



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Sandra I. Heiler
Chairman

Date: August 12, 2020

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #915515: Partial demolition and exterior rehabilitation

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 24, 2020 HPC meeting.

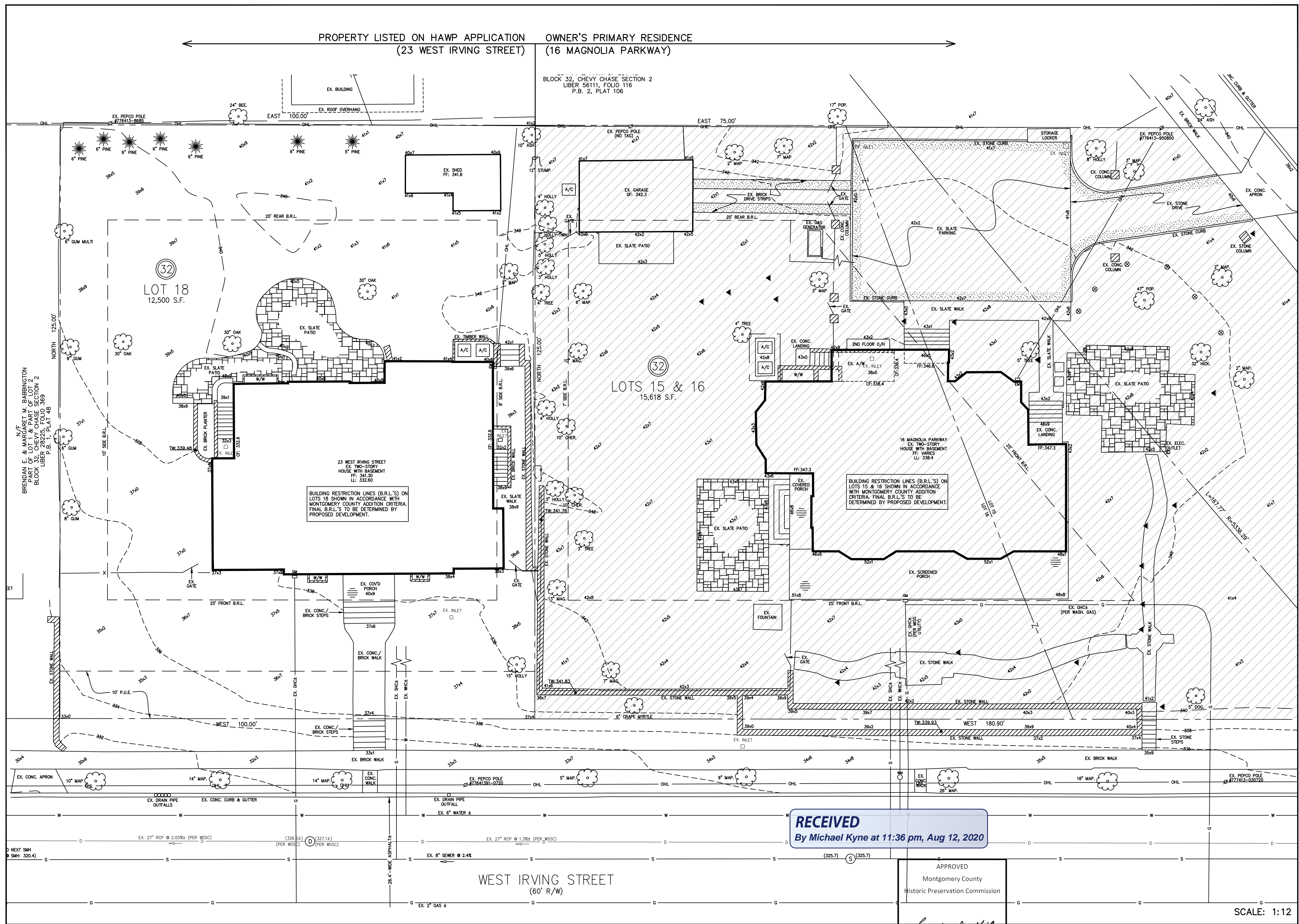
The HPC staff has reviewed and stamped the attached construction drawings.

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

Applicant: Mike Friedman (VW Fowles, Architect)
Address: 23 West Irving Street, Chevy Chase

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 Michael Kyne at 301.563.3403 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.





RECEIVED

By Michael Kyne at 11:36 pm, Aug 12, 2020



1711 Connecticut Ave. NW 204
Washington, DC 20009
(202) 758-5518

WEST IRVING
23 WEST IRVING ST.
CHEVY CHASE, MD 20815

Scope:
Renovation and addition of two-story home with a basement.

Owner:
Mike Friedman & Adena Friedman
16 Magnolia Parkway
Chevy Chase, MD 20815

Builder:
To be determined

Issue Date:
2020 May 4
2020 May 20
2020 May 21
2020 May 29
2020 June 3
SD Set
Mechanical Revisions
Porch Revisions
Structural SD
HAWP Submission

scale:
NTS

title:
COVER SHEET

number:
C000

GENERAL NOTES

- 1. THE AIA "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", PUBLISHED BY THE AMERICAN INSTITUTE OF ARCHITECTS, HERINAFTER REFERRED TO AS "GENERAL CONDITIONS", IS HEREBY MADE PART OF THE CONTRACT DOCUMENTS, THE SAME AS IF BOUND HEREIN.
2. THESE CONTRACT DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE PREPARED TO BE USED EXCLUSIVELY FOR THIS PROJECT. THESE CONTRACT DOCUMENTS ARE NOT TO BE USED BY ANY ENTITY FOR THE PURPOSES OF BIDDING, PRICING, PERMITTING, AND OR CONSTRUCTION OF ANY OTHER PROJECT EXCEPT AS DELINEATED HEREIN NOR ARE THEY TO BE MODIFIED IN ANY MANNER WHATSOEVER BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE DESIGNER.
3. DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD CONDITIONS. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITIONS AND DRAWINGS OR BETWEEN DRAWINGS, CONTACT DESIGNER FOR RESOLUTION BEFORE PROCEEDING.
4. HORIZONTAL DIMENSIONS INDICATED ARE TO BE FROM FINISHED FACE OF CONSTRUCTION, EXCEPT AS NOTED.
5. FLOOR TOLERANCE: GO TO IMMEDIATELY VERIFY SLOPE AND REPORT ANY DEVIATION OVER A 1/4 INCH SLOPE IN 10 FEET TO THE DESIGNER PRIOR TO COMMENCING WORK. ANY LEVELING REQUIRED GREATER THAN 1/4 INCH SLOPE IN 10 FEET SHALL BE THE RESPONSIBILITY OF THE GC.
6. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF DESIGNER UNLESS NOTED (A).
7. IN THE EVENT OF CONFLICT BETWEEN DATA SHOWN ON DRAWINGS AND DATA SHOWN IN THE SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN. DETAIL DRAWINGS TAKE PRECEDENCE OVER DRAWINGS OF LARGER SCOPE. SHOULD THE CONTRACTOR AT ANY TIME DISCOVER AN ERROR IN A DRAWING OR SPECIFICATION, OR A DISCREPANCY OR VARIATION BETWEEN DIMENSIONS OR DRAWINGS AND MEASUREMENTS AT SITE, OR LACK OF DIMENSIONS OR OTHER INFORMATION, HE SHALL NOT PROCEED WITH THE WORK AFFECTED UNTIL CLARIFICATION HAS BEEN MADE.
8. CUT AND FIT COMPONENTS FOR ALTERATION OF EXISTING WORK AND INSTALLATION OF NEW WORK, PATCH DISTURBED AREAS TO MATCH ADJACENT MATERIALS AND FINISHES.
9. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. CLARIFICATIONS REGARDING ANY CONFLICTS SHALL BE RECEIVED PRIOR TO RELATED WORK BEING STARTED. ANY UNREPORTED DEFICIENCIES WILL BECOME THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT.
10. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DIMENSIONS AND ELEVATIONS AT THE SITE. THE CONTRACTOR AND SUB-CONTRACTOR SHALL COORDINATE AND SHOW THE LAYOUT AND EXACT LOCATION OF ALL PARTITIONING, DOORS, ELECTRICAL/TELEPHONE OUTLETS, LIGHT SWITCHES AND THERMOSTATS WITH THE DESIGNER IN THE FIELD BEFORE PROCEEDING WITH CONSTRUCTION.
11. GENERAL CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ALL MECHANICAL, TELEPHONE, ELECTRICAL AND PLUMBING (TO INCLUDE ALL PIPING, DUCT WORK, STRUCTURAL MEMBERS AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED. ELEMENTS IN CONFLICT SHALL BE DETERMINED AND REVIEWED WITH DESIGNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
12. CONTRACTOR SHALL PROVIDE MANUFACTURERS SPECIFICATIONS, INSTALLATION INSTRUCTIONS, SHOP DRAWINGS AND SAMPLES FOR REVIEW AND APPROVAL OF ALL MATERIALS, METHODS, AND TRADES TO BE USED PRIOR TO ORDERING OR PROCEEDING WITH THE WORK.
13. CONTRACTOR TO FOLLOW MANUFACTURERS RECOMMENDED SPECIFICATION AND INSTALLATION PROCEDURES. IF THESE ARE CONTRARY TO THE CONTRACT DOCUMENTS, CONTRACTOR SHALL NOTIFY DESIGNER IN WRITING IMMEDIATELY, TO RESOLVE DISCREPANCIES PRIOR TO PROCEEDING.
14. ONLY NEW ITEMS OF RECENT MANUFACTURE, OF STANDARD QUALITY, FREE FROM DEFECTS, WILL BE PERMITTED ON THE WORK. REJECTED ITEMS SHALL BE REMOVED IMMEDIATELY FROM THE WORK AND REPLACED WITH ITEMS OF THE QUALITY SPECIFIED. FAILURE TO REMOVE REJECTED MATERIALS AND EQUIPMENT SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY FOR QUALITY AND CHARACTER OF ITEMS USED NOR FROM ANY OTHER OBLIGATION IMPOSED ON HIM BY THE CONTRACT.
15. THE FINISH WORK SHALL BE FIRM, WELL ANCHORED, IN TRUE ALIGNMENT, PLUMB, LEVEL, WITH SMOOTH, CLEAN, UNIFORM APPEARANCE WITHOUT WAVES, DISTORTIONS, HOLES, MARKS, CRACKS, STAINS, OR DISCOLORATION. JOINTING SHALL BE CLOSE FITTING, NEAT AND WELL SCRIBED. THE FINISH WORK SHALL HAVE NO EXPOSED UNSIGHTLY ANCHORS OR FASTENERS AND SHALL NOT PRESENT HAZARDOUS, UNSAFE CORNERS. ALL WORK SHALL HAVE THE PROVISION FOR EXPANSION, CONTRACTION, AND SHRINKAGE AS NECESSARY TO PREVENT CRACKS, BUCKLING AND WARPING DUE TO TEMPERATURE AND HUMIDITY CONDITIONS.
16. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OF DRAWINGS AND SPECIFICATIONS WILL BE ACCEPTABLE IN CONSEQUENCE OF OWNERS OR DESIGNERS FAILURE TO DISCOVER OR TO POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. NOR WILL PRESENCE OF INSPECTORS ON WORK RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR SECURING QUALITY AND PROGRESS OF WORK AS REQUIRED BY CONTRACT. DEFECTIVE WORK REVEALED WITHIN REQUIRED TIME GUARANTEES, AS SPECIFIED IN THE CONSTRUCTION CONTRACT, SHALL BE REPAIRED BY WORK CONFORMING WITH INTENT OF CONTRACT. NO PAYMENT WHETHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
17. ATTACHMENTS, CONNECTIONS, OR FASTENINGS OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH BEST PRACTICE AND THE CONTRACTOR IS RESPONSIBLE FOR IMPROVING THEM ACCORDINGLY. THE DRAWINGS SHOW ONLY SPECIAL CONDITIONS TO ASSIST CONTRACTOR. THEY DO NOT ILLUSTRATE EVERY SUCH DETAIL.
18. THE CONTRACTOR SHALL CONTINUOUSLY CHECK ARCHITECTURAL AND STRUCTURAL CLEARANCES FOR ACCESSIBILITY OF EQUIPMENT AND MECHANICAL AND ELECTRICAL SYSTEMS. NO ALLOWANCE OF ANY KIND WILL BE MADE FAR THE CONTRACTORS NEGLIGENCE TO FORESEE MEANS OF INSTALLING EQUIPMENT INTO POSITION INSIDE STRUCTURES.
19. MATERIALS AND WORKMANSHIP SPECIFIED BY REFERENCE TO NUMBER SYMBOL, TO TITLE OF A SPECIFICATION SUCH AS COMMERCIAL STANDARDS, FEDERAL SPECIFICATION, TRADE ASSOCIATION STANDARD, OR OTHER SIMILAR STANDARD, SHALL COMPLY WITH REQUIREMENTS IN LATEST EDITION OR REVISION THEREOF AND WITH ANY AMENDMENT OR SUPPLEMENT THERETO IN EFFECT ON DATE OF ORIGIN OF THIS PROJECT'S CONTRACT DOCUMENTS, SUCH STANDARD, EXCEPT AS MODIFIED HEREIN, SHALL HAVE FULL FORCE AND EFFECT AS THOUGH PRINTED IN CONTRACT DOCUMENTS.
20. CONTRACTOR SHALL WAIVE "COMMON PRACTICE" AND "COMMON USAGE" AS CONSTRUCTION CRITERIA WHEREVER DETAILS AND CONTRACT DOCUMENTS OR GOVERNING CODES, ORDINANCES, ETC., REQUIRE GREATER QUANTITY OR BETTER QUALITY THAN COMMON PRACTICE OR COMMON USAGE WOULD REQUIRE.
21. CONTRACTOR SHALL ORDER AND SCHEDULE DELIVERY OF MATERIALS IN AMPLI TIME TO AVOID DELAYS IN CONSTRUCTION. IF AN ITEM IS FOUND TO BE UNAVAILABLE OR HAVE A LONG LEAD TIME, CONTRACTOR SHALL NOTIFY DESIGNER IMMEDIATELY.
22. IF AT ANY TIME BEFORE COMMENCEMENT OF WORK, OR DURING PROGRESS THEREOF CONTRACTORS METHODS, EQUIPMENT OR APPLIANCES ARE INEFFICIENT OR INAPPROPRIATE FOR SECURING QUALITY OF WORK, OR RATE OF PROGRESS INTENDED BY CONTRACT DOCUMENTS, OWNERS MAY ORDER CONTRACTOR TO IMPROVE THEIR QUALITY OR INCREASE THEIR EFFICIENCY. THIS WILL NOT RELIEVE CONTRACTOR OF HIS OBLIGATIONS FROM THEIR OBLIGATIONS TO SECURE QUALITY OF WORK AND RATE OF PROGRESS SPECIFIED IN CONTRACT.
23. THE DESIGNER, ACTING AS THE OWNERS DESIGNATED AGENT FOR DESIGN OF THIS PROJECT, WILL EXERCISE SOLE AUTHORITY FOR DETERMINING CONFORMANCE OF MATERIALS, EQUIPMENT AND SYSTEMS WITH THE INTENT OF THE DESIGN. REVIEW AND ACCEPTANCE OF ALL ITEMS PROPOSED BY CONTRACTOR FOR INCORPORATION INTO THIS WORK WILL BE BY THE DESIGNER. THIS FUNCTION OF THE DESIGNER WILL APPLY BOTH TO CONTRACT AS INITIALLY SIGNED, AND TO THE CHANGES TO CONTRACT BY MODIFICATION DURING PROGRESS OF WORK.
24. ONLY WHERE INDICATED "EQUAL TO" OR "SUBSTITUTIONS" FOR SPECIFIED MATERIALS, OR FOR LONG LEAD TIME CONSIDERATION SHALL SUBSTITUTIONS BE CONSIDERED BY THE DESIGNER FOR ACCEPTANCE. REFERENCES TO MAKES, BRANDS, MODELS, ETC., IS TO ESTABLISH TYPE AND QUALITY DESIRED; SUBSTITUTION OF ACCEPTABLE EQUALS WILL NOT BE PERMITTED UNLESS SPECIFICALLY NOTED OTHERWISE WHEN MADE ACCORDINGLY TO PROCEDURES FOR SUBSTITUTIONS.
25. EXERCISE EXTREME CARE AND PRECAUTION DURING CONSTRUCTION OF THE WORK, AND SCHEDULE WORK, TO MINIMIZE DISTURBANCES TO ADJACENT SPACES AND/OR STRUCTURES AND THEIR OCCUPANTS, PROPERTY, PUBLIC THOROUGHFARES, ETC. THE GENERAL CONTRACTOR SHALL TAKE PRECAUTIONS AND BE RESPONSIBLE FOR THE SAFETY OF ALL BUILDING OCCUPANTS FROM CONSTRUCTION PROCEDURES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY OVERTIME COSTS INCURRED THEREBY.
26. ALL DEBRIS SHALL BE REMOVED FROM THE SITE ON A DAILY BASIS, WHEN POSSIBLE. UPON COMPLETION OF THE WORK, REMOVE ALL DEBRIS FROM THE BUILDING CREATED BY WORK PROVIDED UNDER THIS CONTRACT AND LEAVE ALL AREAS CLEAN.

BUILDING CODE INFORMATION

BUILDING USE GROUP: R-3 (BC 310.5); PERMITS MATTER OF RIGHT MODERATE DEVELOPMENT OF GENERAL RESIDENTIAL USES, INCLUDING SINGLE-FAMILY DWELLINGS, FLATS, AND APARTMENT BUILDINGS, TO A MAXIMUM LOT OCCUPANCY OF 60% (20% FOR PUBLIC RECREATION AND COMMUNITY CENTERS), A MAXIMUM FAR OF 1.8, AND A MAXIMUM HEIGHT OF FIFTY (50) FEET (60 FEET FOR SCHOOLS AND 45 FEET FOR PUBLIC RECREATION AND COMMUNITY CENTERS); REAR YARD REQUIREMENTS ARE NOT LESS THAN FIFTEEN (15) FEET.

CONSTRUCTION TYPE (BC CHAPTER 6 - V-8 (TABLE 601)) - SEE FIRE SEPARATION DETAILS. FIRE PROTECTION (R10) (RC 2012); SMOKE DETECTORS HARDWIRED INTERCONNECTED WITH BATTERY BACKUP. NO SPRINKLERS NECESSARY FOR ONE-FAMILY DWELLING UNIT IN EXISTING BUILDING.

