HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: February 6, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services
FROM: Dan Breuchert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit #1051682 - Partial Demo, Building Addition, Roof Replacement

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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 December 20, 2023 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: David Bates & Anne LeVeque
Address: 46 Philadelphia 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 301.563.3408 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.

BATES-LEVEQUE ADDITION

46 Philadelphia, Takoma Park, MD 20912 - Project # 2319

PROJECT DESCRIPTION

THE PROJECT INVOLVES REMODELING AN EXISTING 1-STORY WOOD FRAME BUNGALOW (W/ WALK-OUT BASEMENT) AND BUILDING A TWO-LEVEL ADDITION ON THE REAR OF THE HOUSE. THE ADDITION CONSISTS OF A KITCHEN (128 SF) OVER AN UNCONDITIONED SUNROOM/STORAGE AREA (204 SF) AND A MODEST LANDING AND RAMP TO THE BACKYARD. REMODELING SCOPE INCLUDES THE EXISTING KITCHEN.

BENNETT FRANK McCARTHY

a r c h i t e c t s, i n c.

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

OWNER

David Bates & Anne LeVeque
46 Philadelphia Ave
Takoma Park, MD 20912 (301) 270-4007

STRUCTURAL ENGINEER

Robert Wixson, APAC Engineering, Inc
8555 16th St. Suite 200
Silver Spring, MD 20910 (301) 565-0543

SPECIFICATIONS

DIVISION 1: GENERAL REQUIREMENTS

1.1.1 General Conditions: The general conditions of the Agreement Between the Owner and Contractor if not addressed here, shall be AIA Document A201 (most current edition).

1.1.2 Lien Waivers: At the time of final payment by the Owner, the Contractor shall provide lien waivers from his company as well as all major subcontractors (plumbing, electrical, mechanical, mason, roofer, etc.) and suppliers exceeding $10,000 in value.

1.2.1 Contractor's Liability Insurance: The Contractor shall purchase and maintain such insurance as will protect the Contractor from claims which may arise out of or result from the Contractor's or Subcontractors' operations under the Contract. The Architect shall be named as an additional insured on the General Contractor's policy.

1.2.2 Owner's Liability Insurance: The Owner shall be responsible for purchasing and maintaining the Owner's usual liability insurance.

1.2.3 Property Insurance: The Owner shall purchase and maintain property insurance in the amount of the initial Contract Sum (as well as subsequent modifications) on a replacement cost basis. The policy shall be on an all-risk policy form and shall insure against the perils of fire and extended coverage and loss or damage including theft, vandalism, malicious mischief, collapse and falsework. The Contractor shall be responsible for paying the deductible for losses attributable to an unsecured job-site.

1.3 Licensure: The Contractor and all Subcontractors shall be licensed and/or registered to perform their respective trades in the jurisdiction of the project property.

1.4 Permits: Owner shall obtain general building permit. General Contractor shall be responsible for all other permits including, but not limited to trade permits, right-of-way / public space permits, parking and dumpster permits, etc.

1.5 Warranty: All workmanship and materials shall be guaranteed for a minimum period of one year from the date of Substantial Completion.

1.6 Owners Manuals and Instructions: The General Contractor shall collect, consolidate and convey to the Owner all Owners Manuals, Instructions, Warranty registrations and all other pertinent information for new equipment and fixtures. The General Contractor or designated subcontractor(s) shall review with the Owner the proper operation and maintenance schedule as appropriate for all equipment and controls.

1.7 Interpretation: The Architect shall be the interpreter of the requirements of the Contract Documents. If the builder or subcontractor has any question about the meaning of the drawings or specifications for the Work, or should he find any discrepancy or omission therein, the Builder/subcontractor shall immediately so notify the Architect.

1.8 Dimensions: Verify all dimensions. All dimensions are to framing, except to existing construction or where otherwise noted. Dimensions on interior elevations are to finishes, not framing. Window opening dimensions are to rough openings; add 2 1/2" to swinging interior door sizes for rough openings. Do NOT scale drawings.

1.9 Building Protection: All precautions shall be taken by subcontractors to protect existing hardwood floors, tile and other finishes to remain for the period of construction. Any damage shall be rectified by the responsible subcontractor(s) or general contractor prior to completion of work. See also section 2.2.

1.10 Debris: All subcontractors shall, at regular intervals, remove all their respective construction debris from site and shall not allow such debris to drift, be blown or otherwise transported onto adjacent property. Subcontractors shall place barricades or take such other precautions as necessary to prevent injury to the public.

1.11 Codes: All construction to be in accordance with International Residential Code 2018 edition, and in accordance with all applicable Montgomery Co., State and Federal rules and regulations (including local amendments to model code).

1.12 Quality: All work will be performed in a workmanlike fashion in conformance with rules of accepted good practice. All materials contemplated in these drawings shall be new and of good quality and shall be protected from weather when stored on the building site.

1.13 Changes in Work: The Owner without invalidating the Contract, may order extra work or make changes by altering, adding or deducting from the work, the contract sum being adjusted accordingly by a change order. All such work shall be executed under the conditions of the original contract except for claims for extension of time caused hereby which shall be adjusted at time of change order execution.

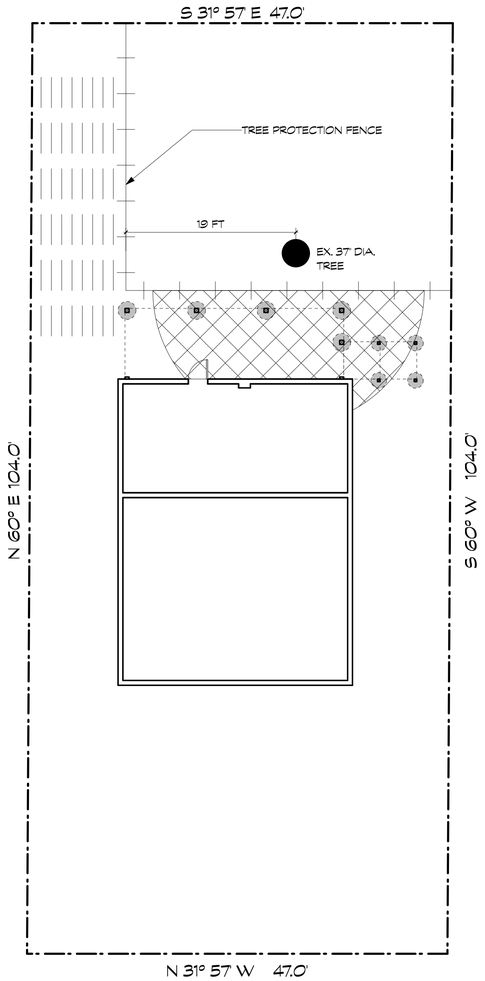
1.14 Claims for Extra Work: If a subcontractor claims that any instructions by drawings or other requests for changes in the work involve extra cost under the contract he shall give the Owner written notice thereof within a reasonable time after receipt of such instructions and in any event before proceeding to execute the work.

1.15 Allowances: All allowances and unit prices apply to materials, taxes and third party delivery fees only unless otherwise noted. The costs associated with ordering, installation, overhead and profit shall be included in the base bid, not in the allowance cost, unless noted otherwise in Allowance Summary. The Contractor shall be responsible for maintaining a running tally of allowance expenses for the purposes of reconciling the total expenses relative to the total allowances for the project to determine if a credit or add is due.

1.16 Punchlist: At the time of making the final contract payment, the owner may hold back 200% of the value of all Punch List work. The Architect and Contractor will place a fair and reasonable value on each Punch List item. This 200% hold back for Punch List work is intended to assure the Owner that all Punch List work will be completed in a timely manner.

TREE PROTECTION PLAN

SCALE: 1/8" = 1'-0"



SITE PLAN SUMMARY			
1. LOT COVERAGE			
TOTAL LOT AREA	4888 SF		100.0%
EXISTING LOT COVERAGE	1287 SF		26.3%
EXISTING HOUSE		933 SF	19.1%
EX. ENCLOSED PORCH		162 SF	3.3%
DELETE REAR EXTENSION		-192 SF	-3.9%
EXISTING OUTBUILDING(S)		0 SF	0.0%
PROPOSED INCREASE	4 SF		0.1%
REAR ADDITION		196 SF	4.0%
PROPOSED LOT COVERAGE	1291 SF		26.4%

2. BUILDING FLOOR AREA -STORIES				
LEVEL	EX. AREA (SF)	ALTERED AREA	NEW AREA	TOTAL AREA
BASEMENT	897 SF		196 SF	1093 SF
FIRST	1287 SF	258 SF	-64 SF	1223 SF
TOTALS	2184 SF	258 SF	132 SF	2316 SF

3. BUILDING HEIGHT (ABOVE AVE. FRONT GRADE)		
	EXISTING	ADDITION
RIDGE	16'-5"	13'-8 3/4"
MEAN	12'-3"	11'-0"
EAVE	8'-1 1/4"	8'-3 1/4"

SITE PLAN BASED ON SURVEY BY K.W.L. DATED FEBRUARY 2, 2023, AND FIELD OBSERVATIONS BY BENNETT FRANK MCCARTHY ARCHITECTS, INC.

LOT 7, BLOCK
TAKOMA PARK
SUBDIVISION: P.T. HODGES TRACT
MONTGOMERY COUNTY, MD
DISTRICT: 13
PARCEL: P730
ZONE: R-60

LEGEND

- WOOD FENCE
- SETBACK LINE
- PROPERTY LINE
- EXISTING FOOTPRINT
- BASEMENT ADDITION
- FIRST FLOOR ADDITION

TREE PROTECTION PLAN LEGEND

- TREE PROTECTION FENCE (4 FT. TALL ORANGE HDPE PLASTIC SAFETY BARRIER)
- STAGING AREA / MATERIAL STORAGE
- SILT FENCE
- ROOT PRUNING (RP)
- ROOT PROTECTION (1/2" OSB PANELS OVER 6" LAYER OF WOOD CHIPS)
- EDGE OF FOOTING
- AREAS OF EXCAVATION
- NEW WALLS
- EXISTING WALLS
- TREES

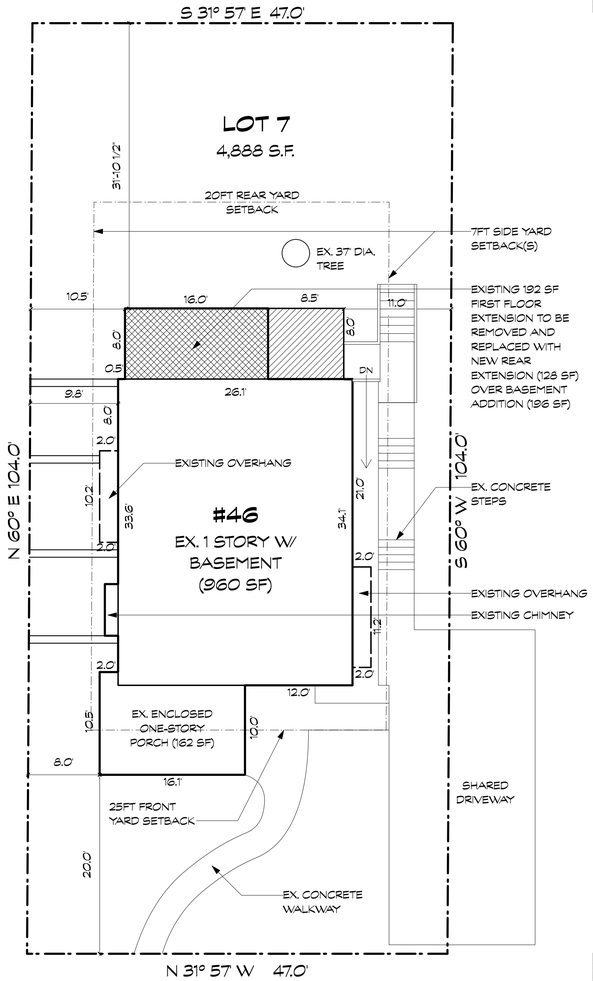
0 1/8" 1/2" 1' 2 IN
1' 4' 8' 16 FT

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By dan.bruechert at 3:22 pm, Feb 06, 2024

ZONING SITE PLAN

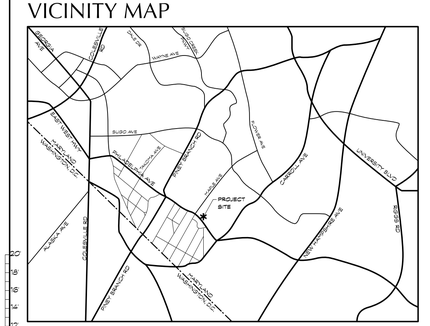
SCALE: 1/8" = 1'-0"



DRAWING LIST

REV.	SHEET	TITLE
	0000	COVER SHEET
	SP100	SPECIFICATIONS
	D100	DEMOLITION PLANS
	D200	DEMOLITION ELEVATIONS
	A100	PROPOSED FLOOR PLANS
	A200	PROPOSED ELEVATIONS
	A300	BUILDING SECTIONS & INTERIOR ELEVATIONS
	A301	WALL SECTIONS
	S100	FOUNDATION & LOWER LEVEL FRAMING PLAN
	S101	FIRST FLOOR & ROOF FRAMING PLAN
	S200	WIND BRACING PLANS
	S201	STRUCTURAL NOTES & DETAILS
	MP100	MECHANICAL PLANS
	E100	ELECTRIC PLANS

VICINITY MAP



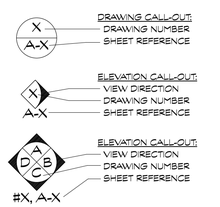
DATE	ISSUE
1/13/2024	PERMIT /BID SET

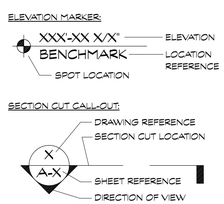
ABBREVIATIONS

&	AND	COND	CONDITION	ELEC	ELECTRICAL	LBW	LOAD BEARING WALL	OSB	ORIENTED STRAND BOARD	SPRK	SPRINKLER
@	AT	CONC	CONCRETE	EXP	EXPANSION	LVL	LAMINATED VENEER LUMBER	PLAM	PLASTIC LAMINATE	STL	STEEL
AFF	ABOVE FINISHED FLOOR	CONT	CONTINUOUS	EQ	EQUAL	MARB	MARBLE	PLYWD	PLYWOOD	TBD	TO BE DETERMINED
APT	APARTMENT	D	DRYER	ETR	EXISTING TO REMAIN	MATL	MATERIAL	PT	PRESSURE TREATED	T&G	TONGUE AND GROOVE
BLDG	BUILDING	DH	DOUBLE HUNG	EX	EXISTING	MAX	MAXIMUM	PTD	PAINTED	TOS	TOP OF SLAB
BSMT	BASEMENT	DIA	DIAMETER	FF	FINISH FLOOR	MDO	MEDIUM DENSITY OVERLAY	R	RISER	TYP	TYPICAL
CJ	CONTROL JOINT	DIM	DIMENSION	FIN	FINISH	MIN	MINIMUM	REF	REFRIGERATOR	UNO	UNLESS NOTED OTHERWISE
CAB	CABINET	DN	DOWN	FLR	FLOOR	MANU	MANUFACTURER	RO	ROUGH OPENING	VIF	VERIFY IN FIELD
CL	CENTER LINE	DR	DOOR	GA	GAUGE	MTL	METAL	RQD	REQUIRED	W	WASHER
CLG	CEILING	DS	DOWNSPOUT	GWB	GYPSUM WALL BOARD	MECH	MECHANICAL	RM	ROOM	W/	WITH
CLR	CLEAR	DTL	DETAIL	HB	HOSE BIB	NIC	NOT IN CONTRACT	SC	SOLID CORE	WC	TOILET / WATER CLOSET
CMU	CONCRETE MASONRY UNIT	DW	DISHWASHER	HC	HOLLOW CORE	NTS	NOT TO SCALE	SHT	SHEET	WD	WOOD
		DWG	DRAWING	HT	HEIGHT	OC	ON CENTER	SHWR	SHOWER	W/O	WITHOUT
		EIFS	EXTERIOR INSULATION FINISHING SYSTEM	HDWR	HARDWARE	OH	OPPOSITE HAND	SIM	SIMILAR	WWM	WELDED WIRE MESH
		EL	ELEVATION	JB	JUNCTION BOX			SPEC	SPECIFICATION		
				LB	POUND						

SYMBOLS

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





PROJECT DATA

JURISDICTION:
MONTGOMERY COUNTY, MD

BUILDING CODE:
2018 IRC & MONTGOMERY COUNTY AMENDMENTS

BUILDING USE GROUP:
SINGLE-FAMILY, DETACHED

CONSTRUCTION TYPE:
5B - COMBUSTIBLE, UNPROTECTED

FIRE SUPRESSION SYSTEM:
NA

CERTIFICATION

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 #: 15216

EXPIRATION DATE: 10-31-2025

#2319 BATES-LEVEQUE

SPECIFICATIONS

(CONTINUED FROM COVERSHEET)

1.17 MISS UTILITY: Prior to any excavation at the site the Contractor shall contact Miss Utility, 1-800-257-7777 to ascertain the location of all underground utilities. Avoid unnecessary disturbance, conflict or interruption of services with underground utilities to the fullest extent possible.

1.18 Definitions: The Contractor shall understand that the word "provide", as used in these documents, includes the purchase of the item specified, including taxes and any associated shipping and handling charges. Also included shall be the procurement and provision of all materials, equipment and labor associated with the complete installation of the item(s) specified in good working order.

1.19 Construction by Owner or By Separate Contractors: The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces. The Contractor shall provide the Owner and separate contractors reasonable opportunity for placement and storage of materials and equipment in the performance and completion of other activities. The Contractor shall cooperate and coordinate activities as provided within the agreement between the Owner and the Contractor.

1.20 Temporary Utilities: The home will be occupied during construction. Electricity and water shall be provided to the General Contractor from the existing house. The General Contractor shall be responsible for providing and maintaining porta potty and propane fired heating as needed.

1.21 Coordination between Drawings and Specifications: Should a conflict exist between the drawings and specifications, the more restrictive or costly shall apply for pricing. The Owner and Architect shall be consulted to determine proper design alternative. If the less restrictive or costly item is selected the Contractor shall apply appropriate credit to the Owner under the contract.

1.22 Shop Drawings: Shop Drawings are required for, but not limited to, the following items:
- Windows and exterior doors
- Kitchen cabinets

1.23 Samples: Provide samples for the following items:
- Roof shingles
- Hardwood floor stain and finish options
- Paint colors, per Division 9
- Gutter and downspout colors
- Exterior flashing colors

1.24 Owner Supplied Items: See individual specification divisions for further information. Install the following Owner provided:
- Items salvaged for reuse as noted in Division 2 or on demolition drawings

DIVISION 2: SITEWORK AND DEMOLITION

2.1 Utilities: Water, sewer, gas, electric, telephone and CATV utilities on site are to remain and be extended as required. Verify size and condition and remove, replace, upgrade as necessary. Locate all underground utilities. See note above regarding contact with Miss Utility.

