



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: December 22, 2021

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 #970566 - Walk-in refrigerator and fencing

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 November 17, 2021 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: Carolina McCandless
Address: 7056 Carroll Ave., Takoma Park

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 Dan Bruechert at 301.563.3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



GENERAL NOTES

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES & ORDINANCES AS ADOPTED BY THE LOCAL JURISDICTION HAVING AUTHORITY. ARRANGE FOR REQUIRED INSPECTIONS BY AUTHORITIES AT THE PROPER TIME DURING PROGRESS OF THE WORK.

1. THIS SHEET IS PART OF AN ENTIRE SET OF CONSTRUCTION DOCUMENTS (REFER TO DRAWING INDEX). THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN SUBCONTRACTORS BASED ON THE ENTIRE SET OF DOCUMENTS. NO EXTRA COMPENSATION WILL BE GIVEN TO BIDDER. SUPPLIER WHO HAS BID FROM AN INCOMPLETE SET OF CONSTRUCTION DOCUMENTS, IN CASE OF INCONSISTENCIES OR DISCREPANCIES BETWEEN DRAWINGS, THE MOST STRINGENT NOTE OR CONDITION SHALL APPLY AND THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF SUCH DISCREPANCIES.

2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS AND DIMENSIONS PRIOR TO STARTING CONSTRUCTION, CONDITIONS SHOWN ON THESE DOCUMENTS ARE BASED ON INFORMATION OBTAINED FROM SITE VISITS PRIOR TO CLEARING AND CONSTRUCTION. NOTIFY THE ARCHITECT OF DISCREPANCIES PRIOR TO PROCEEDING. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE SUBMITTING A BID. VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK OR ORDERING MATERIAL OR ORDERING MATERIAL (SUCH AS DOORS AND TRUSSES) AND SHALL ADVISE ARCHITECT OF ANY DISCREPANCIES.

3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CURRENT SET OF CONSTRUCTION DOCUMENTS ON THE SITE DURING CONSTRUCTION. THE OWNER'S CONTRACTOR SHALL MAINTAIN ALL APPROVED CHANGES TO THE WORK DESCRIBED ON THESE DRAWINGS. THIS SHALL BE TURNED OVER TO THE OWNER WHEN THE PROJECT IS COMPLETE. WITH A COPY PROVIDED TO THE ARCHITECT.

4. IF ANY ERROR, DISCREPANCIES OR OMISSIONS APPEAR ON THESE DRAWINGS, SPECIFICATIONS, OR OTHER CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING IMMEDIATELY. FAILURE TO GIVE NOTICE WILL CAUSE THE CONTRACTOR TO BE HELD RESPONSIBLE FOR THE RESULTS OF SUCH ERRORS, DISCREPANCIES OR OMISSIONS AND THE COST OF RECTIFYING THE SAME

5. NO MATERIALS SUBSTITUTION WILL BE ALLOWED UNLESS SUBMITTED IN WRITING TO THE ARCHITECT FOR APPROVAL IN WRITING.

6. THE CONTRACTOR IS REQUIRED TO PROVIDE A LIST OF ALL SUB-CONTRACTORS TO BE USED AND SUBMIT TO THE OWNER AND ARCHITECT WITHIN 10 WORKING DAYS OF CONTRACT AWARD.

7. THE CONTRACTOR SHALL VERIFY WITH THE OWNER ALL FIXTURES BY OTHERS AND SHALL BE AVAILABLE TO RECEIVE DELIVERY AND ASSIST IN INSTALLATION OF ALL EQUIPMENT AND FIXTURES PROVIDED BY THE OWNER. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE PROTECTION AND SAFE KEEPING OF PRODUCTS STORED ON SITE.

8. CONTRACTOR TO CHECK IN AND VERIFY ALL SHIPMENTS OF OWNER'S FURNISHED MATERIALS, THIS INCLUDES OPENING ALL BOXES OF EACH SHIPMENT AND VERIFYING THE THEIR CONTENTS AGAINST PACKING LISTS AND THEN NOTIFYING THE OWNER OF ALL BACK ORDERS OR SHORTAGES WITHIN 48 HOURS OF RECEIVING SHIPMENT. IF THIS IS NOT DONE, THE OWNER'S CONTRACTOR WILL BEAR THE COSTS OF ANY EXPEDITED FREIGHT CHARGES TO MEET CONSTRUCTION SCHEDULE.

9. OWNER'S CONTRACTOR SHALL KEEP ALL HANDBOOKS, PAPERWORK, AND KEYS IN A MARKED ENVELOPE. ALL KEYS ARE TO BE TAGGED WITH PROPER LOCATIONS. THIS ENVELOPE SHOULD BE TURNED OVER TO THE OWNER'S PROJECT REPRESENTATIVE WITH THE CERTIFICATE OF USE AND OCCUPANCY. RELEASES OF LIENS FROM ALL THOSE RECEIVING, INCLUDED WITH THIS INFORMATION IS TO BE A LIST OF ALL SUB-CONTRACTORS WITH PHONE NUMBERS.

10. THESE DRAWINGS ARE NOT TO BE ALTERED IN ANY WAY WITHOUT AUTHORIZATION FROM THE ARCHITECT. CHANGES IN DRAWINGS OR ACTUAL WORK SHALL BE ISSUED BY THE ARCHITECT.

11. WORK SCHEDULED TO BE SUPPLIED BY OTHERS, BUT INSTALLED UNDER THIS CONTRACT MEANS THAT THE APPLICABLE ITEM WILL BE DELIVERED BY OTHERS.

12. WARRANT TO THE OWNER THAT ALL MATERIAL AND EQUIPMENT FURNISHED AND INSTALLED UNDER THIS CONTRACT SHALL BE NEW, UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK SHALL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND CONFORMS WITH THE CONTRACT DOCUMENTS. FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION, CONTRACTOR SHALL PROMPTLY CORRECT WORK NOT FOUND TO BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, CONTRACTOR SHALL BEAR ALL COSTS OF CORRECTIONS.

13. CONTRACTOR SHALL COORDINATE WORK TO ENSURE EFFICIENT AND ORDERLY SEQUENCE OF INSTALLATION OF CONSTRUCTION ELEMENTS WITH PROVISIONS FOR ACCOMMODATING ITEMS INSTALLED LATER.

14. CONTRACTOR SHALL PROVIDE SUPPLEMENTARY SUPPORT AND/OR FRAMING FOR ALL LIGHT FIXTURES, CEILING DIFFUSERS, ETC.

15. CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA101, DURING CONSTRUCTION MAINTAIN FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR. ALL WORK PERFORMED SHALL COMPLY WITH ALL LOCAL AND NATIONAL CODES.

