# MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

**Address:** 900 Jessup Blair Dr., Takoma Park **Meeting Date:** 6/12/2019

**Resource:** Master Plan Site #36/6 **Report Date:** 6/5/2019

Jessup-Blair House

**Applicant:** M-NCPPC **Public Notice:** 5/29/2019

**Montgomery Parks** 

**Review:** HAWP **Tax Credit:** n/a

Case Number: 36/6-19A Staff: Dan Bruechert

**Proposal:** Window Replacement, site alterations, and other alterations

#### **RECOMMENDATION**

Staff recommends the HPC approve the HAWP application.

#### **ARCHITECTURAL DESCRIPTION**

SIGNIFICANCE: Individually Listed Master Plan Site #36/6 Jesup Blair House)

STYLE: Greek Revival w/ Colonial Revival Additions

DATE: c.1850 w/ 1930s additions

#### From Places from the Past:

"Originally known as The Moorings, the Blair family built this distinguished residence about 1850 as a summer retreat. The square, two-story frame house incorporates elements of Federal and Greek Revival styling, the design of the house has an unusual level of sophistication for the area. High style features include wooden corner quoins, louvered cupola, and paneled window openings. A pronounced door cornice with wide frieze rests on slender pilasters. Form nay years, the residence was home to Mary J. Blair, daughter-in-law of Francis Preston Blair, whose Silver Spring estate, located on the opposite side of Georgia Avenue, was namesake to the community. Mrs. Blair maintained a Washington residence in addition to this summer residence. Postmaster General Montgomery Blair, brother-in-law of Mary Blair, resided at The Moorings in the 1860s. The property remined in the Blair family until 1937 when Violet Blair Janin, grandchild of Francis Preston Blair, dedicated the property to the State of Maryland as a memorial to her brother, Jessup Blair."



Figure 1: The Jessup-Blair House is located in the middle of Jesup Blair Park.

#### **BACKGROUND**

The applicant presented a preliminary consultation before the HPC on June 27<sup>th</sup>, 2018. The HPC indicated it was supportive of the work proposed and determined that the burden of proof necessary to remove the historic windows had been met. The proposed work is identical with what is presented for this HAWP.<sup>1</sup>

#### **PROPOSAL**

The applicant proposes to rehabilitate the building and undertake site alterations in six primary areas:

- Remove and replace all windows;
- Remove the existing ADA ramp and replace it with a reconfigured ramp;
- Install a bilco metal cover over areaway on the south elevation;

<sup>1</sup> The Staff Report for the preliminary consultation can be located here: <a href="https://montgomeryplanning.org/wp-content/uploads/2018/06/II.D-900-Jessup-Blair-Drive-Takoma-Park-for-the-web.pdf">https://montgomeryplanning.org/wp-content/uploads/2018/06/II.D-900-Jessup-Blair-Drive-Takoma-Park-for-the-web.pdf</a>, and the hearing can be found here: <a href="http://mncppc.granicus.com/MediaPlayer.php?publish\_id=fe394a04-7ad6-11e8-a691-00505691de41">https://mncppc.granicus.com/MediaPlayer.php?publish\_id=fe394a04-7ad6-11e8-a691-00505691de41</a>.

- Convert a window on the rear into a door; and,
- Abandon an areaway on the south elevation to the library wing.

#### **APPLICABLE GUIDELINES**

Proposed alterations to individual Master Plan Sites are reviewed under Montgomery County Code Chapter 24A (Chapter 24A) and the Secretary of the Interior's Standards for Rehabilitation. Rehabilitation is defined 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.

#### Montgomery County Code, Chapter 24A Historic Resources Preservation

- (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;
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; 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.

#### Secretary of the Interior's Standards for Rehabilitation

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
- 3. Each property will 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 elements from other historic properties, will not be undertaken.
- 4. Changes to a property that has acquired historic significance in their own right will be retained and preserved.
- 5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials,

- features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction will 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

#### **Window Replacement**

The applicant proposes to remove all of the existing windows in the property and replace them. The applicant identified five general window types in the application and accompanying window survey. There is physical evidence that all of the windows (the paired eight-light casement windows, wooden multi-light sash windows with metal sash cords, multi-light sash windows, single hung sash windows, and twelve-over-twelve sash windows) were installed later than the building's 1850 construction date. In fact, no windows appear to be from the original, 1850 construction. The windows in the library likely date to its 1942 construction, however, an exact date for the other windows is challenging to identify. All of the interior trim and window sills had been removed for hazardous material abatement.

In reviewing the materials presented in the application and observations at a site visit, Staff finds that the windows in the building are more than likely not original to the house and have deteriorated beyond repair. At the June 2018 preliminary consultation, the HPC acknowledged support for the window removal and indicated that an SDL with permanently affixed interior and exterior muntins would be approvable. The applicant proposes to install a wood, SDL window with permanently affixed interior and exterior muntins. The windows throughout the project will be sashes in a variety of configurations, except for the windows on either side of the front door. Those two windows will be casements.

Staff finds the window material, design, and configuration to be appropriate for the historic resource and its additions and recommends approval under 24A-8(b)(2) and Standards 2 and 5. Final window specifications will be submitted to staff for review showing the muntin profiles and other details prior to issuance of the HAWP and building permit.

#### Remove the Existing ADA Ramp and Replace it with a Reconfigured Ramp

The existing ADA ramp is located between the historic house massing and the library wing. It is constructed out of brick and poured concrete with an aluminum railing and does not meet current building codes. The existing ramp and railing configuration also eliminate access to non-historic brick steps for those who do not desire to use the ramp.

The applicant proposes to install a new code-compliant ramp and stairs that will be installed to provide access to the same entrance. The run of the proposed ramp extends to the south in front of the library wing before a 180° turn north to the door. Materials in the renderings show the ramp will have face brick and a pipe metal railing. Because of the low height of the ramp, the railing can have an open appearance without stiles. To accommodate the reconfigured ramp, the swing of the door will have to be reversed. At the preliminary consultation the HPC voiced their support for the new ramp and ADA access.

Staff finds that while the proposed ramp will obscure more of the library wing than the existing ramp configuration, the proposal will create a safer, more usable entrance without detracting from the more highly decorated front elevation. Staff finds the open railing design will minimize the visual interruption new ramp. Staff additionally finds that the brick, concrete, and metal are appropriate materials for the house in this location. Staff further finds that changing the door swing will not detract from the historic character of the building and supports its approval. Staff supports the proposed ADA entrance under 24A-8(b)(2), (4), and (6) and Standards 2, 9, and 10.

#### **Install A Bilco Metal Cover Over Areaway on the South Elevation**

To the west of the ADA ramp is a narrow areaway that provides access to the basement below the historic house. There is a non-historic aluminum railing around this areaway. These features are not historic, however, access to this space needs to be maintained for proper building maintenance. The applicant is also concerned that allowing this below-grade space to remain could create security dangers for the historic property. This proposal will not relocate the existing gas meter.

In order to provide the necessary access to the basement, the applicant proposes to remove the aluminum railing and to install a new metal bilco-type door. The HPC indicated its support for this element at the preliminary consultation.

Staff finds that this proposal would de-clutter the appearance around this elevation by removing a non-historic railing and installing a new door at grade. Staff finds that this proposal will not substantially alter any of the historic features of the house and supports the proposal under 24A-8(b)(2) and (4) and Standard 2.

#### Convert a Window on the Rear into a Door

The library wing to the southwest of the main house requires a secondary means of egress to meet current building codes and for occupancy. The applicant proposes converting a window on the east (rear) elevation of the library into a door. The door will be accessed by a new wooden set of stairs and landing. The HPC indicated they were supportive of this proposal at the preliminary consultation.

The existing window is a six-over-six sash window that may date to the wing's construction in 1942. The proposal will remove this window and replace it with a four-panel wood door with a transom above to match the window head height. There will be a simply detailed, pressure treated wood set of stairs to grade.

Staff recognizes the need for this portion of the building to be independently occupiable for the proposed building program and finds that a secondary means of egress is required. To create this egress, either a window needs to be removed or a section of wall needs to be removed to allow for this door. Staff finds that removing a window and maintain the wall is preferable. The southernmost window on the east elevation is the window opening furthest from the historic house massing and agrees with the applicant that this is the preferred opening to use.

Staff finds that the simply detailed wood door, transom, and stairs are appropriate for the design

of the building and are detailed so they do not appear to be historic elements. Staff finds the proposal to create a secondary means of egress on the east elevation of the library building is appropriate and recommends approval under 24A-8(b)(2) and (6) and Standards 2, 9, and 10.

#### Abandoning an Areaway on the South Elevation to the Library Wing

On the south elevation of the library wing, below the bay window, is an areaway that provides exterior access to the basement. Due to significant water infiltration through this area and safety issues with the non-code compliant stairs and railing, the applicant proposes to abandon this areaway and back fill, grade, and landscape this area into a planting bed. The HPC supported this proposal at the preliminary consultation.

The basement space of the library wing has been utilized as a public space since its construction. Staff finds the stairs to be integral to the historic operation of the library wing. However, Staff recognizes that the stairs present a significant safety and building maintenance issue. Additionally, making the stairs code compliant would require enlarging the areaway significantly and would have a substantial impact on the proportions of this space. When evaluating the proposal in totality, Staff supports the proposal to remove the existing stairs and railing, back fill the space, and landscape it like the adjacent planting beds. The basement would remain occupiable space through the use of the interior stairs with secondary egress through the window wells on the east elevation.

Staff supports the proposal to remove this areaway under 24A-8(b)(4) and (6) and Standards 10.

#### STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application; as being consistent with Chapter 24A-8 and the Secretary of the Interior's Standards for Rehabilitation; and with the general condition applicable to all Historic Area Work Permits that **the applicant will present** <u>3</u> **permit sets of drawings to HPC staff for review and stamping prior to submission for <b>permits** (**if applicable**). After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work <u>and</u> not more than two weeks following completion of work.





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# HISTORIC PRESERVATION COMMISSION 301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

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# HISTORIC PRESERVATION COMMISSION 301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

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SEE REVERSE SIDE FOR INSTRUCTIONS

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

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#### 2. SITEPLAN

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- site features such as welltways, driveweys, 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" pager are preferred.

- a. Schemetic coextruction 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.
- b. 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 axisting 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 fecade of existing resource, including details of the effected 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 plead on the front of photographs.

#### 6. TREE SURVEY

If you are proposing construction adjacent to or within the displine of any tree 5° 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.

PLEASE PRINT (IN BLUE OR BLACK INIQ OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

#### 1.a. DESCRIPTION OF STRUCTURE AND ENVIRONMENTAL SETTING (including features and significance)

The Moorings/Jesup Blair Park facility is significant at national, state, county, and local levels. It is designated in the Montgomery County Master Plan for Historic Preservation and is eligible for inclusion in the National Register. The Moorings is the only mansion and country estate remaining of the three country estates established by Francis Preston Blair, Silver Spring's founder, and adviser to U.S. Presidents in the mid-19<sup>th</sup> century.

The two-story, wood frame structure was built in 1850 by Francis Preston Blair for his son James Blair, a U.S. Naval officer, and his wife Mary. Lincoln's Postmaster General, Montgomery Blair, lived at The Moorings during the Civil War after his mansion, Falkland, was burned to the ground (See Section 5, Photograph 1). Violet, James' eldest child, inherited the house and grounds, living there until her death in 1933. In her will, she bequeathed the property to the state of Maryland and renamed it Jesup Blair Park in honor of her deceased and only brother. She further specifically indicated that all of the trees on the property were to be preserved. The property was subsequently transferred to the Maryland-National Capital Park and Planning Commission (M-NCPPC), which is its current steward (Section 5, Photograph 2).

In 1934 the house was modified for use as the second home of the Silver Spring Public Library, serving in that capacity until 1957. Prominent regional architect Howard Wright Cutler, who had designed over 100 schools in Montgomery County, altered the home's exterior to reflect the then popular Colonial Revival-style of architecture (Section 5, Photograph 3). This work included the removal of the home's original front porch and the application of quoins to the corners of the structure. The rear addition was constructed later in 1942.

During the late 1960s and early 1970s, the house served as the local headquarters for the Selective Service Board No. 53.

In 1991, the house took on the renewed purpose of housing residents when Montgomery County's Housing Opportunities Commission (HOC) converted the building from office space to protective housing for single mothers. Ten apartments were constructed, altering most of the house's original interior fabric (Section 5, Photographs 4 - 6). The only extant original fabric is the center hall stairway with turned wooden railings and several panes of original glass, located in the front door's transom and side lights.

During the course of the building's use by HOC, the house fell into disrepair and in 2008, HOC vacated the building. Since that time, several conditions assessments and plans for the structure have been prepared, and maintenance of the exterior and grounds has been ongoing.

# 1.b. GENERAL DESCRIPTION OF THE PROJECT AND ITS EFFECT ON HISTORIC RESOURCES (the environmental setting and historic district)

The building is located in a 14.5-acre, grassy, open, urban park. The irregularly shaped park is defined by Georgia Avenue on the west, Jesup Blair Drive on the north, Fenton Street on the east, and Blair Road on the south. The house sits approximately in the center of the park, set back from and facing Georgia Avenue.

In accordance with the findings of the conditions assessments, the Department of Parks proposes a rehabilitation of the Jesup Blair House to be carried out in two stages.

- Stage 1 (COMPLETED, with HPC approval) stabilized the building by stemming the water infiltration and remediating mold growth and lead paint.
- Stage 2 (CURRENT) consists of rehabilitating the structure to bring it up to current building
  codes such that it can be leased as office space, or other compatible use. No changes to the
  general footprint of the building are proposed as part of these plans.

MNCPPC has prepared the submitted 95% plans for the house's rehabilitation, maintaining the design intent of the preliminary concept that received the HPC's unanimous support at the Preliminary Consultation. As outlined previously, the majority of Stage 2 will involve interior work. Exterior alterations are limited to the following:

- Replace all windows
- Remove existing handicap entrance and replace
- Install Bilco-type metal cover over areaway on south elevation
- Convert window in east (rear) elevation of library wing to a door, as required for egress per life/safety codes
- Abandon areaway providing access to library wing basement via south elevation
- Other minor alterations, such as installation of gable vents, replacement of mechanical systems, limited regrading and site alterations (sidewalks, etc.)

#### Windows:

Following the completion of a window inventory (see Section 3., PLANS AND ELEVATIONS, below), MNCPPC assigned the building's windows to five general types:

- Paired eight-light, wooden casement windows, found in the first floor of the west (front) façade
  of the main block of the house.
- Wooden multi-light (six-over-six and four-over-four) sash windows, likely one-over-one, with the bottom sash weighted by metal tape that spools into a disc-like cassette, similar to a tape measure. These windows are found in all four elevations of the main block of the house.
- Wooden multi-light (six-over-six and four-over-four) double-hung sash windows, found in the main block of the house and the rear ell.

- Wooden six-over-six (likely) single-hung sash windows with hooded sash cords, found in the 1942 library wing.
- Wooden twelve-over-twelve double-hung sash windows, employing aluminum tracks and flashing, and possibly spring weights, found in a 1942 rear addition connecting the main block to the library wing.

The date of some of these windows can be assigned to certain building phases (the sash in the library, for example, almost certainly dates to the library's 1942 period of construction). The date of the remainder of the windows, however, is more difficult to pin down. Physical evidence suggests that none of the windows are original to 1850 date of construction of the main block. Whether the windows in the main block and rear ell pre-date architect Howard Wright Cutler's 1934 alterations to the building or are from his library conversion could not be determined (see the discussion of the 'strap pulley' and casement windows in the window inventory and assessment that follows).

MNCPPC prepared an inventory and assessment of each of the windows in the building, submitted as part of the Preliminary Consultation packet and included by reference herein. Because nearly all of the building's interior finishes were removed previously as part of a hazardous material abatement, almost none of the windows have trim and many have no sills (the only windows with extant trim are some of the windows located in the library, which retained its plaster). Virtually all the windows in the building have suffered damage or deterioration of some sort. Nearly all the windows have damaged stiles, due to window locks and/or alarm systems that were installed at some point. Most have damaged muntins. Some have missing or replaced pieces. In many cases, sills are missing or broken. Some windows suffer from racking or rot. All the windows are fixed in place by screws, likely done to secure the building after HOC vacated the house in 2008. The windows have lead paint. Although many windows can be made lead safe, the lead in the 'strap pulley' windows would be difficult to abate, due to the way that the mechanism retracts the strap into the cassette (which would retain lead dust). Many of the 'strap pulley' window's straps are broken or missing, making it challenging to restore these windows to an operable condition.

The HPC indicated support for replacing windows with SDLs with permanently affixed interior and exterior muntins. Final window specifications will be provided to historic preservation staff for approval when plans are submitted for stamping.



Photo A. Exterior, six-over-six 'strap pulley' cassette sash windows (top) and casement windows (bottom)



Photo C. 'Strap pulley' window with intact strap and damaged stile



Photo B. Detail of 'strap pulley' cassette, set into four by four stud



Photo D. 'Strap pulley' window with detached strap



Photo E. Casement window, exterior



Photo G. Casement window, interior, hinge detail



Photo F. Casement window, interior, showing hardware and damage



Photo H. Twelve-over-twelve window, replacement bottom rail

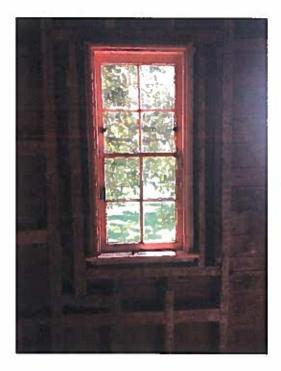


Photo I. Four-over-four double-hung window



Photo J. Detail, pulleys from double-hung window

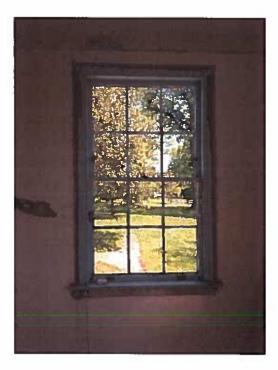


Photo K. Sash in library wing, likely dating to addition's 1942 date of construction

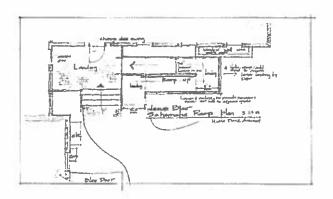


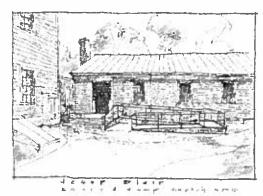
Photo L. Detail, sash in library wing

#### **Accessible Entrance:**

As MNCPPC contemplates a public use for the Moorings, the agency is committed to making the building accessible. The extant ADA ramp does not meet current code requirements. MNCPPC proposes removing the extant ramp and steps and replacing them with a code-compliant ramp and steps. Because this entrance is somewhat removed from public view (it is located opposite the parking lot and away from main pedestrian routes), MNCPPPC believes it is important to make the entrance more inviting and obvious. This entrance will provide direct access to the Silver Spring Historical Society's archives, which will be located in the library wing's basement, and the library space, which could become venue for public events, such as lectures, presentations, or events.

The proposed ramp and stairs would invite all visitors to approach the ADA library entrance from the same path. Three stairs rise directly to a slightly enlarged landing, while the ADA ramp switches back parallel to the library wing. The ramp will be forward of the existing window well, such that the ramp will not engage the building and the window well will continue to receive daylight. The ramp, steps, and landing will have metal railings (see example in Section 4), but because the height above grade will not trigger life-safety codes requirements, spindles are not needed, thereby lessening the ramps visual impact. The door swing will be reversed, for access purposes.





The HPC indicated support for ADA ramp concept.

Cover Areaway: An existing areaway that provides access to the basement under the main mass of the house creates maintenance and security issues, as well as provides an opportunity for significant water infiltration in the basement. The areaway provides necessary external access to mechanical systems in the basement and needs to be retained. MNCPPC proposes securing the areaway with a metal, Bilcotype cover (see example in Section 4). The existing railings would be removed. The gas meter, a cabinet housing the electrical equipment, and the existing handicap ramp are clustered on the side (south) elevation, nearby the existing areaway, so the introduction of a cover over the areaway will not be the first alteration in the area. Relocation of the utilities is not contemplated, due to cost and complexity involved.

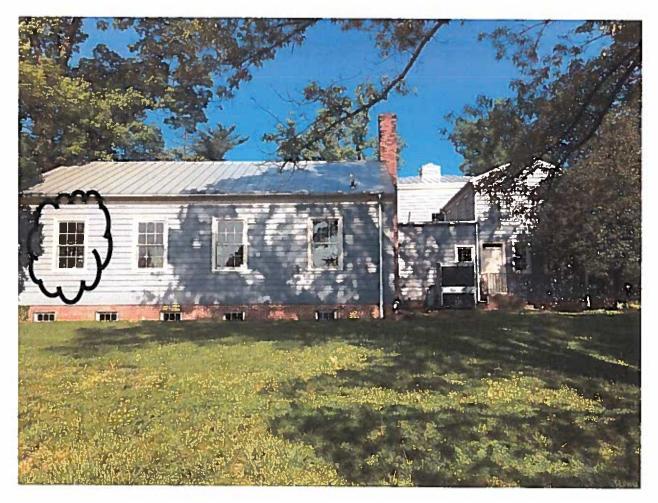


Areaway at side (south) elevation, library ADA entrance at right. Note gas meter and electrical cabinet.

The HPC indicated support for covering the areaway.

