HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: June 23, 2023

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services
FROM: Dan Bruechert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit #993041 - Building Addition

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the June 6, 2022 HPC meeting with revisions approved at the May 24, 2023 HPC meeting.

The HPC staffhas 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: Jennifer Gibson & Andreas Smith
Address: 109 Elm Ave., Takoma Park

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

GIBSON-SMITH ADDITION

109 Elm Ave, Takoma Park, MD 20912 - Project # 2115

PROJECT DESCRIPTION

THE PROJECT INVOLVES BUILDING A NEW SECOND STORY AND A ONE-STORY REAR ADDITION ON A HISTORIC ONE-STORY WOOD FRAME BUNGALOW (W/ CELLAR) LOCATED IN THE TAKOMA PARK HISTORIC DISTRICT. THE REAR ADDITION CONSISTS OF A COVERED REAR STOOP/ENTRY, SCREEN PORCH, MUDROOM/ENTRY, AND FAMILY ROOM. REMODELING SCOPE INCLUDES THE KITCHEN, HALL BATH EXPANSION, AND A NEW STAIRCASE. THE ALL- NEW SECOND FLOOR CONSISTS OF TWO BEDROOMS, A SMALL OFFICE, AND A HALL BATH.

BENNETT FRANK McCARTHY
a r c h i t e c t s , i n c .
1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
(301) 585-2222 www.bfmarch.com fax (301) 585-8917

SPECIFICATIONS

DIVISION 1: GENERAL REQUIREMENTS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

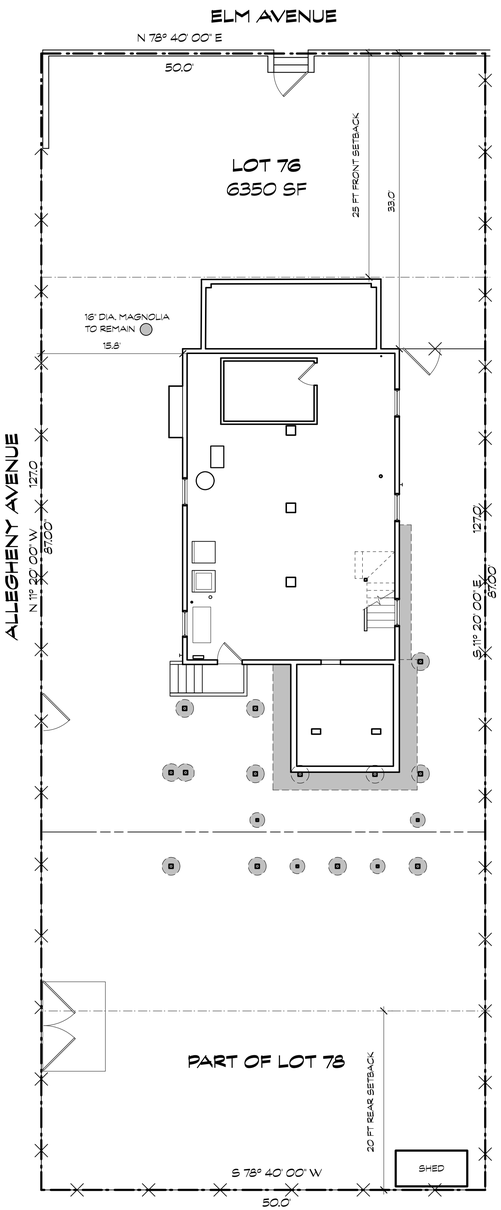
1.13 Changes in Work: The Owner without invalidating the Contract, may order extra work or make changes by altering, adding or deducting from the work, the contract sum being adjusted accordingly by a change order. All such work shall be executed under the conditions of the original contract except for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

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

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

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

(SPECIFICATIONS CONTINUED ON SP100)



1 TREE PROTECTION PLAN
Scale: 1/8" = 1'-0"

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

SITE PLANS BASED ON BOUNDARY SURVEY BY WITMER ASSOCIATES, LLC DATED JULY 2022, AND FIELD OBSERVATIONS BY BENNETT FRANK MCCARTHY ARCHITECTS, INC.

LOT 76 & PART OF LOT 78, BLOCK 16
TAKOMA PARK
PLAT BOOK 3
PLAT NO. 205
SUBDIVISION: B.F. GILBERT'S ADDITION
MONTGOMERY COUNTY, MD
ZONE: R-60

0 1/8' 1/2' 1' 2' 4 IN
1' 4' 8' 16' 32 FT

SITE PLAN SUMMARY

1. LOT COVERAGE		
TOTAL LOT AREA	6350 SF	100.0%
EXISTING LOT COVERAGE	1272 SF	20.0%
PROPOSED LOT COVERAGE	1655 SF	26.1%
PROPOSED INCREASE	396 SF	6.2%

2. BUILDING FLOOR AREA -STORIES

LEVEL	EX. AREA (SF)	NEW AREA	TOTAL AREA
BASEMENT	852 SF	0 SF	852 SF
FIRST	1078 SF	294 SF	1372 SF
SECOND	0 SF	647 SF	647 SF
TOTALS	1930 SF	941 SF	2871 SF

3. BUILDING HEIGHT (ABOVE AVE. FRONT GRADE)

	EXISTING	ADDITION
EAVE	8'-0"	21'-2 3/4"
MEAN	11'-11 1/2"	24'-5"
RIDGE	15'-11"	27'-7"

TREE PROTECTION PLAN

LEGEND

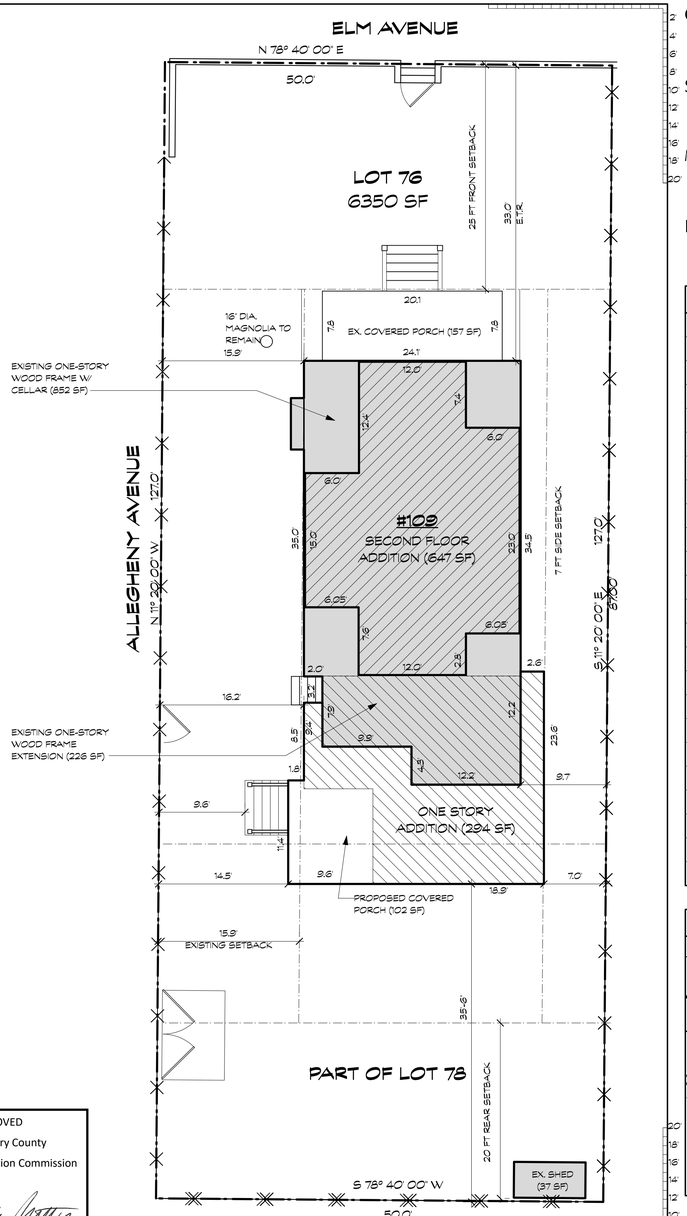
- WOOD FENCE
- SETBACK LINE
- PROPERTY LINE
- FIRST FLOOR ADDITION
- FIRST FLOOR ADDITION
- SECOND FLOOR ADDITION

TREE PROTECTION PLAN LEGEND

- TREE PROTECTION FENCE (4 FT. TALL ORANGE HDPE PLASTIC SAFTEY BARRIER)
- STAGING AREA / MATERIAL STORAGE
- SILT FENCE
- ROOT PROTECTION (1/2" OSB PANELS OVER 6" LAYER OF WOOD CHIPS)
- EDGE OF FOOTING
- WOOD / METAL FENCE
- PROPERTY LINE

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 12:36 pm, Jun 23, 2023



2 ZONING SITE PLAN
Scale: 1/8" = 1'-0"

OWNER

Jennifer Gibson & Andreas Smith
109 Elm Ave
Takoma Park, MD 20912

STRUCTURAL ENGINEER

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

MECHANICAL CONSULTANT

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

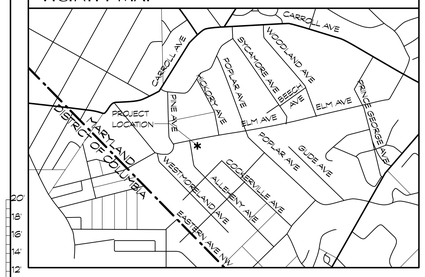
INTERIOR DESIGNER

Lynn McCarthy, Cottonwood Design Studio
6108 River Road
Bethesda, MD 20817 (415) 302-3909

DRAWING LIST

REV.	SHEET	TITLE
	0000	COVER SHEET
	SP100	SPECIFICATIONS
	D100	DEMOLITION FLOOR PLANS
	D200	DEMOLITION ELEVATIONS
	A100	PROPOSED CELLAR & FIRST FLOOR PLANS
	A101	PROPOSED SECOND FLOOR & ROOF PLAN
	A200	ELEVATIONS & SCHEDULES
	A201	ELEVATIONS & SCHEDULES
	A300	BUILDING SECTIONS
	A301	WALL SECTION
	A302	WALL SECTIONS
	A303	WALL SECTIONS
	A400	INTERIOR ELEVATIONS
	S100	FOUNDATION PLAN & DETAIL
	S101	FIRST FLOOR FRAMING PLAN
	S102	SECOND FLOOR FRAMING PLAN
	S103	ROOF FRAMING PLAN & DETAILS
	S200	WIND BRACING PLANS
	S201	STRUCTURAL NOTES & DETAILS
	M100	MECHANICAL PLANS & SPECIFICATIONS
	M101	MECHANICAL PLANS & SPECIFICATIONS
	E100	ELECTRICAL PLANS & SPECIFICATIONS
	E101	ELECTRICAL PLANS & SPECIFICATIONS

VICINITY MAP



DATE	ISSUE
6/21/23	PERMIT SET

ABBREVIATIONS

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

SYMBOLS

℄ CENTERLINE

1 DOOR TAG:
DOOR REFERENCE
(SEE DOOR SCHEDULE)

A WINDOW TAG:
WINDOW REFERENCE
(SEE WINDOW SCHEDULE)

1 WALL TAG:
WALL TYPE REFERENCE
(SEE WALL / PARTITION TYPES)

X / A-X DRAWING CALL-OUT:
DRAWING NUMBER
SHEET REFERENCE

X / A-X ELEVATION CALL-OUT:
VIEW DIRECTION
DRAWING NUMBER
SHEET REFERENCE

A / D / C / B / #X, A-X ELEVATION CALL-OUT:
VIEW DIRECTION
DRAWING NUMBER
SHEET REFERENCE

ELEVATION MARKER:
XXX'-XX X/X" ELEVATION
BENCHMARK LOCATION REFERENCE
SPOT LOCATION

SECTION CUT CALL-OUT:
DRAWING REFERENCE
SECTION CUT LOCATION
X / A-X
SHEET REFERENCE
DIRECTION OF VIEW

PROJECT DATA

JURISDICTION:
MONTGOMERY COUNTY, MD

BUILDING CODE:
2018 IRC & MONTGOMERY COUNTY AMENDMENTS

BUILDING USE GROUP:
SINGLE-FAMILY, DETACHED

CONSTRUCTION TYPE:
5B - COMBUSTIBLE, UNPROTECTED

FIRE SUPRESSION SYSTEM:
NA

CERTIFICATION

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

LICENSE #: 15218

EXPIRATION DATE: 10-31-2023

GIBSON-SMITH #2115

SPECIFICATIONS

(CONTINUED FROM COVERSHEET)

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

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

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

1.20 Temporary Utilities (unoccupied): During the period the house is unoccupied and under construction, the General Contractor shall reimburse the Owner for gas, electricity and water usage in excess of historical monthly averages. The intent is not to be punitive, merely to ensure utilities are used responsibly (i.e. heat not run with house wide open, etc.) 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 temperatures below freezing, the Contractor shall thoroughly drain any idle components holding or conveying water (hot water heater, boiler, radiators, distribution system, etc.).

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

1.22 Shop Drawings: Shop Drawings are required for, but not limited to, the following items:
- Windows and exterior doors
- Kitchen cabinets
- Prefabricated stairs
- Prefabricated floor or roof trusses
- Metal railings

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

1.24 Owner Supplied Items: See individual specification divisions for further information. Install the following Owner provided:
- Bath accessories – see Division 10
- Items salvaged for reuse as noted in Division 2 or on demolition drawings

DIVISION 2: SITEWORK AND DEMOLITION

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

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

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

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

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

2.5 Demolition: Protect all adjacent finishes to remain. Protect sensitive equipment and surfaces from dust and debris. Provide and secure plastic sheeting to isolate the area of work from occupied portions of the residence. Provide adequate shoring and bracing as necessary before removing any load bearing components. Cap/block HVAC registers in affected areas to avoid the conveyance of dust into any central systems.

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

2.7 Salvage:
- Kitchen appliances: save refrigerator and DW for reuse
- Interior doors and hardware: save bathroom door for reuse.
- Door and window casing at abandoned openings: save for reuse.

2.8 Foundation Drainage: NA

2.9 Roof Leader Drainage: Connect new downspouts to any existing downspout boots. Otherwise provide splashblocks at base of downspouts.

2.10 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.

2.11 Site access: Via Elm and Allegheny Avenues.

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

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

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

4.1 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.

4.2 CMU Foundation walls – apply cementitious parging as follows: Provide thin scratch coat and heavier finish coat of Portland cement/sand mix stucco/plaster. Minimum overall thickness shall be ½ inch. Finish to match existing chimney.

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

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

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

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

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

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

6.3.3 Roof sheathing shall be standard CDX 16/32 (span rating) plywood with exterior glue (min. thickness 19/32") on addition. Install sheathing over inverted 5/8" thick T1-11 at eaves and rakes per details, and comparably thick furring strips upslope from the eaves. Install grooves perpendicular to rafters. Nail roof plywood to rafters and/or trusses with 8d nails @ 6" o.c. at sheet edges and 8d nails @ 12" o.c. at all intermediate rafters and trusses. Install clips between rafters as required. Floor sheathing shall be tongue and groove CD 16/32 (span rating) plywood (min. thickness 23/32"). Glue and screw floor plywood to joists with 2 inch deck screws @ 6" o.c. at sheet edges and @ 10" o.c. at all intermediate joists. Plywood shall be identified with the APA grade trademark and shall be installed in accordance to code and project requirements as well as APA's recommendations. Wall sheathing shall be standard CDX plywood with exterior glue (min. thickness 15/32") UNO. Nail plywood to wall studs with 8d nails @ 6" o.c. at sheet edges and 8d nails @ 12" o.c. at all intermediate studs.

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

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

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

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

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

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

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

6.3.11 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.

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

6.5 Flooring: See Division 9.

6.6 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.

6.7 Pull-down attic stairs: Provide hinged, pull-down, folding wooden stair and railing, sized to descend to finish floor below.

6.8 Interior trim: Unless otherwise noted, all interior trim shall be paint grade pine.
- Head and jamb casing: WM-432 sanitary 1x4 (or wider as mullions between windows require).
- Provide 9 inch tall 5/4x 4 (actual width) at base of door casing.
- Window sills: bullnosed WM-1160 or equal (depth as necessary).
- Baseboard: 1x6 with ogee cap WM-163 (or as needed to match existing)

6.9 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 items.

6.10 Exterior trim: Unless otherwise noted, all standing and running trim shall be painted Boral TruExterior Trim or finger joint grade cedar, pre-primed, and shall be painted. Exterior solid panels shall be hardi-board, painted. All joints shall be concealed. Factory prime or field backprime all exterior woodwork, including cut joints. See Painting requirements in Division 9 below.
- Screen porch ceiling: inverted T-1-11, painted. Install grooves perpendicular to rafters.
- Covered side stoop ceiling: painted beadboard.
- Porch / deck railings: Painted fir of standard rail / guard parts by Smoot or equivalent.

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

6.12 Porch floor: Shall be solid extruded PVC Areatis tongue & groove plank flooring. Posts shall be built out wrapped with Boral 1 x material and painted.

DIVISION 7: THERMAL/MOISTURE PROTECTION

7.1 Insulation: All insulation shall be installed per manufacturer's requirements.
- Floors over unconditioned space: Fill floor cavities with fiberglass batt insulation (min. R value of 30) tight to the underside of the subfloor.
- Addition walls and rim joists:
Fill new cavities and exposed existing cavities with fiberglass batt insulation (min. R value of 20).
- Addition ceiling/attic: install fiberglass batt 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.
- Fiberglass batt insulation shall be Kraft paper faced when concealed by suitable finishes. Insulation installed in unfinished conditions shall be foil faced.
- Air seal/Draft stop at thermal envelope: apply foam sealant and non-sag caulk to seal all penetrations and construction joints between walls and floors, walls and ceilings, etc. Draft stop using fire caulk or fire foam.

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

7.2 Crawlspaces and Attics: Provide access as required by code. Access panels at unconditioned attics and crawlspaces shall be insulated to the level of adjacent assemblies. Provide ventilation as required at unconditioned crawlspaces and attics.

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

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

or

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

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

7.4.2 Synthetic Roofing Underlayment: Titanium-UDL (coordinate underlayment warranty to mirror roof warranty) or equal. See 7.8 for underlayment requirements on low slope roofs.

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

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

7.6 Ridge Vent: See Division 10. Use only at porches, not over insulated attics.

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

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

7.9 Gutters & Downspouts: Provide and install 0.025" thick aluminum 5" half round gutters and /3" diameter round downspouts to splashblocks.

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

7.10.2 Asbestos shingle siding: salvage existing siding in quantities as required to patch/repair areas impacted by construction.

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

DIVISION 8: DOORS AND WINDOWS

8.1 Doors

8.1.1 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 ¾" 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 doors.

8.1.3 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 key.
- Exterior doors, excluding those opening onto screen porches, shall be provided with pre-finished screen doors from same manufacturer, U.N.O.
- Exterior in-swing doors shall be installed to allow doors to open 180 degrees. For walls greater than 2x4 framing depth provide exterior extension jamb and sill.

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 door: Screen porch doors shall be prefabricated painted wood doors, with dummy pulls and spring closers.

8.2 Windows:

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

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

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

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

8.2.5 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.

DIVISION 9: FINISHES

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

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

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

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

9.2.1 Interior Paint: Latex paint by Sherwin Williams or Benjamin Moore (or approved equal), premium grade, no or low VOC. Provide one prime coat and two finish coats throughout new or substantially renovated areas on all surfaces, including walls, ceilings and features such as windows, 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 four wall colors, one ceiling, and one trim color.

9.2.2 Exterior Paint: Vinyl acrylic latex paint. Apply one coat primer on all surfaces of all wood, 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 all siding. Semi-gloss finish on all trim, columns and railings, unless noted otherwise. Exterior paint scope to include all new AND existing exterior surfaces.

9.3 Flooring:

9.3.1 Hardwood: width and species to match existing, U.N.O. See Finish Schedule for locations.

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

9.3.3 Tile and Grout: Owner to select, Contractor to furnish and install tile floors and tub/shower surrounds in the following locations:
- Mud room floor
- Kitchen backsplash (see interior elevations)
- Bath #1 floor, shower pan and surround (up to ceiling)
- Bath #2 floor and tub surround (up to ceiling)

See 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, and in accordance with the Tile Council of North America (TCNA) Handbook. Alternative setting beds to those noted below shall be reviewed with Architect for approval prior to installation.
- Ceramic Tile Floors: All tiled floors shall include a tile base up from tile 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 U.N.O. Tiled shower pans shall be installed over waterproof membranes. Tile setter shall coordinate alignment, width and height of niches, openings and ledges with tile proportions and grout joints.
- Owners wishing to use large format floor tiles in wet locations shall be mindful of slip-resistance. Any tiles considered should have a Dynamic Coefficient of Friction (DCOF) greater than 0.42.
- Setting: Install tile in thin-set mortar bed conforming to ANSI standards as follows:
  - Ceramic and stone: ANSI 118.1
  - Porcelain: ANSI 118.4 (with latex binding additive)
  - Glass: Exceeding ANSI 118.4 and 118.11
  - Radiant applications: Exceeding ANSI 118.11
- Grout: Presealed, high tech cement grout with stain resistance, mold & mildew resistance. Grout color TBD.

DIVISION 10: SPECIALTIES

10.1 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.

10.2 Glass shower enclosure: Owner to select, Contractor to provide and install. See Div. 17 for Allowance Summary.

10.3 Fixed mirrors: One-piece mirrors shall be provided by the Contractor. Large mirrors shall be min. 1/4 inch thick, pencil edged glazing. Provide concealed fastening. See interior elevations for size and location(s).

10.4 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 permits.
- Linen/pantry closets: Provide 16" deep shelving (or shallower as necessitated by closet depth) at 14" increments vertically, or as shown.
- Master bedroom closet shelving and rod provided and installed by Owner.

10.5 Soffit Vent: Provide continuous 1-1/2" aluminum vent. See Drawings for locations and installation.

10.6 Porch screen:
- Provide high visibility fiberglass mesh screen material with 18x18 mesh and wire diameter of .009 set/splined into removable aluminum frames.
- Screen source: Viper Vision Perfect insect screen or equal.
- Screen retention system: SNAPP Screen in flexible, white, extruded PVC by AMAC Enterprises, LLC. (203-626-5202).

(SPECIFICATIONS CONTINUED ON D100)

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

DATE	ISSUE - REMARKS

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

LICENSE #: 15218
EXPIRATION DATE: 10-31-2023

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 12:36 pm, Jun 23, 2023

GIBSON-SMITH ADDITION

109 Elm Avenue, Takoma Park, MD 20912
Project # 2115

21 JUNE 2023

SPECIFICATIONS

SP100

WALL LEGEND

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

GENERAL NOTES:

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

SPECIFICATIONS (CONTINUED FROM SP100)

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

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

DIVISION 11: EQUIPMENT

11.1 Kitchen

11.1.1 Cabinets, Hardware and Shelving: Owner to select, Contractor to provide and install. See Div. 17 for Allowance Summary. Submit shop drawings to the Architect for review/coordination. Cabinet(s) shall be 24" deep U.N.O.

11.1.2 Countertops: Owner to select, Contractor to provide and install. See Div. 17 for Allowance Summary.

11.1.3 Appliances: Owner to select, Contractor to provide and install. See Div. 17 for Allowance Summary.
- Slide-in refrigerator with icemaker/dispenser. Provide connection for ice-maker. Salvage and reuse existing refrigerator.
- Gas range
- Exhaust hood and blower. Duct to exterior
- Dishwasher
- Disposal

11.2 Bathroom vanities

11.2.1 Bath #1 vanity & top: Owner to select, Contractor to provide and install. See Div. 17 for Allowance Summary.

11.2.2 Bath #2 vanity & top: Owner to select, Contractor to provide and install. See Div. 17 for Allowance Summary.

11.3 Other cabinetry/built-ins

11.3.1 Mudroom cubbies and bench: Contractor to provide and install. See interior elevations.

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

DIVISION 16: ELECTRICAL (See Sheet E-100)

DIVISION 17: ALLOWANCE SUMMARY

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

$2,500 Entry door and hardware (materials only, installation included in base bid).

$6,000 Tile and grout (materials only, installation included in base bid). See Division 9 for locations.

$2,000 Glass shower enclosure (materials and installation).

$20,000 Kitchen cabinets (materials only, installation in base bid). See Division 11 and interior elevations.

$7,500 Kitchen countertops (materials and installation). See Division 11

$8,000 Kitchen appliances. See Division 11

$4,000 Bathroom vanities (materials only, installation in base bid). See Division 11 and interior elevations.