APPLICABLE BUILDING CODES

- 2013 INTERNATIONAL BUILDING CODE
2013 INTERNATIONAL ENERGY CONSERVATION CODE
2013 INTERNATIONAL FIRE CODE
2013 INTERNATIONAL MECHANICAL CODE
2013 INTERNATIONAL PLUMBING CODE
2011 NATIONAL ELECTRICAL CODE

MATERIAL SPECIFICATIONS

- FOUNDATIONS:
1. NO FOOTINGS SHALL BE PLACED IN WATER OR FROZEN GROUND. PROTECT FOOTINGS FROM FROST AFTER THEY ARE PLACED.
2. AT INTERSECTION BETWEEN AN OLD AND EXISTING WALLS, STEP NEW FOOTING TO MATCH EXISTING. DRILL AND GROUT #4 BARS X 1'-6" INTO EXISTING FOOTING.
3. DO NOT PLACE FILL AGAINST FOUNDATION WALLS UNLESS ADJACENTLY BRACED.
4. FILL AND BACKFILL SHOULD BE FREE OF ELETRICIS ORGANIC MATERIALS.
5. ALL EXTERIOR FOOTINGS SHALL BE PLACED A MINIMUM OF 2'-6" BELOW FINIAL GRADE.

CONCRETE MASONRY WORK:
1. ALL CONCRETE MASONRY SHALL CONFORM TO THE "NATIONAL CONCRETE MASONRY ASSOCIATION" SPECIFICATIONS AND THE MASONRY STANDARDS JOINT COMMITTEE SPECIFICATIONS.
2. CONCRETE BLOCK WORK SHALL BE OF LIGHTWEIGHT AGGREGATE AND CONFORM TO THE FOLLOWING STANDARDS:
SOLID BLOCK: ASTM C90, GRADE N (F.M. 1900 PSI ON GROSS AREA)
HOLLOW BLOCK: ASTM C90, GRADE N (F.M. 1900 PSI ON NET AREA)
3. FILL ALL VOIDS SOLD IN PERS AND DIRECTLY UNDER BEARING LOCATIONS AND ALL BELOW-GRADE FOUNDATION WALLS.
4. MORTAR SHALL BE ASTM C270, TYPE M FOR BELOW-GRADE AND TYPE M OR S FOR ABOVE-GRADE WORK.
5. THE NET AREA COMPRESSIVE STRENGTH OF NEW MASONRY ASSEMBLIES, F.M. SHALL MEET OR EXCEED 1500 PSI.
6. UNLESS NOTED OTHERWISE, ALL GROUT SHALL BE COURSE-TYPE, AND SHALL MEET ASTM C476-02 AND ITS COMPRESSIVE SHALL EXCEED F.M OR 2000 PSI, WHICHEVER IS GREATER.
7. WHERE GROUTED CELLS DO NOT EXCEED 4" IN DIAMETER, FINE GROUT SHALL BE USED.
8. HORIZONTAL REINFORCING: #9 GAUGE TRUSS TYPE DUK-D-WALL OR EQUAL, SPACED @ 16" OC VERTICALLY AND ABOVE LEVELS.
9. VERTICAL REINFORCING: #4 SPACED AT 48" OC AND AT THE EDGES OF ALL WALLS OPENINGS, INTERSECTIONS AND CORNERS.
10. PROVIDE FABRICATED CORNER SECTIONS AT ALL CORNERS AND INTERSECTIONS.
11. ALL BLOCK DIMENSIONS NOTED ON STRUCTURAL PLANS ARE NOMINAL DIMENSIONS.

WOOD STRUCTURAL PANEL SHEATHING:
1. PROVIDE STRUCTURAL I-C-D PLYWOOD OR STRUCTURAL OSB SHEATHING WITH BOND CLASSIFICATIONS APPROPRIATE TO THE END USE, "EXTERIOR" (PERMANENT EXPOSURE), OR "EXPOSURE 1" (CONSTRUCTION EXPOSURE ONLY).
2. FLOOR SHEATHING: NOM ? TAG PLYWOOD OR OSB W NOM 3/8" THICK PLYWOOD OR OSB, # SPAN RATING, APA STURD-FLOOR, GLUE AND SCREW SHEATHING TO FLOOR JOISTS.
3. ALL FLOOR SHEATHING SHALL BE GLUED AND SCREWED TO FLOOR JOISTS USING AN APA APPROVED ADHESIVE.
4. WALL SHEATHING: PLYWOOD OR OSB, NOM ? THICK # SPAN RATING.
5. ROOF SHEATHING: PLYWOOD NOM ? THICK # SPAN RATING.
6. USE PLY CLIPS OR OTHER EDGE SUPPORT AS REQUIRED FOR SHEATHING.
7. LEAVE # SPACE AT ALL PLYWOOD PANEL END JOINTS AND # SPACE ALL PLYWOOD PANEL EDGE JOINTS EXCEPT WHEN USING TAG PANELS.
8. UNLESS SPECIFIED OTHERWISE, WALL SHEATHING SHALL BE FASTENED TO SHEARWALL STUD FRAMING WITH #D COMMON NAILS @ 4" O.C. AT EACH SHEET PERIMETER AND 12" OC ELSEWHERE. PROVIDE 2X6 BLOCKING AT ALL FREE EDGES.

FRAMING LUMBER
1. FRAMING LUMBER SHALL HAVE EACH PIECE GRADE STAMPED, SHALL BE SURFACE DRY (EXCEPT STUDS SHALL BE KILN-DRIED) AND SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADE:
RAFTERS AND JOISTS: HEM-FIR #2 OR SPRUCE-PINE-FIR #2
BEAMS, GIRDEES AND HEADERS: HEM-FIR #1 OR SPRUCE-PINE-FIR #1
STUDS AND PLATES: HEM-FIR STUD GRADE OR SPRUCE-PINE-FIR STUD GRADE
PRESERVATIVE-TREATED WOOD: PROVIDE TREATED SOUTHERN PINE #2 LUMBER COMPLYING WITH ACC-D (CARBONATE), COPPER AZOLE (CA-B), OR SODIUM BORATE (SBX) (DOT) WITH NUSGEO AT ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY, OR AS OTHERWISE INDICATED ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. AZCA TREATMENT IS NOT PERMITTED. TREATED LUMBER AND/OR PLYWOOD SHALL BEAR THE LABEL OF AN ACCREDITED AGENCY SHOWING 0.40 PCP RETENTION. WHERE LUMBER AND/OR PLYWOOD IS CUT OR DRILLED AFTER TREATMENT, THE TREATED SURFACE SHALL BE RE-TREATED WITH COPPER NUTHEATE. THE CONCENTRATION OF WHICH SHALL CONTAIN A MINIMUM OF 2% COPPER METAL) BY REPEATED BRUSHING, DIPPING OR SOAKING UNTIL THE WOOD ABSORBS NO MORE PRESERVATIVE.
3. ALL WOOD FRAMING INCLUDING DETAILS FOR BRIDGING, BLOCKING, FIRESTOPPING, ETC., SHALL CONFORM TO THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND ITS SUPPLEMENTS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE NFPA "MANUAL FOR HOUSE FRAMING."
4. FASTENING SHALL BE IN ACCORDANCE WITH THE MOST RESTRICTIVE OF: THE INTERNATIONAL BUILDING CODE (LATEST EDITION), THE 1992 CABO FOR 1 AND 2 FAMILY DWELLINGS, OR THE MANUFACTURERS RECOMMENDED FASTENING SCHEDULES.
5. ALL FLUSH FRAMED CONNECTIONS SHALL BE MADE WITH APPROVED GALVANIZED STEEL JOIST OR BEAM HANGERS, MINIMUM 18 GAUGE, INSTALLED ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
6. STUD BEARING WALLS ARE TO BE 2X4 @ 16" OC AT THE INTERIOR AND 2X6 @ 16" OC AT THE EXTERIOR UNLESS OTHERWISE NOTED ON PLAN.
7. LAP ALL PLATES AT CORNERS AND AT THE INTERSECTION OF PARTITIONS.
8. STAGGER ALL TOP AND BOTTOM PLATE SPLICES A MINIMUM OF 32 INCHES.
9. USE DOUBLE STUDS @ ENDS OF WALL AND ENDS OF WALL OPENINGS.
10. AT THE ENDS OF ALL BEAMS, HEADERS AND GIRDEES PROVIDE A SILL UP OR SOLID POST WHOSE WIDTH IS AT LEAST EQUAL TO THE WIDTH OF THE MEMBER IT IS SUPPORTING AND WHOSE DEPTH IS 4" (NOM) AT INTERIOR WALLS AND 6" (NOM) AT EXTERIOR WALLS.
11. USE DOUBLE TRIMMERS AND HEADERS AT ALL FLOOR PENNINGS WHERE BEAMS ARE NOT DESIGNATED.
12. ALL LIGHT GAUGE HANGERS SUPPORTING PRESERVATIVE-TREATED WOOD SHALL MEET OR EXCEED 0.148 (1.82 OZ ZINC PER SQ FT). ALTERNATIVELY, STAINLESS STEEL CONNECTORS MAY BE USED. FASTENERS SHALL MATCH THE SELECTED HANGER FINISH AND MATERIAL.
13. WHERE JOIST ORIENTATION IS PARALLEL TO THE EXTERIOR STUD OR FOUNDATION WALLS, PROVIDE FULL SECTION BLOCKING FOR 3 BAYS @ 4'-0" OC MAX. WHERE SHEATHING IS NOT CONTINUOUS, PROVIDE 1" GA X 1 1/2" X 1/2" (MIN.) FLAT TENSION STRIPS BETWEEN ALIGNED BLOCKING MEMBERS.
14. ALL SILL PLATES SHALL BE FT AND ANCHORED TO FOUNDATION WALLS WITH 1/2" DIAM HEADED ANCHOR BOLTS (ASTM F1554) @ 4'-0" OC AND WITHIN 12" OF ALL SILL PLATE SPLICES. (MIN 7" EMBED).

ENERGY CONSERVATION

THE FOLLOWING PROVISIONS FOR THERMAL RESISTANCE MEET OR EXCEED THE REQUIREMENTS STIPULATED THE DISTRICT OF COLUMBIA RESIDENTIAL ENERGY CODE (DCMR 12).

Table with 2 columns: Component and R-value. Rows include Roof (R-49), Frame Walls (R-20), Floor Over Uncond. Space (R-10), Basement Walls (R-10), Slab Perimeter (R-10), Glazing (U=0.35).

AIR INFILTRATION: WINDOWS NOT TO EXCEED 0.5 CFM OF SASH CRACK. SWING DOORS: NOT TO EXCEED 1.25 CFM/SF OF DOOR AREA. PROVIDE 1" FIBERGLASS SILL SEALER BETWEEN FOUNDATION AND WALL AND SILL PLATES. FILL CONSTRUCTION (ELECTRICAL AND PLUMBING) HOLES, CRACKS, LOOSE JOINTS AND SPACES IN ROUGH FRAMING AND ROUGH MASONRY WITH APPROVED FILLER SEALER OR SIMILAR SEALANT.

TABLE R402.4.1 AIR BARRIER AND INSULATION INSTALLATION. Table with 3 columns: Component, Air Barrier Criteria, and Insulation Installation Criteria.

FIRE PROTECTION/SMOKE ALARMS
IRC R2414: SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND, WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY.
IRC R313.2, EXCEPTION: AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL NOT BE REQUIRED FOR ADDITIONS OR ALTERATIONS TO EXISTING BUILDINGS THAT ARE NOT ALREADY PROVIDED WITH AN AUTOMATIC RESIDENTIAL SPRINKLER SYSTEM

PROJECT DATA

RENOVATION AND ADDITION OF 2-STORY HOUSE WITH BASEMENT.
23 WEST IRVING STREET, CHEVY CHASE, MD
OWNERS: MIKE FRIEDMAN & ADENA FRIEDMAN
OWNER CONTACT: 202-758-5518
BLOCK: 32
LOT: 18
ZONING DISTRICT: R-60
BUILDING SQ. FT. EXISTING = 2,472 SF
PROPOSED = 2,570 SF
LOT AREA = 12,610 SF
FLOORS: 2 + BASEMENT
CONSTRUCTION (EXISTING): WOOD FRAME
CONSTRUCTION (PROPOSED): WOOD FRAME
DESCRIPTION: RENOVATION AND ADDITION OF 2-STORY HOUSE WITH NEW LANDSCAPING THROUGHOUT PROPERTY.

ARCHITECT

FOWLKES STUDIO
V.W. FOWLKES
1711 CONNECTICUT AVE NW
WASHINGTON D.C. 20009
202-758-5518
VW@FOWLKESSTUDIO.COM

CONTRACTOR

TO BE DETERMINED

TABLE OF CONTENTS

Table with 2 columns: Code and Description. Includes items like C000 COVER SHEET, D000 DEMOLITION PLANS, S001 FOUNDATION & 1ST FLOOR FRAMING PLAN, M001 MECHANICAL NOTES, E000 BASEMENT ELECTRICAL PLAN, P001 BASEMENT PLUMBING PLAN, P002 1ST FLOOR PLUMBING PLAN, P003 SECOND FLOOR PLUMBING PLAN.

LOCAL DESIGN LOAD CRITERIA

Table with 2 columns: Type and Criteria. Includes L/LEVEL LOAD - FLOOR OR ROOF AREA, WIND SPEED (3 SEC GUST METHOD), FROST DEPTH, RESIDENTIAL SEISMIC DESIGN CATEGORY, etc.



LOCATION MAP 1 NTS
23 WEST IRVING STREET, CHEVY CHASE, MD 20815

RECEIVED
By Michael Kyne at 11:36 pm, Aug 12, 2020

APPROVED
Montgomery County
Historic Preservation Commission
Sandra Heiler

FOWLKES **FS**
STUDIO
1711 Connecticut Ave. NW 204
Washington, DC 20009
(202) 758 - 5518

WEST IRVING
23 WEST IRVING ST.
CHEVY CHASE, MD 20815

Scope:
Renovation and addition of two-story home with a basement.

Owner:
Mike Friedman & Adena Friedman
16 Magnolia Parkway
Chevy Chase, MD 20815

Builder:
To be determined

Issue Date:
2020 May 4 SD Set
2020 May 20 Mechanical Revisions
2020 May 21 Porch Revisions
2020 May 29 Structural SD
2020 June 3 HAWP Submission

scale: NTS

title: **EXISTING PHOTOS**

number: **C001**



NO CHANGE PROPOSED TO WEST FLANK

FRONT ELEVATION 1
23 WEST IRVING STREET, CHEVY CHASE, MD NTS



NO CHANGE PROPOSED TO EAST FLANK



2-STORY FLANKING STRUCTURE TO REMAIN

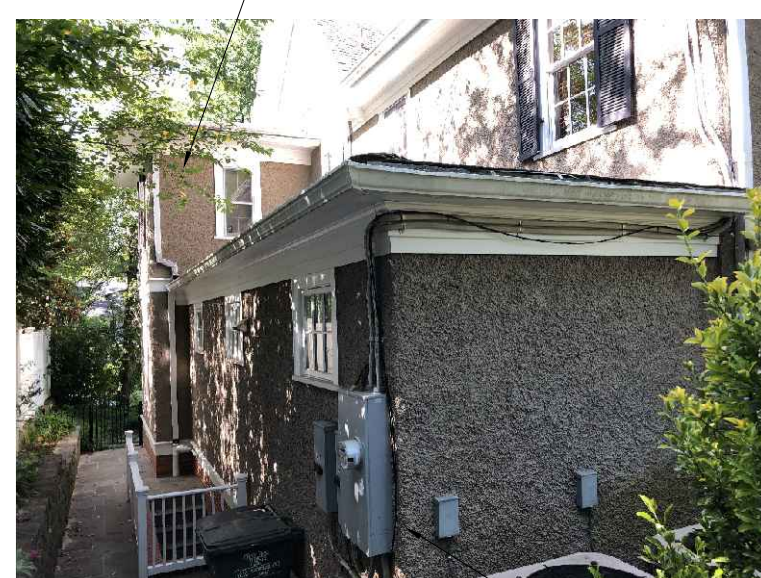
SINGLE STORY ADDITION TO BE REPLACED WITH OPEN PORCH