16. CONTRACTOR SHALL MAINTAIN A CLEAN AND ORDERLY CONSTRUCTION SITE AT ALL TIMES.

17. PROVIDE PROTECTION BARRICADES AND/OR CANOPIES AS REQUIRED BY OWNER, OR AS NECESSARY FOR SAFETY.

18. PERFORM ALL WORK AND INSTALL MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS OF WORKMANSHIP.

19. EXAMINE ALL SURFACES TO DETERMINE THAT THEY ARE SOUND, DRY, CLEAN AND READY TO RECEIVE FINISHES OR MILLWORK PRIOR TO INSTALLATION. START OF INSTALLATION SHALL IMPLY ACCEPTANCE OF SUBSTRATE AND SHALL NOT BE GROUNDS FOR CLAIMS AGAINST IMPROPER PERFORMANCE OF INSTALLED MATERIALS. ADVISE ARCHITECT OF ANY EXISTING CONDITION NOT LEVEL, PLUMB, AND SMOOTH WITHIN INDUSTRY STANDARDS PRIOR TO START OF CONSTRUCTION.

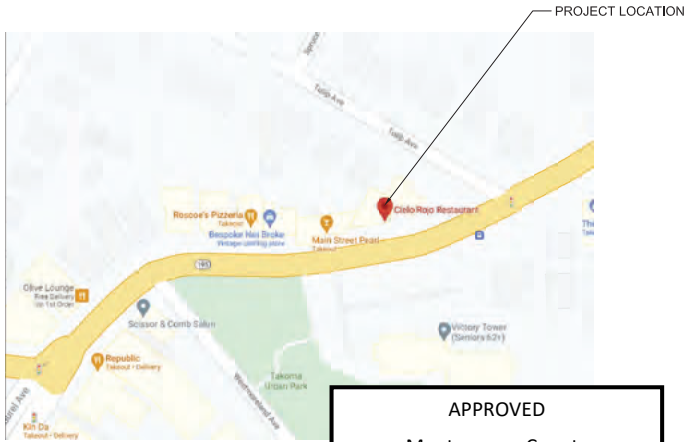
20. OWNER RESERVES THE RIGHT TO OCCUPY AND TO PLACE OR INSTALL EQUIPMENT IN COMPLETED AREAS OF THE PROJECT, PROVIDING SUCH ACTS DO NOT INTERFERE WITH THE COMPLETION OF THE WORK, SUCH ACTS BY THE OWNER SHALL NOT CONSTITUTE ACCEPTANCE OF THE TOTAL WORK.

21. THOROUGHLY CLEAN ALL SURFACES OF DUSTS, DEBRIS, LOOSE CONSTRUCTION MATERIAL AND EQUIPMENT 24 HOURS PRIOR TO OCCUPANCY OF ANY PHASE. VACUUM OR MOP, AS APPROPRIATE. ALL FLOORS AND CLEAN WINDOWS AND GLAZING.

22. CONTRACTOR SHALL COMPLETE ALL WORK IN ACCORDANCE WITH THE DRAWINGS. ALL WORK UNDER THE CONTRACT IS TO BE PERFORMED TO A COMPLETE AND FINISHED PRODUCT. AT THE END OF JOB, CONTRACTOR SHALL CLEAN ALL FINISHED SURFACES AND LEAVE JOB IN AN ORDERLY AND NEAT FASHION CAPABLE OF BEING USED FOR THE INTENDED PURPOSE. ALL WORK IS TO BE WARRANTED FOR TWO YEARS AGAINST ANY DEFECTS OR DEFICIENCIES, IT IS EXPRESSLY UNDERSTOOD THAT ONE CONDITION FOR FINAL PAYMENT TO THE CONTRACTOR UNDER THIS AGREEMENT IS COMPLETENESS OF ALL WORK.

23. SEE STRUCTURAL DRAWINGS FOR STRUCTURAL INFORMATION AND REQUIREMENTS.

28. CONTRACTOR SHALL CARRY AND MAINTAIN ALL STANDARD INSURANCE COVERAGE TO STANDARD LIMITS OR GREATER, AS IS REQUIRED BY THE LANDLORD



APPROVED
Montgomery County
Historic Preservation Commission

[Signature]

REVIEWED
By Dan.Bruechert at 1:41 pm, Dec 22, 2021

CIELO ROJO

BUILDING INFORMATION

LOCATION: 7056 CARROLL AVE
TAKOMA PARK, MD 20912

CONTACT: MICHELLE BOVE
CONTACT: MICHELLE.BOVE@DESIGNCASELLC.COM

ARCHITECT: DESIGN CASE
2121 DECATUR PLACE NW
SUITE 09
WASHINGTON, DC 20008
CONTACT: MICHELLE.BOVE@DESIGNCASELLC.COM

SCOPE OF WORK DESCRIPTION: NEW EXTERIOR WALK-IN REFRIGERATION AND TRASH AREA

USE GROUP: A-2

BUILDING CONSTRUCTION TYPE: IIB

FIRE SUPPRESSION SYSTEM: BUILDING IS NOT SPRINKLERED; BASE BUILDING CONSTRUCTION TO REMAIN

CODE:

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2018 INTERNATIONAL EXISTING BUILDING CODE
- 2017 NATIONAL ELECTRICAL CODE (NFPA 70)
- 2015 INTERNATIONAL GREEN CONSTRUCTION CODE
- 2010 ADA STANDARDS

AREA OF WORK: 192 SF

SHEET LIST

ARCHITECTURAL

- 001 COVER SHEET
- A001 SITE PLAN
- A002 SEDIMENT CONTROL PLAN

ELECTRICAL

- E1 ELECTRICAL PLAN AND DETAILS

CODE ANALYSIS

| | EXISTING BUILDING | EXISTING SPACE | PROPOSED ALTERATION |
|------------------------------|-------------------|-----------------|---------------------|
| IBC USE GROUP | B | A-2 | A-2 |
| CONSTRUCTION TYPE | IIIB | IIB | IIIB |
| NUMBER OF STORES ABOVE GRADE | 2 | EXTERIOR GROUND | EXTERIOR GROUND |
| NUMBER OF STORES BELOW GRADE | 1 | NONE | NONE |
| SEPERATED MIXED USE | N | N | NONE |
| HIGH RISE | N | N | NONE |
| COVERED MALL | N | N | NONE |
| IBC 50 PEDESTAL CONSTRUCTION | N | N | NONE |
| FIRE ALARM | Y | NA | NA |
| FULLY SPRINKLERED | N | N | NONE |
| FLOOR AREA | 3,552 | 888 | 192 |
| OCCUPANT LOAD | NOT AVAILABLE | 36 | 36 |
| ENERGY COMPLIANCE PATH | NOT AVAILABLE | NOT AVAILABLE | PERFORMANCE |

