



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: May 30, 2023

MEMORANDUM

TO: Rabbiah Sabbakahn
Department of Permitting Services

FROM: Dan Bruechert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #995400 - Building Rehab, Rear Addition

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the December 21, 2022 HPC meeting.

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

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

Applicant: Daniel Martin
Address: 10310 Freeman Pl., Kensington

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Dan Bruechert at 301.563.3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



THE MARTIN RESIDENCE

10310 FREEMAN PLACE
KENSINGTON MD 20895

PROJECT INFO:

SCOPE FAR:

BASEMENT: (EX)1269.74 SF (ADD) 150.56 SF = 1420.35 SF
FIRST FLOOR: (EX) 1149.25 SF (ADD) 160.07 SF = 1309.32 SF
SECOND FLOOR: (EX) 1143.23 SF (ADD) 160.07 SF = 1303.30 SF

GFA: EX: 3562.22 SF PROP: 4032.97 SF

NUMBER OF STORIES ABOVE GRADE:

EXISTING: 2 STORIES + ATTIC PROPOSED: 2 STORIES + ATTIC

BASEMENT: YES

1ST FL: YES

2ND FL: YES

ATTIC: YES

EXISTING BLDG HT = 30.5' PROPOSED = 30.5'

STRUCTURAL FRAMING SYSTEM: WOOD STUDS AT WALLS ABOVE GRADE, CMU AT FOUNDATION/BEARING WALLS (8" THK, 8' HT)

USE GROUP: R-3 **ZONE:** R60

BLOCK: 5 **LOT:** 11

LOT SIZE: 13,613 SF

SPRINKLERED: NO

SMOKE DETECTORS: HARDWIRED

GAS FUEL: YES (CO DETECTORS PROVIDED)

FIRE RATING: 0

EXISTING UNITS: 1 **PROPOSED UNITS:** 1

CONSTRUCTION TYPE: V-A

INSULATION:

EXT. WALLS: R20 INT + R5 CONT EXT

FLOOR: R30

CEILING: R49

LOCAL DESIGN LOAD CRITIA

WIND SPEED: 115 MPH

FROST DEPTH: 30in.

EARTHQUAKE: AT SHORT PERIODS / 0.16 AT 1 SEC PERIOD / .053

SEISMIC DESIGN: B

WEATHERING FOR CONCRETE: SEVERE

TERMITE: MODERATE TO HEAVY

DECAY: SLIGHT TO MODERATE

ICE SHEILD UNDERLAYMENT: YES

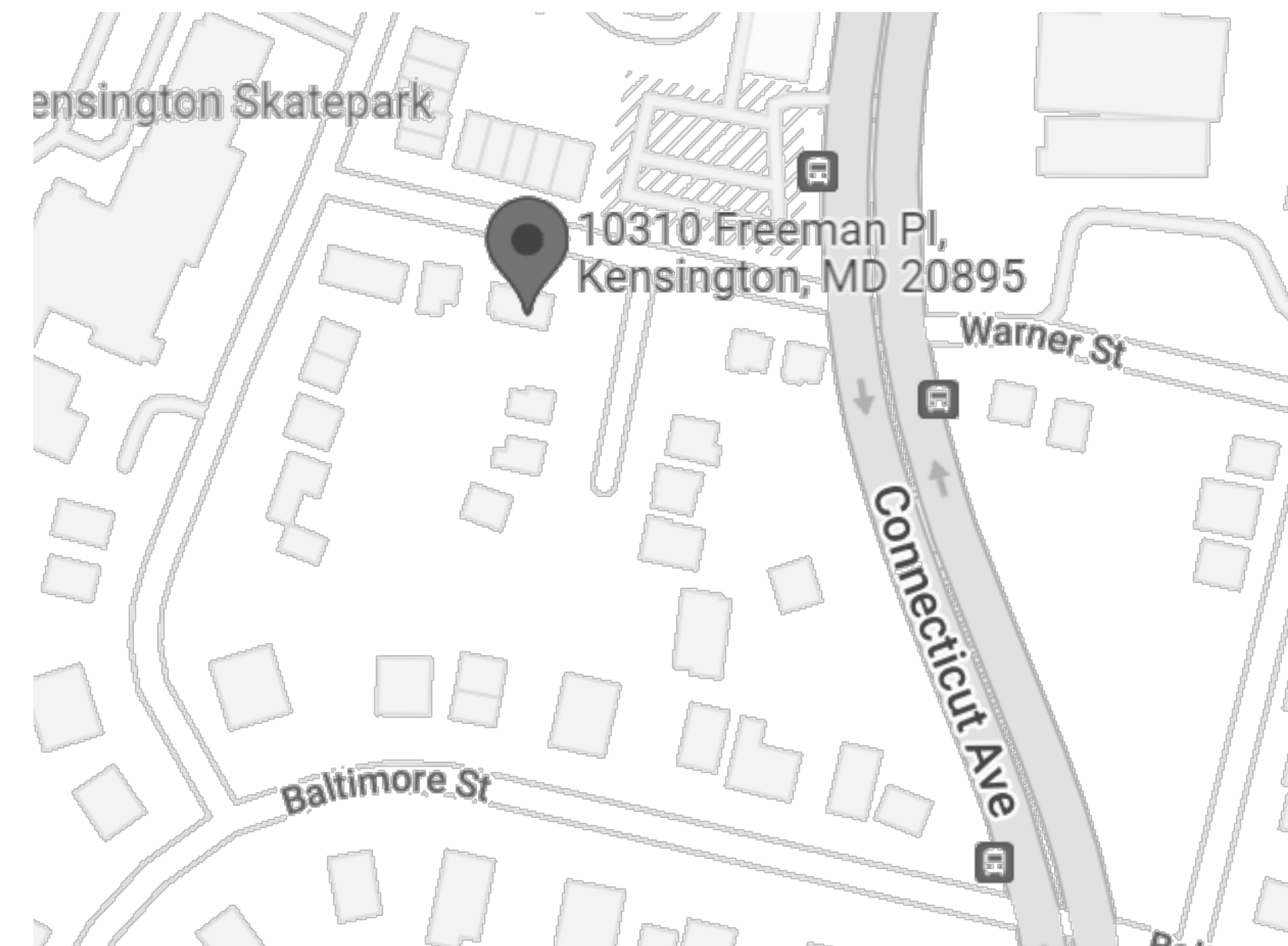
FLOOD HAZARDS: 3/5/1990

WINTER DESIGN: 15 D/F ; 9 D/C

AIR FREEZING: LESS THAN 1500 D/F ; 815 D/F

MEAN ANNUAL TEMP: 50 D/F ; 10 D/F

LOCATION MAP



BUILDING CODES

2018 International Building Code ER 31-19

Chapter 8 County Building Code

2018 International Building Code

2018 International Existing Building Code

Maryland Accessibility Code

2015 NFPA Fire Code

2015 NFPA 101 Life Safety Code

2012 International Green Construction Code

2015 IBC Amendments

2018 International Energy Conservation Code (IECC)

2018 International Mechanical Code (IMC)

Montgomery County Code Chapter 8 (Mechanical)

Montgomery County Code Chapter 17 (Electrical)

NFPA 70 (National Electric Code)

Chapter 35 of IBC-2018 Referenced Standards

SCOPE OF WORK

ADDITIONS TO SINGLE FAMILY RESIDENCE AT THE FOLLOWING AREA:

1. THREE STORY REAR ADDITION AT BASEMENT LEVEL, FIRST FLOOR LEVEL AND SECOND FLOOR LEVEL
2. MISC - NEW LIGHTING, NEW HVAC, NEW PLUMBING

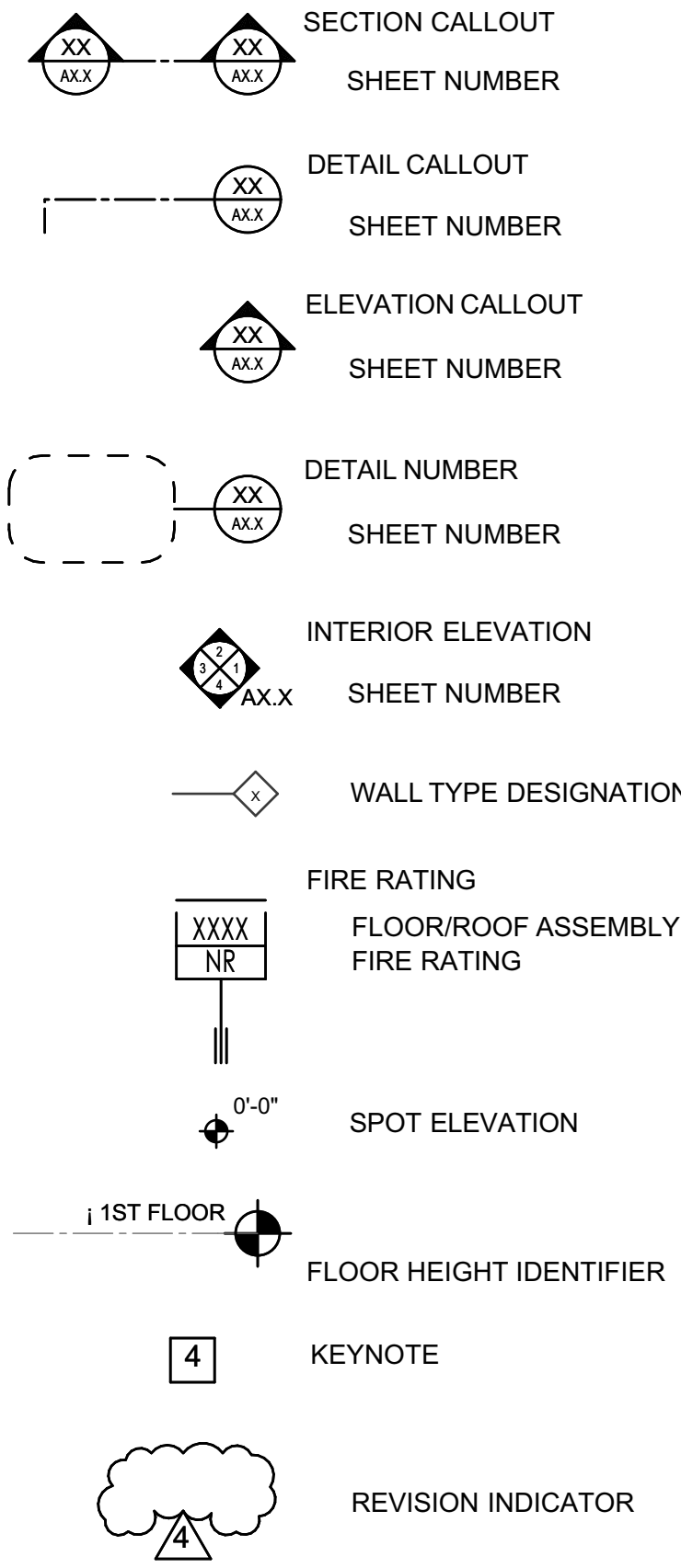
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REVIEWED
By Dan.Bruechert at 1:58 pm, May 25, 2023

GRAPHIC SYMBOLS



ABBREVIATIONS

A

AB	Anchor Bolt
ADD	Addendum
ADJ	Adjacent
AFF	Above Finished Floor
AGGR	Aggregate
ALUM	Aluminum
ALT	Alternate
ANOD	Anodized
APPROX	Approximate
ARCH	Architectural

B

BLK'G	Blocking
B.M.	Bench Mark
BD	Board
BF	Backface
BL	Building Line
BLDG	Beam
BM	Bearing
BRG	Building Restriction Line
BRL	Bottom
BTM	Between
BTWN	

C

CEM	Cement
CIP	Cast In Place
CJ	Control Joint
CNJT	CONSTRUCTION Joint
CL	Center Line
CLG	Ceiling
CLR	Clear
CMU	Concrete Masonry Unit
COL	Column
CONC	Concrete
CONN	Connection
CONST	CONSTRUCTION
CONT	Continuous
COORD	Coordinate
CORR	Corrugated
CR	Cold Rolled
CSK	Countersunk
CTD	Centered
CTR	Center

D

D	Depth
DTLS	Details
STL	Detail
DIA	Diameter
DIM	Dimension
DL	Dead Load
DN	Down
DS	Down Spout
DWGS	Drawings
DWLS	Dowels

E

EA	Each
EJ	Expansion Joint
EL	Elevation
ELEV	Elevation
EMBDMT	Embedment
EOS	Edge of Slab
EPOXY'D	Epoxyed
EQ	Equal
EQUIP	Equipment
EW	Each Wat
EXIST	Existing
EXP BLT	Expansion Bolt
EXT	Exterior
ETR	Existing to remain

F

FD	Floor Drain
FDN	Foundation
FF	Finish Floor
FHC	Fire Hose Cabinet
FIN	Finish
FLR	Floor
F.R.	Fire Rated
FT	Foot
FTG	Footing
FV	Field Verify

G

GA	Gauge
GALV	Galvanized
GB	Grade Beam
GEN	General
GI	Galvanized Iron
GLS	Glass
GMU	Glazed Masonry Unit
GND	Ground
GR	Grade
GSM	Galvanized Sheet Metal
GYP BD	Gypsum Board

H

H	High
HDW	Hardware
HDR	Header
HORIZ	Horizontal
HP	High Point
HR	Hour
HT	Height
HWD	Hardwood

I

IBC	International Building Code
ID	Inside Diameter
INDO	Information
INSUL	Insulation

J

K

L

LDGR	Ledger
LG	Long
LOC	Location
LP	Low Point
LSL	Laminated Strand Lumber
LT	Light
LWC	Lightweight Concrete

M

MANUF	Manufacturer
MAS	Masonry
MATL	Material
MAX	Maximum
MDO	Medium Density Overlay
MDF	Medium Density Fiber
MECH	Mechanical
MEMB	Membrane
MEP	Mechanical, Electrical and Plumbing
MFG	Manufacturer
MIL	Thickness
MIN	Minimum
MISC	Miscellaneous
MO	Masonry Opening
MOD	Modified
MTL	Metal

N

N/A	Not Available/Applicable
NEC	Necessary
NIC	Not in Contract
NOM	Nominal
NTS	Not to Scale
NWC	Normal Weight Concrete

O

OA	Over All
OC	On Center
OD	Outside Diam.
O.D.	Overflow Drain
OH	Opposite Hand
OPNG	Opening
OPP	Opposite

P

PERF	Perforated
P.L.	Property Line
PL	Plate
PLYWD	Plywood
PR	Pair
PREFAB	Prefabricated
PREP	Prepare
PSF	Pounds per Square Foot
PSI	Pounds per Square Inch
PT	Point
PTD	Painted
P.T.	Pressured Treated

R

R	Riser
RAD	Radius
RCP	Reflected Ceiling Plan
RD	Roof Drain
REBAR	Reference
REF	Refurbish
REFURB	Reinforcing
REINF	Relocate/Relocated
RELOC	Require
REQD	Recessed Fire Valve
RFVC	Cabinet
RO	Rough Opening

S

S.A.B.	Sound Attenuation Board
SCHED	Schedule
SECT	Section
SF	Square Feet
SHT'G	Sheathing
SHT	Sheet
SIM	Similar
SISTER'D	Sistered
SP	Structural Opening
SOG	Slab on Grade
SPEC	Specification
SQ	SSquare
S.S.	Stainless Steel
SSF	Solid Surface
STAGGER'D	Staggered
STD	Standard
STIDD	Stiffener
STIR	Stirrup
STC	Sound Transmission Class
STL	Steel
STRUCT	Structural
SYM	Symmetrical
SYS	System

T

T	Tread
TAPER'D	Tapered
TB	Towel Bar
T&B	Top and Bottom
T&G	Tongue and Groove
THK	Thick
THRU	Through
TJ'S	Trus Joist I Joist
TO	Top of
TOB	Top of Beam
TOC	Top of Concrete
TOCB	Top of Curb
TOG	Top of Footing
TOM	Top of Mullion
TOS	Top of Slab
TOSTL	Top of Steel
TP	Toilet Paper Holder
TR	Towel Ring
TW	Top of Wall
TYP	Typical

U

U/C	Under Counter
U/G	Underground
U.L.	Underwriters Laboratory
U.N.O.	Unless Noted Otherwise
UP, NS	Unprotected, Non Sprinklered

V

VAR	Varies
VERT	Vertical
V.I.F.	Verify In Field

W

W/	With
W/O	Without
W	Width
WP	Waterproof(ing)
WD	Wood
WF	Wide Flange
WL	Wind Load
WP	Work Point
WP0	Work Point Point of Origin
WP1	Work Point - Numbered
W.R.	Weather/Water Resistant
WWF	Welded Wire Fabric

GENERAL NOTES

- ALL WORK IS TO BE DONE IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- CONTRACTOR SHALL CONFORM TO ALL O.S.H.A. REQUIREMENTS
- CONTRACTOR TO VISIT SITE AND COMPLETELY FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS PRIOR TO EXECUTION OF ANY CONSTRUCTION, CONTACT DESIGNER PRIOR TO EXECUTING ANY WORK IN QUESTION.
- CHECK ALL DIMENSIONS ON JOB AND FULLY VERIFY PRIOR TO EXECUTION. ALL WORK TO BE FULLY EXECUTED IN ACCORDANCE WITH ALL GOVERNING CODES AND REGULATIONS. ALL ELEVATIONS GIVEN ARE APPROXIMATE AND ARE GIVEN FOR "RELATIONAL" PURPOSES. CONTRACTOR SHALL ESTABLISH EXACT LEVELS PRIOR TO START OF WORK AND NOTIFY DESIGNER OF ANY SIGNIFICANT DISCREPANCIES. CONTRACTOR TO PROVIDE SHOP DRAWINGS, COLOR SCHEDULES AND SELECTIONS FOR APPROVAL BY DESIGNER PRIOR TO EXECUTION.
- DEMOLITION: TO BE PROVIDED BY CONTRACTOR AS REQUIRED. COMPLETELY REMOVE ALL TRASH FROM SITE.
- UTILITIES: COORDINATE AND PROVIDE AS PER DRAWINGS.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS/ VENDOR DATA SUBMITTAL SCHEDULE TO DESIGNER FOR REVIEW AND APPROVAL WITHIN THIRTY (30) DAYS FROM COMMENCEMENT OF WORK. SUBMIT TWO (2) COPIES TO DESIGNER.
- CONTRACTOR SHALL NOT SCALE DRAWINGS AND DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS SHALL BE REPORTED TO DESIGNER FOR CLARIFICATION PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE INCLUSION OF ALL WORK NECESSARY FOR A COMPLETE INSTALLATION WHETHER SUCH WORK IS OR IS NOT INDICATED ON THE DRAWINGS OR IN THE SPECIFICATIONS.
- ALL MANUFACTURED ITEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
- WARRANTIES, GUARANTEES AND MANUFACTURER'S INSTRUCTIONS ON EQUIPMENT FURNISHED AND INSTALLED BY THE CONTRACTOR SHALL BE GIVEN TO THE OCCUPANT.
- CONTRACTOR SHALL PROVIDE PROTECTION ON A DAILY BASIS FOR ALL WORK THAT PENETRATES THE EXISTING ROOF MATERIAL. CONTRACTOR MAY COVER ALL WORK UNTIL WATERWEATHER PROOF UNTIL COMPLETION OF CONSTRUCTION.
- ALL WOOD FRAMING EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWWA
- IN AREAS WHERE THE DRAWINGS DO NOT ADDRESS METHODOLOGY, THE CONTRACTOR SHALL BE BOUND TO PERFORM IN STRICT COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED.
- THE DESIGNER WILL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE DESIGNER WILL NOT BE RESPONSIBLE FOR THE FAILURE OF THE CLIENT OR HIS CONTRACTORS, SUBCONTRACTORS, OR ANYONE PERFORMING ANY OF THE WORK, TO CARRY OUT THE WORK IN ACCORDANCE WITH THE APPROVED CONTRACT DOCUMENTS.
- All CONCRETE DETAILS AND CONSTRUCTION ARE TO COMPLY WITH LATEST A.C.I. CODE AND LOCAL CODES
- APPROVAL OF THESE DRAWINGS BY GOVERNING AUTHORITIES DOES NOT RELEASE THE CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE CODES AND STANDARDS.
- ALL NOTES ON THIS DRAWING APPLY FOR THE ENTIRE PROJECT WHETHER OR NOT REPEATED ON OTHER DRAWINGS.
- WHERE NEW WORK IS TO BE DONE, CARE SHALL BE TAKEN TO PROTECT ALL EXISTING ADJACENT SURFACES AND AREAS FROM DAMAGE. ANY AREAS DAMAGED DURING CONSTRUCTION OR DEMOLITION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE CLIENT. THIS APPLIES PARTICULARLY TO ADJACENT SPACES, ROOF, AND OTHER EXTERIOR AREAS AND SURFACES.
- THE OWNER WILL CONSIDER FORMAL REQUESTS FROM THE CONTRACTOR FOR SUBSTITUTION OF PRODUCTS, MATERIAL OR MANUFACTURERS. THESE REQUESTS SHALL ACCOMPANY BUT NOT BE INCLUDED IN THE BASE BID ON THE SPECIFIED BID DUE DATE. SUBMIT TWO (2) COPIES OF REQUEST FOR SUBSTITUTION.
- ONLY NEW, FIRST CLASS MATERIALS WILL BE USED (EXCEPT AS NOTED). ALL WORK AND EQUIPMENT SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE EXCEPT FOR MANUFACTURER'S GUARANTEES WHICH MAY BE LONGER.
- ALL GYPSUM BOARD SHALL BE TAPED, SPACKLED AND SANDED SMOOTH PRIOR TO FINISHING, METAL BEADING SHALL BE USED ON ALL OUTSIDE CORNERS WHERE APPLICABLE.
- THE GENERAL CONTRACTOR SHALL BEAR FULL RESPONSIBILITY AND COSTS FOR THE FOLLOWING:
 - PERMITS, LICENSES, INSPECTIONS AND FEES (ALL IMPACT FEES).
 - TEMPORARY POWER AND UTILITIES.
 - TRASH REMOVAL.
 - LIABILITY AND WORKMEN'S COMPENSATION INSURANCE, ETC.
 - AND OTHER ITEMS INDICATED IN SPECIFICATIONS.
 - SHORING
- ALL PENETRATIONS THROUGH EXISTING ROOF SHALL BE SEALED IN PITCH POCKETS AT PIPING, CONDUIT, ETC.; FLASH DUCTS AND CRUBS.
- REMOVAL, DISPOSAL, ALTERATION AND RELOCATION OF EXISTING MECHANICAL AND ELECTRICAL EQUIPMENT, CONDUITS, PIPES AND DUCTS ARE INCLUDED IN THE WORK.
- IT IS MANDATORY THAT THE CONTRACTOR REVIEW THE DRAWINGS IN THEIR ENTIRETY AND BRING UP ANY DISCREPANCIES BEFORE CONSTRUCTION STARTS AND PRIOR TO FINAL PERMIT APPROVAL FOR COORDINATION AND FINAL BIDDING. REQUEST FOR INFORMATION (RFI'S) WILL BE HANDLED UNDER THE DESIGNERS CONSTRUCTION ADMINISTRATION SERVICES PACKAGE.

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 1:58 pm, May 25, 2023

Written dimensions on these drawings shall have precedence over scale dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions.