REAR ELEVATION 1
23 WEST IRVING STREET, CHEVY CHASE, MD NTS



NO CHANGE PROPOSED TO WEST ELEVATION

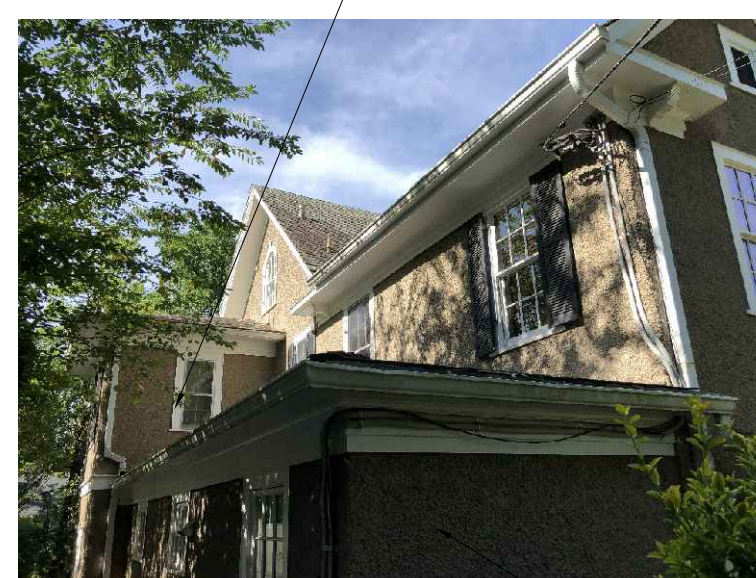
NEW GLAZING PROPOSED ON REAR ELEVATION



2-STORY FLANKING STRUCTURE TO REMAIN

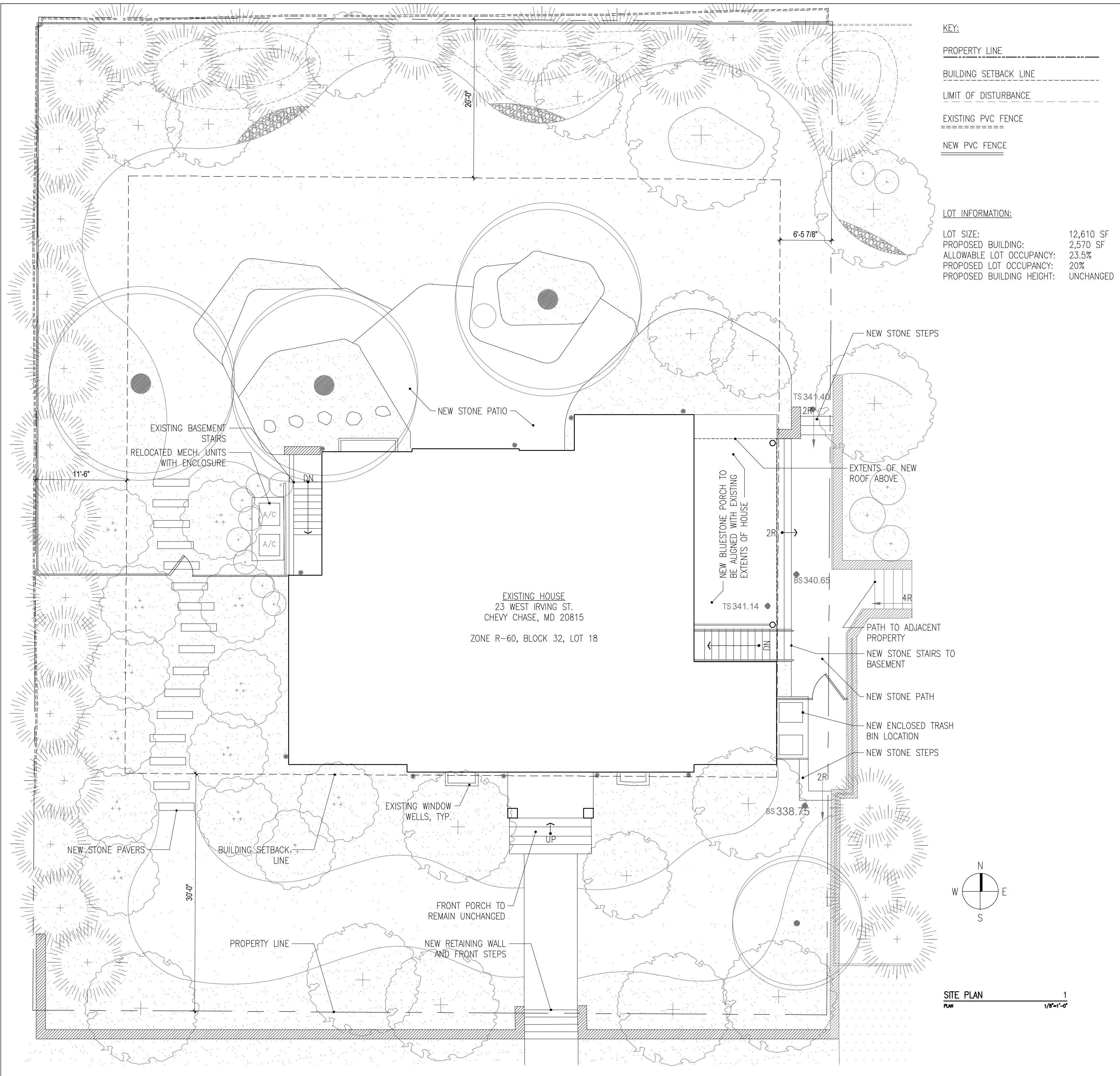
SINGLE STORY ADDITION TO BE REPLACED WITH OPEN PORCH

EAST ELEVATION 1
23 WEST IRVING STREET, CHEVY CHASE, MD NTS



2-STORY FLANKING STRUCTURE TO REMAIN

SINGLE STORY ADDITION TO BE REPLACED WITH OPEN PORCH



KEY:

PROPERTY LINE -----

BUILDING SETBACK LINE -----

LIMIT OF DISTURBANCE -----

EXISTING PVC FENCE =====

NEW PVC FENCE =====

LOT INFORMATION:

LOT SIZE: 12,610 SF

PROPOSED BUILDING: 2,570 SF

ALLOWABLE LOT OCCUPANCY: 23.5%

PROPOSED LOT OCCUPANCY: 20%

PROPOSED BUILDING HEIGHT: UNCHANGED

EXISTING HOUSE
23 WEST IRVING ST.
CHEVY CHASE, MD 20815
ZONE R-60, BLOCK 32, LOT 18

RECEIVED
By Michael Kyne at 11:36 pm, Aug 12, 2020

APPROVED
Montgomery County
Historic Preservation Commission
Sandra A. Heiler

FOWLKES FS STUDIO
1711 Connecticut Ave. NW 204
Washington, DC 20009
(202) 758-5518

WEST IRVING
23 WEST IRVING ST.
CHEVY CHASE, MD 20815

Scope:
Renovation and addition of two-story home with a basement.

Owner:
Mike Friedman & Adena Friedman
16 Magnolia Parkway
Chevy Chase, MD 20815

Builder:
To be determined

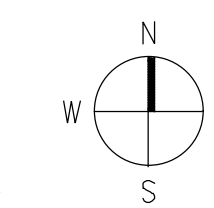
Issue Date:

2020 May 4	SD Set
2020 May 20	Mechanical Revisions
2020 May 21	Porch Revisions
2020 May 29	Structural SD
2020 June 3	HAWP Submission

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

title: **SITE PLAN**

number: **CIV001**



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

RECEIVED
By Michael Kyne at 11:36 pm, Aug 12, 2020

APPROVED
Montgomery County
Historic Preservation Commission
Sandra L. Heiler

FOWLKES FS STUDIO
1711 Connecticut Ave. NW 204
Washington, DC 20009
(202) 758-5518

WEST IRVING
23 WEST IRVING ST.
CHEVY CHASE, MD 20815

Scope:
Renovation and addition of two-story home with a basement.

Owner:
Mike Friedman & Adena Friedman
16 Magnolia Parkway
Chevy Chase, MD 20815

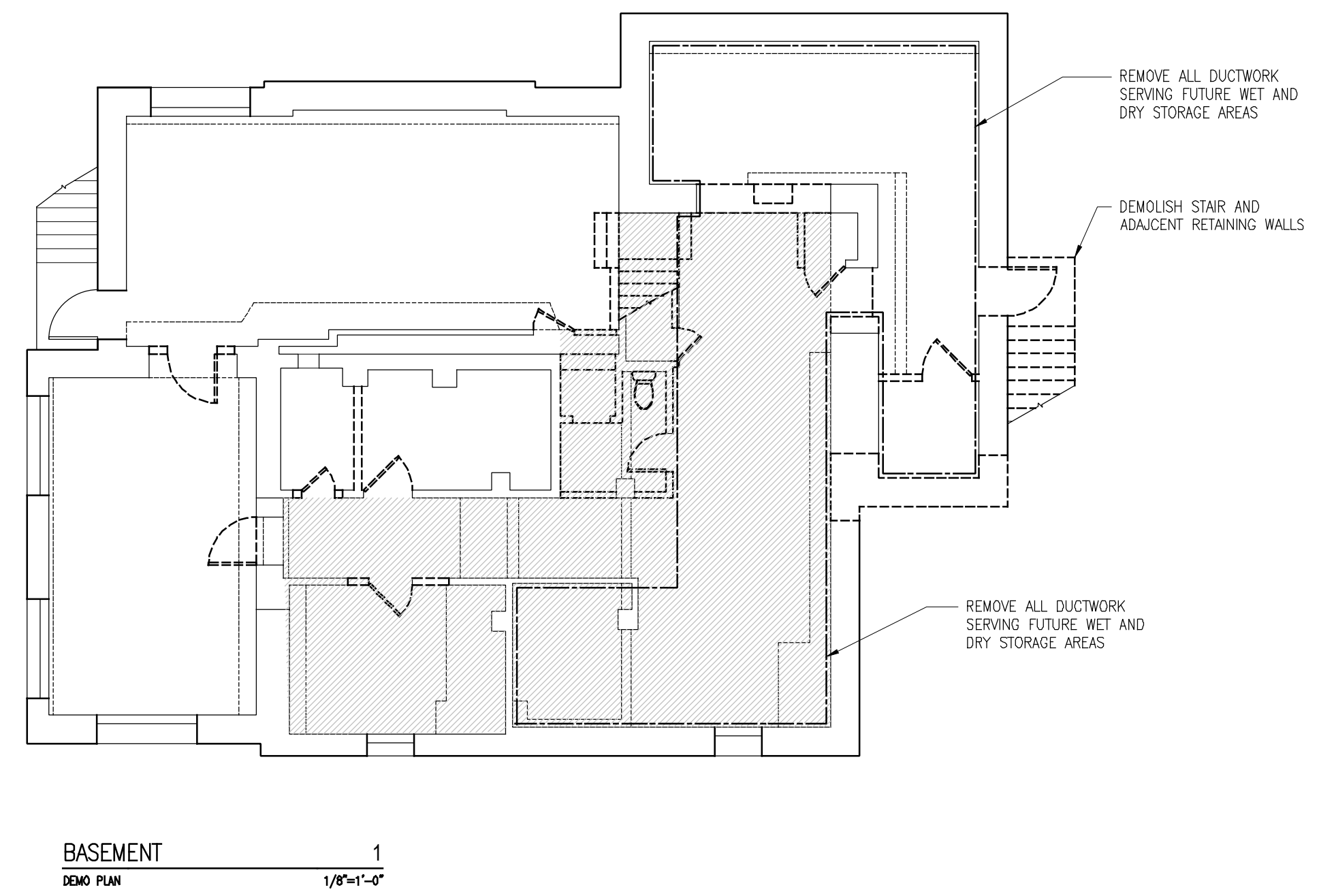
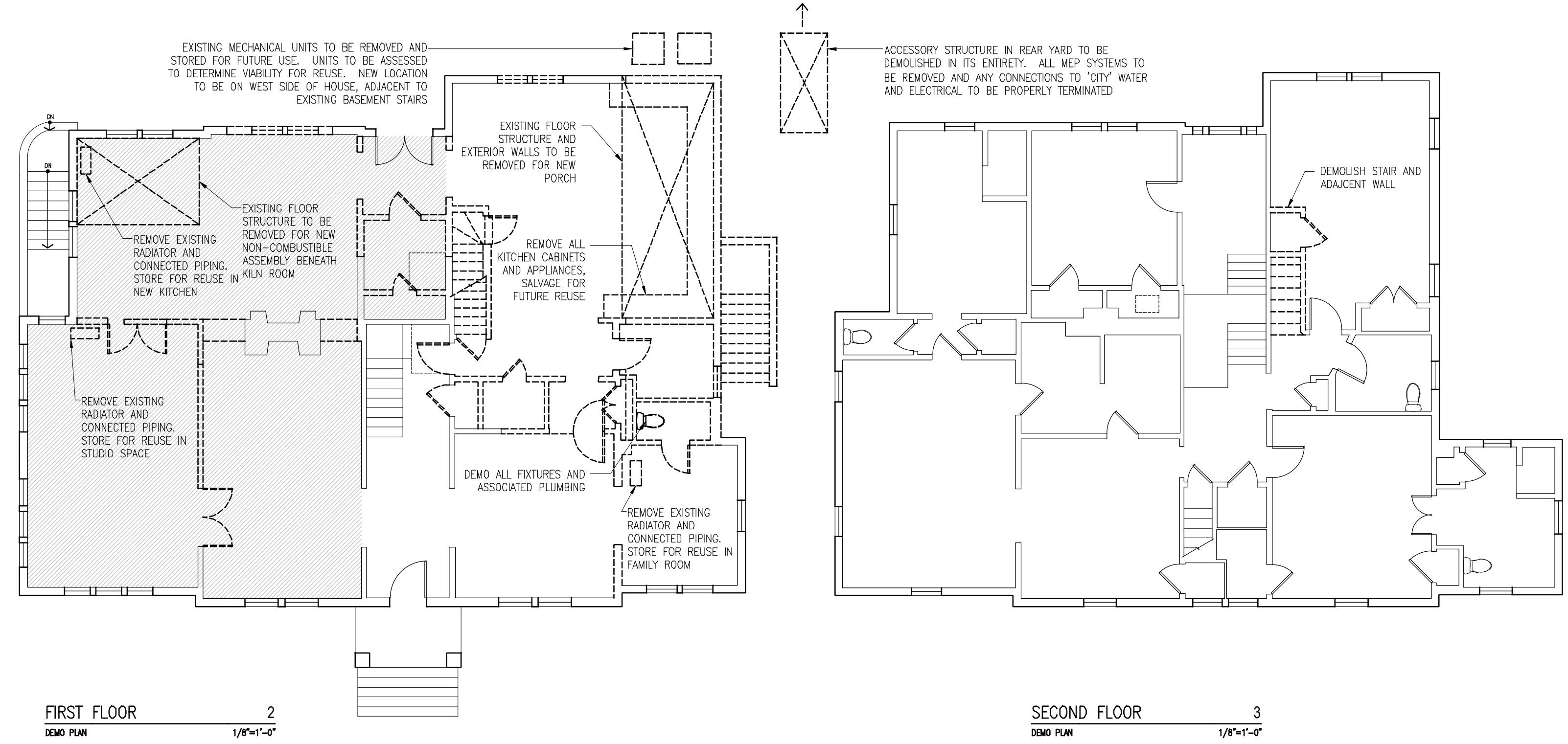
Builder:
To be determined

Issue Date:
2020 May 4 SD Set
2020 May 20 Mechanical Revisions
2020 May 21 Porch Revisions
2020 May 29 Structural SD
2020 June 3 HAWP Submission

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

title: **DEMOLITION PLANS**

number: **D001**



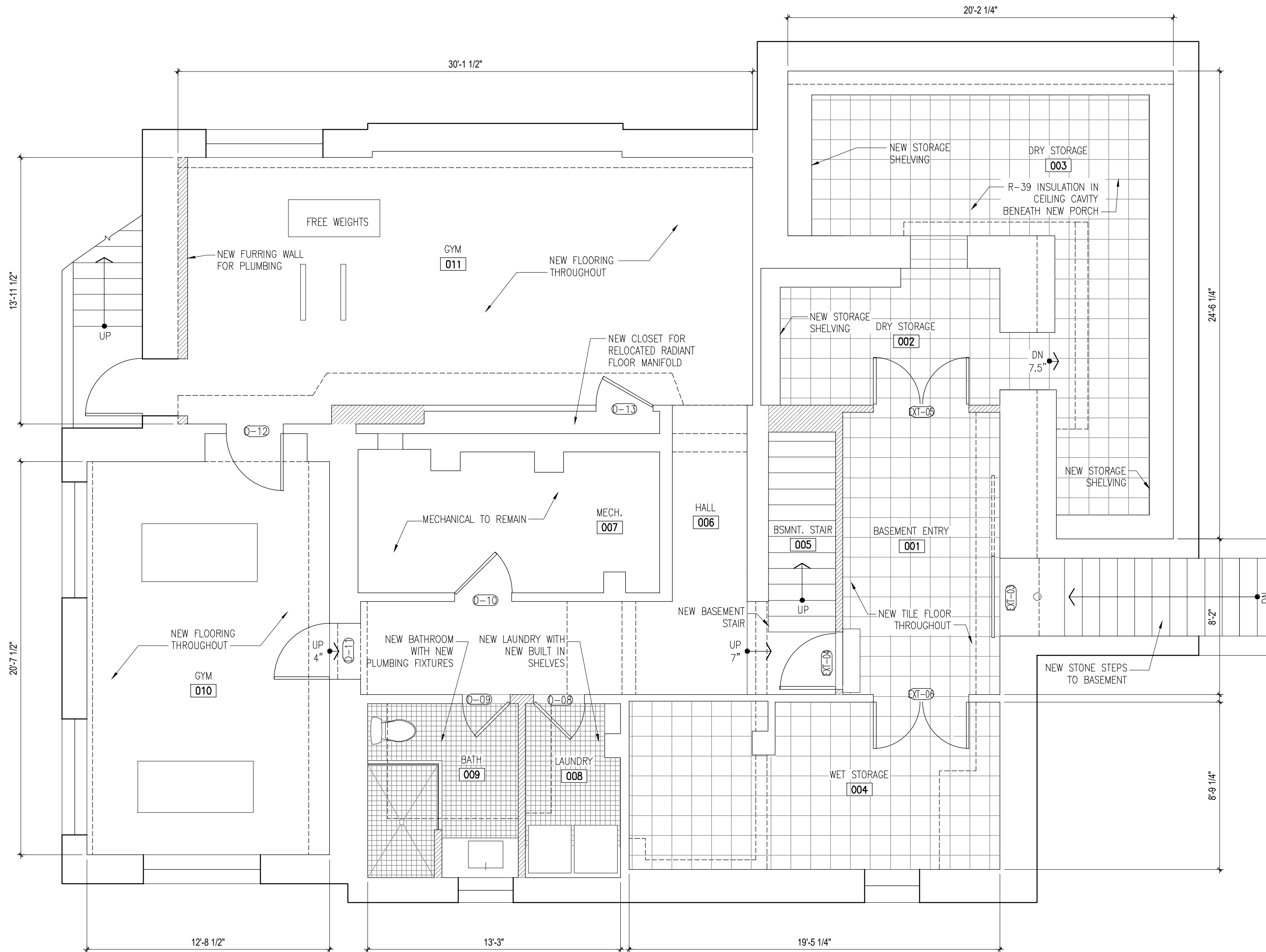
DEMO NOTES

- TURN OFF ALL CIRCUITS AND REMOVE EXISTING LIGHT FIXTURES
- TURN OFF ALL PLUMBING LINES
- PROVIDE ALLOWANCE FOR RELOCATING DUCTWORK, ELECTRICAL OR PLUMBING IN WALLS SCHEDULED TO BE DEMOLISHED. INCLUDE MISC. PATCHING AND REPAIR FOR WALLS AND CEILINGS. BREAK OUT ALLOWANCE AS OUTLINED IN GENERAL CONDITIONS
- USE PLASTIC DUST BARRIERS TO SEGREGATE THE WORK AREA FROM ANY LIVING SPACES NOT AFFECTED BY WORK. USE BLUE TAPE WHEN FIXING TO WALLS, CEILINGS OR EXISTING CABINetry
- FIX AIR CONDITIONER FILTERS OVER SUPPLY AND RETURN AIR VENTS IN AFFECTED AREAS TO MINIMIZE THE DISPERSAL OF DUST THROUGHOUT THE HOUSE
- CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL DEBRIS AS WELL AS APPLIANCES, CABINetry, CARPET AND PAD AS INDICATED
- WHERE TRIM IS REMOVED OR WALLS DEMOLISHED ADJOINING WALL AND CEILING SURFACES ARE TO BE MADE GOOD AND READY FOR PAINTING.
- WHERE EXTERIOR BRICK WALLS ARE REMOVED, ADJOINING WALLS ARE TO BE PATCHED, APPROPRIATELY WATERPROOFED, AND REPOINTED
- ALL EXISTING WINDOWS TO BE REMOVED AND REPLACED, UNLESS OTHERWISE NOTED
- EXISTING FLOORS TO BE REMOVED FROM 1ST AND BASEMENT, UNLESS OTHERWISE NOTED
- ACCESSORY STRUCTURE IN REAR YARD TO BE DEMOLISHED IN ENTIRETY

--- = TO BE DEMOLISHED
/// = NEW FLOORING MATERIAL

NEW WORK NOTES

- REPLACE EXISTING WINDOWS AND FRAMES, WHERE NOTED ON PLANS AND ELEVATIONS
- PROVIDE NEW PLUMBING FIXTURES FOR ALL BATHROOMS ON BASEMENT, AND 1ST FLOOR, UNLESS OTHERWISE NOTED
- PROVIDE NEW LIGHTING FIXTURES FOR BASEMENT, 1ST FLOOR, AND EXTERIOR, UNLESS OTHERWISE NOTED. FINAL LIGHT FIXTURES TO BE DETERMINED BY OWNER AND ARCHITECT
- PROVIDE NEW ELECTRICAL FITTINGS (I.E. OUTLETS, DIMMERS, AND SWITCHES) FOR BASEMENT, AND 1ST FLOOR, UNLESS OTHERWISE NOTED



= NEW WALLS

BASEMENT 1
PLAN 1/4"=1'-0"

RECEIVED
 By Michael Kyne at 11:36 pm, Aug 12, 2020

APPROVED
 Montgomery County
 Historic Preservation Commission
Sandra L. Heiler

FOWLKES FS STUDIO
 1711 Connecticut Ave. NW 204
 Washington, DC 20009
 (202) 758 - 5518

WEST IRVING
 23 WEST IRVING ST.
 CHEVY CHASE, MD 20815

Scope:
 Renovation and addition of two-story home with a basement.

