May 27, 2026

**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 #1151191 - Window Replacements, Shutter addition, Fenestration Alterations, and Porch Construction

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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 with three (3) conditions** at the May 13, 2026 HPC meeting.

1. Detailed door specifications for the replacement French Doors must be provided.
2. Detailed lighting specifications must be provided.
3. Information regarding the stone surface proposed for the rear porch.

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: Neal Thomson
Address: 11 East Irving, 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 Dan Bruechert at 301.563.3408 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.

# E Irving St Residence

## 11 E Irving Street
## Chevy Chase, MD 20815



**PROJECT INFO :**

INTERIOR RENOVATION TO EXISTING TWO-STORY SINGLE-FAMILY HOME WITH CELLAR AND ATTIC.

| | |
|---|---|
| ADDRESS: | 11 E Irving Street<br>Chevy Chase, MD 20815 |
| LOCATION: | LOT P1, BLOCK 34<br>**CHEVY CHASE VILLAGE**<br>**CHEVY CHASE VILLAGE HISTORIC DISTRICT** |
| ZONING: | R-60 |
| SETBACKS: | SIDE: 7', REAR: 20' |
| LOT AREA: | 11,014 SF |

| | ALLOWED: | EXISTING: |
|---|---|---|
| BUILDING HEIGHT: | 35' (PEAK)<br>30' (MEAN) | 37'-0" (PEAK)<br>30'-7 1/2" (MEAN) |
| LOT COVERAGE: | 35% (3,855 SF) | 28.2% (3,110 SF) |

BUILDING AREA:

| | EXISTING: | PROPOSED: (NO CHANGE) | WORK AREA: |
|---|---|---|---|
| CELLAR FLOOR AREA: | 1,429 SF | 1,429 SF | 1,429 SF |
| FIRST FLOOR AREA: | 2,009 SF | 2,009 SF | 1,111 SF |
| SECOND FLOOR AREA: | 1,690 SF | 1,690 SF | 1,138 SF |
| ATTIC AREA: | 469 SF | 469 SF | 80 SF |
| TOTAL FLOOR AREA: | 5,597 SF | 5,597 SF (NO CHANGE) | 3,758 SF |
| GROSS FLOOR AREA: | 4,168 SF | 4,168 SF | |
| GARAGE AREA: | 423 SF | 423 SF | 0 SF |
| FRONT PORCH AREA: | 588 SF | 588 SF | 0 SF |
| GAZEBO AREA: | 90 SF | 90 SF | 0 SF |
| FOOTPRINT: | 3,110 SF | 3,110 SF (NO CHANGE) | |

PLANS PREPARED BASED ON THE FOLLOWING CODES:

MONTGOMERY COUNTY, MD
2021 INTERNATIONAL RESIDENTIAL CODE AND 2021 INTERNATIONAL ENERGY CONSERVATION CODE AS AMENDED BY MONTGOMERY COUNTY EXECUTIVE REGULATION 13-24

APPROVED
Montgomery County
Historic Preservation Commission

**REVIEWED**
**By Dan Bruechert at 7:35 pm, May 27, 2026**


THOMSON & COOKE ARCHITECTS
5155 MACARTHUR BLVD NW
WASHINGTON DC 20016
202.686.6583
WWW.THOMSONCOOKE.COM


Neal Thomson
Digitally signed by Neal Thomson
Date: 2026.05.19 10:03:53 -04'00'

STATE OF MARYLAND · NEAL L. THOMSON · 17073 · ARCHITECT

E Irving St Residence
11 E Irving Street Chevy Chase MD 20815

PERMIT SET

© THOMSON&COOKE Architects plic

Professional Certification: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License number 17073, expiration date 09-04-2026

## Standard Abbreviations

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| A/C | Air Condition(er, ing, ed ) | D | Drain, Dryer | GWB | Gypsum Wall Board | NIC | Not in Contract |
| AB | Anchor Bolt | DBL | Double | GYP | Gypsum | NO | Number |
| ABV | Above | DEM | Demolition | HB | Hose Bibb | NOM | Nominal |
| AD | Area Drain | DET | Detail | HD | Head | NTS | Not to Scale |
| ADJ | Adjustable | DIA | Diameter | HDR | Header | O | Oven |
| AFF | Above Finish Floor | DIAG | Diagonal | HDWD | Hardwood | OC | On Center |
| AGG | Aggregate | DIFF | Diffuser | HDWR | Hardware | OD | Outside Diameter |
| AHU | Air Handling Unit | DIM | Dimension | HGR | Hanger | OFF | Office |
| ALUM | Aluminum | DISP | Dispenser | HORIZ | Horizontal | OPNG | Opening |
| ANOD | Anodized | DISPOS | Disposal | HR | Hour | OPP | Opposite |
| AP | Access Panel | DIV | Division | HT | Height | P | Pantry |
| ARCH | Architecture(al) | DL | Dead Load | HVAC | Heating, Ventilating & A/C | PART | Partition |
| AUTO | Automatic | DN | Down | HVC | Hose Valve Cabinet | PC | Portland Cement |
| AVG | Average | DR | Door | HWH | Hot Water Heater | PDR | Powder Room |
| BA | Bath | DS | Down Spout | ID | Inside Diameter | PL | Plate |
| BD | Board | DW | Dishwasher | INST | Installation | PLAM | Plastic Laminate |
| BEV | Bevel (Ed) | E | East | INSUL | Insulation/Insulating | PLAS | Plaster |
| BIT | Bituminous | EA | Each | INT | Interior | PLAST | Plastic |
| BLDG | Building | EF | Exhaust Fan | L | Length | PLYWD | Plywood |
| BLK | Block | EJ | Expansion Joint | LAM | Laminated | PNL | Panel |
| BLKG | Blocking | EL | Elevation | LAV | Lavatory | POL | Polished |
| BM | Beam | ELEC | Electric(al) | LB | Pound | PR | Pair |
| BMT | Basement | ELEV | Elevator | LIB | Library | PROP | Property |
| BOT | Bottom | EMER | Emergency | LIN | Linear | PSF | Pounds Per Square Foot |
| BR | Bedroom | ENCL | Enclosure | LIN | Linen Closet | PSI | Pounds Per Square Inch |
| BRG | Bearing | ENG | Engineering | LL | Live Load | PT | Point |
| BRK | Brick | EP | Elec Panel | LLH | Long Leg Horizontal | PT | Pressure Treated |
| BRL | Building Restriction Line | EQ | Equal | LLV | Long Leg Vertical | PTD | Painted |
| BTW | Between | EQUIP | Equipment | LP | Low Point | PVC | Polyvinyle Chloride |
| C/C | Center To Center | EW | Each Way | LR | Living Room | PVMT | Pavement |
| CAB | Cabinet | EX | Exposed | LV | Low Voltage | PTW | Pressure Treated Wood |
| CEM | Cement | EXIST | Existing | LVL | Laminated Veneer Lumber | PUE | Public Utility Easement |
| CI | Cast Iron | EXP | Expansion | LW | Light Weight | QTY | Quantity |
| CL | Center Line | EXT | Exterior | MC | Medicine Cabinet | R | Radius, Riser |
| CL | Closet | FIN | Finish | MACH | Machine | R/S | Rod And Shelf |
| CLG | Ceiling | FT | Feet or Foot | MAINT | Maintenance | RAB | Rabbet (Ed) |
| CLR | Clear (ance) | FA | Fire Alarm | MAS | Masonry | RB | Rubber |
| CO | Clean Out | FD | Floor Drain | MATL | Material | RCP | Reflected Ceiling Plan |
| COL | Column | FDTN | Foundation | MAX | Maximum | RD | Roof Drain |
| CPT | Carpet | FG | Fiberglass | MECH | Mechanical | REBAR | Reinforcing Bar |
| CT | Ceramic Tile | FIXT | Fixture | MEMB | Membrane | RECP | Receptacle |
| CTR | Center | FL | Floor | MET | Metal, Metalic | REF | Reference, Refrigerator |
| CTV | Cable TV | FOM | Face of Masonry | MFG | Manufacturer | REFL | Reflected |
| CJ | Construction Joint | FOS | Face of Stud | MIN | Minimum | REG | Register |
| CJT | Control Joint | FP | Fire Place | MISC | Miscellaneous | REQR | Required |
| CLL | Contract Limit Line | FR | Fire Rated | ML | Microllam | REV | Revised, Reverse |
| CMU | Concrete Masonry Unit | FR | Frame | MO | Masonry Opening | RFG | Roofing |
| CONC | Concrete | FTG | Footing | MO | Masonry Opening | RM | Room |
| CONST | Construction | FUR | Furred or Furring | MSL | Mean Sea Level | RO | Rough Opening |
| CONT | Continuous | GA | Gage or Gauge | MTD | Mounted | ROW | Right Of Way |
| CONTR | Contractor | GAL | Gallon | MTG | Mounting | S | South |
| CRS | Courses | GALV | Galvanized | N | North | SCHED | Schedule |
| CTOP | Countertop | GC | Gen Contractor | N/A | Not Applicable | SECT | Section |
| CTSK | Countersink | GL | Glass | NEC | Necessary | SHT | Sheet |
| CU FT | Cubic Feet | GR | Grade | NHC | No Head Casing | SHWR | Shower |
| | | | | | | SIM | Similar |
| | | | | | | SK | Addendum Sheet |
| | | | | | | SP | Stand Pipe |
| | | | | | | SPEC | Specification |
| | | | | | | SQ | Square |
| | | | | | | SS | Stainless Steel |
| | | | | | | ST | Street |
| | | | | | | STD | Standard |
| | | | | | | STL | Steel |
| | | | | | | STND | Stained |
| | | | | | | STOR | Storage |
| | | | | | | STRUCT | Structur(al) |
| | | | | | | SUSP | Suspension or Suspended |
| | | | | | | SYS | System |
| | | | | | | TBD | To Be Determined |
| | | | | | | TD | Terrace Drain |
| | | | | | | TECH | Technical |
| | | | | | | TEL | Telephone |
| | | | | | | TEMP | Temperature |
| | | | | | | TO | Top Of |
| | | | | | | TP | Toilet Paper |
| | | | | | | T | Tread |
| | | | | | | T&B | Top And Bottom |
| | | | | | | T&G | Tongue and Groove |
| | | | | | | THK | Thick |
| | | | | | | THR | Threshold |
| | | | | | | TOS | Top of Slab |
| | | | | | | TOST | Top Of Steel |
| | | | | | | TOW | Top of Wall |
| | | | | | | TS | Tubular Steel |
| | | | | | | TYP | Typical |
| | | | | | | UNO | Unless Noted Otherwise |
| | | | | | | UON | Unless Otherwise Noted |
| | | | | | | UTIL | Utility |
| | | | | | | VAN | Vanity |
| | | | | | | VB | Vapor Barrier |
| | | | | | | VCT | Vinyl Composition Tile |
| | | | | | | VERT | Vertical |
| | | | | | | VEST | Vestibule |
| | | | | | | VIF | Verify in Field |
| | | | | | | W | West |
| | | | | | | W | With |
| | | | | | | W/O | Without |
| | | | | | | WD | Wood |
| | | | | | | WDW | Window |
| | | | | | | WIC | Walk-in Closet |
| | | | | | | WP | Waterproofing |
| | | | | | | WT | Weight |
| | | | | | | WWF | Welded Wire Fabric |

## Surface Materials

Brick - Running
Ceramic Tile - Size Varies
Block - Running
Stone Tile - Size Varies
Parged Concrete
Flagstone Irregular
Shingles/ Shakes
Flagstone Random Rectangular
Metal Roof
Wood Floor/ Siding
Slate Roof
Stone Veneer
Marble/ Granite

## Section Materials

Brick
Earth
Poured Concrete
Steel
CMU
Finish Wood
Rubble Stone
Plywood
Fire Brick
Dimensional Lumber
Finish Stone/ Slate
Wood Blocking

## Drawing Symbols

Building Section (1 / A2-3 — DRAWING / SHEET)
Building Elevation (1 / A2-1 — DRAWING / SHEET)
Wall Section/Detail (1 / A3-1 — DRAWING / SHEET)
Interior Elevation (4 / A5-1 / 2 / 3 — DRAWING OF FACING WALL / SHEET)
Roof Slope (12" RUN / 8 RISE)
Level Elevation: Section/Elevation (TOP OF PLATE 0'-2 1/2")
Level Elevation: Plan (8'-0")
A Revision
A Window
2 Door
2 Structure Member
2 Footing

## Project Team

**ARCHITECT**
Thomson+Cooke Architects pllc
Neal Thomson, AIA
5155 MacArthur Blvd NW
Washington, DC 20016
202-686-6583
**CONTRACTOR**

**STRUCTURAL ENGINEER**
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Potomac Falls, VA 20165
571-323-0320

**CIVIL ENGINEER**
CAS Engineering
10 South Bentz Street
Frederick, Maryland 21701
301-607-8031

**LANDSCAPE ARCHITECT**

## Drawing List


0000 Cover
0001 Code Notes
0002 Window & Door Schedule
0003 Window & Door Details
0004 Existing Photos
D000 Basement Floor Demolition Plan
D001 First Floor Demolition Plan
D002 Second Floor Demolition Plan
D003 Attic Floor Demolition Plan
A100 Basement Floor Plan
A101 First Floor Plan
A102 Second Floor Plan
A103 Attic Floor Plan
A104 Attic Floor Plan
A200 Front & Rear Elevations
A201 Right & Left Elevations
A202 Building Sections
A400 Fireplace Details
M000 Basement & First Mechanical Plan
M001 Mechanical Notes
S001 Design Notes And Abbreviations
S100 Basement/ Foundation Plan
S101 First Floor Framing Plan
S102 Second Floor Framing Plan
S103 Attic Framing Plan
S104 Roof Framing Plan
S200 Typical Foundation Sections & Details
S201 Foundation Sections & Details
S300 Typical Framing Sections & Details
S301 Typical Framing Sections & Details
S302 Typical Framing Sections & Details


Cover

| | |
|---|---|
| 05-09-2024 | Existing Plans |
| 05-19-2026 | Permit Set |

**0000**

**Printed:** 2026-05-19

DPS | Montgomery County Department of Permitting Services
YOUR PROJECT PARTNER

MONTGOMERY COUNTY MARYLAND 1776

2425 Reedie Drive, 7th floor
Wheaton, MD 20902
240-777-0311

montgomerycountymd.gov/dps

# MIXED-FUEL

## 2021 IECC Residential Energy Compliance Path for New Construction

All new residential one- and two-family dwellings must comply with the residential provisions of the 2021 IECC unless the building is considered a "Low Energy Building" as defined in Section R402.1

Applicants must select **one** compliance path option from page 1 and applicable additional energy features from tables on Page 2 as required by Section R401.2.5 . Additional compliance documentation must be submitted with this form for the Total UA Alternative, Total Building Performance or Energy Rating Index Compliance Alternative path options

☐ **Prescriptive Compliance Option R402.1.2**

**Table R402.1.2 Maximum Assembly *U*-Factors and Fenestration Requirements (2021 IECC)**

| Climate Zone | Fenestration *U*-Factor | Skylight *U*-Factor | Glazed Fenestration SHGC | Ceiling *U*-Factor | Wood Frame Wall *U*-Factor | Mass Wall *U*-Factor | Floor *U*-Factor | Basement Wall *U*-Factor | Crawl Space Wall *U*-Factor |
|---|---|---|---|---|---|---|---|---|---|
| 4 Except Marine | 0.30 | 0.55 | 0.40 | 0.024 | 0.045 | 0.098 | 0.047 | 0.059 | 0.065 |

Must select Additional Energy Features of Table 1

☐ **Prescriptive R-Value Alternative R402.1.3**

**Table R402.1.3 Insulation minimum R-values and Fenestration Requirements by Component (2021 IECC)**

| Climate Zone | Fenestration *U*-Factor | Skylight *U*-Factor | Glazed Fenestration SHGC | Ceiling *R*-value | Wood Frame Wall *R*-value | Mass Wall *R*-value | Floor *R*-value | Basement Wall *R*-value | Slab *R*-value & Depth | Crawl Space Wall *R*-value |
|---|---|---|---|---|---|---|---|---|---|---|
| 4 Except Marine | 0.30 | 0.55 | 0.40 | 60 | 30 or 20 & 5ci or 13 & 10ci or 0 & 20 ci | 8/13 | 19 | 10 ci or 13 | 10 ci, 4ft | 10ci or 13 |

Must select Additional Energy Features of Table 1

☐ **Total UA Alternative R402.1.5**

Must select Additional Energy Feature(s) of Table 1

Additional compliance report required.

☒ **MD Prescriptive R-Value Alternative R402.1.3.1**

**Table R402.1.3 Insulation minimum R-values and Fenestration Requirements by Component (2021 IECC)**

| Climate Zone | Fenestration *U*-Factor | Skylight *U*-Factor | Glazed Fenestration SHGC | Ceiling *R*-value | Wood Frame Wall *R*-value | Mass Wall *R*-value | Floor *R*-value | Basement Wall *R*-value | Slab *R*-value & Depth | Crawl Space Wall *R*-value |
|---|---|---|---|---|---|---|---|---|---|---|
| 4 Except Marine | 0.30 | 0.55 | 0.40 | 49 | 20 or 13 & 5ci | 8/13 | 19 | 10 ci or 13 | 10 ci, 4ft | 10ci or 13 |

Must elect Additional Energy Features from Table 1

Must select Additional Energy Features from Table 2

☐ **Total Building Performance R405**

Mixed-Fuel must select option from Table 3

☐ **Energy Rating Index Compliance Alternative R406**

Energy Rating Index Value must be less than or equal to the appropriate value indicated in Table R406.5

Additional compliance report required.

**Table 1**
**Select one from Group A and two from Group B**

| | | | |
|---|---|---|---|
| Group A | ☐ | Option 1 | Enhanced Envelope Performance. |
| | ☒ | Option 2 | Improved air sealing and Efficient Ventilation System option. |
| Group B | ☒ | Option 1 | More Efficient HVAC Equipment Performance. Greater than or equal to 95 AFUE natural gas furnace and 16 SEER air conditioner. |
| | ☐ | Option 2 | More Efficient HVAC Equipment Performance. Greater than or equal to 10 HSPF/16 SEER air source heat pump. |
| | ☐ | Option 3 | More Efficient HVAC Equipment Performance. Greater than or equal to 3.5 COP ground source heat pump. |
| | ☐ | Option 4 | Reduced energy use in service water-heating. Greater than or equal to 0.82 EF fossil fuel service water-heating system. |
| | ☐ | Option 5 | Reduced energy use in service water-heating. Greater than or equal to 2.0 EF electric service water-heating system. |
| | ☐ | Option 6 | Reduced energy use in service water- heating. Greater than or equal to 0.4 solar fraction solar water-heating system. |
| | ☒ | Option 7 | More efficient duct thermal distribution system option. 100% of ducts and air handlers located entirely within the building thermal envelope. |
| | ☐ | Option 8 | More efficient duct thermal distribution system option. 100% of ductless thermal distribution system or hydronic thermal distribution system located completely inside the building thermal envelope. |
| | ☐ | Option 9 | More efficient duct thermal distribution system option. 100%of duct thermal distribution system located in conditioned space as defined by Section R403.3.2. |

**Table 2**
**MD Alternative Additional Packages**
**Must select one or more options to meet or exceed 6%. R402.1.3.1**

| | | |
|---|---|---|
| ☐ 1 | ≥ 2.5% reduction in total UA | 1% |
| ☐ 2 | ≥ 5% reduction in total UA | 2% |
| ☐ 3 | > 7.5% reduction in total UA | 2% |
| ☐ 4 | 0.22 U-factor windows | 3% |
| ☐ 5 | High performance cooling system (Greater than or equal to 18 SEER and 14 EER air conditioner) | 3% |
| ☐ 6 | High performance cooling system (Greater than or equal to 16 SEER and 12 EER air conditioner) | 3% |
| ☐ 7 | High performance gas furnace (Greater than or equal to 98 AFUE natural gas furnace) | 5% |
| ☒ 8 | High performance gas furnace (Greater than or equal to 92 AFUE natural gas furnace) | 4% |
| ☐ 9 | High performance heat pump system (Greater than or equal to 10 HSPF/18 SEER air source heat pump.) | 6% |
| ☐ 10 | High performance heat pump system (Greater than or equal to 9 HSPF/16 SEER air source heat pump.) | 5% |
| ☐ 11 | Ground source heat pump (Greater than or equal to 3.5 COP ground source heat pump.) | 6% |
| ☐ 12 | Fossil fuel service water heating system (Greater than or equal to 82 EF fossil fuel service water-heating system.) | 3% |
| ☐ 13 | High performance heat pump water heating system option (Greater than or equal to 2.9 UEF electric service water -heating system.) | 8% |
| ☐ 14 | High performance heat pump water heating system. (Greater than or equal to 3.2 UEF electric service water- heating system.) | 8% |
| ☐ 15 | Solar hot water heating system (Greater than or equal to 0.4 solar fraction solar water-heating system.) | 6% |
| ☐ 16 | More efficient HVAC distribution system. (100 percent of ductless thermal distribution system or hydron- ic thermal distribution system located completely inside the building thermal envelope.) | 10% |
| ☒ 17 | 100% of ducts in conditioned space. (100 percent of duct thermal distribution system located in conditioned space as defined by Section R403.3.2.) | 12% |
| ☐ 18 | Reduced total duct leakage. (When ducts are located outside conditioned space, the total leakage of the ducts, measured in accordance with R403.3.5, shall be in accordance with one of the following: a. Where air handler is installed at the time of testing, 2.0 cubic feet per minute per 100 square feet of conditioned floor area. b. Where air handler is not installed at the time of testing, 1.75 cubic feet per minute per 100 square feet of conditioned floor area. | 1% |
| ☐ 19 | 2 ACH50 air leakage rate with ERV or HRV installed. (Less than or equal to 2.0 ACH50, with either an Energy Recovery Ventilator (ERV) or Heat Recovery Ventilator (HRV) installed.) | 10% |
| ☐ 20 | 2 ACH50 air leakage rate with balanced ventilation. (Less than or equal to 2.0 ACH50, with balanced ventilation as defined in Section 202 of the 2021 International Mechanical Code.) | 4% |
| ☐ 21 | 1.5 ACH50 air leakage rate with ERV or HRV installed. (Less than or equal to 1.5 ACH50, with either an ERV or HRV installed.) | 12% |
| ☐ 22 | 1 ACH50 air leakage rate with ERV or HRV installed. (Less than equal to 1.0 ACH50, with either an ERV or HRV installed.) | 14% |
| ☐ 23 | Energy Efficient Appliances (Minimum 3 appliances not to exceed 1 form each type with follow efficien- cies. Refrigerator - Energy Star Program Requirements, Product Specification for Consumer Refrigeration Products, Version 5.1 (08/05/2021), Dishwasher - Energy Star Program Requirements for Residential Dishwashers, Version 6.0 (01/29/2016), Clothes Dryer - Energy Star Program Requirements, Product Specification for Clothes Dryers, Version 1.1 (05/05/2017) and Clothes Washer - Energy Star Program Requirements, Product Specification for Clothes Washers, Version 8.1 (02/05/2018) | 7% |
| ☐ 24 | Renewable Energy Measure. | 11% |

**Table 3**
**Select Only 1 Option R405**

| | | |
|---|---|---|
| ☐ | Option 1 | One of the additional efficiency package options in Group A of Table 1 & Any two from Group B of Table 1 shall be selected without including such measures in the proposed design under Section R405 |
| ☐ | Option 2 | The proposed design of the Mixed-fuel building under Section R405.2 shall have an annual energy cost that is less than or equal to 85 percent of the annual energy cost of the standard reference design. |

I hereby certify that the building design represented in the attached construction documents has been designed to meet or exceed the requirements of 2021 Edition International Energy Conservation Code (IECC)

Project Address: 11 E Irving Street Chevy Chase MD 20815

Applicant Signature: NEAL THOMSON Date: 06-13-25



MIXED FUEL 2/25/2025

## PRESCRIPTIVE WORKSHEET (R-Values)

Applicant Name: NEAL THOMSON Date: 2026-05-19

Building Address 11 E Irving Street Chevy Chase MD 20815 Permit (A/P) #

| CRITERIA | | REQUIRED | PROVIDED | ASSEMBLY DESCRIPTION |
|---|---|---|---|---|
| **WINDOWS/DOORS GLAZED FENESTRATION** | MAX. U-FACTOR | 0.30 | 0.30 | LEPAGE WINDOWS AND DOORS. SEE SHEET 0003. |
| | MAX. SHGC | 0.4 | 0.40 | |
| **SKYLIGHTS** | MAX. U-FACTOR | 0.55 | N/A | N/A |
| | MAX. SHGC | 0.4 | N/A | |
| **CEILINGS** | MINIMUM R-VALUE | R-60 | R-60 | CLOSED CELL SPRAY FOAM INSULATION |
| **WALLS** (wood framing) | | R-30/R0+5ci or R-13+5ci/R-0+20 ci | R-30 | CLOSED CELL SPRAY FOAM INSULATION |
| **MASS WALLS** | | **R-8/13 | N/A | N/A |
| **BASEMENT WALLS** | | *R-10/13 | R-10ci | CLOSED CELL SPRAY FOAM INSULATION |
| **FLOORS** | | R-19 | N/A | N/A |
| **SLAB PERIMETER** R-value, depth | | R-10, 4ft | R-10 FULL EXTERIOR | RIGID INSULATION |
| **CRAWL SPACE WALLS** | | *R-10/13 | N/A | N/A |

"**The first R-value** applies to continuous insulation, the second to framing cavity insulation. "10/13 means R-10 continuous insulated sheathing on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall."

"**The second R-value** applies when more than half the insulation is on the interior of the mass wall. Insulation material used in layers, such as framing cavity insulation and insulating sheathing, shall be summed to compute the component R-value.

**Thermally Isolated Sunroom**, **Check box if applicable**.

- Minimum Ceiling R-Value for Sunroom (R-19)
- Minimum Wall R-Value (R-13)
- New wall(s) separating a sunroom from conditioned space shall meet the building thermal envelope requirements.

I hereby certify that the building design represented in the attached construction documents has been designed to meet or exceed the requirements of: [2]

☒ **2021 Edition International Energy Conservation Code (IECC)**

NEAL THOMSON — Builder/Designer/Contractor

THOMSON & COOKE ARCHITECTS — Company Name

2026-05-19 — Date

APPROVED
Montgomery County
Historic Preservation Commission

*REVIEWED*
*By Dan Bruechert at 7:37 pm, May 27, 2026*

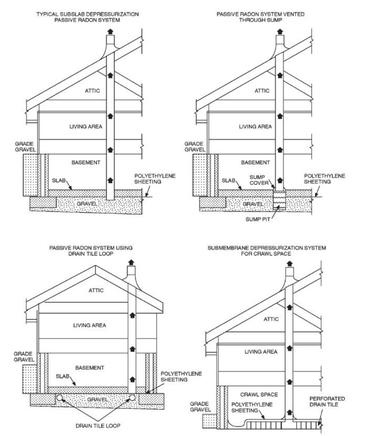



**FIGURE AF103.1 RADON-RESISTANT CONSTRUCTION DETAILS FOR FOUR FOUNDATION TYPES**

**NOTE: RADON CONTROL METHODS AND VENTING TO BE PROVIDED IN ACCORDANCE WITH APPENDIX F OF THE 2021 INTERNATIONAL RESIDENTIAL CODE**

## Chapter 4 [RE] Residential Energy Efficiency: [RE] Residential Energy Efficiency, Maryland Energy Code 2021 | UpCodes

**R402.4.1.1 Installation**

The components of the *building thermal envelope* as indicated in Table R402.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria indicated in Table R402.4.1.1, as applicable to the method of construction. Where required by the *code official*, an *approved* third party shall inspect all components and verify compliance.

**TABLE R402.4.1.1**

**AIR BARRIER, AIR SEALING AND INSULATION INSTALLATION[a]**

| COMPONENT | AIR BARRIER CRITERIA | INSULATION INSTALLATION CRITERIA |
|---|---|---|
| General requirements | A continuous air barrier shall be installed in the building envelope.<br><br>Breaks or joints in the air barrier shall be sealed. | Air-permeable insulation shall not be used as a sealing material. |
| Ceiling/attic | The air barrier in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed.<br><br>Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed. | The insulation in any dropped ceiling/soffit shall be aligned with the air barrier. |
| Walls | The junction of the foundation and sill plate shall be sealed.<br><br>The junction of the top plate and the top of exterior walls shall be sealed.<br><br>Knee walls shall be sealed. | Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance, *R*-value, of not less than R-3 per inch. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier. |
| Windows, skylights and doors | The space between framing and skylights, and the jambs of windows and doors, shall be sealed. | — |
| Rim joists | Rim joists shall include an exterior air barrier.[b]<br><br>The junctions of the rim board to the sill plate and the rim board and the subfloor shall be air sealed. | Rim joists shall be insulated so that the insulation maintains permanent contact with the exterior rim board.[b] |
| Floors, including cantilevered floors and floors above garages | The air barrier shall be installed at any exposed edge of insulation. | Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking. Alternatively, floor framing cavity insulation shall be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extending from the bottom to the top of all perimeter floor framing members. |
| Basement crawl space and slab foundations | Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder/air barrier in accordance with Section R402.2.10.<br><br>Penetrations through concrete foundation walls and slabs shall be air sealed.<br><br>Class 1 vapor retarders shall not be used as an air barrier on below-grade walls and shall be installed in accordance with Section R702.7 of the *International Residential Code*. | Crawl space insulation, where provided instead of floor insulation, shall be installed in accordance with Section R402.2.10.<br><br>Conditioned basement foundation wall insulation shall be installed in accordance with Section R402.2.8.1.<br><br>Slab-on-grade floor insulation shall be installed in accordance with Section R402.2.9.1. |
| Shafts, penetrations | Duct and flue shafts to exterior or unconditioned space shall be sealed.<br><br>Utility penetrations of the air barrier shall be caulked, gasketed or otherwise sealed and shall allow for expansion, contraction of materials and mechanical vibration. | Insulation shall be fitted tightly around utilities passing through shafts and penetrations in the building thermal envelope to maintain required *R*-value. |
| Narrow cavities | Narrow cavities of 1 inch or less that are not able to be insulated shall be air sealed. | Batts to be installed in narrow cavities shall be cut to fit or narrow cavities shall be filled with insulation that on installation readily conforms to the available cavity space. |
| Garage separation | Air sealing shall be provided between the garage and conditioned spaces. | Insulated portions of the garage separation assembly shall be installed in accordance with Sections R303 and R402.2.7. |
| Recessed lighting | Recessed light fixtures installed in the building thermal envelope shall be air sealed in accordance with Section R402.4.5 | Recessed light fixtures installed in the building thermal envelope shall be airtight and IC rated, and shall be buried or surrounded with insulation. |
| Plumbing, wiring or other obstructions | All holes created by wiring, plumbing or other obstructions in the air barrier assembly shall be air sealed. | Insulation shall be installed to fill the available space and surround wiring, plumbing, or other obstructions, unless the required *R*-value can be met by installing insulation and air barrier systems completely to the exterior side of the obstructions. |
| Shower/tub on exterior wall | The air barrier installed at exterior walls adjacent to showers and tubs shall separate the wall from the shower or tub. | Exterior walls adjacent to showers and tubs shall be insulated. |
| Electrical/phone box on exterior walls | The air barrier shall be installed behind electrical and communication boxes. Alternatively, air-sealed boxes shall be installed. | — |
| HVAC register boots | HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot. | — |
| Concealed sprinklers | Where required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings. | — |

a. Inspection of log walls shall be in accordance with the provisions of ICC 400.

b. Air barrier and insulation full enclosure is not required in unconditioned/ventilated attic spaces and at rim joists.

