

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10213 Meredith Ave., Silver Spring	Meeting Date:	10/11/2017
Resource:	Nominal (Non-Contributing) Resource Capitol View Park Historic District	Report Date:	10/4/2017
Applicant:	Terrence Brady	Public Notice:	9/27/2017
		Tax Credit:	N/A
Review:	HAWP	Staff:	Michael Kyne
Case Number:	31/07-17F		
PROPOSAL:	Window replacement, front porch replacement, and rear addition		

STAFF RECOMMENDATION

Staff recommends that HPC **approve with conditions** the HAWP application.

1. The proposed vinyl siding is not approved. Alternative siding specifications will be submitted, with final review and approval delegated to staff.
2. The proposed 6-over-6 vinyl windows are not approved. Alternative 1-over-1 window specifications will be submitted, with final review and approval delegated to staff.
3. The proposed front porch will be constructed from paintable wood or composite materials, with final review and approval delegated to staff.
4. The proposed front porch balusters will be inset between the top and bottom rails, with final review and approval delegated to staff.
5. Details will be submitted for the proposed replacement doors, with final review and approval delegated to staff.
6. The proposed shingles are not approved. Alternative shingle specifications will be submitted, with final review and approval delegated to staff.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Capitol View Park Historic District
STYLE: Vernacular
DATE: 1923

PROPOSAL

The applicant is proposing the following work items at the subject property:

- Alter the roof form of the house, increasing the pitch and eliminating the cross gables on the side elevations.
- Lower the head height of the existing windows on the side elevations to accommodate the altered roof form.
- Remove the existing aluminum siding and brick knee wall (the knee wall exists on the right side only), installing vinyl siding in their place.
- Replace the existing windows, which are mostly 1-over-1 (material not specified) with 6-over-6

- vinyl windows.
- Replace the existing doors (existing and proposed materials not specified).
- Replace the existing central front porch with a new full-width front porch constructed from pressure treated wood. The existing porch has a front-gabled roof, taking cues from the cross gables on the side elevations of the house, while the proposed porch will have a hipped roof.
- Replace the existing roofing (materials not specified) with CertainTeed Belmont asphalt shingles.
- Construct a one-story rear addition, which will be inset more than 1' from each side of the existing house and have a ridge lower than the proposed altered roof form.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Capitol View Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)*, *the Secretary of the Interior's Standards for Rehabilitation (Standards)*, and the *Amendment to the Master Plan for Historic Preservation for the Capitol View Park Historic District (July 14, 1982)*. The pertinent information in these documents is outlined below.

Amendment to the Master Plan for Historic Preservation for the Capitol View Park Historic District (July 14, 1982)

The *Amendment to the Master Plan for Historic Preservation for the Capitol View Park Historic District (July 14, 1982)* notes that "within the district, the resources can be grouped into four categories, each of which contributes to the district." Specifically, the amendment states the following:

1. 1870-1916: Characterized by large lots and variety of setbacks, and architecturally encompassing the "Victorian" residential and revival styles and early bungalow style popular during this period, these twenty-two houses are of a higher degree of architectural and historical significance than the other structures within the district.
2. 1917-1935: Characterized by small lots, regularity of set backs, and predominantly of the bungalow style, these twenty-three houses are of a lesser architectural significance, but taken as a whole do contribute to the historic character of the district.
3. Nominal (1936 – 1981): These houses of themselves are of no architectural or historical significance, but through their contiguity to the significant resources have some interest to the historic district.
4. Spatial: Spatial resources are unimproved parcels of land which visually and aesthetically contribute to the setting of the historic district, and which can be regarded as extensions of the environmental settings of the significant historic resources.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The subject property is a Nominal Resource within the Capitol View Park Historic District. The Commission has typically reviewed Nominal Resources within the Capitol View Park Historic District as Non-Contributing Resources, as the *Amendment* states that these resources are “of no architectural or historical significance.” The house to be altered is set back at a greater distance from the street than most houses within the historic district, and it is relatively small compared to many of the houses in the immediate vicinity. The houses to either side of the subject property are also Nominal Resources, although there are Outstanding Resources several houses away at each end of Meredith Avenue. There are smaller houses across the street, all of which are outside of the historic district.

Staff is generally supportive of the applicant’s proposal, as the altered roof form and lowered windows are compatible with houses of a similar scale and style within the historic district, and the proposed addition is relatively modest, inset from the main house, and has a lower ridge than the main house; however, staff is concerned about the proposed replacement materials. As noted above, there are Outstanding Resources several houses away at each end of Meredith Avenue, and it is important that the proposed materials are compatible with the historic district to ensure that the proposed alterations do not detract from these resources or the historic district as a whole.

Specifically, staff expresses the following concerns regarding the proposed materials:

- Siding – Most vinyl siding is not paintable and tends to weather and age in a manner that is not consistent with traditional materials. Vinyl siding also tends to have a higher degree of reflectivity, giving it an appearance that is much different than traditional and/or paintable siding. Staff recommends that the Commission not approve the proposed vinyl siding, and that the applicant select a more appropriate, paintable siding (i.e., wood, Hardie Plank, or similar).
- Window Materials – Like vinyl siding, most vinyl windows are highly-reflective, not paintable, and do not weather and age like traditional materials. The dimensions and construction of the

individual components of most vinyl windows also tend to be much different than those of traditional windows. Staff recommends that the Commission not approve the proposed vinyl windows, and that the applicant select more appropriate, paintable windows (i.e., wood or clad windows).

- Window Style – Staff recommends that the proposed replacement windows be 1-over-1 to match the existing windows, as 6-over-6 windows are more commonly found on Colonial Revival and Classical Revival style houses and are incompatible with the subject property.
- Front Porch Materials – Pressure treated lumber is difficult to paint, and the Commission typically requires wooden front porches to be paintable, with a finished appearance. Staff recommends that the proposed front porch be constructed from wood or a paintable composite material.
- Front Porch Balusters – Per the Commission’s typical requirements, the balusters of the proposed front porch should be inset between the top and bottom rails, as this will give the front porch a more finished, traditional appearance, with less potential to detract from the historic district.
- Doors – The applicant has not provided specifications for the proposed replacement doors (front and right side). Because the applicant has indicated that the doors will have simulated divided lites, it is important that they be compatible with the surrounding historic district. Typically, the Commission requires SDL muntins to be permanently-affixed with internal spacer bars.
- Roofing – The applicant has not provided material specifications for the existing roofing, but the submitted photographs seem to indicate that the house may currently have three-tab asphalt shingles or similar. The applicant proposes to replace the existing roofing with CertainTeed Belmont asphalt shingles, which, according to the submitted specifications, are “designed to look like natural slate.” Because the subject property is a modest vernacular style house, and, historically, slate shingles were more common on high style architecture, staff recommends that the proposed shingles not be approved. Specifications for more compatible roofing materials (i.e., three-tab asphalt shingles or similar) should be submitted for final review and approval by staff.

Staff recommends that the Commission approve the applicant’s proposal, with the conditions specified on Circle 1 to address staff’s concerns regarding the compatibility of materials.

After full and fair consideration of the applicants’ submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior’s Standards for Rehabilitation* outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with the conditions specified on Circle 1** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal will not substantially impact the historic resource(s) and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior’s Standards for Rehabilitation;

and with the general condition that the applicants shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;

and with the general condition that the applicants shall notify the Historic Preservation Staff if they

propose to make **any alterations** to the approved plans. Once the work is completed the applicants will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPB-#8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: susaburr@gmail.com Contact Person: Mr. + Mrs. Brady
Tax Account No.: 00997400 Daytime Phone No.: (301) 204-0250
Name of Property Owner: Mr. + Mrs. Terrence Brady Daytime Phone No.: (301) 204-0250
Address: 10213 MEREDITH AVE SILVER SPRING 20910
Street Number City State Zip Code
Contractor: Whitcomb + Carraccio Construction Co., Inc. Phone No.: (301) 370-8467
Contractor Registration No.: MHC 47184
Agent for Owner: _____ Daytime Phone No.: _____

GET
THIS
FROM
KEVIN

LOCATION OF BUILDING/PREMISE

House Number: 10213 Street: MEREDITH AVE
Town/City: SILVER SPRING Nearest Cross Street: CAPITOL VIEW AVE
Lot: N936 Block: _____ Subdivision: CAPITOL VIEW PARK
Lib.: A Folio: #9 Parcel: # N936

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE

- ☒ Construct ☒ Extend ☒ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable:

CHECK ALL APPLICABLE

- ☒ A/C ☐ Slab ☒ Room Addition ☒ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☒ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimator: \$ 200K

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other: _____
2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- ☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edt 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

811033

7

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

THE EXISTING STRUCTURE IS A (1) STORY WOOD
FRAME COTTAGE WITH APPROX. 1/2 ACRE OF MOSTLY
OPEN LOT. THERE ARE NO HISTORICAL FEATURES
OF SIGNIFICANCE.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

THE NEW PROJECT CONSISTS OF A NEW FRONT
PORCH. REPLACING ALL EXIST. WINDOWS AND
DOORS AND A (1) STORY ADDITION OUT THE
REAR OF THE EXISTING. THE NEW WORK IS IN
CONTEXT OF THE EXISTING STRUCTURE.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

301 495 4601

BRADY RESIDENCE
10213 MEREDITH AVE.
SILVER SPRING, MD 20910

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SILVER SPRING, MD. 20910

ARCHITECTURAL DRAFTING SERVICE

9600 DEWMAR LANE
Kensington, Maryland 20895
PH. (301) 949-6477 FAX (301) 949-6478

DATE	09/21/17
SOURCE	

COVER SHEET

CS-1

RESIDENTIAL CODE NOTES:

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH INTERNATIONAL RESIDENTIAL CODE (IRC), 2015 EDITION, AND CONSTRUCTION CODE (ICC), 2015 EDITION, AS AMENDED BY MOST GOVERNATIVE AGENCIES.
2. TABLE R502.1(1), THE RESIDENTIAL CONSTRUCTION DESIGN PARAMETERS ARE SHOWN IN THE FOLLOWING TABLE.

TABLE B3015
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
(IN POUNDS PER SQ. FT.)

[illegible][illegible]

RESIDENTIAL CONSTRUCTION DESIGN PARAMETERS

SOUND	HARD	SOUND	SOUND	SOUND	SUBJECT TO DAMAGE FROM		WINTER DESIGN TEMPERATURE	ICE SHIELD DESIGN TEMPERATURE	MOISTURE PENETRATION	FLOOR FINISHES	AIR FREEZING INDEX	MEAN ANNUAL TEMPERATURE
					WEATHERING	FROST LIFE DEPTH						
30	15	15	15	15	SEVERE	MODERATE/HEAVY	SLIGHTLY/MODERATE	YES	YES	NO	300	55 DEGR F
30	15	15	15	15	SEVERE	MODERATE/HEAVY	SLIGHTLY/MODERATE	YES	YES	NO	300	55 DEGR F

2012 EOC TABLE 402.11
INVESTIGATION REQUIREMENTS BY COMMENT

CLIMATE ZONE		PRESTRESSING FACTOR		SKYLIGHT U-FACTOR		GLAZED PRESTRESSING SHGC		CEILING R-VALUE		WOOD FRAME R-VALUE		WALL R-VALUE		FLOOR R-VALUE		BASEMENT R-VALUE		SLAB SPACE R-VALUE & DEPTH		GRAVEL SPACE R-VALUE	
4		0.25		0.35		0.40		41		20 or 12-1/2		6-1/2		11		10-1/2		10, 2 FT		10-1/2	

GENERAL NOTES

ALL WORK SHALL COMPLY TO ALL APPLICABLE LOCAL CODES.

These plans are an add-on to modifications on a preliminary to test code required only to the extent that the code is necessary to test the code. The code is not to be used for any other purpose, and the code is not to be used for any other purpose.

STUDY 4: PROLOGUE

PROVIDE SAFETY GLAZING AS REQUIRED BY LOCAL CODE.

CONCRETE

THE BOTTOM OF ALL FOOTINGS SHALL BE LOCATED AT A MINIMUM OF 2'-0" BELOW FINISHED GRADE. FOR LOCAL COLD WEATHER ZONES, THE BOTTOM OF ALL FOOTINGS SHALL BE LOCATED AT LEAST 4'-0" BELOW FINISHED GRADE UNLESS OTHERWISE SPECIFIED ON LOCAL SITE OR PLANT CONDITIONS.

ALL INTERIOR BLINDS 30'-0" OR GREATER IN ANY DIRECTION SHALL HAVE 6" AND MINIMUM CONCRETE USED IN EXPOSED AREAS SUBJECT TO REPAIRS AND PATCHES. EXPOSED SURF SHALL BE AIR-ENTRAINED IN ACCORDANCE WITH LOCAL AIR-ENTRAINED FLAT-WORK SHALL BE COATED WITH AN APPROVED CURING COMPOUND.