Drawing Scale

Drawn by **LB** Date **02.02.23**

Checked by Date

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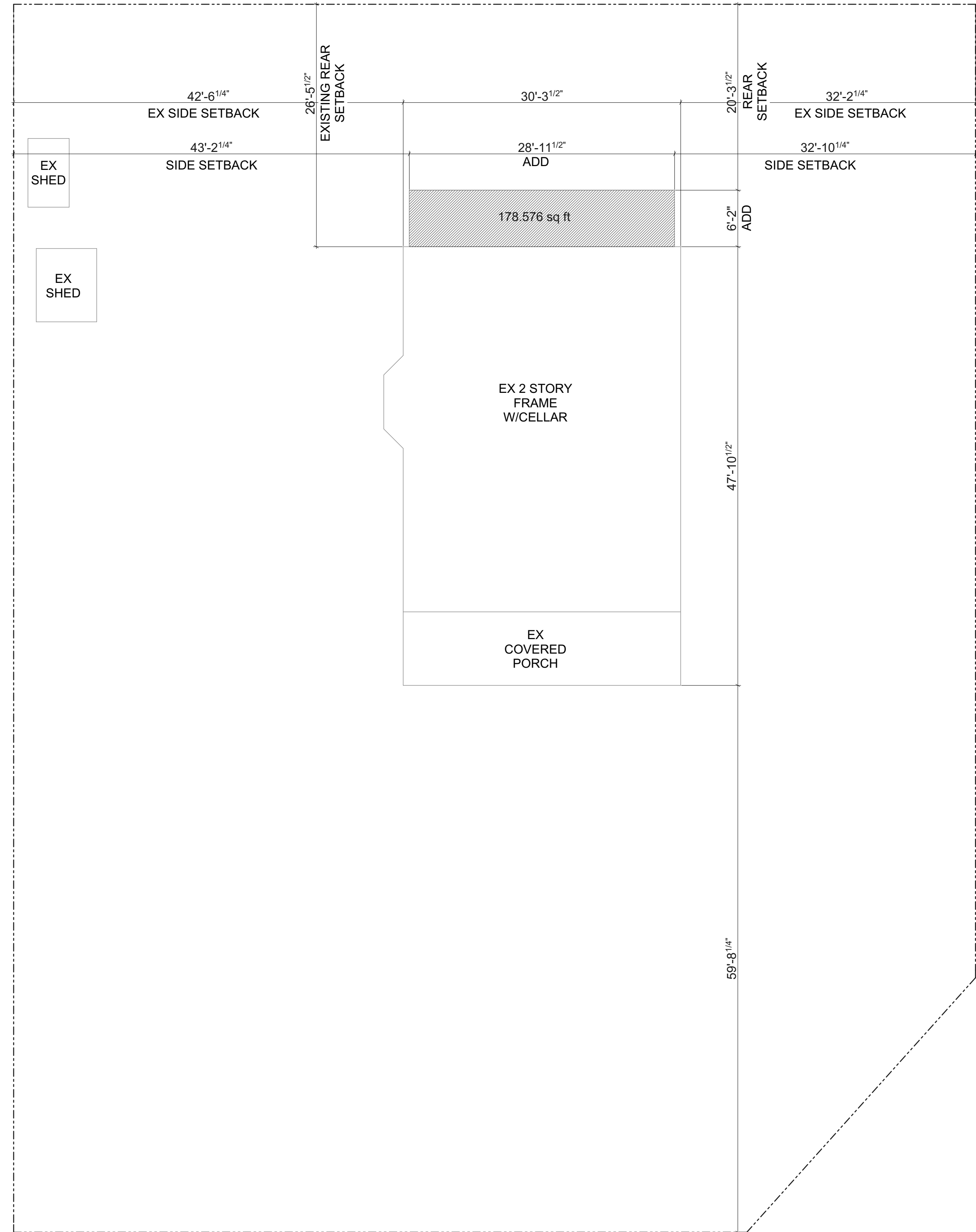
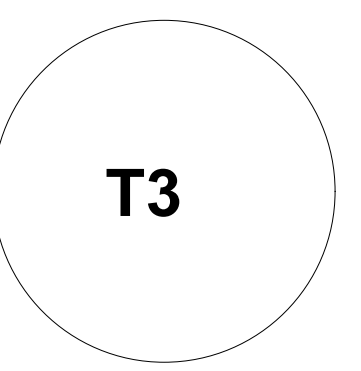
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NOTE:

1. NO CHANGE IN ELEVATION

LEGEND

- ◇ DOWNSPOUT
- ← DIRECTION OF DRAINAGE FLOW
- EXISTING TYPOGRAPHY CONTOURS

DRAINAGE NOTES:

- A. LOT AREA = 13,613 SF
- B. EASEMENTS = NONE
- C. NEW IMPERVIOUS AREAS: 0 SF
- D. RAIN GARDEN SIZE (SEE CHART FOR MIN SIZE)
 DOWNSPOUT 1 (D1) = 90.0 sf X 3/4 RAINFALL / 12" DEPTH
 DOWNSPOUT 2 (D2) = 90.0 sf X 3/4 RAINFALL / 12" DEPTH
- E. STAGING AND SITE ACCESS SHALL HAVE NO TEMPORARY OR PERMANENT IMPACT ON DRAINAGE. PARKING AND STAGING OF MATERIALS SHALL BE ORGANIZED ACCORDINGLY.
- F. NO TREES WILL BE AFFECTED BY THE PROJECT

TOTAL AREA OF DISTURBANCE : 178.57 SF

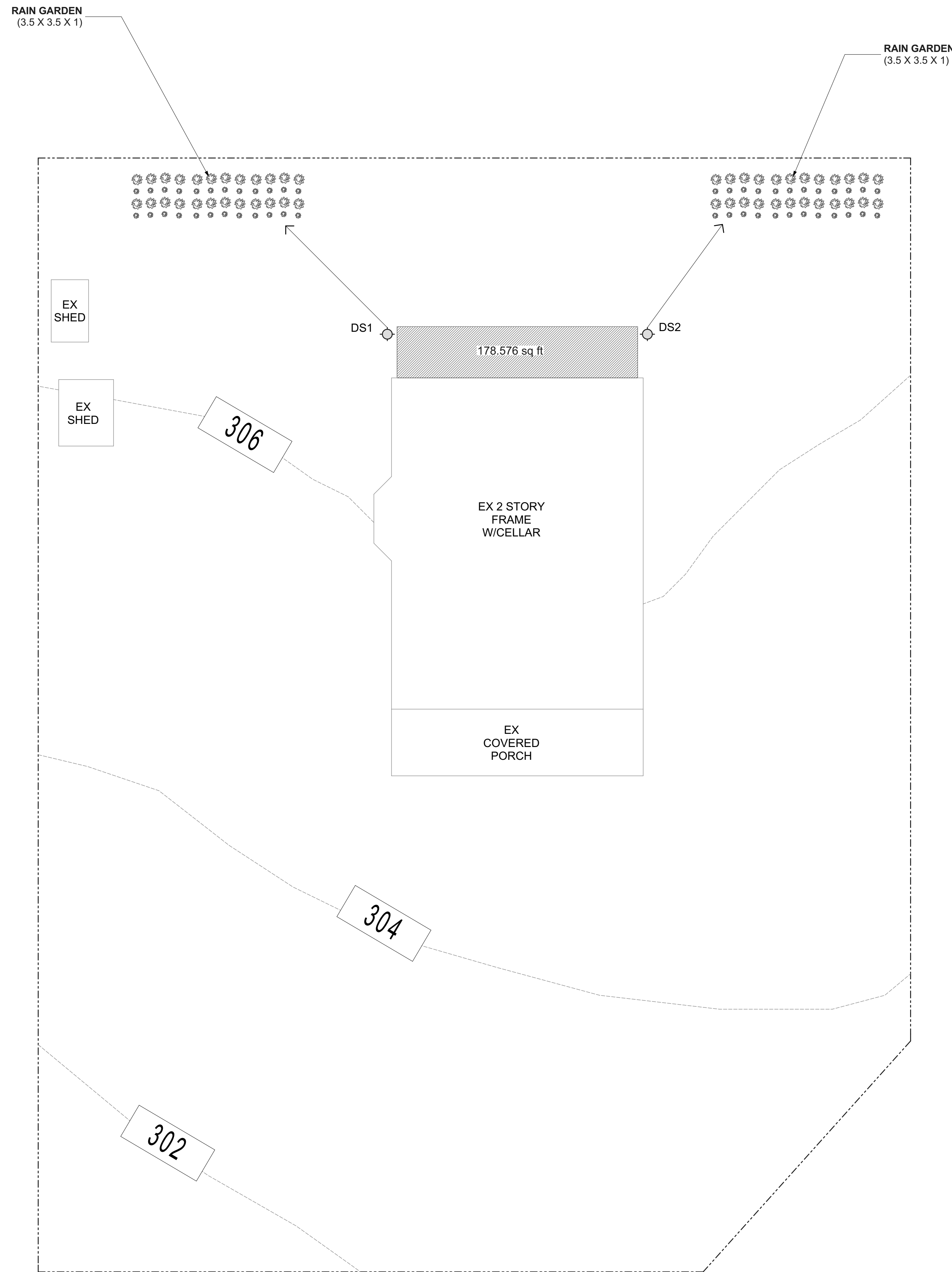
VOLUME OF EXCAVATION: 1392 FT³

Roof Square Footage (square feet)	Rain Garden size (feet)
100	3.5 x 3.5 x 1
300	6 X 6 X 1
500	8 x 8 x 1
1000	11 x 11 x1

APPROVED
 Montgomery County
 Historic Preservation Commission



REVIEWED
 By Dan.Bruechert at 1:58 pm, May 25, 2023



NOTES:

1. CONTRACTOR TO FOLLOW THE DESIGN, CONSTRUCTION AND MAINTENANCE SPECIFICATIONS FOR EACH MEASURE PER 2017 DOEE EROSION AND SEDIMENT CONTROL GUIDEBOOK.
2. EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF GUTTERS AND DOWNSPOUTS AS SOON AS PRACTICABLE. MEASURES SHALL BE TAKEN TO ACHIEVE A NON-ERODING VELOCITY FOR STORMWATER EXITING FROM A ROOF OR DOWNSPOUT OR TO TEMPORARILY PIPE THAT STORMWATER DIRECTLY TO A STORM DRAIN. REMOVE OFF-SITE ACCUMULATIONS OF SEDIMENT DAILY DURING CONSTRUCTION AND IMMEDIATELY AT THE REQUEST OF A DOEE INSPECTOR. FILTER WATER PUMPED FROM EXCAVATIONS PRIOR TO DISCHARGING TO THE STORM SEWER SYSTEM. CONTRACTOR TO COORDINATE ESC MEASURE PLACEMENT WITH DOEE INSPECTOR AND INSTALL ADDITIONAL MEASURES AS REQUIRED BY THE DOEE INSPECTOR. CONTRACTOR TO INSTALL STRAW BALES OR EROSION CONTROL TUBE ACROSS STABILIZED CONSTRUCTION ENTRANCES WHEN NOT IN USE AND AT END OF DAY. LAND DISTURBANCE SHALL NOT EXTEND PAST THE DELINEATED LOD. CONTRACTOR TO PROVIDE INLET PROTECTION TO THE NEAREST DOWNSTREAM INLET(S).
3. DEBRIS OR MATERIAL WILL NOT BE STOCKPILED ON SITE

PROJECT INFO:

ADDRESS: 10310 FREEMAN PLACE, KENSINGTON MD 20895

OWNER: DANIEL MARTIN, MELLISA JOY

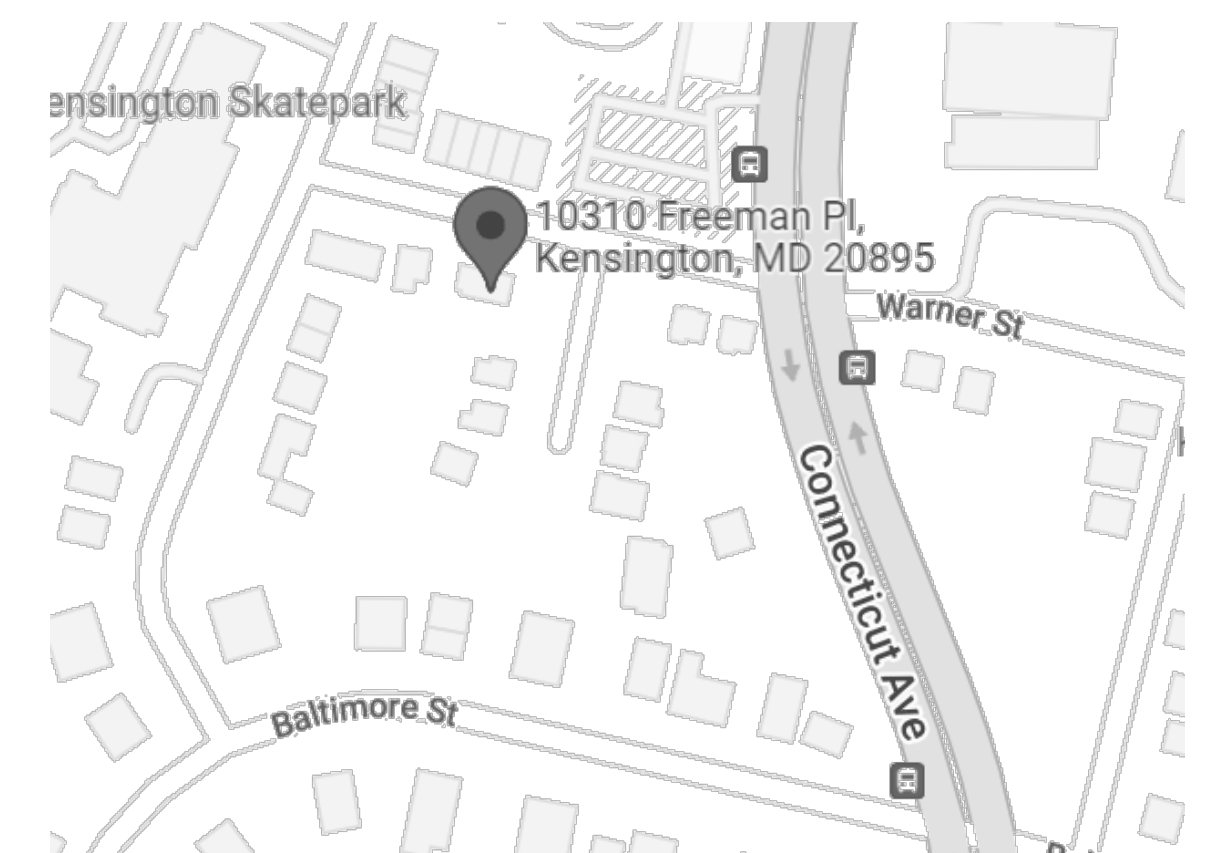
OWNER ADDRESS: 10310 FREEMAN PLACE, KENSINGTON MD 20895

PLAN DESIGNER: BRUNSON DESIGNS, LLC

CONTRACTOR: GO PRO CONSTRUCTION LLC

PROJECT NARRATIVE:

ADDITIONS TO SINGLE FAMILY RESIDENCE AT THE FOLLOWING AREA:
 1. THREE STORY REAR ADDITION AT BASEMENT LEVEL, FIRST FLOOR LEVEL AND SECOND FLOOR LEVEL



2 LOCATION MAP
 T4



The Martin Residence
 10310 Freeman Place
 Kensington MD 20895

Erosion & Sediment Site Plan, Drainage
 Plan and Notes

Written dimensions on these drawings shall have precedence over scale dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions.

Drawing Scale

Drawn by LB Date 02.02.23

Checked by Date

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T4

Site/Drainage Plan
 1/8" = 1'-0"

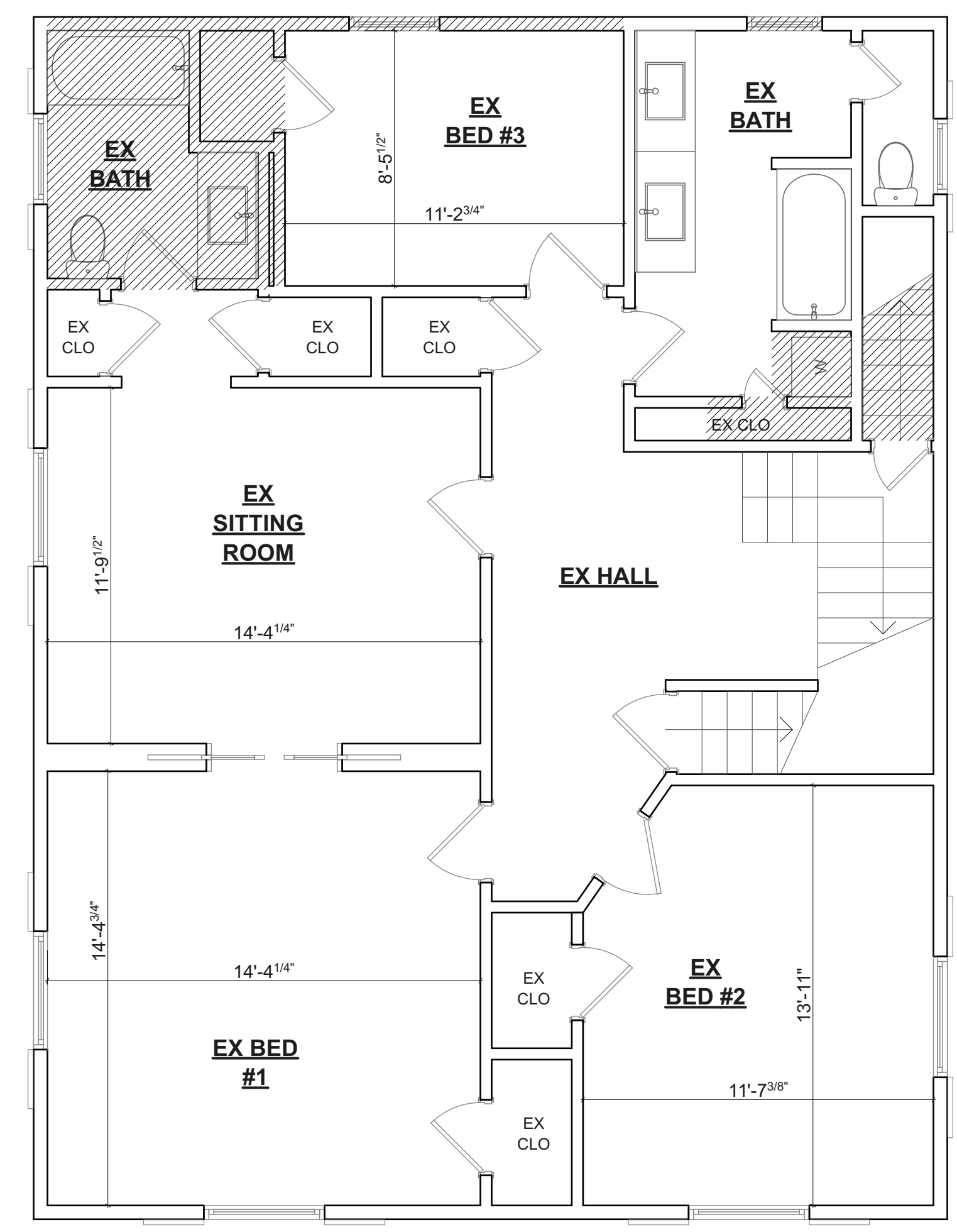
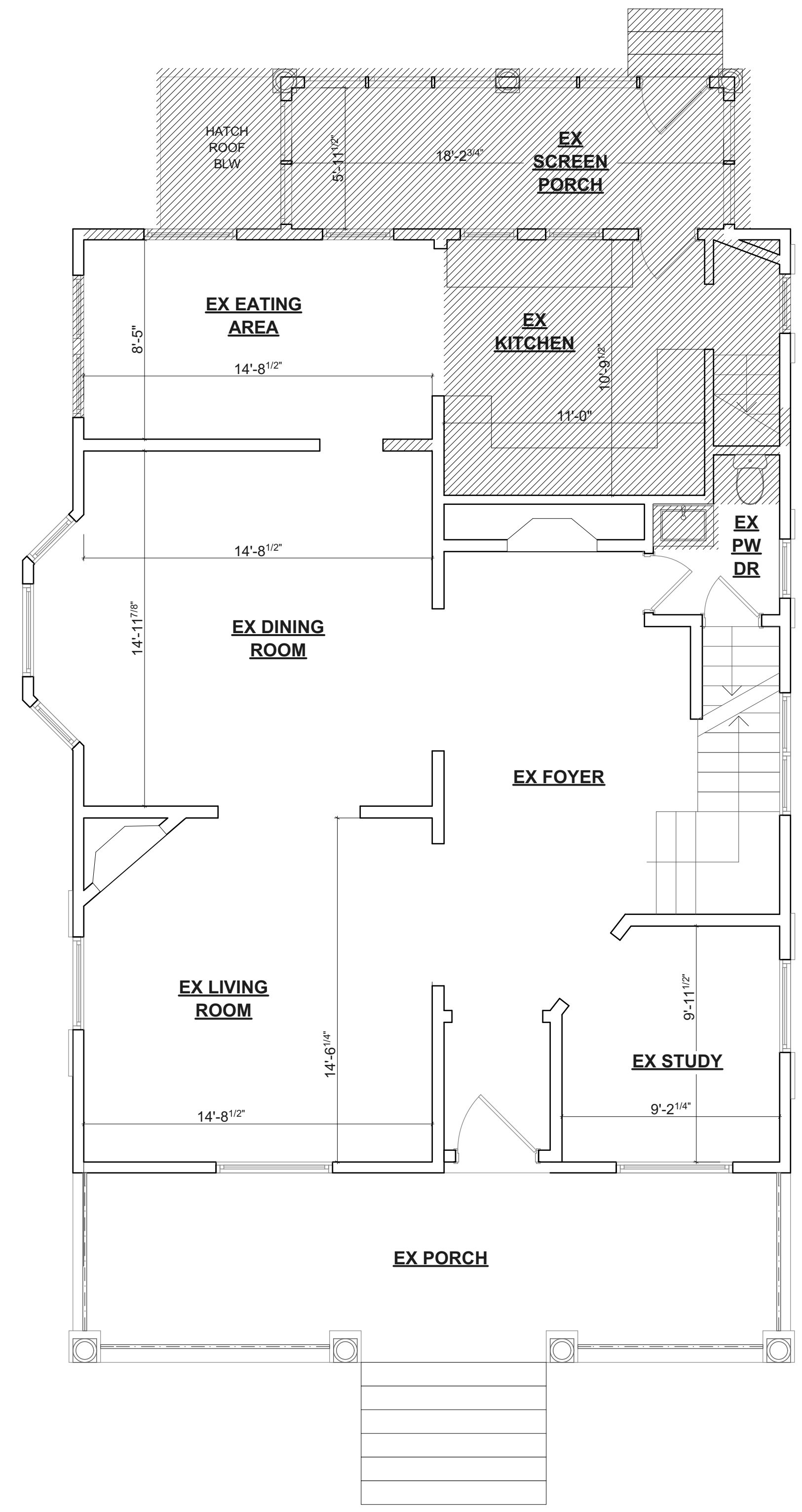
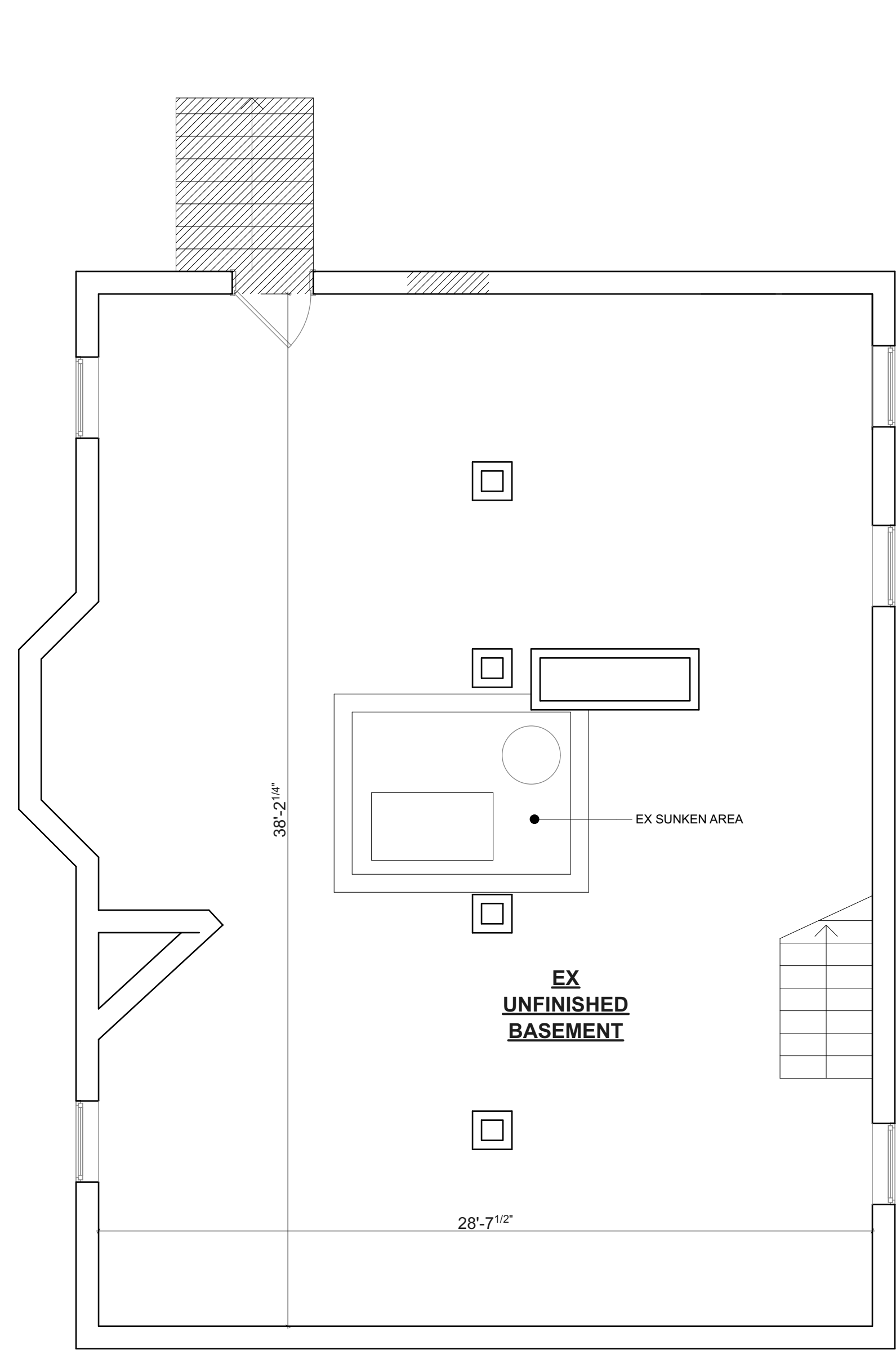
1.
 T4