## GENERAL NOTES

01 General
1. Project documents.
   A. Types of documents.
      1. Large-format drawing sheets bearing the name of the Architect and Project, and the notation "Construction Set" or "Revision [#]". Sheets bearing the notations, "Permit Set", "Not for Construction", "Preliminary", "Pricing", or "Schematic" shall not be used for construction.
      2. Specifications bearing the notation, "Construction Specifications". Preliminary and other specifications shall not be used for construction.
      3. Supplemental drawing sheets bearing the name of the Architect, Project, and the notation "SK-[#]". Such drawings become part of the Project Documents as they are issued.
      4. Schedules of finishes, fixtures, doors, windows, and other manufactured products, which may be issued as part of any of the above documents.
      5. Any work done from out of date documents will be solely at the Contractor's risk and expense.
   B. Inconsistencies.
      1. Any inconsistencies found between the drawings and existing conditions, or among the drawings, or between the drawings and the specifications, shall be reported to the Architect. The Contractor shall not perform any work affected in any manner by the inconsistencies until the Architect has clarified the information. Any work done without such clarification will be solely at the Contractor's risk and expense. The Architect will resolve the inconsistencies in a timely manner.
   C. Project Document Precedence.
      1. In the event of conflicting information within the project documents, the following precedence order shall be followed.
         a. Specifications
         b. Drawings at larger scale
         c. Drawings at smaller scale
      2. Where construction documents specify more stringent requirements than building code minimums, construction document requirements shall govern.
2. Dimensions.
   A. Columns are dimensioned to centerline.
   B. Wood framing is dimensioned to face of framing.
   C. Concrete and masonry are dimensioned to face of material.
   D. Openings are dimensioned to centerline, UNO. See door and window schedules for rough openings and masonry openings if applicable.
3. Existing conditions.
   A. All existing conditions, materials, dimensions and elevations shall be verified by the Contractor prior to beginning work.
   B. Extreme care and safety measures must be taken by the General Contractor so as not to damage the existing structure in any way. Any damage to the existing structure resulting from construction work shall be the sole responsibility of the Contractor.
4. Codes and standards.
   A. *International Residential Code for One- and Two-Family Dwellings*, 2021 Edition, as amended by Montgomery County
   B. Concrete: *ACI 318, Building Code Requirements for Structural Concrete and Commentary*, latest edition, of the American Concrete Institute.
   C. Structural Steel: *Code of Standard Practice for Steel Buildings and Bridges*, March latest edition, of the American Institute of Steel Construction.
   D. Welding: *Structural Welding Code – Steel*, latest edition, of the American Welding Society.
   E. Masonry: ACI530/ASCE 5/TMS 402
   F. Wood Framing: *National Design Specification for Stress-Grade Lumber and its Fastenings*" of the National Forest Products Association. latest edition.
6. Design Code Notes.
   A. Ceiling Heights:
      1. Habitat rooms, hallways, corridors, bathrooms, toilet rooms, laundry rooms and basements shall have a ceiling height of no less than 7'-0". The required height shall be measured from the finish floor to the lowest projection from the ceiling, IRC sec. R305. Exceptions: 1) Beams and girders spaced not less that 48" on center may project not more than 6" below the required ceiling height. 2) Not more than 50%of the floor area of a room or space is permitted to have a sloped ceiling less than 7'-0" in height.
      2. Any floor area having less than 5'-0" of ceiling height shall not be considered part of the room area and shall not be allowed to have any permanent fixtures or furnishings such as, but not limited to, bathtubs, showers, water closets, sinks, cabinets, counters, and shelves.
   B. Garage floor shall be at least 4" below the adjacent dwelling floor, or a permanent noncombustible liquid-tight curb, at least 4" high, shall be on the garage side. Garage shall be provided with minimum 1/2" drywall. A solid wood door 1-3/8" thick or a 20-minute fire-rated door is required, IRC §R309.
   C. Egress openings.
      1. Every sleeping room and every habitable room shall have at least one operable window or exterior door opening for emergency escape and rescue. Openings shall have a sill height of not more than 44" above the floor. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 sq.ft., a minimum net clear opening width of 20", and a minimum net clear opening height of 24", IRC §R310.
      2. All egress doors and windows shall be readily openable from the side from which egress is to be made without the use of a key or special knowledge or effort, IRC §R311.2.
   D. Stairs.
      1. Stairs shall comply with IRC §R314, and handrails shall comply with IRC §R315.
      2. Treads and risers shall comply with IRC §R314.2, as ammended by Montgomery County:
         a. Tread 10" min.
         b. Riser: 7 3/4" max.
         c. Open risers shall not permit the passage of a 4" diameter sphere.
      3. Headroom: Minimum headroom in stairways shall be 6'-8", as described in IRC §R314.3.
      4. Under-stair protection: Accessible space under stairs shall finished with 1/2" GWB to comply IRC §R314.8.
      5. Handrails shall have a minimum height of 34" and a maximum height of 38" measured from the nosing of the treads, IRC §R315.1
      6. Illumination: Interior and exterior stairways shall be illuminated in compliance with IRC §R303.4.
   E. Guard railings:
      1. Where required: Porches, balconies or raised floor surfaces located more than 30" above the floor or grade below and retaining walls with a difference in grade level on either side of the wall exceeding 4 ft. and within 2 ft. of a walk, path, parking lot or driveway on the high side shall have guards not less than 36" in height. Open sides of stairs with a total rise of more than 30" above the floor or grade below shall have guards not less than 34" in height, IRC Sec. R316.
      2. Opening limitations: Required guards as described above shall have intermediate balusters that do not allow the passage of a 4" diameter sphere. Required guards shall not be constructed with horizontal rails or other pattern that results in a ladder effect, IRC §R316.2. Exception: Triangular openings formed by the riser, tread, and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a 6" diameter sphere cannot pass through.
   F. Smoke Alarms.
      1. Smoke alarms shall, at a minimum, be placed in the following locations.
         a. Each sleeping room.
         b. Outside of each separate sleeping area in the immediate vicinity of the bedrooms.
         c. On each additional story, in compliance with IRC §R317.1.
      2. Interconnection: All smoke alarms in the dwelling shall be interconnected so that activation of one activates all the others, IRC §R317.1.
      3. Power source: Smoke alarms shall be hard-wired, with battery backup, IRC §R317.2. Low voltage heat or smoke detection systems require a permit from the Department of Fire and Rescue Services.
      4. Automatic sprinkler systems: IRC §R317.3.
   G. Foundations.
      1. Concrete and masonry foundation walls shall comply with IRC R404.1. Walls shall be capable of supporting lateral of 40 pcf/foot of depth below grade.
      2. Foundation concrete shall comply with IRC §R402.2.
      3. Height of walls: Concrete and masonry foundation walls shall extend above the finished grade adjacent to the foundation at all points a minimum of 4" where masonry veneer is used and a minimum of 6" elsewhere, IRC §R404.1.6
      4. Wood sill plates: Wood sill plates shall be pressure-preservative-treated. The minimum width shall be the width of the studs of the frame wall directly above. Sill plates shall be anchored to the foundation with anchor bolts or approved straps spaced a maximum of 4'-0" OC, and shall also be located within 12" from the ends of each plate section. Bolts shall be at least 1/2" diameter and shall extend a minimum of 7" into masonry or concrete. IRC §R403.1.6
   H. Crawlspaces.
      1. Crawlspaces (or "Under-Floor Space") shall comply with IRC §R408.
      2. Ventilation.
         a. Minimum net area of ventilation openings shall not be less than 1 square foot per 150 sf of crawlspace area.
         b. One ventilating opening shall be within 3'-0" of each building corner.
      3. Access: An access opening at least 18" x 24" shall be provided for the crawlspace, IRC §R408.3.
      4. All untreated lumber shall be minimum 18" above finished grade, and shall comply with IRC §R323.
   I. Roofs.
      1. Roof loads shall be transmitted to foundation.
      2. Roof assemblies shall comply with IRC Chapter 9.
      3. Roof ventilation and attic access shall comply with IRC §R806 and §R807.
   J. Fireplaces, flues, and chimneys.
      1. Chimneys and fireplaces shall comply with IRC Chapter 10 and Fig. R1003.1. Flue sizes shall be determined in accordance with Fig. R1001.12.2
      2. Clearance to combustible materials.
         a. Masonry chimneys located within the exterior walls of the building shall have a minimum air space clearance to combustibles of 2". Chimneys located entirely outside the exterior walls of the building, including chimneys that pass through the soffit or cornice, shall have a minimum air space clearance of 1." The air space shall not be filled, except to provide fireblocking in accordance with IRC §R602.8 and §R1001.15.
         b. All wood beams, joists, studs and other combustible material shall have a clearance of not less than 2" from the front faces and sides of masonry fireplaces and not less than 4" from the back faces of masonry fireplaces, IRC §R1003.12
      3. Ventilation: Factory-built or masonry fireplaces shall be equipped with an exterior air supply to assure proper fuel combustion, unless the room is mechanically ventilated and controlled so that the indoor pressure is neutral or positive, IRC Sec. R1005.
   K. Swimming pools.
      1. All residential swimming pools shall comply with IRC Appendix G, and Article 680 of the National Electric Code.
      2. Swimming pool areas shall be fenced in compliance with IRC §AG105, as amended by Montgomery County Executive Regulation. The minimum barrier height shall be 5'-0".
   L. Miscellaneous
      1. Energy efficiency: All dwellings shall comply with IRC Chapter 11, Energy Efficiency. Exception: 1-story additions of 200 sf or less.
      2. Radon: Radon venting is required and shall be installed per IRC Appendix F (Radon Control Methods).
      3. Safety glass: Glass in doors, side lights, tub and shower enclosures, and skylights shall be safety glass, IRC §R308.4.
   7. Manufactured parts: All manufactured parts to be installed according to Manufacturers' specifications.

02 Site Work
2. Drainage.
   A. Lot drainage shall comply with IRC §R401.2
   B. Foundation drainage shall comply with IRC §R405.1
3. Fill.
   A. Unless otherwise determined by soil engineer, all fill under paving and slab shall be graded mixtures of sand and gravel, well-compacted by appropriate types of compaction equipment in successive layers not greater than 6" thick, to a density not less than 95% of the maximum density at optimum moisture content determined by ASTMD-698, the standard Proctor method. Fill material shall be free from organic material, trash, muck, concrete, asphalt or other deleterious substances. Prior to placing fill, the existing surface shall be cleared of all refuse or organic material.
   B. Basement wall shall not be backfilled until the first floor framing is in place and the walls have been braced, IRC §R404.1.7
   C. Maximum unbalanced fill for foundation walls shall comply with IRC Tables §R404.1.1 (1) through (4).

07 Thermal & Moisture Protection
1. Run exterior perimeter foundation drains to daylight.
2. Provide rubber membrane ('Wintergard' by Certainteed) under all roofs where slopes are less than 4/12.
3. Exterior foundation walls that retain earth and habitable or usable spaces located below grade shall be waterproofed with a membrane extending from the top of the footing to the finished grade, IRC §R406.2

15 Mechanical
1. Heating, Ventilation, and Air Conditioning (HVAC)
   A. HVAC design, equipment, and installation shall comply with IRC Part V – Mechanical.
   B. Ventilation.
      1. Bathrooms without windows shall be vented to the outside of the building, IRC sec. R303.3
      2. Clothes dryer exhaust.
         a. Clothes dryer exhaust systems shall be independent of all other systems and shall be vented to the exterior of the building; flexible transition duct connectors shall not be concealed within the walls or ceiling, IRC § M1501.1.
         b. The maximum length of a clothes dryer exhaust duct not exceed 25' from the dryer location to the wall or roof termination. The maximum length of the duct shall be reduced 2.5' for each 45-degree bend and 5' for each 90-degree bend, IRC §M1501.3
2. Plumbing: Plumbing design, equipment, and installation shall comply with IRC Part VII – Plumbing.

16 Electrical: Electrical design, equipment, and installation shall comply with IRC Part VIII – Electrical.

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STATE OF MARYLAND · NEAL THOMSON · 17073 · ARCHITECT

E Irving St Residence
11 E Irving Street Chevy Chase MD 20815

PERMIT SET

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Professional Certification: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland. License number 17073, expiration date 09-04-2026

Code Notes

| | |
|---|---|
| 05-09-2024 | Existing Plans |
| 05-19-2026 | Permit Set |

0001

**Printed:** 2026-05-19

**Window Schedule**

| ID | Qty | Units | Model/Size | Type | Manuf. | Lites | Location | Note |
|---|---|---|---|---|---|---|---|---|
| Basement | | | | | | | | |
| W001 | 1 | 1 | 2-11x2-8 | Casement | | 3W3H | | |
| W002 | 1 | 1 | 2-11x2-8 | Casement | | 3W3H | | |
| 1st Floor | | | | | | | | |
| R101 | 1 | 1 | 3-7x5-8 | Double Hung | | 3W1H/3W2H | | Restore Existing |
| R102 | 1 | 1 | 3-7x5-8 | Double Hung | | 3W1H/3W2H | | Restore Existing |
| R103 | 1 | 1 | 2-11x4-0 | Double Hung | | 3W1H/3W2H | | Restore Existing |
| R116 | 1 | 1 | 5-1x6-8 | Double Hung | | 5W1H/3W2H | | Restore Existing |
| R117 | 1 | 1 | 2-11x7-4 | Double Hung | | 3W1H/3W2H | | Restore Existing |
| W104 | 1 | 3 | 1-10x3-8 3W | Casement | | 2W3H | | |
| W105 | 1 | 1 | 3-4x6-6 | Casement | | 3W2H/3W3H | | |
| W106 | 1 | 1 | 4-0x5-0 | Casement | | 4W2H/4W2H | | |
| W107 | 1 | 1 | 4-0x5-0 | Casement | | 4W2H/4W2H | | |
| W108 | 1 | 1 | 4-0x5-0 | Casement | | 4W2H/4W2H | | |
| W109 | 1 | 1 | 3-4x6-6 | Casement | | 3W2H/3W3H | | |
| W112 | 1 | 1 | 2-1x3-2 | Casement | | 2W2H | | |
| W113 | 1 | 1 | 2-1x3-2 | Casement | | 2W2H | | |
| W114 | 1 | 5 | 2-1x3-2 5W | Casement | | 2W2H | | |
| W115 | 1 | 5 | 2-1x3-2 5W | Casement | | 2W2H | | |
| W118 | 1 | 1 | 2-11x7-4 | Double Hung | | 3W1H/3W2H | | |
| 2nd Floor | | | | | | | | |
| R201 | 1 | 1 | 3-8x5-4 | Double Hung | | 3W2H/1 | | Restore Existing |
| R202 | 1 | 1 | 2-4x3-2 | Double Hung | | 3W2H/1 | | |
| R203 | 1 | 1 | 3-8x5-4 | Double Hung | | 3W2H/1 | | Restore Existing |
| R204 | 1 | 1 | 3-2x5-4 | Double Hung | | 3W2H/1 | | Restore Existing |
| R216 | 1 | 1 | 2-9x4-8 | Double Hung | | 3W2H/1 | | Restore Existing |
| R217 | 1 | 1 | 2-11x5-3 | Double Hung | | 3W2H/1 | | Restore Existing |
| R218 | 1 | 1 | 3-8x5-4 | Double Hung | | 3W2H/1 | | Restore Existing |
| R219 | 1 | 1 | 2-11x5-2 | Double Hung | | 3W2H/1 | | Restore Existing |
| R220 | 1 | 1 | 3-8x5-2 | Double Hung | | 3W1H/1 | | Restore Existing |
| R221 | 1 | 1 | 2-11x5-2 | Double Hung | | 3W2H/1 | | Restore Existing |
| R222 | 1 | 1 | 3-8x5-4 | Double Hung | | 3W2H/1 | | Restore Existing |
| W205 | 1 | 3 | 1-8x1-9 3W | Casement | | 3W3H | | |
| W206 | 1 | 1 | 3-2x5-4 | Double Hung | | 3W2H/1 | | |
| W207 | 1 | 1 | 3-2x5-4 | Double Hung | | 3W2H/1 | | |
| W208 | 1 | 1 | 3-2x5-4 | Double Hung | | 3W2H/1 | | |
| W209 | 1 | 1 | 2-0x2-3 | Casement | | 2W2H | | |
| W210 | 1 | 1 | 3-3x5-8 | Double Hung | | 3W2H/1 | | |
| W212 | 1 | 1 | 3-9x5-8 | Double Hung | | 4W2H/4W3H | | |
| W214 | 1 | 1 | 2-0x5-8 | Double Hung | | 2W2H/2W2H | | |
| W214 | 1 | 1 | 3-3x5-8 | Double Hung | | 3W2H/1 | | |
| W215 | 1 | 1 | 2-9x4-8 | Double Hung | | 3W2H/1 | | |
| W215 | 1 | 1 | 2-0x5-8 | Double Hung | | 2W2H/2W2H | | |
| Attic | | | | | | | | |
| R301 | 1 | 2 | 2-8x3-2 2W | Double Hung | | 3W3H/3W3H | | Restore Existing |
| R303 | 1 | 1 | 2-9x1-10 | Casement | | 2W3H | | Restore Existing |
| R304 | 1 | 1 | 3-2x3-2 | Double Hung | | 3W3H/1 | | Restore Existing |

**Interior Door Schedule**

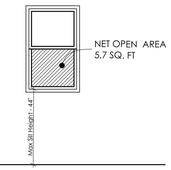
| ID | Qty | Size | Type | Leaf Thickness | Lites | Operation | Hardware | Note |
|---|---|---|---|---|---|---|---|---|
| 001 | 1 | 3-6x6-3 | Cased Opening | 1 3/4" | | | | |
| 002 | 1 | 4-0x6-3 | Cased Opening | 1 3/4" | | | | |
| 003 | 1 | 3-0x6-3 | Cased Opening | 1 3/4" | | | | |
| 003 | 1 | 4-0x6-3 | Cased Opening | 1 3/4" | | | | |
| 004 | 1 | 2-10x6-3 | Two Panel | 1 3/4" | | Swing | | |
| 005 | 1 | 2-10x6-3 | Two Panel | 1 3/4" | | Swing | | |
| 006 | 1 | 2-6x6-3 | Two Panel | 1 3/4" | | Swing | | |
| 007 | 1 | 2-10x6-3 | Two Panel | 1 3/4" | | Swing | | |
| 008 | 1 | 2-6x6-3 | Two Panel | 1 3/4" | | Swing | | |
| 010 | 1 | (2)2-0x6-3 | Two Panel | 1 3/4" | | Swing | | |
| 012 | 1 | (2)2-0x6-3 | Two Panel | 1 3/4" | | Swing | | |
| 013 | 1 | 9-0x6-3 | Cased Opening | 1 3/4" | | | | |
| 101 | 1 | 2-4x6-8 | Two Panel | 1 3/4" | | Swing | | |
| 102 | 1 | (2)2-6x6-8 | Two Panel | 1 3/4" | | Pocket | | |
| 104 | 1 | 4-0x6-8 | Cased Opening | 1 3/4" | | | | |
| 107 | 1 | 2-6x6-8 | Two Panel | 1 3/4" | | Swing | | |
| 108 | 1 | 2-6x6-8 | Two Panel | 1 3/4" | | Swing | | |
| 109 | 1 | 4-0x6-8 | Cased Opening | 1 3/4" | | | | |
| 110 | 1 | 2-6x7-6 | Two Panel | 1 3/4" | | Swing | | |
| 112 | 1 | 2-6x7-6 | Cased Opening | 1 3/4" | | | | |
| 201 | 1 | 2-6x6-8 | Two Panel | 1 3/4" | | Swing | | |
| 201 | 1 | 5-0x6-8 | Cased Opening | 1 3/4" | | | | |
| 201 | 4 | (2)2-0x6-8 | Two Panel | 7" | | Swing | | |
| 201 | 1 | 2-4x6-8 | Two Panel | 1 3/4" | | Swing | | |
| 202 | 1 | 2-6x6-8 | Two Panel | 1 3/4" | | Swing | | |
| 203 | 2 | 2-6x6-8 | Two Panel | 3 1/2" | | Swing | | |
| 203 | 1 | 2-6x6-8 | Cased Opening | 1 3/4" | | | | |
| 208 | 1 | 2-6x6-8 | Two Panel | 1 3/4" | | Swing | | |
| 209 | 1 | 2-4x6-8 | Two Panel | 1 3/4" | | Swing | | |
| 210 | 1 | 2-4x6-8 | Two Panel | 1 3/4" | | Swing | | |
| 211 | 2 | 2-4x6-8 | Two Panel | 3 1/2" | | Swing | | |
| 212 | 1 | 2-6x6-8 | Cased Opening | 1 3/4" | | | | |
| 213 | 1 | 2-8x7-6 | Cased Opening | 1 3/4" | | | | |
| 214 | 1 | 2-6x8-0 | Six Panel | 1 3/4" | | Swing | | |
| 215 | 1 | 3-6x7-6 | Cased Opening | 1 3/4" | | | | |

**Exterior Door Schedule**

| ID | Qty | Type | Manufacturer | Model/Size | Lites | Transom | | Location | Note |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Height | Lites | | |
| D101 | 1 | French | | (2)2-0x7-0 | 2W5H | | | | Restore Existing |
| D102 | 1 | French | | (2)2-6x6-8 | 2W4H | 1'-10 1/2" | 4W1H | | |
| D103 | 1 | French | | 2-6x6-8 | 2W4H | | | | |
| D301 | 1 | French | | (2)1-5x5-9 | Single | | | | Restore Existing |

note: *

ALL BEDROOM (I.E. SLEEPING ROOMS) SHALL HAVE AN EMERGENCY ESCAPE WINDOW (IRC 2015, 310). THIS WINDOW SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT WITH A CLEAR HEIGHT OF 24 INCHES AND A CLEAR WIDTH OF 20 INCHES. THE MAXIMUM HEIGHT OF THE CLEAR OPENING FROM THE FLOOR IS 44 INCHES (IRC 2015, 310)




WINDOW DETAIL

**NOTE: ALL WINDOWS AND NON-OPAQUE DOORS TO MEET MINIMUM U-FACTOR AND SHGC VALUES ON TABLE 2, SHEET 0001**

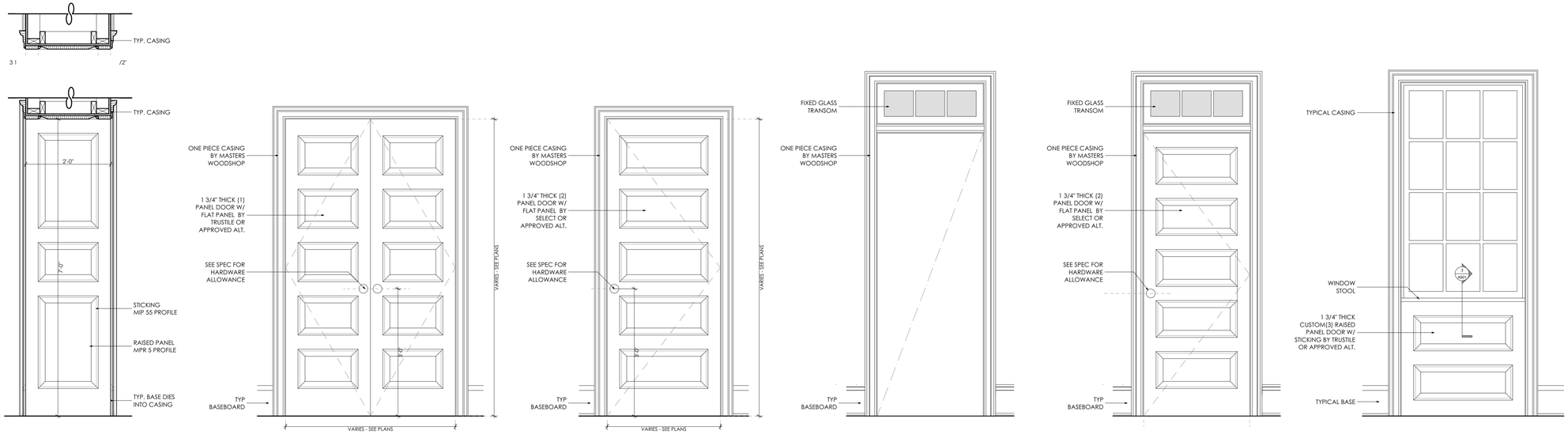
APPROVED

Montgomery County

Historic Preservation Commission

**REVIEWED**

**By Dan Bruechert at 7:33 pm, May 27, 2026**




**1** Interior Door Details

3/4" = 1'-0"


THOMSON & COOKE ARCHITECTS

5155 MACARTHUR BLVD NW
WASHINGTON DC 20016
202.686.6583
WWW.THOMSONCOOKE.COM


Neal Thomson

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STATE OF MARYLAND · NEAL THOMSON · 17073 · ARCHITECT

E Irving St Residence

11 E Irving Street Chevy Chase MD 20815

PERMIT SET

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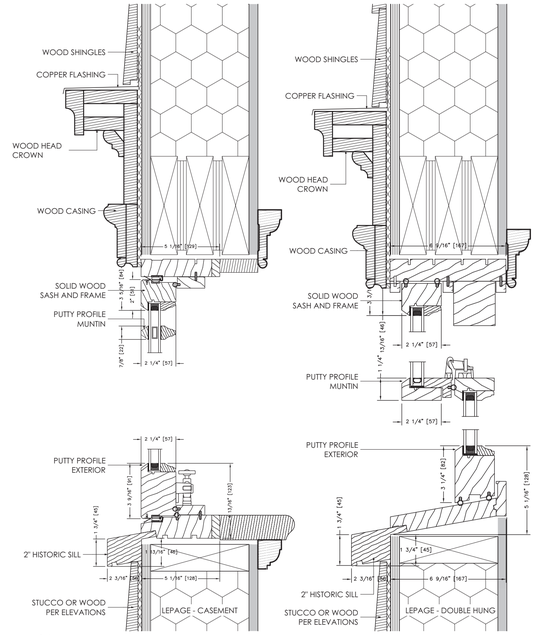
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Window & Door Schedule

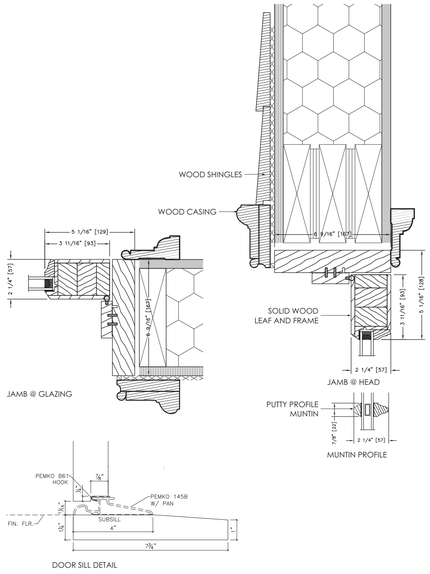
| | |
|---|---|
| 05-09-2024 | Existing Plans |
| 05-19-2026 | Permit Set |

0002

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## 1 Window Details
3" = 1'-0"




## 2 Door Details
3" = 1'-0"

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**REVIEWED**

*By Dan Bruechert at 7:36 pm, May 27, 2026*

LEPAGE MILLWORK

**Manu Data**

**French Door – Wood**

**Frame:**
-Pine, red grandis or mahogany
-Thickness 1 ¼" (32mm)
-Depth 4 9/16" (116mm), 6 9/16" (167mm) or 7 ¼" (184mm)

**Panel:**
-Pine, red grandis or mahogany
-Thickness 1 ¾" (44.5mm) or 2 ¼" (57mm)
-Colonial or putty glaze
-Stiles and top rail width: 5" or 3 5/8"
-Bottom rail 9", 5" or 3 5/8"
-Choice of flat or raised panels

**Interior finish:**
-Natural, primed, first coat, Lepage stain or paint over 50 colors

**Exterior finish:**
-Natural, primed, first coat, Lepage stain or paint over 50 colors

**Hardware:**
-Adjustable hinges: satin chrome, antique nickel, polish brass, antique brass, oil rubbed bronze or black
-4" x 4" ball bearing: satin chrome, antique nickel, polish brass, antique brass, oil rubbed bronze or black
-4 ½" x 4 ½" ball bearing: satin chrome, polish chrome, satin nickel, antique nickel, polish brass, unlaquered brass, antique brass, oil rubbed bronze or black
-Stainless steel multi-point lock
-Traditional or contemporary handles: satin chrome, satin nickel, antique nickel, polish brass, antique brass, oil rubbed bronze or black

**Weather-strip**
-Silicone

**Insulated glass tempered:**
-Double glaze ¾" (19 mm)
-Triple glaze 1 ¼" (32mm) with 2 ¼" (57mm) sash
-"Technoform" spacer, bronze, white, black or grey.
-Argon

**Glass available:**
-Clear, grey, bronze, pinhead, glue-chip
-Low-e: Energy advantage, 272, 366, I89
-Laminated

1 2017-10-05

**Screen:**
-AS-07 all aluminium sliding screen
-Wood screen, panel 1 ¾" (44.5mm), with hinges
-Combo with glass and available with flat or raised panel

**Grilles:**
-Internal georgian ¾", 1" or 1 ¾"
-Internal flat 5/16", ⅝", ¾" or 1"
-Internal tubular: white, brass or pewter

**Simulated Divided Lites (SDL):**
-⅝", ¾", 1 ¼" or 1 ¾"
-Spacer bars bronze, grey, white or black

**True Divided Lites (TDL):**
-TDL 5", 3 5/8" or 1 ⅛"

**Casing:**
-908
-Colonial
-1 ¼" x 3 ½" Flat casing
-1 ¼" x 4 ½" Flat casing
-1 ¼" x 5 ½" Flat casing

**Exterior Jamb Extension:**
-Finish and wood species same as exterior frame 1/8" min and 2" max

**Interior Jamb Extension:**
-Finish and wood species same as interior frame 1/8" min and 6" max

**Minimums and Maximums:**

| | | | |
|---|---|---|---|
| Minimum width (simple): | 21 13/16" – 26 ½" | Minimum width (double): | 42" - 1 ¾" – 51 ½" - 2 ¼" |
| Maximum width (simple): | 50 ¾" | Maximum width (double): | 99 ⅞" |
| Maximum height: | 108" | | |

| | |
|---|---|
| Minimum height (with Multipoint - inswing): | 72 ¾" |
| Minimum height (with Multipoint - outswing): | 71 ½" |
| Minimum height (with Multipoint – Handicapped sill): | 71 3/16" |
| Minimum height (without multipoint) | 48" |

Minimum: 24 square foot (IG)

**For more information, please visit our web site at www.lepagemillwork.com**

2 2017-10-05

## 3 Wood Door Specification
1" = 1'-0"


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E Irving St Residence
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Window & Door Details

| | |
|---|---|
| 05-09-2024 | Existing Plans |
| 05-19-2026 | Permit Set |

0003

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View From East Irving



View From Corner of East Irving And Brookville Rd



View From Brookville Rd



View From Driveway Off Brookeville Rd

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Montgomery County

Historic Preservation Commission

REVIEWED

By Dan Bruechert at 7:34 pm, May 27, 2026



Existing Front Door To Remain



Existing Rear Entry



Existing Sunroom



Existing Rear Elevation - Partial


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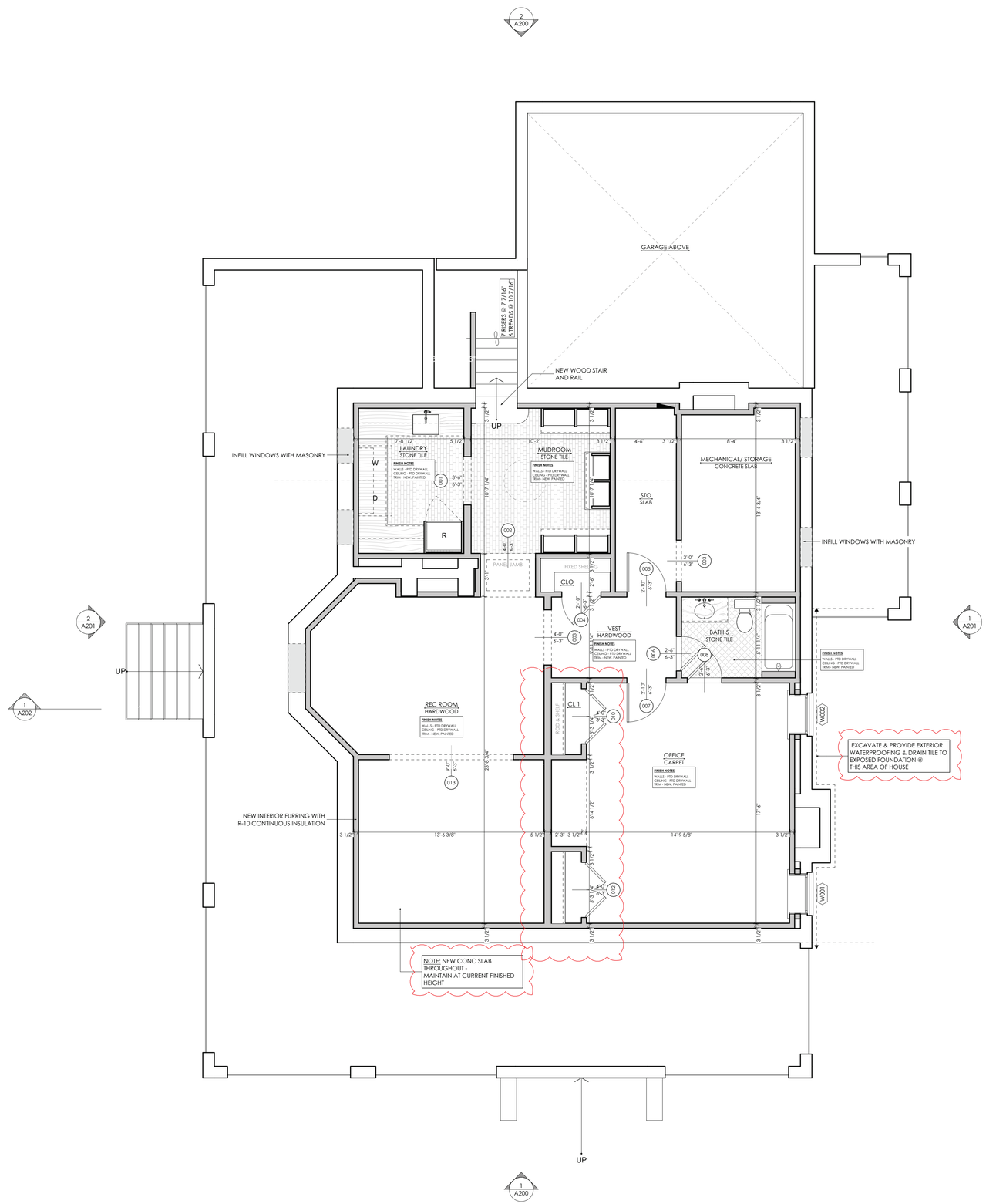

