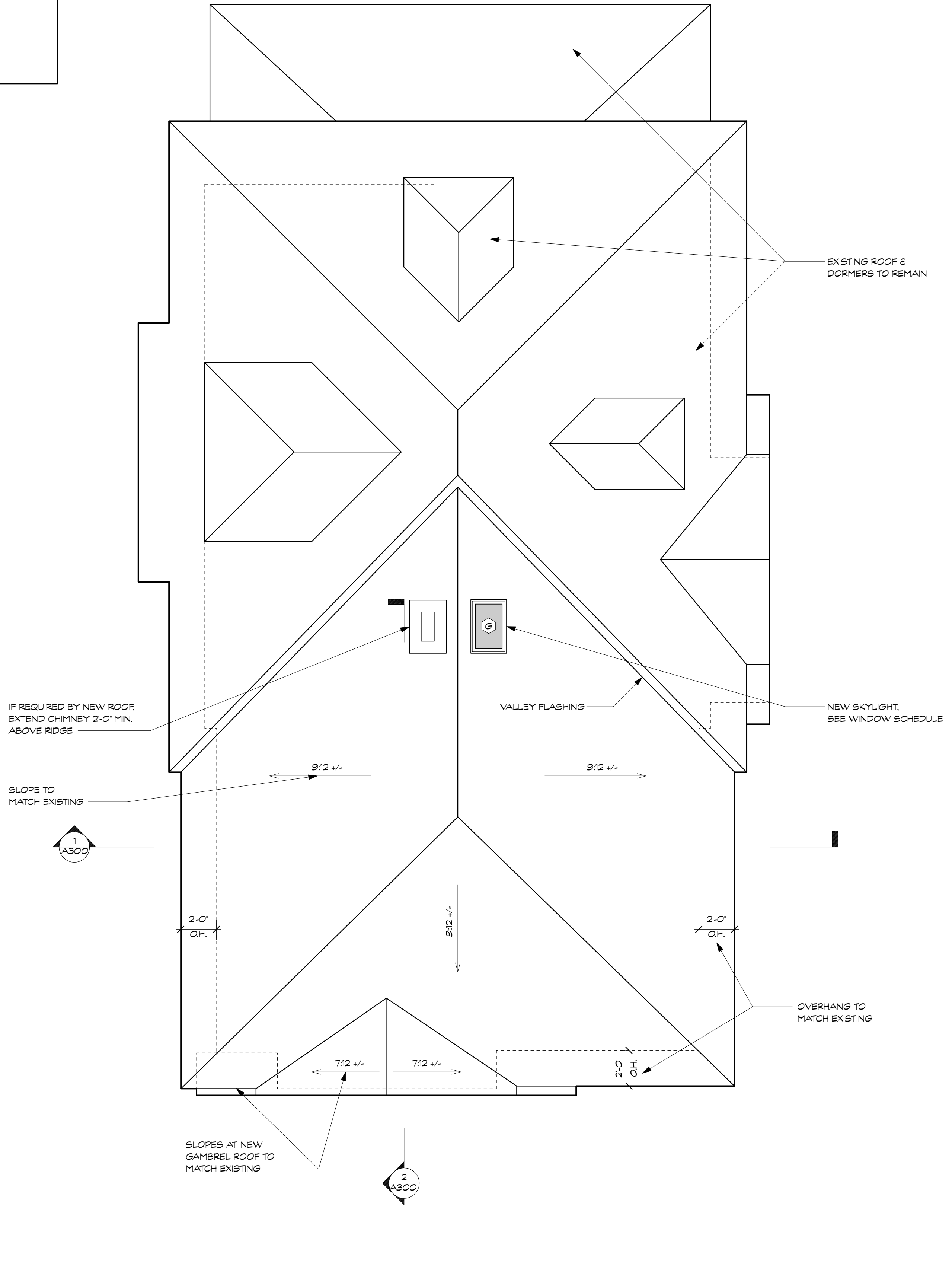
NO.	LOCATION	SIZE (R.O.)	THICKNESS	MATERIAL	DR	FR	TYPE/STYLE	CONFIG	OPER	U.V. VALUE	SHGC	HARDWARE	REMARKS	NO.
1	REAR ENTRY	6'-0" 5/16" X 8'-0" 1/2" RO	1 3/4"	GLS	WD	WD	FULL-LITE	DOUBLE	SLIDER	0.30	0.40	BY DOOR MANUFACTURER	WEATHERSHIELD SIGNATURE SERIES #6090	1
2	BASEMENT ENTRY	3'-0" X 6'-8" VIF	1 3/4"	GLS	WD	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" X 6'-8"	1 3/8"	WD	WD	PANEL	SINGLE	SWING	-	-	-	PASSAGE SET	-	7
8	LAUNDRY ROOM	3'-0" X 6'-8"	1 3/8"	WD	WD	PANEL	SINGLE	SWING	-	-	-	PASSAGE SET	-	8
9	PRIMARY BEDROOM	2'-8" X 6'-8"	1 3/8"	WD	WD	PANEL	SINGLE	SWING	-	-	-	PRIVACY SET	-	9
10	PRIMARY W.I.C.	2'-6" X 6'-8"	1 3/8"	WD	WD	PANEL	SINGLE	SWING	-	-	-	PASSAGE SET	-	10
11	PRIMARY BATH	2'-6" X 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" X 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

* PANELED DOORS TO MATCH EXISTING INTERIOR DOOR STYLE

MARK	MANUFACTURER	MODEL NO.	TYPE	UNIT SIZE (W x H)	R.O. (W x H)	OPER	EGRESS	GLAZING	U.V. VALUE	SHGC	REMARKS	MARK
A	WEATHERSHIELD	2650	DOUBLE-HUNG	2'-5 1/2" X 4'-11 1/2"	2'-6" X 5'-0"	Y	N	LOWE	0.31	0.28	-	A
B	WEATHERSHIELD	3050	DOUBLE-HUNG	2'-11 1/2" X 4'-11 1/2"	3'-0" X 5'-0"	Y	N	LOWE	0.31	0.28	-	B
C	WEATHERSHIELD	3056	DOUBLE-HUNG	2'-11 1/2" X 5'-5 1/2"	3'-0" X 5'-0"	Y	Y	LOWE	0.31	0.28	-	C
D	WEATHERSHIELD	2826	CASEMENT	2'-7 1/2" X 2'-5 1/2"	2'-8" X 2'-6"	Y	N	LOWE	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	N	LOWE	0.31	0.28	-	E
F	WEATHERSHIELD	2040	DOUBLE-HUNG	1'-11 1/2" X 3'-11 1/2"	2'-0" X 4'-0"	Y	N	LOWE	0.31	0.28	-	F
G	VELLUX	FCM2234	SKYLIGHT	2'-1 1/2" X 3'-1 1/2"	1'-10 1/2" X 2'-10 1/2"	N	N	LOWE	0.55	0.40	WITH SOLAR-OPERATED SHADES	G

- NOTES:
- PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE THE SILLS ARE LESS THAN 18" ABOVE THE FINISH FLOOR.
 - PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS WITHIN 24" OF A DOOR OPENING.
 - PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS ADJACENT TO BATHTUB & SHOWER ENCLOSURES.
 - PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD.
 - 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.
 - PROVIDE LIMITERS ON ALL WINDOWS WITH SILL HEIGHT BELOW 24" TO PREVENT PASSAGE OF A 4" SPHERE THROUGH FULLY OPENED WINDOW.
 - ALL FENESTRATION PRODUCTS SHALL BE NFRC CERTIFIED AND SHALL MEET THE PERFORMANCE CRITERIA LABELED ON THE UNIT INCLUDING U.V. VALUE, SHGC, AND AIR LEAKAGE RATING.
 - ALL GLAZING IN HAZARDOUS LOCATIONS AS DEFINED BY IBC 2406.3 SHALL BE LABELED PER IBC 2406.

LEVEL	ROOM	FLOORING	BASE	WALLS		CEILING		TRIM		NOTES
				FINISH	PAINT	FINISH	PAINT	BASE	CASINGS	
BASEMENT	PLAYROOM	CARPET	WOOD	E.T.R.	EGGSHELL	E.T.R.	FLAT	E.T.R.	E.T.R.	PAINT ALL EXISTING
	MECHANICAL	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	-
	STORAGE	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	-
	GYM	RUBBER MAT	WOOD	GWB / MIRROR	EGGSHELL	GWB	FLAT	PAINT GRADE	SEMIGLOSS	SOUTH WALL TO BE MIRRORED
	MUDROOM	TILE	WOOD	GWB	EGGSHELL	GWB	FLAT	PAINT GRADE	SEMIGLOSS	-
	GUEST BATH	TILE	WOOD	GWB / TILE	SEMIGLOSS	GWB	EGGSHELL	PAINT GRADE	SEMIGLOSS	SEE INTERIOR ELEVATIONS
FIRST	GUEST ROOM	CARPET	WOOD	GWB	EGGSHELL	GWB	FLAT	PAINT GRADE	SEMIGLOSS	-
	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./PLUMBERS 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./PLUMBERS PATCH	WOOD	GWB	EGGSHELL	GWB	FLAT	PAINT GRADE	SEMIGLOSS	REFINISH EXPOSED PINE FLOORING
	POWDER ROOM	REFINISH EXISTING PINE	WOOD	GWB	EGGSHELL	GWB	FLAT	PAINT GRADE	SEMIGLOSS	BELOW REMOVED LINOLEUM, IF POSSIBLE
	PANTRY	E.T.R./PLUMBERS PATCH	WOOD	GWB	EGGSHELL	GWB	FLAT	PAINT GRADE	SEMIGLOSS	REVIEW W/ OWNER ONCE VISIBLE
	KITCHEN	OAK	WOOD	GWB	EGGSHELL	GWB	FLAT	PAINT GRADE	SEMIGLOSS	SEE INTERIOR ELEVATIONS
	FAMILY ROOM	OAK	WOOD	GWB	EGGSHELL	GWB	FLAT	PAINT GRADE	SEMIGLOSS	SEE INTERIOR ELEVATIONS
	STAIR	E.T.R.	E.T.R.	E.T.R.	EGGSHELL	E.T.R.	FLAT	E.T.R.	E.T.R.	PAINT ALL EXISTING
SECOND	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.	-
	LAUNDRY ROOM	TILE	WOOD	GWB	EGGSHELL	GWB	FLAT	PAINT GRADE	SEMIGLOSS	-
	HALL	E.T.R.	WOOD	E.T.R.	EGGSHELL	E.T.R.	FLAT	E.T.R.	E.T.R.	PAINT ALL EXISTING
	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)
	PRIMARY BEDROOM	OAK	WOOD	GWB	EGGSHELL	GWB	FLAT	PAINT GRADE	SEMIGLOSS	-
ATTIC	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
	ATTIC	CARPET	WOOD	E.T.R.	EGGSHELL	E.T.R.	FLAT	E.T.R.	E.T.R.	PAINT ALL EXISTING
ATTIC BATH	TILE	WOOD	GWB / TILE	SEMIGLOSS	GWB	EGGSHELL	PAINT GRADE	SEMIGLOSS	SEE INTERIOR ELEVATIONS	
STORAGE	PLYWOOD	NA	GWB	EGGSHELL	GWB	FLAT	PAINT GRADE	SEMIGLOSS	-	
MECHANICAL ROOM	PLYWOOD	NA	GWB	EGGSHELL	GWB	FLAT	PAINT GRADE	SEMIGLOSS	-	

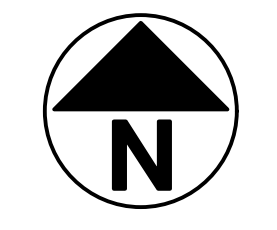


APPROVED
Montgomery County
Historic Preservation Commission

Ronald W. ...

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

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



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

05 JULY 2022 - PERMIT & BID SET

PROPOSED ROOF PLAN & SCHEDULES
A102

DATE	ISSUE - REMARKS

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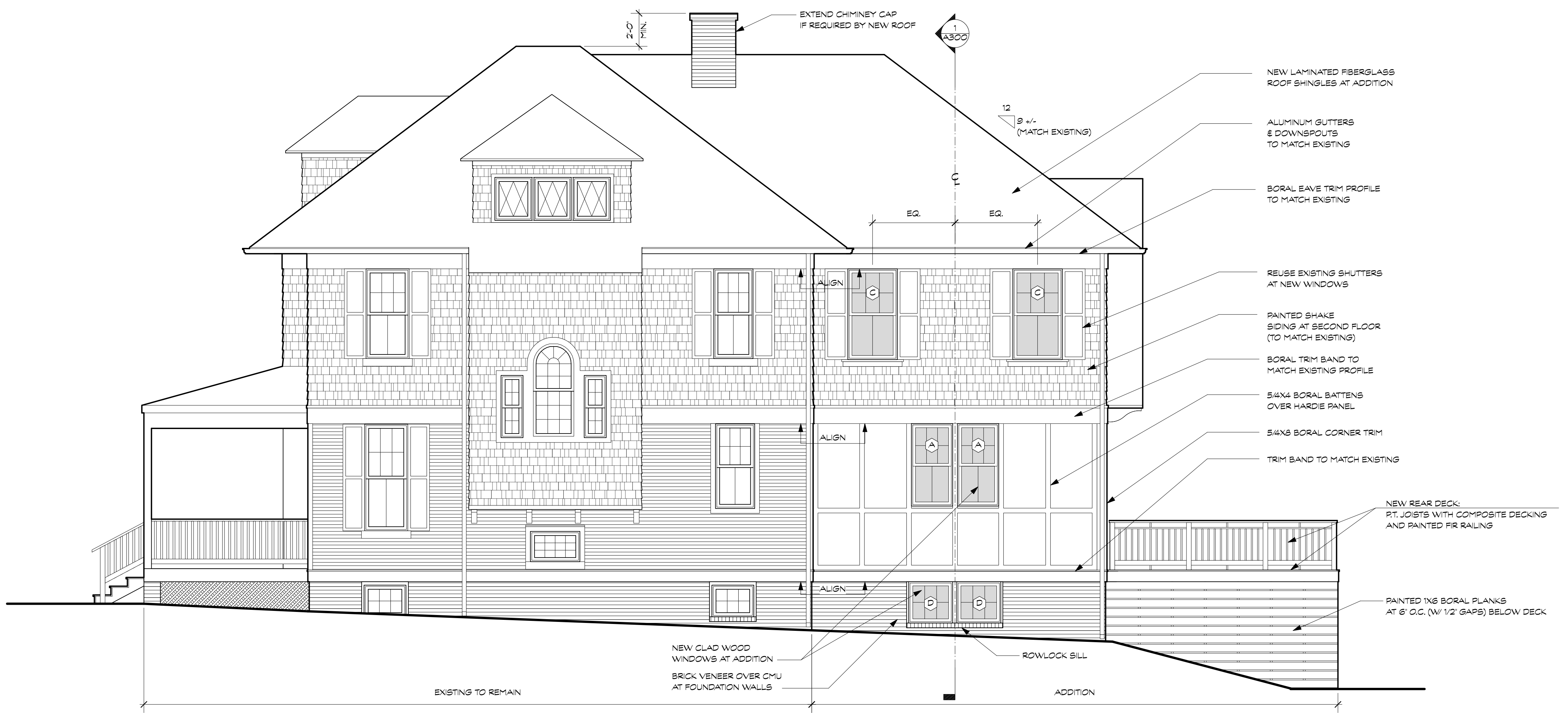
LICENSE #: 15128 EXPIRATION DATE: 10/31/2023

DS

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



2 PROPOSED SIDE/WEST ELEVATION
Scale: 1/4" = 1'-0"

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Montgomery County
Historic Preservation Commission

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

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PROPOSED ELEVATIONS
A200

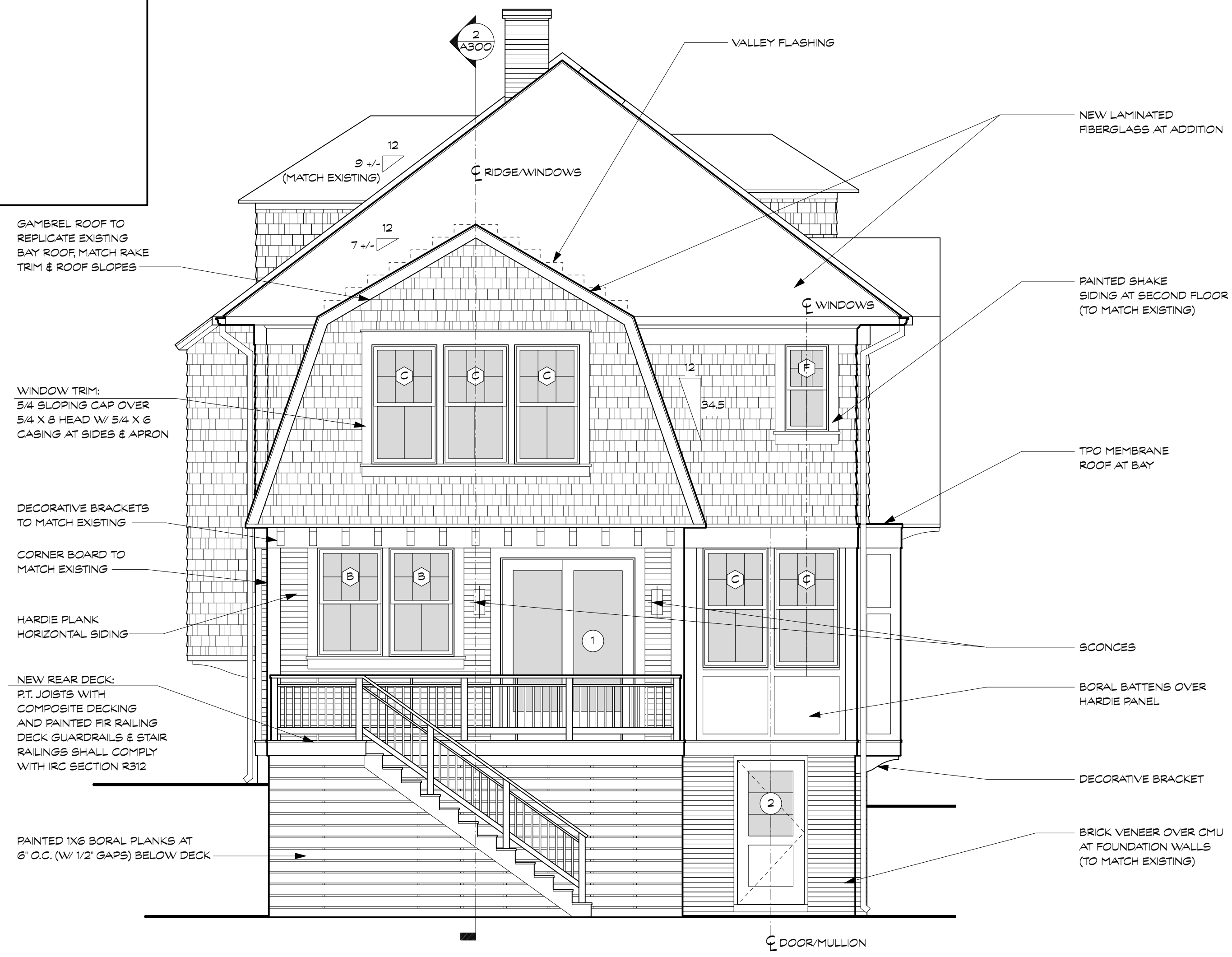
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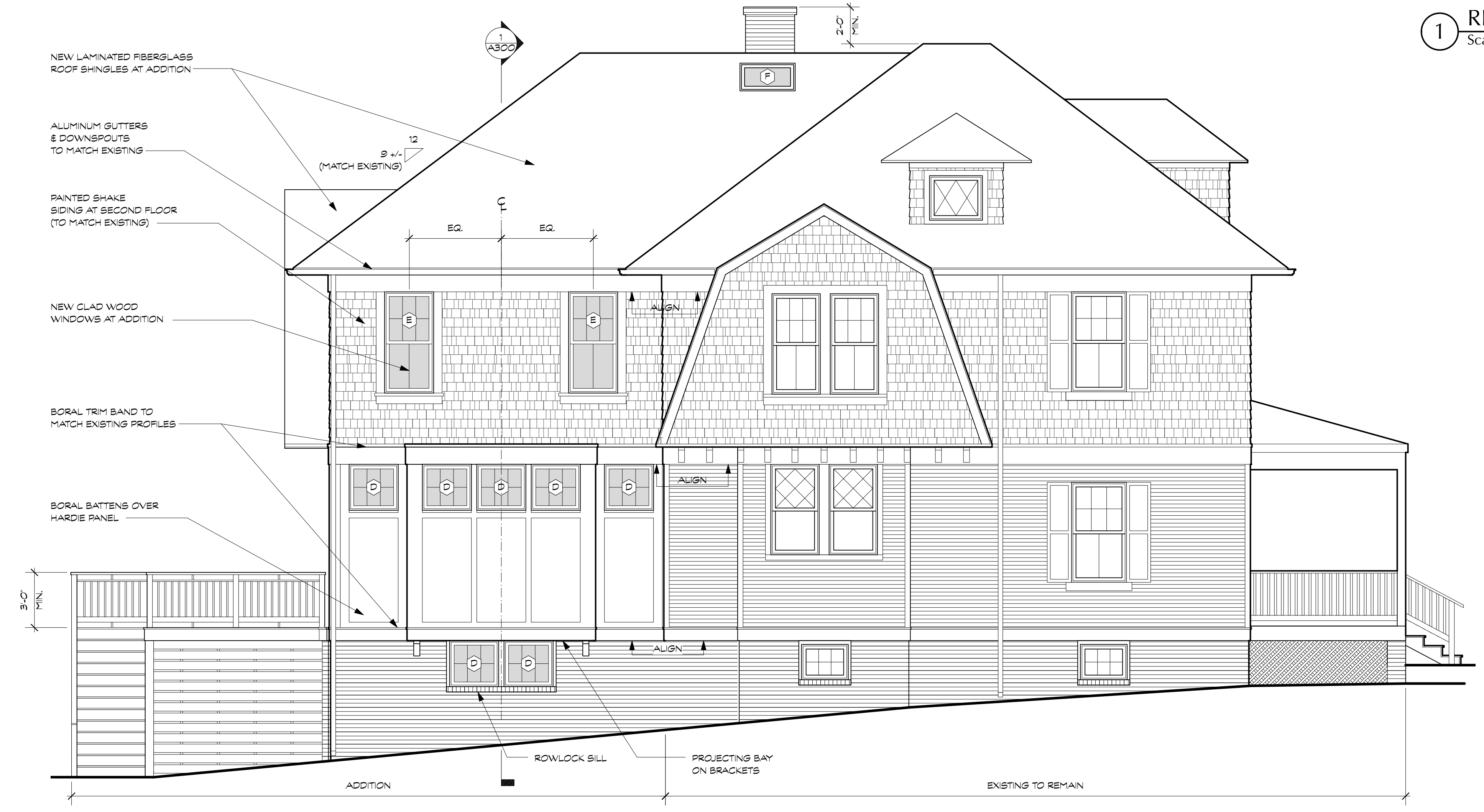
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1 REAR/SOUTH ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED SIDE /EAST ELEVATION
Scale: 1/4" = 1'-0"

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Historic Preservation Commission

[Signature]

REVIEWED
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AKMAN VEFFER RENOVATION

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05 JULY 2022 - PERMIT & BID SET