2.2 Protection of Existing Landscaping: Protect from physical damage all paved / hardscaped surfaces, existing trees, and vegetation that are to remain. Consult with Owner prior to removing any trees, vegetation or obstructions as indicated or which would interfere with new construction. Feeder root zones below all tree canopies shall be respected such that no heavy equipment storage/parking or regrading shall occur without the permission of the Owner. See also section 1.9. Damaged elements shall be replaced or restored as appropriate.

Contractor shall coordinate with Owner, Architect and Takoma Park Arborist (Urban Forest Manager) to develop a Tree Protection Plan (TPP) and will comply with this plan during construction. Any fines for failure to comply with the TPP shall be paid by the Contractor. The Takoma Park Arborist can be reached at (301) 891-7612.

2.3 Landscape: Landscape work shall be limited to finish grading and seeding of disturbed areas. Redistribute available topsoil. Provide finish grade that slopes approximately 1/4" per foot away from perimeter of the building.

2.4 Erosion Control: Provide staked hay bales and/or silttation fence, or other means as necessary to provide erosion control in accordance with requirements of the local jurisdiction.

2.5 Demolition: Protect all adjacent finishes to remain. Protect sensitive equipment and surfaces from dust and debris. Provide and secure plastic sheeting to isolate the area of work from occupied portions of the residence. Provide adequate shoring and bracing as necessary before removing any load bearing components.

2.6 Lead Abatement: Lead based paint is potentially present on any painted elements incorporated before 1978. Any disturbance or removal of materials containing lead-based paint shall be in compliance with all federal and state regulations prior to, during, and after such disturbance, and the Contractor shall clean all areas after such disturbance and dispose of all lead-based paint materials in compliance with federal and state regulations.

2.7 Salvage:
- Kitchen appliances. Save electric range for reuse and refrigerator for donation.
- Interior doors and hardware (save for re-use)

2.8 Foundation Drainage: NA

2.9 Roof Leader Drainage: see section 7.9.

2.10 Site access: Via street and driveway. Contractor shall protect existing driveway during construction and repair or replace if necessary.

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

3.1 Concrete footings shall project at least 1'-0" into undisturbed natural soil or compacted fill having a bearing value at least equal to that specified above. Bottoms of all exterior footings shall be at least 2'-6" below finished grade.

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

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

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

6.1 Design Live Loads: Loads greater than design live loads shall not be placed on the structure. It is the contractor's responsibility to determine allowable construction loads and to provide proper design and construction of falsework, formwork, bracing, sheeting and shoring, etc.

6.2 All existing conditions shall be checked and verified in the field before construction is begun. Field measurements shall be made of adjoining construction relative to the proper installation of new work. All discrepancies shall be reported to the Architect prior to the start of construction.

6.3.1 All wood construction including lumber, connections, and details shall be in accordance with the requirements of the local building code and the current "National Design Specification" by the National Forest Products Association.

6.3.2 Use IRC 2018 tables R602.3(1) and R602.3(2) for nailing schedule, unless noted otherwise.

6.3.3 Roof sheathing shall be standard CDX plywood with exterior glue (min. thickness 19/32") on addition. Install sheathing over inverted 11/32" thick plybead at eaves and rakes per details, and comparably thick furring strips upslope from the eaves. Install grooves perpendicular to rafters. The plybead panels are relatively thin and flexible so they must be fully adhered to the underside of the main roof sheathing with construction adhesive. Exposed eave edges should be clamped tight until the adhesive sets. Nail roof plywood to rafters and/or trusses with 8d nails @ 6" o.c. at sheet edges and 8d nails @ 12" o.c. at all intermediate rafters and trusses. Install clips between rafters as required. Floor sheathing shall be tongue and groove CD 16/32 (span rating) plywood (min. thickness 23/32"). Glue and screw floor plywood to joists with 2 inch deck screws @ 6" o.c. at sheet edges and @ 10" o.c. at all intermediate joists. Plywood shall be identified with the APA grade trademark and shall be installed in accordance to code and project requirements as well as APA's recommendations. Wall sheathing shall be standard CDX plywood with exterior glue (min. thickness 15/32") UNO. Nail plywood to wall studs with 8d nails @ 6" o.c. at sheet edges and 8d nails @ 12" o.c. at all intermediate studs.

6.3.4 Unless indicated otherwise, all lintels shall have one king stud and one jack stud at each end. All jacks and posts are to be continuous, or increased as shown, down to the foundation or beam support. In other words, posts shall be added below higher posts even when posts are not required by the floor framing.

6.3.5 Use TECO or Simpson Strong Tie structural wood connectors unless otherwise noted. Only specialty connectors are typically shown in the structural drawings but additional metal connectors shall be provided as follows (or as required to meet code). Joists and rafters shall be connected to flush beams with hangers. Joists and rafters shall be connected to top plates with hurricane ties. Wood beams and headers shall be connected to isolated posts with column connectors and bases of isolated posts shall be fastened to their supports with metal connectors. All fasteners and connectors to pressure treated lumber shall have triple G-185 galvanized coating (with the exception of bolts one-half-inch or larger in diameter).

6.3.6 All common lumber shall be clearly stamped with the lumber inspection association seal indicating the lumber species and grade.

6.3.7 Joists shall have a minimum 3 1/2" bearing. Joists running parallel to a wall shall be anchored with 3/16" x 2" steel straps (or solid wood blocking) at 4'-0" o.c., extended to engage 3 joists.

6.3.8 Stud bearing walls shall be 2x6 (minimum) with studs at 16" on center, unless shown otherwise in framing plans, and shall have 2 continuous top plates which are to be spliced at stud locations only. Splices shall be staggered at least 4'-0". At least one side of each bearing wall and exterior wall shall be sheathed with a minimum of 1/2" gypsum board fastened according to drywall manufacturer's recommendations or building code requirements, whichever is stricter.

6.3.9 All exposed, exterior framing members shall be pressure-treated Southern Pine # 2 (19% max. moisture content). Pressure-treated wood shall be used whenever wood joists are closer than 18 inches (or wood beams/girders are closer than 12 inches) to exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation. All structural wood members and sheathing exposed to weather or located near grade, or wood in contact with concrete and/or masonry, shall be treated to resist decay and insect infestation. Furthermore, wood located within 8" from the ground, or in the ground, shall be rated for Ground Contact General Use UC4A. Treated plates shall meet American Wood Preservers Institute Standard U-1.

6.3.10 Multiple LVLs shall be fastened together with a minimum of 2 rows of 16d nails at 12" o.c. Nails shall be spaced 3 " from the top and bottom of the beams. LVL beams designated on plans shall be as sized.

6.4 Framing Sizes: Wood building components are as follows (Hem Fir, Grade #2 or Spruce-Pine-Fir, #2 or Better):
- Exterior walls: 2x6 @ 16" o.c. stud walls, or as necessary to match existing.
- Interior load bearing walls: 2x4 @16" o.c. stud walls
- Interior partitions: 2x4 @ 16" o.c. stud walls
- Floor and Roof Framing: See framing plans.
- Subfloors: 3/4" tongue and groove CDX plywood, glued and screwed.
- Roof sheathing: 5/8" APA span rated CDX plywood. Provide clips as req'd. Provide inverted plybead under roof sheathing at all exposed evaes and rakes.
- Wall sheathing: 1/2" CDX plywood

6.5 Flooring: See Division 9.

6.6 Stairs: NA

6.7 Interior trim: unless otherwise noted, all interior trim shall be paint grade pine or poplar to match existing.
- Head and jamb casing: 4-1/4" wide sanitary (or wider as mullions between windows require).
- Provide 9 inch tall 5/4x 4-1/2" (actual width) at base of door casing.
- Window sills: bullnosed WM-1160 or equal (depth as necessary).
- Baseboard: 1x6 with ogee cap WM-163 (or as needed to match existing)

6.8 Architectural Casework/Custom Built-ins: NA

6.9 Exterior trim: Unless otherwise noted, all standing and running trim shall be painted Boral TruExterior Trim, or finger joint grade cedar pre-primed and painted. Exterior solid panels shall be hardi-board, painted. All joints shall be concealed. Factory prime or field backprime all exterior woodwork, including cut joints. See Painting requirements in Division 9 below.
- Rear Stoop:
  - Railings: Painted pressure treated 2x2 balusters, 2x4 top and bottom rails, and 4x4 posts.
  - Flooring: floor and stair treads shall be select, pressure treated southern yellow pine 5/4x6 planks.

6.10 Fasteners: All exterior sidings and trim shall be fastened with galvanized or stainless steel nails of appropriate type and size, U.N.O.

DIVISION 7: THERMAL/MOISTURE PROTECTION

7.1 Insulation: All insulation shall be installed per manufacturer's requirements.
- Floors over unconditioned space: Seal new floor cavities with spray applied open celled, 0.5 lb. icynene insulation (min. R value of 30) installed with full contact on underside of subfloor.
- Addition walls: Seal new 2x6 wall cavities with spray applied open celled, 0.5 lb. icynene insulation (min. R value of 20).
- Addition ceiling/attic: fiberglass (loose blown-in or batt) insulation to fill new attic floor cavities as required to provide uniform thickness/coverage for min R-38. Provide closed cell or rigid insulation at eaves as necessary to maintain R-38 to outside face of exterior walls. Provide eave baffles as required to maintain uninterrupted air-flow from eaves to ridge vent.
- Air seal/Draft stop at thermal envelope: apply foam sealant and non-sag caulk to seal all penetrations and construction joints between walls and floors, walls and ceilings, etc. Draft stop using fire caulk or fire foam.

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

7.2 Addition attic access: provide access from current attic.

7.3 Air Barrier: Install all components per manufacturer requirements. Coordinate joints and seams between different materials and between existing and new construction to maintain a continuous air and thermal barrier that allows for differential expansion and contraction per IECC 402.4.

7.3.1 House Wrap/Infiltration Barrier- Option A: House wrap shall be provided to act as an air infiltration barrier, a moisture barrier and a drainage plane. The wrap shall also permit water vapor to pass through from either side (min. perm rating > 20). Wrap shall be tear-resistant and UV stable. Wrap shall be Tyvek (or equal) and shall cover over all exterior sheathing, prior to the installation of exterior doors and windows. Lap and tape joints and penetrations per manufacturers recommendations.

exterior roof and wall sheathing and air / moisture barrier. Install per manufacturers requirements with all associated tapes and flashings to ensure continuous vapor barrier. Zip panel joints must be gapped 1/8 inch to accommodate expansion and contraction and all tape must be installed over clean surfaces and rolled for full adhesion. Coordinate joints and seams between different materials and between existing and new construction to maintain a continuous air and thermal barrier per IECC 402.4.

7.4.1 Roofing Installation/Performance: All pitched roofs to be installed in accordance with manufacturers recommendations and NRCA HARK and Steep Roofing Manuals. Metal roofs shall be installed in accordance with SMACNA.

7.4.2 Synthetic Roofing Underlayment: Titanium-UDL (coordinate underlayment warranty to mirror roof warranty) or equal. See 7.5 for underlayment requirements on low slope roofs.

7.4.3 Laminated Fiberglass Composition Shingle Roof: Provide fiberglass composition "asphalt" shingles over new roofing underlayment at all new and existing roof surfaces. Provide sample boards for Owner/Architect to make color selection. See 7.5 through 7.7 below. Provide a prefinished aluminum drip edge at all eaves and rakes. Shingles shall have a minimum material warrantee of 40 years. Shall be UL. Class A fire rated. "Woven", "California weave" and "closed cut" valleys will NOT be accepted unless matching existing. Acceptable manufacturers include:
- CertainTeed Landmark
- GAF Timberline Ultra
- Tamko Heritage

7.5 Ice Dam: Provide and install Ice Dam Membrane material at all rakes, eaves, valleys, and perimeter in areas to receive new roofing. Ice dam at eaves shall extend min. 24 inches (measured horizontally) upslope of interior face of exterior walls. Provide Ice Dam Membrane as a continuous barrier under all roofing installed on roof pitches less than 3.5 in 12. Ice dam shall be Winterguard, manufactured by Certainteed, or equivalent.

7.6 Ridge Vent: See Division 10.

7.7 Flashing: 0.025" Thick (22 gauge) aluminum flashing, where exposed and concealed, unless noted otherwise. Provide 16 oz. copper flashing where in contact with AQC pressure treated lumber (aluminum is incompatible). Exposed flashings shall be color coordinated (with factory finish) to blend with wall and/or roofing material. Provide aluminum drip edge at the eaves and gable ends of the roof. Color(s) to match existing.

7.8 Through Wall & Head Flashings at Stud Frame / Siding: Provide white aluminum flashings for through wall flashings at base of doors, head flashings at door heads and head flashing at window heads in sheathing to siding locations throughout building. Provide flashing wherever exterior cladding material abuts, or is interrupted by, roof slopes, horizontal trim, openings and other penetrations. Flashing shall tuck behind cladding and be formed to conduct water clear of interruptions. Flashing locations on drawings are typical only, not inclusive. Flashing shall be placed and installed in accordance with ASHRAE standards. See section 8.2.2 regarding sill pans.

7.9 Gutters & Downspouts: Provide and install 0.025" thick aluminum K style gutters and rectangular downspouts (to match existing in size and profile) to drain to splashblocks.

7.10.1 Siding #1 - Fiber-Cement Siding: HardiePlank Lap Siding as manufactured by James Hardie (1-800-9-HARDIE) or equivalent. Exposure to match existing.
- Plank width shall be minimum 1-1/4" wider than desired exposure.
- For siding, provide smooth face texture.
- Provide "butt and weave" joining technique at all outside corners unless corner boards are expressly shown. Back up all joints with flashing.
- Install in accordance with manufacturer recommendations.
  - Install flashing in accordance with section 7.8.
  - The first course of any wall should be installed over a 1-1/4" wide starter strip to ensure consistent plank angle.
  - Siding shall be installed to provide a minimum of 2 inches clearance to horizontal surfaces such as decks, porches and balconies that may retain moisture.
  - Use "blind nailing" application technique. Nails shall be 6d (or alternatives as approved by manufacturer), corrosion resistant (galvanized or stainless steel).
  - Butt joints shall be installed loosely touching. Butt joints shall **NOT** be caulked. Install flashing behind all butt joints to shed water out and onto the siding course below. Suitable flashing materials include strips of house wrap material or application specific materials like "Bear Skin". Comparable flashing shall be installed behind siding butt & weave corners to shed water over the siding course below.

7.10.2 Siding #2 - Stucco: apply exterior Portland cement-based plaster/stucco over self-furring metal lathe (1/4 to 5/16" overall lathe depth) over two layers of #30 building felt over structural sheathing. Interrupt metal lathe to accommodate and flash over intermediate trim elements. Materials, proportions, thickness, and application shall be in accordance with ASTM C926 and C1063. Match thickness and texture of existing adjacent stucco. Paint to match.

7.11 Exterior Sealant Compound for all exterior joints shall be general purpose polyether sealant that meets or exceeds FS TT-S 00230. Shall be VOC-free, solvent-free, paintable after 24 hours. Sealant shall be Great Seal PE-150, DuraLink or equal.

DIVISION 8: DOORS AND WINDOWS

8.1 Doors

8.1.1 Exterior doors: General notes (unless noted otherwise):
- Contractor to supply and install.
- See drawings for size and configuration.
- See Division 17 for allowance.
- Provide shop drawings for approval.
- Provide tempered, low-E insulated glazing unless otherwise noted.
- Where a deadbolt is noted, use a lock with a 1-inch-long deadbolt and a reinforced metal box strike. Use 3-inch-long mounting screws so they lodge in the framing beyond the door jamb.
- All exterior doors shall be operable from the interior without the use of a key.
- Exterior doors, excluding those opening onto screen porches, shall be provided with pre-finished screen doors from same manufacturer, U.N.O.
- Exterior in-swing doors shall be installed to allow doors to open 180 degrees. For walls greater than 2x4 framing depth provide exterior extension jamb and sill.

8.2 Windows:

8.2.1 Clad Wood Windows: Windows shall be manufactured by Weathershield (Signature Series) Windows.
- Provide low-E coated, argon filled insulated glazing with simulated divided lites with spacer bars as indicated in the drawings (custom patterns may be required); muntin bars shall be 7/8" in width.
- U-Factor ≤ 0.30. SHGC (Solar Heat Gain Coefficient) ≤ 0.40, or as noted on window schedule. All U-Factors and SHGC values are determined in accordance w/ NFRC.
- Exterior color: TBD
- Interior finish: white
- Factory mulled units shall be trimmed in the field for continuity. Factory mullion trim should only be applied when units are directly connected to each other, i.e. with no mullion spacing/thickness.
- Hardware: finish TBD
- Provide jamb extensions as required by framing depths.
- Provide white vinyl jamb liners on double hung units, typically.
- All operable windows, excluding those opening onto a screen porch, shall be provided with screens and screen hardware.
- Provide shop drawings for approval.

8.2.2 Window installation shall be in accordance with all manufacturer's guidelines. Provide preformed or membrane formed sill drain pans with integral backdam (or sloped to drain). Pans shall return up jambs min. 6 inches. Integrate the pan and window into the drainage plane of the wall using high quality flashing and sealing materials.

8.2.3 Provide tempered/safety glass in windows adjacent to a door (within 24"), staircase/landing (where glazing is <36" above plane of adjacent walking surface, and within 60" of bottom tread) or shower/tub (where bottom of glazing is <60" above floor and within 60" horizontally of waters edge), or as required by section R308 of the IRC.

8.2.4 Basements, habitable attics and every sleeping room shall have at least one operable egress window. The minimum net clear opening shall be 5.7 square feet (some localities may allow 5.0 sq. ft where openings are at grade). The minimum net clear height shall be 24 inches. The minimum net clear width shall be 20 inches. The maximum clear opening height shall be 44 inches above the floor. Egress openings with a finished sill height below grade shall be provide with a window well in accordance with code.

DIVISION 9: FINISHES

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

Tile backerboard (Durock/Wonderboard/DensGlass) shall be used behind all wall tile finishes at showers and around tubs.

9.1.2 Drywall Level of Finish: Unless noted otherwise, drywall surfaces to receive flat sheen paint shall be finished consistent with Level 4 of Recommended Levels of Gypsum Board Finish (GA-214-10e). Drywall surfaces designated to receive eggshell or semi-gloss sheen paint shall be finished consistent with Level 5. Substrates to receive tile, and garages, may be finished to level 2.

9.2 Paint – General notes:
- Existing surfaces should be thoroughly prepped, free of loose material and dust, clean and dry.
- Paint on casework/trim should be brushed or sprayed, not rolled.

