

HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Sandra I. Heiler Chairman

Date: March 8, 2021

MEMORANDUM

TO: Mitra Pedoeem

Department of Permitting Services

FROM: Dan Bruechert

Historic Preservation Section

Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 939490 - Building Addition

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the February 10, 2021 HPC meeting.

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

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

Applicant: Michael and Amy Sawyer

Address: 514 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. If any changes to the approved plan are made, contact Dan Bruechert at 301.563.3400 or dan.bruechert@montgomeryplanning to schedule a follow-up site visit.



SAWYER ADDITION

514 Philadelphia Avenue, Takoma Park, MD 20912 - Project # 2004

PROJECT DESCRIPTION

ZONING SITE PLAN

SITE PLAN BASED ON BOUNDARY SURVEY BY EXACTA

MARYLAND SURVEYORS DATED 12 NOVEMBER 2019,

AND FIELD OBSERVATIONS BY BENNETT FRANK

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

THE PROJECT INVOLVES REMODELING AND EXPANDING A TWO-STORY WOOD FRAME REVIVAL STYLE COLONIAL (W/ WALK-OUT BASEMENT). THE PROPOSED ADDITION WRAPS THE EASTERN SIDE AND THE REAR, AND ON THE MAIN LEVEL INCLUDES AN EXPANSION OF THE LIVING ROOM, A NEW KITCHEN, A SCREEN PORCH, AND A NEW STAIRCASE TO THE BASEMENT. THE SECOND FLOOR OF THE ADDITION CONSISTS OF A NEW MASTER SUITE. TH BASEMENT EXPANSION INCLUDES A CARPORT AND A GUEST ROOM. THE REMODELING SCOPE CONSISTS OF REMOVING THE EXISTING BASEMENT STAIR, PROVIDING A FULL BATH AND MUDROOM ON THAT LEVEL, CONVERTING THE KITCHEN TO A MUSIC ROOM, AND PROVIDING A LAUNDRY ROOM ON THE SECOND FLOOR. THE EXISTING HYDRONIC RADIATOR SYSTEM SHALL BE REMOVED TO MAKE WAY FOR A PAIR OF NEW, DUCTED HVAC SYSTEMS.

PHILADELPHIA AVENUE

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

OWNER

5 44° 42' 00" E

Michael & Amy Sawyer 514 Philadelphia Avenue Takoma Park, MD 20912

(864) 986-9135

STRUCTURAL ENGINEER

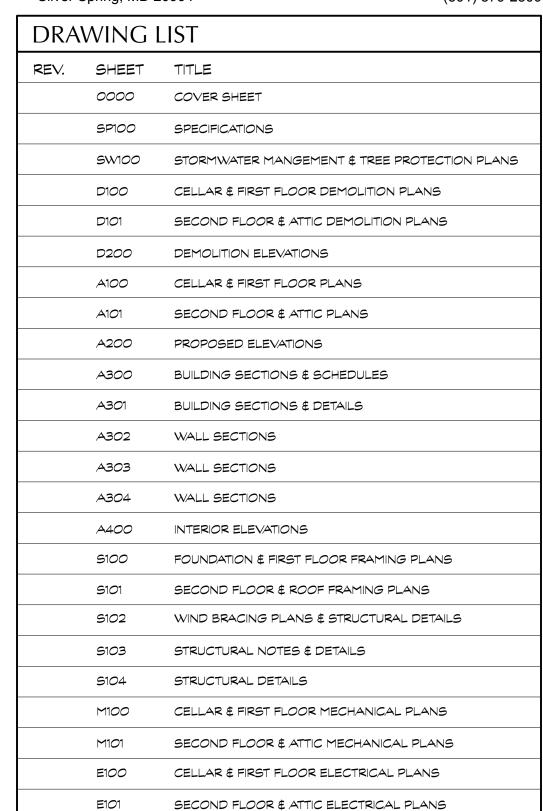
Robert Wixson, APAC Engineering, Inc. 8555 16th St. Suite 200 Silver Spring, MD 20910

(301) 565-0543

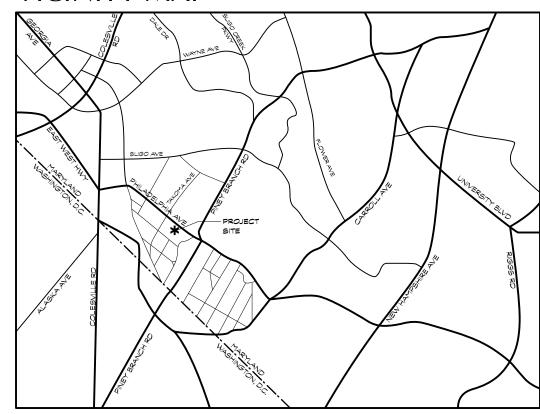
MECHANICAL CONSULTANT

MP Energy Services, Inc. 200 Hammonton Place Silver Spring, MD 20904

(301) 879-2300



VICINITY MAP



DATE	ISSUE	
MARCH 5, 2021	PERMIT / BID SET	

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SPECIFICATIONS

DIVISION 1: GENERAL REQUIREMENTS

- 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 1.18 (plumbing, electrical, mechanical, mason, roofer, etc.) and suppliers exceeding
- 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.
- 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 1.20 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.
- Licensure: The Contractor and all Subcontractors shall be licensed and/or registered to perform their respective trades in the jurisdiction of the project
- 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.
- Warranty: All workmanship and materials shall be guaranteed for a minimum period of one year from the date of Substantial Completion.
- Owners Manuals and Instructions: The General Contractor shall collect, consolidate and convey to the Owner all Owners Manuals, Instructions, 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.
- 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.
- Dimensions: Verify all dimensions. All dimensions are to framing, except to existing construction or where otherwise noted. Window opening dimensions are to rough openings; add 2 1/2" to swinging interior door sizes for rough openings. Do NOT scale drawings.
- 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
- 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.
- 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
- 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.
- Changes in Work: The Owner without invalidating the Contract, may order extra work or make changes by altering, adding or deducting from the work, 2.3 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.
- 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 2.5 time after receipt of such instructions and in any event before proceeding to execute the work.
- 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 2.6 Contractor shall be responsible for maintaining a running tally of allowance expenses for the purposes of reconciling the total expenses relative to the total allowances for the project to determine if a credit or add is due.
- Punchlist: At the time of making the final contract payment, the owner may hold back 200% of the value of all Punch List work. The Architect and 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.

- MISS UTILITY: Prior to any excavation at the site the Contractor shall contact 2.8 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.
- Definitions: The Contractor shall understand that the word "provide", as used 2.9 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.
- 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.
- Temporary Utilities (vacated): The General Contractor shall reimburse the Owner for gas, electricity and water used in the course of construction while the house is unoccupied. Contractor shall turn the water service off at the main shut-off whenever the house is unoccupied and no work is underway (overnight, weekends, holidays, etc.). As a precaution in anticipation of cold weather, the Contractor shall thoroughly drain any idle components holding or conveying water (hot water heater, boiler, radiators, distribution system, etc.).
- 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.
- Shop Drawings: Shop Drawings are required for, but not limited to, the
- following items: Windows and exterior doors
- Kitchen cabinets
- Prefabricated stairs

Prefabricated floor or roof trusses

- 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
- Owner Supplied Items: See individual specification divisions for further
- information. Unless noted otherwise, Install the following Owner provided: Bath accessories – see Division 10
- Master closet shelving / rod / built-ins Items salvaged for reuse as noted in Division 2 or on demolition drawings
- Built-ins/millwork as noted (installed by Owner)

- 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.
- Protection of Existing Landscaping: Protect from physical damage all paved / hardscaped surfaces, existing trees, and vegetation that are to remain. 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
 - Contractor shall coordinate with Owner, Architect and Takoma Park Arborist 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. See Division 17 for Allowance Summary.

Landscape: Landscape work shall be limited to finish grading and seeding of

- disturbed areas. Redistribute available topsoil. Provide finish grade that slopes approximately 1/4" per foot away from perimeter of the building. Erosion Control: Provide staked hay bales and/or siltation fence, or other
- means as necessary to provide erosion control in accordance with requirements of the local jurisdiction.
- Demolition: Protect all adjacent finishes to remain. Protect sensitive equipment and surfaces from dust and debris. Provide and secure plastic 5.2 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. Cap/block HVAC registers in affected areas to avoid the conveyance of dust into any central systems.
- 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.
- Kitchen DW: save for reuse.

LVL

- Interior doors and hardware (save for re-use)
- Basement utility sink.

- Foundation Drainage: Provide 4" perforated, corrugated PVC foundation drain with filter cloth in gravel bed. Completely cover drains with filtering material to a width of 6" minimum on each side and 12" above top of pipe. Slope drain to daylight or sump crock pumped to daylight as noted.
- Roof Leader Drainage: Connect new downspouts to PVC downspout boots connected to empty into new, buried, 4" corrugated plastic drain piping run around building perimeter. Slope to provide positive drainage. Drain to daylight, coordinate outfall location with Owner.
- Backfill: Backfill soil in 8 inch deep lifts and compact to 95% dry density. Provide stone backfill against drainage board outside all waterproofed basement walls and dampproofed retaining walls. Provide 2" diameter PVC
- weeps @32" on center at the base of all retaining walls. Termite Treatment: Apply interior perimeter termite control treatment prior to placement of concrete slab(s). Apply exterior perimeter soil treatment after

excavating, filling, and grading operations are completed.

- 2.12 Site access: Via driveway. Contractor shall protect existing driveway during construction and repair or replace if necessary. Coordinate with City Arborist to identify areas approved for the storage of construction materials and
- Radon Mitigation System: Provide and install 4" interior footing drain system placed in minimum 6" gravel bed at perimeter of new foundations, run to daylight, and pitched to provide positive drainage. If drainage on grade is not feasible the system shall be tied into a sealed sump crock and pumped to grade. Top of pipe to be placed 1" below slab. Provide 4" PVC vent pipe(s) from sub slab radon vent, through interior framing up through the roof. Caulk all perimeter joints and control joints in basement slabs with polyurethane caulk. See IRC 2018, Appendix F for further detail.
 - For Basement and Crawlspace Walls:
 - Fill all top CMU units solid. Fill all bottom course CMU units solid. Provide a 6 mil. polyethylene vapor barrier below slab with 12" minimum lapped joints, and 2" minimum lap up walls. Provide foil tape at all supply and return duct joints in basement.

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

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

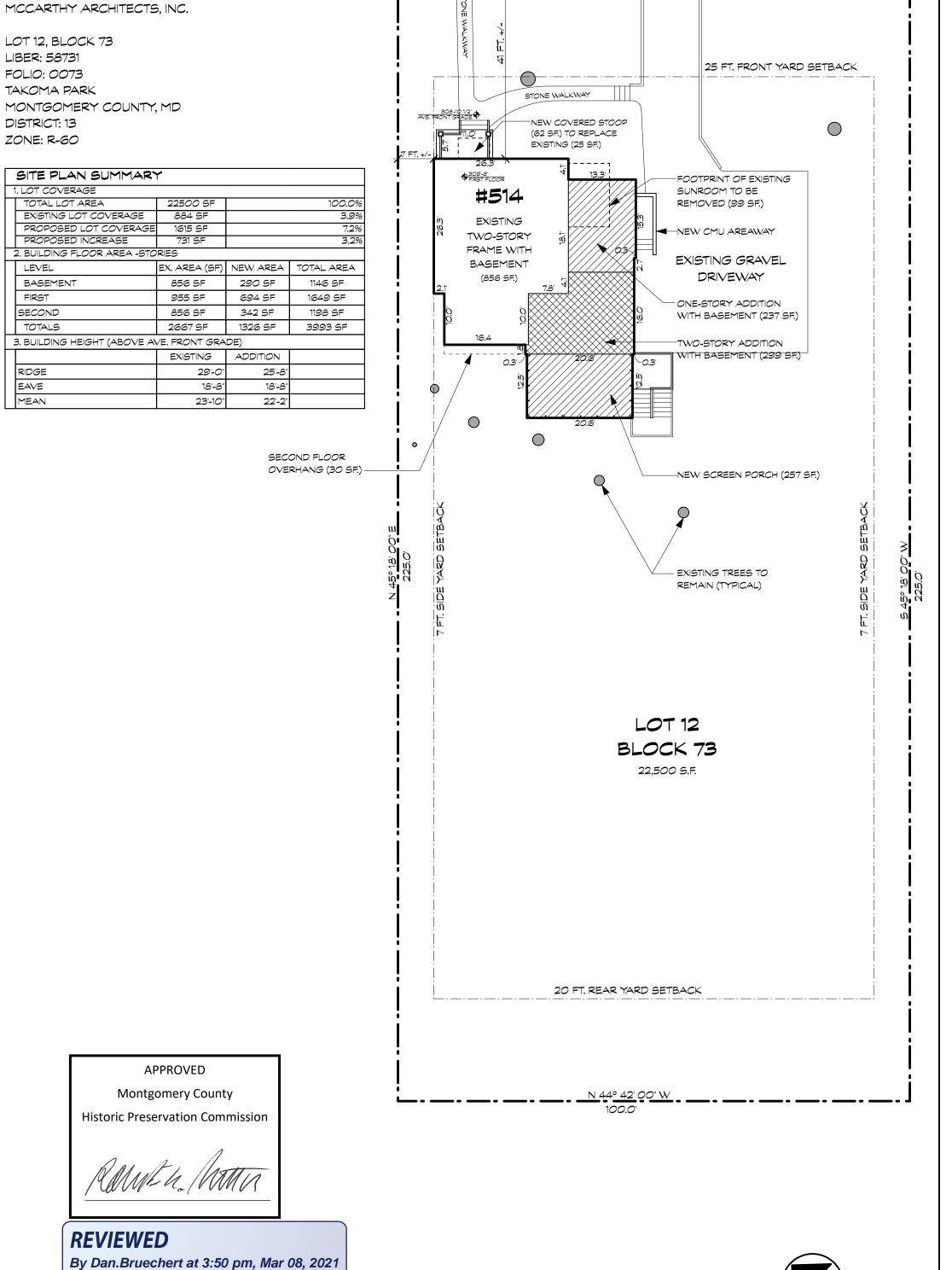
Consult with Owner prior to removing any trees, vegetation or obstructions as **DIVISION 4: UNIT MASONRY** (See Structural sheets for additional notes)

- CMU walls to be standard running bond with mortar joints at 3/8" flush, tooled slightly concave. Fill all top course CMU units solid. Fill all bottom course CMU units solid. See Division 2 for Radon Mitigation.
- Use foundation anchors, Simpson or equivalent @ 4' o.c. minimum, and within 15" of all corners, or as required by code. Fill foundation anchor cells with F'c=3000 psi concrete. Provide dowels from all footings to masonry walls to match size and spacing of vertical reinforcing.
- CMU Foundation walls apply cementitious parging as follows:
 - · Exposed above grade: Provide thin scratch coat and heavier finish coat of Portland cement/sand mix stucco/plaster. Minimum overall thickness shall be ½ inch. Provide wire reinforced corners at outside corners near high traffic areas. Finish shall be smooth U.N.O.
 - Below grade substrate for waterproofing/damp-proofing: skim coat as required for smooth/uniform surface.

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

- See drawings for all structural steel lintels, beams and columns.
- Steel Rails: Provide steel rails as shown on drawings. Grind all welds, burrs, etc. smooth. Provide shop drawings.