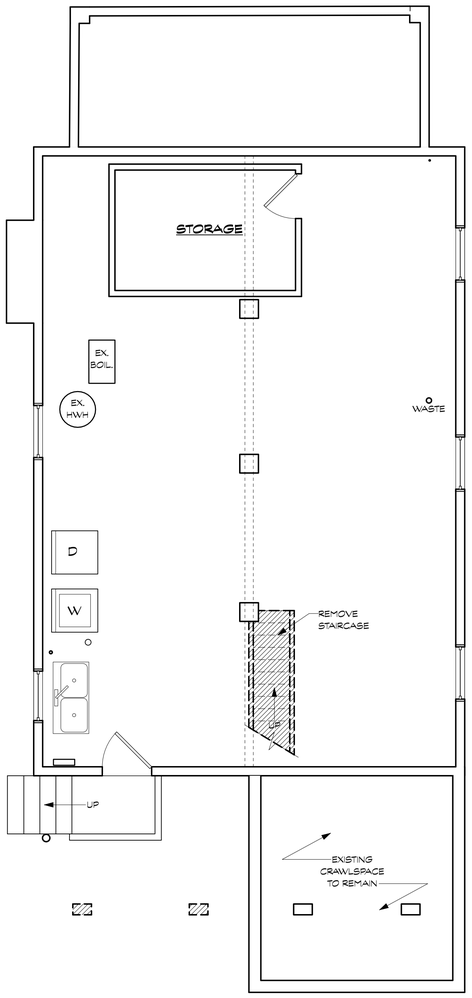
$5,000 Plumbing fixtures (materials only, installation in base bid). See Division 15 for locations.

$4,000 Lighting fixture allowance (materials only, installation in base bid). Lighting allowance shall include all recessed and surface-mounted fixtures and associated lamps / bulbs. See drawings for locations.

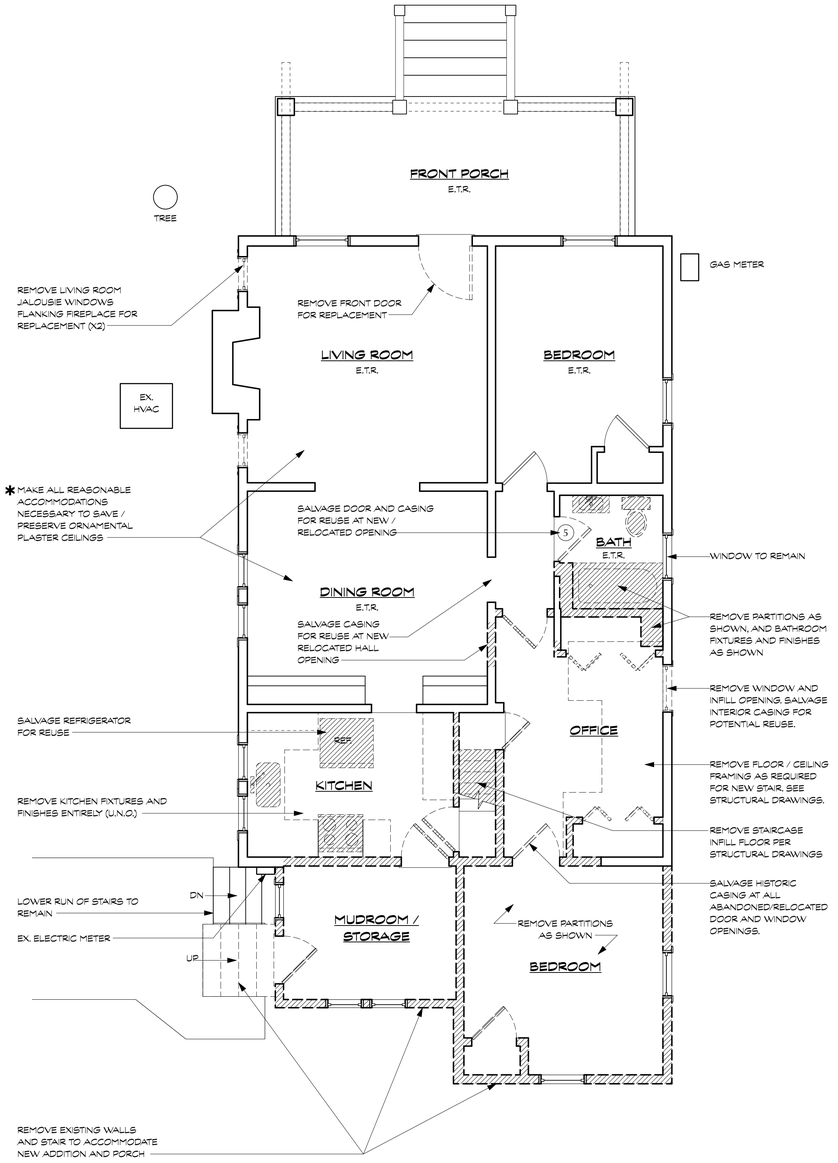
(SPECIFICATIONS CONTINUED ON MP100)

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 12:36 pm, Jun 23, 2023



1 CELLAR DEMOLITION PLAN
Scale: 1/8" = 1'-0"



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

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

N

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LICENSE #: 15218 EXPIRATION DATE: 10-31-2023

GIBSON-SMITH ADDITION
109 Elm Avenue, Takoma Park, MD 20912
Project # 2115

21 JUNE 2023

DEMOLITION PLANS

D100

BENNETT FRANK McCARTHY
architects, inc.
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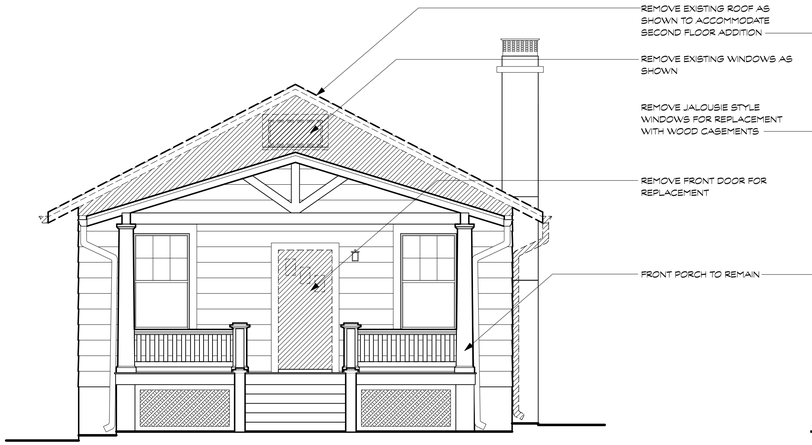
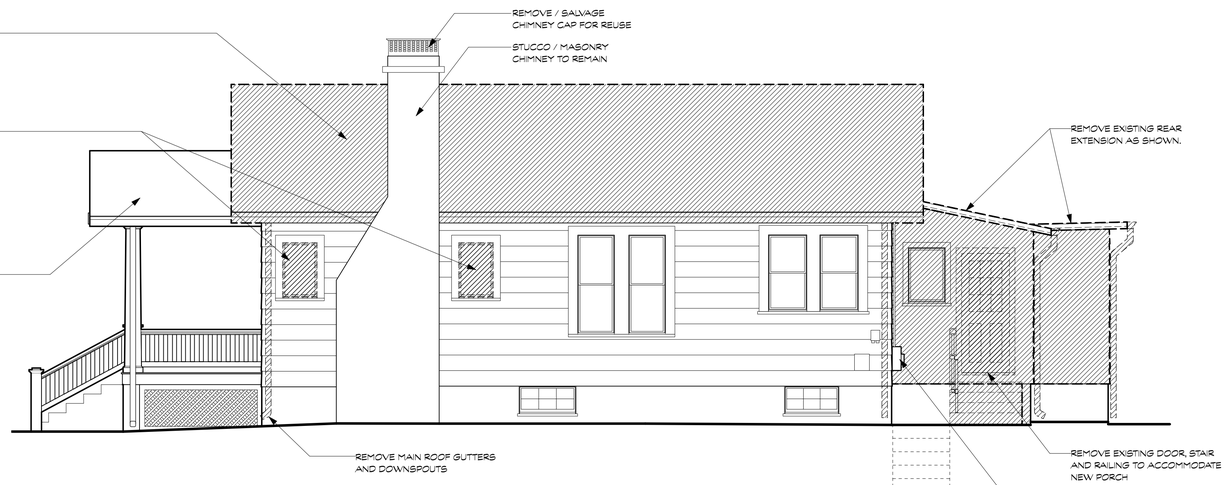


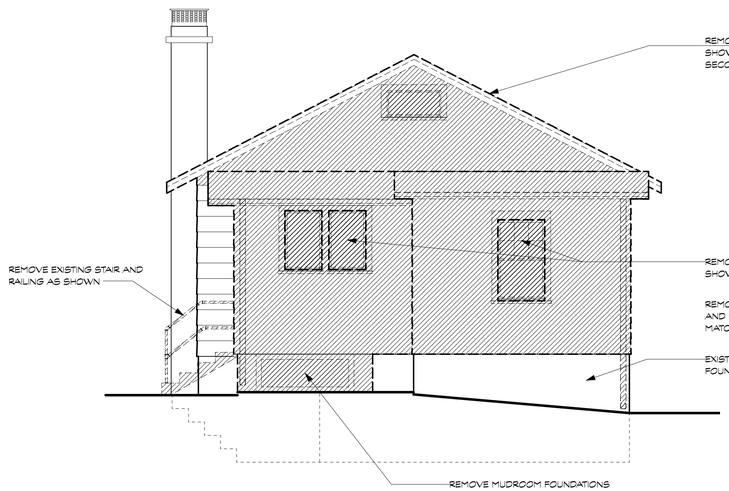
1 FRONT DEMOLITION ELEVATION
Scale: 1/4" = 1'-0"



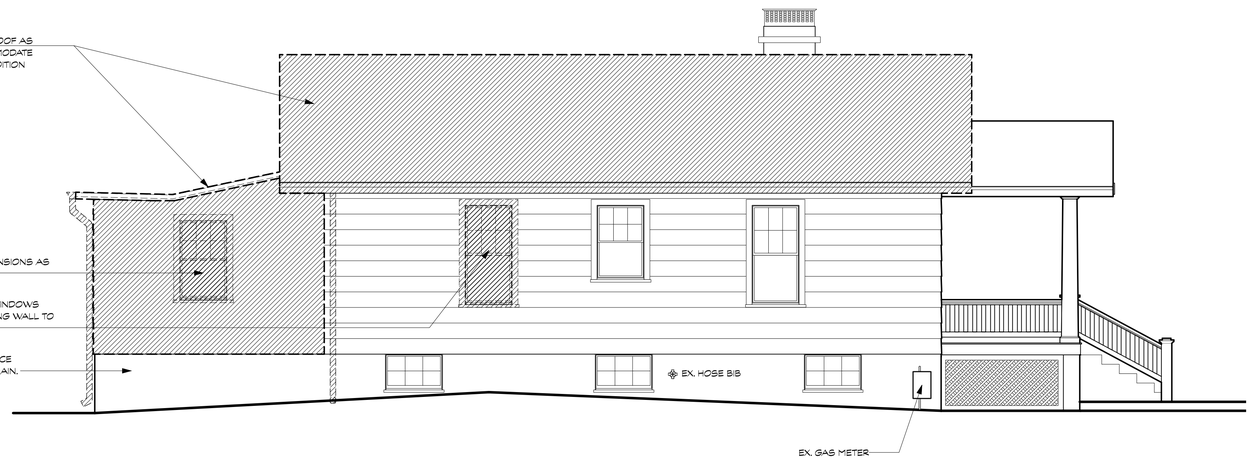
2 SIDE DEMOLITION ELEVATION
Scale: 1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 12:36 pm, Jun 23, 2023



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



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

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

GIBSON-SMITH ADDITION

109 Elm Avenue, Takoma Park, MD 20912
Project # 2115

21 JUNE 2023

DEMOLITION ELEVATIONS

D200

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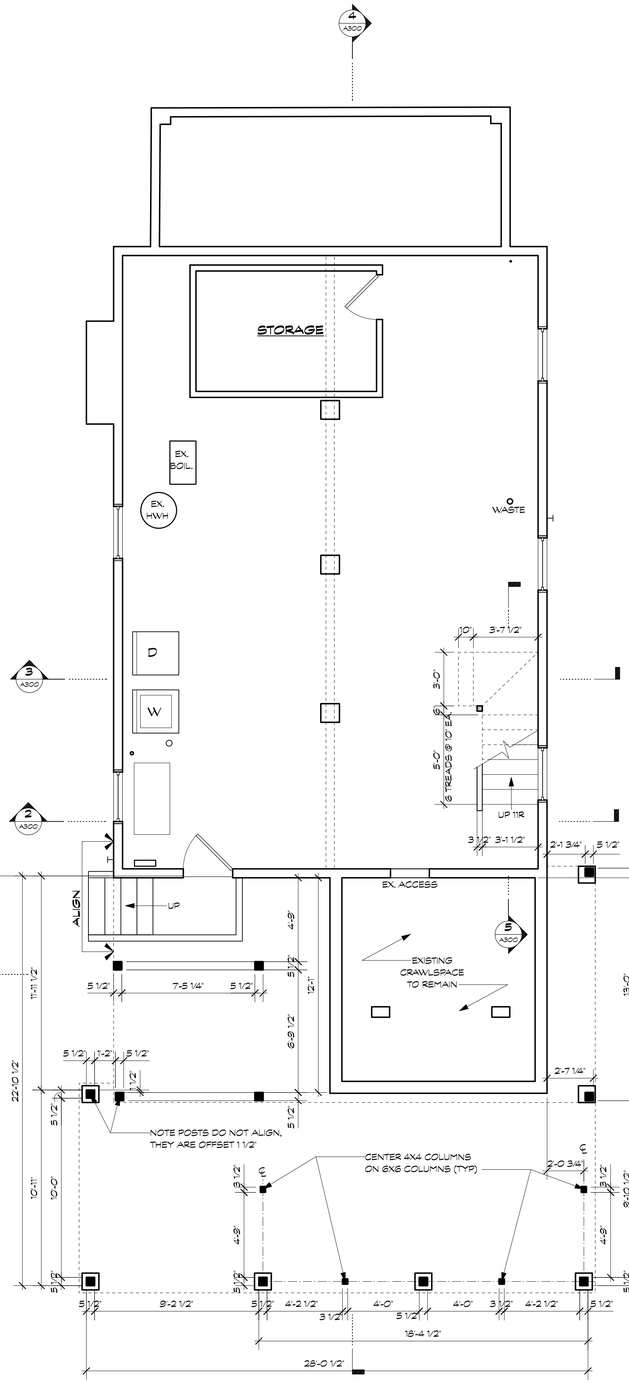
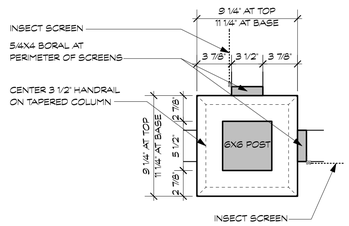
- EXISTING WALLS AND PARTITIONS TO BE REMOVED
- NEW WOOD FRAMED WALLS AND PARTITIONS
- NEW LOW WALLS
- NEW CMU WALLS

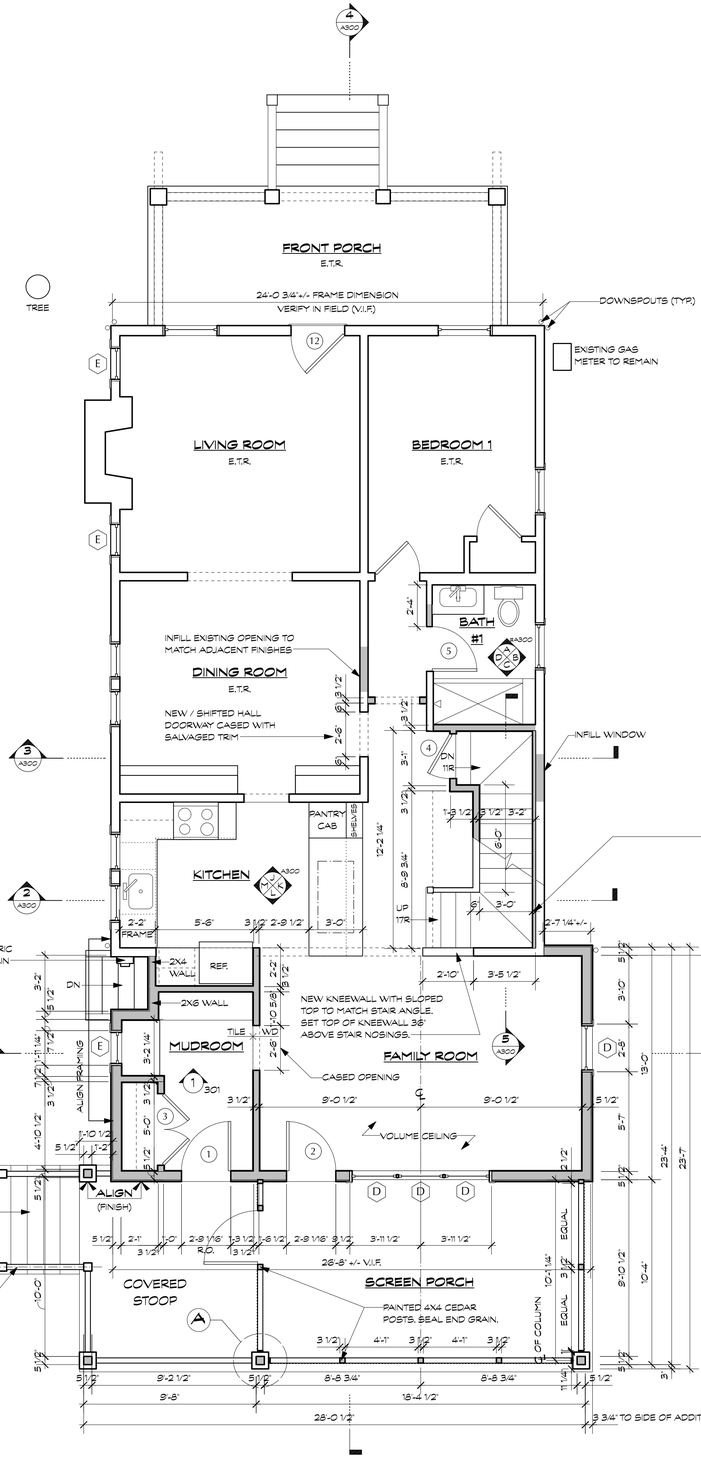
GENERAL NOTES:
1. DO NOT SCALE THE DRAWINGS
2. NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O)
3. EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O)



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



A SCREEN PORCH POST DETAIL
Scale: 1 1/2" = 1'-0"



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

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 12:36 pm, Jun 23, 2023

GIBSON-SMITH ADDITION

109 Elm Avenue, Takoma Park, MD 20912
Project # 2115

21 JUNE 2023

CELLAR & FIRST FLOOR PLANS

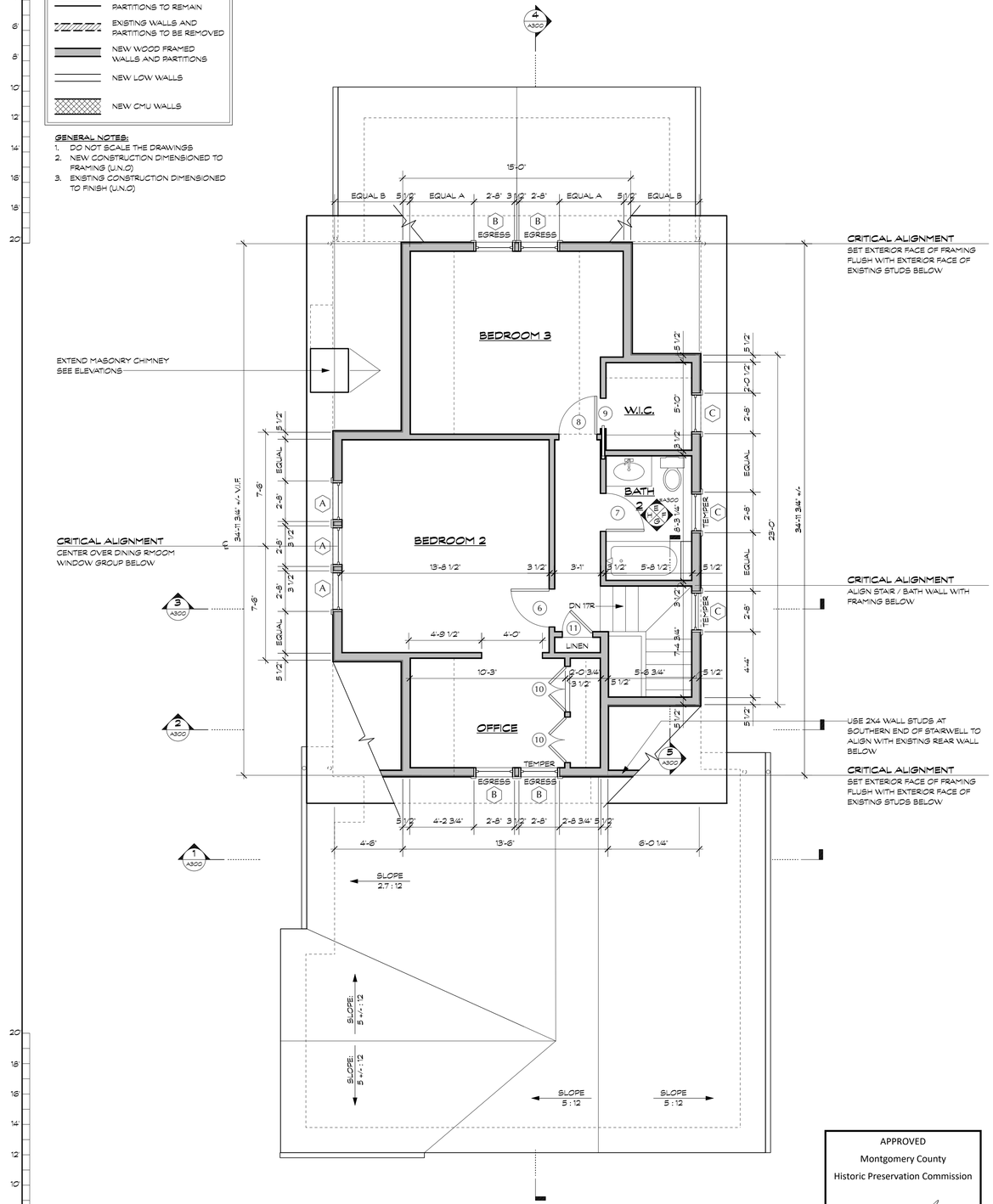
A100

WALL LEGEND

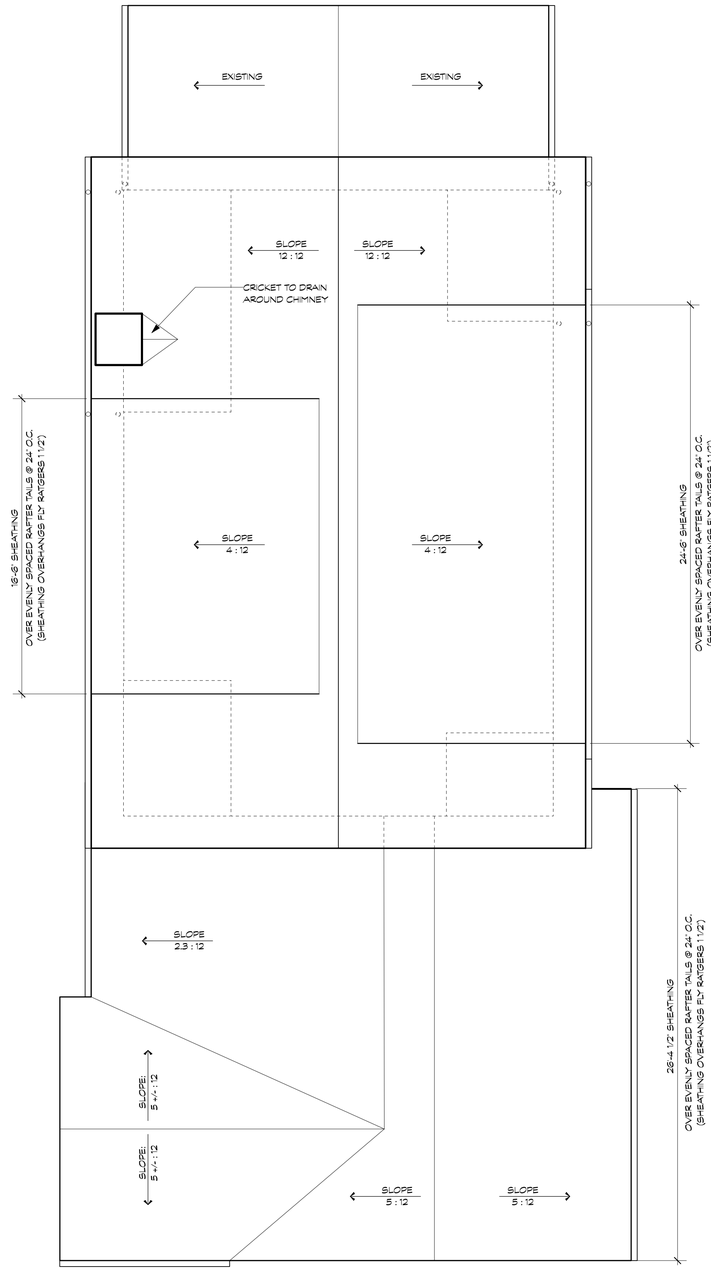
- EXISTING WALLS AND PARTITIONS TO REMAIN
- EXISTING WALLS AND PARTITIONS TO BE REMOVED
- NEW WOOD FRAMED WALLS AND PARTITIONS
- NEW LOW WALLS
- NEW CMU WALLS

GENERAL NOTES:

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



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



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

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Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 12:36 pm, Jun 23, 2023

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

BENNETT FRANK McCARTHY
a r c h i t e c t s , i n c .
1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
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DATE	ISSUE - REMARKS

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LICENSE #: 15218
EXPIRATION DATE: 10-31-2023

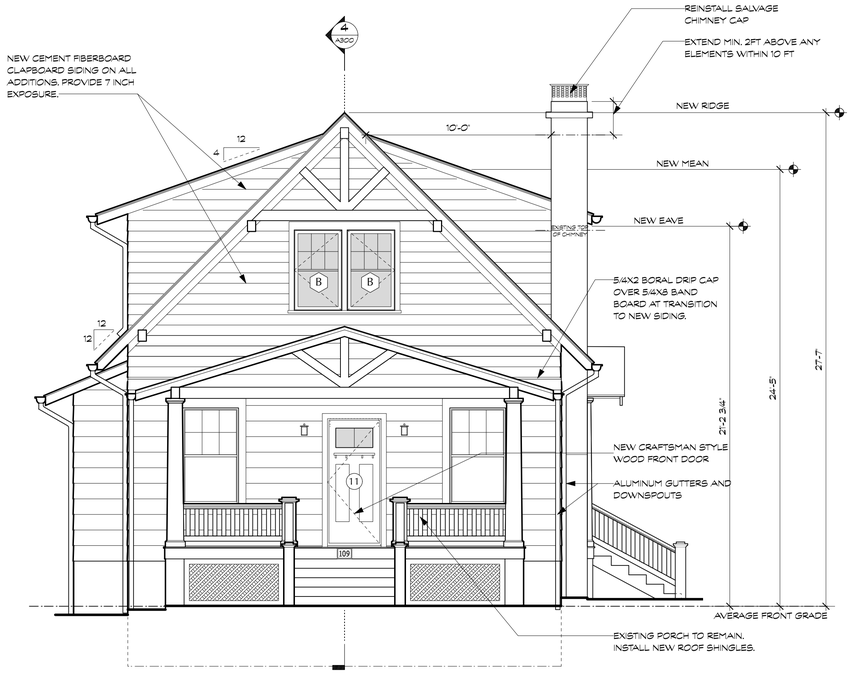
GIBSON-SMITH ADDITION

109 Elm Avenue, Takoma Park, MD 20912
Project # 2115

21 JUNE 2023

SECOND FLOOR & ROOF PLAN

A101

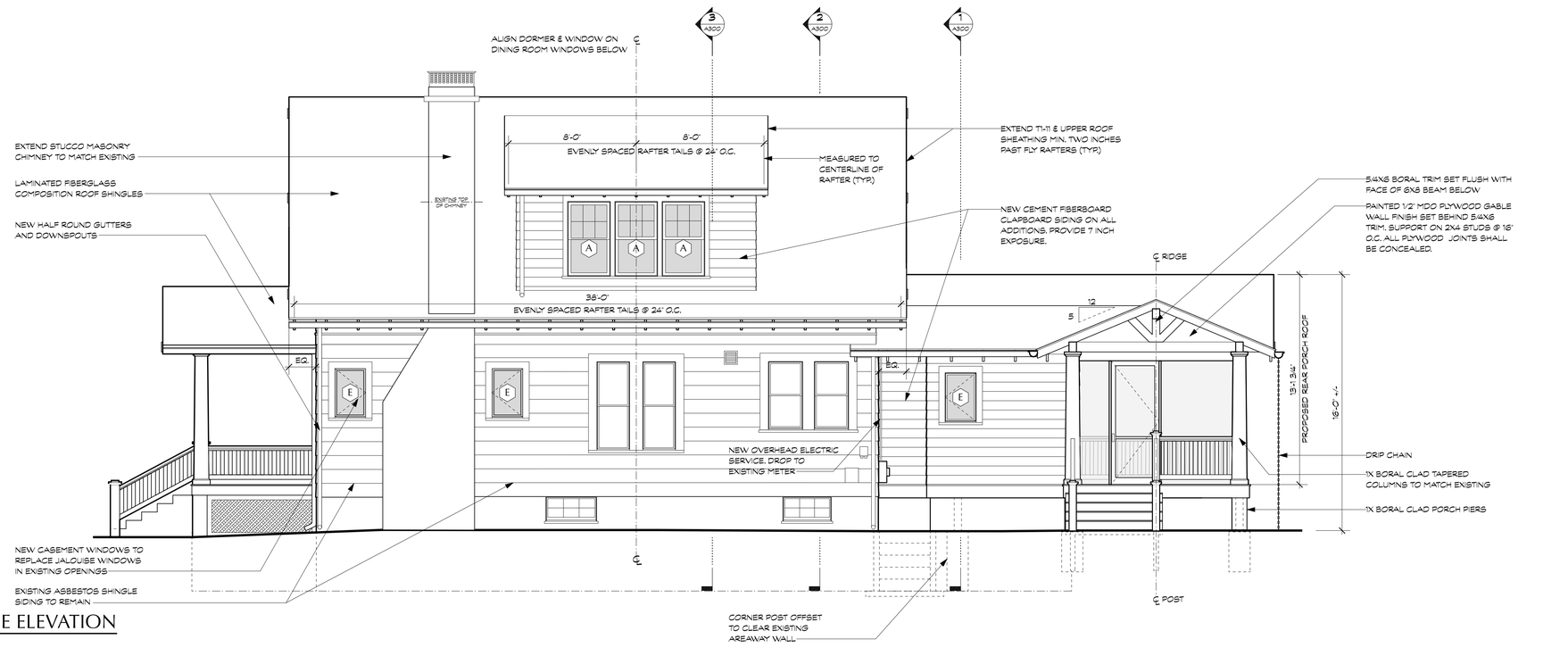


1 PROPOSED FRONT ELEVATION
Scale: 1/4" = 1'-0"

DOOR SCHEDULE												
				MATERIAL								
NO.	LOCATION	SIZE	THICKNESS	DR	FR	TYPE/STYLE	CONFIG	OPER.	U-VALUE	SHGC	HARDWARE	REMARKS	NO.
1	MUDROOM ENTRY	2'-9 1/16" X 7'-2 1/2" (R.O.)	1 3/4"	WD/GL	WD	FULL-LITE	SINGLE	SWING			LOCKSET & DEADBOLT	WEATHERSHIELD MODEL # 1-2972	1
2	FAMILY ROOM ENTRY	2'-9 1/16" X 7'-2 1/2" (R.O.)	1 3/4"	WD/GL	WD	FULL-LITE	SINGLE	SWING			LOCKSET & DEADBOLT	WEATHERSHIELD MODEL # 1-2972	2
3	MUDROOM CLOSET	4'-0" X 6'-8"	1 3/8"	WD	WD	TWO-PANEL	PAIR	SWING			MAGNETIC CATCH & DUMMY PULLS		3
4	BASEMENT STAIR	2'-6" X 6'-8"	1 3/8"	WD	WD	TWO-PANEL	SINGLE	SWING			PASSAGE		4
5	BATH 1	EXISTING V.I.F.		WD	WD	EXISTING	SINGLE	SWING			EXISTING	REINSTALL EXISTING / SALVAGE	5
6	BEDROOM 2	2'-6" X 6'-8"	1 3/8"	WD	WD	TWO-PANEL	SINGLE	SWING			PRIVACY		6
7	BATH 2	2'-4" X 6'-8"	1 3/8"	WD	WD	TWO-PANEL	SINGLE	SWING			PRIVACY		7
8	BEDROOM 3	2'-6" X 6'-8"	1 3/8"	WD	WD	TWO-PANEL	SINGLE	SWING			PRIVACY		8
9	BEDROOM 3 CLOSET	2'-0" X 6'-8"	1 3/8"	WD	WD	TWO-PANEL	SINGLE	POCKET			JOHNSON HEAVY DUTY TRACKS & TRUCKS		9
10	OFFICE CLOSET	3'-0" X 6'-8"	1 3/8"	WD	WD	TWO-PANEL	PAIR	SWING			MAGNETIC CATCH & DUMMY PULLS		10
11	LINEN CLOSET	2'-0" X 6'-8"	1 3/8"	WD	WD	TWO-PANEL	SINGLE	SWING			MAGNETIC CATCH & DUMMY PULLS		11
12	MAIN ENTRY	V.I.F.	1 3/4"	WD	WD	CRAFTSMAN	SINGLE	SWING			LOCKSET & DEADBOLT	SEE ALLOWANCES	12

WINDOW SCHEDULE											
				UNIT SIZE	M.O. / R.O.						
MARK	MANUFACTURER	MODEL NO.	TYPE	(W x H)	(W x H)	OPER.	EGRESS	GLAZING	U-VALUE	SHGC	REMARKS	MARK
A	WEATHERSHIELD	2848 (8122)	DOUBLE HUNG	2'-7 1/2" X 4'-7 1/2"	2'-8" X 4'-8"	Y	N	LOW-E	0.30			A
B	WEATHERSHIELD	2846 (8219)	CASEMENT	2'-7 1/2" X 4'-5 1/2"	2'-8" X 4'-8"	Y	Y	LOW-E	0.30			B
C	WEATHERSHIELD	2840 (8122)	DOUBLE HUNG	2'-7 1/2" X 3' 11 1/2"	2'-8" X 4'-0"	Y	N	LOW-E	0.30			C
D	WEATHERSHIELD	2850 (8122)	DOUBLE HUNG	2'-7 1/2" X 4'-11 1/2"	2'-8" X 5'-0"	Y	N	LOW-E	0.30			D
E	WEATHERSHIELD	2030 (8219)	CASEMENT	1'-11 1/2" X 2'-11 1/2"	2'-0" X 3'-0"	N	N	LOW-E	0.30			E
F												F

NOTES:
1. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE THE SILLS ARE LESS THAN 18" ABOVE THE FINISH FLOOR.
2. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS WITHIN 24" OF A DOOR OPENING.
3. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS ADJACENT TO BATHTUB & SHOWER ENCLOSURES.
4. PROVIDE TEMPERED / SAFETY GLASS IN WINDOWS & SIDELIGHTS WHERE GLAZING IS ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD.
5. BASEMENTS, HABITABLE ATTICS & EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EGRESS WINDOW.
   THE MINIMUM NET CLEAR OPENING SHALL BE 5.7 SQUARE FEET.
   THE MINIMUM NET CLEAR HEIGHT SHALL BE 24 INCHES.
   THE MINIMUM NET CLEAR WIDTH SHALL BE 20 INCHES.
   THE MAXIMUM SILL HEIGHT SHALL BE 44 INCHES ABOVE THE FINISH FLOOR.
6. PROVIDE LIMITERS ON ALL WINDOWS WITH SILL HEIGHT BELOW 36" TO PREVENT PASSAGE OF A 4" SPHERE THROUGH FULLY OPENED WINDOW.
7. ALL FENESTRATION PRODUCTS SHALL BE NFRC CERTIFIED AND SHALL MEET THE PERFORMANCE CRITERIA LABELED ON THE UNIT INCLUDING U-VALUE, SHGC, AND AIR LEAKAGE RATING.
8. ALL GLAZING IN HAZARDOUS LOCATIONS AS DEFINED BY IBC 2406.3 SHALL BE LABELED PER IBC 2406.



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

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 12:36 pm, Jun 23, 2023

BENNETT FRANK McCARTHY
architects, inc.
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LICENSE #: 15218
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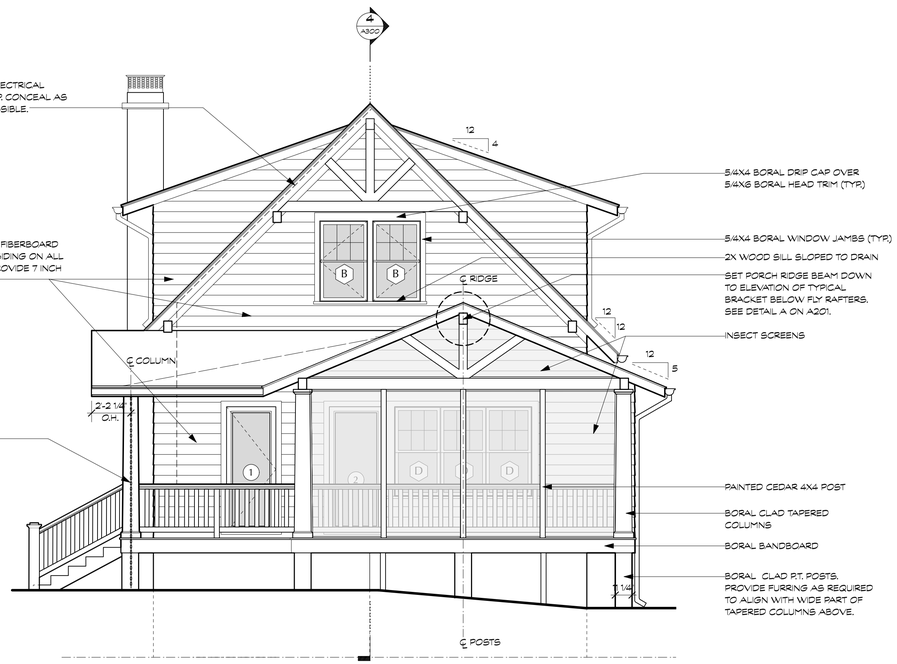
GIBSON-SMITH ADDITION

109 Elm Avenue, Takoma Park, MD 20912
Project # 2115

21 JUNE 2023

PROPOSED ELEVATIONS & SCHEDULES
A200

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



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

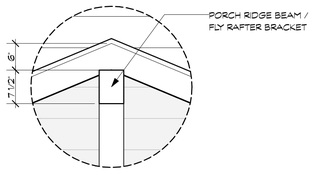
FINISH SCHEDULE									
	ROOM	FLOORING	BASE	WALLS	PAINT	CEILING	PAINT	TRIM	REMARKS
CELLAR	STORAGE / UTILITY	EX. CONCRETE	NA	E.T.R.	NA	NA	NA	NA	NOTE 4 FOR EX. CONCRETE SLAB
FIRST FLOOR	LIVING ROOM	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	
	BEDROOM 1	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	E.T.R.	
	BATH 1	NEW TILE	NEW TILE	NOTES 2 AND 4	SEMI-GLOSS	NOTE 4	SEMI-GLOSS	NOTE 4	ENLARGE BATH AND INSTALL SHOWER. NOTE 2
	DINING ROOM	EXISTING WOOD	NOTE 4	NOTE 4	FLAT	E.T.R.	E.T.R.	NOTE 4	RELOCATE DOORWAY AS SHOWN
	KITCHEN	NEW WOOD	MATCH EXISTING	GWB AND NOTE 3	SEMI-GLOSS	GWB	SEMI-GLOSS	MATCH EXISTING	NOTE 3
	FAMILY ROOM	NEW WOOD	MATCH EXISTING	GWB	FLAT	GWB	FLAT	MATCH EXISTING	
	HALL	NEW WOOD	MATCH EXISTING	GWB	EGGSHELL	GWB	FLAT	MATCH EXISTING	
	MUDROOM	NEW WOOD	MATCH EXISTING	GWB	EGGSHELL	GWB	FLAT	MATCH EXISTING	
	COVERED PORCH	DECK PLANKS	MATCH EXISTING	NA	SEMI-GLOSS	BEADBOARD	SEMI-GLOSS		
	SCREEN PORCH	DECK PLANKS	MATCH EXISTING	NA	SEMI-GLOSS	INVERTED T1-11	SEMI-GLOSS		
SECOND FLOOR	BATH 2	NEW TILE	PAINTED 1X4	GWB NOTE 2	SEMI-GLASS	GWB	SEMI-GLOSS	PAINTED 1X4	NOTE 2
	BEDROOM 2	NEW WOOD	PAINTED 1X4	GWB	FLAT	GWB	FLAT	PAINTED 1X4	
	BEDROOM 3	NEW WOOD	PAINTED 1X4	GWB	FLAT	GWB	FLAT	PAINTED 1X4	
	OFFICE	NEW WOOD	PAINTED 1X4	GWB	FLAT	GWB	FLAT	PAINTED 1X4	
	HALL	NEW WOOD	PAINTED 1X4	GWB	EGGSHELL	GWB	FLAT	PAINTED 1X4	
	STAIR	NEW WOOD	PAINTED 1X4	GWB	EGGSHELL	GWB	FLAT	PAINTED 1X4	

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

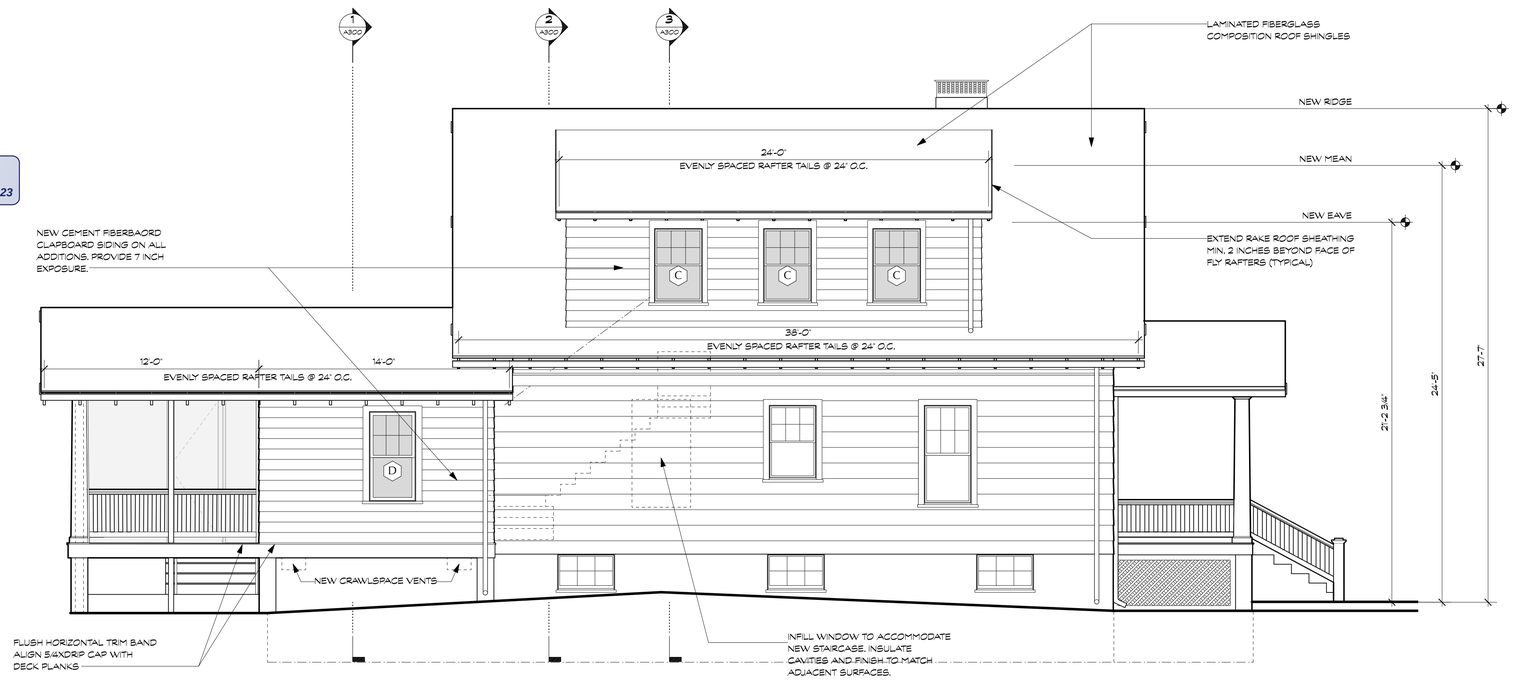
E.T.R. = EXISTING TO REMAIN
GWB= GYPSUM WALLBOARD (DRYWALL)

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 12:37 pm, Jun 23, 2023



A PORCH RIDGE BEAM
3/4" = 1'-0"



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

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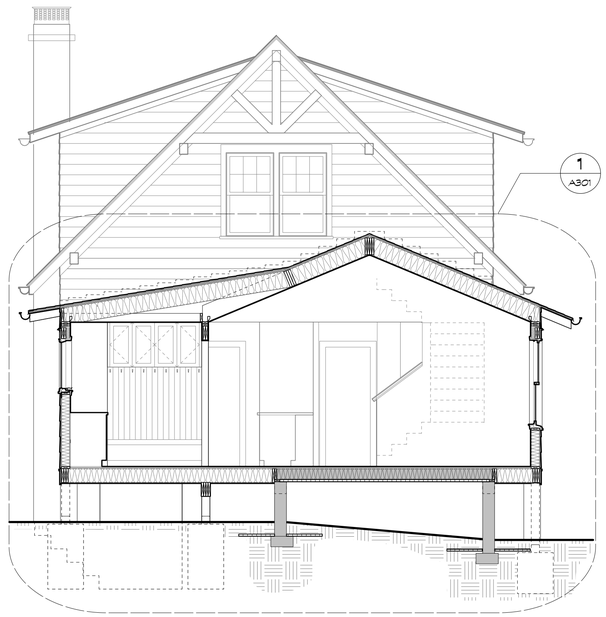
GIBSON-SMITH ADDITION
109 Elm Avenue, Takoma Park, MD 20912
Project # 2115

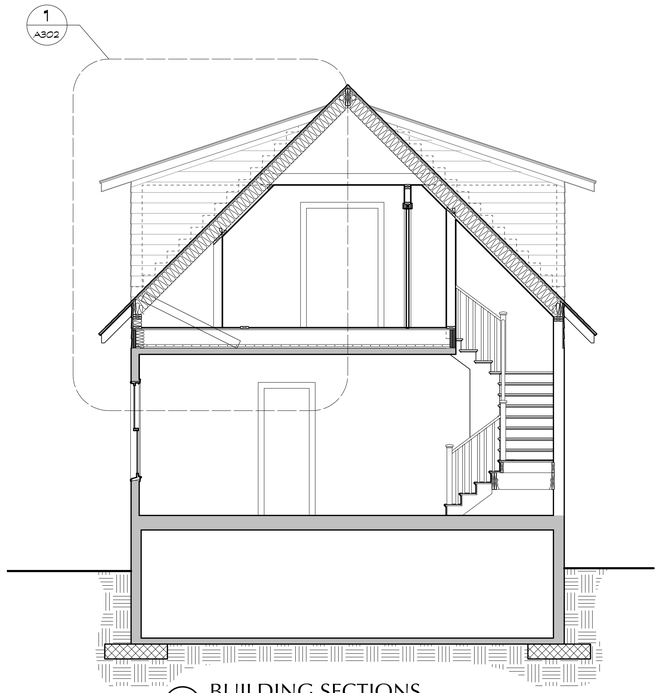
21 JUNE 2023

PROPOSED ELEVATIONS

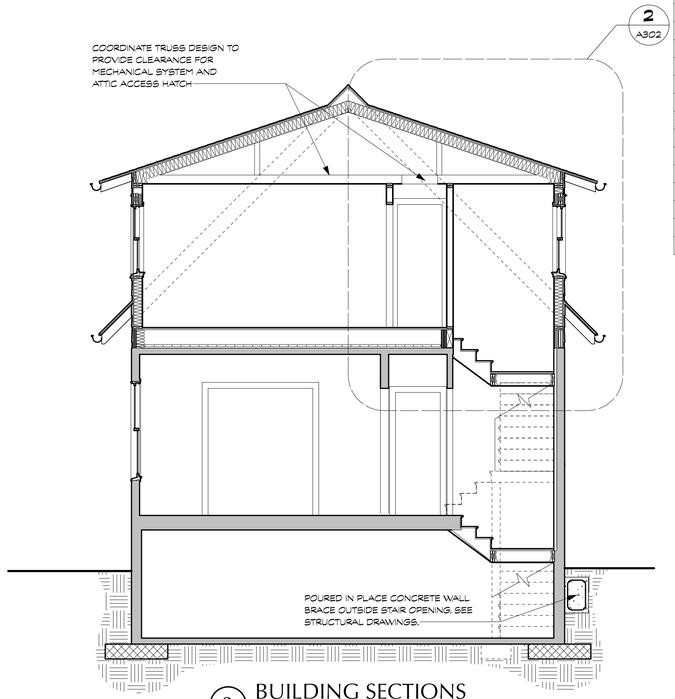
A201



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



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



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

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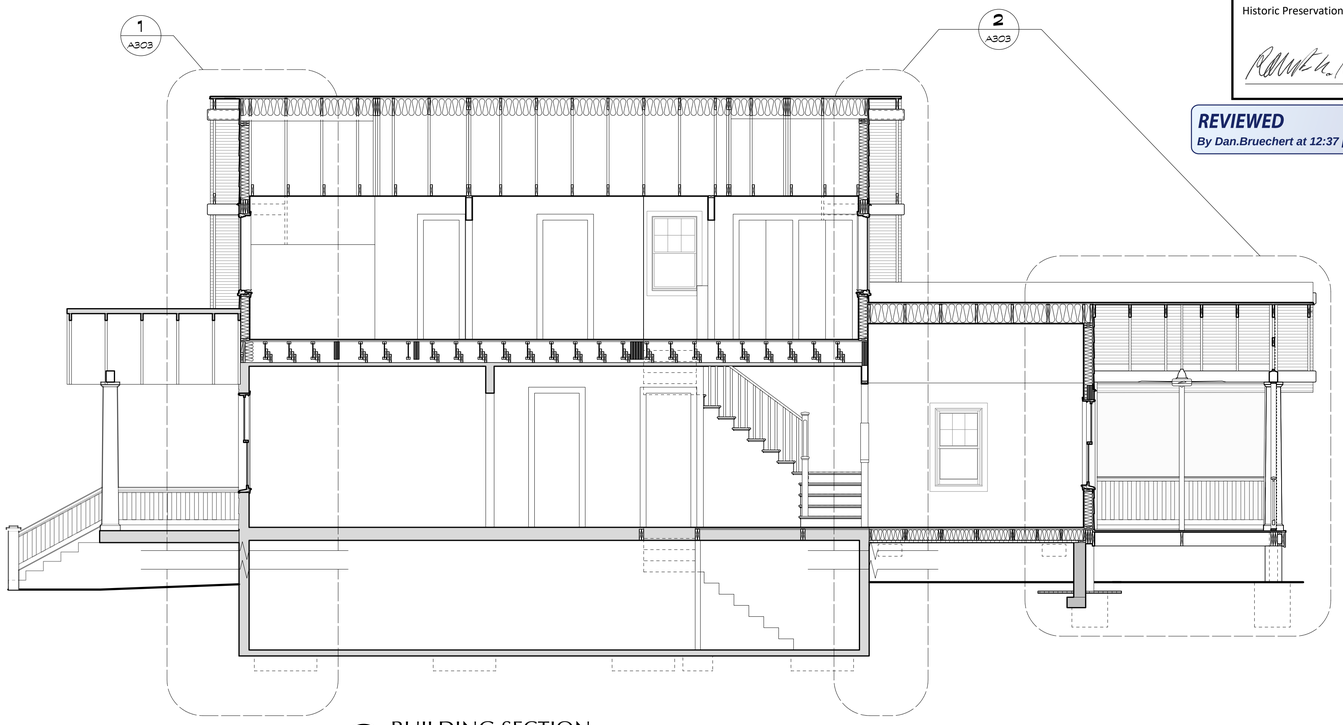
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 12:37 pm, Jun 23, 2023