9.2.1 Interior Paint: Latex paint by Sherwin Williams or Benjamin Moore (or approved equal), premium grade, no or low VOC. Provide one prime coat and two finish coats throughout new or substantially renovated areas on all surfaces, including walls, ceilings and features such as windows and millwork (coordinate with Finish Schedule if applicable). Existing walls and ceilings that have been patched/repaired should be painted in their entirety. Anticipate four wall colors, one ceiling, and one trim color.

9.2.2 Exterior Paint: Vinyl acrylic latex paint. Apply one coat primer / backprimer on all surfaces of all wood fascia, soffit, casing, siding and trim boards. Apply two finish coats to exposed surfaces. Paint should only be applied when the weather is projected to be dry and above 40 degrees for 48 hours.
Acceptable manufacturers/lines include:
- Sherwin Williams Duration
- Benjamin Moore Aura
- Behr Premium Plus / Plus Ultra with mildew resistance.

Provide satin finish on new siding, panels and battens. Semi-gloss finish on new trim, columns and railings, unless noted otherwise. Exterior paint scope to include all new exterior surfaces to match existing.

9.3 Flooring:

9.3.1 Hardwood: width and species to match existing, U.N.O. See Finish Schedule for locations. Wood flooring shall be tongue and groove oak of 3/4" nominal thickness x 2-1/4" wide plank flooring, or as required to match existing. Finish to be selected by Owner & Architect. Finish sheen shall be satin (to hide wear) U.N.O. Machine and surface wood flooring smooth, using (progressively finer) coarse, medium, and fine sandpaper.
- Installation shall be in accordance with The Wood Flooring Manufacturer's Association (NOFMA) recommendations. A summary of Basic Rules of installation is a s follows:
  - The building should be closed in with windows and doors in place.
  - All concrete, masonry, sheetrock and framing, etc. should be thoroughly dry before flooring is delivered. The average moisture content of framing members and subflooring should be below 12-14%.
  - In warm months the building must be well ventilated.
  - During winter months heating should be maintained near occupancy levels at least 5 days before the flooring is delivered and until sanding and finishing are complete.
  - Relative humidity at the jobsite should be maintained consistently within the range of 30-50%.
  - When job site conditions are satisfactory, have the flooring delivered and broken into small lots and stored in the rooms where it is to be installed.
  - Allow 4 to 5 days or more, for the flooring material to become acclimated to job site conditions. Flooring should be installed over a layer of #15 building felt U.N.O. and lapped 4-6 inches. When installing over a crawlspace, felt joints should be sealed with mastic.
  - Flooring installed on p.t. wood sleepers/screeds over a concrete slab on grade should be installed over a 6 mil polyethylene film vapor retarder.
  - Basements (installation on slabs below grade is not recommended) and crawlspaces must be dry and well ventilated.
  - Finish floor boards should be installed perpendicular to framing members U.N.O.
  - The subfloor must be sound and tight to yield a squeak-free installation.

9.3.2 Tile and Grout: Owner to select, Contractor to furnish and install tile floors and tub/shower surrounds in the following locations:
- Kitchen floor and backsplash (see interior elevations).

Review tile layout, spacing, and grout joint widths w/ Owner or Architect prior to proceeding with installation. Follow manufacturer's recommendations for installation and curing, and in accordance with the Tile Council of North America (TCNA) Handbook. Alternative setting beds to those noted below shall be reviewed with Architect for approval prior to installation.
- Tile Walls and Tub/Shower Surrounds: Tile to be selected by Owner. General Contractor to provide and install. Tile surrounds at showers and tubs shall extend to ceilings U.N.O. Tiled shower pans shall be installed over waterproof membranes. Tile setter shall coordinate alignment, width and height of niches, openings and ledges with tile proportions and grout joints.
- Setting: Install tile in thin-set mortar bed conforming to ANSI standards as follows:
  - Ceramic and stone: ANSI 118.1
  - Porcelain: ANSI 118.4 (with latex binding additive)
  - Glass: Exceeding ANSI 118.4 and 118.11
  - Radiant applications: Exceeding ANSI 118.11
- Grout: Presealed, high tech cement grout with stain resistance, mold & mildew resistance. Grout color TBD.

9.3.3 Vinyl Tile: glue down sheet good or tiles. Owner to select, Contractor to install.

DIVISION 10: SPECIALTIES

10.1 Bathroom accessories: NA

10.2 Closets interiors: Provide 3/4" thick (actual) plastic laminate shelves with perimeter wood 1x3 cleats and intermediate shelf supports as necessary for span. Coordinate layout with Owner and as noted below.
- Pantry closet: Provide 12" deep shelving (or shallower as necessitated by closet depth) at 14" increments vertically, or as shown.

10.3 Ridge Vent: Contractor shall provide SHINGLEVENT II, by Air Vent, polyethylene, approximately 1 in thick, black. Source: Air Vent Inc.: Peoria Heights, IL, 1.800.AIR-VENT; or approved equivalent. Installation: Continuously on roof ridges, as shown on drawings and in accordance with manufacturers recommendations. Provide baffles between air permeable insulation and roof deck as required to maintain airflow from soffit vent to ridge. Ridge vents shall not be provided at conditioned attics.

10.4 Access Panels: Provide paint grade, hinged, metal access panels to all concealed mechanical, plumbing and electrical devices to include (but not limited to) dampers, valves, shut-offs, disconnects, transformers, etc.

DIVISION 11: EQUIPMENT

11.1 Kitchen

11.1.1 Cabinets, 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.
- Slide-in refrigerator with icemaker/dispenser. Provide connection for ice-maker
- Electric range: reuse existing
- Exhaust hood and blower. Duct to exterior
- Dishwasher
- Disposal

DIVISION 15: PLUMBING / MECHANICAL (See Sheet MP-100)

DIVISION 16: ELECTRICAL (See Sheet E-100)

DIVISION 17: ALLOWANCE SUMMARY

The Contractor shall provide the following allowances (to be included in the base scope):

$3,000 Exterior doors: (materials only, installation included in base bid). See Division 8

$3,000 Tile and grout (materials only, installation included in base bid). See Division 9 for locations.

$1,200 Luxury vinyl tile (materials only, installation included in base bid). See Division 9 for locations.

$30,000 Kitchen cabinets (materials only, installation in base bid). See Division 11 and interior elevations.

$9,000 Kitchen countertops (materials and installation). See Division 11

$6,500 Kitchen appliances. See Division 11

$1,000 Plumbing fixtures (materials only, installation in base bid). See Division 15 for locations.

$1,800 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 3:22 pm, Feb 06, 2024

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

DATE	ISSUE - REMARKS

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

LICENSE #: 15218
EXPIRATION DATE: 10-31-2025

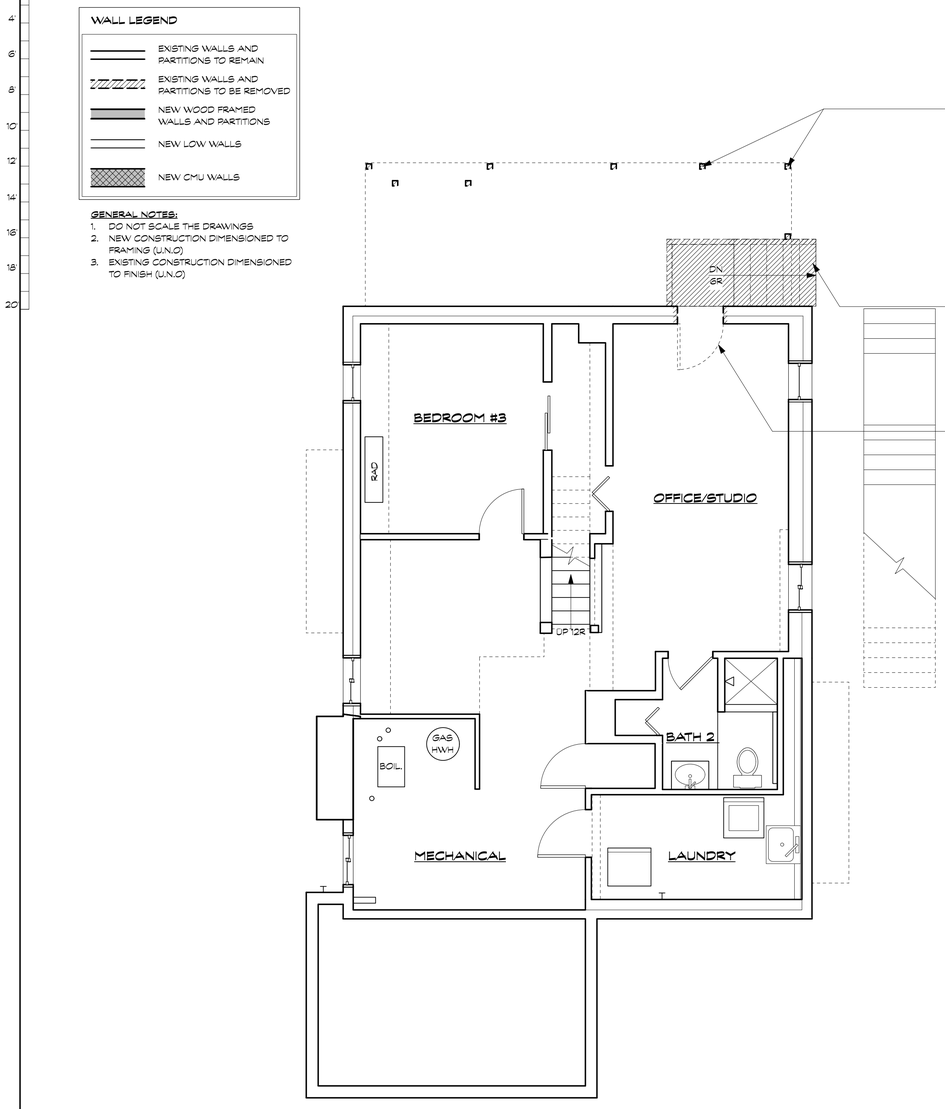
BATES-LEVEQUE ADDITION

46 Philadelphia Avenue, Takoma Park, MD 20912
Project # 2319

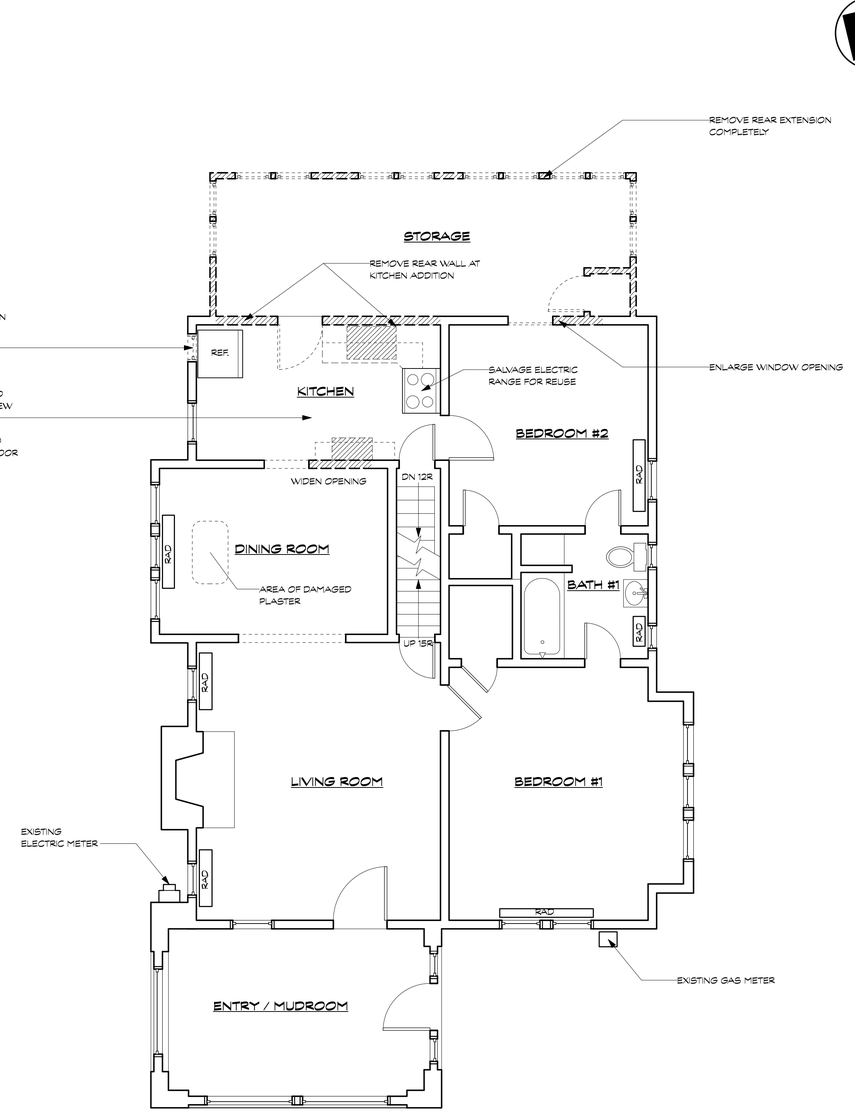
13 JANUARY 2024 - PERMIT/BID SET

SPECIFICATIONS

SP100



1 BASEMENT DEMOLITON PLAN
Scale: 1/4" = 1'-0"



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

FINISH SCHEDULE									
	ROOM	FLOORING	BASE	WALLS	PAINT	CEILING	PAINT	TRIM	REMARKS
CELLAR	MECHANICAL	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	
	LAUNDRY	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	
	BATH #2	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	
	OFFICE / STUDIO	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	
	BEDROOM #3	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	
	SUNROOM / STORAGE	NEW VINYL	1X4	G.W.B.	EGGSHELL	G.W.B.	EGGSHELL	SEMI-GLOSS	
FIRST FLOOR	ENTRY / MUDROOM	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	
	LIVING ROOM	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.	
	DINING ROOM	E.T.R.	NOTE 4	NOTE 4	FLAT	NOTE 7	FLAT	SEMI-GLOSS	REPAIR / RESTORE FLOOR AT WIDENED OPENING
	BEDROOM #2	E.T.R.	E.T.R.	NOTE 4	FLAT	NOTE 4	FLAT	SEMI-GLOSS	
	BATH #1	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	
	KITCHEN	NEW TILE	WOOD	G.W.B.	EGGSHELL	G.W.B.	EGGSHELL	SEMI-GLOSS	NOTE 3

NOTES:
1. PATCH TO MATCH EXISTING WOOD FLOOR AS NECESSITATED BY NEW WORK. SAND / REFINISH ENTIRE FLOOR TO UNIFORM APPEARANCE. TAKE CARE TO MINIMIZE SANDING AT ALL ORIGINAL / HISTORIC WOOD FLOORS.
2. TILE SHOWER SURROUND
3. TILE BACKSPLASH
4. PATCH / RESTORE / EXTEND EXISTING WHERE DISTURBED BY NEW WORK
5. REVIEW OPTIONS FOR LEVELING UNEVEN FLOOR WITH OWNER AND ARCHITECT
6. APPLY NEW G.W.B. VENEER TO CEILING
7. REMOVE / PATCH DAMAGED / CRACKED PLASTER

E.T.R. = EXISTING TO REMAIN
G.W.B= GYPSUM WALLBOARD (DRYWALL)

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By dan.bruechert at 3:23 pm, Feb 06, 2024

0' 1/4' 1/2' 1' 2' 4 IN
1' 2' 4' 8' 16 FT

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

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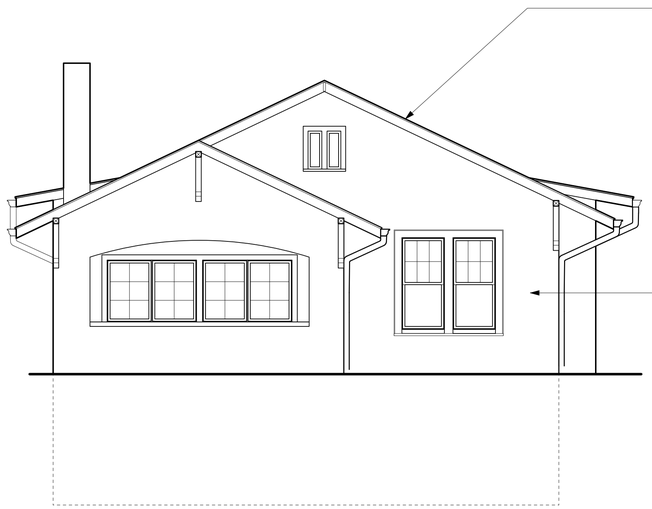
LICENSE #: 15218
EXPIRATION DATE: 10-31-2025

BATES-LEVEQUE ADDITION
46 Philadelphia Avenue, Takoma Park, MD 20912
Project # 2319