GENERAL DEMOLITION NOTES

- A. CONTRACTOR TO VERIFY IN FIELD EXISTING CONDITIONS. ANY DEVIATION FROM THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER/ENGINEER IMMEDIATELY.
- B. BUILDING AND SITE WILL BE CONTINUED OPERATIONS DURING DEMOLITION AND REMODELING PHASES.
- C. THE DEMOLITION PLAN AND EXISTING CONDITIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INCLUDE IN THEIR BID. ITEMS WHICH ARE INTENDED TO BE REMOVED, RELOCATED, OR SALVAGED ARE SHOWN AS DIAGONAL LINES. ALL OTHER ITEMS ARE INTENDED TO REMAIN IN PLACE.
- D. COORDINATE DEMOLITION AND REPAIRS, PROVIDE TEMPORARY ROOFING AS REQUIRED. DO NOT LEAVE ANY AREAS EXPOSED TO ELEMENTS, WITHOUT TEMPORARY ROOFING.
- E. DEMOLITION SHALL INCLUDE, BUT IS NOT LIMITED TO, THE TIMES IDENTIFIED. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED RENOVATION AND NEW CONSTRUCTION WITH THE EXISTING BUILDING TO IDENTIFY THE TOTAL EXTENT OF THE DEMOLITION REQUIRED AND AS LISTED HERE-IN.
- F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL EXISTING BUILDING COMPONENTS, MATERIALS, EQUIPMENT, AND APPURTENANCES AS REQUIRED TO BUILD, ERECT, INSTALL, OR ACCOMMODATE ALL NEW CONSTRUCTION, WITH THE CONTRACTING OFFICE HAVING FIRST RIGHT OF REFUSAL ON ALL REMOVED ITEMS.
- G. ITEMS NOTED TO BE REMOVED AND SALVAGED OR REINSTALLED SHALL BE CAREFULLY REMOVED BY THE CONTRACTOR WITHOUT DAMAGE AND STORED OR REINSTALLED ON THE SITE AS DIRECTED. REMOVED AND SALVAGED ITEMS SHALL REMAIN THE PROPERTY OF THE OWNER.
- H. IN THE EVENT THE CONTRACTOR ENCOUNTERS ON THE SITE MATERIAL REASONABLE BELIEVED TO BE ASBESTOS, LEAD-BASED PAINT, OR ANY HAZARDOUS MATERIAL WHICH HAS NOT BEEN RENDERED HARMLESS, THE CONTRACTOR SHALL IMMEDIATELY REPORT THE CONDITION TO THE OWNER AND PROPER ABATEMENT SHALL BE DONE.
- I. THE CONTRACTOR IS RESPONSIBLE FOR THE ERECTION, MAINTENANCE AND REMOVAL OF ALL CONSTRUCTION ASSISTANCE DEVICES SUCH AS SCAFFOLDING AND BARRIERS.

DEMOLITION LEGEND

- ITEMS TO BE COMPLETELY DEMOLISHED
- ITEMS TO REMAIN AS IS



Existing 2nd Floor Plan
1/4" = 1'-0" 1.
D1.2

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 1:58 pm, May 25, 2023

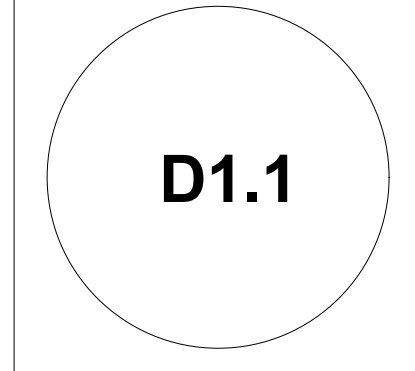
Existing Basement Plan
1/4" = 1'-0" 1.
D1.1

Existing First Floor Plan
1/4" = 1'-0" 2.
D1.1

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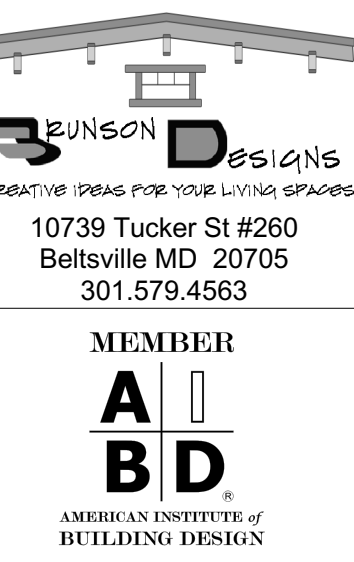
1. STUD MEASUREMENTS ARE FROM UNFINISHED MATERIAL TO UNFINISHED MATERIAL.
2. COORDINATE ALL FINISH MATERIALS AND ALL FINAL PRODUCTS WITH OWNER.
3. ALL MEASUREMENTS NEED TO BE VERIFIED IN FIELD.
4. UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE
5. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE DRAWINGS AND OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH ANY WORK INVOLVED
6. THE CONTRACTOR SHALL VERIFY ALL JOB SITE CONDITIONS AND RELATED DIMENSIONS PRIOR TO CONSTRUCTION
7. COMPLIANCE WITH CODES AND ORDINANCES GOVERNING THE WORK SHALL BE MADE AND ENFORCED BY THE GENERAL CONTRACTOR
8. MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF MATERIALS SHALL BE FOLLOWED
9. NO WORK OR ORDERING OF MATERIAL MAY BE STARTED UNTIL ALL DIMENSIONS AND MEASUREMENTS WHICH MAY BE FOUND INDICATED ON DRAWINGS HAVE BEEN VERIFIED.

10. NO PLANS SHALL BE SCALED; DIMENSIONS SHALL BE USED
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND MISALIGNMENT ACCORDING TO APPLICABLE CODES AND STANDARDS
12. THE CONTRACTOR SHALL REPAIR AND RESTORE TO ITS ORIGINAL CONDITION ALL WORK AND ITEMS DAMAGED AS A RESULT OF BUILDING OPERATIONS AND SHALL LEAVE THE WORK COMPLETED TO THE TRUE INTENT OF THE DRAWINGS AND SPECIFICATIONS AND THE SATISFACTION OF THE DESIGNER AND OWNER.
13. ANY DISTURBANCE OR DAMAGE TO THE EXISTING BUILDING OR UTILITIES RESULTING EITHER DIRECTLY OR INDIRECTLY FROM THE OPERATION OF THESE DRAWINGS SHALL BE PROMPTLY REPAIRED, RESTORED OR REPLACED TO THE SATISFACTION OF THE DESIGNER AT NO ADDITIONAL COST TO THE OWNER
14. ALL TRANSITIONS OF NEW WORK TO EXISTING (WALLS, FLOORS AND CEILINGS) WORK SHALL BE CAREFULLY EXECUTED. EXISTING CONSTRUCTION SHALL BE REPAIRED AS NEEDED AND PATCHED TO MATCH FINISHES OF ADJACENT SURFACES

15. THE CONTRACTOR SHALL COORDINATE THE WORK WITH MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ALL NECESSARY OPENINGS AND PENETRATIONS THROUGH WALLS, CEILINGS AND FLOORS
16. ALL EXPOSED PIPES, CONDUITS OR DUCTS IN FINISHED AREAS, WHETHER SHOWN ON DRAWINGS OR NOT, SHALL BE FURRED OUT WITH GYP BD
17. ALL PLUMBING, ELECTRICAL AND MECHANICAL WORK WHICH SHALL BE ABANDONED FOR PROPOSED CONSTRUCTION WORK SHALL BE CUT BACK, REROUTED, CAPPED AND SAFED OFF
18. ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS APPLICABLE AND SHALL CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES (A.C.I., A.I.S.C., ETC)

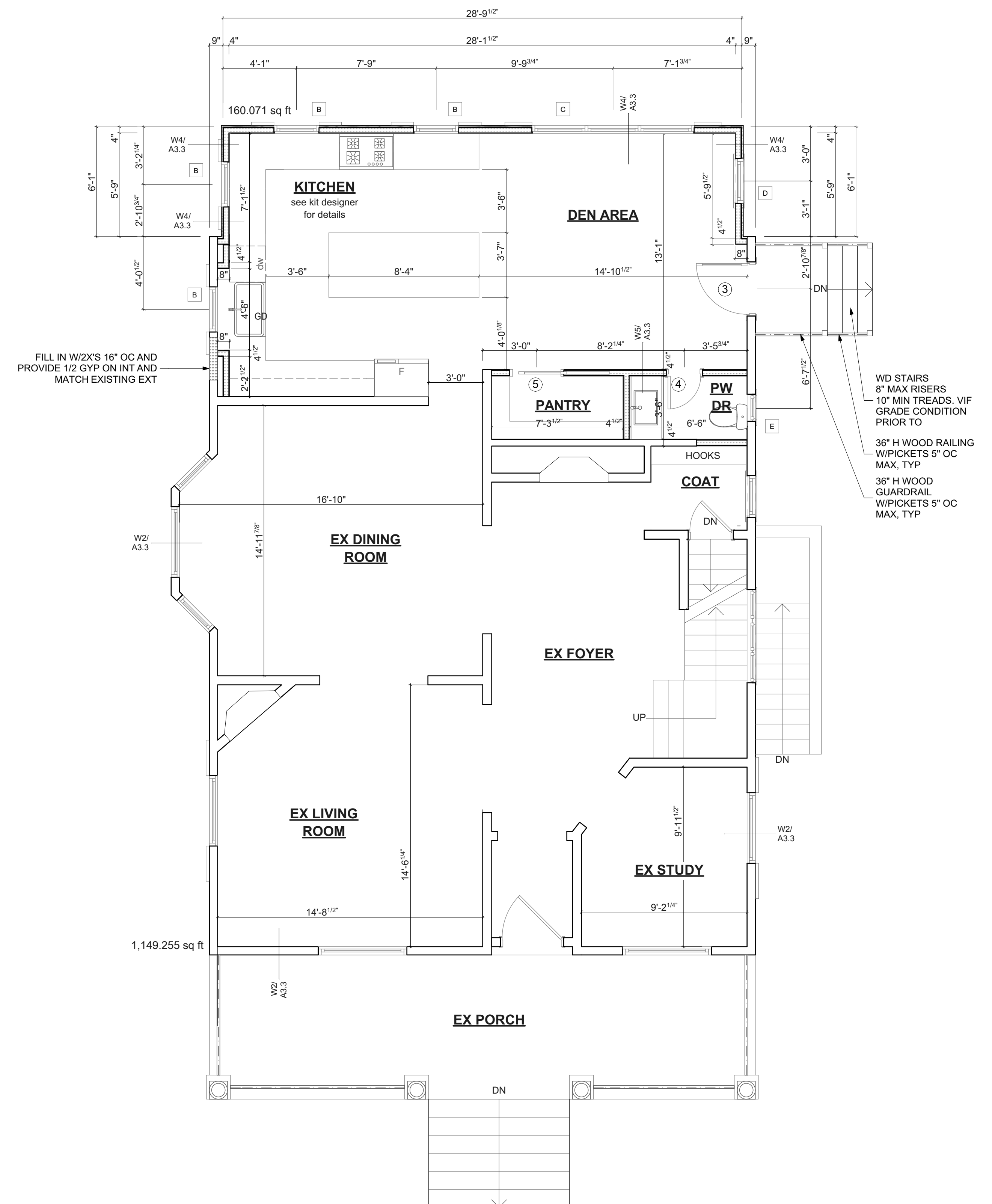
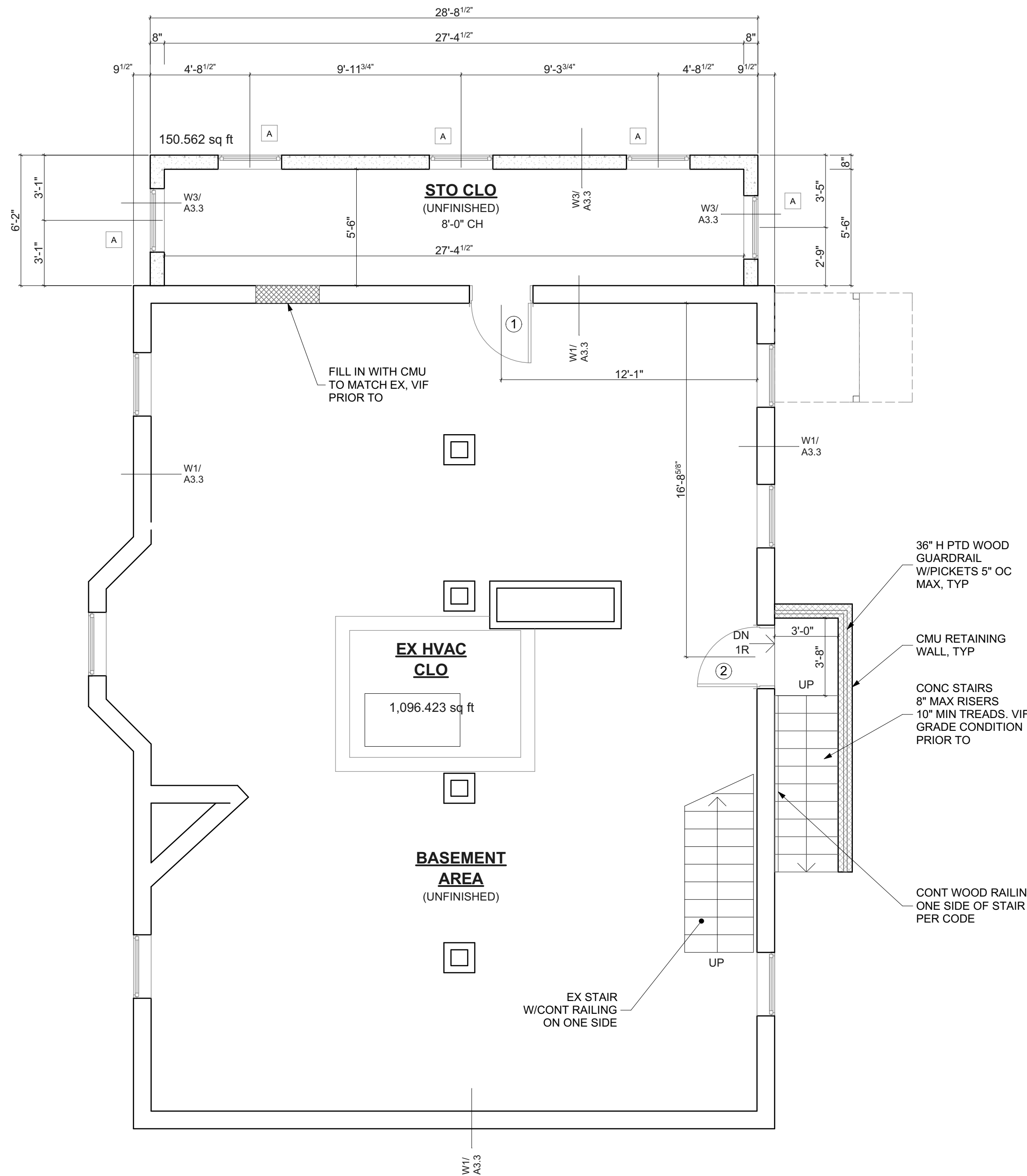
WALL LEGEND

- EXISTING WALL TO REMAIN
- NEW PARTITION WALL



The Martin Residence
10310 Freeman Place
Kensington MD 20895

Basement Plan, First Floor Plan



APPROVED
Montgomery County
Historic Preservation Commission

[Signature]

REVIEWED
By Dan.Bruechert at 1:58 pm, May 25, 2023

Basement Plan
1/4" = 1'-0"

1.
A1.1

First Floor Plan
1/4" = 1'-0"

2.
A1.1

Written dimensions on these drawings shall have precedence over scale dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions.

Drawing Scale

Drawn by Date

LB 02.02.23

Checked by Date

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A1.1

GENERAL NOTES:

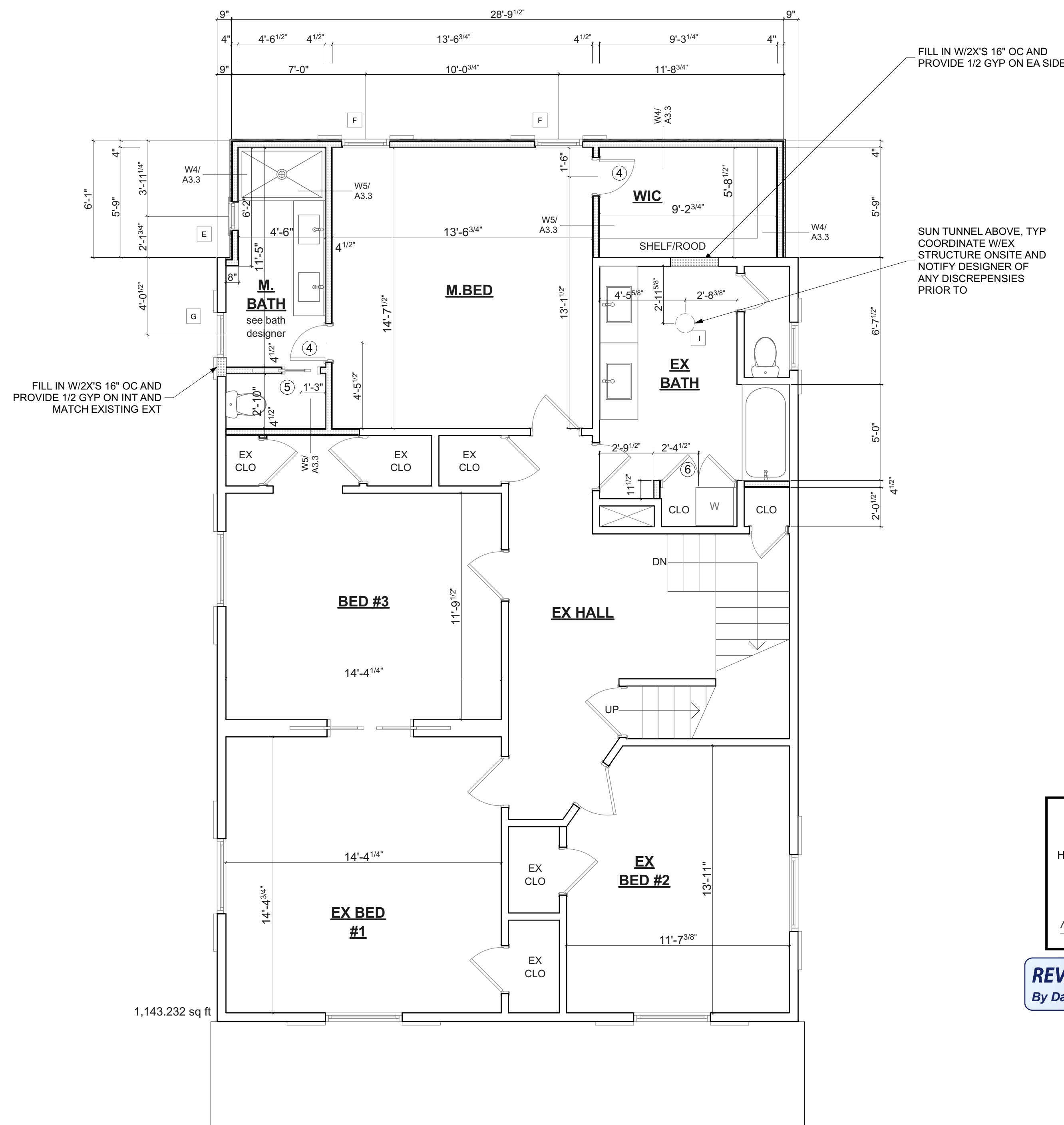
1. STUD MEASUREMENTS ARE FROM UNFINISHED MATERIAL TO UNFINISHED MATERIAL.
2. COORDINATE ALL FINISH MATERIALS AND ALL FINAL PRODUCTS WITH OWNER.
3. ALL MEASUREMENTS NEED TO BE VERIFIED IN FIELD.
4. UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE
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WALL LEGEND