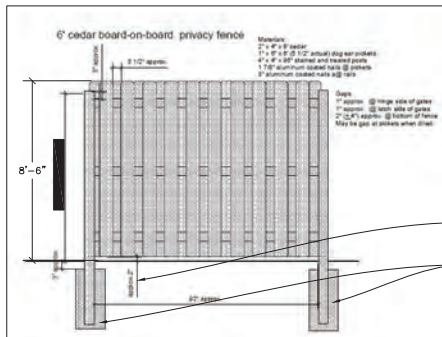


I CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18349, EXPIRATION DATE: 07-13-2022.

| RELEASE | | |
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| DATE | # | DESCRIPTION |
| 08-31-21 | 1 | PERMIT SET |

PROJECT NUMBER
DATE
DRAWN BY
CHECKED BY

COVER SHEET
001



VARIES BASED ON DRIVEWAY SLOPE
NOT TO EXCEED 6"

2'-6" MIN. FOOTING DEPTH
3" MIN SURROUND OF VERTICAL POSTS

4 TYPICAL FENCING DETAIL
A001/ NTS

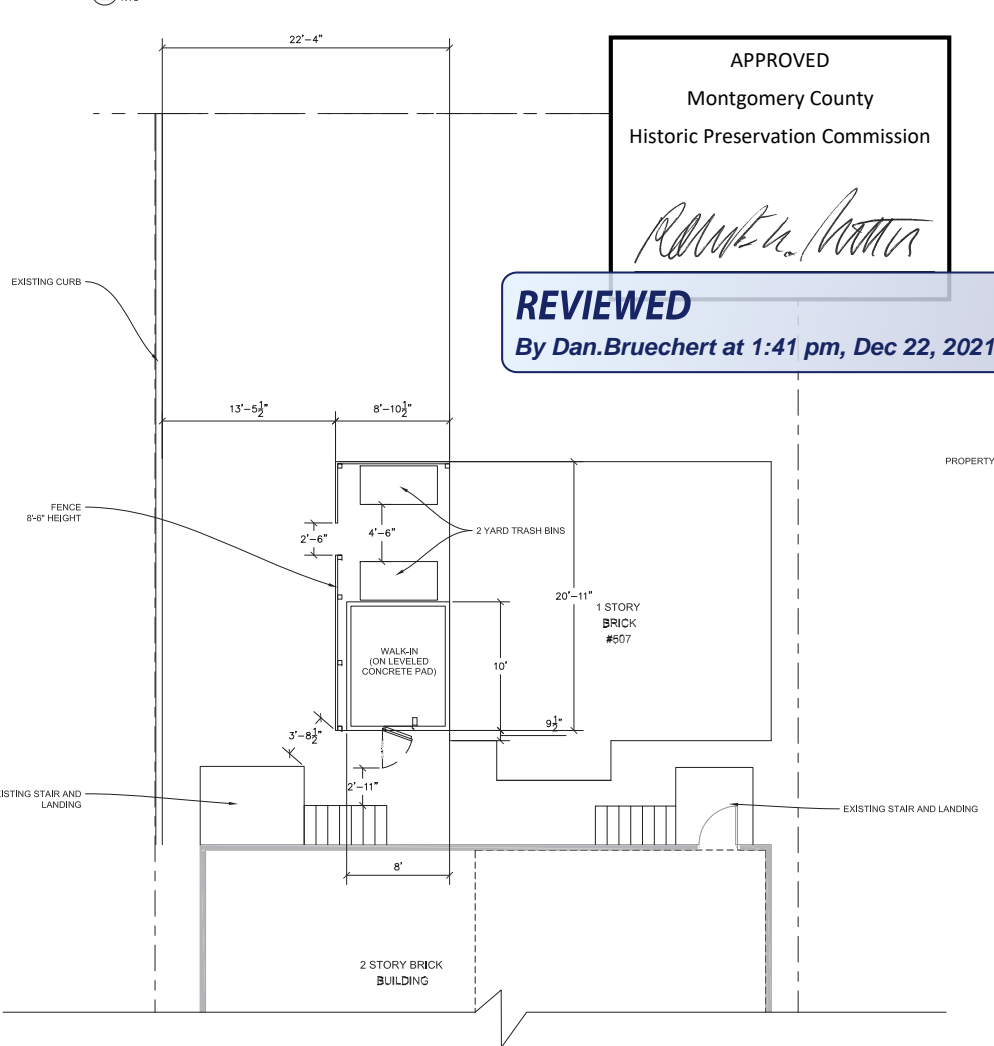


3 EXISTING VIEW FROM TULIP AVENUE
A001/ NTS

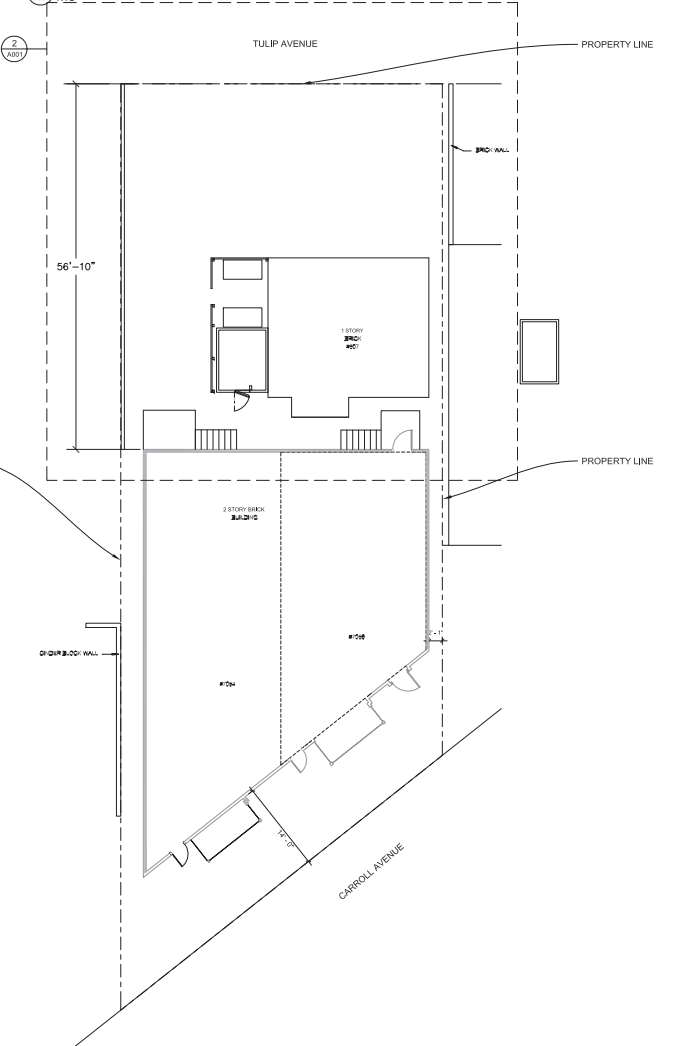
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Historic Preservation Commission

Robert A. ...