Add Egress Door: Due to the change in use and the square footage of the existing library addition, the code requires a second means of egress from the room. MNCPPC proposes converting a window in the rear (east) elevation to a door, accessed via a small wooden landing and steps. The door would be inserted in the location of the existing window. This is a secondary elevation in a later addition.

Although visible from the park, this alteration would have minimal impact on significant views or building fabric.



Proposed location of new egress door, east elevation of library wing (above), and illustrating context and visibility within Jesup Blair Park (right) (Illustration: googlemaps)



The HPC indicated support for introducing this code-required secondary means of egress.

**Abandon Areaway:** An areaway providing access to the library wing basement creates maintenance and safety problems and provides an opportunity for significant water infiltration in the basement. MNCPPC proposes abandoning this areaway. The stairs would be removed, backfilled, graded to provide positive drainage, and landscaped like the adjacent planning bed. Access to the library wing basement would be via a new, internal stair.



Areaway providing access to library wing basement.

The HPC indicated support for abandoning this areaway and creating a landscaped area.

#### Other alterations:

Additional exterior alternations are contemplated, all of which are relatively minor in nature. Mechanical equipment will be replaced. The equipment will be consolidated at the rear, where systems are currently located. Vents to provide greater air circulation will be installed in the library gable ends. Paved walkways within the park may be altered. Drainage may be improved.

#### 2. SITE PLAN: Attachment D.



#### 3. PLANS AND ELEVATIONS:

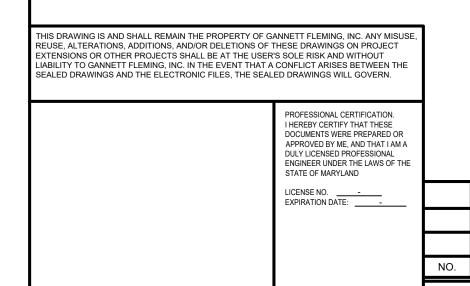
# MONTGOMERY COUNTY DEPARTMENT OF PARKS

# MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

# JESUP BLAIR HOUSE REHABILITATION

900 JESUP BLAIR DRIVE SILVER SPRING, MD 20910

> 95% SUBMITTAL JANUARY 18, 2019



			DESIGNED	CADD	SCALE
			CLR	CLR	AS SHC
			CHECKED	APPROVED	APPROV
DESCRIPTION	DATE	BY	JRS	JRS	<b>V</b>
REVISIONS	JKS	JKS	^		

۷N	<b>Example 1 Gannett Fleming</b>	
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	BALTIMORE, MARYLAND	

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISION MONTGOMERY COUNTY
JESUP BLAIR HOUSE
SILVER SPRING, MD

JESUP BLAIR HOUSE RENOVATION **GENERAL COVER SHEET** 

#### **ABBREVIATIONS** ABV **ABOVE FIBERBOARD** ОН OPPOSITE HAND FD AIR CONDITIONING FLOOR DRAIN OHDR OVERHEAD DOOR ACST FDN OPNG ACOUSTIC FOUNDATION OPENING ADDL FDR **OPPOSITE ADDITIONAL** FIRE DOOR ADJ **ADJACENT** FIRE EXTINGUISHER OSB ORIENTED STRAND BOARD AFF FEC ABOVE FINISH FLOOR FIRE EXTINGUISHER CABINET **AGGR AGGREGATE** FHY FIRE HYDRANT P/L PROPERTY LINE FIN PASS ALUMINUM **FINISH** PASSENGER PERF PERFORATED **ALTERNATE FLASHING ARCH ARCHITECTURAL FLEXIBLE** PLATE ASB **ASBESTOS** FLG **FLANGE** PLASTIC LAMINATE PLAM ASPH FLR **FLOOR PLASTER ASPHALT** PLAS FLRG ASSN **ASSOCIATION FLOORING** PLBG PLUMBING **ASST ASSISTANT** FΡ **FIREPROOF** PLYWD PLYWOOD ASSY FRP **ASSEMBLY** FIBER-REINFORCED PLASTIC PNL PANEL AVE **AVENUE** FT FOOR PNT PAINT AVG **AVERAGE** FTG **FOOTING** PORC PORCELAIN **FURNITURE** PAIR **FURN** PR PREFAB PREFABRICATED BOARD GAUGE / GAGE PROJ **PROJECT** BETW GALV PSF POUNDS PER SQUARE FOOT BETWEEN GALVANIZED GAR PSI **GARAGE** BLDG BLOCKING POUNDS PER SQUARE INCH BLKG GEN **GENERATOR** PΤ POINT BLR **BOILER** GLASS PTD **PAINTED** GL BM GLU-LAM GLUE-LAMINATED PTN **PARTITION BASE PLATE** GOVT GOVERNMENT POLYVINYL CHOLRIDE BRDG **BRIDGING** GR **GRADE** BRG GRD **GROUND** QTF BEARING QUARRY TILE FLOOR GVL BOTH SIDES **GRAVEL** GYP **BSMT BASEMENT GYPSUM RADIUS** RISER CAB HIGH RD **ROOF DRAIN** CAP **HDWE** CAPACITY **HARDWARE** REFR REFRIGERATOR CARP НМ **HOLLOW METAL** REG REGISTER CDR HMD **HOLLOW METAL DOOR** REINF COILING DOOR REINFORCE CER CERAMIC HORIZ **HORIZONTAL** REQD REQUIRED CI CAST IRON HPT **HIGH POINT** RET RETURN CIP CAST IRON PIPE HT HEIGHT REV REVISION **CONTROL JOINT** HTR **HEATER** RFG ROOFING HEATING, VENTILATION AND AIR RH RIGHT HAND CENTERLINE CONDITIONING RM ROOM CLG CEILING CLO CLOSET RAIN WATER CONDUCTOR **INSIDE DIAMETER** CLR CLEAR THAT IS CMIU SOUTH CONCRETE MASONRY INSULATED UNIT INTAKE HOOD CMU CONCRETE MASONRY UNIT SCHED SCHEDULE INSUL INSULATED CNCL CONCEALED SDG SIDING INTR **INTERIOR** SEC CO **CLEANOUT** SECTION SF CO **COMPANY** SQUARE FOOT SHT COL COLUMN SHEET **JOINT** COMP COMPOSITION SI INTERNATIONAL SYSTEM OF UNITS CONC SIM CONCRETE SIMILAR LONG SKY CONSTR CONSTRUCTION SKYLIGHT LAB LABORATORY CONT CONTINUOUS SLDR SLIDING DOOF LAMINATE CRV CURVED SMLS SEAMLESS LAV **LAVATORY** CSK CONTERSINK **SPECIFICATION** LENGTH CTD COATED **SPKLR** SPRINKLER **LEFT HAND** CTR CENTER SPKR SPEAKER **LIBRARY** LIB CABINET UNIT HEATER SQUARE **LINEAR** LIN SS STAINLESS STEEL LIVE LOAD STD STANDARD DOUBLE STL LT LIGH DEG DEGREE STOR STORAGE LWC LIGHTWEIGHT CONCRETE DEP **DEPARTMENT** STRUCT STRUCTURE / STRUCTURAL DETAIL STAIRWAY **METER** DGL DIAGONAL SUPT SUPERINTENDENT **MAINTENANCE** DIA DIAMETER SUPVR SUPERVISOR DIM DIMENSION SURF SURFACE MATL **MATERIAL** DIV SUSP SUSPENDED / SUSPENSION DIVISION MAX MAXIMUM **DEAD LOAD** SYS SYSTEM MECH **MECHANICAL** DMPF DAMPPROOFING MEMB **MEMBRANE** TREAD DOWN MET DOOR T&B TOP AND BOTTOM MEZZ **MEZZANINE** T&G TONGUE AND GROOVE DOWNSPOUT MFR **MANUFACTURER** DW **DISHWASHER** TOP OF MGR MANAGER DRAWING TAN **TANGENT** DWG MH MANHOLE TDD TELECOMMUNICATION DISPLAY DEVICE MIL **MILITARY** TEL TELEPHONE MIN MINIMUM TEMP E.G. FOR EXAMPLE **TEMPERORARY** MISC **MISCELLANEOUS** TER **TERRAZZO** EΑ EACH ML METAL LATH THRU EXHAUST FAN THROUGH MLDG MOLDING TLT TOILET **EGEN** EMERGENCY GENERATOR MLP METAL LATH AND PLASTER EXTERIOR INSULATION AND FINISH EIFS TRTD TREATED SYSTEM **MILLIMETER** TYP **TYPICAL** MO MASONRY OPENING **ELEVATION** MOD ELEC ELECTRICAL MOTOR OPERATED DAMPER UNO **UNLESS NOTED OTEHRWISE** ELEV **ELEVATOR** MTG **MOUNTING ENTR ENTRANCE** VINYL COMPOSITION TILE EQ **EQUAL** NORTH **VERT** VERTICAL **EQUIPMENT NOT APPLICABLE** EQUIP VIF **VERIFY IN FIELD** EWC NIC **NOT IN CONTRACT** ELECTRIC WATER COOLER VTR VERTICAL NO NUMBER EXH EXHAUST NRC **EXIST EXISTING** NOISE-REDUCTION COEFFICENT WEST EXP **EXPANSION** NTS NOT TO SCALE WIDE EXP JT EXPANSION JOINT WITH EXT EXTERIOR OC ON CENTER WITHOUT W/O OD **OUTSIDE DIAMETER** WC WATER CLOSET OFF OFFICE FAB FABRICATE WD WOOD WDR WOOD DOOR HIS DRAWING IS AND SHALL REMAIN THE PROPERTY OF GANNETT FLEMING. INC. ANY MISU WH WATER HEATER KTENSIONS OR OTHER PROJECTS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LABILITY TO GANNETT FLEMING, INC. IN THE EVENT THAT A CONFLICT ARISES BETWEEN TH SEALED DRAWINGS AND THE ELECTRONIC FILES, THE SEALED DRAWINGS WILL GOVERN. WTRPRF WATERPROOFING WELDED WIRE FABRIC PROFESSIONAL CERTIFICATION XFMR TRANSFORMER DOCUMENTS WERE PREPARED O APPROVED BY ME, AND THAT I AM NGINEER UNDER THE LAWS OF T STATE OF MARYLAND

LICENSE NO. \_\_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_\_

## MATERIALS LEGEND SYMBOLS LEGEND

1 Ref ELEVATION REFERENCE

WALL SECTION REFERENCE

DOOR NUMBER REFERENCE

ROOM NUMBER REFERENCE

STRUCTURAL COLUMN REFERENCE

TOILET ACCESSORY REFERENCE

WALL PARTITION REFERENCE

WINDOW TYPE REFERENCE

LOUVER TYPE REFERENCE

**REVISION REFERENCE** 

LINTEL TYPE REFERENCE

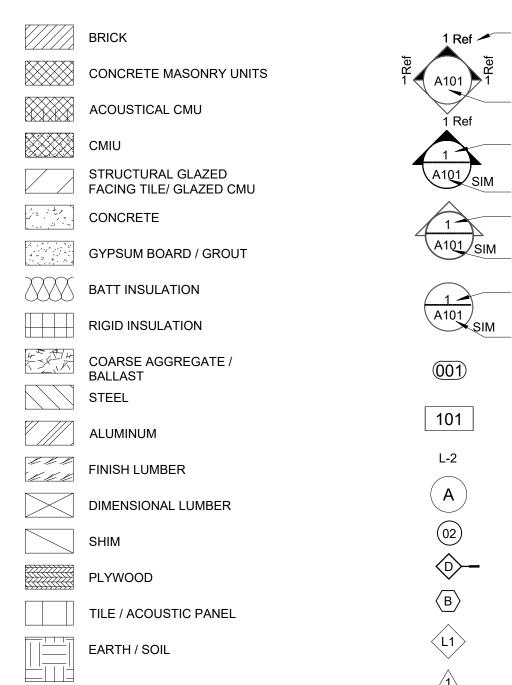
DETAIL REFERENCE

101

L-2

DRAWING ON WHICH SECTION APPEARS

DRAWING ON WHICH DETAIL APPEARS



**GENERAL DEMOLITION NOTES** 

UNOBSTRUCTED ACCESS TO EXISTING EMERGENCY EXITS SHALL BE

ALL DEBRIS AND UNUSED MATERIAL RESULTING FROM DEMOLITION

SHALL BE DISPOSED OF OFF SITE IN COMPLIANCE WITH ALL LOCAL,

REMOVAL OF EXISTING HVAC & PLUMBING FIXTURES & SAFING TO BE

ALL CONTRACTORS ARE TO REPORT ALL UNEXPECTED, UNCOVERED EXISTING CONDITIONS WHICH IMPACT LAYOUT OF NEW WORK

FOR EXTENT & SCOPE OF PLUMBING, MECHANICAL & ELECTRICAL

SAW CUT ALL NEW OPENINGS IN EXISTING CONSTRUCTION. DO NOT

CONSTRUCTION. COORDINATE TIME OF LOUD/HEAVY NOISE

9. ALL ELECTRICAL CIRCUITS, DEVICES, WIRING & LIGHTING TO BE

11. PROVIDE DUMPSTERS AND OTHER DEMOLITION EQUIPMENT AS

12. REMOVE EXISTING WORK AS REQUIRED TO ACCOMMODATE NEW

13. PROVIDE APPROPRIATE FULL HEIGHT PROTECTION/TEMPORARY

14. ALL BUILDING ACCESS AND REMOVAL OF MATERIALS MUST BE

PARTITIONS PRIOR TO COMMENCING DEMOLITION. PLACED IN

15. REMOVE EXISTING ELECTRICAL & PLUMBING FIXTURES AND DEVICES

AS INDICATED ON DRAWINGS OR AS REQUIRED AND ASSOCIATED

WORK, INCLUDING EXISTING WALL & FLOOR FINISHES IN SPACES

REMOVED ARE TO BE DISCONNECTED AT SOURCE PANEL, WIRE

REMOVED FROM CIRCUIT BREAKER, PRIOR TO DEMOLITION TAKING

CONSTRUCTION WITH OWNER TO LIMIT DISTURBANCE.

10. PROVIDE PORTABLE LIGHTING DURING DEMOLITION &

HAMMER & CHISEL. CARE MUST BE TAKEN NOT TO DAMAGE EXISTING

5. COORDINATE LOCATION OF ALL NEW FLOOR & WALL PENETRATIONS

WITH OWNER PRIOR TO CUTTING OR CORING. COORDINATE

LOCATION WITH CONSTRUCTION DRAWINGS. SEAL ALL

REMOVALS. SEE INDIVIDUAL TRADE DRAWINGS.

REMOVE EXISTING PARTITIONS, EQUIPMENT, & DEVICES AS

MAINTAINED AT ALL TIMES.

BY APPROPRIATE TRADES.

IMMEDIATELY TO ARCHITECT.

CONSTRUCTION AS REQUIRED.

SCHEDULED TO BE REFINISHED.

LOCATIONS APPROVED BY OWNER.

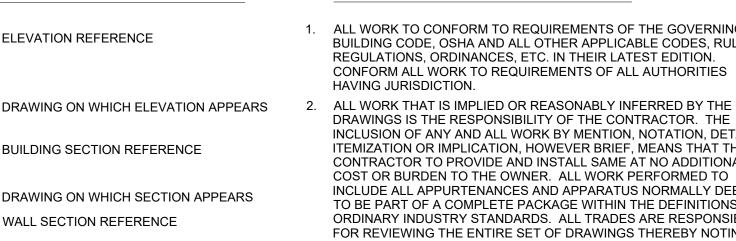
WITH OTHER ITEMS OF DEMOLITION.

APPROVED BY OWNER.

REQUIRED.

STATE, AND FEDERAL AUTHORITIES.

# **GENERAL NOTES**



ACCOMPLISH THE INTENDED RESULT. APPLY AND PAY FOR ALL PERMITS, INSPECTIONS, APPROVALS, ETC ARRANGE AND COORDINATE ALL REQUIRED INSPECTIONS AND

4. BECOME FAMILIAR WITH THE PROJECT THROUGH INSPECTION OF THE SITE AND REVIEW OF THE DRAWINGS SO AS TO THOROUGHLY UNDERSTAND THE NATURE AND REQUIREMENTS OF THE WORK. ANY AND ALL DISCREPANCIES OR OMISSIONS TO BE REPORTED TO THE OWNER PRIOR TO THE COMMENCEMENT OF ANY WORK AFFECTED B' SUCH DISCREPANCY OR OMISSION. ENSURE THAT DISCREPANCIES OR OMISSIONS ARE REPORTED AND CLARIFICATION OBTAINED PRIOF TO WORK BEING PERFORMED. ANY AND ALL WORK PROCEEDING OTHERWISE AND THEN FOUND TO BE INCORRECT OR INCONSISTENT WITH THE INTENDED RESULT WILL BE REMOVED, REPLACED AND/OR CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST OR BURDEN TO THE OWNER. VERIFY ALL DIMENSIONS AND LOCATIONS IN THE FIELD. COORDINATE ALL WORK WITH CONDITIONS ENCOUNTERED IN THE FIELD AND MAKE ALL NECESSARY

7. VERIFY EXISTING CONDITIONS AFFECTING THE WORK PRIOR TO BIDDING AND ALL ASPECTS OF THE WORK PRIOR TO COMMENCEMENT

8. APPLY, INSTALL, OR UTILIZE ALL MATERIALS IN ACCORDANCE WITH MANUFACTURER'S PRINTED LITERATURE.

ALL WORK TO BE PERFORMED IN A FIRST-CLASS WORKMANLIKE A NEAT FINISHED APPEARANCE. CLEAN ALL SURFACES FREE OF SOIL, DIRT, REFUSE AND DEBRIS RESULTANT FROM THE WORK. AL ADJACENT SURFACES TO BE LEFT AS THEY APPEARED PRIOR TO OF ALL ADJACENT AND EXISTING SURFACES TO REMAIN SUFFICIENT AT CONCLUSION OF THE WORK, ALL FINISHED EXPOSED SURFACES INCLUDING GLASS, ALUMINUM AND FINISHED HARDWARE TO BE THOROUGHLY CLEANED TO THE SATISFACTION OF THE OWNER.

10. ALL WORK TO BE PROPERLY AND ADEQUATELY PROTECTED FROM DAMAGE AT ALL TIMES REGARDLESS OF THE STAGE OF COMPLETION TAKE RESPONSIBILITY FOR SAFETY AT ALL TIMES, IN ALL PLACES AND UNDER ALL CONDITIONS AFFECTING OR AFFECTED BY THE WORK ADHERE TO ALL ACCEPTED SAFETY PRACTICES AND PROVIDE ALL FENCES, BARRICADES, GUARDRAILS, PARTITIONS, ETC. AS MAY BE NECESSARY IN ORDER TO PROTECT LIFE AND PROPERTY FROM INJURY OR DAMAGE AND AS MAY BE REQUIRED BY ANY AND ALL AUTHORITIES HAVING JURISDICTION. REPAIR ANY AND ALL DAMAGE TO THE PREMISES ARISING FROM OR ASSOCIATED WITH WORK SITE OPERATIONS AND/OR ACTIVITIES CONNECTED TO THE WORK.

OPERATIONS.

15. PROJECT DOCUMENTS ARE INTENDED TO BE COMPLEMENTARY. ITEMS INDICATED IN ONE PLACE OR ANOTHER AMONG THE DOCUMENTS ARE INTENDED AS THOUGH SHOWN IN ALL PLACES.

EXISTING ELEMENTS AFFECTING THE WORK REQUIRE SUCH COORDINATION WHETHER OR NOT THEY ARE INDICATED IN THE

17. DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES.

18. ALL WORK IS GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.

ALL WORK TO CONFORM TO REQUIREMENTS OF THE GOVERNING BUILDING CODE, OSHA AND ALL OTHER APPLICABLE CODES, RULES,

INCLUSION OF ANY AND ALL WORK BY MENTION, NOTATION, DETAIL ITEMIZATION OR IMPLICATION, HOWEVER BRIEF, MEANS THAT THE CONTRACTOR TO PROVIDE AND INSTALL SAME AT NO ADDITIONAL INCLUDE ALL APPURTENANCES AND APPARATUS NORMALLY DEEMED TO BE PART OF A COMPLETE PACKAGE WITHIN THE DEFINITIONS OF ORDINARY INDUSTRY STANDARDS. ALL TRADES ARE RESPONSIBLE FOR REVIEWING THE ENTIRE SET OF DRAWINGS THEREBY NOTING AND INCLUDING THEIR WORK AS APPLICABLE. THE INTENT OF THE DRAWING SET IS TO RESULT IN A COMPLETE AND FINISHED PROJECT IN ALL REGARDS AT THE CONCLUSION OF THE WORK. INCLUDE ALL WORK. WHETHER SHOWN OR NOT, AS MAY BE NECESSARY TO

SECURE ALL NECESSARY APPROVALS OF THE WORK

ADJUSTMENTS ACCORDINGLY.

CONTRACTOR IS RESPONSIBLE FOR FINAL FIT, FINISH, APPEARANCE AND PERFORMANCE OF ALL WORK.