श्री

THESE DRAINAGE DO NOT COVER
EXISTING DRAINAGE, GROUNDS, OR LANDSCAPING.
BUILDING FOUNDATIONS HAVE BEEN DESIGNED
BASED ON AN ASSUMED SOIL BEARING
CAPACITY OF 3,000 PSF. ADDITIONAL
CAPACITY IS LESS THAN 3,000 PSF.
PROVIDE CONTINUOUS PERIMETER FOUNDATION
DRAINAGE SYSTEMS TO COLLECT AND
DISCHARGE EXCESS WATER. MORE BOTH INTERIOR
AND EXTERIOR DRAINAGE ARE REQUIRED PROVIDE 1/2"
DIA. DRAINAGE PIPES THROUGH THE LINE OF
FOUNDATION AT MAX 8' O.C. TYPICALLY DRAIN
TO EXTERIOR OR TO POSITIVE
DAYLIGHT DISCHARGE POINTS.
EVALUATE ALL STOPS, POHCIES, MAJORS AND
MINORS. ALL MAJORS SHALL HAVE PHOTO LOGGING 1" PER
FOOT. ALL WORK SHALL COMPLY WITH LOCAL CODES

VASTA

STEEL ANCHORS OR ANCHOR BOLTS SHALL BE
 AISC CODE AND BUILDING INSPECTOR
 APPROVED. MINIMUM 2 STRAPS/BOLTS PER
 SECTION OF PLATING 12" MAX FROM EACH END
 WITH INTERMEDIATE STRAPS/BOLTS AT 4'-0"
 O.C.

OUTTERS, DOWNPOUTS, BURNERS SHALL BE
INSTALLED BY THE CONTRACTOR AS REQUIRED
AND LOCAL CODE

JOB DESCRIPTION, NEW (1) STORY WOOD FRAMED ADDITION ON CRAWL SPACE. NEW KITCHEN AND NEW BATHROOM. PULL AND REPLACE EXISTING BATHROOM. ENLARGE EXISTING FRONT PORCH. INTERIOR REMODEL OF EXISTING FIRST FLOOR.

SITE PLAN

SEE SHEET CS-2 FOR SITE PLAN

DATE DATA:

DRAWING LIST

CS-1.0 COVER SHEET
CS-2.0 SITE PLAN

SITE DATA

<u>ZONE :</u>	<u>R-90</u>	<u>LOT RECORDED BEFORE</u>	<u>T'</u>	<u>EXISTING</u>	<u>16.875 SQ. FT.</u>	<u>PROPOSED</u>
1554	SIDE YARD SETBACK;	20'	N/A	N/C	N/C	
	REAR YARD SETBACK;					
	LOT AREA:					
	REAR YARD AREA:					
	SETBACKS:					
	FRONT YARD:					
	SINGLE SIDE SETBACK:					
	COMBINED SIDE					
	FROM NEAR LOT LINE:					
	BUILDING RIDGE HEIGHT:					

108 DESCRIPTION

(9)

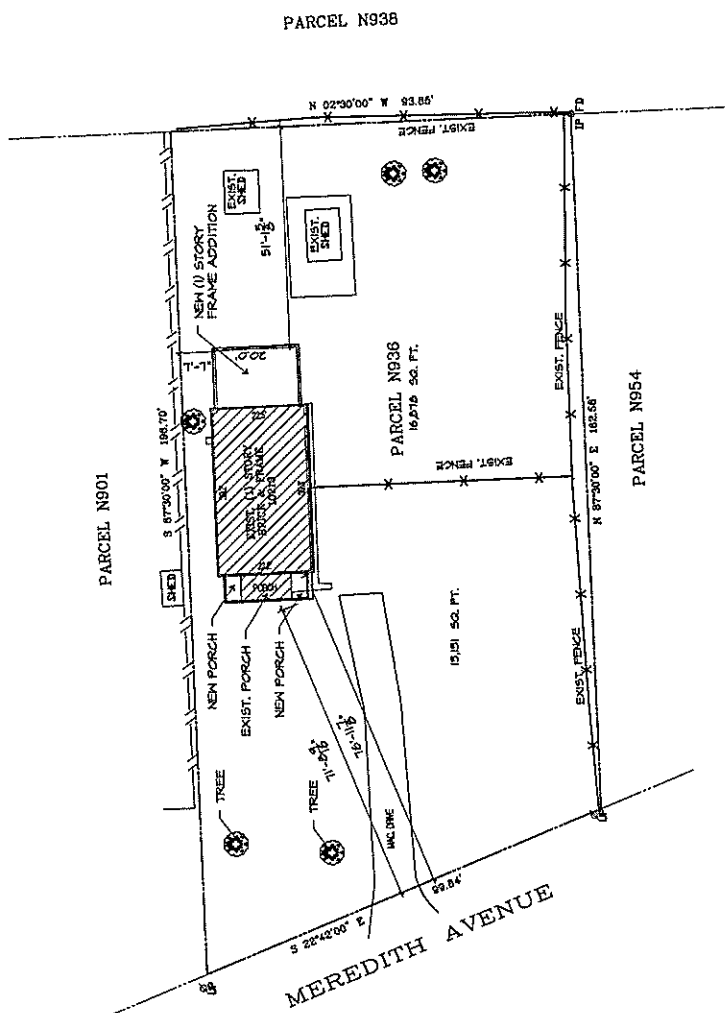
10213 MEREDITH AVE
SILVER SPRING, MD. 20910

9600 DEWMAR LANE
Kensington, Maryland 20895
PH. (301) 949-6477 FAX (301) 949-6478

**SITE
PLAN**

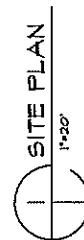
2-5

09/21/17



NOTES

- 1- NO NEW LANDSCAPING OTHER THAN SLIGHT GRADING FOR DRAINAGE
2-NO REMOVAL OF ANY EXISTING TREES
3-NO DEMO OF EXIST. HOUSE EXCEPT FOR REPAIR OF EXIST. FOUNDATIONS
4-EXIST. DRIVEWAY TO REMAIN AS IS
5-EXIST. FENCES TO REMAIN



LOT INFO:

PARCEL: - NO. #1436
SQ. FT. - 16,578
CAPITOL VIEW PARK
MONT. CO. MD.

PLAT BK. NO. "A"
PLAT NO. 119

BRADY RESIDENCE

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SILVER SPRING, MD. 20910

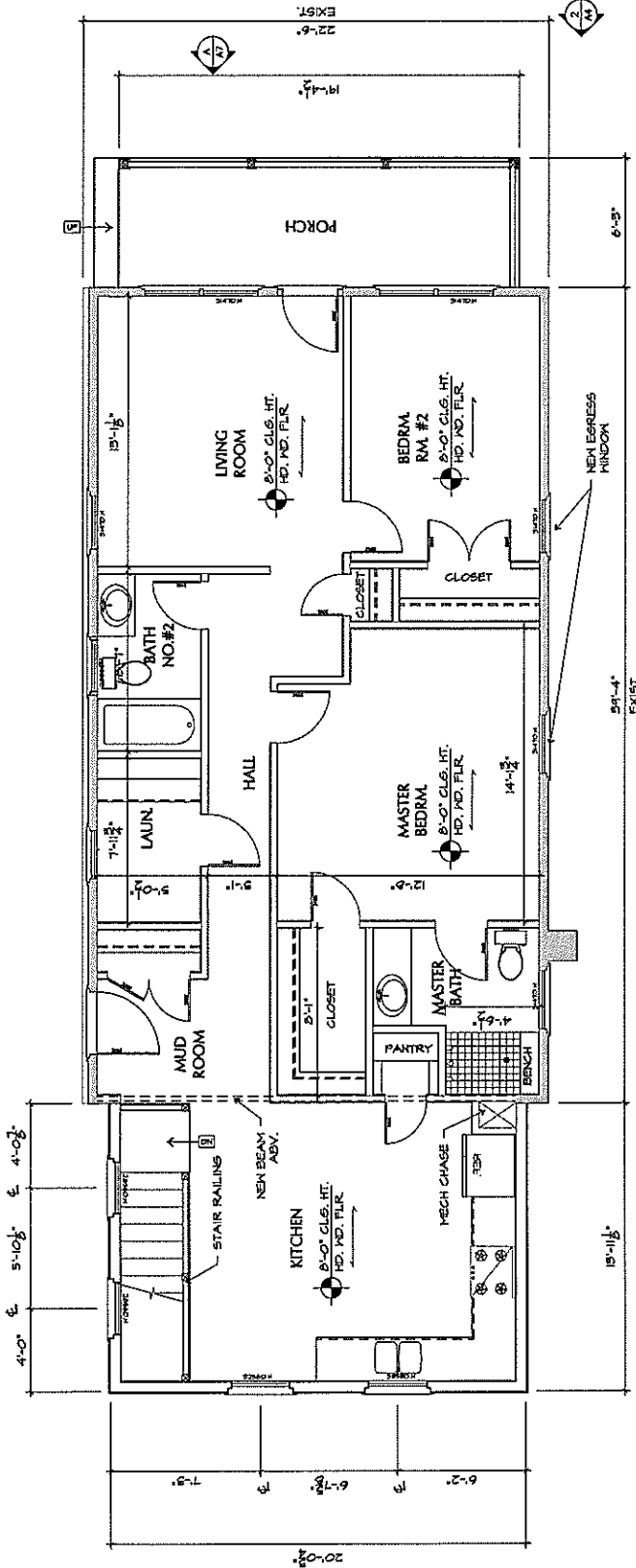
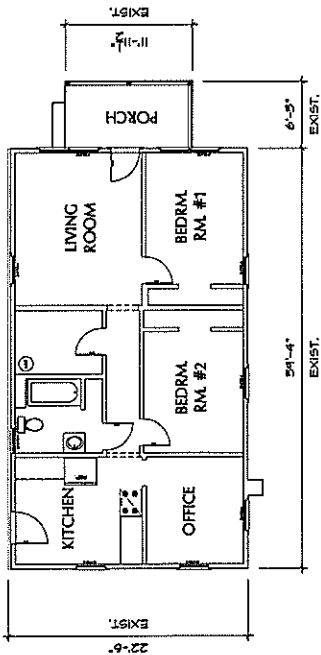
ARCHITECTURAL DRAFTING SERVICE

9600 DEWMAR LANE
Kensington, Maryland 20885
PH. (301) 949-6477 FAX (301) 949-6478

SCALE 1/4"=1'-0"
DATE 09/21/17

FLOOR
PLAN

A-1



WALL LEGEND

- EXISTING WALLS TO REMAIN
- EXIST. WALLS TO BE REMOVED
- NEW WALLS

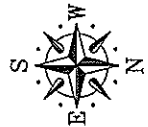
NOTE

NOTE: ALL INTERIOR AND EXTERIOR DIMENSIONS ARE TO STUD PRINTS UNLESS NOTED OTHERWISE. FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

EXIST. HOUSE - 874 SQ. FT.

NEW 10' STORY ADDITION - 274 SQ. FT.

NEW FRONT PORCH (LESS EXIST.) - 40 SQ. FT. NET



BRADY RESIDENCE

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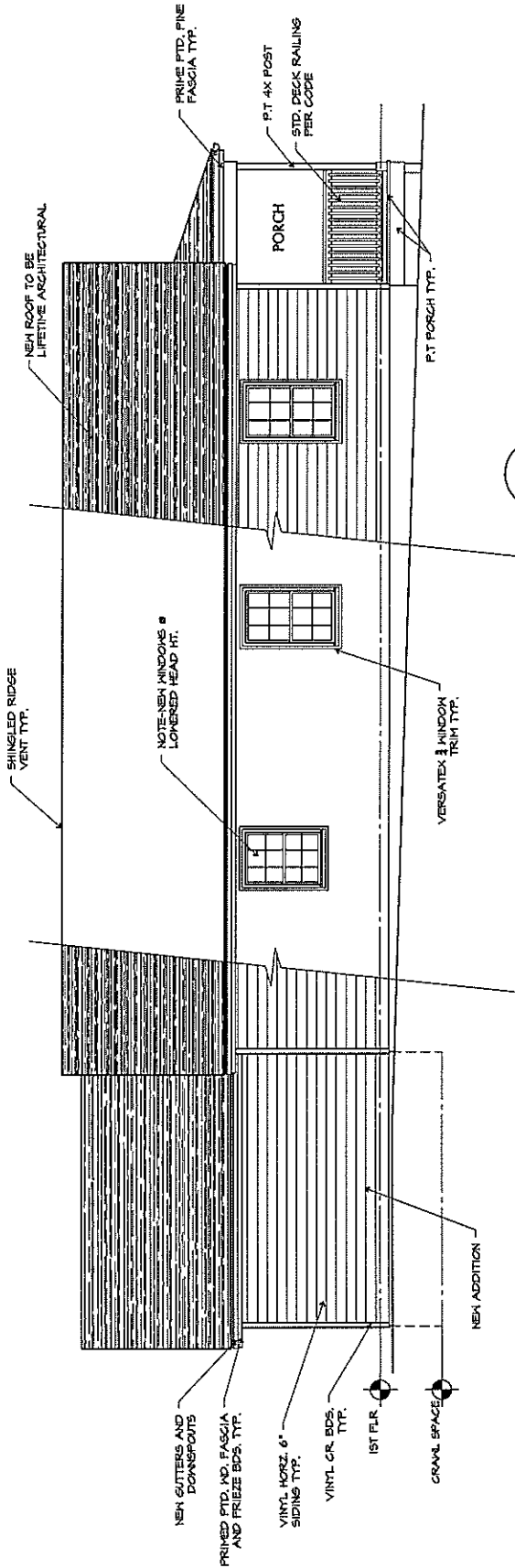
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PH. (301)949-6477 FAX (301) 949-6478