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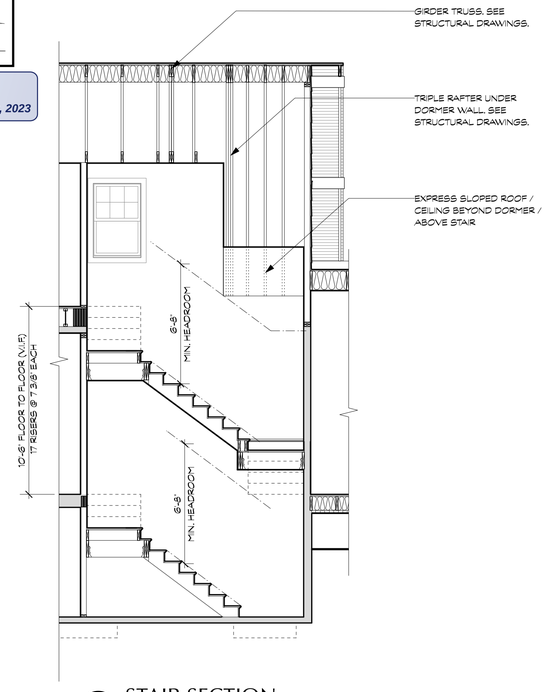

5 STAIR SECTION
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GIBSON-SMITH ADDITION

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21 JUNE 2023

BUILDING SECTIONS

A300

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TYPICAL LOW ROOF CONSTRUCTION
LAMINATED FIBERGLASS ROOF SHINGLES OVER UNDERLAYMENT OVER 5/8" PLYWOOD SHEATHING ON 5/8" FURRING STRIPS (TO MATCH THICKNESS OF INVERTED T1-11 AT EAVES AND RAKES) ON WOOD ROOF STRUCTURE (SEE STRUCTURAL DRAWINGS) PROVIDE CONTINUOUS ICE DAM MEMBRANE ON ALL ROOF SLOPES LESS THAN 3:5 IN 12 (TYPICAL)

PROVIDE MINIMUM R-38 INSULATION TIGHT TO UNDERSIDE OF ROOF SHEATHING INCLUDING OVER WALL PLATE

HALF ROUND ALUMINUM GUTTER STRAPPED / SUSPENDED FROM ROOF SHEATHING (NO FASCIA BOARD)

EXPOSED RAFTER TAILS EVENLY SPACED

FLASHING OVER BORAL HEAD TRIM

WOOD HEADER, SEE STRUCTURAL DRAWINGS.

NEW CASEMENT WINDOW. SEE WINDOW SCHEDULE

HORIZONTAL 5.4X2 BORAL SILL

PEEL AND STICK MEMBRANE SILL PAN AT ALL NEW WINDOW OPENINGS. PROVIDE MINIMUM 1/4" HIGH BLOCK / DAM TOWARD INTERIOR TO DIVERT DRAINAGE OUTWARD

TYPICAL FIRST FLOOR WALL CONSTRUCTION
CEMENT FIBERBOARD CLAPBOARD SIDING (SEE SPECIFICATIONS & ELEVATIONS) OVER HOUSE WRAP ON 1/2" PLYWOOD SHEATHING ON 2X6 STUDS @ 16" O.C. PROVIDE MINIMUM R-20 CAVITY INSULATION PER SPECIFICATIONS.

DRAWER BASE W/ COUNTERTOP

TYPICAL FLOOR CONSTRUCTION
FLOOR FINISH (SEE FINISH SCHEDULE) OVER 3/4" TONGUE & GROOVE PLYWOOD SUBFLOOR GLUED AND SCREWED TO WOOD FLOOR JOISTS.

FILL CAVITIES IN FLOORS OVER UNCONDITIONED SPACES WITH INSULATION AS REQUIRED TO PROVIDE MINIMUM R-30 PER SPECIFICATIONS

PAINTED 5/8" T1-11 PLYWOOD WITH GROOVES FACE DOWN

EXISTING AREAWAY STAIR TO REMAIN

NEW FOOTINGS NEAR THE HOUSE AND AREAWAY SHALL MATCH THE BOTTOM OF EXISTING FOUNDATION

MIN 4 INCHES TO CLEAR WINDOW

STEP FLASHING BEHIND SIDING (TYP.)

TYPICAL ROOF CONSTRUCTION
LAMINATED FIBERGLASS ROOF SHINGLES OVER UNDERLAYMENT OVER 5/8" PLYWOOD SHEATHING ON FURRING STRIPS ON WOOD ROOF STRUCTURE. (SEE STRUCTURAL DRAWINGS) PROVIDE ICE DAM MEMBRANE 2FT UPSLOPE OF INTERIOR FACE OF EXTERIOR WALL.

VOLUME CEILING

1/2 GYPSUM WALLBOARD FINISH ON FURRING STRIPS AS REQUIRED FOR DRYWALL TO MEET AT CRISP EDGE

SIMPSON HURRICANE TIE (TYPICAL)

1'-8" OVERHANG

1X8 BORAL RAKE TRIM OVER 2X BLOCKING

WOOD HEADER, SEE STRUCTURAL DRAWINGS

NEW DOUBLE HUNG WINDOW. SEE WINDOW SCHEDULE

TYPICAL FLOOR CONSTRUCTION
FLOOR FINISH OVER NEW 3/4" TONGUE & GROOVE PLYWOOD SUBFLOOR GLUED & SCREWED TO EXISTING 2X8 WOOD JOISTS. (SEE STRUCTURAL DRAWINGS).

FILL EXISTING 2X8 JOIST CAVITIES WITH INSULATION OVER CONTINUOUS LAYER OF 1 1/2" POLYISOCYANURATE RIGID INSULATION SECURED TO UNDERSIDE OF JOISTS

OPEN BELOW

DROPPED BEAM TO ACCOMMODATE DUCT RISERS INTO BEARING WALL

REMOVE ONE BLOCK AT TWO LOCATIONS ON BOTH EAST AND WEST SIDES (NEAR CORNERS) AND INSTALL DAMPERED METAL GRILL / GRATE TO VENTILATE CRAWLSPACE

EXISTING UNCONDITIONED CRAWLSPACE

EXISTING 8 INCH CMU FOUNDATION ON CONCRETE FOOTINGS.

LAY TWO INCH THICK X2 FT. WIDE RIGID INSULATION BELOW 6 INCHES OF TOP SOIL AROUND PERIMETER OF EXISTING CRAWLSPACE TO PROVIDE FROST PROTECTION FOR SHALLOW FOOTINGS.

NEW FLOOR SYSTEM SUPPORTED BY P.T. POSTS SET ON CONCRETE PIERS. SEE STRUCTURAL DRAWINGS.

6" MIN.

3'-0" MIN. BELOW GRADE

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 12:37 pm, Jun 23, 2023

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

GIBSON-SMITH ADDITION

109 Elm Avenue, Takoma Park, MD 20912
Project # 2115

21 JUNE 2023

WALL SECTION

A301

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

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

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21 JUNE 2023

WALL SECTION

A302

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Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 12:37 pm, Jun 23, 2023

ALUMINUM DRIP EDGE, EXTEND ROOF SHEATHING 1 1/2" BEYOND FLY RAFTER (TYP.)

INTVERTED T1-11 PLYWOOD UNDER ROOF SHEATHING AT ALL EXPOSED EAVES & RAKES

TWO INCH OVERHANG AT FLY RAFTERS

1'-8 1/2" OVERHANG

EXPOSED FLY RAFTER SUPPORTED ON WOOD BRACKETS

TYPICAL ROOF CONSTRUCTION (SEE SECTION 1 ON A302)

WOOD HEADER, SEE STRUCTURAL DRAWINGS

PAINTED WOOD 2X6 COLLAR TIE AND DIAGONAL AND VERTICAL WEBS

PAINTED 6X8 EAVE SUPPORT BRACKET WITH CHAMFERED EDGES TO MATCH EXISTING

EXTEND EAVE BRACKET AT LEAST ONE FULL RAFTER BAY INTO INTERIOR AND ANCHOR TO RAFTER. RIP LOWER EDGE/CORNER OF BRACKET AS REQUIRED TO CLEAR INTERIOR CEILING

NEW WOOD CASEMENT WINDOW. SEE WINDOW SCHEDULE

SECOND FLOOR CONSTRUCTION (SEE SECTION 1 ON A302)

PEEL AND STICK MEMBRANE SILL PAN AT ALL NEW WINDOW OPENINGS. PROVIDE MINIMUM 1/4" HIGH BLOCK / DAM TOWARD INTERIOR TO DIVERT DRAINAGE OUTWARD

FLASHING

TYPICAL SECOND FLOOR WALL CONSTRUCTION.
SIDING (SEE SPECIFICATIONS & ELEVATIONS) OVER TYVEK HOUSE WRAP ON 1/2" PLYWOOD SHEATHING ON 2X6 STUDS @ 16" O.C. PROVIDE MINIMUM R-20 CAVITY INSULATION PER SPECIFICATIONS.

EXISTING PORCH TO REMAIN

MAINTAIN MINIMUM R-20 INSULATION COVERAGE AT RIM JOIST (TYPICAL)

1'-0 1/4"

4'-6" ROUGH OPENING

8'-1 1/4" ABOVE SUBFLOOR

2'-7" ABOVE SUBFLOOR

PAINTED 6X8 BRACKET TO SUPPORT 2X6 FLY RAFTERS. RIDGE BRACKETS SHALL BE 1X BORAL CLADDING AROUND RIDGE BEAM EXTENSION PER DETAIL 3 ON A303.

TYPICAL ROOF CONSTRUCTION
(SEE SECTION 1 ON A302)

FLASH OVER 5/4X BORAL HEADTRIM

NEW WOOD CASEMENT WINDOW. SEE WINDOW SCHEDULE.

PEEL AND STICK MEMBRANE SILL PAN AT ALL NEW WINDOW OPENINGS. PROVIDE MINIMUM 1/4" HIGH BLOCK / DAM TOWARD INTERIOR TO DIVERT DRAINAGE OUTWARD

FLASHING

PROVIDE MINIMUM 4 INCHES CLEAR TO WINDOW

PROVIDE MINIMUM R-38 INSULATION TIGHT TO UNDERSIDE OF ROOF SHEATHING INCLUDING OVER WALL PLATE

7'-0 1/4" SUBFLOOR TO MIDDLE BRACKET

4'-6" ROUGH OPENING

2'-7" ABOVE SUBFLOOR

1/2" DRYWALL

FLUSH BEAM, SEE STRUCTURAL DRAWINGS.

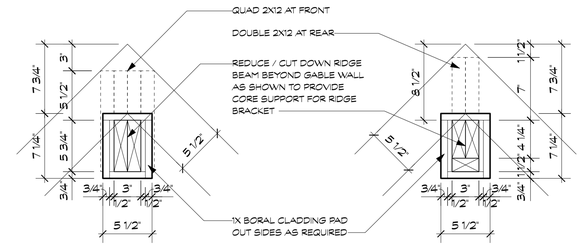
SISTER OR REPLACE JOISTS THAT ARE DAMAGED OR SPACED FARTHER THAN 16 INCHES APART.

NEW JOISTS AT INFILL AREA OF OLD STAIRCASE. SEE STRUCTURAL DRAWINGS.

ALIGN

EXISTING CONSTRUCTION IS SHADED GRAY

PROVIDE 8X16 CRAWLSPACE VENTILATION OPENING IN ALL FOUR CORNERS.



3A RIDGE BRACKET - FRONT
Scale: 1 1/2" = 1'-0"

3B RIDGE BRACKET - REAR
Scale: 1 1/2" = 1'-0"

SCREEN PORCH ROOF CONSTRUCTION
LAMINATED FIBERGLASS ROOF SHINGLES OVER 5/8" SHEATHING OVER UPSIDE DOWN LAYER OF T1-11 SHEATHING ON EXPOSED WOOD RAFTERS @ 24" O.C.

24" O.C.

INSECT SCREEN IN OPEN GABLE

2X6 DIAGONAL WEB

6X6 KING POST UNDER RIDGE

PROVIDE SOLID 2X BLOCKING TO FILL SCREEN PORCH RAFTER CAVITIES. SET BLOCKING FLUSH WITH OUTER FACE OF 6X8 BEAMS.

SLOPE TOP OF GABLE END BEAM TO DRAIN

11'-4 1/2" FINISH

5'-0" ROUGH OPENING

2'-1 1/2" ABOVE SUBFLOOR

4X4 CEDAR POST CENTERED ON TAPERED COLUMNS AND BEAMS

5/4X4 BORAL APPLIED TO SIDE OF TAPERED COLUMNS TO RECEIVE SCREENS.

NEW CLAD WOOD DOUBLE HUNG WINDOW. SEE WINDOW SCHEDULE.

PEEL AND STICK SILL MEMBRANE (TYP.)

5/4X3 BORAL PICKETS

2 1/2" 3 1/4" 2 1/2"

36" MIN GUARDRAIL HEIGHT

COLUMN CAPS SHALL BE 2X OVER DRIP CAP WM-187 INSTALLED VERTICALLY

BORAL WRAPPED PORCH COLUMN.

5/4X4 CENTERED ON TAPERED COLUMN AS REQUIRED TO RECEIVE SCREENS.

5/4X4 BORAL AT FLOOR TO RECEIVE BOTTOM EDGE OF SCREEN.

MIDSPAN BLOCKING

1X BORAL BAND BOARD TO CONCEAL DECK FRAMING

5/4X6 DECKING OVER PRESSURE TREATED WOOD JOISTS. SEE STRUCTURAL DRAWINGS.

FILL CAVITIES IN FLOORS OVER UNCONDITIONED SPACES WITH INSULATION. SUPPLEMENT WITH CONTINUOUS LAYER OF 1 1/2" THICK ISOCYANURATE RIGID INSULATION SECURED TO UNDERSIDE OF JOISTS.

INSTALL INSECT SCREEN ON UNDERSIDE OF SCREEN PORCH FLOOR

PT 6X6 POSTS ALIGNED WITH WINDOW JAMBS ABOVE. PROVIDE NEW CONCRETE FOOTING UNDER POSTS PER STRUCTURAL KEYNOTE DETAIL 11/13 ON SHEET S100

BURIED RIGID INSULATION. SEE STRUCTURAL FOUNDATION PLAN.

CONCRETE PIER FOOTING. SEE STRUCTURAL DRAWINGS.

2'-6" MINIMUM BELOW GRADE

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

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

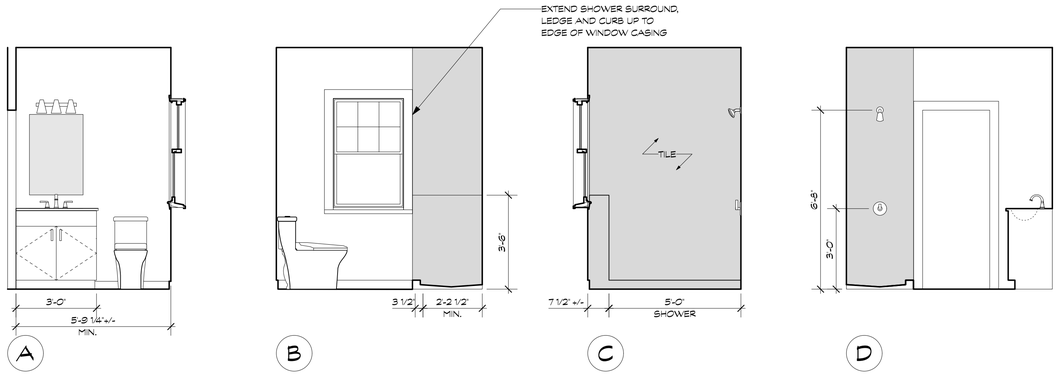
GIBSON-SMITH ADDITION

109 Elm Avenue, Takoma Park, MD 20912
Project # 2115

21 JUNE 2023

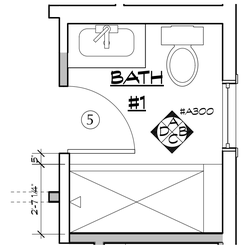
WALL SECTIONS

A303



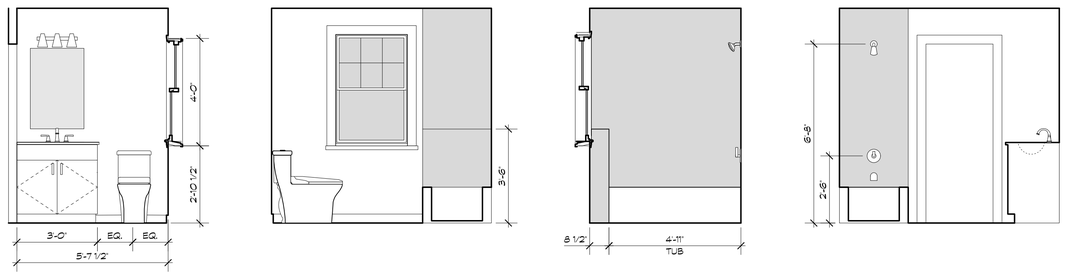
1 BATH 1 ELEVATIONS (DIMENSIONS ARE TO FINISHES)

Scale: 3/8" = 1'-0"



2 BATH 1 KEY PLAN (DIMENSIONS ARE TO FRAMING)

Scale: 3/8" = 1'-0"

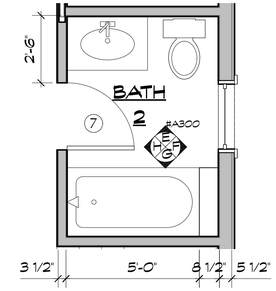


3 BATH 2 ELEVATIONS (DIMENSIONS ARE TO FINISHES)

Scale: 3/8" = 1'-0"

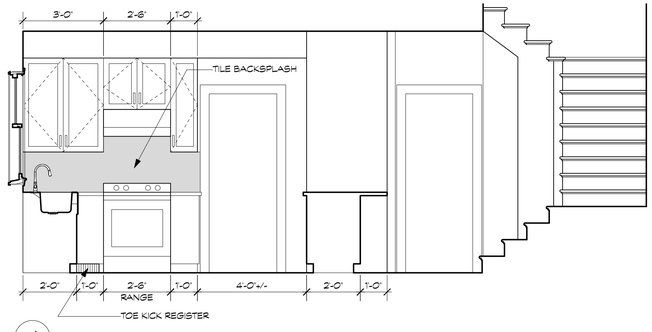
APPROVED
Montgomery County
Historic Preservation Commission

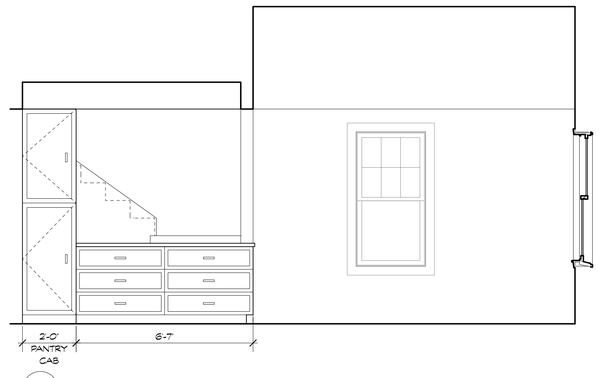
REVIEWED
By Dan.Bruechert at 12:38 pm, Jun 23, 2023

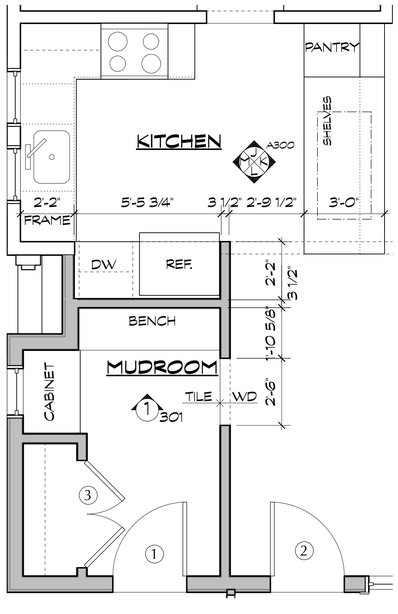


4 BATH 2 KEY PLAN (DIMENSIONS ARE TO FRAMING)

Scale: 3/8" = 1'-0"

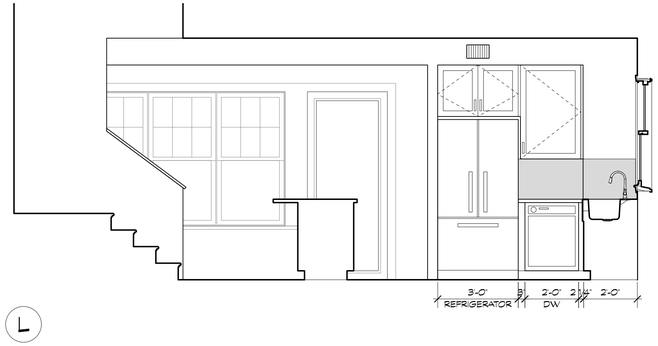


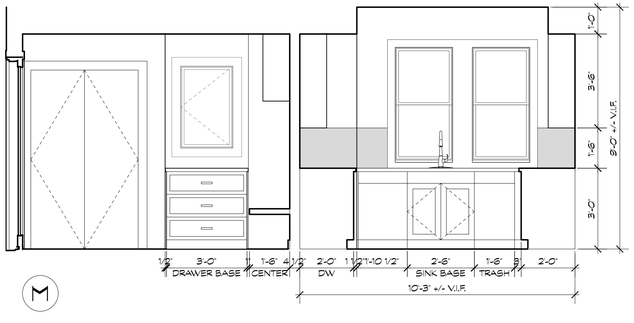




6 KITCHEN KEY PLAN (DIMENSIONS ARE TO FRAMING)

Scale: 3/8" = 1'-0"





5 KITCHEN ELEVATIONS (DIMENSIONS ARE TO FINISHES)

Scale: 3/8" = 1'-0"