6. VERIFY ALL DIMENSIONS AND CONDITIONS AT THE WORK SITE PRIOR TO THE COMMENCEMENT OF WORK.

MANNER, MATCHING AND ALIGNING ALL SURFACES SO AS TO AFFORD COMMENCEMENT OF THE WORK. PROVIDE ADEQUATE PROTECTION TO ENSURE AGAINST DAMAGE DURING CONSTRUCTION OPERATIONS

11. LEAVE ALL CHASES, HOLES, OPENINGS, ETC, PLUMB LEVEL, TRUE AND OF A PROPER SIZE OR CUT SAME INTO EXISTING WORK AS MAY BE NECESSARY FOR PROPER INSTALLATION OF WORK. CONSULT CONFER AND OTHERWISE COORDINATE WITH ANY AND ALL OTHER CONTRACTORS AND CONCERNED PARTIES REGARDING PROPER LOCATION, SIZE, PLACEMENT, ALIGNMENT AND ORIENTATION OF SAME. IN CASE OF ANY FAILURE TO LEAVE OR CUT SUCH OPENINGS OR OTHERWISE LEAVE SUCH ACCOMMODATIONS IN PROPER PLACE, CUT THEM AFTERWARDS AT OWN EXPENSE. NO EXCESSIVE CUTTING WILL BE PERMITTED NOR ANY STRUCTURAL MEMBERS TO BE CUT WITHOUT THE CONSENT OF THE ARCHITECT.

12. ALL EQUIPMENT TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ALL LABOR, EQUIPMENT AND MATERIAL TO BE GUARANTEED AS PER PROJECT

SPECIFICATIONS. 13. COMPLY WITH ALL OWNER SAFETY TRAINING REQUIREMENTS AND SITE PROCEDURES, AND COORDINATE THE FOREGOING WITH OWNER'S DESIGNATED REPRESENTATIVES.

14. PERFORM ALL WORK WITHOUT INTERFERING WITH OWNER'S NORMAL

16. COORDINATE ALL NEW WORK WITH ALL EXISTING CONDITIONS.

	COVED SUFET
G-001	COVER SHEET
G-002	ABBREVIATIONS, NOTES, & LEGENDS
G-003	CODE ANALYSIS
CIVIL	OLTE DI ANI
C-101	SITE PLAN
ARCHITECTU	
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AD-102	DEMOLITION PLAN-FIRST FLOOR
AD-103	DEMOLITION PLAN-SECOND FLOOR
A-101	NEW WORK PLAN-BASEMENT
A-102	NEW WORK PLAN-FIRST FLOOR
A-103	NEW WORK PLAN-SECOND FLOOR
A-104	REFLECTED CEILING PLAN-BASEMENT
A-105	REFLECTED CEILING PLAN-FIRST FLOOR
A-106	REFLECTED CEILING PLAN-SECOND FLOOR
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A-602	WINDOW SCHEDULE & DETAILS
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M-102	FIRST FLOOR NEW WORK PLAN
M-103	SECOND FLOOR NEW WORK PLAN
M-501	DETAILS
M-601	SCHEDULES
M-602	SCHEDULES
M-801	CONTROLS
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P-101	BASEMENT NEW WORK PLAN
P-102	FIRST FLOOR NEW WORK PLAN
P-103	SECOND FLOOR NEW WORK PLAN
P-501	DETAILS
P-601	SCHEDULES
P-701	RISER DIAGRAMS
ELECTRICAL	THE LITER OF WILL
E-001	LEGEND, ABBREVIATIONS, AND NOTES
ED-101	POWER DEMOLITION PLAN - BASEMENT
E-101	POWER DEMOLITION PLAN - BASEMENT  POWER NEW WORK PLAN - BASEMENT
E-102	POWER NEW WORK PLAN - SECOND FLOOR
E-103	POWER NEW WORK PLAN - SECOND FLOOR
E-104	LIGHTING NEW WORK PLAN - BASEMENT
E-105	LIGHTING NEW WORK PLAN - FIRST FLOOR
E-106	LIGHTING NEW WORK PLAN - SECOND FLOOR
E-201	FIRE ALARM AND COMM. PLAN
E-202	FIRE ALARM AND COMM. PLAN
E-203	FIRE ALARM AND COMM. PLAN
E-301	ONE-LINE RISER DIAGRAM
E-302	FIRE ALARM RISER DIAGRAM
E-501	DETAILS
	LIGHTING CONTROL WIRING DIAGRAMS
E-502	
E-502 E-601	PANEL SCHEDULES

**DRAWING INDEX** 

GENERAL

95% Submittal Not for Construction

CADD **AS SHOWN** CLR CLR APPROVED CHECKED APPROVED DESCRIPTION DATE JRS

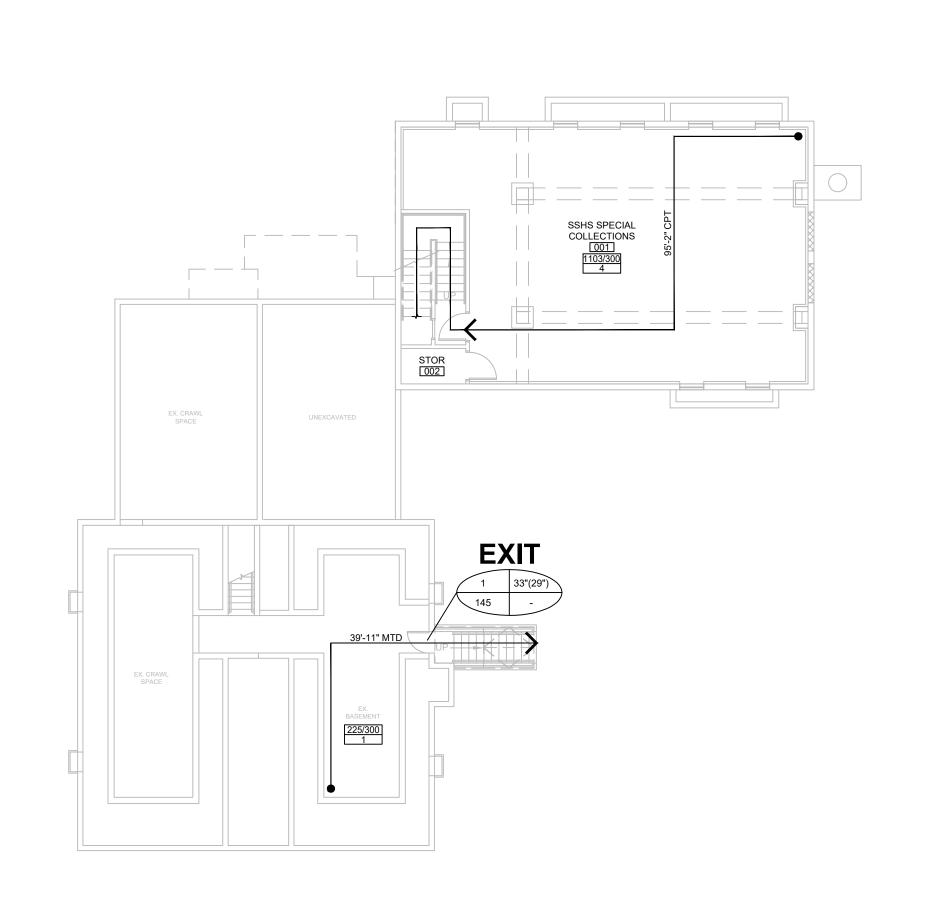
**REVISIONS** 

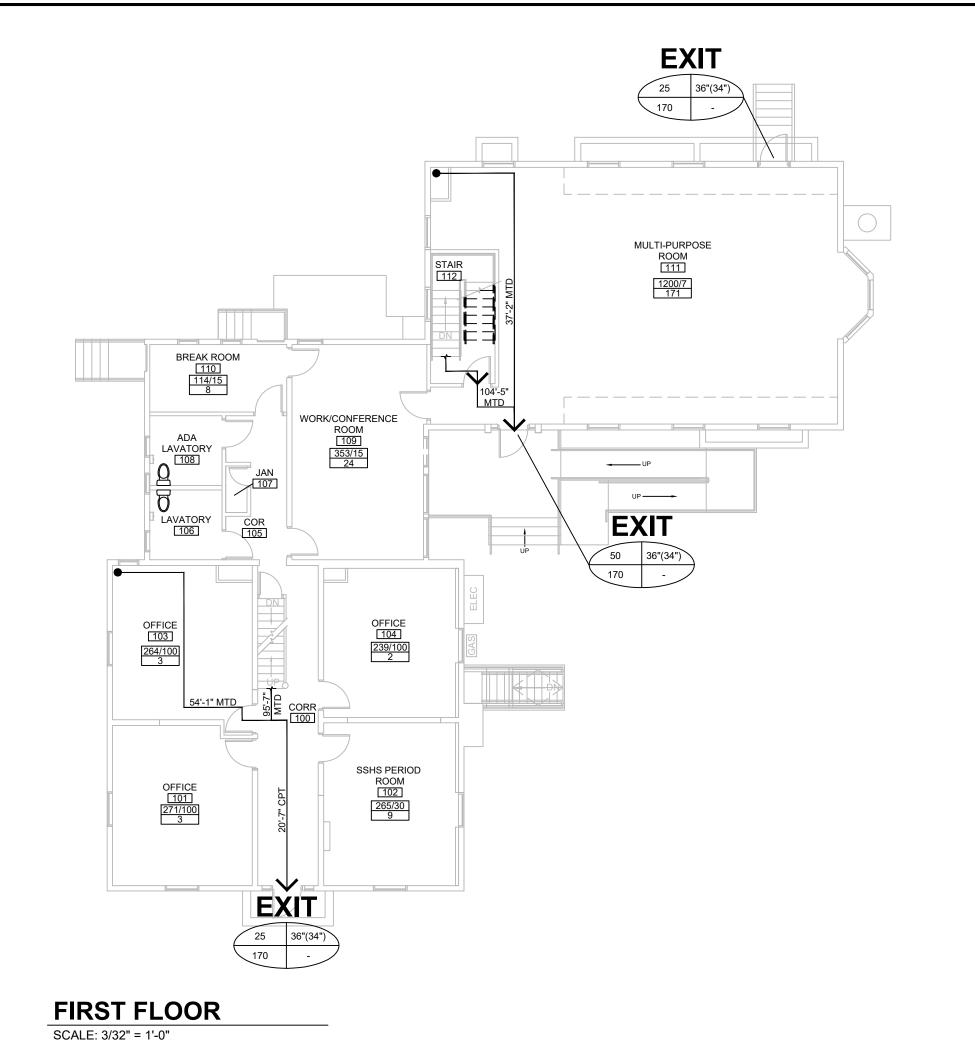
**Cannett Fleming** BALTIMORE, MARYLAND

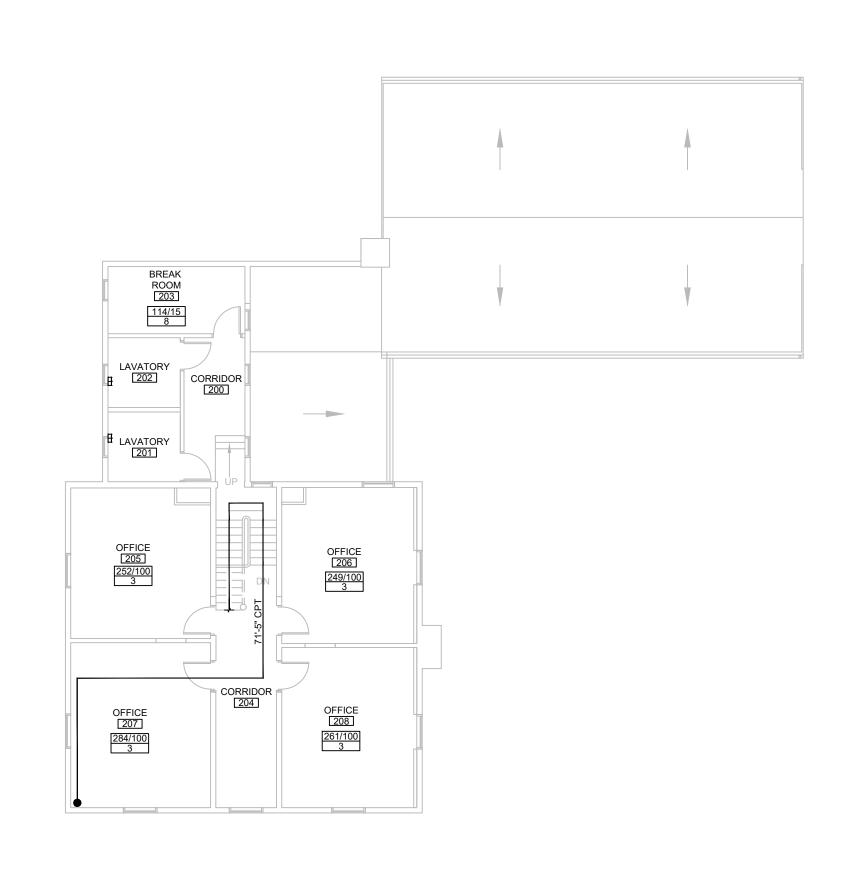
MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISION MONTGOMERY COUNTY

JESUP BLAIR HOUSE SILVER SPRING, MD

JESUP BLAIR HOUSE RENOVATION **GENERAL** ABBREVIATIONS, NOTES, AND LEGENDS 61956T2 DATE G-002 1/18/19 CAD FILE **ABBR** OF







**SECOND FLOOR** SCALE: 3/32" = 1'-0"

MONTGOMERY COUNTY

JESUP BLAIR HOUSE

SILVER SPRING, MD

### **CODE INFORMATION**

THIS DRAWING IS AND SHALL REMAIN THE PROPERTY OF GANNETT FLEMING, INC. ANY MISUS REUSE, ALTERATIONS, ADDITIONS, AND/OR DELETIONS OF THESE DRAWINGS ON PROJECT

EXTENSIONS OR OTHER PROJECTS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO GANNETT FLEMING, INC. IN THE EVENT THAT A CONFLICT ARISES BETWEEN THE SEALED DRAWINGS AND THE ELECTRONIC FILES, THE SEALED DRAWINGS WILL GOVERN.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR

LICENSE NO. \_\_\_\_\_
EXPIRATION DATE: \_\_\_\_\_

APPROVED BY ME, AND THAT I AM A OULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF TH

**BASEMENT** 

SCALE: 3/32" = 1'-0"

APPLICABLE CODES: **BUILDING CODE:** 2015 INTERNATIONAL BUILDING CODE PLUMBING CODE: 2015 INTERNATIONAL PLUMBING CODE MECHANICAL CODE: 2015 INTERNATIONAL MECHANICAL CODE **ELECTRICAL CODE:** 2014 NATIONAL ELECTRICAL CODE LIFE SAFETY CODE: 2015 NFPA 101 2015 NFPA 1 FIRE PREVENTION CODE: ADA STANDARDS FOR ACCESSIBLE ACCESSIBILITY CODE: DESIGN-2010 SPRINKLERED: YES CONSTRUCTION TYPE: **USE GROUP:** BUSINESS (B) (NON SEPARATED USES) ALLOWABLE TABULAR AREA: 54,000 SF 6,673 SF **ACTUAL AREA:** 4 STORIES (70 FT) ALLOWABLE HEIGHT: 2 STORY (30 FT) (W/ BASEMENT) **ACTUAL HEIGHT:** 

## OCCUPANCY LOAD:

BASEMENT:

SSHS SPECIAL COLLECTIONS: 1,103 SF/300 SF = 4

EX BASEMENT: 225 SF/300 SF = 1

FIRST FLOOR:

OFFICE 271 SF/100 SF = 3 265 SF/30 SF = 9 SSHS PERIOD ROOM 264 SF/100 SF = 3 **OFFICE** OFFICE 239 SF/100 SF = 2 WORK/CONFERENCE ROOM 353 SF/15 SF = 24 **BREAK ROOM** 114 SF/15 SF = 8 MULTI-PURPOSE ROOM 1200 SF/7 SF = 171

SECOND FLOOR:

**BREAK ROOM** 114 SF/15 SF = 8 **OFFICE** 252 SF/100 SF = 3 OFFICE 249 SF/100 SF = 3 **OFFICE** 284 SF/100 SF = 3 OFFICE 261 SF/100 SF = 3

245 TOTAL OCCUPANT LOAD:

MINIMUM REQUIRED DOOR WIDTH: (.2"x245) 49 INCHES

TOTAL DOOR WIDTH PROVIDED: 165 INCHES MAXIMUM ALLOWABLE COMMON PATH OF

TRAVEL DISTANCE: 100 FT (ONE EXIT-GROUP S)

75 FT (MOST RESTRICTIVE) (WITH SPRINKLER SYSTEM)

CADD

CLR

APPROVED

JRS

SCALE

MAXIMUM ALLOWABLE TRAVEL DISTANCE: 250 FT

**JRS** 

CHECKED

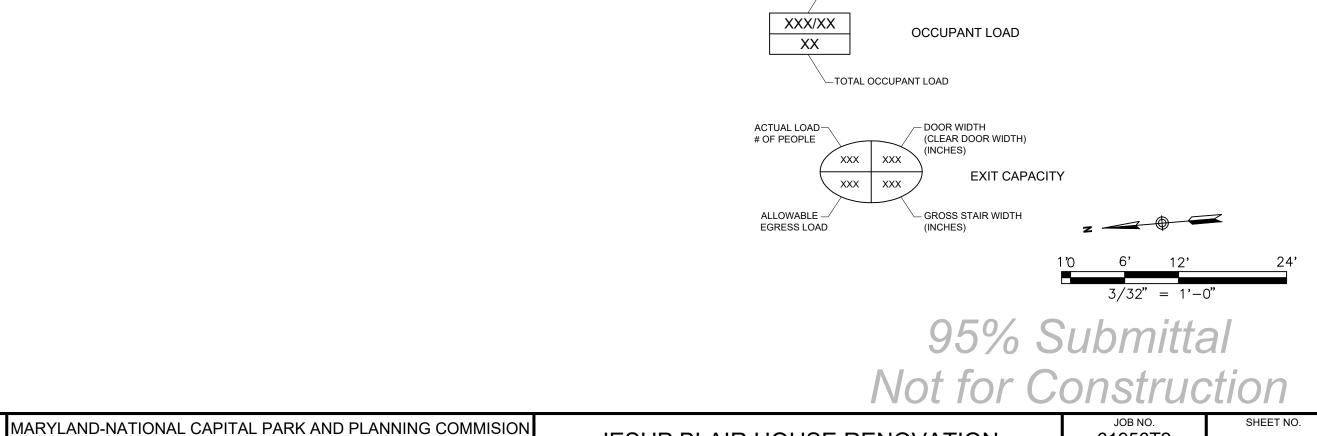
(WITH SPRINKLER SYSTEM)