SCALE 1/4"=1'-0"
DATE 09/21/17

ELEVATION

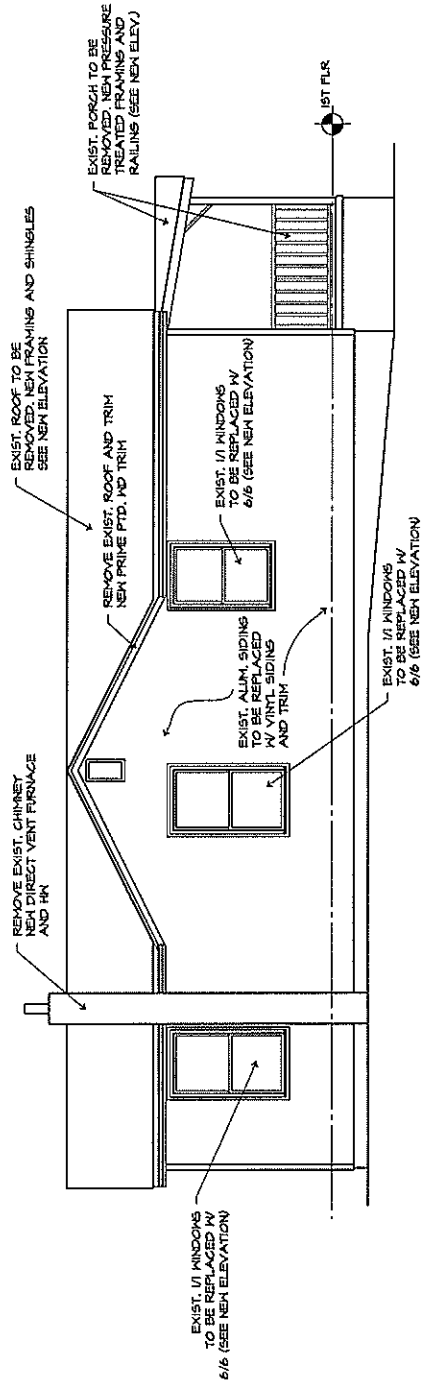
A-3



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

NOTES:

1. WINDOWS AND DOORS AT EXIST. HOUSE TO BE REPLACED "IN PLACE"
2. NEW PORCH WILL REPLACE EXIST.
- 3.
4. EXIST. DRIVEWAY TO REMAIN AS IS
5. EXIST. FENCES TO REMAIN



1A EXIST. NORTH ELEVATION
1/4"=1'-0"

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10213 MEREDITH AVE
SILVER SPRING, MD. 20910

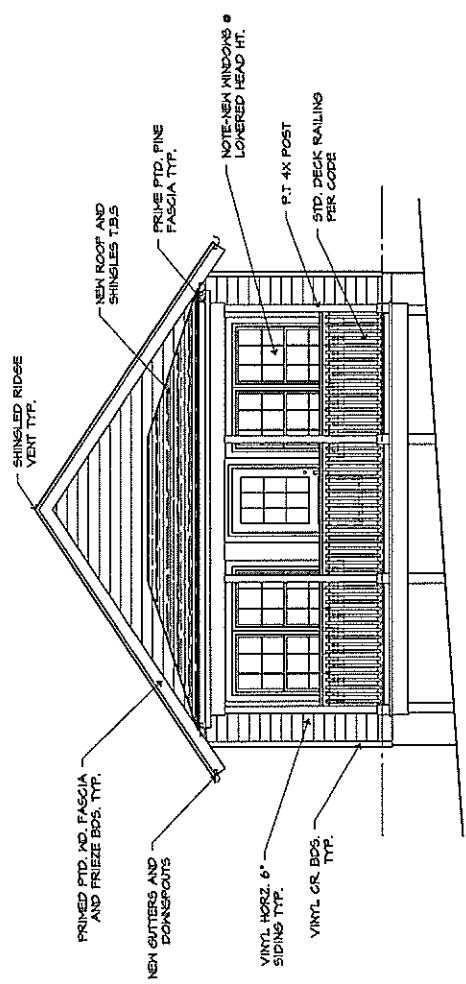
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Kensington, Maryland 20895
PH. (301) 949-6477 FAX (301) 949-6478

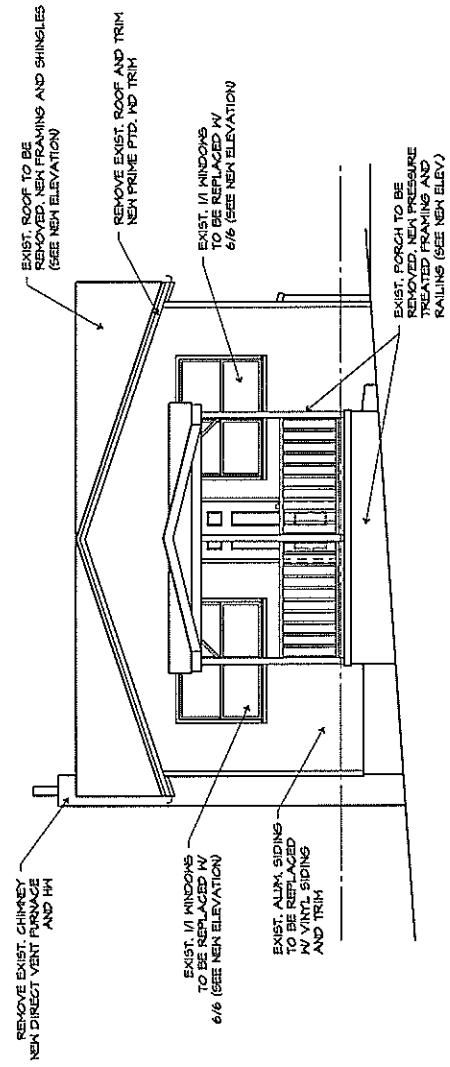
DATE 09/21/17
SCALE 1/4"=1'-0"

ELEVATION

A-4



2 WEST ELEVATION
1/4"=1'-0"



2A EXIST. WEST ELEVATION
1/4"=1'-0"

BRADY RESIDENCE

10213 MEREDITH AVE
SILVER SPRING, MD. 20910

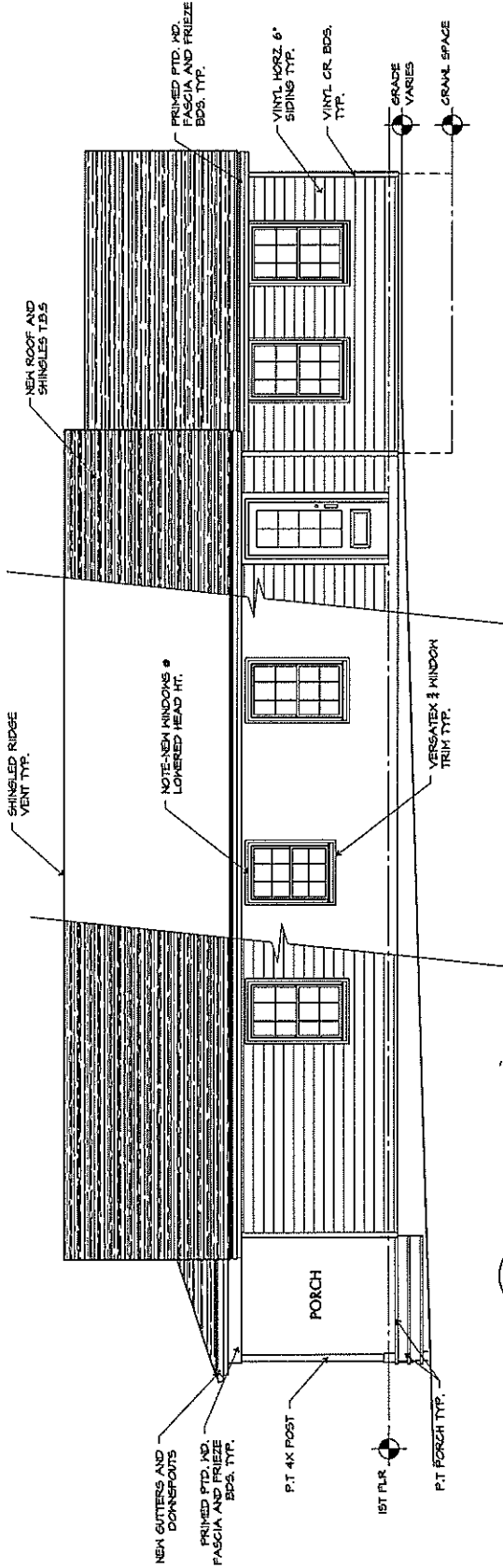
ARCHITECTURAL DRAFTING SERVICE

9600 DEWMAR LANE
Kensington, Maryland 20895
PH. (301)949-6477 FAX (301) 949-6478

SCALE 1/4"=1'-0"
DATE 09/21/17

ELEVATION

A-5

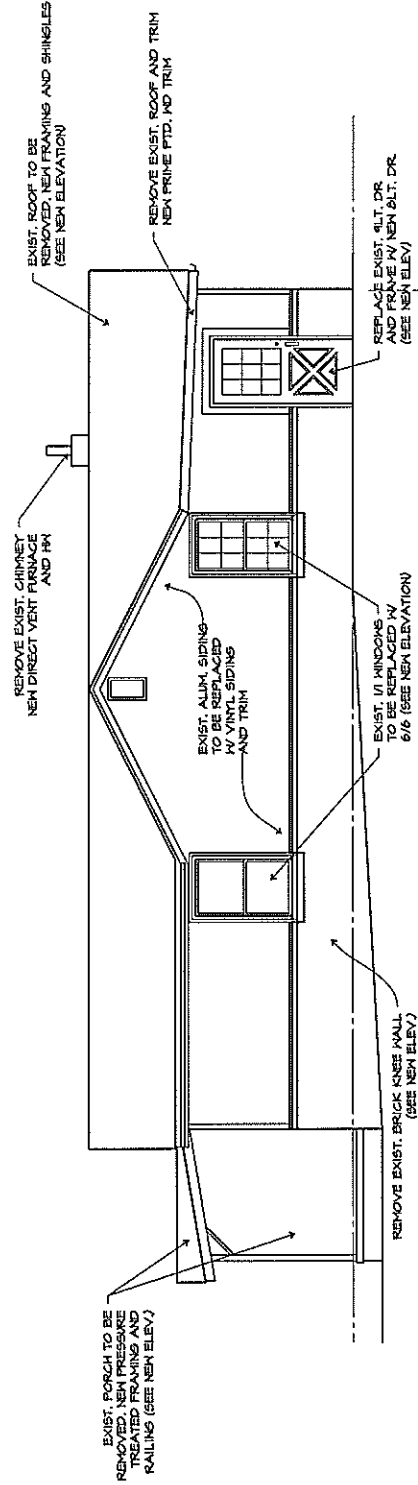


3 SOUTH ELEVATION

1/4"=1'-0"

NOTES

- 1- WINDOWS AND DOORS AT EXIST. HOUSE TO BE REPLACED "IN PLACE"
- 2- NEW PORCH WILL REPLACE EXIST.
- 3-
- 4- EXIST. DRIVEWAY TO REMAIN AS IS
- 5- EXIST. FENCES TO REMAIN



3A EXIST. SOUTH ELEVATION

1/4"=1'-0"

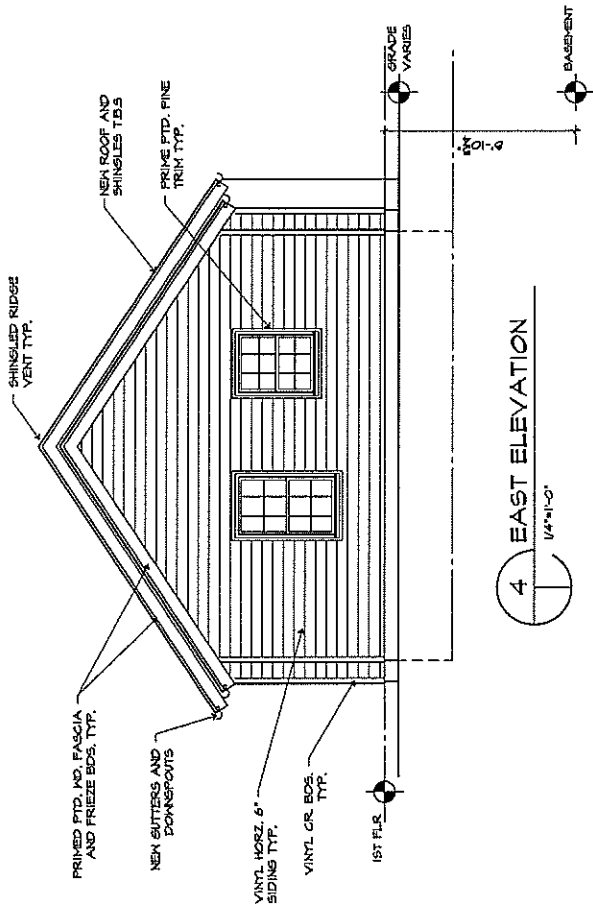
BRADY RESIDENCE
10213 MEREDITH AVE
SILVER SPRING, MD. 20910

A ARCHITECTURAL DRAFTING SERVICE
9600 DEWMAR LANE
Kensington, Maryland 20885
PH. (301)949-6477 FAX (301) 949-6478