CONTINUED ON SP100



SYMBOLS

DOOR TAG: DOOR REFERENCE

WINDOW TAG: (SEE WINDOW SCHEDULE)

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

DRAWING CALL-OUT:

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

- SHEET REFERENCE

ELEVATION MARKER: ----- ELEVATION -----LOCATION SECTION CUT CALL-OUT: DRAWING REFERENCE SECTION CUT LOCATION

REFERENCE

- SHEET REFERENCE

DIRECTION OF VIEW

PROJECT DATA MONTGOMERY COUNTY, MD BUILDING CODE 2018 IRC & MONTGOMERY COUNTY **AMENDMENTS** BUILDING USE GROUP: SINGLE-FAMILY, DETACHED CONSTRUCTION TYPE: 5B - COMBUSTIBLE, UNPROTECTED

FIRE SUPRESSION SYSTEM:

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 #: 15218 EXPIRATION DATE: 10-31-2021

ABBREVIATIONS COND CONDITION ELEC ELECTRICAL CONC EXP CONCRETE EXPANSION CONT CONTINUOUS EQ EQUAL DRYER ETR ABOVE DOUBLE HUNG EX EXISTING FINISHED FLOOR DIAMETER DIA FINISH FLOOR DIMENSION FIN **APARTMENT** FINISH FLR FLOOR BUILDING DOWN

BSMT BASEMENT DOOR DOWNSPOUT CONTROL JOINT CABINET DTL CAB DETAIL DISHWASHER CENTER LINE DW CLGCEILING DWG DRAWING EXTERIOR INSULATION CLR CLEAR HDWR CMU CONCRETE FINISHING SYSTEM MASONRY UNIT ELEVATION LB

AND

AFF

BLDG

EXISTING TO REMAIN GA GAUGE GWBGYPSUM WALL BOARD

HOSE BIB

HARDWARE

POUND

HOLLOW CORE

JUNCTION BOX

MARB MARBLE MATL MATERIAL MAXMAXIMUM OVERLAY MINIMUM MANU METAL MECH NTS

MEDIUM DENSITY MANUFACTURER MECHANICAL NOT IN CONTRACT NOT TO SCALE ON CENTER

OPPOSITE HAND

LOAD BEARING WALL

LAMINATED VENEER

LUMBER

OSB

SPEC

PLYWD PLYWOOD T\$G PRESSURE TREATED TOS TYP PTD PAINTED RISER REFRIGERATOR ROUGH OPENING REQUIRED ROOM SOLID CORE SHEET SHWR SHOWER SIMILAR W/O

SPECIFICATION

ORIENTED STRAND

PLASTIC LAMINATE

BOARD

TYPICAL UNO UNLESS NOTED OTHERWISE VIF VERIFY IN FIELD WASHER WITH WCTOILET / WATER CLOSET WDWOOD WITHOUT

SPRINKLER

TOP OF SLAB

TO BE DETERMINED

TONGUE AND GROOVE

STEEL

SPRK

TBD

WWM

WINDOW REFERENCE WALL TYPE REFERENCE (SEE WALL / PARTITION TYPES) WELDED WIRE MESH

CENTERLINE (SEE DOOR SCHEDULE)

SPECIFICATIONS

(CONTINUED FROM COVERSHEET)

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

- Design Live Loads: Loads greater than design live loads shall not be placed on the structure. It is the contractor's responsibility to determine allowable construction loads and to provide proper design and construction of falsework, formwork, bracing, sheeting and shoring, etc.
- All existing conditions shall be checked and verified in the field before construction is begun. Field measurements shall be made of adjoining construction relative to the proper installation of new work. All discrepancies shall be reported to the Architect prior to the start of construction.
- 6.3.1 All wood construction including lumber, connections, and details shall be in accordance with the requirements of the local building code and the current "National Design Specification" by the National Forest Products Association.
- 6.3.2 Use IRC 2018 tables R602.3(1) and R602.3(2) for nailing schedule, unless noted otherwise.
- Roof sheathing shall be standard CDX 16/32 (span rating) plywood with exterior glue (min. thickness 19/32") UNO. Nail roof plywood to rafters and/or trusses with 8d nails @ 6" o.c. at sheet edges and 8d nails @ 12" o.c. at all intermediate rafters and trusses. Install clips between rafters as required. Floor sheathing shall be tongue and groove CD 16/32 (span rating) plywood (min. thickness 23/32"). Glue and screw floor plywood to joists with 2 inch deck screws @ 6" o.c. at sheet edges and @ 10" o.c. at all intermediate joists. Plywood shall be identified with the APA grade trademark and shall be installed in accordance to code and project requirements as well as APA's recommendations. Wall sheathing shall be standard CDX plywood with exterior glue (min. thickness 15/32") UNO. Nail plywood to wall studs with 8d nails @ 6" o.c. at sheet edges and 8d nails @ 12" o.c. at all intermediate studs.
- 6.3.4 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.
- 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.
- 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
- 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 within 8" of soil, or wood in contact with concrete and/or masonry shall be treated to resist decay and insect infestation. Treated plates shall meet American Wood Preservers Institute Standard U-1.
- 6.3.10 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.
- 6.3.11 Wood Floor Trusses: All engineered floor trusses shall be sized and spaced in accordance with the framing plans. Installation, attachment, blocking, bracing and stiffening shall be per manufacturer's recommendations. Use compatible rim board around entire perimeter of floor system as shown. Any joist penetrations shall comply with manufacturer's recommendations. Material shall be protected from the elements and stored off the ground.
- 6.3.12 Wood Roof Trusses: All roof trusses shall be designed in accordance with Circular 4950.2, January 1973, Design Criteria for Trussed Rafters" from U.S. Department of Housing and Urban Development and TPI 1-95 Design Specifications for Metal Plate Connected Wood Trusses. Erection and bracing of wood trusses is the responsibility of the General Contractor. All shop drawings must be certified by a Registered Structural Engineer. Wood truss bracing shall be furnished in accordance with "Commentary and Recommendations" (HIB-91) by the Truss Plate Institute.
- Framing Sizes: Wood building components are as follows (Hem Fir, Grade #2
- or Spruce-Pine-Fir, #2 or Better):
 - New exterior walls: 2x6 @ 16" o.c. stud walls
 - Interior load bearing walls: 2x4 @16" o.c. stud walls
 - Interior partitions: 2x4 @ 16" o.c. stud walls
- Floor and Roof Framing: See framing plans. • Subfloors: 3/4" tongue and groove CDX plywood, glued and screwed.
- Roof sheathing: 5/8" APA span rated CDX plywood. Provide clips as
- Wall sheathing: 1/2" CDX plywood
- Flooring: See Division 9.
- Stairs: shall be shop fabricated. Provide shop drawings for review. Provide oak treads and risers U.N.O. with 1" nominal bullnose nosing. Stringers shall be paint grade. Handrail shall be stain grade oak. Provide handrails as shown in the drawings or as required by code if not shown. All wood fasteners shall be concealed.
- Interior trim: Unless otherwise noted, all interior trim shall be paint grade pine or poplar to match existing
 - Casing: provide sanitary 1x4 (or wider as mullions between windows
 - Mullions: provide WM flat mullion with rounded edges TWP-973W or width as required.
 - Window stools: bullnosed WM-1163 or equal (depth as necessary).
 - Provide 9 inch tall 5/4x 4 (actual width) plinths at base of door casing.
- Baseboard: WM-163E (or 1x4 with ogee cap WM-163)
- Architectural Casework/Custom Built-ins:
- All custom casework shall be medium density fiberboard (MDF) cabinets. Tops to be of same material and quality unless noted otherwise. All casework shall conform to AWI Custom standards of quality and
- craftsmanship. All casework slides and concealed hardware and all exposed, pulls, and other exposed hardware shall be provided by Contractor unless otherwise noted. Samples of exposed, pulls and other exposed hardware shall be provided to the Architect for approval if submittals deviate from specified

- Exterior trim: Unless otherwise noted, all standing and running trim shall be painted Boral TruExterior Trim. Exterior solid panels shall be 1/2" MDO plywood, painted. All joints shall be concealed. Factory prime or field backprime all exterior woodwork, including cut joints. See Painting requirements in Division 9 below.
 - Screen porch ceiling: stain grade, nominal 1x6 fir V-groove shiplap planks, blind nailed.
 - Canopy ceiling at front porch: paint grade fir 1x4 tongue and groove, beaded/V groove boards, blind nailed.
 - Porch/deck/stair railings: see section 6.11 clad pressure treated posts and rails with galvanized agricultural fencing panels with 4" square grid
- Fasteners: All exterior sidings and trim shall be fastened with galvanized or stainless steel nails of appropriate type and size, U.N.O.
- Deck/Stair: The deck surface shall be 5/4 x 6 Trex Enhance planks with concealed fastener system. Rail posts shall be pressure treated southern yellow pine. Railing system shall be Trex Transcend with Freedom Fill Wild Hog Fencing infill panels and tracks in black, powder coated aluminum finish.
- Screen Porch: The deck surface shall be 5/4 x 6 Trex Enhance planks with concealed fastener system. Posts shall be pressure treated southern yellow pine built-out/wrapped with 1 x Boral TruExterior trim material and painted black. Vertical screen supports (mullions) and horizontal rail components shall be painted (black) fir 2x4s. The guardrail shall consist of Trex Tanscend Freedom Fill Wild Hog Fencing infill panels and tracks in black, powder coated aluminum finish to match the deck and staircase down to the yard.

DIVISION 7: THERMAL/MOISTURE PROTECTION

- Insulation: All insulation shall be installed per manufacturer's requirements. Sub slab: / foundation perimeter: 2" thick extruded polystyrene rigid insulation (Dow Blue Board or equal) at the perimeter of all interior concrete slabs and perimeter foundation walls below slabs, 2 feet horizontally and vertically. Expanded/molded polystyrene is not suitable
 - for damp locations and shall NOT be used. Floors over unconditioned space: Seal cavities with spray applied closed celled, 0.5 lb icynene insulation (min. R value of 30) installed with substantial contact with underside of subfloor.
 - Basement perimeter 2x P.T. wall furring (gapped ½" off foundation): fill/seal all wall cavities with spray applied closed cell, 0.5 lb icynene insulation (min. R value of 15).
 - Rimboard at first floor framing: seal with spray applied open cell, 0.5 lb icynene insulation (min. R value of 20).
 - Acoustic ceiling insulation: fill first floor joist cavities above Dining Room with sound attenuation batt insulation or spray foam. See Division 10 for Pipe Insulation.
 - Addition walls: Seal wall cavities with spray applied open celled, 0.5 lb icynene insulation (min. R value of 20).
 - Addition ceiling/attic: install spray applied open celled, 0.5 lb icynene insulation on the underside of roof sheathing, between rafters and/or truss chords. Provide uniform thickness/coverage as necessary for min R-38. Provide closed cell or rigid insulation at eaves as necessary to maintain R-38 to outside face of exterior walls. Provide fire protective intumescent coating on all exposed foam insulation if attic contains serviceable HVAC equipment or can be used for storage.
 - Extruded polystyrene insulation at shallow roof framing conditions in thickness as necessary to maintain minimum R value of 38.
 - Disturbed insulation shall be restored to match existing.
 - 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.

- Air Barrier: Coordinate joints and seams between different materials and between existing and new construction to maintain a continuous air and thermal barrier per IECC 402.4. Install all components per manufacturer
- House Wrap/Infiltration Barrier: House wrap shall be provided to act as an air infiltration barrier, a moisture barrier and a drainage plane. The wrap shall also permit water vapor to pass through from either side (min. perm rating > 20). Wrap shall be tear-resistant and UV stable. Wrap shall be Tyvek (or equal) and shall cover over all exterior sheathing, prior to the installation of exterior doors and windows. Lap and tape joints and penetrations per manufacturers
- Sill Plate Seal: provide flexible, ¼" x 5-1/2" polyethylene foam gasketing strip between masonry foundation wall and pressure treated sill plate (Dow WeatherMate, Owens Corning Foam SealR or equal).
- Vapor Barrier: Vapor barrier shall be 6 mil over 4" compacted gravel under all concrete slabs on grade. Lap and seal all joints.
- Waterproofing: Min 3/8" thick parging with membrane. Waterproofing shall 7.6 be 60 mil. self-adhering membrane. Waterproofing shall be installed down to footing and over cant parge joint at footing. Coordinate waterproofing installation with foundation drainage installation. Protect waterproofing with foundation drainage board and filter cloth (Miradrain or equivalent).
- Roofing Installation/Performance: All pitched roofs to be installed in accordance with manufacturers recommendations and NRCA HARK and Steep Roofing Manuals. Metal roofs shall be installed in accordance with
- Synthetic Roofing Underlayment: Titanium-UDL (coordinate underlayment warranty to mirror roof warranty) or equal. See 7.8 for underlayment requirements on low slope roofs.
- Laminated Fiberglass Composition Shingle Roof: Fiberglass composition "asphalt" shingles over roofing underlayment. Provide sample boards for Owner/Architect to make color selection. Provide a prefinished aluminum drip edge at all eaves and rakes. Shingles shall have a minimum material warrantee of 50 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
- 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.
- 7.7.5 Ridge Vent: See Division 10.
- Termite Barrier: Provide 16 oz. copper flashing where in contact with AQC pressure treated lumber (aluminum is incompatible). Alternate product: YorkShield 106 TS laminated copper (800-551-2828). Seal all penetrations and laps with mastic or caulk.
- 7.9.1 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.

- Through Wall & Head Flashings at Stud Frame / Siding: Provide aluminum flashings for through wall flashings at base of doors, head flashings at door heads and head flashing at window heads in sheathing to siding locations throughout building. Provide flashing wherever exterior cladding material abuts, or is interrupted by, roof slopes, horizontal trim, openings and other penetrations. Flashing shall tuck behind cladding and be formed to conduct water clear of interruptions. Flashing locations on drawings are typical only. not inclusive. Flashing shall be placed and installed in accordance with ASHRAE standards. See section 8.2.2 regarding sill pans.
- Gutters & Downspouts: Provide and install 0.025" thick aluminum gutters and rectangular downspouts (to match existing in size and profile) to PVC boot to PVC subgrade pipe to drain to daylight or drywell, unless noted otherwise on
- 7.11.1 Fiber-Cement Shingles (to be installed on additions): HardiePlank Lap Siding and HardieShingle Siding as manufactured by James Hardie (1-800-9-
 - HARDIE) or equivalent. Exposure(s) to match existing or as shown. Plank width shall minimum 1-1/4" wider than desired exposure.
 - For siding, provide smooth face texture. For shingles, install so bottom edge of all shingles in the same course
 - align. Do **NOT** stagger shingles. 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 7.9. - 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. Provide "butt and weave" joining technique at all
 - outside corners unless corner boards are expressly shown. Cut edges adjacent to roof slopes shall be primed/painted prior to installation
 - 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

Use "blind nailing" application technique. Nails shall be 6d (or

- & weave corners to shed water over the siding course below. 7.11.2 Cedar Shingles (to be installed in existing areas where existing siding is disturbed): Western red cedar wood shingles (#1 Grade Blue Label), 18" shingle length (Perfections), 5-1/2" weather exposure or as noted on Architectural Drawings. Shingles shall be installed per all Cedar Bureau guidelines. Vertical edges of adjacent shingles shall be gapped 1/16 to 1/8 inch apart. Provide a drainable/breathable house wrap substrate such as Hydrogap or equal behind all cedar shingles. See Painting requirements in
- 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,

DIVISION 8: DOORS AND WINDOWS

Division 9 below.

- 8.1 Doors
- Interior Doors: Interior doors shall be solid core, 1 3/8" thick, two panel doors (U.N.O). Hollow core Masonite type doors are not an acceptable substitution. All doors shall be primed and painted. Door undercuts shall be 34" above the finished floor, U.N.O. Refer to drawings for size, type and locations.
- 8.1.2 Interior hardware: All doors shall have Schlage spring latch cylinder hardware or approved equivalent. Contractor shall provide and install all hardware. Provide "Accent" F-series (finish TBD) lever design by Schlage. Operation shall be per door schedule. Hinges shall be solid brass, plain bearing, Hager, 800 Series, 4 x 4, 1 1/2 pairs per leaf for doors up to 6'-8" and 2 pairs for taller
- Exterior doors: General notes (unless noted otherwise):
 - Contractor to supply and install.
 - See drawings for size and configuration. 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
 - Exterior doors shall be provided with pre finished screen doors from same manufacturer.
 - Exterior in-swing doors shall be installed to allow doors to open 180 degrees. For walls greater than 2x4 framing depth provide exterior extension jamb and sill.

Front entry door and hardware: Owner to select, Contractor to provide and install door and hardware. See Division 17 for Allowance Summary.

- Full light exterior doors: All exterior full light doors shall be as shown on drawings, manufactured by Weathershield Windows (Signature Series). Provide insulated, tempered, Low E glazing with simulated divided lites with false spacer bar as indicated in the drawings (some custom patterns
- may be required); muntin bars shall be 7/8" in width. Cladding color: white
- Interior finish: white Factory hardware, finish TBD
- 8.1.4 Screen porch doors: Screen porch doors shall be prefabricated painted wood doors, with dummy pulls and spring closers.
- 8.2 Windows:
- 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: cladding color TBD.
 - Interior finish: white primer
 - Hardware: finish TBD Provide jamb extensions as required by framing depths.
 - Provide white vinyl jamb liners on double hung units, typically. All operable windows shall be provided with screens and screen
 - hardware. All windows in brick masonry shall be provided with factory brick mould. All other windows (located in frame/siding walls) shall be provided without
 - factory brickmould, and shall be provided with 5/4 board primed wood trim. Interior sill horns shall be provided. Provide shop drawings for approval.
- Window installation shall be in accordance with all manufacturer's guidelines. Provide preformed or membrane formed sill drain pans with integral backdam (or sloped to drain). Pans shall return up jambs min. 6 inches. Integrate the pan and window into the drainage plane of the wall using high quality flashing and sealing materials.
- Provide tempered/safety glass in windows adjacent to a door (within 24"), staircase/landing (where glazing is <36" above plane of adjacent walking surface, and within 60" of bottom tread) or shower/tub (where bottom of glazing is <60" above floor and within 60" horizontally of waters edge), or as required by section R308 of the IRC.

- Basements, habitable attics and every sleeping room shall have at least one operable egress window. The minimum net clear opening shall be 5.7 square feet (some localities may allow 5.0 sq. ft where openings are at grade). The minimum net clear height shall be 24 inches. The minimum net clear width shall be 20 inches. The maximum clear opening height shall be 44 inches above the floor. Egress openings with a finished sill height below grade shall be provide with a window well in accordance with code.
- Provide window opening control devices for all windows where the clear opening is less than 24" above the finished floor when windows are 6 feet above grade, in accordance with section R312 of the IRC.
- Skylights: Provide skylights as follows as manufactured by Velux.
- Fixed skylights: Model FS C04 2004 manufactured by Velux. Deck mounted skylight. Rough opening = 21" x 37-7/8".
 - Paint grade wood interior

wall tile finishes at showers and around tubs.

 Aluminum cladding Provide Low-E, laminated safety glass. Maximum U factor = 0.55 and

DIVISION 9: FINISHES

SHGC = 0.30

- 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
- 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. Paint – General notes:
- dust. clean and drv. Paint on casework/trim should be brushed or sprayed, not rolled.

Existing surfaces should be thoroughly prepped, free of loose material and

- 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, millwork and radiators (coordinate with Finish Schedule if applicable). Existing walls and ceilings that have been patched/repaired should be painted in their entirety. Anticipate six wall colors, one ceiling, and one trim color.
- 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 and existing exterior surfaces.

- 9.3
- Hardwood: Oak plank width and species to match existing, U.N.O. See Finish Schedule for locations.
- Wood flooring shall be tongue and groove oak flooring of 3/4" nominal thickness. Provide 2-1/4" wide plank flooring, or as required to match existing, in all hardwood locations. Finish to be selected by Owner and Architect. 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 Allow 4 to 5 days or more, for the flooring material to become acclimated to job site conditions. Flooring should be installed over a
 - laver 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 pressure treated 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

Finish floor boards should be installed perpendicular to framing

The subfloor must be sound and tight to yield a squeak-free installation.

crawlspaces must be dry and well ventilated.

members U.N.O.