DATE

DESCRIPTION

REVISIONS





JESUP BLAIR HOUSE RENOVATION **GENERAL** CODE ANALYSIS

**LEGEND** 

XX' CPT

**EXIT** 

FE

MAXIMUM TRAVEL DISTANCE

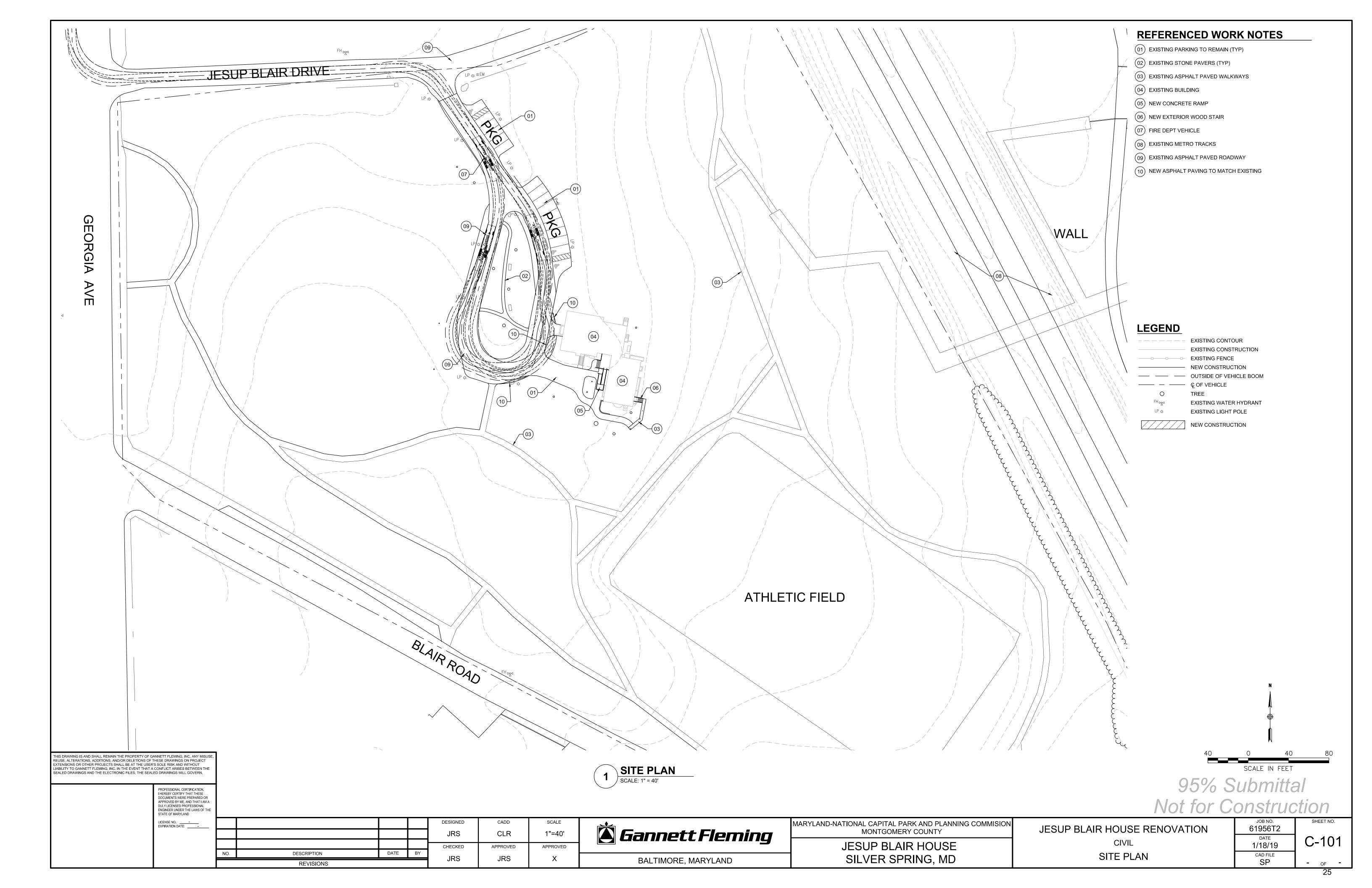
EXIT LOCATION

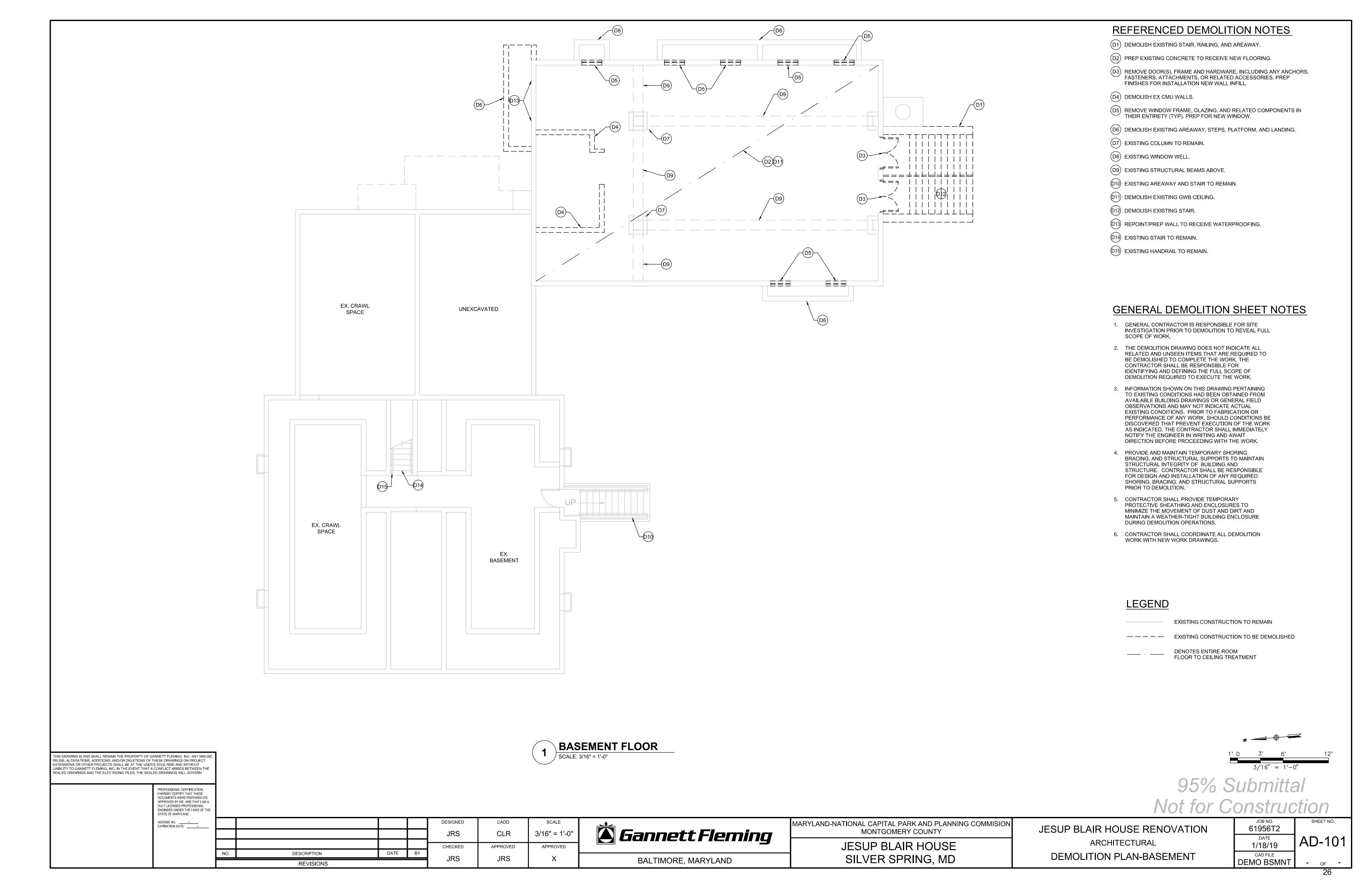
-AREA/OCCUPANT LOAD FACTOR

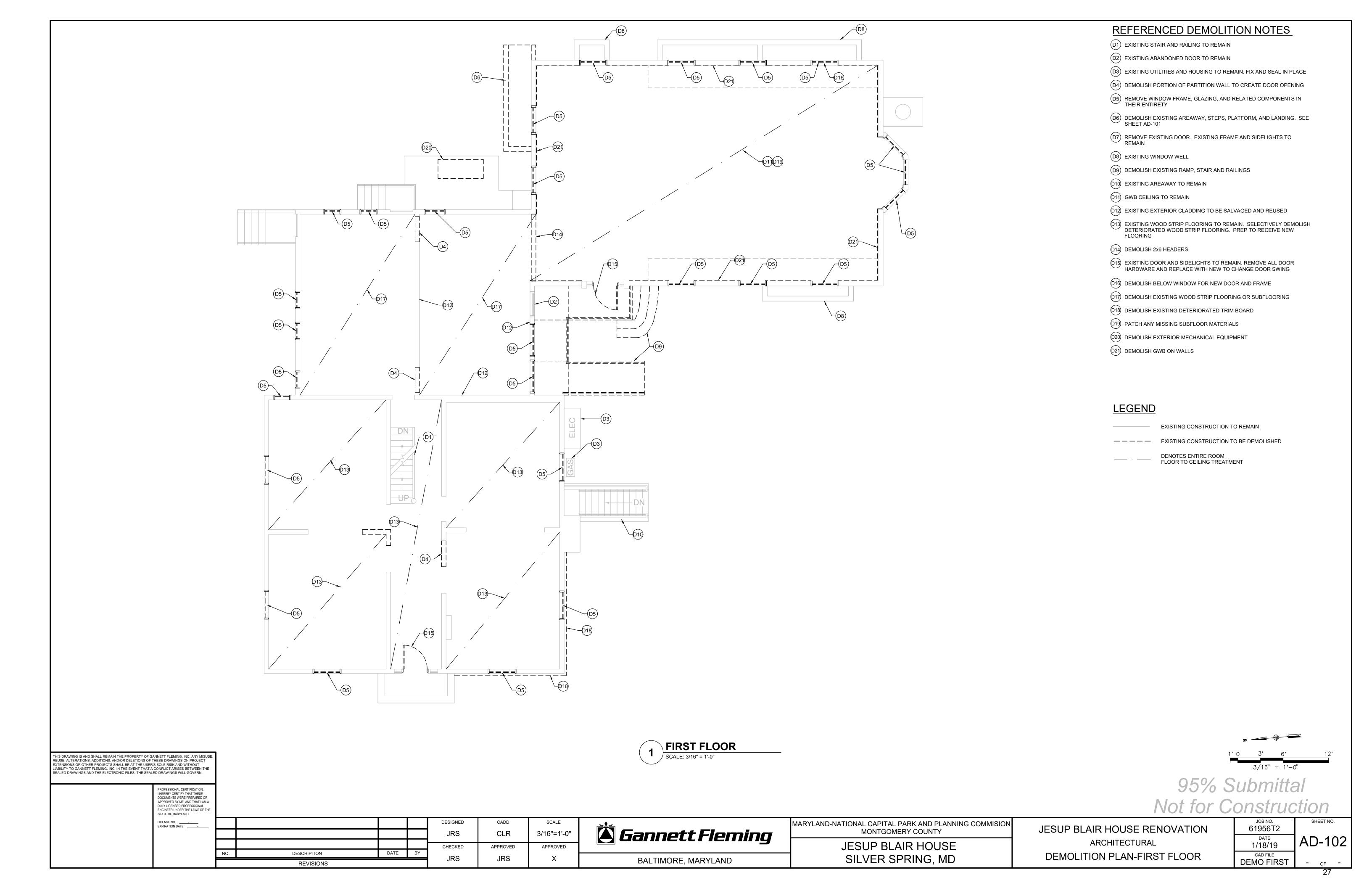
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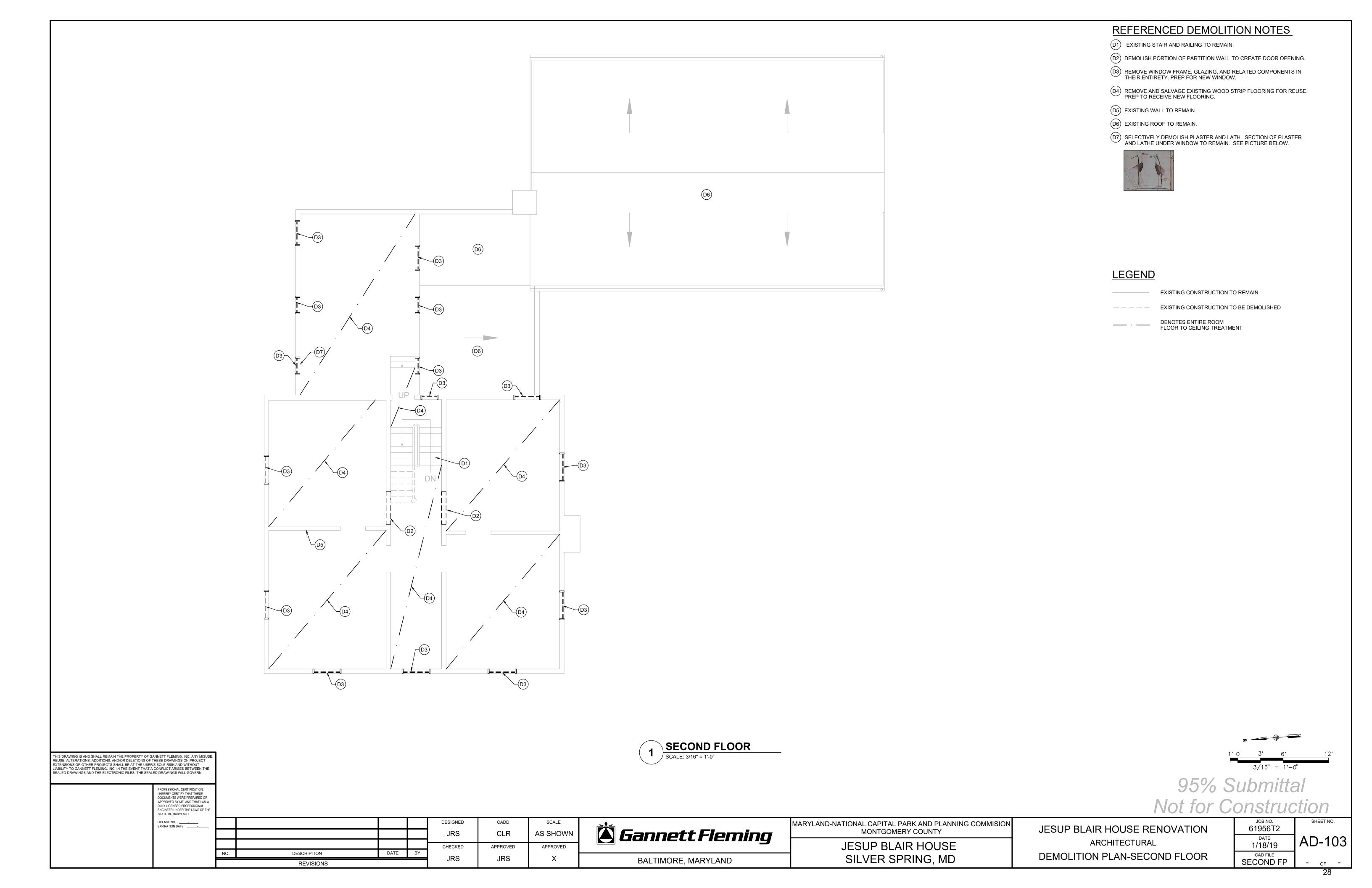
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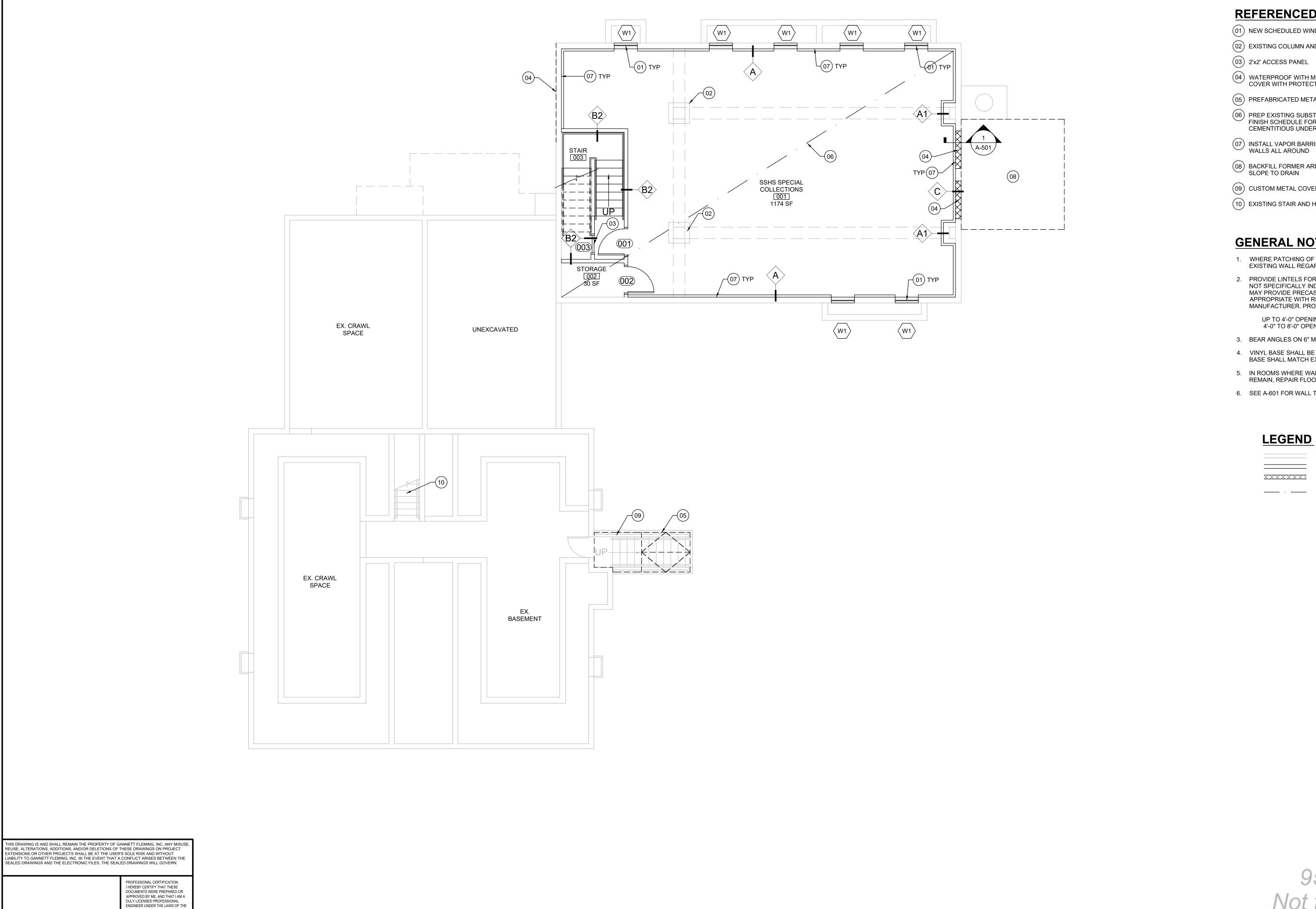
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REFERENCED NEW WORK NOTES

(01) NEW SCHEDULED WINDOW (TYP). SEE SHEET A-501 FOR DETAILS

(02) EXISTING COLUMN AND BRICK SURROUND TO REMAIN. PAINT BRICK

04) WATERPROOF WITH MEMBRANE WATERPROOFING 2' BEYOND NEW CMU. COVER WITH PROTECTIVE BOARD AND BACKFILL

(05) PREFABRICATED METAL AREAWAY COVER ABOVE

06) PREP EXISTING SUBSTRATE TO RECEIVE NEW FLOORING. SEE ROOM FINISH SCHEDULE FOR DETAILS, SHEET A-501. INSTALL SELF-LEVELING CEMENTITIOUS UNDERLAYMENT

07 INSTALL VAPOR BARRIER ON INSIDE OF EXISTING CMU/CONCRETE

08) BACKFILL FORMER AREAWAY W/ SUITABLE FILL. STABILIZE, MULCH, AND SLOPE TO DRAIN

(09) CUSTOM METAL COVER BY AREAWAY MANUFACTURER

(10) EXISTING STAIR AND HANDRAIL TO REMAIN

## GENERAL NOTES (APPLY TO A-101, A-103, AND A-103)

WHERE PATCHING OF CMU OCCURS, PROVIDE THE SAME SIZE CMU AS EXISTING WALL REGARDLESS OF THE KEY DESIGNATION.

2. PROVIDE LINTELS FOR ALL OPENINGS IN MASONRY WALLS WHETHER OR NOT SPECIFICALLY INDICATED ON THE DRAWINGS. THE CONTRACTOR MAY PROVIDE PRECAST CONCRETE LINTELS IN LIEU OF STEEL WHERE APPROPRIATE WITH REINFORCING THAT WILL BE DESIGNED BY THE MANUFACTURER. PROVIDE STEEL LINTELS AS FOLLOWS:

> UP TO 4'-0" OPENING: 3 1/2"x 3 1/2"x 5/16" PER 4" OF MASONRY 4'-0" TO 8'-0" OPENING: 3 1/2"x 6" x 5/16" PER 4" OF MASONRY

3. BEAR ANGLES ON 6" MASONRY ON EACH SIDE OF OPENING.

- 4. VINYL BASE SHALL BE APPLIED TO ALL NEW WALLS AND INFILLS. VINYL BASE SHALL MATCH EXISTING BASE.
- 5. IN ROOMS WHERE WALLS ARE REMOVED AND FLOORING IS EXISTING TO REMAIN, REPAIR FLOORING TO MATCH EXISTING.
- 6. SEE A-601 FOR WALL TYPES.