SCALE 1/4"=1'-0"
DATE 09/21/17

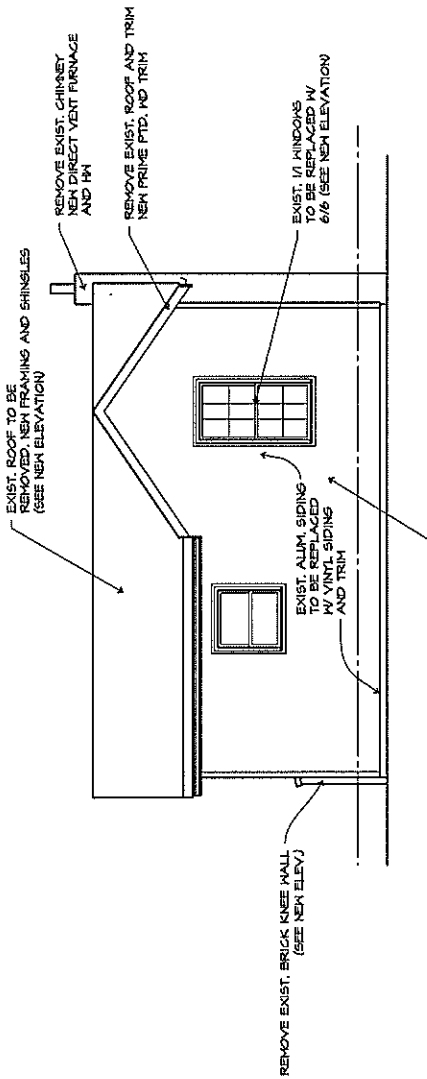
ELEVATION

A-6



NOTES:

- 1- WINDOWS AND DOORS AT EXIST. HOUSE TO BE REPLACED "IN PLACE"
- 2- NEW PORCH WILL REPLACE EXIST.
- 3-
- 4- EXIST. DRIVEWAY TO REMAIN AS IS
- 5- EXIST. FENCES TO REMAIN



A-7

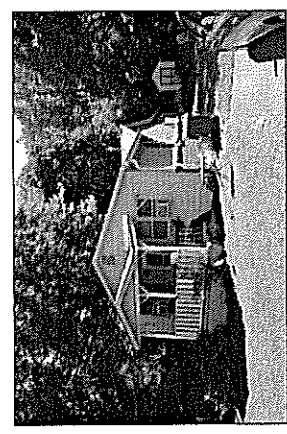
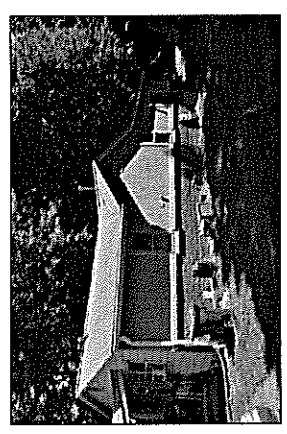
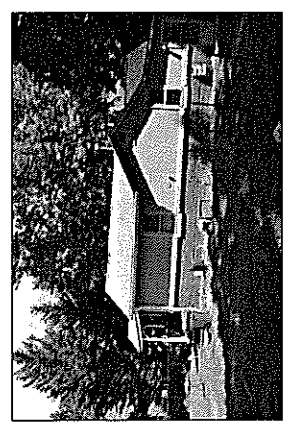
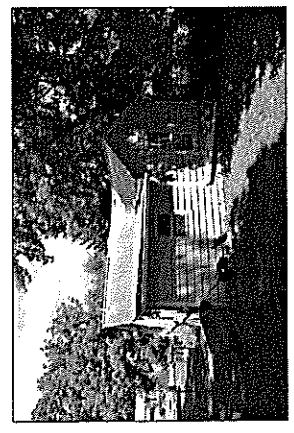
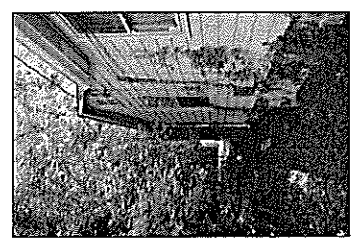
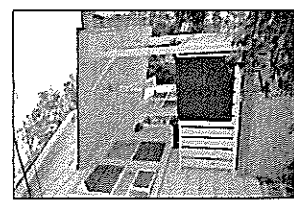
PICTURES

DATE 08/21/17
SCALE 1/4"=1'-0"

9600 DEWMAR LANE
Kensington, Maryland 20895
PH. (301)949-6477 FAX (301) 949-6478

ARCHITECTURAL DRAFTING SERVICE

BRADY RESIDENCE
10213 MEREDITH AVE
SILVER SPRING, MD. 20910



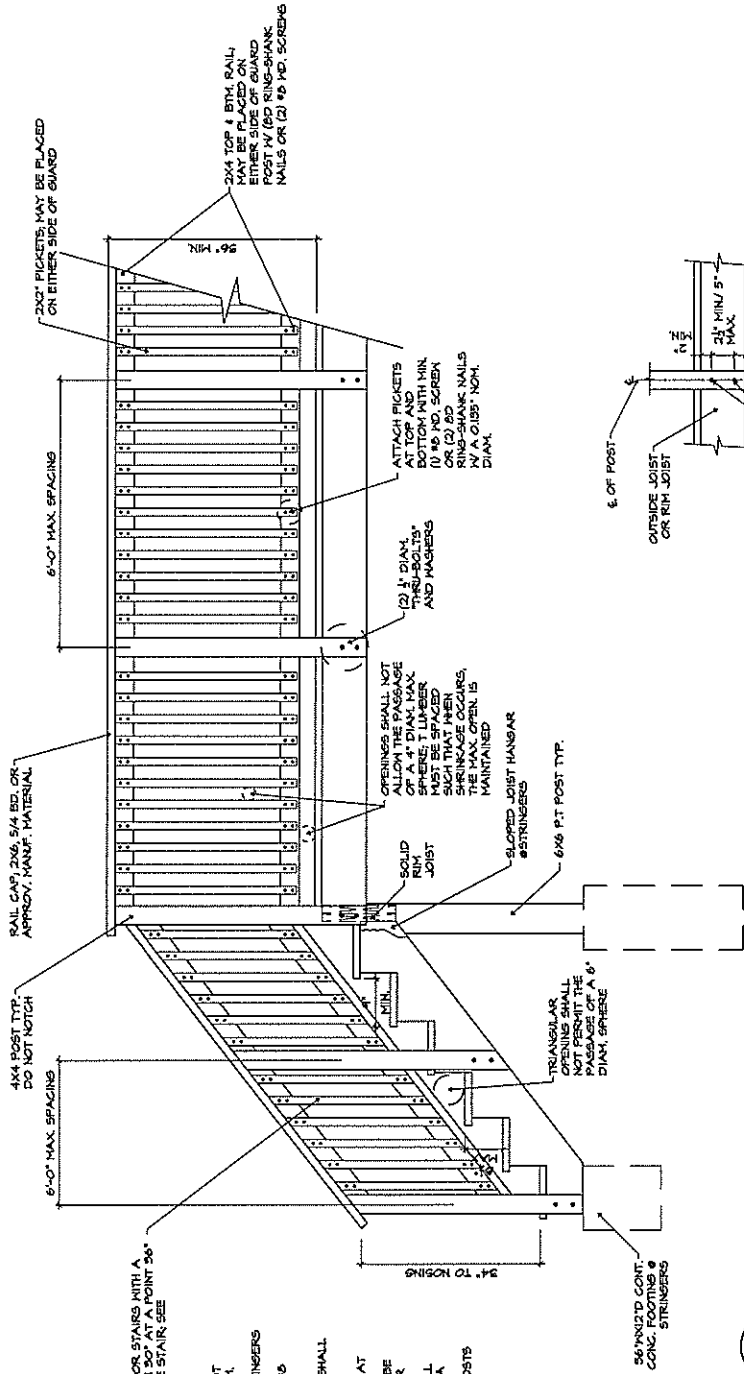
existing south elevation

existing south elevation

existing west elevation

existing east elevation

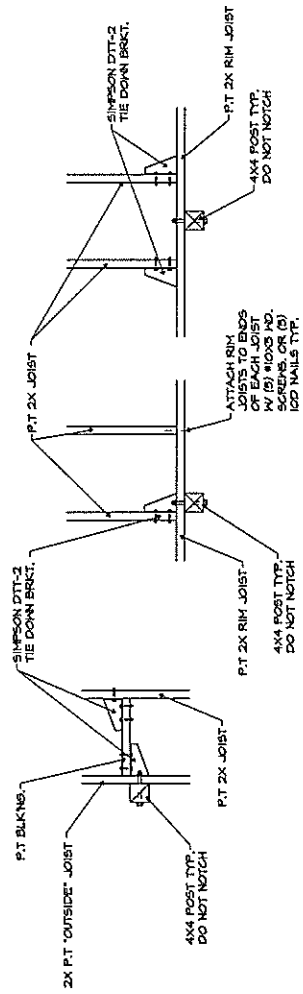
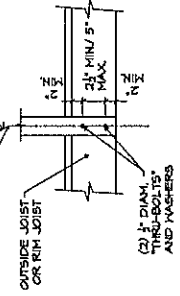
existing north elevation



STAIR GUARD IS REQ. FOR STAIRS WITH A TOTAL RISE MORE THAN 30" AT A POINT 36" FROM THE EDGE OF THE STAIR; SEE GUARDRAIL PICKETS

- NOTES:
1) RISER MAY BE OPEN BUT SHALL NOT ALLOW THE PASSAGE OF AA 4" DIAM. SPHERE
2) PROVIDE BLOCKING BETWEEN STRINGERS
3) ATTACH TREAD MATERIAL W/ (2) #6 SCREWS OR (2) #6 NAILS PER BD. •
4) STAIR W/ FOUR OR MORE RISERS SHALL HAVE A HANDRAIL ON ONE SIDE PER RISE
5) HANDRAIL SHALL HAVE A RETURN AT EACH END
6) ALL STAIRS AND LANDINGS MUST BE ILLUMINATED (SEE FAIRFAX CO. STAIR LIGHTING)
7) STRINGERS AT GROUND SHALL BEAK ON CONCRETE FOOTING OR A CONTINUOUS 12" DEEP SLAB
8) MIN. STAIR TREAD 56" • GROUND POSTS

TYP. DECK POST/ RAILING



3 TYP. DECK HANDRAILS

2 TYP. DECK PLAN DETAILS

BRADY RESIDENCE

10213 MEREDITH AVE
SILVER SPRING, MD. 20910

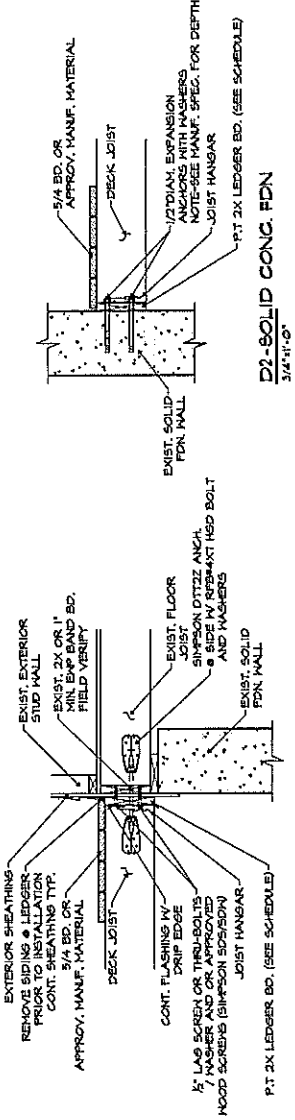
ARCHITECTURAL DRAFTING SERVICE

9600 DEWMAR LANE
Kensington, Maryland 20885
PH. (301)949-6477 FAX (301) 949-6478

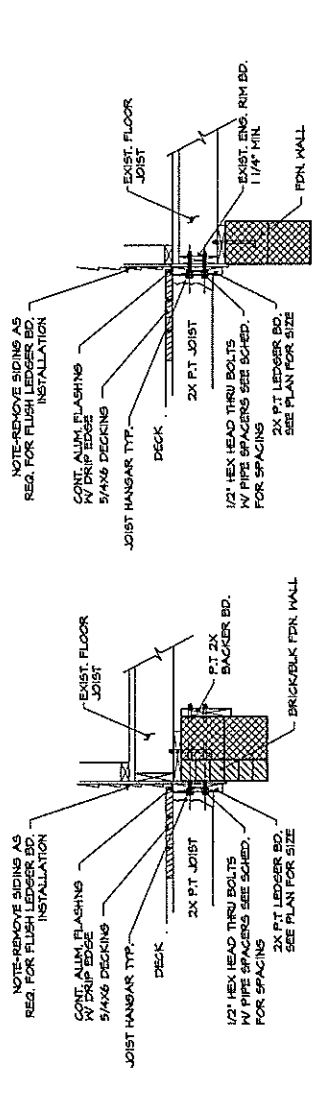
DATE 1/4/17
DWG 08/21/17

DECK DETAILS

A-9



D1-SOLID CONG. FDN
3/4"x11"-0"



D2-SOLID CONG. FDN
3/4"x11"-0"

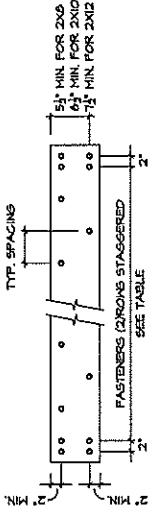


TABLE 3: FOOTING SIZE

BEAM SPAN	JOIST SPAN	SIZE OF SQUARE	MIN. THICKNESS
4'	10'	15"	17"
		15"	20"
		21"	23"
	10'	19"	21"
		22"	24"
	10'-10"	20"	28"
		23"	31"
	10'-14"	25"	30"
		28"	32"

1 THE CAST IN PLACE POST BASE MAY REQUIRE A FOOTING THICKNESS GREATER THAN THE VALUE IN THE TABLE ABOVE, IN SUCH CASES, THE MANUF. SPECIFIED FOOTING THICKNESS SHALL GOVERN.