PROPOSED ELEVATIONS

A201

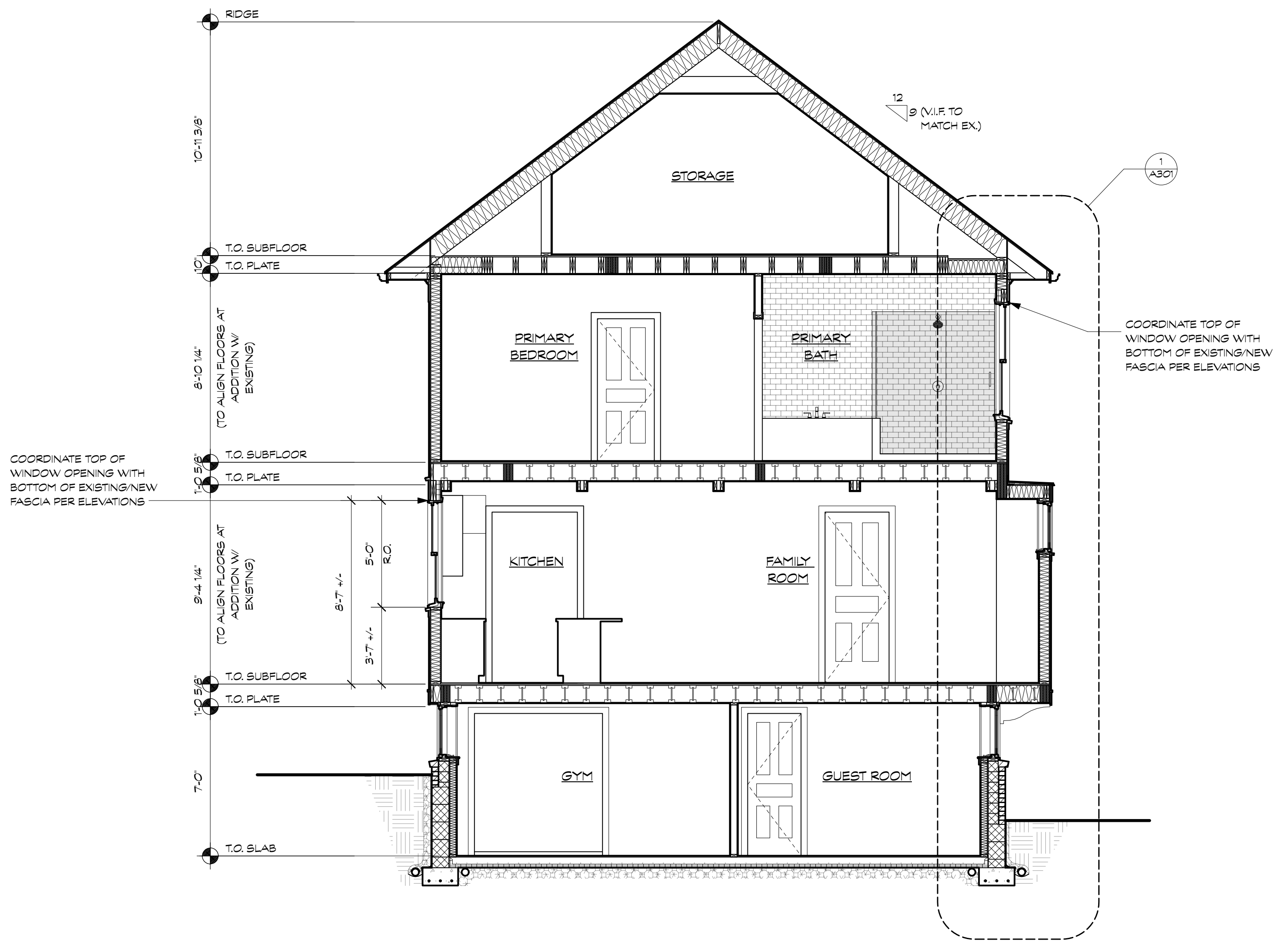
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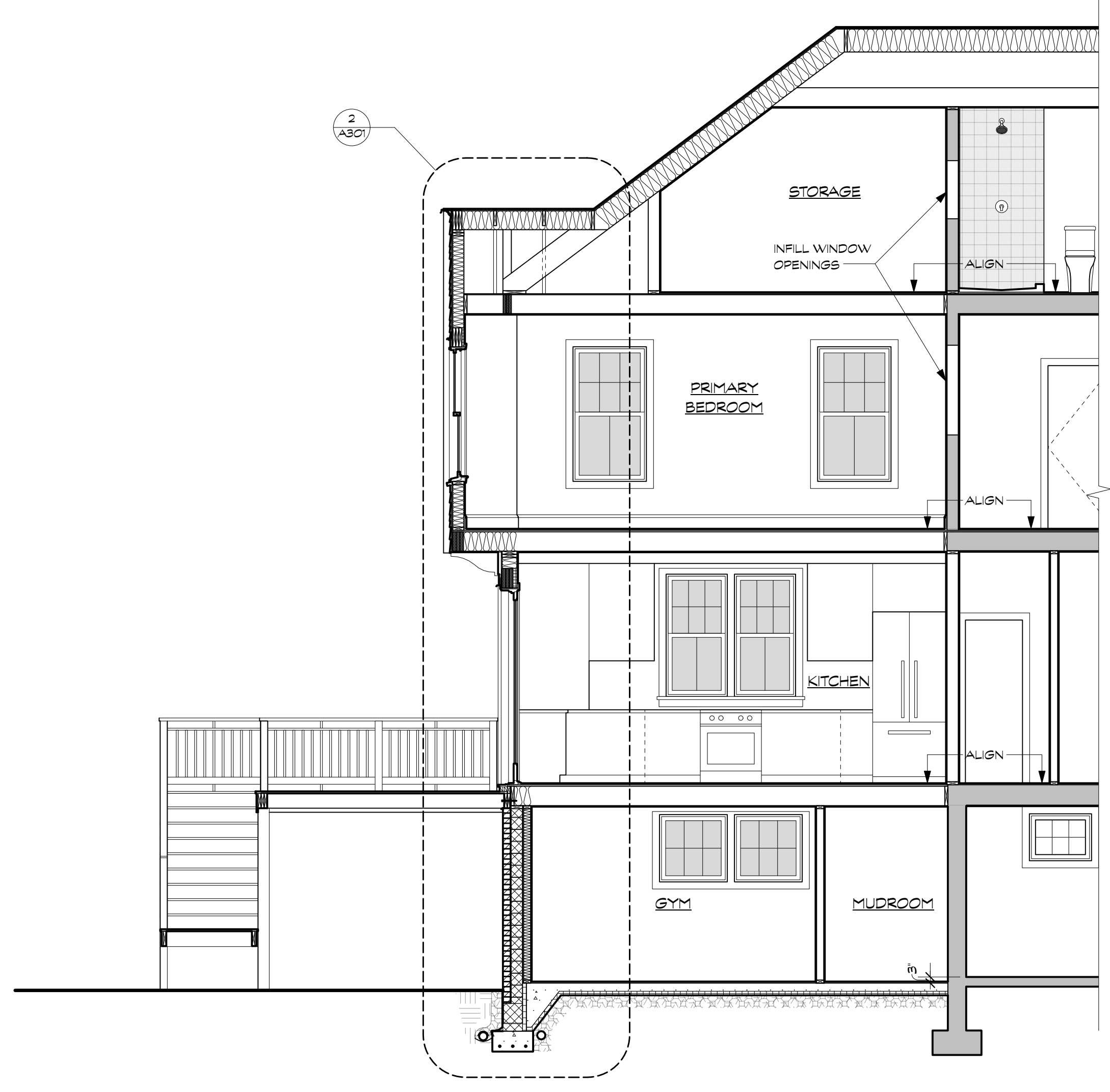
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1 BUILDING SECTION
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2 BUILDING SECTION
Scale: 1/4" = 1'-0"

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AKMAN VEFFER RENOVATION

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05 JULY 2022 - PERMIT & BID SET

BUILDING SECTIONS

A300

DATE	ISSUE - REMARKS

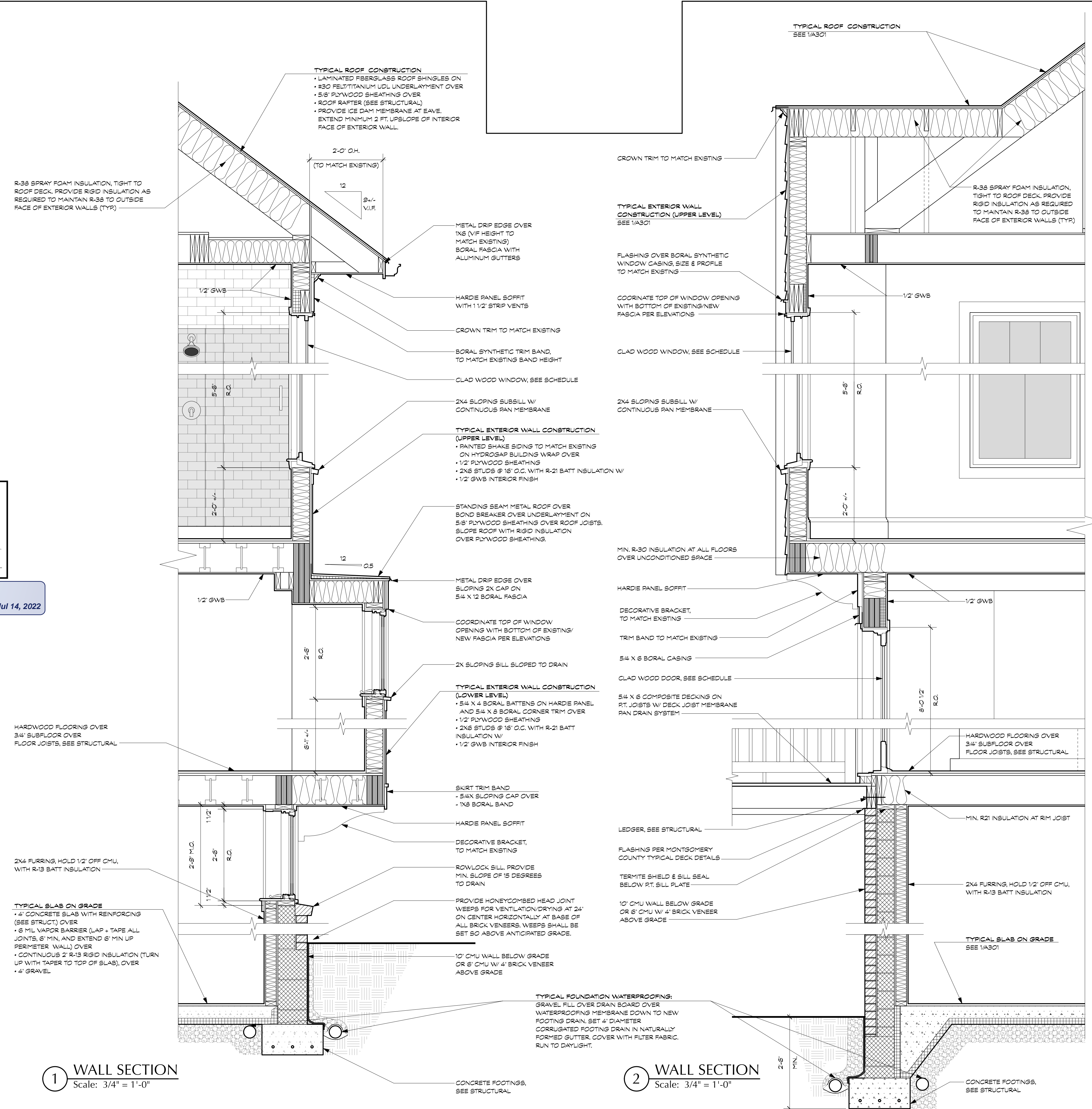
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AKMAN VEFFER RENOVATION
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WALL SECTIONS
A301

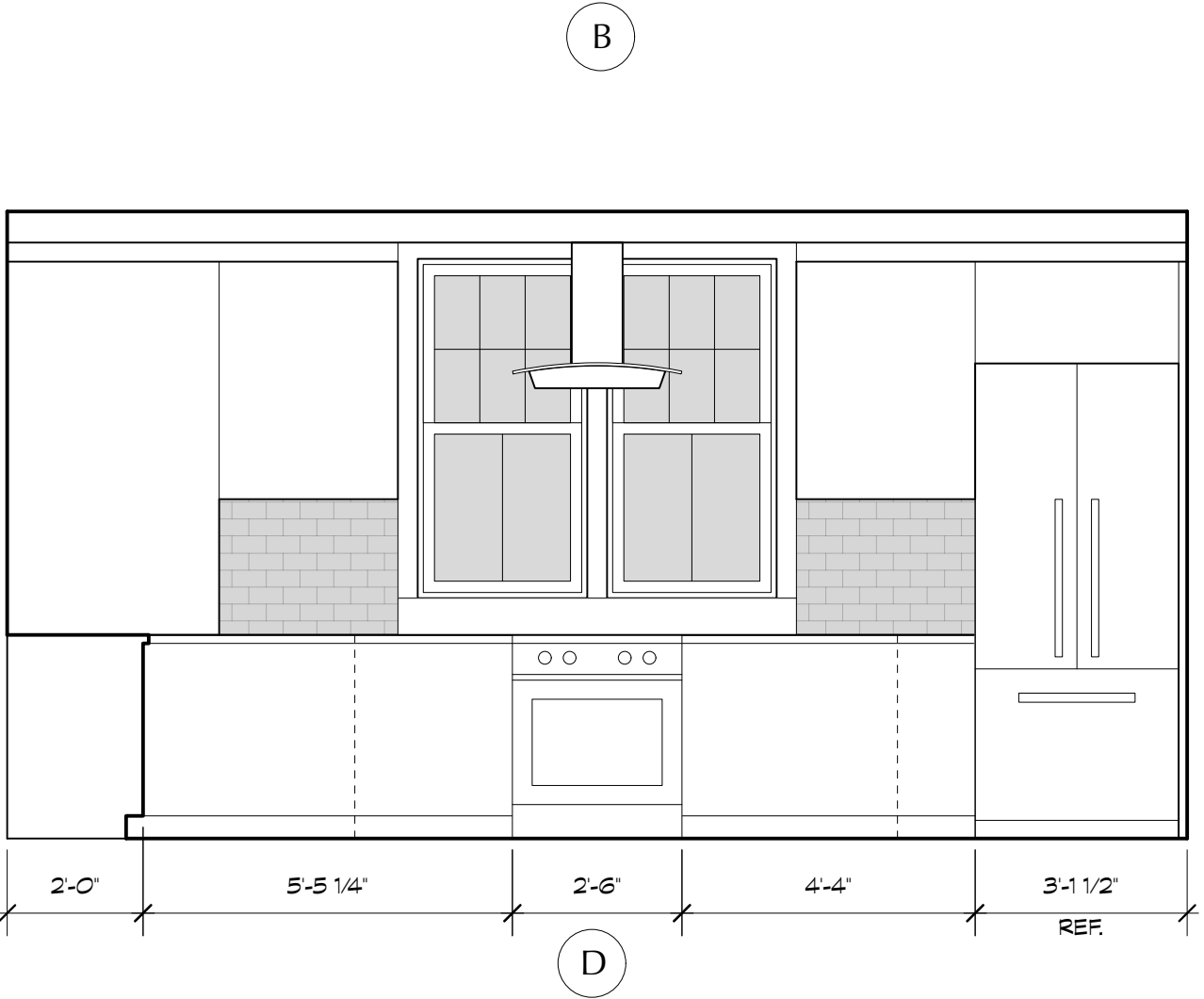
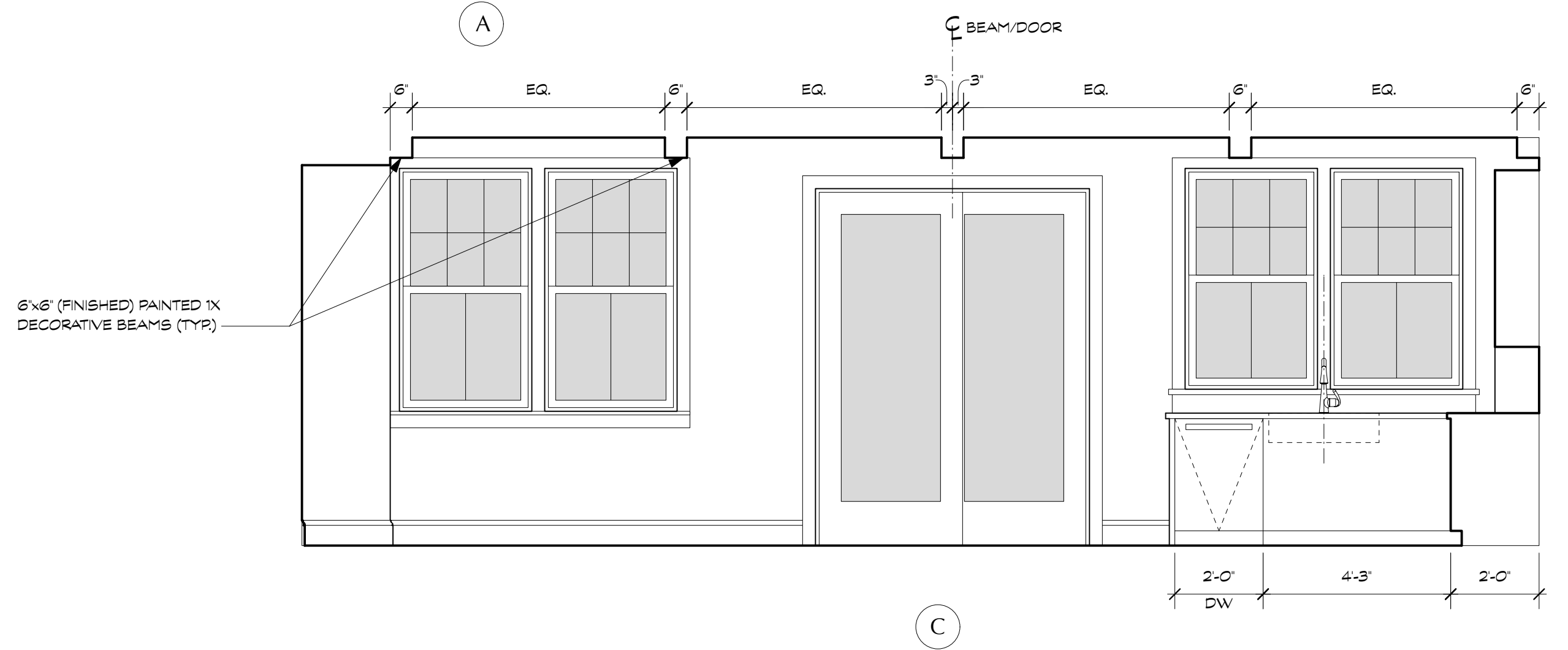
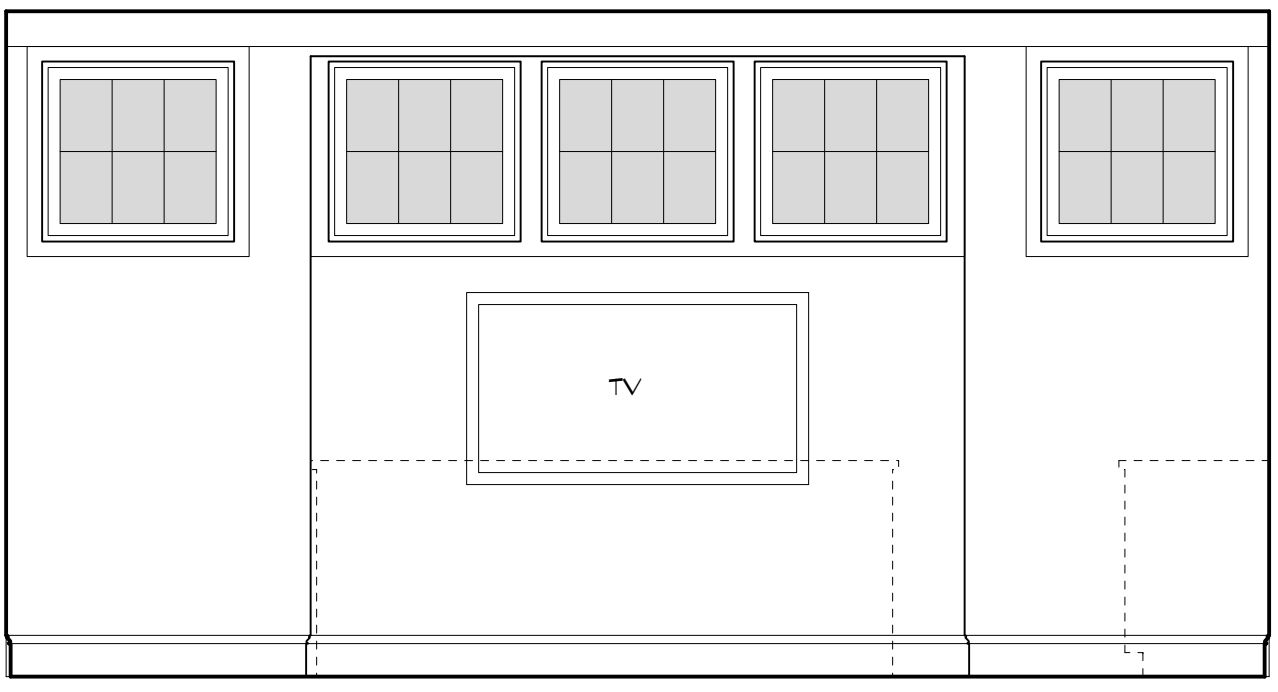
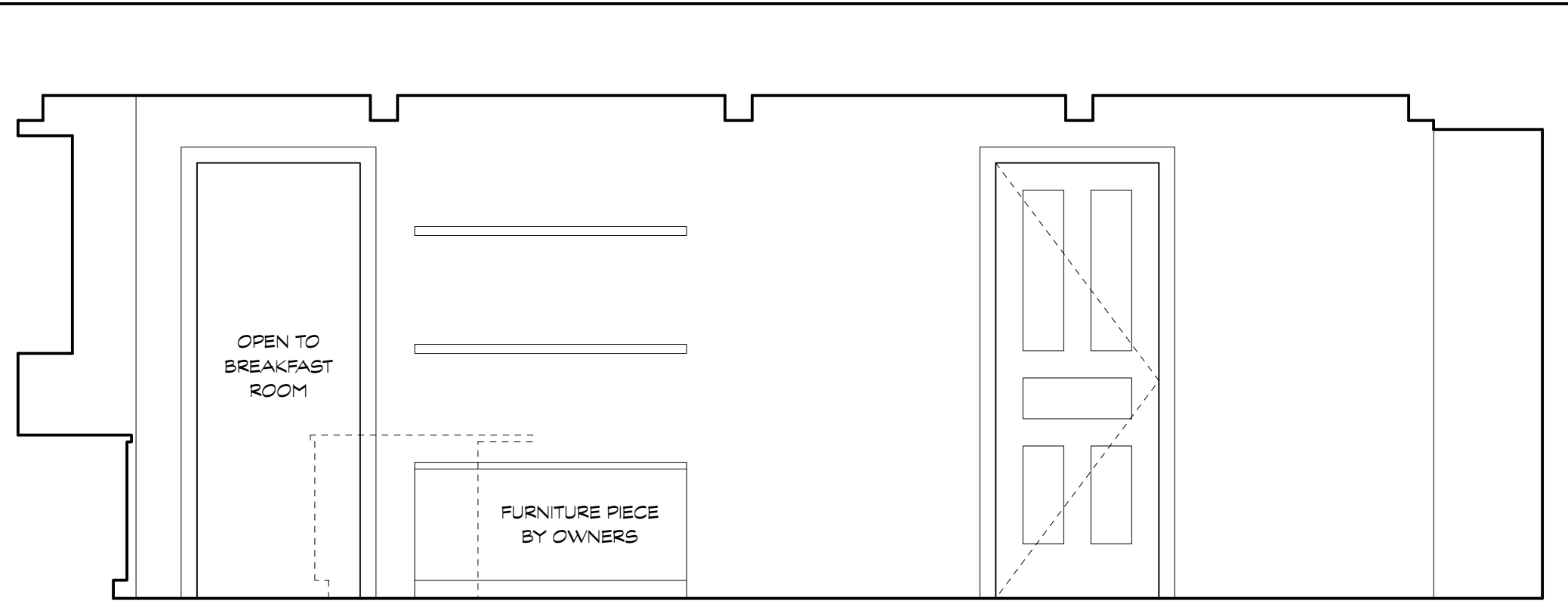
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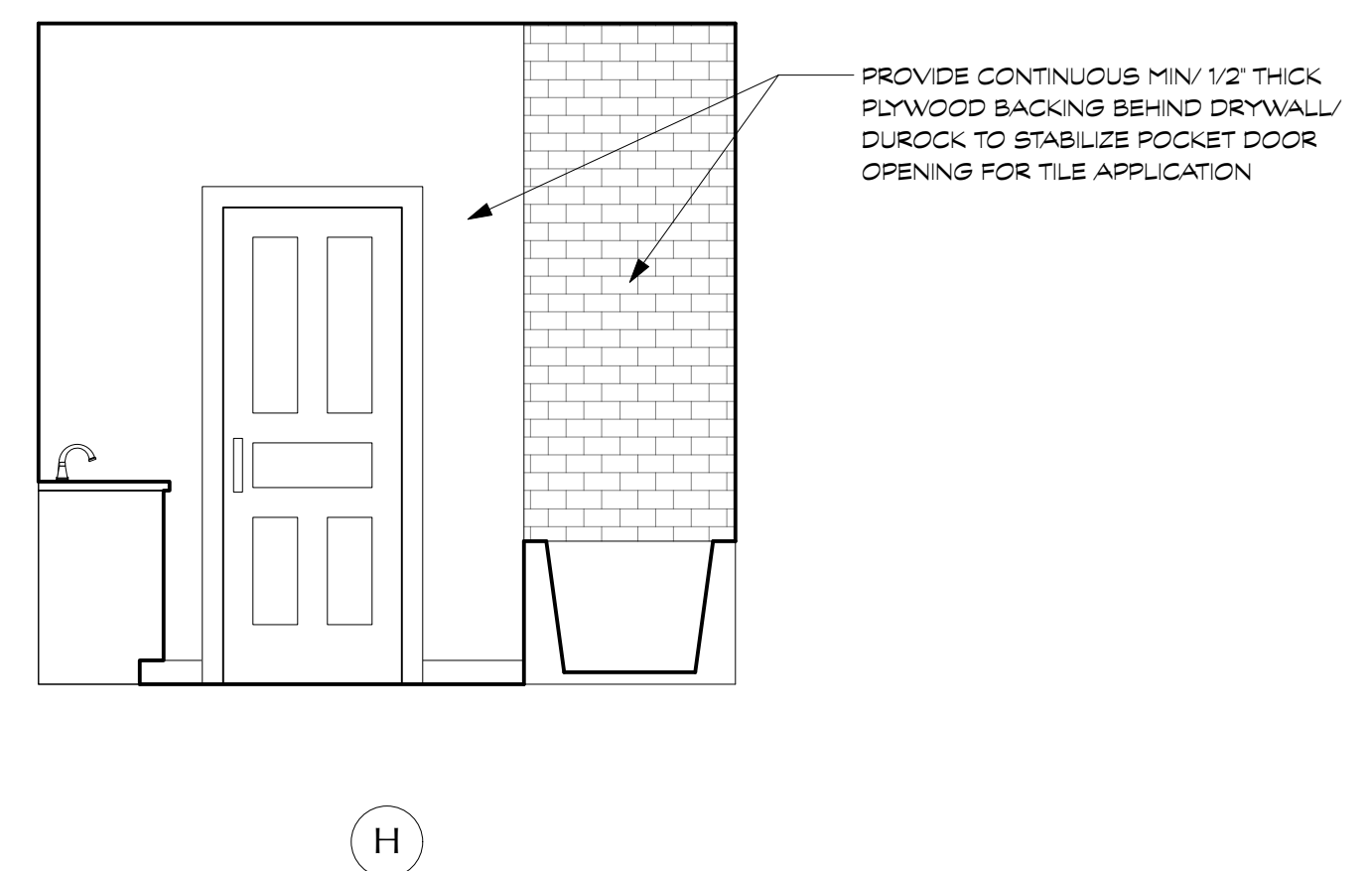
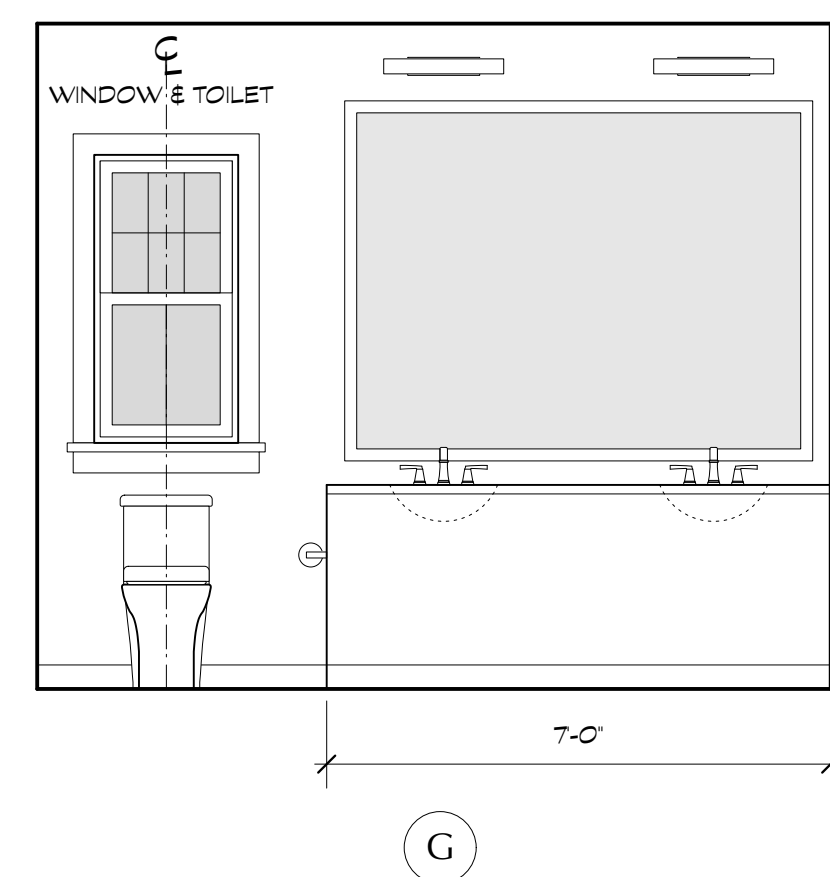
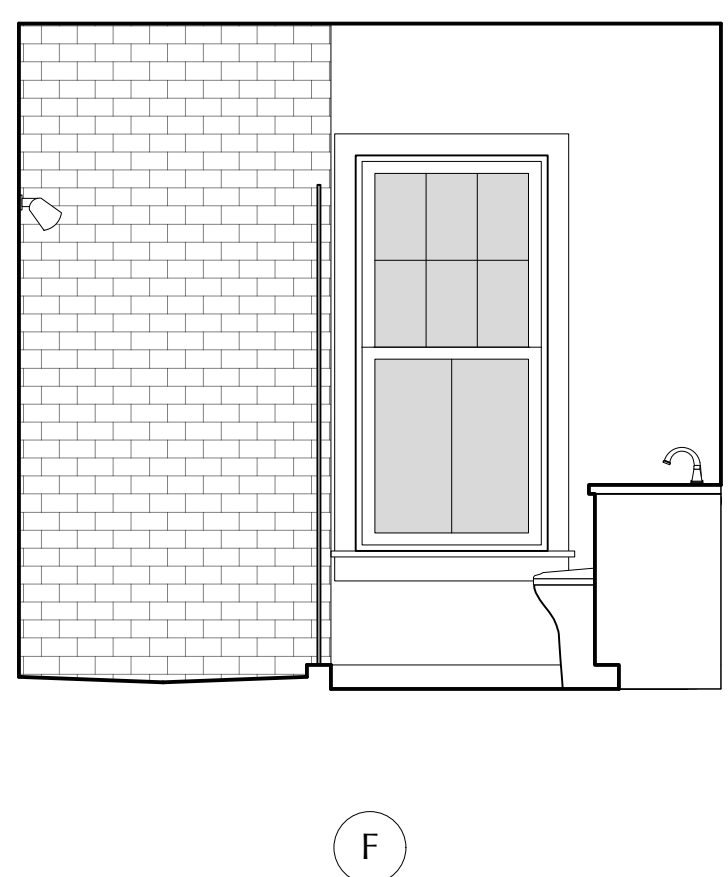
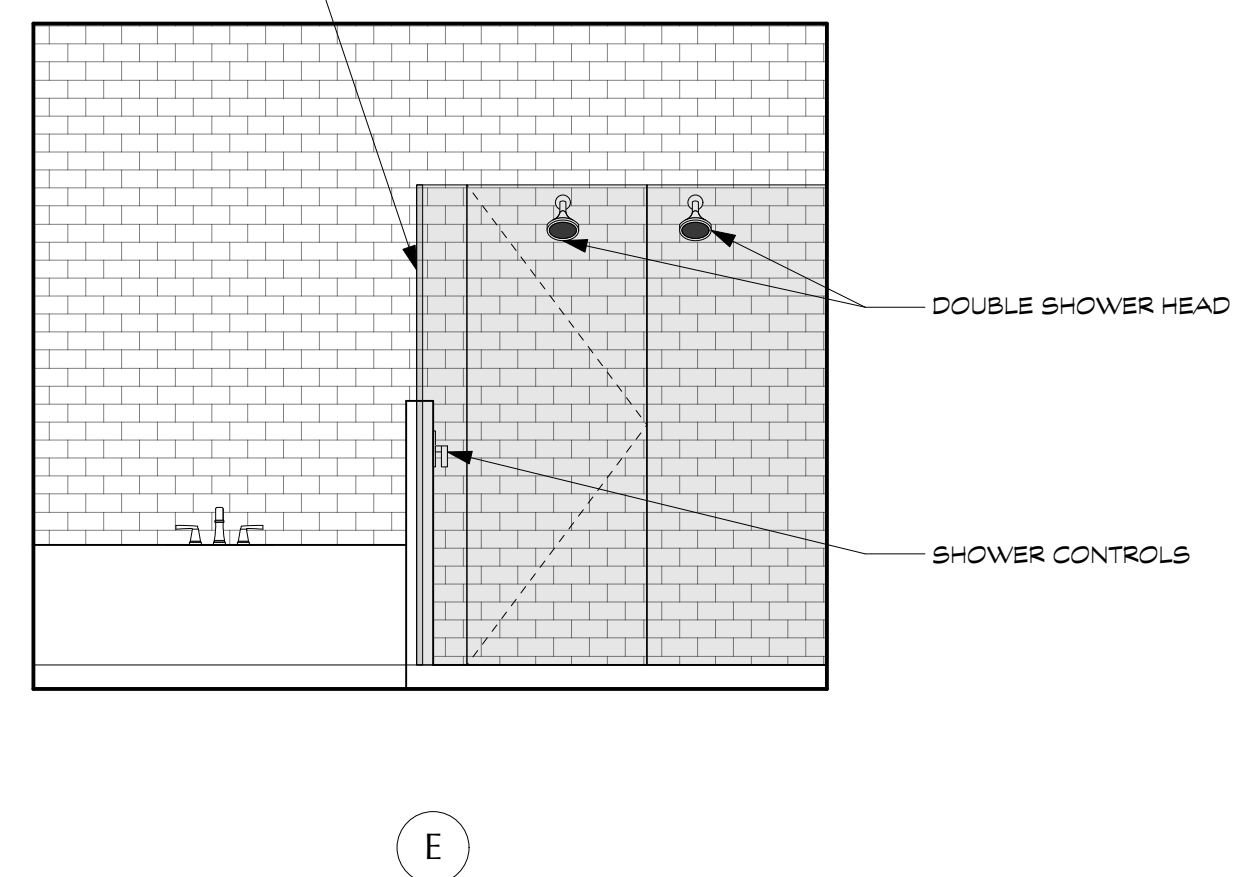