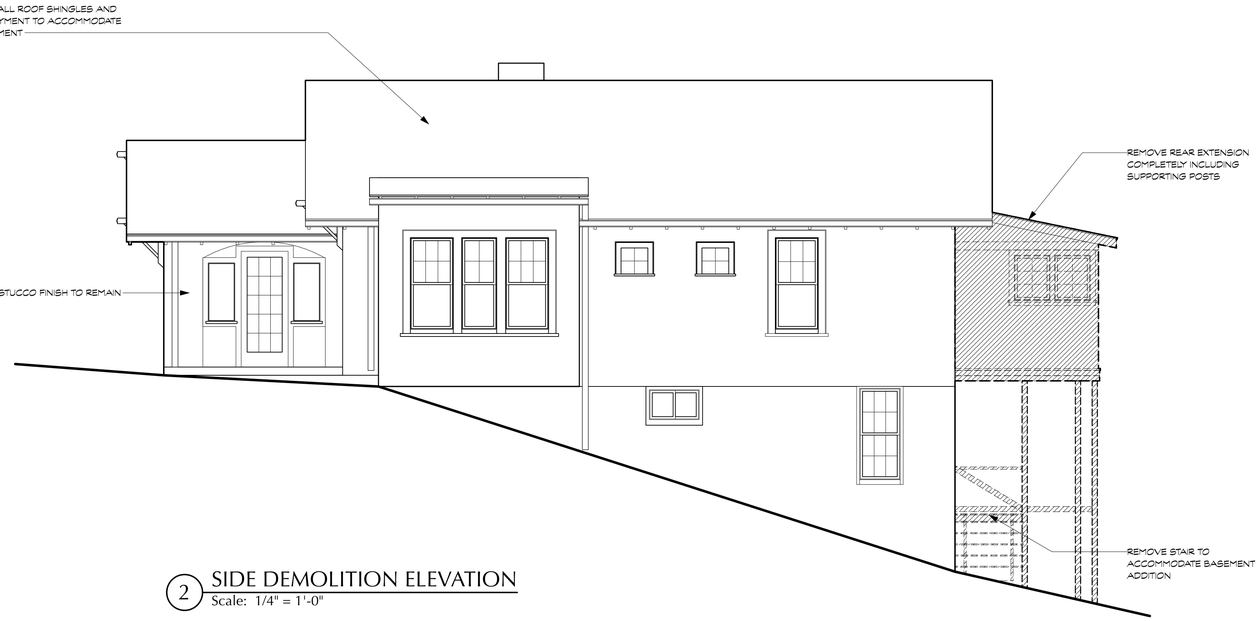
13 JANUARY 2024 - PERMIT/BID SET

DEMOLITION PLANS

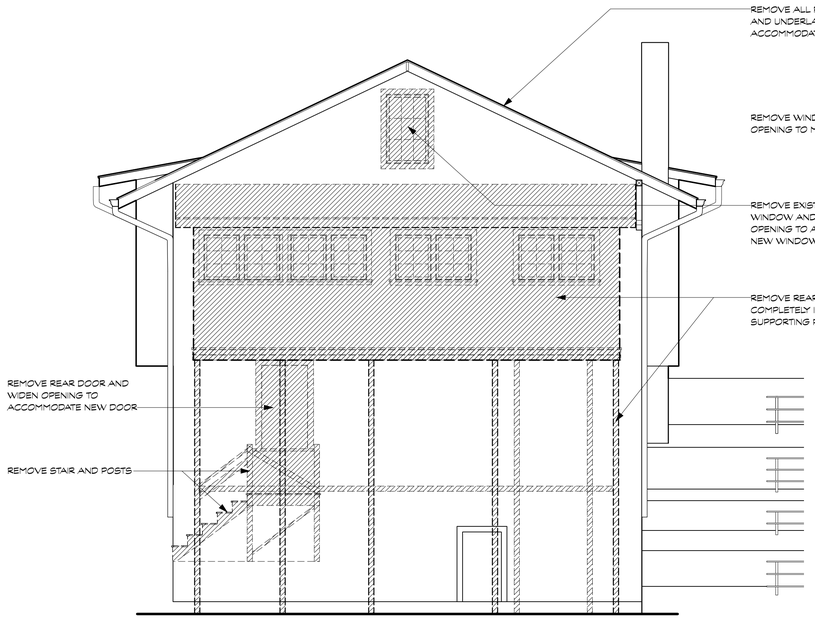
D100



1 EXISTING FRONT ELEVATION
Scale: 1/4" = 1'-0"



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



3 REAR DEMOLITION ELEVATION
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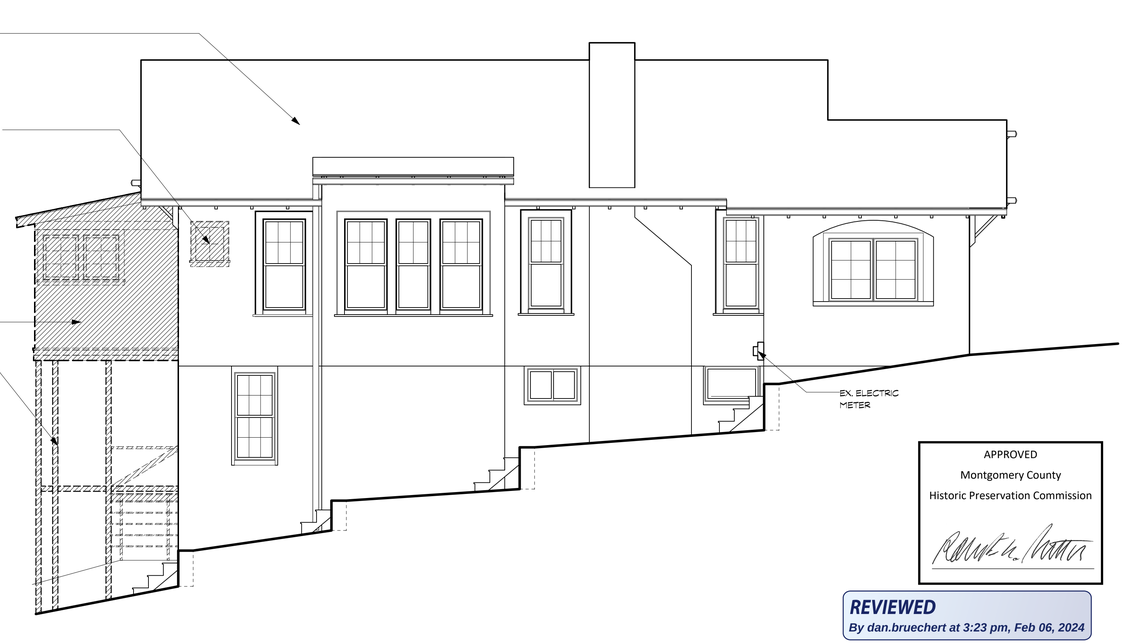

4 SIDE DEMOLITION ELEVATION
Scale: 1/4" = 1'-0"

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APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By dan.bruechert at 3:23 pm, Feb 06, 2024

0' 1/4' 1/2' 1' 2' 4 IN
1' 2' 4' 8' 16 FT

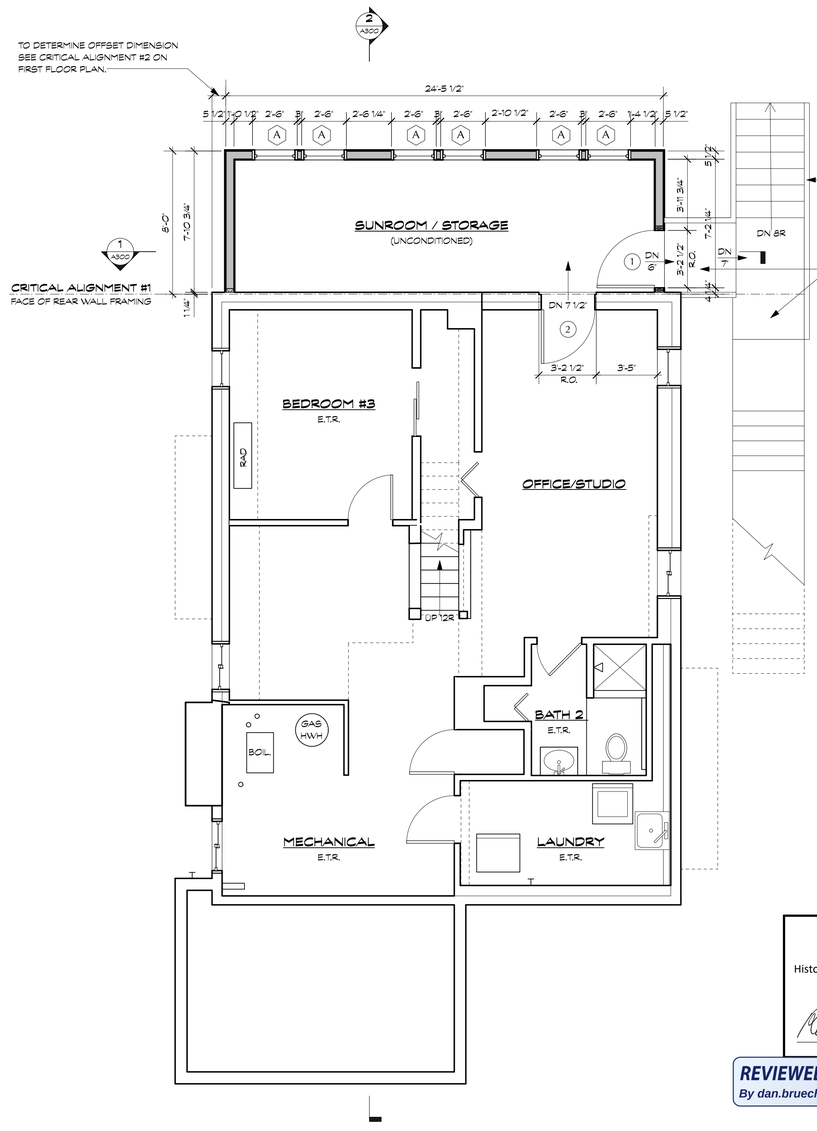
BATES-LEVEQUE ADDITION

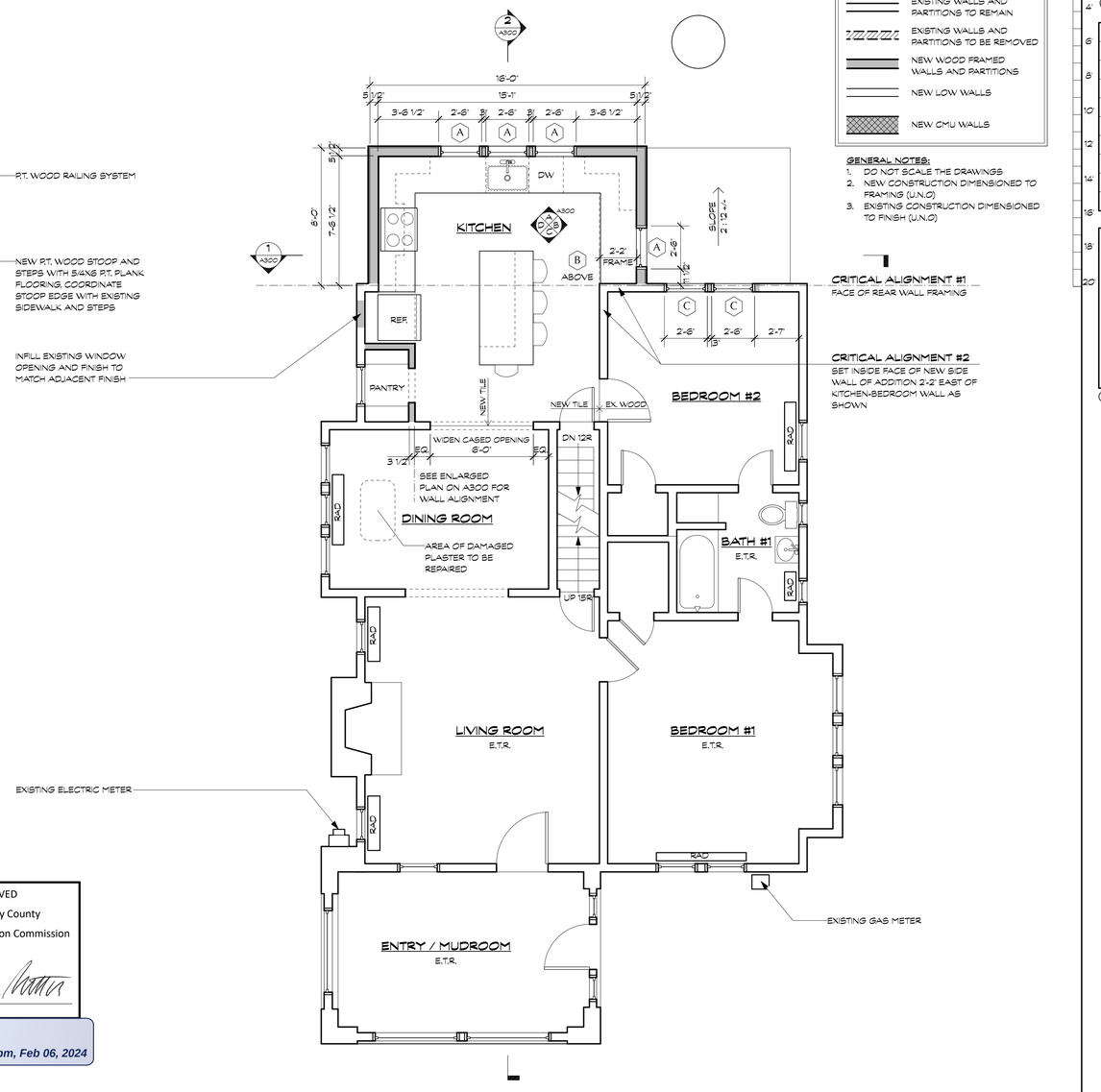
46 Philadelphia Avenue, Takoma Park, MD 20912
Project # 2319

13 JANUARY 2024 - PERMIT/BID SET

DEMOLITION ELEVATIONS

D200





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 CMU WALLS

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

REVIEWED
By dan.bruechert at 3:23 pm, Feb 06, 2024

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

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

WINDOW SCHEDULE

MARK	WEATHER SHIELD SIG. SERIES MODEL NO.	TYPE	UNIT SIZE (W x H)	ROUGH OPENING (W x H)	OPER.	EGRESS	GLAZING	REMARKS	MARK
A	2640 (8122)	DOUBLE HUNG	2'-5 1/2" X 3'-11 1/2"	2'-6" X 4'-0"	Y	N	LOW-E		A
B	2420 (8219)	AWNING	2'-3 1/2" X 1'-11 1/2"	2'-4" X 2'-0"	Y	N	LOW-E		B
C	2650 (8122)	CASEMENT	2'-5 1/2" X 4'-11 1/2"	2'-6" X 5'-0"	Y	Y	LOW-E		C
D									D
E									E
F									F

NOTES:
1. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE THE SILLS ARE LESS THAN 18" ABOVE THE FINISH FLOOR.
2. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS WITHIN 24" OF A DOOR OPENING.
3. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS ADJACENT TO BATHTUB & SHOWER ENCLOSURES.
4. PROVIDE ONE EMERGENCY EGRESS WINDOW CONFORMING W/ CODE IN EACH SLEEPING AREA & BEDROOM:
   THE MINIMUM NET CLEAR OPENING SHALL BE 5.7 SQUARE FEET. THE MINIMUM NET CLEAR WIDTH SHALL BE 20 INCHES.
   THE MINIMUM NET CLEAR HEIGHT SHALL BE 24 INCHES. THE MAXIMUM SILL HEIGHT SHALL BE 44 INCHES ABOVE THE FINISH FLOOR.
5. SEE ELEVATIONS FOR MUNTIN / GRILLE PATTERNS, AND UNIT OPERATION

WINDOW MUNTINS SHALL BE 7/8" WIDE SIMULATED DIVIDED LITES MOUNTED ON BOTH THE INTERIOR AND EXTERIOR SURFACES OF THE INSULATED GLAZING

DOOR SCHEDULE

NO.	LOCATION	SIZE	THICKNESS	MATERIAL DR	MATERIAL FR	TYPE/STYLE	CONFIG	OPER.	HARDWARE	REMARKS	NO.
1	SUNROOM / STORAGE	3'-0" X 6'-8"	1 3/4"	WD/GL	WD	HALF-LITE	SWING	SINGLE	LOCKSET & DEADBOLT		1
2	OFFICE / STUDIO	3'-0" X 6'-8"	1 3/4"	WD/GL	WD	HALF-LITE	SWING	SINGLE	LOCKSET		2
3											3
4											4
5											5
6											6
7											7

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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 REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

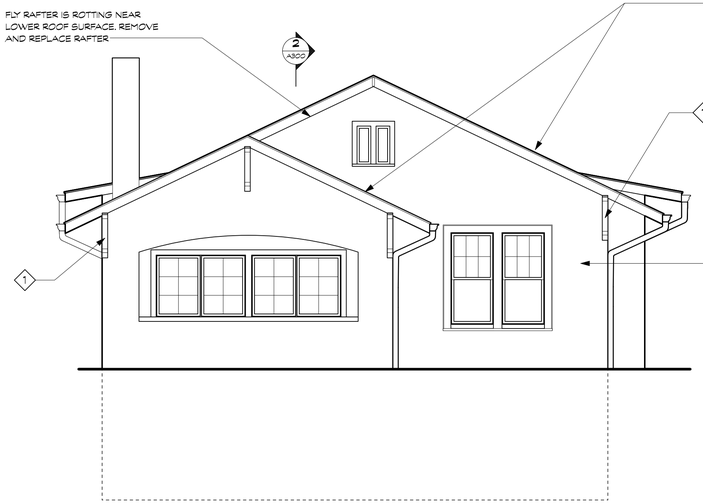
LICENSE #: 15218 EXPIRATION DATE: 10-31-2025

BATES-LEVEQUE ADDITION
46 Philadelphia Avenue, Takoma Park, MD 20912
Project # 2319

13 JANUARY 2024 - PERMIT/BID SET

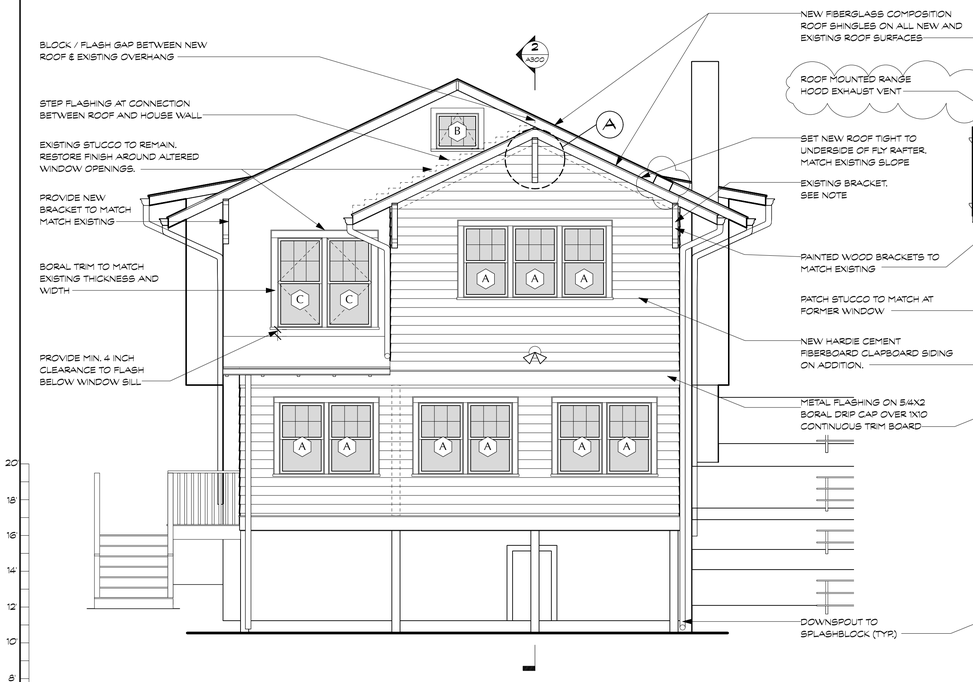
BASEMENT & FIRST FLOOR PLANS

A100



1 PROPOSED FRONT ELEVATION
Scale: 1/4" = 1'-0"

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



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

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

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By dan.bruechert at 3:23 pm, Feb 06, 2024

A BRACKET DETAIL
Scale: 1" = 1'-0"

BENNETT FRANK McCARTHY
a r c h i t e c t s , i n c .
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(301) 585-2222 www.bfmarch.com fax (301) 585-8917