REVIEWED
By Dan.Bruechert at 1:41 pm, Dec 22, 2021



2 ENLARGED AREA OF WORK SITE PLAN
A001/ 1/8" = 1'-0"



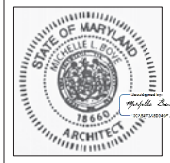
1 SITE PLAN
A001/ 1/8" = 1'-0"

Cielo Rojo
7090 CARROLL AVE
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ELECTRICAL ENGINEER
POTOMAC ENERGY GROUP
200 TELESTAR COURT
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FALLS CHURCH, VA 22042
703-485-5600

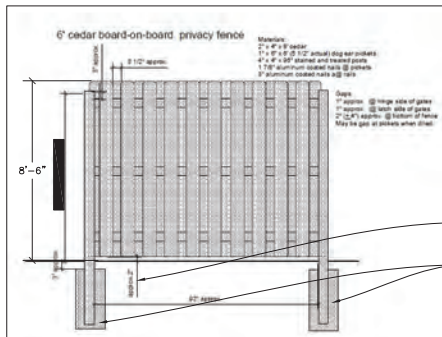


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SITE PLAN
A001

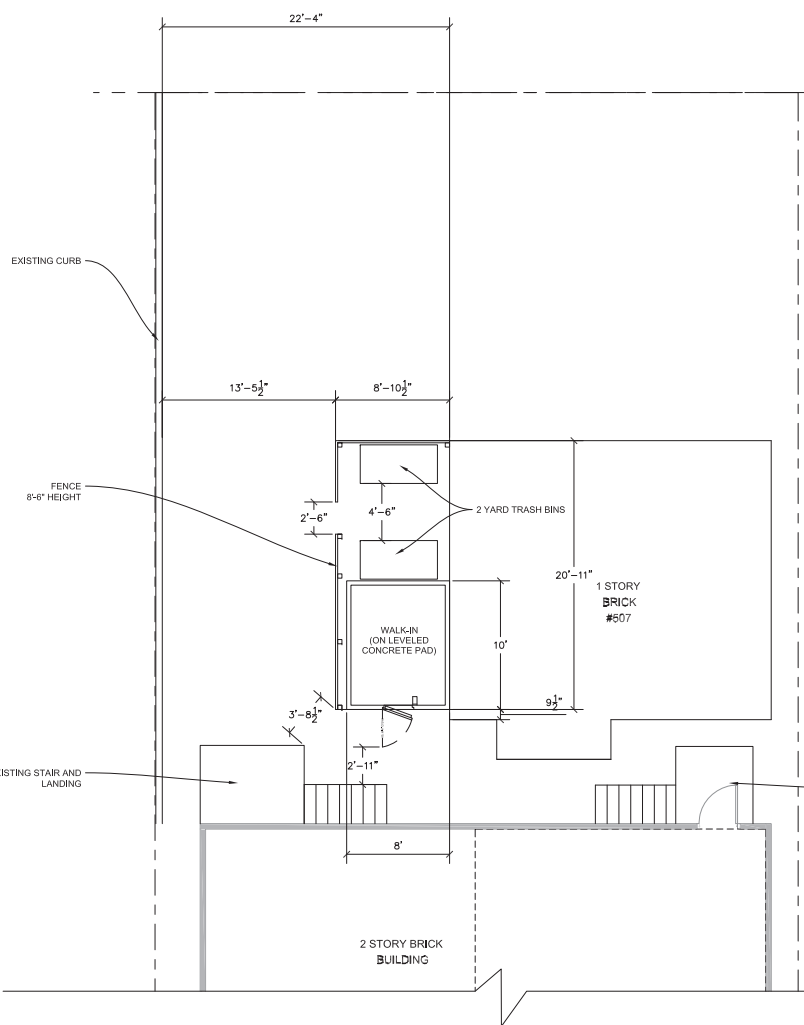
SCALE



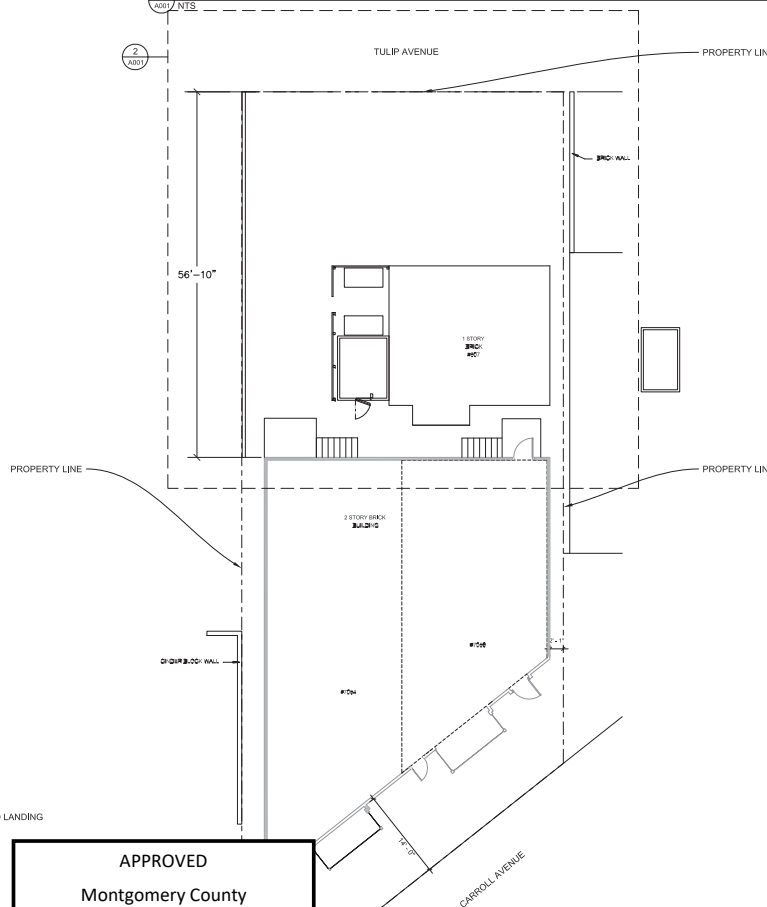
4 TYPICAL FENCING DETAIL
A001/ NTS



3 EXISTING VIEW FROM TULIP AVENUE
A001/ NTS



2 ENLARGED AREA OF WORK SITE PLAN
A001/ 1/8" = 1'-0"



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Ronald E. ...