1 KITCHEN / FAMILY ROOM INTERIOR ELEVATIONS
Scale: 3/8" = 1'-0"

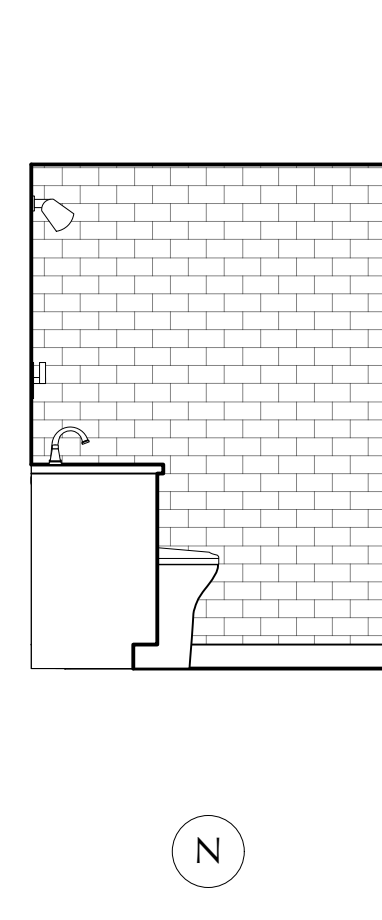
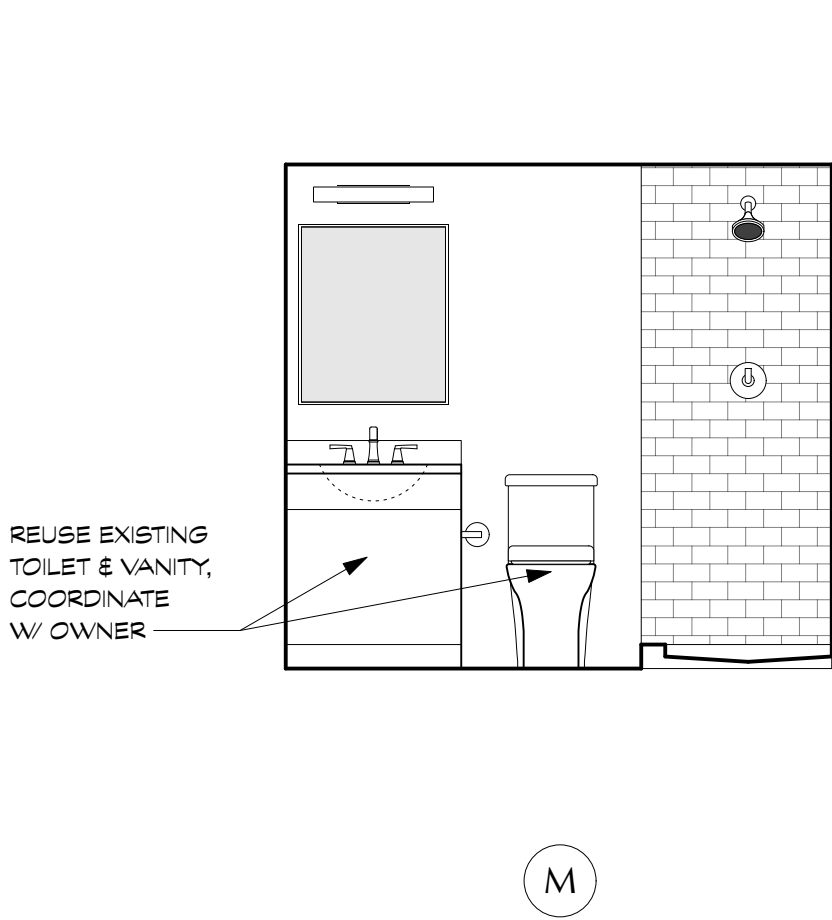
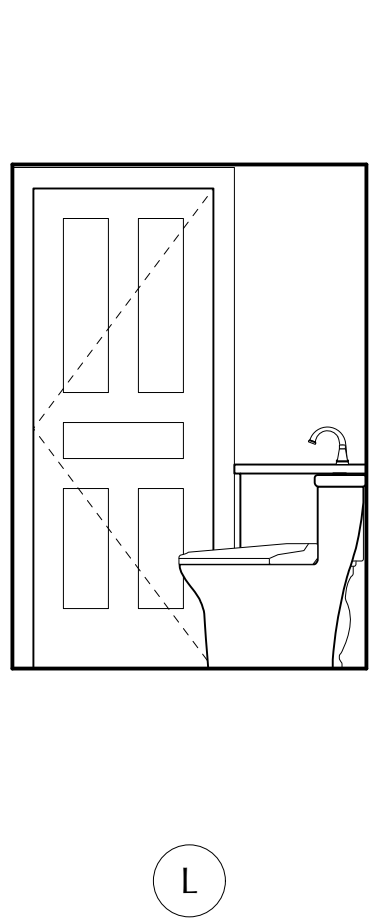
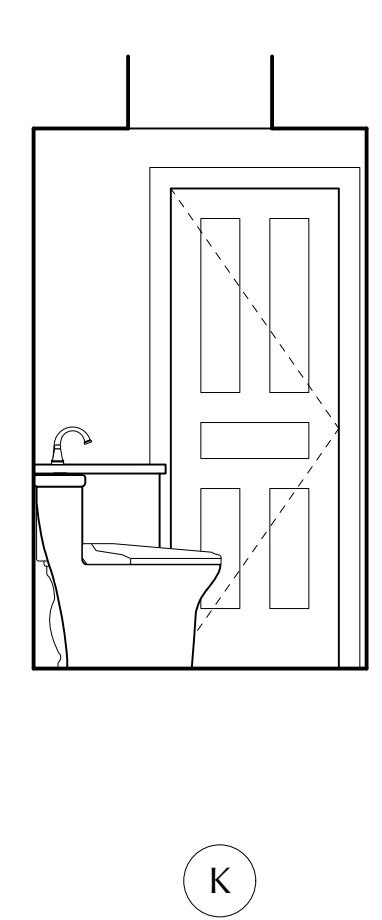
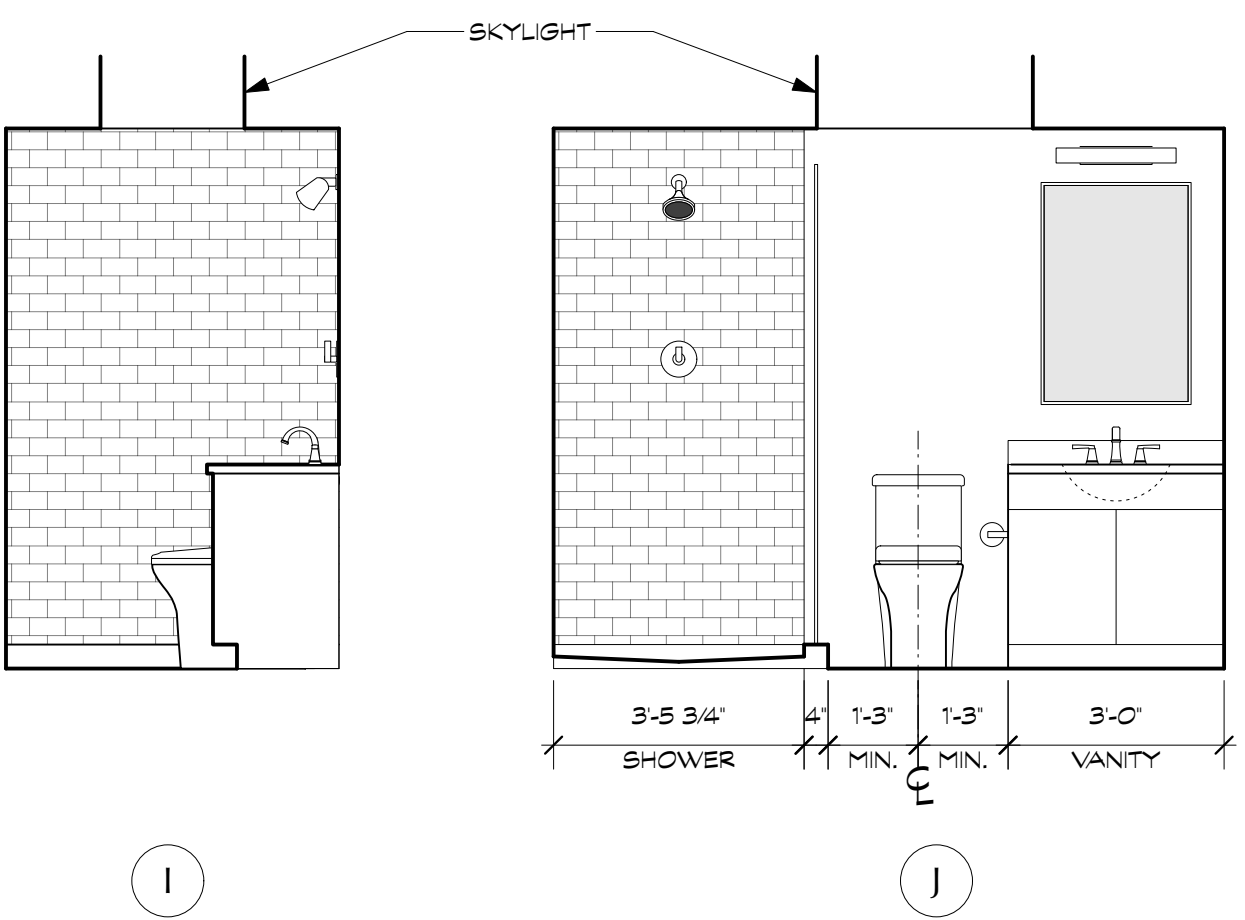
REVIEWED
By Dan.Bruechert at 10:15 am, Jul 14, 2022

APPROVED
Montgomery County
Historic Preservation Commission

FRAMELESS GLASS SHOWER ENCLOSURE ABOVE LOW WALL ADJACENT TO TUB



2 PRIMARY BATH INTERIOR ELEVATIONS
Scale: 3/8" = 1'-0"



3 ATTIC BATH INTERIOR ELEVATIONS
Scale: 3/8" = 1'-0"

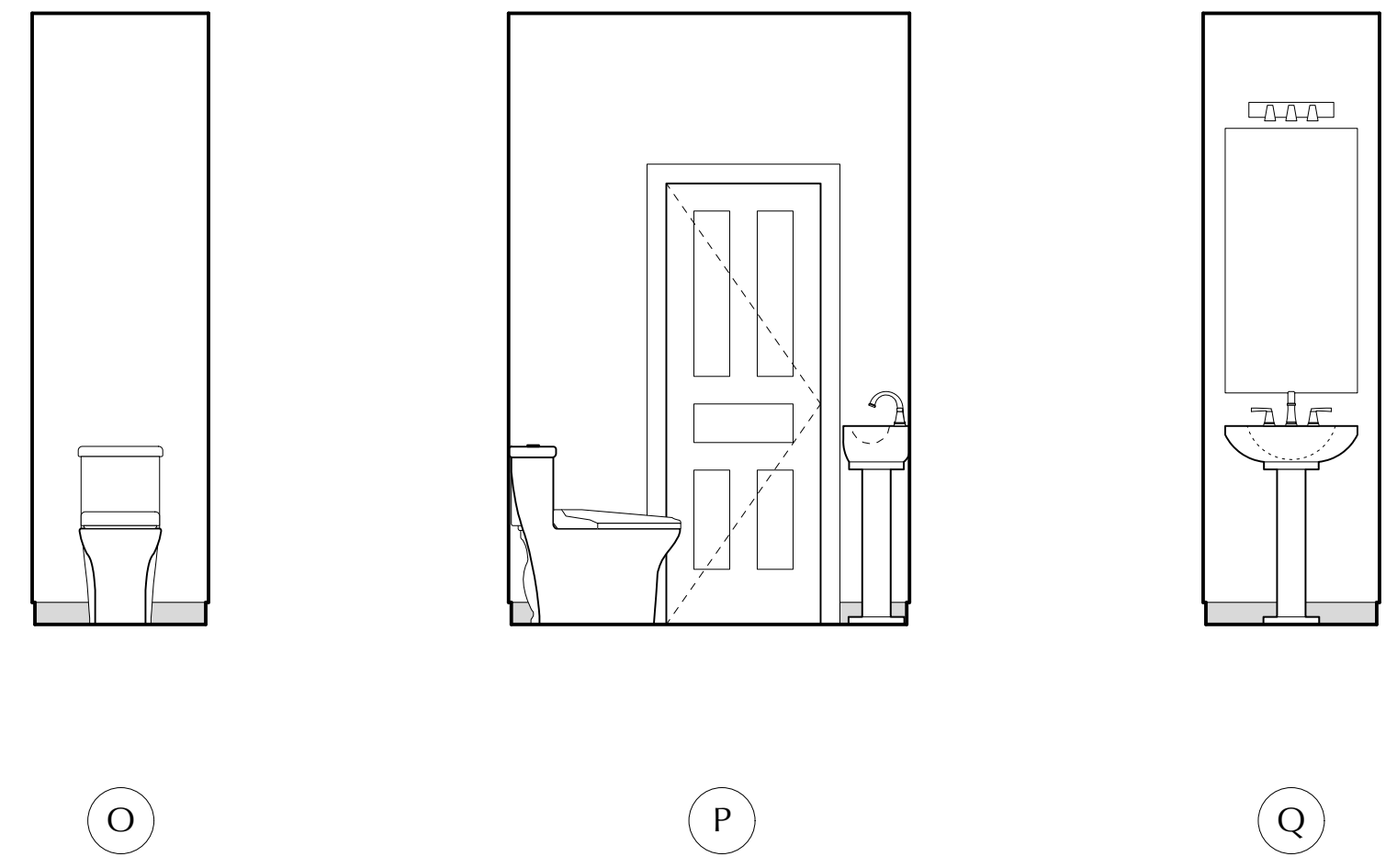
4 GUEST BATH INTERIOR ELEVATIONS
Scale: 3/8" = 1'-0"