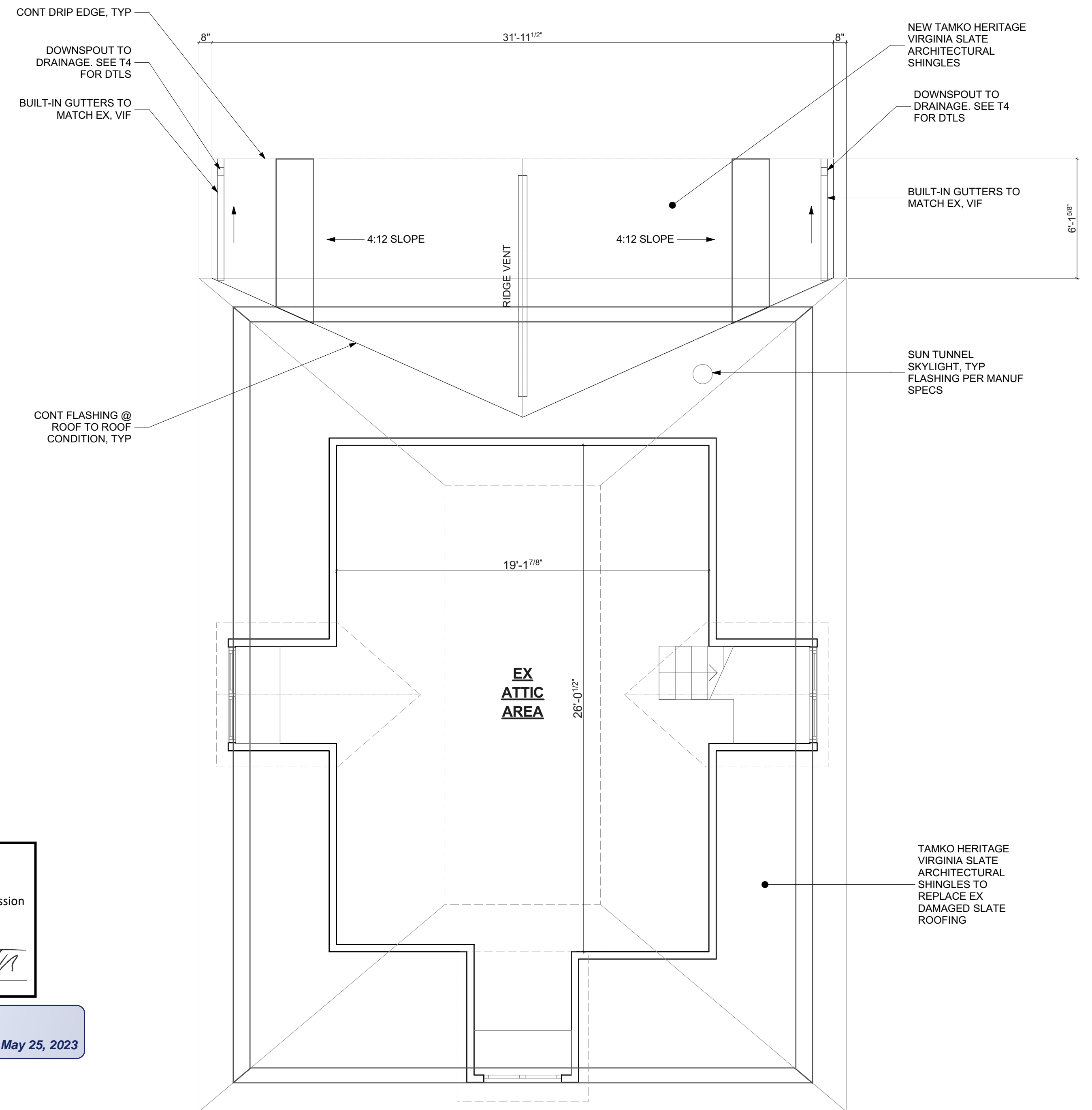
- EXISTING WALL TO REMAIN
- NEW PARTION WALL



APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]

REVIEWED
 By Dan.Bruechert at 1:58 pm, May 25, 2023



2nd Floor Plan
 1/4" = 1'-0"

1.
 A1.2

Attic & Roof Plan
 1/4" = 1'-0"

2.
 A1.2

Written dimensions on these drawings shall have precedence over scale dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variances from the dimensions and conditions.

Drawing Scale

Drawn by **LB** Date **02.02.23**

Checked by Date

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A1.2

MATERIAL LIST/SPECIFICATIONS

SIDING
NEW HARDPLANK HZ5 5/16 X 8.25 FIBER CEMENT PRIMED CEDARMILL LAP SIDING. WOOD 5/4 TRIM. PAINT COLOR TO MATCH EXISTING

ROOFING
TAMKO HERITAGE VIRGINIA SLATE ARCHITECTURAL SHINGLES TO REPLACE EX DAMAGED SLATE ROOFING

SHUTTERS
9" W X 15" H AMERICRAFT PINE TWO EQUAL LOUVER SHUTTERS, UNFINISHED. PAINT TO MATCH EXISTING (TWO SIDE BY SIDE TO MATCH EX)

RAILINGS
WOOD RAILINGS. PAINTED TO MATCH EXISTING

SKYLIGHTS
VELUX
10 in. Sun Tunnel Tubular Skylight with Rigid Tunnel and Pitched High Density Flashing

WINDOWS
ANDERSEN 400 SERIES, ALUM, LOW "E" COATING W/ARGON GAS

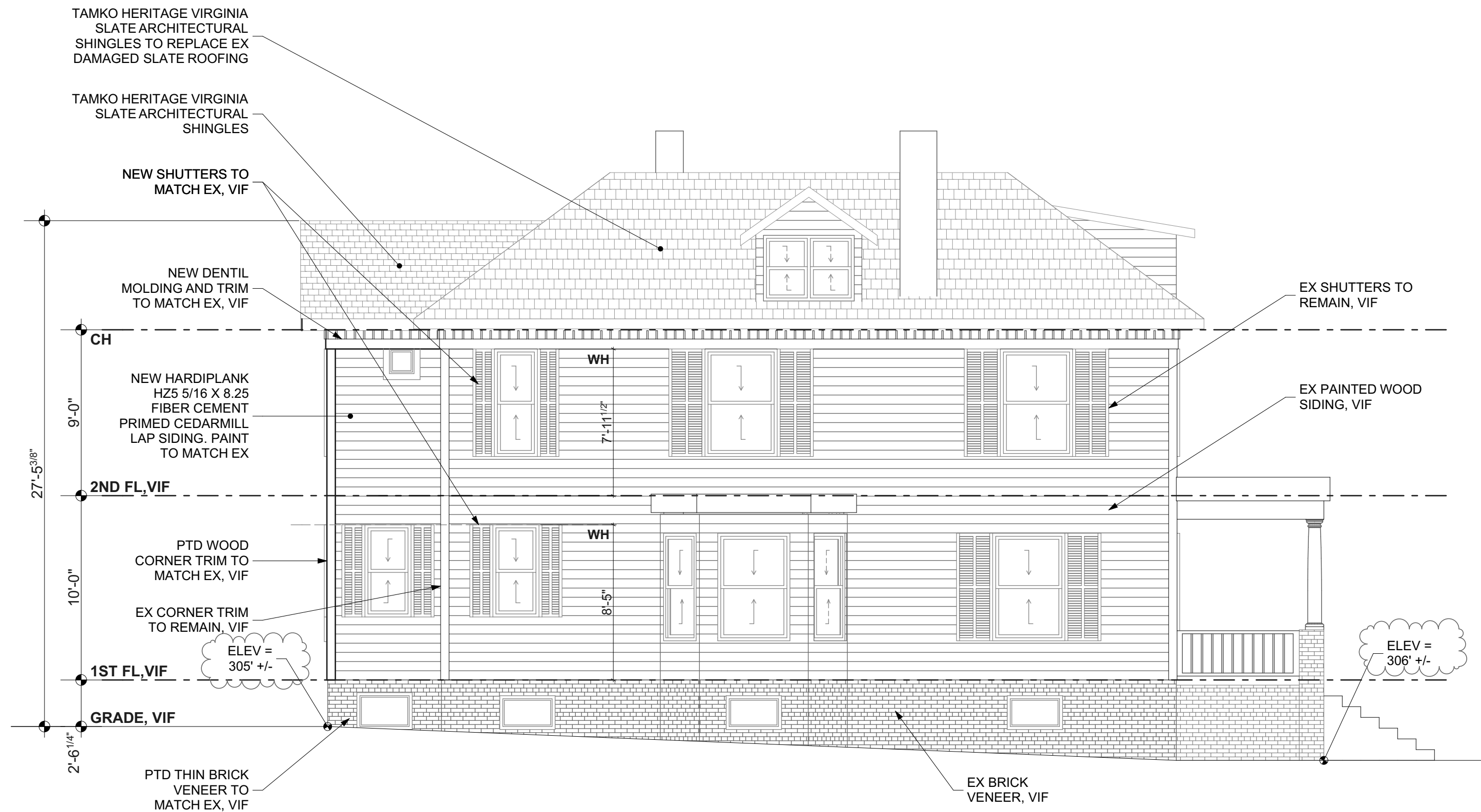
WINDOW/DOOR TRIM
5/4 in. x 4 in. WOOD. PAINTED TO MATCH EXISTING

DOORS
Masonite
32 in. x 80 in. FULL LITE PRIMED WOOD DOOR. PAINTED TO MATCH EXISTING



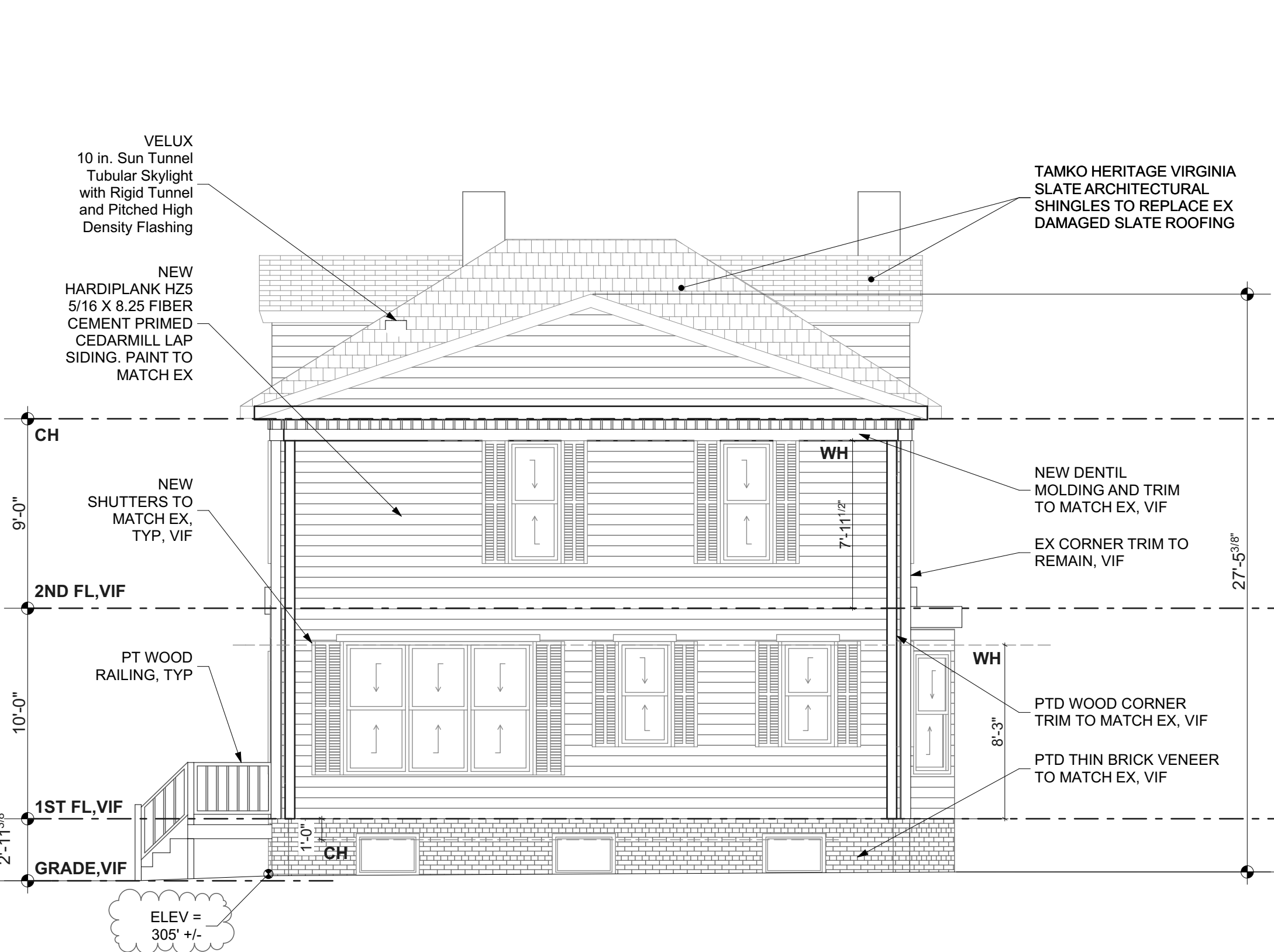
Front Elevation
3/16" = 1'-0"

1.
A2.1



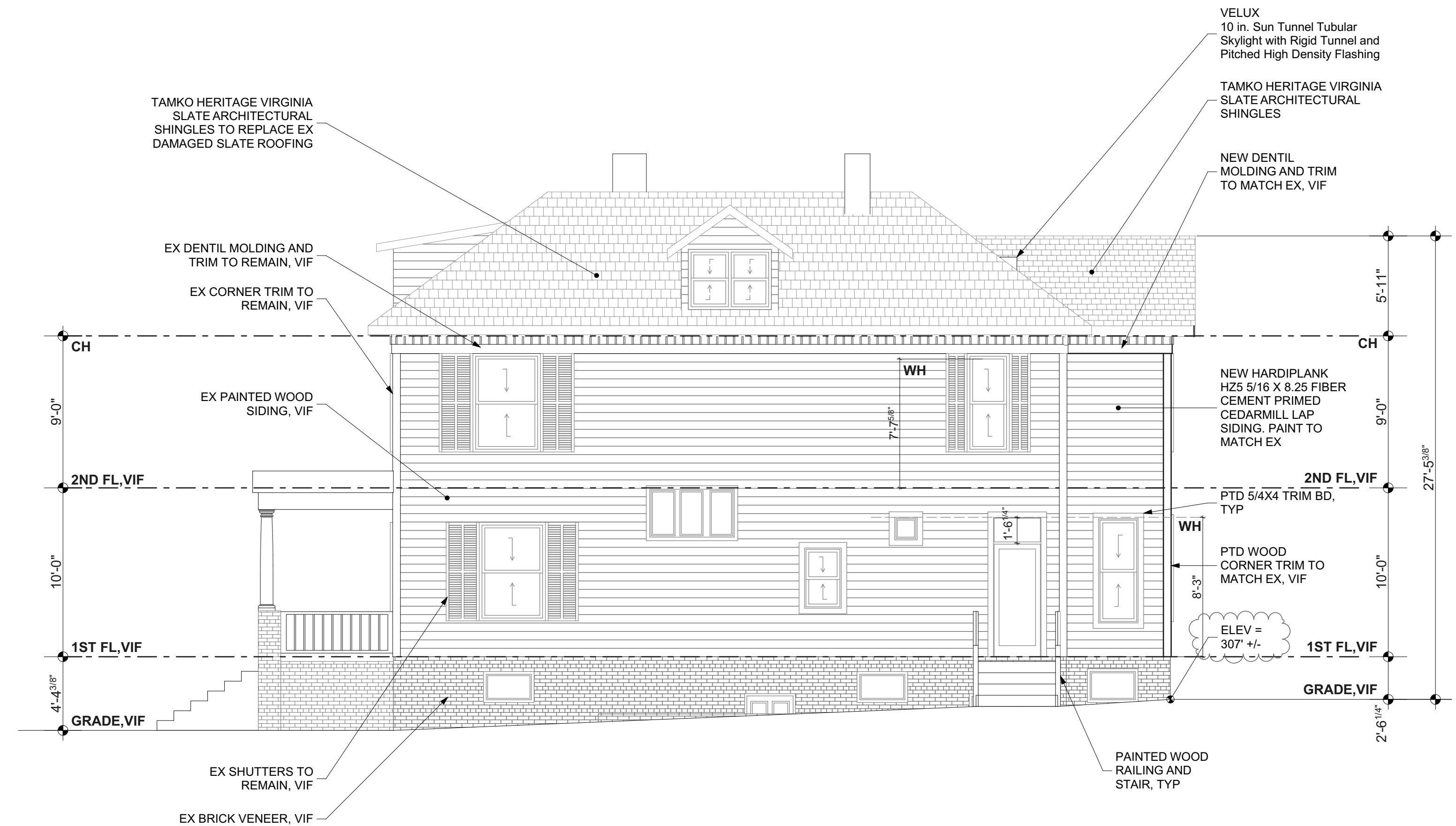
Left Elevation
3/16" = 1'-0"

3.
A2.1



Rear Elevation
3/16" = 1'-0"

2.
A2.1



Right Elevation
3/16" = 1'-0"

4.
A2.1

APPROVED
Montgomery County
Historic Preservation Commission
Robert H. [Signature]

REVIEWED
By Dan.Bruechert at 1:59 pm, May 25, 2023

The Martin Residence
10310 Freeman Place
Kensington MD 20895

Front Elevation, Rear Elevation, Left Elevation,
Right Elevation

Written dimensions on these drawings shall have precedence over scale dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions.

Drawing Scale

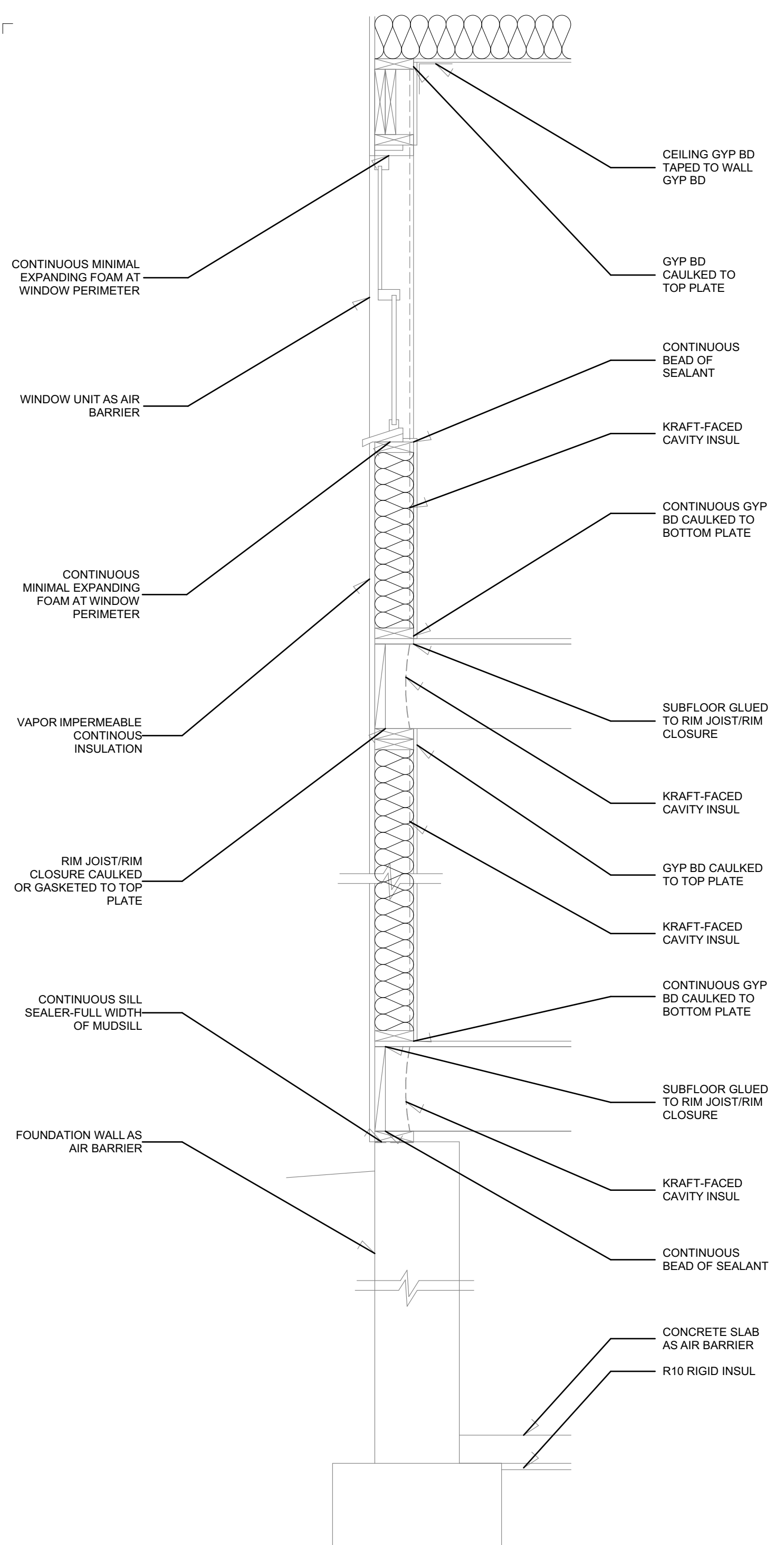
Drawn by LB Date 02.02.23

Checked by Date

REVISION 3.14.23

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A2.1



BUILDING ENVELOPE SECTION (AIR BARRIER) 1.
GRAPHICAL PURPOSES ONLY A3.1

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

REVIEWED
By Dan.Bruechert at 1:59 pm, May 25, 2023

DESIGNATION	FLOOR	WALL	BASE	CEILING	REMARKS
BATH(S)	CERAMIC	WR	PB	WR	GLOSSY PAINT
FOYER/HALL/CLO(S)	HARDWOOD	PDW	PB	PDW	
BEDROOMS, BED CLO	HARDWOOD	PDW	PB	PDW	
DEN/KITCHEN	HARDWOOD	PDW	PB	PDW	
BASEMENT STO	UNFINISHED	UNFIN	UNFIN	UNFIN GYP BD	

EX - PAINTED EXPOSED JOIST
PDW - PAINTED DRYWALL
WR - WATER RESISTANT GYP BD
PB - PAINTED BASEBOARD

SYM.	QTY.	CAT. NO.	U-FACTOR	FRAME		TYPE	INFORMATION
				W	H		
A	5		.30	3-0	2-0	AWNING	
B	4		.30	2-6	5-0	DOUBLE HUNG	
C	1		.30	9-0	6-4	DOUBLE HUNG	
D	1		.30	2-6	6-4	DOUBLE HUNG	
E	2		.30	1-6	1-6	FIXED SQUARE UNIT	
F	2		.30	2-6	5-10	DOUBLE HUNG	
G	1		.30	2-4	5-10	DOUBLE HUNG	
I	1		.30	12" dia	12" dia	DAYLIGHT TUBE	

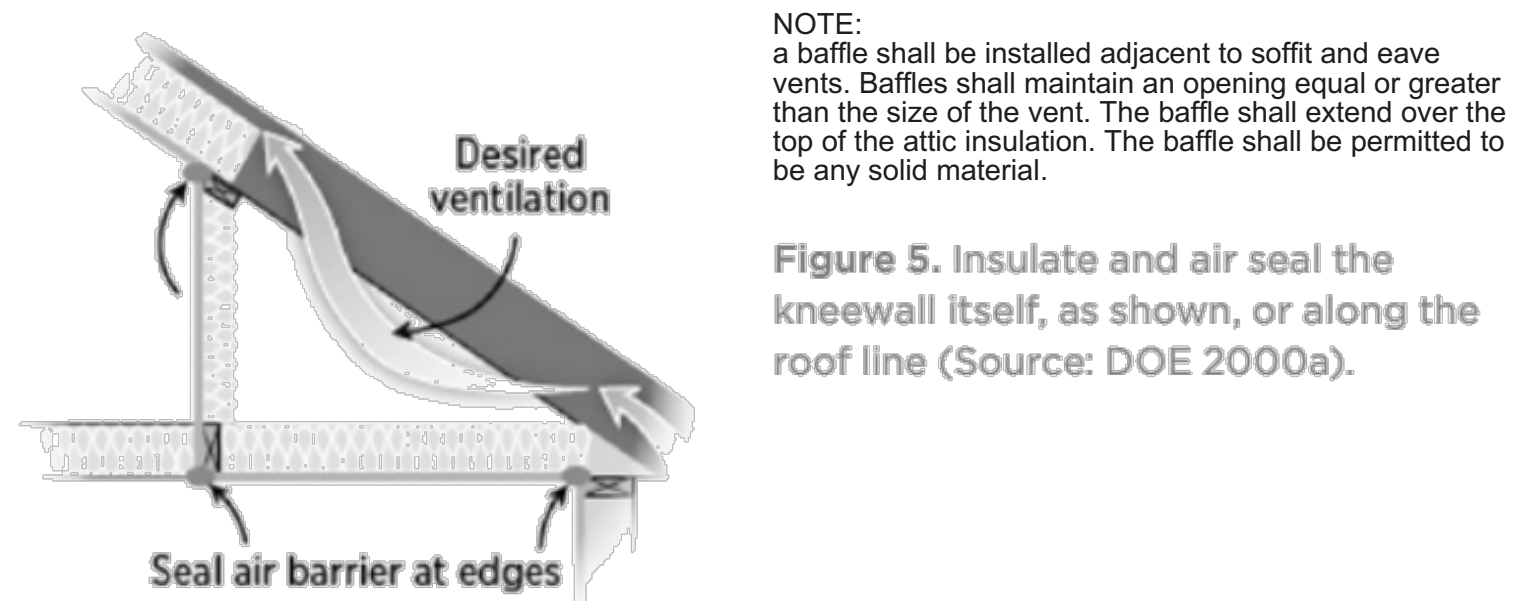
1. WINDOWS SPECIFIED ARE BY: CONSULT W/OWNERS
2. WINDOWS ARE: ALUM, LOW 'E' COATING W/ARGON GAS UNLESS OTHERWISE NOTED
3. PROVIDE ALL THE NECESSARY HARDWARE, WEATHER STRIPPING, TRIM PIECES, ETC.
4. PROVIDE SCREENS FOR ALL OPERABLE WINDOWS. COLOR TO BE SELECTED BY OWNER.
5. REFER TO PLANS AND ELEVATIONS FOR WINDOW LOCATIONS. VERIFY SIZES AND QUANTITIES.
6. APPLY FOAM BACKER ROD AND CAULK TO EXTERIOR PERIMETER OF TRIM AT SIDING JOINT.