EXISTING PARTITION TO REMAIN **NEW PARTITION** 

XXXXXXXX CMU INFILL

DENOTES ENTIRE ROOM FLOOR TO CEILING TREATMENT

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3/16"=1'-0" JRS CLR APPROVED APPROVED CHECKED DESCRIPTION DATE JRS REVISIONS

**Sannett Fleming** BALTIMORE, MARYLAND

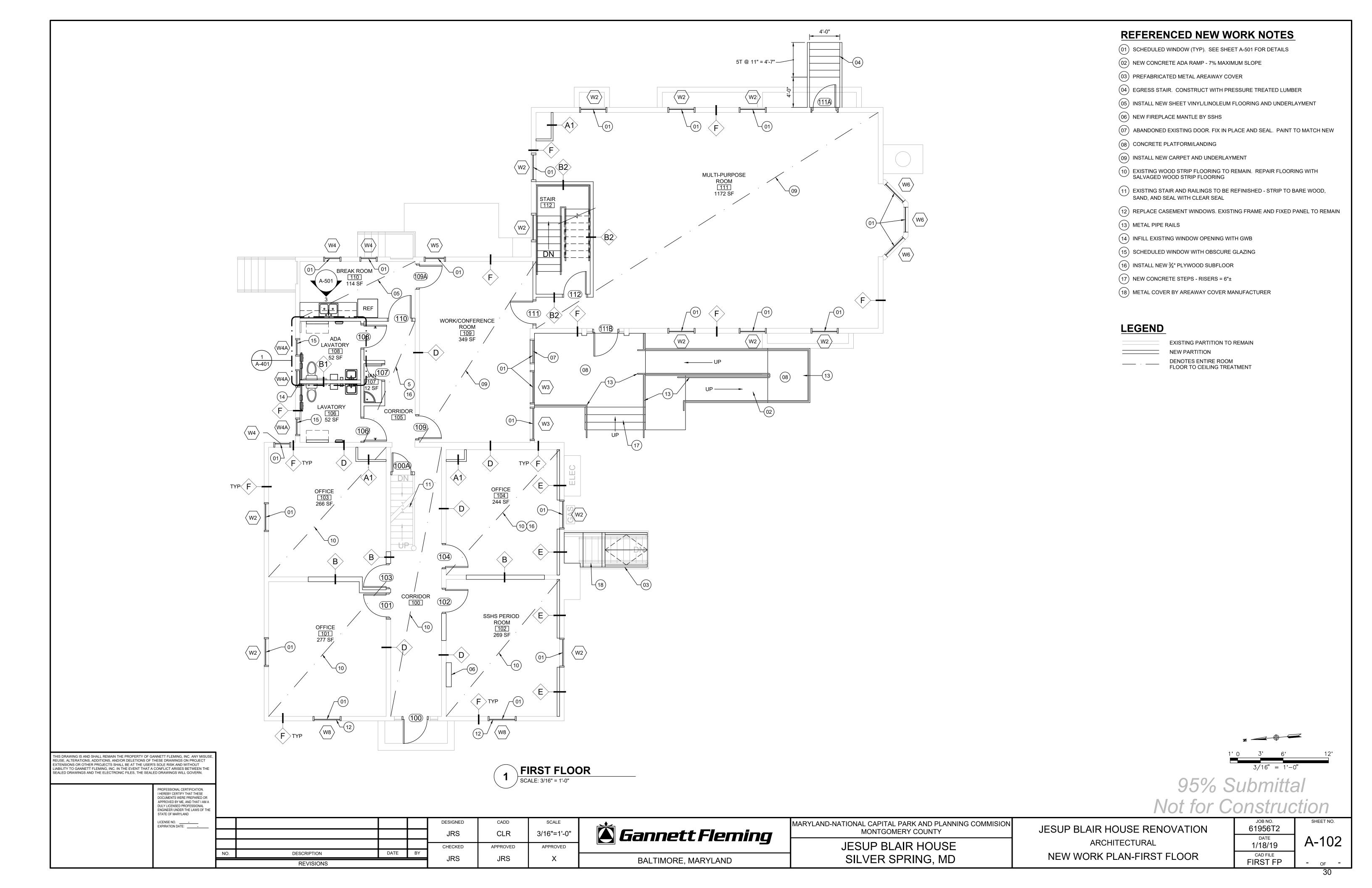
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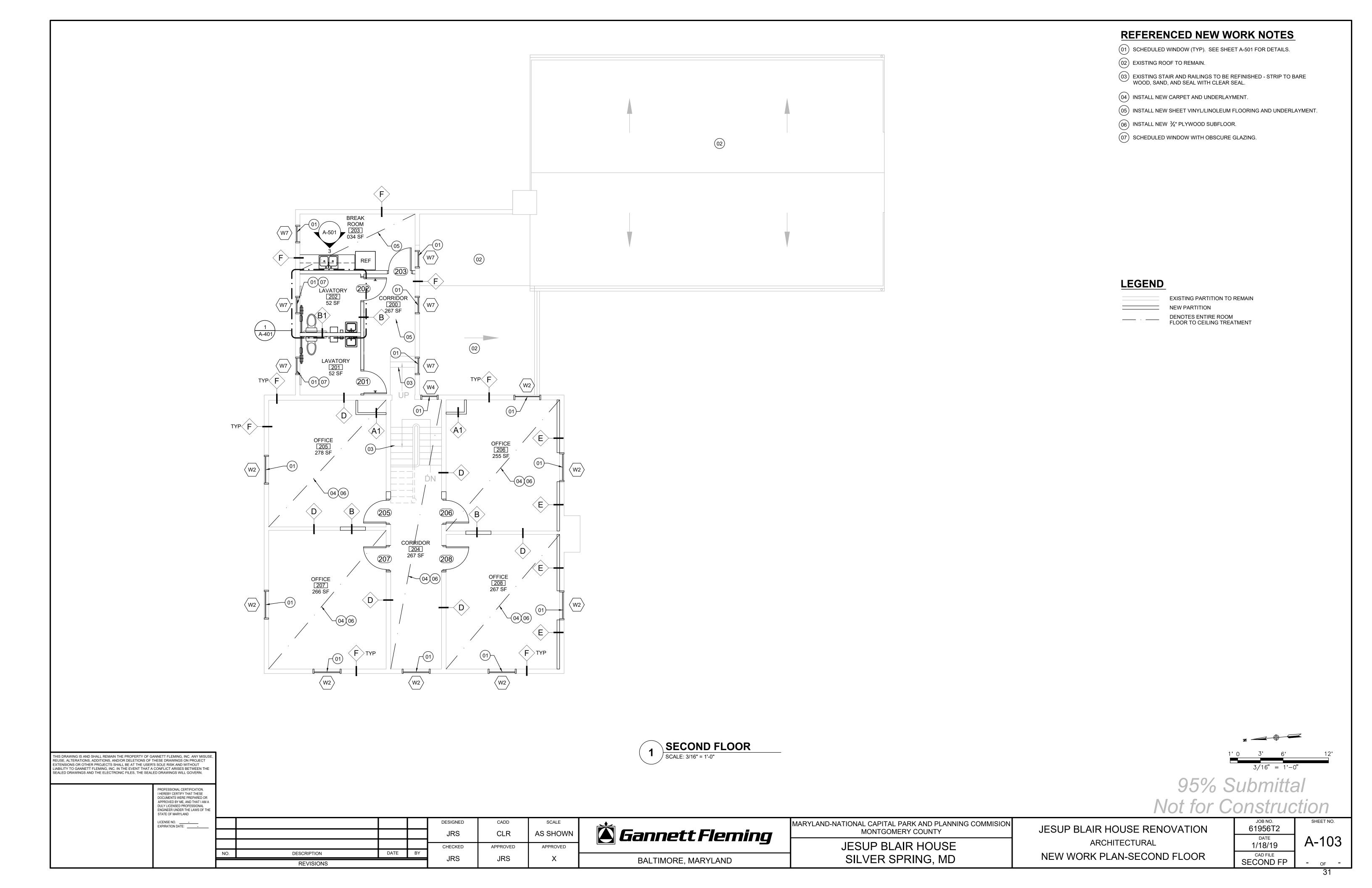
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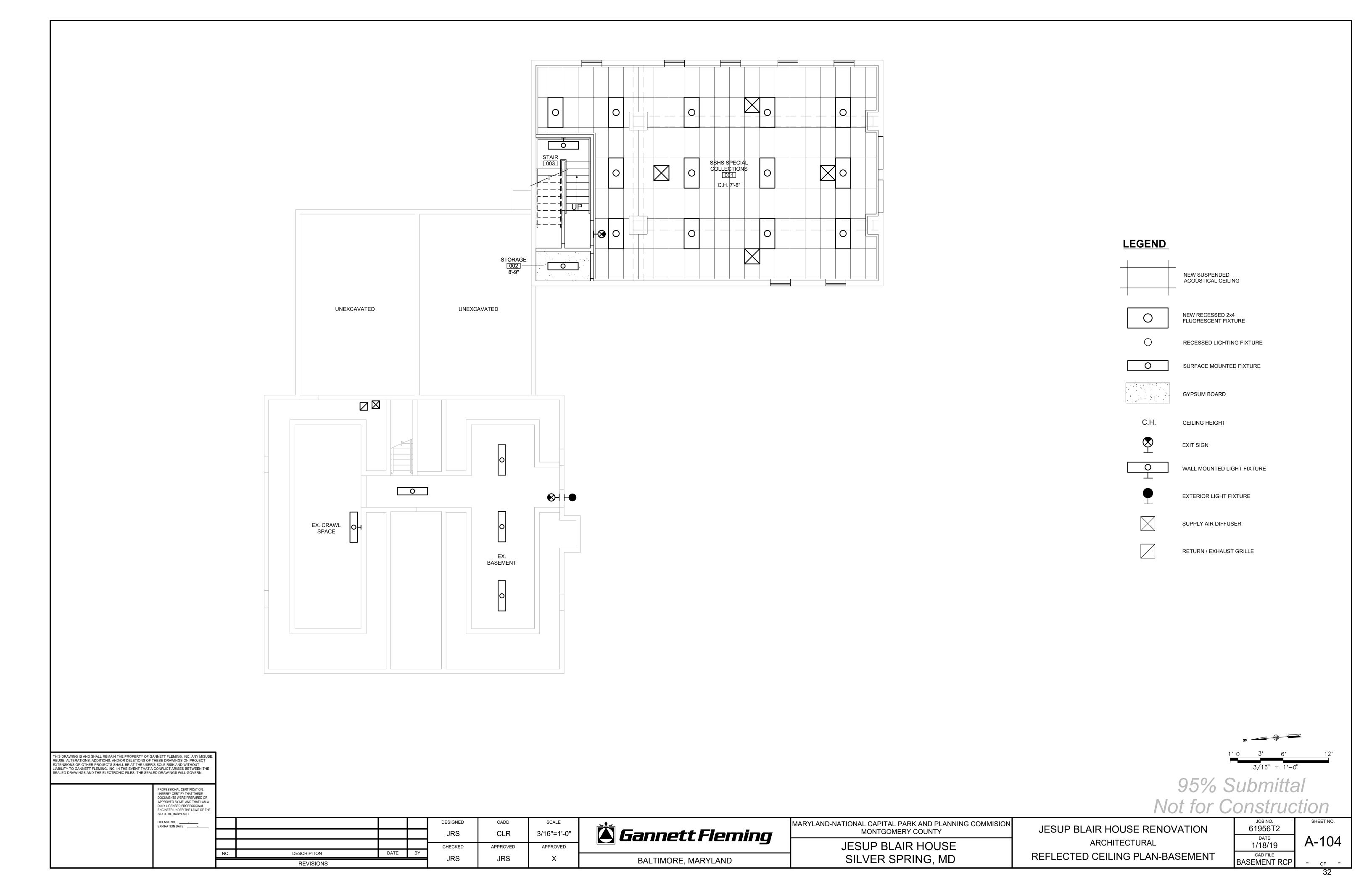
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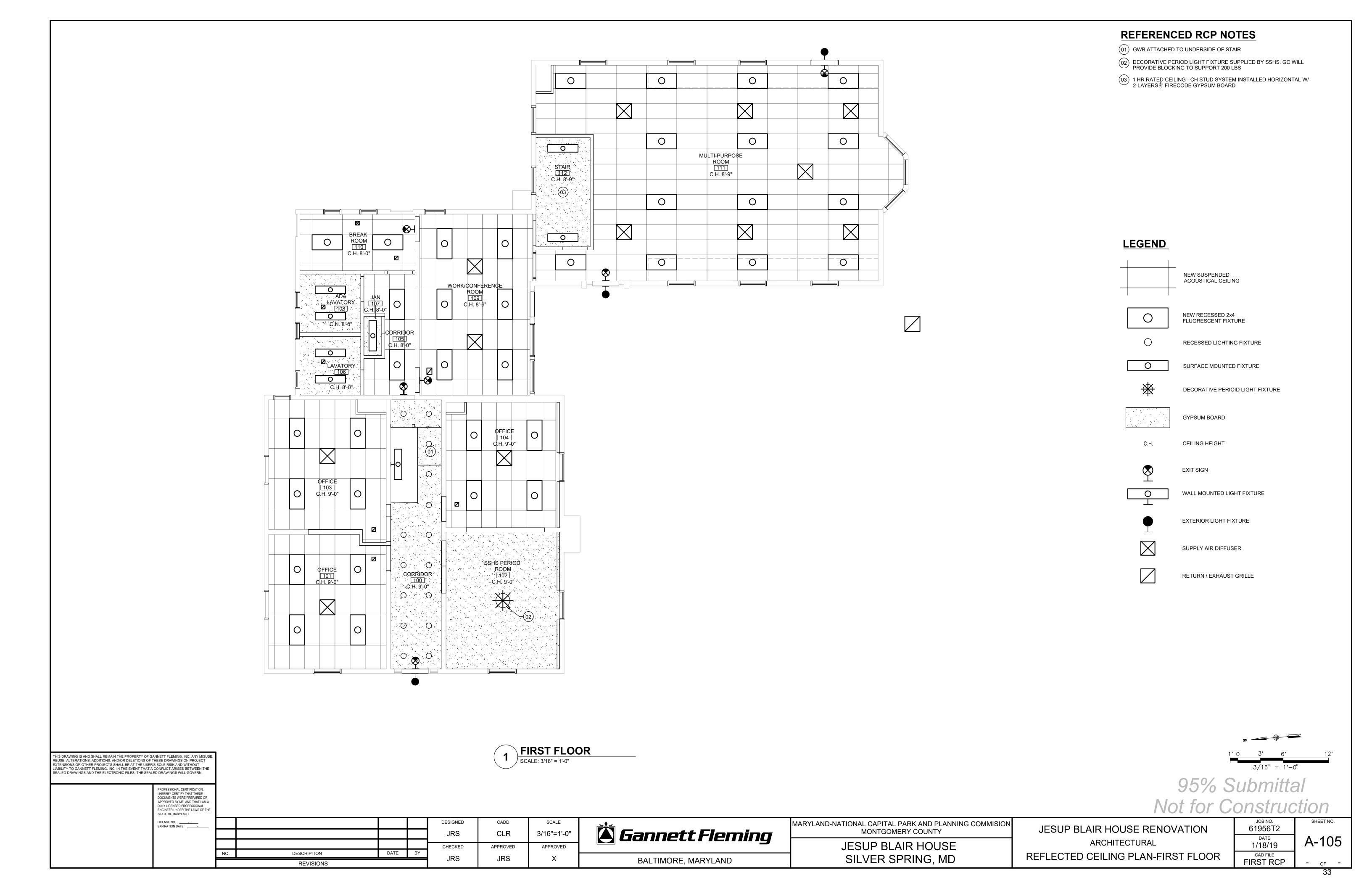
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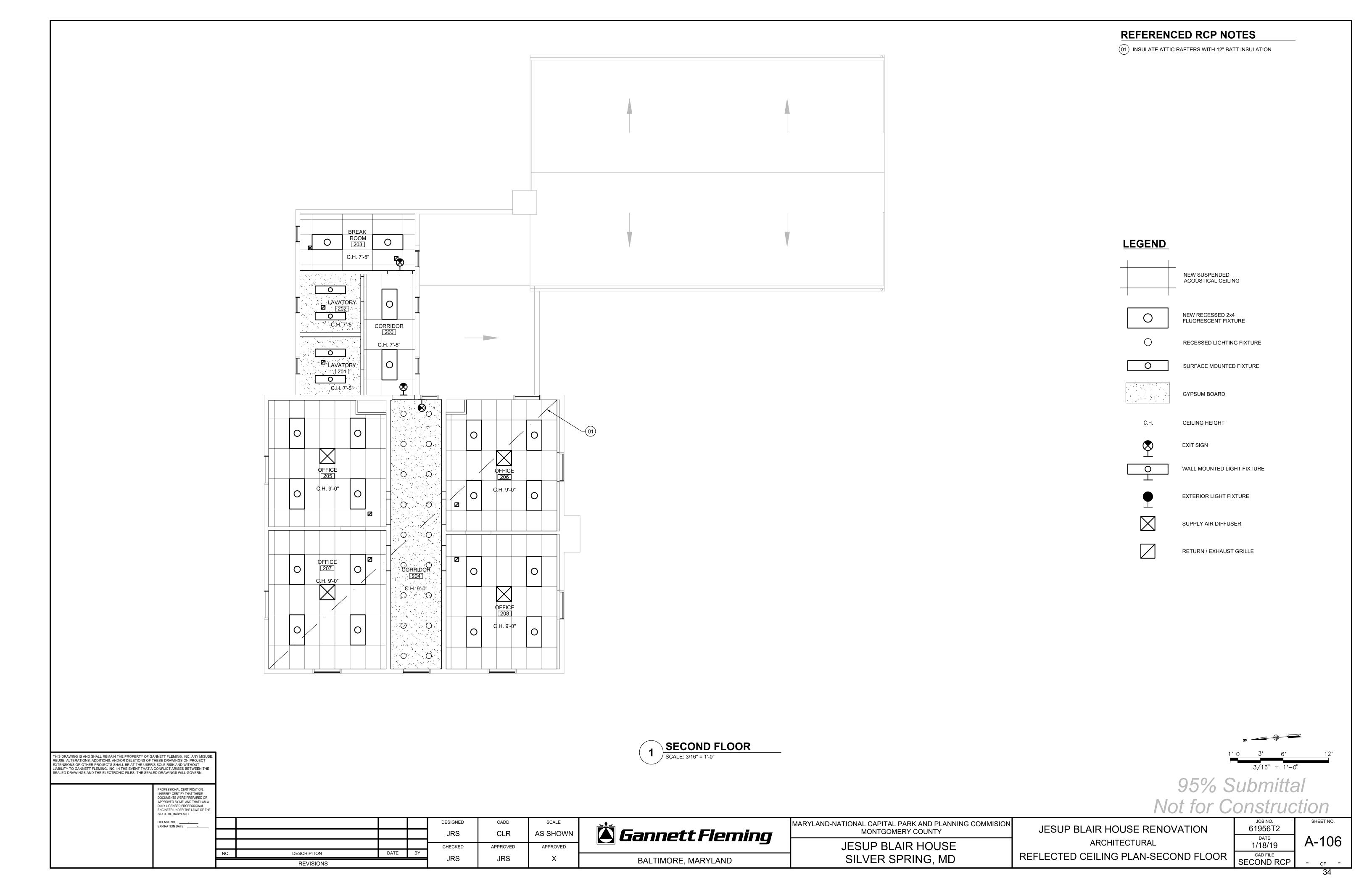
A-101