- 9.3.3 Tile and Grout: Owner to select, Contractor to furnish and install tile floors, tub/shower surrounds, and backsplashes. See Finish Schedule for locations and Div. 17 for Allowance Summary
 - 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. Alternative setting beds to those noted below shall be reviewed with Architect for approval prior to installation.
 - floor, UNO. Provide a marble threshold in doorways. Tile Walls and Tub/Shower Surrounds: Tile to be selected by Owner. General Contractor to provide and install. Tile surrounds at showers and tubs shall extend to ceilings. Tile setter shall coordinate alignment, width

Ceramic Tile Floors: All tiled floors shall include a tile base up from tile

- and height of niches, openings and ledges with tile proportions and grout Setting: Install tile in thin-set mortar bed conforming to ANSI standards as
- Ceramic and stone: ANSI 118.1
- Porcelain: ANSI 118.4 (with latex binding additive) Glass: Exceeding ANSI 118.4 and 118.11

mildew resistance. Grout color TBD.

- Radiant applications: Exceeding ANSI 118.11 Grout: Presealed, high tech cement grout with stain resistance, mold &
- Luxury Vinyl Tile (LVT) Floors. See Finish Schedule for locations. Tile to be selected by Owner. General Contractor to provide and install. See Division 17 for Allowance Summary.

DIVISION 10: SPECIALTIES

Bathroom accessories: Owner shall provide all bathroom accessories including hung mirrors, medicine cabinets, curtain rods, towel bars, toilet paper holders, hooks, etc. Contractor shall install. Coordinate and install blocking for all wall hung accessories.

- Glass shower enclosure: Owner to select, Contractor to provide and install. See Div. 17 for Allowance Summary.
- Fixed mirrors: One-piece mirrors shall be provided by the Contractor. Large mirrors shall be min. 3/16 inch thick, pencil edged glazing. Provide concealed fastening. See interior elevations for size and location(s).
- 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. • Clothes closets: Provide with chrome rod @60" AFF. (with intermediate bracket supports max. 32" o.c.), one 12" deep shelf @ 63" AFF and
 - second shelf @ 78" AFF. Provide additional shelves as ceiling height
 - Linen/pantry closets: Provide 16" deep shelving (or shallower as necessitated by closet depth) at 14" increments vertically, or as shown.
- Bedroom #1 W.I.C shelving and rods provided and installed by Owner. Soffit Vent: Provide continuous 1-1/2" aluminum vent. See Drawings for
- 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

locations and installation.

- Access Panels: Provide paint grade, hinged, metal access panels to all concealed mechanical, plumbing and electrical devices to include (but not limited to) dampers, valves, shut-offs, disconnects, transformers, etc.
- Acoustics Accessories at Bedroom # 1 Bath plumbing above DR
 - Pipe isolation: all supply and waste pipe penetrations shall be acoustically isolated from joists, blocking, plywood, studs and drywall to isolate pipes fro structure and finishes. Isolation shall be by means of appropriate Hubbard Enterprises "HoldRite" accessories, such as Isolator 261, 262, or 271, or alternate resilient sealer where installation of accessories is
 - See Section 15.1.3 for use of cast iron waste pipe. Wrap all PVC sanitary waste lines and fittings with Soundlag 4525C flexible convoluted foam by Pyrotek Industries, per manufacturer's recommendations. Seal joints with Soundlag Tape ALR.
- 10.9.1 Porch screen: provide high visibility fiberglass mesh screen material with 18x18 mesh and wire diameter of .009.

Source: Viper Vision Perfect insect screen or equal.

10.9.2 Screen retention system: SNAPP Screen in flexible, white, extruded PVC by AMAC Enterprises, LLC. (203-626-5202).

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-
- Induction range Exhaust hood and blower. Recessed, ceiling mounted. Duct to exterior.
- Under-counter mini-fridge/wine cooler x2 (wet bar and cellar kitchenette). Disposal
- 11.2 Laundry room 11.2.1 Cabinets: Owner to select, Contractor to provide and install. See Div. 17 for
- Allowance Summary. 11.2.2 Appliances: Owner to supply, Contractor to install. Provide overflow pan and drain at washing machine. Use braided stainless steel supply hoses.
- 11.3 Basement Kitchenette
- See Div. 17 for Allowance Summary. 11.4 Dining Room Wet Bar

11.3.1 Cabinets and appliances: Owner to select, Contractor to provide and install.

11.4.1 Cabinets and appliances: Owner to select, Contractor to provide and install. See Div. 17 for Allowance Summary.

Dishwasher: reuse existing.

11.5 Bathroom vanities: see Division 15 -Plumbing

DIVISION 15: PLUMBING / MECHANICAL (See Sheet M-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): \$12,000 Tile and grout (materials only, installation included in base bid). See Division 9
- for locations. Assumes 732 SF of tile + 15% waste factor = 840 SF \$2,500 LVT flooring (materials only, installation included in base bid). See Division 9

\$25,000 Kitchen cabinets (materials only, installation in base bid). See Division 11 and

- \$3,000 Master shower glass enclosure (materials and installation).
- interior elevations.
- \$10,000 Kitchen countertops (materials and installation). See Division 11 \$12,000 Kitchen and wet bar appliances. See Division 11
- \$5,000 Laundry room cabinets / cubbies / built-ins and associated countertops (materials only, installation in base bid). See interior elevations. See Div. 11
- \$3,000 Dining room wet bar cabinets & top. See Division 11

allowance shall include all recessed and surface-mounted fixtures and

\$17,500 Plumbing fixtures (materials only, installation in base bid). See Division 15 for locations. \$7,500 Lighting fixture allowance (materials only, installation in base bid). Lighting

associated lamps / bulbs. See drawings for locations.

REVIEWED

By Dan.Bruechert at 3:50 pm, Mar 08

\$5,000 Basement kitchenette cabinets, top and appliances. See Division 11

Montgomery County **Historic Preservation Commission**

APPROVED

SPECIFICATIONS

Maryland d 2

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

EXPIRATION DATE:

10-31-2021

DATE ISSUE - REMARKS

03/05/21 PERMIT / BID SET

I CERTIFY THAT THESE

MY SUPERVISION OR

CONTRACT DOCUMENTS

WERE PREPARED UNDER

APPROVED BY ME AND I

REGISTERED ARCHITECT

UNDER THE LAWS OF THE

15218

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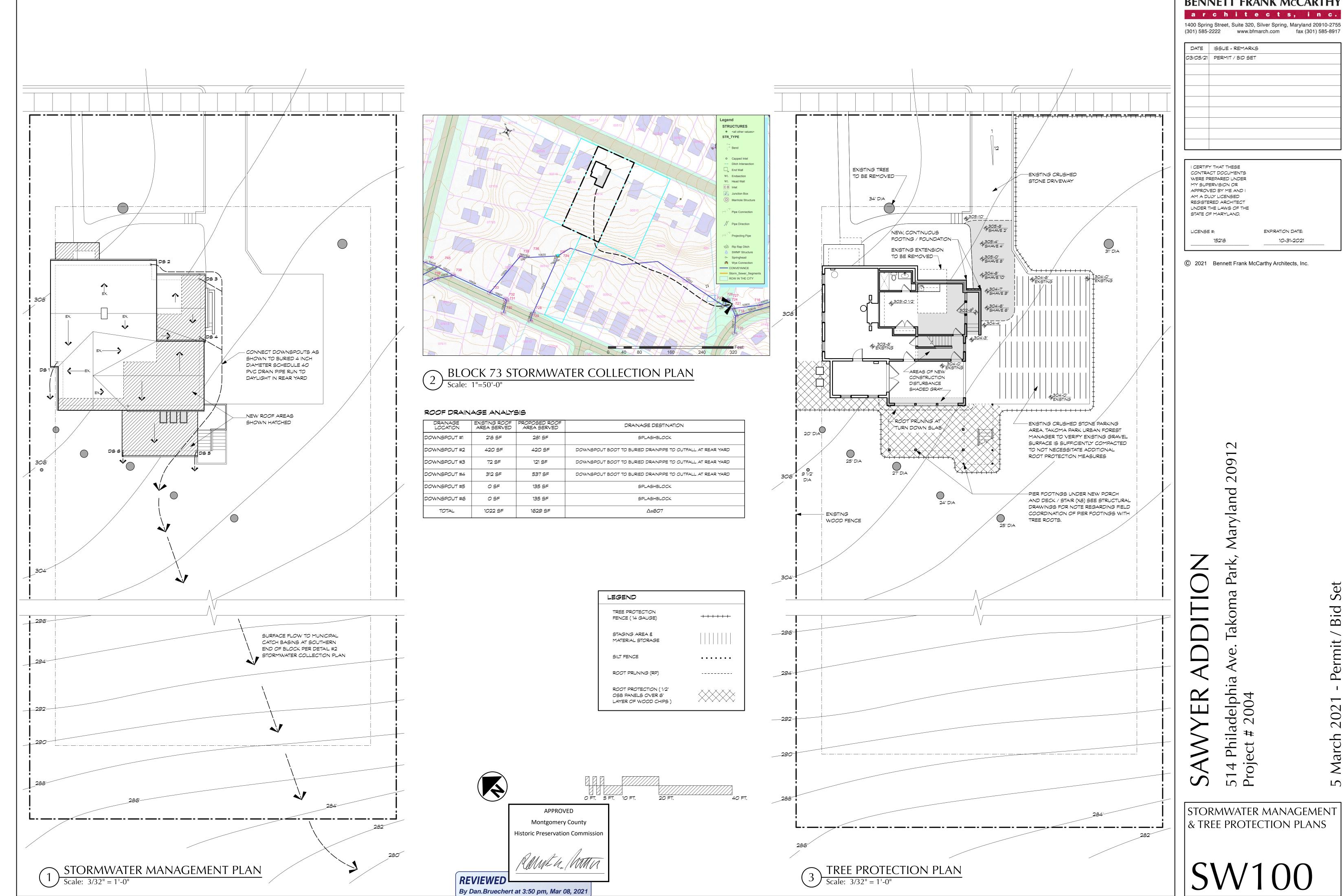
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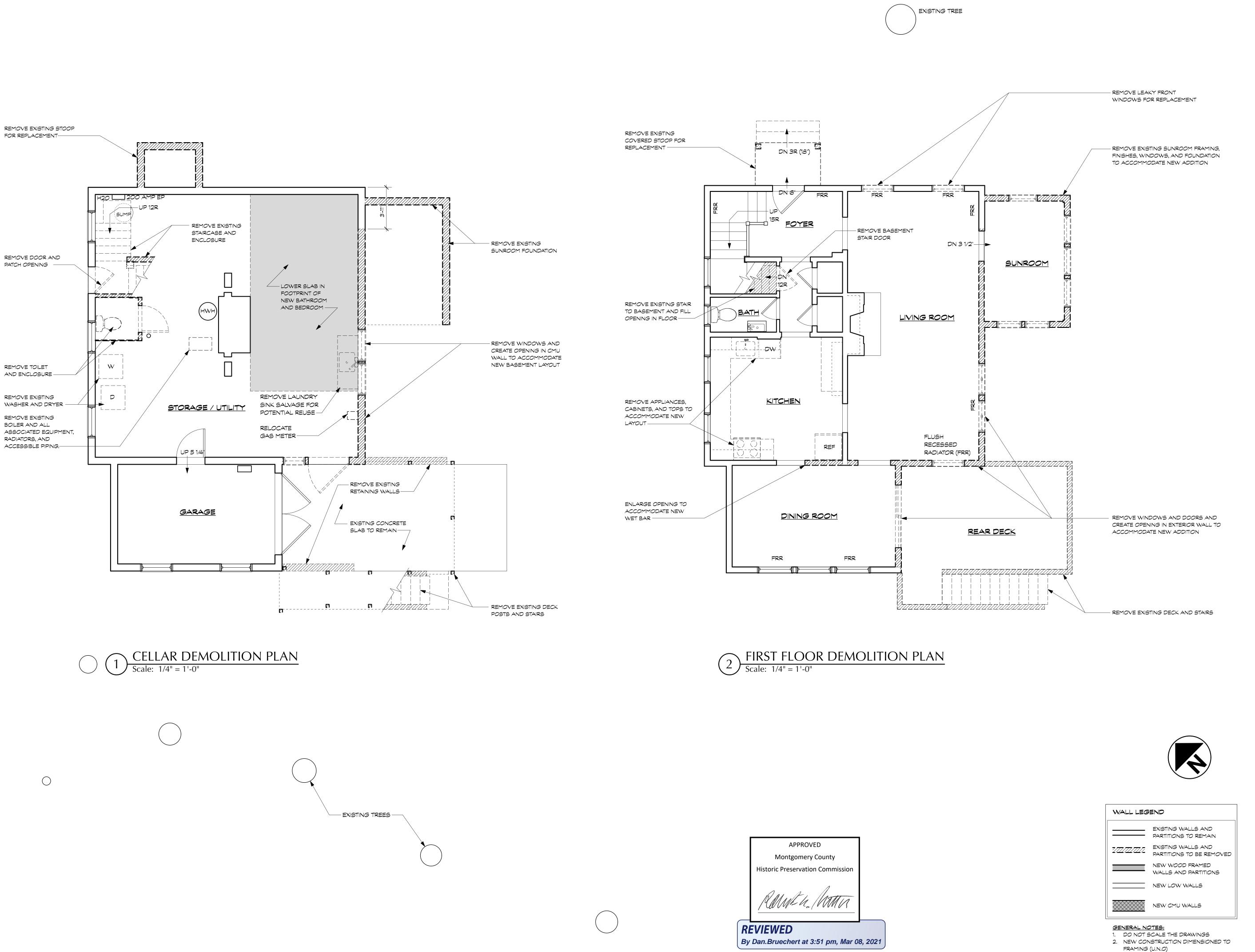
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STATE OF MARYLAND.

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I CERTIFY THAT THESE

20 Maryland akoma Philadelphia lect # 2004

CELLAR & FIRST FLOOR DEMOLITION PLANS

Permit / Bid

March 2021

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3. EXISTING CONSTRUCTION DIMENSIONED

TO FINISH (U.N.O)

EXPIRATION DATE:

10-31-2021

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March 2021

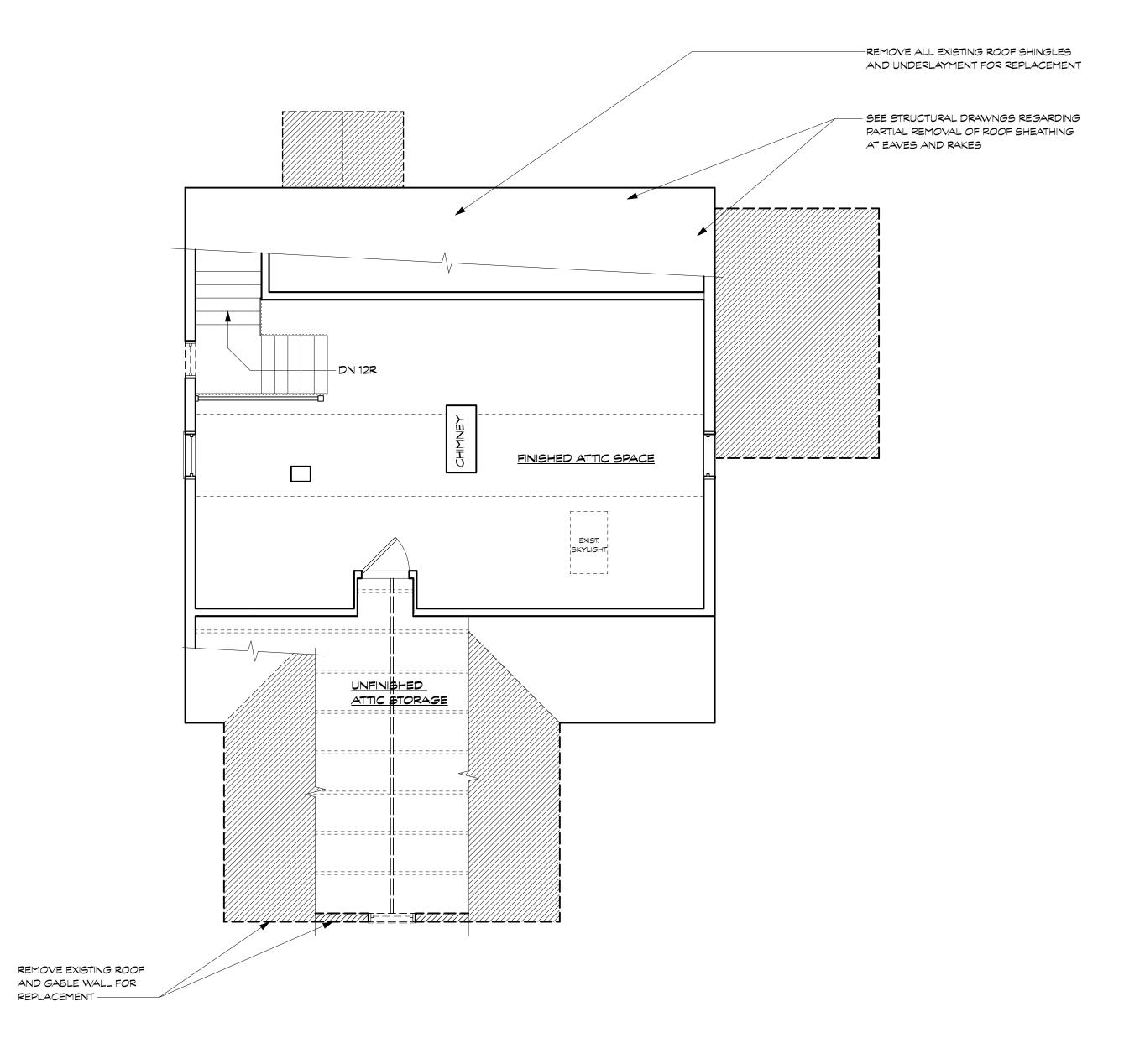
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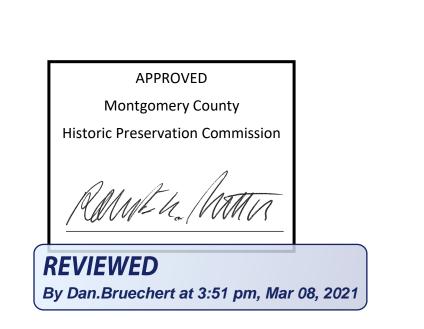
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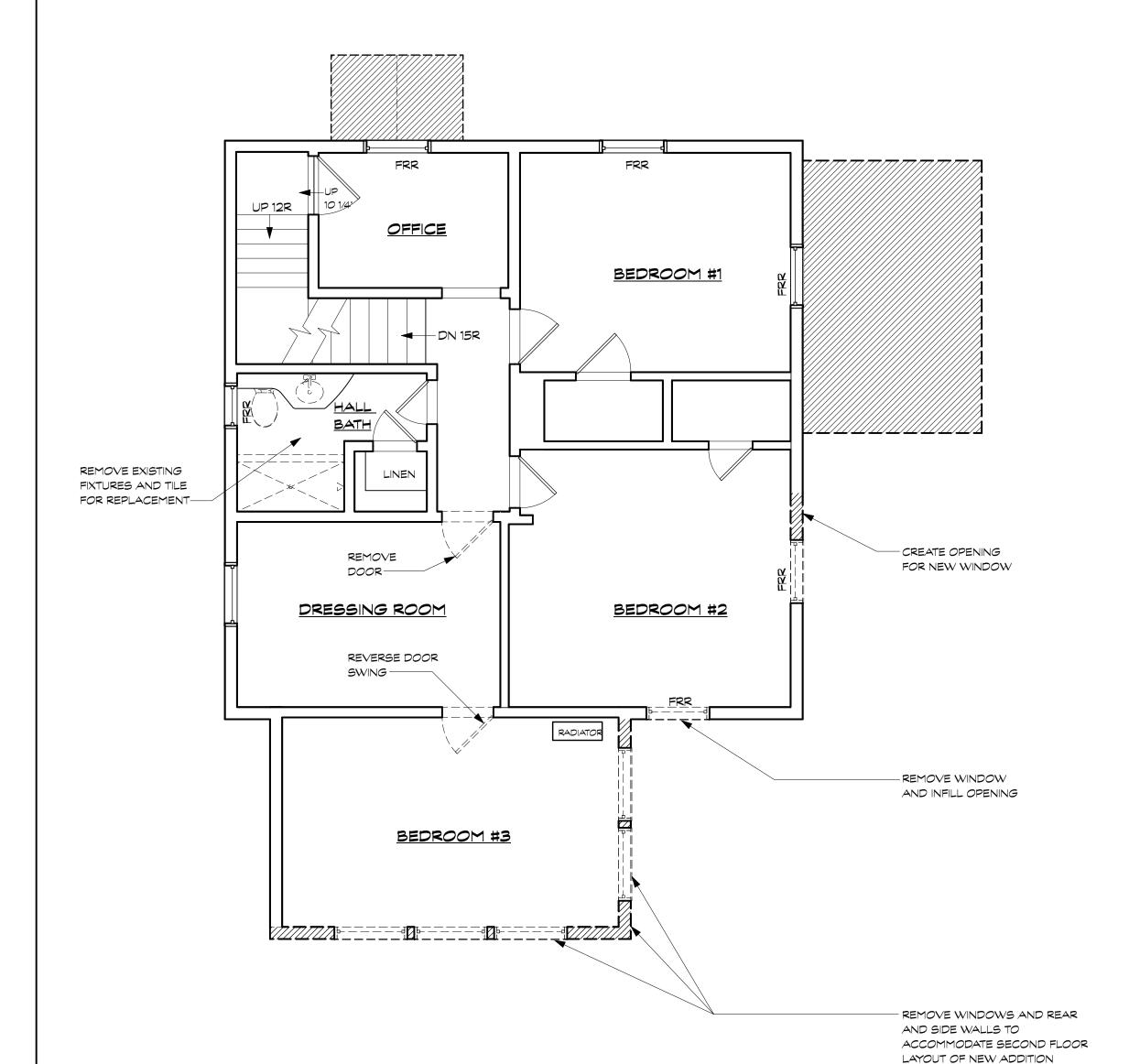
SECOND FLOOR & ATTIC DEMOLITION PLANS GENERAL NOTES:

1. DO NOT SCALE THE DRAWINGS

2. NEW CONSTRUCTION DIMENSIONED TO







SECOND FLOOR DEMOLITION PLAN

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

WALL LEGEND

___ EXISTING WALLS AND

NEW CMU WALLS

3. EXISTING CONSTRUCTION DIMENSIONED

NEW WOOD FRAMED
WALLS AND PARTITIONS

_____ NEW LOW WALLS

FRAMING (U.N.O)

TO FINISH (U.N.O)

PARTITIONS TO REMAIN

architects, inc.

(301) 585-2222 www.bfmarch.com fax (301) 585-8917 DATE ISSUE - REMARKS 03/05/21 PERMIT / BID SET

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Bid

March 2021

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DEMOLITION **ELEVATIONS**

By Dan.Bruechert at 3:51 pm, Mar 08, 2021

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LICENSE #: 15218	EXPIRATION DATE:	

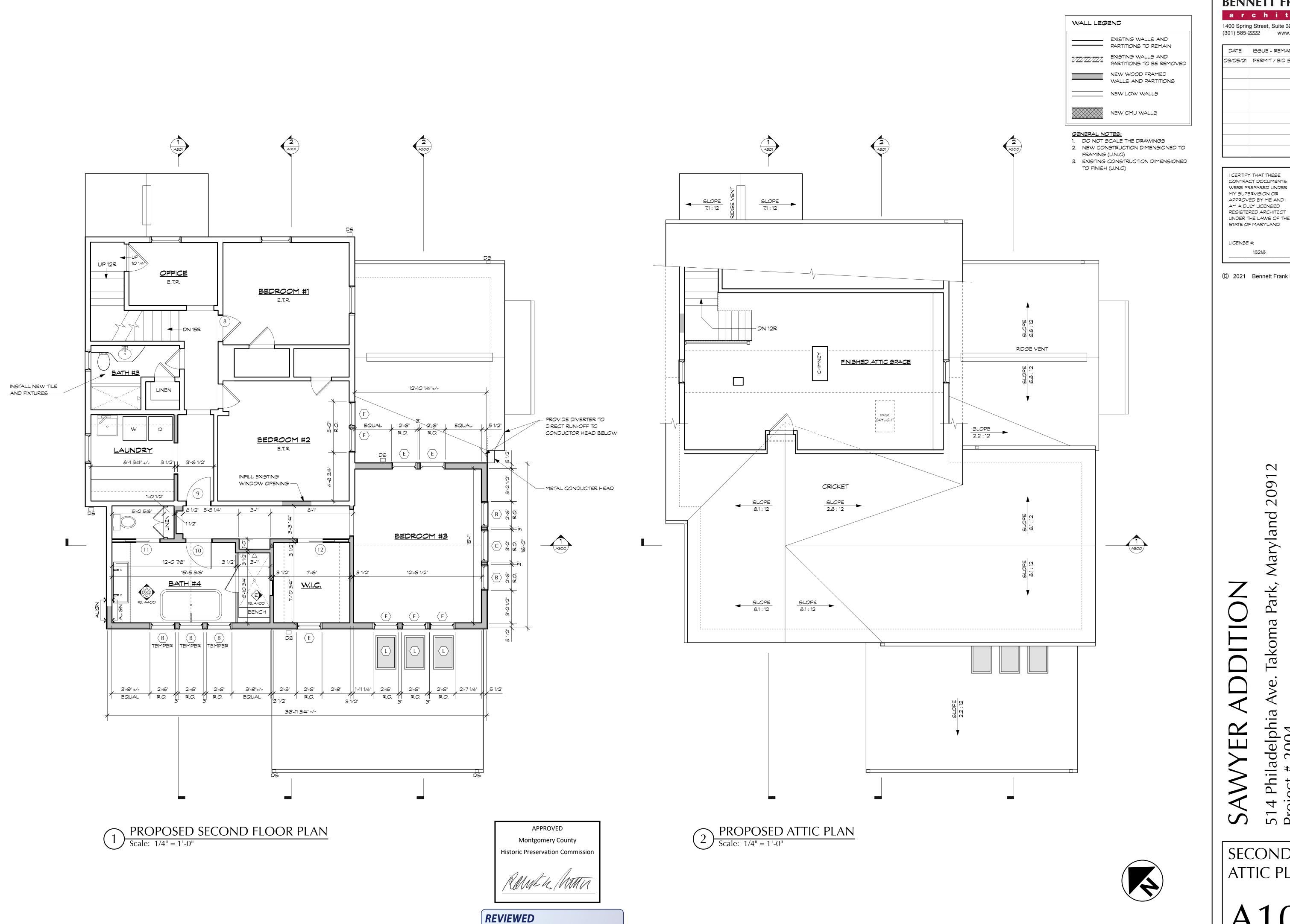
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5 March 2021

CELLAR & FIRST FLOOR PLANS



By Dan.Bruechert at 3:51 pm, Mar 08, 2021

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Maryland 20

- Permit / Bid Set

5 March 2021

SECOND FLOOR & ATTIC PLAN

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DATE ISSUE - REMARKS

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5 March 2021

PROPOSED ELEVATIONS

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March 2021

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PROPOSED ELEVATIONS

NSH	SCHEDULE									
	ROOM	AREA	FLOORING	BASE	WALLS	PAINT	CEILING	PAINT	TRIM	REMARKS
	ENTRY HALL	<i>9</i> 1 SF.	LUXURY VINYL PLANKS	WOOD	<i>G</i> WB	SATIN	<i>G</i> WB	FLAT	CROWN MOULDING	
	STORAGE / UTILITY	375 SF.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	N/A	
	TOOLS / SHOP	138 SF.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	N/A	
Š.	GUEST BEDROOM	275 SF.	LUXURY VINYL PLANKS	WOOD	GWB	SATIN	<i>G</i> WB	FLAT	CROWN MOULDING	
픾	NEW STAIR	38 SF.	NEW WOOD	WOOD	<i>G</i> WB	SATIN	<i>G</i> WB	FLAT	CROWN MOULDING	
U	BATH #1	43 SF.	CERAMIC TILE	WOOD	<i>G</i> WB	SEMI-GLOSS	<i>G</i> WB	FLAT	CROWN MOULDING	NOTE 2 (69 SQ FT.)
	CARPORT	232 SF.	E.T.R.	N/A	E.T.R.	E.T.R	EXT. GWB	SATIN	N/A	
	COVERED STOOP	73 SF.	NEW CONCRETE	N/A	N/A	N/A	BEADBOARD	EGGSHELL	N/A	
	HALL & CLOSETS	47 SF.	E.T.R.	E.T.R.	NOTE 4	SATIN	E.T.R.	FLAT	E.T.R.	
	FOYER	48 SF.	E.T.R.	E.T.R.	NOTE 4	SATIN	E.T.R.	FLAT	E.T.R.	
	LIVING ROOM (OLD)	295 SF.	E.T.R.	E.T.R.	NOTE 4	SATIN	NOTE 4	FLAT	CROWN MOULDING (MATCH EXIST.)	
U M	LIVING ROOM (NEW)	190 SF.	NEW WOOD	WOOD	GWB	SATIN	GWB	FLAT	CROWN MOULDING (MATCH EXIST.)	
ğ	KITCHEN	279 SF.	NEW WOOD	WOOD	GWB	EGGSHELL	GWB	FLAT	CROWN MOULDING (MATCH EXIST.)	NOTE 3 (22 SQ FT.)
F	DINING ROOM	150 SF.	NEW WOOD	WOOD	NOTE 4	SATIN	E.T.R.	FLAT	E.T.R.	NOTE 3 AT WETBAR (12 SQ FT.)
8	MUSIC/ CRAFTS	135 SF.	NEW WOOD	WOOD	NOTE 4	SATIN	E.T.R.	FLAT	E.T.R.	
	BATH #2	20 SF.	CERAMIC TILE	E.T.R.	NOTE 4	SEMI-GLOSS	E.T.R.	FLAT	E.T.R.	
	SCREEN PORCH	234 SF.	TREX-ENHANCE	N/A	EXT. GWB	EGGSHELL	BEADBOARD	EGGSHELL	N/A	
	EXISTING STAIR	54 SF.	E.T.R.	E.T.R.	NOTE 4	EGGSHELL	E.T.R.	FLAT	E.T.R.	
	OFFICE	53 SF.	NEW WOOD	E.T.R.	NOTE 4	SATIN	E.T.R.	FLAT	E.T.R.	
	BEDROOM #1	140 SF.	NEW WOOD	E.T.R.	NOTE 4	SATIN	E.T.R.	FLAT	E.T.R.	
	BEDROOM #2	166 SF.	NEW WOOD	E.T.R.	NOTE 4	SATIN	E.T.R.	FLAT	E.T.R.	
$\overset{O}{\alpha}$	BATH #3	54 SF.	NEW TILE	TILE	NOTE 4	SEMI-GLOSS	E.T.R.	EGGSHELL	E.T.R.	NOTE 2 (74 SQ FT.)
5	LAUNDRY	68 SF.	NEW TILE	WOOD	NOTE 4	SATIN	<i>G</i> WB	FLAT	E.T.R.	
Ď	BATH #4	116 SF.	NEW TILE	TILE SOUTH WALL	<i>G</i> WB	SEMI-GLOSS	<i>G</i> WB	EGGSHELL	CROWN MOULDING (MATCH EXIST.)	NOTE 2 (238 SQ. FT. + 16 SQ. FT. TUB)
ģ	W.I.C.	58 SF.	NEW WOOD	WOOD	GWB	SATIN	GWB	FLAT	CROWN MOULDING (MATCH EXIST.)	
95	BEDROOM #3	186 SF.	NEW WOOD	WOOD	GWB	SATIN	GWB	FLAT	CROWN MOULDING (MATCH EXIST.)	
٠,	HALL #1	65 SF.	NEW WOOD	WOOD	GWB	SATIN	GWB	FLAT	CROWN MOULDING (MATCH EXIST.)	
	HALL #2 (MBR)	52 SF.	NEW WOOD	WOOD	GWB	SATIN	GWB	FLAT	CROWN MOULDING (MATCH EXIST.)	
	EXISTING STAIR	41 SF.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	
Ĕ	ATTIC	351 SF.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	
ধ	LOFT / OFFICE		E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	

NOTES:

1. PATCH TO MATCH EXISTING HARDWOOD FLOOR AS NECESSITATED BY NEW WORK. SAND / REFINISH ENTIRE FLOOR TO UNIFORM APPEARANCE 2. TILE SHOWER SURROUND

3. TILE BACKSPLASH

4. PATCH / RESTORE EXISTING, IN PARTICULAR WHERE DISTURBED BY RADIATOR REMOVAL OR INSTALLATION OF RECESSED LIGHTING

	WEATHER SHIELD SIG. SERIES		UNIT SIZE	ROUGH OPENING					
MARK	MODEL NO.	TYPE	$(W \times H)$	$(W \times H)$	OPER.	EGRESS	GLAZING	REMARKS	M.
A	2640	DOUBLE-HUNG	2'-5 1/2 X 3'-11 1/2"	2'-6" X 4'-0"	Υ	N	LOW-E		
В	2646	DOUBLE-HUNG	2'-5 1/2" X 4'-5 1/2"	2'-6" X 4'-6"	Υ	N	LOW-E		
C	3246	DOUBLE-HUNG	3'-1 1/2" X 4'-5 1/2"	3'-2" X 4'-6"	Υ	N	LOW-E		
D	2650	DOUBLE-HUNG	2'-5 1/2" X 4'-11 1/2"	2'-6" X 5'-0"	Υ	N	LOW-E		
E	2626	AWNING	2'-5 1/2" X 2'-5 1/2"	2'-6" X 2'-6"	Υ	N	LOW-E		
F	2646	CASEMENT	2'-5 1/2" X 4'-5 1/2"	2'-6 X 4'-6"	Υ	Υ	LOW-E	PROVIDE FALSE CHECKRAIL	T
G	3250	FIXED	3'-1 1/2" X 3'-11 1/2"	3'-2" X 4'-0"	N	N	LOW-E		
Н	3246	FIXED	3'-1 1/2" X 4'-11 1/2"	3'-2" X 5'-0"	N	N	LOW-E		Т
J		ACCORDION	9-11 1/2" X 3'-11 1/2"	10'-0" X 4'-0"	Υ	N	LOW-E		T
L	VELLUX (SIZE CO4)	SKYLIGHT	1'-9 1/2" X 3'-2 3/8"	1'-9" X 3'-1 7/8"	N	N	LOW-E		T
R		DOUBLE-HUNG	V.I.F.	V.I.F.	Y	Ν	LOW-E	SIZE TO FIT OPENING	1

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:

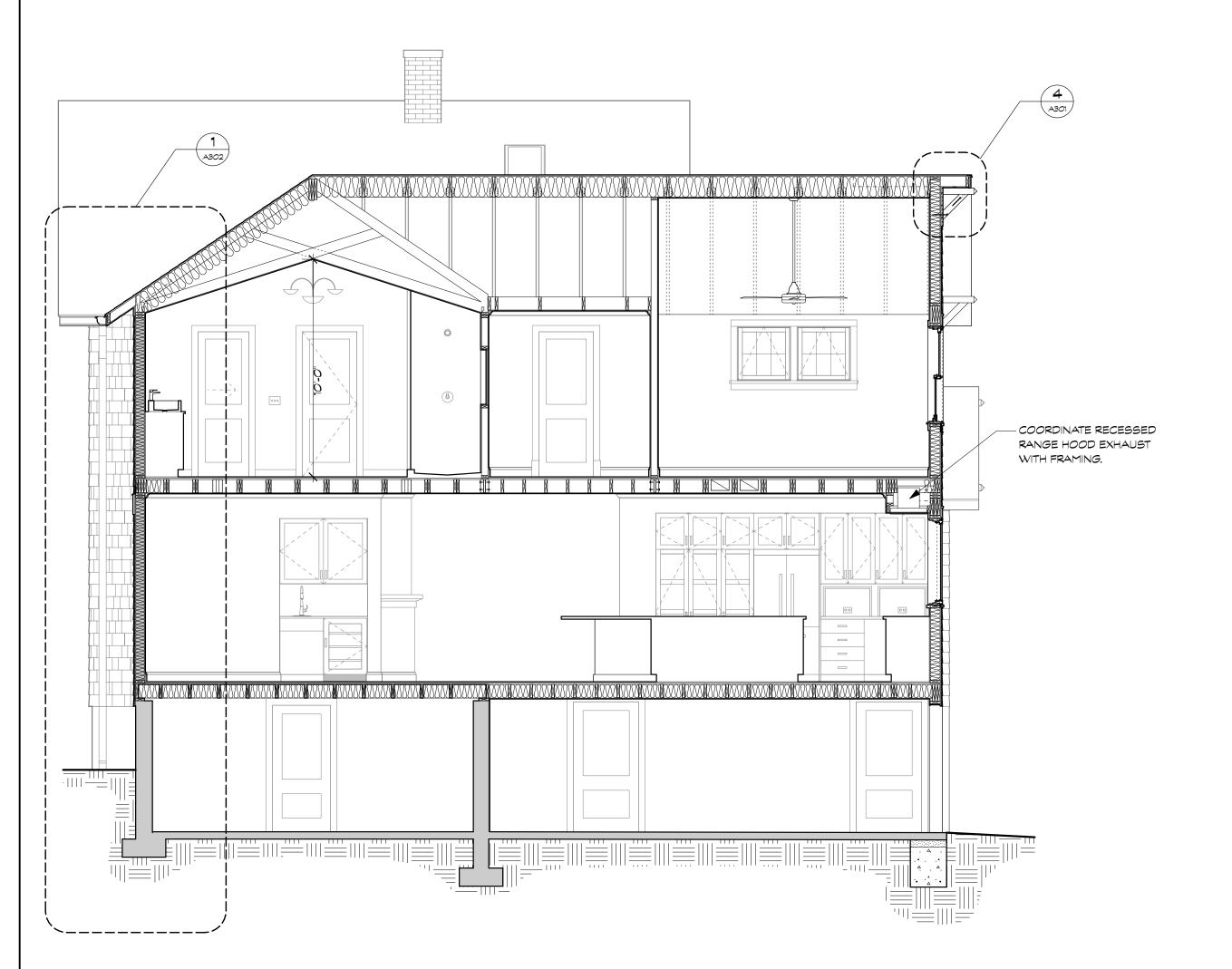
THE MINIMUM NET CLEAR OPENING SHALL BE 5.7 SQUARE FEET. THE MINIMUM NET CLEAR WIDTH SHALL BE 20 INCHES. THE MINIMUM NET CLEAR HEIGHT SHALL BE 24 INCHES. THE MAXIMUM SILL HEIGHT SHALL BE 44 INCHES ABOVE THE FINISH FLOOR.