DOOR NO	TYPE	DOOR					FRAME		DETAILS			REMARKS
		HGT	WIDTH	THICK	MATERIAL	FINISH/COLOR	MATERIAL	FINISH/COLOR	HEAD	JAMB	QT.Y	
1		6'-8"	3'-0"	1 1/4"	METAL	PAINTED	METAL	PAINTED			1	EXTERIOR DOOR
2		6'-8"	3'-0"	1 1/4"	METAL	PAINTED	METAL	PAINTED			1	INTERIOR DOOR
3		6'-8"	3'-0"	1 1/4"	WOOD	PAINTED	WOOD	PAINTED			1	EXTERIOR DOOR W/1-6 TRANSOM
4		6'-8"	2'-0"	1 1/8"	WOOD	PAINTED	WOOD	PAINTED			3	INTERIOR DOOR
5		6'-8"	2'-0"	1 1/8"	WOOD	PAINTED	WOOD	PAINTED			2	INTERIOR POCKET DOOR
6		6'-8"	4'-0"	1 1/8"	WOOD	PAINTED	WOOD	PAINTED			1	INTERIOR DOUBLE DOOR

- NOTES:
1. Check drawings for swing directions and locations.
2. All door hardware "TO BE SELECTED BY OWNER" unless otherwise noted
3. Exterior doors are by "Weathershield". Verify with manufacturer prior to install
4. Shop drawings to be submitted to Designer for approval.
5. Rated doors to have compatible equal rated frames.

FRAME TYPE	SINGLE PANE	DOUBLE PANE	SKYLIGHT	
			Single	Double
Metal	1.20	0.80	2.00	1.30
Metal with Thermal Break	1.10	0.65	1.90	1.10
Nonmetal or Metal Clad	0.95	0.55	1.75	1.05
Glazed Block	0.60			

DOOR TYPE	U-FACTOR
Uninsulated Metal	1.20
Insulated Metal	0.60
Wood	0.50
Insulated, nonmetal edge, max 45% glazing, any glazing double pane	0.35



NOTE:
a baffle shall be installed adjacent to soffit and eave vents. Baffles shall maintain an opening equal or greater than the size of the vent. The baffle shall extend over the top of the attic insulation. The baffle shall be permitted to be any solid material.
Figure 5. Insulate and air seal the kneewall itself, as shown, or along the roof line (Source: DOE 2000a).

BUILDING ENVELOPE DETAIL: AT ROOF/EAVE/SOFFIT

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous six-sided air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material. All ceiling, wall, floor and slab insulation shall achieve Grade I installation per the RESNET Standards or, alternatively, Grade II for surfaces that contain a layer of continuous, air impermeable insulation > R5.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of not less than R-3 per inch. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing, and skylights and framing shall be sealed. Doors adjacent to unconditioned space or ambient conditions shall be made substantially air-tight with weather stripping or equivalent gasket.	Continuous exterior insulation shall continue over window and door headers. Skylight and window chases through unconditioned attic space must be insulated to exterior wall values per table 402.1.2.
Rim joists	Rim joists shall include continuous air barrier.	Rim joists shall be insulated per Table 402.1.2.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	Duct shafts or chases next to exterior or unconditioned space shall be insulated.
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	Walls next to unconditioned garage space shall be insulated.
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring	Seal any plumbing or wiring that penetrates the building envelope.	Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.	
Common wall separating dwelling units	Air barrier is installed in common wall between dwelling units.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	
Fireplace	An air barrier shall be installed on fireplace walls.	

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.

Fenestration U-Factor ^b	0.30 U-Factor
Skylight ^b U-Factor	0.55 U-Factor
Glazed Fenestration SHGC ^b	0.40 Solar Heat Gain Coefficient (SHGC)
Ceiling	R-49
Wood Frame Wall and Rim Joists	R-19 in cavity + R-5 continuous on the exterior, or R-13 in cavity + R-10 continuous on the exterior, or R-15 continuous
Mass Wall ^c	R-15 continuous on the exterior, or R-20 continuous on the interior
Frame Floor	R-25 + R-5 continuous
Elevated Slab	R-15 continuous
Basement Wall	R-19 cavity + R-5 continuous on the exterior, or R-13 in cavity + R-10 continuous on the exterior, or R-15 continuous
Slab on Grade ^d	R-10 perimeter insulation for a depth of 2 ft.
Conditioned Crawlspace Wall	R-19 cavity + R-5 continuous on the exterior, or R-13 in cavity + R-10 continuous on the exterior, or R-15 continuous

- For SI: 1 foot = 304.8 mm.
a. R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
c. The second R-value applies when more than half the insulation is on the interior of the mass wall.
d. R-5 shall be added to the required slab edge R-values for heated slab.

	New construction	Level 3 Alteration affecting 80% or more of the aggregate work of the building (Gut Rehabilitation)
Single family detached, two family attached (duplex), townhouses, flats	3 ACH50	3 ACH50
Dwelling units in Multifamily buildings 3 stories and less	30 CFM50/SF enclosure area of each unit or 3 ACH50	30 CFM50/SF enclosure area of each unit or 3 ACH50



MEMBER
A | B | D
AMERICAN INSTITUTE OF BUILDING DESIGN

The Martin Residence
10310 Freeman Place
Kensington MD 20895

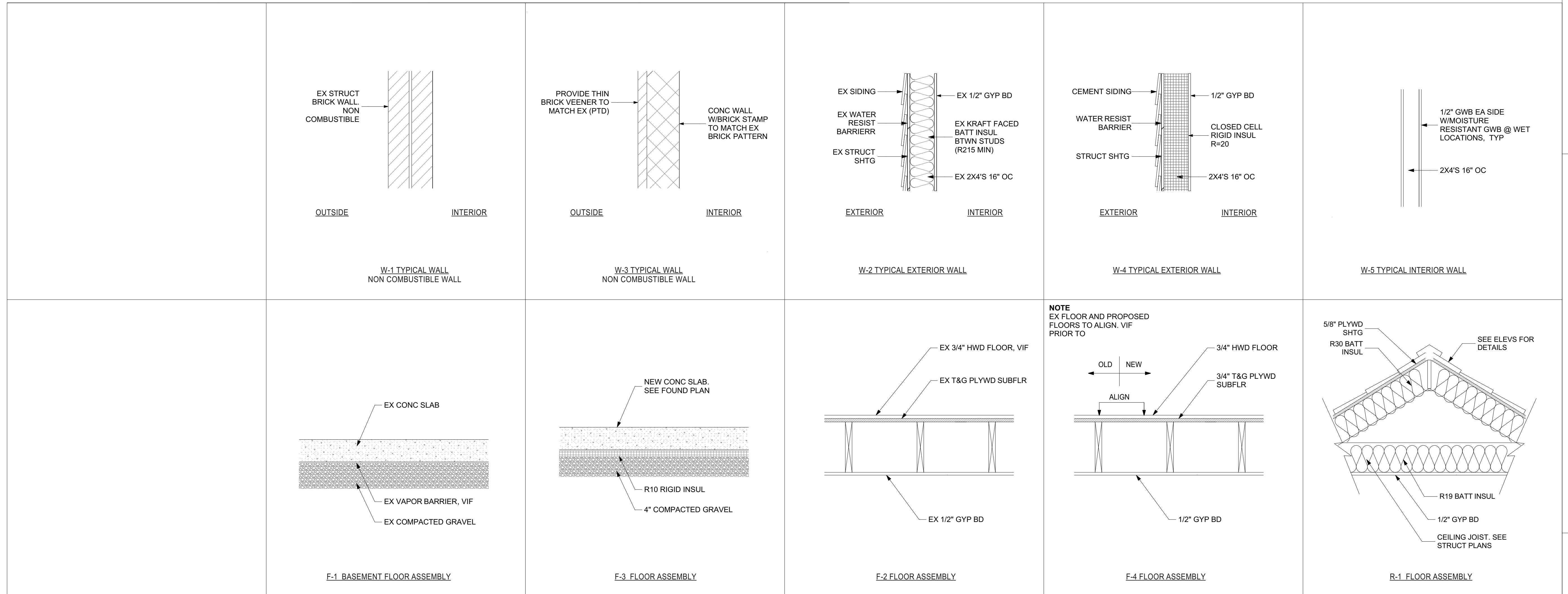
Schedules

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Drawing Scale
Drawn by LB Date 02.02.23
Checked by Date

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A3.1



APPROVED

 Montgomery County

 Historic Preservation Commission



REVIEWED

 By Dan.Bruechert at 1:59 pm, May 25, 2023

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Drawing Scale:

Drawn by	Date
LB	02.02.23
Checked by	Date

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A3.3

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Drawn by
LB Date
02.02.23

Checked by
Date

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MO.1

I. GENERAL MECHANICAL NOTES

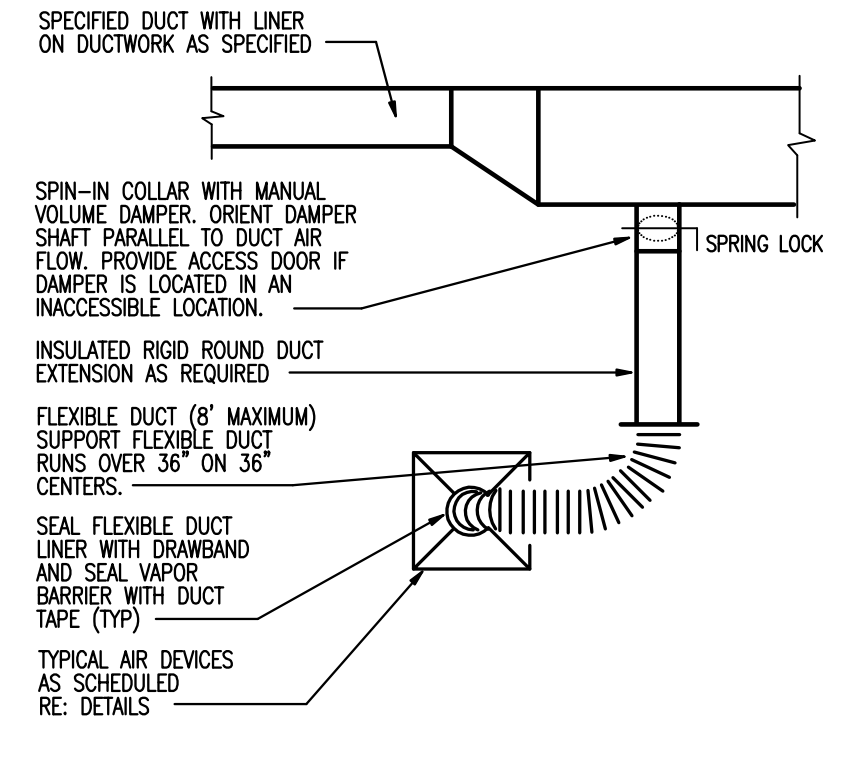
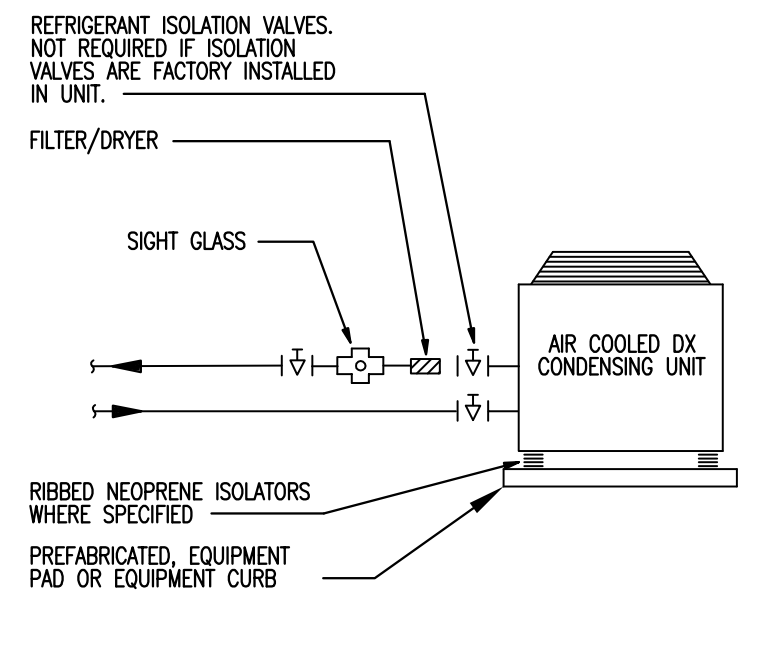
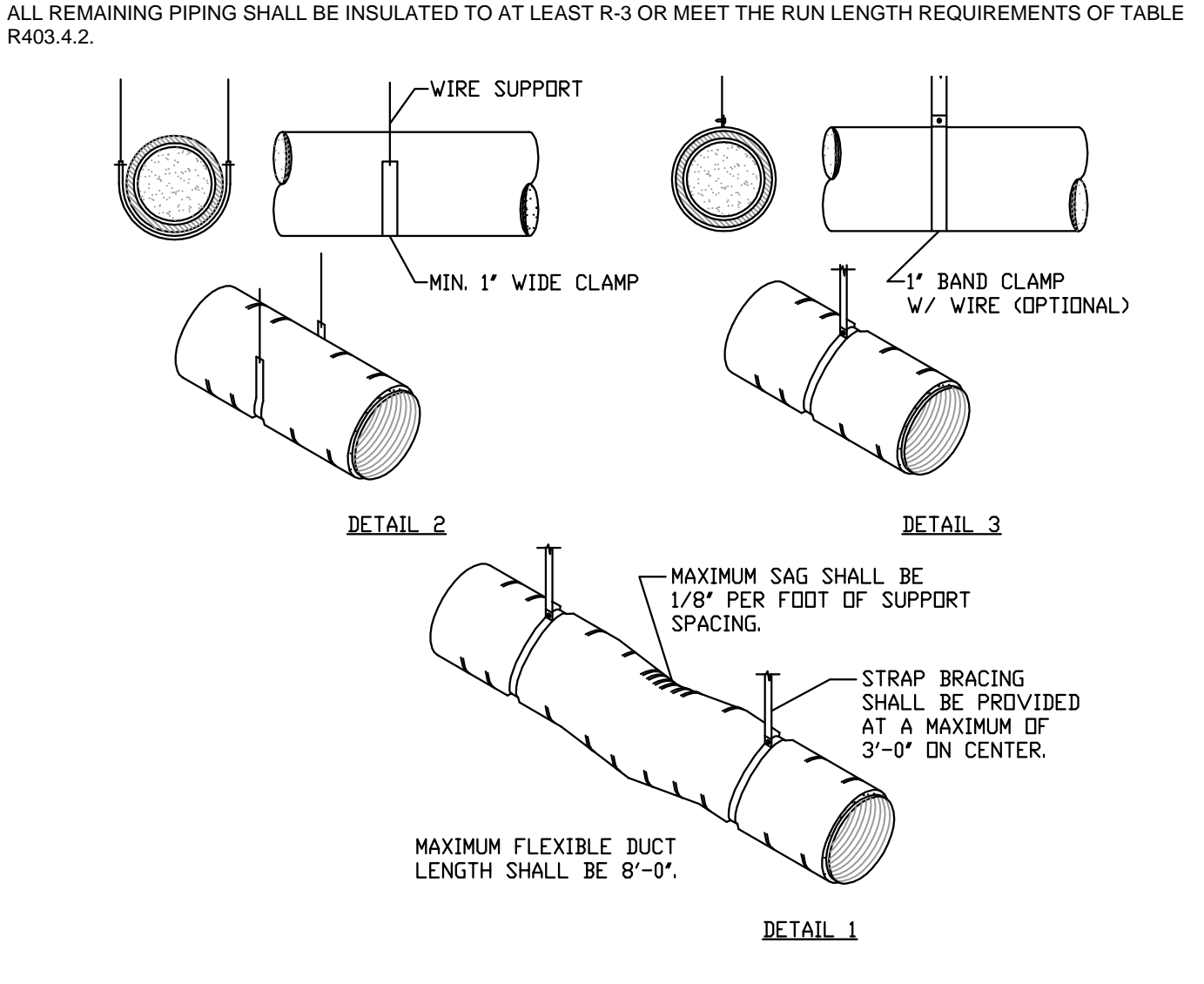
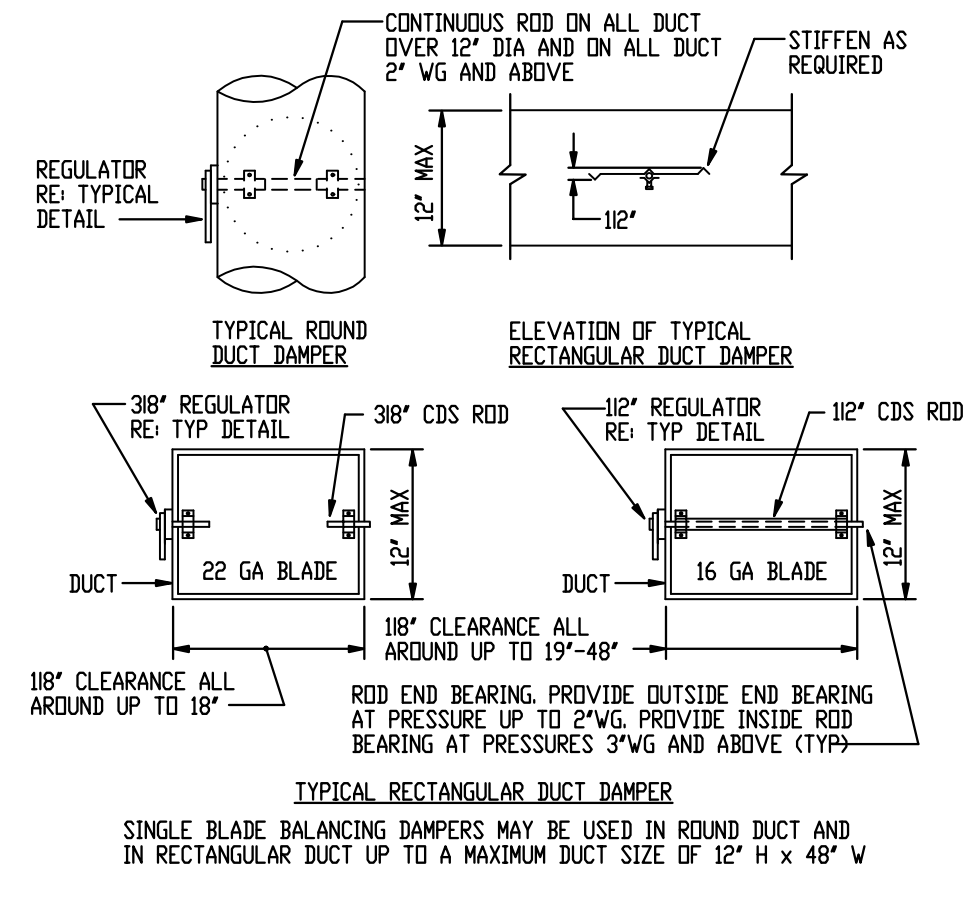
- A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST ISSUE 2018 IRC & IBC CODE, NFPA REGULATIONS, LOCAL FIRE MARSHAL'S OFFICE REGULATIONS OF LOCAL AUTHORITIES HAVING JURISDICTION AND THE OWNERS INSURANCE UNDERWRITER.
- B. FURNISH AND INSTALL ALL LABOR, MATERIAL, AND EQUIPMENT AND SERVICES NECESSARY FOR COMPLETE AND SAFE INSTALLATION OF THE MECHANICAL SYSTEM(S) INDICATED ON THE DRAWINGS AND NOTED IN THE SPECIFICATIONS HEREINAFTER.
- C. MECHANICAL DRAWINGS ARE CONSIDERED DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF WORK AND SYSTEMS. REFER TO ARCHITECTURAL DRAWINGS TO VERIFY LOCATION OF EQUIPMENT, ETC. CONTRACTOR SHALL EXAMINE ALL DRAWINGS RELATED TO THIS AND OTHER TRADES, AND SHALL BE FULLY INFORMED AS TO THE EXTENT OF THIS CONTRACT AND INCLUDED WORK ON PLANS IN OTHER TRADES.
- D. QUALITY OF MATERIALS SHALL BE NEW, BEST OF THEIR RESPECTIVE KIND, FREE FROM DEFECTS AND LISTED BY ARI OR APPROPRIATE TESTING AGENCY.
- E. SUBMIT THREE (3) COPIES OF SHOP DRAWINGS FOR ALL NEW EQUIPMENT AND MATERIALS. OBTAIN APPROVAL BEFORE EQUIPMENT IS ORDERED, BUILT, OR INSTALLED.
- F. PERFORM TESTS AS NOTED AND/OR REQUIRED, IN PRESENCE OF THE OWNER'S REPRESENTATIVE. PROVIDE ALL REQUIRED LABOR AND MATERIAL. REPAIR OR REPLACE DEFECTIVE WORK AS DIRECTED.
- G. THE CONTRACTOR AGREES THAT HE AND HIS SUBCONTRACTORS WILL PROVIDE AND MAINTAIN A SAFE PLACE TO WORK AND WILL COMPLY WITH ALL LAWS AND REGULATIONS OF ANY GOVERNMENTAL AUTHORITIES HAVING JURISDICTION THEREOF. THE CONTRACTOR AGREES TO HOLD HARMLESS, THE ENGINEER AND OWNER FROM ANY LIABILITY, LOSS, DAMAGE OR EXPENSE, ARISING FROM A FAILURE OR ALLEGED FAILURE ON THE PART OF THE CONTRACTOR, OR SUBCONTRACTORS TO PROVIDE AND MAINTAIN A SAFE PLACE TO WORK OR TO COMPLY WITH LAWS AND REGULATIONS OF GOVERNMENTAL AUTHORITIES HAVING JURISDICTION THEREOF.
- H. THE CONTRACTOR SHALL SUPPLY TO THE OWNER RELEVANT DRAWINGS, MANUALS AND A WRITTEN NARRATIVE OF SYSTEMS OPERATION AS A CONDITION OF COMPLETION OF WORK AND PRIOR TO FINAL PAYMENT.