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

DATE	ISSUE - REMARKS

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

LICENSE #: 15218

EXPIRATION DATE: 10-31-2023

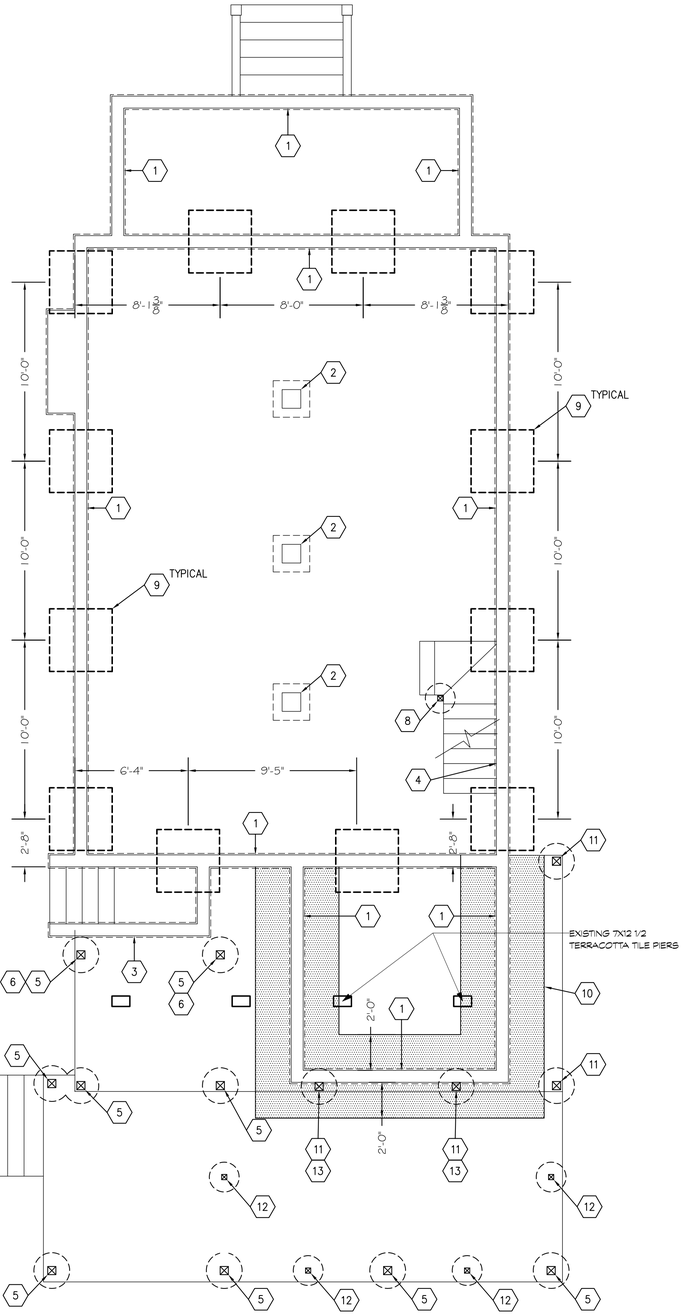
GIBSON-SMITH ADDITION

109 Elm Avenue, Takoma Park, MD 20912
Project # 2115

21 JUNE 2023

INTERIOR ELEVATIONS

A400



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

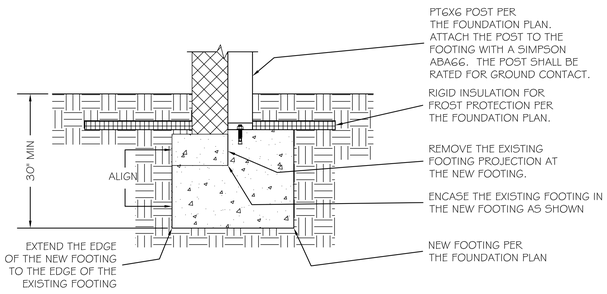
FRAMING NOTES:

1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
4. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF ½"ø BOLTS AT 16" O.C. STAGGERED.
5. EPOXY BOLTS SHALL BE SIMPSON "SET". FOLLOW MANUFACTURES INSTRUCTIONS FOR INSTALLATION AND THE INSTRUCTIONS OF ESR 1772. EPOXY BOLTS SHALL HAVE 6" EMBEDMENT WITH SCREEN TUBES WHEN PLACED IN HOLLOW MASONRY UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING STRUCTURAL ELEMENTS THAT WILL REMAIN.
7. ALL STEEL ANGLE LINTELS SHALL BE LONG LEG VERTICAL (LLV). PROVIDE 6" BEARING FOR STEEL ANGLES ON SOLID MASONRY.
8. ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.
9. ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
10. ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
11. ALL SLAB CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4500PSI AND HAVE 6%±1% AIR ENTRAINMENT.
12. WHEN ATTACHING EXISTING JOISTS TO FLUSH BEAMS USE OVERSIZED SIMPSON LUS HANGERS. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE JOIST AND THE HANGER.
13. THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE HOME AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS.
14. TYPICAL JOIST HANGER SHALL BE A SIMPSON IUS OR SIMPSON LUS HANGER.
15. TYPICAL RAFTER TO RIDGE HANGER SHALL BE A SIMPSON LSU.
16. TYPICAL RAFTER TO FLUSH BEAM HANGER SHALL BE A SIMPSON L70 ON EACH SIDE OF THE RAFTER.
17. TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
18. TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
19. TYPICAL STRINGER TO FRAMING CONNECTOR SHALL BE A SIMPSON MTS15 ON EACH SIDE.
20. TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HU MAX.
21. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
22. SEE THE MONTGOMERY COUNTY TYPICAL DECK DETAILS FOR ITEMS NOT SHOWN ON THESE PLANS SUCH AS GUARD RAILS, STAIRS, LEDGER BOARD ATTACHMENTS ETC . . .
23. PLACE A DOUBLE JOIST BELOW ALL WALLS THAT RUN PARALLEL TO THE FLOOR FRAMING. ALTERNATE: PLACE BLOCKING BETWEEN THE ADJACENT JOISTS BELOW THE WALL AT 16" O.C.
24. ADD BLOCKING TO THE WEB OF THE ENGINEERED JOISTS AS NEEDED WHEN USING HURRICANE TIES OR JOIST HANGERS.

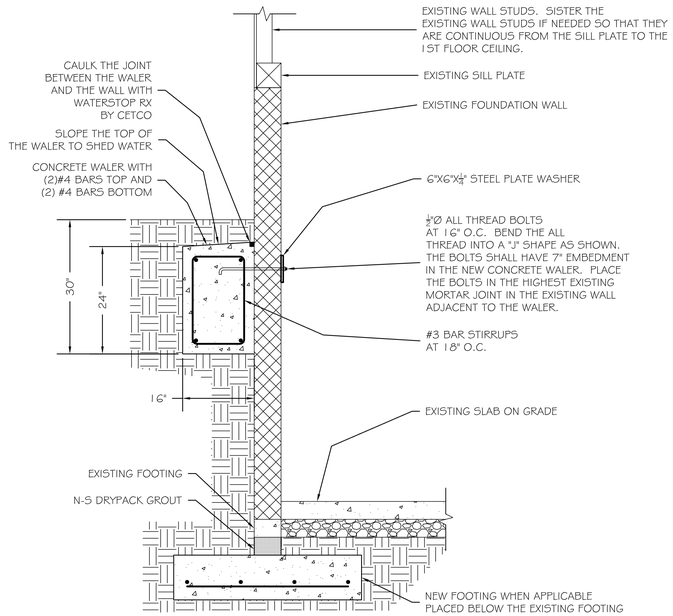
1. EXISTING FOUNDATION WALL AND FOOTING. IF THE EXISTING WALL IS FOUND TO BOW INWARD BY ⅜" OR MORE, NOTIFY THE STRUCTURAL ENGINEER SO THAT REPAIR DETAILS CAN BE PROVIDED.
2. EXISTING PIER AND FOOTING.
3. EXISTING AREAWAY UNCHANGED.
4. REINFORCE THE EXISTING FOUNDATION WALL AT THE NEW STAIRS WITH STEEL PLATES PER THE STRUCTURAL DETAIL.
5. PT6X6 POST UP ON A 24"ø FOOTING. THE TOP OF THE FOOTING SHALL BE 1" BELOW GRADE. ATTACH THE POST TO THE FOOTING WITH A SIMPSON ABA66.
6. THE BOTTOM OF THE FOOTING SHALL MATCH THE BOTTOM OF THE EXISTING ADJACENT WALL FOOTING. PLACE THE NEW FOOTING ON TOP OF THE EXISTING FOOTING WHEN APPLICABLE.
7. PLACE THE STAIRS ON FOOTINGS PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS.
8. 4X4 PSL POST UP ON A 20"øX10" THICK FOOTING. ATTACH THE POST TO THE FOOTING WITH A SIMPSON ABA44.
9. PLACE A 42X42X10 CONCRETE FOOTING BELOW THE EXISTING FOOTING. REINFORCE THE FOOTING WITH (4)#4 BARS IN EACH DIRECTION. PROVIDE TEMPORARY SHORING FOR THE EXISTING FOOTING, FOUNDATION WALL, 1ST FLOOR FRAMING, EXTERIOR WALL, ATTIC FRAMING AND ROOF FRAMING DURING CONSTRUCTION.
10. PLACE 2" RIGID INSULATION BELOW 6" OF TOP SOIL AROUND THE PERIMETER OF THE CRAWL SPACE TO PROVIDE FROST PROTECTION TO THE EXISTING FOOTING.
11. PT6X6 POST UP ON A 24"ø FOOTING. THE TOP OF THE FOOTING SHALL BE PLACED BELOW THE INSULATION. THE BOTTOM OF THE FOOTING SHALL BE 30" BELOW GRADE. ATTACH THE POST TO THE FOOTING WITH A SIMPSON ABA66.
12. PT4X4 POST UP ON A 20"ø FOOTING. THE TOP OF THE FOOTING SHALL BE 1" BELOW GRADE. ATTACH THE POST TO THE FOOTING WITH A SIMPSON ABA44.
13. PLACE THE NEW FOOTING BELOW THE EXISTING FOOTING. ENCASE THE EXISTING FOOTING IN THE NEW FOOTING.

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 12:38 pm, Jun 23, 2023



Detail at Keynotes (11) (13)
Scale: ¾" = 1'–0"



Alternate Detail at Key Note (4)
Scale: ¾" = 1'–0"

NOTES
1. USE THIS DETAIL IN LIEU OF REINFORCING THE EXISTING WALL WITH STEEL PLATES.
2. THE CONCRETE WALER SHALL START 3'–0" IN FRONT OF THE OPENING IN THE 1ST FLOOR FOR THE STAIRS AND EXTEND TO THE BACK LEFT CORNER OF THE ORIGINAL HOME.

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

DATE	ISSUE - REMARKS

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

LICENSE #: 15218
EXPIRATION DATE: 10-31-2023

APAC ENGINEERING, INC
2110 Seminary Road
Silver Spring, MD 20910
301-565-0543
301-565-0849 (fax)

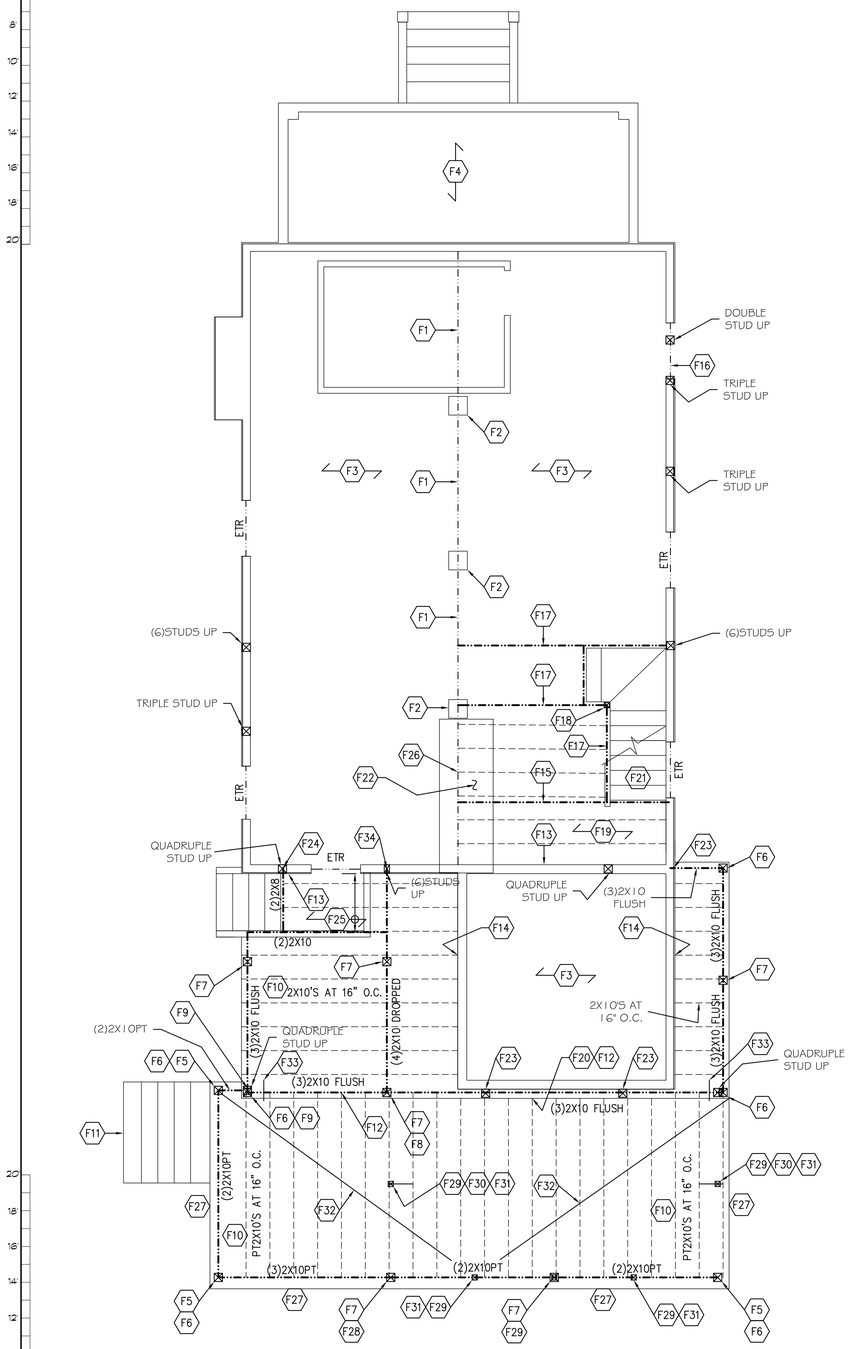
GIBSON-SMITH ADDITION

109 Elm Avenue, Takoma Park, MD 20912
Project # 2115

21 JUNE 2023

FOUNDATION PLANS & DETAIL

S100



FRAMING NOTES:

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3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
4. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF $\frac{1}{2}$"ø BOLTS AT 16" O.C. STAGGERED.
5. EPOXY BOLTS SHALL BE SIMPSON "SET". FOLLOW MANUFACTURES INSTRUCTIONS FOR INSTALLATION AND THE INSTRUCTIONS OF ESR 1772. EPOXY BOLTS SHALL HAVE 6" EMBEDMENT WITH SCREEN TUBES WHEN PLACED IN HOLLOW MASONRY UNLESS NOTED OTHERWISE.
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21. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
22. SEE THE MONTGOMERY COUNTY TYPICAL DECK DETAILS FOR ITEMS NOT SHOWN ON THESE PLANS SUCH AS GUARD RAILS, STAIRS, LEDGER BOARD ATTACHMENTS ETC . . .
23. PLACE A DOUBLE JOIST BELOW ALL WALLS THAT RUN PARALLEL TO THE FLOOR FRAMING. ALTERNATE: PLACE BLOCKING BETWEEN THE ADJACENT JOISTS BELOW THE WALL AT 16" O.C.
24. ADD BLOCKING TO THE WEB OF THE ENGINEERED JOISTS AS NEEDED WHEN USING HURRICANE TIES OR JOIST HANGERS.

F1 EXISTING TRIPLE 2X8 WOOD BEAM.

F2 EXISTING PIER.

F3 EXISTING 1ST FLOOR FRAMING. SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A DOUBLE 2X8. SISTER ANY SINGLE JOIST THAT IS SPACED AT 24" O.C. WITH A 2X8.

F4 EXISTING FRONT PORCH STRUCTURE UNCHANGED.

F5 PT6X6 POST UP. ATTACH THE POST TO THE DECK FRAMING WITH A SIMPSON LCE IN EACH DIRECTION.

F6 PT6X6 POST DOWN. ATTACH THE POST TO THE DECK FRAMING OR 1ST FLOOR BEAMS WITH A SIMPSON LCE IN EACH DIRECTION.

F7 PT6X6 POST DOWN. ATTACH THE POST TO THE BEAM WITH A SIMPSON LPC6 ON EACH SIDE OF THE BEAM. NOTCH THE SIDES OF THE BEAM AS NEEDED TO PLACE THE CONNECTORS.

F8 SET THE FRONT TO BACK DROPPED BEAM ON THE POST. PLACE THE SIDE TO SIDE FLUSH BEAM ON THE FRONT TO BACK BEAM. ATTACH THE SIDE TO SIDE BEAM TO THE FRONT TO BACK BEAM WITH A SIMPSON MTS12 ON EACH SIDE OF THE FRONT TO BACK BEAM. THE SIDE TO SIDE BEAM SHALL BE CONTINUOUS AT THE POST.

F9 HANG THE SIDE TO SIDE DECK BEAM FROM THE FRONT TO BACK BEAM WITH A SIMPSON LUS HANGER. PLACE FLASHING AROUND THE CONNECTION.

F10 PLACE BLOCKING BETWEEN THE JOISTS AT THE MID-SPAN.

F11 FRAME THE STAIRS PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS.

F12 PT2X10 LEDGER. ATTACH THE LEDGER TO THE EXISTING RIM BOARD OR NEW BEAM WITH $\frac{1}{2}$"ø THRU BOLTS AT 16" O.C. TOP AND BOTTOM STAGGERED. ATTACH EACH JOIST TO THE LEDGER WITH A SIMPSON LUS HANGER. PLACE FLASHING PER THE MONTGOMERY COUNTY TYPICAL DECK DETAILS.

F13 2X8 OR 2X10 CLEAT. ATTACH THE CLEAT TO THE EXISTING RIM BOARD WITH (2)#10 SCREWS AT 6" O.C. THE CLEAT SHALL MATCH THE SIZE OF THE FLOOR JOISTS.

F14 2X10 LEDGER. ATTACH THE LEDGER TO THE EXISTING RIM BOARD WITH $\frac{1}{2}$"ø THRU BOLTS AT 16" O.C. TOP AND BOTTOM STAGGERED. ATTACH EACH JOIST TO THE LEDGER WITH A SIMPSON LUS HANGER.

F15 TRIPLE 1$\frac{3}{4}$" LVL BEAM. RIP THE LVL'S TO MATCH THE HEIGHT OF THE EXISTING FLOOR JOISTS. (7$\frac{1}{2}$" MINIMUM)

F16 PLACE A FLUSH TRIPLE 1$\frac{3}{4}$" LVL HEADER OVER THE EXISTING WINDOW. RIP THE LVL'S TO MATCH THE HEIGHT OF THE EXISTING FLOOR JOISTS. (7$\frac{1}{2}$" MINIMUM).

F17 DOUBLE 2X FRAMING FOR THE NEW STAIRS. RIP THE 2X'S TO MATCH THE HEIGHT OF THE EXISTING FLOOR JOISTS. (7$\frac{1}{2}$" MINIMUM)

F18 4X4 PSL POST DOWN. ATTACH THE POST TO THE FLOOR FRAMING WITH A SIMPSON LCE IN EACH DIRECTION.

F19 INFILL THE EXISTING FLOOR AT THE ABANDONED STAIRS BY SISTERING THE EXISTING JOISTS WITH 2X JOISTS AT 16" O.C. RIP THE JOISTS TO MATCH THE HEIGHT OF THE EXISTING FLOOR JOISTS. (7$\frac{1}{2}$" MINIMUM). PLACE BLOCKING BETWEEN THE JOISTS AT THE MID-SPAN. REMOVE THE EXISTING HEADER TO ALLOW FOR THE SISTERING OF THE JOISTS.

F20 ATTACH THE EXISTING RIM BOARD TO THE BEAM WITH (2)#10 SCREWS AT 6" O.C.

F21 BUILD THE STAIRS ON THE BASEMENT SLAB. REINFORCE THE EXISTING FOUNDATION WALL AT THE STAIRS PER THE STRUCTURAL DETAIL.

F22 NEW KITCHEN ISLAND.

F23 PT6X6 POST DOWN. ATTACH THE POST TO THE BEAM WITH A SIMPSON LPC6 ON REAR SIDE OF THE BEAM. THE POST SHALL ALIGN WITH THE WINDOW JAMBS IN THE NEW 1ST FLOOR WALL ABOVE.

F24 POCKET THE BEAM IN THE EXISTING WALL AND PLACE IT ON THE EXISTING SILL PLATE. SHIM THE BEAM TO THE SILL PLATE IF NEEDED.

F25 FRAME THE FLOOR WITH 2X8'S AT 16" O.C. OVERTOP OF THE EXISTING AREAWAY.

F26 SET THE SISTERED JOISTS ON THE EXISTING BEAM. PLACE BLOCKING BETWEEN THE SISTERED JOISTS AND THE EXISTING JOISTS OVERTOP OF THE EXISTING BEAM.

F27 PAD THE RIM JOIST OR THE DECK BEAM WITH PT2X10'S AS NEEDED TO FORM THE EDGE OF THE DECK. ATTACH THE EXTRA 2X10'S TO THE RIM JOIST OR THE DECK BEAM WITH (2)$\frac{1}{2}$"ø SPAX POWER LAG SCREWS AT 12" O.C. FIELD DETERMINE THE LENGTH OF THE SCREWS.

F28 PT6X6 POST UP. ATTACH THE POST TO THE BEAM WITH A SIMPSON LPC6 ON EACH SIDE OF THE BEAM.

F29 4X4 CEDAR POST UP. ATTACH THE POST TO THE BEAM OR THE BLOCKING WITH A SIMPSON LPC4 ON EACH SIDE OF THE BEAM OR BLOCKING.

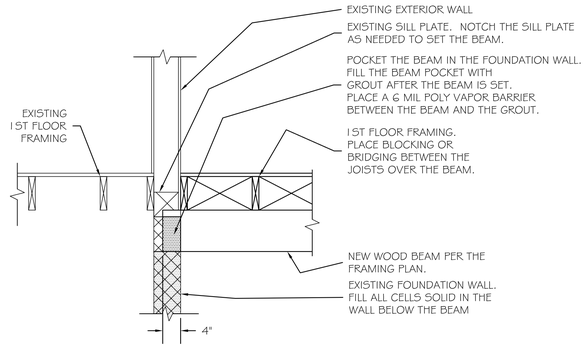
F30 PLACE SOLID BLOCKING BETWEEN THE JOISTS IF NEEDED TO PLACE THE POST.

F31 PT4X4 POST DOWN. ATTACH THE POST TO THE BEAM OR THE BLOCKING WITH A SIMPSON LPC4 ON EACH SIDE OF THE BEAM OR BLOCKING.

F32 PLACE FLAT PT1X6 BRACING ON THE UNDERSIDE OF THE DECK. ATTACH THE BRACING TO EACH JOIST WITH (2)#8 SCREWS.

F33 SIMPSON DTT2Z TENSION ANCHOR.

F34 POCKET THE BEAM IN THE WALL PER THE TYPICAL DETAIL.