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

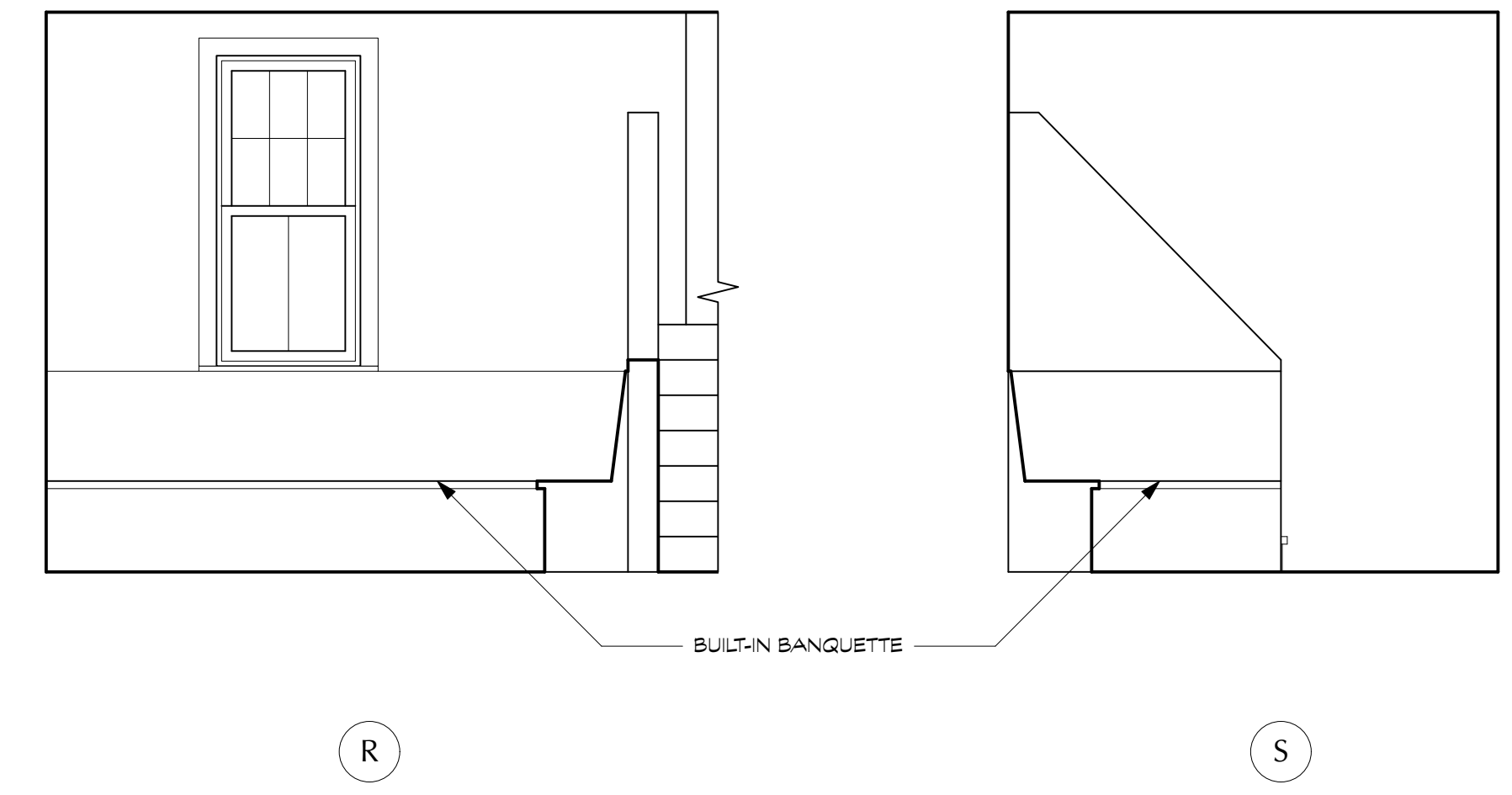
05 JULY 2022 - PERMIT & BID SET

INTERIOR ELEVATIONS
A400

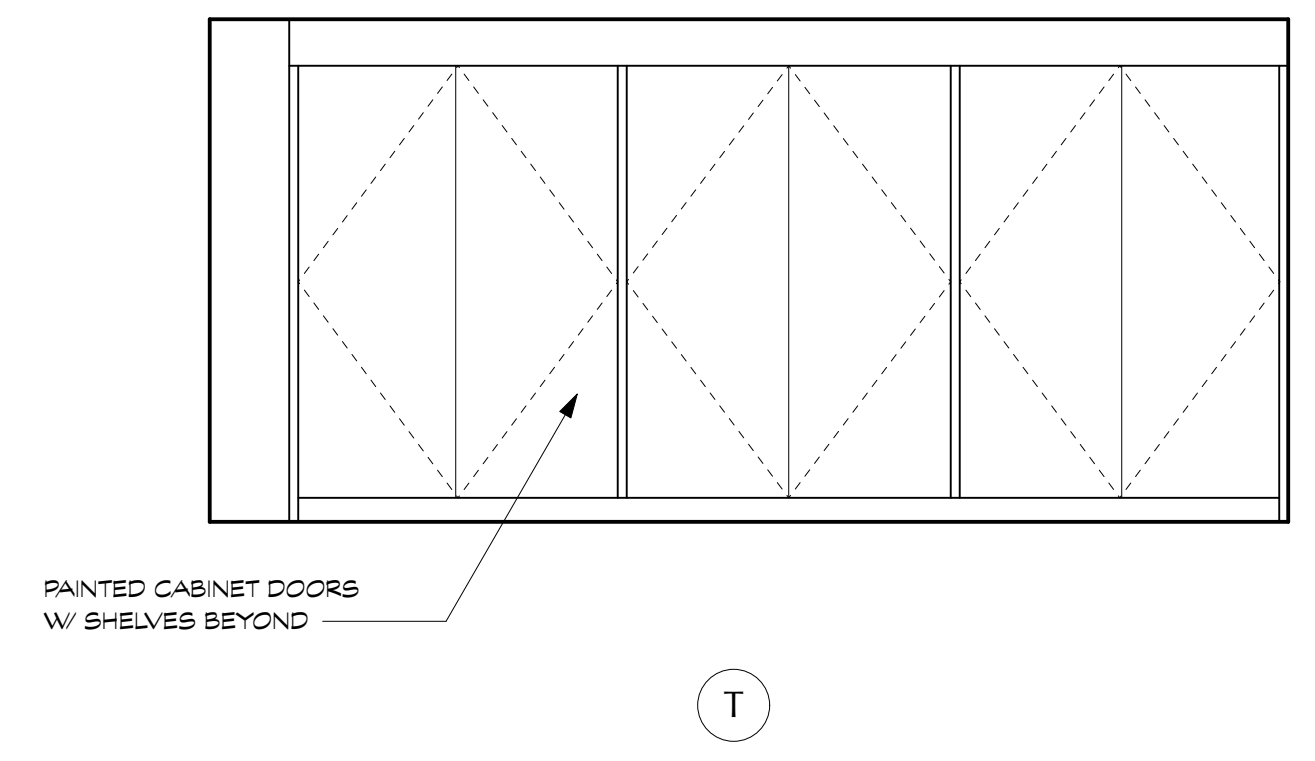
DATE	ISSUE - REMARKS



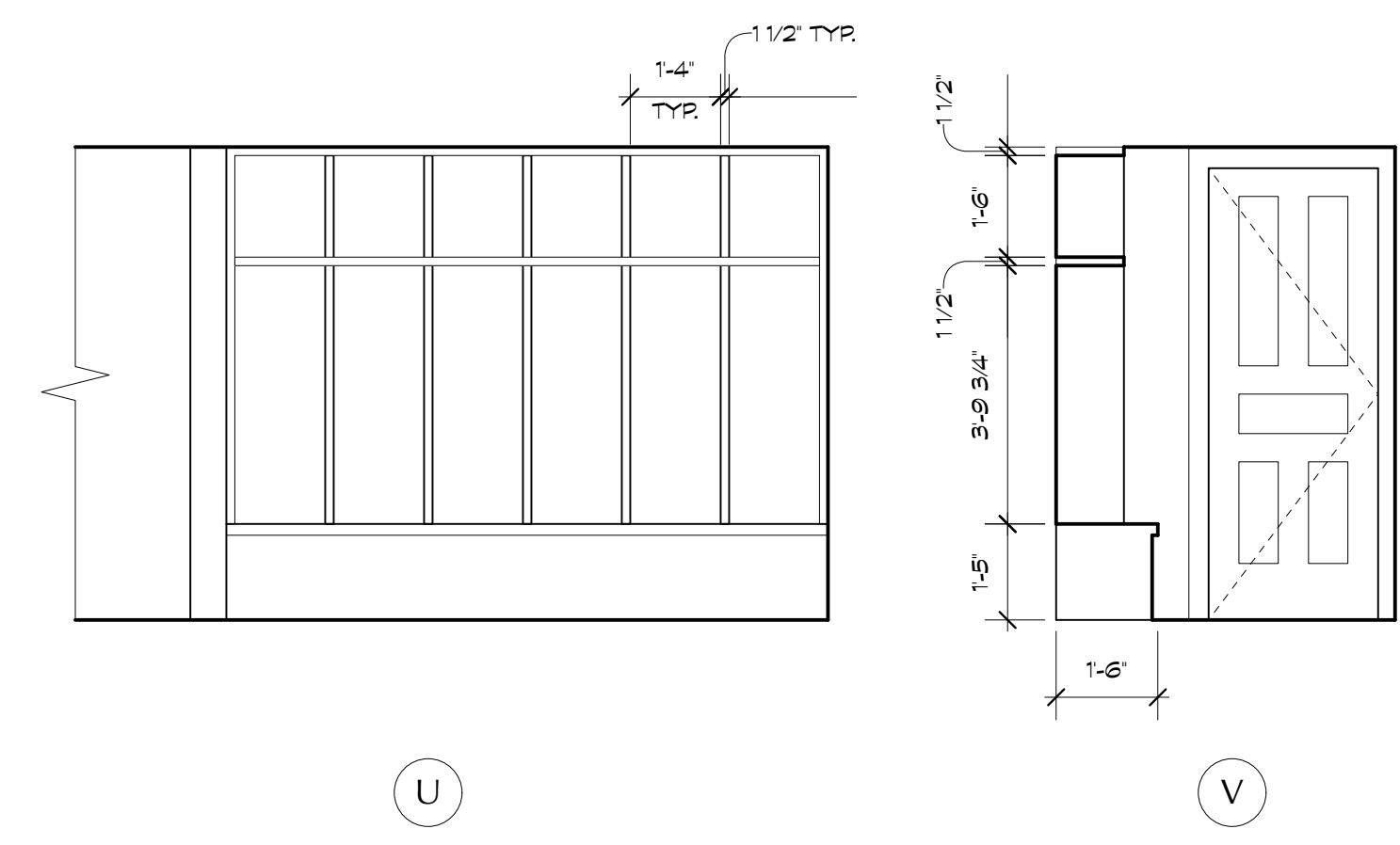
1 POWDER ROOM INTERIOR ELEVATIONS
Scale: 3/8" = 1'-0"



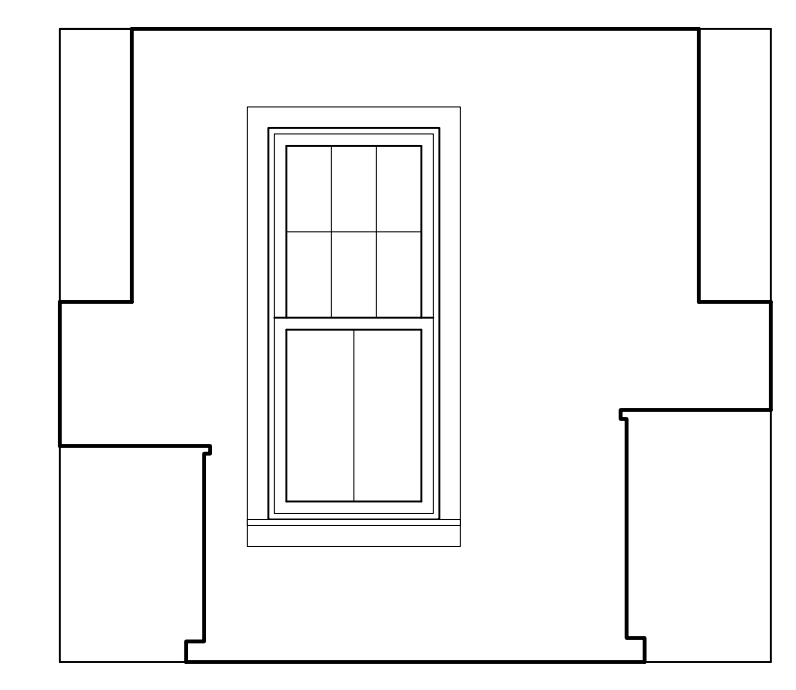
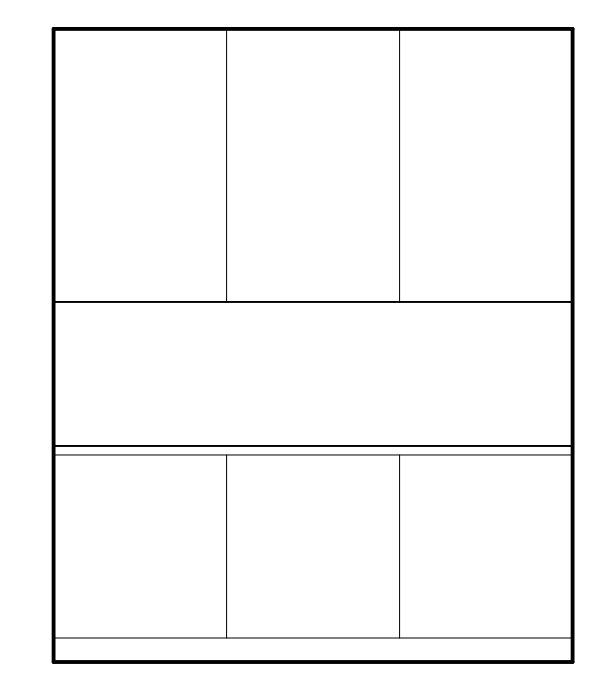
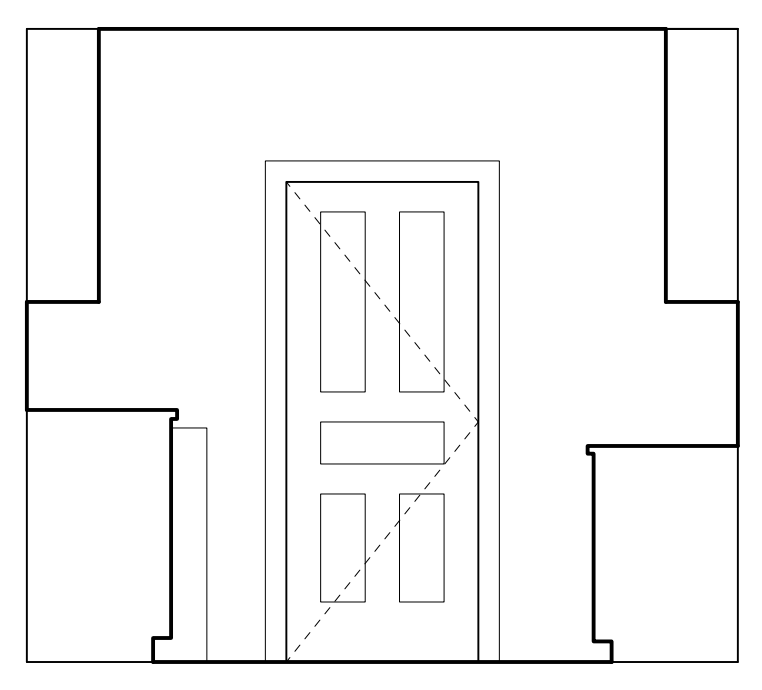
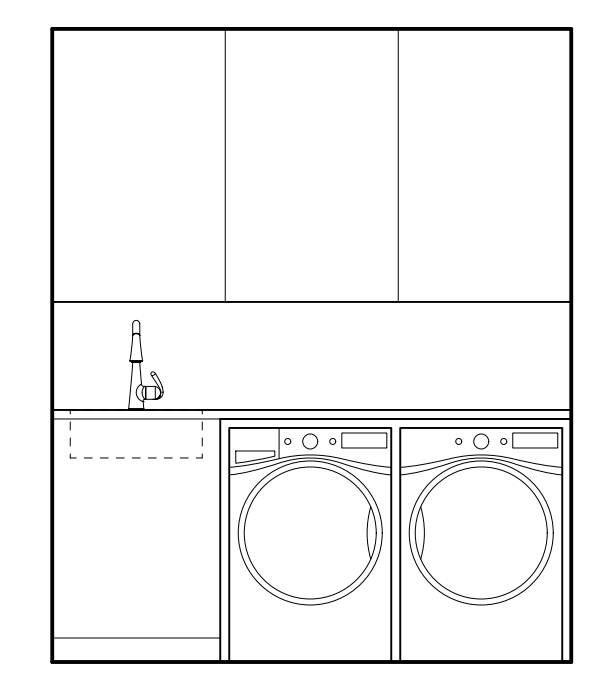
2 BREAKFAST ROOM INTERIOR ELEVATIONS
Scale: 3/8" = 1'-0"



3 PLAYROOM BUILT-IN INTERIOR ELEVATION
Scale: 3/8" = 1'-0"



4 MUDROOM INTERIOR ELEVATION
Scale: 3/8" = 1'-0"



5 LAUNDRY ROOM INTERIOR ELEVATIONS
Scale: 3/8" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 10:15 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.

LICENSE #: 15128 EXPIRATION DATE: 10/31/2023

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AKMAN VEFFER RENOVATION

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Project # 2120

05 JULY 2022 - PERMIT & BID SET

INTERIOR ELEVATIONS

A401

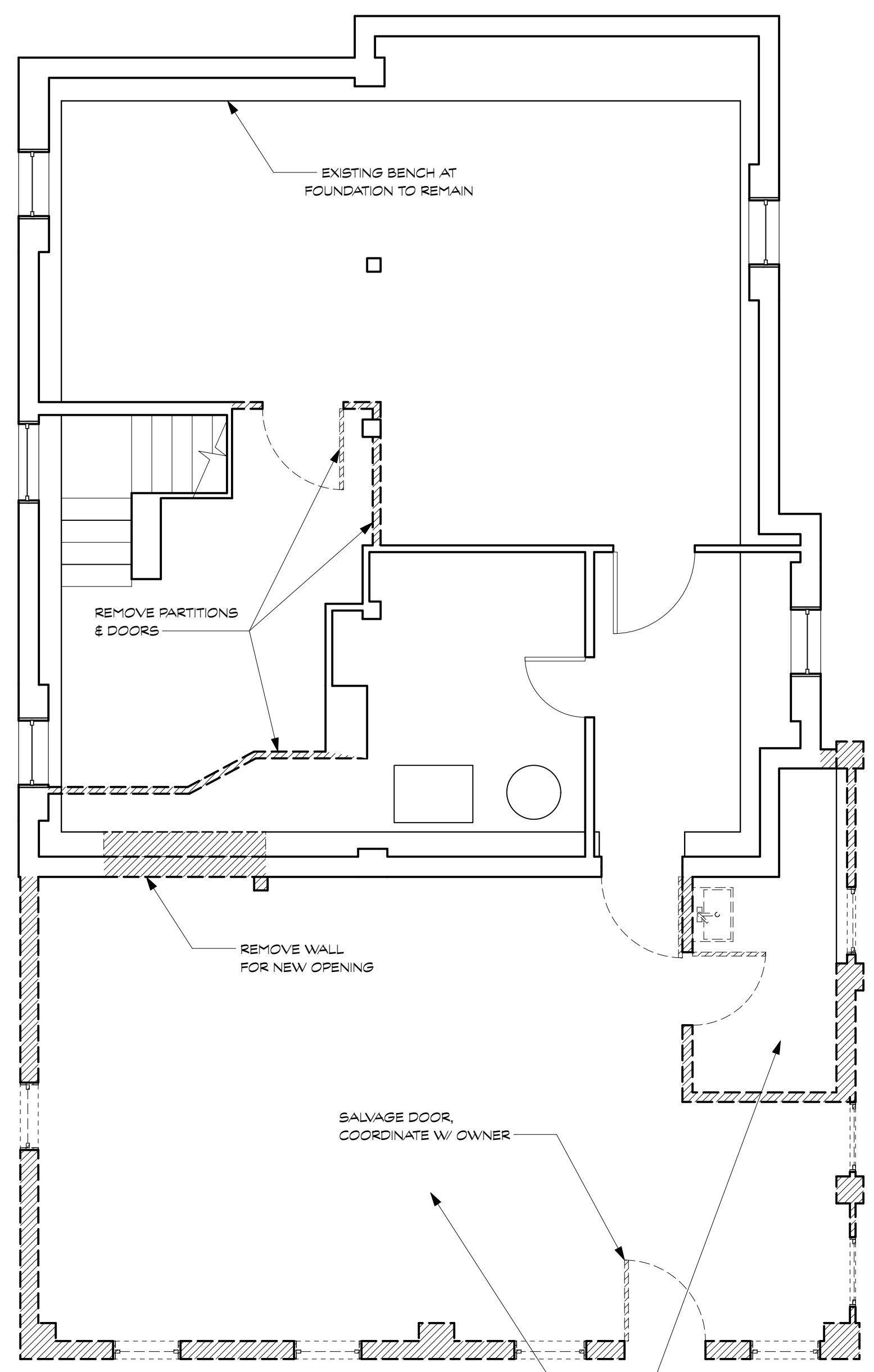
DATE	ISSUE - REMARKS



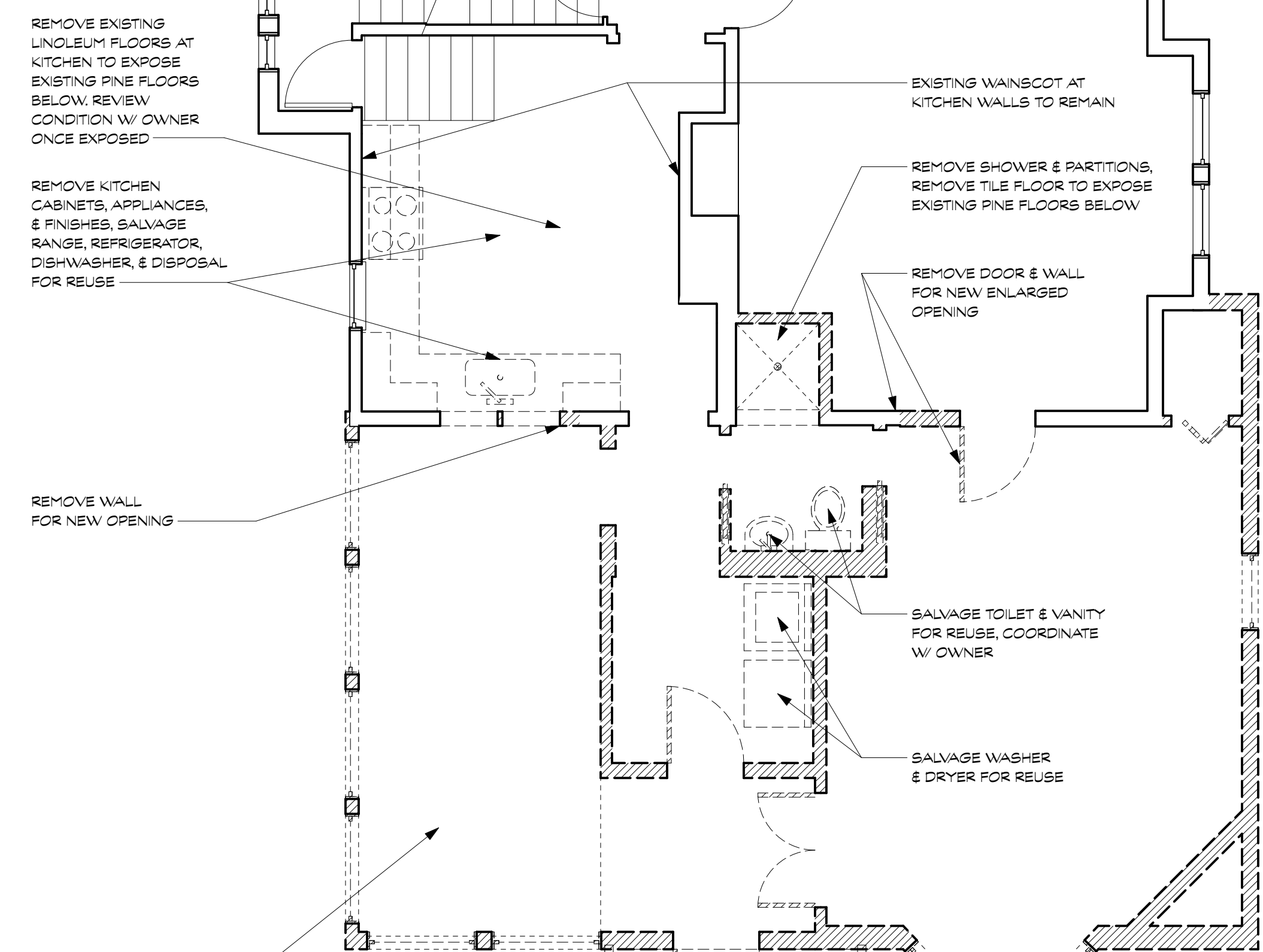
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LICENSE #: 15126 EXPIRATION DATE: 10/31/2023