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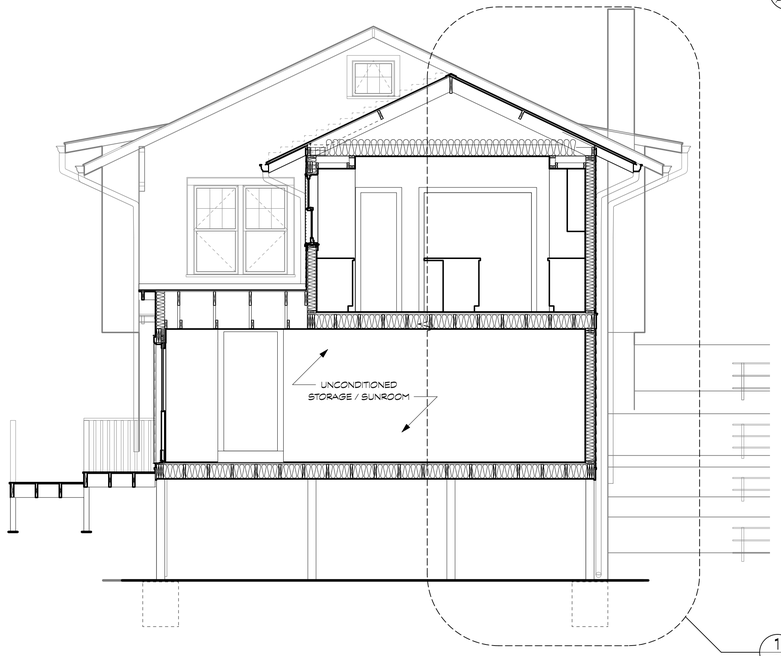
BATES-LEVEQUE ADDITION

46 Philadelphia Avenue, Takoma Park, MD 20912
Project # 2319

24 JANUARY 2024 - PERMIT/BID SET
13 JANUARY 2024 - PERMIT/BID SET

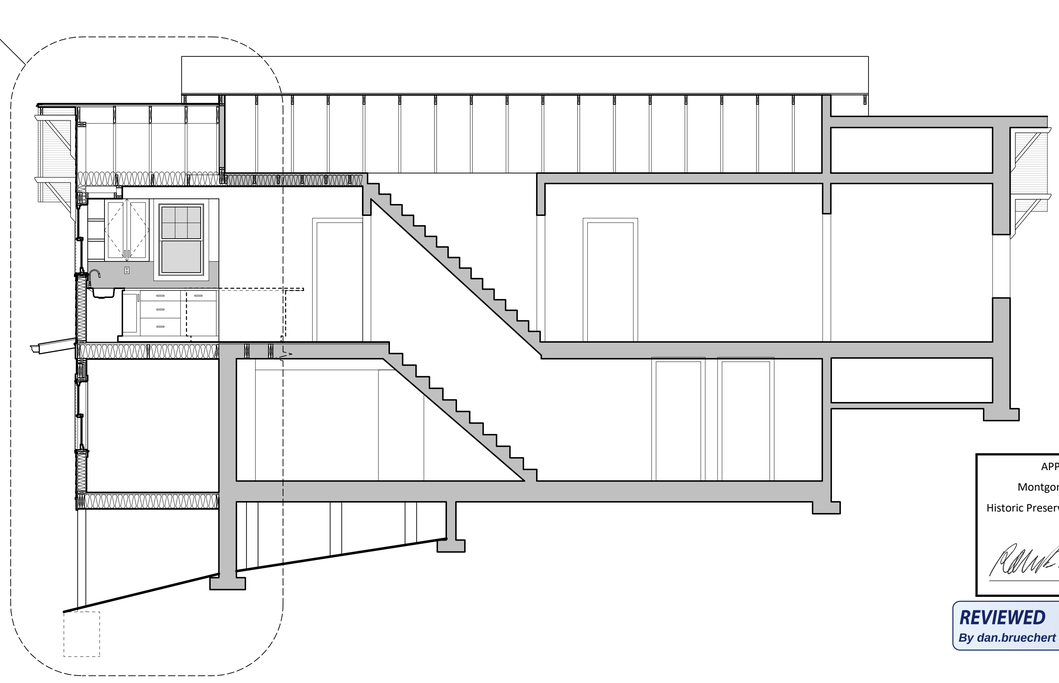
ELEVATIONS

A200



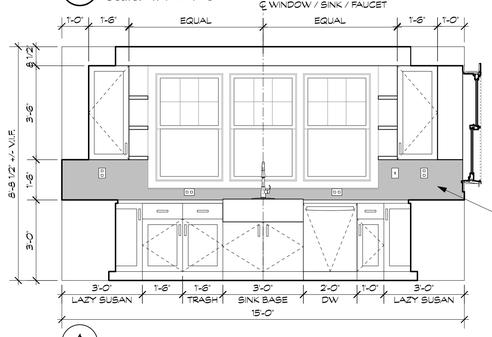
1 A301

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



2 A301

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



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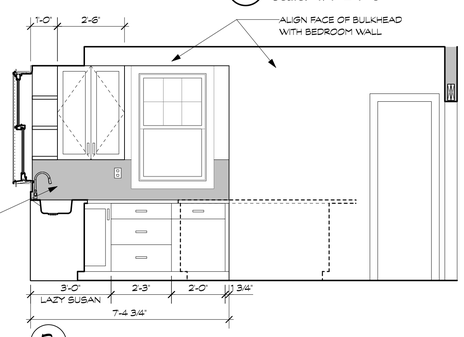

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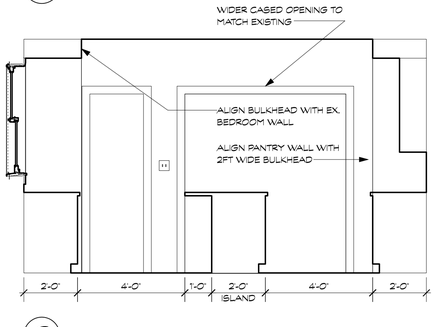

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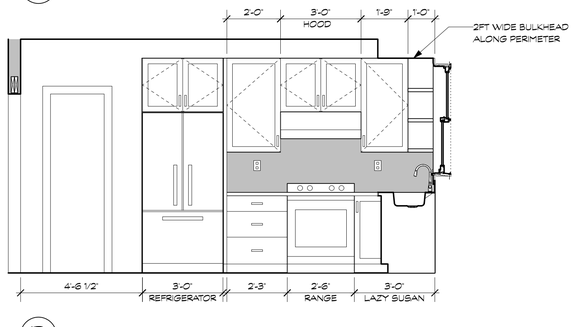
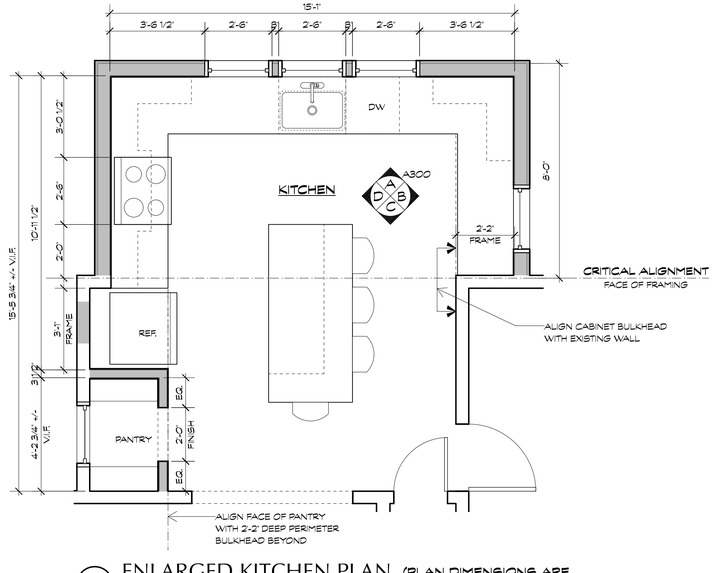


D

3 KITCHEN INTERIOR ELEVATIONS (DIMENSIONS ARE TO FINISHES)
Scale: 3/8" = 1'-0"



4 ENLARGED KITCHEN PLAN (PLAN DIMENSIONS ARE TO ROUGH FRAMING)
Scale: 3/8" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By dan.bruechert at 3:23 pm, Feb 06, 2024

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BATES-LEVEQUE ADDITION

46 Philadelphia Avenue, Takoma Park, MD 20912
Project # 2319

13 JANUARY 2024 - PERMIT/BID SET

BUILDING SECTIONS & INTERIOR ELEVATIONS

A300

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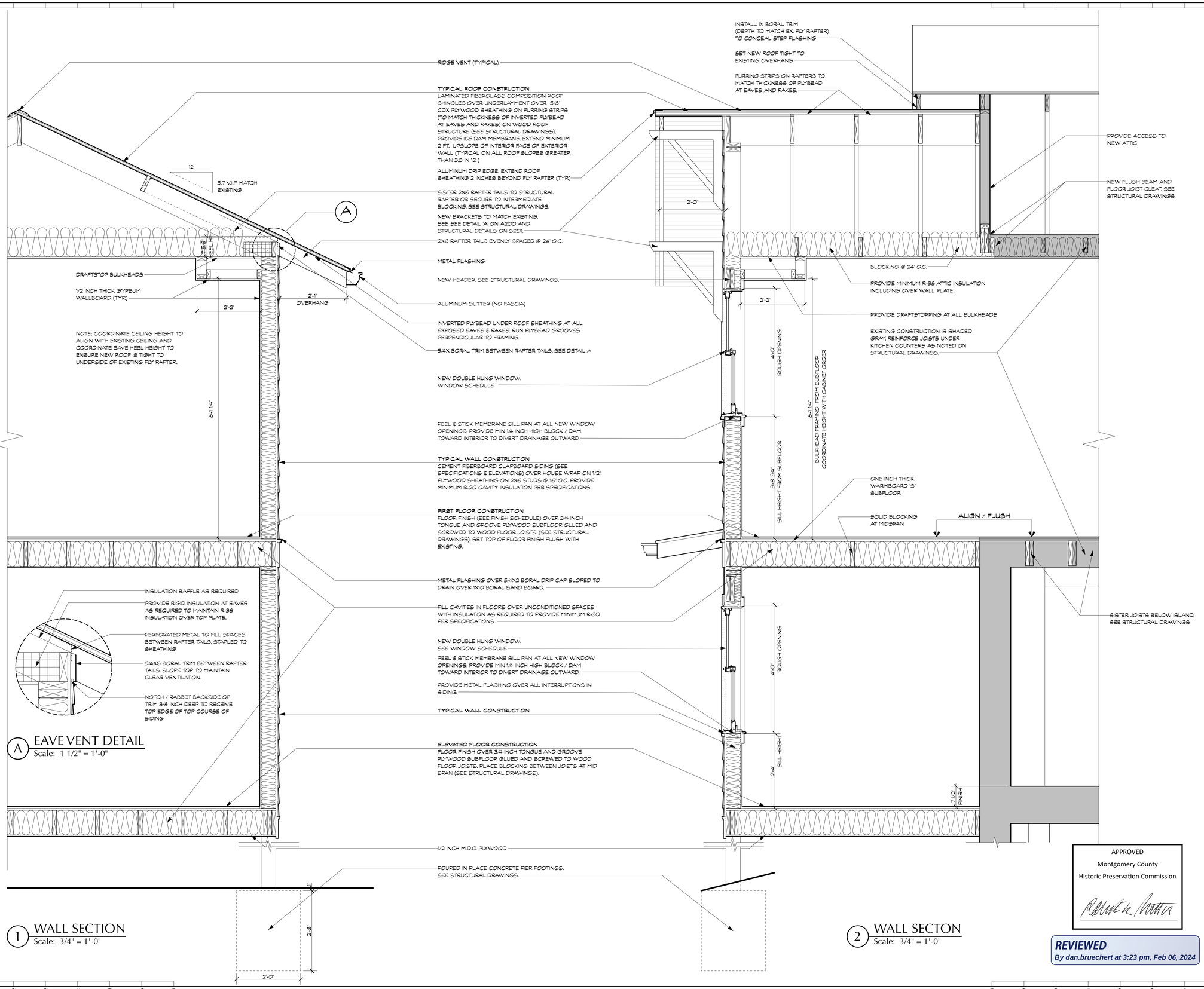

A EAVE VENT DETAIL
Scale: 1 1/2" = 1'-0"

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

2 WALL SECTON
Scale: 3/4" = 1'-0"

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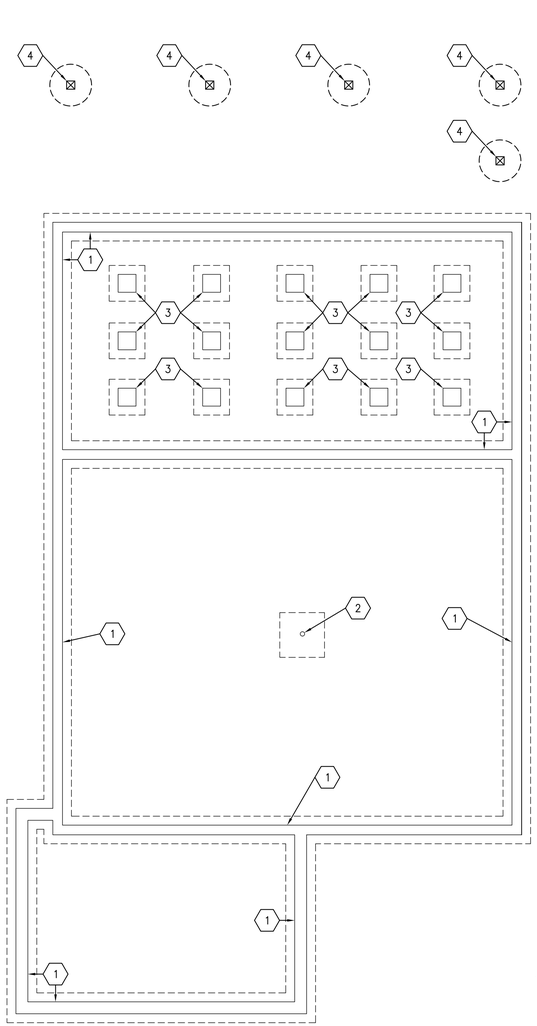
BATES-LEVEQUE ADDITION

46 Philadelphia Avenue, Takoma Park, MD 20912
Project # 2319

13 JANUARY 2024 - PERMIT/BID SET

WALL SECTIONS

A301

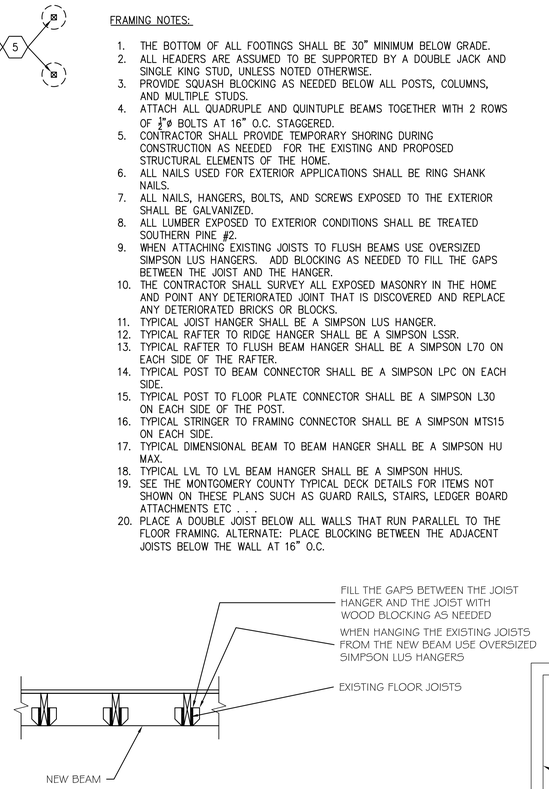


1 FOUNDATION PLAN
Scale: 1/4" = 1'-0"

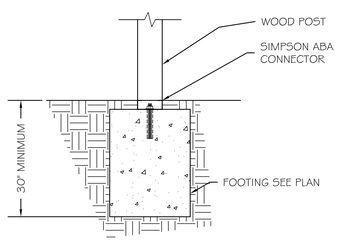
1. EXISTING FOUNDATION WALL AND FOOTING. IF THE EXISTING WALL IS FOUND TO BOW INWARD BY ⅜" OR MORE, NOTIFY THE STRUCTURAL ENGINEER SO THAT REPAIR DETAILS CAN BE PROVIDED.
2. EXISTING COLUMN AND FOOTING.
3. EXISTING PIER AND FOOTING.
4. PT6X6 POST UP ON A 28"ø FOOTING. THE TOP OF THE FOOTING SHALL BE 1" BELOW GRADE. ATTACH THE POST TO THE FOOTING WITH A SIMPSON ABA66.
5. PT4X4 POST UP ON A 16"ø FOOTING. THE TOP OF THE FOOTING SHALL BE 1" BELOW GRADE. ATTACH THE POST TO THE FOOTING WITH A SIMPSON ABA44.
6. PLACE THE STAIRS ON FOOTINGS PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS.

FRAMING NOTES:

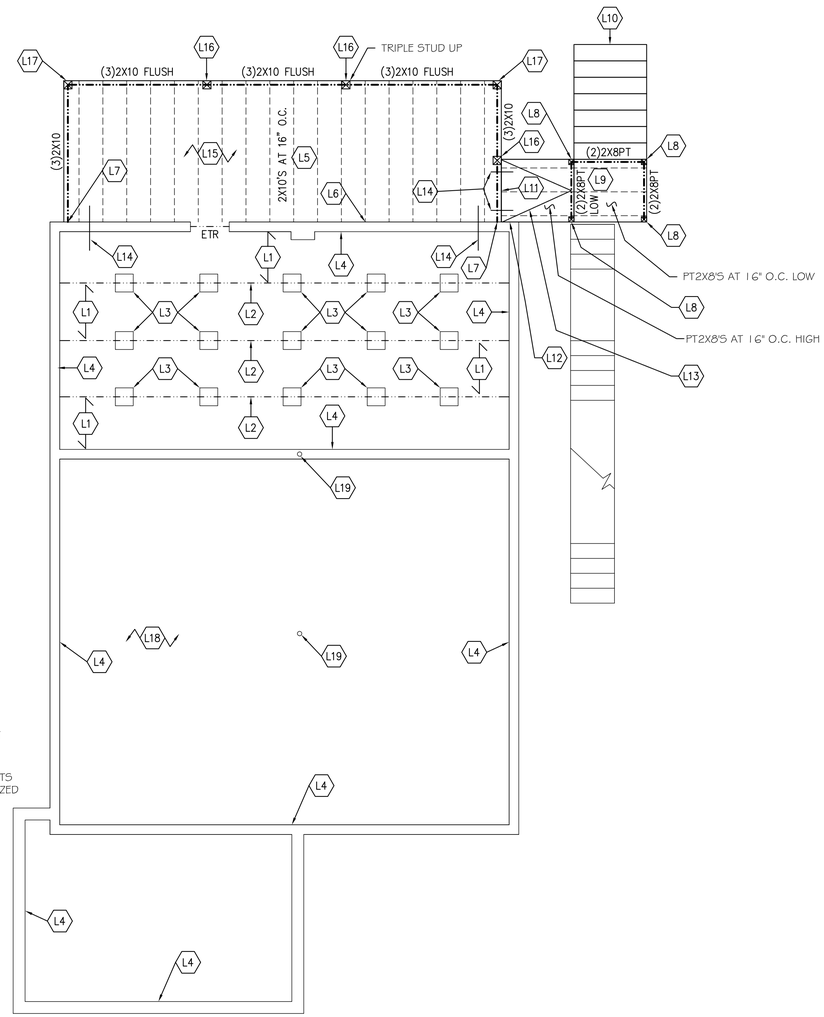
1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
4. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF ½"ø BOLTS AT 16" O.C. STAGGERED.
5. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING AND PROPOSED STRUCTURAL ELEMENTS OF THE HOME.
6. ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.
7. ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
8. ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
9. 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.
10. 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.
11. TYPICAL JOIST HANGER SHALL BE A SIMPSON LUS HANGER.
12. TYPICAL RAFTER TO RIDGE HANGER SHALL BE A SIMPSON LSSR.
13. TYPICAL RAFTER TO FLUSH BEAM HANGER SHALL BE A SIMPSON L70 ON EACH SIDE OF THE RAFTER.
14. TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
15. TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
16. TYPICAL STRINGER TO FRAMING CONNECTOR SHALL BE A SIMPSON MTS15 ON EACH SIDE.
17. TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HU MAX.
18. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
19. SEE THE MONTGOMERY COUNTY TYPICAL DECK DETAILS FOR ITEMS NOT SHOWN ON THESE PLANS SUCH AS GUARD RAILS, STAIRS, LEDGER BOARD ATTACHMENTS ETC . . .
20. 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.