Typical Wood Beam to Existing Terracotta Foundation Wall Detail

Scale: $\frac{3}{4}$" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 12:38 pm, Jun 23, 2023

BENNETT FRANK McCARTHY
architects, inc.
1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
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DATE	ISSUE - REMARKS

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LICENSE #: 15218 EXPIRATION DATE: 10-31-2023

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APAC ENGINEERING, Inc

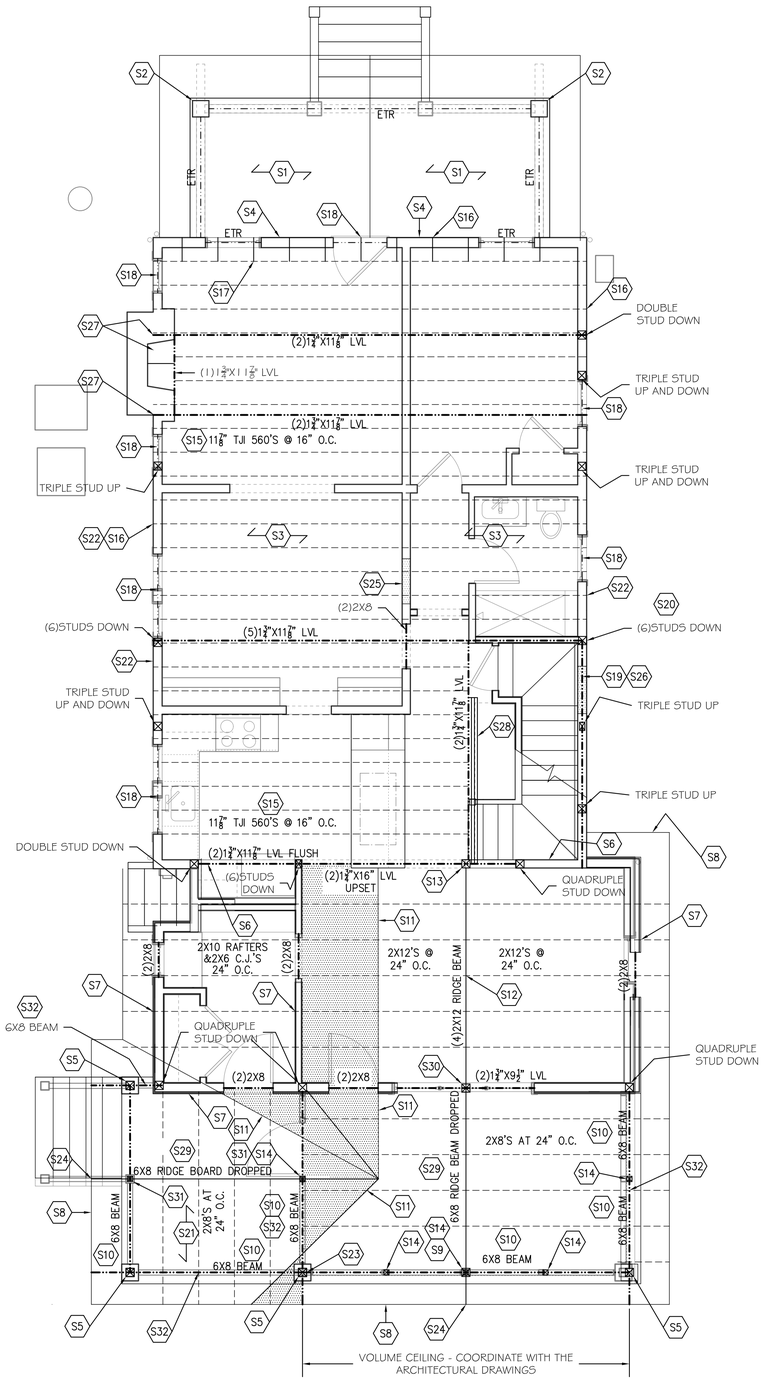
GIBSON-SMITH ADDITION

109 Elm Avenue, Takoma Park, MD 20912
Project # 2115

21 JUNE 2023

FIRST FLOOR FRAMING PLAN

S101



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

FRAMING NOTES:

1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
4. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF ½"ø BOLTS AT 16" O.C. STAGGERED.
5. EPOXY BOLTS SHALL BE SIMPSON "SET". FOLLOW MANUFACTURES INSTRUCTIONS FOR INSTALLATION AND THE INSTRUCTIONS OF ESR 1772. EPOXY BOLTS SHALL HAVE 6" EMBEDMENT WITH SCREEN TUBES WHEN PLACED IN HOLLOW MASONRY UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING STRUCTURAL ELEMENTS THAT WILL REMAIN.
7. ALL STEEL ANGLE LINTELS SHALL BE LONG LEG VERTICAL (LLV). PROVIDE 6" BEARING FOR STEEL ANGLES ON SOLID MASONRY.
8. ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.
9. ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
10. ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
11. ALL SLAB CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4500PSI AND HAVE 6%±1% AIR ENTRAINMENT.
12. WHEN ATTACHING EXISTING JOISTS TO FLUSH BEAMS USE OVERSIZED SIMPSON LUS HANGERS. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE JOIST AND THE HANGER.
13. THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE HOME AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS.
14. TYPICAL JOIST HANGER SHALL BE A SIMPSON IUS OR SIMPSON LUS HANGER.
15. TYPICAL RAFTER TO RIDGE HANGER SHALL BE A SIMPSON LSU.
16. TYPICAL RAFTER TO FLUSH BEAM HANGER SHALL BE A SIMPSON L70 ON EACH SIDE OF THE RAFTER.
17. TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
18. TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
19. TYPICAL STRINGER TO FRAMING CONNECTOR SHALL BE A SIMPSON MTS15 ON EACH SIDE.
20. TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HU MAX.
21. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
22. SEE THE MONTGOMERY COUNTY TYPICAL DECK DETAILS FOR ITEMS NOT SHOWN ON THESE PLANS SUCH AS GUARD RAILS, STAIRS, LEDGER BOARD ATTACHMENTS ETC . . .
23. PLACE A DOUBLE JOIST BELOW ALL WALLS THAT RUN PARALLEL TO THE FLOOR FRAMING. ALTERNATE: PLACE BLOCKING BETWEEN THE ADJACENT JOISTS BELOW THE WALL AT 16" O.C.
24. ADD BLOCKING TO THE WEB OF THE ENGINEERED JOISTS AS NEEDED WHEN USING HURRICANE TIES OR JOIST HANGERS.

S1 EXISTING ROOF FRAMING UNCHANGED.

S2 EXISTING POST TO REMAIN.

S3 EXISTING CEILING JOISTS TO REMAIN NEXT TO THE NEW FLOOR JOISTS. SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A DOUBLE 2X4.

S4 ATTACH THE 1ST EXISTING RAFTER TO THE NEW EXTERIOR WALL WITH (2)#8 SCREWS AT 6" O.C.

S5 PT 6X6 POST DOWN. ATTACH THE POST TO THE BEAM THAT IS PERPENDICULAR TO THE RAFTERS WITH A SIMPSON CBT4Z. HANG THE BEAM THAT IS PARALLEL TO THE RAFTERS FROM THE 1ST BEAM WITH A SIMPSON CJT3Z CONCEALED HANGER.

S6 2X10 OR 2X12 CLEAT FOR THE ROOF ATTACHED TO THE WALL WITH (2)#8 SCREWS AT 6" O.C. THE CLEAT SHALL MATCH THE SIZE OF THE RAFTERS.

S7 ATTACH EACH RAFTER TO THE BEAM OR WALL WITH A SIMPSON H2.5A HURRICANE TIE. WHEN APPLICABLE, HOLD THE TOP OF THE RAFTERS UP AS NEEDED FOR INSULATION AND VENTILATION.

S8 PLACE A FLY RAFTER AT THE EDGE OF THE ROOF PER THE ARCHITECTURAL DRAWINGS. THE MINIMUM SIZE OF THE FLY RAFTER SHALL BE A 2X6. THE FLY RAFTER SHALL BE WEATHER RESISTANT.

S9 6X6 CEDAR POST BETWEEN THE RIDGE BEAM AND THE BEAM IN THE CEILING. ATTACH THE POST TO RIDGE BEAM AND THE BEAM IN THE CEILING WITH A SIMPSON CBT4Z.

S10 THE 6X8 BEAM SHALL BE WEATHER RESISTANT LUMBER.

S11 OVERBUILT ROOF. RIP THE UPPER RAFTERS AND PLACE THEM ON THE LOWER ROOF. ATTACH EACH RAFTER TO THE LOWER ROOF WITH (3)10d TOE NAILS AND A SIMPSON LS50 ON EACH SIDE OF EACH RAFTER.

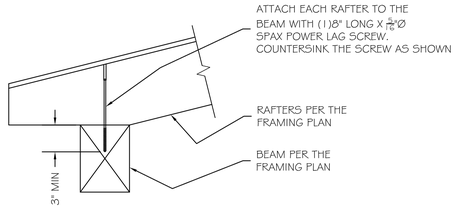
S12 ATTACH EACH RAFTER TO THE RIDGE WITH A SIMPSON LSU HANGER. HOLD THE TOP OF THE RIDGE DOWN AS NEEDED FOR VENTILATION AND SO THAT THE BOTTOM OF THE RIDGE IS EVEN WITH OR DEEPER THAN THE BOTTOM OF THE RAFTERS. ATTACH THE TRIPLE RAFTERS TO THE RIDGE WITH A SIMPSON LUS HANGER. NOTCH THE BOTTOM OF THE TRIPLE RAFTER AS NEEDED TO FIT IN THE CONNECTOR.

S13 PLACE A QUADRUPLE STUD BETWEEN THE RIDGE AND HEADER BELOW OR THE BEAM BELOW.

S14 4X4 CEDAR POST DOWN. THE BEAM SHALL BE CONTINUOUS AT THE POST. ATTACH THE POST TO TO THE BEAM WITH A SIMPSON CBT2Z CONCEALED CONNECTOR.

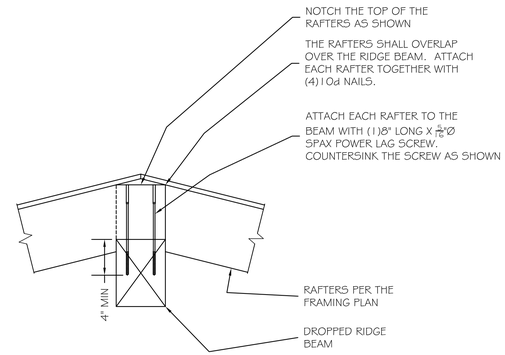
S15 PLACE BLOCKING BETWEEN THE JOISTS AT THE ⅓ POINTS OF THE SPAN.

S16 SET THE JOISTS ON 2X4 SPACERS PLACED ON TOP OF THE EXISTING WALL. PROVIDE RAFTER TIES BETWEEN THE NEW RAFTERS AND THE NEW JOISTS WHEN APPLICABLE.



Rafter to Beam Detail (Porch)

Scale: 1½" = 1'-0"



Rafter to Ridge Beam Detail (Porch)

Scale: 1½" = 1'-0"

S17 PLACE SOLID BLOCKING AT 24" O.C. IN THE 1ST BAY.

S18 FLUSH DOUBLE 1¾"X11⅞" LVL HEADER OVER THE EXISTING HEADER. CUT THE EXISTING CEILING JOISTS AS NEEDED TO HANG THE NEW JOISTS FROM THE HEADER.

S19 PLACE A FLUSH DOUBLE 1¾" LVL HEADER ON TOP OF THE EXISTING WALL AT THE STAIR OPENING FOR LATERAL STABILITY. RIP THE LVL'S TO FILL THE SPACE ATTACH THE PLY'S TOGETHER WITH (3) ROWS OF #10 SCREWS AT 4" O.C. DRIVEN FROM EACH SIDE OF THE BEAM.

S20 SET THE SIDE TO SIDE BEAM ON THE WOOD POST. HANG THE FRONT TO BACK LVL INSIDE THE WALL FROM THE SIDE TO SIDE BEAM AND POST WITH A SIMPSON HUC CONCEALED FLANGE HANGER. NOTCH THE BOTTOM OF THE SIDE TO SIDE BEAM AS NEEDED TO FIT IN THE CONNECTOR.

S21 2X8 CEILING JOISTS AT 24" O.C. PLACE A CEILING JOIST NEXT TO EACH RAFTER. ATTACH EACH EACH CEILING JOIST TO EACH RAFTER WITH (8)10d NAILS. THE JOISTS AND THE RAFTERS FORM A SELF SUPPORTING ROOF.

S22 DECORATIVE EAVE PER THE TYPICAL DETAIL.

S23 HANG EACH SIDE TO SIDE BEAM FROM THE FRONT TO BACK BEAM WITH A SIMPSON HUC CONCEALED FLANGE HANGER.

S24 EXTEND THE RIDGE SO THAT IT FORMS AN OUTLOOK BRACKET FOR THE FLY RAFTERS PER THE ARCHITECTURAL DRAWINGS. ATTACH EACH FLY RAFTER TO THE LOOK OUT BRACKET WITH (3)#10 TOE SCREWS WITH 2" MINIMUM EMBEDMENT IN THE BRACKET.

S25 INFILL THE EXISTING WALL WITH 2X STUDS AT 16" O.C. USE STUDS THAT MATCH THE WIDTH OF THE EXISTING WALL STUDS.

S26 SISTER EACH EXISTING WALL STUD AT THE NEW STAIRS WITH A 2X AS NEEDED SO THAT THE STUDS ARE CONTINUOUS FROM THE EXISTING SILL PLATE ON THE FOUNDATION WALL TO THE 1ST FLOOR CEILING. USE STUDS THAT MATCH THE SIZE OF THE EXISTING WALL STUDS.

S27 PLACE THE LVL HEADER ON THE STRUCTURAL PORTION OF THE FIRE PLACE. INFILL THE FLOOR IF NEEDED BETWEEN THE HEADER AND THE CHIMNEY.

S28 PAD THE LVL BEAM WITH MORE LVL'S AS NEEDED TO ALLOW THE 2ND FLOOR TO EXTEND PAST THE OPENING. ATTACH THE PADDED LVL'S TO THE DOUBLE LVL BEAM WITH ½"ø BOLTS AT 16" O.C. TOP AND BOTTOM STAGGERED. HANG THE EXISTING CEILING JOISTS FROM THE BEAM WITH A SIMPSON MTS12 ON ONE SIDE OF THE EXISTING CEILING JOIST.

S29 NOTCH THE RAFTERS AND PLACE THEM ON THE RIDGE BEAM. ATTACH EACH RAFTER TO THE RIDGE WITH A ⅝"ø SPAX POWER LAG SCREWS. THE SCREWS SHALL HAVE 4" MINIMUM EMBEDMENT IN THE RIDGE BEAM.

S30 SET THE 6X8 RIDGE BEAM ON A QUADRUPLE STUD DOWN TO THE BEAM BELOW. NOTCH THE 2X12 RIDGE BEAM AND PLACE IT ON THE 6X8 RIDGE BEAM. ATTACH THE 2X12 RIDGE BEAM TO THE 6X8 RIDGE BEAM WITH A SIMPSON LPT4 PLATE ON EACH SIDE OF THE BEAM.

S31 PLACE A DOUBLE STUD BETWEEN THE RIDGE AND THE BEAM BELOW.

S32 ATTACH EACH RAFTER TO THE BEAM WITH A ⅝" SPAX POWER LAG SCREW. THE SCREW SHALL HAVE 3" EMBEDMENT IN THE BEAM.

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 12:38 pm, Jun 23, 2023

BENNETT FRANK McCARTHY
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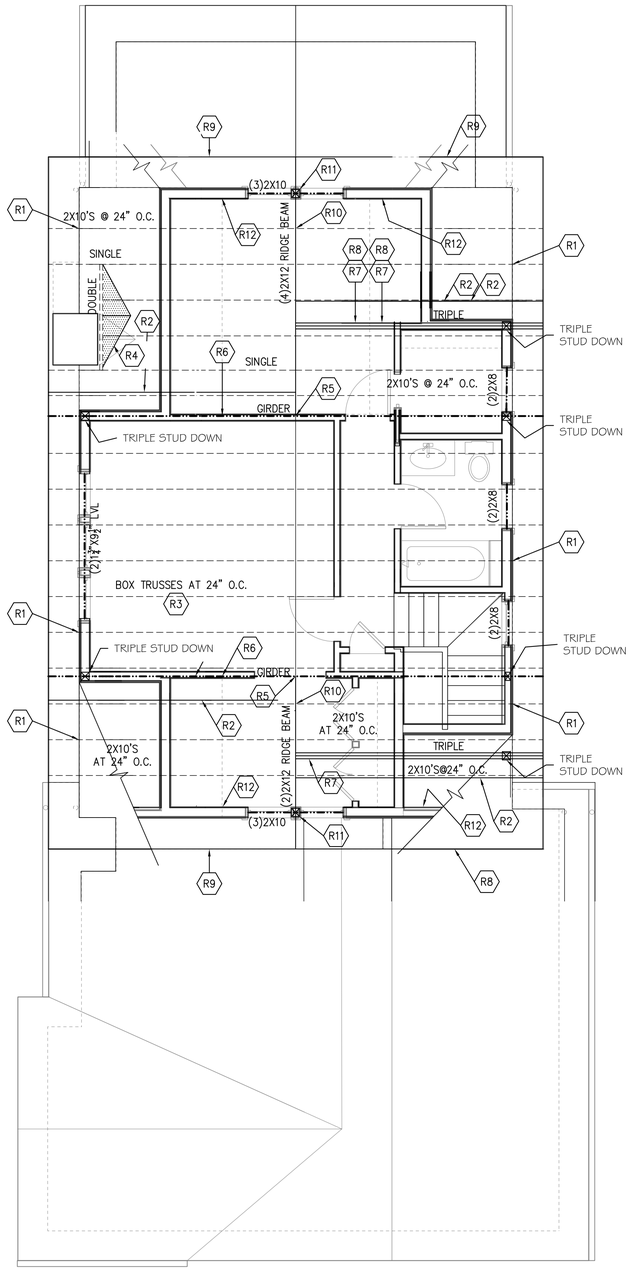
GIBSON-SMITH ADDITION

109 Elm Avenue, Takoma Park, MD 20912
Project # 2115

21 JUNE 2023

SECOND FLOOR FRAMING PLAN

S102



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

FRAMING NOTES:

1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
4. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF ½"ø BOLTS AT 16" O.C. STAGGERED.
5. EPOXY BOLTS SHALL BE SIMPSON "SET". FOLLOW MANUFACTURES INSTRUCTIONS FOR INSTALLATION AND THE INSTRUCTIONS OF ESR 1772. EPOXY BOLTS SHALL HAVE 6" EMBEDMENT WITH SCREEN TUBES WHEN PLACED IN HOLLOW MASONRY UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING STRUCTURAL ELEMENTS THAT WILL REMAIN.
7. ALL STEEL ANGLE LINTELS SHALL BE LONG LEG VERTICAL (LLV). PROVIDE 6" BEARING FOR STEEL ANGLES ON SOLID MASONRY.
8. ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.
9. ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
10. ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
11. ALL SLAB CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4500PSI AND HAVE 6%±1% AIR ENTRAINMENT.
12. WHEN ATTACHING EXISTING JOISTS TO FLUSH BEAMS USE OVERSIZED SIMPSON LUS HANGERS. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE JOIST AND THE HANGER.
13. THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE HOME AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS.
14. TYPICAL JOIST HANGER SHALL BE A SIMPSON IUS OR SIMPSON LUS HANGER.
15. TYPICAL RAFTER TO RIDGE HANGER SHALL BE A SIMPSON LSU.
16. TYPICAL RAFTER TO FLUSH BEAM HANGER SHALL BE A SIMPSON L70 ON EACH SIDE OF THE RAFTER.
17. TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
18. TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
19. TYPICAL STRINGER TO FRAMING CONNECTOR SHALL BE A SIMPSON MTS15 ON EACH SIDE.
20. TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HU MAX.
21. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
22. SEE THE MONTGOMERY COUNTY TYPICAL DECK DETAILS FOR ITEMS NOT SHOWN ON THESE PLANS SUCH AS GUARD RAILS, STAIRS, LEDGER BOARD ATTACHMENTS ETC . . .
23. PLACE A DOUBLE JOIST BELOW ALL WALLS THAT RUN PARALLEL TO THE FLOOR FRAMING. ALTERNATE: PLACE BLOCKING BETWEEN THE ADJACENT JOISTS BELOW THE WALL AT 16" O.C.
24. ADD BLOCKING TO THE WEB OF THE ENGINEERED JOISTS AS NEEDED WHEN USING HURRICANE TIES OR JOIST HANGERS.

(R1) ATTACH EACH TRUSS OR RAFTER TO THE SUPPORTING WALL OR BEAM WITH A SIMPSON H2.5A HURRICANE TIE. HOLD THE TOP OF THE TRUSS OR RAFTER UP AS NEEDED FOR VENTILATION AND INSULATION AT THE EAVE.

(R2) THE ROOF DECKING SHALL CANTILEVER OVER THE END WALL TO THE SUPPORT THE RAKE. NO SPLICE SHALL OCCUR IN THE ROOF DECKING WITHIN 48" OF THE END WALL. PLACE A 2X6 FLY RAFTER AT THE EDGE OF THE ROOF. WHEN APPLICABLE, PLACE A 2X4 STUD AT EACH RISER IN THE GABLE END TRUSS. ATTACH EACH RISER TO THE STUD WITH #8 SCREWS AT 6" O.C.

(R3) THE TRUSS MANUFACTURER SHALL COORDINATE THE ROOF AND CEILING LINES WITH THE ARCHITECTURAL DRAWINGS.

(R4) OVERBUILT CRICKET.

(R5) HANG THE RIDGE BEAM FROM THE GIRDER TRUSS WITH A SIMPSON HU-MAX HANGER.

(R6) GIRDER OVER THE DORMER WALL ON THE WEST SIDE OF THE HOME. PLACE A 2X10 CLEAT ON THE EXTERIOR FACE OF THE DORMER WALL FOR THE STEEP ROOF. ATTACH THE CLEAT TO THE WALL SHEATHING OR THE SHEATHING PLACED ON THE GIRDER WITH (2)#8 SCREWS AT 6" O.C.

(R7) PLACE THE TRIPLE RAFTER IN THE STEEP ROOF PLANE. PLACE THE STEEP ROOF DECKING ON THE TRIPLE RAFTER AND THEN BUILD THE DORMER WALL ON THE ROOF DECKING.

(R8) FRAME THE RAKE WITH ROOF DECKING BETWEEN THE TRIPLE RAFTER AND THE EDGE OF THE ROOF. NO SPLICE SHALL OCCUR IN THE ROOF DECKING THAT IS PARALLEL TO THE ROOF SLOPE. PLACE A 2X6 FLY RAFTER AT THE EDGE OF THE ROOF. PLACE OUTLOOK BRACKETS AT THE EAVE AND AT THE MID-HEIGHT OF THE ROOF TO SUPPORT THE FLY RAFTER PER THE TYPICAL DETAIL.

(R9) THE ROOF DECKING SHALL CANTILEVER OVER THE END WALL TO THE SUPPORT THE RAKE. NO SPLICE SHALL OCCUR IN THE ROOF DECKING WITHIN 48" OF THE END WALL. PLACE A 2X6 FLY RAFTER AT THE EDGE OF THE ROOF. PLACE OUTLOOK BRACKETS TO SUPPORT THE FLY RAFTER AT THE EAVE AND AT THE MID-HEIGHT OF THE ROOF PER THE TYPICAL DETAIL.

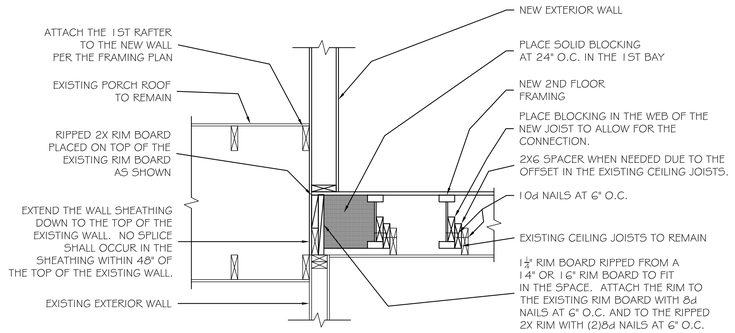
(R10) ATTACH EACH RAFTER TO THE RIDGE WITH A SIMPSON LSU HANGER. HOLD THE TOP OF THE RIDGE DOWN AS NEEDED FOR VENTILATION AND SO THAT THE BOTTOM OF THE RIDGE IS EVEN WITH OR DEEPER THAN THE BOTTOM OF THE RAFTERS.

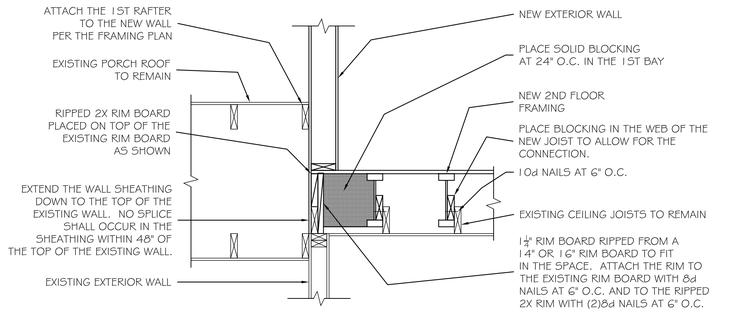
(R11) PLACE A QUADRUPLE STUD BETWEEN THE RIDGE AND THE HEADER BELOW. NOTCH THE RIDGE AS NEEDED SO THAT IT FORMS A OUTLOOK BRACKET FOR THE FLY RAFTERS PER THE ARCHITECTURAL DRAWINGS. ATTACH EACH FLY RAFTER TO THE LOOK OUT BRACKET WITH (3)#10 TOE SCREWS WITH 2" MINIMUM EMBEDMENT IN THE BRACKET.

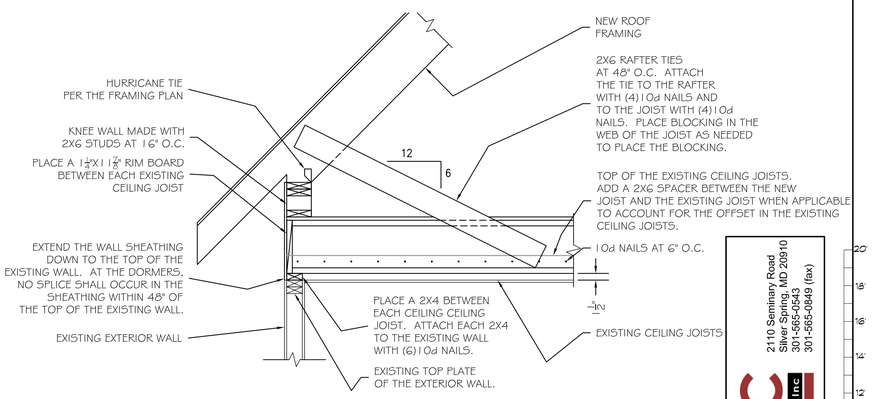
(R12) EXTEND THE GABLE END WALL TO THE ROOF DECKING. PLACE A 2X10 CLEAT NEXT TO THE WALL FOR THE CEILING. ATTACH THE CLEAT TO EACH STUD WITH A #10 SCREW AND TO THE TOP PLATE OF THE WALL WITH #10 SCREWS AT 16" O.C.