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



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

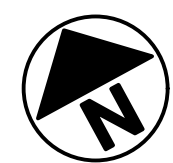
GENERAL SALVAGE NOTES:

- SALVAGE ALL REMOVED INTERIOR DOORS & HARDWARE FOR POTENTIAL REUSE
- SALVAGE ALL REMOVED PINE FLOORING FOR POTENTIAL REUSE

WALL LEGEND

	EXISTING WALLS AND PARTITIONS TO REMAIN
	EXISTING WALLS AND PARTITIONS TO BE REMOVED
	NEW WOOD FRAMED WALLS AND PARTITIONS
	NEW LOW WALLS
	NEW BRICK VENEER OVER CMU

- GENERAL NOTES:**
- DO NOT SCALE THE DRAWINGS
 - NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O)
 - EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O)



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 Montgomery County
 Historic Preservation Commission

Dan Bruechert

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

AKMAN VEFFER RENOVATION

3906 Washington Street, Kensington, MD 20895
 Project # 2120

05 JULY 2022 - PERMIT & BID SET

DEMOLITION
 PLANS
D100

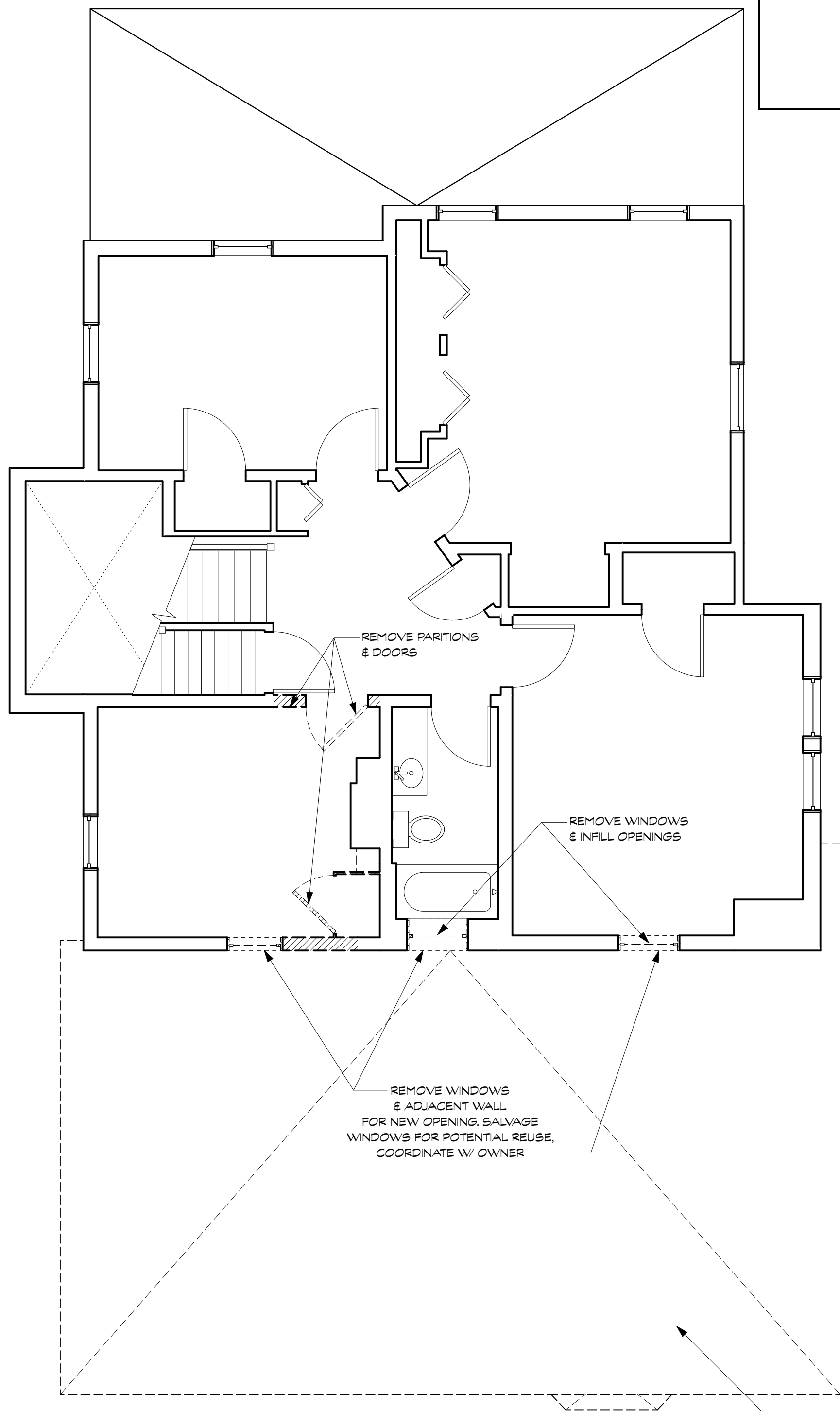
DATE	ISSUE - REMARKS

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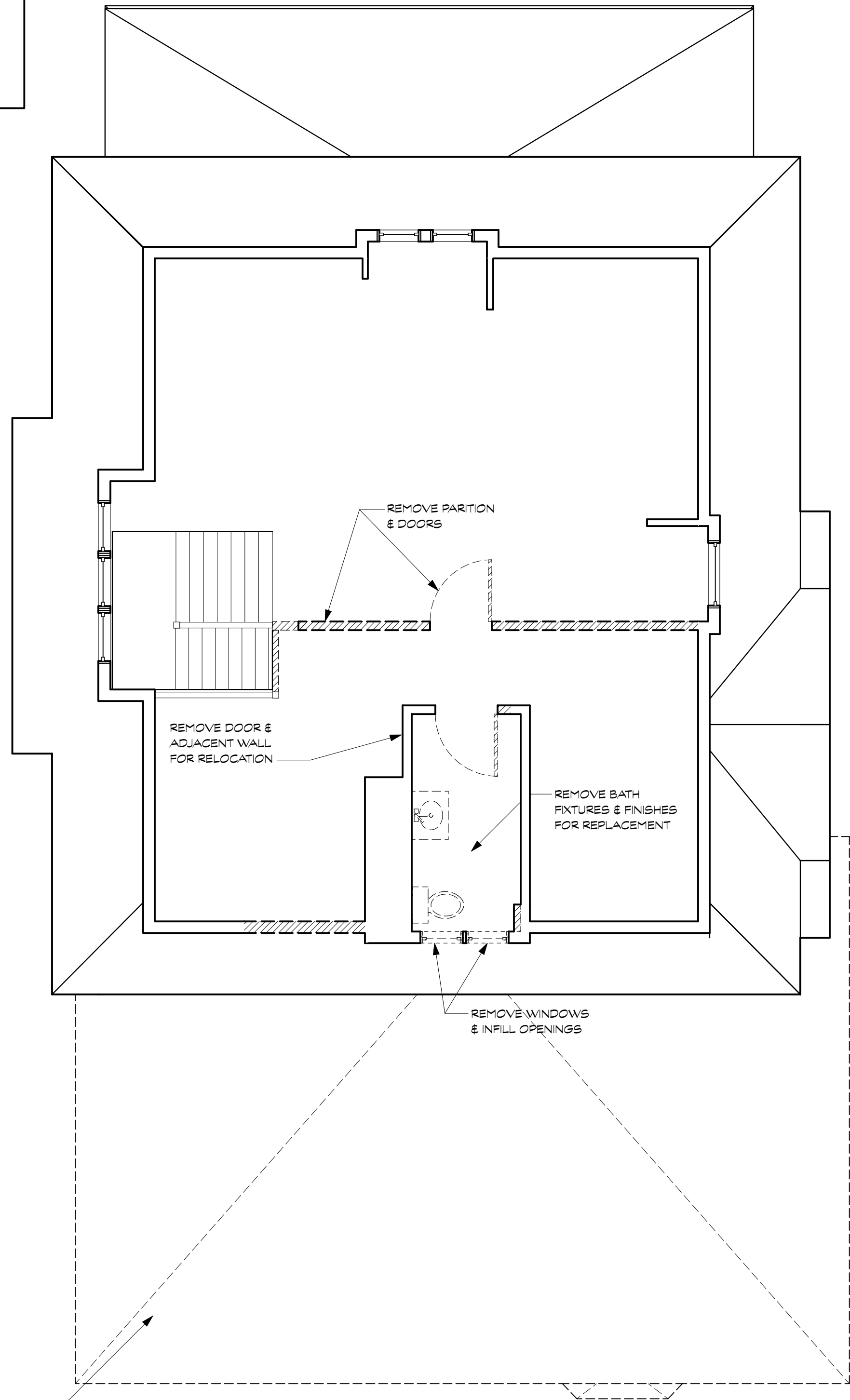
LICENSE #: 15128 EXPIRATION DATE: 10/31/2023

DS

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1 SECOND FLOOR DEMOLITION PLAN
Scale: 1/4" = 1'-0"

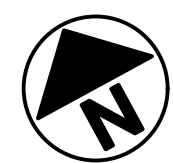


2 ATTIC DEMOLITION PLAN
Scale: 1/4" = 1'-0"

REMOVE ENTIRE REAR ADDITION ROOF

WALL LEGEND

	EXISTING WALLS AND PARTITIONS TO REMAIN
	EXISTING WALLS AND PARTITIONS TO BE REMOVED
	NEW WOOD FRAMED WALLS AND PARTITIONS
	NEW LOW WALLS
	NEW BRICK VENEER OVER CMU



- GENERAL NOTES:**
- DO NOT SCALE THE DRAWINGS
 - NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O)
 - EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O)

APPROVED
Montgomery County
Historic Preservation Commission

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

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

DEMOLITION PLANS
D101

05 JULY 2022 - PERMIT & BID SET

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.

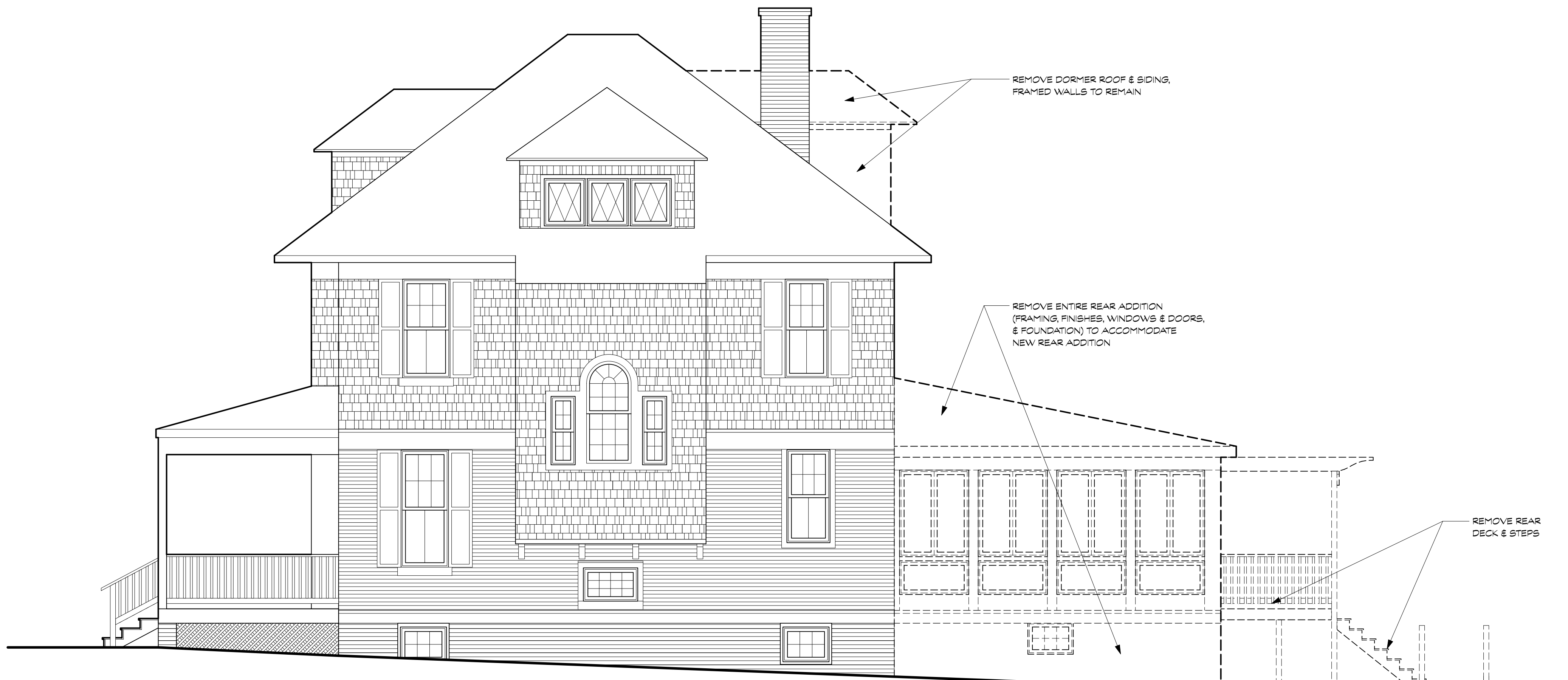
LICENSE #: 15128 EXPIRATION DATE: 10/31/2023



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



2 SIDE/WEST DEMOLITION ELEVATION
Scale: 1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

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

AKMAN VEFFER RENOVATION

3906 Washington Street, Kensington, MD 20895
Project # 2120

05 JULY 2022 - PERMIT & BID SET

DEMOLITION ELEVATIONS
D200

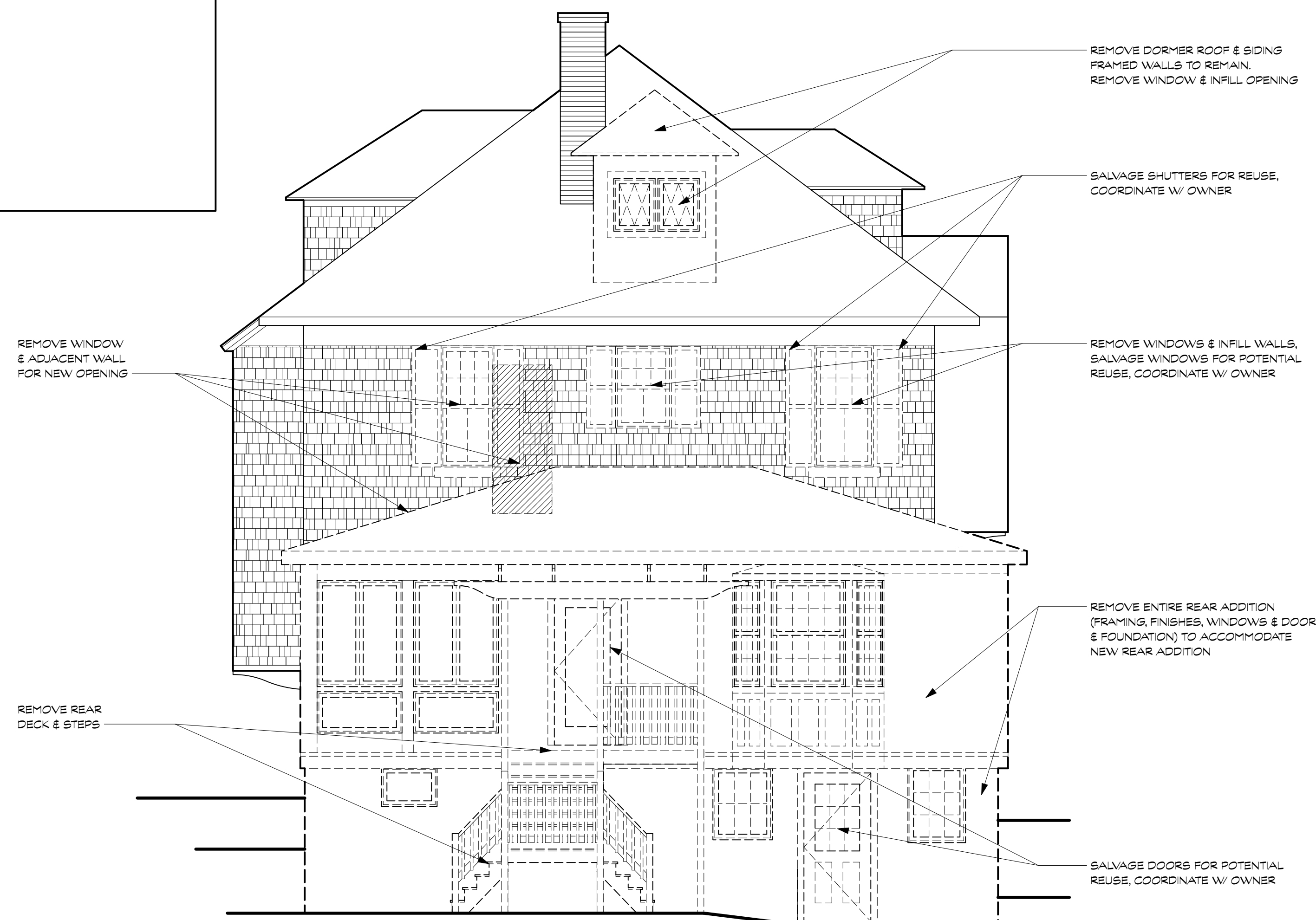
DATE	ISSUE - REMARKS

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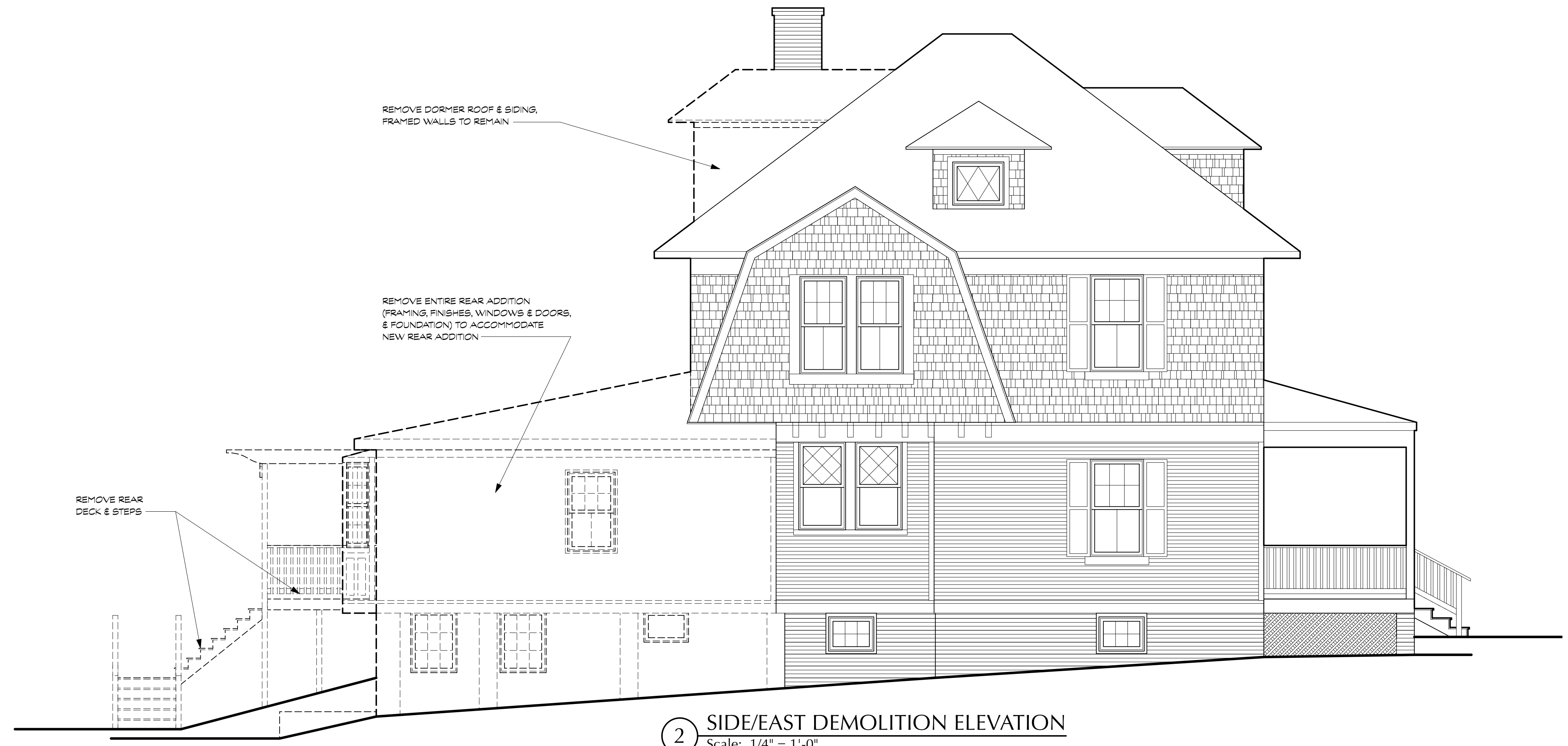
LICENSE #: 15128 EXPIRATION DATE: 10/31/2023



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1 REAR/SOUTH DEMOLITION ELEVATION
Scale: 1/4" = 1'-0"



2 SIDE/EAST DEMOLITION ELEVATION
Scale: 1/4" = 1'-0"

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Historic Preservation Commission