5. SEE ELEVATIONS FOR MUNTIN / GRILLE PATTERNS, AND UNIT OPERATION

200R 9	SCHEDULE										
				MATERIAL							
NO.	LOCATION	SIZE	THICKNESS	DR	FR	TYPE/STYLE	CONFIG	OPER.	HARDWARE	REMARKS	NO
1 6	SUEST BEDROOM ENTRY	3'-0" X 6'-8"	1 3/4"	WD/GL	WD	FULL-LITE	SINGLE	SWING	LOCKSET & DEADBOLT	WEATHER SHIELD SIG. SERIES 1-3268	1
2 0	ARPORT	3'-0" X 6'-0"	1 3/4"	WD	WD	TWO-PANEL	SINGLE	SWING	LOCKSET & DEADBOLT		2
3 K	ITCHEN	5'-4" X 7-2 1/32" R.O.	1 3/4"	WD/GL	WD	FULL-LITE	PAIR	SWING	LOCKSET & DEADBOLT	WEATHER SHIELD SIG. SERIES 2-5472	3
4 6	BUEST BEDROOM	2'-6" X 6'-4"	1 3/8"	WD	WD	TWO-PANEL	SINGLE	SWING	PRIVACY		4
5 E	ATH #1	2'-4" X 6'-8"	1 3/8"	WD	WD	TWO-PANEL	SINGLE	SWING	PRIVACY		5
6 6	JUEST BEDROOM CLOSET	5'-0" × 6'-8"	1 3/8"	WD	WD	TWO-PANEL	PAIR	SWING	DUMMY PULLS & MAGNETIC CATCHES		6
7 0	ELLAR STAIR STORAGE	2'-6" X V.I.F.	1 3/8"	WD	WD	FLUSH	SINGLE	SWING	PASSAGE	COORDINATE HEIGHT WITH DUCTWORK	. 7
8 E	EDROOM #1	2'-6" X 6'-8"	1 3/8"	WD	WD	EXISTING	SINGLE	SWING	REUSE EXISTING	REHANG / REVERSE SWING	8
9 E	EDROOM #3	2'-4" X 6'-8"	1 3/8"	WD	WD	TWO-PANEL	SINGLE	SWING	PRIVACY		9
10 E	ATH #4	2'-6" X 6'-8"	1 3/8"	WD	WD	TWO-PANEL	SINGLE	SWING	PRIVACY		10
11 T	OILET	2'-4" × 6'-8"	1 3/8"	WD	WD	TWO-PANEL	SINGLE	POCKET	JOHNSON HEAVY DUTY TRACKS & TRUCKS		11
12 V	V.I.C.	2'-6" X 6'-8"	1 3/8"	WD	WD	TWO-PANEL	SINGLE	POCKET	JOHNSON HEAVY DUTY TRACKS & TRUCKS		12
13 9	CREEN PORCH	2'-10" X 7'-9"	1 3/8"	WD/SCREEN	WD	SCREEN	SINGLE	SWING			12

/-----

`~_____/



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



BUILDING SECTION

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

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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 #:	EXPIRATION DATE:
15218	10-31-2021

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March 2021

BUILDING SECTIONS & SCHEDULES

BENNETT FRANK McCARTHY

architects, inc.

a r c h i t e c t s, i n c.1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
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A301

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20912

514 Philadelphia Ave. Takoma Park, Maryland Project # 2004

Bid

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March

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WALL SECTIONS

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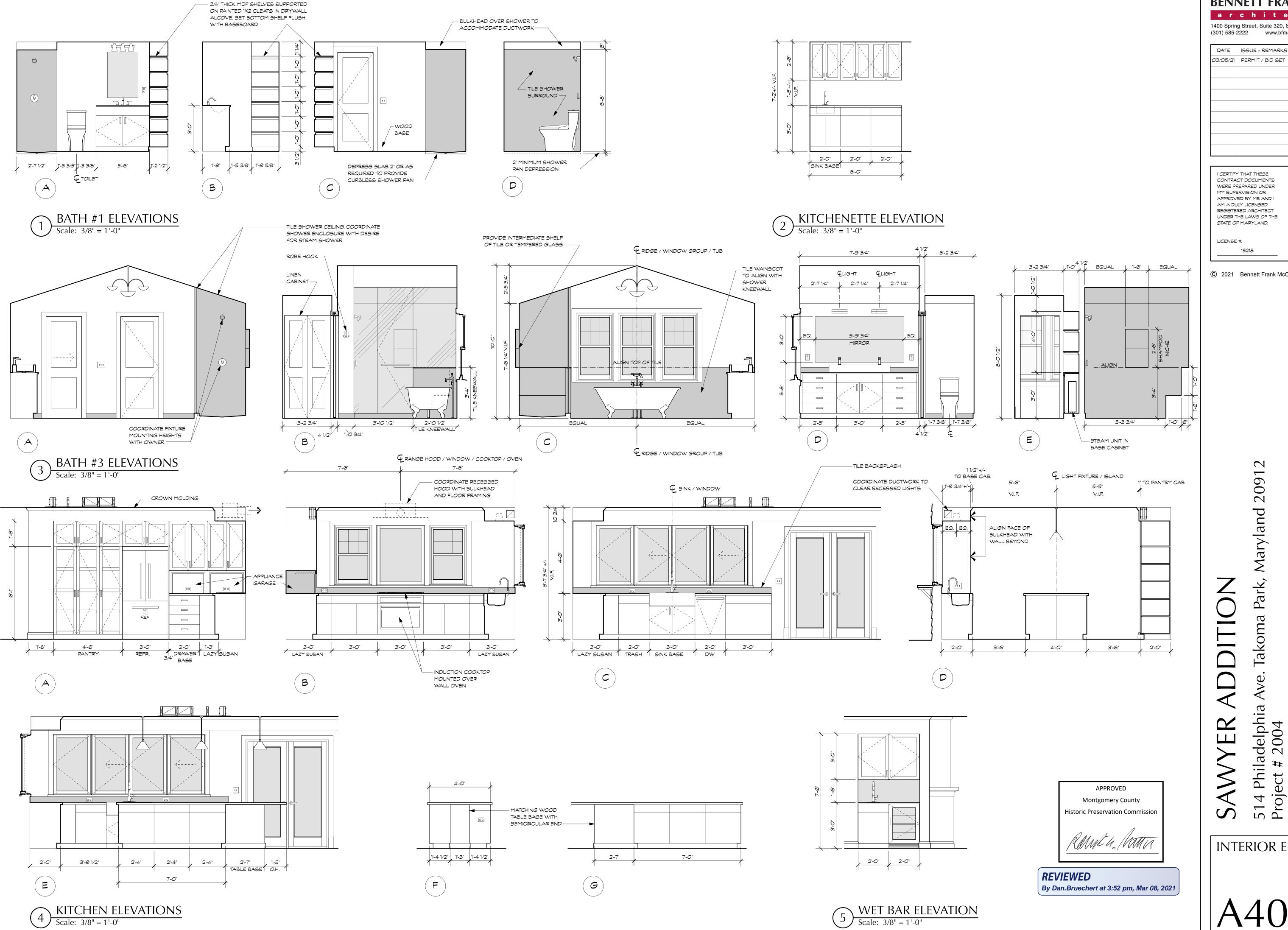
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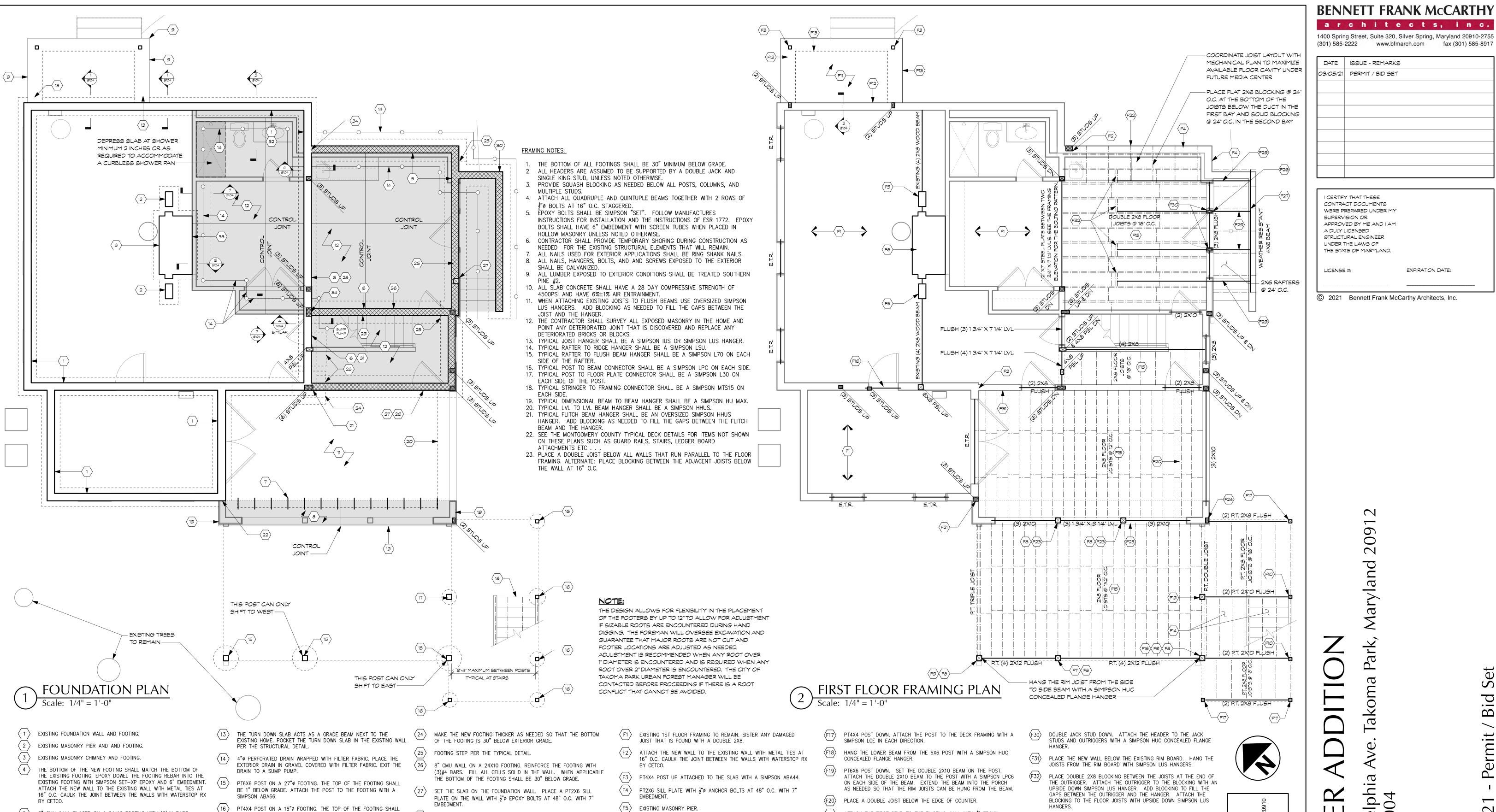
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5 March 2021 INTERIOR ELEVATIONS

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EXISTING MASONRY CHIMNEY.

LPC6 ON EACH SIDE OF THE BEAM.

LPC6 ON EACH SIDE OF THE BEAM.

SIMPSON LCE IN EACH DIRECTION.

LPC4 ON EACH SIDE OF THE BEAM.

AWAY FROM THE HOME.

PT6X6 POST UP. ATTACH THE POST TO THE BEAM WITH A SIMPSON

F8 PT6X6 POST DOWN. ATTACH THE POST TO THE BEAM WITH A SIMPSON

(F9) PT6X6 POST UP. ATTACH THE POST TO THE DECK FRAMING WITH A

F10 PT4X4 POST DOWN. ATTACH THE POST TO THE BEAM WITH A SIMPSON

5" CONCRETE SLAB ON 4" GRAVEL. REINFORCE THE SLAB WITH #3

TURN THE SLAB DOWN TO A GALVANIZED L4X4X4" STEEL ANGLE

MIL POLY VAPOR BARRIER BETWEEN THE SLAB AND THE WOOD

FRAME THE STAIRS PER THE MONTGOMERY COUNTY TYPICAL DECK

FRAMING AND CAULK THE JOINT BETWEEN THE SLAB AND THE

TURN DOWN SLAB FOOTING PER THE FOUNDATION PLAN.

EXISTING WALL WITH WATERSTOP RX BY CETCO.

 $\langle F15 \rangle$ PLACE BLOCKING BETWEEN THE JOISTS AT THE $\frac{1}{3}$ POINTS.

 $\langle F^{16} \rangle$ REPLACE THE EXISTING HEADER WITH A TRIPLE 1^3_4 " LVL.

LINTEL WITH $\frac{1}{2}$ Ø GALVANIZED EPOXY BOLTS AT 12" O.C. PLACE A 6

BARS AT 12" O.C. EACH WAY. SLOPE THE SLAB TO SHED WATER

ATTACH THE FIRST STUD TO THE EXISTING WALL WITH $\frac{1}{2}$ " EPOXY

(F22) PLACE BLOCKING AT 24" O.C. BETWEEN THE JOISTS IN THE 1ST BAY.

SO THAT THE WIDTH MATCHES THE LVL WIDTH.

PLACE PLACE PLYWOOD FILLERS BETWEEN THE TRIPLE 2X10 HEADERS

POCKET THE BEAM IN THE WALL AND PLACE IT ON A DOUBLE STUD

PT2X8 LEDGER WITH $\frac{1}{2}$ THRU BOLTS AT 12" O.C. TOP AND BOTTOM

LEDGERLOK SCREWS. ATTACH EACH RAFTER TO THE LEDGER WITH A

APPROVED

Montgomery County

Historic Preservation Commission

By Dan.Bruechert at 3:52 pm, Mar 08, 2021

REVIEWED

STAGGERED. PLACE FLASHING PER THE MONTGOMERY COUNTY

2X6 LEDGER. ATTACH THE LEDGER TO EACH STUD WITH (2)

ATTACH EACH RAFTER TO THE BEAM WITH A SIMPSON H2.5A

PT6X6 POST BETWEEN THE BEAM AND THE WALL BELOW. ATTACH

THE BEAM. ATTACH THE POST TO THE WALL WITH A SIMPSON

OUTRIGGER: 12'-0" LONG ₹"X5" GALVANIZED STEEL FLITCH PLATE

BETWEEN TWO WEATHER RESISTANT 2X6'S, SEE THE FRAMING ELEVATION FOR THE BOLTING PATTERN. USE GALVANIZED BOLTS.

THE POST TO THE BEAM WITH A SIMPSON LPC6 ON EACH SIDE OF

BOLTS AT 24" O.C.

 $\langle 5 \rangle$ 8" CMU WALL PLACED ON A 24X10 FOOTING WITH (3)#4 BARS.

TURN THE SLAB DOWN TO THE NEW OR EXISTING FOOTING.

BETWEEN THE NEW AND EXISTING SLAB.

EXISTING SLAB ON GRADE CAR PORT.

W2.0XW2.0 WWF.

(10) NOT USED.

BE 48" BELOW GRADE.

12" LONG #4 BAR DOWELS BETWEEN THE NEW SLAB AND THE

SLAB WITH SIMPSON SET-XP EPOXY. PLACE A CONTROL JOINT

(8) 4" CONCRETE SLAB ON 4" GRAVEL. REINFORCE THE SLAB WITH 6X6

 \langle 9 \rangle 16" WIDE TURN DOWN SLAB AROUND THE PERIMETER OF THE PORCH

REINFORCED WITH (2)#4 BARS. THE BOTTOM OF THE FOOTING SHALL

NEW 4" CONCRETE SLAB ON 4" GRAVEL AND A 6 MIL POLY VAPOR

ARCHITECTURAL DRAWINGS FOR INSULATION REQUIREMENTS.