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 12:38 pm, Jun 23, 2023







Typical Detail at the Top of the Existing Exterior Walls
Scale: ¾" = 1'-0"

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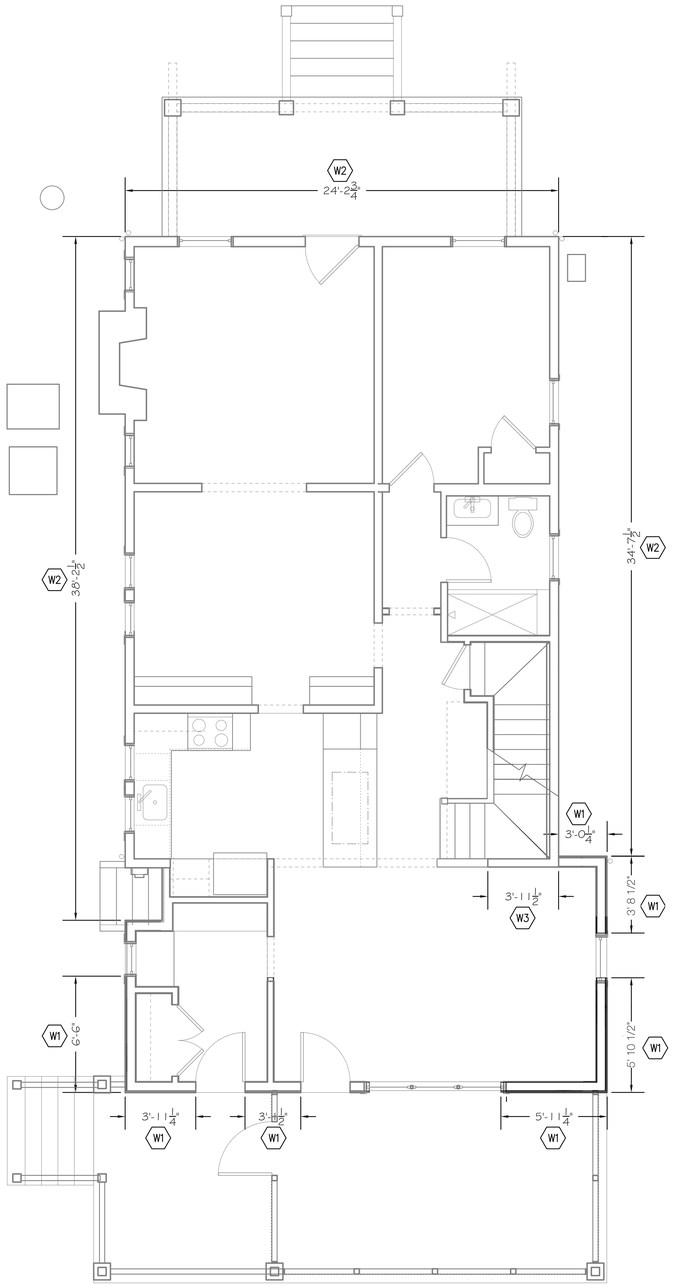
21 JUNE 2023

ROOF FRAMING PLAN & DETAILS

S103



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

WIND BRACING NOTES:

1. WALLS BRACED PER IRC R602.10 AND R301.1.3 "ENGINEERED DESIGN".
2. APPLY 7/16" OSB SHEATHING TO ALL EXTERIOR WALLS.
3. ATTACH OSB TO WOOD FRAMING WITH 8d NAILS AT 4" O.C. AT PANEL EDGES AND 8" O.C. ELSEWHERE.
4. EDP DENOTES "ENGINEERED DESIGNED PANEL".
5. ATTACH THE BOTTOM PLATE OF THE WALL TO THE JOISTS OR BLOCKING WITH 1-16d (0.135X3 1/2) NAIL. ATTACH THE BOTTOM PLATE TO THE RIM BOARD WITH 16d NAILS AT 12" O.C.
6. ATTACH EACH JOIST AND RAFTER TO THE TOP PLATE OF THE WALL WITH 2-16d (0.135X3 1/2) TOE NAILS.
7. ATTACH THE RIM BOARD TO THE TOP PLATE OF THE WALL WITH 16d (0.135X3 1/2) TOE NAILS AT 12" O.C.
8. ATTACH RIM BOARD TO SILL PLATE WITH 16d (0.135X3 1/2) TOE NAILS AT 12" O.C.

W1 EDP WIND BRACING PANEL.
W2 EXISTING PERFORATED WOOD SHEAR WALL.
W3 EXISTING WOOD SHEAR WALL.

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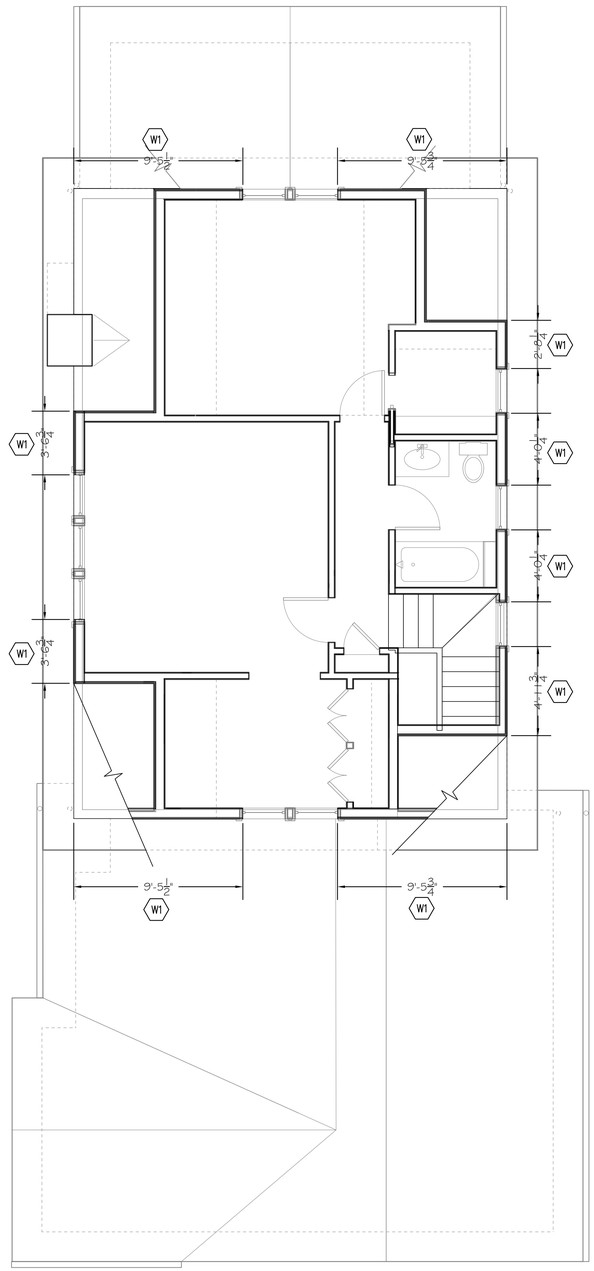

2 SECOND FLOOR WIND BRACING PLAN
Scale: 1/4" = 1'-0"

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EXPIRATION DATE: 10-31-2023

APAC ENGINEERING, Inc
2110 Seminary Road
Silver Spring, MD 20910
301-565-0543
301-565-0849 (fax)

GIBSON-SMITH ADDITION

109 Elm Avenue, Takoma Park, MD 20912
Project # 2115

21 JUNE 2023

WIND BRACING PLANS

S200

Structural Notes

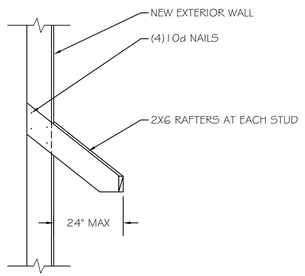
1. All work and materials to comply with the requirements of the 2018 IBC and IRC codes as revised by Montgomery County
2. Codes: the following design standards are applicable by reference:
   TMS 402-2016 Building Code Requirements for Masonry Structures.
   AWC NDS -2018 - Wood Frame Construction Manuel for One and Two Family Dwellings.
   ACI 318-14 Building Code Requirements for Reinforced Concrete
   AISC - 360-16 Specifications for Steel Buildings.
3. Foundations: footings, underpinning and slab on grades are designed to bear on native soil type SM or SC with an allowable bearing pressure of 2000 psf. A qualified soil-bearing inspector prior to placement of concrete shall verify all bearing values.
4. Structural steel:
   A. All structural steel, including detail material shall conform to ASTM A572 Fy = 50ksi, U.N.O.
   B. All structural tubing shall conform to ASTM A500, grd.B
   C. All steel pipe shall be ASTM A53, type E or S, grade B
   D. All welders shop and field, shall be certified. Use E70xx electrodes only.
   E. All steel exposed to weather and exterior masonry support shall receive one shop coat of corrosion-Inhibiting primer.
   F. Detailing, fabrication and erection shall be in accordance with AISC. Adequately brace all steel against lateral loads during erection.
   G. All exterior structural steel shall receive rust preventative paint.
   H. Connections:
   I. All beam connections shall be simple shear connections, U.N.O. Where no reaction is provided, the beam shall be assumed to carry 120 % of the allowable uniform load in Kips for beams laterally supported, as given in the AISC steel construction manual.
   II. Except as noted, all fasteners shall be 3/4" diameter ASTM A325 bolts, designed to act in bearing type connections with threads included.
5. Lumber:
   A. Lumber shall be SPF #2 with a min. Fb = 875psi Min. Fv = 135psi and min. E = 1,400,000psi.
   B. LVL and PSL shall have a min. Fb = 2850psi; Fv = 285psi; E = 2,000,000psi.
   C. Floor decking shall be ¾" APA rated decking. Roof decking shall be $\frac{5}{8}$"APA rated decking. Wall sheathing shall be ½" APA rated sheathing. Glue and screw the floor decking to the joists.
   D. Interior wood walls shall be 2x4 studs at 16" O.C. and exterior walls shall be 2x4 studs at 16" O.C. with a double top plate and single bottom plate. Provide solid blocking at the midhelght of each wall and at a minimum of 48" O.C. vertically.
   E. Provide double joists under all walls that run parallel to floor framing.
   F. Nail all multiple members together per the manufacturer's recommendations and at a minimum use 2-10d nails at 6" O.C. stagger sides that nails are driven from.
   G. Provide bridging at center of all joist spans Exceeding 8'-0" and at 1/3 points of all joist spans exceeding 16'-0". Provide solid blocking at all bearing points on top of walls or beams.
   H. Provide solid blocking below all wood posts.
   I. All posts shall have Simpson Cap and Base Plates typ.
   J. All joists shall have Simpson Hangers where applicable.
   K. Glue all multiple studs together. Nail together with 2-10d nails at 3" O.C. Stagger the sides of the studs that the nails are driven from.
   L. All lumber in contact with masonry or concrete or within in 8" of soil shall be pressure treated. All lumber to conform to IRC R317 and R318 for protection against corrosion and termite damage.
   M. All lumber shall be kiln dried. Store lumber on site in such a manner as to prevent the seepage of water into the wood.
   N. Wood Lintels shall be as follows:
      Opening ≤ 3'-0" - 2-2x6
      3'-0" < Opening ≤ 5'-0" - 2-2x8
      5'-0"< Opening ≤ 8'-0" - 2-2x10
      Greater than 8'-0" - See plans
6. Fasteners:
   A. All prefabricated angles, bearing plates, and joist hangers shall be installed per the manufacturer recommendations.
   B. Follow the manufacturer recommendations for setting epoxy bolts.
   C. Expansion bolts shall be rawl power studs.
7. Masonry:
   A. Masonry construction shall be in conformance with the applicable sections of TMS 402-2016 "Building Code Requirements for Masonry Structures."
   B. Concrete masonry units shall be hollow load bearing units (ASTM C90) grade n-1 with a net strength of 2000psi and F'm - 1500psi.
   C. All joints to be filled solid with mortar.
   D. Mortar to comply with ASTM C270 (type M or S).
   E. Provide corrugated masonry ties between brick facia and wood walls or cmu walls at 16" O.C. in each direction.
   F. Provide 9ga truss style joint reinforcement @ 16" O.C. vertically.
   G. Lintels shall be as follows:
      Opening ≤ 3'-0" - L4x3½ x¼ LLV/ 4" of wall
      3'-0" < Opening ≤ 7'-0" - L6x3½x$\frac{5}{16}$ LLV/ 4" of wall.
      Opening > 7'-0" - See Plan
8. Cast in place concrete:
   A. Concrete construction shall be in conformance with the applicable sections of ACI 318-14, "Part 3 - Construction Requirements."
   B. Concrete shall have a minimum compressive strength at 28 days of 3000psi, UNO (unless noted otherwise).
   C. All concrete shall be placed with a slump of 4" (± ½")
   D. All concrete shall be normal weight, UNO.
   E. All concrete exposed to weather shall have 6% ±1% entrained air.
   F. Contractor shall pour extra concrete to account for the deflection of the formwork to provide a flat finished surface.
   G. Concrete cover for reinforcement shall be:

Columns and beams	1½"
Slabs	¾"
Footings	3"

9. Reinforcement:
   A. Reinforcing bars shall be deformed bars conforming to ASTM A615, grade 60 (Fy = 60ksi)
   B. Welded wire fabric (wwf) shall conform to ASTM a185. Lap edges of wire fabric at least 6" In each direction.
10. Dimensions: The contractor shall field verify all dimensions prior to fabrication of structural components.
11. Coordination: The contractor shall coordinate all sleeves, duct openings and holes between trades. Any conduits or pipes embedded In concrete must be In accordance with ACI 318-14, chapter 6. Where sleeves are closely spaced in a group, the group shall be treated as an opening and reinforced accordingly. Submit drawings showing all opening sizes and locations for the approval by the structural engineer.

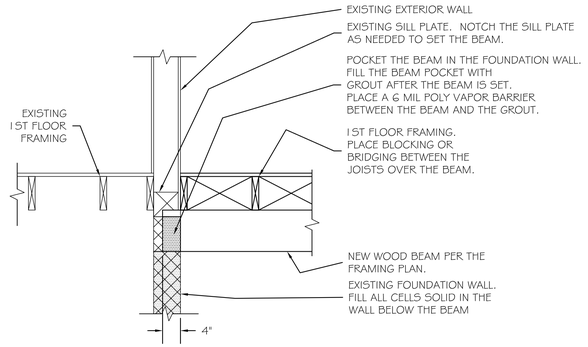
Dead Loads:

SPF #2 -	25 PCF
½ Decking -	1.7 PSF
¾" Decking -	2.5 PSF
Asphalt Shingles -	2.5 PSF
Slate Shingles -	15 PSF
½" Drywall -	2.2 PSF
Insulation -	1.5 PSF
Siding -	2.0 PSF
CMU -	87 PCF
Brick -	130 PCF
LIVE LOADS:	
DECK:	40PSF
ATTIC:	20PSF
FLOOR:	40PSF
BALCONY	60PSF
BEDROOM	40PSF
ROOF:	30PSF
WIND LOADS	
WIND SPEED:	Vult = 115mph; Vasd = 89mph
WIND LOAD IMPORTANCE FACTOR:	1.0
WIND EXPOSURE FACTOR:	B
WIND DESIGN PRESSURE:	11PSF
SNOW LOADS:	
GROUND SNOW LOAD (PG):	30PSF
FLAT ROOF SNOW LOAD(PF):	30PSF
SNOW EXPOSURE FACTOR (CE):	0.9
SNOW IMPORTANCE FACTOR (I):	1.0
Deflection Limitations:	
Rafters:	L/240
Interior Walls and Partitions:	H/180
Floors and Plastered Ceillngs:	L/360
All Other Structural Members:	L/240
Ext. Walls with plaster or stucco finishes:	L/360
Ext. Walls - Wind Loads with Brittle Finishes:	L/240
Ext. walls - Wind Loads with Flexible Finishes:	L/120
SEISMIC DESIGN DATA:	
SEISMIC IMPORTANCE FACTOR (Ie):	1.0
SPECTRAL RESPONSE ACCELERATIONS:	
(Ss):	20.0%
(S1):	8.0%
SPECTRAL RESPONSE COEFFICIENTS:	
(Sds):	33%
(Sd1):	18.7%
SEISMIC DESIGN CATEGORY:	B
SEISMIC SITE CLASSIFICATION:	D
SEISMIC COEFFICIENT (Cs):	0.05
SEISMIC MODIFICATION FACTOR (R):	6.5
BASE SHEAR:	1.95k
ANALYSIS PROCEDURE:	EQUIV. LATERAL FORCE
BASIC SFRS:	LIGHT FRAMED WALLS



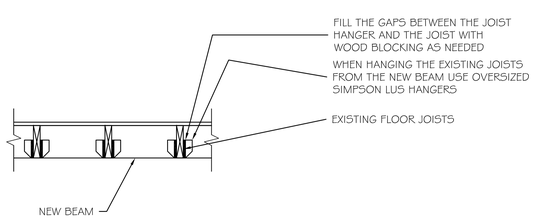
Typical Details at Decorative Eave

Scale: ¾" = 1'-0"



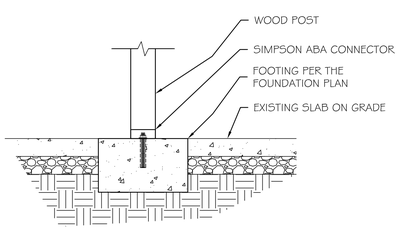
Typical Wood Beam to Existing Terracotta Foundation Wall Detail

Scale: ¾" = 1'-0"



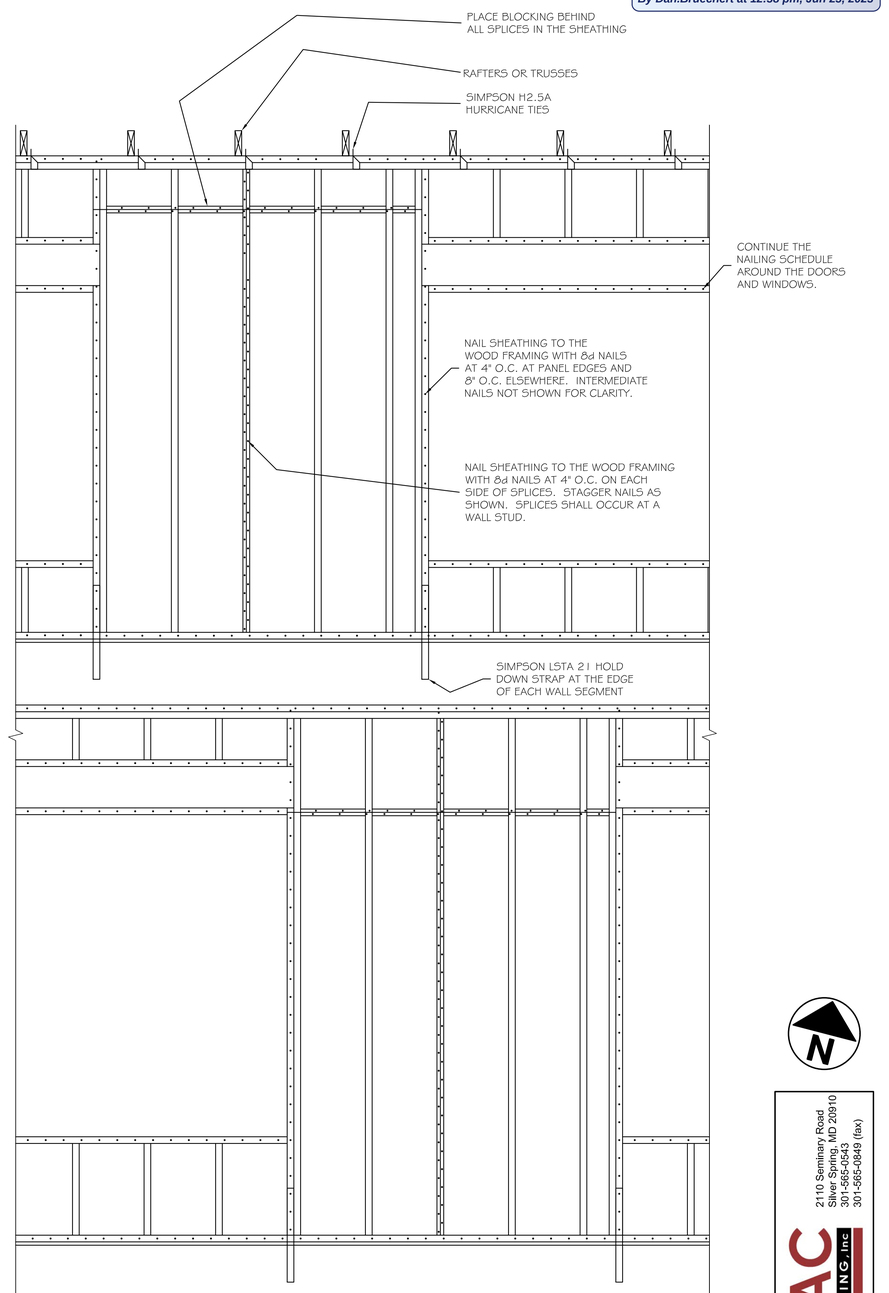
Typical Ex. Joist to New Beam Detail

Scale: ¾" = 1'-0"



Typical Interior Post to Footing Detail

Scale: ¾" = 1'-0"



Typical Framing Elevation at EDP Panels

Scale: ¾" = 1'-0"±

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 12:38 pm, Jun 23, 2023

BENNETT FRANK McCARTHY
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GIBSON-SMITH ADDITION

109 Elm Avenue, Takoma Park, MD 20912
Project # 2115

21 JUNE 2023

STRUCTURAL NOTES & DETAILS

S201

MECHANICAL NOTES

1. EXISTING GAS-FIRED FURNACE
2. EXISTING CONDENSING UNIT
3. NEW CONDENSING UNIT
   DAIKIN MODEL DZ15SAE2410 TWO TON
   15.2 SEER 208/230V 25 AMPS SINGLE PHASE
4. ATTIC MOUNTED AIR HANDLER
   DAIKIN MODEL ASTM024UUB14 TWO TON, HORIZONTAL MOUNTED
   OVER EMERGENCY DRAIN PAN.
   800 CFM 208/230V WITH MODEL HKSCO8XC 8KW BACK UP
   HEATER PACKAGE. 60 AMP COMBINED DEMAND
5. EXISTING GAS-FIRED HWH
6. INSTALL BALANCING DAMPER

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SPECIFICATIONS (CONTINUED FROM DI00)

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 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.

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

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

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

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

15.1.6 Hot Water Heater: existing to remain.

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

15.1.8 Kitchen fixtures (sink & faucet): Owner to select, Contractor to provide and install. See Div. 17 for Allowance Summary. Provide water via copper tubing supply with in-line filter and shut-off to main refrigerator for water / ice dispenser.

15.1.9 Bathroom #1 fixtures (basin & faucet, toilet, shower head and controls): Owner to select, Contractor to provide and install. See Div. 17 for Allowance Summary. Provide membrane pan and tiled shower floor and curb, per Division 9.

15.1.10 Bathroom #2 fixtures (basin & faucet, toilet, tub, shower head and controls): Owner to select, Contractor to provide and install. See Div. 17 for Allowance Summary.

15.2 Mechanical

- Existing gas-fired furnace, coil, condensing unit and flue shall remain in place to serve first floor and basement. Modify as shown. Provide manual balancing dampers at each main trunkline.

15.2.1 Attic mounted system to serve second floor (see mechanical plans):
- Condensing Unit: Daikin model DZ5SAE2410 / 2 ton / 15.2 SEER-2 / Inverter Driven Heat pump condenser R-410A refrigerant.
- Air Handler/Heat Pump: Daikin model ASTM024UUB14 / 2 ton / 800 CFM.
  Horizontal air handler w/ model HKSCO8XC 8kw back-up heater.
- Air handler cabinet leakage shall be ≤ 2% of air flow.
- Electrical: Provide 208 / 230 V, 60 amp circuit for AHU and 20 amp single phase circuit for CU.
- Programmable, WiFi controller.
- Vibration isolation
- Back-up/emergency overflow pan drained to exterior.
- Programmable, WiFi controller.
- Provide manual balancing dampers at each main trunkline.
- Vibration isolation

15.2.2 Energy load calculations: HVAC subcontractor shall be responsible to provide any and all energy calculations (Manual J, S and D as applicable) required to properly size/design the system and obtain permits.

15.2.3 Performance: Entire installation shall conform to all local applicable codes and manufacturer's specifications including but not limited to:
- Current adopted version and modifications of ICC IRC
- Latest SMACNA recommendation.