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

AKMAN VEFFER RENOVATION

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Project # 2120

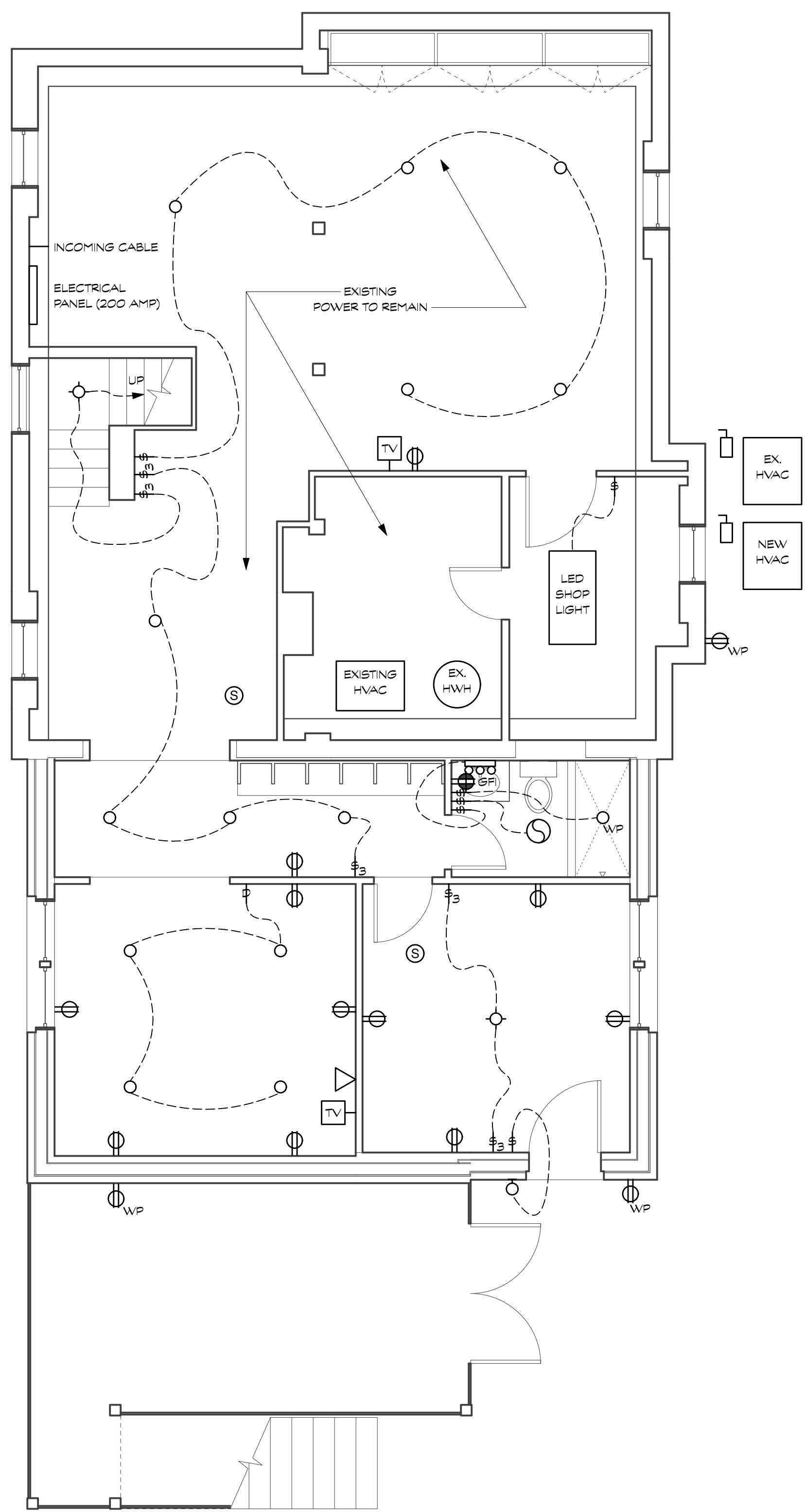
05 JULY 2022 - PERMIT & BID SET

DEMOLITION
ELEVATIONS

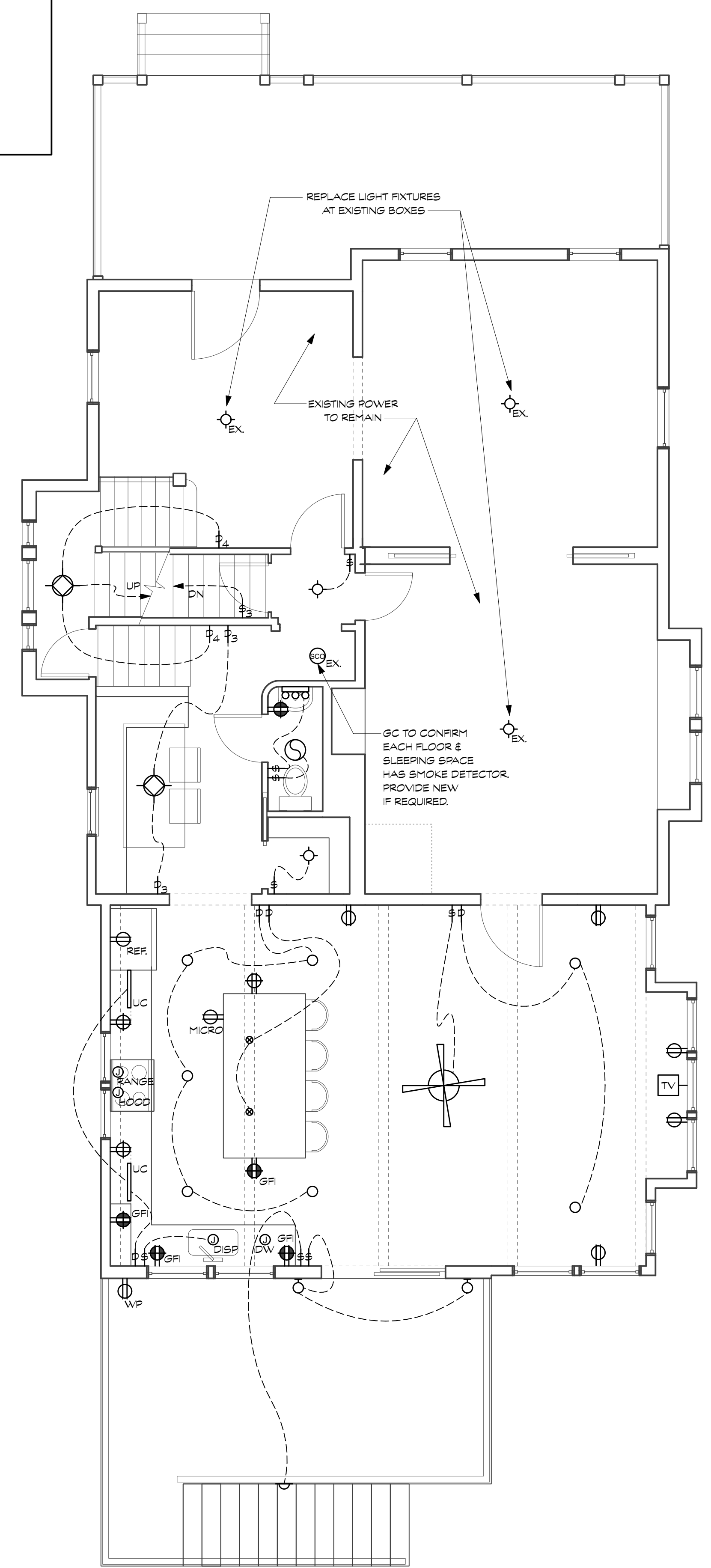
D201

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

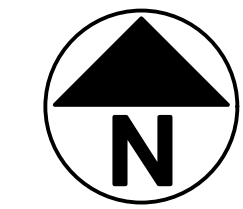
REVIEWED
By Dan.Bruechert at 10:16 am, Jul 14, 2022



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



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



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 #: 15126 EXPIRATION DATE: 10/31/2023
DS



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AKMAN VEFFER RENOVATION

3906 Washington Street, Kensington, MD 20895
Project # 2120

05 JULY 2022 - PERMIT & BID SET

CELLAR & FIRST FLOOR ELECTRICAL PLANS
E100

DATE	ISSUE - REMARKS

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LICENSE #: 15128 EXPIRATION DATE: 10/31/2023

DS

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ELECTRICAL SYMBOLS

	DUPLEX RECEPTACLE (OUTLET) - 15/20 AMP @ 15' A.F.F. COORDINATE W/ PANEL & EQUIP.
	GFI DUPLEX RECEPTACLE (OUTLET) - 15/20 AMP EXTERNALLY MOUNTED IN WATERPROOF HOUSING
	DUPLEX RECEPTACLE (OUTLET) - 15/20 AMP @ 45° AFF. COORDINATE W/ PANEL & EQUIP.
	GFI OUTLET - 20 AMP @ 15' A.F.F.
	GFI OUTLET - 20 AMP @ 45° A.F.F.
	HALF-SWITCH OUTLET - 20 AMP @ 15' A.F.F.
	QUAD RECEPTACLE 15/20 AMP @ 15' A.F.F. (U.N.O.)
	ELECTRICAL DRYER OUTLET
	FLOOR MOUNTED DUPLEX RECEPTACLE W/ FLUSH DECORATIVE COVER
	JUNCTION BOX. SIZE AS REQUIRED
	DATA/TELEPHONE JACK - MOUNT @ 15' A.F.F. (U.N.O.)
	CABLE TV OUTLET
	EXISTING SMOKE DETECTOR - REPLACE/RELOCATE AS NECESSARY TO MEET CODE
	SMOKE DETECTOR - HARDWIRED INTERCONNECT PER CODE
	EXHAUST FAN - NUTONE MODEL LS-100

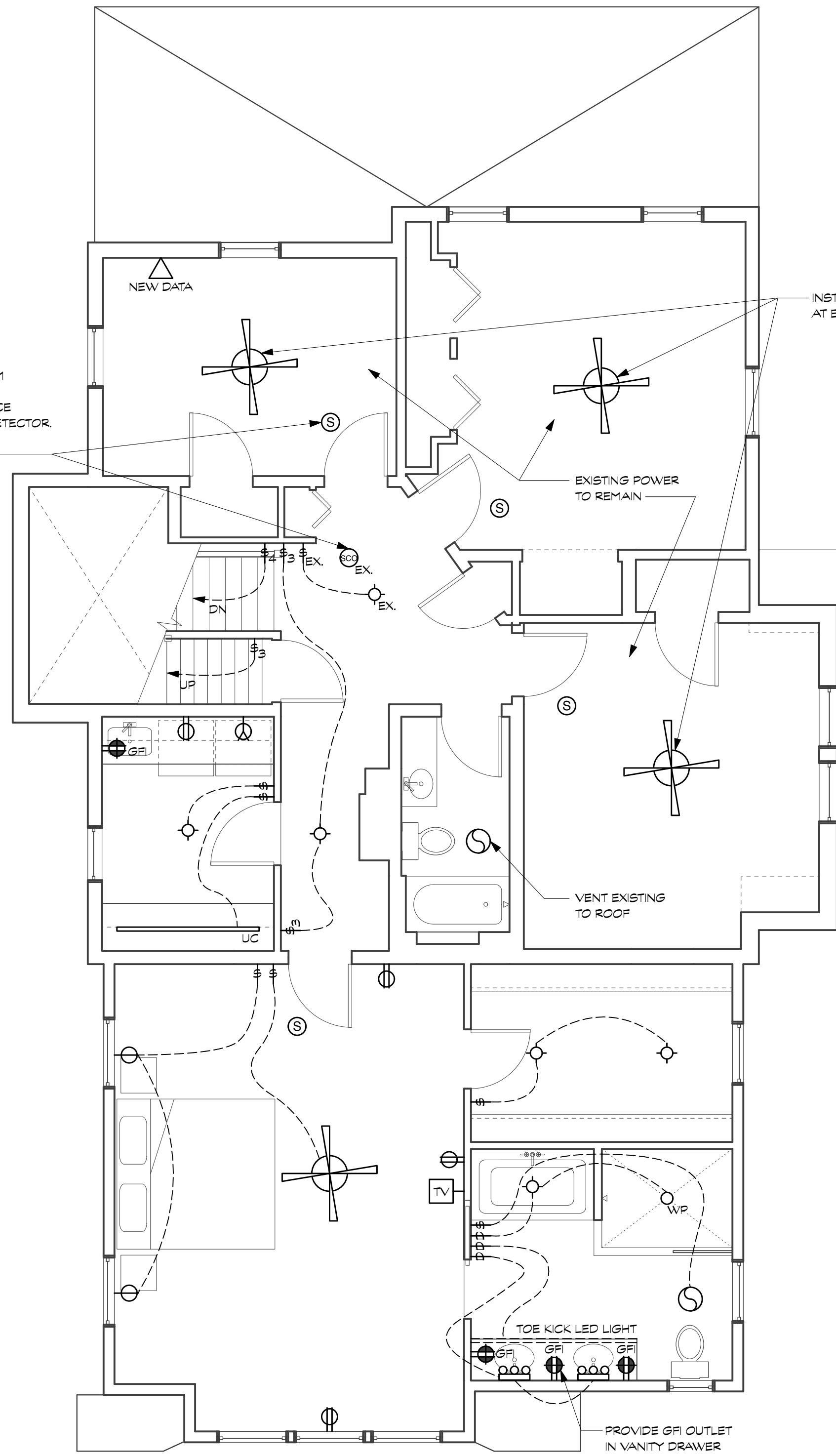
LIGHTING SYMBOLS

	SURFACE MOUNTED CEILING LIGHT FIXTURE
	FULLY RECESSED LED LIGHT
	UNDER CABINET MOUNTED FIXTURE
	SUSPENDED PENDANT FIXTURE
	PENDANT FIXTURE
	VANITY LIGHT
	WALL-MOUNTED LIGHT FIXTURE
	SCONCE FIXTURE
	CEILING FAN/LIGHT
	SWITCH
	THREE WAY SWITCH
	DIMMER SWITCH
	DIMMER THREE WAY SWITCH
	JAMB SWITCH
	SECURITY FLOODLIGHT ON MOTION DETECTOR

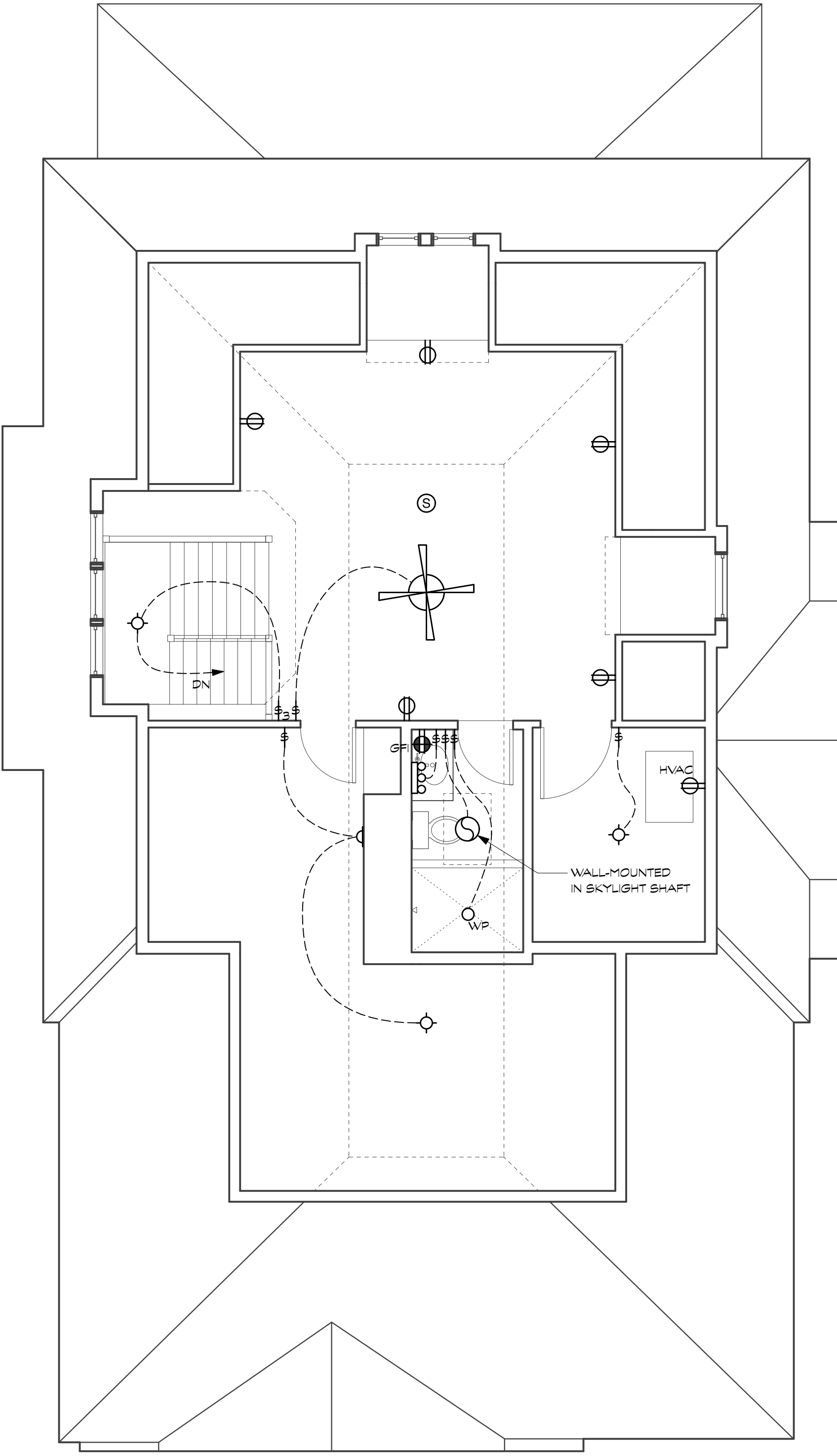
GENERAL: PROVIDE 1/2" HOUSING AS NECESSARY IN INSULATED CAVITIES

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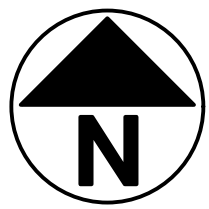
REVIEWED
 By Dan.Bruechert at 10:16 am, Jul 14, 2022



1 SECOND FLOOR ELECTRICAL PLAN
 Scale: 1/4" = 1'-0"



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

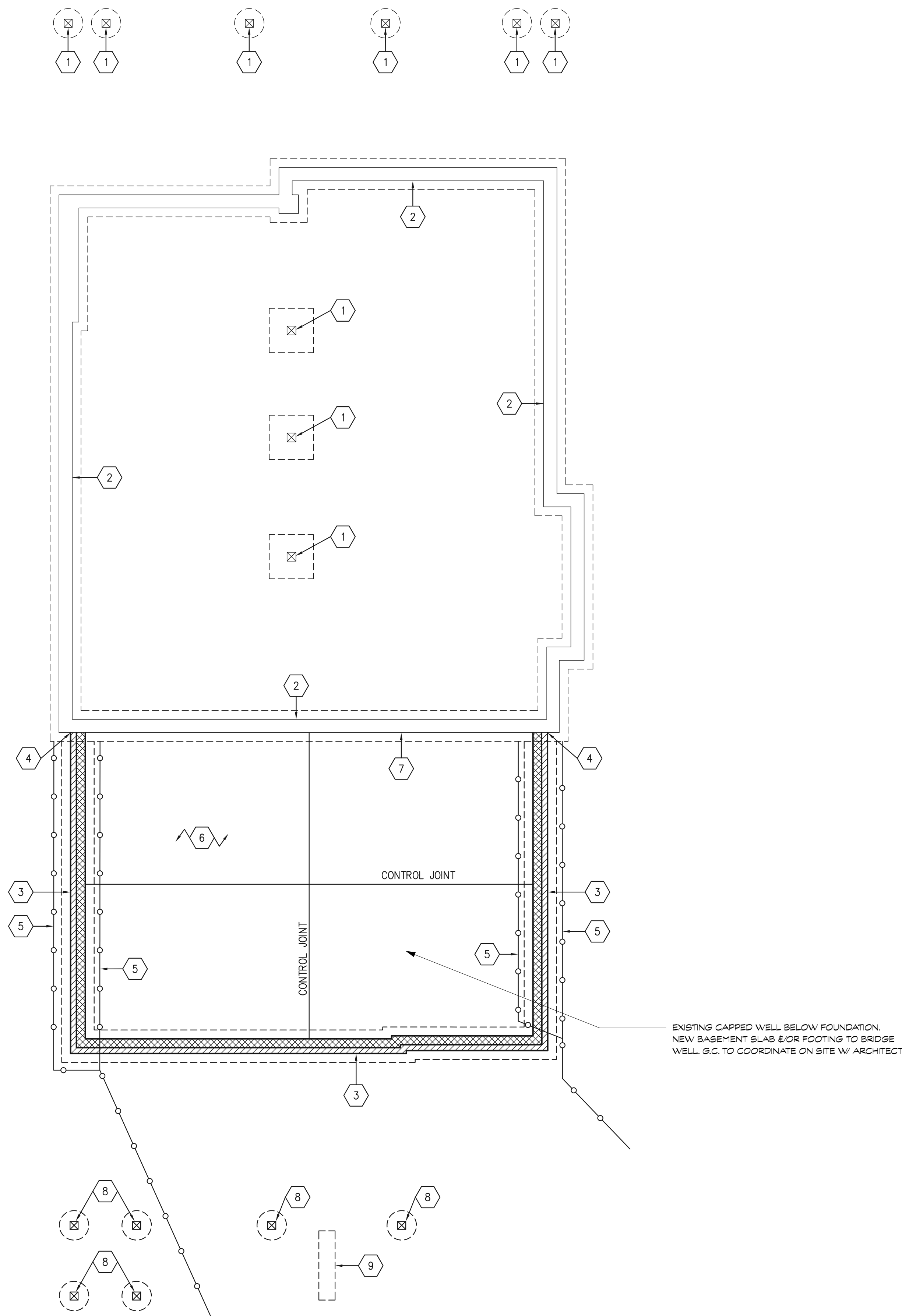


AKMAN VEFFER RENOVATION

3906 Washington Street, Kensington, MD 20895
 Project # 2120

05 JULY 2022 - PERMIT & BID SET

SECOND FLOOR &
 ATTIC ELECTRICAL
 PLANS
E101



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

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 3/8" BOLTS AT 16" O.C. STAGGERED.
5. EPOXY BOLTS SHALL BE SIMPSON "SET". FOLLOW MANUFACTURERS 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 OTHERWISE.
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 NAILS.
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%± 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 HANGER.
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.

- 1 EXISTING POST AND FOOTING.
- 2 EXISTING FOUNDATION WALL AND FOOTING.
- 3 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.
- 4 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.
- 5 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.
- 6 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.
- 7 TURN THE BASEMENT SLAB DOWN TO THE EXISTING FOOTING.
- 8 PT6X6 POST ON A 20"Ø FOOTING. THE TOP OF THE FOOTING SHALL BE 1" BELOW GRADE. ATTACH THE POST TO THE FOOTING WITH A SIMPSON ABA66.
- 9 PLACE THE STAIRS ON FOOTINGS PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS.

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

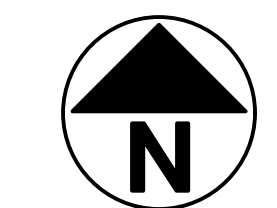
I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED STRUCTURAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE #: 25427 EXPIRATION DATE: 7-17-24

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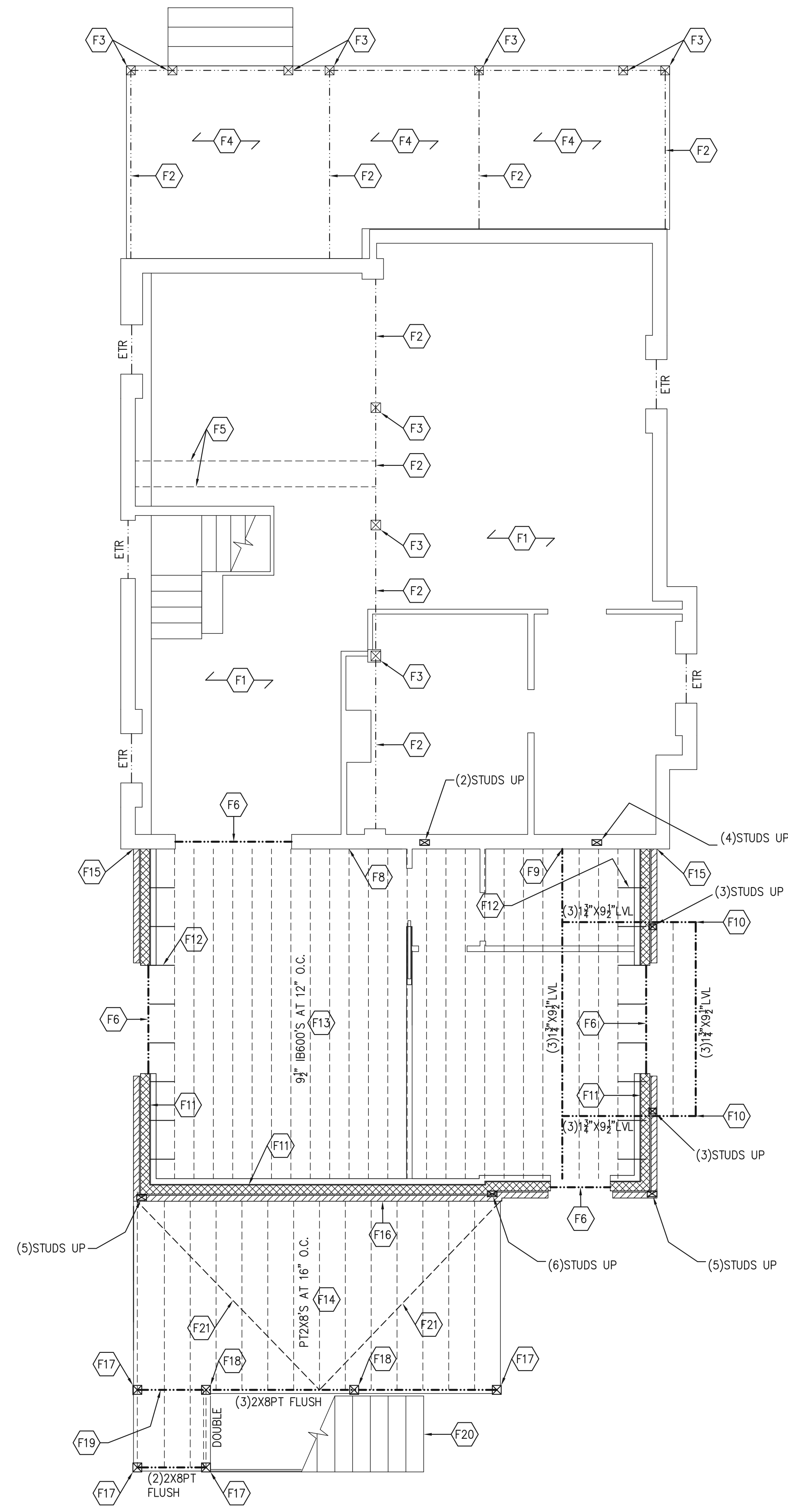
APPROVED
Montgomery County
Historic Preservation Commission

Robert A. Porter

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

FOUNDATION PLAN
S100

05 JULY 2022 - PERMIT & BID SET



FRAMING NOTES:

1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
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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 HANGER.
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.