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Existing Photos

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|---|---|
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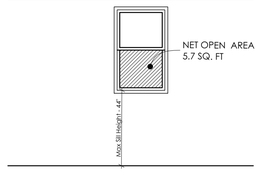
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note: *

ALL BEDROOM (I.E. SLEEPING ROOMS) SHALL HAVE AN EMERGENCY ESCAPE WINDOW (IRC 2015, 310). THIS WINDOW SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT WITH A CLEAR HEIGHT OF 24 INCHES AND A CLEAR WIDTH OF 20 INCHES. THE MAXIMUM HEIGHT OF THE CLEAR OPENING FROM THE FLOOR IS 44 INCHES (IRC 2015, 310)




WINDOW DETAIL

## GENERAL NOTES:

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2. VERIFY ALL EXTERIOR RISER AND TREAD DIMENSIONS IN THE FIELD.
3. (SD) (CO) ALL SMOKE/CARBON MONOXIDE DETECTORS TO BE HARD-WIRED TO DEDICATED CIRCUIT, INTERCONNECTED & PROVIDED WITH BATTERY BACKUP
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DENOTES PROPOSED WALLS

INSULATION SCOPE:
FLASH AND BATT AT ALL BASEMENT WALLS
BATT INSULATION AT ALL ABOVE GRADE WALLS
CLOSED CELL FOAM AT ROOF

APPROVED
Montgomery County
Historic Preservation Commission

**REVIEWED**
*By Dan Bruechert at 7:59 pm, May 27, 2026*

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

0 1 2 4 8 16

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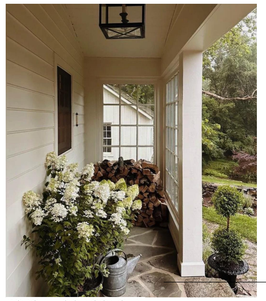
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Basement Floor Plan

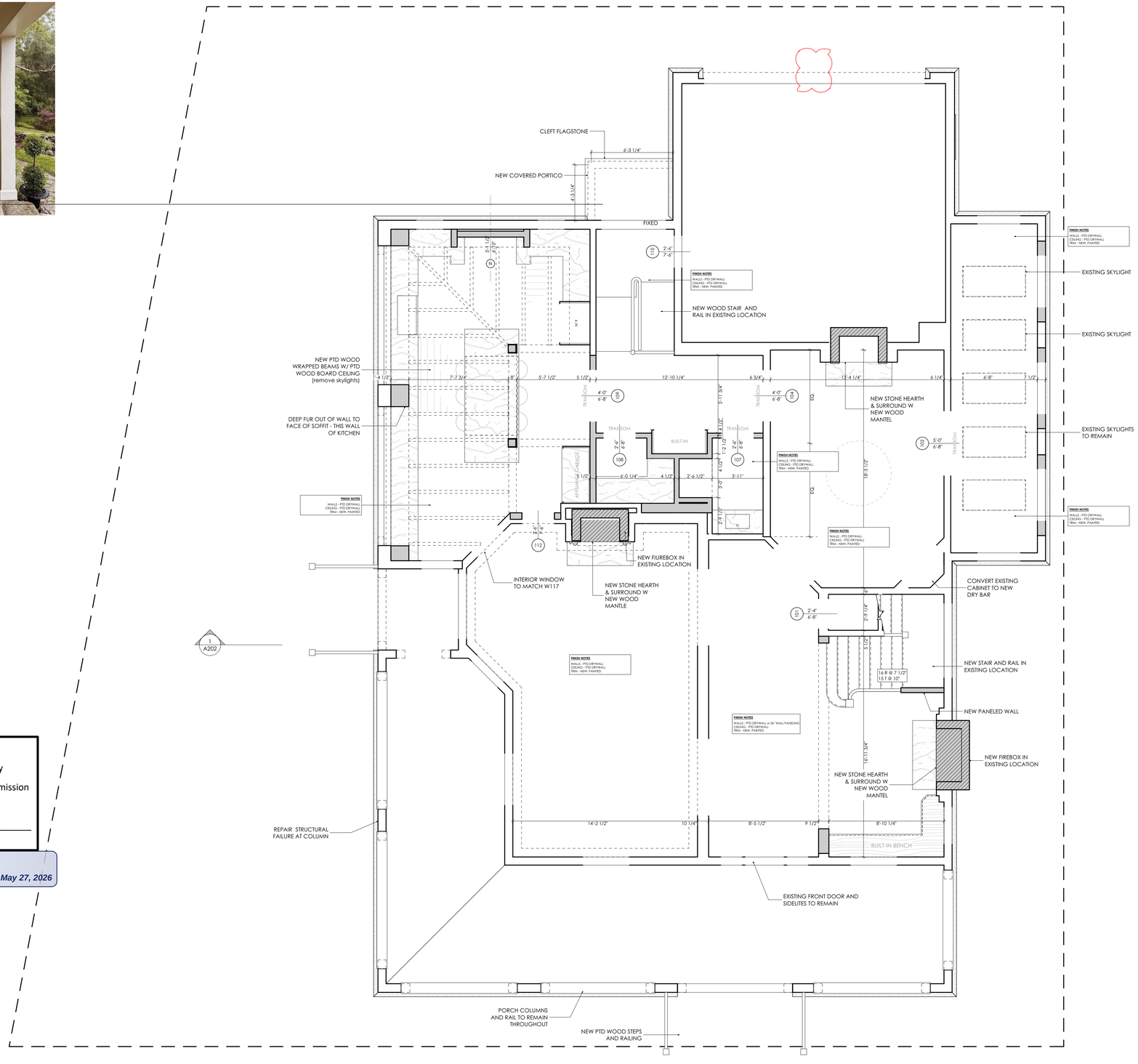
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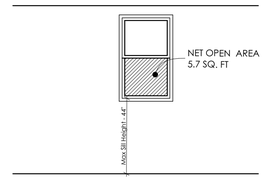


PORCH FLOOR CONCEPT




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DENOTES PROPOSED WALLS

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CLOSED CELL FOAM AT ROOF

APPROVED
Montgomery County
Historic Preservation Commission

**REVIEWED**
*By Dan Bruechert at 7:57 pm, May 27, 2026*

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

0 1 2 4 8 16


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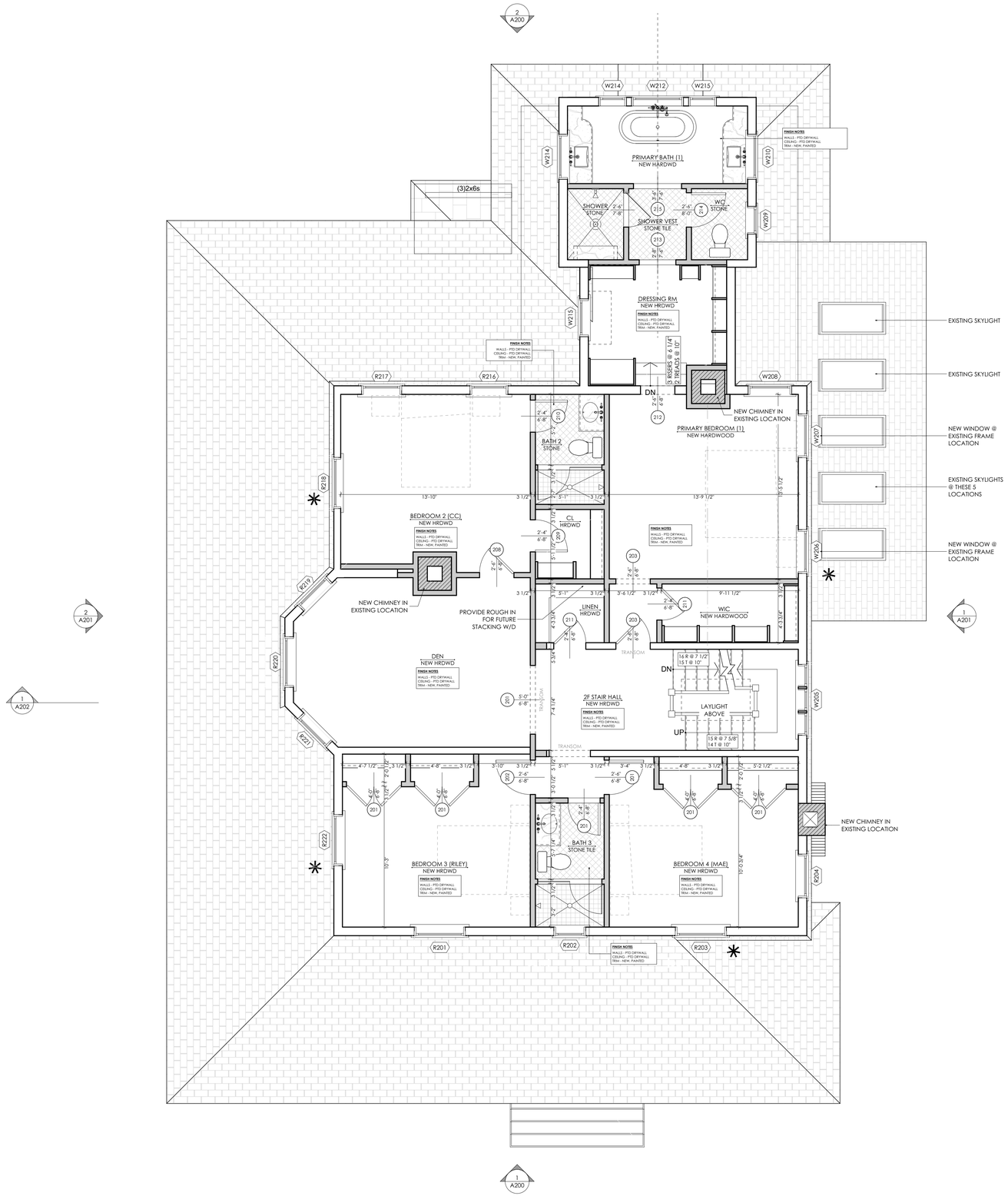
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First Floor Plan

| | |
|---|---|
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| 05-19-2026 | Permit Set |

A101

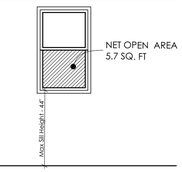
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1 Second Floor Plan
1/4" = 1'-0"

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0 1 2 4 8 16

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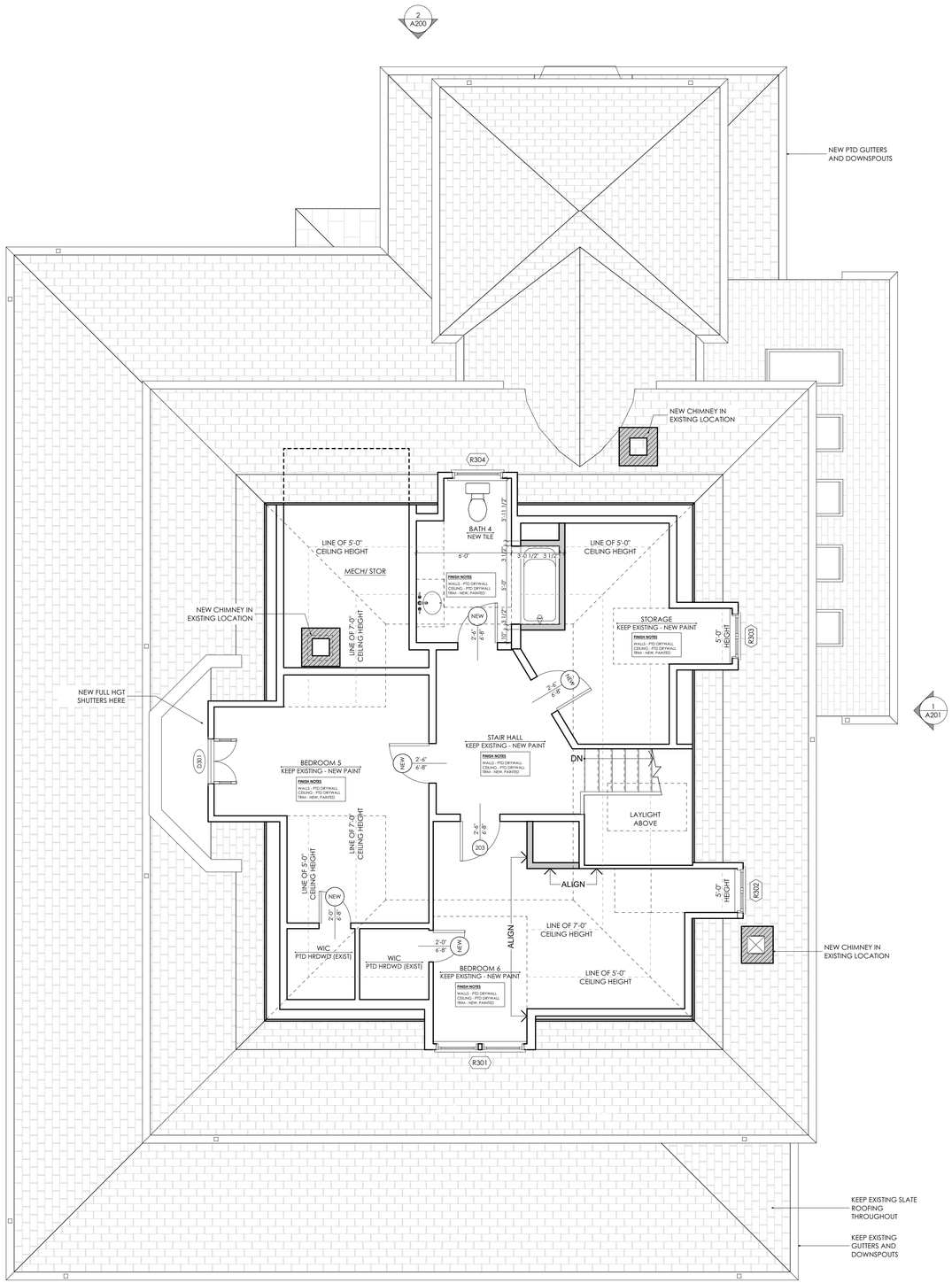
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Second Floor Plan

| | |
|---|---|
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| 05-19-2026 | Permit Set |

A102

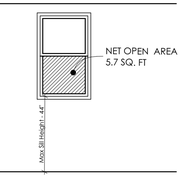
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1 Attic Plan
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DENOTES PROPOSED WALLS

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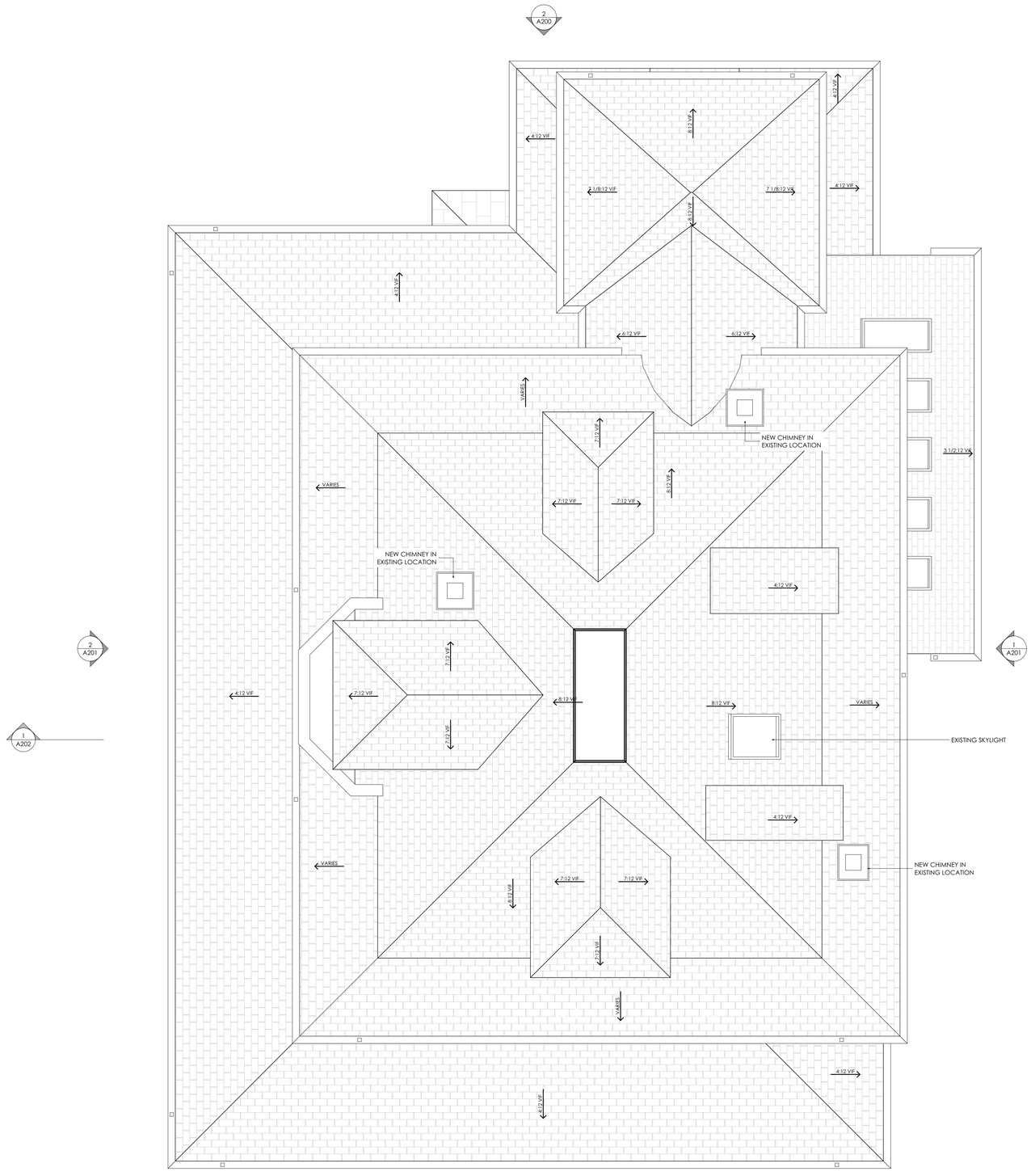
Attic Floor Plan

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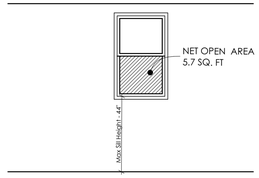
**Printed:** 2026-05-19




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

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SD CO

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DENOTES PROPOSED WALLS

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APPROVED
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**REVIEWED**
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Roof Plan

| | |
|---|---|
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0 1 2 4 8 16

A104

**Printed:** 2026-05-19




1 Front Elevation
1/4" = 1'-0"




2 Rear Elevation
1/4" = 1'-0"

APPROVED

Montgomery County

Historic Preservation Commission

**REVIEWED**
*By Dan Bruechert at 7:57 pm, May 27, 2026*

VAUGHAN
Demmead Lantern
WA0346
UX Version



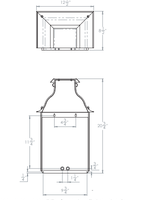
| | |
|---|---|
| Height | 20¾" |
| Width | 12½" |
| Depth | 8½" |
| Weight | 10 lbs |
| Material | Brass and Glass |
| Bulb Quantity | x1 |
| Input Voltage | 120V |
| Dimmable | Mains Dimmable |

**Finishes**
Bronze WA0346.BZ.UX

**Bulb Specification**
Bulb Base E12 Cooker Hood Bulb
Max Wattage 5 W
Bulb Supplied Yes
Vaughan Recommends LED/2700K/500 lm

For a brighter light, a bulb with a higher lumen output can be used.

**Further Information**
This product is UL listed for Wet locations.



c UL us LISTED

**Please Note:-** These notes are for guidance only. Vaughan accepts no responsibility for any installation using the above notes. The final decision on installation remains with the installer.

vaughandesigns.com

VAUGHAN
Vernham Lantern
CL0407
US Version

UL Damp locations



| | |
|---|---|
| Height | 21¾" |
| Width | 15½" |
| Depth | 13½" |
| Minimum Drop | 30½" |
| Weight | 11 lbs |
| Material | Copper & Glass |
| Bulb Quantity | x1 |
| Input Voltage | 120V |
| Dimmable | Mains Dimmable |

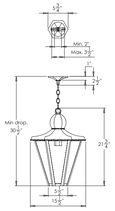
**Finishes**
Copper Bronze CL0407.CB.US

**Bulb Specification**
Bulb Base E26 Medium base
Max Wattage 60W
Bulb Supplied No
Vaughan Recommends LED/2700K/500 lm

For a brighter light, a bulb with a higher lumen output can be used.

**Further Information**
This product is UL listed for Damp locations. Supplied with 39" of chain. Allowing for a total drop up to 64"

**Ceiling Rose Detail**




c UL us LISTED

**Please Note:-** These notes are for guidance only. Vaughan accepts no responsibility for any installation using the above notes. The final decision on installation remains with the installer.

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VAUGHAN
Axford Lantern
CL0351
UX Version



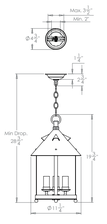
| | |
|---|---|
| Height | 19¾" |
| Width | 11¾" |
| Depth | 11¾" |
| Weight | 12 lbs |
| Material | Copper & Glass |
| Bulb Quantity | x1 |
| Input Voltage | 120V |
| Dimmable | Mains Dimmable |

**Finishes**
Copper Bronze CL0351.CB.UX
Verdigris CL0351.VE.UX

**Bulb Specification**
Bulb Base G9
Max Wattage 5W
Bulb Supplied Yes
Vaughan Recommends LED/2700K/500 lm

For a brighter light, a bulb with a higher lumen output can be used.

**Further Information**
This product is UL Listed for Wet locations. This is compatible with the fixed rod kit for outdoor use. Supplied with 39" of chain. Allowing for a total drop up to 64"




c UL us LISTED

**Please Note:-** These notes are for guidance only. Vaughan accepts no responsibility for any installation using the above notes. The final decision on installation remains with the installer.

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PERMIT SET

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Front & Rear Elevations

| | |
|---|---|
| 05-09-2024 | Existing Plans |
| 05-19-2026 | Permit Set |

A200

**Printed:** 2026-05-19




**1** Right Elevation
1/4" = 1'-0"




**2** Left Elevation
1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

**REVIEWED**
**By Dan Bruechert at 7:20 pm, May 27, 2026**


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Right & Left Elevations

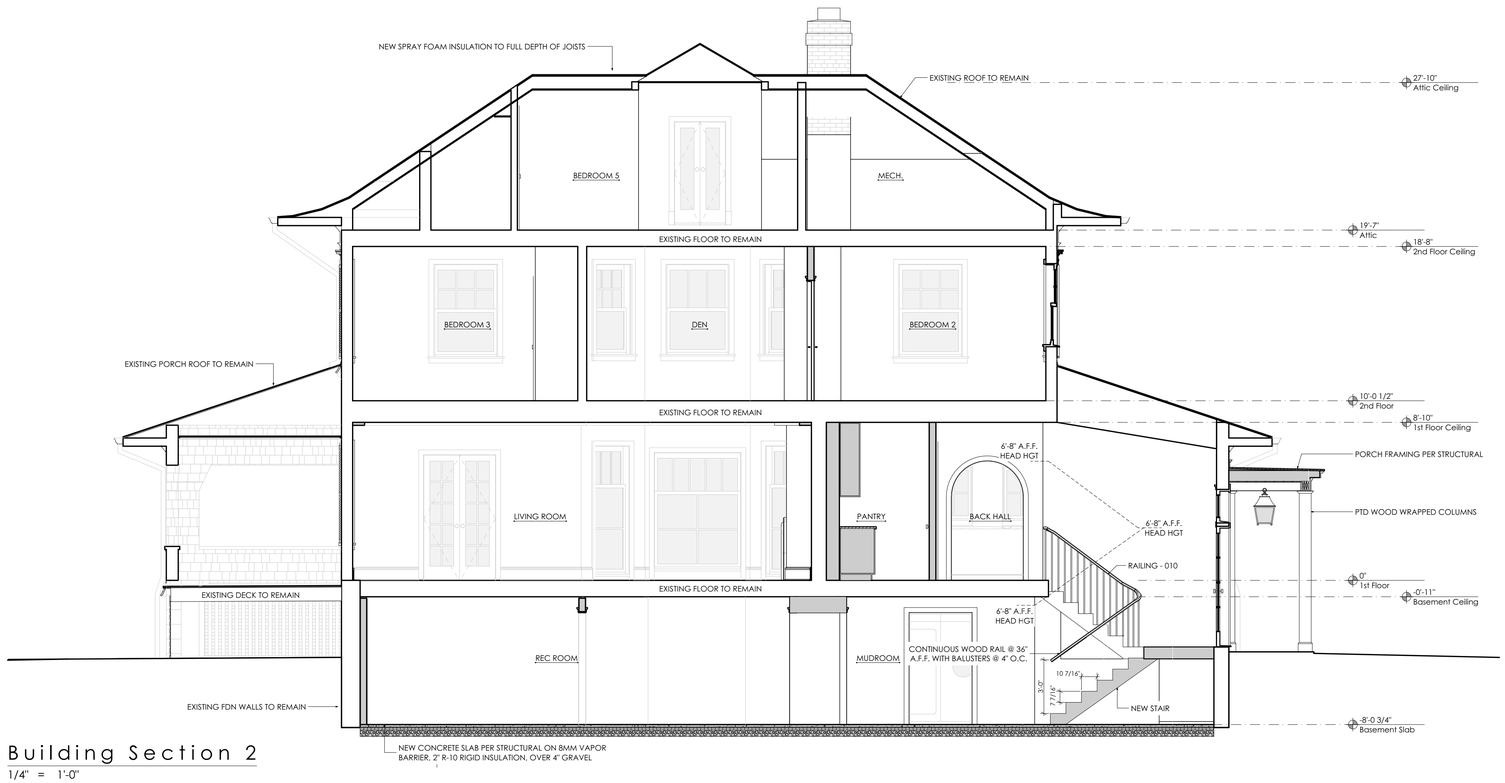
| | |
|---|---|
| 05-09-2024 | Existing Plans |
| 05-19-2026 | Permit Set |

# A201

**Printed:** 2026-05-19




**1** Building Section 1
1/4" = 1'-0"




**2** Building Section 2
1/4" = 1'-0"

## TYPICAL CONSTRUCTION NOTES

1A. TYP. ROOF/CEILING CONSTRUCTION

EXISTING SLATE SHINGLES TO REMAIN - PATCH AND REPAIR WITH LIKE CONSTRUCTION WHERE REQUIRED. NEW ROOF FRAMING WHERE NOTED ON STRUCTURAL. NEW SPRAY FOAM INSULATION AT UNDERSIDE OF RAFTERS TO FULL DEPTH OF EXISTING FRAMING.

1B. TYP. LOW SLOPE ROOF

FLAT SEAM COPPER ROOF ON (2) LAYERS 30 LB ROOFING FELT OVER 3/4" PLYWOOD SHEATHING. FRAMING PER STRUCTURAL

2. TYP. EXTERIOR WALL CONSTRUCTION

INFILL EXISTING WALLS WITH LIKE CONSTRUCTION WHERE REQUIRED.

3. TYP. FLOOR CONSTRUCTION

3/4" T&G PLYWOOD SUBFLOOR ADVANTECH OR APPROVED EQUAL (GLUED AND NAILED) ON FLOOR FRAMING PER STRUCTURAL. 1/2" GYP AT UNDERSIDE.

4. TYP. FOUNDATION WALL

INFILL EXISTING FOUNDATION WALLS WITH CMU WHERE SHOWN

5. TYP. SLAB ON GRADE CONSTRUCTION

CONCRETE SLAB PER STRUCTURAL ON 8MM VAPOR BARRIER OVER 2" R-10 RIGID INSULATION AND 4" CRUSHED AGGREGATE ON UNDISTURBED SOIL.

6. TYP. INTERIOR WALL CONSTRUCTION

1/2" GYPSUM WALL BOARD ON 2X4 OR 2X6 STUDS (SEE PLANS) @ 16" O.C.. (U.N.O) PRESSURE TREATED SILL AT BASEMENT. MOISTURE RESISTANT (GREEN BOARD) AT ALL BATHROOMS, LAUNDRY ROOMS AND ADDITIONAL AREAS CALLED OUT ON PLANS.

APPROVED
Montgomery County
Historic Preservation Commission

***REVIEWED***
***By Dan Bruechert at 7:18 pm, May 27, 2026***

**NOTE:**
SEE EXTERIOR ELEVATIONS FOR WINDOW & DOOR HEIGHTS

**NOTE:**
SEE TABLE 1 ON SHEET 0001 FOR ALL INSULATION AND U-FACTORS FOR MATERIALS AND LOCATIONS TO BE INSTALLED.

SEE TABLE 2 ON SHEET 0001 FOR ALL FENESTRATION U FACTORS FOR ALL GLAZING FOR EACH WINDOW AND DOOR TO BE INSTALLED.

**AIR SEALING NOTES:**
GLUE DRYWALL TO TOP PLATE OF WALL
GLUE SHEATHING TO TOP AND BOTTOM PLATE OF WALL
GLUE SHEATHING TO SILL PLATE
INSTALL SILL PLATE ON SILL GASKET
SEAL ALL SEAMS ON EXTERIOR SHEATHING
SEE TABLE 3 ON SHEET 0001 FOR ADD'L AIR SEALING NOTES

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Building Sections

| | |
|---|---|
| 05-09-2024 | Existing Plans |
| 05-19-2026 | Permit Set |

A202

**Printed:** 2026-05-19

## DESIGN NOTES

### I. DESIGN LOADS FOR NEW WORK

A. ROOF LIVE LOAD
1. Pg = 30 PSF, MIN ROOF DESIGN LOAD = 30 PSF
2. Pf = 21 PSF + DRIFTING

B. FLOOR LIVE LOADS
1. BEDROOMS = 30 PSF
2. DWELLING AREAS = 40 PSF

C. WIND LOAD
1. $V_{ULT}$ (3-second gust) = 120 MPH
2. Vservice (10-YR. MRI) = 76 MPH
3. EXPOSURE = B
4. MAXIMUM FLAT ROOF UPLIFT PRESSURE = -28 PSF

D. SEISMIC LOAD
1. LATERAL FORCE SYSTEM: BRACED WOOD PANELS
2. SEISMIC RISK CATEGORY = II
3. SEISMIC DESIGN CATEGORY = B
4. SITE CLASS = D
5. Sds = 0.130
   Sd1 = 0.059
6. NO DESIGN REQUIRED PER IRC/R301.2.2

E. CODE: THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH:

**INTERNATIONAL RESIDENTIAL CODE/2018**

F. ASSUMED SOIL PARAMETERS
1. P AT REST = 60H
2. P ACTIVE = 45H
3. P PASSIVE = 300H
4. ALLOWABLE SOIL BEARING PRESSURE = 1,500 PSF

G. DEAD LOADS
1. ROOF = 15 PSF
2. TYPICAL FLOORS = 12 PSF
3. TILE/STONE FLOORS = 20 PSF

### II. WOOD

A. ALL JOISTS, BEAMS AND POSTS SHALL BE SPRUCE-PINE-FIR NO.1/NO.2 PER "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", NFPA. ALL STUDS SHALL BE SPRUCE-PINE-FIR STUD-GRADE. ALL WOOD MEMBERS SHALL BE MANUFACTURED TO COMPLY WITH PS20 OF "AMERICAN SOFTWOOD LUMBER STANDARDS" AND SHALL HAVE 19% MAXIMUM MOISTURE CONTENT.