BARRIER. REINFORCE THE SLAB WITH 6X6 W2.0XW2.0 WWF. SEE THE

EXISTING SLAB AT 18" O.C. WITH 3" EMBEDMENT IN THE EXISTING

REINFORCE THE WALL WITH #4 BARS AT 16" O.C. FILL ALL CELLS

SOLID IN THE WALL. DOWEL EVERY OTHER REBAR INTO THE FOOTING.

BE 1" BELOW GRADE. ATTACH THE POST TO THE FOOTING WITH A

PT6X6 POST ON A 16" Ø FOOTING. THE TOP OF THE FOOTING SHALL

BE 1" BELOW GRADE. ATTACH THE POST TO THE FOOTING WITH A

PLACE A NEW 20" WIDE TURN DOWN FOOTING BELOW THE EDGE OF

ATTACH THE NEW WALL TO THE EXISTING WALL WITH METAL TIES AT

THE BOTTOM OF THE FOOTING SHALL MATCH THE BOTTOM OF THE

EXISTING FOOTING. EPOXY DOWEL THE FOOTING REBAR INTO THE

PLACE A 36X36X10 FOOTING BELOW THE EXISTING FOOTING.

REINFORCE THE FOOTING WITH (4)#4 BARS EACH WAY. PROVIDE

TEMPORARY SHORING FOR THE EXISTING FOUNDATION WALL AND

FOOTING DURING CONSTRUCTION. PLACE N-S GROUT BETWEEN THE

EXISTING FOOTING WITH SIMPSON SET-XP EPOXY AND 6" EMBEDMENT.

PLACE A PT2X6 SILL PLATE ON THE SLAB WITH 10 EPOXY BOLTS AT

PLACE THE STAIRS ON FOOTINGS PER THE MONTGOMERY COUNTY

(19) 20" WIDE TURN DOWN SLAB FOOTING REINFORCED WITH (2)#4 BARS.

THE SLAB. REINFORCE THE FOOTING WITH (2)#4 BARS.

SIMPSON ABA66.

TYPICAL DECK DETAILS.

48" O.C. WITH 7" EMBEDMENT.

NEW AND EXISTING FOOTING.

20" WIDE BY 18" THICK FOOTING REINFORCED WITH (3)#4 BARS.

WITH 7" EMBEDMENT ON EACH SIDE OF THE NEW OPENING.

WITH 7" EMBEDMENT.

STRUCTURAL DETAIL.

 $\langle 30 \rangle$ RETAINING WALL PER THE TYPICAL DETAIL.

PLACE A PT2X4 SILL PLACE ON THE SLAB WITH (2) 10 EPOXY BOLTS

PLACE THE UPPER SLAB ON THE NEW FOUNDATION WALL. PLACE A

PLACE THE SLAB ON THE EXISTING FOUNDATION WALL. PLACE A

 $\langle 32 \rangle$ SLAB STEP AT THE EXISTING FOOTING PER THE STRUCTURAL DETAIL.

PLACE THE NEW SLAB BELOW THE EXISTING FOOTING PER THE

PT2X4 SILL PLATE ON THE SLAB WITH $(2)^{10}_{2}$ PPOXY BOLTS WITH 7"

PLACE THE NEW FOOTING BELOW THE EXISTING FOOTING. PLACE N-S

GROUT BETWEEN THE NEW AND EXISTING FOOTING. ATTACH THE NEW

WALL TO THE EXISTING WALL WITH METAL TIES AT 16" O.C. CAULK

THE JOINT BETWEEN THE WALLS WITH WATERSTOP RX BY CETCO.

PT2X4 SILL PLATE ON THE SLAB WITH $\frac{1}{2}$ " ϕ EPOXY BOLTS AT 72" O.C.

FOUNDATION & FIRST FLOOR FRAMING PLANS

EXPIRATION DATE:

PT6X6 POST DOWN. ATTACH THE POST TO THE BEAM WITH A SIMPSON LPC6 ON EACH SIDE OF THE BEAM. PT6X6 POST DOWN. ATTACH THE POST TO THE BEAMS WITH A SIMPSON LCE IN EACH DIRECTION.

2X6 CEILING JOISTS AT 24" O.C.

EXISTING 2ND FLOOR FRAMING TO REMAIN. SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A DOUBLE 2X8.

OVERBUILT ROOF. RIP THE RAFTERS AND PLACE THEM ON THE LOWER

THE ROOF DECK SHALL CANTILEVER OVER THE END WALL. NO SPLICE

SHALL OCCUR IN THE DECKING WITHIN 48" OF THE END OF THE

ATTACH THE 1ST STUD TO THE EXISTING WALL WITH (2)LEDGERLOK

ATTACH EACH RAFTER TO THE SUPPORTING WALL OR BEAM WITH A

ATTACH EACH RAFTER TO THE RIDGE WITH A SIMPSON LSU HANGER.

AND SO THAT IT IS EVEN WITH OR DEEPER THAN THE BOTTOM OF

PLACE A 2X10 LEDGER FOR THE ROOF WITH (2)LEDGERLOK SCREWS

PLACE THE SKYLIGHTS BETWEEN THE RAFTERS. ADJUST THE RAFTER

PLACE A 2X10 CLEAT FOR THE ROOF WITH (2)10d NAILS AT EACH

1"X7" STEEL FLITCH BEAM BETWEEN (2)13X71" LVL'S. SEE THE

FRAMING ELEVATION FOR THE BOLTING PATTERN.

SIMPSON LSU HANGER. ATTACH EACH DOUBLE RAFTER TO THE LEDGER

AT EACH STUD. ATTACH EACH RAFTER TO THE LEDGER WITH A

HOLD THE BOTTOM OF THE RIDGE DOWN AS NEEDED FOR VENTILATION

EACH SIDE OF EACH RAFTER AND (3)10d TOE NAILS.

ROOF. ATTACH EACH RAFTER TO THE ROOF WITH A SIMPSON LS50 ON

UPSET $(3)1\frac{3}{4}$ "X14" LVL.

SCREWS AT 16" O.C.

SIMPSON H2.5A HURRICANE TIE.

WITH A SIMPSON LSSU HANGER.

LOCATIONS AS NEEDED.

 $1\frac{3}{4}$ "X $7\frac{1}{4}$ " LVL RIM BOARD. ATTACH EACH JOIST TO THE RIM WITH AN

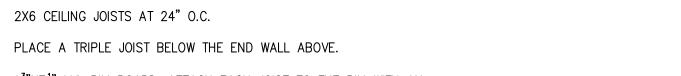
PLACE THE BEAM BELOW THE EDGE OF THE WINDOW ON THE 2ND

PT4X4 POST DOWN ATTACHED TO THE BEAMS WITH A SIMPSON LCE IN FACH DIRECTION EACH DIRECTION.

FRAME THE ROOF WITH 2X6 RAFTERS AND CEILING JOISTS AT 24" O.C. ATTACH EACH RAFTER TO EACH CEILING JOIST WITH (4)10d NAILS.

THE WALL WITH (2)#8 SCREWS AT 6" O.C.

HANG THE W6X25 FROM THE FLITCH BEAM WITH A SIMPSON HGUS 5.5/8 HANGER. NOTCH THE FLANGES OF THE BEAM SO IT FITS IN



APPROVED

Montgomery County

Historic Preservation Commission

By Dan.Bruechert at 3:52 pm, Mar 08, 2021

REVIEWED

UPSIDE DOWN SIMPSON LUS HANGER.

SISTER EACH JOIST WITH A 2X8 PLACE BLOCKING BETWEEN THE JOISTS AT THE MID-SPAN

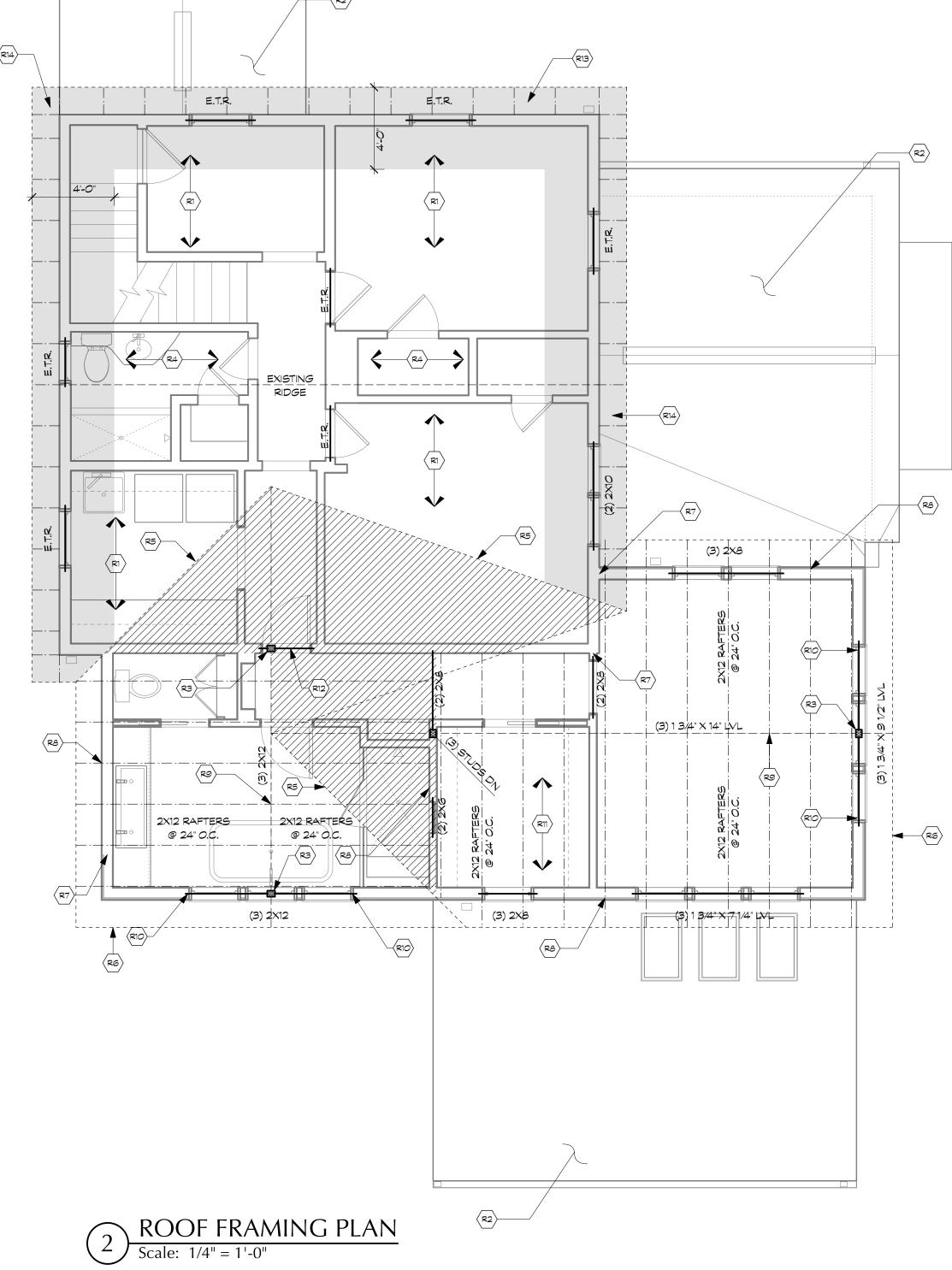
2X6 CLEAT FOR THE ROOF AND CEILING. ATTACH EACH CLEAT TO

POCKET THE BEAM IN THE WALL AND PLACE IT ON A DOUBLE STUD DOWN.

TAPER CUT THE TOP OF THE BEAM AS NEEDED TO FIT BELOW THE

ATTACH EACH RAFTER TO EACH CEILING JOIST WITH (8)10d NAILS.

\$26 PLACE BLOCKING BETWEEN THE JOISTS AT THE MID SPAN.



EXISTING ROOF FRAMING ABOVE TO REMAIN. SISTER ANY DAMAGED RAFTER THAT IS FOUND WITH A 2X10 OR A DOUBLE 2X8.

NEW ROOF FRAMING BELOW.

PLACE A TRIPLE STUD BETWEEN THE RIDGE AND THE HEADER BELOW. EXISTING ATTIC FRAMING SISTER ANY DAMAGED JOIST THAT IS FOUND

WITH A 2X8 OR A DOUBLE 2X6. OVERBUILT ROOF. RIP THE RAFTERS AND PLACE THEM ON THE LOWER ROOF. ATTACH EACH RAFTER TO THE ROOF WITH A SIMPSON LS50 ON EACH SIDE OF EACH RAFTER AND (3)10d TOE NAILS.

THE ROOF DECK SHALL CANTILEVER OVER THE END WALL. NO SPLICE SHALL OCCUR IN THE DECKING WITHIN 48" OF THE END OF THE

ATTACH THE 1ST STUD TO THE EXISTING WALL WITH (2)LEDGERLOK SCREWS AT 16" O.C.

ATTACH EACH RAFTER TO THE SUPPORTING WALL WITH A SIMPSON H2.5A HURRICANE TIE.

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

SET THE HEADER ON A DOUBLE JACK AND TRIPLE KING STUD. THE KING STUDS SHALL BE CONTINUOUS FROM THE FLOOR TO CEILING FOR LATERAL STABILITY. ATTACH THE HEADER TO THE JACK AND KING STUD WITH A SIMPSON L50 ABOVE AND BELOW THE HEADER.

(R11) 2X8 CEILING JOISTS AT 24" O.C. OVER THE CLOSET AND HALLWAY.

 $\langle R12 \rangle$ REPLACE THE HEADER WITH A DOUBLE $1\frac{3}{4}$ "X9 $\frac{1}{2}$ " LVL.

SISTER 2X6X4FT LONG RAFTER TAILS TO EXISTING RAFTERS TO PROVIDE 16 INCH DEEP EAVE. REMOVE EXISTING EAVE ROOF SHEATHING AS REQUIRED TO INSTALL FULL WIDTH OF 4 FT. SHEATHING OVER NEW SISTERED RAFTER TAILS. MATCH THICKNESS OF EXISTING SHEATHING.

REMOVE / REPLACE RAKE EDGE ROOF SHEATHING WITH 4 FT. WIDE BAND OF PLYWOOD SHEATHING TO SECURE NEW CHICKEN LADDER RAKE EXTENSION TO GABLE ENDS FOR NEW 16" RAKE OVERHANGS. COORDINATE SHEATHING WIDTH WITH EXISTING RAFTER SPACING. MATCH THICKNESS OF EXISTING SHEATHING. IF THE EDGE OF THE SHEATHING DOES NOT OCCUR AT AN EXISTING RAFTER, PLACE SOLID BLOCKING BETWEEN THE EXISTING RAFTERS AT 16" O.C. AT THE SPLICE IN THE DECKING





SECOND FLOOR & ROOF FRAMING PLANS

ad ‡ 2

Bid

202

BENNETT FRANK McCARTHY

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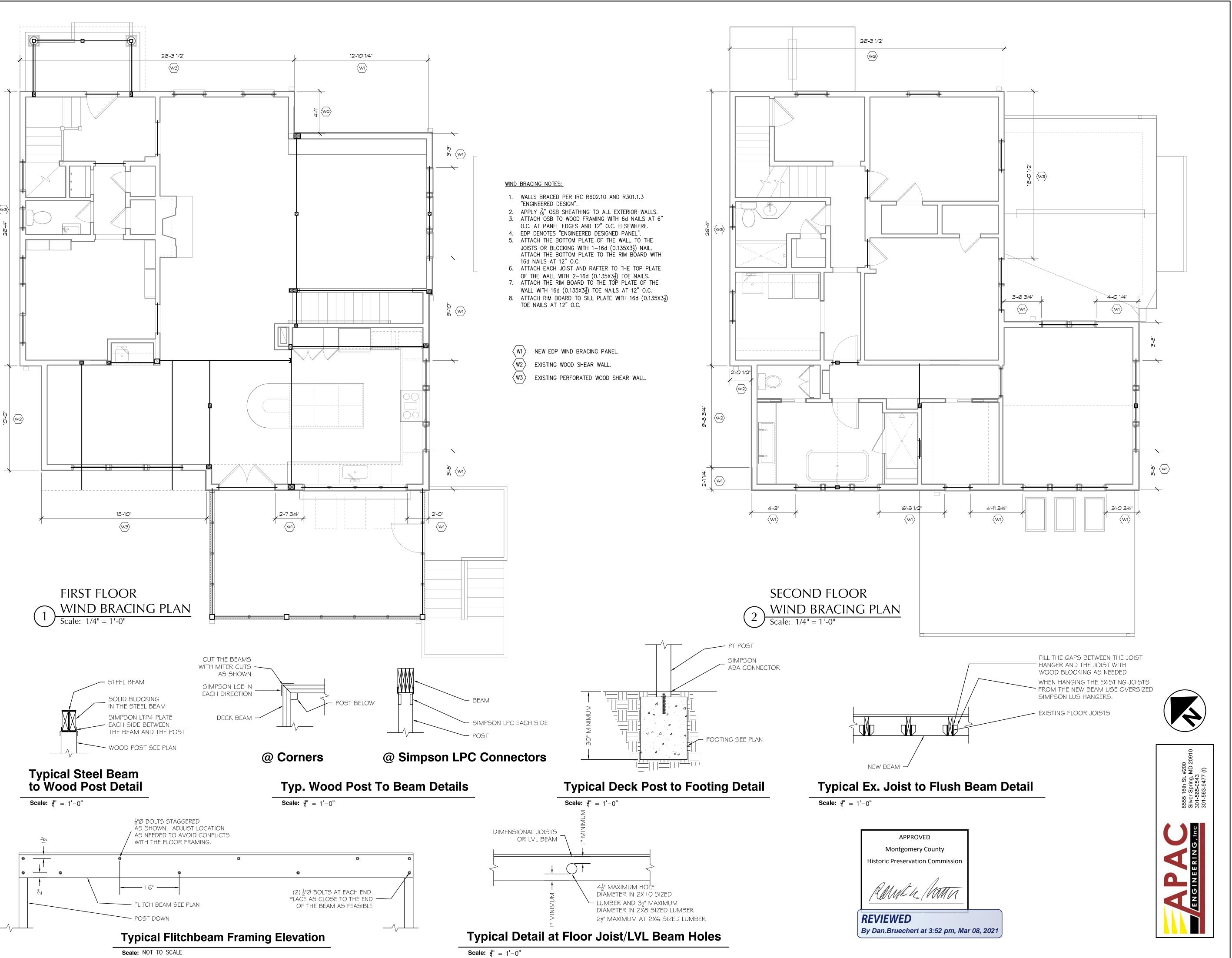
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SAWYER ADDITION
514 Philadelphia Ave. Takoma Park, Maryland 20
Project # 2004