Typical Ex. Joist to New Beam Detail
Scale: ¾" = 1'-0"



Typical Deck Post to Footing Detail
Scale: ¾" = 1'-0"



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

- L1 EXISTING LOWER LEVEL FRAMING. SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A 2X10 OR A DOUBLE 2X8.
- L2 EXISTING BEAM.
- L3 EXISTING PIER.
- L4 EXISTING FOUNDATION WALL.
- L5 PLACE BLOCKING BETWEEN THE JOISTS AT THE MID-POINT OF THE SPAN.
- L6 PT2X10 LEDGER. ATTACH THE LEDGER TO THE EXISTING MASONRY WALL WITH ½" DIAMETER SIMPSON TITEN SCREWS AT 4" O.C. BOTTOM. ATTACH THE LEDGER TO THE EXISTING SILL PLATE OR RIM BOARD WITH LEDGERLOK SCREWS AT 8" O.C. TOP. ALTERNATE: ATTACH THE LEDGER TO EACH WALL STUD WITH (2)LEDGERLOK SCREWS TOP. ATTACH EACH JOIST TO THE LEDGER WITH A SIMPSON LUS HANGER.
- L7 ATTACH THE BEAM TO THE LEDGER WITH A SIMPSON HUC CONCEALED FLANGE HANGER. PLACE TWO EXTRA SIMPSON TITEN SCREWS AND TWO EXTRA LEDGERLOK SCREWS IN THE LEDGER ADJACENT TO THE BEAM.
- L8 PT4X4 POST DOWN. ATTACH THE POST TO THE DECK FRAMING WITH A SIMPSON LCE IN EACH DIRECTION.
- L9 SET THE HIGH JOISTS ON THE BEAM. IF NEEDED, NOTCH THE BOTTOM OF THE HIGH JOISTS. ATTACH EACH HIGH JOIST TO THE BEAM WITH A SIMPSON H2.5A HURRICANE TIE. PLACE A PT2X8 RIM BOARD AT THE EDGE OF THE HIGHER DECK FRAMING. ATTACH EACH JOIST TO THE RIM BOARD WITH (4)#10 TOE SCREWS.
- L10 FRAME THE STAIRS PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS.
- L11 PT2X8 LEDGER. ATTACH THE LEDGER TO THE BEAM WITH ½"ø THRU BOLTS AT 16" 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.
- L12 PT2X8 CLEAT. ATTACH THE LEDGER TO THE EXISTING MASONRY WALL WITH (2)¼" DIAMETER SIMPSON TITEN SCREWS BOTTOM. ATTACH THE LEDGER TO THE EXISTING WOOD WALL WITH (2)LEDGERLOK SCREWS TOP.
- L13 PLACE FLAT PT1X6 BRACING ON THE UNDERSIDE OF THE DECK. ATTACH THE BRACING TO EACH JOIST WITH (2)#8 SCREWS.
- L14 SIMPSON DTT2Z TENSION ANCHOR.
- L15 THE FLOOR DECKING FORMS A DIAPHRAGM TO BRACE THE LOWER LEVEL OF THE ADDITION. PLACE THE FLOOR DECKING IN RUNNING BOND. GLUE THE DECKING TO THE FLOOR JOISTS AND ATTACH THE FLOOR DECKING TO THE JOISTS AND BLOCKING WITH #8 SCREWS AT 6" O.C. AT PANEL EDGES AND 12" O.C. ELSEWHERE. ALL SPLICES IN THE DECKING SHALL OCCUR AT A FLOOR JOIST. PLACE BLOCKING BETWEEN THE JOISTS BELOW ALL SPLICES IN THE DECKING THAT ARE PERPENDICULAR TO THE FLOOR JOISTS.
- L16 PT6X6 POST DOWN. ATTACH THE POST TO THE BEAM WITH A SIMPSON LPC6 ON EACH SIDE OF THE BEAM.
- L17 PT6X6 POST DOWN. ATTACH THE POST TO THE BEAMS WITH A SIMPSON LCE IN EACH DIRECTION.
- L18 EXISTING SLAB ON GRADE.
- L19 EXISTING COLUMN.

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301-565-0543
301-563-9477 (f)

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BATES-LEVEQUE ADDITION
46 Philadelphia Avenue, Takoma Park, MD 20912
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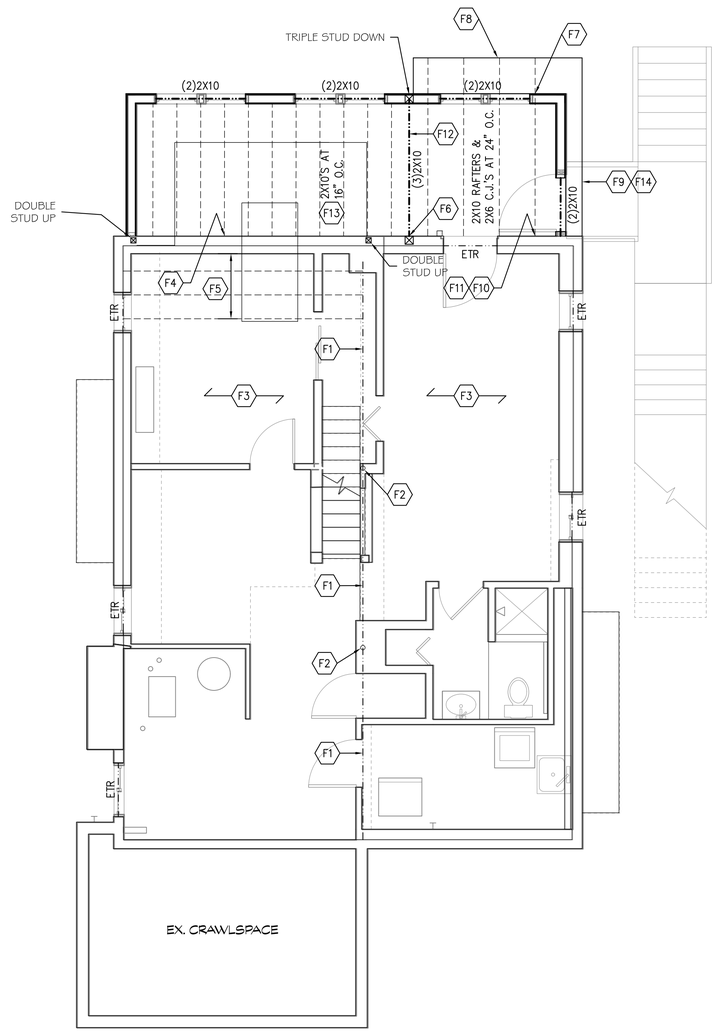
13 JANUARY 2024 - PERMIT/BID SET

FOUNDATION & LOWER LEVEL FRAMING PLANS

S100

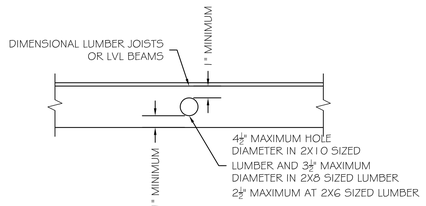


1 FIRST FLOOR FRAMING PLAN
Scale: 1/4" = 1'-0"

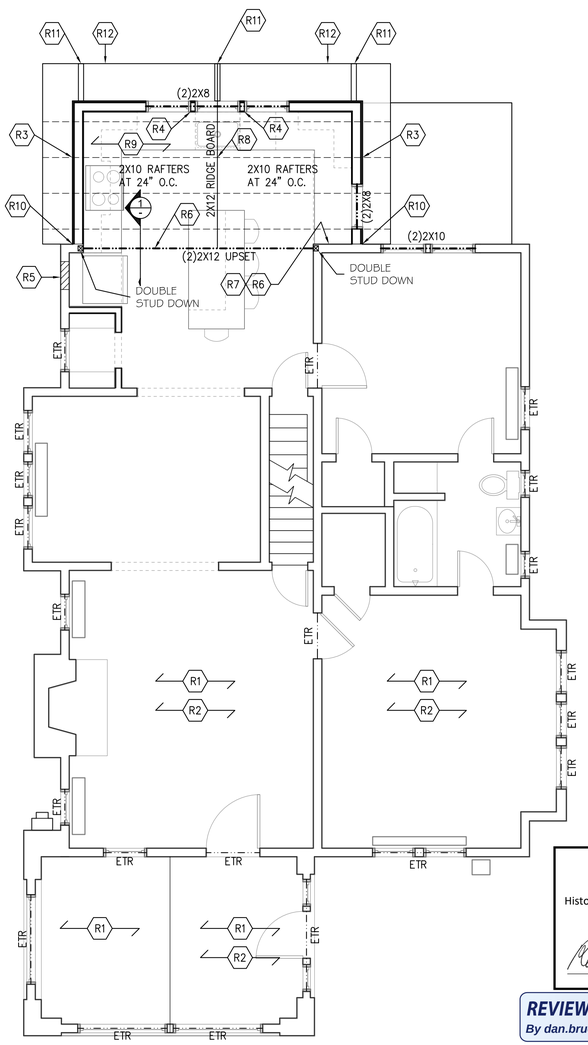
FRAMING NOTES:

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 ½"ø BOLTS AT 16" O.C. STAGGERED.
5. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING AND PROPOSED STRUCTURAL ELEMENTS OF THE HOME.
6. ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.
7. ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
8. ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
9. 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.
10. 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.
11. TYPICAL JOIST HANGER SHALL BE A SIMPSON LUS HANGER.
12. TYPICAL RAFTER TO RIDGE HANGER SHALL BE A SIMPSON LSSR.
13. TYPICAL RAFTER TO FLUSH BEAM HANGER SHALL BE A SIMPSON L70 ON EACH SIDE OF THE RAFTER.
14. TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
15. TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
16. TYPICAL STRINGER TO FRAMING CONNECTOR SHALL BE A SIMPSON MTS15 ON EACH SIDE.
17. TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HU MAX.
18. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
19. SEE THE MONTGOMERY COUNTY TYPICAL DECK DETAILS FOR ITEMS NOT SHOWN ON THESE PLANS SUCH AS GUARD RAILS, STAIRS, LEDGER BOARD ATTACHMENTS ETC . . .
20. 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.

NOTE:
NO HOLE SHALL OCCUR WITHIN 24" OF THE END OF THE JOIST



Typical Detail at Floor Joist/LVL Beam Holes
Scale: ¾" = 1'-0"



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

THE USE WEATHER RESISTANT LUMBER FOR THE LOOKOUT BRACKETS AND THE FLY RAFTERS.

F1 EXISTING BEAM.

F2 EXISTING COLUMN.

F3 EXISTING 1ST FLOOR FRAMING. SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A DOUBLE 2X8.

F4 2X10 LEDGER FOR THE FLOOR JOISTS. ATTACH THE LEDGER TO THE EXISTING RIM BOARD WITH (2)LEDGERLOK SCREWS AT 16" O.C. OR TO EACH WALL STUD WITH (2)LEDGERLOK SCREWS. ATTACH EACH JOIST TO THE LEDGER WITH A SIMPSON LUS HANGER.

F5 SISTER EACH EXISTING JOIST BELOW THE KITCHEN ISLAND OR COUNTER WITH A DOUBLE 2X8. PLACE BLOCKING BETWEEN THE SISTERED JOISTS AT THE MID-POINT OF THE SPAN.

F6 SET THE NEW BEAM ON THE EXISTING SILL PLATE. NOTCH THE BOTTOM OF THE BEAM AS NEEDED OR SHIM THE BOTTOM OF THE BEAM TO THE SILL PLACE WITH CDX PLYWOOD. PLACE A TRIPLE STUD BELOW THE BEAM DOWN TO THE FOUNDATION WALL ON AN AS NEEDED BASIS.

F7 ATTACH EACH RAFTER TO THE SUPPORTING WALL WITH A SIMPSON H2.5A HURRICANE TIE. HOLD THE TOP OF THE RAFTERS UP AS NEEDED FOR VENTILATION AND INSULATION AT THE EAVE. NOTCH THE BOTTOM OF THE RAFTERS AT THE EAVE PER THE ARCHITECTURAL DRAWINGS.

F8 NOTCH THE RAFTERS TO FORM THE EAVE. THE MINIMUM HEIGHT OF THE NOTCHED RAFTER SHALL BE 5½". ALTERNATE: SISTER EACH RAFTER WITH A 6'-0" LONG 2X6 TO FORM THE EAVE.

F9 THE ROOF DECKING SHALL CANTILEVER OVER THE END WALL TO THE SUPPORT THE RAKE. NO SPLICE SHALL OCCUR IN THE ROOF DECKING WITHIN 48" OF THE END WALL.

F10 PLACE A 2X10 LEDGER FOR THE NEW ROOF FRAMING. ATTACH THE LEDGER TO THE EXISTING WALL WITH (2)LEDGERLOK SCREWS AT EACH STUD. ATTACH EACH RAFTER TO THE LEDGER WITH A SIMPSON LSSR HANGER.

F11 PLACE A 2X6 LEDGER FOR THE NEW CEILING FRAMING. ATTACH THE LEDGER TO THE RIM BOARD WITH (2)LEDGERLOK SCREWS AT 16" O.C. OR TO EACH STUD WITH (2)LEDGERLOK SCREWS. ATTACH EACH JOIST TO THE LEDGER WITH A SIMPSON LUS HANGER.

F12 PLACE A 2X10 CLEAT FOR THE NEW ROOF DECKING. ATTACH THE CLEAT TO THE NEW WALL WITH (2)#10 SCREWS AT 6" O.C.

F13 PLACE BLOCKING BETWEEN THE JOISTS AT THE MID-POINT OF THE SPAN.

F14 PLACE A DECORATIVE FLY RAFTER AT THE RAKE. ATTACH THE ROOF DECKING TO THE FLY RAFTER WITH #8 SCREWS AT 6" O.C.

R1 EXISTING RAFTERS. SISTER ANY DAMAGED RAFTER THAT IS FOUND WITH A 2X8 OR A DOUBLE 2X6.

R2 EXISTING ATTIC JOISTS. SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A 2X8 OR A DOUBLE 2X6.

R3 ATTACH EACH RAFTER TO THE SUPPORTING WALL WITH A SIMPSON H2.5A HURRICANE TIE. HOLD THE TOP OF THE RAFTERS UP AS NEEDED FOR VENTILATION AND INSULATION AT THE EAVE. NOTCH THE BOTTOM OF THE RAFTERS AT THE EAVE PER THE ARCHITECTURAL DRAWINGS. THE MINIMUM HEIGHT OF THE NOTCHED RAFTER SHALL BE 5½". ALTERNATE: SISTER EACH RAFTER WITH A 6'-0" LONG 2X6 TO FORM THE EAVE.

R4 PLACE A DOUBLE JACK STUD BETWEEN EACH WINDOW.

R5 INFILL THE EXISTING WALL WITH 2X WOOD STUDS AT 16" O.C. USE STUDS THAT MATCH THE WIDTH OF THE EXISTING WALL STUDS.

R6 PLACE A 2X10 CLEAT FOR THE NEW ROOF DECKING. ATTACH THE CLEAT TO THE EXISTING WALL WITH (2)#10 SCREWS AT 6" O.C.

R7 PLACE A 2X8 CLEAT FOR THE NEW CEILING. ATTACH THE CLEAT TO THE EXISTING WALL WITH (2)#10 SCREWS AT 6" O.C.

R8 ATTACH EACH RAFTER TO THE RIDGE WITH A SIMPSON LSSR HANGER. HOLD THE TOP OF THE RIDGE DOWN AS NEEDED FOR VENTILATION AND SO THAT THE BOTTOM OF THE RIDGE IS EVEN WITH OR DEEPER THAN THE BOTTOM OF THE RAFTERS.

R9 2X8 CEILING JOISTS AT 24" O.C. THE CEILING JOISTS SHALL ALIGN WITH THE NEW RAFTERS. WHEN APPLICABLE ATTACH EACH CEILING JOIST TO EACH RAFTER WITH (10)10d NAILS.

R10 ATTACH THE 1ST STUD TO THE EXISTING WALL WITH (2)#10 SCREWS AT 6" O.C.

R11 LOOKOUT BRACKET PER THE TYPICAL DETAIL.

R12 THE ROOF DECKING SHALL CANTILEVER OVER THE END WALL TO THE SUPPORT THE RAKE. NO SPLICE SHALL OCCUR IN THE ROOF DECKING WITHIN 48" OF THE END WALL. PLACE A 2X6 FLY RAFTER AT THE EDGE OF THE ROOF. PLACE LOOKOUT BRACKETS TO SUPPORT THE FLY RAFTER AT THE EAVE AND AT THE RIDGE PER THE TYPICAL DETAIL. ATTACH EACH FLY RAFTER TO THE LOOK OUT BRACKET WITH (3)#10 TOE SCREWS WITH 2" MINIMUM EMBEDMENT IN THE BRACKET.