Owner:
 Mike Friedman & Adena Friedman
 16 Magnolia Parkway
 Chevy Chase, MD 20815

Builder:
 To be determined

Issue Date:
 2020 May 4 SD Set
 2020 May 20 Mechanical Revisions
 2020 May 21 Porch Revisions
 2020 May 29 Structural SD
 2020 June 3 HAWP Submission

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

title:
BASEMENT PLAN

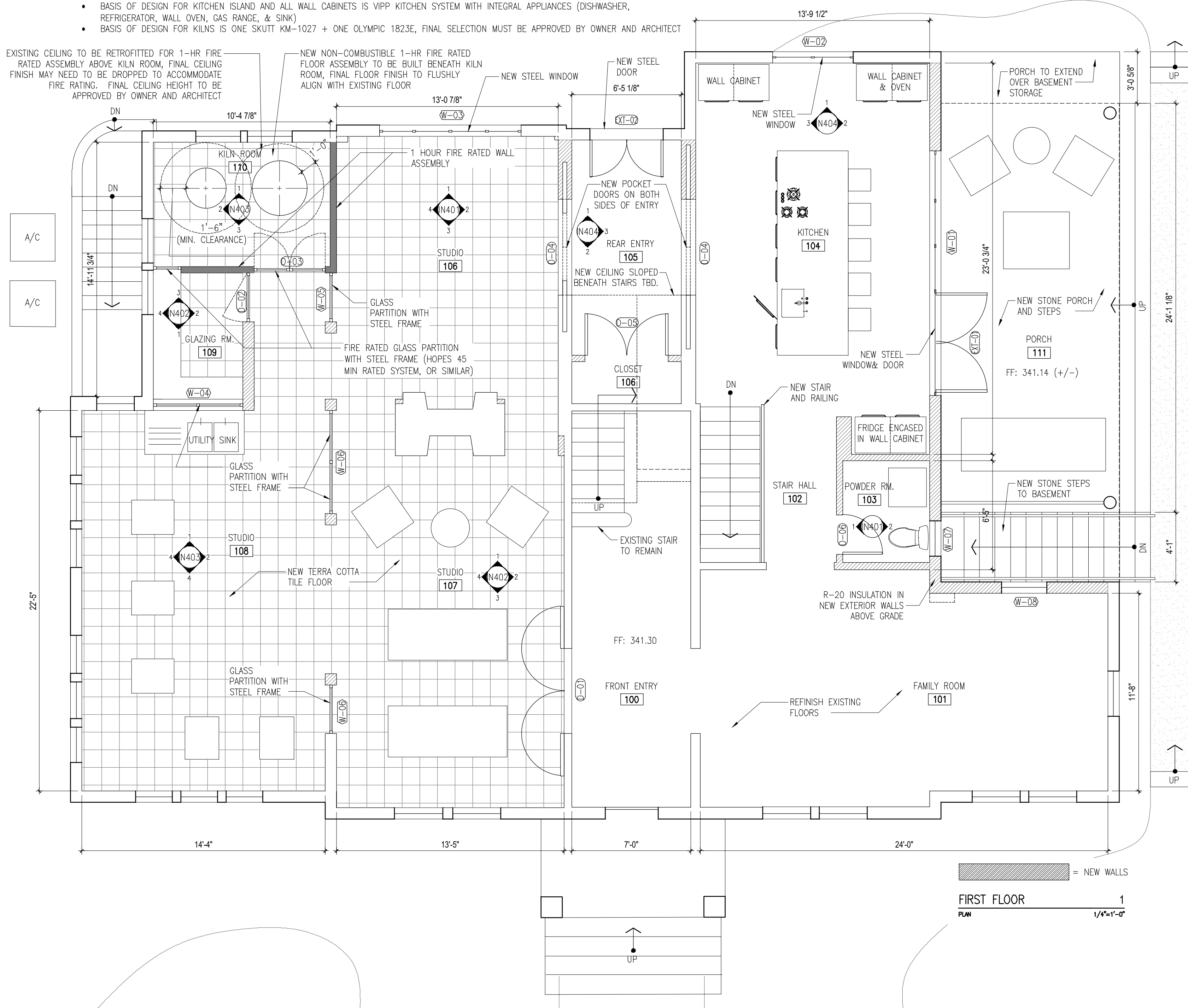
number:
A001

NEW WORK NOTES

- REPLACE EXISTING WINDOWS AND FRAMES, WHERE NOTED ON PLANS AND ELEVATIONS
- PROVIDE NEW PLUMBING FIXTURES FOR ALL BATHROOMS ON BASEMENT, AND 1ST FLOOR, UNLESS OTHERWISE NOTED
- PROVIDE NEW LIGHTING FIXTURES FOR BASEMENT, 1ST FLOOR, AND EXTERIOR, UNLESS OTHERWISE NOTED. FINAL LIGHT FIXTURES TO BE DETERMINED BY OWNER AND ARCHITECT
- PROVIDE NEW ELECTRICAL FITTINGS (I.E. OUTLETS, DIMMERS, AND SWITCHES) FOR BASEMENT, AND 1ST FLOOR, UNLESS OTHERWISE NOTED
- BASIS OF DESIGN FOR KITCHEN ISLAND AND ALL WALL CABINETS IS VIPP KITCHEN SYSTEM WITH INTEGRAL APPLIANCES (DISHWASHER, REFRIGERATOR, WALL OVEN, GAS RANGE, & SINK)
- BASIS OF DESIGN FOR KILNS IS ONE SKUTT KM-1027 + ONE OLYMPIC 1823E, FINAL SELECTION MUST BE APPROVED BY OWNER AND ARCHITECT

EXISTING CEILING TO BE RETROFITTED FOR 1-HR FIRE RATED ASSEMBLY ABOVE KILN ROOM, FINAL CEILING FINISH MAY NEED TO BE DROPPED TO ACCOMMODATE FIRE RATING. FINAL CEILING HEIGHT TO BE APPROVED BY OWNER AND ARCHITECT

NEW NON-COMBUSTIBLE 1-HR FIRE RATED FLOOR ASSEMBLY TO BE BUILT BENEATH KILN ROOM, FINAL FLOOR FINISH TO FLUSHLY ALIGN WITH EXISTING FLOOR



RECEIVED
By Michael Kyne at 11:36 pm, Aug 12, 2020

APPROVED
Montgomery County
Historic Preservation Commission
Sandra Heiler

FOWLKES FS STUDIO
1711 Connecticut Ave. NW 204
Washington, DC 20009
(202) 758-5518

WEST IRVING
23 WEST IRVING ST.
CHEVY CHASE, MD 20815

Scope:
Renovation and addition of two-story home with a basement.

Owner:
Mike Friedman & Adena Friedman
16 Magnolia Parkway
Chevy Chase, MD 20815

Builder:
To be determined

Issue Date:
2020 May 4
2020 May 20
2020 May 21
2020 May 29
2020 June 3

SD Set
Mechanical Revisions
Porch Revisions
Structural SD
HAWP Submission

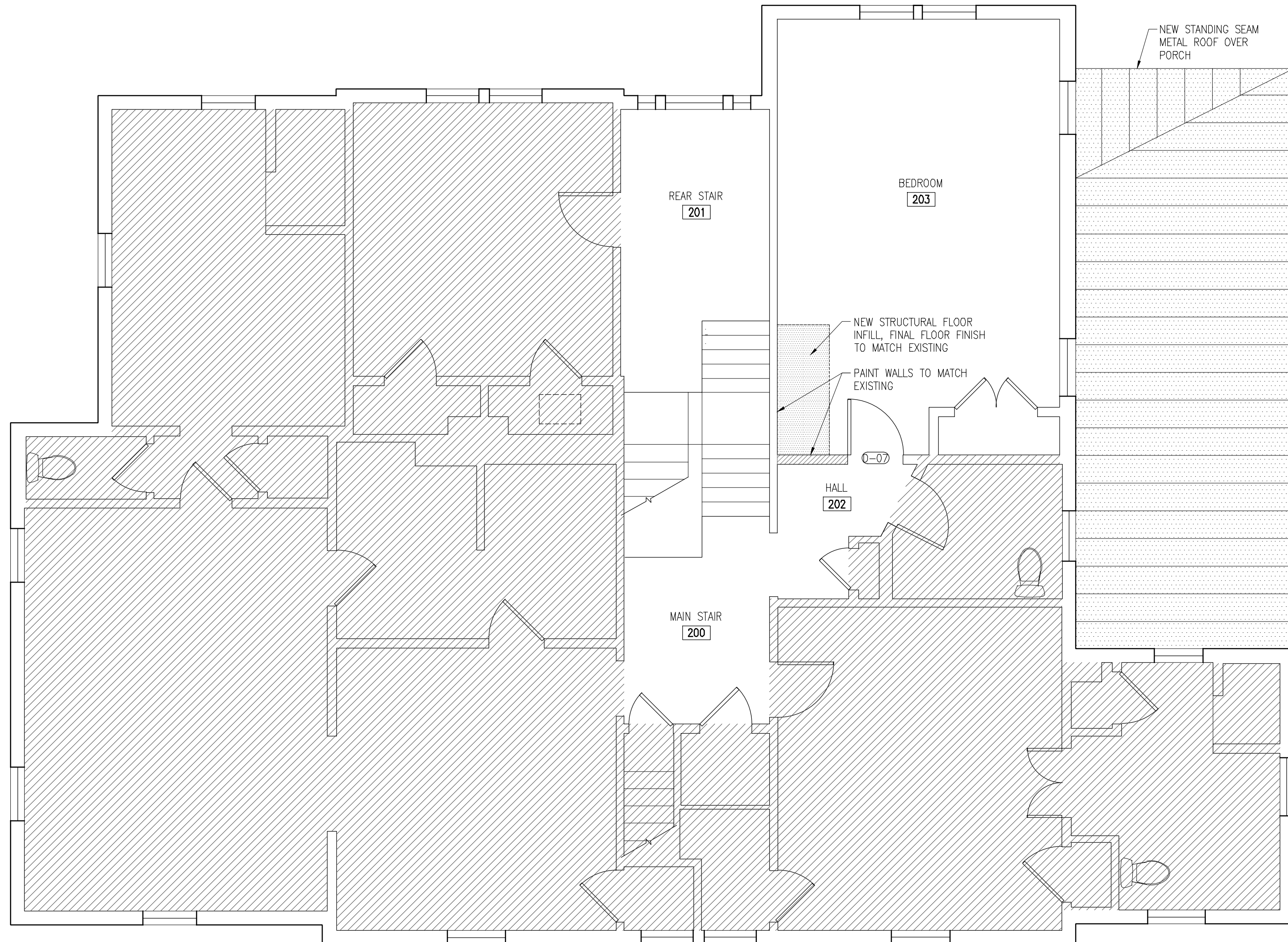
scale:
1/4" = 1'-0"

title:
FIRST FLOOR PLAN

number:
A002

NEW WORK NOTES

- REPLACE EXISTING WINDOWS AND FRAMES, WHERE NOTED ON PLANS AND ELEVATIONS
- PROVIDE NEW PLUMBING FIXTURES FOR ALL BATHROOMS ON BASEMENT, AND 1ST FLOOR, UNLESS OTHERWISE NOTED
- PROVIDE NEW LIGHTING FIXTURES FOR BASEMENT, 1ST FLOOR, AND EXTERIOR, UNLESS OTHERWISE NOTED. FINAL LIGHT FIXTURES TO BE DETERMINED BY OWNER AND ARCHITECT
- PROVIDE NEW ELECTRICAL FITTINGS (I.E. OUTLETS, DIMMERS, AND SWITCHES) FOR BASEMENT, AND 1ST FLOOR, UNLESS OTHERWISE NOTED



 = NEW WALLS

SECOND FLOOR 1
PLAN 1/4"=1'-0"

RECEIVED

By Michael Kyne at 11:36 pm, Aug 12, 2020

APPROVED
Montgomery County
Historic Preservation Commission
Sandra A. Heiler

FOWLKES FS STUDIO
1711 Connecticut Ave. NW 204
Washington, DC 20009
(202) 758-5518

WEST IRVING
23 WEST IRVING ST.
CHEVY CHASE, MD 20815

Scope:
Renovation and addition of two-story home with a basement.

Owner:
Mike Friedman & Adena Friedman
16 Magnolia Parkway
Chevy Chase, MD 20815

Builder:
To be determined

Issue Date:
2020 May 4 SD Set
2020 May 20 Mechanical Revisions
2020 May 21 Porch Revisions
2020 May 29 Structural SD
2020 June 3 HAWP Submission

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

title: **2ND FLOOR PLAN**

number: **A003**

RECEIVED
By Michael Kyne at 11:36 pm, Aug 12, 2020

APPROVED
Montgomery County
Historic Preservation Commission
Sandra D. Heiler

FOWLKES **FS**
STUDIO
1711 Connecticut Ave. NW 204
Washington, DC 20009
(202) 758-5518

WEST IRVING
23 WEST IRVING ST.
CHEVY CHASE, MD 20815

Scope:
Renovation and addition of two-story home with a basement.

Owner:
Mike Friedman & Adena Friedman
16 Magnolia Parkway
Chevy Chase, MD 20815

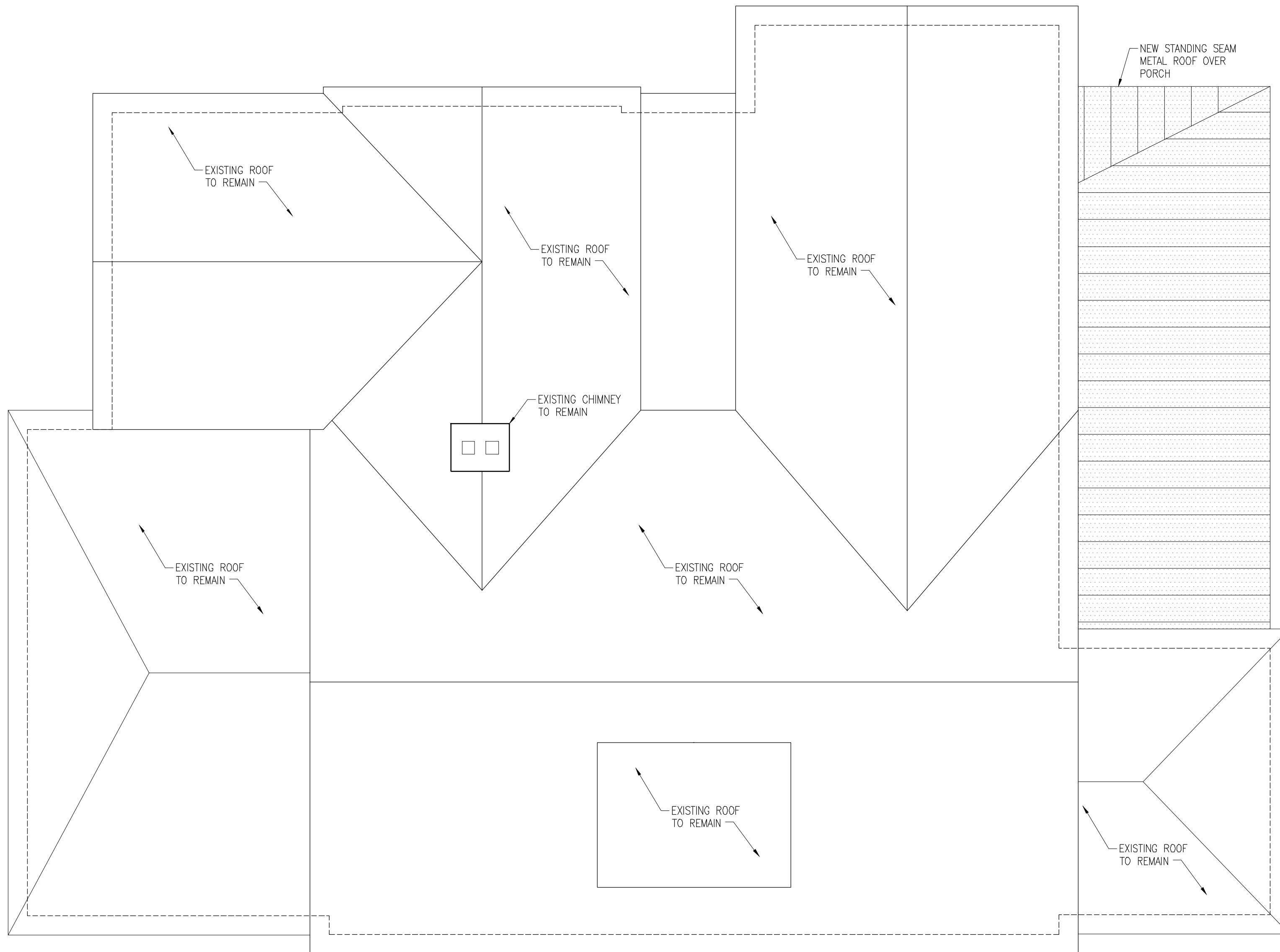
Builder:
To be determined

Issue Date:
2020 May 4 SD Set
2020 May 20 Mechanical Revisions
2020 May 21 Porch Revisions
2020 May 29 Structural SD
2020 June 3 HAWP Submission

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

title:
ROOF PLAN

number:
A004



ROOF
PLAN 1
1/4"=1'-0"

RECEIVED
By Michael Kyne at 11:36 pm, Aug 12, 2020

APPROVED
Montgomery County
Historic Preservation Commission
Sandra L. Heiler

FOWLKES **STUDIO** **FS**
1711 Connecticut Ave. NW 204
Washington, DC 20009
(202) 758 - 5518

WEST IRVING
23 WEST IRVING ST.
CHEVY CHASE, MD 20815

Scope:
Renovation and addition of two-story home with a basement.