MINIMUM MEMBER PROPERTIES SHALL BE AS FOLLOWS:
1. WOOD LINTELS, JOISTS AND BEAMS
   a. FLEXURE: Fb = 875 PSI
   b. SHEAR: Fv = 135 PSI
   c. MODULUS OF ELASTICITY: E = 1,400,000 PSI
2. 6x6 POSTS (SYP#2 – P.T.)
   a. COMPRESSION PARALLEL: Fc" = 525 PSI (WET SERVICE)
   b. MODULUS OF ELASTICITY: E = 1,200,000 PSI
3. WALL STUDS: STUD GRADE
   a. FLEXURE: Fb = 675 PSI
   b. COMPRESSION PARALLEL: Fc" = 725 PSI
   c. MODULUS OF ELASTICITY: E = 1,200,000 PSI

B. ALL FRAMING EXPOSED TO WEATHER SHALL BE TREATED IN ACCORDANCE WITH IRC SECTION R317 & TREATED IN ACCORDANCE WITH AWPA U1. THESE MEMBERS SHALL BE PRESSURE TREATED SOUTHERN PINE NO.2 PER THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION." NDS. ALL WOOD MEMBERS SHALL BE MANUFACTURED TO COMPLY WITH PS20 OF THE "AMERICAN SOFTWOOD LUMBER STANDARDS." MINIMUM PROPERTIES SHALL BE IN ACCORDANCE WITH TABLE 4B IN THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION." PRESSURE TREATED WOOD MEMBERS "PT", SHALL BE PROVIDED WHEN:
1. WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR IS CLOSER THAN 18" TO GRADE OR WHEN A WOOD GIRDER/BEAM IS CLOSER THAN 12" TO GRADE IN EXPOSED CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING. (AWPA USE CATEGORY: UC3A)
2. WOOD FRAMING MEMBERS REST ON A CONCRETE OR MASONRY EXTERIOR FOUNDATION WALL AND ARE LESS THAN 8" ABOVE THE EXPOSED EXTERIOR GRADE. (AWPA USE CATEGORY: UC4A)
3. SILL AND SLEEPERS ARE ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM THE SLAB BY AN IMPERVIOUS MOISTURE BARRIER. (AWPA USE CATEGORY: UC4A)
4. THE ENDS OF A WOOD GIRDER/BEAM ENTER AN EXTERIOR MASONRY OR CONCRETE WALL AND HAS A CLEARANCE WITH THE EXTERIOR OF THE WALL OF LESS THAN 1/2". (AWPA USE CATEGORY: UC2)
5. WOOD SIDING, SHEATHING AND WALL FRAMING IN THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM THE GROUND OR LESS THAN 2" MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS OR SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER. (AWPA USE CATEGORY: UC3A)
6. WOOD STRUCTURAL MEMBERS SUPPORT MOISTURE PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO WEATHER. SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER. (AWPA USE CATEGORY: UC3A)
7. WOOD POSTS, LEDGERS OR STAIRS THAT ARE IN CONTACT WITH THE GROUND. (AWPA USE CATEGORY 4A).

C. ALL WALL STUDS ARE TO BE SPACED AT 16" OC (U.N.O.). PLACE DOUBLE STUDS AT END OF WALLS AND TRIPLE STUDS AT INTERSECTIONS AND CORNERS. ALL MULTIPLE STUD POSTS SHALL BE FASTENED AS FOLLOWS: DOUBLE STUDS SHALL BE NAILED TOGETHER WITH (2) ROWS 10d AT 12" OC TRIPLE STUDS SHALL BE NAILED TOGETHER WITH (2) ROWS 30d AT 8" OC EACH ROW EA SIDE. SEE **2/S300** AND **3/S300** .

D. PROVIDE SIMPSON STRONG-TIE POST CAPS U.N.O AT ALL BEAM-ON-POST BEARING LOCATIONS NOT LOCATED WITHIN STUD WALLS, U.N.O. SEE DETAILS **6/S300** AND **7/S300** .
ALL POST CAPS EXPOSED TO WEATHER SHALL BE ZINC COATED.

E. ROOF SHEATHING SHALL BE 19/32-INCH, CDX, APA RATED 40/20 STRUCTURAL I RATED SHEATHING, EXPOSURE I, PER THE "AMERICAN PLYWOOD ASSOCIATION." SHEATHING SHALL BE FASTENED WITH 8d AT 6" ON CENTER AT PANEL EDGES AND AT 12" ON CENTER AT ALL INTERMEDIATE SUPPORTS.

F. WALL SHEATHING SHALL BE 7/16", CDX, APA STRUCTURAL I RATED SHEATHING, EXPOSURE I, PER THE "AMERICAN PLYWOOD ASSOCIATION." SHEATHING SHALL BE FASTENED WITH 8d AT 6" ON CENTER AT PANEL EDGES AND AT 12" ON CENTER AT ALL INTERMEDIATE SUPPORTS.

G. ALL FLOOR SHEATHING SHALL BE 23/32-INCH THICK T&G, APA RATED 48/24 ADVANTECH SHEATHING OR STURD-I-FLOOR 24 OC RATED. SHEATHING SHALL BE GLUED WITH SUB-FLOOR ADHESIVE AND BE FASTENED WITH 8d AT 6" ON CENTER AT PANEL EDGES AND AT 12" ON CENTER AT ALL INTERMEDIATE SUPPORTS.

H. LAMINATED VENEER LUMBER (LVL) SHALL BE INSTALLED AND FASTENED PER THE MANUFACTURER'S RECOMMENDATIONS. MINIMUM MEMBER PROPERTIES SHALL BE AS FOLLOWS:

1. FLEXURE: Fb = 2,600 PSI
2. SHEAR: Fv = 285 PSI
3. MODULUS OF ELASTICITY: E = 2,000,000 PSI

CONTRACTOR SHALL PROVIDE MANUFACTURER'S PRODUCT SHEETS FOR APPROVAL FOR ALL LVL BEAMS

I. PARALLEL STRAND LUMBER (PSL) SHALL BE INSTALLED AND FASTENED PER THE MANUFACTURER'S RECOMMENDATIONS. MINIMUM MEMBER PROPERTIES SHALL BE AS FOLLOWS FOR PSL POSTS:

1. FLEXURE: Fb = 2400 PSI
2. COMPRESSION: Fc = 2500 PSI
3. MODULUS OF ELASTICITY: E = 2,000,000 PSI

CONTRACTOR SHALL PROVIDE MANUFACTURER'S PRODUCT SHEETS FOR APPROVAL FOR ALL PSL POSTS

J. PROVIDE MIN. 3" BEARING FOR ALL LAMINATED VENEER AND STANDARD LUMBER BEAMS. NO JOIST OR BEAM BEARING SHALL OCCUR ON MASONRY VENEER WALLS.

K. ALL WOOD TOP PLATE SPLICES SHALL BE STAGGERED 4'-0" MINIMUM. PROVIDE (2) ROWS 10d NAILS @ 3-INCHES ON CENTER ALONG LAP LENGTH OF PLATES. SEE **9/S300** .

L. ALL WALL SHEATHING SHALL BE CONTINUOUS BETWEEN TOP PLATES AND BOTTOM PLATE OF WALL ABOVE. ALL PLYWOOD PANELS EDGES SHALL BE CONTINUOUSLY BLOCKED AND NAILED.

M. ALL MULTIPLE MEMBERS ARE TO BE FASTENED TOGETHER WITH THE FOLLOWING NAILS AND SIMPSON SDS (STRONG-DRIVE SCREWS), USING THE FASTENER-TO-FASTENER SPACING NOTED WITHIN EACH ROW OF FASTENERS. ALL FASTENERS SHALL BE INSTALLED IN THE QUANTITY OF ROWS SPECIFIED, IN A STAGGERED PATTERN: SEE **1/S301** FOR LVL FASTENING LESS THEN 16-INCHES IN DEPTH.

| PLIES | DEPTH | FASTENERS | SPACING | ROWS |
|---|---|---|---|---|
| (2)1-1/2" | 6"-12" | 10d NAILS | 12" OC | 2 |
| (3)1-1/2" | 6"-12" | 16d NAILS | 16" OC | 2* |
| (4)1-1/2" | 6"-12" | SDS1/4"x6" | 12" OC | 2* |
| (2) 1 3/4" | 16"-20" | 16d NAILS | 12" OC | 3 |
| (3) 1 3/4" | 16"-20" | SDS 1/4x5" | 16" OC | 3 |
| (4) 1 3/4" | 16"-20" | SDS 1/4x6 1/2" | 16" OC | 3 |

* - ALL TRIPLE AND QUADRUPLE-PLY MEMBERS SHALL BE FASTENED FROM BOTH SIDES WITH THE NUMBER OF ROWS AND FASTENERS SPECIFIED. SIDE-TO-SIDE SPACING SHALL ALSO BE STAGGERED.

N. PROVIDE SOLID BLOCKING BETWEEN JOISTS AND RAFTERS AT ALL BEARING POINTS.

O. ALL MISCELLANEOUS WOOD CONNECTIONS SHALL BE FASTENED PER THE CURRENT EDITION OF THE IRC "FASTENING SCHEDULE" R602.3(1).

P. NAILS INDICATED IN THE DRAWINGS, DETAILS, AND NOTES SHALL BE DEFINED AS FOLLOWS: 8d=0.131"x2.5", 10d=0.148"x3", 16d=0.162"x3.5", 30d=0.207x4.5". SUBSTITUTIONS FOR THESE NAIL SIZES SHALL BE SUBMITTED IN WRITING FOR APPROVAL.

Q. JOIST HANGERS SHALL BE SIZED ACCORDING TO THE FOLLOWING SCHEDULE ASSUMING SPF LUMBER FOR ALL 2x MEMBERS:

| SUPPORTED MEMBER | HANGER | MIN. CAPACITY (LBS) |
|---|---|---|
| 2x6 | LUS26 | 740 |
| 2x6- SLOPED | LRU26 | 730 |
| 2x8 | LUS26 | 740 |
| 2x8- SLOPED | LRU28 | 900 |
| (2) 2x8 | LUS28-2 | 1125 |
| 2x10 | LUS28 | 940 |
| 2x10- SLOPED | LRU210 | 1095 |
| (2) 2x10 | LUS210-2 | 1565 |
| (2) 2x10- SLOPED | LSSR210-2 | 2035 |
| EX 2x10 | U210R | 1710 |
| EX (2)2x10 | U410R | 1710 |
| 2x12 | LUS210 | 1145 |
| 2x12 – SLOPED | LRU212 | 1095 |
| (2) 2x12 STRINGER | LSC | 650 |
| (2) 2x12 | LUS210-2 | 1565 |
| (2) 2x12 – SLOPED | LSSR210-2 | 2035 |

ALL HANGERS EXPOSED TO WEATHER SHALL BE ZINC COATED.

*TOP FLANGE HANGERS AND CONCEALED FLANGE HANGERS SHALL BE LISTED SEPARATELY.*

SOME HANGERS MAY REQUIRE 16d – REFER TO THE SIMPSON STRONG-TIE CATALOG FOR REQUIREMENTS. CONTRACTOR SHALL PROVIDE MANUFACTURER'S CUT SHEETS FOR ALL HANGER SUBSTITUTIONS.

R. ALL ROOF SHEATHING SHALL BE LAID CONTINUOUSLY BETWEEN THE EDGES OF THE ROOF. NO INTERRUPTIONS ARE PERMITTED AT CAP TRUSSES OR AT ROOF OVERBUILDS.

S. ALL NOTCHED STAIR STRINGERS SHALL HAVE AN EFFECTIVE MINIMUM DEPTH OF 5-1/2". PRE-DRILL NOTCH CORNERS WITH A 1/4" Ø HOLE TO REDUCE STRESS CONCENTRATION AND DO NOT OVER-CUT NOTCHES.

T. SPLICES ARE NOT PERMITTED IN FRAMING MEMBERS EXCEPT AT SUPPORTS.

U. NOTCHES, CUTS, OR BORE HOLES THROUGH **1/S300**; OR COLUMNS ARE NOT PERMITTED. WHERE NOTCHES OR HOLES IN WALL STUDS CANNOT BE AVOIDED, HOLES SHALL CONFIRM TO DETAIL .

V. HEADER, BEAM AND MULTI-PLY TRUSS SUPPORT STUDS/POSTS SHALL BE CONTINUOUS DOWN TO THE FOUNDATION WALLS OR TRANSFER BEAM/HEADER BELOW. PROVIDE 2x CRIPPLE STUDS OR SOLID BLOCKING THROUGH JOIST/TRUSS CAVITY TO MATCH STUD GROUP ABOVE.

W. WHERE EXTERIOR WALLS SPANS TWO STORIES WITHOUT INTERMEDIATE SUPPORT FROM A FLOOR, STUDS SHALL BE FULL LENGTH FOR THE TWO STORY HEIGHT. STUDS SHALL NOT BE SPLICED AT THE "PLATE HEIGHT" WHEN NO LATERAL SUPPORT FROM A ROOF, CEILING OR FLOOR IS PROVIDED.

X. WOOD GLUE: PROVIDE LIQUID NAIL SUBFLOOR ADHESIVE HAVING A DRY SHEAR STRENGTH AT 28-DAYS = 450 PSI PER ASTM D3498.

Y. WOOD BURNING FIREPLACES: ALL WOOD FRAMING SHALL HAVE A CLEARANCE OF NOT LESS THAN 2-INCHES FROM THE FRONT AND SIDES OF MASONRY FIREPLACES AND NOT LESS THAN 4-INCHES FROM THE BACK OF MASONRY FIREPLACES.

### III. CONCRETE

A. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 301, ACI 318 AND ACI 302 LATEST EDITIONS.

B. CEMENT SHALL COMPLY WITH ASTM C150, TYPE I OR TYPE II.

C. REINFORCING STEEL SHALL BE DEFORMED BILLET STEEL CONFORMING TO ASTM A615 GRADE 60. ALL REINFORCEMENT SPLICES SHALL BE A MINIMUM OF 40 BAR DIAMETERS, U.N.O.

D. CAST-IN-PLACE CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH F'c AS FOLLOWS:
1. 3,000 PSI FOR FOOTINGS AND INTERIOR FOUNDATION WALLS.
2. 3,500 PSI FOR EXTERIOR EXPOSED SLABS/STEPS, GARAGE SLABS AND EXTERIOR FOUNDATIONS WALLS.

MAXIMUM AGGREGATE SIZE = 3/4"

E. PROVIDE 6x6-W1.4xW1.4 W.W.F. IN ALL SLAB-ON-GRADE AT 1/3 DEPTH OF SLAB. ALL WIRE FABRIC SHALL CONFORM TO ASTM A1064. ALL MESH EDGES SHALL LAP A MINIMUM OF TWO (2) SQUARES. SEE **1/S200** .

F. CONCRETE SLUMP SHALL = 4" ± 1".

G. MINIMUM CONCRETE COVER BETWEEN FACE OF REINFORCING BAR AND FACE OF CONCRETE SHALL BE AS FOLLOWS:

1. CONCRETE CAST AGAINST EARTH = 3"
2. FORMED CONCRETE EXPOSED TO WEATHER OR EARTH = 2"

H. ALL FOUNDATION WALLS AND EXTERIOR EXPOSED SLABS SHALL HAVE A MINIMUM AIR ENTRAINMENT OF 6% +/- 1.5%. EXPOSURE CLASS = F2. MAXIMUM W/C RATIO = 0.45. FOR NON-EXPOSED SLABS AND FOOTINGS, MAXIMUM W/C RATIO = 0.50.

I. PROVIDE CORNER BARS AT ALL WALL INTERSECTIONS WITH SIZE AND SPACING TO MATCH HORIZONTAL WALL REINFORCEMENT. SEE **2/S200** .

J. GROUT SHALL BE NON-SHRINKABLE, NON-METALLIC CONFORMING TO ASTM C1107, AND SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH AT 28 DAYS OF 5,000 PSI. PREGROUTING OF BASE PLATES SHALL NOT BE PERMITTED.

K. PROVIDE AN 10-MIL MINIMUM VAPOR BARRIER OVER A 4" LAYER OF GRAVEL BENEATH ALL SLAB-ON-GRADE.

L. PROVIDE VERTICAL CRACK CONTROL JOINTS IN ALL CONCRETE WALLS AT A MAXIMUM SPACING OF 30-FEET ON CENTER. SEE **3/S200** .

M. PROVIDE DOWELS WITH STANDARD BAR HOOK IN FOOTING TO MATCH DIAMETER AND SPACING OF VERTICAL REINFORCEMENT IN CONCRETE WALL ABOVE WITH SPLICE LENGTH = 30x BAR DIAMETER, U.N.O.

N. SILL ANCHOR BOLTS: ALL SILL ANCHOR BOLTS SHALL BE 1/2"-INCH DIAMETER AT A MAXIMUM OF 4'-0" ON CENTER U.N.O. PROVIDE AT LEAST (2) ANCHOR BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED AT NOT MORE THAN 12" FROM EACH END. BOLTS SHALL EMBED AT LEAST 7" INTO MASONRY OR CONCRETE. NUTS AND WASHERS SHALL BE TIGHTENED ONTO THE END OF EACH BOLT.

O. CONCRETE PATCHWORK TOTALING LESS THAN 8 CUBIC YARDS MAY UTILIZE A BAGGED CONCRETE MIX WITH THE PRIOR WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.

P. RIGID INSULATION SUPPORTING NEW CONCRETE SLABS SHALL CONFORM TO ASTM C581 AND HAVE THE FOLLOWING MINIMUM PROPERTIES:

1. EXTRUDED POLYSTYRENE: ASTM C578 TYPE IX
2. COMPRESSIVE STRENGTH: 25 PSI (PER ASTM D1621)
3. FLEXURAL STRENGTH: 50 PSI
4. DENSITY: 1.8 PCF

### IV. STRUCTURAL STEEL

A. ALL STRUCTURAL STEEL SHALL BE ASTM FABRICATED AND ERECTED IN ACCORDANCE WITH AISC "STEEL CONSTRUCTION MANUAL" WITH MINIMUM YIELD STRENGTHS AS FOLLOWS:

1. W SHAPES/CHANNELS: Fy = 50 KSI, PER ASTM A992.
2. PLATES AND ANGLES: Fy = 36 KSI PER ASTM A36.
3. HSS SHAPES (SQUARE/RECTANGULAR): Fy = 50 KSI PER ASTM A500 GRADE C.
4. ANCHOR RODS: Fy = 36 KSI, PER ASTM F1554 GRADE 36.
5. BOLTS: FI = 20 KSI, PER ASTM A307, U.N.O.
6. WASHERS: ASTM F436

B. WELDING SHALL CONFORM TO THE REQUIREMENTS OF THE "STRUCTURAL WELDING CODE" AWS D1.1 CURRENT CODE. USE 70 KSI, LOW-HYDROGEN ELECTRODES.

C. CONTRACTOR SHALL DESIGN, AND ERECT SHORING AND/OR BRACING OF EXISTING WALLS AS REQUIRED DURING INSTALLATION OF LINTELS. DESIGN AND ERECTION OF SHORING AND/OR BRACING SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

D. NO OPENINGS IN BEAMS OR COLUMNS ARE PERMITTED WITHOUT PRIOR APPROVAL.

E. ALL MISCELLANEOUS STEEL CONNECTIONS SHALL BE WELDED ALL AROUND WITH 3/16-INCH FILLET WELD UNLESS OTHERWISE NOTED, EXCEPT FOR SLOTTED CONNECTIONS.

F. PROVIDE A MINIMUM BEARING LENGTH OF 6" FOR ALL BEAMS SUPPORTED ON MASONRY. SEE **9/S302** .

G. ALL WORK SHALL COMPLY WITH THE AISC CODE "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".

H. STRUCTURAL STEEL SHALL BE COATED AS INDICATED BELOW AND COORDINATED WITH THE ARCHITECTURAL DRAWINGS. APPLY COATINGS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS INCLUDING SURFACE PREPARATIONS. AFTER ERECTION TOUCH UP ALL AREAS WHERE PAINT IS MISSING OR DAMAGED INCLUDING FIELD WELDS. CONTRACTOR TO VERIFY COMPATIBILITY BETWEEN ALL LAYERS OF COATINGS.

1. STRUCTURAL STEEL SHALL BE SHOP PAINTED WITH A MODIFIED ALKYD RUST INHIBITIVE PRIMER, 2.5 TO 3.5 MILS DFT (BASIS OF DESIGN IS TNEMEC SERIES 10).

I. NO FABRICATION SHALL PROCEED PRIOR TO SHOP DRAWING APPROVAL.

J. STRUCTURAL STEEL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

K. DRAWINGS SHALL INCLUDE DETAILS FOR APPLICATION AND ASSEMBLY OF ALL STRUCTURAL MEMBERS. INCLUDE DETAILS OF CUTS, CONNECTIONS, HOLES, AND OTHER PERTINENT DATA. INDICATED WELDS BY STANDARD AWS 2.1 SYMBOLS INCLUDING SIZE, LENGTH AND TYPE OF EACH WELD.

L. FABRICATION SHALL BE DONE BY A STEEL FABRICATOR THAT HAS BEEN CERTIFIED BY THE AISC QUALIFY CERTIFICATION PROGRAM, CATEGORY STD OR HAVE A CERTIFICATION FROM AN INDEPENDENT TESTING AGENCY THAT THEIR FABRICATION PROCEDURES ARE IN ACCORDANCE WITH THE AISC QUALITY CERTIFICATION PROGRAM, CATEGORY CSE.

### V. MASONRY

A. ALL MASONRY CELLS CONTAINING BOLTS OR REINFORCEMENT SHALL BE FILLED WITH COARSE GROUT PER ASTM C476, AGGREGATE PER ASTM C404.

B. PROVIDE TWO (2) COURSES OF SOLID CMU PER ASTM C90 OR GROUT-FILLED CMU BENEATH ALL BEAM, POSTS AND HEADER BEARING POINTS.

C. ALL MASONRY WORK SHALL BE IN CONFORMANCE WITH THE "SPECIFICATIONS FOR MASONRY STRUCTURES" TMS 402/602-16.

D. ALL CMU GROUT SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 2,000 PSI.

### VI. CUSTOM WOOD/STEEL STAIRS

A. ALL STAIR STRINGERS SHALL BE CONTINUOUS MEMBERS UNLESS NOTED OTHERWISE. STRINGERS SHALL BE MITERED AND WELDED WITH FULL PENETRATION WELDS AT STEEL STRINGER LOCATIONS.

B. ALL CUSTOM STAIRS ARE TO BE ENGINEERED BY THE CONTRACTOR'S FABRICATOR FOR THE LOADS GIVEN AND ALL APPLICABLE CODES WITH SHOP DRAWINGS STAMPED BY THE MANUFACTURER'S REGISTERED ENGINEER LICENSED IN THE PROJECT JURISDICTION AND SUBMITTED TO ARCHITECT FOR REVIEW.

### VII. POST INSTALLED ANCHORS

A. EXCEPT WHERE INDICATED ON THE DRAWINGS, POST-INSTALLED ANCHORS SHALL CONSIST OF THE FOLLOWING ANCHOR TYPES AS PROVIDED BY HILTI, INC. OR AN EQUIVALENT AS APPROVED BY THE STRUCTURAL ENGINEER.
1. ANCHORAGE TO MASONRY:
   a. ADHESIVE ANCHORS FOR USE IN GROUT FILLED CMU, HOLLOW CMU, BRICK W/HOLES AND MULTI-WYTHE BRICK.
      - HILTI HIT-HY 270 ADHESIVE SYSTEM (OR EQUAL) PER ICC ESR-4143
      - INSTALLED USING THE SAFE SET DRILLING METHOD
      - THREADED RODS: HILTI HAS-E
   b. ADHESIVE ANCHORS SHALL CURE A MINIMUM OF 20-HOURS PRIOR TO ANY LOADS BEING APPLIED TO THE ANCHORS.
2. ANCHORAGE TO CONCRETE:
   a. ADHESIVE ANCHORS FOR CRACKED AND UNCRACKED CONCRETE USE:
      - HILTI HIT-HY 200 ADHESIVE SYSTEM (OR EQUAL) PER ICC ESR-3187
      - INSTALLED USING THE SAFE SET DRILLING METHOD.
      - THREADED RODS: HILTI HAS-E
   b. ADHESIVE ANCHORS SHALL CURE A MINIMUM OF 20-HOURS PRIOR TO ANY LOADS BEING APPLIED TO THE ANCHORS.
3. SCREW ANCHORS:
   a. USE SIMPSON TITEN HD HEAVY DUTY SCREW ANCHORS.

### VIII. GENERAL

A. THE CONTRACTOR SHALL MEASURE AND PROVIDE ALL EXISTING FIELD DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION AND THE SUBMISSION OF SHOP DRAWINGS AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES. VERIFICATION AND NOTIFICATION SHALL PROCEED PRIOR TO THE START OF WORK SO THAT ANY NECESSARY CHANGES CAN BE MADE WITHOUT DELAYING THE PROJECT SCHEDULE.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY BRACING AND SHORING, AS REQUIRED, TO ENSURE VERTICAL AND LATERAL STABILITY OF THE ENTIRE STRUCTURE OR PORTION THEREOF DURING CONSTRUCTION.

C. ALL WALLS ARE DESIGNED AS LATERALLY BRACED BY THE FLOOR AND ROOF SYSTEMS. CONTRACTOR SHALL ENSURE THAT WALLS ARE ADEQUATELY BRACED DURING CONSTRUCTION.

D. TEMPORARY BRACING SHALL BE PROVIDED FOR ALL WALLS SUBJECT TO UNBALANCED BACKFILL. BRACE WALL PLUMB UNTIL STABILIZING ELEMENT ABOVE IS IN PLACE.

E. THE DEVELOPMENT AND IMPLEMENTATION OF JOB SITE SAFETY AND CONSTRUCTION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

F. WORKMANSHIP: THE GENERAL CONTRACTOR SHALL DESIGN AND CONSTRUCT MISCELLANEOUS NON-STRUCTURAL COMPONENTS IN A WORKMAN-LIKE MANNER THAT IS CONSISTENT WITH GENERAL CONSTRUCTION STANDARDS. COMPLETE INSTALLATIONS ARE REQUIRED THAT ARE READY FOR SERVICE.

### IX. DEMOLITION

A. ALL MEANS AND METHODS OF SAFELY REMOVING ALL EXISTING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

B. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL TEMPORARY SHORING AND BRACING REQUIRED FOR DEMOLITION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF AND PROCEDURES FOR THE REQUIRED TEMPORARY SHORING. THE DESIGN PROCEDURES SHALL CONFORM TO ALL GOVERNING CODES AND SAFETY REQUIREMENTS.

### X. EARTHWORK

A. ALLOWABLE SOIL BEARING PRESSURE FOR ALL SHALLOW FOOTINGS IS ASSUMED TO BE 1,500 PSF. SHOULD UNSUITABLE MATERIAL BE ENCOUNTERED, FOOTINGS SHALL BE OVEREXCAVATED AND REPLACED WITH LEAN CONCRETE, F'c = 2,000 PSI. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-6" BELOW EXTERIOR GRADE FOR FROST DEPTH AS REQUIRED BY THE PROJECT JURISDICTION, UNLESS NOTED OTHERWISE.

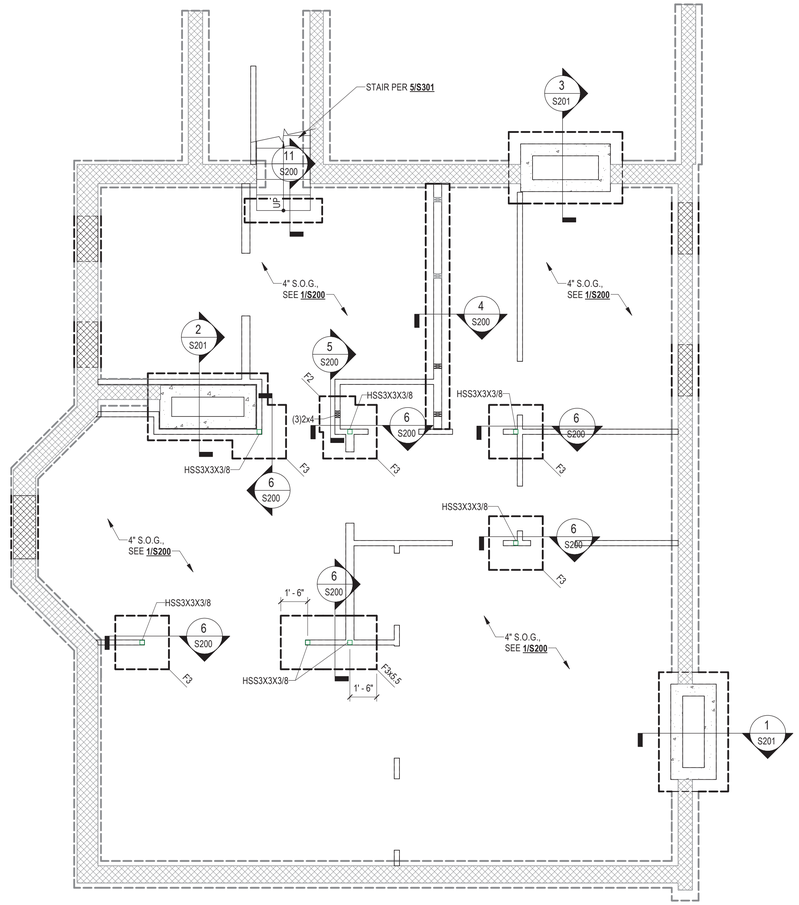
B. ALL FILL MATERIAL SHALL BE FREE OF ORGANIC MATERIAL AND SHALL BE SELECTED ON THE BASIS OF LABORATORY COMPACTION TESTS, HAVING A LIQUID LIMIT OF LESS THAN 40, A PLASTICITY INDEX OF LESS THAN 15. FILL SHALL BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OBTAINED BY ASTM D1557, MODIFIED PROCTOR METHOD.