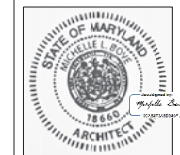
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I CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 15664, EXPIRATION DATE: 07-13-2022.

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PROJECT NUMBER
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SITE PLAN
A001
SCALE 10

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 Historic Preservation Commission



REVIEWED
 By Dan.Bruechert at 1:41 pm, Dec 22, 2021

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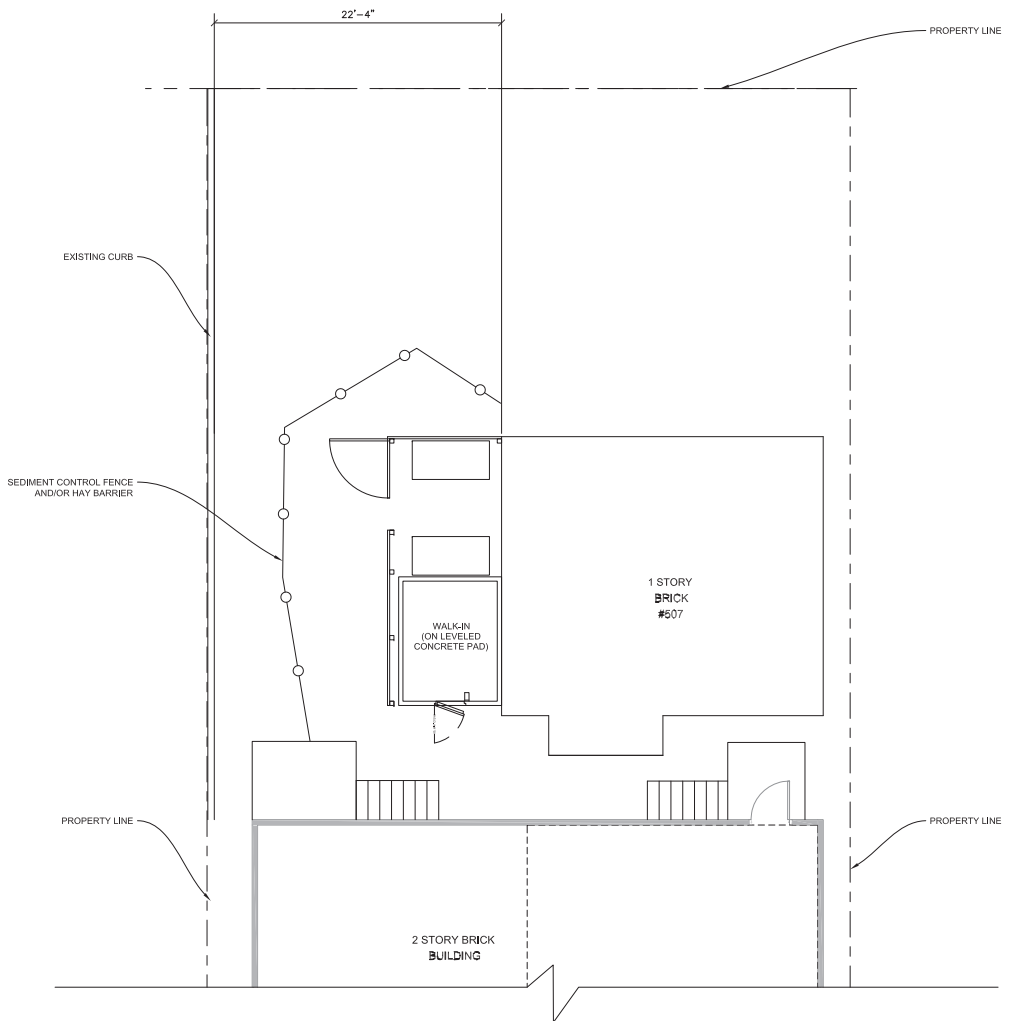
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 EXPIRATION DATE: 07-13-2022.

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PROJECT NUMBER: _____
 DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____

SEDIMENT CONTROL
 PLAN
A002

SCALE _____ 11



SEDIMENT CONTROL GENERAL NOTES:

- 1- ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.
- 2 - ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.
- 3 - ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS.
- 4 - ROOF WATER DOWN SPOUT TO BE CONNECTED TO THE PERMANENT UNDERGROUND STORM WATER DRAINAGE SYSTEM AS SOON AS PRACTICAL AFTER ROOF IS LAID.

SEQUENCE OF CONSTRUCTION:

1. SET EROSION AND SEDIMENT CONTROL FENCES/HAY BALES IN PLACE
2. BEGIN EXCAVATION
3. HAUL ANY EARTH AWAY THAT WILL NOT BE REUSED
4. SET FOUNDATION/FOOTINGS
5. INFILL WITH BACKFILL EARTH AFTER FOOTINGS HAVE CURED
6. PREFER REMAINDER OF CONSTRUCTION PER DRAWINGS.

GRAPHIC LEGEND:

- PROPERTY LINE
- SILT FENCE / HAY BALE

GENERAL ELECTRICAL NOTES

- ALL ELECTRICAL WORK SHALL COMPLY WITH THE CURRENT EDITION OF NATIONAL ELECTRICAL CODE (N.E.C.).
- ALL ELECTRICAL EQUIPMENT SHALL BE UNDERWRITERS LABORATORY (UL) LABELED OR LABELED BY AN APPROVED ACCREDITED AGENCY AND TESTING ORGANIZATION.
- PRIOR TO BID, THE CONTRACTOR SHALL EXAMINE ALL PROJECT DOCUMENTS TO DEVELOP A COMPLETE UNDERSTANDING OF THE PROJECT SCOPE. FAILURE TO REVIEW ALL CONTRACT DRAWINGS AND EXISTING CONDITIONS WILL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PERFORM ALL WORK REQUIRED. THE CONTRACTOR SHALL UPON REVIEW OF THE DRAWINGS AND EXISTING CONDITIONS, ADVISE THE OWNER OF ANY DISCREPANCIES WHICH WILL AFFECT THE WORK REQUIRED.
- THE CONTRACTOR SHALL FURNISH, INSTALL, WIRE, CONNECT, AND ENERGIZE ALL EQUIPMENT, DEVICES, APPURTENANCES, AND THE COMPLETE SYSTEM INDICATED IN THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS NECESSARY FOR THE COMPLETE INSTALLATION OF THE EQUIPMENT AS REQUIRED BY CODE WITHOUT ANY ADDITIONAL COST TO THE OWNER, REGARDLESS WHETHER THE ITEMS ARE SHOWN ON THE PLAN OR COVERED BY THE SPECIFICATIONS.
- ALL EQUIPMENT, DEVICES, AND RELATED APPURTENANCES SHALL BE THE LATEST PRODUCT OF THE SPECIFIED MANUFACTURERS UNLESS OTHERWISE INDICATED.
- ALL ELECTRICAL SYSTEMS, DEVICES, AND RELATED ITEMS SHALL BE TESTED AT THE COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL REPLACE ANY AND ALL DEFECTIVE DEVICES, ITEMS, OR SYSTEMS AT COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP, MATERIALS, EQUIPMENT, AND RELATED ITEMS FOR A PERIOD AFTER ACCEPTANCE OF THE PROJECT BY THE OWNER AND REPLACE ANY DEFECTIVE MATERIALS, EQUIPMENT, AND RELATED ITEMS WITHIN THE GUARANTEE PERIOD. THE PERIOD SHALL BE TWELVE MONTHS FROM THE COMPLETION OF THE PROJECT UNLESS OTHERWISE SPECIFIED IN THE SPECIFICATIONS OR CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL A FIRST CLASS SYSTEM AND SHALL COMPLETELY COORDINATE WITH ALL OTHER TRADES.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND ARRANGE FOR ALL INSPECTIONS BY LOCAL AUTHORITIES HAVING JURISDICTION.
- FOR ALL EQUIPMENT CONNECTIONS, THE CONTRACTOR SHALL PERFORM THE FOLLOWING AS REQUIRED BY THE EQUIPMENT OR AS INDICATED: EXTEND AND CONNECT TO EQUIPMENT; MOUNT AND CONNECT TO SWITCHES; INSTALL PUSH BUTTON STATION AND THERMAL OVERLOAD SWITCHES; FURNISH SUITABLE RECEPTABLES; PLUG COVER PLATE, COILS, AND/OR CABLE; WIRE DIRECT CONNECTIONS; DISCONNECT SWITCHES, ETC.
- EXACT LOCATION AND MOUNTING HEIGHTS OF JUNCTION BOXES, OUTLETS, SUB-UPS, ETC. SHALL BE DETERMINED FROM CONSTRUCTION DRAWINGS, EQUIPMENT, DETAILS, AND SPECIFICATIONS WHERE APPLICABLE, AND MANUFACTURER'S DRAWINGS.
- LOCATIONS OF EQUIPMENT ARE SHOWN DIAGMATICALLY ON THE DRAWINGS. THE CONTRACTOR SHALL OBTAIN EXACT LOCATIONS AND ESTABLISH EXACT DIMENSIONS ON THE JOB SITE AFTER STUDYING THE CONDITIONS, INCLUDING THE ARCHITECT'S, OWNER ARCHITECT'S, APPROVAL OF LOCATIONS AND ROUTING FOR ALL ITEMS THAT WILL BE EXPOSED TO VIEW.
- ELECTRICAL DRAWINGS ARE DIAGMATIC ONLY. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT LOCATING, MOUNTING METHODS, AND DIMENSIONS OF LIGHT FIXTURES, LIFE SAFETY DEVICES, CEILING DEVICES, RECEPTABLES, AND OTHER ITEMS VISIBLE IN PUBLIC AREAS.
- IN THE EVENT THAT ANY OWNER FURNISHED EQUIPMENT, DEVICES, OR MATERIAL BECOMES DAMAGED AFTER RECEIPT FROM OWNER, THE CONTRACTOR SHALL REPLACE THE EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTLY PHASING THE CIRCUITS IN THE PANELBOARDS. UNLESS OTHERWISE INDICATED, THREE-SHALL-PHASE CIRCUITS MAY BE COMBINED IN ONE CONDUIT WITH A COMMON NEUTRAL, PROVIDED EACH CIRCUIT IS ON AN OPPOSITE PHASE.
- ALL GROUNDING SHALL BE DONE AS PER N.E.C. REQUIREMENTS. THE CONTRACTOR SHALL USE GREEN GROUND WIRE FOR GROUNDING.
- ALL BRANCH CIRCUIT WIRING ON THE DRAWINGS THAT IS UNMARKED INDICATES TWO CURRENT CARRYING CONDUCTORS AND A GROUNDING CONDUCTOR.
- ALL ELECTRICAL EQUIPMENT INCLUDING DISCONNECT SWITCHES LOCATED OUTSIDE OF THE BUILDING SHALL BE WEATHERPROOF.
- ALL CONDUCTORS SHALL BE COPPER WITH TYPE THW OR THHN 75° INSULATION, NO. 12 AWG MINIMUM UNLESS OTHERWISE NOTED.
- ALL 20 AMP /120V/200W POWERGRIDS LOWER THAN 75'-0" SHALL BE MINIMUM #10 AWG & ALL DUPLEX RECEPTABLES ON DESIGNATED CIRCLES SHALL BE NEMA 5-20R, U.S.A.
- METALLIC CONDUIT WITH CONDUCTORS SHALL BE USED IN ALL VISIBLE PUBLIC AREAS, IF USED, "MC" CABLE SHALL NOT BE TERMINATED AT PANELBOARDS. CABLE SHALL TERMINATE OUTSIDE OF ELECTRICAL CLOSET AND ROOMS WITH GUTTERS. CONDUIT SHALL BE USED TO CONNECT GUTTERS TO PANELS.
- COUNDINGS AND FITTINGS FOR ENT SHALL BE OF STEEL (CAST POT METAL IS NOT ACCEPTABLE) AND SHALL BE OF THE COMPRESSION OR SET STEEL SHOW TYPE.
- ALL CONDUITS SHALL BE ROBBY SUPPORTED TO THE BUILDING STRUCTURE. THE MAXIMUM SPACING OF SUPPORTS SHALL BE 10'-0" FOR VERTICAL RUNS AND 8'-0" FOR HORIZONTAL RUNS.
- CONDUIT/CABLE SHALL BE PROVIDED AS FOLLOWS:
 - EXTERIOR: ALL EXTERIOR CONDUIT SHALL BE GALVANIZED RIGID STEEL OR U/LT WITH GALVANIZED COMPRESSION CONNECTORS UNLESS CONDUIT IS EXPOSED TO SKINKING OR HARM. IN THIS CASE, CONDUIT SHALL BE RIGID STEEL.
 - INDOOR: ALL CONNECTIONS TO MOTORS SHALL BE U/L LISTED LIQUID TIGHT FLEX (MINIMUM 24" LONG).
- THE CONTRACTOR SHALL DETERMINE THE NUMBER AND SIZE OF CORE DRILLS NECESSARY FOR INDICATED WORK AND SHALL DETERMINE RECOMMENDED LOCATION AND PROVIDE TO STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WORK.
- ALL WIRING SHALL BE COPPER CONDUCTOR. ALL WIRING # 10 AND LESS SHALL BE SOLID CONDUCTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SIZING OF ALL MOTOR OVERLOAD DEVICES (HEADERS) IN SWITCHES BASED ON ACTUAL MANUFACTURE RATINGS OR THE MOTORS BEING INSTALLED.
- THE CONTRACTOR SHALL NOTE U/L LABEL/MANUFACTURE ON MECHANICAL EQUIPMENT, OR IF THE LOCAL INSPECTOR REQUIRES THE OVERLOAD PROTECTIVE DEVICES TO BE FUSED, THE ELECTRICAL CONTRACTOR SHALL PROVIDE A FUSED DISCONNECT SWITCH WITH PROPER SIZE FUSES AT THE SWITCH LOCATION AS INDICATED ON THE DRAWINGS.
- REFER TO ELECTRICAL SPECIFICATIONS FOR ADDITIONAL INFORMATION.