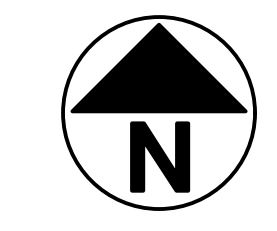
- (F1) EXISTING 1ST FLOOR FRAMING SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A 2X10 OR A DOUBLE 2X8.
- (F2) EXISTING BEAM.
- (F3) EXISTING POST.
- (F4) EXISTING PORCH FRAMING UNCHANGED.
- (F5) SISTER EACH JOIST ABOVE THE EXISTING LALLY COLUMN WITH TWO 1 1/2" X 9 1/2" LVL'S TO ALLOW FOR THE REMOVAL OF THE COLUMN.
- (F6) FLUSH TRIPLE 1 1/2" X 9 1/2" LVL HEADER.
- (F7) NOT USED
- (F8) 1 1/2" X 9 1/2" 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.
- (F9) ATTACH THE BEAM TO THE LEDGER WITH A SIMPSON HU-MAX HANGER.
- (F10) ATTACH THE FRONT TO BACK BEAM TO THE SIDE TO SIDE BEAM WITH A SIMPSON HUC CONCEALED FLANGE HANGER.
- (F11) PLACE A PT2X10 SILL PLATE ON THE WALL. ATTACH THE SILL PLATE TO THE WALL WITH 1/2" ANCHOR BOLTS AT 48" O.C. WITH 7" EMBEDMENT.
- (F12) PLACE BLOCKING BETWEEN THE JOISTS AT 24" O.C. IN THE 1ST BAY.
- (F13) PLACE SOLID BLOCKING AT THE 1/3 POINTS OF THE SPAN.
- (F14) PLACE BLOCKING AT THE MID-POINT OF THE SPAN.
- (F15) 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.

- (F16) PT2X8 LEDGER WITH 3/4" 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.
- (F17) PT6X6 POST DOWN. ATTACH THE POST TO THE DECK FRAMING WITH A SIMPSON LCE IN EACH DIRECTION.
- (F18) PT6X6 POST DOWN. ATTACH THE POST TO THE BEAM WITH A SIMPSON LPC6 ON EACH SIDE OF THE BEAM.
- (F19) HANG THE LANDING JOISTS FROM THE FLUSH BEAM WITH SIMPSON THAI HANGERS. PLACE BLOCKING BETWEEN THE JOISTS AT THE HANGERS.
- (F20) FRAME THE STAIRS PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS.
- (F21) FLAT PT1X6 BRACE PLACED BELOW THE DECK JOISTS. ATTACH THE BRACE TO EACH JOIST WITH (2) #8 SCREWS.

APPROVED
Montgomery County
Historic Preservation Commission

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

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



APAC ENGINEERING, INC.
 8555 16th St. #205
 Silver Spring, MD 20910
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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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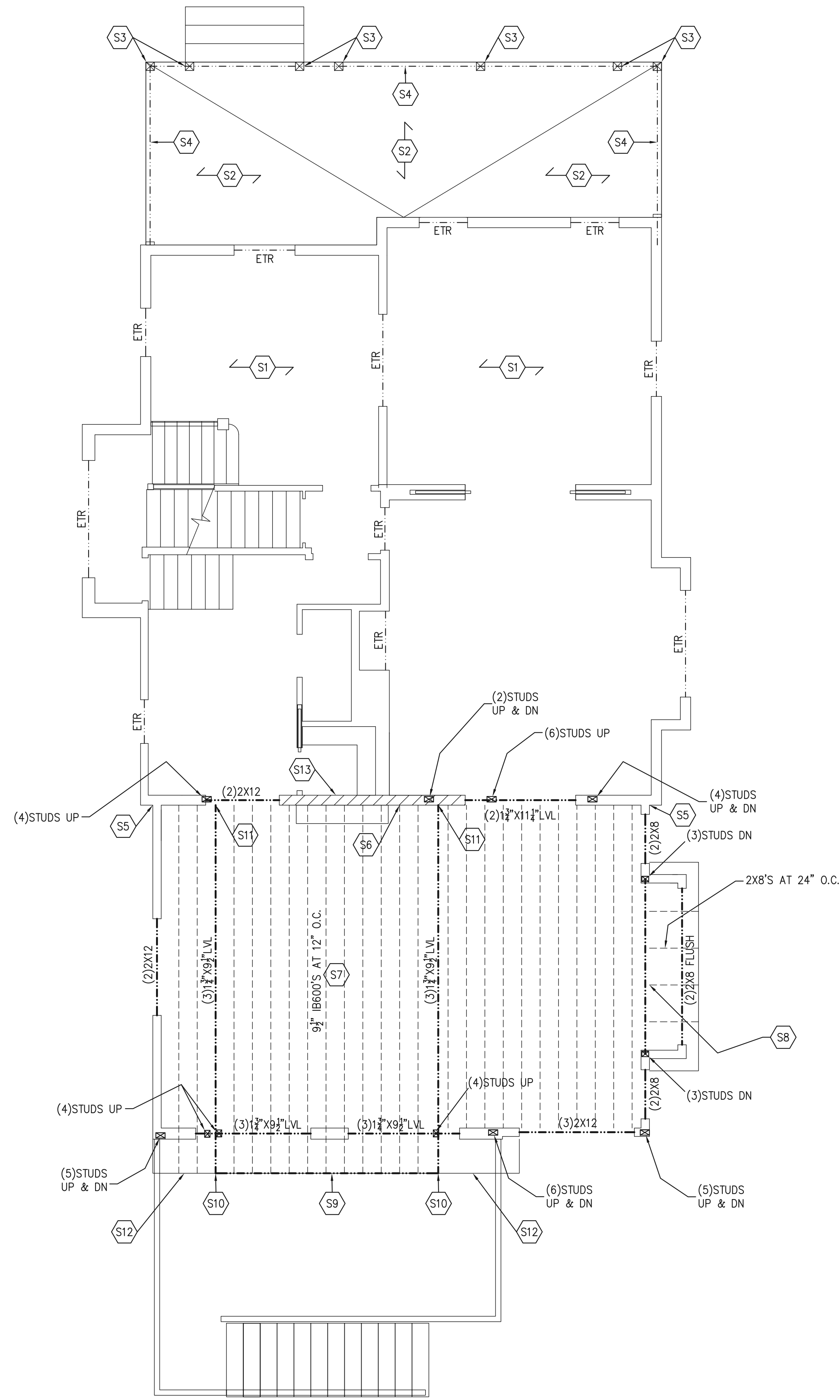


AKMAN VEFFER RENOVATION
 3906 Washington Street, Kensington, MD 20895
 Project # 2120

FIRST FLOOR FRAMING PLANS

S101

05 JULY 2022 - PERMIT & BID SET



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

APPROVED
Montgomery County
Historic Preservation Commission

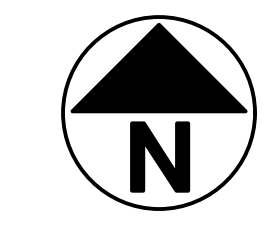
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REVIEWED
By Dan.Bruechert at 10:20 am, Jul 14, 2022

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 3/4" BOLTS AT 16" O.C. STAGGERED.
5. EPOXY BOLTS SHALL BE SIMPSON "SET". FOLLOW MANUFACTURERS 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 OTHERWISE.
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 NAILS.
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%± 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.
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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.

- S1 EXISTING 2ND FLOOR FRAMING SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A 2X10 OR A DOUBLE 2X8.
- S2 EXISTING ROOF FRAMING UNCHANGED.
- S3 EXISTING POST.
- S4 EXISTING BEAM.
- S5 ATTACH THE 1ST STUD TO THE EXISTING WALL WITH (2)10d NAILS AT 6" O.C.
- S6 1 1/2"x9 1/2" LVL LEDGER. ATTACH THE LEDGER TO EACH STUD WITH (3)LEDGERLOK SCREWS. ATTACH EACH JOIST TO THE LEDGER WITH A SIMPSON IUS HANGER.
- S7 PLACE BLOCKING BETWEEN THE JOISTS AT THE 1/3 POINTS OF THE SPAN.
- S8 RIPPED TRIPLE 1 1/2" 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.
- S9 TRIPLE 1 1/2"x9 1/2" LVL RIM BOARD. ATTACH EACH JOIST TO THE RIM BOARD WITH AN UPSIDE DOWN SIMPSON IUS HANGER.
- S10 ATTACH THE RIM BOARD TO THE OUTRIGGER WITH A SIMPSON HUC CONCEALED FLANGE HANGER.
- S11 ATTACH THE LVL OUTRIGGER TO THE LEDGER WITH A SIMPSON HU-MAX HANGER.
- S12 DECORATIVE RAKE PER THE TYPICAL DETAIL.
- S13 INFILL THE EXISTING WALL WITH 2X STUDS AT 16" O.C. USE STUDS THAT MATCH THE SIZE OF THE EXISTING WALL STUDS.



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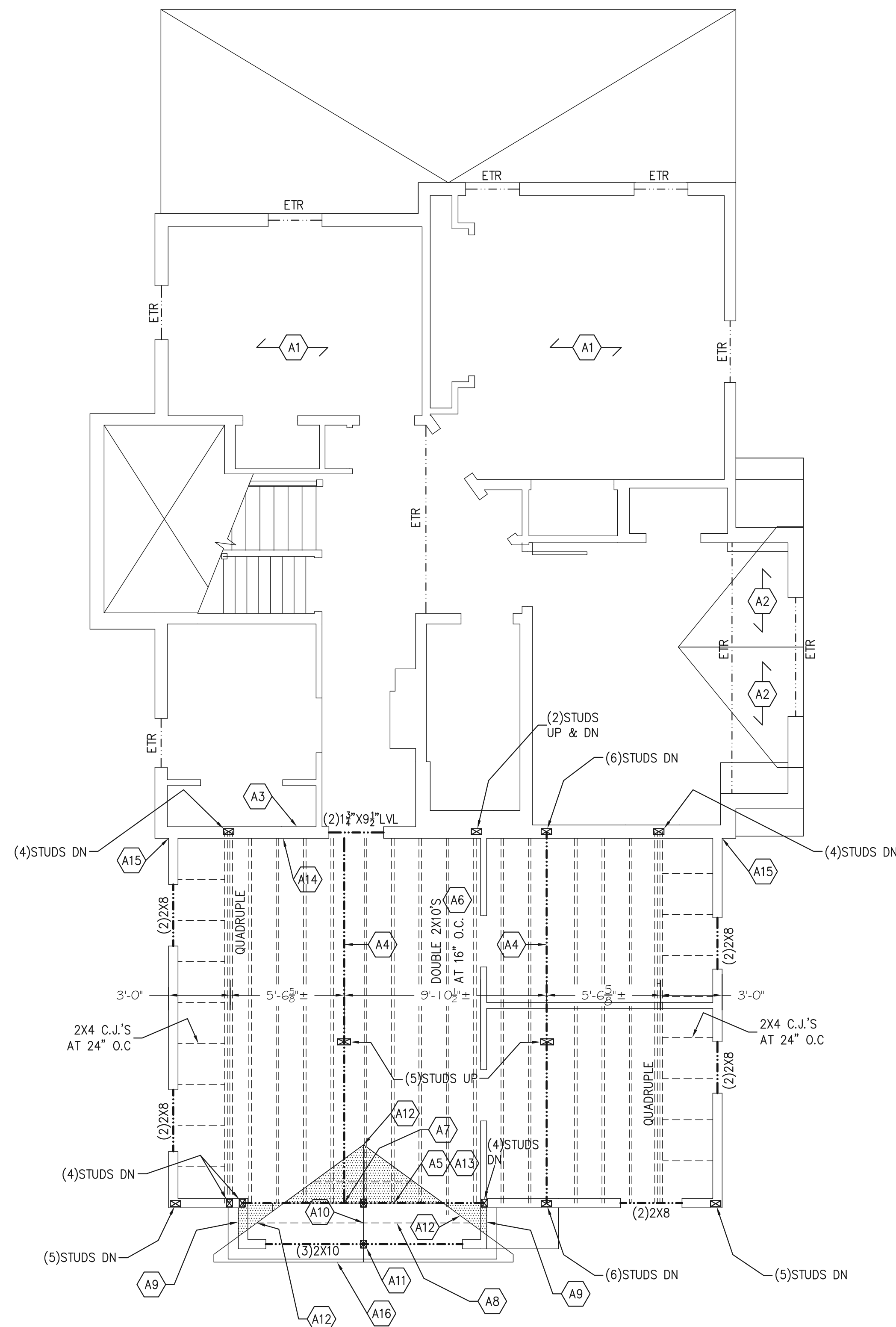
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AKMAN VEFFER RENOVATION
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Project # 2120

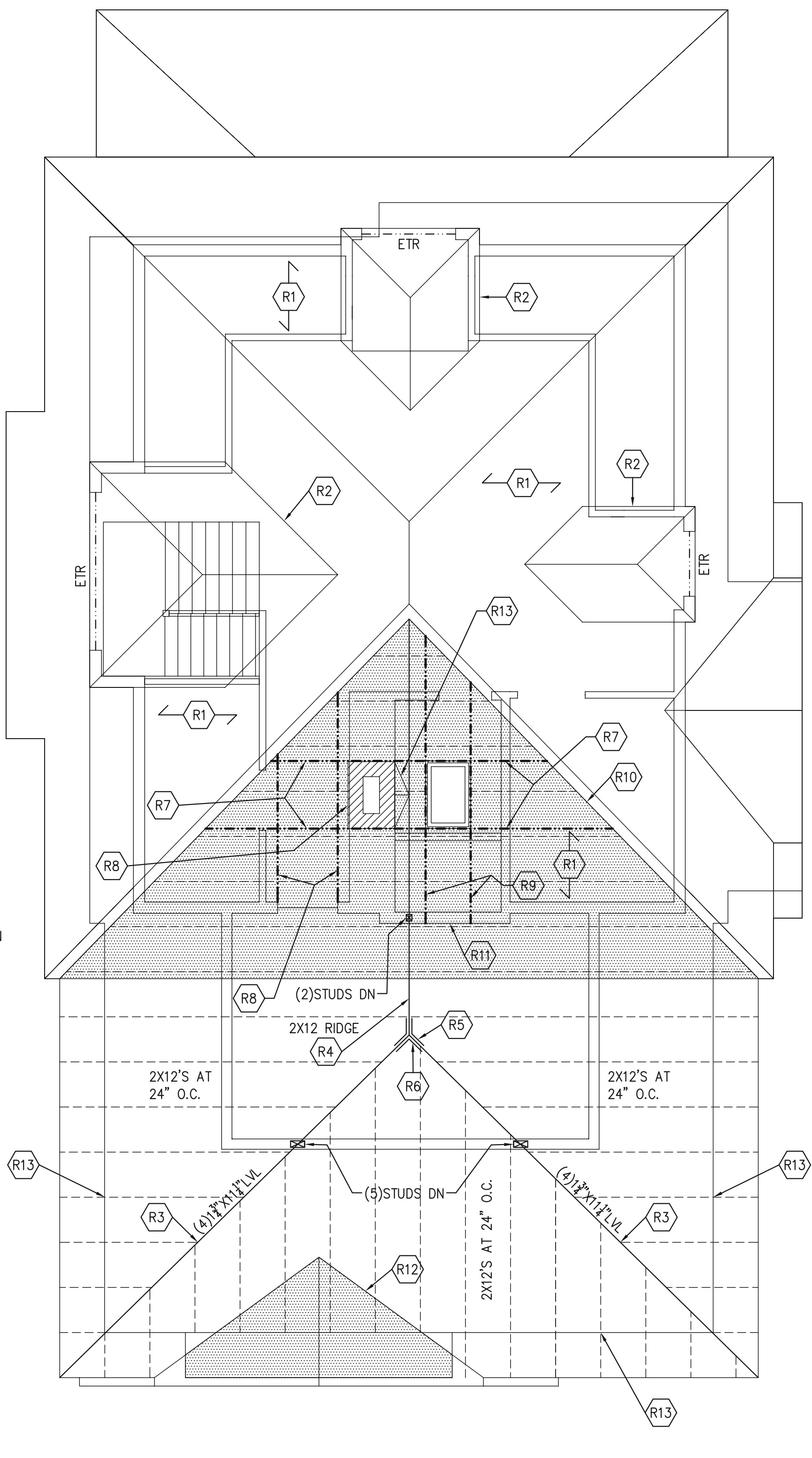
05 JULY 2022 - PERMIT & BID SET

SECOND FLOOR FRAMING PLANS
S102



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

- A1 EXISTING ATTIC FRAMING SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A 2X10 OR A DOUBLE 2X8.
- A2 EXISTING ROOF FRAMING UNCHANGED.
- A3 INFILL THE EXISTING WALL WITH 2X STUDS AT 16" O.C. USE STUDS THAT MATCH THE SIZE OF THE EXISTING WALL STUDS.
- A4 FLUSH 1"x9" STEEL FLITCH BEAM BETWEEN FOUR 1 1/2"x9 1/2" LVL'S. SEE THE FRAMING ELEVATION FOR THE BOLTING PATTERN.
- A5 FLUSH 3"x9" STEEL FLITCH BEAM BETWEEN TWO 1 1/2"x9 1/2" LVL'S. SEE THE FRAMING ELEVATION FOR THE BOLTING PATTERN.
- A6 PLACE BLOCKING BETWEEN THE JOISTS AT THE 1/3 POINTS OF THE SPAN.
- A7 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.
- A8 FRAME THE ROOF AND CEILING WITH 2X8 RAFTERS AND CEILING JOISTS AT 24" O.C.
- A9 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.
- A10 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.
- A11 DOUBLE STUD BETWEEN THE RIDGE AND THE HEADER OR THE BEAM BELOW.
- A12 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 LSS0 ON EACH SIDE OF EACH RAFTER.
- A13 SET THE UPPER RAFTERS ON THE FLITCH BEAM. ATTACH EACH RAFTER TO THE FLITCH BEAM WITH A SIMPSON H2.5A HURRICANE TIE.



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

- R1 EXISTING ROOF FRAMING SISTER ANY DAMAGED RAFTER THAT IS FOUND WITH A 2X8 OR A DOUBLE 2X6.
- R2 EXISTING DORMER ROOF FRAMING UNCHANGED.
- R3 ATTACH EACH RAFTER TO THE HIP WITH (8)10d TOE NAILS AND A SIMPSON LS90.
- R4 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.
- R5 ATTACH THE RIDGE TO THE HIP WITH (6)LEDGERLOK TOE SCREWS AND A SIMPSON LS90 ON EACH SIDE OF THE RIDGE.
- R6 ATTACH THE HIP TOGETHER WITH A SIMPSON L90.
- R7 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.
- R8 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 LSS0 ON ONE SIDE OF THE RAFTER. IF NEEDED 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.
- R9 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 LSS0 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.
- R10 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 LSS0 ON EACH SIDE OF EACH RAFTER.
- R11 INFILL THE EXISTING WALL WITH 2X STUDS AT 16" O.C. USE STUDS THAT MATCH THE SIZE OF THE EXISTING WALL STUDS.
- R12 SEE THE ATTIC FRAMING PLAN FOR THE ROOF FRAMING.
- R13 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.

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 3/8" 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 OTHERWISE.
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 WEAP 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.
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10. ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
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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.
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APPROVED
Montgomery County
Historic Preservation Commission

[Signature]

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

BENNETT FRANK MCCARTHY
architects, inc.

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

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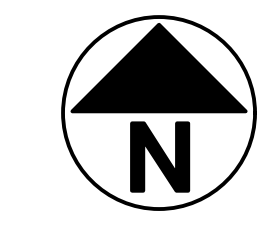
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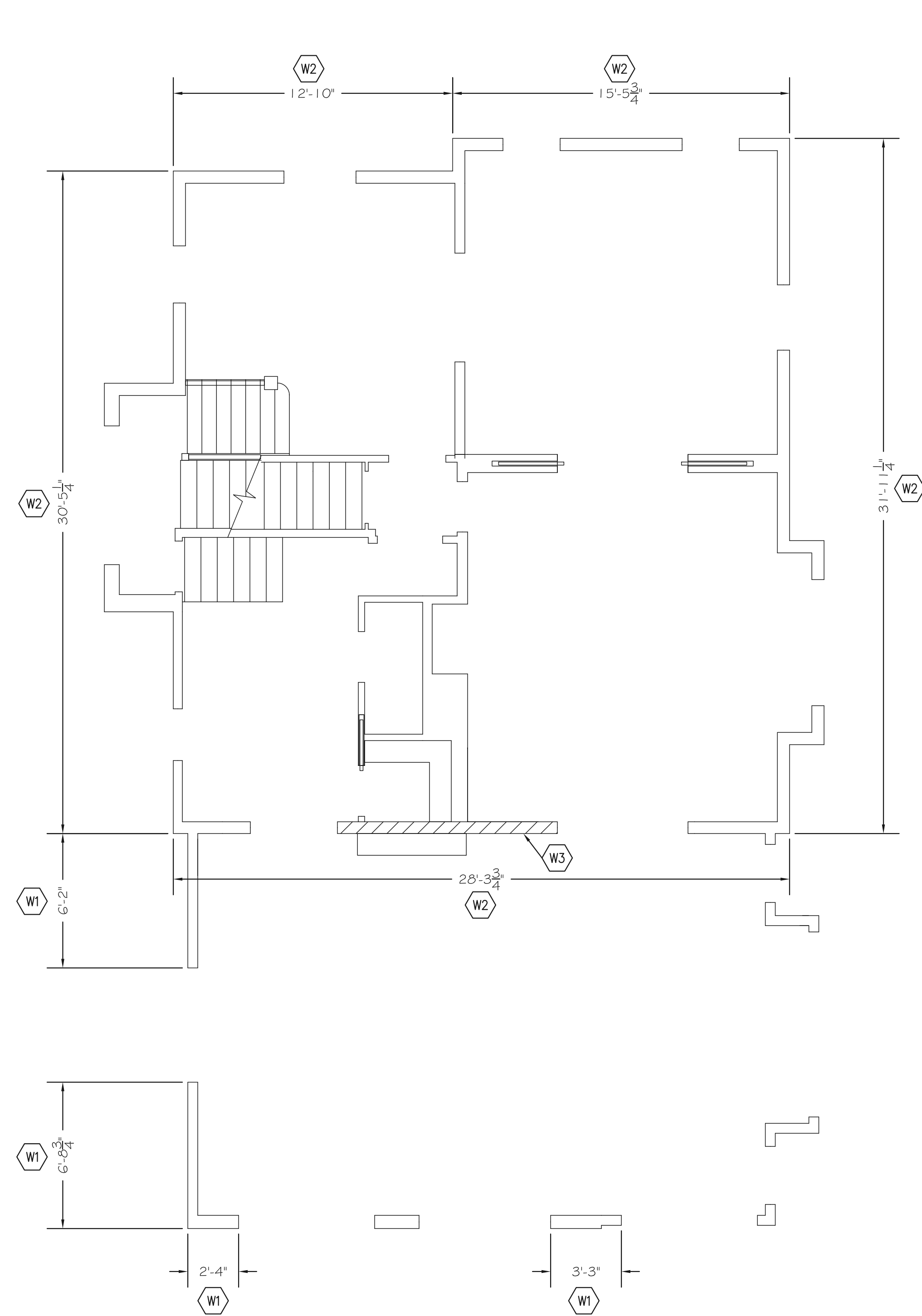
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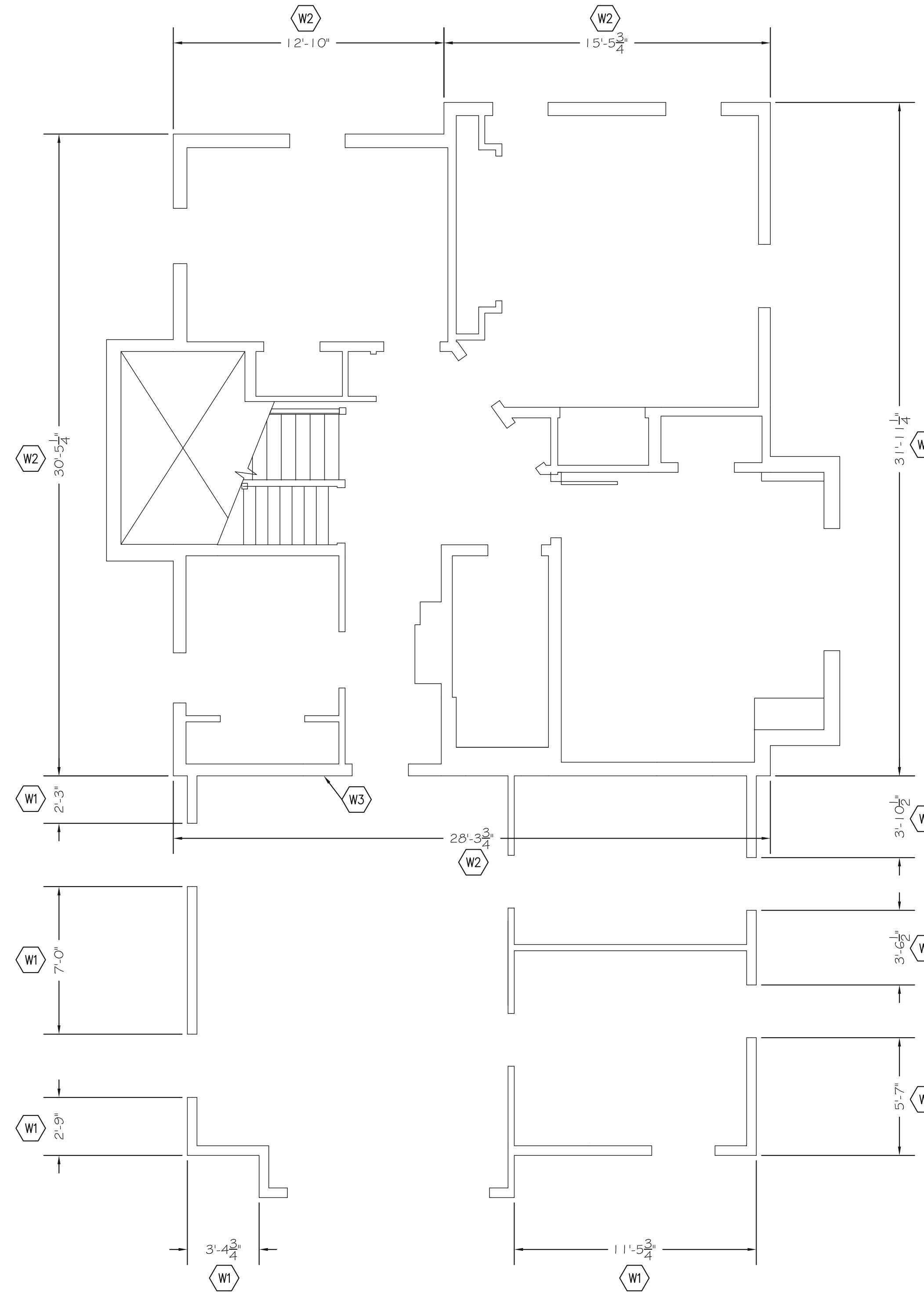


ATTIC & ROOF FRAMING PLANS

S103



1 1ST FLOOR WIND BRACING PLAN
Scale: 1/4" = 1'-0"



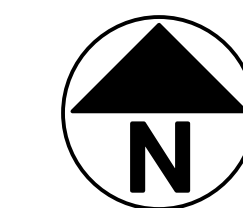
2 2ND FLOOR WIND BRACING PLAN
Scale: 1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]

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

- W1 NEW EDP WIND BRACING PANEL.
- W2 EXISTING PERFORATED WOOD SHEAR WALL.
- W3 PLACE 7/8" 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.