Owner:
Mike Friedman & Adena Friedman
16 Magnolia Parkway
Chevy Chase, MD 20815

Builder:
To be determined

Issue Date:
2020 May 4
2020 May 20
2020 May 21
2020 May 29
2020 June 3

SD Set
Mechanical Revisions
Porch Revisions
Structural SD
HAWP Submission

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

title:
SOUTH ELEVATION

number:
A100



SOUTH ELEVATION 1
PLAN 1/4"=1'-0"

RECEIVED
By Michael Kyne at 11:36 pm, Aug 12, 2020

APPROVED
Montgomery County
Historic Preservation Commission
Sandra L. Heiler

FOWLKES FS STUDIO
1711 Connecticut Ave. NW 204
Washington, DC 20009
(202) 758 - 5518

WEST IRVING
23 WEST IRVING ST.
CHEVY CHASE, MD 20815

Scope:
Renovation and addition of two-story home with a basement.

Owner:
Mike Friedman & Adena Friedman
16 Magnolia Parkway
Chevy Chase, MD 20815

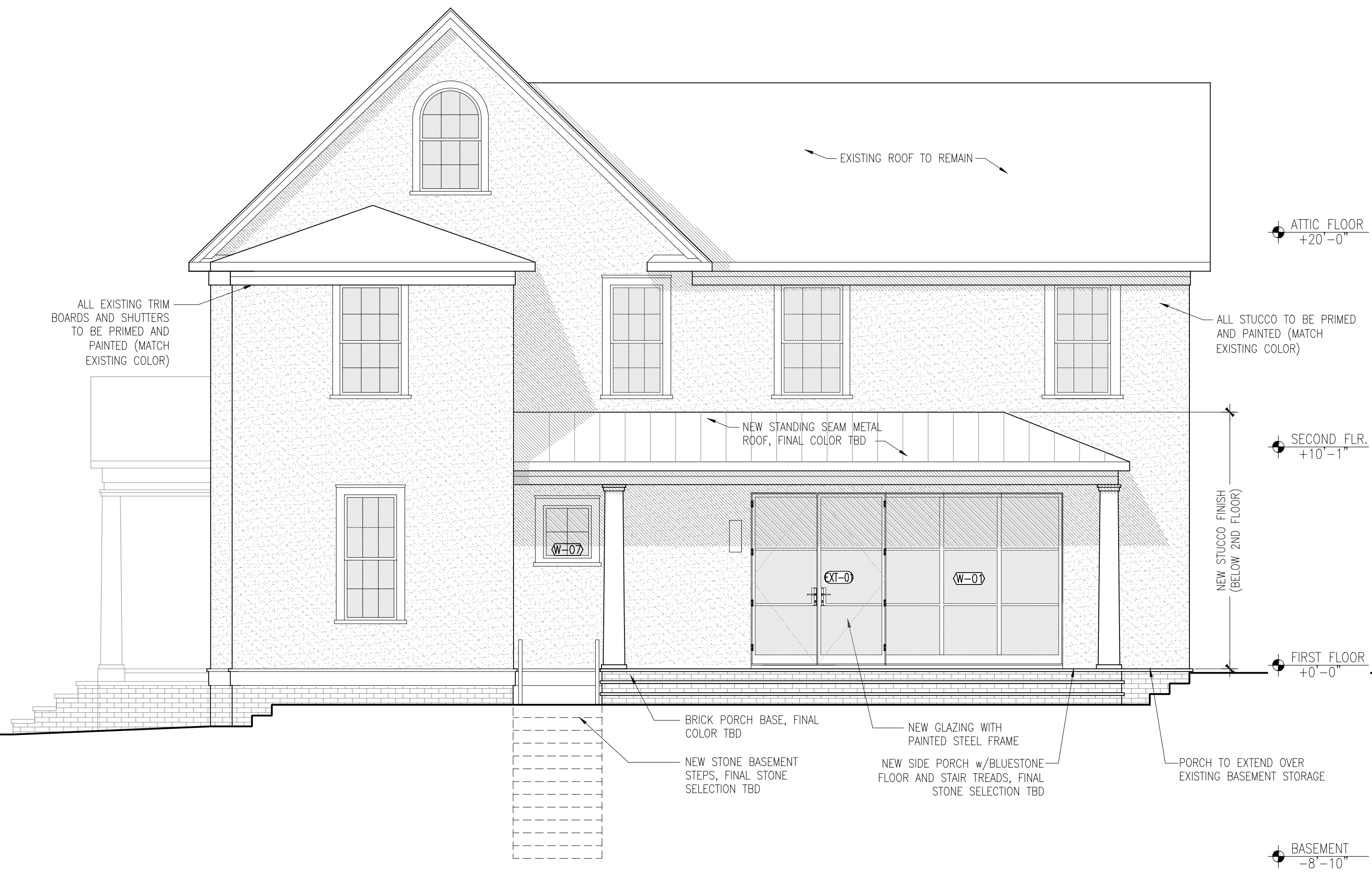
Builder:
To be determined

Issue Date:
2020 May 4 SD Set
2020 May 20 Mechanical Revisions
2020 May 21 Porch Revisions
2020 May 29 Structural SD
2020 June 3 HAWP Submission

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

title:
EAST ELEVATION

number:
A101



EAST ELEVATION
PLAN 1
1/4"=1'-0"

RECEIVED
By Michael Kyne at 11:36 pm, Aug 12, 2020

APPROVED
Montgomery County
Historic Preservation Commission
Sandra L. Heiler

FOWLKES FS STUDIO
1711 Connecticut Ave. NW 204
Washington, DC 20009
(202) 758 - 5518

WEST IRVING
23 WEST IRVING ST.
CHEVY CHASE, MD 20815

Scope:
Renovation and addition of two-story home with a basement.

Owner:
Mike Friedman & Adena Friedman
16 Magnolia Parkway
Chevy Chase, MD 20815

Builder:
To be determined

Issue Date:
2020 May 4 SD Set
2020 May 20 Mechanical Revisions
2020 May 21 Porch Revisions
2020 May 29 Structural SD
2020 June 3 HAWP Submission

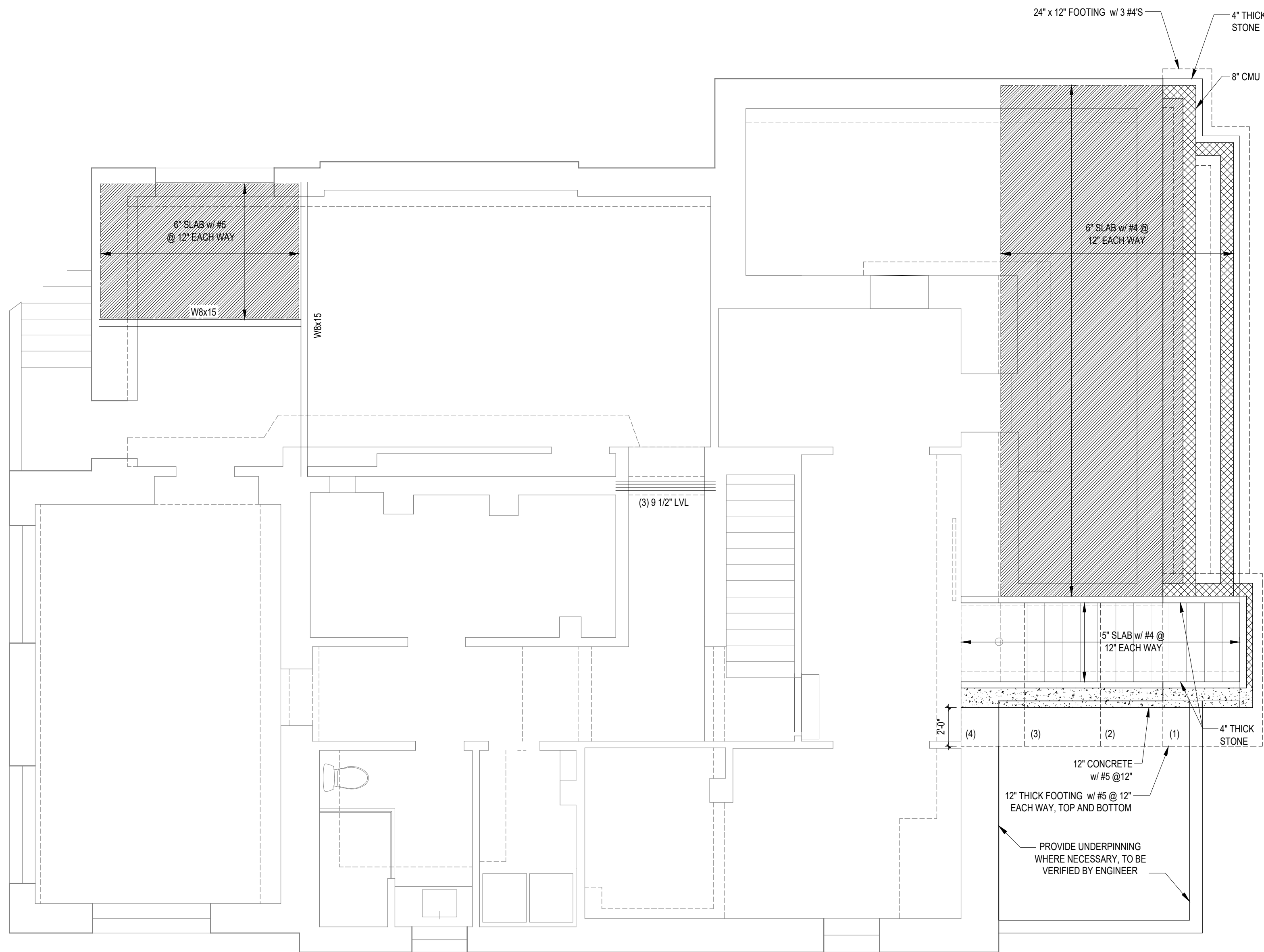
scale:
1/4" = 1'-0"

title:
NORTH ELEVATION

number:
A102



NORTH ELEVATION
PLAN 1/4"=1'-0"



RECEIVED
By Michael Kyne at 11:36 pm, Aug 12, 2020

APPROVED
Montgomery County
Historic Preservation Commission
Sandra H. Heiler

FOWLKES FS STUDIO
1711 Connecticut Ave. NW 204
Washington, DC 20009
(202) 758-5518

WEST IRVING
23 WEST IRVING ST.
CHEVY CHASE, MD 20815

Scope:
Renovation and addition of two-story home with a basement.

Owner:
Mike Friedman & Adena Friedman
16 Magnolia Parkway
Chevy Chase, MD 20815

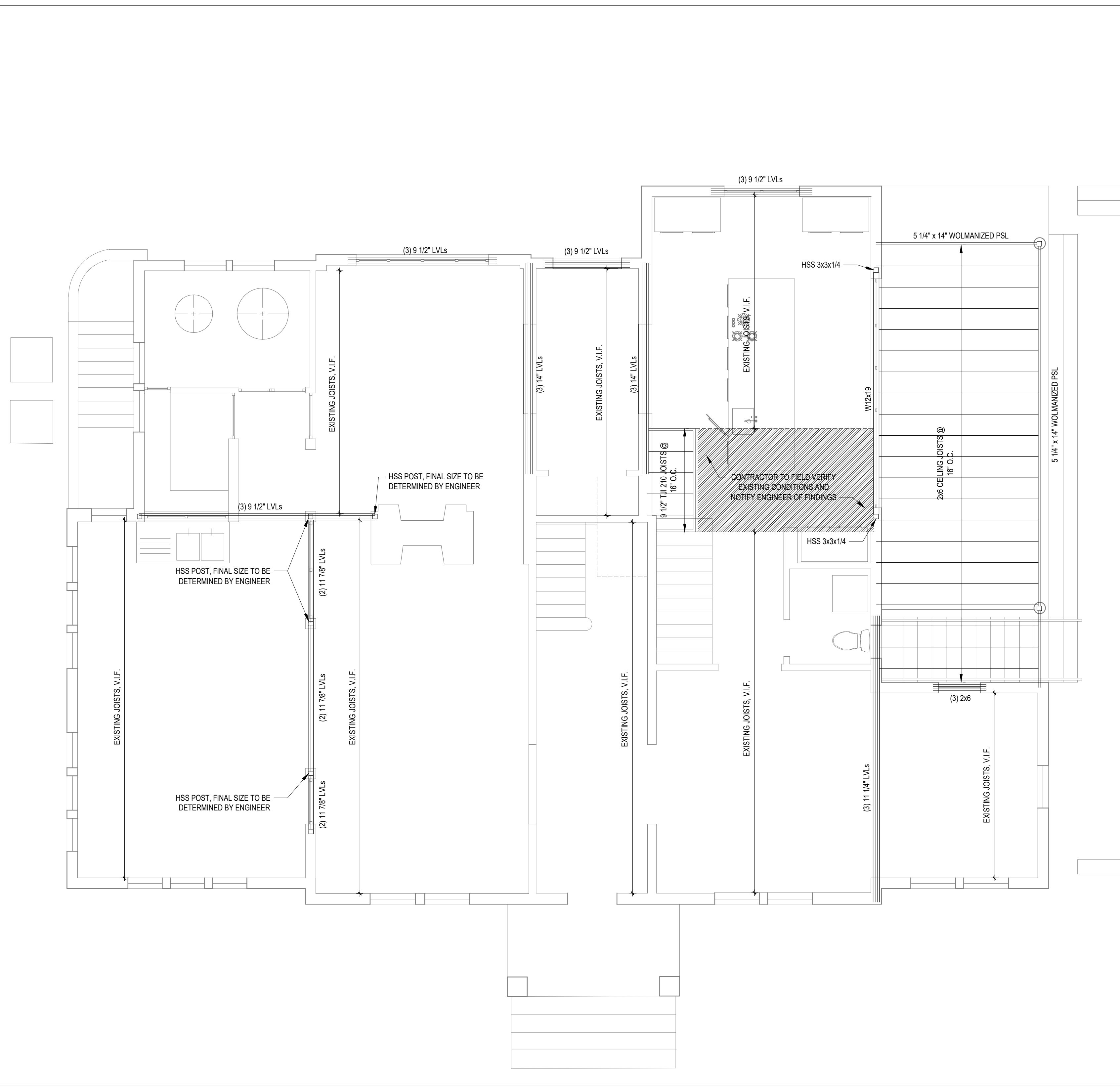
Builder:
To be determined

Issue Date:
2020 May 4 SD Set
2020 May 20 Mechanical Revisions
2020 May 21 Porch Revisions
2020 May 29 Structural SD
2020 June 3 HAWP Submission

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

title: **1ST FLOOR FRAMING & FOUNDATION PLAN**

number: **S001**



RECEIVED
By Michael Kyne at 11:36 pm, Aug 12, 2020

APPROVED
Montgomery County
Historic Preservation Commission
Sandra L. Heiler

FOWLKES STUDIO **FS**
1711 Connecticut Ave. NW 204
Washington, DC 20009
(202) 758-5518

WEST IRVING
23 WEST IRVING ST.
CHEVY CHASE, MD 20815

Scope:
Renovation and addition of two-story home with a basement.

Owner:
Mike Friedman & Adena Friedman
16 Magnolia Parkway
Chevy Chase, MD 20815

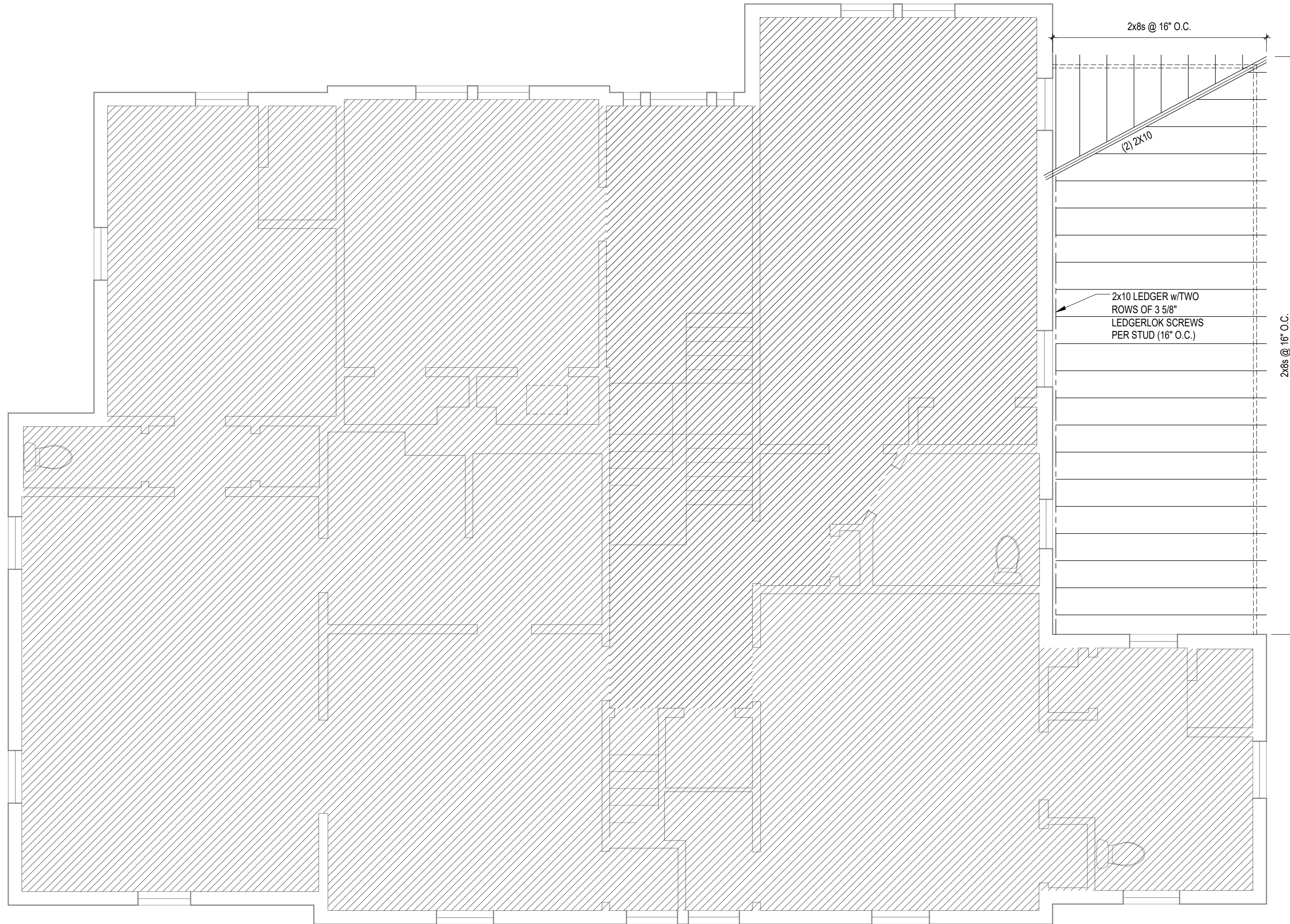
Builder:
To be determined

Issue Date:
2020 May 4 SD Set
2020 May 20 Mechanical Revisions
2020 May 21 Porch Revisions
2020 May 29 Structural SD
2020 June 3 HAWP Submission

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

title: **2ND FLOOR FRAMING PLAN**

number: **S002**



RECEIVED
 By Michael Kyne at 11:36 pm, Aug 12, 2020

APPROVED
 Montgomery County
 Historic Preservation Commission
Sandra L. Heiler

FOWLKES FS STUDIO
 1711 Connecticut Ave. NW 204
 Washington, DC 20009
 (202) 758-5518

WEST IRVING
 23 WEST IRVING ST.
 CHEVY CHASE, MD 20815

Scope:
 Renovation and addition of two-story home with a basement.