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By dan.bruechert at 3:23 pm, Feb 06, 2024

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 #: 15218 EXPIRATION DATE: 10-31-2025

APAC ENGINEERING, Inc
8555 16th St. #200
Silver Spring, MD 20910
301-565-0543
301-663-8477 (f)

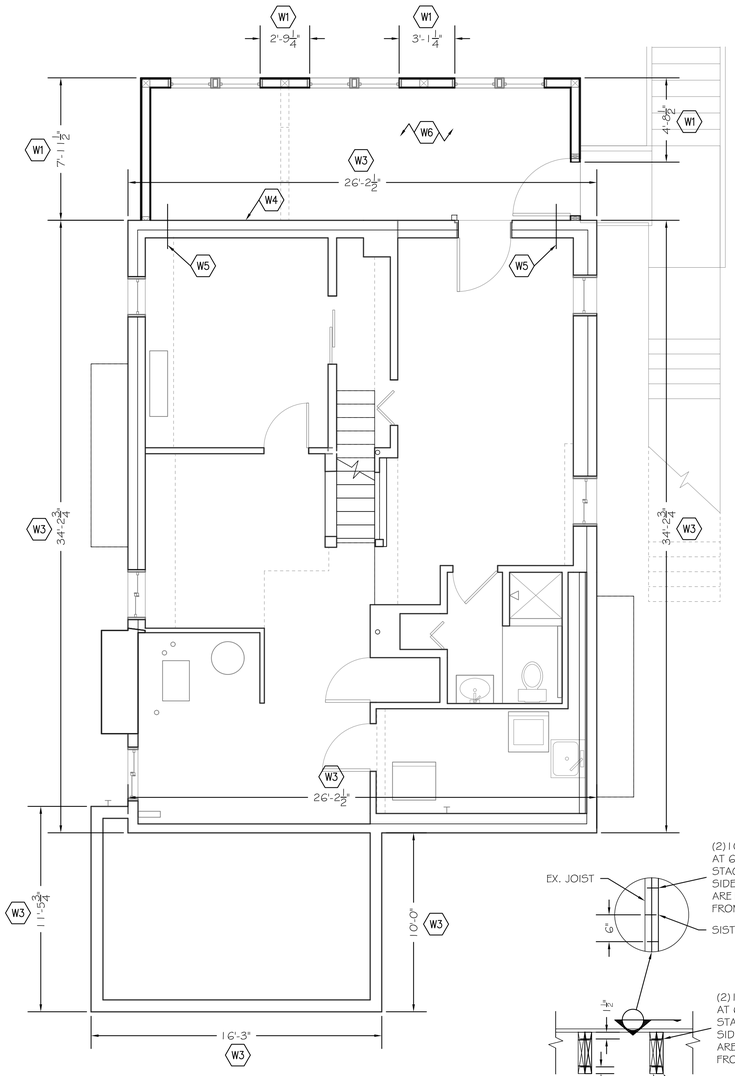
BATES-LEVEQUE ADDITION

46 Philadelphia Avenue, Takoma Park, MD 20912
Project # 2319

13 JANUARY 2024 - PERMIT/BID SET

FIRST FLOOR & ROOF FRAMING PLAN

S101



1 LOWER LEVEL WIND BRACING PLAN
Scale: 1/4" = 1'-0"

WIND BRACING NOTES:

1. WALLS BRACED PER IRC R602.10 AND R301.1.3 "ENGINEERED DESIGN".
2. APPLY 7/16" OSB SHEATHING TO ALL EXTERIOR WALLS.
3. ATTACH OSB TO WOOD FRAMING WITH 8d NAILS AT 4" O.C. AT PANEL EDGES AND 8" O.C. ELSEWHERE.
4. EDP DENOTES "ENGINEERED DESIGNED PANEL".
5. ATTACH THE BOTTOM PLATE OF THE WALL TO THE JOISTS OR BLOCKING WITH 1-16d (0.135X3½) NAIL. ATTACH THE BOTTOM PLATE TO THE RIM BOARD WITH 16d NAILS AT 12" O.C.
6. ATTACH EACH JOIST AND RAFTER TO THE TOP PLATE OF THE WALL WITH 2-16d (0.135X3½) TOE NAILS.
7. ATTACH THE RIM BOARD TO THE TOP PLATE OF THE WALL WITH 16d (0.135X3½) TOE NAILS AT 12" O.C.
8. ATTACH RIM BOARD TO SILL PLATE WITH 16d (0.135X3½) TOE NAILS AT 12" O.C.

W1 EDP WIND BRACING PANEL.

W2 EXISTING PERFORATED WOOD SHEAR WALL.

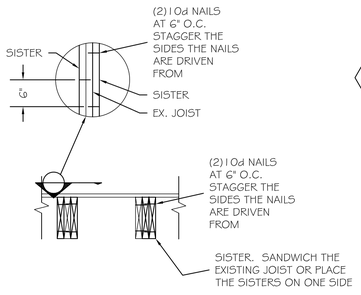
W3 EXISTING FOUNDATION WALL/MASONRY SHEAR WALL OR PERFORATED SHEAR WALL.

W4 ATTACH THE FLOOR DECKING TO THE LEDGER WITH #8 SCREWS AT 4" O.C. FOR WIND SHEAR TRANSFER.

W5 SIMPSON DTT2Z TENSION ANCHOR.

W6 THE FLOOR DECKING FORMS A DIAPHRAGM TO BRACE THE LOWER LEVEL ADDITION. PLACE THE FLOOR DECKING IN RUNNING BOND. GLUE THE DECKING TO THE FLOOR JOISTS AND ATTACH THE FLOOR DECKING TO THE JOISTS AND BLOCKING WITH #8 SCREWS AT 6" O.C. AT PANEL EDGES AND 12" O.C. ELSEWHERE. ALL SPLICES IN THE DECKING SHALL OCCUR AT A FLOOR JOIST. PLACE BLOCKING BETWEEN THE JOISTS BELOW ALL SPLICES IN THE DECKING THAT ARE PERPENDICULAR TO THE FLOOR JOISTS.

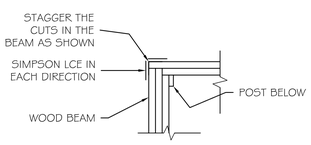
@Single Sister



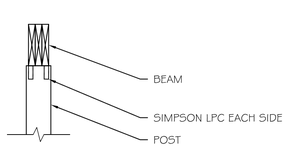
@Double Sister

Typical Sistering Details

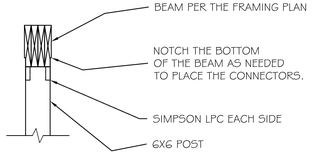
Scale: NTS



@ Corners



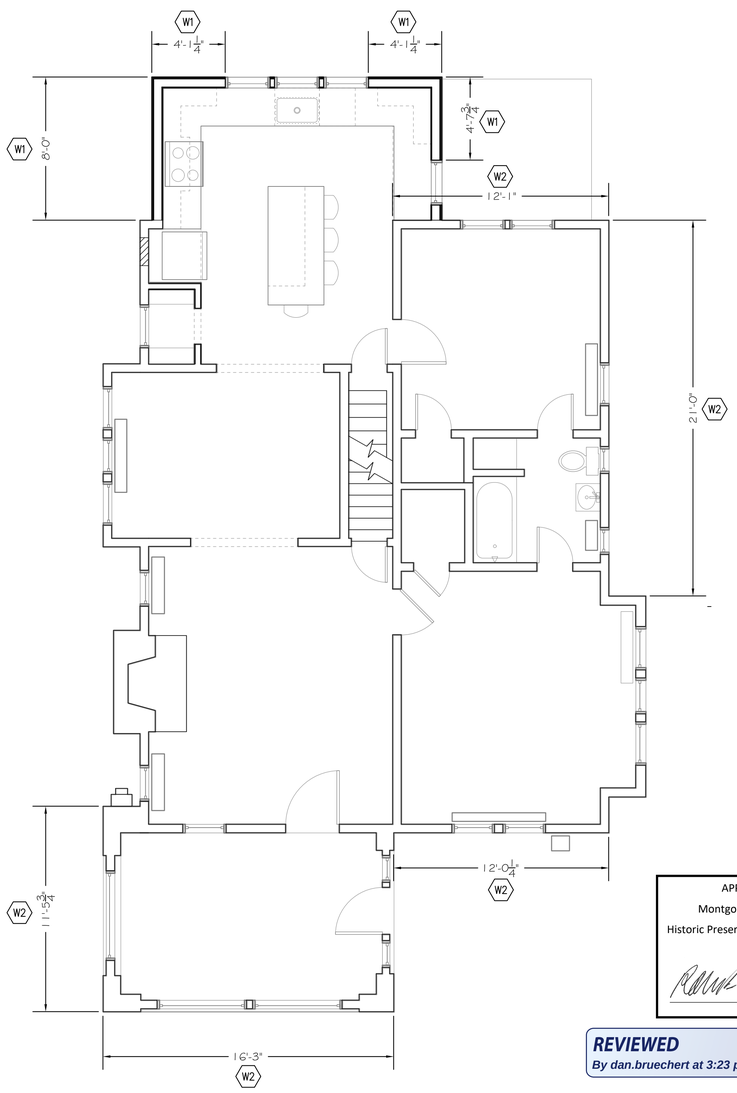
@ Simpson LPC Connectors



LPC Connectors(Quadruple 2x to 6x6 Post)

Typ. Wood Post To Beam Details

Scale: ¾" = 1'-0"



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

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BATES-LEVEQUE ADDITION

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Project # 2319

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WIND BRACING PLANS

S200

Structural Notes

1. All work and materials to comply with the requirements of the 2018 IBC and IRC codes as revised by Montgomery County.
2. Codes: the following design standards are applicable by reference:
   TMS 402-2016 Building Code Requirements for Masonry Structures.
   AWC NDS -2018 - Wood Frame Construction Manuel for One and Two Family Dwellings.
   ACI 318-14 Building Code Requirements for Reinforced Concrete
   AISC - 360-16 Specifications for Steel Buildings.
3. 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.
4. 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.
5. 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 ¾" APA rated decking. Roof decking shall be $\frac{5}{8}$"APA rated decking. Wall sheathing shall be $\frac{1}{2}$" 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 2x6 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
6. Fasteners:
   A. All prefabricated angles, bearing plates, and joist hangers shall be installed per the manufacturer recommendations.
   B. Follow the manufacturer recommendations for setting epoxy bolts.
   C. Expansion bolts shall be rawl power studs.
7. Masonry:
   A. Masonry construction shall be in conformance with the applicable sections of TMS 402-2016 "Building Code Requirements for Masonry Structures."
   B. Concrete masonry units shall be hollow load bearing units (ASTM C90) grade n-1 with a net strength of 2000psi and F'm - 1500psi.
   C. All joints to be filled solid with mortar.
   D. Mortar to comply with ASTM C270 (type M or S).
   E. Provide corrugated masonry ties between brick facia and wood walls or cmu walls at 16" O.C. in each direction.
   F. Provide 9ga truss style joint reinforcement @ 16" O.C. vertically.
   G. Lintels shall be as follows:
      Opening ≤ 3'-0" - L4x3½ x¼ LLV/ 4" of wall
      3'-0" < Opening ≤ 7'-0" - L6x3½x$\frac{5}{16}$ LLV/ 4" of wall.
      Opening > 7'-0" - See Plan
8. Cast In place concrete:
   A. Concrete construction shall be in conformance with the applicable sections of ACI 318-14, "Part 3 - Construction Requirements."
   B. Concrete shall have a minimum compressive strength at 28 days of 3000psi, UNO (unless noted otherwise).
   C. All concrete shall be placed with a slump of 4" (± ½")
   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	1½"
Slabs	¾"
Footings	3"

9. 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.
10. Dimensions: The contractor shall field verify all dimensions prior to fabrication of structural components.
11. Coordination: The contractor shall coordinate all sleeves, duct openings and holes between trades. Any conduits or pipes embedded in concrete must be in accordance with ACI 318-14, chapter 6. Where sleeves are closely spaced in a group, the group shall be treated as an opening and reinforced accordingly. Submit drawings showing all opening sizes and locations for the approval by the structural engineer.

Dead Loads:

SPF #2 -	25 PCF
½ Decking -	1.7 PSF
¾" Decking -	2.5 PSF
Asphalt Shingles -	2.5 PSF
Slate Shingles -	15 PSF
½" 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:

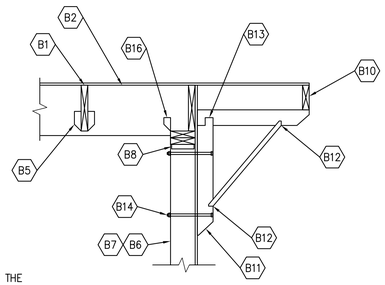
GROUND SNOW LOAD (PG):	30PSF
FLAT ROOF SNOW LOAD(PF):	30PSF
SNOW EXPOSURE FACTOR (CE):	0.9
SNOW IMPORTANCE FACTOR (I):	1.0

Deflection Limitations:

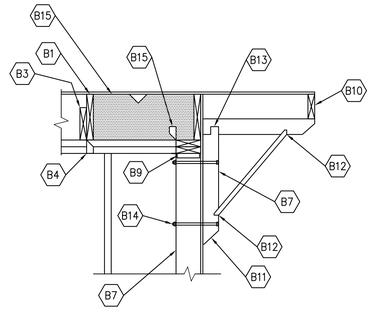
Rafters:	L/240
Interior Walls and Partitions:	H/180
Floors and Plastered Ceilings:	L/360
All Other Structural Members:	L/240
Ext. Walls with plaster or stucco finishes:	L/360
Ext. Walls - Wind Loads with Brittle Finishes:	L/240
Ext. walls - Wind Loads with Flexible Finishes:	L/120

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):	0.22
SEISMIC MODIFICATION FACTOR (R):	1.5
BASE SHEAR:	8.4k
ANALYSIS PROCEDURE:	EQUIV. LATERAL FORCE
BASIC SFRS:	ORDINARY MASONRY WALLS



@ the Ridge

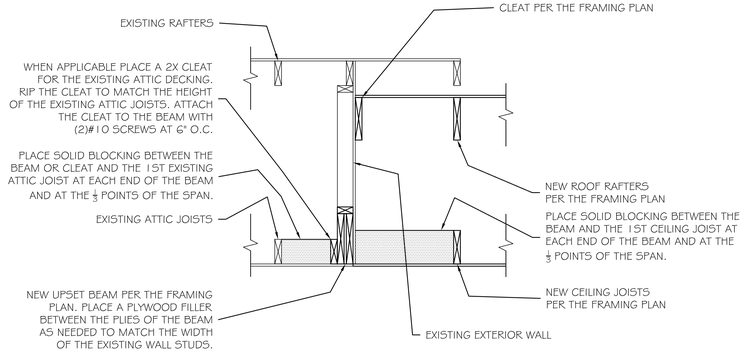


@ the Eave

Typical Lookout Brackets Details

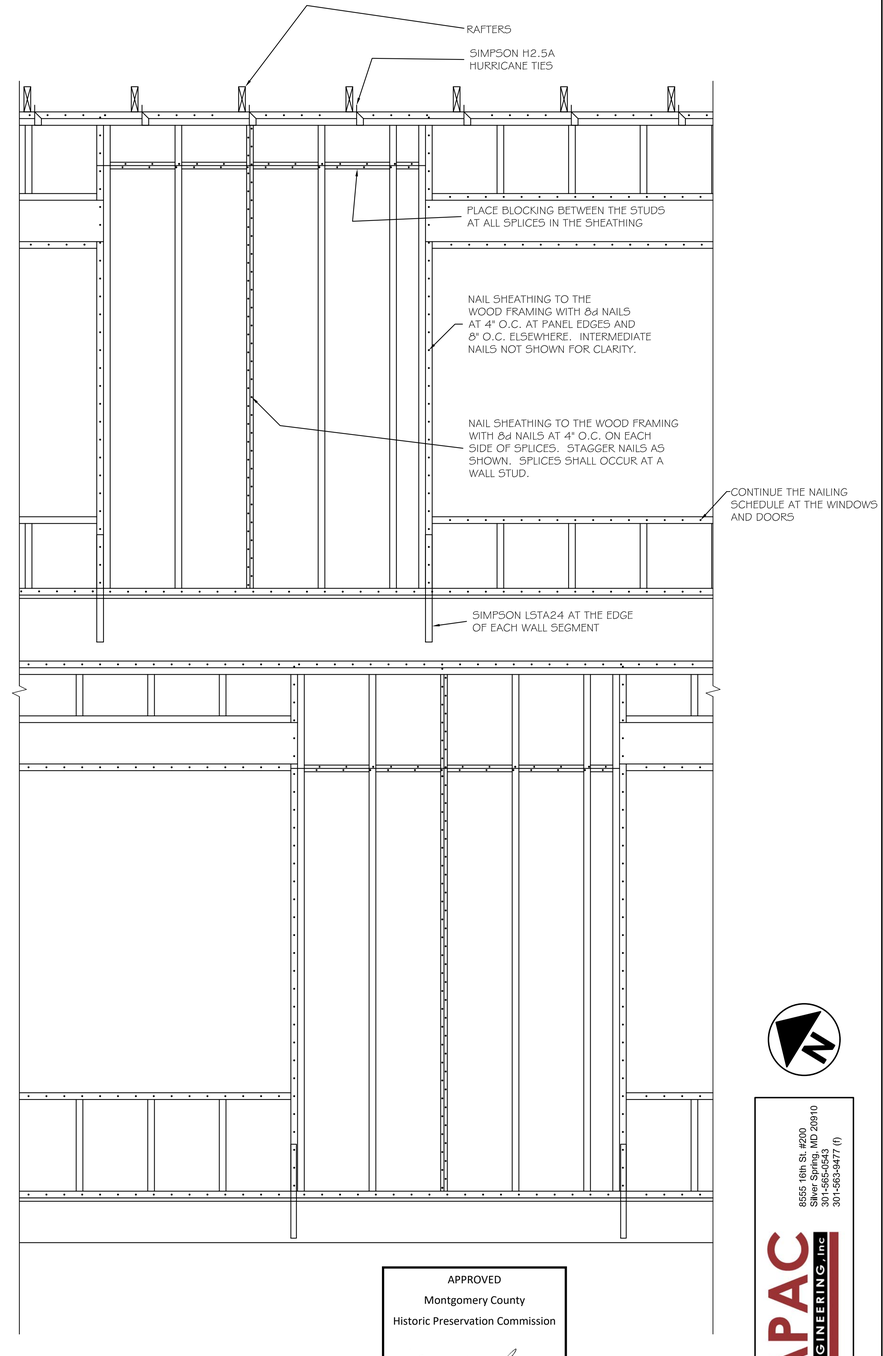
Scale: ¾" = 1'-0"

THE USE WEATHER RESISTANT LUMBER FOR THE LOOKOUT BRACKETS AND THE FLY RAFTERS.