APPROVED
Montgomery County
Historic Preservation Commission

***REVIEWED***
***By Dan Bruechert at 7:42 pm, May 27, 2026***

## RESIDENTIAL ABBREVIATION LIST

| | | | |
|---|---|---|---|
| @ | AT | LB(S) / # | POUND(S) |
| AB | ANCHOR BOLT | LG | LENGTH, LONG |
| ADD ALT | ADD ALTERNATE | LT WT, LW | LIGHT WEIGHT |
| ADD'L, ADDNL | ADDITIONAL | LL | LIVE LOAD |
| ADJ | ADJACENT | LLH | LONG LEG HORIZONTAL |
| AFF | ABOVE FINISH FLOOR | LSH | LONG SIDE HORIZONTAL |
| ALT | ALTERNATE | LLV | LONG LEG VERTICAL |
| ANCH | ADHESIVE ANCHOR | LSV | LONG SIDE VERTICAL |
| ANGLE | ∠ | LOC(S) | LOCATE / LOCATION(S) |
| APA | AMERICAN PLYWOOD ASSOCIATION | LONG | LONGITUDINAL |
| APPROX | APPROXIMATE | LSL | LAMINATED STRAND LUMBER |
| ARCH, ARCH'L | ARCHITECT, ARCHITECTURAL | LT | LIGHT |
| | | LVL | LAMINATED VENEER LUMBER |
| BM | BEAM | | |
| BRG | BEARING | MANUF | MANUFACTURER |
| BTWN | BETWEEN | MATL | MATERIAL |
| BB | BOND BEAM | MAX | MAXIMUM |
| BFE | BOTTOM FOOTING ELEVATION | MEP | MECHANICAL/ELECTRICAL/PLUMBING |
| BO | BOTTOM OF | MECH | MECHANICAL |
| BOF, BO FTG | BOTTOM OF FOOTING | MO | MASONRY OPENING |
| BOS | BOTTOM OF SLAB | MTL | METAL |
| BO STL | BOTTOM OF STEEL | MIL(S) | MILLIMETER(S) |
| BOTT | BOTTOM | MIN | MINIMUM |
| BSMT | BASEMENT | MISC | MISCELLANEOUS |
| CANT | CANTILEVER | NS | NEAR SIDE / NON-SHRINK |
| CIP | CAST IN PLACE | NIC | NOT IN CONTRACT |
| CTR | CENTER | NO / # | NUMBER |
| CL OR ℄ | CENTER LINE | NOM | NOMINAL |
| C/C | CENTER TO CENTER | NTS | NOT TO SCALE |
| CJ | CEILING JOIST | | |
| CJP | COMPLETE JOINT PENETRATION | OAE | OR APPROVED EQUIVALENT |
| CLG | CEILING | OC | ON-CENTER |
| CLR | CLEAR | OC EW | ON-CENTER EACH-WAY |
| COL | COLUMN | OD | OUTSIDE DIAMETER |
| CONC | CONCRETE | OF | OUTSIDE FACE |
| CMU | CONCRETE MASONRY UNIT | OPNG | OPENING |
| CONN | CONNECTION | OPP | OPPOSITE |
| CONST | CONSTRUCTION | | |
| CONSTR JT | CONSTRUCTION JOINT | / | PER (K/FT = KIPS PER FOOT) |
| CONT | CONTINUOUS | PAF | POWER-ACTUATED FASTENER |
| CONTR | CONTRACTOR | PEN | PENETRATION |
| CTS | COUNTER-SUNK | PERP ⊥ | PERPENDICULAR |
| | | PL OR ▱ | PLATE |
| d | PENNY (FOR EXAMPLE: 10d ) | PLF | POUNDS PER LINEAR FOOT |
| DBL | DOUBLE | PSF | POUNDS PER SQUARE FOOT |
| DEG / ° | DEGREE | PSI | POUNDS PER SQUARE INCH |
| DIA / Ø | DIAMETER | PRE-ENGR | PRE-ENGINEERED |
| DIAG | DIAGONAL | PREFAB | PREFABRICATED |
| DIM | DIMENSION | PRELIM | PRELIMINARY |
| DL | DEAD LOAD | PT | PRESSURE TREATED |
| DWLS | DOWELS | | |
| DN | DOWN | QTY | QUANTITY |
| DTL | DETAIL | | |
| DWG | DRAWING | RE: / REF | REFER TO (REFERENCE) |
| | | REINF | REINFORCE, REINFORCING |
| EA END / EE | EACH END | REQ'D | REQUIRED |
| EA SIDE / ES | EACH SIDE | REQT(S) | REQUIREMENT(S) |
| EF | EACH FACE | | |
| EL | ELEVATION | SIM | SIMILAR |
| EMBED | EMBEDDED | SCHED | SCHEDULE |
| ENGR | ENGINEER / ENGINEERED | SLH | SHORT LEG HORIZONTAL |
| EOR | ENGINEER-OF-RECORD | SLV | SHORT LEG VERTICAL |
| EQ | EQUAL | SMP | SOLID MASONRY PIER |
| EQUIP | EQUIPMENT | SOG | SLAB ON GRADE |
| EW / EA WAY | EACH WAY | SP | SPACES |
| EX | EXISTING | SP @ | SPACED AT |
| EXP | EXPANSION | SPECS | SPECIFICATIONS |
| EXP ANCH | EXPANSION ANCHOR | STAG | STAGGERED |
| EXP BOLT | EXPANSION BOLT | STD | STANDARD |
| EXP JNT, EJ | EXPANSION JOINT | STL | STEEL |
| EXT | EXTERIOR | STIFF | STIFFENER |
| | | SW | SHEAR WALL |
| FAB | FABRICATE / FABRICATOR | SYM | SYMMETRICAL |
| FF | FINISHED FLOOR | | |
| FG | FINISHED GRADE | T | TOP |
| FIN | FINISH | T&B | TOP AND BOTTOM |
| FLG | FLANGE | TFE | TOP OF FOOTING ELEVATION |
| FLR | FLOOR | TH / THK | THICK OR THICKNESS |
| FO | FACE OF | TL | TOTAL LOAD |
| FS | FAR SIDE / FOOTING STEP | TO | TOP OF |
| FT | FOOT / FEET | TOC | TOP OF CONCRETE |
| FTG | FOOTING | TOD / T/DECK | TOP OF DECKING |
| FDN / FDTN | FOUNDATION | TOM | TOP OF MASONRY |




**NOTES:**

1. ALL POSTS SHOWN ARE (2)2x6 IN 2x6 WALLS AND (2)2x4 IN 2x4 WALLS UNO
2. ALL POSTS SHOWN ARE UP IN WOOD STUD WALLS UNO
3. SEE **S001** FOR PLAN HATCHING LEGEND.
4. F2 = 2'-0"x2'-0"x8" SPREAD FOOTING W/ 3#4 EW PER DETAIL **5/S200**
   F3 = 3'-0"x3'-0"x12" SPREAD FOOTING W/ 4#4 EW PER DETAIL **6/S200**
   F3x5.5 = 3'-0"x5'-6"x12" SPREAD FOOTING W/ #4 @ 12" O.C. EW PER DETAIL **6/S200**
5. EXISTING CONDITIONS SHOWN ARE ASSUMED OR BASED ON LIMITED VISUAL OBSERVATION AND SHALL BE VERIFIED IN THE FIELD BY THE GC. EXISTING FRAMING CALLED OUT ON PLAN IS TO REMAIN, UNO.

APPROVED
Montgomery County
Historic Preservation Commission

***REVIEWED***
***By Dan Bruechert at 7:43 pm, May 27, 2026***

1 S100 BASEMENT / FOUNDATION PLAN
SCALE: 1/4" = 1'-0"


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BASEMENT / FOUNDATION PLAN

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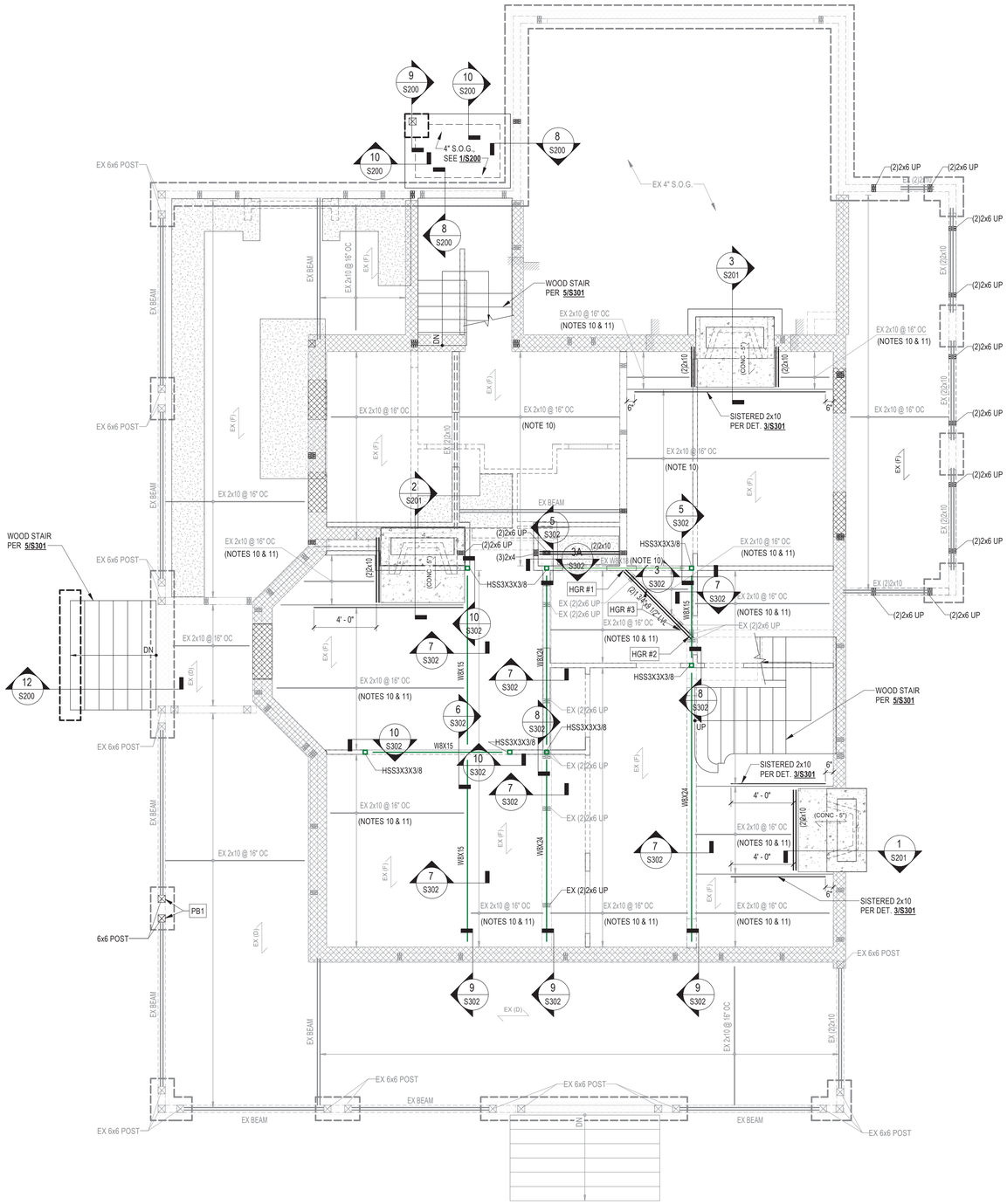
STATE OF MARYLAND · DAVID E. LINTON · NO. 23310 · PROFESSIONAL ENGINEER

04/17/2026

**Professional Certification:**
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the state of Maryland.
**License Number: 23310**
**Expiration Date: 07/09/2026**


Linton Engineering
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46090 Lake Center Plaza, Ste 308
Potomac Falls, VA 20165 (P) 571.323.0320
LE Project # 26.09.031 LE Project Engineer: MG


S100




1 S101 **FIRST FLOOR FRAMING PLAN**

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

APPROVED

Montgomery County

Historic Preservation Commission

***REVIEWED***

*By Dan Bruechert at 7:41 pm, May 27, 2026*

**NOTES (FOR DWG S101):**

| | |
|---|---|
| HGR #1 | DESIGNATES A SIMPSON WP3.56xH=9.188 SKEWED TOP FLANGE HANGER SKEWED 45-DEGREE IS REQUIRED AT THE INDICATED LOCATION. SEE DETAIL **5/S300**. |
| HGR #2 | DESIGNATES A SIMPSON HHUS48 SKEWED 45-DEGREE FACE MOUNT HANGER IS REQUIRED AT THE INDICATED LOCATION. SEE DETAIL **5/S300**. |
| HGR #3 | DESIGNATES A SIMPSON LSSR2.1Z SKEWED 45-DEGREE FACE MOUNT HANGER IS REQUIRED AT THE INDICATED LOCATION. SEE DETAIL **5/S300**. |
| PB1 | DESIGNATES A SIMPSON RPBZ RETRO-FIT POST BASE IS REQUIRED AT THE INDICATED LOCATION. FASTEN TO EX. MASONRY W/ 1/4"Ø x 1 3/4" LG. TITEN TURBO SCREWS |

**NOTES:**

1. ALL POSTS SHOWN ARE (2)2x6 IN 2x6 WALLS AND (2)2x4 IN 2x4 WALLS UNO
2. ALL POSTS SHOWN ARE DOWN IN WOOD STUD WALLS AND UP ON MASONRY WALLS UNO
3. PC1 INDICATES A POST CAP PER DETAIL **7/S300** UNO.
   PC2 INDICATES A POST CAP PER DETAIL **6/S300** UNO.
4. PROVIDE WOOD BEAM/JOIST HANGERS PER THE STRUCTURAL DESIGN NOTES UNO
5. EX (F) DESIGNATES THE SPAN DIRECTION OF EX FLOOR SHEATHING.
   EX (D) DESIGNATES THE SPAN DIRECTION OF EX DECK BOARDS.
   (CONC - 5") DESIGNATES THE SPAN DIRECTION OF A 5" CONC. SLAB W/ #5@12" TOP OC IN THE SPAN DIRECTION AND #4@16" OC BOTT PERPENDICULAR TO THE SPAN DIRECTION.
6. SEE **S001** FOR PLAN HATCHING LEGEND.
7. DASHED LINES INDICATE DROPPED BEAMS/HEADERS, SOLID LINES INDICATE FLUSH FRAMED BEAMS/HEADERS.
8. SQUASH BLOCKS ARE TO BE PROVIDED AT ALL POST UP LOCATIONS WHERE WOOD FRAMING OCCURS BELOW, SEE **4/S300** TYP.
9. EXISTING CONDITIONS SHOWN ARE ASSUMED OR BASED ON LIMITED VISUAL OBSERVATION AND SHALL BE VERIFIED IN THE FIELD BY THE GC. EXISTING FRAMING CALLED OUT ON PLAN IS TO REMAIN, UNO.
10. PROVIDE TEMPORARY SHORING OF EXISTING STRUCTURE AS NEEDED FOR NEW CONSTRUCTION AS DESIGNATED ON PLAN.
11. TRIM ENDS OF EX. MEMBERS AS NEEDED FOR FIT-UP IN NEW FACE MOUNT HANGERS.

STATE OF MARYLAND · DAVID E. LINTON · No. 23319 · PROFESSIONAL ENGINEER

04/17/2026

**Professional Certification:**
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the state of Maryland.
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**Expiration Date: 07/09/2026**


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LE Project # 26.09.031 LE Project Engineer: MG



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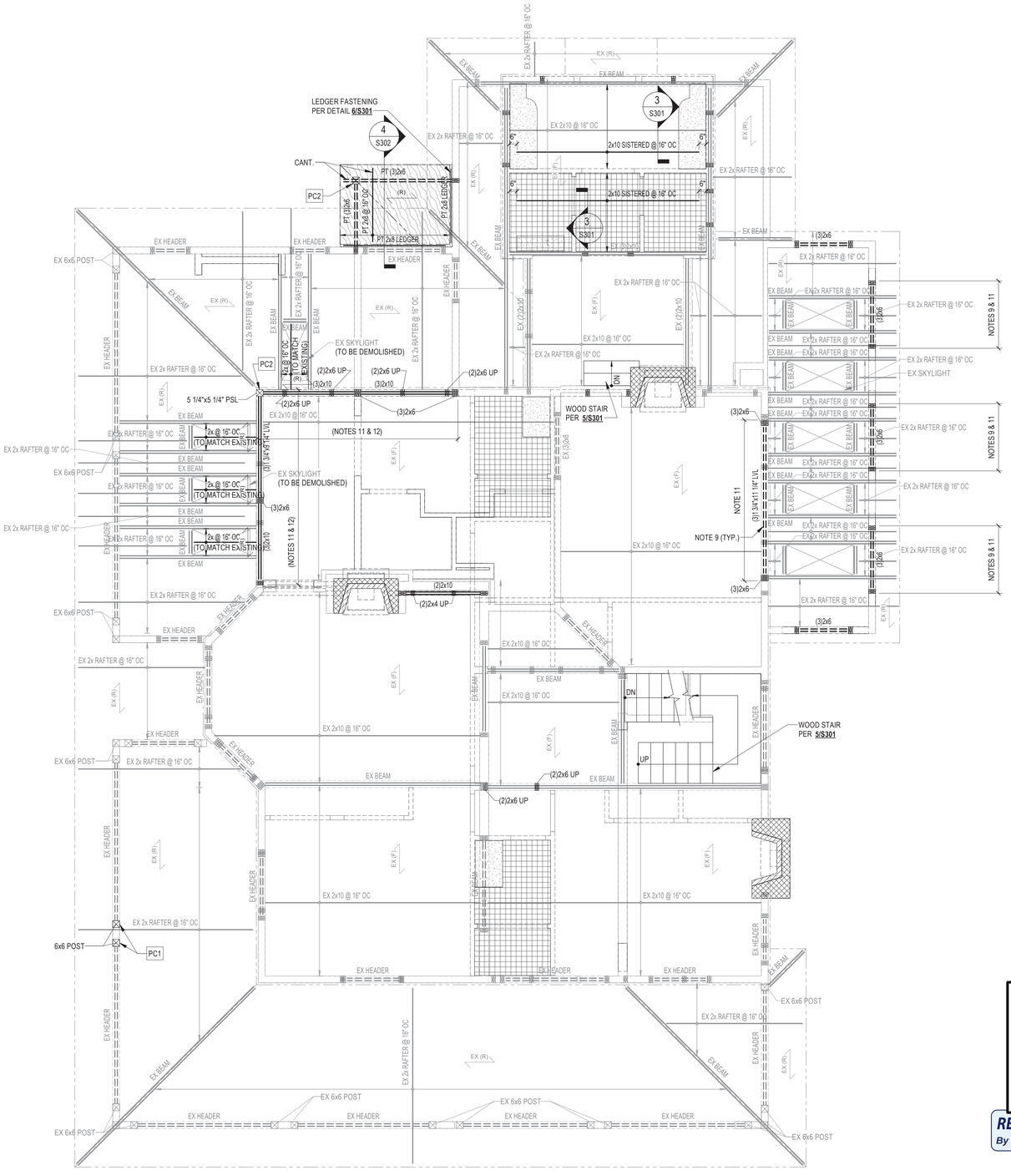
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FIRST FLOOR FRAMING PLAN

| 2026-04-17 | PERMIT SET |
|---|---|

S101




1 S102 SECOND FLOOR FRAMING PLAN

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

**NOTES:**

1. ALL POSTS SHOWN ARE (2)2x6 IN 2x6 WALLS AND (2)2x4 IN 2x4 WALLS UNO.
2. ALL POSTS SHOWN ARE DOWN IN WOOD STUD WALLS UNO.
3. PC1 INDICATES A POST CAP PER DETAIL 7/S300 UNO.
   PC2 INDICATES A CORNER POST CAP PER DETAIL 6/S300 UNO.
4. PROVIDE WOOD BEAM/JOIST HANGERS PER THE STRUCTURAL DESIGN NOTES UNO.
5. EX (F) DESIGNATES THE SPAN DIRECTION OF EX FLOOR SHEATHING.
   (R) DESIGNATES THE SPAN DIRECTION OF 19/32" ROOF SHEATHING PER THE STRUCTURAL DESIGN NOTES.
   EX (R) DESIGNATES THE SPAN DIRECTION OF EX ROOF SHEATHING.
6. SEE S001 FOR PLAN HATCHING LEGEND.
7. DASHED LINES INDICATE DROPPED BEAMS/HEADERS, SOLID LINES INDICATE FLUSH FRAMED BEAMS/HEADERS.
8. SQUASH BLOCKS ARE TO BE PROVIDED AT ALL POST UP LOCATIONS WHERE WOOD FRAMING OCCURS BELOW, SEE 4/S300 TYP.
9. FRAME ALL DROPPED HEADERS AND SIZE WINDOW SILLS (GIRTS) AT ALL EXTERIOR OPENINGS PER 8/S300
10. EXISTING CONDITIONS SHOWN ARE ASSUMED OR BASED ON LIMITED VISUAL OBSERVATION AND SHALL BE VERIFIED IN THE FIELD BY THE GC. EXISTING FRAMING CALLED OUT ON PLAN IS TO REMAIN, UNO.
11. PROVIDE TEMPORARY SHORING OF EXISTING STRUCTURE AS NEEDED FOR NEW CONSTRUCTION AS DESIGNATED ON PLAN.
12. TRIM ENDS OF EX MEMBERS AS NEEDED FOR FIT-UP IN NEW FACE MOUNT HANGERS.

APPROVED
Montgomery County
Historic Preservation Commission

*REVIEWED*
*By Dan Bruechert at 7:40 pm, May 27, 2026*

STATE OF MARYLAND
DAVID E. LINTON
No. 23310
PROFESSIONAL ENGINEER

04/17/2026

**Professional Certification:**
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the state of Maryland.
**License Number: 23310**
**Expiration Date: 07/09/2026**

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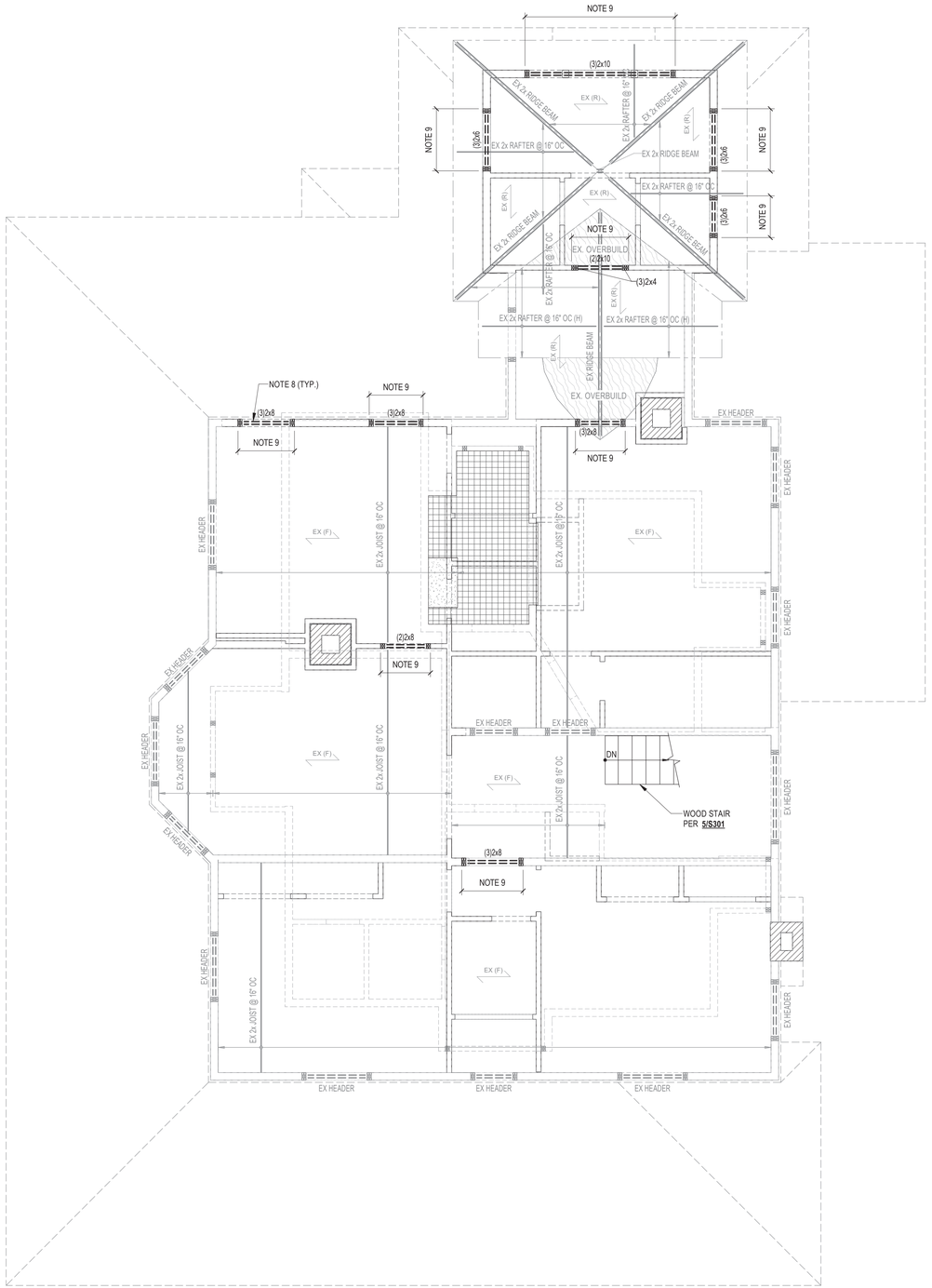
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SECOND FLOOR
FRAMING PLAN

| 2026-04-17 | PERMIT SET |
|---|---|

S102




1 S103 ATTIC FRAMING PLAN

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

**NOTES:**

1. ALL POSTS SHOWN ARE (2)2x6 IN 2x6 WALLS AND (2)2x4 IN 2x4 WALLS UNO.
2. ALL POSTS SHOWN ARE DOWN IN WOOD STUD WALLS UNO.
3. EX (F) DESIGNATES THE SPAN DIRECTION OF EX FLOOR SHEATHING.
   EX (R) DESIGNATES THE SPAN DIRECTION OF EX ROOF SHEATHING.
4. SEE **S001** FOR PLAN HATCHING LEGEND.
5. DASHED LINES INDICATE DROPPED BEAMS/HEADERS, SOLID LINES INDICATE FLUSH FRAMED BEAMS/HEADERS.
6. SQUASH BLOCKS ARE TO BE PROVIDED AT ALL POST UP LOCATIONS WHERE WOOD FRAMING OCCURS BELOW, SEE **4/S300** TYP.
7. FRAME ALL DROPPED HEADERS AND SIZE WINDOW SILLS (GIRTS) AT ALL EXTERIOR OPENINGS PER **8/S300**
8. EXISTING CONDITIONS SHOWN ARE ASSUMED OR BASED ON LIMITED VISUAL OBSERVATION AND SHALL BE VERIFIED IN THE FIELD BY THE GC. EXISTING FRAMING CALLED OUT ON PLAN IS TO REMAIN, UNO.
9. PROVIDE TEMPORARY SHORING OF EXISTING STRUCTURE AS NEEDED FOR NEW CONSTRUCTION AS DESIGNATED ON PLAN.

APPROVED
Montgomery County
Historic Preservation Commission

***REVIEWED***
***By Dan Bruechert at 7:39 pm, May 27, 2026***

STATE OF MARYLAND · DAVID E. LINTON · No. 23310 · PROFESSIONAL ENGINEER

04/17/2026

**Professional Certification:**
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the state of Maryland.
**License Number:** 23310
**Expiration Date:** 07/09/2026

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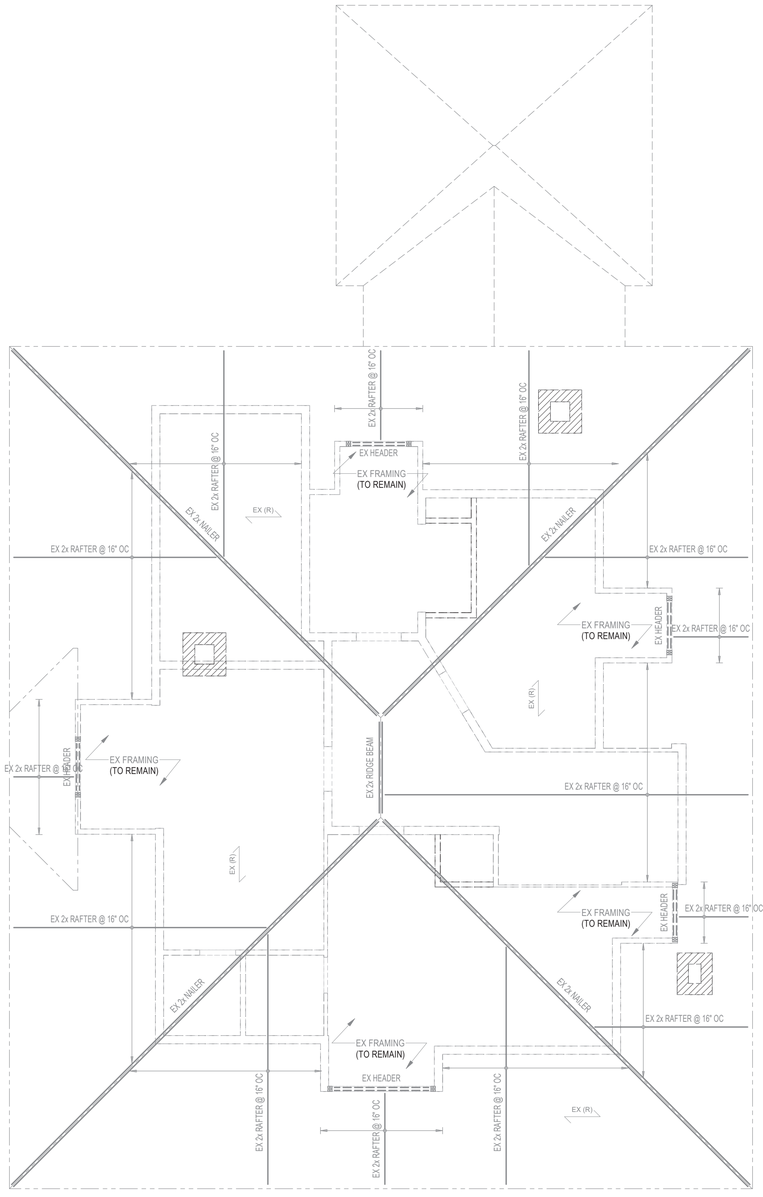
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ATTIC FRAMING PLAN

| | |
|---|---|
| 2026-04-17 | PERMIT SET |

S103




1 S104 ROOF FRAMING PLAN

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

**NOTES:**

1. ALL POSTS SHOWN ARE EXISTING.
2. ALL POSTS SHOWN ARE DOWN IN WOOD STUD WALLS UNO.
3. EX (R) DESIGNATES THE SPAN DIRECTION OF EX ROOF SHEATHING.
4. SEE **S001** FOR PLAN HATCHING LEGEND.
5. DASHED LINES INDICATE DROPPED BEAMS/HEADERS, SOLID LINES INDICATE FLUSH FRAMED BEAMS/HEADERS.
6. EXISTING CONDITIONS SHOWN ARE ASSUMED OR BASED ON LIMITED VISUAL OBSERVATION AND SHALL BE VERIFIED IN THE FIELD BY THE GC. EXISTING FRAMING CALLED OUT ON PLAN IS TO REMAIN, UNO.

APPROVED
Montgomery County
Historic Preservation Commission

**REVIEWED**
**By Dan Bruechert at 7:45 pm, May 27, 2026**

STATE OF MARYLAND
DAVID E. LINTON
NO. 22310
PROFESSIONAL ENGINEER

04/17/2026

**Professional Certification:**
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**Expiration Date: 07/09/2026**

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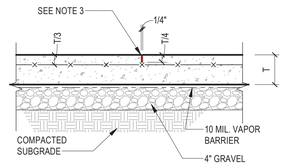
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ROOF FRAMING PLAN

| | |
|---|---|
| 2026-04-17 | PERMIT SET |

S104



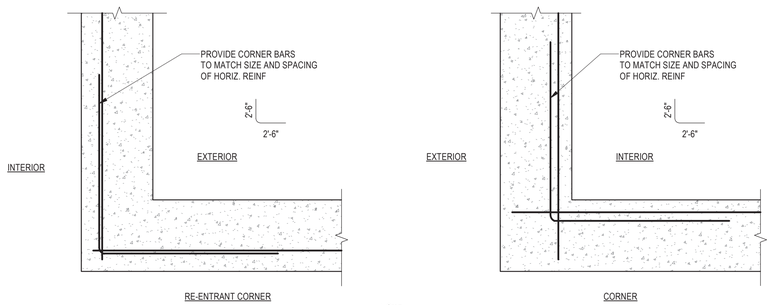

FOR SLAB THICKNESS "T", SEE PLAN

**CONTROL JOINT**

1. PROVIDE SUPPORT TO HOLD REINF. IN POSITION.
2. SAW CUT CONTROL JOINTS TO DIVIDE SLAB INTO NEAR-SQUARE SHAPES NOT EXCEEDING 400 SQ. FT. IN AREA WHEN CONC. HAS HARDENED SUFFICIENTLY TO PERMIT CUTTING WITHOUT CHIPPING,SPALLING, OR TEARING.
3. FILL JOINT W/ EPOXY SEALANT AFTER SLAB HAS CURED.
4. ALL WIRE FABRIC SHALL BE PLACED @ THE TOP 1/3 DEPTH OF THE SLAB AS SHOWN.

## 1 S200 TYP SLAB ON GRADE CONTROL JOINT DETAIL

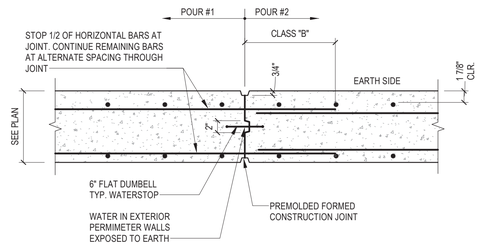
SCALE: 1" = 1'-0"




NOTE:
VERT. BARS NOT SHOWN

## 2 S200 TYP WALL CORNER DETAIL

SCALE: 1" = 1'-0"



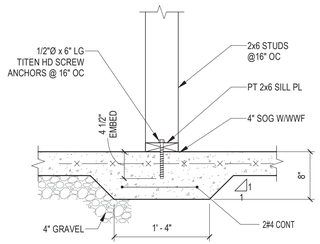

NOTE:
1. SPACE CONST. JOINT. NO GREATER THAN 30' APART. PROVIDE SEALANT WHERE WALLS ARE RETAINING EARTH.