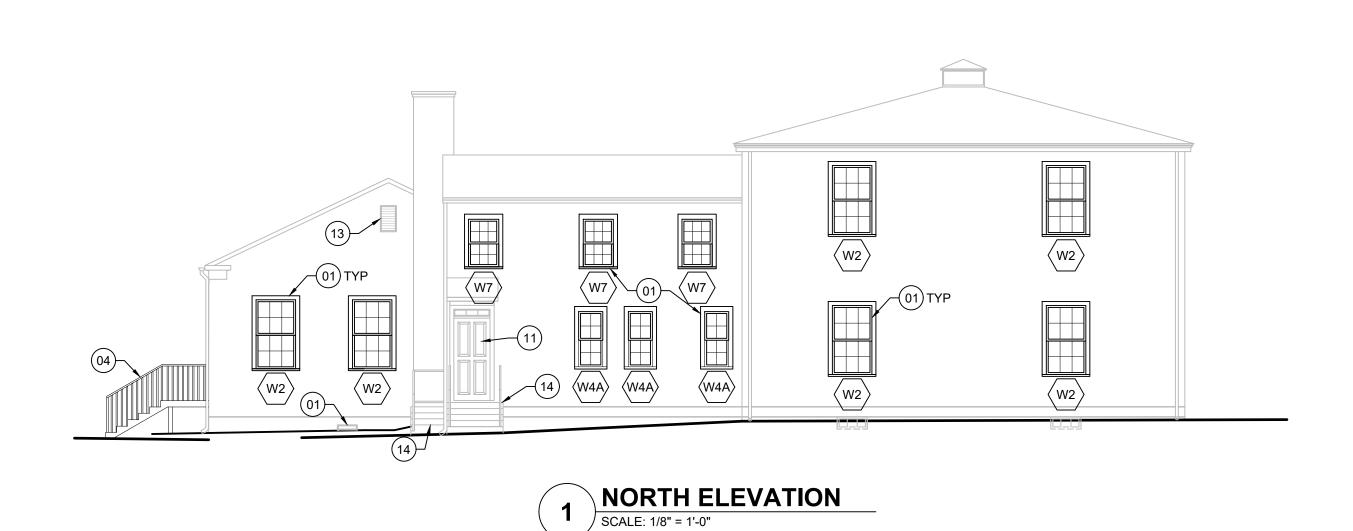


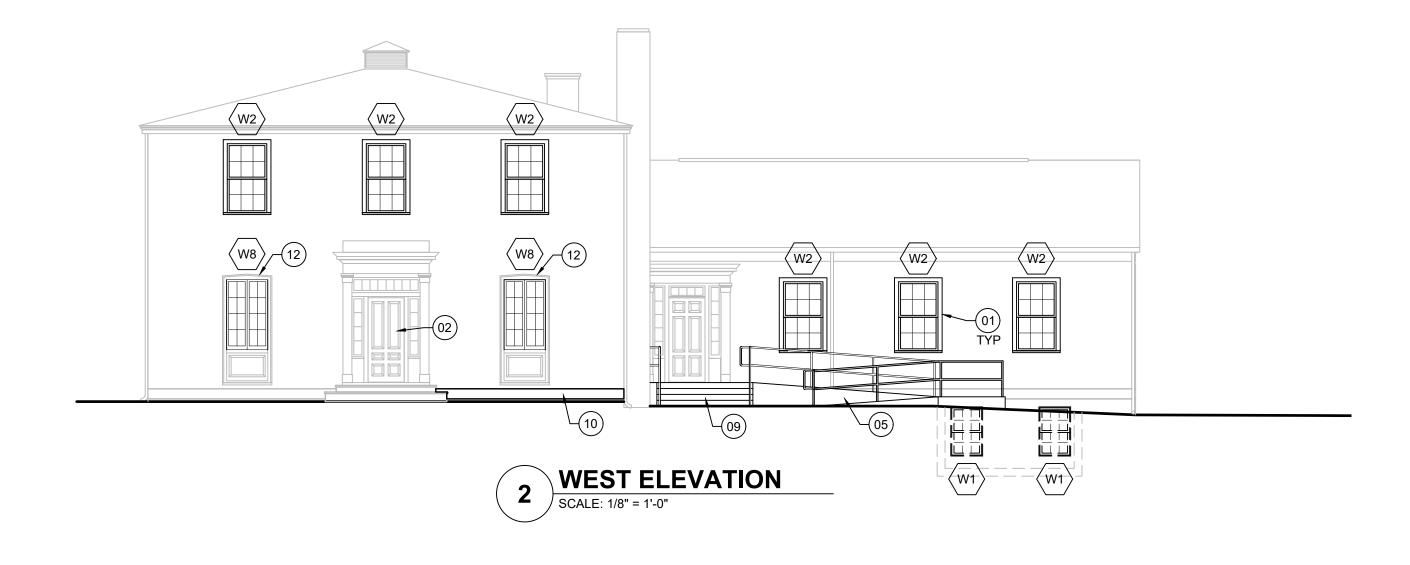


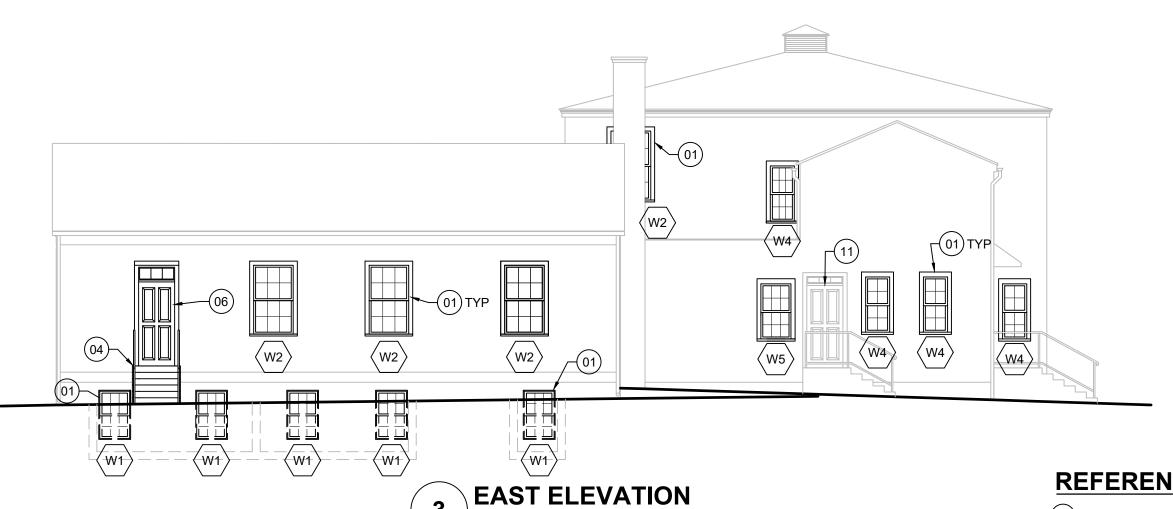


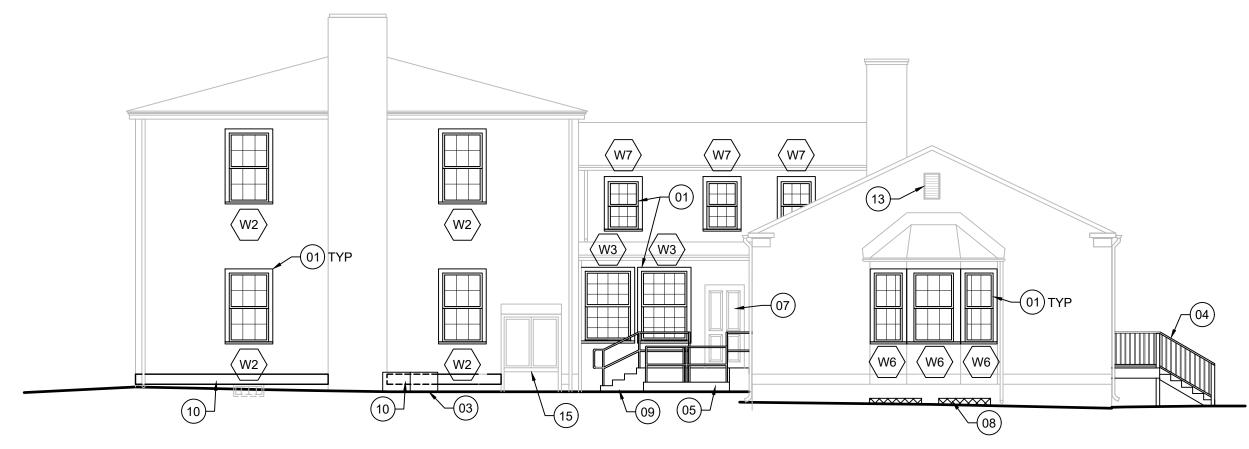






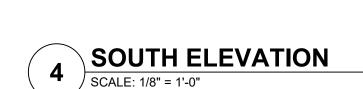


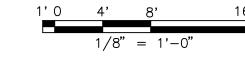




## REFERENCED NEW WORK NOTES

- 01) SCHEDULED WINDOW (TYP). REPLACE IN KIND. SEE SHEET A-501 FOR DETAILS
- 02) EXISTING DOOR TO REMAIN. REPAIR AND SEAL AROUND GLAZING. PAINT TO MATCH EXISTING
- 03) PREFABRICATED METAL AREAWAY COVER
- 04) PRESSURE TREATED WOOD PLATFORM, STAIR AND HANDRAILS
- 05) NEW ADA RAMP AND RAILING
- 06) SCHEDULED DOOR AND FRAME. SEE SHEET A-501. INFILL WALL IF NEEDED
- 07) RESTORE USE OF EXISTING DOOR. PAINT TO MATCH NEW
- 08) CMU WALL INFILL. WATERPROOF WITH MEMBRANE WATERPROOFING 2' BEYOND NEW CMU. COVER WITH PROTECTIVE BOARD AND BACKFILL. SLOPE TO DRAIN
- 09) NEW STAIR AND HANDRAIL
- (10) REMOVE EXISTING TRIM AT BASE. REPLACE WITH MAHOGANY AND PAINT TO MATCH
- EXISTING DOOR TO REMAIN. SEAL AROUND ALL JOINTS AND GAPS. REMOVE LATCHING DEVICES, FILL HOLES, AND REPAINT
- (12) NEW CASEMENT WINDOW. SEE SHEET A-501 FOR DETAILS
- (13) EXISTING LOUVER TO REMAIN. CONTRACTOR WILL DETERMINE IF OPERABLE
- (14) EXISTING STAIR AND HANDRAIL TO REMAIN
- (15) EXISTING UTILITY ENCLOSURE TO REMAIN





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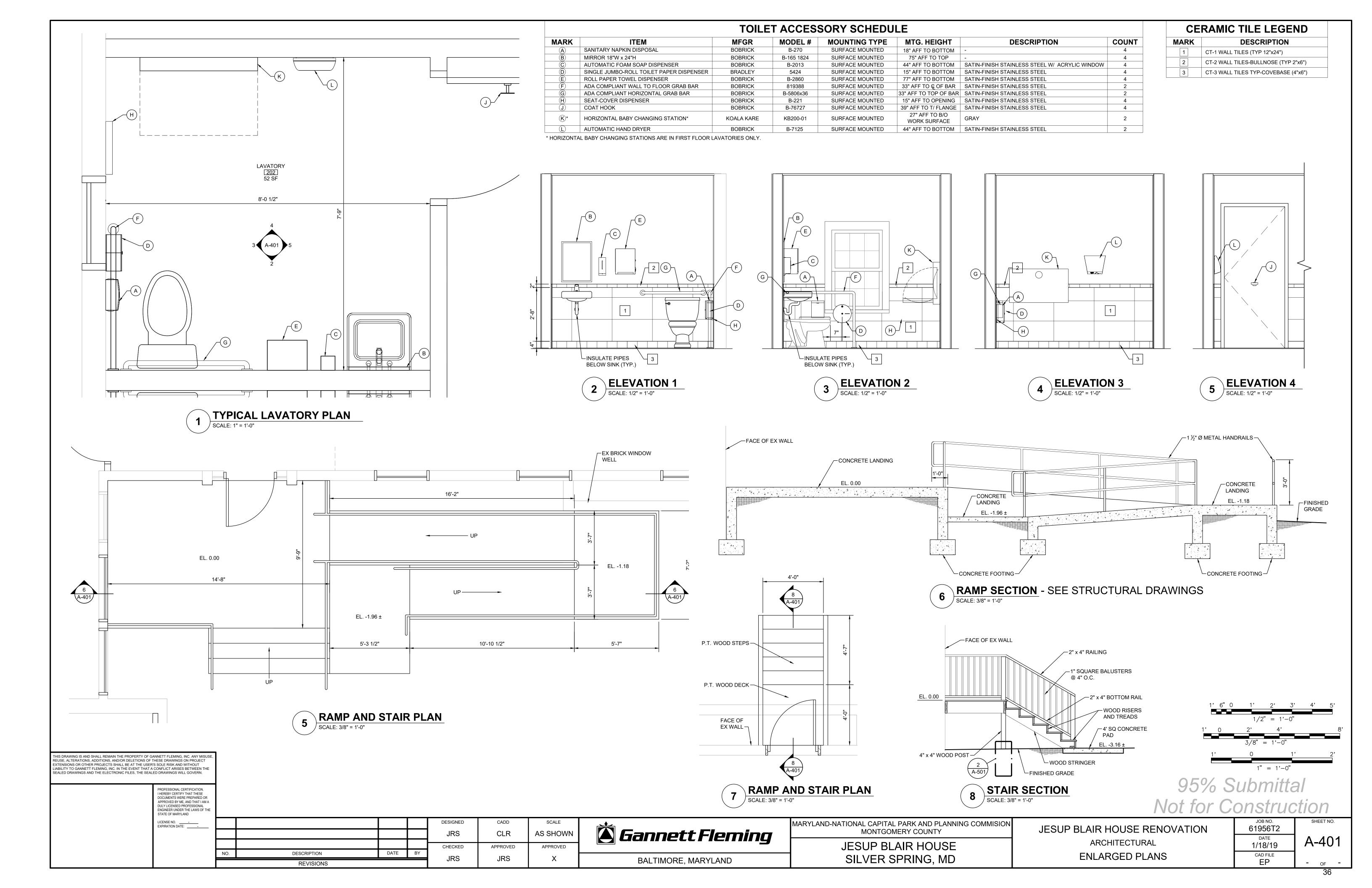
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BALTIMORE, MARYLAND

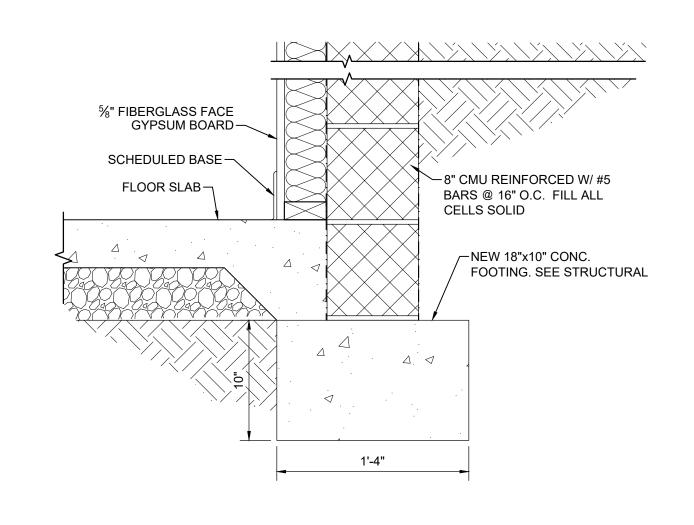
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JESUP BLAIR HOUSE
SILVER SPRING, MD

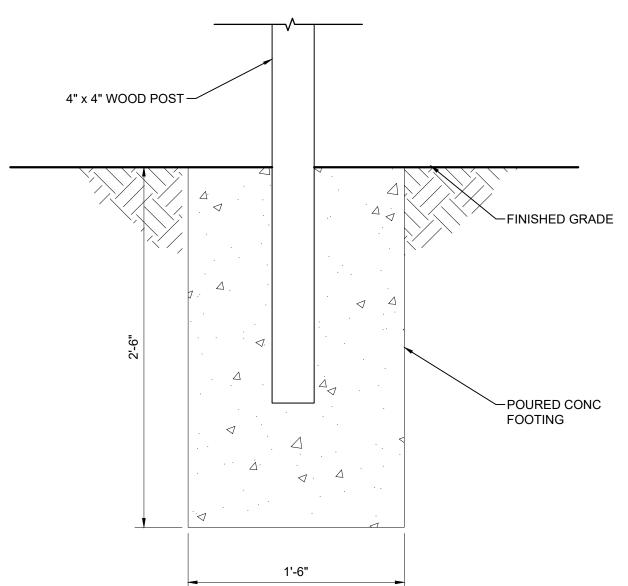
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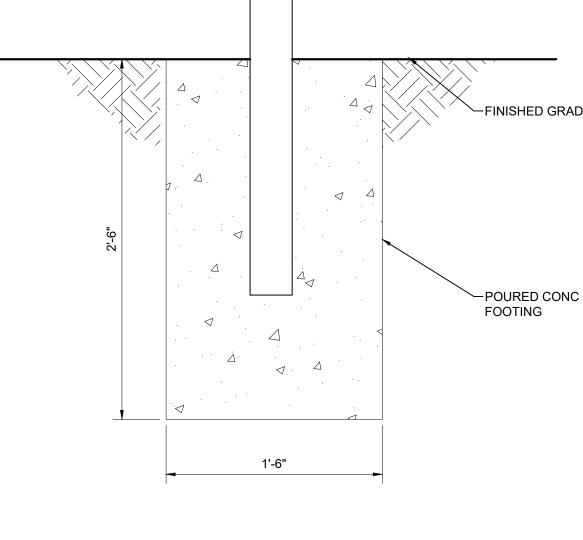
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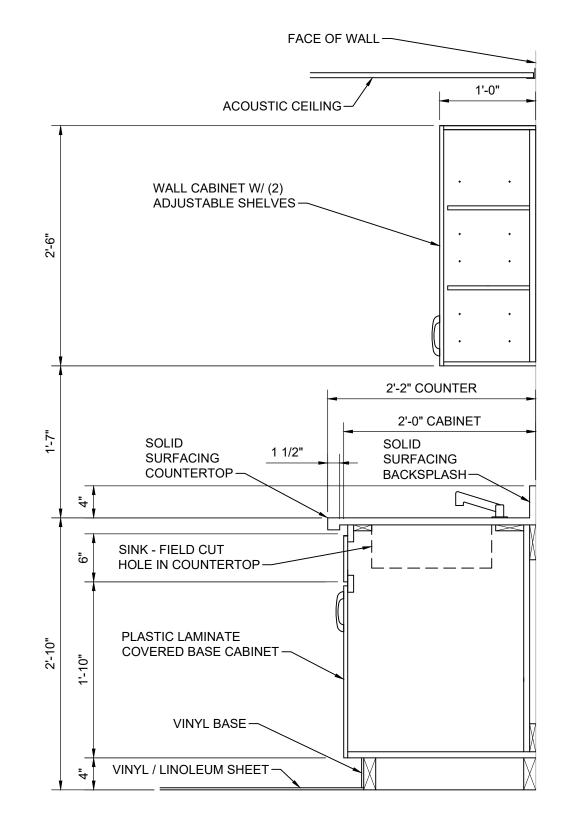
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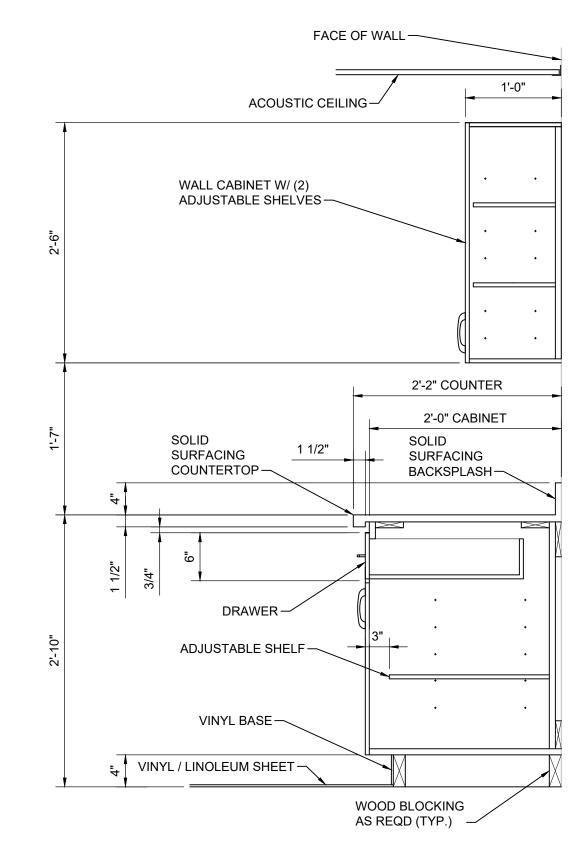












FOOTING @ WALL INFILL

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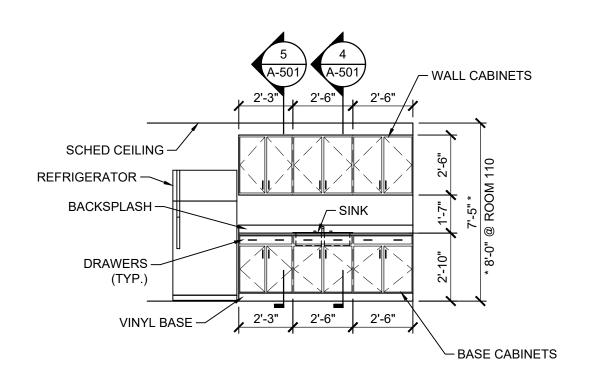
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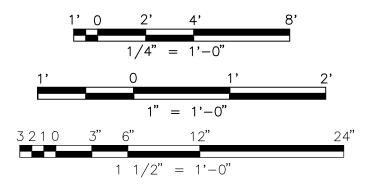
FOOTING @ WOOD STAIR

SECTION @ SINK CABINET

TYPICAL CASEWORK SECTION



**CASEWORK ELEVATION** SCALE: 1/4" = 1'-0"



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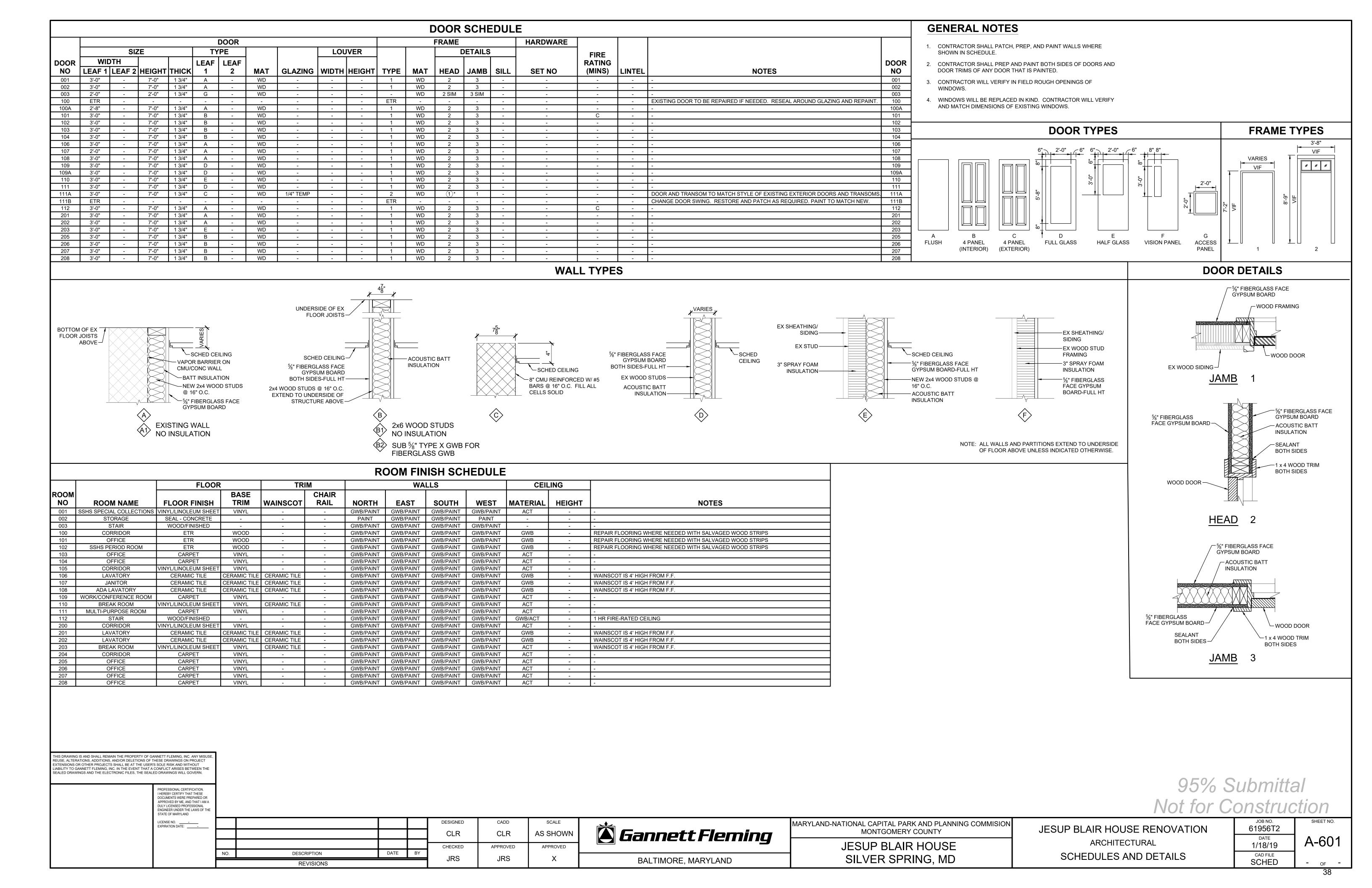
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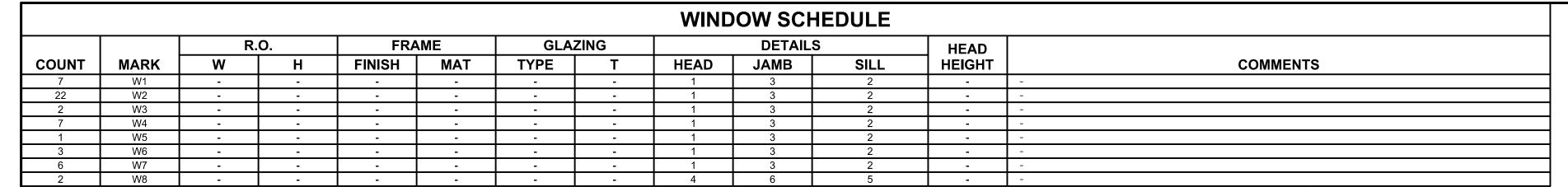
**E Gannett Fleming** BALTIMORE, MARYLAND