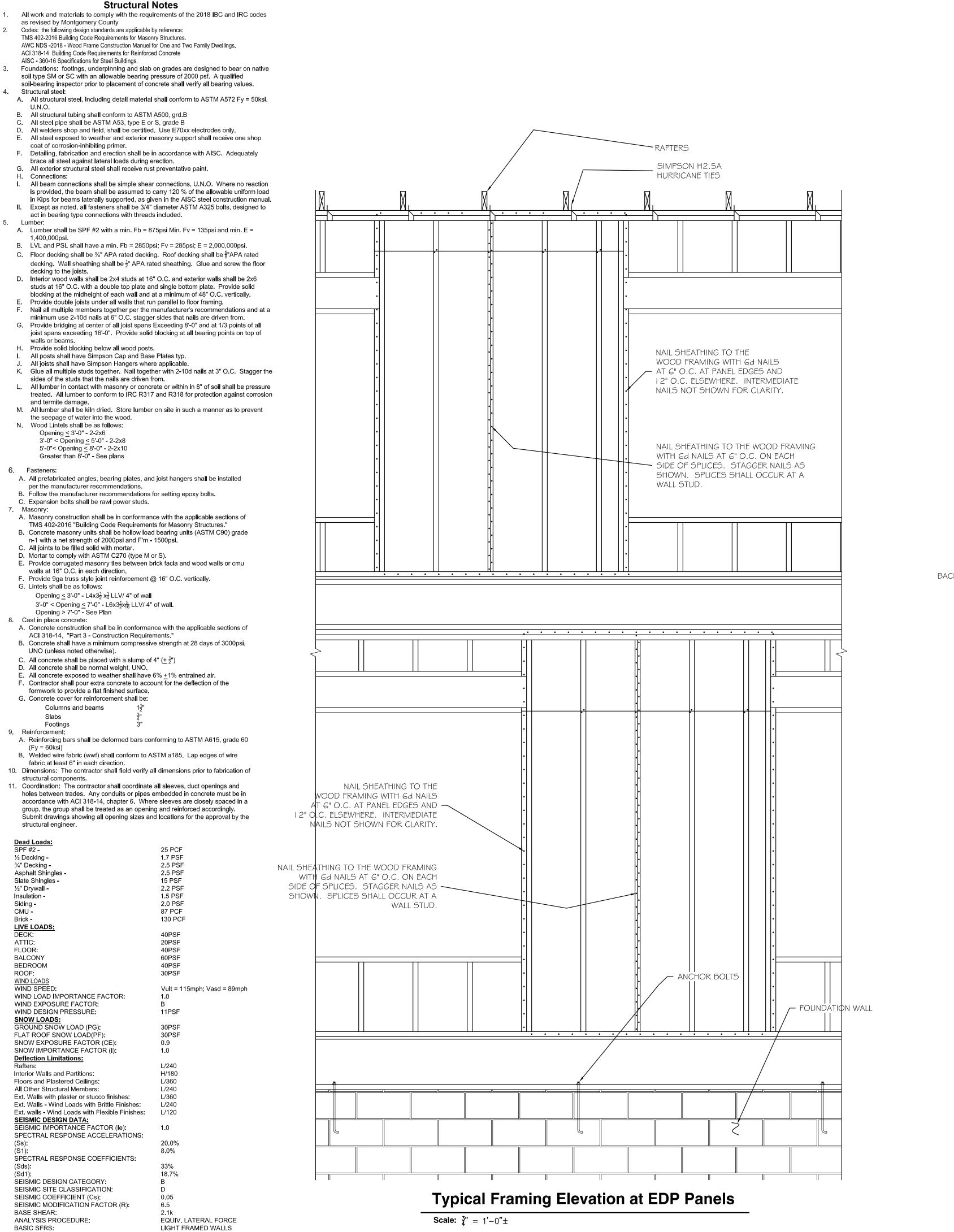
WIND BRACING PLANS & STRUCTURAL DETAILS

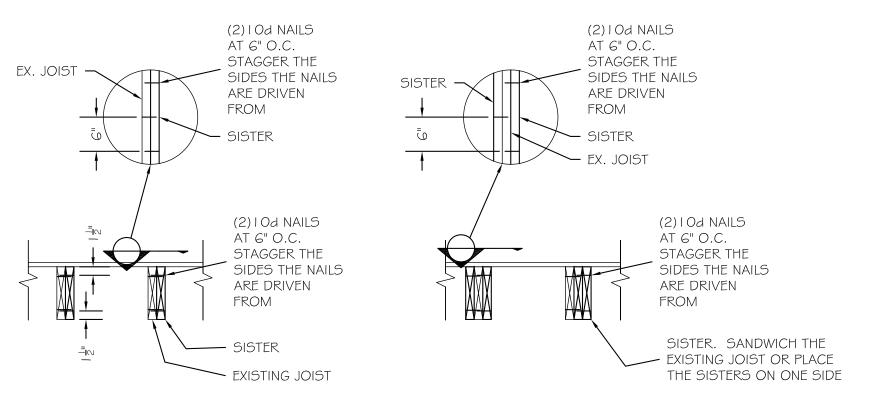
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S102

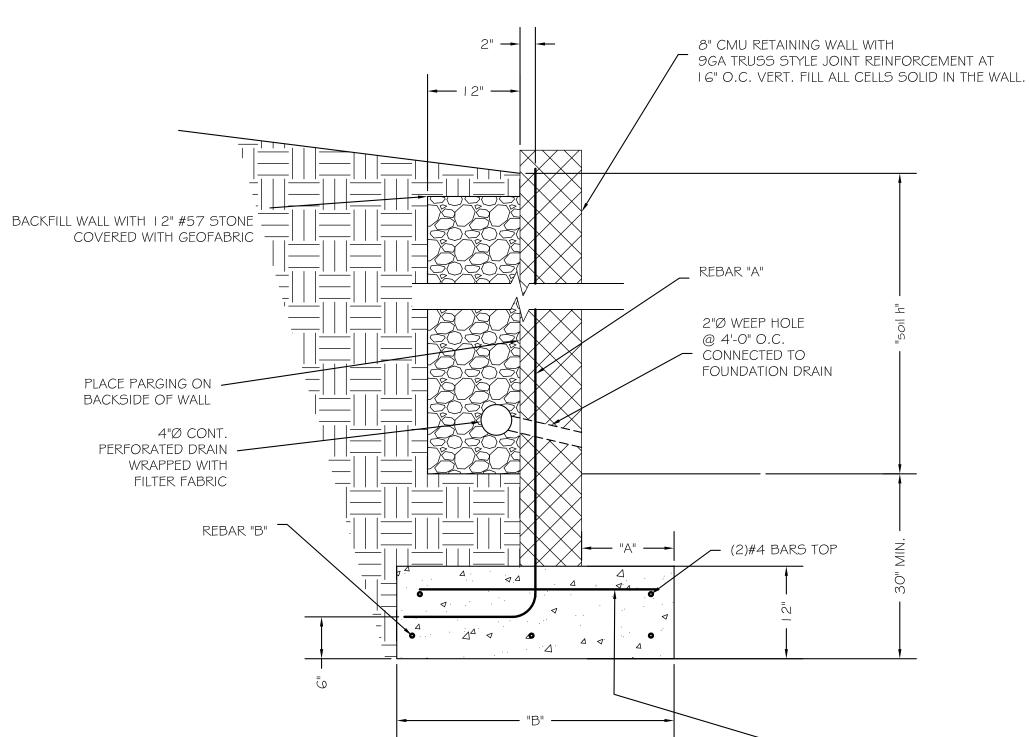




@Single Sister

@Double Sister

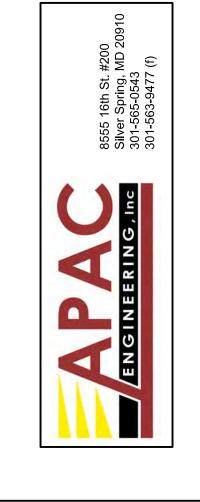
Typical Sistering Details



Typical Retaining Wall Detail

Scale: NOT TO SCALE

	RETAIN	IING WALL SCH	HEDULE	
"H"	"A"	"B"	REBAR "A"	REBAR "B"
2'-0"	8"	2'-0"	#4 BARS @ 24" O.C. IN FILLED CELLS	3-#4 BARS
3'-0"	8"	2'-8"	#4 BARS AT 24" O.C. IN FILLED CELLS	3-#4 BARS
4'-0"	8"	3'-4"	#4 BARS AT 16" O.C. IN FILLED CELLS	3-#4 BARS
5'-0"	12"	4'-6"	#4 BARS AT 8" O.C.	4-#4 BARS
6'-0"	12"	5'-6"	#5 BARS AT 8" O.C.	5-#4 BARS



#4 BARS AT 18" O.C. TOP

7 ladelphia # 2004

STRUCTURAL NOTES & DETAILS

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Historic Preservation Commission

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Bid 202

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SAWYER ADDITION
514 Philadelphia Ave. Takoma Park, Maryland
Project # 2004

STRUCTURAL DETAILS

March 2021

S104

SPECIFICATIONS (CONTINUED FROM SP100) **DIVISION 15: PLUMBING / MECHANICAL** 15.1 Plumbing: Contractor shall furnish and install complete domestic hot and cold PEX tubing or cpvc waterpiping, and PVC waste and vent system to new fixtures in accordance with all applicable codes, standards, and manufacturer's specifications. Water and waste lines to be tied into existing house system. Existing house waste to be modified as required by new construction. Condition and capacity of existing supply and drainage piping should be reviewed with recommendations for replacement/repair as necessary. All piping in finished areas shall be run in concealed spaces. Neither supply nor waste piping shall be installed anywhere it would limit headroom below 6'-8", without the expressed approval of the Owner. 15.1.1 Incoming service: It is anticipated that the increased demand resulting from additional plumbing fixtures may necessitate an increase in the incoming water service. The Contractor and Plumbing Subcontractor shall review the existing water meter, incoming service to the meter and service to the house and advise the Owner as follows: Whether the existing service can be retained by managing the fixture count by deleting a hose bib or other potential reductions/considerations. What, if any, elements must be replaced/upgraded to comply with WSSC guidelines for a fixture count exceeding 25 units. The costs of said improvements shall be included as an Add/Alternate, including coordination of all excavation activity with the Takoma Park Arborist and DPS sediment control requirements. 15.1.2 Supply Piping: Hot and cold supply shall be PEX tubing or cpvc pipe. Supply lines 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. 15.1.3 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 with copper. 15.1.4 Sanitary lines and vent pipes shall be PVC (UNO). Primary (\geq 3 inch dia.) horizontal waste lines and stacks above and adjacent to primary common areas (DR/LR/FR) shall be cast iron for sound dampening. See Division 10 for acoustic accessories. 15.1.4 Pipe penetrations through partitions should not make rigid contact with framing of gypsum board. Provide resilient sealant around the perimeter opening where pipe passes through. EXISTING SUMP PIT/ PUMP TO REMAIN 5" DIA 10×4 80 CFM

1 BETWEEN 2X8 @ 16" O.C. JOIST BAYS

(2) BELOW CEILING- NOTE : RAW CEILING HEIGHT IN EXISTING BASEMENT= 6'-7'' TO 6'-8 1/2''

CELLAR MECHANICAL PLAN

shall select for the Contractor to provide and install. See Div. 17 for Allowance Summary. Kitchen sink, faucet and pot filler. Provide water via copper tubing supply with in-line filter and shut-off to main refrigerator for water / ice dispenser. · Wet bar sink & faucet. Cellar kitchenette sink & faucet. 15.2.4 Energy load calculations: HVAC subcontractor shall be responsible to provide Laundry room sink & faucet. any and all energy calculations (Manual J, S and D as applicable) required to Powder room toilet, sink & faucet. properly size/design the system and obtain permits. Bedroom #1 bathroom vanity, sink & faucet, shower head & mixing valve, 15.2.5 Performance: Entire installation shall conform to all local applicable codes Hall bath #2 tub, shower head, mixing valve & spout, toilet, vanity, sink & and manufacturer's specifications including but not limited to: Current adopted version and modifications of ICC IRC Cellar bathroom #3 shower head & mixing valve, toilet, vanity, sink & Latest SMACNA recommendation. 15.2 Mechanical 15.2.6 Equipment to be installed in strict conformance with manufacturer's 15.2.1 Remove existing boiler and all associated radiators and piping. Replace with ducted, central two-zone heat and cooling system as noted below. Warranties: 2 years on all parts and labor. 15.2.2 Cellar mounted system to serve cellar and first floor (see mechanical plans): 5 years on parts covered by Lennox. Lennox EL296UH090XE48C Two Stage Gas Furnace with 88,000 BTU, 10 years on compressor. 20 years on heat exchanger. 96% Efficient. Lennox EL16XC1-030-230 Two and one half ton 16 SEER Elite Series air Extended warranty if registered on Lennox website within 60 days of conditioning unit. Lennox CX35-30/36C-6F A-Coil Honeywell Wi-Fi enabled Control. 15.2.8 Provide gravity flow PVC condensate drain lines. Condensate from systems > Metal drain pan. 90% efficient must discharge inside the conditioned envelope (i.e. laundry sink Large Fan Humidifier or sump) to avoid freezing at an external outfall. Include an auxiliary safety drain pan beneath fan coil unit in attic. Pan to contain float switch to cut off 15.2.3 Attic mounted system to serve second floor and attic (see mechanical plans): unit upon accumulation of water in pan. Lennox EL16XP1-030 Two and one half ton 16 SEER Elite Series Heat Pump unit. 15.2.9 Floor register equal to Lima 40, Selkirk 310 or Hart & Cooley 411. Wall and Lennox CBA38MV-036 Air Handler. ceiling registers to be Hart & Cooley 661 (use H&C 821 in throw applications). Honeywell Wi-Fi enabled Control. Return grilles to be Tuttle and Bailey T-70. Registers located in damp areas - 10KW Heater Package notably bathrooms - shall be made of aluminum, not steel. Vibration isolation Large Goliath emergency overflow drain pan drained to laundry sink. Provide balancing dampers in lieu of zone control as shown. VENT TO 10X4 50 CFM S EXTERIOR UPES PN 55UP 12X6 5" DA (1 10X4 ----12X12 TAP 10X4 WALL REG. EXIST. /60 CFM_ HWH-14X14 LOW RAG 6" DIA 10X4 INSTALL FLOOR 100 CFM 80 CFM 1) 5" DIA REGISTER CLOSE TO - **-**|| | - FUTURE BOOKSHELVES BATHROOM WALL (1) 6" DIA (BY OTHERS) -2 16X6 | FURNACE HIGH-EFFICIENCY FURNACE INTAKE / EXHAUST (1) 2 14X14 RAG 280 CFM 10X10 TAP-80 CFM ∏12X12 TAP 1)12X7 AT 90° TRANSITION -HOSE BIB **-**40 CFM UNIT PREFERRED EQUIPMENT LOCATION IF PERMISSIBLE. IF NOT, COORDINATE ALTERNATE LOCATION(S) WITH OWNERS 100 CFM NOTES:

15.1.5 Hose Bibs: In locations as shown. Provide internal shut-offs.

15.1.7 Gas: Supply gas service/piping to all new gas appliances. Review gas

15.1.8 Plumbing fixtures and vanity cabinets: Unless noted otherwise the Owner

service capacity and determine in advance if service size needs to be

increased and include such increase in base bid. Not cooktop is induction, not

15.1.6 Hot Water Heater: Existing to remain.

15.2.10 Ductwork to be galvanized steel fabricated and installed in conformance with 15.3.2 ASHRAE GUIDE and ACCA Manual. - Elbows in trunk ducts to be square-throated, square-back with turn vanes. Round branch ducts to be connected to trunk ducts using square-to-round

take-off fittings. - Maximum air velocity in the main duct and branches shall be 900 fpm and

600 fpm respectively. - All joints shall be sealed with mastic to minimize air leakage.

- Total duct leakage shall be ≤ 8 cfm per 100 square feet with air handler - Lining only as shown. Internal duct insulation/lining shall be NOT be used 15.3.3

on any supply ductwork. All returns shall be lined though the second bend away from air handler unit. - Flexible pre-insulated branch ducts may be used in attic as shown. Use

flexible duct connections to the air handler. - All ductwork in unconditioned spaces shall be insulated and sealed in foilcoated (to inhibit condensation) fiberglass blanket insulation (min R8). - Ductwork shall NOT be installed anywhere it would limit headroom below

6'-8" in occupied areas. - Oval duct shall be used only as necessitated by framing depths. - Building cavities shall not be used as ducts or plenums.

15.2.11 Refrigerant piping to follow routes to be determined at site.

15.2.12 HVAC piping carrying fluids > 105 degrees F or < 55 degrees F shall be insulated to R3 minimum. Provide UV resistant pipe protection at all exterior

15.2.13 Include pre-fabricated foundation for outdoor unit(s).

WALL REG.