D5-FOOTING SCHED.

3/4"x11"-0"

TABLE 4: LEDGER BOARD FASTENER SPACING, ON CENTER

FASTENER	JOIST SPAN BAND BOARD	USE 2" LOWER BAND BOARD ON OTHER														
		5'-0"	5'-6"	5'-8"-10"	5'-10"-12"	5'-12"-14"	5'-14"-16"	5'-16"-18"	5'-18"-20"	5'-20"-22"	5'-22"-24"	5'-24"-26"	5'-26"-28"	5'-28"-30"	5'-30"-32"	5'-32"-34"
LAG SCREWS	2X LUMBER	24"	24"	15"	14"	14"	12"	10"	9"	8"						
	2X LUMBER EVP ¹	30"	25"	25"	18"	15"	13"	11"	10"	9"	8"					
THRU BOLTS	2X LUMBER	36"	36"	18"	14"	14"	12"	10"	9"	8"	7"	6"				
	2X LUMBER EVP ¹	18"	13"	13"	11"	9"	8"	7"	6"	5"	4"	3"	2"	1"		
APPR. WD. SCREWS	2X LUMBER	19"	14"	11"	9"	8"	7"	6"	5"	4"	3"	2"	1"			
	2X LUMBER	36"	36"	36"	34"	29"	24"	21"	19"	18"	16"	14"	12"	10"	9"	8"
DOWN ANCH.	—	—	—	32"	32"	32"	24"	24"	24"	21"	18"	16"	14"	12"	10"	9"
APPR. DRY ANCH.	—	—	—	32"	32"	32"	24"	24"	24"	21"	18"	16"	14"	12"	10"	9"

1 EMP = 1" MIN. MANUF. ENGINEERED WOOD PRODUCT.
2 WOOD SCREWS SHALL BE PROVIDED TO BE SPACED ACCORDING TO THE PRODUCTS VALID CURRENT AC-108 EVALUATION REPORT.

D6-LEDGER SCHED.

3/4"x11"-0"

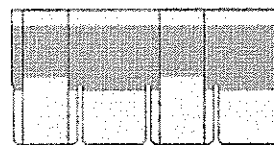
Technical Data Sheet

Belmont® Shingles



PRODUCT INFORMATION

Belmont is an asphalt shingle designed to look like natural slate, composed of a base shingle with random tabs on the top, giving an authentic, natural look with true depth and dimension. It is most aesthetically appealing when used on slopes of 9" per foot or greater. When applied with underlayment, Belmont produces at least two layers of roof protection and the quality is reminiscent of handcrafted workmanship. It is designed to resist blow off in high wind conditions utilizing two rows of technologically advanced sealant on the back-side of the shingle. Belmont has a wind resistance up to 110-mph with normal installation and 130-mph with special installation.



Belmont shingles are algae (commonly called fungus) resistant and help protect against dark or black discoloration, sometimes called staining or streaking, caused by blue-green algae.

Colors: Please refer to the product brochure or CertainTeed website for the colors available in your region.

Limitations: Use on roofs with slopes 2" per foot or greater. However, slopes greater than 9" per foot best show the product design. Low slope applications (2" to 4" per foot) require additional underlayment. In areas where icing along the eaves can cause the back-up of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

On slopes greater than 21" per foot, apply eight spots of roofing cement under the shingle and one additional fastener in each laminated tab according to application instructions provided on the shingle package.

Product Composition: Belmont shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. The laminated tabs are firmly adhered in a special tough asphaltic cement. These fiber glass based shingles have self-sealing adhesive applied.

Applicable Standards:

ASTM D3018 Type I
ASTM D3462
ASTM E108 Class A Fire Resistance
ASTM D3161 Class F Wind Resistance
ASTM D7158 Class H Wind Resistance

UL 790 Class A Fire Resistance
CSA Standard A123.5
ICC-ES ESR-1389
Florida Product Approval # FL5444
Meets TDI Requirements

TECHNICAL DATA

Weight/Square (approx.):	275 lb.
Dimensions (overall):	18" x 36"
4 bundles of 12 shingles:	48 shingles covers 96 sq. ft.
Shingles/100 sq. ft.:	50 (4.167 bundles)
Weather Exposure:	8"

INSTALLATION

The following is a general summary of the installation methods. Detailed installation instructions are supplied on each bundle of Belmont shingles and must be followed. Separate application sheets may also be obtained from CertainTeed.

Roof Deck Requirements: Apply shingles to minimum 3/8" thick plywood, minimum 7/16" thick non-veneer (e.g. OSB), or minimum 1" thick (nominal) wood decks. The plywood or non-veneer decks must comply with the specifications of APA-The Engineered Wood Association.

Ventilation: Provisions for ventilation should meet or exceed current HUD Standards. To ensure adequate balance ventilation, use a combination of continuous ridge ventilation (using CertainTeed Ridge Vent products, or a comparable product with an external baffle) combined with soffit venting.

Valleys: Closed cut valleys are recommended, using CertainTeed WinterGuard Waterproofing Shingle Underlayment or its equivalent to line the valley prior to being fully covered by the shingles. Valley liner must be applied before shingles.

If open metal valleys are used, it must be minimum 18" wide 16 oz. copper, or its equivalent, installed over 36" wide self-adhering CertainTeed WinterGuard Waterproofing Shingle Underlayment (apply directly to deck), or applied over 36" wide mineral surfaced roll roofing. After WinterGuard has been applied, install the 16-oz. copper centered in the valley. For application of copper valley, use copper cleats or large head copper nails. Refer to the application instructions on the shingle packaging for further information.

Underlayment:

On slopes 4" per foot or greater, CertainTeed recommends one layer of DiamondDeck® or RoofRunner™ Synthetic Underlayments, or Roofers' Select® High-Performance shingle underlayment, or shingle underlayment meeting ASTM D226, D4869 or ASTM D6757. Always ensure sufficient deck ventilation, and take particular care when DiamondDeck, RoofRunner or other synthetic underlayment is installed. For UL fire rating, underlayment may be required. Corrosion-resistant drip edge is recommended and should be placed over the underlayment at the rake and beneath the underlayment at the eaves. Follow manufacturer's application instructions.

On low slopes (2" up to 4" per foot), one layer of CertainTeed's WinterGuard Waterproofing Shingle Underlayment (or equivalent meeting ASTM D1970) or two layers of 36" wide asphalt saturated felt shingle underlayment (Roofers' Select High-Performance Underlayment or product meeting ASTM D226, D4869 or ASTM D6757) lapped 19" must be applied over the entire roof, ensure sufficient deck ventilation. When DiamondDeck, RoofRunner or other synthetic underlayment is installed, weather-lap at least 20" and ensure sufficient deck ventilation. When WinterGuard is applied to the rake area, the drip edge may be installed under or over WinterGuard. At the eave, when WinterGuard does not overlap the gutter or fascia, the drip edge should be installed under WinterGuard. When WinterGuard overlaps the fascia or gutter, the drip edge or other metal must be installed over it. Follow manufacturer's application instructions.

Fastening: Five nails are required per shingle. They are to be located 5/8" above the cutouts (8-5/8" above the bottom edge of the shingle) and 1" in from each side of the shingle. Nails must be of sufficient length to penetrate into the deck 3/4" or through the thickness of the decking, whichever is less. For new construction, nails must be at least 1-1/4" long, for reroofing never less than 1-3/4" long, and for hip and ridge caps a minimum of 1-3/4" long. Nails are to be 11- or 12-gauge, corrosion-resistant roofing nails with 3/8" heads.

On steep slopes greater than 21" per foot, use seven nails and apply eight spots of roofing cement according to application instructions provided on the shingle package. To prevent slippage of the laminated tabs on steep slopes or when individual shingles meet a wall or ridge at any slope, the two additional fasteners are to be horizontally centered on each laminated tab and placed within 1-1/2" of the upper edge of the shingle.

Application: The recommended application method is the 4-1/2" Stepped-Off, Single Column Vertical-Racking Method found on each bundle of shingles. These shingles may be used for new construction or for reroofing over one layer of old shingles, but due to the heavy weight of this shingle, it is important to determine that the roof deck is in satisfactory condition for the application of these shingles. Refer to product wrap for detailed reroofing limitations. All shingles on the finished roof must be applied with five fasteners. The weather exposure of these shingles is 8".

Special Application: CertainTeed Carriage House® shingles can be blended into a CertainTeed Belmont roof application to achieve a unique and distinctive appearance often done on traditional slate roofs. A common application method uses several courses of Carriage House in the middle of a Belmont roof. Generally, the exposure of the last course of Belmont in relation to the first course of Carriage House will need to be shortened by about 2" due to the Carriage House diamond cut height. Likewise, the last course of Carriage House could be shortened to balance the overall look associated with the first course application of Carriage House. Contact CertainTeed for more information.

Flashing: Use corrosion-resistant metal flashing. Please refer to illustration on our shingle packaging.

Hips and Ridges: Use Cedar Crest® or Shingle Ridge® accessory shingles of a like color for capping hips and ridges.

MAINTENANCE

Belmont shingles require virtually no maintenance when installed according to manufacturer's application instructions. However, to protect the investment, any roof should be routinely inspected at least once a year. Older roofs should be looked at more frequently.

WARRANTY

Belmont carries a lifetime limited transferable warranty against manufacturing defects to the original homeowner. In addition, Belmont also carries 10-year SureStart™ Protection. For specific warranty details and limitations, refer to the warranty itself (available from the local supplier, roofing contractor or on-line at www.certainteed.com).

FOR MORE INFORMATION

Sales Support Group: 800-233-8990

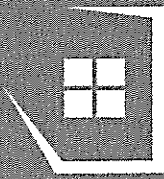
Web site: www.certainteed.com

See us at our on-line specification writing tool, CertaSpec, at www.certainteed.com/certaspec.

CertainTeed Roofing
20 Moores Road
Malvern, PA 19355

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CertainTeed
SAINT-GOBAIN



Home Innovation
NGBS GREEN CERTIFIED™

THIS IS TO SIGNIFY THAT THE FOLLOWING
PRODUCTS FOR RESIDENTIAL CONSTRUCTION

PLY GEM PREMIUM VINYL SIDING

MANUFACTURED BY
PLY GEM INDUSTRIES

HAVE BEEN CERTIFIED FOR POINTS TOWARD NGBS GREEN
CERTIFICATION TO THE ICC 700 NATIONAL GREEN BUILDING
STANDARD AS DETAILED IN NGBS GREEN CERTIFIED PRODUCT
REPORT #NGBSGCP-00085.

Robert L. Hill, Director - Laboratory & Certification Services

October 26, 2009
Approval Date

April 30, 2014
Expiration Date

CERTIFICATE #000085

This certificate is not a representation, warranty, or guarantee of product performance or certification of code compliance. For details of the product warranty, consult the product manufacturer.



Home Innovation
NGBS GREEN CERTIFIED™

NGBS Green Certified Product Report #NGBSGCP-00085

Products: Ply Gem Premium Vinyl Siding

Manufacturer: Ply Gem Industries

The product(s) shown on this report have been independently verified as eligible products for use in achieving points toward project certification under ICC-700 National Green Building Standard. Home Innovation Research Labs authorizes accredited verifiers to award points toward certification without additional documentation when the product(s) is used as noted below.

2008 NATIONAL GREEN BUILDING STANDARD			
PRACTICE #	PRACTICE DESCRIPTION	POTENTIAL POINTS AVAILABLE	ADDITIONAL CONDITIONS OF USE TO AWARD POINTS
2008 NGBS 601.7	Building materials/assemblies do not require additional site applied material for finishing. 12 points max. awarded.	2-5	For 5 points, 90% or more of the installed exterior wall coverings must be this product. For 2 points, 50-90% of the installed exterior wall coverings must be this product.
2008 NGBS 602.8	Termite-resistant materials are used in portions of the building.	2-6	To earn two points, product is used in conjunction with other termite resistant materials for the first 2 feet of all the foundation, floor, and structural wall, wall cladding, and exterior deck components in zones with slight to moderate termite infestation. 4 points are awarded when used in conjunction with other termite resistant materials for the first 3 feet in moderate to heavy termite zones, and 6 points are awarded for use with other termite resistant materials for all of the foundation, floor, and structural wall, wall cladding, and exterior deck components in areas of very heavy termites.

2012 NATIONAL GREEN BUILDING STANDARD			
PRACTICE #	PRACTICE DESCRIPTION	POTENTIAL POINTS AVAILABLE	ADDITIONAL CONDITIONS OF USE TO AWARD POINTS
2012 NGBS 601.7	Building materials/assemblies do not require additional site applied material for finishing. 12 points max. awarded.	2-5	For 5 points, 90% or more of the installed exterior wall coverings must be this product. For 2 points, 50-90% of the installed exterior wall coverings must be this product.
2012 NGBS 602.8	Termite-resistant materials are used in portions of the building.	2-6	To earn two points, product is used in conjunction with other termite resistant materials for the first 2 feet of all the foundation, floor, and structural wall, wall cladding, and exterior deck components in zones with slight to moderate termite infestation. 4 points are awarded when used in conjunction with other termite resistant materials for the first 3 feet in moderate to heavy termite zones, and 6 points are awarded for use with other termite resistant materials for all of the foundation, floor, and structural wall, wall cladding, and exterior deck components in areas of very heavy termites.