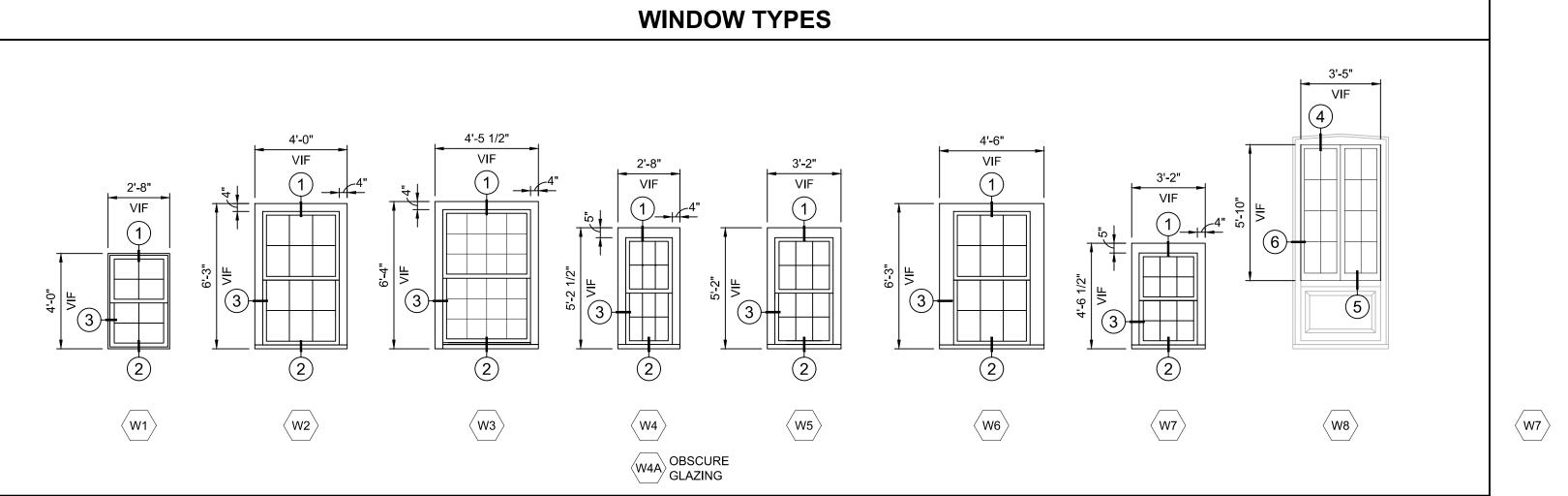
MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISION MONTGOMERY COUNTY JESUP BLAIR HOUSE SILVER SPRING, MD

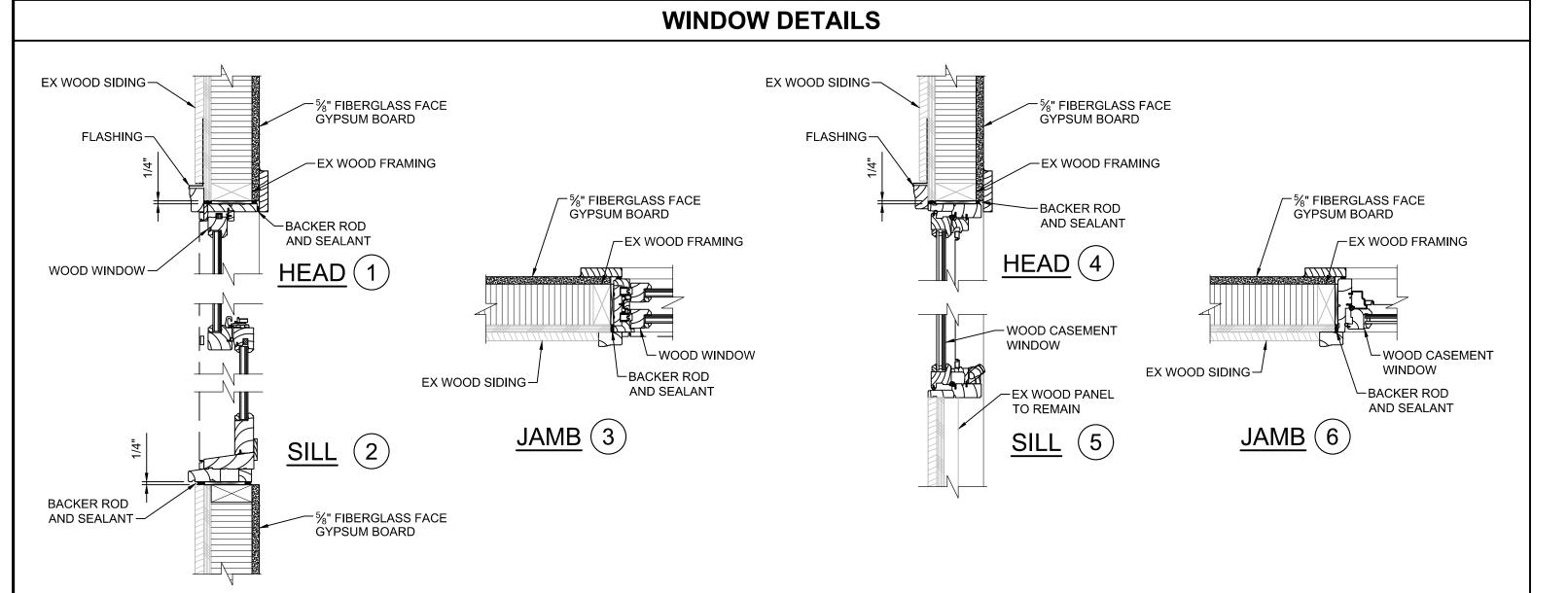
JESUP BLAIR HOUSE RENOVATION ARCHITECTURAL **DETAILS** 

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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 NO. \_\_\_\_\_\_

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MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISION MONTGOMERY COUNTY

JESUP BLAIR HOUSE

SILVER SPRING, MD

JESUP BLAIR HOUSE RENOVATION

ARCHITECTURAL

WINDOW SCHEDULE AND DETAILS

AL ND DETAILS

JOB NO. SHEET NO.
61956T2

DATE 1/18/19

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#### <u>CONCRETE</u> GENERAL NOTES

- CONCRETE WORK SHALL CONFORM TO THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318 LATEST EDITION) AND SHALL COMPLY WITH ALL LOCAL LAWS AND ORDINANCES. WHERE CONFLICTING REQUIREMENTS OCCUR, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
- ALL CONCRETE SHALL BE NORMAL WEIGHT, UNLESS NOTED, HAVING A MINIMUM COMPRESSIVE STRENGTH OF F'c=3,000 PSI AT 28 DAYS, EXCEPT (A) SLABS ON GRADE & ROOF SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF F'c=4,000 PSI AT 28 DAYS. (B) CONC. FOR UPPER LEVEL SLAB SHALL BE LIGHT WEIGHT & SHALL

HAVE A MINIMUM COMPRESSIVE STRENGTH OF F'c=4,000 PSI @ 28 DAYS.

- 3. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60 (FY=60 KSI).
- 4. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185, (FY =70 KSI). 5. CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE AS
- CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3" EXPOSED TO EARTH OR WEATHER (WHERE FORMS ARE
- ∯6 BÁRS AND LARGER: \$5 BARS AND SMALLER: NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND SLABS AND WALLS: BEAMS, GIRDERS, COLUMNS:
- 6. A. DEPRESSED SLABS SHALL MAINTAIN FULL THICKNESS UNLESS NOTED. SEE TYPICAL DETAILS.
- B. ALL DIMENSIONS AND LOCATIONS OF FLOOR DEPRESSIONS SHALL BE VERIFIED FROM ARCHITECTURAL DRAWINGS BEFORE PLACING SLABS.
- 7. CONSTRUCTION AND CONTRACTION JOINTS IN SLABS ON GRADE SHALL BE LOCATED AND CONSTRUCTED AS DETAILED ON THE DRAWINGS.
- 8. ALL SLEEVES. SLOTS AND OTHER EMBEDDED AND UNDER SLAB ITEMS SHALL BE SET BEFORE CONCRETE IS PLACED. SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND VENDOR'S DRAWINGS FOR SIZES AND LOCATIONS.
- 9. ALL TOP BARS AT DISCONTINUOUS ENDS SHALL BE HOOKED.
- 10. ALL BAR SPLICES SHALL BE CLASS B LAP SPLICES, UNLESS
- 11. PROVIDE ADDITIONAL #4 DIAGONAL BARS, 4'-0" LONG AT ALL RE-ENTRANT CORNERS. SEE TYPICAL DETAILS.
- 12. IN ELEVATED SLABS, PROVIDE ADDITIONAL TOP BARS, #4 @ 12 X 5'-0" LONG, PERPENDICULAR TO MAIN REINFORCEMENT, OVER ALL BEAMS AND GIRDERS. SEE TYPICAL DETAILS.
- 13. BARS INTERRUPTED BY SLAB OPENINGS, NOT FRAMED BY BEAMS, SHALL BE REPLACED BY AN EQUIVALENT NUMBER OF CLOSELY SPACED BARS, LOCATED HALF ON EACH SIDE OF THE OPENING.
- 14. DESIGN OF THE CONCRETE MIX SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONCRETE MIX SHALL BE DESIGNED IN ACCORDANCE WITH ACI 318 AND AS FOLLOWS:
- A. MINIMUM CEMENT CONTENT AND MAXIMUM WATER/CEMENT RATIO SHALL BE AS FOLLOWS:

COMPRESSIVE STRENGTH

ALL OTHERS

CEMENT CONTENT 517 LBS. 564 LBS.

MINIMUM

MAXIMUM

RATÍO

WATER/CEMENT

MAXIMUM SIZE OF AGGREGATE SHALL BE 3/4". CEMENT SHALL BE TYPE I. AIR ENTRAINING CEMENT SHALL NOT

MAXIMUM SLUMP SHALL BE: SLABS ON GROUND CONCRETE FOR ENCASING STEEL

- ADMIXTURES SHALL BE USED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND AS DETERMINED BY THE TESTING LABORATORY RETAINED FOR THE DESIGN OF THE CONCRETE MIX.
- D. AIR ENTRAINING ADMIXTURE SHALL CONFORM TO ASTM C260, AND SHALL BE USED FOR ALL CONCRETE THAT WILL BE EXPOSED TO THE WEATHER, EITHER TOTALLY OR ONLY PARTIALLY.
- WATER-REDUCING ADMIXTURE SHALL CONFORM TO ASTM C494, TYPE A, AND SHALL BE USED IN ALL FLOOR SLABS, BASEMENT WALLS AND PITS.
- 15. THE CONTRACTOR SHALL FURNISH TO THE ENGINEERS THREE S) COPIES OF A STATEMENT GIVING THE PROPORTIONS OF LL INGREDIENTS TO BE USED IN THE CONCRETE. THE STATEMENT SHALL BE ACCOMPANIED BY TEST DATA ATTESTING THAT THE PROPORTIONS SO SELECTED WILL PRODUCE CONCRETE OF THE QUALITIES SPECIFIED.
- 16. SLAB SURFACES SHALL BE SCREEDED, FLOATED AND STEEL TROWELED TO A SMOOTH, EVEN, IMPERVIOUS FINISH, FREE FROM TROWEL MARKS.
- 17. IMMEDIATELY AFTER REMOVAL OF FORMS, ALL FORMED SURFACES SHALL BE WORKED OVER TO REMOVE ALL IRREGULARITIES, AND TO GIVE THE SURFACE A UNIFORM

#### STRUCTURAL LUMBER:

- 1. ALL WOOD CONSTRUCTION INCLUDING WOOD FASTENINGS SHALL MEET THE REQUIREMENTS OF NATIONAL DESIGN SPECIFICATION AS RECOMMENDED BY NATIONAL FOREST PRODUCTS ASSOCIATION.
- 2. STRUCTURAL LUMBER SHALL BE EXTERIOR GRADE PRESSURE TREATED DOUGLAS FIR-LARCH (NORTH) OR EASTERN HEMLOCK AS SPECIFIED IN NDS SUPPLEMENT.
- 3. FOR ALL FRAMING USE SELECT STRUCTURAL No. 1 BEAMS AND STRINGERS CLASSIFICATION HAVING FOLLOWING MINIMUM ALLOWABLE
- Fc = 1,200 PSI Fc L = 390 PSIE = 1.76 X 10 PSIFb= 1.500 PSI Ft = 1,500 PSI Fv = 120 PSI
- 4. ALL LUMBER SHALL BE FASTENED AS SHOWN ON THE DRAWINGS. WHERE THE CONNECTION IS NOT DETAILED, THE CONNECTION MUST CONFIRM WITH FASTENING SCHEDULE AND SHALL CONFORM TO IBC 2006. TABLE 2304.9.1 AND AS SHOWN ON THE TYPICAL DETAIL SHEET -FASTENING SCHEDULE
- 5. ALL LUMBER SHALL BE FREE OF ROT, HIGH MOISTURE CONTENT, INSECT INFESTATION, WAKES, SHAKES, WARPS, ETC.
- ALL MATERIAL SHALL BE PROPERLY DELIVERED TO THE SITE AND STORED ABOVE GROUND, PROTECTED FROM THE WEATHER.

ALL PLYWOOD SHEATHING WORK SHALL CONFORM TO THE CURRENTEDITIONS OF U.S. PRODUCT STANDARD PSI, "CONSTRUCTION AND INDUSTRIAL PLYWOOD" AND PERFORMANCE STANDARDS OF AMERICAN PLYWOOD ASSOCIATES, AND SHALL COMPLY WITH ALL LOCAL LAWS AND ORDINANCES. WHERE CONFLICTING REQUIREMENTS OCCUR, THE MORE STRINGENT REQUIREMENT SHALL APPLY.

- PLYWOOD FOR ROOF SHALL BE EXTERIOR TYPE, STRUCTURAL GRADE, 5/8" THICK. DFPA GRADE - TRADEMARKED.
- B. PLYWOOD FOR FLOORS SHALL BE EXTERIOR TYPE, STRUCTURAL GRADE, 3/4" THICK, T&G DFPA GRADE - TRADEMARKED. PLYWOOD INSTALLATION:
- PLYWOOD SHEATHING SHALL BE INSTALLED WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS WITH EDGE SUPPORT.
- PLYWOOD SHALL BE GLUED AND NAILED TO SUPPORTING MEMBERS. NAILING SCHEDULE SHALL CONFORM TO IBC 2006, TABLE 2304.9.1 AND AS SHOWN IN THE TYPICAL DETAIL SHEET - FASTENING SCHEDULE. 5. ALL PLYWOOD SHEATHING SHALL BE ATTACHED TO WOOD JOISTS WITH 10d NAILS AND MINIMUM 1 1/2" PENETRATION AT 6" o/c AT ALL EDGES AND AT 12"
- o/c AT INTERMEDIATE JOISTS ALL PLYWOOD SHALL BE FREE OF ROT, HIGH MOISTURE CONTENT, INSECT INFESTATION, WAKES, SHAKES, WARPS, ETC. ALL MATERIAL SHALL BE PROPERLY DELIVERED TO THE SITE AND STORED

#### LAMINATED-VENEER LUMBER (MICROLAM), AND PARALLEL-STRAND LUMBER (PARALLAM)

ABOVE GROUND, PROTECTED FROM THE WEATHER.

- 1. ALL LAMINATED-VENEER LUMBER (MICROLAM), & PARALLEL-STRAND LUMBER (PARALLAM) SHALL BE FABRICATED IN ACCORDANCE WITH DESIGN DRAWINGS. THE CONTRACTOR SHALL SUBMIT (3) COPIES OF A LAYOUT DRAWING SHOWING FRAMING CONDITIONS, REQUIRED TEMPORARY AND PERMANENT BLOCKING, REQUIRED JOIST HANGERS AND CONNECTORS, AND ANY OTHER RELEVANT INFORMATION FOR FABRICATION AND ERECTION OF ALL LAMINATED-VENEER LUMBER, AND PARALLEL-STRAND LUMBER TO THE ENGINEER PRIOR TO THE START OF FABRICATION. THE LAYOUT DRAWINGS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF
- 2. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS. PROVIDE PRODUCTS MANUFACTURED BY TRUS JOIST CORPORATION OR APPROVED
- 3. LAMINATED-VENEER LUMBER: A COMPOSITE OF WOOD VENEERS WITH GRAIN PRIMARILY PARALLEL TO MEMBER LENGTHS, MANUFACTURED WITH AN EXTERIOR-TYPE ADHESIVE COMPLYING WITH ASTM D 2559. PRODUCT HAS THE FOLLOWING ALLOWABLE DESIGN VALUES AS DETERMINED ACCORDING TO ASTM
- A. EXTREME FIBER STRESS IN BENDING, EDGEWISE: 2,600 PSI FOR 12-INCH NOMINAL-DEPTH MEMBERS.
- B. MODULUS OF ELASTICITY, EDGEWISE: 1,900,000 PSI.
- 4. PARALLEL-STRAND LUMBER: A COMPOSITE OF WOOD STRAND ELEMENTS WITH GRAIN PRIMARILY PARALLEL TO MEMBER LENGTHS, MANUFACTURED WITH AN EXTERIOR-TYPE ADHESIVE COMPLYING WITH ASTM D 2559. PRODUCT HAS THE FOLLOWING ALLOWABLE DESIGN VALUES AS DETERMINED ACCORDING TO ASTM D 5456:
- A. EXTREME FIBER STRESS IN BENDING. EDGEWISE: 2.900 PSI FOR 12-INCH NOMINAL-DEPTH MEMBERS.
- B. MODULUS OF ELASTICITY, EDGEWISE: 2,000,000 PSI.
- 5. RIM BOARDS: PERFORMANCE-RATED PRODUCT COMPLYING WITH APA PRR-401; ALL RIM BOARDS SHALL ALSO COMPLY WITH THE FOLLOWING REQUIRMENTS:
- A. MATERIAL: ALL-VENEER PANELS, COMPOSITE PANELS, GLULAMS, OR STRUCTURAL COMPOSITE LUMBER;
- B. THICKNESS: 1 1/4-INCH RIM BOARD:
- C. TRADEMARK: FACTORY MARK RIM BOARDS WITH APA TRADEMARK INDICATING THICKNESS, GRADE, AND COMPLIANCE WITH APA STANDARD;
- 6. ALL INSTALLATION INCLUDING ALL CONNECTIONS OF MICROLAM & PARALLAM GIRDERS SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND AITC (AMERICAN INSTITUTE OF TIMBER CONSTRUCTION).

#### INDEPENDENT INSPECTIONS NOTES:

SPECIAL INSPECTIONS SHALL BE CONDUCTED BY THE INDEPENDENT TESTING LABORATORY FOR THE FOLLOWING CONSTRUCTION AND OPERATIONS.

CONSTRUCTION WORK PERFORMANCE INCLUDES BUT NOT LIMITED TO STEEL CONSTRUCTION

- 1. MATERIAL CONFORMANCE TO CONTRACT SPECIFICATIONS, IBC 2015 AWS AND ASTM STANDARDS FOR STRUCTURAL STEEL
- SHAPES AND PLATES, BOLTS, NUTS AND WASHERS, AND WELDED FILLER MATERIALS. SHOP FABRICATION OF STEEL WHERE WELDING, THERMAL CUTTING OR HEATING OPERATIONS
- OF ANY KIND ARE CONDUCTED. 3. INSTALLATION OF HIGH STRENGTH BOLTS IN ACCORDANCE WITH RCSC SPECIFICATIONS FOR STRUCTURAL JOINTS USING A325 OR A490 BOLTS.
- 4. WELDING IN ACCORDANCE WITH AWS STRUCTURAL WELDING CODE STEEL COMPLETE PENETRATION GROOVE WELDS (COMPLETE JOINT PENETRATION) IN JOINTS AND SPLICES IN SPECIAL MOMENT FRAMES AND ECCENTRICALLY BRACED FRAMES SHALL BE TESTED FULL LENGTH ULTRASONICALLY. FIFTY PERCENT OF COMPRESSIVE PARTIAL PENETRATION GROOVE WELDS FOR COLUMN SPLICES SHALL BE ULTRASONICALLY TESTED. ALL PARTIAL PENETRATION COLUMN OR BRACING WELDS FOR TENSILE (AXIAL OR FLEXURAL) SPLICES SHALL BE ULTRASONICALLY TESTED. BASE METAL THICKER THAN 1 1/2 INCHES SUBJECT TO THROUGH - THICKNESS WELD SHRINKAGE SHALL BE ULTRASONICALLY TESTED FOR DISCONTINUITIES
- CONFORMANCE OF DETAILS TO CONTRACT DRAWINGS AND APPROVED SHOP DRAWINGS FOR APPLICATION OF JOINT DETAILS AT CONNECTIONS, MEMBER LOCATION, STIFFENERS, BRACING AND BEARINGS.