100 CFM

- 15.2.14 Media type filters with static pressure drop higher than MERV 13 shall not be
- 15.3 Exhaust Fans: All exhaust fans and intakes shall have weatherized auto gravity dampers. All vents run through unconditioned space shall be insulated
- 15.3.1 Bath exhaust: Contractor shall provide and install wall and ceiling mounted exhaust fans and vents per Division 16, and exterior louver in bathroom(s) per plans. Contractor shall be responsible for ducting through exterior wall and wiring as required. Provide Lutron Maestro timer switch per Division 16: Electrical.

10X4

INSTALL THESE FLOOR REGISTERS

COVERSION TO FUTURE BASEBOARD

REGISTERS IN 16 INCH DEEP MEDIA

CLOSE TO WALL TO FACILITATE

CENTER BUILT-IN BY OTHERS-

10X10 TAPS AT 90° TRANSITION-

100 CFM

10X4

, first floor mechanical plan

100 CFM

100 CFM

Kitchen exhaust: Install new kitchen exhaust and duct to exterior in accordance with manufacturers recommendations. Provide weatherized/dampered termination. Make-up air shall be provided for hoods >

400 CFM. Provide 6 inch diameter outside air duct connected to return of HVAC unit closest to kitchen. Intake shall have a 6 inch wall cap with screen (no flap) with 6 inch automated damper initiated upon operation of the hood exhaust fan at any RPM. Provide low voltage 18/5 control wire interlock from damper to hood. Use induction/current sensing relay or pressure switch on hood monitor.

Dryer vent: Duct dryer vent to exterior with rigid flue.

- FUTURE MEDIA

CENTER BY OTHERS

10X4

100 CFM

10X4

FLUSH RECESSED S

100 CFM

RANGE HOOD

100 CFM

CEILING REGISTER

VENT TO EXTERIOR

REGISTER IN VERTICAL FACE

OF BULKHEAD (TYPICAL)

Attic/Roof Ventilation: Convection ventilation shall be provided by soffit and ridge vents as shown on drawings. See Division 10.

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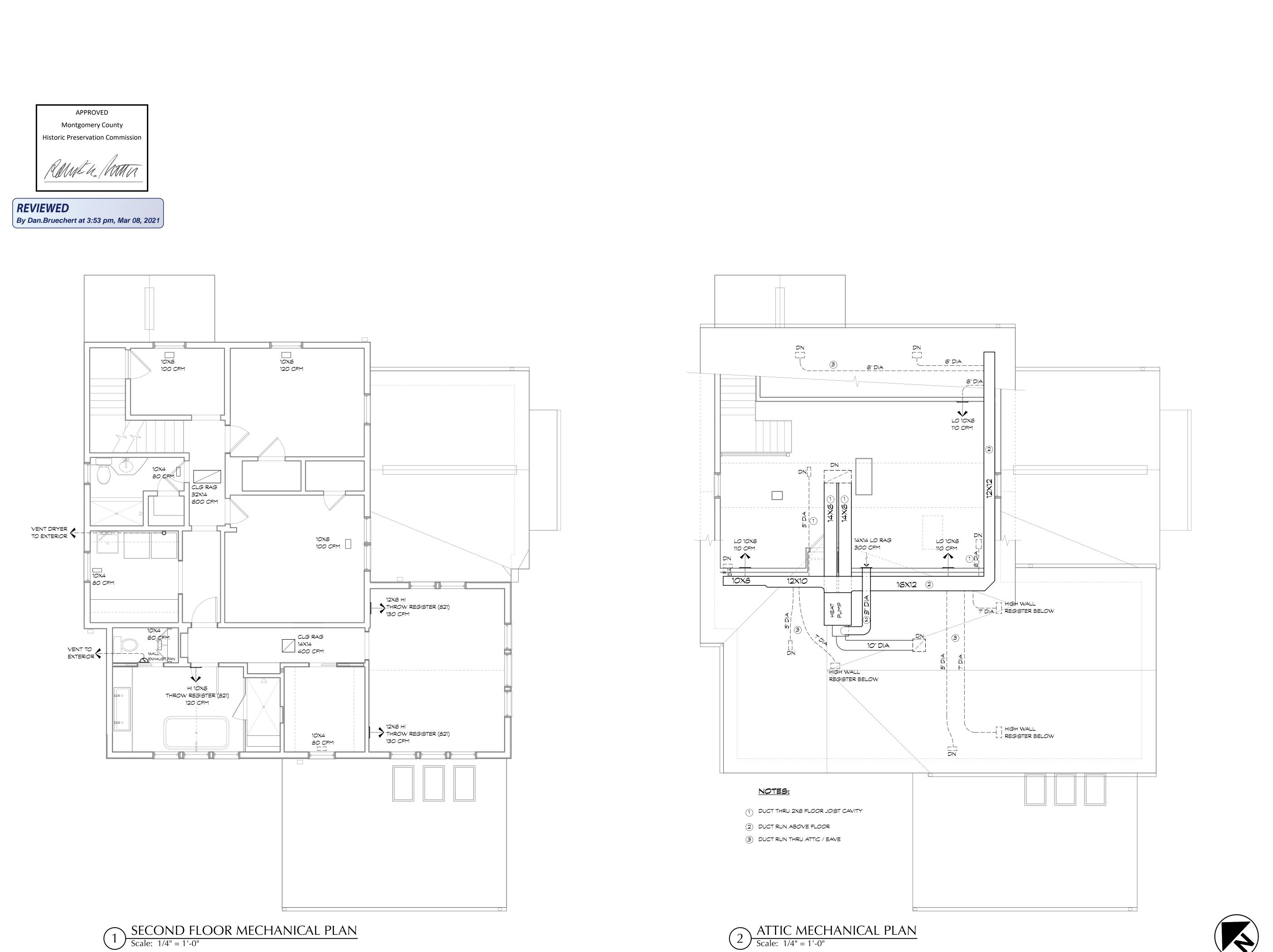
By Dan.Bruechert at 3:53 pm, Mar 08, 2021

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CELLAR & FIRST FLOOR MECHANICAL PLANS

2021

adelphia ‡ 2004



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SECOND FLOOR & ATTIC MECHANICAL PLANS

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5 March 2021

SPECIFICATIONS (CONTINUED FROM SP100)

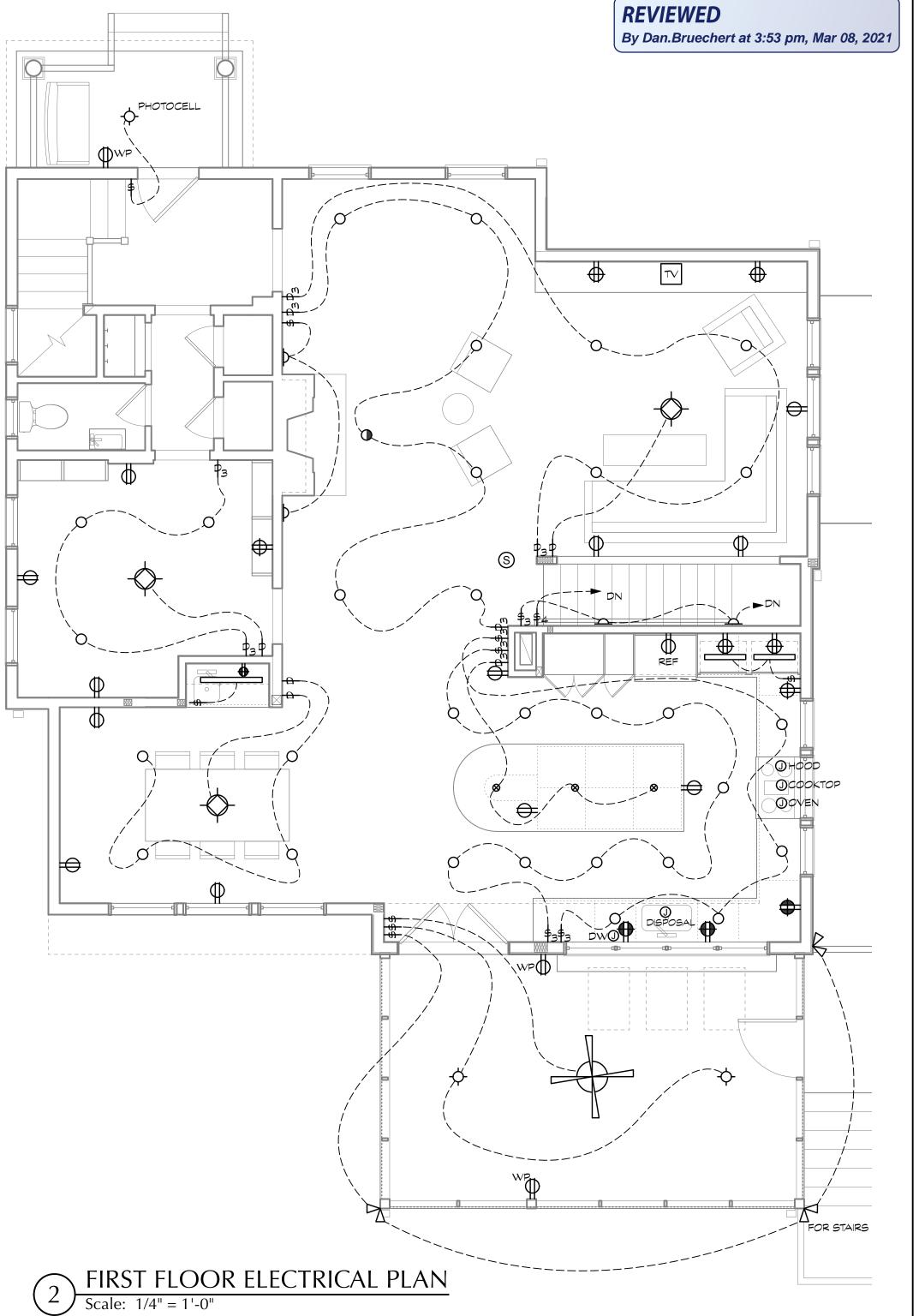
DIVISION 16: ELECTRICAL

- 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-
 - 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 Upgrade all existing 2-prong receptacles to 3-prong with neutral/ground.

- 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. 75% of lamps in permanent fixtures or 75% of permanent fixtures shall use high efficiency lamps.
- 6.6 Bath exhausts: Contractor to provide/install.
- Bath #1: Broan model QTXE 110. Ceiling mounted, 0.7 sones, 110 CFM, Energy Star.
- Bath #2: Replace existing with Broan model RN80L Ultra Pro Series.
 Ceiling mounted, 0.3 sones, 80 CFM with 36w fluorescent light or approved equal.
- Bath #3: Broan model RN80L Ultra Pro Series. Ceiling mounted, 0.3 sones, 80 CFM with 36w fluorescent light.
- 16.7 Smoke/Fire protection: Smoke/Carbon Monoxide detectors shall be installed in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story of the dwelling, including basements and cellars. Provide 10-year lithium ion battery or hardwired with battery back-up. All detectors shall be approved and listed and shall be installed in accordance with the manufacturer's instructions.
- 16.8 Telephone & Cable TV:
 - Telephone / Data: Provide Category 5E, 4 pair wiring at each jack as shown on drawings. Contractor shall provide jacks and install for data and telephone. Each jack shall be wired as a dual jack outlet, one for data, one for telephone. Each jack shall be homerun to the phone board. Provide a main phone panel adjacent to the main electrical panel. Phone service shall be established by the Owner, with coordination assistance from the contractor.
 - Cable TV: Provide RG-6 jacks in locations shown. Provide homerun wiring from each jack.

CU C	S HOTION DETECTOR DETECTOR
CELLAR ELECTRICAL PLA	N



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SAWYER ADDITION

CELLAR & FIRST FLOOR ELECTRICAL PLANS

Permit / Bid

March 2021

E100

ELECTRICAL SYMBOLS

	DUPLEX RECEPTACLE (OUTLET) - 15/20 AMP @ 18" A.F.F COORDINATE W/ PANEL & EQUIP.
₩ P	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.)
igorplus	FLOOR MOUNTED DUPLEX RECEPTACLE W/ FLUSH DECORATIVE COVER
J	JUNCTION BOX. SIZE AS REQUIRED
\triangleleft	DATA/TELEPHONE JACK - MOUNT @ 18" A.F.F. (U.N.O.)
TV	CABLE TV OUTLET
S	EXISTING SMOKE DETECTOR - REPLACE/RELOCATE AS NECESSARY TO MEET CODE
S	SMOKE DETECTOR - HARDWIRED INTERCONNECT PER CODE
9	EXHAUST FAN

LIGHTING SYMBOLS

	SURFACE MOUNTED CEILING LIGHT FIXTURE
0	FULLY RECESSED LED LIGHT
uc	UNDER CABINET MOUNTED FIXTURE
8	SUSPENDED PENDANT FIXTURE
\(\rightarrow\)	PENDANT FIXTURE
0000	VANITY LIGHT
Q	WALL-MOUNTED LIGHT FIXTURE
۵	SCONCE FIXTURE
	CEILING FAN/LIGHT
	LED LIGHT FIXTURE
\$	SWITCH
\$3	THREE WAY SWITCH
P	DIMMER SWITCH
Рз	DIMMER THREE WAY SWITCH
JS	JAMB SWITCH
$\Diamond \Diamond$	SECURITY FLOODLIGHT ON MOTION DETECTOR

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

APPROVED Montgomery County Historic Preservation Commission

REVIEWED

By Dan.Bruechert at 3:54 pm, Mar 08, 2021

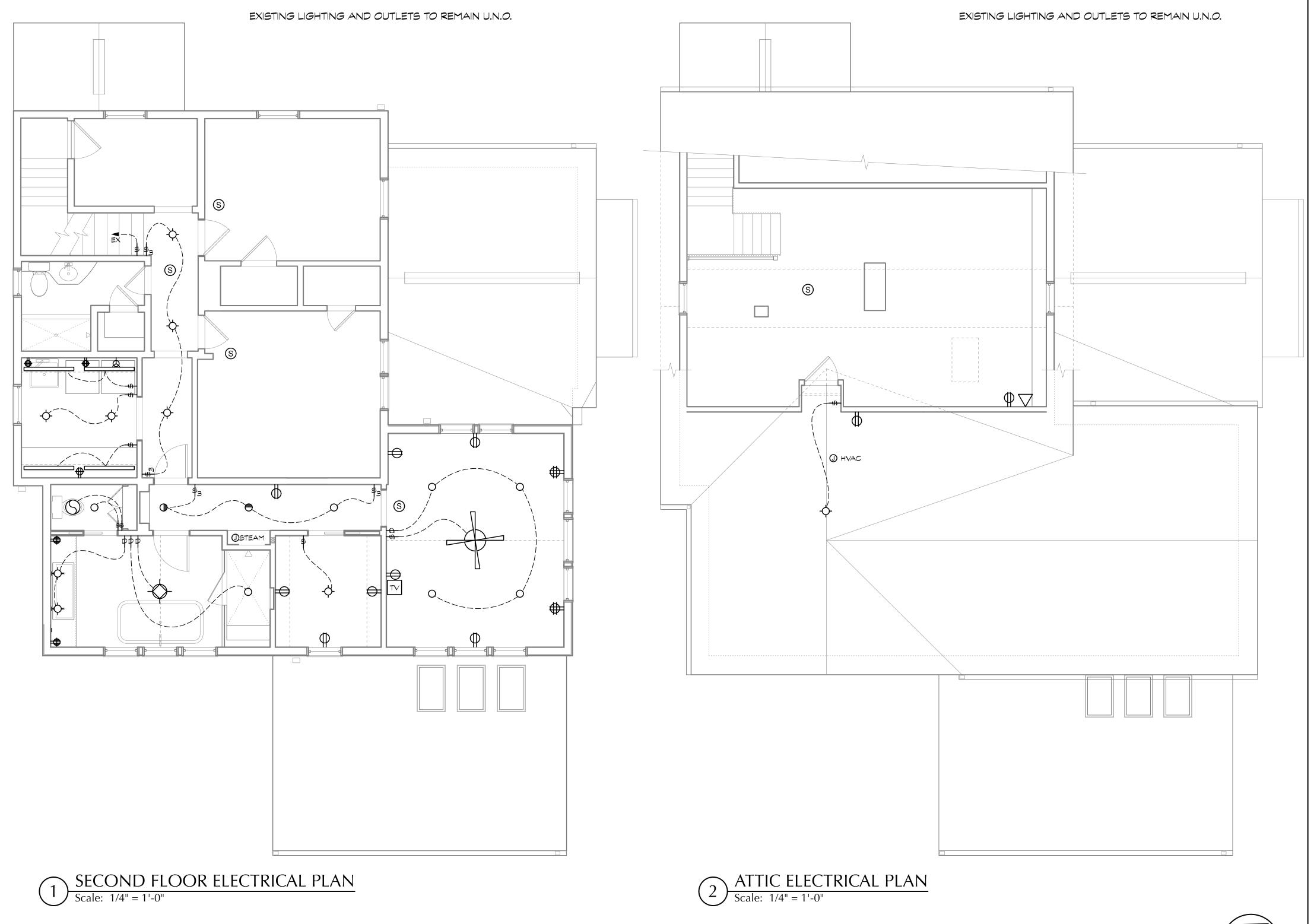
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8	SUSPENDED PENDANT FIXTURE
\(\rightarrow\)	PENDANT FIXTURE
	VANITY LIGHT
Q	WALL-MOUNTED LIGHT FIXTURE
۵	SCONCE FIXTURE
	CEILING FAN/LIGHT
	LED LIGHT FIXTURE
\$	SWITCH
\$3	THREE WAY SWITCH
P	DIMMER SWITCH
₽₃	DIMMER THREE WAY SWITCH
JS	JAMB SWITCH
\Diamond	SECURITY FLOODLIGHT ON MOTION DETECTOR

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DATE	ISSUE - REMARKS
03/05/21	PERMIT / BID SET

WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. EXPIRATION DATE: LICENSE #:

I CERTIFY THAT THESE CONTRACT DOCUMENTS

10-31-2021

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SECOND FLOOR & ATTIC ELECTRICAL PLANS

- Permit / Bid Set

5 March 2021