REFERENCED PLAN NOTES

- Apply to this drawing only
- PANEL "P" IS LOCATED IN LOWER LEVEL ELECTRICAL ROOM. SUB-PANELS "A" & "B" ARE LOCATED ON THE FIRST FLOOR ELECTRICAL ROOM.
 - SURFACE MOUNT EXPOSED RIGID CONDUIT TIGHT TO STRUCTURE. ARCHITECT TO PROVIDE BUILDING ENTRY DETAIL AND FIREPROOF SEALANT.

ELECTRICAL DRAWING LIST

E1 ELECTRICAL PLANS

ELECTRICAL SYMBOLS

| SYMBOL | DESCRIPTION |
|--------|---|
| | SAFETY SWITCH. |
| | 200V/120V PANELBOARD SURFACE MOUNTED, DESIGNATION AS INDICATED ON PLANS. |
| | BRANCH CIRCUIT WIRING RUN CONCEALED IN WALLS AND/OR ABOVE CEILING EXCEPT IN EXPOSED CONSTRUCTION AREAS. ARROWS/HEADS INDICATE NUMBER OF CIRCUITS IN RUN. CROSSHATCHES INDICATE NUMBER OF CONDUCTORS IF OTHER THAN TWO. PLACED CROSSHATCH INDICATES EQUIPMENT GROUNDING CONDUCTOR. DOT/HEAD CROSSHATCH INDICATES ISOLATED GROUND CONDUCTOR. RUNS WITHOUT CROSSHATCHES INDICATE MINIMUM 2 #12 - #10, IN 1/2" CONDUIT. |
| | SURFACE MOUNTED EXPOSED CONDUIT/WIRING. |
| | REFERENCED PLAN OR KEYED NOTE DESIGNATION. |

PANELBOARD SCHEDULE (NO CHANGES)

EXIST. PANEL "P" - 150A, 120/240V, 1Ø, 3W, 150A M.C.B. FLUSH MTD.

| WIRE SIZE | LOAD DESCRIPTION | LOAD (MW) | BRK. (A) | TRIP (A) | NO. (A) | NO. (B) | NO. (C) | NO. (D) | LOAD DESCRIPTION | WIRE SIZE | |
|-----------|-----------------------|-----------|----------|----------|---------|---------|---------|---------|-----------------------|-----------|----|
| 2 | MASA MILL | 1.75 | 2 | 40 | 1 | 2 | 20 | 1 | LIGHTS | 2 | |
| 4 | | 1.75 | 3 | 4 | 60 | 2 | 5.0 | | SUB-PANEL | 4 | |
| 6 | R.I. REF./RECEPT. | 1.9 | 1 | 20 | 5 | 6 | | | | 6 | |
| 8 | DISHWASHER | 1.9 | 1 | 20 | 7 | 8 | 2 | 1.0 | KEF-1 | 8 | |
| 10 | DISPOSAL | 1.2 | 1 | 20 | 9 | 10 | | 1.0 | | 10 | |
| 12 | GAS CONTROL RECEPT. | 0.2 | 1 | 20 | 11 | 12 | 2 | 0.8 | MUA-1 | 12 | |
| 14 | WORK TOP FREEZER | 0.72 | 1 | 20 | 13 | 14 | | 0.8 | | 14 | |
| 16 | HOT FOOD TABLE | 1.0 | 1 | 20 | 15 | 16 | 2 | 0.5 | EXTERIOR RECEPT. | 16 | |
| 18 | PREP TABLE | 0.8 | 1 | 20 | 17 | 18 | 2 | 1.0 | POS/COUNTER RECEPT'S. | 18 | |
| 20 | BLENDER STATION | 1.5 | 1 | 20 | 19 | 20 | 2 | 1.2 | WINDOW RECEPT'S. | 20 | |
| 22 | ICE MACHINE | 0.88 | 1 | 20 | 21 | 22 | 2 | 0.8 | GAS HWH | 22 | |
| 24 | BAR COOLER | 0.78 | 1 | 20 | 23 | 24 | 30 | 2.0 | COND. UNIT | 24 | |
| 26 | (2) HEAT LAMPS | 0.5 | 1 | 20 | 25 | 26 | | 2.0 | | 26 | |
| 28 | RECT. KITCHEN/FAUCETS | 1.0 | 1 | 20 | 27 | 28 | 60 | 2 | 4.1 | A/C UNIT | 28 |
| 30 | DINING RECEPT'S. | 1.0 | 1 | 20 | 29 | 30 | | 4.1 | | 30 | |
| TOTAL | | 8.69 | 8.13 | | | 16.2 | | 14.3 | | | |

| LOAD | CONN KVA | D ² | DEMAND KVA |
|---------------|----------|----------------|----------------|
| LIGHTING | 1.25 | | 1.9 |
| RECEPTABLES | 1.25 | | 1.9 |
| KITCHEN | 20.52 | .65 | 13.2 |
| MISCELLANEOUS | 10.0 | 1.0 | 10.0 |
| HVAC | 15.8 | 1.0 | 15.8 |
| LARGEST MOTOR | 1.25 | | - |
| TOTAL | 47.62 | | 40.9KVA/170.4A |

PANELBOARD SCHEDULE (NEW CONDITIONS)

EXIST. SUB-PANEL "A" - 100A, 120/240V, 1Ø, 3W, M.L.O. SURFACE MTD.