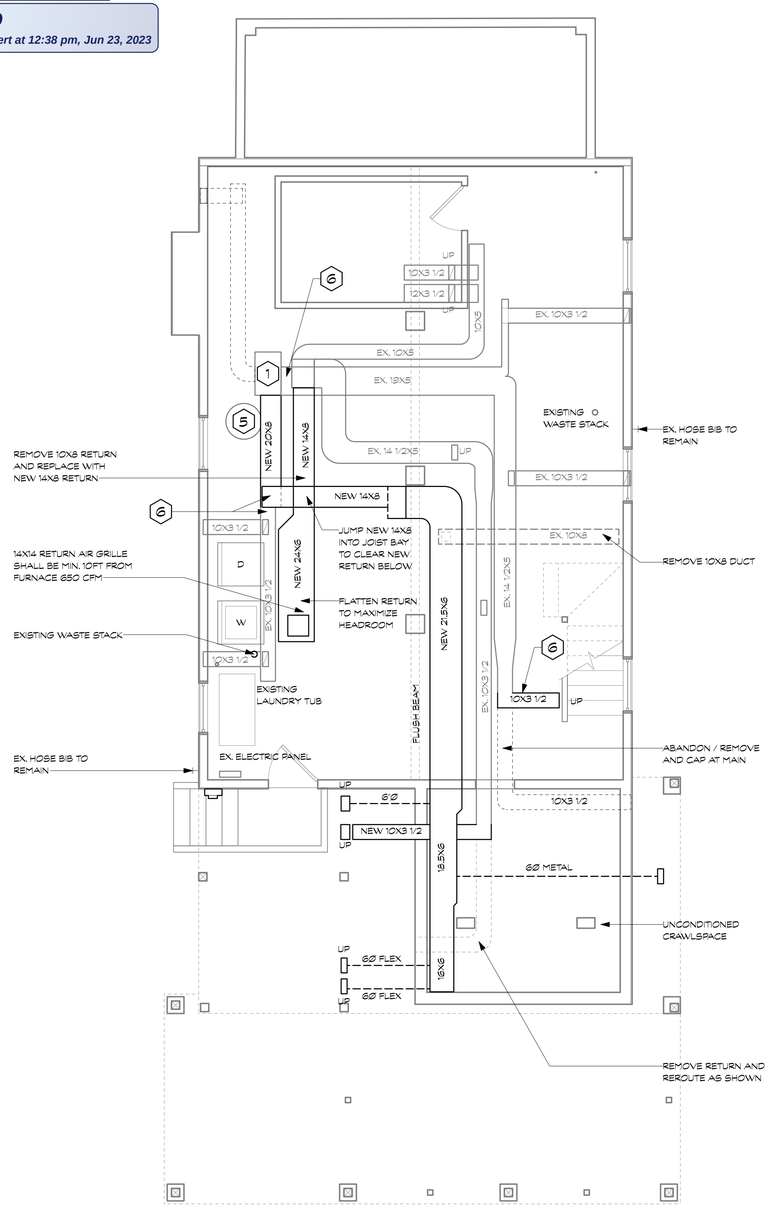
15.2.4 Equipment to be installed in strict conformance with manufacturer's instructions.

15.2.5 Warranties:
- HVAC sub shall register with manufacturer within 90 days of installation.
- 12 years on all parts and labor.
- 12 years on parts covered by manufacturer.
- 12 year on compressor.

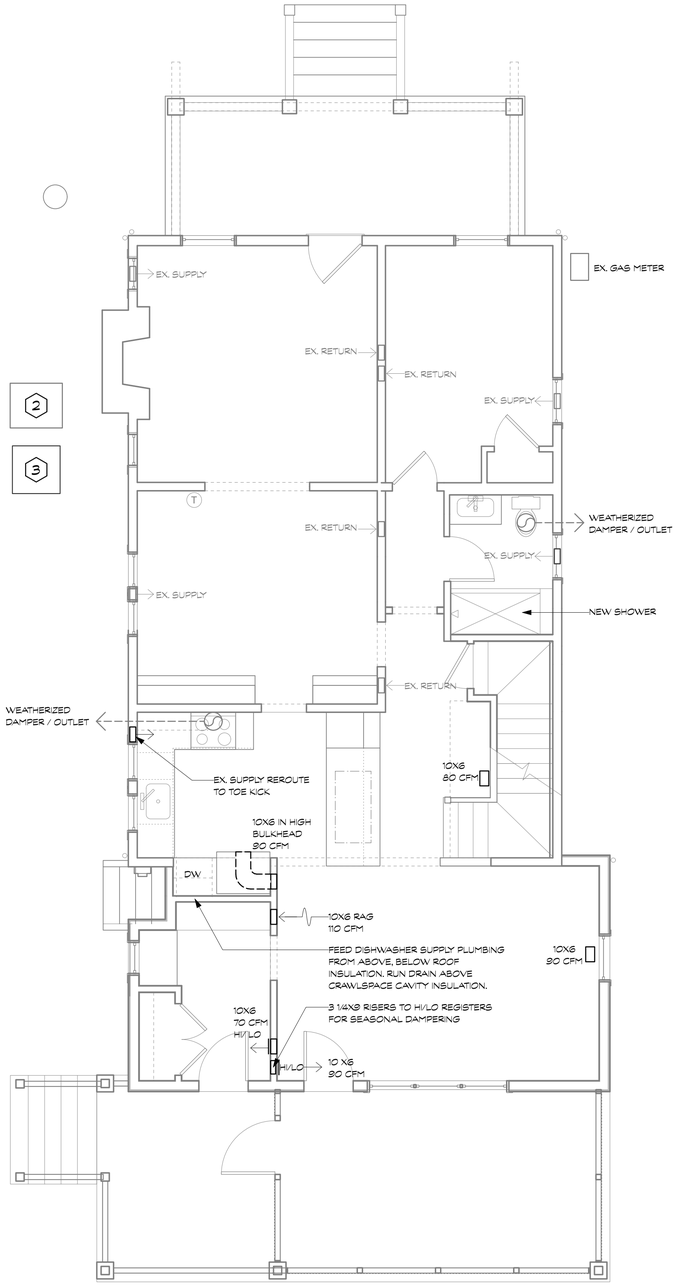
15.2.6 Provide gravity flow PVC condensate drain lines. Condensate from systems ≥ 90% efficient must discharge inside the conditioned envelope (i.e. laundry sink or sump) to avoid freezing at an external outfall. Include an auxiliary safety drain pan beneath fan coil unit in attic. Pan to contain float switch to cut off unit upon accumulation of water in pan.

15.2.7 Floor register equal to Lima 40, Selkirk 310 or Hart & Cooley 411. Wall and ceiling registers to be Hart & Cooley 92VHV. Return grilles to be Tuttle and Bailey T-70. Registers located in damp areas - notably bathrooms - shall be made of aluminum, not steel.

(SPECIFICATIONS CONTINUED ON MP101)



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



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

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

GIBSON-SMITH ADDITION
109 Elm Avenue, Takoma Park, MD 20912
Project # 2115

21 JUNE 2023

CELLAR & FIRST FLOOR MECHANICAL PLANS

MP100

SPECIFICATIONS (CONTINUED FROM MP100)

15.2.8 Ductwork to be galvanized steel fabricated and installed in conformance with ASHRAE GUIDE and ACCA Manual.
- Elbows in trunk ducts to be square-throated, square-back with turn vanes. Round branch ducts to be connected to trunk ducts using square-to-round take-off fittings.
- Maximum air velocity in the main duct and branches shall be 900 fpm and 600 fpm respectively.
- All joints shall be sealed with mastic to minimize air leakage.
- Total duct leakage shall be ≤ 8 cfm per 100 square feet with air handler installed.
- Lining only as shown. Internal duct insulation/lining shall be NOT be used on any supply ductwork. All returns shall be lined though the second bend away from air handler unit.
- Flexible pre-insulated branch ducts may be used in attic as shown. Use flexible duct connections to the air handler.
- All ductwork in unconditioned spaces shall be insulated and sealed in foil-coated (to inhibit condensation) fiberglass blanket insulation (min R8).
- Ductwork shall NOT be installed anywhere it would limit headroom below 6'-8" in occupied areas.
- Oval duct shall be used only as necessitated by framing depths.
- Building cavities shall not be used as ducts or plenums.

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

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

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

15.2.12 Thermostat: existing to remain on first floor. Provide seven day electronic setback/programmable wifi enabled thermostat for new HVAC unit. See mechanical plan for location.

15.3 Exhaust Fans: All exhaust fans and intakes shall have weatherized auto gravity dampers. All vents run through unconditioned space shall be insulated to min R5.

15.3.1 Bath exhaust: Contractor shall 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.

15.3.2 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.

15.3.3 Dryer vent: existing to remain.

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

MECHANICAL NOTES

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2. EXISTING CONDENSING UNIT
3. NEW CONDENSING UNIT
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   800 CFM 208/230V WITH MODEL HKSCO8XC 8KW BACK UP HEATER PACKAGE. 60 AMP COMBINED DEMAND
5. EXISTING GAS-FIRED HWH
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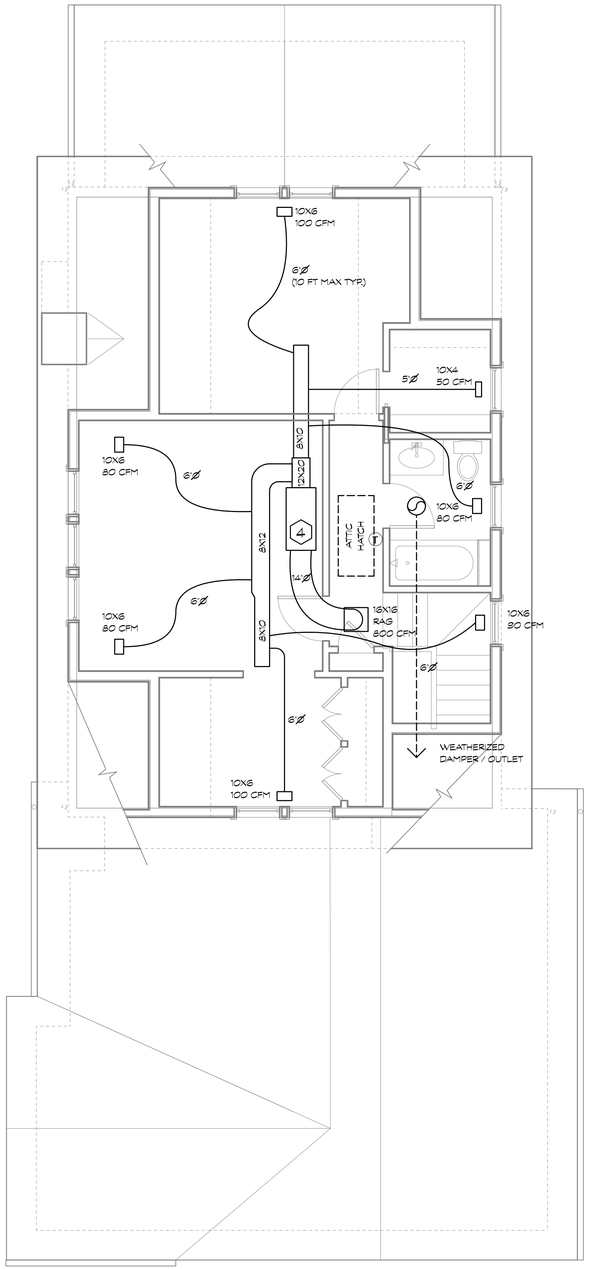

1 SECOND FLOOR MECHANICAL PLAN
Scale: 1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 12:39 pm, Jun 23, 2023

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21 JUNE 2023

SECOND FLOOR MECHANICAL PLAN

MP101

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 12:39 pm, Jun 23, 2023

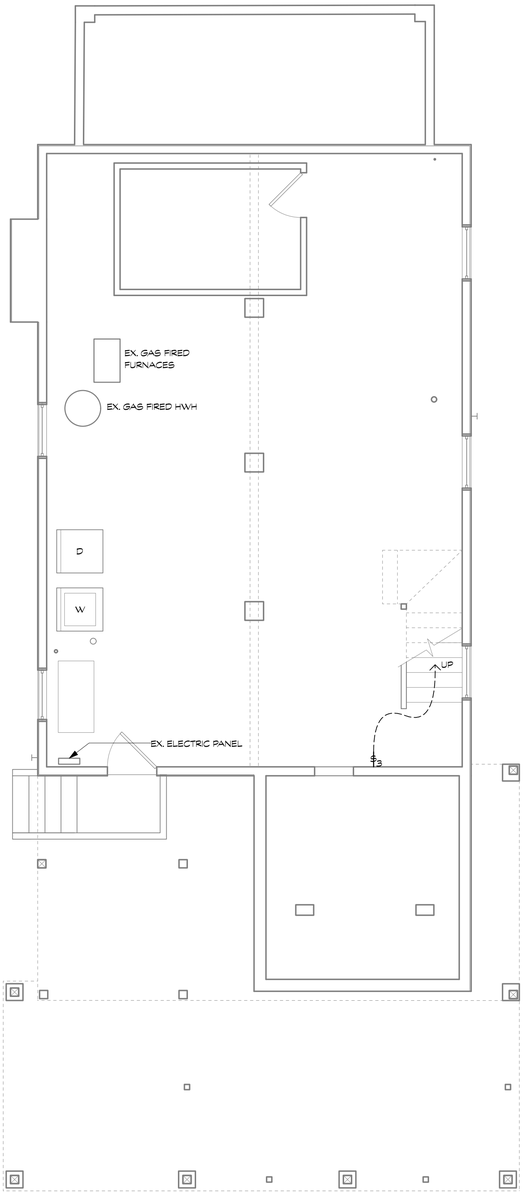
ELECTRICAL SYMBOLS

	DUPLEX RECEPTACLE (OUTLET) - 15/20 AMP @ 18" A.F.F.- COORDINATE W/ PANEL & EQUIP.
WP	GFI DUPLEX RECEPTACLE (OUTLET) - 15/20 AMP EXTERNALLY MOUNTED IN WATERPROOF HOUSING
	DUPLEX RECEPTACLE (OUTLET) - 15/20 AMP @ 45" AFF.- COORDINATE W/ PANEL & EQUIP.
	GFI OUTLET - 20 AMP @ 18" A.F.F.
	GFI OUTLET - 20 AMP @ 45" A.F.F.
	HALF-SWITCH OUTLET - 20 AMP @ 18" A.F.F.
	QUAD RECEPTACLE 15/20 AMP @ 18" A.F.F. (U.N.O.)
	FLOOR MOUNTED DUPLEX RECEPTACLE W/ FLUSH DECORATIVE COVER
J	JUNCTION BOX. SIZE AS REQUIRED
	DATA/TELEPHONE JACK - MOUNT @ 18" A.F.F. (U.N.O.)
TV	CABLE TV OUTLET
S EX	EXISTING SMOKE DETECTOR - REPLACE/RELOCATE AS NECESSARY TO MEET CODE
S	SMOKE DETECTOR - HARDWIRED INTERCONNECT PER CODE
	EXHAUST FAN - NUTONE MODEL LS-100

LIGHTING SYMBOLS

	SURFACE MOUNTED CEILING LIGHT FIXTURE
	FULLY RECESSED LED LIGHT- FOUR INCH DIAMETER (MAX)
	FULLY RECESSED LED WALL WASH LIGHT MOUNT 2'-0" FROM WALL U.N.O.
UC	UNDER CABINET MOUNTED FIXTURE
	SUSPENDED HALOGEN FIXTURE
	PENDANT FIXTURE
	VANITY LIGHT
	WALL-MOUNTED LIGHT FIXTURE
	SCONCE FIXTURE
	CEILING FAN/LIGHT
	FLUORESCENT LIGHT FIXTURE
S	SWITCH
S3	THREE WAY SWITCH
D	DIMMER SWITCH
D3	DIMMER THREE WAY SWITCH
JS	JAMB SWITCH
	SECURITY FLOODLIGHT ON MOTION DETECTOR

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



1 CELLAR ELECTRICAL PLAN
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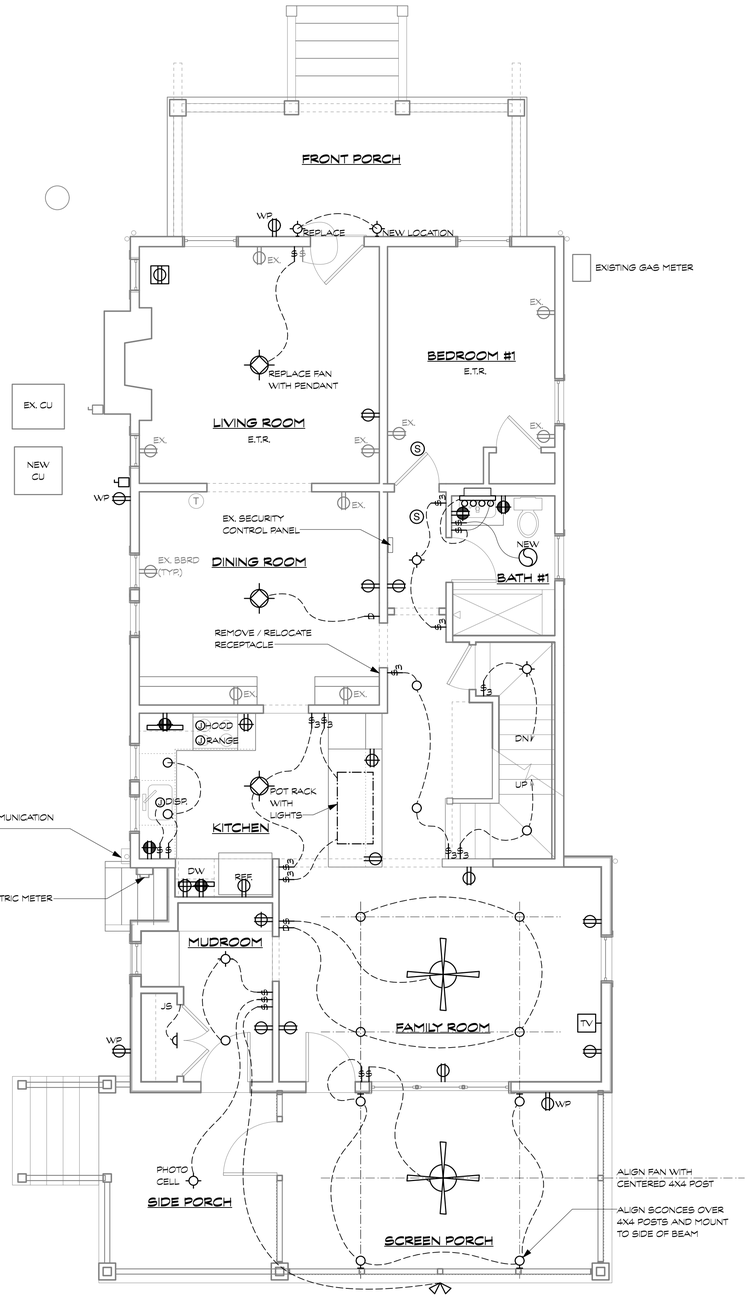

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GIBSON-SMITH ADDITION

109 Elm Avenue, Takoma Park, MD 20912
Project # 2115

21 JUNE 2023

CELLAR & FIRST FLOOR ELECTRICAL PLANS

E100

SPECIFICATIONS (CONTINUED FROM MP100)

DIVISION 16: ELECTRICAL

16.1 Electrical service: Existing electric service shall be reviewed by Contractor and Electrical subcontractor. Provide new service, subpanel and/or additional breakers as necessary to accommodate new work, equipment, systems and appliances. Provide ground fault circuit interrupt breakers at panels as required for all outlets requiring GFCI safety cutoff where indicated and where otherwise required. Label all new circuits at the panel.

16.2 Receptacles and Switches: Contractor shall provide wall switches, dimmer switches, and wall plates, etc. in areas of new work in conformance with NEC and local code. Contractor shall provide and install all specialty and appliance receptacles and switches.

- Style: Decora style as manufactured by Lutron.
  - Typical single pole rocker switch shall be Lutron model CA-1PS-WH.
  - Three way rocker switch shall be Lutron model CA-3PS-WH.
  - Dimmer switch shall be Lutron model LUT DVCL-153P-WH (wattage rating requirement should be coordinated with fixtures).
  - Representative duplex receptacle style shall be Lutron model CAR-15/20-SW (coordinate amperage with equipment/circuit)
  - Timer switch for exhaust fans shall be Maestro model MA-T51-WH.
- Color: All devices and cover plates shall be white, unless noted otherwise.
- Consistency: Where devices are added in existing spaces all devices in that space shall be upgraded to match new devices.
- Plates: use standard, not enlarged wall plates, in finish to match devices.

16.3 Provide ground fault interrupt devices where indicated and where otherwise required by code. Provide arc fault devices in all habitable spaces where ground fault are not otherwise provided.

16.4 Lighting: Owner to select, Contractor to provide and install. See Div. 17 for Allowance Summary. See drawings for locations. Coordinate mounting heights with Architect. Provide housings rated for insulation contact in all insulated ceiling cavities (housings shall be labeled to indicate <2.0 CFM leakage at 75 Pa.). Seal at housing / interior finish. Submit all recessed fixtures for review and approval prior to rough wiring. 85% of lamps in permanent fixtures or 85% of permanent fixtures shall use high efficiency lamps.

16.5 Bath exhausts: Contractor to provide/install Broan Ultra Green model LP80. Wall mounted, 1.0 sones, 80 CFM with 4 inch dia duct.

16.6 Smoke/Fire protection: Smoke/Carbon Monoxide detectors shall be installed in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story of the dwelling, including basements and cellars. Provide 10-year lithium ion battery or hardwired with battery back-up. All detectors shall be approved and listed and shall be installed in accordance with the manufacturer's instructions.

16.7 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.

16.8 Home Security System: The contract for construction shall include coordination as required for the modification of the existing home security system.

ELECTRICAL SYMBOLS

	DUPLEX RECEPTACLE (OUTLET) - 15/20 AMP @ 18" A.F.F.- COORDINATE W/ PANEL & EQUIP.
WP	GFI DUPLEX RECEPTACLE (OUTLET) - 15/20 AMP EXTERNALLY MOUNTED IN WATERPROOF HOUSING
	DUPLEX RECEPTACLE (OUTLET) - 15/20 AMP @ 45" AFF.- COORDINATE W/ PANEL & EQUIP.
	GFI OUTLET - 20 AMP @ 18" A.F.F.
	GFI OUTLET - 20 AMP @ 45" A.F.F.
	HALF-SWITCH OUTLET - 20 AMP @ 18" A.F.F.
	QUAD RECEPTACLE 15/20 AMP @ 18" A.F.F. (U.N.O.)
	FLOOR MOUNTED DUPLEX RECEPTACLE W/ FLUSH DECORATIVE COVER
J	JUNCTION BOX. SIZE AS REQUIRED
	DATA/TELEPHONE JACK - MOUNT @ 18" A.F.F. (U.N.O.)
TV	CABLE TV OUTLET
S EX	EXISTING SMOKE DETECTOR - REPLACE/RELOCATE AS NECESSARY TO MEET CODE
S	SMOKE DETECTOR - HARDWIRED INTERCONNECT PER CODE
	EXHAUST FAN - NUTONE MODEL LS-100

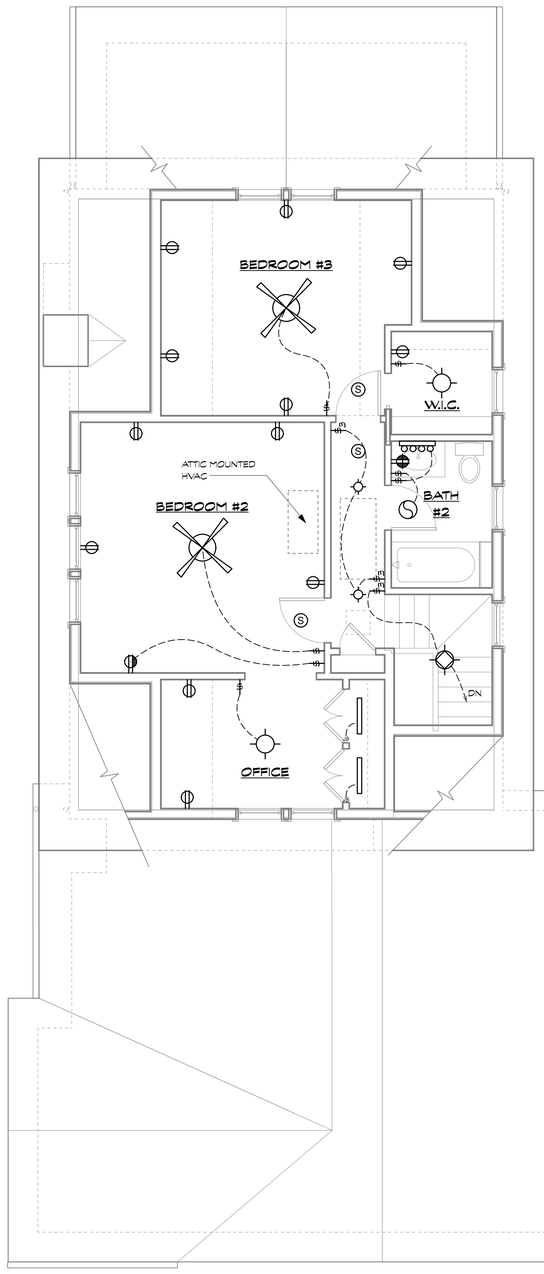
LIGHTING SYMBOLS

	SURFACE MOUNTED CEILING LIGHT FIXTURE
	FULLY RECESSED LED LIGHT- FOUR INCH DIAMETER (MAX)
	FULLY RECESSED LED WALL WASH LIGHT MOUNT 2'-0" FROM WALL U.N.O.
UC	UNDER CABINET MOUNTED FIXTURE
	SUSPENDED HALOGEN FIXTURE
	PENDANT FIXTURE
	VANITY LIGHT
	WALL-MOUNTED LIGHT FIXTURE
	SCONCE FIXTURE
	CEILING FAN/LIGHT
	FLUORESCENT LIGHT FIXTURE
	SWITCH
3	THREE WAY SWITCH
D	DIMMER SWITCH
D3	DIMMER THREE WAY SWITCH
JS	JAMB SWITCH
	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 12:39 pm, Jun 23, 2023



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

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DATE	ISSUE - REMARKS

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

LICENSE #: 15218
EXPIRATION DATE: 10-31-2023

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SECOND FLOOR ELECTRICAL PLAN

E101