SECTION 08 53 13.00.
VINYL WINDOWS AND PATIO DOORS
JELD-WEN® Builders Vinyl Series

****NOTE TO SPECIFIER**** JELD-WEN® Premium Vinyl Windows Western Region includes AK, AZ, CA, CO, HI, ID, MT, NM, NV, OR, UT, WA, and WY. More Information is available at www.jeld-wen.com or by contacting a JELD-WEN representative.

****NOTE TO SPECIFIER**** JELD-WEN® Premium Vinyl Windows Eastern Region includes AL, AR, CT, DE, DC, GA, IL, IN, IA, KS, KY, LA, ME, MA, MI, MD, MN, MO, MS, NE, NC, ND, NH, NJ, NY, OH, OK, PA, RI, SC, SD, TN, TX, VT, VA, WI, WV. More Information is available at www.jeld-wen.com or by contacting a JELD-WEN representative.

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Vinyl Windows and Patio Doors: **[Double-Hung Windows] [Fixed, Radius and Geometric Windows] [Horizontal Sliding Windows] [Single-Hung Side Load Windows] [Single Hung Tilt Windows] [Garden Windows] [Basement Windows] [Sliding Patio Doors].**

1.2 REFERENCES

- A. American Architectural Manufacturer Association (AAMA)
 - 1. AAMA/WDMA/CSA 101/I.S.2 /A440 - North American Fenestration Standard/Specification for windows, doors, and skylights (NAFS).
- B. National Fenestration Rating Council (NFRC)
 - 1. NFRC 100 - Procedure for Determining Fenestration Thermal Properties
 - 2. NFRC 200 - Procedure for Determining Fenestration Product Solar Heat Gain Coefficient and Visible Transmittance at Normal Incidence.
- C. ASTM International.
 - 1. ASTM E90 – Laboratory measurement of Airborne Sound Transmission of Building Partitions and Elements.
 - 2. ASTM E1332 – Standard Classification for Rating Outdoor – Indoor Sound Attenuation.

1.3 SUBMITTALS

- A. Submit under provisions of Section 0 13 00 – Administrative Requirements.
- B. Product Data: Manufacturer's data sheets on each product to be used, including:
 - 1. Preparation instructions and recommendations.
 - 2. Storage and handling requirements and recommendations.
 - 3. Installation methods.
- C. Shop Drawings: Submit shop drawings indicating details of construction, flashings and relationship with adjacent construction.
- D. Selection Samples: For each factory-finished product specified, two complete sets of color chips representing manufacturer's full range of available finishes.
- E. Verification Samples: For each factory-finished product specified, two samples, minimum size 6 inches (150 mm) square, representing actual finishes.
- F. Design Data, Test Reports: Provide manufacturer test reports indicating product compliance with indicated requirements.

- G. Closeout Submittals: Refer to Section 0 17 00 Execution and Closeout Requirements Closeout Submittals.

1.4 QUALITY ASSURANCE

- A. Installer Qualifications: Minimum ___ year(s) installing similar assemblies.
- B. Certifications: AAMA certification label indicating assemblies meet the design requirements
- C. Mock-Up: Provide a mock-up for evaluation of installation techniques and workmanship.
 - 1. Mock-ups shall incorporate surrounding construction, including wall assembly fasteners, flashing, and other related accessories installed in accordance with manufacturer's approved installation methods.
 - 2. Do not proceed with remaining work until workmanship is approved by Architect.
 - 3. Modify mock-up as required to produce acceptable work.
 - 4. At Substantial Completion, approved mockups may become part of completed work.
 - 5. Demolish mockups and remove from site.
- D. Pre-installation Meeting: Conduct pre-installation meeting on-site two weeks prior to commencement of installation.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Deliver, store and handle materials and products in strict compliance with manufacturer's instructions and recommendations and industry standards.
- B. Deliver and store assembly materials and components in manufacturer's original, unopened, undamaged containers with identification labels intact. Protect from damage.

1.6 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by Manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's recommended limits.

1.7 WARRANTY

- A. Manufacturer's Standard Warranty: Assemblies will be free from defects in materials and workmanship from the date of manufacture for the time periods indicated below:
 - 1. Window Unit: **[Owner Occupied Single-Family Residence: Lifetime] [Commercial: 10 years].**
 - 2. Patio Door Unit: **[Owner Occupied Single-Family Residence: Lifetime] [Commercial: 10 years].**
 - 1. Glazing:
 - a. Insulated Glass: **[Lifetime] [10 years]** against seal breakage
 - b. Laminated Glass: 5 years against delamination.
 - c. Specialty Glazing: 5 years against delamination.

PART 2 - PRODUCTS

2.1 MANUFACTURER

- A. Acceptable Manufacturer: JELD-WEN, Inc.; 440 South Church Street, Suite 400, Charlotte, NC 28202; Toll Free Tel: 800-535-3936; Tel: 541-850-2606; Fax: 541-851-4333; Email: architectural_inquiries@jeld-wen.com; Web: <http://www.jeld-wen.com>.
- B. Substitutions: Not permitted.
- C. Requests for substitutions will be considered in accordance with provisions of Section 0 16 00 – Product Requirements.

2.2 VINYL WINDOWS AND PATIO DOORS - GENERAL

- A. Design Requirements

1. Provide windows capable of complying with requirements indicated, based on testing manufacturer's window that are representative of those specified and that are of test size required by AAMA/WDMA/CSA 101/I.S.2/A440.
 2. Test Size: In compliance with requirements of AAMA/WDMA/CSA 101/I.S.2/A440.
 3. Structural Requirements: Provide assemblies complying with requirements indicated:
 - a. Performance Class: As indicated on drawings.
 - b. Performance Class: _____.
 - c. Performance Grade: As indicated on drawings.
 - d. Performance Grade: _____.
 4. NFRC Requirements: Provide assemblies complying with the following total window ratings:
 - a. U-Factor: _____ in accordance with NFRC 100.
 - b. Solar Heat Gain Coefficient (SHGC): _____ in accordance with NFRC 200.
 - c. Visible Transmittance (VT): _____ in accordance with NFRC 200.
 5. Acoustic Requirements – Provide assemblies capable of complying with the following:
 - a. STC: _____.
 - b. OITC: _____.
- B. Installation Accessories:
1. Flashing: Refer to Section 07600 - Flashing and Sheet Metal.
 2. Sealants: OSI Sealants (OSI QUAD Max, OSI QUAD Foam) by Henkel Corporation.
 3. Sealants: Refer to Section 07920 - Joint Sealants.
 4. Sealants: Manufacturer recommended sealants to maintain watertight conditions.
- C. Materials:
- D. Finishes:
1. Interior Finishes for Windows:
 - a. Standard Vinyl: **[As selected by Architect] [White (Standard)] [Desert Sand] [Almond].**
 2. Exterior Finishes for Windows:
 - a. Standard Vinyl: **[As selected by Architect] [White (Standard)] [Desert Sand] [Almond].**
 - b. Optional Pre-Painted Colors: **[Chestnut Bronze] [Black] [Dark Chocolate].**
 3. Interior Finishes for Patio Doors:
 - a. Standard Vinyl: **[As selected by Architect] [White (Standard)] [Desert Sand] [Almond].**
 4. Exterior Finishes for Patio Doors:
 - a. Standard Vinyl: **[As selected by Architect] [White (Standard)] [Desert Sand] [Almond].**
 - b. Optional Pre-Painted Colors: **[Chestnut Bronze] [Black] [Dark Chocolate].**

2.3 VINYL WINDOW ASSEMBLIES

- A. Basis of Design: Builders Vinyl Series window assemblies as manufactured by JELD-WEN, Inc.: **[Double-Hung Windows] [Fixed, Radius and Geometric Windows] [Horizontal Sliding Windows] [Single-Hung Side Load Windows] [Single Hung Tilt Windows] [Garden Windows] [Basement Windows].**
- B. Window Fabrication:
1. Double-Hung Windows:
 - a. Frame: Fusion welded corners.
 - b. Sash: Fusion welded corners.
 - c. Glass: Mounted using silicone glazing compound or glazing tape.
 2. Fixed, Radius and Geometric Windows:
 - a. Frame: Fusion welded corners.
 - b. Glass: Mounted using silicone glazing compound or glazing tape.
 3. Horizontal Sliding Windows:
 - a. Frame: Fusion welded corners.

- b. Sash: Fusion welded corners.
 - c. Glass: Mounted using silicone glazing compound or glazing tape.
 - 4. Single-Hung Side Load Windows:
 - a. Frame: Fusion welded corners.
 - b. Sash: Fusion welded corners.
 - c. Glass: Mounted using silicone glazing compound or glazing tape.
 - 5. Single Hung Tilt Windows:
 - a. Frame: Fusion welded corners.
 - b. Sash: Fusion welded corners.
 - c. Glass: Mounted using silicone glazing compound or glazing tape.
 - 6. Garden Windows:
 - a. Frame: Fusion welded corners.
 - b. Sash: Fusion welded corners.
 - c. Glass: Mounted using silicone glazing compound or glazing tape.
 - 7. Basement Windows:
 - a. Frame: Fusion welded corners.
 - b. Sash: Fusion welded corners.
 - c. Glass: Mounted using silicone glazing compound or glazing tape.
- C. Frames:
 - 1. Jamb Depth: **[Double-Hung Windows: 3 1/4 inch (82.5mm)] [Fixed, Radius and Geometric Windows: 2 29/32 inch (73.8mm)] [Horizontal Sliding Windows: 2 29/32 inch (73.8mm)] [Single-Hung Side Load Windows: 2 29/32 inch (73.8mm)] [Single Hung Tilt Windows: 2 29/32 inch (73.8mm)] [Garden Windows: N/A] [Basement Windows: 3 5/8 inch (92.1mm)].**
- D. Sashes:
 - 1. Sash Thickness: **[Double hung windows: 1 1/8 inch (28.6mm)] [Horizontal sliding windows: 1 1/8 inch (28.6mm)] [Single-Hung side load windows: 1 1/8 inch (28.6mm)] [Single-hung tilt windows: 1 1/8 inch (28.6mm)] [Garden Window: 1.040 inch (26.4mm)] [Basement Window: 1.180 inch (30mm)].**
- E. Exterior Trim
 - 1. Frame
 - a. Double-Hung Windows: **[Nail Fin (1 1/4" setback) (Standard)] [Pocket / Replacement] [Block Frame] [Brickmould] [Retro Brickmould].**
 - b. Fixed, Radius and Geometric Windows: **[Nail Fin (1 1/4" setback) (Standard)] [Pocket / Replacement] [Block Frame - Ripped Fin Picture Window].**
 - c. Horizontal Sliding Windows: **[Nail Fin (1 1/4" setback) (Standard)] [Block Frame] [1" Nail Fin Setback Stucco Frame] [Stucco Fin with Block Frame-Ripped Fin] [Flush Fin] [Pocket / Replacement] [Florida Flange].**
 - d. Single-Hung Side Load Windows: **[Nail Fin (1 1/4" setback) (Standard)] [Block Frame] [1" Nail Fin Setback Stucco Frame] [Stucco Fin with Block Frame-Ripped Fin] [Flush Fin].**
 - e. Single Hung Tilt Windows: **[Nail Fin (1 1/4" setback) (Standard)] [Pocket / Replacement] [Block Frame] [Florida Flange].**
 - f. Garden Windows: Nail Fin (Standard).
 - g. Basement Windows: Block Frame (Standard).
- F. Frame Accessories:
 - 1. Exterior:
 - a. Slope Sill Adapter.
 - b. J-Channel - Snap In (6813).
 - c. 7/8" Stucco Trim Clip (6470).
 - d. Groove Filler.
 - 2. Interior:
 - a. Groove Filler.
 - b. 1/2" Wall Return Accessory.