Owner:
 Mike Friedman & Adena Friedman
 16 Magnolia Parkway
 Chevy Chase, MD 20815

Builder:
 To be determined

Issue Date:
 2020 May 4 SD Set
 2020 May 20 Mechanical Revisions
 2020 May 21 Porch Revisions
 2020 May 29 Structural SD
 2020 June 3 HAWP Submission

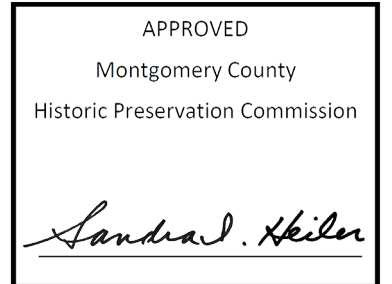
scale:
 1/4" = 1'-0"

title:
ROOF FRAMING PLAN

number:
S003

RECEIVED

By Michael Kyne at 11:36 pm, Aug 12, 2020



WEST IRVING
23 WEST IRVING ST.
CHEVY CHASE, MD 20815

Scope:
Renovation and addition of two-story home with a basement.

Owner:
Mike Friedman & Adena Friedman
16 Magnolia Parkway
Chevy Chase, MD 20815

Builder:
To be determined

Issue Date:

2020 May 4	SD Set
2020 May 20	Mechanical Revisions
2020 May 21	Porch Revisions
2020 May 29	Structural SD
2020 June 3	HAWP Submission

scale:
NTS

title:
MECHANICAL NOTES

number:
M001

MECHANICAL NOTES:

- ALL HORIZONTAL DUCTS TO RUN IN JOIST BAYS UNLESS OTHERWISE NOTED
- CIRCULATING HOT WATER SYSTEM HAS AUTO CONTROL
- HOT WATER PIPES (HVAC LINE PIPING) TO BE INSULATED WITH A MINIMUM THERMAL RESISTANCE OF R-3 & APPLIED TO THE FOLLOWING:
 - PIPING LARGER THAN 3/4" NOMINAL DIA.
 - PIPING FROM THE WATER HEATER TO KITCHEN OUTLETS
 - PIPING LOCATED OUTSIDE CONDITIONED SPACES
 - BURIED PIPING
 - PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD
 - PIPING LOCATED UNDER A FLOOR SLAB
 - SUPPLY & RETURN PIPING IN RECIRCULATING SYSTEMS OTHER THAN DEMAND RECIRCULATING SYSTEMS
- PIPING WITH RUN LENGTHS GREATER THAN
- THE MAXIMUM RUN LENGTHS FOR THE NOMINAL
- PIPE DIAMETER GIVEN IN TABLE R403.4.2
- CONTRACTOR TO VERIFY INSTALLATION OF PROGRAMMABLE THERMOSTAT ON FORCED AIR FURNACE
- ALL JOINTS AND SEAMS OF AIR DUCTS AND AIR HANDLER TO BE SEALED WITH MASTIC
- ALL NEW SUPPLY DUCTS/TRUNK LINES FROM ATTIC ARE TO BE INSULATED TO GREATER THAN OR EQUAL TO R-8. ALL OTHER DUCTS IN UNCONDITIONED SPACES OR OUTSIDE THE BUILDING ENVELOPE TO BE GREATER THAN OR EQUAL TO R-6
- OUTDOOR AIR INTAKES AND EXHAUSTS ARE VENTED THROUGH BACK DRAFT DAMPERS WHEN THE VENTILATION SYSTEM IS NOT OPERATING
- BUILDING LEAKAGE TEST TO BE PERFORMED AS REQUIRED BY IECC402.4.1.2. LEAKAGE RATE SHALL NOT EXCEED 5 AIR CHANGES PER HOUR. A WRITTEN REPORT OF RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL UPON REQUEST
- DUCT LEAKAGE TEST TO BE PERFORMED AS REQUIRED BY IECC 403.2.2. TOTAL DUCT LEAKAGE SHALL BE EQUAL 8 CFM/100SQ. FT. WITH AIR HANDLER INSTALLED. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL UPON REQUEST
- BUILDING CAVITIES ARE NOT TO BE USED AS DUCTS OR PLENUMS
- FOAM INSULATION (RUBATEX INSUL-TUB 180) SHALL BE USED TO ON OUTSIDE HVAC LINE-SET PIPING TO SHIELD FROM EFFECTS OF WEATHER. ADHESIVE TAPE SHALL NOT BE PERMITTED
- AIR HANDLERS SHALL HAVE A MFR'S DESIGNATION FOR AN AIR LEAKAGE OF NO MORE THAN 2 PERCENT OF THE DESIGN AIR FLOW RATE WHEN TESTED IN ACCORDANCE WITH ASHRAE 193
- TOILET EXHAUSTS AIRFLOW RATE TO MEET A CAPACITY OF 50 CFM INTERMITTEN OR 20 CFM CONTINUOUS. AIR EXHAUST OPENINGS SHALL TERMINATE NOT LESS THAN 3 FEET FROM PROPERTY LINES, 3 FEET FROM OPERABLE AND INOPERABLE OPENINGS INTO THE BUILDING AND 10 FEET FROM MECHANICAL AIR INTAKES EXCEPT WHERE THE OPENING IS LOCATED 3 FEET ABOVE THE AIR INTAKE. OPENINGS SHALL COMPLY WITH SECTIONS R303.5.2 AND R303.6
- GAS VENTS SHALL COMPLY WITH SECTIONS G2427.6.1 THROUGH G2427L6.11 IRC 2012
- AIR FOR COMBUSTION, VENTILATION AND DILUTION OF FLUE GASES FOR APPLIANCES INSTALLED IN BUILDINGS SHALL BE PROVIDED BY APPLICATION OF ONE OF THE METHODS PRESCRIBED IN SECTIONS G2407.5 THROUGH 2407.9. DIRECT VENT APPLIANCES, GAS APPLIANCES SHALL BE PROVIDED WITH COMBUSTION, VENTILATION AND DILUTION AIR IN ACCORDANCE WITH THE APPLIANCE MFR'S INSTRUCTIONS
- BATH FANS TO HAVE A MINIMUM AIRFLOW OF 80CFM AND OPERATE AT A MINIMUM EFFICACY OF 3.1
- RANGE HOOD TO HAVE A MINIMUM AIRFLOW OF 300CFM AND OPERATE AT A MINIMUM EFFICACY OF 2.8
- PROVIDE 90CFM MECHANICAL VENTILATION PER SECTION M1507.3 OF THE 2012 IRC

*** ABOVE NOTES TO APPLY TO ANY MODIFICATIONS OF EXISTING DUCTWORK ***

RECEIVED
By Michael Kyne at 11:36 pm, Aug 12, 2020

APPROVED
Montgomery County
Historic Preservation Commission
Sandra D. Skiles

FOWLKES FS STUDIO
1711 Connecticut Ave. NW 204
Washington, DC 20009
(202) 758-5518

WEST IRVING
23 WEST IRVING ST.
CHEVY CHASE, MD 20815

Scope:
Renovation and addition of two-story home with a basement.

Owner:
Mike Friedman & Adena Friedman
16 Magnolia Parkway
Chevy Chase, MD 20815

Builder:
To be determined

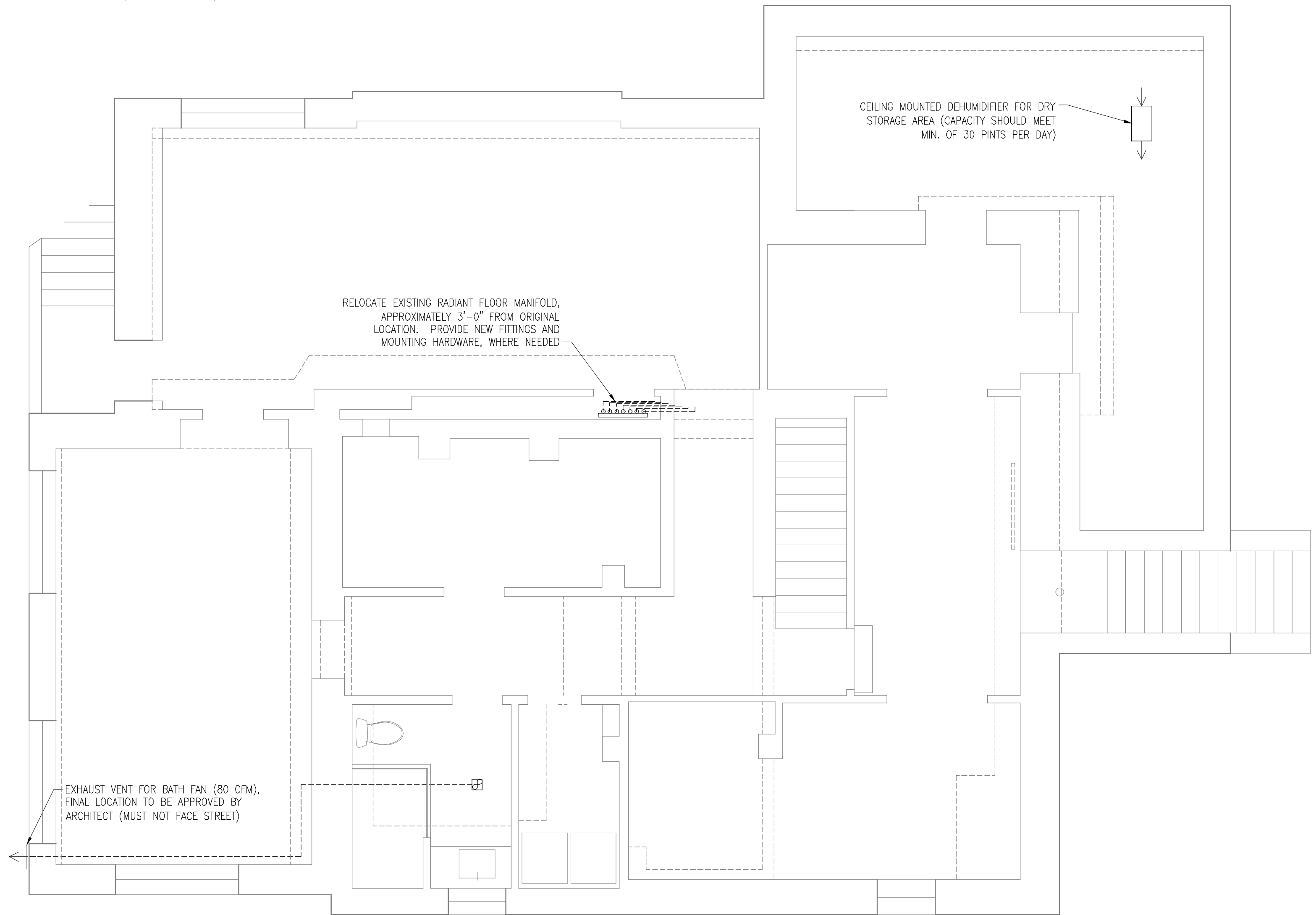
Issue Date:
2020 May 4 SD Set
2020 May 20 Mechanical Revisions
2020 May 21 Porch Revisions
2020 May 29 Structural SD
2020 June 3 HAWP Submission

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

title: **BASEMENT MECHANICAL PLAN**

number: **M002**

- KEY:
- VERTICAL DUCT (SUPPLY)
 - VERTICAL DUCT (RETURN)
 - HORIZONTAL DUCT
 - FLEX DUCT
 - VENT (FLOOR OR CEILING)
 - VENT (WALL)
 - EXHAUST LINE
 - EXHAUST FAN
 - EXISTING DUCT LINE TO REMAIN
 - PROGRAMMABLE THERMOSTAT



BASEMENT
PLAN 1
1/4"=1'-0"

RECEIVED
By Michael Kyne at 11:36 pm, Aug 12, 2020

APPROVED
Montgomery County
Historic Preservation Commission
Sandra L. Heiler

1711 Connecticut Ave. NW 204
Washington, DC 20009
(202) 756-5515

FOWLKES FS STUDIO

WEST IRVING
23 WEST IRVING ST.
CHEVY CHASE, MD 20815

Scope:
Renovation and addition of two-story home with a basement.

Owner:
Mike Friedman & Adena Friedman
16 Magnolia Parkway
Chevy Chase, MD 20815

Builder:
To be determined

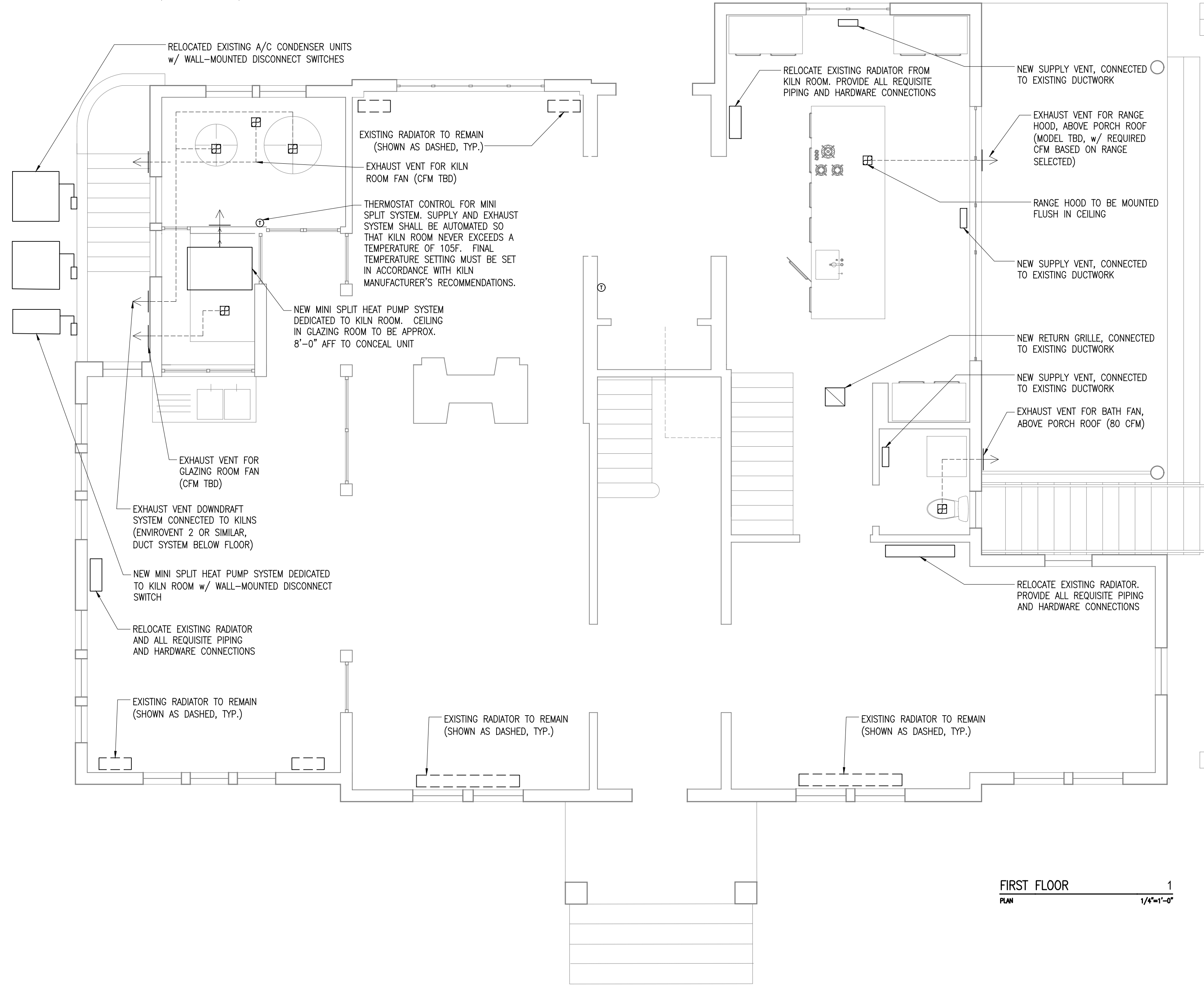
Issue Date:
2020 May 4 SD Set
2020 May 20 Mechanical Revisions
2020 May 21 Porch Revisions
2020 May 29 Structural SD
2020 June 3 HAWP Submission