II. DUCT, PIPE, & EQUIPMENT INSTALLATION NOTES

- A- FURNISH AND INSTALL NEW DUCTWORK AS SHOWN ON THE DRAWINGS (DIMENSIONS SHOWN ARE CLEAR INSIDE DIMENSION OF DUCT). ALL DUCTWORK SHALL BE GALVANIZED SHEET METAL CONSTRUCTED IN ACCORDANCE WITH THE 1985 EDITION OF THE SMACNA HVAC DUCT CONSTRUCTION STANDARDS, METAL AND FLEXIBLE (SDCS), THE ASHRAE GUIDE AND DATA "HANDBOOK OF FUNDAMENTALS" (LATEST EDITION) AND NFPA 90A "STANDARD FOR THE INSTALLATION OF AIR CONDITIONING AND VENTILATING SYSTEMS" (LATEST EDITION). DUCTWORK SHALL BE SUITABLE FOR PRESSURES UP TO 2" WG AT VELOCITIES UP TO 2500 FPM.
 - B- PROVIDE REQUIRED SUPPORTS AND HANGERS FOR DUCTWORK, PIPING AND EQUIPMENT, SUCH THAT LOADING WILL NOT EXCEED ALLOWABLE LOADING OF STRUCTURE. SUBMITTAL OF A BID SHALL BE DEEMED A REPRESENTATION THAT THE CONTRACTOR SUBMITTING SUCH BID HAS ASCERTAINED ALLOWABLE LOADINGS AND HAS INCLUDED IN HIS ESTIMATES, THE COSTS ASSOCIATED IN FURNISHING REQUIRED SUPPORTS. ALL DUCTWORK, PIPING AND EQUIPMENT SUPPORTS SHALL BE INDEPENDENT OF THE CEILING SUPPORT SYSTEM.
 - C- CAREFULLY CHECK THE DOCUMENTS TO ASCERTAIN THE REQUIREMENTS OF ANY MATERIALS OR EQUIPMENT BEING FURNISHED OR FURNISHED AND INSTALLED AND PROVIDE THE PROPER INSTALLATION OR CONNECTIONS INCLUDING CONTROLS.
 - D- PROVIDE 1" ACOUSTIC LINING IN THE MAIN SA & RA DUCTS TO 10 FT OF THE AIR HANDLER.
 - E- INSTALL EXTERNAL DUCTWRAP INSULATION WITH VAPOR BARRIER ON ALL SUPPLY AND RETURN DUCT THAT IS NOT LINED AS SHOWN IN INSULATION SCHEDULE.
 - F- PROVIDE AND INSTALL FLEX CONNECTIONS BETWEEN ALL AIR HANDLERS / AIR FANS AND THE DUCT WORK.
 - G- REFRIGERANT PIPES SHALL BE COPPER TYPE-L FOR REFRIGERATION APPLICATIONS. CONNECTIONS SHALL BE EITHER COMPRESSION OR SWEAT TYPE. INSULATE REFRIGERANT SUCTION WITH RUBATEX R-1800RS, ARMSTRONG TYPE II OR APPROVED EQUAL CLOSED CELL INSULATION SIZED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION. SEAL ALL BUTT JOINTS USING THE MANUFACTURERS RECOMMENDED ADHESIVE. THE INSULATION, WHERE EXPOSED TO THE OUTDOORS, SHALL BE FINISHED WITH TWO COATS OF MANUFACTURER'S FINISH COATING, VINYL-LACQUER COATING OR APPROVED EQUAL.
 - H- CONDENSATE PIPING SHALL BE PVC OR COPPER TYPE L.
 - I- FURNISH AND INSTALL PREMOULDED FIBERGLASS PIPE INSULATION/VAPOR BARRIER ON ALL PIPING LISTED BELOW.
- PIPING TYPE INSULATION THICKNESS**
A/C CONDENSATE 1/2"
- J- VOLUME DAMPERS: PROVIDE ADJUSTABLE DAMPERS AT ALL DUCTWORK JUNCTIONS ON LOW PRESSURE SUPPLY DUCTWORK.
 - K- FLEXIBLE DUCT: FLEX DUCT SHALL BE INSULATED TYPE CLASSIFIED AS CLASS 1 AIR DUCT IN ACCORDANCE WITH UL 7181, MAXIMUM 10 FEET IN LENGTH. PROVIDE SPIN-IN DUCT TAP WITH VOLUME DAMPER FOR EACH FLEX DUCT. PROVIDE RIGID ROUND DUCT ON LENGTH OF RUNS OVER 10 FEET.
 - L- COORDINATION: COORDINATE WITH OTHER DISCIPLINES (INCLUDING PLUMBING, ELECTRICAL, CIVIL/SITE, STRUCTURAL, AND ARCHITECTURAL) FOR AVAILABLE SPACE, SEQUENCE OF INSTALLATION, AND INSTALLATION REQUIREMENTS PRIOR TO COMMENCING CONSTRUCTION. ADVISE THE ARCHITECT OF ANY CHANGES IN THE CONTRACT DOCUMENTS THAT MAY BE REQUIRED FOR WORK COMPLETION. VERIFY ADEQUATE CLEARANCES REGARDING DUCTWORK, PLUMBING, HVAC PIPING, AND ELECTRICAL PRIOR TO FABRICATION.
 - M- SIZES: WHEN PIPE OR DUCT SIZE IS NOT INDICATED, SIZE THAT SECTION EQUAL TO THE ADJACENT UPSTREAM SIZE, UNLESS OTHERWISE APPROVED BY THE THE ENGINEER, DUCT RUNOUTS SHALL BE MINIMALLY SIZED ACCORDING TO NECK SIZE OF THE RESPECTIVE DIFFUSER.
 - N- CONTRACTOR SHALL INSPECT ALL DUCT WORK, FITTINGS, INSULATION AND VAPOR BARRIER FOR DEFECTS OR LEAKAGE AND SEAL, CAP, REINSULATE, AND TAPE OVER AS REQUIRED TO PROVIDE REASONABLY WELL SEALED DUCT SYSTEM WITH APPROPRIATE INSULATION AND VAPOR BARRIER.
 - D- ALL PRESSURIZED PIPING SHALL BE LEAK TESTED PRIOR TO ENCLOSURE OR COVER-UP. PIPING SHALL BE LEAK TESTED FOR 24 HOURS UNDER A HYDROSTATIC PRESSURE OF 150% OF THE SYSTEM DESIGN WORKING PRESSURE. CARE SHALL BE TAKEN TO PROTECT ANY EQUIPMENT WHICH MAY BE DAMAGED BY HYDROSTATIC TESTING.
 - P- ALL SYSTEMS AND EQUIPMENT INSTALLED ON THE PROJECT SHALL BE BALANCED AND/OR ADJUSTED TO PROVIDE PROPER OPERATION OR FUNCTION IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS, AND MANUFACTURER'S RECOMMENDATIONS. ALL TEMPERATURE CONTROL, AIR AND WATER BALANCING SHALL BE PERFORMED BY THE INSTALLING CONTRACTOR. ALL TEST AND BALANCE RESULTS SHALL BE DOCUMENTED WITH A COPY SUBMITTED TO THE OWNER FOR RECORD.

MECHANICAL ABBREVIATIONS AND SYMBOLS

AHU	AIR HANDLING UNIT	□	SUPPLY AIR DIFFUSER
AMB	AMBIENT	□	RETURN AIR OR EXHAUST GRILL
BLDG	BUILDING	□	FLEXIBLE DUCT
BTU	BRITISH THERMAL UNIT	□	FLEXIBLE DUCT CONNECTION
CFM	CUBIC FEET PER MINUTE	□	SUPPLY OR OUTSIDE AIR DUCT UP
DN	DOWN	□	SUPPLY OR OUTSIDE AIR DUCT DOWN
DRW	DRAWING	□	RETURN, OR EXHAUST AIR DUCT UP
EA	EXHAUST AIR	□	RETURN, OR EXHAUST AIR DUCT DOWN
EF	EXHAUST FAN	□	MECHANICAL EQUIPMENT REFERENCE, 'a'
EA	EXISTING EXHAUST AIR	□	MECHANICAL EQUIPMENT REFERENCE, 'b'
F	FAHRENHEIT, FAN	□	AIR DISTRIBUTION DEVICE REFERENCE, 'a'
FLEX	FLEXIBLE	□	AIR DISTRIBUTION DEVICE REFERENCE, 'b'
FT	FOOT, FEET	□	DUCT SMOKE DETECTOR
HP	HORSE POWER	□	VOLUME DAMPER
HTG	HEATING	□	SPIN-IN FITTING
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	□	MOTORIZED CONTROL DAMPER
IN	INCH	□	THERMOSTAT OR ROOM TEMPERATURE SENSOR
KW	KILOWATT	□	CO2 SENSOR
MAX	MAXIMUM	□	CONNECT TO EXISTING
MBH	THOUSANDS OF BTU'S	□	EXISTING DUCT
MECH	MECHANICAL	□	NEW DUCT
NTS	NOT TO SCALE	□	
OA	OUTSIDE AIR	□	
OE	OPEN END RETURN	□	
PH	PHASE	□	
RA	RETURN AIR	□	
RPM	REVOLUTIONS PER MINUTE	□	
SA	SUPPLY AIR	□	
SP	STATIC PRESSURE	□	
TFR	TRANSFER AIR	□	
TEF	TOILET EXHAUST FAN	□	
TOT	TOTAL	□	
TSTAT	THERMOSTAT	□	
TYP	TYPICAL	□	
VD	VOLUME DAMPER	□	
W	WATT	□	
W/	WITH	□	
W/O	WITHOUT	□	



DUCT CONSTRUCTION SPECIFIED GAGE THICKNESS AND REINFORCEMENT

DIMENSION OF LONGEST SIDE (INCHES)	SHEET METAL GAUGE (ALL FOUR SIDES)	MINIMUM REINFORCING ANGLE SIZE AND MAXIMUM LONGITUDINAL SPACING BETWEEN TRANSVERSE JOINT &/OR INTERMEDIATE REINFORCING	TRANSVERSE REINFORCING (1)				
			AT JOINTS				
			MIN H (INCHES)	DRIVE SLIP	HEMMED S SLIP	PLAIN S SLIP	REINFORCED BAR SLIP
UP THRU 12	26	NONE REQUIRED	1	26	26	26	24
13-18	24	NONE REQUIRED	1	24	24	24	24
19-30	24	1"x1"x1/8" @ 60"	1	-	24	24	24
31-36	22	1"x1"x1/8" @ 60"	1	-	-	22	22

(1) TRANSVERSE REINFORCING SIZE IS DETERMINED BY DIMENSION OF SIDE TO WHICH ANGLE IS APPLIED.
(2) LONGITUDINAL JOINTS TO BE PITTSBURG OR SNAP LOCK TYPE.

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Montgomery County
Historic Preservation Commission

[Signature]

REVIEWED
By Dan.Bruechert at 1:59 pm, May 25, 2023

EXTERIOR DESIGN CONDITIONS

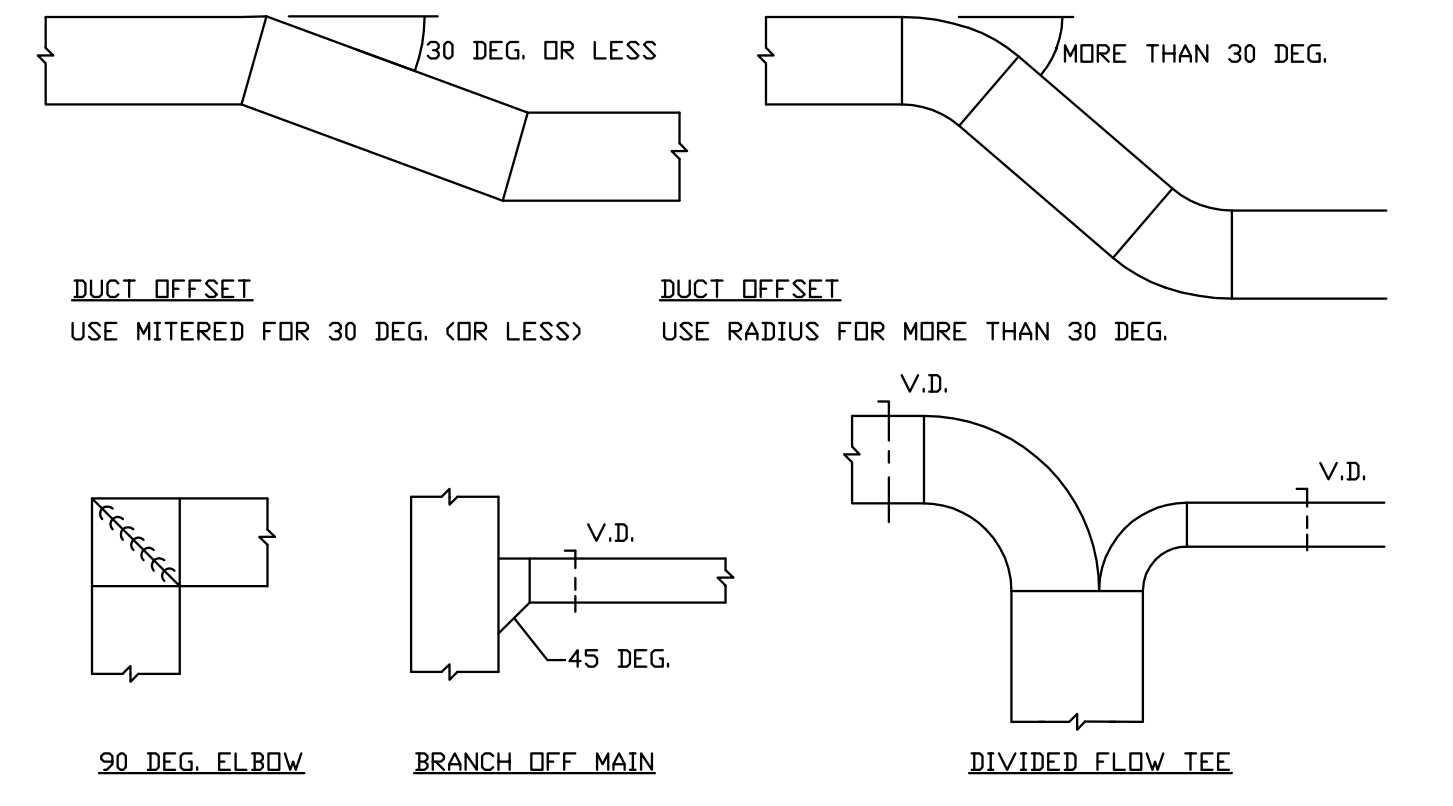
CONDITION	VALUE
WINTER DESIGN DRY-BULB (°F)	10
SUMMER DESIGN DRY-BULB (°F)	95
SUMMER DESIGN WET-BULB (°F)	76
DEGREE DAY HEATING	4500
DEGREE DAY COOLING	1200

1. DESIGN VALUES INDICATED ARE GENERALLY ACCEPTABLE NORTHERN VIRGINIA AND WASHINGTON DC AREA.

DUCT INSULATION SCHEDULE

SERVICE	LOCATION	MINIMUM R-VALUE
SUPPLY AIR	UNCONDITIONED	8
RETURN AIR	ATTIC OR OUTSIDE OF BUILDING	6
TRANSFER AIR	OUTSIDE OF BUILDING	6
OUTDOOR AIR	UNCONDITIONED	6
SUPPLY AIR	SPACES INCLUDING BASEMENTS, CRAWL SPACES, GARAGES AND ABOVE CEILINGS	3.5
RETURN AIR	SPACES INCLUDING BASEMENTS, CRAWL SPACES, GARAGES AND ABOVE CEILINGS	3.5
TRANSFER AIR	SPACES INCLUDING BASEMENTS, CRAWL SPACES, GARAGES AND ABOVE CEILINGS	3.5
OUTDOOR AIR	SPACES INCLUDING BASEMENTS, CRAWL SPACES, GARAGES AND ABOVE CEILINGS	3.5

- 1. VALUES ARE BASED ON 2012 IECC REQUIREMENTS, 4500 HEATING DEGREE DAY TYPICAL FOR NORTHERN VIRGINIA, AND WASHINGTON DC AREA AND GENERAL GOOD PRACTICE.
- 2. UNCONDITIONED SPACES REFERS TO SPACES THAT SEPARATE CONDITIONED SPACE FROM OUTSIDE I.E. VENTILATED CRAWL SPACES; FRAMED CAVITIES WITHIN EXTERIOR WALLS; OR CEILING ASSEMBLIES SEPARATING CONDITIONED FLOOR SPACE FROM UNCONDITIONED ATTIC.
- 3. WHERE REQUIRED AS SPECIFIED IN NOTES OR DRAWINGS DUCT LINER SHALL BE INSTALL OF EQUAL VALUE TO REQUIRED INSULATION R-VALUE OR SO THAT THE COMBINED R-VALUE OF DUCT LINER PLUS INSULATION MEETS OR EXCEEDS VALUES INDICATED ABOVE.



SHEET METAL FITTINGS (LOW VELOCITY) DETAILS
SCALE: N.T.S.

TESTING NOTES

 1. A duct leakage test showing a passing rating of <= 8 CFM per 100 square feet conditioned floor area at a Pressure of 25 Pascal. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official.

The Martin Residence

 10310 Freeman Place

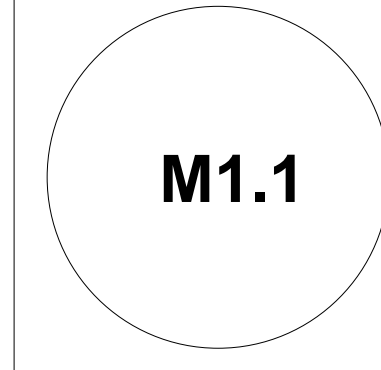
 Kensington MD 20895

Second Floor HVAC Plan, First Floor HVAC Plan, Basement HVAC Plan

Written dimensions on these drawings shall have precedence over scale dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions.

Drawing Scale
 Drawn by **LB** Date **02.02.23**
 Checked by _____ Date _____

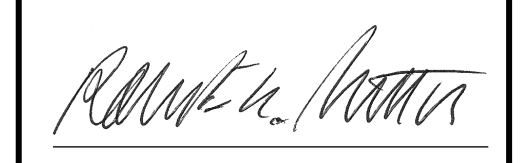
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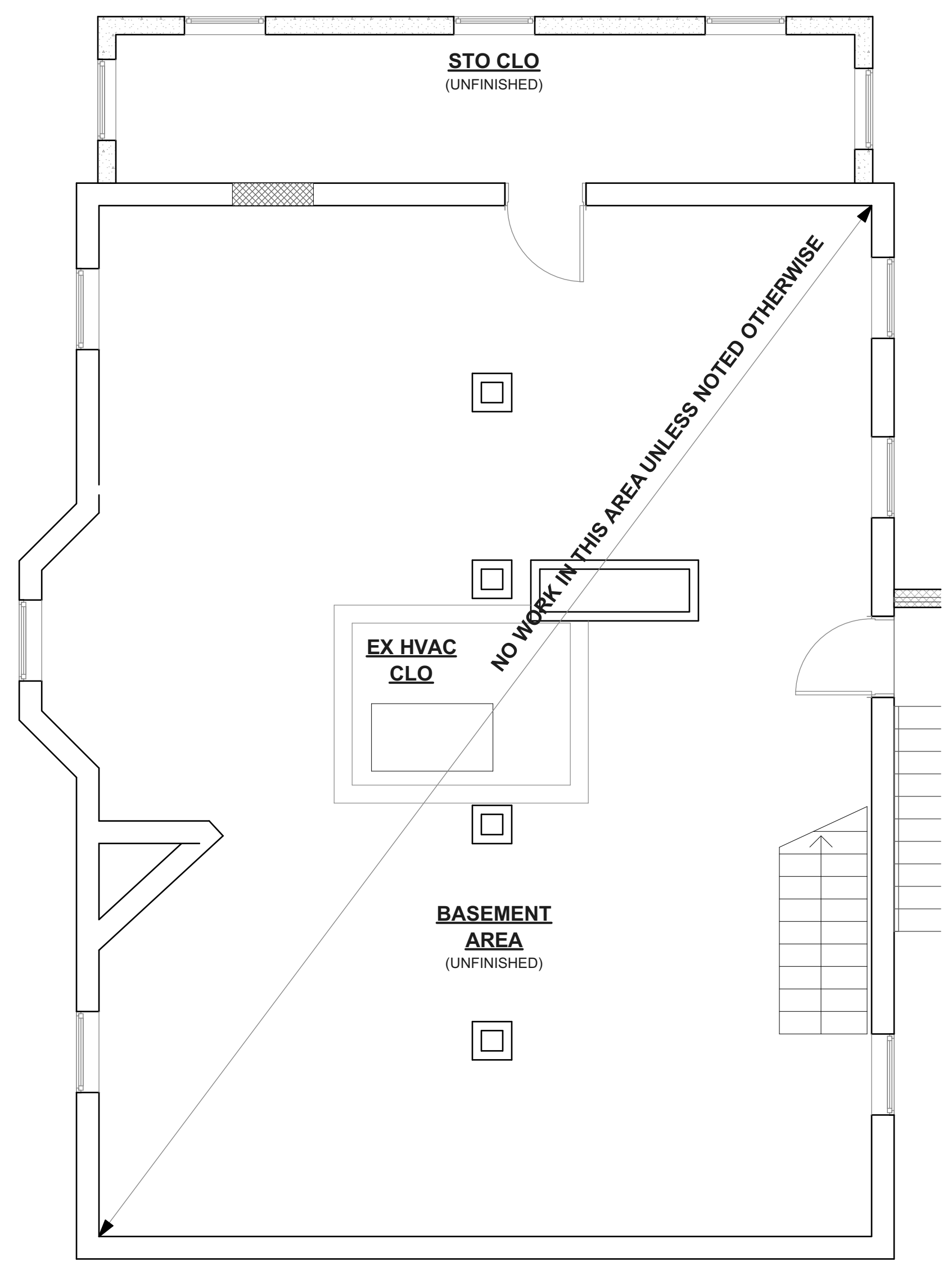
 Montgomery County