## 3 S200 TYP FNDN WALL CONSTRUCTION JOINT (VERT)

SCALE: 1" = 1'-0"

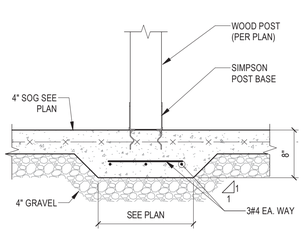
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**REVIEWED**
*By Dan Bruechert at 7:49 pm, May 27, 2026*



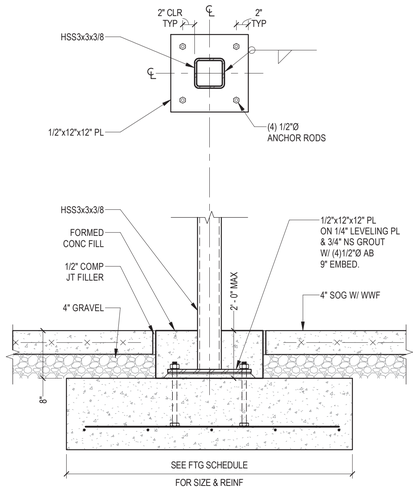

## 4 S200 TYP. THICKENED SLAB DET.

SCALE: 1" = 1'-0"



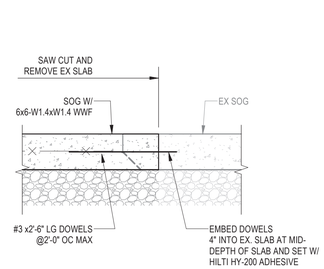

## 5 S200 TYP. THICKENED SLAB DET. AT POST

SCALE: 1" = 1'-0"



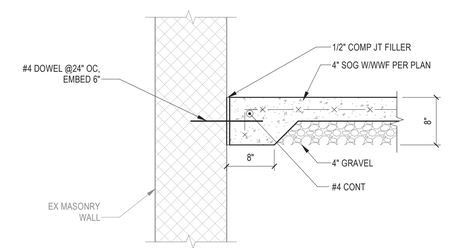

## 6 S200 TYP. INT. COL. FTG. DET.

SCALE: 1" = 1'-0"



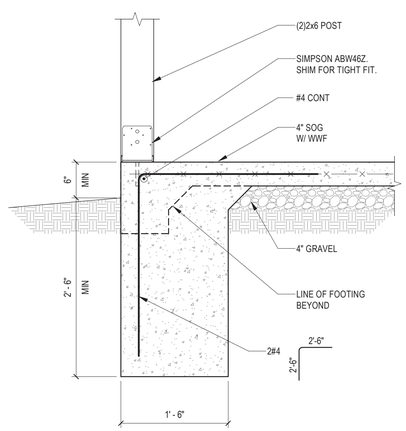

## 7 S200 TYP. DETAIL @ SLAB EDGE

SCALE: 1 1/2" = 1'-0"



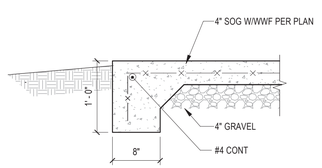

## 8 S200 SLAB ON GRADE TO EX. MASONRY WALL CONNECTION DET.

SCALE: 1" = 1'-0"



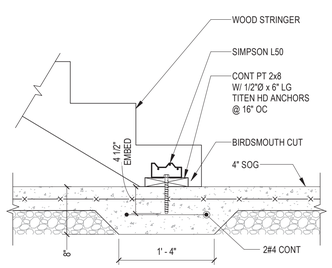

## 9 S200 POST TO FOOTING CONNECTION

SCALE: 1" = 1'-0"



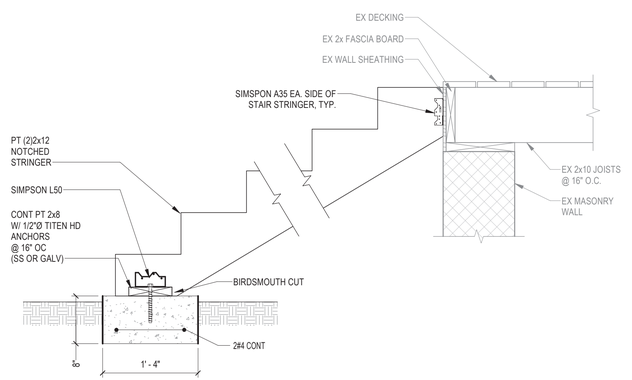

## 10 S200 TYP. TURN DOWN SLAB EDGE

SCALE: 1" = 1'-0"




## 11 S200 TYP STAIR STRINGER CONN. @ SOG

SCALE: 1" = 1'-0"




## 12 S200 TYP EXTERIOR STAIR CONCRETE FOOTING DETAIL

SCALE: 1" = 1'-0"


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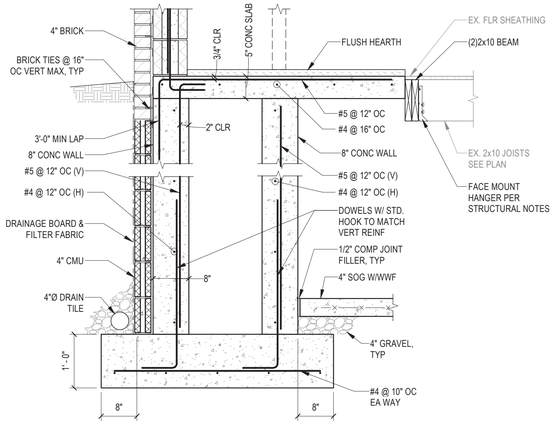
STATE OF MARYLAND · DAVID E. LINTON · NO. 22310 · PROFESSIONAL ENGINEER

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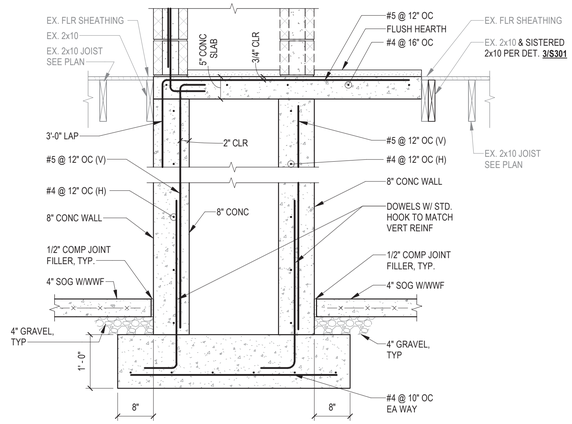
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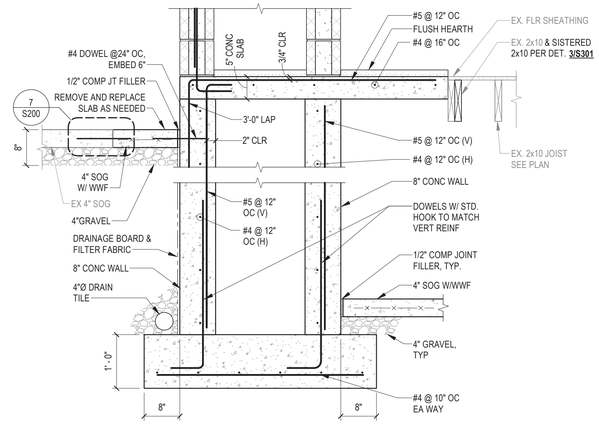

S200




1 S201 **HEARTH SECTION**
SCALE: 3/4" = 1'-0"




2 S201 **HEARTH SECTION**
SCALE: 3/4" = 1'-0"




3 S201 **HEARTH SECTION**
SCALE: 3/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

***REVIEWED***
***By Dan Bruechert at 7:51 pm, May 27, 2026***


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|---|---|

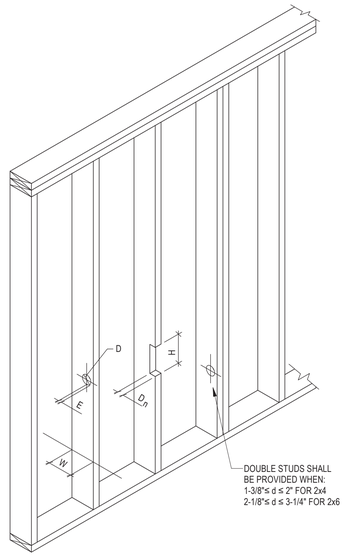
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DAVID E. LINTON
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04/17/2026

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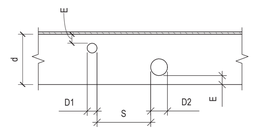

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S201



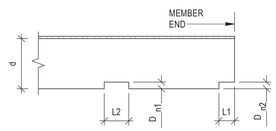

| STUD SIZE | $D_n$ (MAX.) | D (MAX.) | E (MIN.) | H (MAX.) |
|---|---|---|---|---|
| 2x4 (W=3.5") | 7/8" | 1-3/8" | 5/8" | 2-1/2"* |
| 2x6 (W=5.5") | 1-3/8" | 2-1/8" | 5/8" | 2-1/2"* |

LOAD-BEARING STUD WALLS




NOTES:
1. D = d/3 (MAX.)
2. E = 2" (MIN.)
3. S = 2" (MIN.)

BORED HOLE



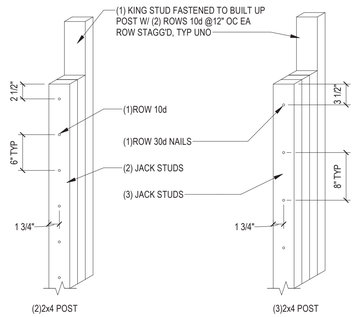

NOTES:
1. $D_{n1}$ = d/6 (MAX.), = d/4 (MAX.) @ END
2. Lx = d/3 (MAX.)
3. NO NOTCHES PERMITTED IN CENTER 1/3 OF SPAN.

EDGE NOTCH

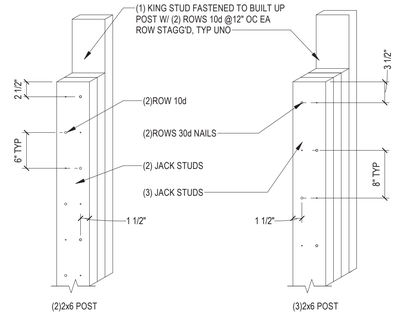
SOLID JOISTS, RAFTERS, & BEAMS

NOTES:
1. NOTCHES OR HOLES THAT DO NOT MEET THESE REQUIREMENTS, INCLUDING ALL CONDITIONS WHERE THREE OR MORE MEMBERS IN A ROW ARE CUT, OR WHEN CUT MEMBERS SUPPORT MORE THAN ONE LEVEL, MUST BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW.
2. ALL BORED HOLES WITH AN EDGE DISTANCE LESS THAN THE DIMENSION "E" NOTED ABOVE SHALL BE REINFORCED WITH SIMPSON "SS" STUD SHOES (OR APPROVED EQUAL). WHERE BORED HOLES PROVIDE PASSAGE FOR PIPING, SIMPSON NS2 (OR APPOVED EQUAL) SHALL BE PROVIDED FOR CODE-REQUIRED PROTECTION.
3. * EDGE NOTCH HEIGHT, "H", IS LIMITED BY THE METAL STUD SHOE DIMENSION PER SIMPSON.
4. GENERAL NOTATION:
   - D = DIAMETER OF BORED HOLE
   - Dnx = NOTCH DEPTH
   - H = NOTCH HEIGHT
   - Lx = NOTCH LENGTH
   - E = EDGE DISTANCE
   - d = JOIST DEPTH
   - W = STUD DEPTH

## 1 S300 SAWN LUMBER NOTCH & HOLE LIMITS
SCALE: 3/4" = 1'-0"

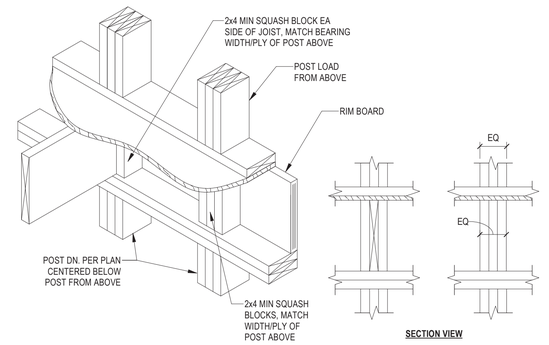



## 2 S300 TYP NAILING SCHEDULE FOR 2x4 BUILT UP POSTS
SCALE: 1" = 1'-0"



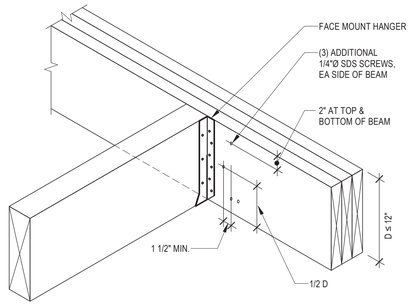

NOTES:
1. ADJACENT NAILS SHALL BE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN.

## 3 S300 TYP NAILING SCHEDULE FOR 2x6 BUILT UP POSTS
SCALE: 1" = 1'-0"



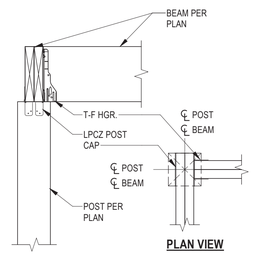

SECTION VIEW

## 4 S300 2x JOIST SQUASH BLOCK DETAIL
SCALE: 1" = 1'-0"



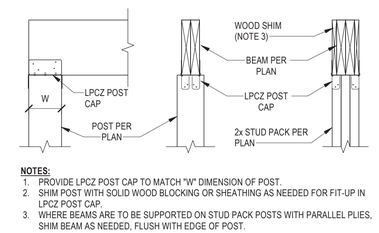

FOR BEAMS ≤ 12" DEEP

## 5 S300 POINT LOAD CONNECTOR SPACING FOR SIDE-LOADED MULTI-PLY BEAMS
SCALE: 1" = 1'-0"




PLAN VIEW

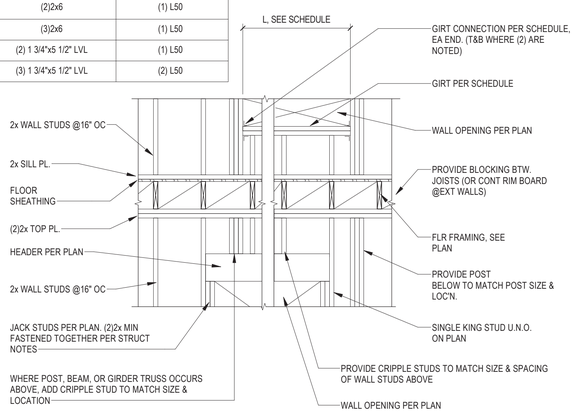
## 6 S300 POST FIT-UP DET @ CORNER
SCALE: 1" = 1'-0"




NOTES:
1. PROVIDE LPCZ POST CAP TO MATCH "W" DIMENSION OF POST.
2. SHIM POST WITH SOLID WOOD BLOCKING OR SHEATHING AS NEEDED FOR FIT-UP IN LPCZ POST CAP.
3. WHERE BEAMS ARE TO BE SUPPORTED ON STUD PACK POSTS WITH PARALLEL PLIES, SHIM BEAM AS NEEDED, FLUSH WITH EDGE OF POST.
4. PROVIDE WOOD SHIMS PER THE NDS AS NEEDED FOR FIT-UP.
5. THIS DETAIL IS NOT APPLICABLE WHERE THE BEAM IS WIDER THAN THE POST OR NOT CENTERED ON THE POST.

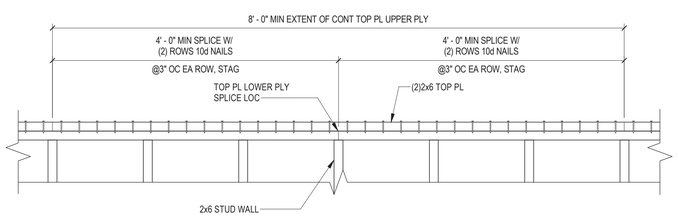
## 7 S300 TYP POST FIT-UP DET
SCALE: 1" = 1'-0"

| L (MAX.) | GIRT SIZE | CONNECTION |
|---|---|---|
| 7' - 6" | (1)2x6 | (4) 8d TOE NAILS |
| 9' - 6" | (2)2x6 | (1) L50 |
| 11' - 6" | (3)2x6 | (1) L50 |
| 12' - 0" | (2) 1 3/4"x5 1/2" LVL | (1) L50 |
| 13' - 6" | (3) 1 3/4"x5 1/2" LVL | (2) L50 |




NOTES:
1. ALL MISC WOOD CONN. SHALL BE FASTENED PER IRC "FASTENING SCHEDULE"
2. PROVIDE GIRTS AND CONNECTION HARDWARE BENEATH WINDOW OPENINGS PER THE GIRT SCHEDULE.

## 8 S300 TYP DROPPED HEADER DETAIL
SCALE: 1/2" = 1'-0"




## 9 S300 TYP. TOP PL. SPLICE DET
SCALE: 1" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

**REVIEWED**
*By Dan Bruechert at 7:48 pm, May 27, 2026*

STATE OF MARYLAND · DAVID E. LINTON · No. 23219 · PROFESSIONAL ENGINEER

04/17/2026

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**Expiration Date: 07/09/2026**


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S300

## MULTIPLE-MEMBER LVL CONNECTIONS FOR UNIFORM SIDE-LOADED BEAMS (PLF)

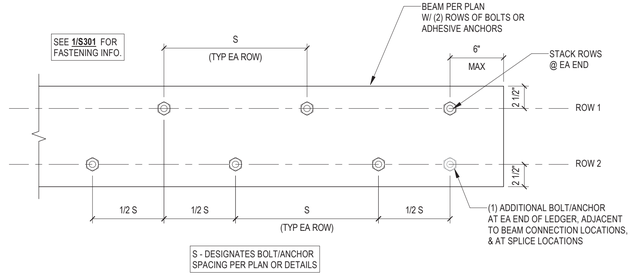
| FASTENER TYPE | LOCATION | NUMBER OF ROWS | FASTENER ON-CENTER SPACING | FASTENER PATTERN (NOTE 4) 3 1/2" WIDE, 2-PLY | 5 1/4" WIDE, 3-PLY | 7" WIDE, 4-PLY | 5 1/4" WIDE, 2-PLY | 7" WIDE, 3-PLY |
|---|---|---|---|---|---|---|---|---|
| 10d (0.128"x3") NAIL (NOTE 1) | AS SHOWN | 2 (NOTE 4) | 12" | 370 | 280 | | 280 | 245 |
| | | 3 | 12" | 555 | 415 | | 415 | 370 |
| 1/2" A307 THROUGH BOLT (NOTES 2&3) | - | 2 | 24" | 505 | 380 | 340 | 520 | 465 |
| | | | 19.2" | 635 | 475 | 425 | 655 | 580 |
| | | | 16" | 760 | 570 | 510 | 785 | 695 |
| SCREW LENGTH | | | | **3 1/2"** | **3 1/2"** | **6"** | **3 1/2"** | **3 1/2"** |
| SDS (NOTE 3) | AS SHOWN | 2 | 24" | 680 | 510 | 555 | 510 | 455 |
| | | | 19.2" | 850 | 640 | 695 | 640 | 565 |
| | | | 16" | 1020 | 765 | 835 | 765 | 680 |
| SCREW LENGTH | | | | **3 1/2"** | **5"** | **6 3/4"** | **3 3/8"** | **6 3/4"** |

**NOTES:**

1. NAILED CONNECTION VALUES MAY BE DOUBLED FOR 6" ON-CENTER OR TRIPLED FOR 4" ON-CENTER NAIL SPACING.
2. WASHERS REQUIRED. BOLT HOLES TO BE 5/8"Ø MAXIMUM.
3. 24" ON-CENTER BOLTED OR SCREWED CONNECTION VALUES MAY BE DOUBLED FOR 12" ON-CENTER SPACING. SEE **2/S301** FOR SPACING DETAIL.
4. PATTERN SHOWN BELOW APPLIES FOR BEAMS UP TO 14" DEEP MAXIMUM. PROVIDE (3) ROWS FOR BEAMS GREATER THAN 14" DEEP, WITH 3RD ROW CENTERED VERTICALLY IN THE MEMBER.
5. PROVIDE FASTENERS ON BOTH FACES FOR BEAMS WITH 3 OR MORE PLIES.
6. MINIMUM END DISTANCE FOR BOLTS AND SCREWS IS 6".

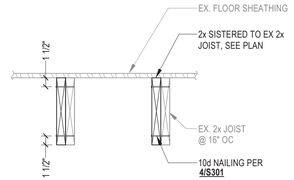
## 1 S301 MULTIPLE-MEMBER LVL CONNECTIONS FOR SIDE-LOADED BEAMS

SCALE: 1" = 1'-0"




## 2 S301 TYP. STAGGERED BOLT SPACING DETAIL

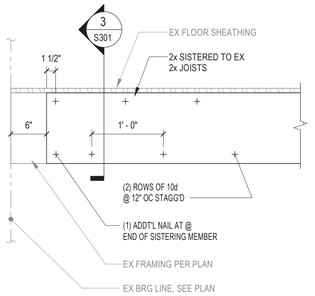
SCALE: 1 1/2" = 1'-0"




NOTES:
1. SISTERING JOIST TO MATCH DEPTH OF EX 2x JOIST

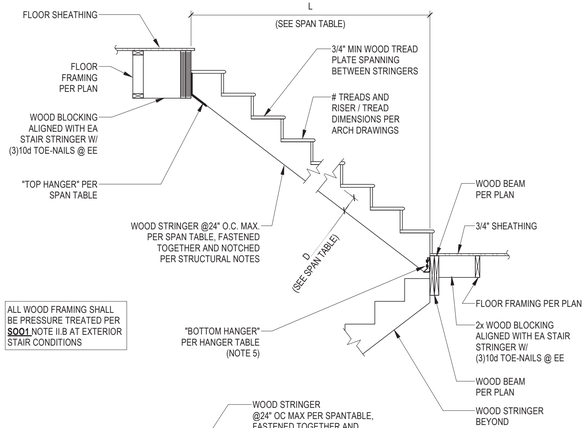
## 3 S301 TYP. JOIST SISTERING DET.

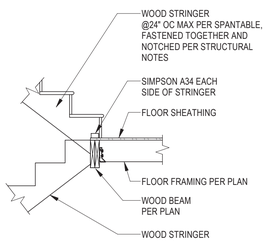
SCALE: 1" = 1'-0"



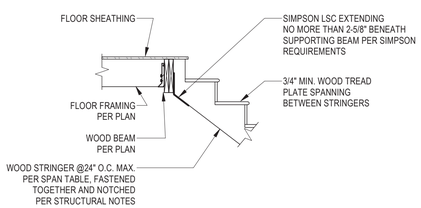

## 4 S301 JOIST SISTERING DETAIL

SCALE: 1" = 1'-0"




**ALT. BOTTOM CONNECTION**




**ALT. TOP CONNECTION**

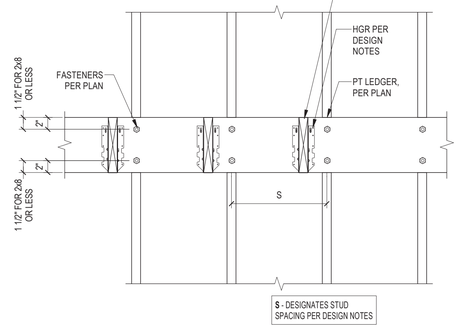
| TABLE A — INTERIOR STAIR STRINGER SPAN TABLE | | | | | | |
|---|---|---|---|---|---|---|
| MAX. SPAN (L) | MIN. DEPTH (D) | MIDDLE STRINGER | EDGE STRINGER | TOP HANGER | BOTTOM HANGER (MIDDLE) | BOTTOM HANGER (EDGE) |
| 7'-0" | 5 1/2" | 2x12 | 2x12 | LSC | LUS26 | LUS26 |
| 9'-0" | 5 1/2" | (2) 2x12 | (2) 2x12 | (2) LSC | LUS26-2 | LUS26-2 |
| 10'-6" | 5 1/2" | (3) 2x12 | (2) 2x12 | (2) LSC | LUS26-3 | LUS26-2 |
| 11'-6" | 5 3/4" | (2) 1-3/4"x11-7/8" LVL | (2) 1-3/4"x11-7/8" LVL | (2) LSC | HU46 | HU46 |
| 13'-0" | 5 3/4" | (3) 1-3/4"x11-7/8" LVL | (2) 1-3/4"x11-7/8" LVL | (2) LSC | HU66 | HU46 |
| 15'-6" | 7 3/4" | (2) 1-3/4"x14" LVL | (2) 1-3/4"x14" LVL | (2) LSC | HU48 | HU48 |
| 17'-6" | 7 3/4" | (3) 1-3/4"x14" LVL | (2) 1-3/4"x14" LVL | (2) LSC | HU68 | HU48 |

| TABLE B — EXTERIOR STAIR STRINGER SPAN TABLE | | | | | | |
|---|---|---|---|---|---|---|
| MAX. SPAN (L) | MIN. DEPTH (D) | MIDDLE STRINGER | EDGE STRINGER | TOP HANGER | BOTTOM HANGER (MIDDLE) | BOTTOM HANGER (EDGE) |
| 7'-0" | 5 1/2" | P.T. 2x12 | P.T. 2x12 | LSCSS | LUS26 | LUS26 |
| 9'-0" | 5 1/2" | P.T. (2) 2x12 | P.T. (2) 2x12 | (2) LSCSS | LUS26-2 | LUS26-2 |
| 10'-6" | 5 1/2" | P.T. (3) 2x12 | P.T. (2) 2x12 | (2) LSCSS | LUS26-3 | LUS26-2 |

NOTES:
1. PRE-DRILL NOTCH CORNERS WITH A 1/4"Ø HOLE TO REDUCE STRESS CONCENTRATION AND DO NOT OVER-CUT NOTCHES.
2. DO NOT EXCEED 24" OC STRINGER SPACING.
3. HANGERS BY SIMPSON OR APPROVED EQUIVALENT.
4. USE MAX NAILING U.N.O. AS SPECIFIED BY SIMPSON.
5. STRINGER TO BE BEVELED TO FIT-UP FLAT IN THE BOTTOM HANGER SPECIFIED.

## 5 S301 TYP. RESIDENTIAL WOOD STAIR (12 PSF DL / 40 PSF LL)

SCALE: 1/2" = 1'-0"




## 6 S301 LEDGER CONNECTION DETAIL TO STUD WALL

SCALE: 1" = 1'-0"

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Historic Preservation Commission

**REVIEWED**
*By Dan Bruechert at 7:47 pm, May 27, 2026*


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TYPICAL FRAMING SECTIONS & DETAILS

| 2026-04-17 | PERMIT SET |
|---|---|

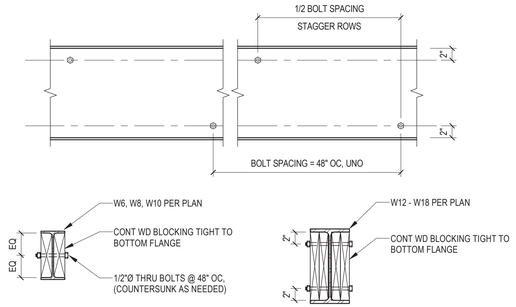
STATE OF MARYLAND · DAVID E. LINTON · No. 22319 · PROFESSIONAL ENGINEER

04/17/2026

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**License Number: 22319**
**Expiration Date: 07/09/2026**


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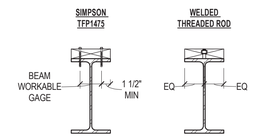

S301



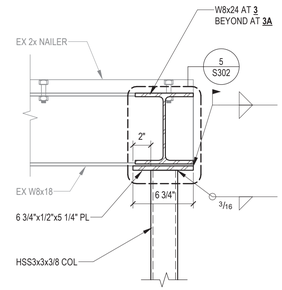

NOTES:
1. PROVIDE 1/2"Ø A307 BOLTS WITH STANDARD WASHERS. BOLTS TO BE COUNTERSUNK AS NEEDED (1/2" MAX DEPTH).
2. USE 2x AND/OR LVL MATERIAL WHENEVER POSSIBLE. FASTEN PLIES TOGETHER PER DESIGN NOTES. PLIES SHALL BE PLACED TIGHT TO BOTTOM FLANGE.
3. AS NEEDED, ONE LAYER OF PLYWOOD MAY BE USED TO BUILD OUT THE WEB BLOCKING. THIS PLY SHALL BE INSTALLED FLUSH TO THE BEAM WEB AND FASTENED & GLUED TO THE ADJACENT PLIES.
4. 1/4" MAX GAP PERMITTED BETWEEN WEB BLOCKING AND TOP FLANGE.
5. WEB BLOCKING MAY OVERHANG EDGE OF FLANGE 1/8" MAX.
6. OUTERPLY SHALL BE SOLID 2x/LVL MATERIAL.