- c. 11/16" Wall Return Accessory.
 - d. 3/4" Wall Return Accessory.
- G. Extension Jambs: Provide at all sides of frame
 - 1. Double-Hung Windows: **[4-9/16 inch (Standard)] [6-9/16 inch].**
 - 2. Fixed, Radius and Geometric Windows: **[4-9/16 inch (Standard)] [6-9/16 inch].**
 - 3. Horizontal Sliding Windows: **[4-9/16 inch (Standard)] [6-9/16 inch].**
 - 4. Single-Hung Side Load Windows: **[4-9/16 inch (Standard)] [6-9/16 inch].**
 - 5. Single-Hung Tilt Windows: **[4-9/16 inch (Standard)] [6-9/16 inch].**
- H. Weatherstripping: **[Double-Hung Windows: .290" fin pile] [Fixed, Radius and Geometric Windows: N/A] [Horizontal Sliding Windows: .270" fin pile] [Single-Hung Side Load Windows: .270" fin pile] [Single Hung Tilt Windows: .290 fin pile] [Garden Windows: .240" fin pile] [Basement Windows: Foam bulb].**
- I. Hardware
 - 1. Double-Hung Windows:
 - a. Balance: Block and Tackle System.
 - b. Lock: Standard, Style Cam-Lock.
 - 1) Finish: **[As selected by Architect] [White (Standard)] [Desert Sand] [Almond] [Antique Brass] [Polished Brass] [Brushed Chrome] [Chestnut Bronze. (East Only)].**
 - c. Lock: Optional, Cam-Lock.
 - 1) Finish: **[As selected by Architect] [White (Standard)] [Desert Sand] [Almond].**
 - d. Lock: Thumb Latches
 - e. Secondary Vent Stop: **[None (Standard)] [Secondary Vent Stop] [Window Opening Control Device ASTM F2090 Compliant] [With WOCD ASTM F2090 Compliant Shipped Uninstalled].**
 - 2. Horizontal Sliding Windows:
 - a. Sliding System: Standard, Nylon Rollers and Guides.
 - b. Lock: Standard, Style Cam-Lock.
 - 1) Finish: **[As selected by Architect] [White (Standard)] [Desert Sand] [Almond] [Antique Brass] [Polished Brass] [Brushed Chrome] [Chestnut Bronze. (East Only)].**
 - c. Lock: Optional, Wen-Lock®.
 - 1) Finish: **[As selected by Architect] [White (Standard)] [Desert Sand] [Almond].**
 - d. Lock: Optional, Cam-Lock.
 - 1) Finish: **[As selected by Architect] [White (Standard)] [Desert Sand] [Almond].**
 - e. Lock: Optional, Wen-Lock® - ADA Compliant.
 - 1) Finish: **[As selected by Architect] [White (Standard)] [Desert Sand] [Almond].**
 - f. Secondary Vent Stop: **[None (Standard)] [Secondary Vent Stop] [Window Opening Control Device ASTM F2090 Compliant] [With WOCD ASTM F2090 Compliant Shipped Uninstalled].**
 - 3. Single-Hung Side Load Windows:
 - a. Balance: Block and Tackle System.
 - b. Lock: Standard, Wen-Lock®.
 - 1) Finish: **[As selected by Architect] [White (Standard)] [Desert Sand] [Almond].**
 - c. Lock: Optional, Cam-Lock.
 - 1) Finish: **[As selected by Architect] [White (Standard)] [Desert Sand] [Almond].**
 - d. Lock: Optional, Style Cam-Lock.

- 1) Finish: **[As selected by Architect] [White (Standard)] [Desert Sand] [Almond] [Antique Brass] [Polished Brass] [Brushed Chrome]**.
 - e. Lock: Optional, Wen-Lock® - ADA Compliant.
 - 1) Finish: **[As selected by Architect] [White (Standard)] [Desert Sand] [Almond]**.
 - f. Lock: Side Removable Takeout Clips.
 - g. Secondary Vent Stop: **[None (Standard)] [Secondary Vent Stop] [Window Opening Control Device ASTM F2090 Compliant]**.
4. Single Hung Tilt Windows:
 - a. Balance: Block and Tackle System.
 - b. Lock: Standard, Style Cam-Lock.
 - 1) Finish: **[As selected by Architect] [White (Standard)] [Desert Sand] [Almond] [Antique Brass] [Polished Brass] [Brushed Chrome] [Chestnut Bronze. (East Only)]**.
 - c. Lock: Optional, Wen-Lock®.
 - 1) Finish: **[As selected by Architect] [White (Standard)] [Desert Sand] [Almond]**.
 - d. Lock: Optional, Cam-Lock.
 - 1) Finish: **[As selected by Architect] [White (Standard)] [Desert Sand] [Almond]**.
 - e. Lock: Optional, Wen-Lock® - ADA Compliant.
 - 1) Finish: **[As selected by Architect] [White (Standard)] [Desert Sand] [Almond]**.
 - f. Lock: Tilt latches.
 - g. Secondary Vent Stop: **[None (Standard)] [Secondary Vent Stop] [Window Opening Control Device ASTM F2090 Compliant]**.
5. Garden Windows:
 - a. Lock: Knife Lock (Standard)
 - b. Finish: Standard, White.
 - c. Secondary Vent Stop: None.
6. Basement Windows:
 - a. Lock: Cam-Lock (Standard)
 - b. Finish: Standard, White.
- J. Glazing for Windows.
 1. Strength: **[Annealed glass (Standard)] [Laminate glass] [Tempered glass]**.
 2. Glazing Type: Insulated Glass
 - a. Two panes of glass utilizing a continuous roll formed stainless steel and dual seal sealant.
 - b. Overall Nominal Thickness: 3/4 inch.
 - c. Glass Coating: **[Low-E (Standard)] [Low-E 366] [Low-E 180] [No Low-E] [Low-E EC] [Low-E 366 EC] [Low-E 180 EC]**.
- K. Insect Screens
 1. Material: **[Charcoal Fiberglass screen cloth (18 by 16 mesh) set in painted roll formed aluminum frame.] [Charcoal aluminum screen cloth (18 by 16 mesh) set in painted roll formed aluminum frame.] [Bright aluminum screen cloth (18 by 16 mesh) set in painted roll formed aluminum frame (Western Region)] [Black BetterVue fiberglass screen cloth (18 x 18) set in painted roll formed or extruded aluminum frame]**.
 2. Frame Finish: Color match window frame extrusion.
- L. Grilles
 1. Grilles Between the Glass (GBG):
 - a. Material: Made of roll formed aluminum suspended within the air cavity.
 - b. Profile: Flat.
 - 1) Profile Width: 5/8 inch (15.9mm).

- (a) Finish: **[As selected by Architect] [White (Standard)] [Desert Sand] [Almond] [Champagne. - West].**
 - (b) Pattern: As scheduled and indicated on Drawings.
 - 2) Profile Width: 7/8 inch (22.2mm). – East.
 - (a) Finish: **[As selected by Architect] [White (Standard)] [Desert Sand] [Almond].**
 - (b) Pattern: As scheduled and indicated on Drawings.
 - c. Profile: Contour.
 - 1) Profile Width: 1 inch (25.4mm).
 - (a) Finish: **[As selected by Architect] [White (Standard)] [Desert Sand] [Almond].**
 - (b) Pattern: As scheduled and indicated on Drawings.
 - 2) Profile Width: 5/8 inch (15.9mm). – East.
 - (a) Finish: **[As selected by Architect] [White (Standard)] [Desert Sand] [Almond].**
 - (b) Pattern: As scheduled and indicated on Drawings.
 - 2. Simulated Divided Lites (SDL): (East)
 - a. Material: Extruded vinyl contoured muntin permanently applied to exterior and interior of insulating glass unit.
 - b. Profile: Contour (slim).
 - 1) Profile Width: 7/8 inch (22.2mm)
 - (a) Finish: **[As selected by Architect] [White (Standard)] [Desert Sand] [Almond] [Chestnut Bronze Ext./White Int.] [Black Ext./White Int.] [Dark Chocolate Ext./White Int.].**
 - c. Pattern: As scheduled and indicated on Drawings.
 - 3. SDL/GBG – East.
 - a. Material (Exterior): Extruded vinyl contoured muntin permanently applied to exterior of insulating glass unit.
 - 1) Profile: Contour (slim) SDL.
 - (a) Profile Width: 7/8 inch (22.2mm).
 - b. Material (Interior): Made of roll formed aluminum suspended within the air cavity.
 - 1) Profile: Contour GBG.
 - (a) Profile Width: 1 inch (25.4mm).
 - c. Finish: **[White (Standard)] [Desert Sand].**
 - d. Pattern: As scheduled and indicated on Drawings.
- 2.4 VINYL PATIO DOOR ASSEMBLIES
 - A. Basis of Design: Builders Vinyl patio door assemblies as manufactured by JELD-WEN, Inc.
 - B. Patio Door Fabrication
 - 1. Sliding Patio Doors
 - a. Frame: Fusion welded corners
 - b. Sash: Fusion welded corners
 - c. Glass: Mounted using silicone glazing compound or glazing tape.
 - C. Frames
 - 1. Sliding Patio Doors:
 - a. Jamb Depth: 4-1/2 inch (114mm).
 - D. Sliding Door Panels
 - 1. Sash Thickness
 - a. Sliding patio doors: 1 1/2 inch (38.1mm).
 - E. Exterior Patio Door Trim
 - 1. Sliding Patio Doors: **[Nail Fin (1 1/4" setback) (Standard)] [Block Frame].**
 - F. Extension jambs:

1. Sliding Patio Doors: **[5-1/2 inch with Stucco Key and Drywall Return (West Only)] [6-9/16 inch (East Only)]**.
- G. Weatherstripping:
 1. Sliding Patio Doors: .260 fin pile.
- H. Hardware
 1. Sliding Patio Doors
 - a. Sliding System: Steel Rollers.
 - b. Handle Set: Contour Handle.
 - c. Lock: Optional, Key Cylinder.
 - d. Finish: Color match window frame extrusion.
- I. Patio Door Glazing
 1. Strength: **[Tempered glass (Standard)] [Laminated glass]**.
 2. Insulated Glass (standard):
 - a. Construction: Two panes of glass utilizing a continuous roll formed Tin and dual seal sealant.
 - b. Overall Nominal Thickness: 3/4" – 1".
 - c. Glass Coating: **[As selected by Architect] [Low-E (Standard)] [Low-E 366] [Low-E 180] [No Low-E] [Low-E EC] [Low-E 366 EC] [Low-E 180 EC]**.
- J. Insect Screens
 1. Material: **[Charcoal fiberglass screen cloth (18 by 16 mesh) set in painted roll formed aluminum frame] [Charcoal aluminum screen cloth (18 by 16 mesh) set in painted roll formed aluminum frame]**.
 2. Frame Finish: Color match window frame extrusion
- K. Grilles for Patio Doors.
 1. Grilles Between the Glass (GBG):
 - a. Material: Made of roll formed aluminum suspended within the air cavity.
 - b. Profile: Flat.
 - 1) Profile Width: 5/8 inch (15.9mm).
 - (a) Finish: **[As selected by Architect] [White (Standard)] [Desert Sand] [Almond] [Champagne. - West]**.
 - (b) Pattern: As scheduled and indicated on Drawings.
 - 2) Profile Width: 7/8 inch (22.2mm). – East.
 - (a) Finish: **[As selected by Architect] [White (Standard)] [Desert Sand] [Almond]**.
 - (b) Pattern: As scheduled and indicated on Drawings.
 - c. Profile: Contour.
 - 1) Profile Width: 1 inch (25.4mm).
 - (a) Finish: **[As selected by Architect] [White (Standard)] [Desert Sand] [Almond]**.
 - (b) Pattern: As scheduled and indicated on Drawings.
 - 2) Profile Width: 5/8 inch (15.9mm). – East.
 - (a) Finish: **[As selected by Architect] [White (Standard)] [Desert Sand] [Almond]**.
 - (b) Pattern: As scheduled and indicated on Drawings.
 2. Simulated Divided Lites (SDL): (East)
 - a. Material: Extruded vinyl contoured muntin permanently applied to exterior and interior of insulating glass unit.
 - b. Profile: Contour (slim).
 - 1) Profile Width: 7/8 inch (22.2mm)
 - (a) Finish: **[As selected by Architect] [White (Standard)] [Desert Sand] [Almond] [Chestnut Bronze Ext./White Int.] [Black Ext./White Int.] [Dark Chocolate Ext./White Int.]**.
 - c. Pattern: As scheduled and indicated on Drawings.

3. SDL/GBG – East.
 - a. Material (Exterior): Extruded vinyl contoured muntin permanently applied to exterior of insulating glass unit.
 - 1) Profile: Contour (slim) SDL.
 - (a) Profile Width: 7/8 inch (22.2mm).
 - b. Material (Interior): Made of roll formed aluminum suspended within the air cavity.
 - 1) Profile: Contour GBG.
 - (a) Profile Width: 1 inch (25.4mm).
 - c. Finish: Standard, White.
 - d. Finish: Optional, Desert Sand.
 - e. Pattern: As scheduled and indicated on Drawings.

PART 3 - EXECUTION

3.1 GENERAL

- A. Install windows in accordance with manufacturer's installation guidelines and recommendations.

3.2 EXAMINATION

- A. Inspect window prior to installation.
- B. Inspect rough opening for compliance with window manufacturer recommendations. Verify rough opening conditions are within recommended tolerances.

3.3 PREPARATION

- A. Prepare windows for installation in accordance with manufacturer's recommendations.

3.4 INSTALLATION

- A. Insert window into rough opening:
 1. Shim side jambs straight.
 2. Inspect window for square, level and plumb.
 3. Fasten window through jamb, shim and into rough opening jamb.
 4. Test and adjust for smooth operation of window.
 5. Ensure weep holes are clear of debris for proper drainage.

3.5 CLEANING

- A. Remove Preserve® film from glass.
- B. Clean the exterior surface and glass with mild soap and water.

3.6 PROTECTION

- A. Protect installed windows from damage.

END OF SECTION



SECTION 06 05 73

TREATED WOOD PRESERVATIVES - PRESSURE TREATED WOOD

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Preservative treatment of lumber and plywood.

1.2 RELATED SECTIONS

- A. Section 32 31 23 - Plastic Fences and Gates.
- B. Section 06 10 00 - Rough Carpentry.
- C. Section 06 15 00 - Wood Decking.
- D. Section 06 20 00 - Finish Carpentry.