 Historic Preservation Commission

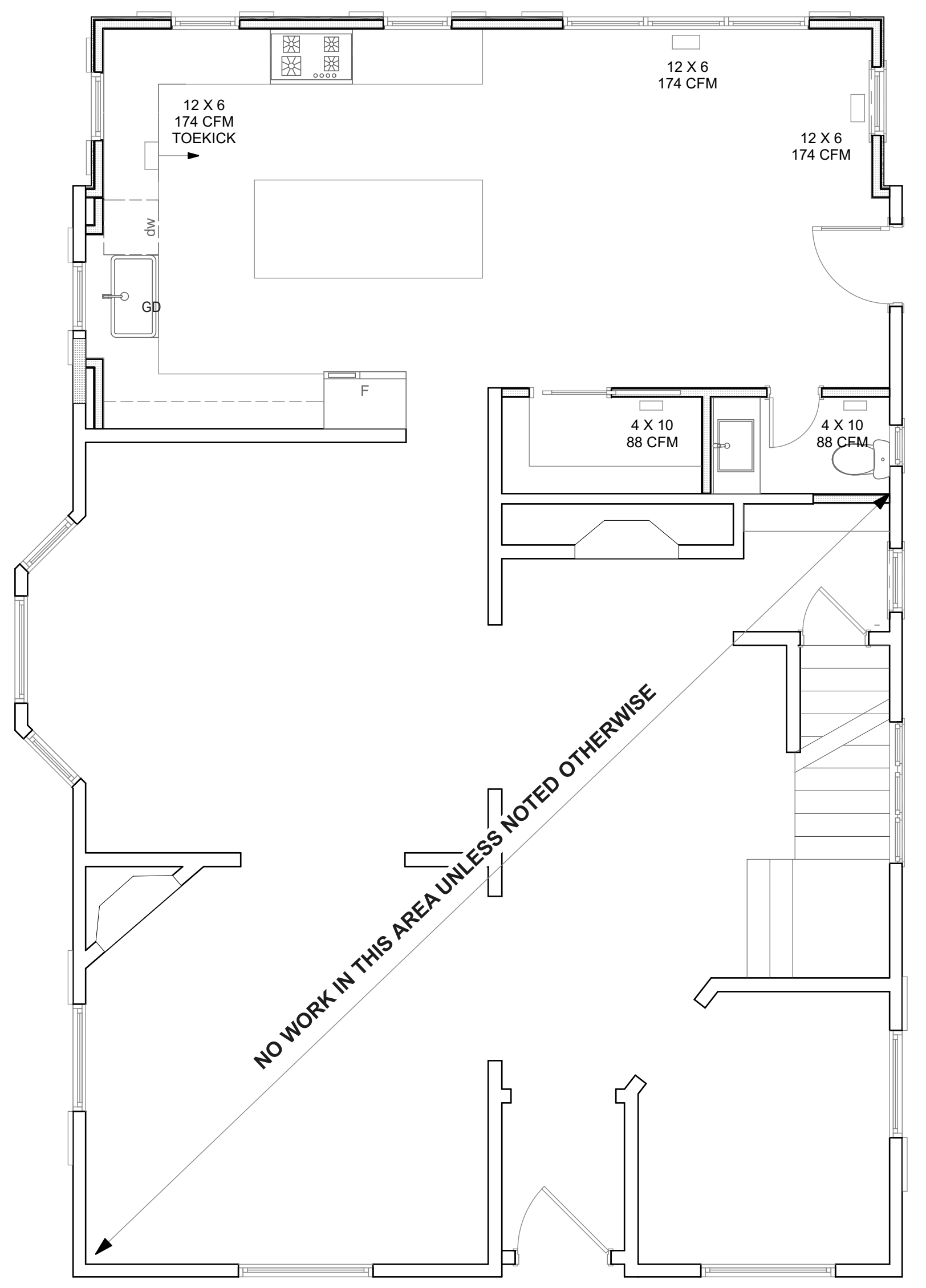


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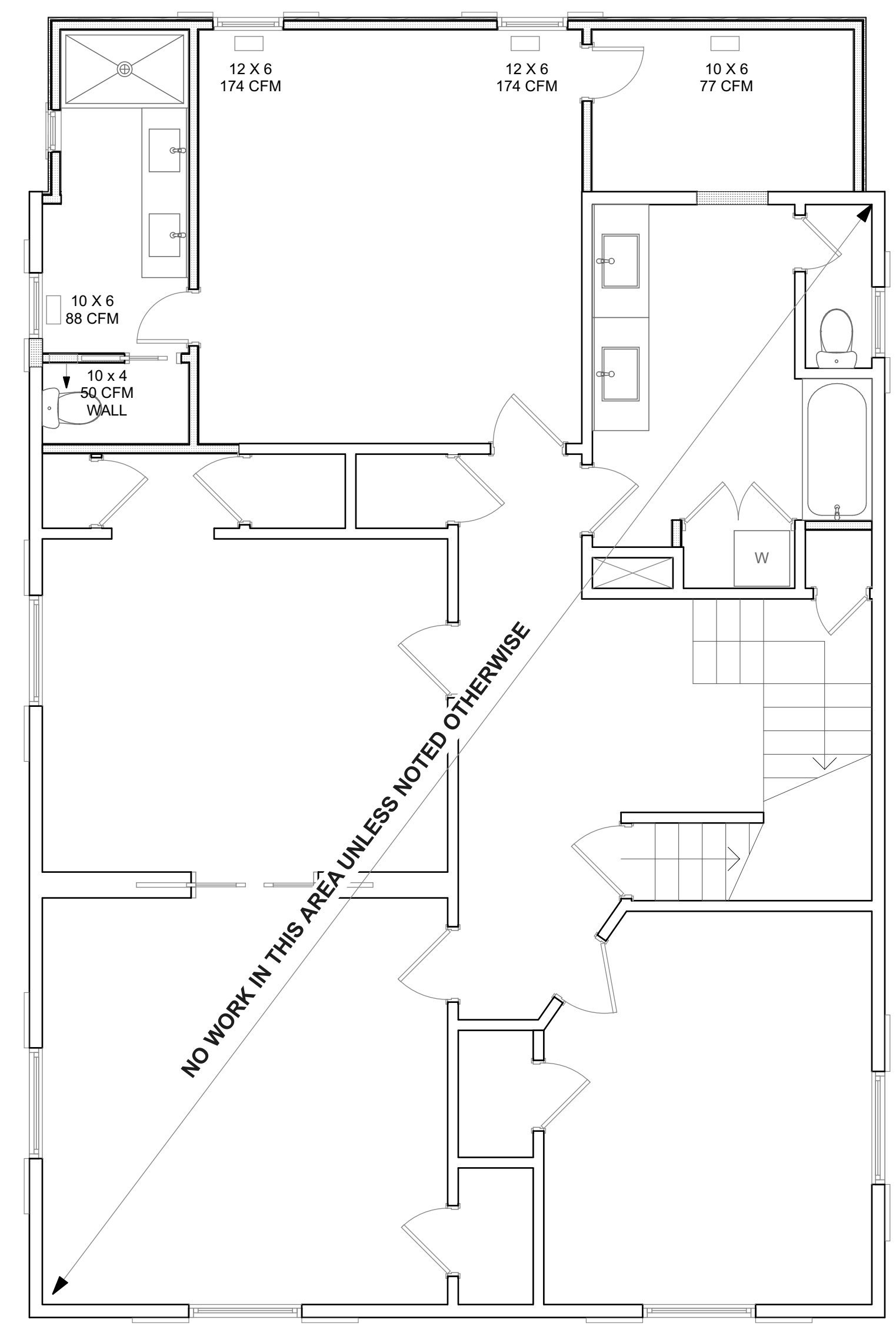
 By Dan.Bruechert at 1:59 pm, May 25, 2023



Basement HVAC Plan 1. M1.2
 1/4" = 1'-0"



First Floor HVAC Plan 2. M1.2
 1/4" = 1'-0"



Second Floor HVAC Plan 3. M1.2
 1/4" = 1'-0"

GENERAL NOTES

- APPLICABLE CODES AND STANDARDS: PERFORM ALL WORK IN ACCORDANCE TO THE FOLLOWING CODES AND STANDARDS:
 - INTERNATIONAL BUILDING CODE 2017.
 - NATIONAL ELECTRICAL CODE 2017.
 - INTERNATIONAL ENERGY CODE 2017.
 - NATIONAL FIRE PROTECTION AGENCY (NFPA 72).
- ELECTRICAL CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS OF ALL ELECTRICAL EQUIPMENT WITH THE ARCHITECTURAL DRAWINGS.
- ALL WORK SHALL BE ACCOMPLISHED WITHIN THE INTENT OF THE BASE BUILDING DRAWINGS AND GENERAL SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ALL TRADES PRIOR TO INSTALLATION. REPORT ANY DISCREPANCIES BETWEEN THE EXISTING EQUIPMENT AS INSTALLED AND INFORMATION AS SHOWN ON THE DRAWINGS, AS WELL AS NEW EQUIPMENT AS SPECIFIED W/ EQUIPMENT AS TO BE INSTALLED.
- CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID AND CONSTRUCTION TO VERIFY ALL EXISTING CONDITIONS, TELECOM AND UTILITY SERVICE. NO ADDITIONAL COST WILL BE ALLOWED AFTER THE BID.
- EXISTING BASE BUILDING ELECTRICAL SYSTEMS ARE TO REMAIN EXCEPT WHERE MODIFICATIONS ARE REQUIRED AND AS SHOWN ON PLANS. MAINTAIN CONTINUITY OF EXISTING CIRCUITS.
- ALL ELECTRICAL EQUIPMENT INCLUDING BUT NOT LIMITED TO CONDUIT, WIRE, BOXES, FITTINGS, SHALL BE NEW U.O.N. AND SHALL MEET NEMA STANDARD AND BEAR THE U.L. LABEL.
- THE CONTRACTOR SHALL RESTORE ALL AREAS AND SYSTEMS DISTURBED BY HIS WORK TO THE SATISFACTION OF THE ARCHITECT AND ENGINEER.
- ALL WORK AND MATERIAL SHALL BE GUARANTEED FREE FROM DEFECTS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR, INCLUDING ALL REUSED EXISTING ELECTRICAL EQUIPMENT.
- CIRCUIT CONTINUITY SHALL BE MAINTAINED FOR EXISTING ELECTRICAL EQUIPMENT TO REMAIN AND/OR BE RELOCATED.
- CONDUIT RUNS ARE SHOWN SCHEMATICALLY, BUILDING CONDITIONS WILL DETERMINE THE ACTUAL CONDUITS RUN. CONDUITS SHALL BE CONCEALED, UNLESS OTHERWISE NOTED.
- COLOR CODE AND IDENTIFY ALL WIRES IN PULL BOXES AND PANELS.
- ITEMS TO BE REMOVED: UNLESS OTHERWISE NOTED, CONTRACTOR SHALL PERFORM THE FOLLOWING:
 - IF THE CONDUIT SERVING THE ITEM IS CONCEALED, THE CONTRACTOR SHALL REMOVE ALL CONDUCTORS, CUT CONDUIT BACK TO BELOW GRADE, FLOOR, OR ABOVE CEILING, AND PATCH TO MATCH EXISTING.
 - IF THE CONDUIT SERVING THE ITEM IS EXPOSED, THE CONTRACTOR SHALL REMOVE CONDUIT AND CONDUCTORS BACK TO SOURCE.
- ITEMS TO BE RELOCATED: UNLESS OTHERWISE NOTED, CONTRACTOR SHALL PERFORM THE FOLLOWING:
 - IF THE CONDUIT SERVING THE ITEM OR FEEDING OTHER ITEMS IS CONCEALED, THE CONTRACTOR SHALL REMOVE ALL CONDUCTORS, CUT CONDUIT BACK TO BELOW GRADE, FLOOR, OR CEILING, AND RE-FEED THESE ITEMS WITH NEW CONDUIT AND WIRE AS SHOWN ON THE DRAWING.
 - IF THE CONDUIT SERVING THE ITEMS IS EXPOSED, THE CONTRACTOR SHALL REROUTE CONDUIT AND CONDUCTORS WHERE POSSIBLE OR RUN NEW CONDUIT AND CONDUCTORS AS MAY BE REQUIRED.
 - IF AN ITEM IS TO BE REPLACED, THE CONTRACTOR SHALL RECONNECT ALL EXISTING CONNECTIONS.
- EXACT LOCATION, MOUNTING HEIGHT, AND TYPE OF TERMINATION FROM JUNCTION BOXES, STUB-UPS, DISCONNECT SWITCHES, ETC. SHALL BE DETERMINED FROM ARCHITECTURAL DRAWINGS, SHOP DRAWINGS, EQUIPMENT CUTS OR DETAILS BEFORE CONDUIT ROUGH-IN.
- PROVIDE SINGLE COMMON COVER PLATE IN ALL AREAS WHERE DEVICES ARE GANGED MORE THAN TWO IN GROUP TOGETHER.
- THE CONTRACTOR SHALL NOT CORE DRILL CONCRETE SLABS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE STRUCTURAL ENGINEERS AND THE BUILDING ENGINEERS.
- CONTRACTOR TO SCAN PROPOSED CORE DRILL LOCATIONS WITH GPR DEVICE TO PREVENT CUTTING THROUGH CONCEALED RE-BARS AND/OR CONDUIT IN SOLID CONCRETE FLOOR SLAB.
- PROVIDE DISCONNECT SWITCHES/STARTERS IF NOT FURNISHED INTEGRAL WITH THE MECHANICAL EQUIPMENT. SIZE DISCONNECT SWITCH/STARTER AS RECOMMENDED BY EQUIPMENT MANUFACTURER.
- FIELD VERIFY EXISTING FIRE ALARM CONTROL PANEL IF REQUIRED PROVIDE ACCESSORIES TO ACCOMMODATE NEW DEVICES.
- CONTRACTOR SHALL VERIFY ALL EQUIPMENT REQUIREMENTS BEFORE INSTALLING CONDUIT OR CONDUCTORS FROM POWER SOURCE TO EQUIPMENT TERMINATION.
- ALL WIRE SIZES ARE BASED ON COPPER CONDUCTORS.
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL WIRES NECESSARY FOR PROPER FUNCTION OF THE SYSTEM.
- ALL WIRING SHALL BE INSTALLED IN CONDUIT. CONDUCTORS SHALL BE TYPE THHN OR THWN. MINIMUM WIRE SIZE SHALL BE #12 AWG. MINIMUM CONDUIT SIZE SHALL BE 3/4". THE USE OF TYPE AC CABLE IS PERMISSIBLE.
- PANELBOARDS: PANELBOARDS SHALL BE INDICATED ON SCHEDULE, WITH BOLT-ON, BRANCH CIRCUIT BREAKERS AND COPPER BUSS OR MATCH BASE BUILDING DISTRIBUTION EQUIPMENT.
- WALL PLATES:
 - MATERIAL FOR FINISHED SPACES: SMOOTH, HIGH-IMPACT THERMOPLASTIC.
 - MATERIAL FOR UNFINISHED SPACES: SMOOTH, HIGH-IMPACT THERMOPLASTIC.
 - MATERIAL FOR DAMP LOCATIONS: THERMOPLASTIC WITH SPRING-LOADED LIFT COVER, AND LISTED AND LABELED FOR USE IN "WET LOCATIONS."
 - FINISH AS SELECTED BY ARCHITECT.
- CONTRACTOR TO PROVIDE FURNISHED AS-BUILT DRAWINGS AND BUILDING OWNER'S MANUALS FOR ALL ELECTRIC POWER SYSTEM FOR RECORD.
- INTERRUPTION OF EXISTING ELECTRIC SERVICE: NOTIFY THE BUILDING ENGINEERS OR OWNER AT LEAST 5 DAYS IN ADVANCE OF PROPOSED CUT-OFF ELECTRICAL SERVICE TO THE BUILDING.

ELECTRICAL NOTES

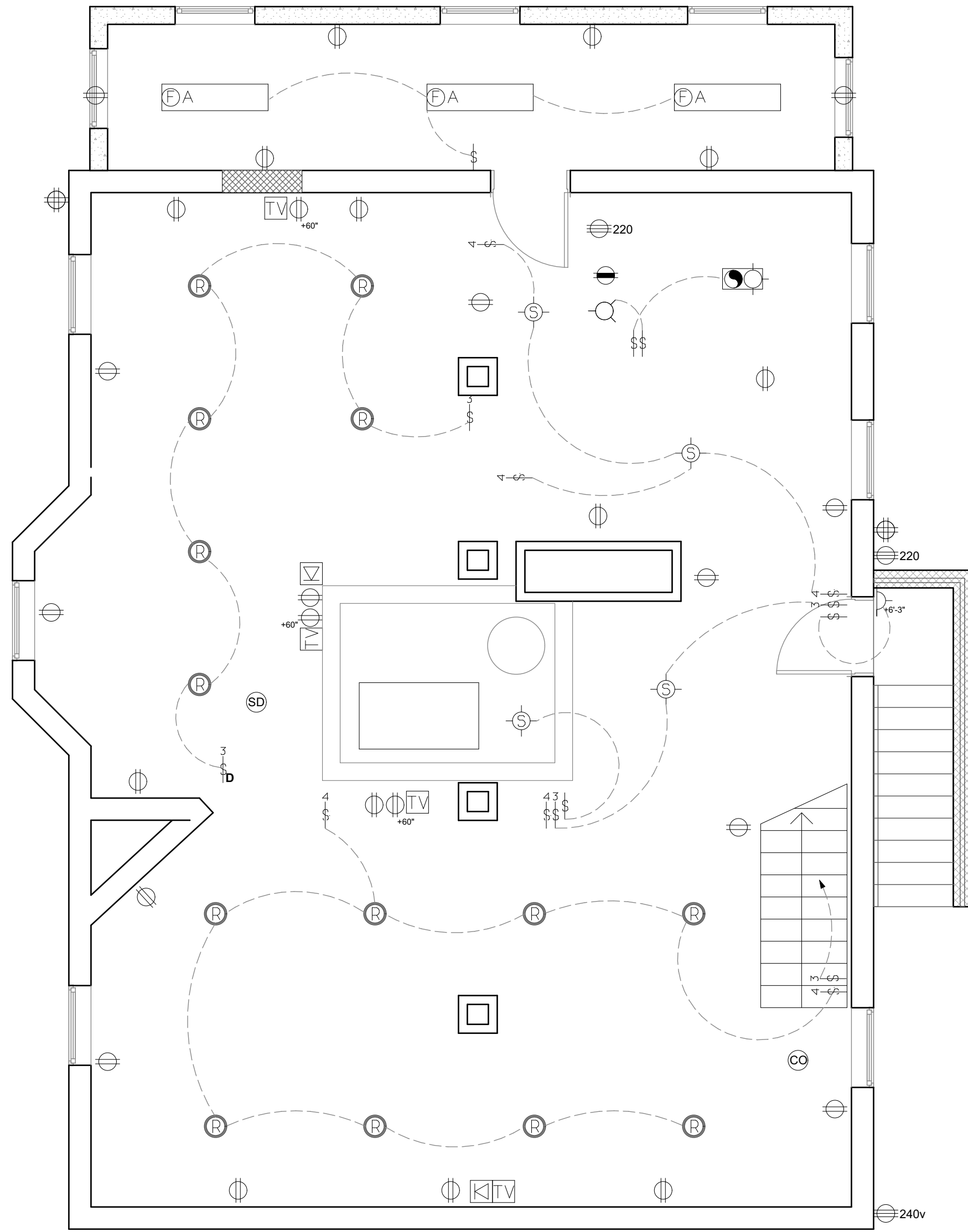
- INSTALLATION OF ALL WIRING AND CONDUITS SHALL CONFORM WITH LATEST EDITION OF THE NATIONAL ELECTRICAL CODE INCLUDING NFPA 96 AND LOCAL CODES.
- CONDUIT RUNS ARE SHOWN DIAGRAMMATICALLY ONLY, AND SHALL BE INSTALLED IN A MANNER TO PREVENT CONFLICTS WITH EQUIPMENT AND STRUCTURAL CONDITIONS. EXPOSED CONDUITS SHALL BE INSTALLED PARALLEL TO THE BEAMS AND WALLS.
- PROVIDE ALL REQUIRED PULL BOXES AND JUNCTION BOXES FOR INSTALLATION OF THE WIRING IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS THROUGH THE BOXES MAY NOT BE INDICATED ON THE DRAWINGS.
- THE WIRING DIAGRAMS, QUANTITY AND SIZE OF WIRES AND CONDUITS ARE BASED UPON SELECTED STANDARD COMPONENTS OF ELECTRICAL EQUIPMENT. MODIFICATIONS REQUIRED BY THE LOCAL AUTHORITY HAVING JURISDICTION SHALL BE COORDINATED PRIOR TO COMMENCEMENT OF WORK.
- PROVIDE ALL NECESSARY COMPONENTS REQUIRED FOR MAKING FINAL CONNECTIONS OF ALL EQUIPMENT INSTALLED OR MODIFIED AS PART OF THIS CONTRACT.
- DRAWINGS ARE DIAGRAMMATIC. ACTUAL LOCATION OF EQUIPMENT TO BE DETERMINED IN THE FIELD. NEW EQUIPMENT SHALL FIT INTO EXISTING AVAILABLE SPACE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE EQUIPMENT WHICH MEETS THE SPACE REQUIREMENT. RELOCATION OF EQUIPMENT TO FIT INTO EXISTING AVAILABLE SPACE SHALL BE ACCOMPLISHED AT NO ADDITIONAL COST TO THE OWNER.
- ELECTRICAL REQUIREMENTS FOR MECHANICAL EQUIPMENT ARE BASED ON EQUIPMENT SPECIFIED. COORDINATE EXACT REQUIREMENTS WITH MECHANICAL SHOP DRAWINGS PRIOR TO ORDERING AND INSTALLING EQUIPMENT.
- WHERE ELECTRICAL INSTALLATIONS DEPEND UPON WORK OF OTHER TRADES, THE ELECTRICAL CONTRACTOR SHALL ENSURE THAT NECESSARY INSTRUCTIONS, TEMPLATES, MATERIALS, ETC. ARE PROVIDED AND SUPERVISE THE WORK OF THE OTHER TRADES FOR QUALITY AND CODE COMPLIANCE.
- OPENINGS AND PASSAGE OF CONDUITS OR WIREWAYS THROUGH FLOOR SLABS AND FIRE RATED WALLS OR PARTITIONS SHALL BE PROVIDED WITH UL LISTED FIRE RATED SLEEVING SYSTEMS AS MANUFACTURED BY PROSET SYSTEMS INC., OR APPROVED EQUAL.
- ALL JUNCTION AND PULL BOXES SHALL BE LABELED WITH THEIR VOLTAGE AND USAGE.
- CUT AND PATCH SLABS, CEILING, ROOF, FLOOR, WALL, ETC. AND OTHER SURFACES AS NECESSARY TO ACCOMPLISH CONSTRUCTION WORK UNDER THIS CONTRACT.
- APPROXIMATE LOCATIONS ARE SHOWN FOR ALL CONDUITS AND CONDUIT PENETRATIONS. CONTRACTOR SHALL VERIFY LOCATION FOR ALL CONDUITS AND CONDUIT PENETRATIONS. ADJUST LOCATIONS AS REQUIRED.
- MINIMUM WIRE SIZE SHALL BE #12 UON. MINIMUM CONDUIT SIZE SHALL BE 3/4" UON.
- PROVIDE U.L APPROVED FIRE-STOPPING SYSTEM TO ALL RECESSED ELECTRICAL BOXES, PANEL, ETC. IN FIRE RATED WALLS AND CEILINGS.
- PROVIDE U.L APPROVED FIRE-STOPPING SYSTEM TO ALL CONDUITS, CABLES, WIRING, SLEEVES, ETC. PENETRATION THROUGH FIRE RATED WALLS, CEILINGS AND FLOORS.
- NOT LESS THAN 85% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS OR NOT LESS THAN 85% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICACY LAMPS. HIGH EFFICACY LAMPS ARE EITHER LED, COMPACT FLUORESCENT LAMPS (CFLs), T-8 OR SMALLER DIAMETER LINEAR FLUORESCENT LAMPS, OR LAMPS WITH A MIN EFFICACY OF
 - 60 LUMENS PER WATT FOR LAMPS OVER 40 WATTS
 - 50 LUMENS PER WATT FOR LAMPS OVER 15 WATTS TO 40 WATTS
 - 40 LUMENS PER WATT FOR LAMPS 15 WATTS OR LESS