SECTION 1 -
SCALE: ¾" = 1'-0"

B1	RAFTERS PER THE FRAMING PLAN.
B2	RIDGE BOARD PER THE FRAMING PLAN. NOTCH THE BOTTOM OF THE RIDGE AND PLACE IT ON THE GABLE END WALL.
B3	CEILING JOISTS PER THE FRAMING PLAN.
B4	HURRICANE TIE PER THE FRAMING PLAN.
B5	SIMPSON LSSR HANGER PER THE FRAMING PLAN.
B6	4X6 UNTREATED BACKING POST IN THE GABLE END WALL.
B7	THE BRACKET SHALL ALIGN WITH THE CORNER OF THE WALL. FRAME THE CORNER WITH A STANDARD TRIPLE STUD.
B8	ATTACH THE BACKING POST TO THE TOP PLATE OF THE WALL WITH A SIMPSON LS50 ON EACH SIDE OF THE POST. ATTACH THE BACKING POST TO THE BOTTOM PLACE OF THE WALL WITH A SIMPSON L50 ON EACH SIDE OF THE POST. THE BOTTOM PLATE OF THE WALL IS NOT SHOWN FOR CLARITY.
B9	ATTACH THE TRIPLE STUD TO THE TOP PLATE AND BOTTOM PLATE OF THE WALL WITH A SIMPSON L50 IN REAR WALL AND THE SIDE WALL. THE BOTTOM PLATE OF THE WALL IS NOT SHOWN FOR CLARITY.
B10	2X6 FLY RAFTER PER THE FRAMING PLAN. ATTACH THE FLY RAFTER TO THE BRACKET WITH (3)#10 TOE SCREWS WITH 2" MINIMUM EMBEDMENT.
B11	BRACKET PER THE FRAMING PLAN. MAKE THE BRACKET WITH VERTICAL AND HORIZONTAL 4X4 MEMBERS AND A 2X4 KICKER. USE WEATHER RESISTANT LUMBER.
B12	LET THE DIAGONAL INTO THE HORIZONTAL AND VERTICAL 4X4. GLUE THE JOINT AND PLACE (4)#10 TOE SCREWS.
B13	MAKE AN INTERLOCKING JOINT BETWEEN THE VERTICAL AND HORIZONTAL MEMBER AS SHOWN. GLUE THE JOINT AND ATTACH THE 4X4'S TOGETHER WITH (3)#10 SCREWS.
B14	ATTACH THE BRACKET TO THE BACKING POST WITH (2)½"ø BOLTS. COUNTERSINK THE BOLTS IF NEEDED.
B15	PLACE SOLID BLOCKING BETWEEN THE RAFTERS OVERTOP OF THE NEW EXTERIOR WALL AT THE INTERIOR FACE OF THE WALL. CUT A 4" WIDE BY 2" TALL "V" SHAPED NOTCH IN THE TOP OF THE BLOCKING AS NEEDED FOR VENTILATION. ATTACH THE BLOCKING TO THE REAR WALL OF THE ADDITION WITH A SIMPSON H2.5A HURRICANE TIE.
B16	ATTACH THE RIDGE BOARD TO THE GABLE END WALL WITH A SIMPSON H2.5A HURRICANE TIE ON EACH SIDE OF THE RIDGE BOARD.



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STRUCTURAL NOTES & DETAILS

S201

SPECIFICATIONS (CONTINUED FROM SP100)

DIVISION 15: PLUMBING / MECHANICAL

15.1 Plumbing: Contractor shall furnish and install complete domestic hot and cold distribution and sanitary 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 Supply Piping: Hot and cold supply piping shall be cpvc or PEX waterpiping. Supply piping shall be insulated with min. R3, continuous foam pipe jacket insulation. Shut-off valves shall be provided at all fixtures. All exposed piping, couplings, valves and accessories shall be chrome plated unless noted otherwise. Water hammer arrestors shall be provided at all valved appliances such as dishwashers and washing machines.

15.1.2 Sanitary lines and vent pipes shall be PVC (UNO).

15.1.3 Galvanized Piping: all existing galvanized piping and fittings that are exposed in the course of construction, or readily accessible with modest effort, shall be removed and replaced.

15.1.4 Pipe penetrations through partitions should not make rigid contact with framing or gypsum board. Provide resilient sealant around the perimeter opening where pipe passes through.

15.1.5 Hose Bib: Existing to remain.

15.1.6 Hot Water Heater: Existing to remain.

15.1.7 Gas: NA.

15.1.8 Kitchen fixtures (sink & faucet): Owner to select, Contractor to provide and 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.

15.2 Mechanical

15.2.1 Existing gas-fired boiler and associated whole-house hydronic radiant system to remain. Extend system as required to provide adequate heat in all enlarged/remodeled spaces. Size new radiator(s) and floor heat as necessary to meet heating demands for designated spaces based on insulation values, perimeter exposure and orientation. Extend/modify system as follows (see mechanical plans):

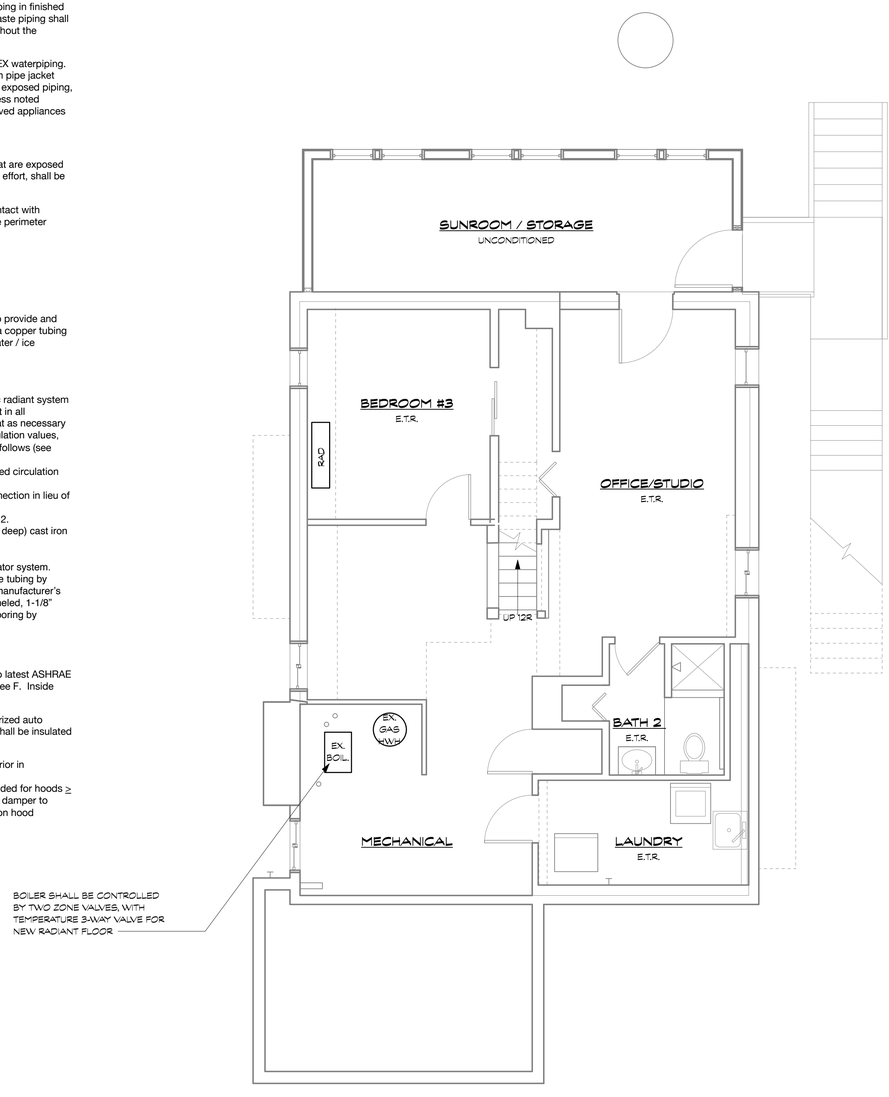
- Provide new, kitchen zone control thermostat and dedicated circulation pump.
- New floor heat shall be on a separate zone tied-in via connection in lieu of existing flow valve.
- Warmboard subfloor: see Radiant Floor Heat section 15.2.2. Radiator(s) shall be new by Runtal or salvaged shallow (4" deep) cast iron radiator.

15.2.2 Radiant floor heat (Kitchen Addition): Connect to existing radiator system. Use fittings, components and ½" PEX cross-linked polyethylene tubing by Wirsbo, Rehau or approved equal. Install in accordance with manufacturer's recommendations. Provide aluminum skinned, specially channeled, 1-1/8" thick tongue and groove Warmboard 'S' radiant plywood subflooring by Warmboard in lieu of standard 3/4" T&G subfloor.
Local Warmboard rep: Milton Greenstreet of Warmboard, Inc., #202-603-9215. Email: mgreenstreet@warmboard.com.

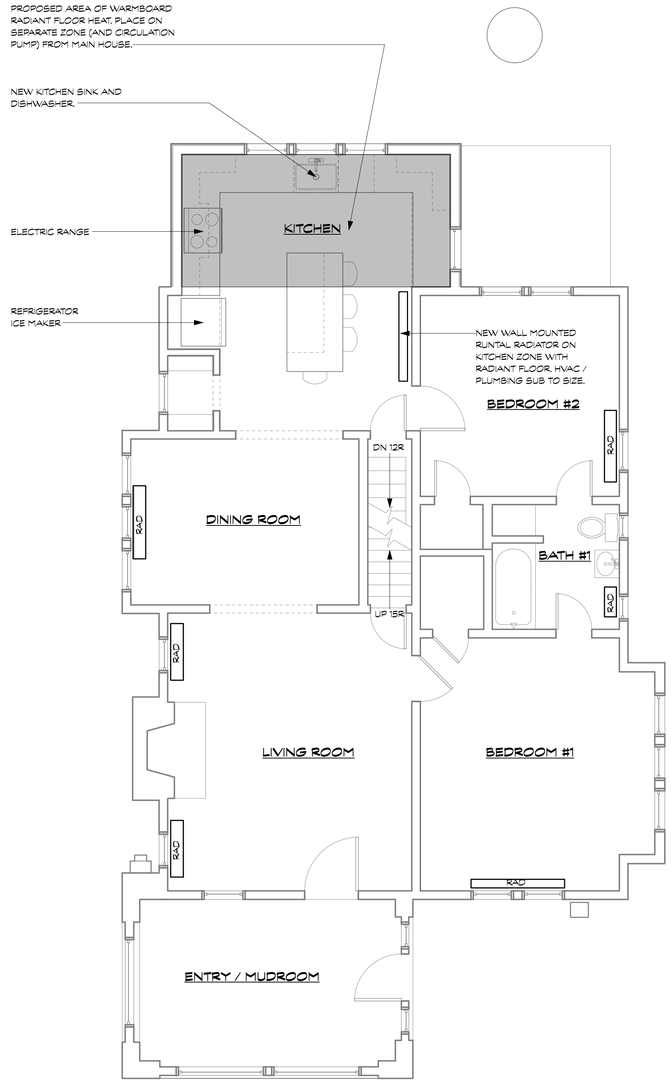
15.2.3 Performance/Design: Heating load calculation shall conform to latest ASHRAE standards. Outside air winter design condition shall be 0 degree F. Inside design condition shall be 72 degree F in winter.

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 Kitchen exhaust: Install new kitchen exhaust and duct to exterior in accordance with manufacturers recommendations. Provide weatherized/dampered termination. Make-up air shall be provided for hoods ≥ 400 CFM. Provide low voltage 18/5 control wire interlock from damper to hood. Use induction/current sensing relay or pressure switch on hood monitor.



1 BASEMENT MECHANICAL PLAN
Scale: 1/4" = 1'-0"



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

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MECHANICAL CONSULTANT
Ron Gallant, Gallant Mechanical
13001 Cleveland Drive
Rockville, Maryland 20850
(240) 750-4988

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MECHANICAL / PLUMBING

MP100

SPECIFICATIONS (CONTINUED FROM SP100)

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.

- 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: Where devices are added in existing spaces all devices in that space shall be upgraded to match new devices.
- 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 select, Contractor to provide and install. See Div. 17 for Allowance Summary. 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 85% of permanent fixtures shall use high efficiency lamps.

16.5 Bath exhaust: NA

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.

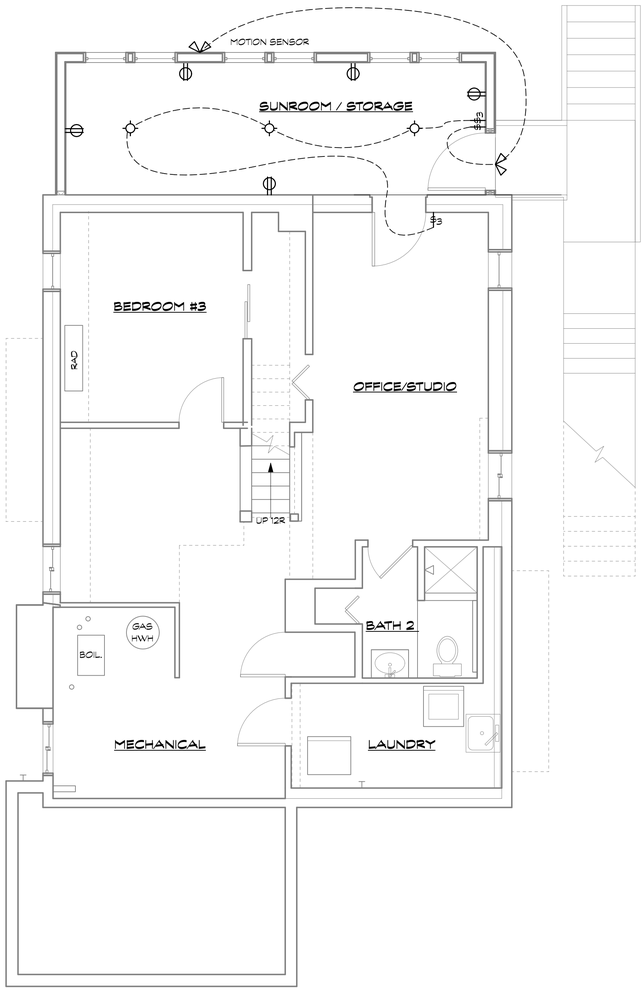
ELECTRICAL SYMBOLS

	DUPLEX RECEPTACLE (OUTLET) - 15/20 AMP @ 18" A.F.F.- COORDINATE W/ PANEL & EQUIP.
WP	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 @ 18" A.F.F.
	GFI OUTLET - 20 AMP @ 45" A.F.F.
	HALF-SWITCH OUTLET - 20 AMP @ 18" A.F.F.
	QUAD RECEPTACLE 15/20 AMP @ 18" A.F.F. (U.N.O.)
	FLOOR MOUNTED DUPLEX RECEPTACLE W/ FLUSH DECORATIVE COVER
J	JUNCTION BOX. SIZE AS REQUIRED
	ELECTRIC DRYER RECEPTACLE
	DATA/TELEPHONE JACK - MOUNT @ 18" A.F.F. (U.N.O.)
TV	CABLE TV OUTLET
S EX	EXISTING SMOKE DETECTOR - REPLACE/RELOCATE AS NECESSARY TO MEET CODE
S	SMOKE DETECTOR - HARDWIRED INTERCONNECT PER CODE
	EXHAUST FAN-CEILING MOUNTED
	EXHAUST FAN-WALL MOUNTED

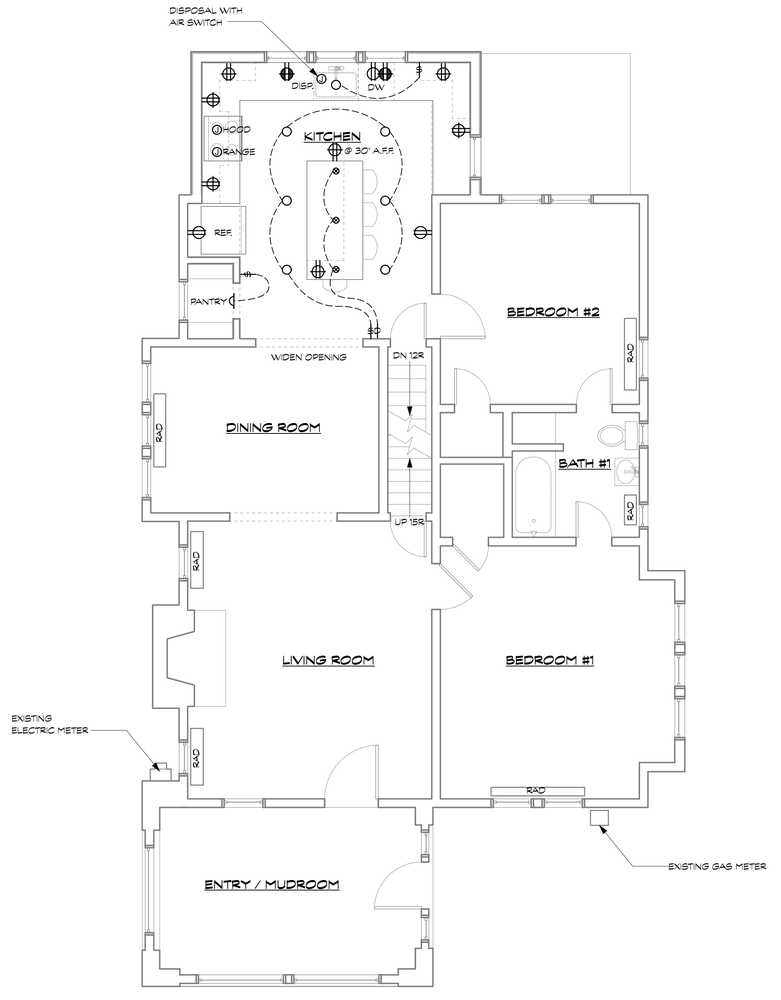
LIGHTING SYMBOLS

	SURFACE MOUNTED CEILING LIGHT FIXTURE
	FULLY RECESSED LED LIGHT
UC	UNDER CABINET MOUNTED FIXTURE
	SUSPENDED PENDANT FIXTURE
	FULLY RECESSED INCANDESCENT WALL WASH LIGHT- MOUNT 2'-0" FROM WALL U.N.O.
	PENDANT FIXTURE
	VANITY LIGHT
	WALL-MOUNTED LIGHT FIXTURE
	SCONCE FIXTURE
	CEILING FAN/LIGHT
	LED LIGHT FIXTURE
S	SWITCH
S3	THREE WAY SWITCH
P	DIMMER SWITCH
P3	DIMMER THREE WAY SWITCH
JS	JAMB SWITCH
	SECURITY FLOODLIGHT ON MOTION DETECTOR

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



1 BASEMENT ELECTRIC PLAN
Scale: 1/4" = 1'-0"



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

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By dan.bruechert at 3:23 pm, Feb 06, 2024

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

DATE	ISSUE - REMARKS

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

LICENSE #: 15218
EXPIRATION DATE: 10-31-2025

BATES-LEVEQUE ADDITION

46 Philadelphia Avenue, Takoma Park, MD 20912
Project # 2319

13 JANUARY 2024 - PERMIT/BID SET

ELECTRICAL PLANS

E100