1.3 REFERENCES

- A. ASTM International (ASTM):
 - 1. ASTM A153/A153M - Standard Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware.
 - 2. ASTM A653 / A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
- B. American Wood-Protection Association (AWPA):
 - 1. AWPA E12 - Standard Method of Determining the Corrosion of Metal in Contact with Wood.
 - 2. AWPA M4 - Standard for the Care of Preservative Treated Wood Products.
 - 3. AWPA P5 - Standard for Waterborne Preservatives.
 - 4. AWPA P23 - Standard for Chromated Copper Arsenate Type C (CCA-C).
 - 5. AWPA P25 - Standard for Inorganic Boron (SBX).
 - 6. AWPA P26 - Standard for Alkaline Copper Quat Type A (ACQ-A).
 - 7. AWPA P27 - Standard for Alkaline Copper Quat Type B (ACQ-B).
 - 8. AWPA P28 - Standard for Alkaline Copper Quat Type C (ACQ-C).
 - 9. AWPA P29 - Standard for Alkaline Copper Quat Type D (ACQ-D).
 - 10. AWPA P47 - Standard for DCOI/Imidacloprid/Stabilizer, Waterborne (EL2).
 - 11. AWPA P48 - Standard for Copper Azole Type C (CA-C).
 - 12. AWPA T1 - Use Category System: Processing and Treatment Standard.
 - 13. AWPA U1 - Use Category System: User Specification for Treated Wood.
- C. Permanent Wood Foundation (PWF) Design Specification, ANSI/AF&PA PWF-2007.
- D. Permanent Wood Foundations, Design and Construction Guide, Southern Pine Council. Publication #400.
- E. Hawaiian Local Building Code Standards.

1.4 SUBMITTALS

- A. Submit under provisions of Section 01 30 00 - Administrative Requirements.
- B. Product Data: Manufacturer's instructions for use, including requirements for storage, cutting, and finishing.
- C. Preservative Treatment Certification: Treating plant's certification of compliance with specified standards, process employed, and preservative retention values.

1.5 QUALITY ASSURANCE

- A. Wood Treatment Plant Qualifications: Wood treatment plant experienced in performing work of this section licensed by Viance, LLC.
- B. Source Quality: Obtain treated wood products from a single approved source.
- C. Preservative Treatment: Mark each piece of plywood and lumber to show compliance with specified standards.
- D. Independent Third Party Inspection:
 - 1. Provide plant inspections.
- E. Kiln Dry after Treatment (KDAT): Provide kiln dry material as indicated or required.
 - 1. Kiln dry after treatment to 19 percent maximum moisture content for lumber and 18 percent for plywood in accordance with AWWA T1, Section 7 - Drying After Treatment (lumber) and AWWA T1, Section :F: Pressure treated composites (3c) kiln drying after treatment.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Exposure: Prevent wood products against moisture and dimensional changes, in accordance with instructions from treating plant.

1.7 WARRANTY

- A. TIMBERSAVER PT Manufacturer's Warranty: Provide manufacturer's standard 20-year transferable limited warranty for pressure-treated wood.
- B. TIMBERSAVER 40 Manufacturer's Warranty: Provide manufacturer's standard 40-year transferable limited warranty for pressure-treated wood.
- C. Ecolife (EL2) Manufacturer's Warranty: Provide manufacturer's standard lifetime limited warranty for pressure treated wood.
- D. Preserve CA Manufacturer's Warranty: Provide manufacturer's standard lifetime limited warranty for pressure treated wood.
- E. Preserve ACQ) Manufacturer's Warranty: Provide manufacturer's standard lifetime limited warranty for pressure treated wood.

PART 2 PRODUCTS

2.1 MANUFACTURERS

- A. Acceptable Manufacturer: Viance - Treated Wood Solutions, which is located at: 8001 IBM Dr. Building 403 ; Charlotte, NC 28262; Toll Free Tel: 800-421-8661; Tel: 704-522-0825; Fax: 704-527-8232; Email: [requestinfo \(Productinfo@viance.net\)](mailto:requestinfo@viance.net);

Web: www.treatedwood.com

- B. Requests for substitutions will be considered in accordance with provisions of Section 01 60 00 - Product Requirements.
- C. Substitutions: Not permitted.

2.2 MATERIALS

- A. Dimension Lumber: As specified in Section 06 10 00 - Rough Carpentry.
- B. Structural Plywood: As specified in Section 06 10 00 - Rough Carpentry.
- C. Finish Lumber and Plywood: As specified in Section 06 20 00 - Finish Carpentry.
- D. Fasteners and Metal Hardware In Preservative Treated Wood : For treated wood and where wood is in ground contact, subject to high relative humidity, or exposed to weather, provide corrosion resistant steel fasteners with hot-dip zinc coating per ASTM A153/A153M, provide corrosion resistant hardware per ASTM A653 / A653M Class G-185 in compliance with building code requirements.

2.3 PRESERVATIVE PRESSURE TREATMENT OF WOOD

- A. Preservative treatment for above ground use continuously protected from liquid water:
 - 1. Treatment: TimberSaver PT (SBX) in accordance with AWWA U1 and P5 and P25.
 - a. For protection against North American subterranean termites, decay and insects, 0.25 lb/cu ft (4kg/m³) Disodium Octaborate Tetrahydrate (DOT) minimum retention (0.17 lb/cu ft (2.7 kg/m³) as B₂O₃ equivalent) retention.
 - b. For protection against North America subterranean termites, Formosan termites and insects, use 0.42 lb/cu ft. (6.7 kg /m³) Disodium Octaborate Tetrahydrate (DOT) minimum retention (0.28 lb/cu ft. (4.5 kg/m³) as B₂O₃ equivalent) in accordance with AWWA U1 or Hawaiian building code standards as appropriate.
 - c. All lumber and Plywood treated with TimberSaver PT shall be protected from exposure to the weather during transit and storage. TimberSaver PT treated products shall be stored out of ground contact and protected against exposure to liquid water.
 - 2. Treatment: TimberSaver 40 (SBX) in accordance with AWWA U1 and P5 and P25.
 - a. For protection against North American subterranean termites, Formosan termites and insects use 0.42 lb/cu ft. (6.7 kg /m³) Disodium Octaborate Tetrahydrate (DOT) minimum retention (0.28 lb/cu ft. (4.5 kg/m³) as B₂O₃ equivalent) in accordance with AWWA U1 or Hawaiian building code standards as appropriate.
 - b. All lumber and Plywood treated with TimberSaver 40 shall be protected from exposure to the weather during transit and storage. TimberSaver 40 treated products shall be stored out of ground contact and protected against exposure to liquid water.
 - 3. Treat wood in the following locations:
 - a. All framing lumber, studs, sill plates, floor joists, roof rafters, trusses, plywood,
 - b. Interior sheathing, furring strips, flooring, moldings and wood trim.
- B. Preservative Treatment for Above Ground Use: decking, fencing, handrails, joists

and subflooring, roof decks and sheathing.

1. Treatment: ACQ as manufactured for Viance in accordance with AWP A U1 and P5, P26, P27, P28, P29 as appropriate.
 - a. Use 0.15 lb/cu ft (2.4 kg/m³) of ACQ in accordance with AWP A U1: (UC3B) as appropriate.
 2. Treatment: Ecolife or EL2 as manufactured by Viance.
 - a. Use 0.019 lb/cu ft (0.3 kg/m³) of Ecolife or EL2 (+ 0.2 lb/cu ft MCS) in accordance with AWP A U1 (UC3B) as appropriate.
 3. Treat wood in the following locations:
 - a. In contact with roofing, flashing, or waterproofing.
 - b. In contact with masonry or concrete.
 - c. Within 18 inches (450 mm) of grade.
 - d. Exposed to weather.
 - e. Other locations indicated.
- C. Preservative Treatment, Ground and Fresh Water Contact: Fence posts, Landscaping, piers and docks.
1. Treatment: ACQ as manufactured for Viance in accordance with AWP A U1.
 - a. Use 0.40 lb/cu ft (6.4 kg/m³) of ACQ in accordance with AWP A U1 (UC4A) as appropriate.
 2. Use 0.40 lb/cu ft (6.4 kg/m³) retention.
 3. If required, kiln dry after treatment to 19 percent maximum moisture content for lumber and 18 percent for plywood.
 4. Treat wood in the following locations:
 - a. In contact with ground.
 - b. In contact with fresh water.
 - c. Used as posts, landscaping timbers, retaining walls, piers, or docks.
- D. Preservative Treatment for Wood Foundation Systems: Permanent wood foundations, crawl spaces.
1. Pressure-treat softwood lumber, timber, and plywood for wood foundation systems with waterborne preservatives to comply with AWP A U1.
 2. Treatment: ACQ as manufactured for Viance in accordance with AWP A U1 (UC4B)
 - a. Use 0.60 lb/cu ft (9.6 kg/m³) of ACQ in accordance with U1 or ESR 2644 as appropriate.
- E. Preservative Treatment for Salt Water Splash Zone Exposure:
1. Pressure-treat softwood lumber, timber, and plywood for salt water splash with waterborne preservatives to comply with AWP A U1.
 2. Treatment: ACQ as manufactured for Viance in accordance with AWP A U1 (UC4B)
 - a. Use 0.60 lb/cu ft (9.6 kg/m³) of ACQ in accordance with U1 as appropriate.
 - b. SupaTimber: Clean and odor-free pressure treatment contains waterborne arsenical preservatives; requires some precautions in use and handling.

2.4 CCA PRESERVATIVE PRESSURE TREATMENT OF WOOD

- A. Preservative Treatment of lumber and plywood for Above Ground Use (UC3) in accordance with the U.S. EPA Supplemental label requirements for forest products treated with CCA:
1. Treatment: CCA type C manufactured by CSI in accordance with AWP A U1, P5 and P23.
 2. Use 0.25 lb/cu ft (4 kg/m³) of CCA type C in accordance with AWP A U1.
 3. When required, kiln dry after treatment to 19 percent maximum moisture

- content for lumber and 18 percent for plywood recommended in accordance with AWPA T1 Section 7 - Drying After Treatment (lumber) and AWPA T1 Section F Pressure treated composites (3c) kiln drying after treatment.
4. Treat wood for use in the following locations:
 - a. In contact with roofing, flashing, or waterproofing.
 - b. In contact with masonry or concrete.
 - c. Within 18 inches (450 mm) of grade.
 - d. Exposed to weather.
 - e. Other locations indicated.
- B. Preservative Treatment of lumber and plywood for Ground and Fresh Water Contact (UC4A) in accordance with the U.S. EPA Supplemental label requirements for forest products treated with CCA:
1. Treatment: CCA type C manufactured by CSI in accordance with AWPA U1, P5 and P23.
 2. Use 0.40 lb/cu ft (6.4 kg/m³) of CCA type C retention in accordance with AWPA U1.
 3. When required, kiln dry after treatment to 19 percent maximum moisture content for lumber and 18 percent for plywood recommended in accordance with AWPA T1 Section 7 - Drying After Treatment (lumber) and AWPA T1 Section F Pressure treated composites (3c) kiln drying after treatment.
 4. Treat wood in the following locations:
 - a. In contact with ground.
 - b. In contact with fresh water.
 - c. Used as posts, landscaping timbers, retaining walls, piers, or docks.
- C. Preservative Treatment of lumber and plywood for Wood Foundation Systems UC4B in accordance with the U.S. EPA Supplemental label requirements for forest products treated with CCA:
1. Pressure-treat softwood lumber, timber, and plywood for wood foundation systems with CCA type C manufactured by CSI in accordance with AWPA U1, P5 and P23.
 - a. Use 0.60 lb/cu ft (9.6 kg/m³) retention of CCA type C to comply with AWPA U1
- D. Preservative Treatment of lumber and plywood for salt water splash zone uses (UC4B) in accordance with the U.S. EPA Supplemental label requirements for forest products treated with CCA
1. Pressure treat softwood lumber, timber and plywood with CCA type C manufactured by CSI in accordance with AWPA U1, P5 and P23.
 2. Use 0.60 lb/cu ft (9.6 kg/m³) retention of CCA type C to comply with AWPA U1
- E. Preservative Treatment for Poles (UC4B) in accordance with the U.S. EPA Supplemental label requirements for forest products treated with CCA
1. Pressure treat poles with CCA type C manufactured by CSI in accordance with AWPA U1, P5 and P23..
 2. Use 0.60 lb/cu ft (9.6 kg/m³) retention of CCA type C to comply with AWPA U1
- F. Preservative Treatment of wood for fresh water and land round piles (UC4C) in accordance with the U.S. EPA Supplemental label requirements for forest products treated with CCA
1. Pressure treat wood with CCA type C manufactured by CSI in accordance with AWPA U1, P5 and P23.
 2. Use 0.80 lb/cu ft (12.8 kg/m³) retention of CCA type C to comply with AWPA U1.

- G. Preservative Treatment of wood for salt water immersion (Marine Use) (UC5) in accordance with the U.S. EPA Supplemental label requirements for forest products treated with CCA
 - 1. Pressure treat wood with CCA type C manufactured by CSI in accordance with AWPA U1, P5 and P23.
 - 2. Use retentions of CCA type C appropriate for the marine exposure zone to comply with AWPA U1.

PART 3 EXECUTION

3.1 INSTALLATION

- A. Framing and Sheathing: Comply with installation requirements in Section 06 10 00 - Rough Carpentry.
- B. Millwork and Trim: Comply with installation requirements in Section 06 20 00 - Finish Carpentry.
- C. Preservative Treated Wood:
 - 1. Surface treatment of field cuts: All field cuts on members that provide structural support to a permanent structure shall be field treated in accordance with AWPA M4.
- D. Wood Foundation System: Install in accordance with the following:
 - 1. Permanent Wood Foundation (PWF) Design Specification, ANSI/AF&PA PWF-2007.
 - 2. Permanent Wood Foundations, Design and Construction Guide, Southern Pine Council. Publication #400.

END OF SECTION