ELECTRICAL SCHEDULE	
	CEILING FAN W/LIGHT
	FLOURESCENT LIGHT
	UNDER CABINET FLOURESCENT LIGHT
	SURFACE LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT
	VANITY FIXTURE
	WALL SCONCE
	RECEPTACLE DUPLEX OUTLET
	INSTALL AFCI OUTLETS PER NEC CODE
	GFI RECEPTACLE DUPLEX OUTLET
	RECEPTACLE 220V
	RECEPTACLE DUPLEX WATERPROOF
	QUAD RECEPTACLE DUPLEX OUTLET
	SWITCH
	DIMMER SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	EXHAUST FAN
	FAN LIGHT COMBO
	SMOKE DETECTOR-HARDWIRED, INTERCONNECTED, BATTERY BACKUP
	CARBON MONOXIDE ALARM
	TELEPHONE
	CABLE TELEVISION RECEPTACLE

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 Montgomery County
 Historic Preservation Commission

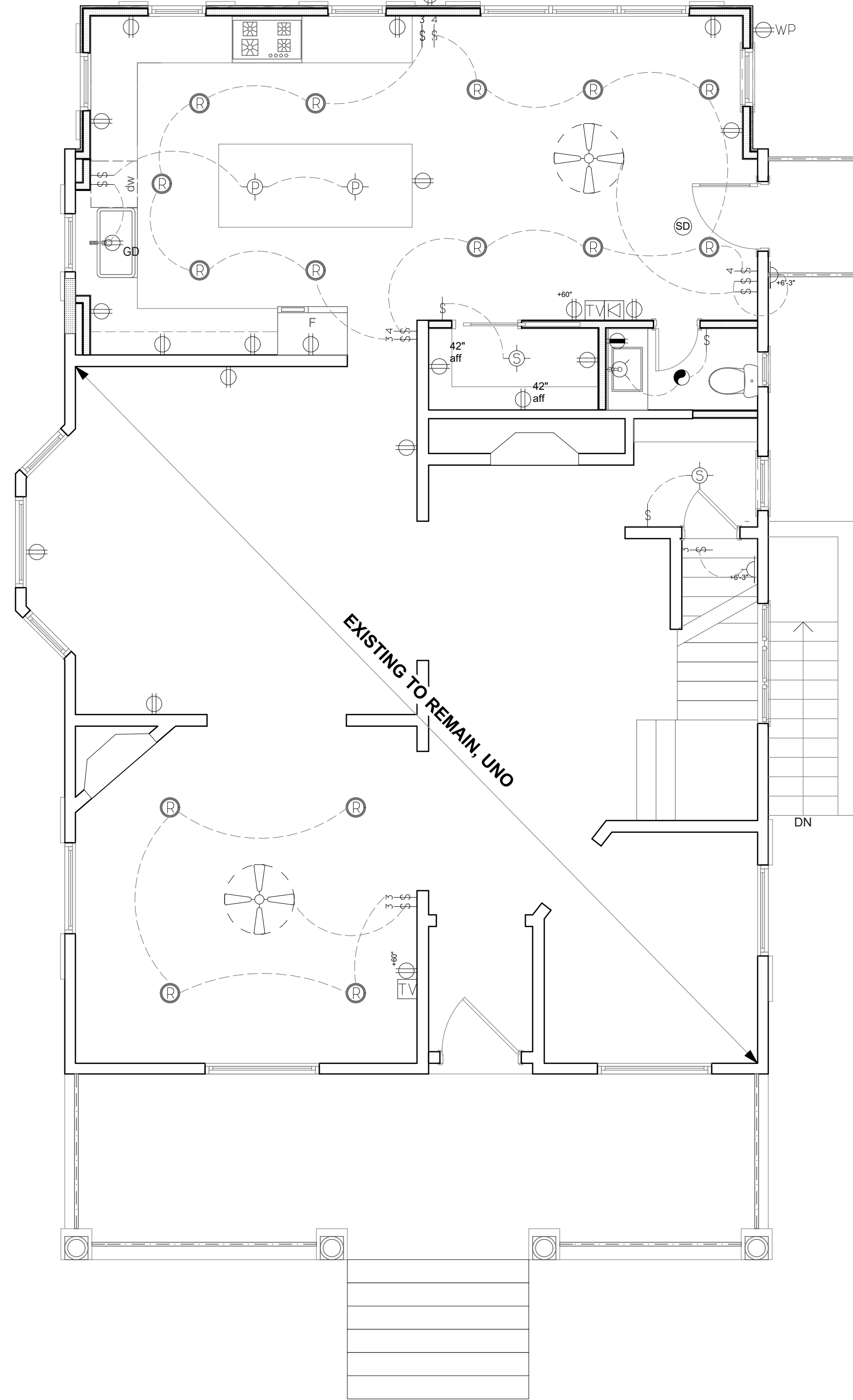
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REVIEWED
 By Dan.Bruechert at 1:59 pm, May 25, 2023



Basement Electrical Plan
 1/4" = 1'-0"

1.
E1.1



First Floor Electrical Plan
 1/4" = 1'-0"

2.
E1.1

The Martin Residence
 10310 Freeman Place
 Kensington MD 20895

Basement Electrical Plan, First Floor Electrical Plan

Written dimensions on these drawings shall have precedence over scale dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions.

Drawing Scale

Drawn by LB Date 02.02.23

Checked by Date

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E1.1

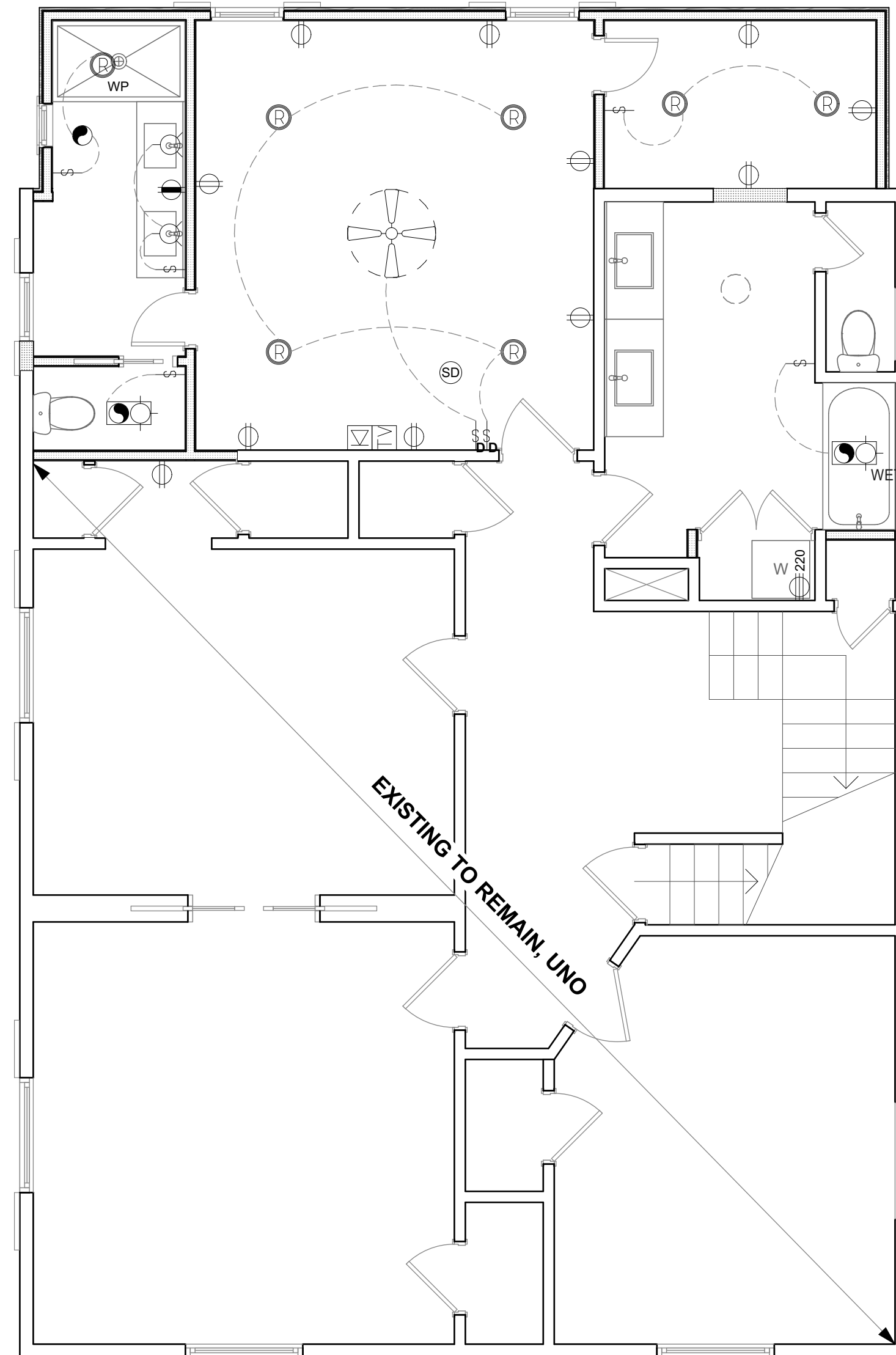
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- ALL ELECTRICAL EQUIPMENT INCLUDING BUT NOT LIMITED TO CONDUIT, WIRE, BOXES, FITTINGS, SHALL BE NEW U.O.N. AND SHALL MEET NEMA STANDARD AND BEAR THE U.L. LABEL.
- THE CONTRACTOR SHALL RESTORE ALL AREAS AND SYSTEMS DISTURBED BY HIS WORK TO THE SATISFACTION OF THE ARCHITECT AND ENGINEER.
- ALL WORK AND MATERIAL SHALL BE GUARANTEED FREE FROM DEFECTS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR, INCLUDING ALL REUSED EXISTING ELECTRICAL EQUIPMENT.
- CIRCUIT CONTINUITY SHALL BE MAINTAINED FOR EXISTING ELECTRICAL EQUIPMENT TO REMAIN AND/OR BE RELOCATED.
- CONDUIT RUNS ARE SHOWN SCHEMATICALLY, BUILDING CONDITIONS WILL DETERMINE THE ACTUAL CONDUITS RUN. CONDUITS SHALL BE CONCEALED, UNLESS OTHERWISE NOTED.
- COLOR CODE AND IDENTIFY ALL WIRES IN PULL BOXES AND PANELS.
- ITEMS TO BE REMOVED: UNLESS OTHERWISE NOTED, CONTRACTOR SHALL PERFORM THE FOLLOWING:
 - IF THE CONDUIT SERVING THE ITEM IS CONCEALED, THE CONTRACTOR SHALL REMOVE ALL CONDUCTORS, CUT CONDUIT BACK TO BELOW GRADE, FLOOR, OR ABOVE CEILING, AND PATCH TO MATCH EXISTING.
 - IF THE CONDUIT SERVING THE ITEM IS EXPOSED, THE CONTRACTOR SHALL REMOVE CONDUIT AND CONDUCTORS BACK TO SOURCE.
- ITEMS TO BE RELOCATED: UNLESS OTHERWISE NOTED, CONTRACTOR SHALL PERFORM THE FOLLOWING:
 - IF THE CONDUIT SERVING THE ITEM OR FEEDING OTHER ITEMS IS CONCEALED, THE CONTRACTOR SHALL REMOVE ALL CONDUCTORS, CUT CONDUIT BACK TO BELOW GRADE, FLOOR, OR CEILING, AND RE-FEED THESE ITEMS WITH NEW CONDUIT AND WIRE AS SHOWN ON THE DRAWING.
 - IF THE CONDUIT SERVING THE ITEMS IS EXPOSED, THE CONTRACTOR SHALL REROUTE CONDUIT AND CONDUCTORS WHERE POSSIBLE OR RUN NEW CONDUIT AND CONDUCTORS AS MAY BE REQUIRED.
 - IF AN ITEM IS TO BE REPLACED, THE CONTRACTOR SHALL RECONNECT ALL EXISTING CONNECTIONS.
- EXACT LOCATION, MOUNTING HEIGHT, AND TYPE OF TERMINATION FROM JUNCTION BOXES, STUB-UPS, DISCONNECT SWITCHES, ETC. SHALL BE DETERMINED FROM ARCHITECTURAL DRAWINGS, SHOP DRAWINGS, EQUIPMENT CUTS OR DETAILS BEFORE CONDUIT ROUGH-IN.
- PROVIDE SINGLE COMMON COVER PLATE IN ALL AREAS WHERE DEVICES ARE GANGED MORE THAN TWO IN GROUP TOGETHER.
- THE CONTRACTOR SHALL NOT CORE DRILL CONCRETE SLABS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE STRUCTURAL ENGINEERS AND THE BUILDING ENGINEERS.
- CONTRACTOR TO SCAN PROPOSED CORE DRILL LOCATIONS WITH GPR DEVICE TO PREVENT CUTTING THROUGH CONCEALED RE-BARS AND/OR CONDUIT IN SOLID CONCRETE FLOOR SLAB.
- PROVIDE DISCONNECT SWITCHES/STARTERS IF NOT FURNISHED INTEGRAL WITH THE MECHANICAL EQUIPMENT. SIZE DISCONNECT SWITCH/STARTER AS RECOMMENDED BY EQUIPMENT MANUFACTURER.
- FIELD VERIFY EXISTING FIRE ALARM CONTROL PANEL IF REQUIRED PROVIDE ACCESSORIES TO ACCOMMODATE NEW DEVICES.
- CONTRACTOR SHALL VERIFY ALL EQUIPMENT REQUIREMENTS BEFORE INSTALLING CONDUIT OR CONDUCTORS FROM POWER SOURCE TO EQUIPMENT TERMINATION.
- ALL WIRE SIZES ARE BASED ON COPPER CONDUCTORS.
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL WIRES NECESSARY FOR PROPER FUNCTION OF THE SYSTEM.
- ALL WIRING SHALL BE INSTALLED IN CONDUIT. CONDUCTORS SHALL BE TYPE THHN OR THWN. MINIMUM WIRE SIZE SHALL BE #12 AWG. MINIMUM CONDUIT SIZE SHALL BE 3/4". THE USE OF TYPE AC CABLE IS PERMISSIBLE.
- PANELBOARDS: PANELBOARDS SHALL BE INDICATED ON SCHEDULE, WITH BOLT-ON, BRANCH CIRCUIT BREAKERS AND COPPER BUSS OR MATCH BASE BUILDING DISTRIBUTION EQUIPMENT.
- WALL PLATES:
 - MATERIAL FOR FINISHED SPACES: SMOOTH, HIGH-IMPACT THERMOPLASTIC.
 - MATERIAL FOR UNFINISHED SPACES: SMOOTH, HIGH-IMPACT THERMOPLASTIC.
 - MATERIAL FOR DAMP LOCATIONS: THERMOPLASTIC WITH SPRING-LOADED LIFT COVER, AND LISTED AND LABELED FOR USE IN "WET LOCATIONS."
 - FINISH AS SELECTED BY ARCHITECT.
- CONTRACTOR TO PROVIDE FURNISHED AS-BUILT DRAWINGS AND BUILDING OWNER'S MANUALS FOR ALL ELECTRIC POWER SYSTEM FOR RECORD.
- INTERRUPTION OF EXISTING ELECTRIC SERVICE: NOTIFY THE BUILDING ENGINEERS OR OWNER AT LEAST 5 DAYS IN ADVANCE OF PROPOSED CUT-OFF ELECTRICAL SERVICE TO THE BUILDING.

ELECTRICAL NOTES

- INSTALLATION OF ALL WIRING AND CONDUITS SHALL CONFORM WITH LATEST EDITION OF THE NATIONAL ELECTRICAL CODE INCLUDING NFPA 96 AND LOCAL CODES.
- CONDUIT RUNS ARE SHOWN DIAGRAMMATICALLY ONLY, AND SHALL BE INSTALLED IN A MANNER TO PREVENT CONFLICTS WITH EQUIPMENT AND STRUCTURAL CONDITIONS. EXPOSED CONDUITS SHALL BE INSTALLED PARALLEL TO THE BEAMS AND WALLS.
- PROVIDE ALL REQUIRED PULL BOXES AND JUNCTION BOXES FOR INSTALLATION OF THE WIRING IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS THOUGH THE BOXES MAY NOT BE INDICATED ON THE DRAWINGS.
- THE WIRING DIAGRAMS, QUANTITY AND SIZE OF WIRES AND CONDUITS ARE BASED UPON SELECTED STANDARD COMPONENTS OF ELECTRICAL EQUIPMENT. MODIFICATIONS REQUIRED BY THE LOCAL AUTHORITY HAVING JURISDICTION SHALL BE COORDINATED PRIOR TO COMMENCEMENT OF WORK.
- PROVIDE ALL NECESSARY COMPONENTS REQUIRED FOR MAKING FINAL CONNECTIONS OF ALL EQUIPMENT INSTALLED OR MODIFIED AS PART OF THIS CONTRACT.
- DRAWINGS ARE DIAGRAMMATIC. ACTUAL LOCATION OF EQUIPMENT TO BE DETERMINED IN THE FIELD. NEW EQUIPMENT SHALL FIT INTO EXISTING AVAILABLE SPACE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE EQUIPMENT WHICH MEETS THE SPACE REQUIREMENT. RELOCATION OF EQUIPMENT TO FIT INTO EXISTING AVAILABLE SPACE SHALL BE ACCOMPLISHED AT NO ADDITIONAL COST TO THE OWNER.
- ELECTRICAL REQUIREMENTS FOR MECHANICAL EQUIPMENT ARE BASED ON EQUIPMENT SPECIFIED. COORDINATE EXACT REQUIREMENTS WITH MECHANICAL SHOP DRAWINGS PRIOR TO ORDERING AND INSTALLING EQUIPMENT.
- WHERE ELECTRICAL INSTALLATIONS DEPEND UPON WORK OF OTHER TRADES, THE ELECTRICAL CONTRACTOR SHALL ENSURE THAT NECESSARY INSTRUCTIONS, TEMPLATES, MATERIALS, ETC. ARE PROVIDED AND SUPERVISE THE WORK OF THE OTHER TRADES FOR QUALITY AND CODE COMPLIANCE.
- OPENINGS AND PASSAGE OF CONDUITS OR WIREWAYS THROUGH FLOOR SLABS AND FIRE RATED WALLS OR PARTITIONS SHALL BE PROVIDED WITH UL LISTED FIRE RATED SLEEVING SYSTEMS AS MANUFACTURED BY PROSET SYSTEMS INC., OR APPROVED EQUAL.
- ALL JUNCTION AND PULL BOXES SHALL BE LABELED WITH THEIR VOLTAGE AND USAGE.
- CUT AND PATCH SLABS, CEILING, ROOF, FLOOR, WALL, ETC. AND OTHER SURFACES AS NECESSARY TO ACCOMPLISH CONSTRUCTION WORK UNDER THIS CONTRACT.
- APPROXIMATE LOCATIONS ARE SHOWN FOR ALL CONDUITS AND CONDUIT PENETRATIONS. CONTRACTOR SHALL VERIFY LOCATION FOR ALL CONDUITS AND CONDUIT PENETRATIONS. ADJUST LOCATIONS AS REQUIRED.
- MINIMUM WIRE SIZE SHALL BE #12 UON. MINIMUM CONDUIT SIZE SHALL BE 3/4" UON.
- PROVIDE U.L APPROVED FIRE-STOPPING SYSTEM TO ALL RECESSED ELECTRICAL BOXES, PANEL, ETC. IN FIRE RATED WALLS AND CEILINGS.
- PROVIDE U.L APPROVED FIRE-STOPPING SYSTEM TO ALL CONDUITS, CABLES, WIRING, SLEEVES, ETC. PENETRATION THROUGH FIRE RATED WALLS, CEILINGS AND FLOORS.
- NOT LESS THAN 85% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS OR NOT LESS THAN 85% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICACY LAMPS. HIGH EFFICACY LAMPS ARE EITHER LED, COMPACT FLUORESCENT LAMPS (CFLs), T-8 OR SMALLER DIAMETER LINEAR FLUORESCENT LAMPS, OR LAMPS WITH A MIN EFFICACY OF
 - 60 LUMENS PER WATT FOR LAMPS OVER 40 WATTS
 - 50 LUMENS PER WATT FOR LAMPS OVER 15 WATTS TO 40 WATTS
 - 40 LUMENS PER WATT FOR LAMPS 15 WATTS OR LESS

ELECTRICAL SCHEDULE	
	CEILING FAN W/LIGHT
	FLOURESCENT LIGHT
	UNDER CABINET FLOURESCENT LIGHT
	SURFACE LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT
	VANITY FIXTURE
	WALL SCONCE
	RECEPTACLE DUPLEX OUTLET
	INSTALL AFCI OUTLETS PER NEC CODE
	GFI RECEPTACLE DUPLEX OUTLET
	RECEPTACLE 220V
	RECEPTACLE DUPLEX WATERPROOF
	QUAD RECEPTACLE DUPLEX OUTLET
	SWITCH
	DIMMER SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	EXHAUST FAN
	FAN LIGHT COMBO
	SMOKE DETECTOR-HARDWIRED, INTERCONNECTED, BATTERY BACKUP
	CARBON MONOXIDE ALARM
	TELEPHONE
	CABLE TELEVISION RECEPTACLE



Second Floor Electrical Plan
1/4" = 1'-0" 1.
E1.2

APPROVED
Montgomery County
Historic Preservation Commission

R. Bruce

REVIEWED
By Dan.Bruechert at 1:59 pm, May 25, 2023

The Martin Residence
 10310 Freeman Place
 Kensington MD 20895

Second Floor Electrical Plan

Written dimensions on these drawings shall have precedence over scale dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions.

Drawing Scale

Drawn by **LB** Date **02.02.23**

Checked by Date

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E1.2