## 1 / S302 STL. BEAM WEB BLOCKING
SCALE: 1" = 1'-0"

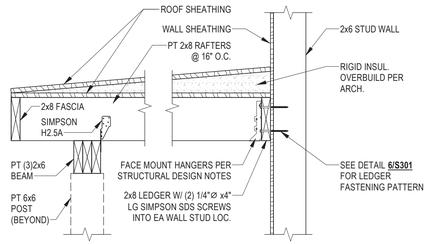
| TOP PLATE FASTENING | |
|---|---|
| **BEAM FLANGE THICKNESS** | **FASTENER SPEC** |
| 5/16" TO 15/13" | SIMPSON TFP1475 (2) ROWS @ 48" OC, STAGG.'D |
| > 1/2" | 1/2"Ø WELDED THREADED ROD @ 48" OC |



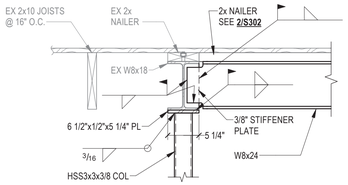

## 2 / S302 STL. BEAM CONT. TOP PL.
SCALE: 1" = 1'-0"



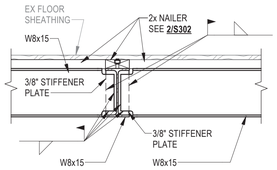

## 3/3A / S302 WF BEAM TO HSS COLUMN
SCALE: 1 1/2" = 1'-0"



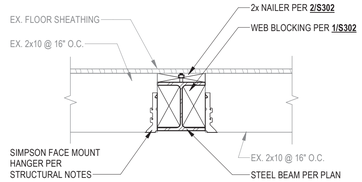

## 4 / S302 LOW ROOF FRAMING DET.
SCALE: 1" = 1'-0"



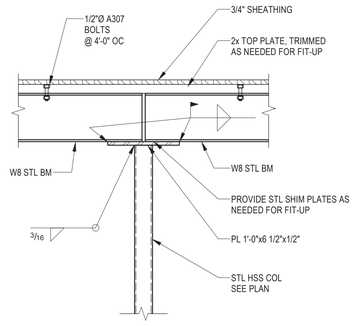

## 5 / S302 WF BEAM TO WF BEAM CONN.
SCALE: 1" = 1'-0"



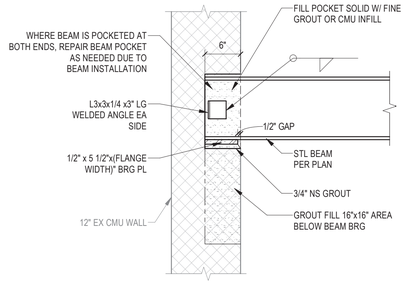

## 6 / S302 WF BEAM TO WF BEAM CONN.
SCALE: 1" = 1'-0"



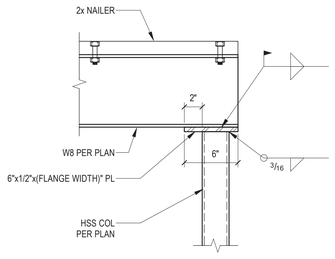

## 7 / S302 JOIST BEARING AT STEEL DET.
SCALE: 1" = 1'-0"




## 8 / S302 BM. SPLICE AT COL. CONN. DET.
SCALE: 1" = 1'-0"




## 9 / S302 TYP. STL. BEAM BRG. ON CMU WALL
SCALE: 1" = 1'-0"




## 10 / S302 WF BEAM TO HSS COLUMN
SCALE: 1 1/2" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

**REVIEWED**
*By Dan Bruechert at 7:50 pm, May 27, 2026*

STATE OF MARYLAND
DAVID E. LINTON
NO. 23310
PROFESSIONAL ENGINEER

04/17/2026

**Professional Certification:**
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**License Number:** 23310
**Expiration Date:** 07/09/2026

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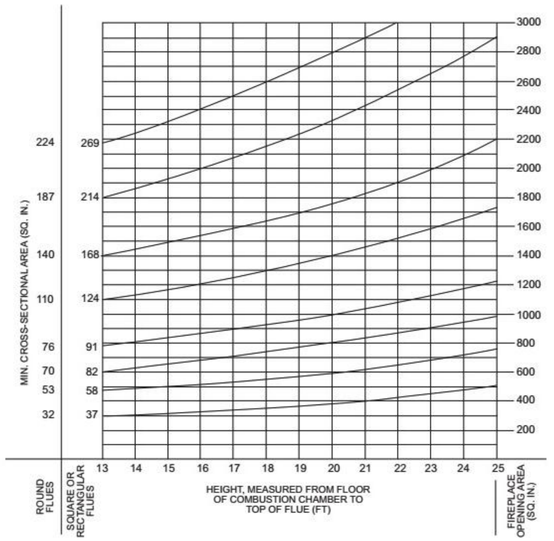
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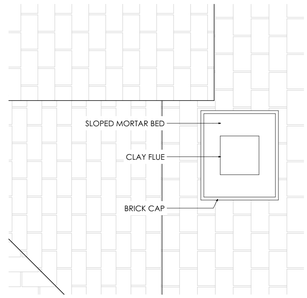
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FLOOR FRAMING SECTIONS & DETAILS

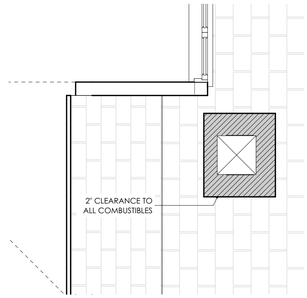
| 2026-04-17 | PERMIT SET |
|---|---|

S302

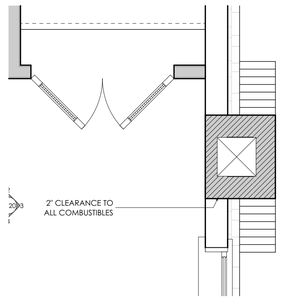


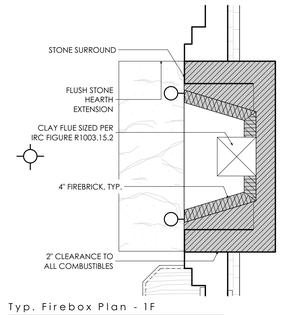

D Typ. Firebox Plan - Attic
1/2" = 1'-0"




C Typ. Firebox Plan - Attic
1/2" = 1'-0"




B Typ. Firebox Plan - 2F
1/2" = 1'-0"




A Typ. Firebox Plan - 1F
1/2" = 1'-0"

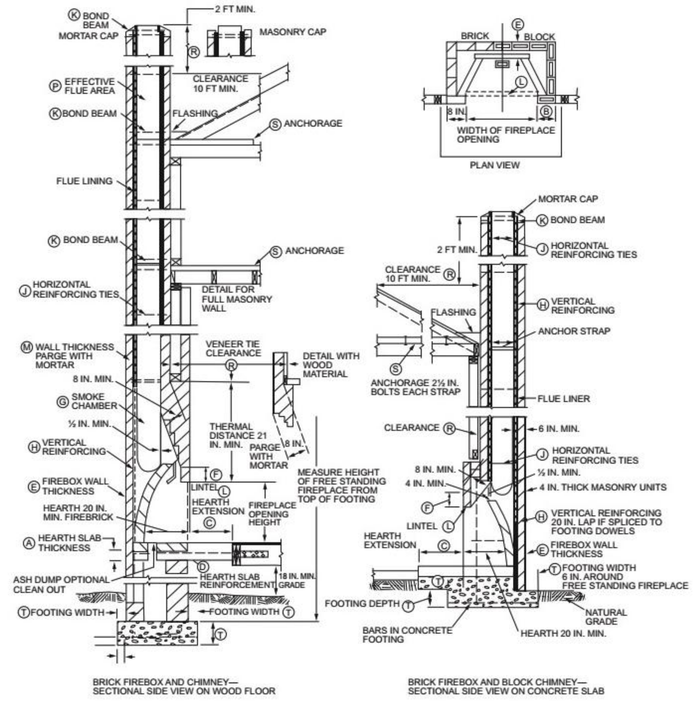
**TABLE R1001.1 SUMMARY OF REQUIREMENTS FOR MASONRY FIREPLACES AND CHIMNEYS**

| ITEM | LETTER[a] | REQUIREMENTS |
|---|---|---|
| Hearth slab thickness | A | 4 inches |
| Hearth extension<br>(each side of opening) | B | 8-inch fireplace opening < 6 square feet.<br>12-inch fireplace opening ≥ 6 square feet. |
| Hearth extension<br>(front of opening) | C | 16-inch fireplace opening < 6 square feet.<br>20-inch fireplace opening ≥ 6 square feet. |
| Hearth slab reinforcing | D | Reinforced to carry its own weight and all imposed loads. |
| Thickness of wall of firebox | E | 10-inch solid brick or 8 inches where a firebrick lining is used.<br>Joints in firebrick 1/4-inch maximum. |
| Distance from top of opening to throat | F | 8 inches |
| Smoke chamber wall thickness<br>Unlined walls | G | 6 inches<br>8 inches |
| Chimney<br>Vertical reinforcing[b] | H | Four No. 4 full-length bars for chimney up to 40 inches wide.<br>Add two No. 4 bars for each additional 40 inches or fraction of width or each additional flue. |
| Horizontal reinforcing | J | 1/4-inch ties at 18 inches and two ties at each bend in vertical steel. |
| Bond beams | K | No specified requirements. |
| Fireplace lintel | L | Noncombustible material. |
| Chimney walls with flue lining | M | Solid masonry units or hollow masonry units grouted solid with not less than 4-inch nominal thickness. |
| Distances between adjacent flues | — | See Section R1003.13. |
| Effective flue area (based on area of fireplace opening) | P | See Section R1003.15. |
| Clearances<br>Combustible material<br>Mantel and trim<br>Above roof | R | <br>See Sections R1001.11 and R1003.18.<br>See Section R1001.11, Exception 4.<br>3 feet at roofline and 2 feet at 10 feet. |
| Anchorage[b]<br>Strap<br>Number<br>Embedment into chimney<br>Fasten to<br>Bolts | S | <br>3/16-inch × 1-inch<br>Two<br>12 inches hooked around outer bar with 6-inch extension.<br>4 joists<br>Two 1/2-inch diameter. |
| Footing<br>Thickness<br>Width | T | <br>12 inches min.<br>6 inches each side of fireplace wall. |

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 square foot = 0.0929 $m^2$.

**Note:** This table provides a summary of major requirements for the construction of masonry chimneys and fireplaces. Letter references are to Figure R1001.1, which shows examples of typical construction. This table does not cover all requirements, nor does it cover all aspects of the indicated requirements. For the actual mandatory requirements of the code, see the indicated section of text.

a. The letters refer to Figure R1001.1.
b. Not required in Seismic Design Category A, B or C.




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*REVIEWED*
*By Dan Bruechert at 7:18 pm, May 27, 2026*

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Fireplace Details

| | |
|---|---|
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| 05-19-2026 | Permit Set |

A400

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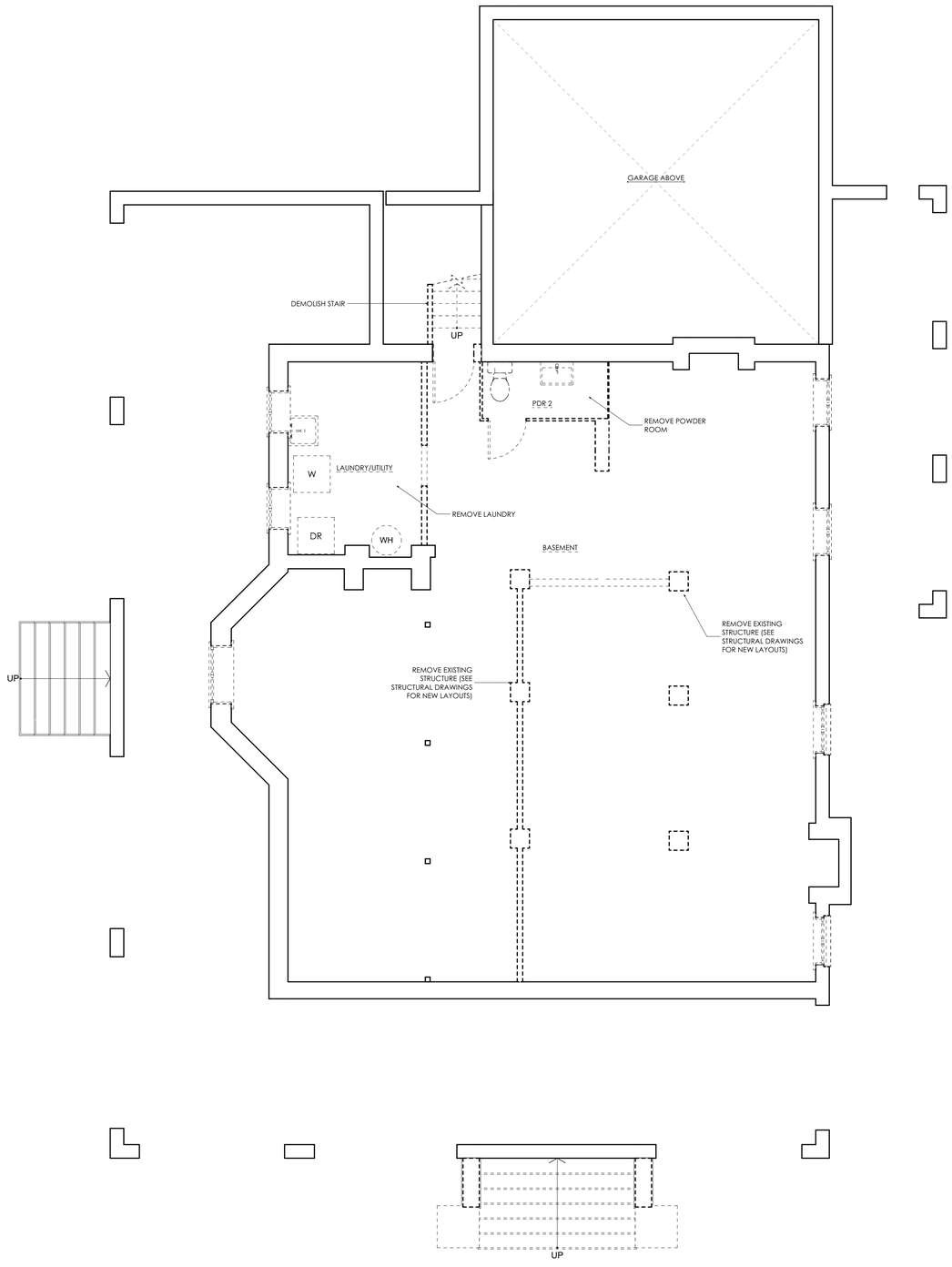
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*By Dan Bruechert at 7:22 pm, May 27, 2026*




1 Basement Demolition Plan

1/4" = 1'-0"

DENOTES EXISTING WALLS

DENOTES WALLS TO BE DEMOLISHED


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Basement Floor Demolition Plan

| | |
|---|---|
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| 05-19-2026 | Permit Set |

**D000**

**Printed:** 2026-05-19

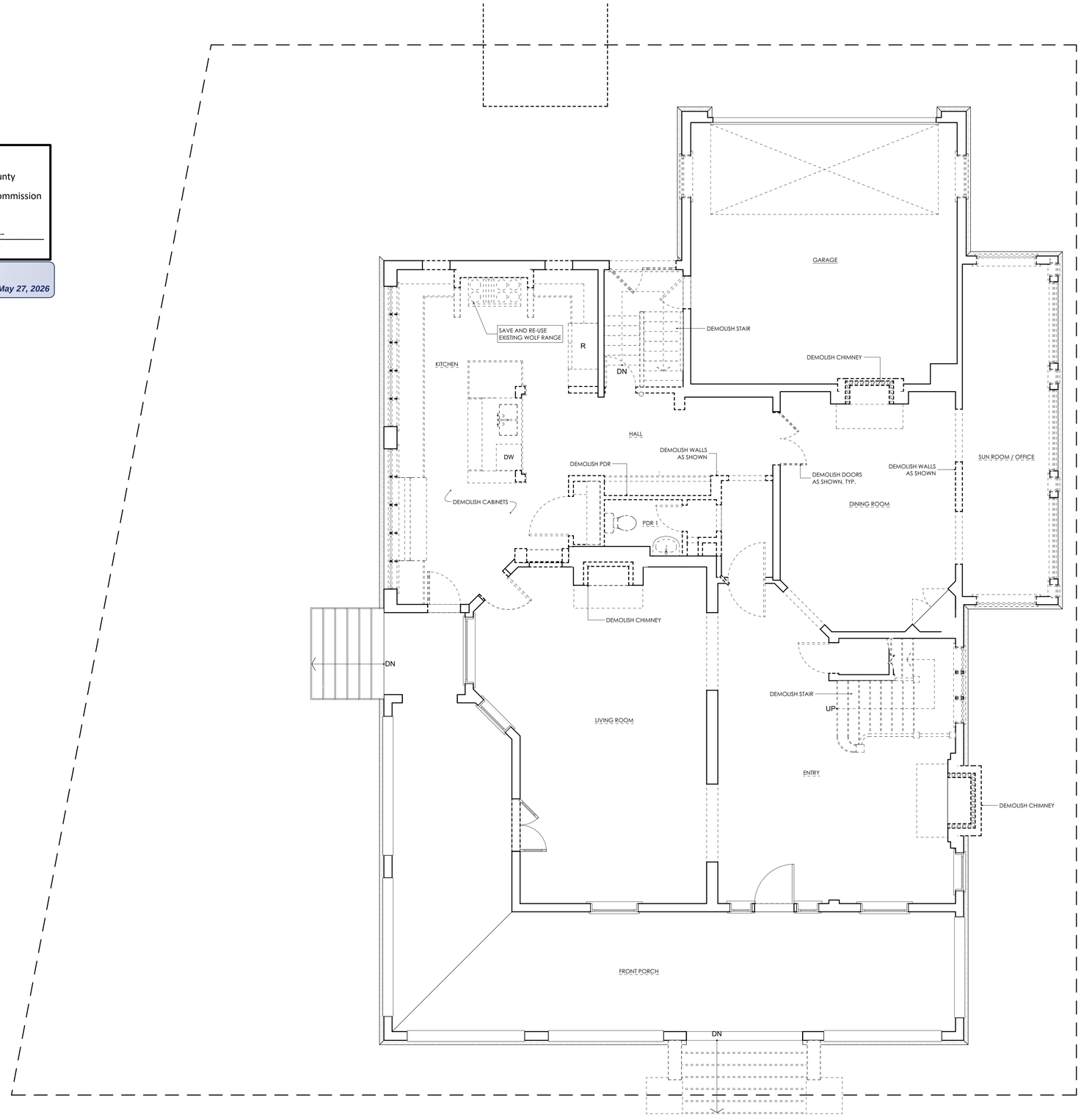
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*By Dan Bruechert at 7:22 pm, May 27, 2026*




1 First Floor Demolition Plan

1/4" = 1'-0"

DENOTES EXISTING WALLS

DENOTES WALLS TO BE DEMOLISHED


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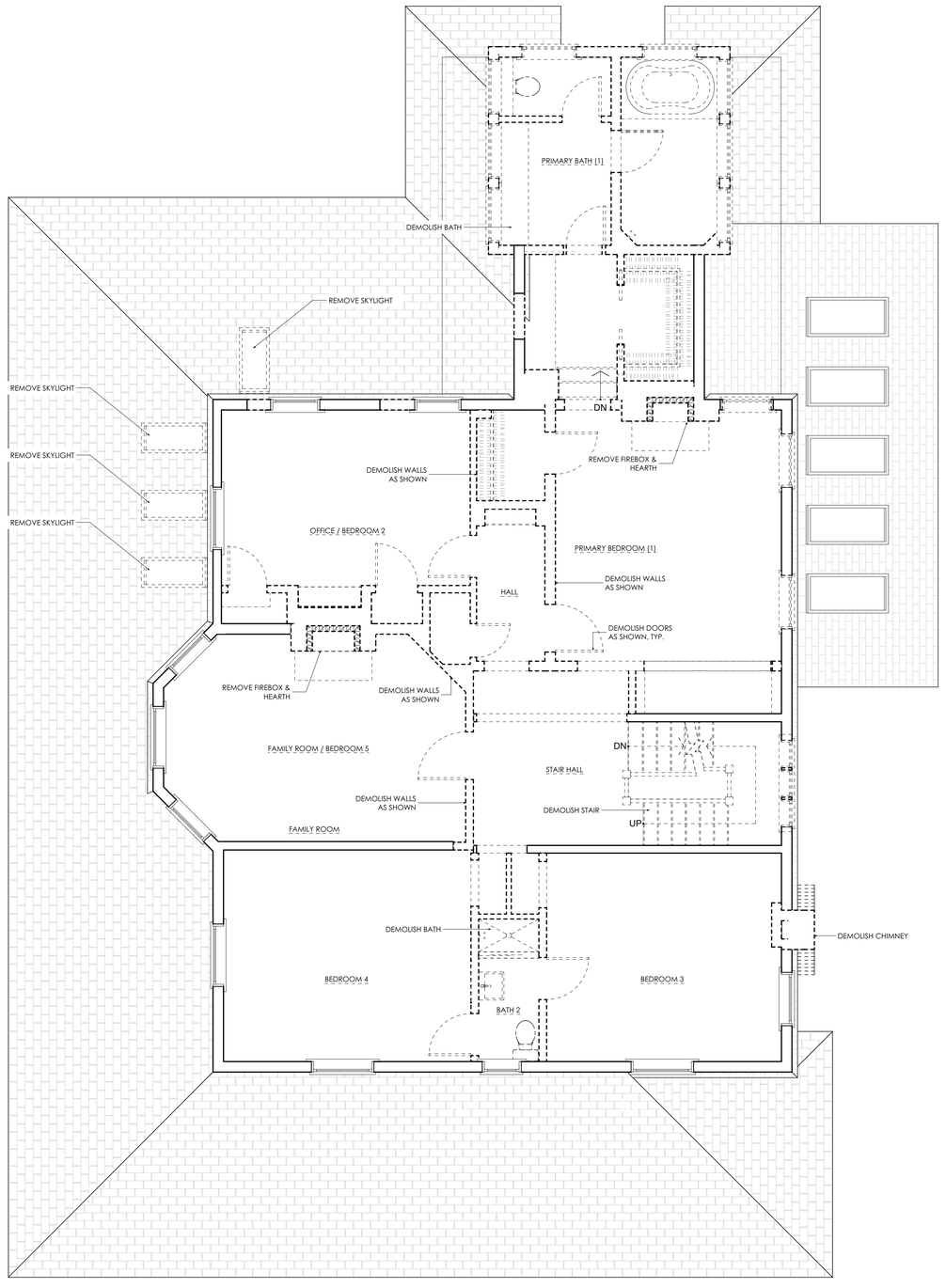

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First Floor Demolition Plan

| | |
|---|---|
| 05-09-2024 | Existing Plans |
| 05-19-2026 | Permit Set |

**D001**

**Printed:** 2026-05-19




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**REVIEWED**

*By Dan Bruechert at 7:22 pm, May 27, 2026*

1 Second Floor Demolition Plan

1/4" = 1'-0"

DENOTES EXISTING WALLS

DENOTES WALLS TO BE DEMOLISHED


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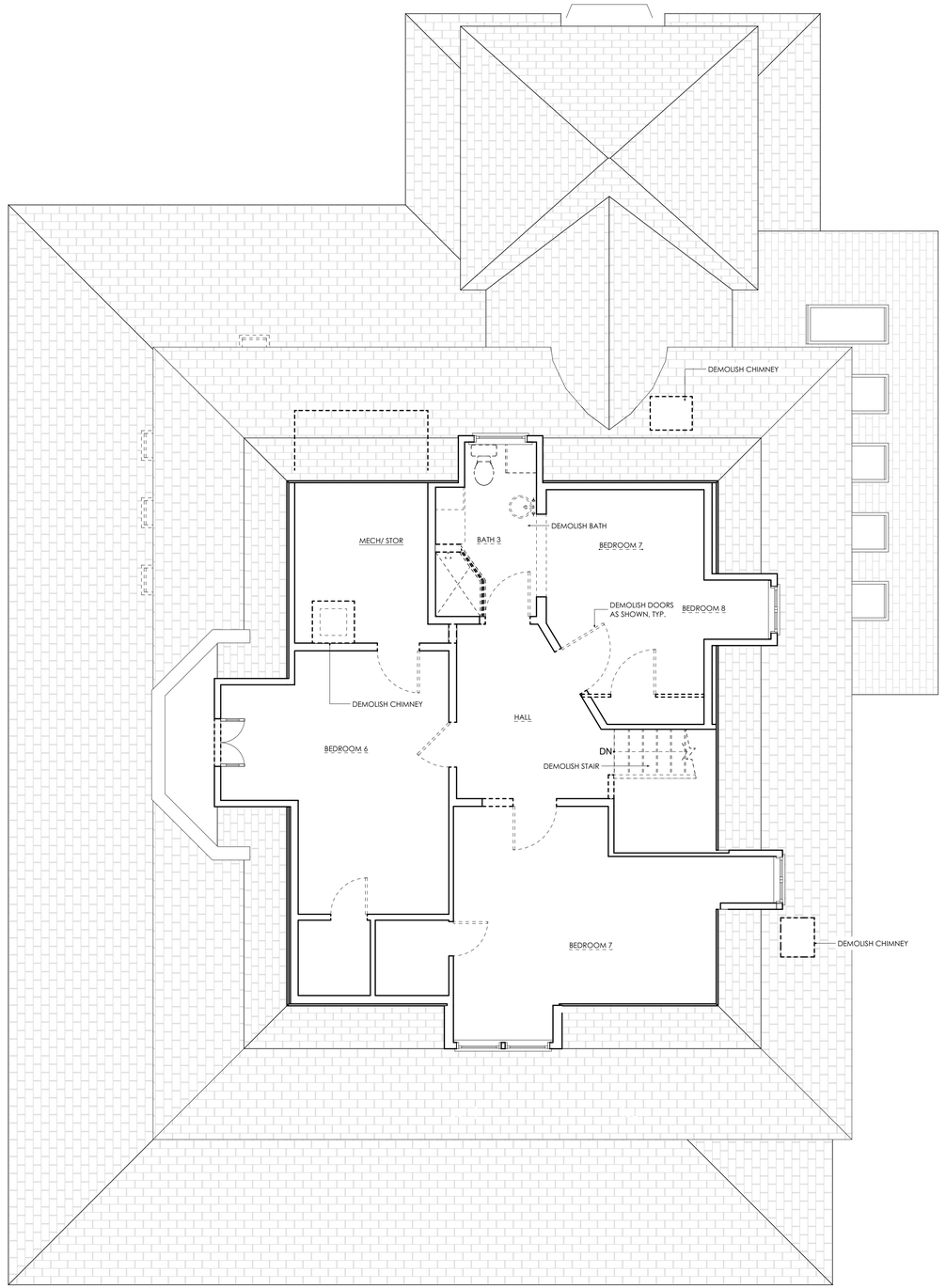

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Second Floor Demolition Plan

| | |
|---|---|
| 05-09-2024 | Existing Plans |
| 05-19-2026 | Permit Set |

D002

**Printed:** 2026-05-19




APPROVED

Montgomery County

Historic Preservation Commission

**REVIEWED**

*By Dan Bruechert at 7:25 pm, May 27, 2026*

1 Attic Demolition Plan

1/4" = 1'-0"

DENOTES EXISTING WALLS

DENOTES WALLS TO BE DEMOLISHED


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Attic Floor Demolition Plan

| | |
|---|---|
| 05-09-2024 | Existing Plans |
| 05-19-2026 | Permit Set |

**D003**

**Printed:** 2026-05-19




1. COMPOSITE OVERLAY
2. COMPOSITE CLADDING
3. STEEL
4. 2" INTELLICORE® POLYURETHANE INSULATION
5. STEEL

**COMPOSITE OVERLAY DELAMINATION** LIMITED 5YR WARRANTY

**HARDWARE** LIMITED 5YR WARRANTY

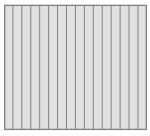
## STYLE AND CONSTRUCTION

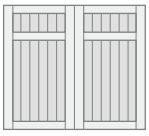
- 5-layer composite faux-wood doors with Intellicore® polyurethane insulation. 20.4 R-value.
- Insulated glass styles include clear, frosted, seeded, rain and obscure. See page 16 for details.
- Removable clip-in window grilles for easy cleaning.
- Spade lift handles and step plates included. See page 17 for more options.

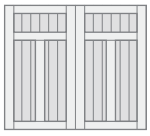
*Calculated door section R-value is in accordance with DASMA TDS-163. Canyon Ridge® doors not applicable for new construction in California areas designated as "Fire Hazard Severity Zones".*

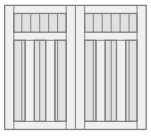
## DOOR DESIGNS

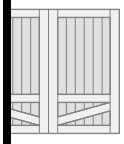
### SERIES 1


Design 01

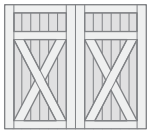

Design 11

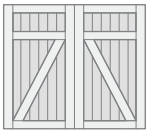

Design 12

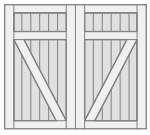

Design 13


Design 34

### SERIES 2


Design 21


Design 22


Design 23

*Design 01 does not have overlays.*


Design 35 Design 36 Design 37 Design 38

APPROVED

Montgomery County

Historic Preservation Commission

**REVIEWED**
**By Dan Bruechert at 7:25 pm, May 27, 2026**

## MATERIAL DESIGN OPTIONS

### CLADDING


Clear Cypress (C)


Mahogany (M)

### OVERLAY


Clear Cypress (C)


Mahogany (M)

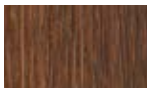
*Composite cladding and overlay material options may be mixed and matched.*

## COLORS


Natural Finish


Medium Finish


Dark Finish

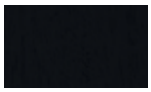

Walnut Finish


Slate Finish


Bronze Finish*


Charcoal Finish*


Espresso Finish


Black Finish*


White Finish*

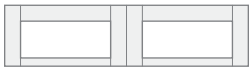

Primed (No Finish)

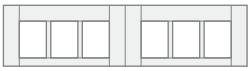
*Doors can be ordered primed for custom field painting or staining. Door stain color may vary due to finishing process.*

**Bronze, Charcoal, Black and White Finish available only on Mahogany cladding and overlays. Two-tone doors are available. To see all options go to ezdoor.clopay.com.*

*Due to the printing process, colors may vary. Order free color samples at clopaydoor.com/requestcolorsamples.*

## WINDOWS/TOP SECTIONS


REC11


REC13


REC14


SQ23


SQ24


ARCH1 (Glass)


ARCH13


ARCH14


ARCH3


ARCH4


TOP11

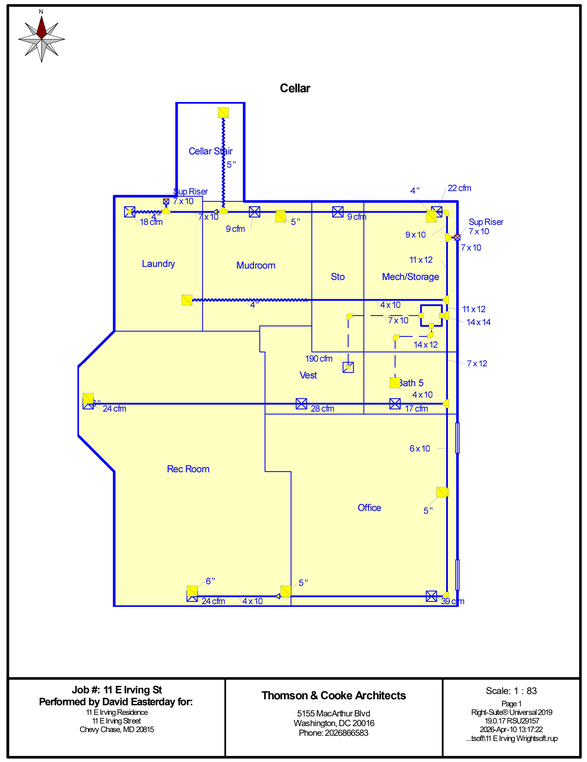

TOP12


TOP13


ARCH1 (Solid)

*Windows not available on Designs 31, 32, 33, 34, 35, 36, 37 and 38. Standard windows available on the following widths only: 6'2", 8'0", 9'0", 10'0", 10'2", 12'0", 12'2", 13'6", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 18'0", 18'2", 20'0", 20'2".*

*Impact windows available on the following widths only: 8'0", 9'0", 10'0", 12'2", 16'2", 18'2". Additional designs, windows and top sections available.*

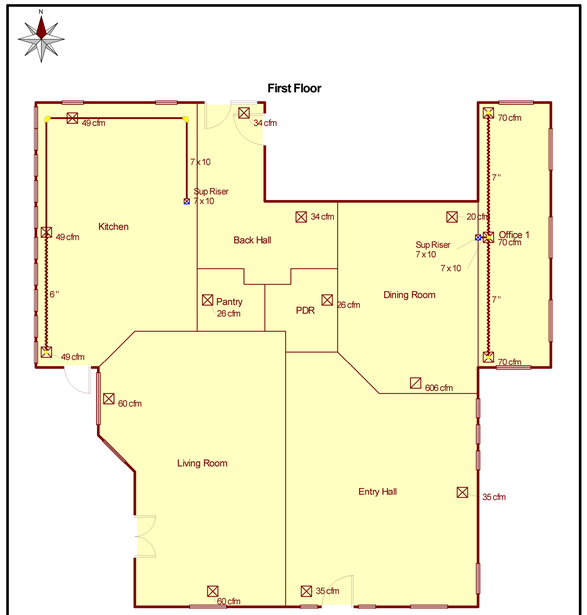



**Job #: 11 E Irving St**
**Performed by David Easterday for:**
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11 E Irving Street
Chevy Chase, MD 20815

**Thomson & Cooke Architects**
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Phone: 2026866583

Scale: 1 : 83
Page 1
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## 1 Cellar Mechanical Plan
1" = 1'-0"

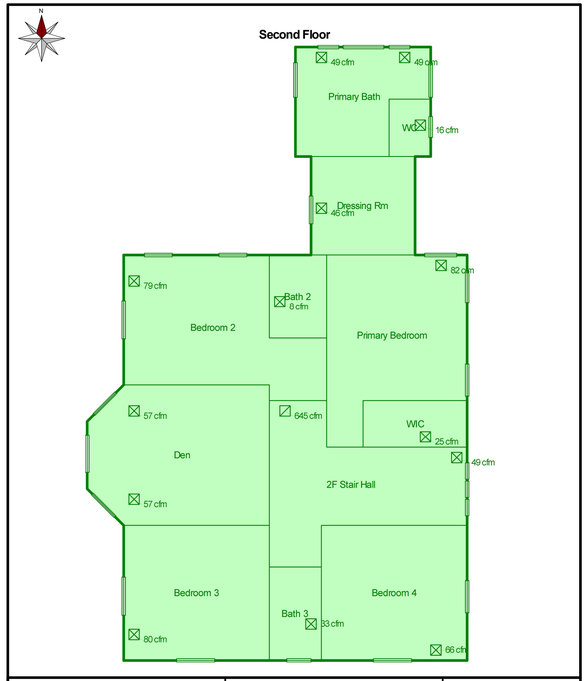



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Page 2
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## 2 First Floor Mechanical Plan
1" = 1'-0"

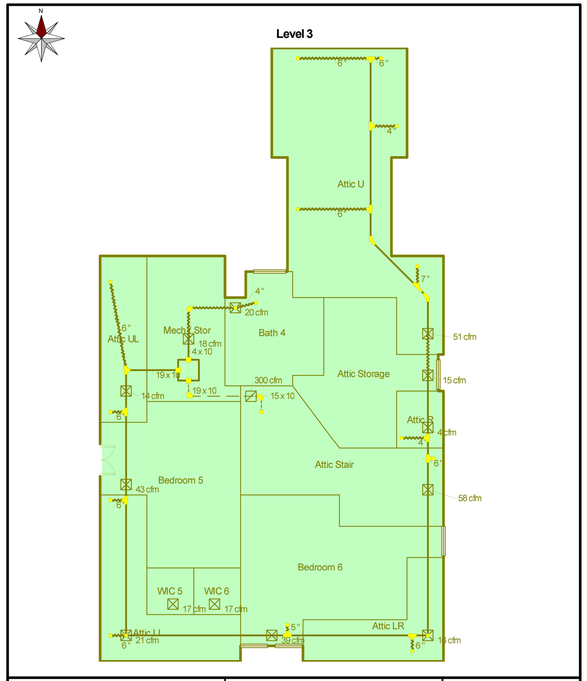



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## 3 Second Floor Mechanical Plan
1" = 1'-0"




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## 4 Third Floor Mechanical Plan
1" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