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

title: **1ST FLOOR MECHANICAL PLAN**

number: **M003**

- KEY:**
- VERTICAL DUCT (SUPPLY)
 - VERTICAL DUCT (RETURN)
 - HORIZONTAL DUCT
 - FLEX DUCT
 - VENT (FLOOR OR CEILING)
 - VENT (WALL)
 - EXHAUST LINE
 - EXHAUST FAN
 - EXISTING DUCT LINE TO REMAIN
 - PROGRAMMABLE THERMOSTAT

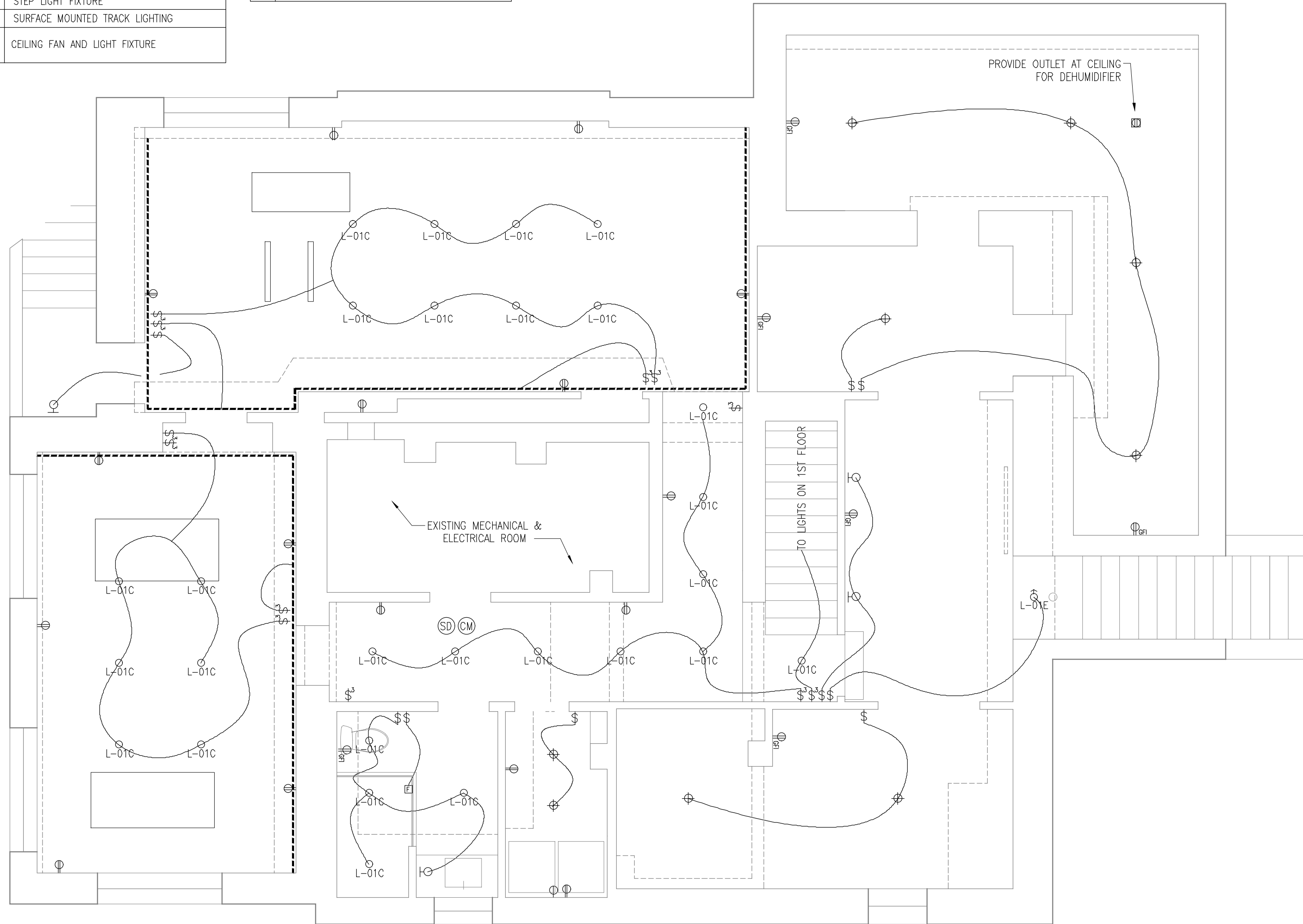


FIRST FLOOR
PLAN 1/4"=1'-0"

LIGHTING SYMBOL LEGEND	
○	RECESSED DOWNLIGHT
○	WALL SCONCE
⊕	CEILING-MOUNTED FIXTURE
⊙	PENDANT FIXTURE
⊕	DAMP-PROOF SHOWER LIGHT
—	LINEAR CEILING MOUNTED LIGHT
---	LINEAR LED
---	UNDER CABINET STRIP LIGHT
⊕	EXTERIOR FLOOD LIGHT
⊕	STEP LIGHT FIXTURE
—	SURFACE MOUNTED TRACK LIGHTING
⊕	CEILING FAN AND LIGHT FIXTURE

POWER SYMBOL LEGEND	
⌘	WALL-MOUNTED SWITCH
⌘	WALL-MOUNTED THREE-WAY SWITCH
⊕	WALL-MOUNTED DUPLEX RECEPTACLE
⊕	WALL-MNTD DUPLEX RECEPTACLE - DEDICATED GFI
⊕	DEDICATED APPLIANCE RECEPTACLE
⊕	SMOKE DETECTOR (HARDWIRED W/ BATT. BACKUP)
⊕	CARBON MONOXIDE ALARM
⊕	FLOOR RECEPTACLE
⊕	EXHAUST FAN

NOTES
 -ALL RECESSED LIGHTS TO BE IC RATED
 SEALED AT HOUSING/INTERIOR FINISH AND LABELED TO INDICATE EQUAL TO/LESS THAN 2.0 CFM LEAKAGE AT 75 PA.
 -CONTRACTOR TO VERIFY THAT 75% OF LAMPS SHALL CONTAIN ONLY HIGH EFFICIENCY. ALL RECESSED LIGHTS TO BE LED NICOR LED DLR4 RETROFIT UNLESS OTHERWISE NOTED
 -ALL LIGHTS SHALL BE SMOOTHLY DIMMABLE. FINAL LIGHTS AND DIMMERS MUST BE CHECKED FOR COMPATIBILITY BEFORE PROCURED TO PROJECT SITE.
 -ALL RECEPTACLE OUTLETS IN HABITABLE SPACES OF DWELLING TO BE AFCI PROTECTED; EXCEPTIONS SPACES ARE THOSE WHERE GFCI TYPES ARE REQ. PER ARTICLE 210.12 OF NEC
 -RECEPTACLE OUTLETS IN COUNTER TOP SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 2 FEET MEASURED HORIZONTALLY FROM RECEPTACLE OUTLET IN THAT SPACE PER NEC 210.52 B(3)C(1). INSTALL FIRST RECEPTACLE WITHIN 2' OF EDGE OF COUNTER OR SINK, THEN THE NEXT WITH 4' OF FIRST. RECEPTACLES INSTALLED WITHIN CABINETS DO NOT COUNT AS ONE OF THE REQ'D RECEPTACLES
 -COUNTERTOP SPACES SEPARATED BY RANGES, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTER TOP SPACES AND NEED NOT COMPLY WITH REQ'S OF NEC 210.52.
 -RECEPTACLE OUTLETS IN HABITABLE ROOMS SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM A RECEPTACLE OUTLET PER NEC 210.52.



BASEMENT
 PLAN 1
 1/4"=1'-0"

RECEIVED
 By Michael Kyne at 11:36 pm, Aug 12, 2020

APPROVED
 Montgomery County
 Historic Preservation Commission
Sandra L. Hilber

FOWLKES FS STUDIO
 1711 Connecticut Ave. NW 204
 Washington, DC 20009
 (202) 758-5518

WEST IRVING
 23 WEST IRVING ST.
 CHEVY CHASE, MD 20815

Scope:
 Renovation and addition of two-story home with a basement.

Owner:
 Mike Friedman & Adena Friedman
 16 Magnolia Parkway
 Chevy Chase, MD 20815

Builder:
 To be determined

Issue Date:
 2020 May 4 SD Set
 2020 May 20 Mechanical Revisions
 2020 May 21 Porch Revisions
 2020 May 29 Structural SD
 2020 June 3 HAWP Submission

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

title:
**BASEMENT
 ELECTRICAL PLAN**

number:
E001

LIGHTING SYMBOL LEGEND

○	RECESSED DOWNLIGHT
○	WALL SCONCE
⊕	CEILING-MOUNTED FIXTURE
⊙	PENDANT FIXTURE
⊕	DAMP-PROOF SHOWER LIGHT
▭	LINEAR CEILING MOUNTED LIGHT
---	LINEAR LED
---	UNDER CABINET STRIP LIGHT
○	EXTERIOR FLOOD LIGHT
▭	STEP LIGHT FIXTURE
---	SURFACE MOUNTED TRACK LIGHTING
⊕	CEILING FAN AND LIGHT FIXTURE

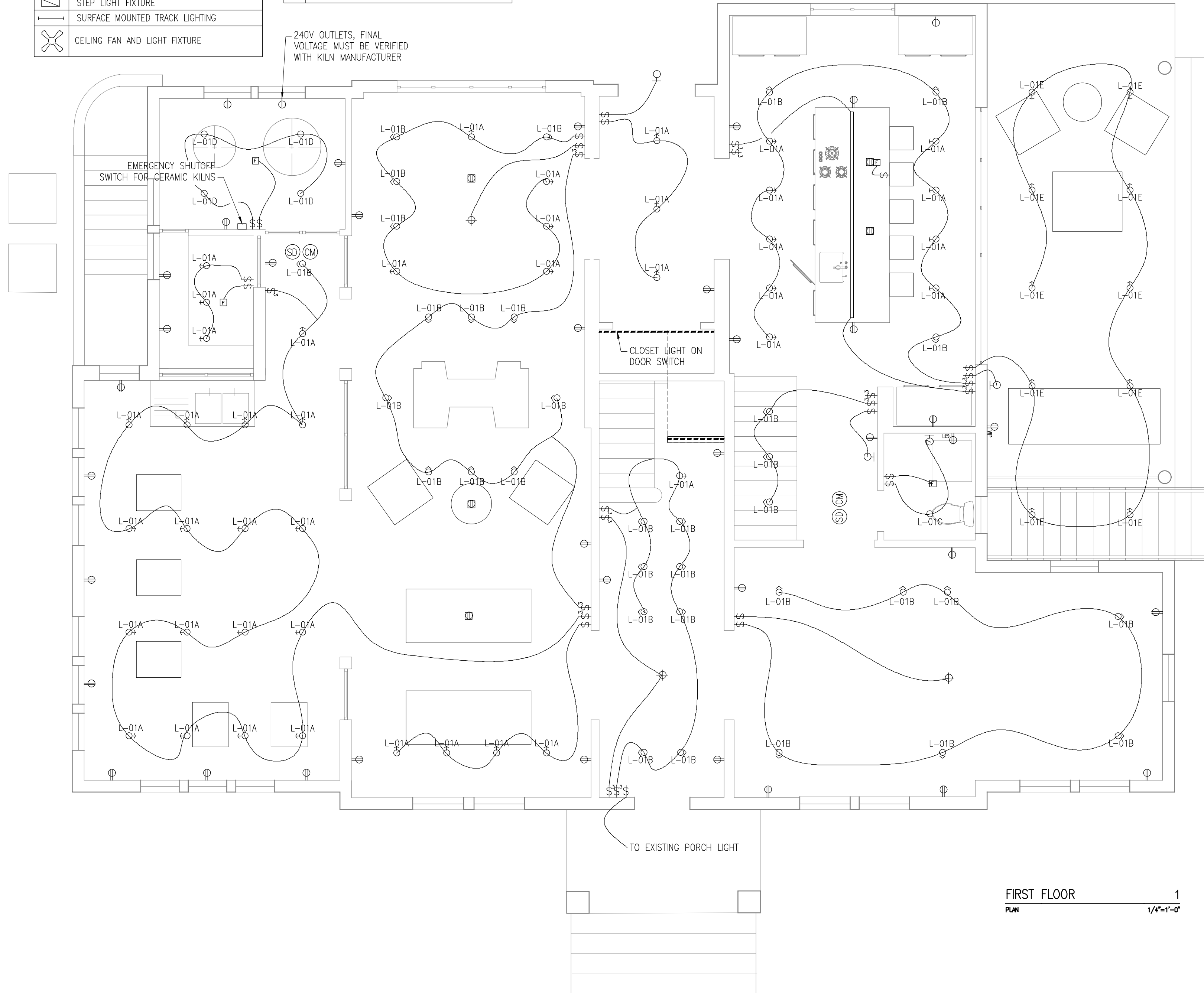
POWER SYMBOL LEGEND

⊕	WALL-MOUNTED SWITCH
⊕	WALL-MOUNTED THREE-WAY SWITCH
⊕	WALL-MOUNTED DUPLEX RECEPTACLE
⊕	WALL-MNTD DUPLEX RECEPTACLE - DEDICATED GFI
⊕	DEDICATED APPLIANCE RECEPTACLE
⊕	SMOKE DETECTOR (HARDWIRED W/ BATT. BACKUP)
⊕	CARBON MONOXIDE ALARM
⊕	FLOOR RECEPTACLE
⊕	EXHAUST FAN

NOTES

- ALL RECESSED LIGHTS TO BE IC RATED SEALED AT HOUSING/INTERIOR FINISH AND LABELED TO INDICATE EQUAL TO/LESS THAN 2.0 CFM LEAKAGE AT 75 PA.
- CONTRACTOR TO VERIFY THAT 75% OF LAMPS SHALL CONTAIN ONLY HIGH EFFICIENCY. ALL RECESSED LIGHTS TO BE LED NICOR LED DLR4 RETROFIT UNLESS OTHERWISE NOTED
- ALL LIGHTS SHALL BE SMOOTHLY DIMMABLE. FINAL LIGHTS AND DIMMERS MUST BE CHECKED FOR COMPATIBILITY BEFORE PROCURED TO PROJECT SITE.
- ALL RECEPTACLE OUTLETS IN HABITABLE SPACES OF DWELLING TO BE AFCI PROTECTED; EXCEPTIONS SPACES ARE THOSE WHERE GFCI TYPES ARE REQ. PER ARTICLE 210.12 OF NEC
- RECEPTACLE OUTLETS IN COUNTER TOP SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 2 FEET MEASURED HORIZONTALLY FROM RECEPTACLE OUTLET IN THAT SPACE PER NEC 210.52 B(3)C(1). INSTALL FIRST RECEPTACLE WITHIN 2' OF EDGE OF COUNTER OR SINK, THEN THE NEXT WITH 4' OF FIRST. RECEPTACLES INSTALLED WITHIN CABINETS DO NOT COUNT AS ONE OF THE REQ'D RECEPTACLES
- COUNTERTOP SPACES SEPARATED BY RANGES, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTER TOP SPACES AND NEED NOT COMPLY WITH REQ'S OF NEC 210.52.
- RECEPTACLE OUTLETS IN HABITABLE ROOMS SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM A RECEPTACLE OUTLET PER NEC 210.52.

240V OUTLETS, FINAL VOLTAGE MUST BE VERIFIED WITH KILN MANUFACTURER



FIRST FLOOR
PLAN 1/4" = 1'-0"

RECEIVED
By Michael Kyne at 11:36 pm, Aug 12, 2020

APPROVED
Montgomery County
Historic Preservation Commission
Sandra L. Heiler

FOWLKES FS STUDIO
1711 Connecticut Ave. NW 204
Washington, DC 20009
(202) 758-5518

WEST IRVING
23 WEST IRVING ST.
CHEVY CHASE, MD 20815

Scope:
Renovation and addition of two-story home with a basement.

Owner:
Mike Friedman & Adena Friedman
16 Magnolia Parkway
Chevy Chase, MD 20815

Builder:
To be determined

Issue Date:
2020 May 4 SD Set
2020 May 20 Mechanical Revisions
2020 May 21 Porch Revisions
2020 May 29 Structural SD
2020 June 3 HAWP Submission

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

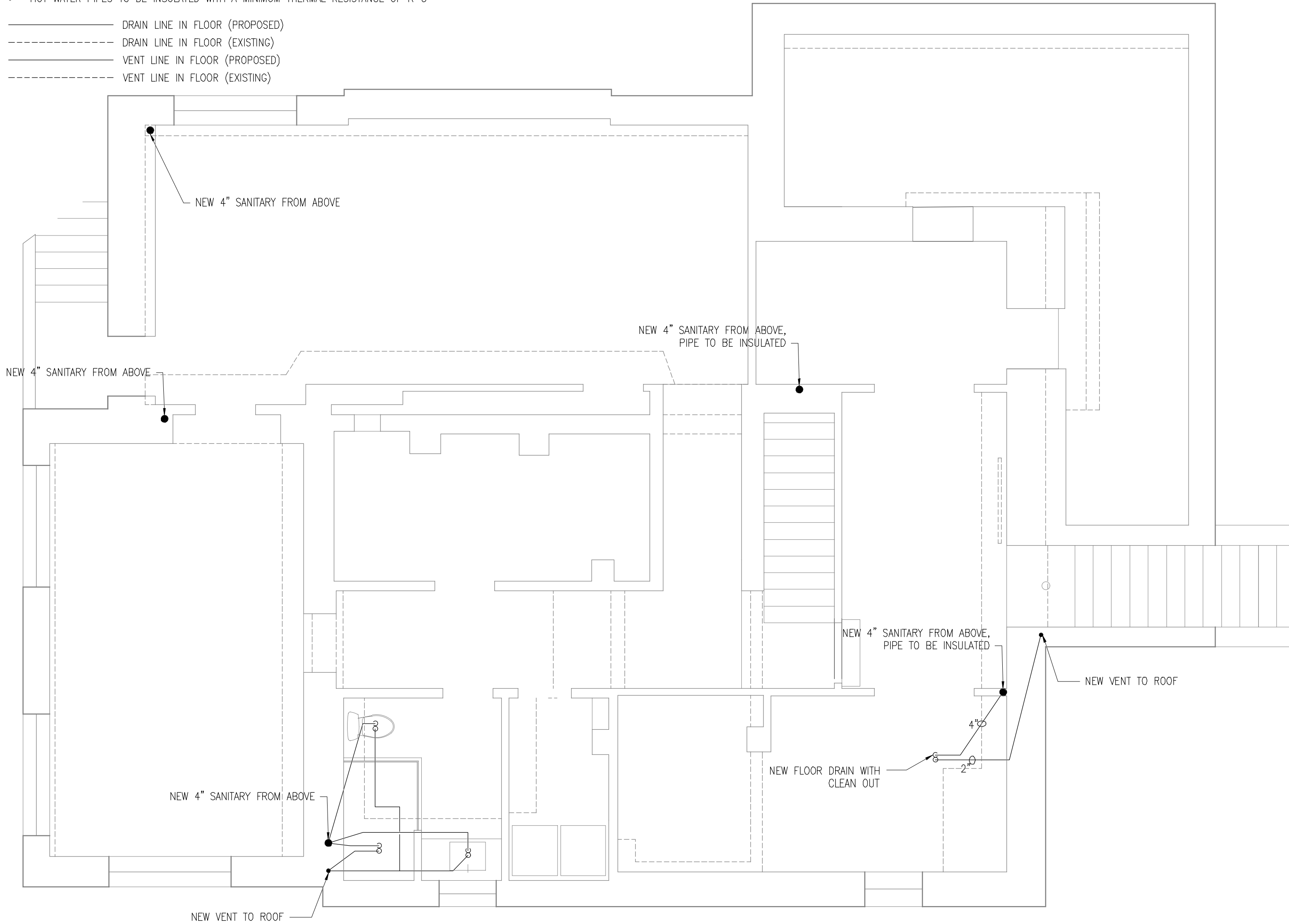
title: **1ST FLOOR ELECTRICAL PLAN**

number: **E002**

PLUMBING NOTES:

- INSTALL WORK IN STRICT ACCORDANCE WITH APPLICABLE LOCAL AND NATIONAL CODES
- CONTRACTOR TO MAKE ON SITE INSPECTION TO DETERMINE FULLY THE EXISTING CONDITIONS.
- LOCATION OF EQUIPMENT, PIPING AND OTHER PLUMBING WORK IS INDICATED DIAGRAMMATICALLY BY DRAWINGS. DETERMINE EXACT LOCATION ON SITE, SUBJECT TO STRUCTURAL CONDITIONS AND OTHER TRADES. OBTAIN ARCHITECT'S APPROVAL PRIOR TO ANY SUBSTANTIAL CHANGE OR ANY CHANGE, WHICH REQUIRES NEW SOFFITING OR ALTERATION OF INDICATED SOFFITING OR PIPING CONCEALMENT
- ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND THE REST PRODUCTS OF REPUTABLE MANUFACTURER. OBTAIN ARCHITECT'S WRITTEN APPROVAL FOR CHANGES AND SUBSTITUTIONS
- PIPING THROUGH EXTERIOR WALLS AND FOUNDATIONS SHALL BE WITH SLEEVES TWO PIPE SIZES LARGER THAN SERVICE LINE. SEAL OPENING WATERIGHT WITH LEAD AND OAKUM
- THE CONTRACTOR IS TO GUARANTEE ALL MATERIAL, LABOR AND EQUIPMENT FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION. GUARANTEE TO INCLUDE FREE WARRANTY MAINTENANCE FOR THE FIRST YEAR OF SYSTEM OPERATION
- THE CONTRACTOR IS TO COORDINATE WITH OTHER TRADES FOR EQUIPMENT, DUCT AND PIPING PLACEMENT. ALERT GENERAL CONTRACTOR OR ARCHITECT IMMEDIATELY IN CASE OF CONFLICT
- HOT WATER PIPES TO BE INSULATED WITH A MINIMUM THERMAL RESISTANCE OF R-3

- DRAIN LINE IN FLOOR (PROPOSED)
- - - - - DRAIN LINE IN FLOOR (EXISTING)
- VENT LINE IN FLOOR (PROPOSED)
- - - - - VENT LINE IN FLOOR (EXISTING)



BASEMENT
PLAN 1
1/4"=1'-0"

RECEIVED
By Michael Kyne at 11:36 pm, Aug 12, 2020

APPROVED
Montgomery County
Historic Preservation Commission
Sandra L. Heiler

FOWLKES FS STUDIO
1711 Connecticut Ave. NW 204
Washington, DC 20009
(202) 758-5518

WEST IRVING
23 WEST IRVING ST.
CHEVY CHASE, MD 20815

Scope:
Renovation and addition of two-story home with a basement.

Owner:
Mike Friedman & Adena Friedman
16 Magnolia Parkway
Chevy Chase, MD 20815

Builder:
To be determined

Issue Date:
2020 May 4 SD Set
2020 May 20 Mechanical Revisions
2020 May 21 Porch Revisions
2020 May 29 Structural SD
2020 June 3 HAWP Submission

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

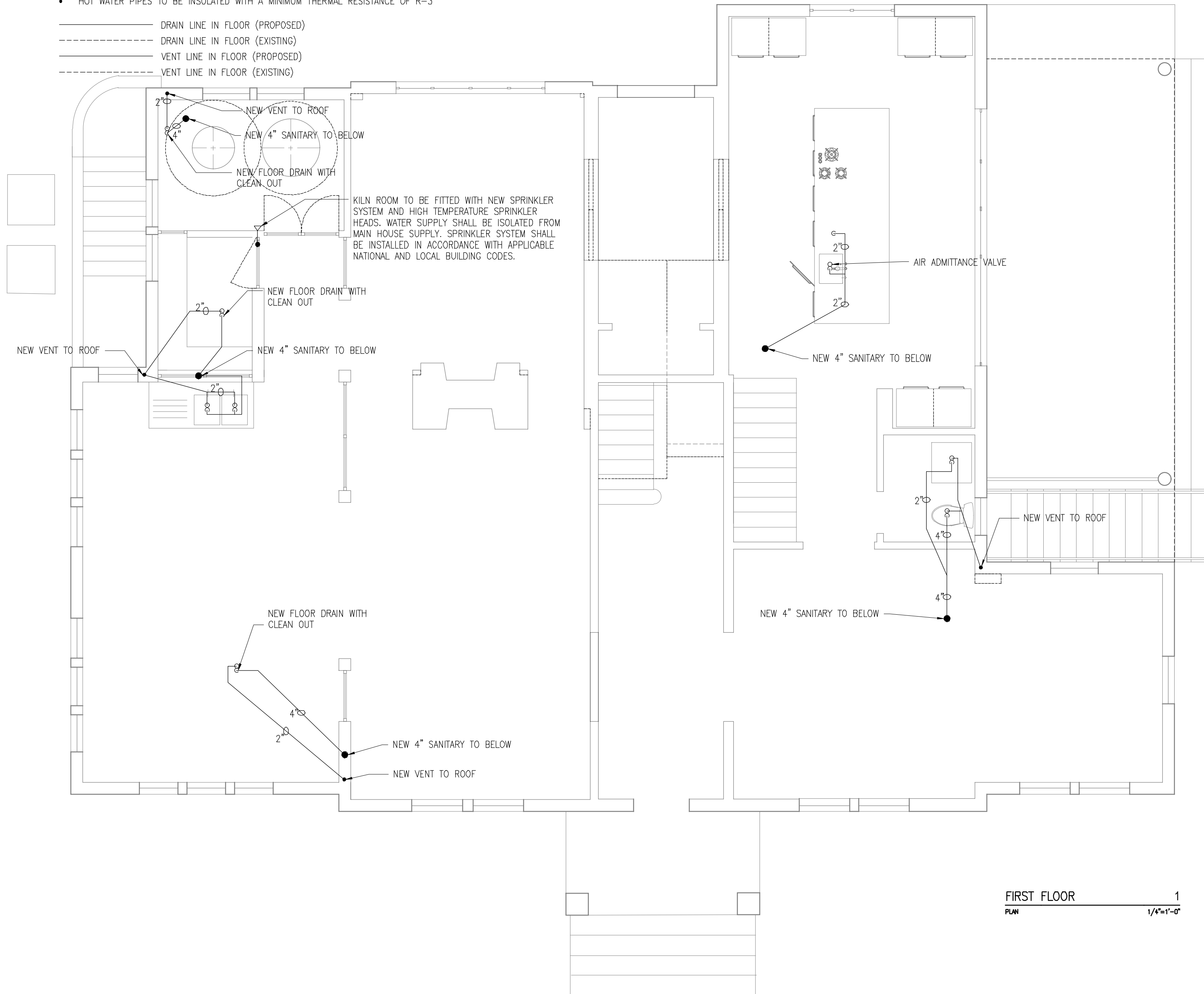
title:
**BASEMENT
PLUMBING PLAN**

number:
P001

PLUMBING NOTES:

- INSTALL WORK IN STRICT ACCORDANCE WITH APPLICABLE LOCAL AND NATIONAL CODES
- CONTRACTOR TO MAKE ON SITE INSPECTION TO DETERMINE FULLY THE EXISTING CONDITIONS.
- LOCATION OF EQUIPMENT, PIPING AND OTHER PLUMBING WORK IS INDICATED DIAGRAMMATICALLY BY DRAWINGS. DETERMINE EXACT LOCATION ON SITE, SUBJECT TO STRUCTURAL CONDITIONS AND OTHER TRADES. OBTAIN ARCHITECT'S APPROVAL PRIOR TO ANY SUBSTANTIAL CHANGE OR ANY CHANGE, WHICH REQUIRES NEW SOFFITING OR ALTERATION OF INDICATED SOFFITING OR PIPING CONCEALMENT
- ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND THE BEST PRODUCTS OF REPUTABLE MANUFACTURER. OBTAIN ARCHITECTS WRITTEN APPROVAL FOR CHANGES AND SUBSTITUTIONS
- PIPING THROUGH EXTERIOR WALLS AND FOUNDATIONS SHALL BE WITH SLEEVES TWO PIPE SIZES LARGER THAN SERVICE LINE. SEAL OPENING WATERIGHT WITH LEAD AND OAKUM
- THE CONTRACTOR IS TO GUARANTEE ALL MATERIAL, LABOR AND EQUIPMENT FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION. GUARANTEE TO INCLUDE FREE WARRANTY MAINTENANCE FOR THE FIRST YEAR OF SYSTEM OPERATION
- THE CONTRACTOR IS TO COORDINATE WITH OTHER TRADES FOR EQUIPMENT, DUCT AND PIPING PLACEMENT. ALERT GENERAL CONTRACTOR OR ARCHITECT IMMEDIATELY IN CASE OF CONFLICT
- HOT WATER PIPES TO BE INSULATED WITH A MINIMUM THERMAL RESISTANCE OF R-3

- DRAIN LINE IN FLOOR (PROPOSED)
- - - - DRAIN LINE IN FLOOR (EXISTING)
- VENT LINE IN FLOOR (PROPOSED)
- - - - VENT LINE IN FLOOR (EXISTING)



KILN ROOM TO BE FITTED WITH NEW SPRINKLER SYSTEM AND HIGH TEMPERATURE SPRINKLER HEADS. WATER SUPPLY SHALL BE ISOLATED FROM MAIN HOUSE SUPPLY. SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE NATIONAL AND LOCAL BUILDING CODES.

FIRST FLOOR
PLAN 1/4" = 1'-0"

RECEIVED
By Michael Kyne at 11:36 pm, Aug 12, 2020

APPROVED
Montgomery County
Historic Preservation Commission
Sandra D. Heiler

FOWLKES FS STUDIO
1711 Connecticut Ave. NW 204
Washington, DC 20009
(202) 758-5518

WEST IRVING
23 WEST IRVING ST.
CHEVY CHASE, MD 20815

Scope:
Renovation and addition of two-story home with a basement.

Owner:
Mike Friedman & Adena Friedman
16 Magnolia Parkway
Chevy Chase, MD 20815

Builder:
To be determined

Issue Date:
2020 May 4 SD Set
2020 May 20 Mechanical Revisions
2020 May 21 Porch Revisions
2020 May 29 Structural SD
2020 June 3 HAWP Submission

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

title: **1ST FLOOR PLUMBING PLAN**

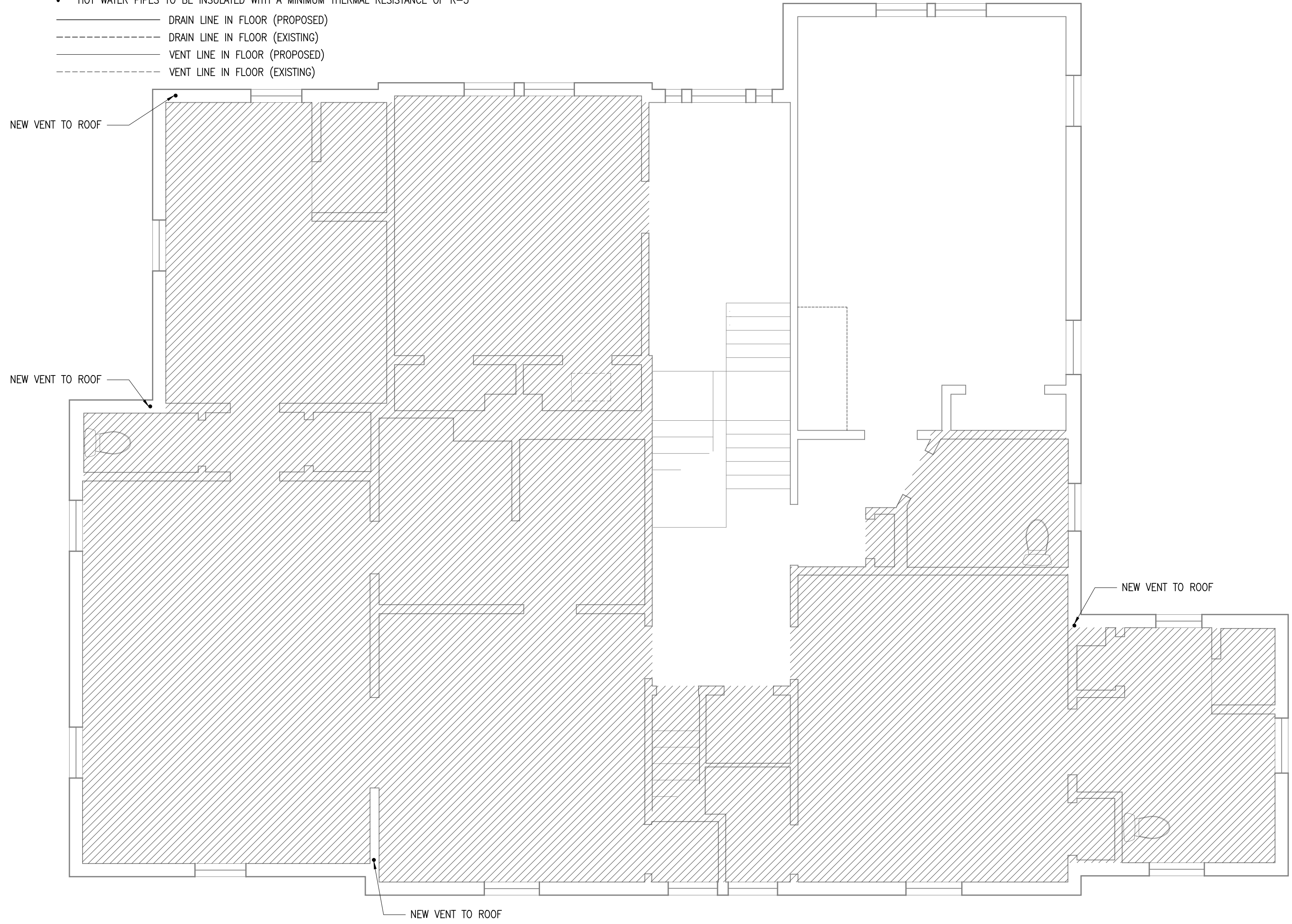
number:

P002

PLUMBING NOTES:

- INSTALL WORK IN STRICT ACCORDANCE WITH APPLICABLE LOCAL AND NATIONAL CODES
- CONTRACTOR TO MAKE ON SITE INSPECTION TO DETERMINE FULLY THE EXISTING CONDITIONS.
- LOCATION OF EQUIPMENT, PIPING AND OTHER PLUMBING WORK IS INDICATED DIAGRAMMATICALLY BY DRAWINGS. DETERMINE EXACT LOCATION ON SITE, SUBJECT TO STRUCTURAL CONDITIONS AND OTHER TRADES. OBTAIN ARCHITECT'S APPROVAL PRIOR TO ANY SUBSTANTIAL CHANGE OR ANY CHANGE, WHICH REQUIRES NEW SOFFITING OR ALTERATION OF INDICATED SOFFITING OR PIPING CONCEALMENT
- ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND THE BEST PRODUCTS OF REPUTABLE MANUFACTURER. OBTAIN ARCHITECT'S WRITTEN APPROVAL FOR CHANGES AND SUBSTITUTIONS
- PIPING THROUGH EXTERIOR WALLS AND FOUNDATIONS SHALL BE WITH SLEEVES TWO PIPE SIZES LARGER THAN SERVICE LINE. SEAL OPENING WATERIGHT WITH LEAD AND OAKUM
- THE CONTRACTOR IS TO GUARANTEE ALL MATERIAL, LABOR AND EQUIPMENT FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION. GUARANTEE TO INCLUDE FREE WARRANTY MAINTENANCE FOR THE FIRST YEAR OF SYSTEM OPERATION
- THE CONTRACTOR IS TO COORDINATE WITH OTHER TRADES FOR EQUIPMENT, DUCT AND PIPING PLACEMENT. ALERT GENERAL CONTRACTOR OR ARCHITECT IMMEDIATELY IN CASE OF CONFLICT
- HOT WATER PIPES TO BE INSULATED WITH A MINIMUM THERMAL RESISTANCE OF R-3

- DRAIN LINE IN FLOOR (PROPOSED)
- - - - - DRAIN LINE IN FLOOR (EXISTING)
- VENT LINE IN FLOOR (PROPOSED)
- - - - - VENT LINE IN FLOOR (EXISTING)



SECOND FLOOR
PLAN 1
1/4"=1'-0"

RECEIVED
By Michael Kyne at 11:36 pm, Aug 12, 2020

APPROVED
Montgomery County
Historic Preservation Commission
Sandra L. Heiler

FOWLKES FS STUDIO
1711 Connecticut Ave. NW 204
Washington, DC 20009
(202) 756-5515

WEST IRVING
23 WEST IRVING ST.
CHEVY CHASE, MD 20815

Scope:
Renovation and addition of two-story home with a basement.

Owner:
Mike Friedman & Adena Friedman
16 Magnolia Parkway
Chevy Chase, MD 20815

Builder:
To be determined

Issue Date:
2020 May 4 SD Set
2020 May 20 Mechanical Revisions
2020 May 21 Porch Revisions
2020 May 29 Structural SD
2020 June 3 HAWP Submission

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

title:
**2ND FLOOR
PLUMBING PLAN**

number:
P003