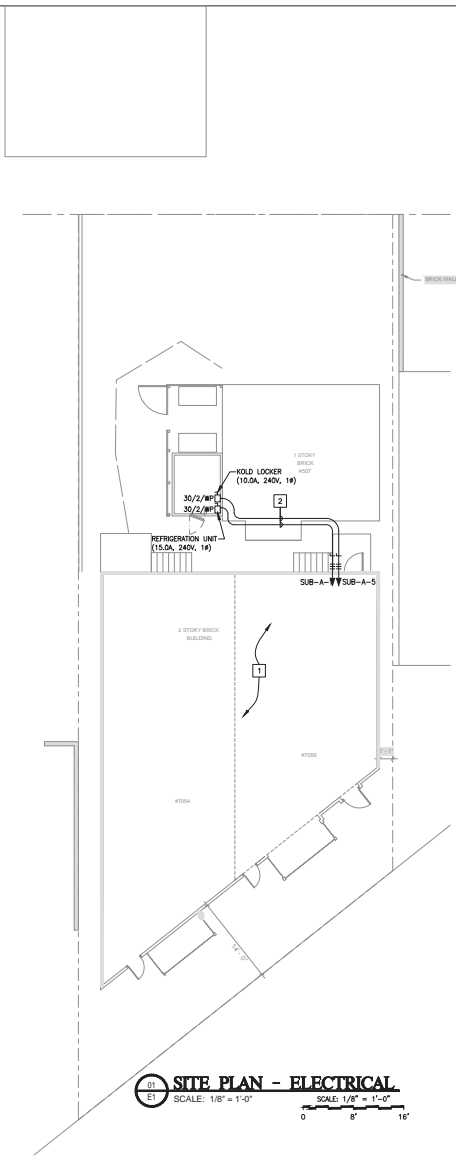
| WIRE SIZE | LOAD DESCRIPTION | LOAD (MW) | BRK. (A) | TRIP (A) | NO. (A) | NO. (B) | NO. (C) | NO. (D) | LOAD DESCRIPTION | WIRE SIZE |
|-----------|------------------|-----------|----------|----------|---------|---------|---------|---------|-------------------------------|-----------|
| #12 | KOLD LOCKER | 1.0 | 2 | 20 | 1 | 2 | 15 | 1 | SPARE | #12 |
| #12 | REFRIG. UNIT | 0.8 | 2 | 15 | 5 | 4 | 1 | | SPACE | #12 |
| | | 0.8 | 7 | 7 | 8 | 1 | | | SPACE | |
| | COFFEE | 2.0 | 1 | 30 | 9 | 10 | 2 | 1.0 | CONDENSER | |
| | COFFEE | 3.8 | 1 | 30 | 11 | 12 | | 1.0 | | |
| TOTAL | | 7.6 | 12 | 11 | 1.0 | | 1.0 | | * PROVIDE NEW CIRCUIT BREAKER | |

| LOAD | CONN KVA | D ² | DEMAND KVA |
|---------------|----------|---------------------------|-----------------|
| LIGHTING | 1.25 | | 1.9 |
| RECEPTABLES | 3.78 | 1ST 10 KVA + .5 REMAINDER | 3.78 |
| KITCHEN | 9.6 | .65 | 6.24 |
| MISCELLANEOUS | 1.0 | | - |
| HVAC | 1.0 | | - |
| LARGEST MOTOR | 1.25 | | - |
| TOTAL | 13.58 | | 10.02KVA/48.17A |

PANELBOARD SCHEDULE (NO CHANGES)

EXIST. SUB-PANEL "B" - 100A, 120/240V, 1Ø, 3W, M.L.O. SURFACE MTD.

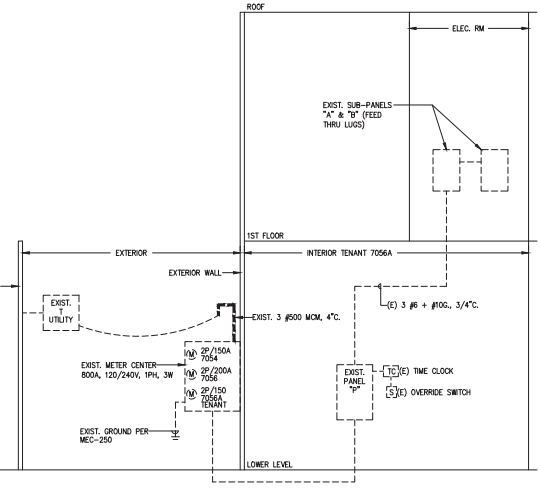
| WIRE SIZE | LOAD DESCRIPTION | LOAD (MW) | BRK. (A) | TRIP (A) | NO. (A) | NO. (B) | NO. (C) | NO. (D) | LOAD DESCRIPTION | WIRE SIZE |
|-----------|------------------|-----------|----------|----------|---------|---------|---------|---------|------------------|-----------|
| | SPACE | | 1 | 1 | 2 | 1 | | | SPACE | |
| | SPACE | | 1 | 3 | 4 | 1 | | | SPACE | |
| | SPACE | | 1 | 5 | 6 | 20 | 1 | 0.54 | RECEPT'S. | |
| | RECEPT'S. | 0.54 | 1 | 20 | 7 | 8 | 20 | 1 | 0.54 | RECEPT'S. |
| | RECEPT'S. | 0.54 | 1 | 20 | 9 | 10 | 20 | 1 | 0.54 | RECEPT'S. |
| | RECEPT'S. | 0.54 | 1 | 20 | 11 | 12 | 20 | 1 | 0.54 | RECEPT'S. |
| TOTAL | | 0.54 | 1.08 | | | 1.08 | | 1.08 | | |



SITE PLAN - ELECTRICAL
SCALE: 1/8" = 1'-0"
SCALE: 1/8" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]



POWER RISER DIAGRAM
NO SCALE

Cielo Rojo
1906 CANTONVILLE RD
TAYLOR PARK, MD 20912

DesignCase

ARCHITECT
DesignCase
2121 DECATUR PLACE NW
WASHINGTON DC, 20008
973-788-0511
WWW.DESIGNCASELLC.COM

MEP ENGINEERS
Premier Energy Group, Inc.
2901 Tabor Court
Falls Church, VA 22042
703-488-6000



I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER: 29427, EXPIRATION DATE: 10/22/2021

| DATE | DESCRIPTION |
|----------|--------------|
| 08-27-21 | FINAL REVIEW |

| PROJECT NUMBER | 2021.17 |
|----------------|----------|
| DATE | 08-27-21 |
| DRAWN BY | SW |
| CHECKED BY | VC |

ELECTRICAL PLAN & DETAILS

REVIEWED
By Dan.Bruechert at 1:41 pm, Dec 22, 2021