***REVIEWED***
***By Dan Bruechert at 7:24 pm, May 27, 2026***

## Mechanical Symbols

| | |
|---|---|
| ——— | SUPPLY DUCT ROUTING |
| - - - - - | RETURN DUCT ROUTING |
| | WALL SUPPLY REGISTER |
| FR | FLOOR SUPPLY REGISTER |
| CR | CEILING SUPPLY REGISTER |
| | RETURN AIR REGISTER |
| | EXISTING RADIATOR TO BE REUSED |
| CFM | CUBIC FEET PER MINUTE |
| | EXHAUST FAN |
| | EXHAUST FAN WITH LIGHT |

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS, CONSIDERED AS MINIMUM REQUIREMENTS.
2. FURNISH ALL LABOR, MATERIALS, FIXTURES EQUIPMENT AND SERVICES NECESSARY FOR THE INSTALLATION OF A COMPLETE AND PROPERLY FUNCTIONING H.V.A.C. SYSTEM, PLUMBING SYSTEM, AND ELECTRICAL SYSTEM.
3. APPLY FOR AND PAY FOR ALL PERMITS AND CONNECTION FEES REQUIRED FOR THE WORK.
4. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE WORK TO BE DONE AND SHALL EXAMINE THE SITE AND CONSIDER THE CONDITIONS UNDER WHICH HE WILL BE OBLIGED TO OPERATE IN THE PERFORMANCE OF THE CONTRASCTED WORK. NO ALLWANCES SHALL BE MADE SUBSEQUENTLY IN THIS CONNECTION, FOR ANY ERRORS THROUGH NEGLIGENCE ON HIS PART. THE CONTRACTOR IS HERE BY ADVISED THAT HE WILL BE REQUIRED TO OBSERVE ALL RECOMMENDED PRACTICES FOR FIRE AND SAFETY PRECAUTIONS FOR THE PROTECTION OF THE FACILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LOCATIONS AND CLEARANCES AND COORDINATE WORK WITH ALL OTHER TRADES PRIOR TO STARTING OF WORK.
5. FOR OTHER DETAILS, THE ARCHITECTURE, STRUCTURAL, HVAC, PLUMBING, ELECTRICAL PLANS AND EXISTING CONSTRUCTION SHALL BE FOLLOWED AND ALL WORK PERFORMED UNDER THIS SPECIFICATION SHALL BE NEATLY FITTED THERETO.
6. ALL DUCTWORK SHALL BE FABRICATED FROM FIELD TAKEN DIMENSIONS AND NOT FROM DRAWINGS. PRIOR TO DUCT FABRICATION, CEILING CLEARANCES SHALL BE VERIFIED WITH ALL ELECTRICAL, PLUMBING AND ARCHITECTURAL WORKS.
7. SUBMIT SIX COPIES OF EACH SHOP DRAWINGS FOR THE FOLLOWING: HIGH EFFICIENCY FURNACE, SPLIT SYSTEM COOLING COILS, AIR COOLED CONDENSING UNIT, THERMOSTAT, GRILLES, REGISTERS, DUCTS, TRIMS, PIPES, JOINING METHODS, WATER HEATER, GUY GRAY UNIT, FLOOR DRAINS, BREAKER PANEL, CIRCUIT BREAKERS, SWITCHES, LUMINAIRES, MOTION DETECTORS, DISCONNECT SWITCHES AND OUTLETS.
8. ELECTRICAL CONTRACTOR SHALL FURNISH ALL MOTOR CONTROLLERS, PILOT OTHER DEVICES, AND SHALL DO ALL WIRING REQUIRED EXCEPT A.T.C. WIRING.
9. DUCTWORK SHALL BE SHEET METAL, GALVANIZED, CONSTRUCTED, BRACED AND SUPPORTED IN ACCORDANCE WITH SMACNA LOW PRESSURE GUIDES. SEAL ALL JOINTS TO BE AIRTIGHT USING HRDCAST # AM- 401 TAPE APPLIED OVER CLEAN, DRY DUCT.
10. ALL SUPPLY AND RETURN DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED WITH 1/2" FIBERGLASS INSULATION WITH ASI VAPOR BARRIER OR EQUAL.
11. GRILLES, REGISTER, AND DIFFUSERS SHALL BE OF CAPACITIES, INDICATED, SIZE IN ACCORDANCES WITH MANUFACTURERS PRINTED LITERATURE FOR RESIDENTIAL SOUND LEVELS AND THROWS. MOUNT TIGHT TO CONSTRUCTION USING NEOPRENE GASKET TO PREVENT AIR LEAKAGE AND STREAKING. BRANCHES FROM MAIN TO OUTLETS SHALL BE MADE USING ADJUSTABLE DEFLECTORS POSITIONED AND SECURED TO PROVIDE SPECIFIED AIR QUANTITIES. REGISTERS AND GRILLES SHALL BE MFD. BY LIMA OR EQUAL, AND SHALL MATCH COLOR OF ADJACENT CEILING OF WALL. COORDINATE LOCATION OF CEILING REGISTER WITH LIGHT.
12. CUTTING OF FLOORS, WALLS AND CEILINGS SHALL BE REQUIRED FOR THE INSTALLATION OF PIPES, CONDUITS, DUCTS, WIRING, SLEEVES AND SEAL AS REQUIRED AND DIRECTED BY THE ARCHITECT.
13. ALL SYSTEMS SHALL BE ADJUSTED AND BALANCED WITH AIR QUANTITIES NOTED OR AS DIRECTED. TOLERANCE SHALL BE FROM MINUS 5 PERCENT TO PLUS 25 PRECENT.
14. ALL EQUIPMENT SHALL BE CLEANED AND ADJUSTED AD REQUIRED TO GIVE SATISFACTORY OPERATION.
15. ASSEMBLE PRINTED INSTRUCTION FOR THE OPERATION AND MAINTENANCE OF EACH MAJOR ITEM. BIND TOGETHER WITH EQUIPMEN CUTS AND CONTROL WIRING DIAGRAMS, DELIVER THREE COPIES TO ARCHITECT.
16. FINAL INSPECTION AND TEST SHALL BE MADE BY THE CONTRACTOR IN THE PRESENCE OF THE ARCHITECT. THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, INSTRUMENTS AND MISCELLANEOUS EQUIPMENT REQUIRED FOR THE TESTS. FINAL PAYMENT SHALL HELD PENDING SATISFACTORY OUTCOME OF THE FINAL INSPECTION. PROVIDED ALL INSPECTION REPORTS AND APPROVALS BY UTILITIES, GOVERNMENT, OR AUTHORITIES AS REQUIRED, INCLUDING OCCUPANC PERMIT.
17. PROVIDE TURNING VANES, SPLITTER DAMPERS AND VOLUME DAMPERS AS NECESSARY TO BALANCE THE AIR SYSTEM. ALL SYSTEMS SHALL BE ADJUSTED AND BALANCED WITH AIR QUANTITIES AS SHOWN ON DRAWINGS BY INDEPENDENT BALANCING COMPANY OR PROFESSIONA ENGINEER.

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Basement & First Mechanical Plan

| | |
|---|---|
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| 05-19-2026 | Permit Set |

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**Printed:** 2026-05-19

APPROVED

Montgomery County

Historic Preservation Commission

**REVIEWED**

**By Dan Bruechert at 7:25 pm, May 27, 2026**

# MECHANICAL GENERAL NOTES

1. MECHANICAL EQUIPMENT AND INSTALLATIONS SHALL CONFORM WITH THE REQUIREMENTS OF THE 2017 DC CONSTRUCTION CODES, 2015 INTERNATIONAL RESIDENTIAL CODE, 2017 DC ENERGY CONSERVATION CODE, NFPA 90A, 96, 101, UNDERWRITERS LABORATORIES AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

2. THE MECHANICAL DRAWINGS INDICATE THE GENERAL ROUTING AND LOCATION OF DUCTWORK, ROUTING, AND LOCATION OF DUCTWORK, PIPING, EQUIPMENT, FIXTURES, TERMINAL DEVICES, ETC. CONTRACTOR SHALL DETERMINE THE EXACT LOCATION FROM ACTUAL FIELD MEASUREMENTS AT THE JOB SITE. ALL DUCTWORK AND PIPING SHALL BE COORDINATED WITH LIGHT FIXTURES, STRUCTURAL SYSTEMS, CEILING GRID, SUPPORTS, SPRINKLER PIPING, AND ARCHITECTURAL FEATURES OF THE BUILDING PRIOR TO FABRICATION OR INSTALLATION. NO EXTRAS WILL BE ALLOWED FOR DUCTWORK OR PIPING WHICH IS FABRICATED AND THEN FOUND UNABLE TO FIT IN THE INTENDED SPACE. ALL EQUIPMENT SHALL BE LOCATED TO ALLOW FOR CLEANING, INSPECTION AND SERVICE. THE DRAWINGS PREPARED FOR THIS PROJECT ARE AN OUTLINE TO SHOW WHERE PIPES, DUCTS AND APPARATUSES MUST GO IN ORDER TO HARMONIZE WITH THE BUILDING. PRIOR TO PURCHASING ANY MATERIALS OR STARTING ANY WORK, CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS, DUCTWORK SIZES AND LOCATIONS, EQUIPMENT, ETC. SHOWN ON THE DRAWINGS OR AFFECTING THIS WORK AND SHALL REPORT ANY DEVIATIONS TO THE ARCHITECT/OWNER.

3. CONTRACTOR IS RESPONSIBLE FOR COORDINATE THE MECHANICAL WORK WITH THE WORK OF ALL TRADES AND MAKING ANY NECESSARY MODIFICATIONS AS REQUIRED, INCLUDING OFFSETS, AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF ALL MECHANICAL EQUIPMENT WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EQUIPMENT WIRED FOR THE VOLTAGES SHOWN THEREIN.

4. ALL MECHANICAL EQUIPMENT REQUIRING ELECTRICAL POWER SHALL BE INSTALLED WITH DISCONNECT SWITCHES AT EACH PIECE OF EQUIPMENT. COORDINATE SWITCH TYPE (FUSED OR NON-FUSED) WITH EQUIPMENT CHARACTERISTICS, MANUFACTURER'S RECOMMENDATIONS AND ELECTRICAL DRAWINGS.

5. ALL REQUIRED CONTROL WIRING SHALL BE INCLUDED AS PART OF THE MECHANICAL WORK. WIRING IN HVAC PLENUM SPACES SHALL BE INSTALLED ACCORDING TO CODE REQUIREMENTS.

6. UNLESS NOTED OTHERWISE, STARTERS, SMOKE DETECTORS, TRANSFORMERS, CONTROLS AND CONTROL WIRING REQUIRED FOR ALL MECHANICAL SYSTEMS SHALL BE FURNISHED AND INSTALLED BY THE MECHANICAL CONTRACTOR.

7. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

8. ALL MECHANICAL EQUIPMENT AND SYSTEMS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY OWNER.

9. ALL HVAC COMPRESSORS SHALL HAVE EXTENDED 5-YEAR MANUFACTURER'S WARRANTY.

10. INSTALL OUTDOOR AIR CONDITIONING EQUIPMENT LEVEL ON 4" THICK PADS, EXTENDING 6" BEYOND UNIT PERIMETER.

11. SUPPLY RETURN, AND O.A. DUCTWORK SHALL BE CONSTRUCTED OF GALVANIZED SHEET METAL AND SEALED TO SMACNA CLASS A REGARDLESS OF PRESSURE CLASS. ALL JOINTS AND SEAMS IN ALL SHEETMETAL DUCTWORK SHALL BE SEALED WITH DUCT SEALER.

12. DUCTWORK WITHIN THE OPEN ATTIC WITHOUT FIRE OR DRAFT STOPS SHALL BE GALVANIZED STEEL AND SHALL BE WRAPPED WITH MINIMUM R-8 DUCTWRAP INSULATION.

13. SHEET METAL SUPPLY, RETURN, EXHAUST, & O.A. DUCTWORK IN NON-AIR CONDITIONED AREAS AND MECHANICAL ROOMS SHALL BE INSULATED WITH 2" THICK FIBERGLASS, 3/4 LB/FT3 DENSITY DUCT INSULATION WITH FOIL VAPOR BARRIER, U.L. LISTED, MINIMUM R-6.

14. EXHAUST DUCTWORK SHALL BE SHEET METAL AND SHALL NOT BE INSULATED UNLESS NOTED OTHERWISE. EXHAUST DUCTS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING AND SHALL TERMINATE NOT LESS THAN 3 FEET IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS. EXHAUST DUCT TERMINATIONS SHALL BE PROTECTED WITH CORROSION-RESISTANT GRAVITY BACKDRAFT DAMPERS TO COMPLY WITH R303.6. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINATION. SEE 2015 IRC M1502.3.

15. ALL DUCTWORK SHALL BE SUPPORTED BY THE BUILDING STRUCTURE AND SHALL NOT REST ON CEILING TILES OR CEILING STRUCTURE. DUCT SUPPORTS AND ATTACHMENTS TO STRUCTURAL SHALL MEET SMACNA STANDARDS.

16. FLEXIBLE DUCTWORK SHALL BE THERMAFLEX M-KE (U.L. 181 LISTED, CLASS 1 FLEXIBLE AIR DUCT) OR EQUAL. PROVIDE THERMAFLEX M-KE R-6 (R VALUE - 6.0 MINIMUM OR AS REQUIRED BY LOCAL ENERGY CODES) IN ATTICS AND OTHER UNCONDITIONED SPACES. AIR CONNECTORS ARE NOT ACCEPTABLE. SIZE TO MATCH DEVICE NECK, PROVIDE ROUND GALVANIZED STEEL DUCT RUNOUTS TO MAINTAIN A MAXIMUM FLEXIBLE DUCT LENGTH OF 8'-0". FLEXIBLE DUCTWORK SHALL BE INSTALLED AS STRAIGHT AS POSSIBLE AND SHALL BE ROUTED AND SUPPORTED WITHOUT FORMING CRIMPS OR OTHER AIR FLOW RESTRICTIONS. PROVIDE SQUARE TO ROUND ADAPTERS OR BOOTS TO CONNECT TO AIR DEVICE NECK WHEN REQUIRED.

17. ROUND AND FLEXIBLE DUCTWORK SHALL BE CONNECTED TO MAIN DUCTS WITH AIR TIGHT FITTINGS WITH COLLAR AND BALANCE DAMPER.

18. SHEET METAL DUCTWORK SHOWN AS BEING INTERNALLY LINED SHALL BE LINED WITH 1" THICK 3 LB./CU. FT. DENSITY DUCTLINER [MINIMUM R VALUE = 4.0 OR AS REQUIRED BY APPLICABLE ENERGY CODE] CERTAINTEED 'TOUGHGARD' OR EQUAL BY KNAUF OR JOHNS-MANVILLE, PRODUCTS BY OWENS-CORNING AREA NOT ACCEPTABLE.

19. DUCTWORK DIMENSIONS SHOWN ON THE DRAWINGS ARE INSIDE CLEAR DIMENSIONS OF SHEET METAL.

20. REFRIGERANT PIPING SHALL BE TYPE L OR REFRIGERATION SERVICE COPPER TUBING WITH BRAZED JOINTS. SUCTION PIPING SHALL BE INSULATED WITH 3/4" UV RESISTANT (FOR OUTDOOR APPLICATIONS) ELASTOMERIC PIPE INSULATION (≥ R-3 MINIMUM) SLID OVER TUBING WITHOUT CUTTING. ALL JOINTS AND SEAMS SHALL BE SEALED WITH ADHESIVE, MANVILLE AEROTUBE II OR INSUL-TUBE MFR'S OR EQUAL.

21. CONDENSATE FROM ALL AIR CONDITIONING EQUIPMENT SHALL BE TRAPPED AND ROUTED TO EXTERIOR. CONDENSATE PIPING SHALL BE SCHEDULE 40 PVC (EXCEPT INSULATED COPPER IN HVAC PLENUMS). CONDENSATE SHALL BE PUMPED AS REQUIRED. CONDENSATE SHALL NOT DISCHARGE ONTO A STREET, ALLEY, OR OTHER AREA OF NUISANCE.

22. AIR HANDLING AND FAN COIL UNITS LOCATED ABOVE THE LOWEST LEVEL FINISHED FLOOR SHALL BE INSTALLED WITH AN AUXILIARY CONDENSATE DRAIN PAN UNDER THE UNIT. ROUTE SECONDARY CONDENSATE DRAIN FROM PAN TO DISCHARGE IN A CONSPICUOUS PLACE - OBTAIN OWNER'S APPROVAL ON DISCHARGE POINT. IF APPLICABLE TO THE AUTHORITY HAVING JURISDICTION, AN ELECTRONIC WATER LEVEL DETECTOR WIRED TO SHUTDOWN THE UNIT UPON DETECTION OF WATER MAY BE USED.

23. AFTER CONSTRUCTION, THE ENTIRE HVAC SYSTEM SHALL BE TESTED, ADJUSTED, AND BALANCED TO DELIVER THE AIR QUANTITIES SHOWN ON THE DRAWINGS. SUBMIT CERTIFIED TEST AND BALANCE REPORT TO OWNER FOR APPROVAL.

24. ALL WORK SHALL BE COORDINATED AND PERFORMED WITH PRIOR APPROVAL FROM THE OWNER TO SUIT THEIR OPERATING CONDITIONS.

25. ANY NEWLY FINISHED WALL, FLOOR, OR CEILING SURFACE THAT IS DISTURBED DURING THE COURSE OF THE HVAC WORK SHALL BE REPAIRED TO MATCH NEW AND/OR FINISHED CONDITIONS.

26. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL MECHANICAL EQUIPMENT, DUCTWORK, ETC. TO FIT WITHIN THE SPACE ALLOWED BY THE ARCHITECTURAL AND STRUCTURAL CONDITIONS. CUTTING OR OTHERWISE ALTERING ANY STRUCTURE MEMBERS SHALL NOT BE PERMITTED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT/OWNER.

27. PROVIDE ACCESS PANELS IN NON-ACCESSIBLE CEILING AND IN WALL STRUCTURE TO ALLOW ADEQUATE ROOM FOR MAINTENANCE OF EQUIPMENT AND BALANCING OF SYSTEM. ACCESS PANELS IN CEILING AND WALLS SHALL BE PROVIDED WHERE SHOWN ON THE DRAWINGS OR NECESSARY TO ACCESS DAMPERS, VALVES, ETC. COORDINATE EXACT LOCATION OF ALL ACCESS PANELS WITH OWNER.

28. PROVIDE PROGRAMMABLE THERMOSTATS IN COMPLIANCE WITH DC ECC R403.1.1. MOUNT THERMOSTATS 4'-0" A.F.F. UNLESS NOTED OTHERWISE.

29. LOCATIONS OF GRILLES, REGISTERS, AND DIFFUSERS SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE EXACT LOCATIONS WITH STRUCTURE, LIGHTS, CEILING GRID, ETC., AND CEILING PLAN.

30. ALL MECHANICAL VENTILATION SYSTEM FANS SHALL COMPLY WITH THE 2017 DC ECC R403.6.1. SEE TABLE THIS SHEET.

31. MECHANICAL AND GRAVITY OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED NOT LESS THAN 10 FEET FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT, SUCH AS VENTS, CHIMNEYS, PLUMBING VENTS, STREETS, ALLEYS, PARKING LOTS AND LOADING DOCKS. SEE 2015 IRC SECTION R303.5.1. INTAKE OPENINGS THAT TERMINATE OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS, OR GRILLES HAVING AN OPENING SIZE OF NOT LESS THAN 1/4" AND A MAXIMUM OPENING OF 1/2", IN ANY DIMENSION. OPENINGS SHALL BE PROTECTED AGAINST LOCAL WEATHER CONDITIONS. COMPLY WITH R303.6.

32. PVC PIPING FOR GAS VENTING SHALL BE IPEX SYSTEM1738. PVC PIPING FOR GAS VENTING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION G2426 OF THE 2015 IRC. VENTS, EXCEPT AS PROVIDED IN SECTION G2427.7 OF THE 2015 IRC, SHALL BE LISTED AND LABELED. TYPE B AND BW VENTS SHALL BE TESTED IN ACCORDANCE WITH UL 441. TYPE L VENTS SHALL BE TESTED IN ACCORDANCE WITH UL 641. VENTS FOR CATEGORY II AND III APPLICATIONS SHALL BE TESTED IN ACCORDANCE WITH UL 1738. PLASTIC VENTS FOR CATEGORY IV APPLIANCES SHALL NOT BE REQUIRED TO BE LISTED AND LABELED WHERE SUCH VENTS ARE AS SPECIFIED BY THE APPLIANCE MANUFACTURER AND ARE INSTALLED IN ACCORDANCE WITH THE APPLIANCE MANUFACTURER'S INSTRUCTIONS. FLUID PVC PIPING SHALL NOT BE USED FOR COMBUSTION GAS VENTING.

33. PROVIDE FIREBLOCKING AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL, OF AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION AT ALL RATED ASSEMBLIES.

## BUILDING THERMAL ENVELOPE

TESTING. THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF LESS THAN OR EQUAL TO 3 AIR CHANGES PER HOUR AT A PRESSURE OF 0.2 INCHES W.G. (50 PA). TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PA). WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL.
TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH A METHOD APPROVED BY THE CODE OFFICIAL INCLUDING, BUT NOT LIMITED TO, AN APPROVED SAMPLING PROTOCOL.

### DURING TESTING:

1. EXTERIOR WINDOWS AND DOORS, FIREPLACE AND STOVE DOORS SHALL BE CLOSED, BUT NOT SEALED, BEYOND THE INTENDED WEATHERSTRIPPING OR OTHER INFILTRATION CONTROL MEASURES;
2. DAMPERS INCLUDING EXHAUST, INTAKE, MAKEUP AIR, BACKDRAFT AND FLUE DAMPERS SHALL BE CLOSED, BUT NOT SEALED BEYOND INTENDED INFILTRATION CONTROL MEASURES;
3. INTERIOR DOORS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE OPEN;
4. EXTERIOR DOORS FOR CONTINUOUS VENTILATION SYSTEMS AND HEAT RECOVERY VENTILATORS SHALL BE CLOSED AND SEALED;
5. HEATING AND COOLING SYSTEMS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE TURNED OFF; AND
6. SUPPLY AND RETURN REGISTERS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE FULLY OPEN.

This project is required to submit at final inspection a duct leakage test showing a passing rating of <= 8 CFM per 100 square feet conditioned floor area at a pressure of 25 Pascal. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official upon request.

NuTone

**SPECIFICATION SHEET**

# MODEL XN110 VENTILATION FAN



### FEATURES

**ULTRASMART™ DC Motor and Control Technology**
- DC motor for efficiency well beyond ENERGY STAR® requirements.
- Can be used to comply with ASHRAE 62.2, LEED, ENERGY STAR® for Homes and CA Title 24.
- Powerful operation maintained over a wide range of real-world installations (CFM ratings maintained through at least 0.25" static pressure).
- Rated for Continuous Operation.

**ULTRASILENT™ Sound Technology**
- HVI certified, best-achievable <0.3 Sone level provides nearly silent operation for a relaxing environment.
- State-of-the-art blower and duct outlet design smooths airflow.
- High-tech DC motor designed for nearly silent operation.

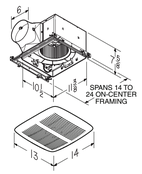
**ULTRAQUICK™ Installation Technology**
- Unique telescoping mounting frame fits through retrofit drywall opening to allow easy installation from the room side. No attic access needed!
- Captive screws allow for easy new construction installation.
- Mounting frame positioning tabs provide easy vertical positioning for new construction.
- Easy to insert and remove snap-in housing. No screws required!
- Easy to insert and remove snap-in blower.
- Inside or outside duct connector and knockout plate mounting provides flexibility for new construction or retrofit.

U.L. Listed for use over bathtubs and showers when connected to a GFCI protected branch circuit (ceiling mount only).

Use only ON/OFF switch, mechanical timer or relay-switched control.

3-year warranty.

### DIMENSIONS (Inches)




Broan-NuTone LLC Hartford, Wisconsin www.nutone.com 888-336-3948

| REFERENCE | QTY. | REMARKS | Project |
|---|---|---|---|
| | | | Location |
| | | | Architect |
| | | | Engineer |
| | | | Contractor |
| | | | Submitted by / Date |

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NuTone

**PERFORMANCE SPECIFICATIONS**

***MODEL XN110 VENTILATION FAN***

### HVI PERFORMANCE

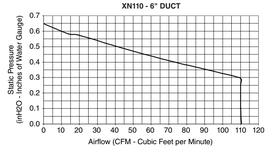
| 6" Duct | | | | |
|---|---|---|---|---|
| 0.1 Ps - Static Pressure (inH2O) | | | | 0.25 Ps |
| Airflow (CFM) | Sound (Sones) | Power (Watts) | Efficacy (CFM/Watt) | Airflow (CFM) |
| 110 | < 0.3 | 7.7 | 14.2 | 110 |

HVI-2100 CERTIFIED RATINGS comply with new testing technologies and procedures prescribed by the Home Ventilating Institute, for off-the-shelf products, as they are available to consumers. Product performance is rated at 0.1 in. static pressure, based on tests conducted in a state-of-the-art test laboratory. Sones are a measure of humanly-perceived loudness, based on laboratory measurements.

### ELECTRICAL & WEIGHT

| Volts | Hz | Amps | Shipping Weight (lbs.) |
|---|---|---|---|
| 120 | 60 | 0.2 | 12.3 |

**XN110 - 6" DUCT**




AirKing Ventilation Products

SPECIFICATIONS

**ECQ**

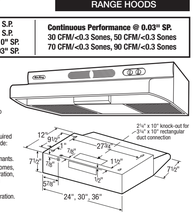
RANGE HOODS

HVI CERTIFIED

**250 CFM/4.0 Sones (Vertical) @ 0.10" S.P.**
**150 CFM/0.6 Sones (Vertical) @ 0.03" S.P.**
**250 CFM/3.5 Sones (Horizontal) @ 0.10" SP.**
**150 CFM/0.6 Sones (Horizontal) @ 0.03" SP.**

**Continuous Performance @ 0.03" SP.**
**30 CFM/<0.3 Sones, 50 CFM/<0.3 Sones**
**70 CFM/<0.3 Sones, 90 CFM/<0.3 Sones**

- **Dimensions**
  Overall bottom projection: 19½"
  Height: 7½" Widths: 24", 30", 36"
- **Hood Body**
  Stainless Steel: 24 gauge, grade 430 stainless steel.
  Painted: 23 gauge cold rolled commercial grade (CRQ) steel, auto welded, coated with a baked enamel finish.
- **Adjustable Capacity Motor**
  4 capacity settings on low speed allow the fan to be set to the required exhaust rate for continuous ventilation. Low speed set points include: 30 50 70 or 90 CFM
  High speed rapidly clears the air of moisture, odors or other contaminants.
  Ideal for compliance with Ashrae 62.2, LEED, ENERGY STAR® for Homes, California Title 24 and other programs. Suitable for continuous operation, thermally protected, permanently lubricated, 120V 60 Hz. with two electronically balanced blower wheels.
  Internal On/Off switch allows override of continuous ventilation operation.
- **Lighting**
  Includes 26 Watt GU24 base self ballasted lamp (included)
- **Ducting Options**
  Horizontal. Vertical ducting: 3¼"x 10" duct adapter and damper included.
- **Mounting**
  Wall mounted. Install 20" to 30" from cooking surface.
- **Filters**
  Grease Filter (included) GF-01 (30", 36" models), GF-07 (24" models).
- **Available Finishes**
  Stainless Steel (EQ24E, EQ30E, EQ36E),
  White (EQ24S, EQ30S, EQ36S), Black (EQ24B, EQ30B, EQ36B)




ASHRAE 62.2 TITLE 24

**EXPANDED PERFORMANCE**

| | Static Pressure (inches of w.g.) | | | | | | Sones | Fan Speed | Maximum | |
|---|---|---|---|---|---|---|---|---|---|---|
| Air Flow - CFM | 0 | 0.1 | 0.125 | 0.15 | 0.2 | 0.25 | @ .1 SP | RPM | Fan Watts | Amps |
| High Speed (horizontal) | 280 | 250 | 241 | 233 | 213 | 175 | 3.5 | 1623 | 75.0 | 0.8 |
| High Speed (vertical) | 281 | 250 | 242 | 232 | 213 | 175 | 4.0 | 1653 | 75.0 | 0.8 |

Working speed of 150 CFM. 0.6 sones @ 0.03 SP, 45.0 Watts (horizontal), 47.0 Watts (vertical) • 4 steps of adjustment between 30 and 90 CFM for continuous speeds

| PROJECT | | ARCHITECT | |
|---|---|---|---|
| LOCATION | | ENGINEER | |
| CONTRACTOR | | SUBMITTED BY | DATE |

| FAN NUMBER | MODEL NUMBER | CFM | IN W.C. | RPM | WATTS | AMPS | SONES | QTY | OPTIONAL EQUIPMENT & REMARKS |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | |

Intertek ENERGY STAR

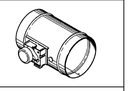
**Air King:** 820 Lincoln Avenue
West Chester, Pennsylvania 19380-4466
Tel: (610) 692-7400 • 877-304-3785
Fax: (610) 696-8048

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**SPECIFICATION SHEET**

# UNIVERSAL AUTOMATIC MAKE-UP AIR DAMPER

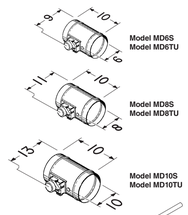


**Broan's Universal Automatic Make-up Air Damper provides interlocked damper operation so outside air is only allowed to enter the house when a connected fan or hood is operating.**

**For use with any Broan or Best hood operating over 400 CFM.**

**Model MD6TU (for 6" round duct)**
**Model MD8TU (for 8" round duct)**
**Model MD10TU (for 10" round duct)**
- Meets IRC Code M1503.4
- 24 Volt, 60 Hz AC motor
- Normally closed damper
- Automatically opens when exhaust fans are activated
- Foam seals minimize air leakage
- 24 gauge galvanized steel construction
- Damper adjustment screw for balancing adjustments
- Use with Fresh Air Inlet Model 641FA for 6" dampers, Fresh Air Inlet Model 643FA for 8" dampers or Fresh Air Inlet Model 610FA for 10" dampers (sold separately)
- Includes 24 Volt 20VA transformer
- Includes pressure switch kit

**Model MD6S (Slave Damper for 6" round duct)**
**Model MD8S (Slave Damper for 8" round duct)**
**Model MD10S (Slave Damper for 10" round duct)**
- Normally closed damper
- Can be ganged together with any Broan Automatic make-up damper when additional controlled fresh air inlets/dampers are required to meet make-up air code requirements.
- For use with all Broan Automatic make-up air systems (MD6TU, MD8TU, MD10TU, SMD6, SMD8, MD6T/6TR, MD8T/8TR, MD10T).




**Model MD6S**
**Model MD6TU**

**Model MD8S**
**Model MD8TU**

**Model MD10S**
**Model MD10TU**



**Transformer**
Included with MD6TU, MD8TU & MD10TU

**Pressure Switch Kit**
Included with MD6TU, MD8TU & MD10TU

Broan-NuTone LLC Hartford, Wisconsin www.broan.com 800-558-1711

| REFERENCE | QTY. | REMARKS | Project |
|---|---|---|---|
| | | | Location |
| | | | Architect |
| | | | Engineer |
| | | | Contractor |
| | | | Submitted by / Date |

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**TABLE R403.6.1**
**MECHANICAL VENTILATION SYSTEM FAN EFFICACY**

| FAN LOCATION | AIR FLOW RATE MINIMUM (CFM) | MINIMUM EFFICACY (CFM/WATT) | AIR FLOW RATE MAXIMUM (CFM) |
|---|---|---|---|
| Range hoods | Any | 2.8 cfm/watt | Any |
| In-line fan | Any | 2.8 cfm/watt | Any |
| Bathroom, utility room | 10 | 1.4 cfm/watt | < 90 |
| Bathroom, utility room | 90 | 2.8 cfm/watt | Any |

For SI: 1 cfm = 28.3 L/min.


THOMSON & COOKE ARCHITECTS
5155 MACARTHUR BLVD NW
WASHINGTON DC 20016
202.686.6583
WWW.THOMSONCOOKE.COM


STATE OF MARYLAND — JESSE THOMSON — 17073 — REGISTERED ARCHITECT

E Irving St Residence
11 E Irving Street Chevy Chase MD 20815

PERMIT SET

© THOMSONCOOKE Architects pllc

Professional Certification: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License number 17073, expiration date 09-04-2026

Mechanical Notes

| | |
|---|---|
| 05-09-2024 | Existing Plans |
| 05-19-2026 | Permit Set |
| | |
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