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WIND BRACING
PLANS
S104

05 JULY 2022 - PERMIT & BID SET

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 Manual 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, U.N.O.
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.
- Lumber:
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 3/4" APA rated decking. Roof decking shall be 5/8" APA rated decking. Wall sheathing shall be 5/8" APA rated sheathing. Glue and screw the floor decking to the joists.
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 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.
I. All posts shall have Simpson Cap and Base Plates typ.
J. 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

- 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 strut style joint reinforcement @ 16" O.C. vertically.
G. Lintels shall be as follows:
Opening ≤ 3'-0" - L4x3x1/2 LVL/ 4" of wall
3'-0" < Opening ≤ 7'-0" - L6x3x3/4 LVL/ 4" of wall.
Opening > 7'-0" - See Plan
- 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" (± 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 1 1/2"
Slabs 3/4"
Footings 3"
- Reinforcement:
A. Reinforcing bars shall be deformed bars conforming to ASTM A615, grade 60 (Fy = 60ksi)
B. Welded wire fabric (wwf) shall conform to ASTM A185. Lap edges of wire fabric at least 6" in each direction.
- Dimensions: The contractor shall field verify all dimensions prior to fabrication of structural components.
- 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
1/2" Decking -	1.7 PSF
3/4" Decking -	2.5 PSF
Asphalt Shingles -	2.5 PSF
State Shingles -	15 PSF
1/2" Drywall -	2.2 PSF
Insulation -	1.5 PSF
Siding -	2.0 PSF
CMU -	87 PCF
Brick -	130 PCF

LIVE LOADS:

DECK:	40PSF
ATTIC:	20PSF
FLOOR:	40PSF
BALCONY:	60PSF
BEDROOM:	40PSF
ROOF:	30PSF

WIND LOADS:

WIND SPEED:	Vult = 115mph; Vasd = 89mph
WIND LOAD IMPORTANCE FACTOR:	1.0
WIND EXPOSURE FACTOR:	B
WIND DESIGN PRESSURE:	11PSF

SNOW LOADS:

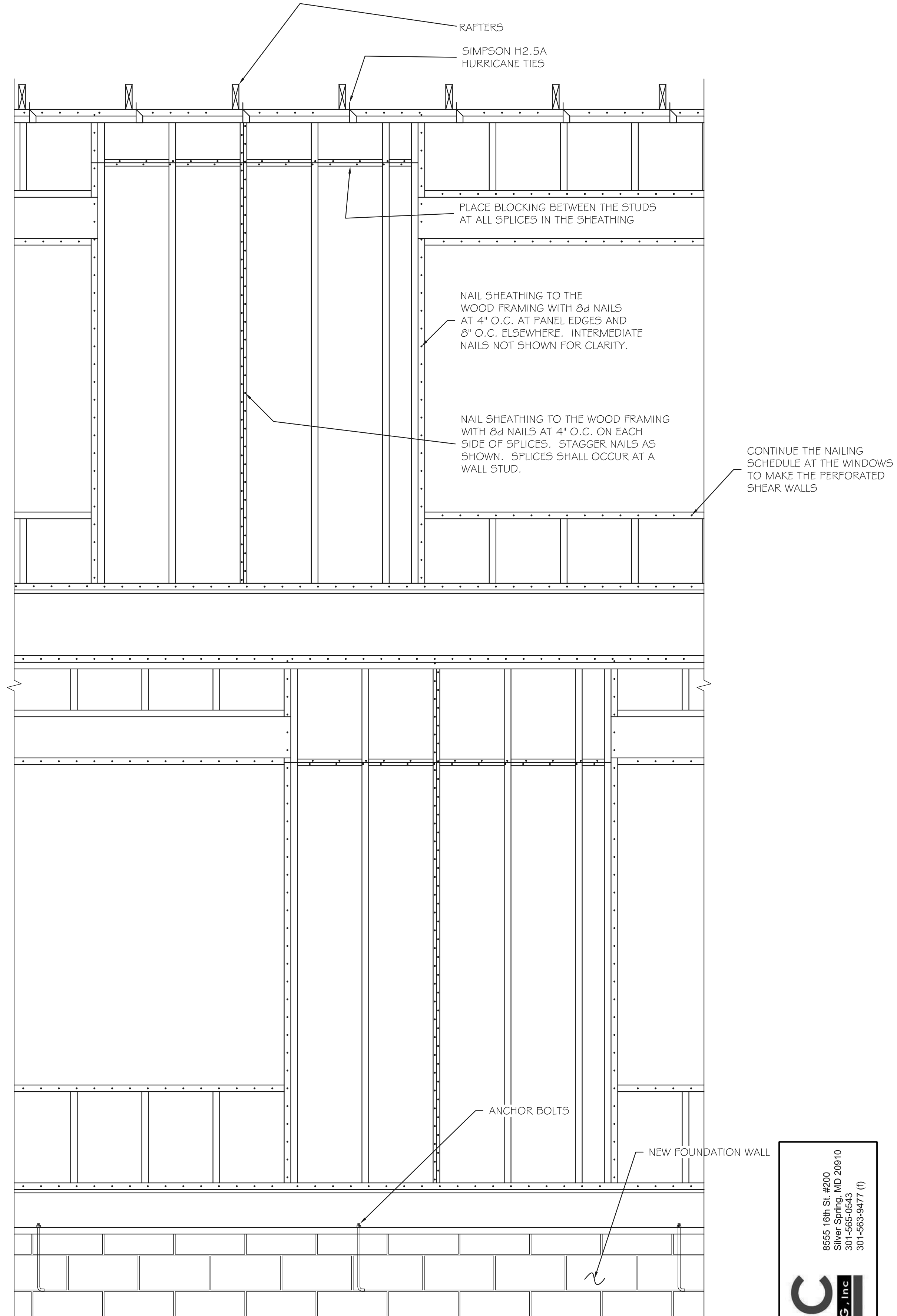
GROUND SNOW LOAD (PG):	30PSF
FLAT ROOF SNOW LOAD (PF):	30PSF
SNOW EXPOSURE FACTOR (CE):	0.9
SNOW IMPORTANCE FACTOR (I):	1.0

Deflection Limitations:

Rafters:	L/240
Interior Walls and Partitions:	H/180
Floors and Plastered Ceilings:	L/360
All Other Structural Members:	L/240
Ext. Walls with plaster or stucco finishes:	L/360
Ext. Walls - Wind Loads with Brittle Finishes:	L/240
Ext. walls - Wind Loads with Flexible Finishes:	L/120

SEISMIC DESIGN DATA:

SEISMIC IMPORTANCE FACTOR (Ie):	1.0
SPECTRAL RESPONSE ACCELERATIONS:	
(Ss):	20.0%
(S1):	8.0%
SPECTRAL RESPONSE COEFFICIENTS:	
(Sds):	33%
(Sd1):	18.7%
SEISMIC DESIGN CATEGORY:	B
SEISMIC SITE CLASSIFICATION:	D
SEISMIC COEFFICIENT (Cs):	0.051
SEISMIC MODIFICATION FACTOR (R):	6.5
BASE SHEAR:	2.1k
ANALYSIS PROCEDURE:	EQUIV. LATERAL FORCE
BASIC SFERS:	LIGHT FRAMED WALLS



Typical Framing Elevation at EDP Panels

Scale: 3/8" = 1'-0"±

BENNETT FRANK MCCARTHY
architects, inc.

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

05 JULY 2022 - PERMIT & BID SET



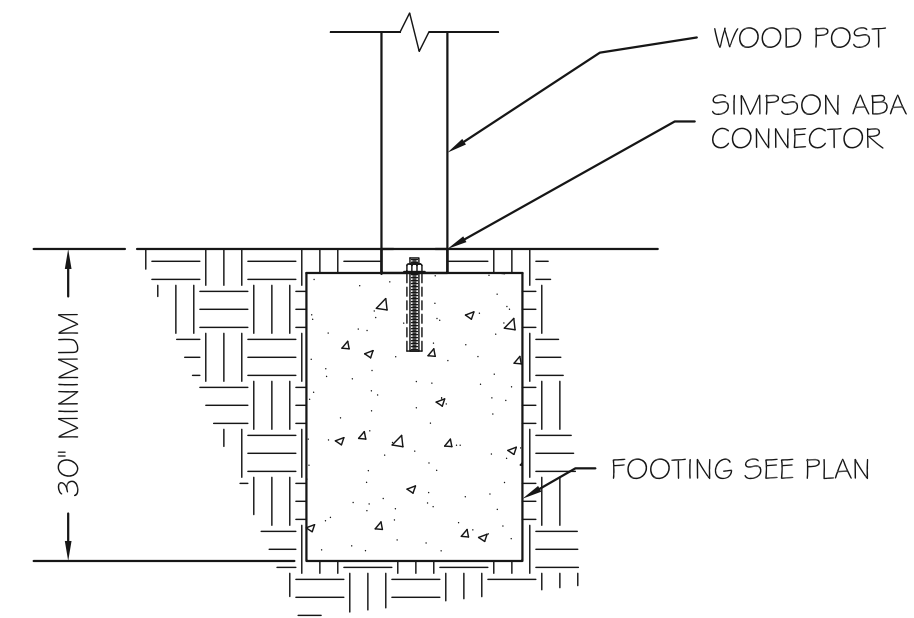
STRUCTURAL NOTES & DETAILS

S200

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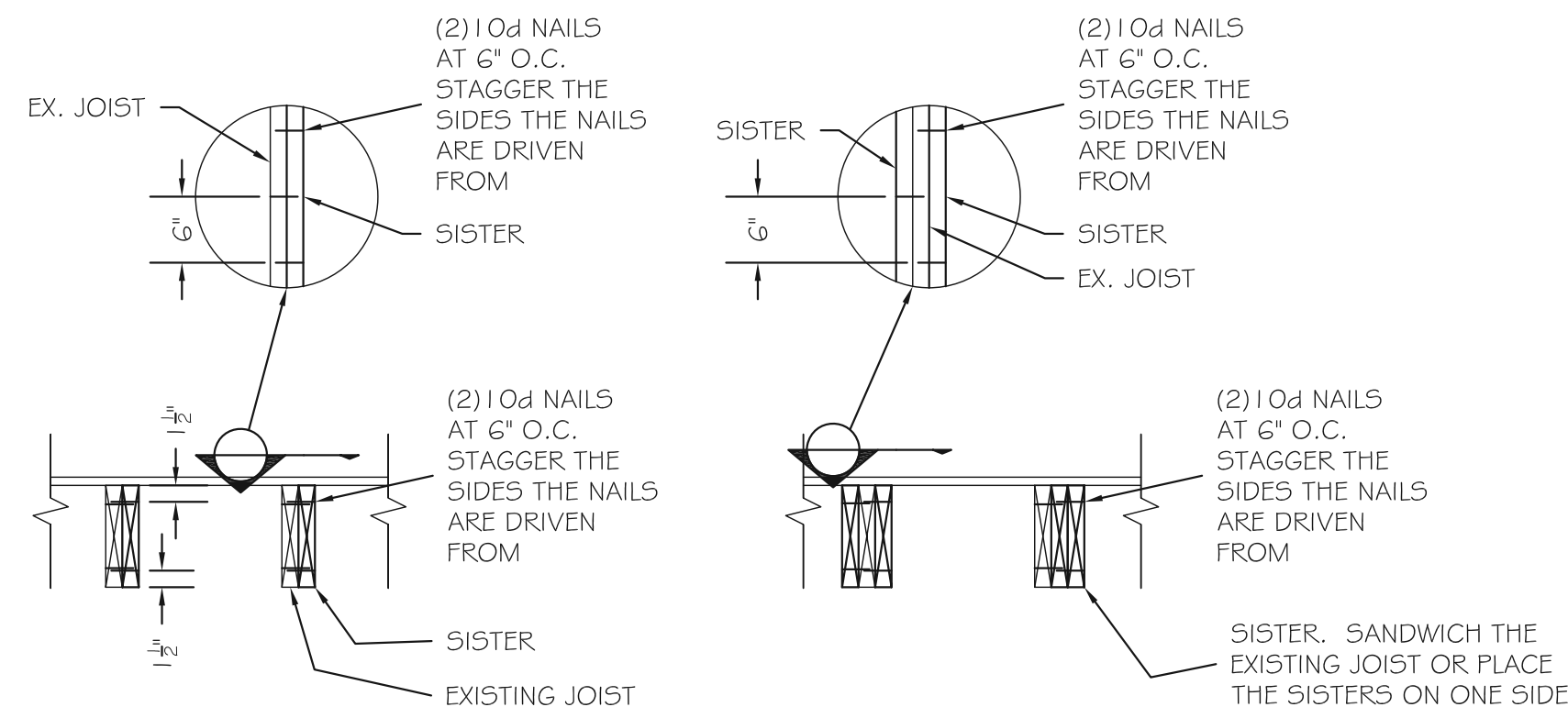
Dan Bruechert

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



Typical Deck Post to Footing Detail

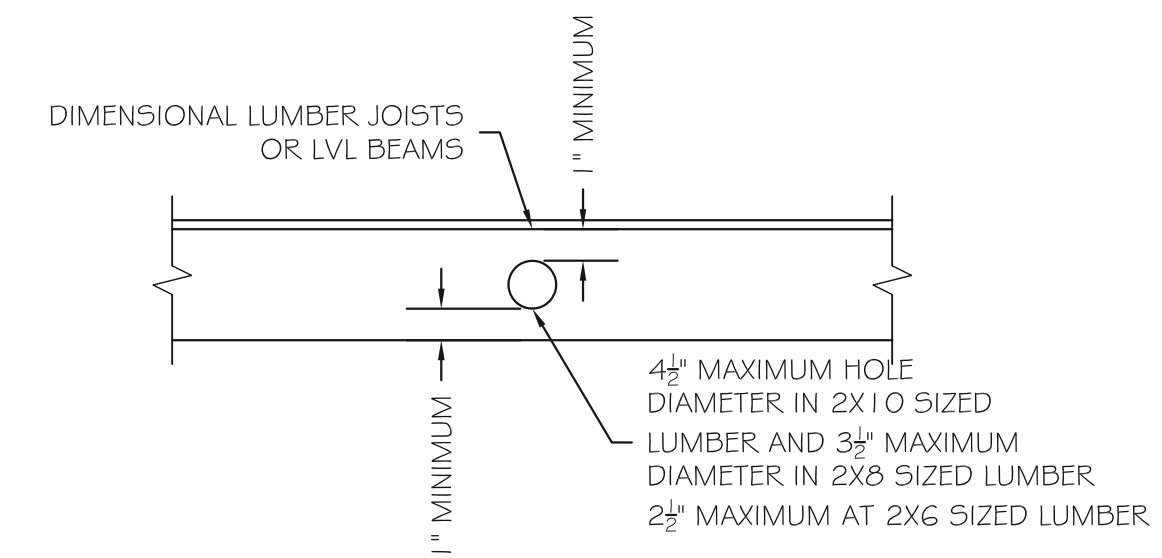
Scale: 3/4" = 1'-0"



@Single Sister @Double Sister

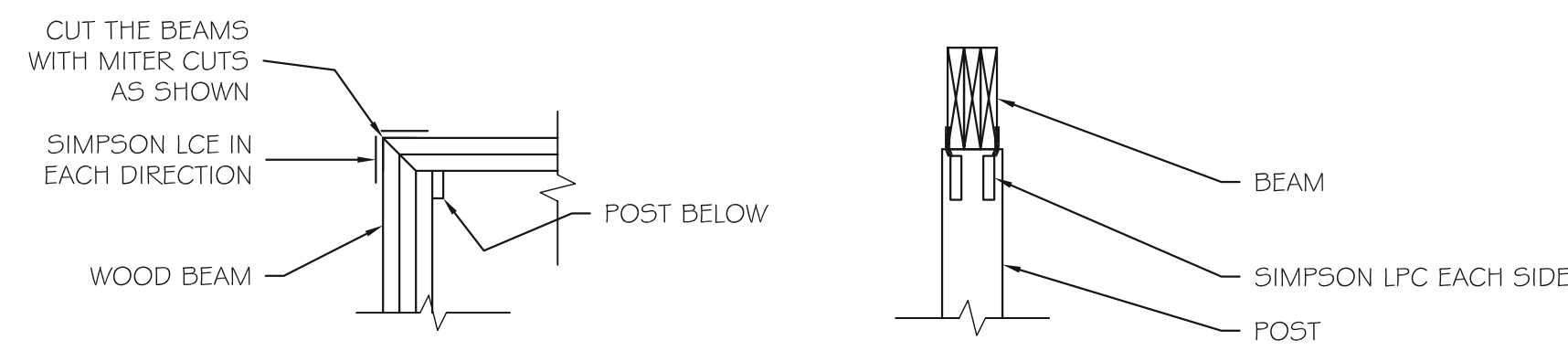
Typical Sistering Details

Scale: NTS



Typical Detail at Floor Joist/LVL Beam Holes

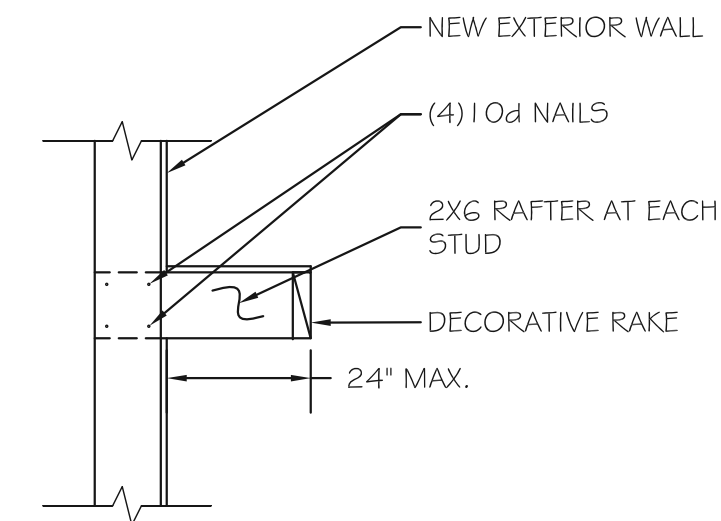
Scale: 3/4" = 1'-0"



@ Corners @ Simpson LPC Connectors

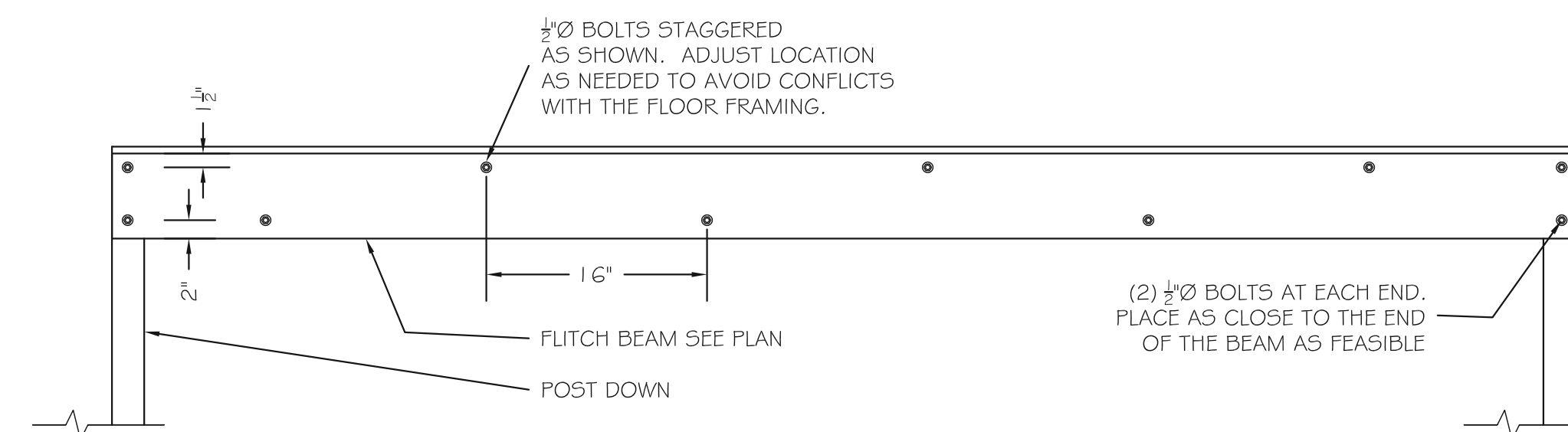
Typ. Wood Post To Wood Beam Details

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



Typical Detail at Decorative Rake

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



Typical Fitchbeam Framing Elevation

Scale: NOT TO SCALE

APPROVED
Montgomery County
Historic Preservation Commission

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

APAC
ENGINEERING, Inc.

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AKMAN VEFFER RENOVATION
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Project # 2120

05 JULY 2022 - PERMIT & BID SET

STRUCTURAL
NOTES & DETAILS
S201

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 infeasible.
 - 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 U.N.O.
- 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

- 15.1 Plumbing: Contractor shall furnish and install complete domestic hot and cold copper water piping 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.
 - 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, Selkir 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 take-off fittings.
 - 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 ≤ 8 cfm per 100 square feet with air handler installed.
 - 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 applications.
- 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 used.
- 15.3 Exhaust Fans. All exhaust fans and intakes shall have weatherized auto gravity dampers. All vents run through unconditioned space shall be insulated to min R5.
 - 15.3.1 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/dampened 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

- 16.1 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.
- 16.2 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-WH.
 - 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 otherwise.
 - 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.
- 16.3 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.
- 16.4 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.
- 16.5 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.

- 16.6 Smoke/Fire protection: Smoke/Carbon Monoxide detectors shall be installed in each sleeping room, outside of each separate sleeping area in the 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.
- 16.7 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 be homerun to the service panel.

DIVISION 17: ALLOWANCE SUMMARY

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 for locations.
- \$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.
- \$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 interior elevations.
- \$7,500 Plumbing fixtures (materials only, installation in base bid). See Division 15 for locations.
- \$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


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architects, inc.

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SPECIFICATIONS

SP101