## CONCRETE CONSTRUCTION

- 1. MATERIAL CONFORMANCE TO CONTRACT SPECIFICATIONS, IBC 2015 ACI AND ASTM STANDARDS FOR CEMENT, AGGREGATES, MIXING
- AND STORAGE OF MATERIALS. WELDABILITY OF REINFORCEMENT AND WELDING OPERATIONS IN ACCORDANCE WITH CONTRACT SPECIFICATIONS AND AWS STRUCTURAL WELDING CODE - REINFORCING STEEL.

WATER, STEEL REINFORCEMENT, PRESSING TENDONS, STRUCTURAL STEEL SHAPES, ADMIXTURES

- LOCATION AND PLACEMENT DETAILS OF REINFORCING.
- FORM WORK AND RESHORING IN ACCORDANCE WITH ACI 318.
- PLACING AND CURING OF CONCRETE WITH INSPECTION FOR USE OF PROPER MIX PROPORTIONS AND MIX TECHNIQUES, EVALUATION OF CONCRETE STRENGTH, APPLICATION TECHNIQUES DURING CONCRETE PLACING, MAINTENANCE OF SPECIFIED CURING TEMPERATURES AND TECHNIQUES.
- EARTHWORK AND FOUNDATIONS
- 1. FILL COMPACTION. 2. FOOTING AND SLAB SUBGRADES.
- D. MASONRY CONSTRUCTION
- 1. ALL TASK LISTED IN TABLE 1704.5.3 OF IBC-2015

#### MASONRY

- 1. ALL MASONRY SHALL CONFORM WITH THE LATEST STANDARDS SET FORTH IN ACI 530" BUILDING CODE REQUIREMENTS FOR ALL MASONRY STRUCTURE, AND ACI 530."SPECIFICATIONS FOR MASONRY STRUCTURES"
- CONCRETE BLOCK FOR REINFORCED BEARING WALL CONSTRUCTION SHALL BE TWO— CELL ASTM C90 HOLLOW LOAD- BEARING BLOCK WITH A MINIMUM COMPRESSIVE STRENGTH I'm = 2,500 psi.
- 3. TYPE M MORTAR SHALL BE USED ON ALL MASONRY CONSTRUCTION BELOW GRADE. TYPE M OR S SHALL BE USED ON ALL ABOVE GRADE CONSTRUCTION. MORTAR SHALL CONFORM TO ASTM 270. NO AIR— ENTRAINING ADMIXTURES NOR HYDRATED LIME CONTAINING AIR— ENTRAINING ADMIXTURES SHALL BE USED IN MORTAR.
- 4. ALL GROUT SHALL BE ASTM 476 COARSE GROUT HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28
- CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED IN MORTAR OR GROUT.
- ALL MASONRY WALLS SHALL BE CONSTRUCTED IN RUNNING BOND WITH FULLBED MORTARED JOINTS. ALL REINFORCING BARS SHALL BE OF NEW BILLET STEEL CONFORMING TO ASTM A615 GRADE 60. STEEL WIRE USED
- FOR REINFORCING SHALL CONFORM TO ASTM A496. STEEL WIRE FABRIC TO ASTM A497. 8. BOTH ENDS OF ALL BEARINGS WALLS FOR A WIDTH OF 16" AND ALL PIERS AND BUTTRESSES ARE TO BE GROUTED
- SOLID FOR THEIR FULL HEIGHT. 9. ALL PORTIONS OF WALLS SUPPORTING CONCENTRATED LOADS (WHICH DO NOT OCCUR AT ENDS OF WALLS ) SHALL BE
- 10. PROVIDE ANCHORS AS NOTED AT INTERSECTING WALLS AND ALL TIES & SPACERS REQUIRED TO HOLD REINFORCING IN PLACE. MAXIMUM SPACING OF ANCHORS, HES ETC. SHALL BE 16 O.C. ALL HES AND MISCELLANEOUS ANCHORS SHALL HAVE A NONCORROSIVE COATING.

FILLED WITH GROUT FOR 16" EACH SIDE OF LOADED AREA AND THREE (3) COURSES BELOW LOADED.

- 11. ALL REINFORCED AND OTHER MASONRY WHICH IS TO BE GROUTED SHALL BE CONSTRUCTED SO AS TO PRESERVE THE UNOBSTRUCTED VERTICAL CONTINUITY OF THE CELLS TO BE GROUTED. MAINTAIN A CLEAR, UNOBSTRUCTED, CONTINUOUS CELL MEASURING NOT LEES THAN 3" X 3" IN ALL VERTICAL CELLS TO BE GROUTED.
- 12. ALL CELLS CONTAINING REINFORCING ARE TO BE GROUTED SOLID AND ALL REINFORCING SHALL BE CENTERED IN THE CELL UNLESS NOTED OTHERWISE IN DETAILS.
- 1.3 GROUT SHALL BE POURED FROM A MAXIMUM HEIGHT OF 12 FEET IN LIFTS NOT TO EXCEED 5 FEET. CLEANOUTS BE PROVIDE AT THE BOTTOM COURSE OF POUR HEIGHTS EXCEEDING 5 FEET. 14. GROUT SHALL BE CONSOLIDATED BY MECHANICAL VIBRATION AT THE TIME OF PLACEMENT AND RECONSOLIDATED
- AFTER INITIAL WATER LOSS. 15. IF GROUTING IS TO BE INTERRUPTED FOR ONE HOUR OR MORE, A HORIZONTAL CONSTRUCTION JOINT SHALL BE PROVIDED BY TERMINATING THE POUR 1-1/2" BELOW THE TOP OF THE UPPERMOST COURSE.
- 16. PROVIDE DUR-0-WAL EXTRA -HEAVY (3/16" WIRE) JOINT REINFORCEMENT EACH COURSE, WIRE JOINT REINFORCEMENT SHALL BE LAPPED A MINIMUM OF 1'-O" AND SHALL BE CONTINUOUS THROUGH CORNERS AND WALL INTERSECTIONS UNLESS NOTED OTHERWISE. ALL OTHER HORIZONTAL REINFORCEMENT (REINFORCING BARS ) SHALL BE LAPPED A MINIMUM OF 40 BAR DIAMETERS.

## MISCELLANEOUS MATERIALS NOTES

- 1. <u>BONDING COMPOUND</u>:
- THE COMPOUND SHALL BE POLYVINYL ACETATE, REWETTABLE TYPE. "EUCO WELD" BY THE EUCLID CHEMICAL COMPANY OR "WELDCRETE" BY LARSEN COMPANY OR APPROVED EQUAL.
- 2. <u>NON-SHRINK GROUT</u>
- ALL GROUT SHALL BE NON-SHRINK, NON-STAIN, NON-METALLIC, AND CEMENTITIOUS, EUCO N-S GROUT BY EUCLID CHEMICAL COMPANY OR APPROVED EQUAL.
- 3. PREMOLDED JOINT FILLER (PJF): PREMOLDED FIBER BOARD IMPREGNATED WITH 35% TO 50% ASPHALT
- CONFORMING TO ASTM D1751. 4. <u>VAPOR BARRIER:</u>
- POLYETHYLENE, 6 MIL THICK WITH SEAMS LAPPED 6 INCHES MINIMUM.
- 5. <u>CONSTRUCTION/CONTROL JOINT FILLER</u>:
- TWO COMPONENT, FLEXIBLE EPOXY FILLER EUCO 700 BY EUCLID CHEMICAL COMPANY OR SIKADUR S1 NS/SL BY SIKA CORPORATION OR APPROVED EQUAL.
- 6. PERIMETER INSULATION:
- DOW STYROFOAM "SM" OR U.S. GYPSUM CO., "FOAMULAR" CLOSED CELL SQUARE EDGE 1 1/2" THICK WITH R=5' PER 1" THICKNESS OR APPROVED EQUAL.

## STRUCTURAL DESIGN LOADS

- 1.Floor Live Load: Offices
- = 50 p.s.f. Unless Noted on Plan
- 2.Roof Live Load = 30 p.s.f.
- 3.Roof Snow Load (ASCE 7-10): • Ground Snow Load Pg = 25 p.s.f. • Flat-roof snow load, Pf = 20 p.s.f.
- Snow exposure factor, Ce = 1.0
- Ground Roughness • Risk Category : II
- Snow load importance factor, Is = 1.0 • Thermal factor, Ct = 1.0
- 4. Wind Load (ASCE 7-10):
- Ultimate wind speed 120 mph Risk category: II
- Wind importance factor: lw = 1.0 Wind exposure: C
- 5. Seismic design data (ASCE 7-10):
- Risk Category : II • Importance Factor = 1.00
- Spectral response coefficients: Sds = 0.081, Sd1 = 0.035
- Site class: B
- Seismic Design Category: A
- Basic seismic-force-resisting systems: Structural wood wall sheathed with wood structural panels R=7
- Design base shear: V= 12 kips (Strength level)
- Analysis procedure: Equivalent Lateral Force

## GENERAL NOTES

- 1. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL & ELECT. DRAWINGS AND THE SPECIFICATIONS. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF IBC-2015
- 2. CONTRACTOR IS RESPONSIBLE FOR AND SHALL VERIFY AND COORDINATE ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- 3. CONTRACTORS SHALL FULLY BRACE AND OTHERWISE PROTECT ALL WORK IN PROGRESS UNTIL THE BUILDING IS COMPLETED.
- 4. ALL OPENINGS IN WALLS, FLOORS, ROOF, ETC. TO BE LOCATED, SIZED, FURNISHED AND INSTALLED AS PER MECHANICAL AND ARCHITECTURAL REQUIREMENTS EVEN IF NOT SHOWN AS SUCH ON STRUCTURAL AND ARCHITECTURAL DRAWINGS.
- 5. DETAILS SHOWN IN ANY SECTION APPLY TO ALL SIMILAR SECTIONS UNLESS OTHERWISE NOTED.
- 6. ALL THE WORK INDICATED ON THE STRUCTURAL DRAWINGS IS SUBJECT TO THE PROVISIONS OF ALL CONTRACT
- DOCUMENTS WHICH AFFECT THE WORK. 7. CONTRACTORS SHALL HAVE SHOP DRAWINGS AND MATERIALS APPROVED BY THE ENGINEER
- BEFORE PROCEEDING WITH WORK.
- 8. CERTIFIED COPIES OF MILL TESTS OF STRUCTURAL STEEL AND
- REINFORCING STEEL SHALL BE SUBMITTED TO THE ENGINEER, IN DUPLICATE. 9. SHOP DRAWINGS (ONE REPRODUCIBLE TRANSPARENCY AND ONE PRINT OF EACH SHEET) OF ALL FABRICATED ITEMS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW, BEFORE COMMENCING FABRICATION AND INSTALLATION OF THE WORK.
- 10. APPROVAL OF SHOP DRAWINGS SHALL NOT RELIEVE CONTRACTOR OF ANY CONTRACT REQUIREMENTS,
- EVEN IF SUCH ITEMS ARE NOT SHOWN ON SHOP DRAWINGS. 11. ALL REVISIONS TO SHOP DRAWINGS AFTER FIRST SUBMISSION MUST BE SO IDENTIFIED ON
- SUBSEQUENT SUBMISSIONS. 12. REPRODUCTION OF STRUCTURAL CONTRACT DRAWINGS ARE NOT TO BE SUBMITTED AS SHOP
- DRAWINGS. 13. THE OWNER WILL, AT HIS EXPENSE, ENGAGE A QUALIFIED INDEPENDENT TESTING LABORATORY TO PROVIDE PROPER FIELD AND SHOP INSPECTION FOR FOUNDATIONS CONCRETE AND STEEL WORK. THREE (3) COPIES OF TEST RESULTS SEALED & SIGN BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NEW JERSEY SHALL BE

SUBMITTED TO THE ENGINEER. SEE INDEPENDENT INSPECTION NOTES THIS DWGS.

- 14. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE PROVIDED BY CONTRACTOR AT NO ADDITIONAL
- 15. MINOR DETAILS OR INCIDENTAL ITEMS NOT SHOWN OR SPECIFIED, BUT NECESSARY FOR A PROPER AND COMPLETE INSTALLATION SHALL BE INCLUDED AS REQUIRED. 16. MISCELLANEOUS WOOD OR COLD FORMED STEEL BLOCKING, FRAMING MEMBERS, ANCHORS,

FASTENERS, ETC; SHALL BE PROVIDED AS REQUIRED WHETHER OR NOT SPECIFICALLY INDICATED ON

95% SUBMITTAL NOT FOR CONSTRUCTION

#### MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISION REVISIONS MONTGOMERY COUNTY DATE DESCRIPTION BY 3/16"=1'-0" APPROVED APPROVED DATE SCALE: DATE JESUP BLAIR HOUSE DRAWN BY: JC PROJECT MANAGER CHIEF ENGINEER HECKED BY: ASP **STRUCTURAL** APPROVED **APPROVED** SHEET NO .: - OF **GENERAL NOTES** PROJECT NO.: ASSISTANT CHIEF ENGINEER CHIEF, RIGHT-OF-WAY S-100 CONTRACT NO.:

7894 JAMES AVENUE **ELLICOTTCITY MD 21043** PH: (410) 456-2402 (410) 988-2200 EMAIL: ASTCONSULANT@GMAIL.COM

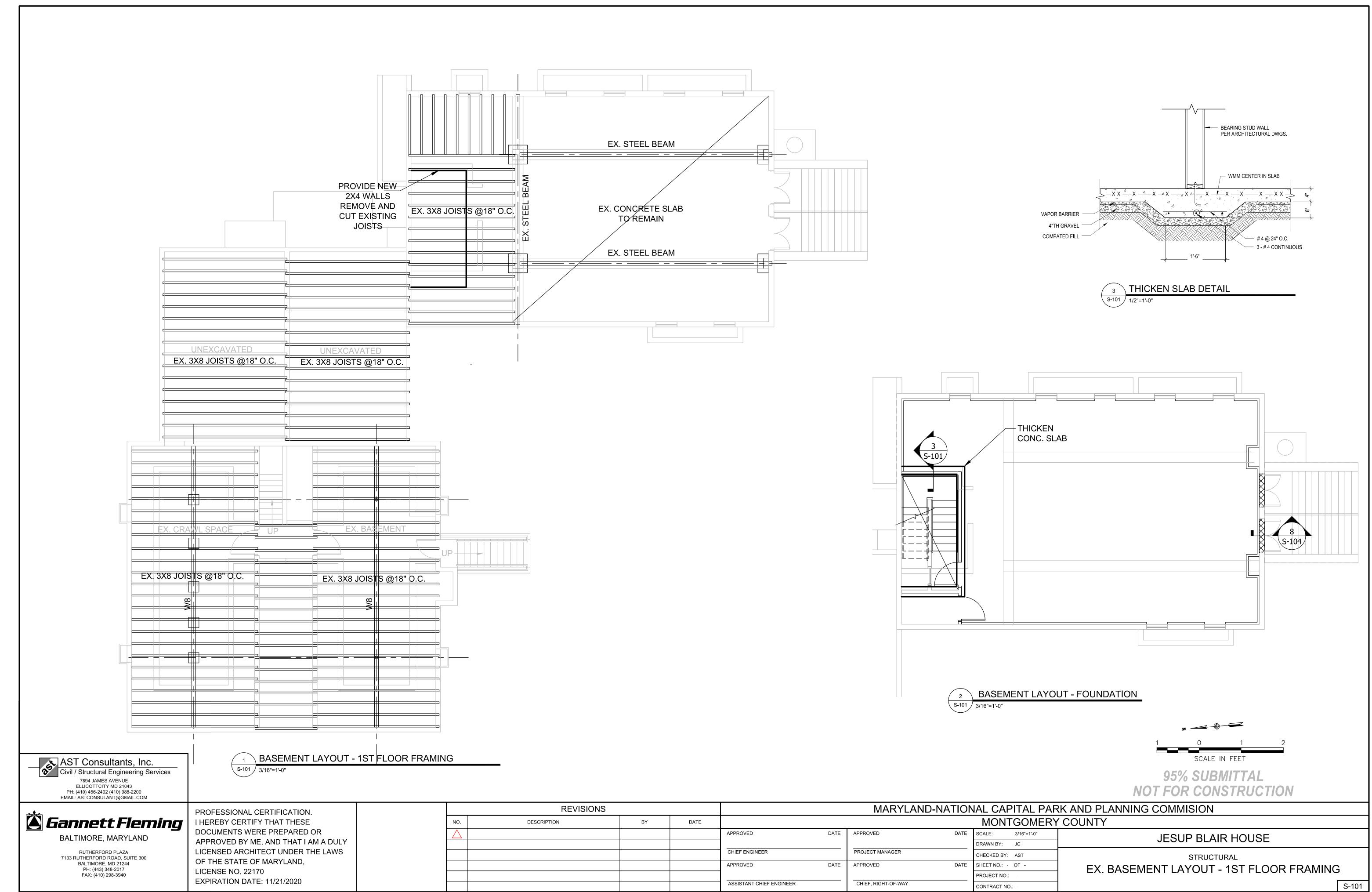
**Cannett Fleming** 

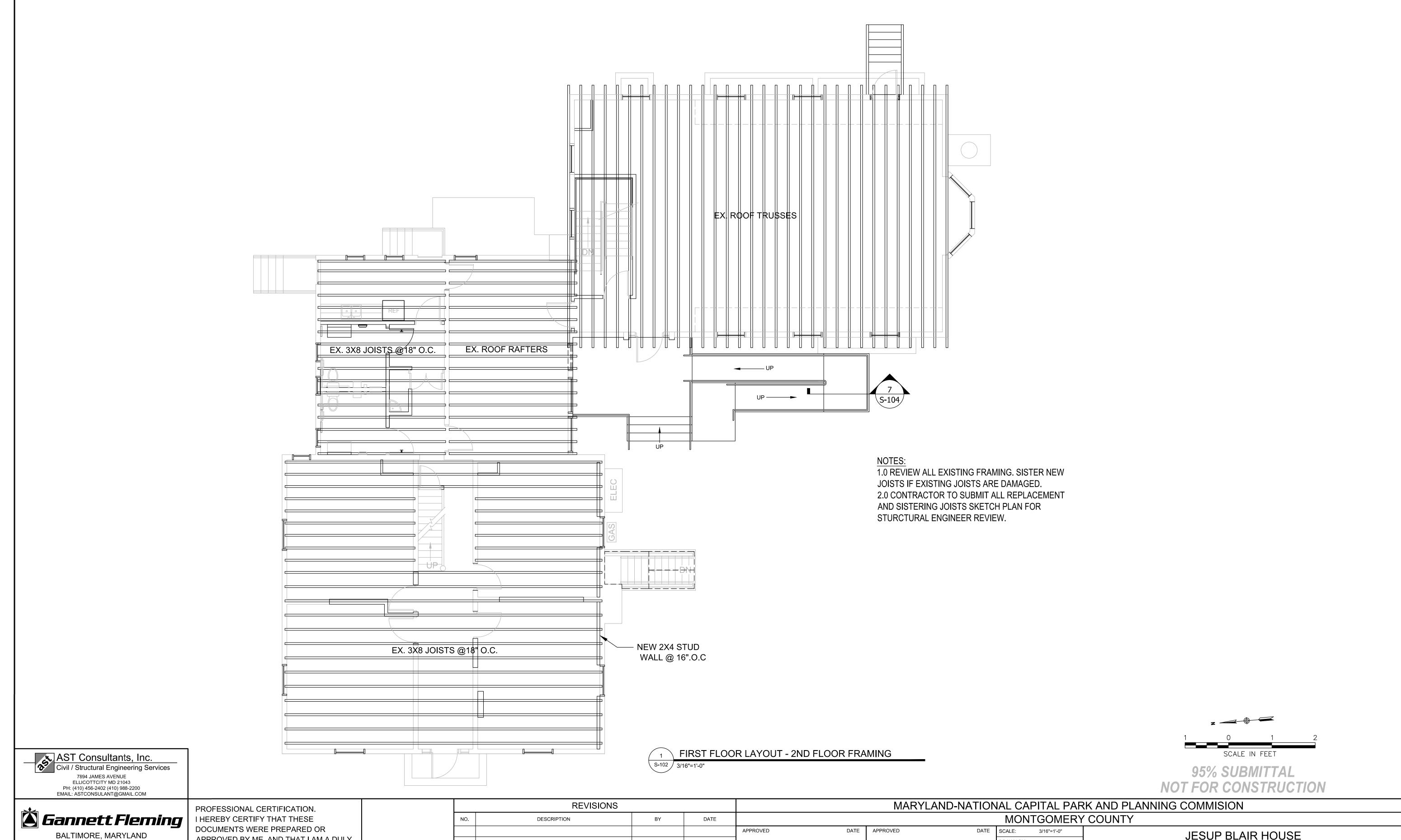
Civil / Structural Engineering Services

AST Consultants, Inc.

BALTIMORE, MARYLAND RUTHERFORD PLAZA 7133 RUTHERFORD ROAD, SUITE 300 BALTIMORE, MD 21244 PH: (443) 348-2017 FAX: (410) 298-3940

PROFESSIONAL CERTIFICATION. I HEREBY 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 NO. 22170 EXPIRATION DATE: 11/21/2020





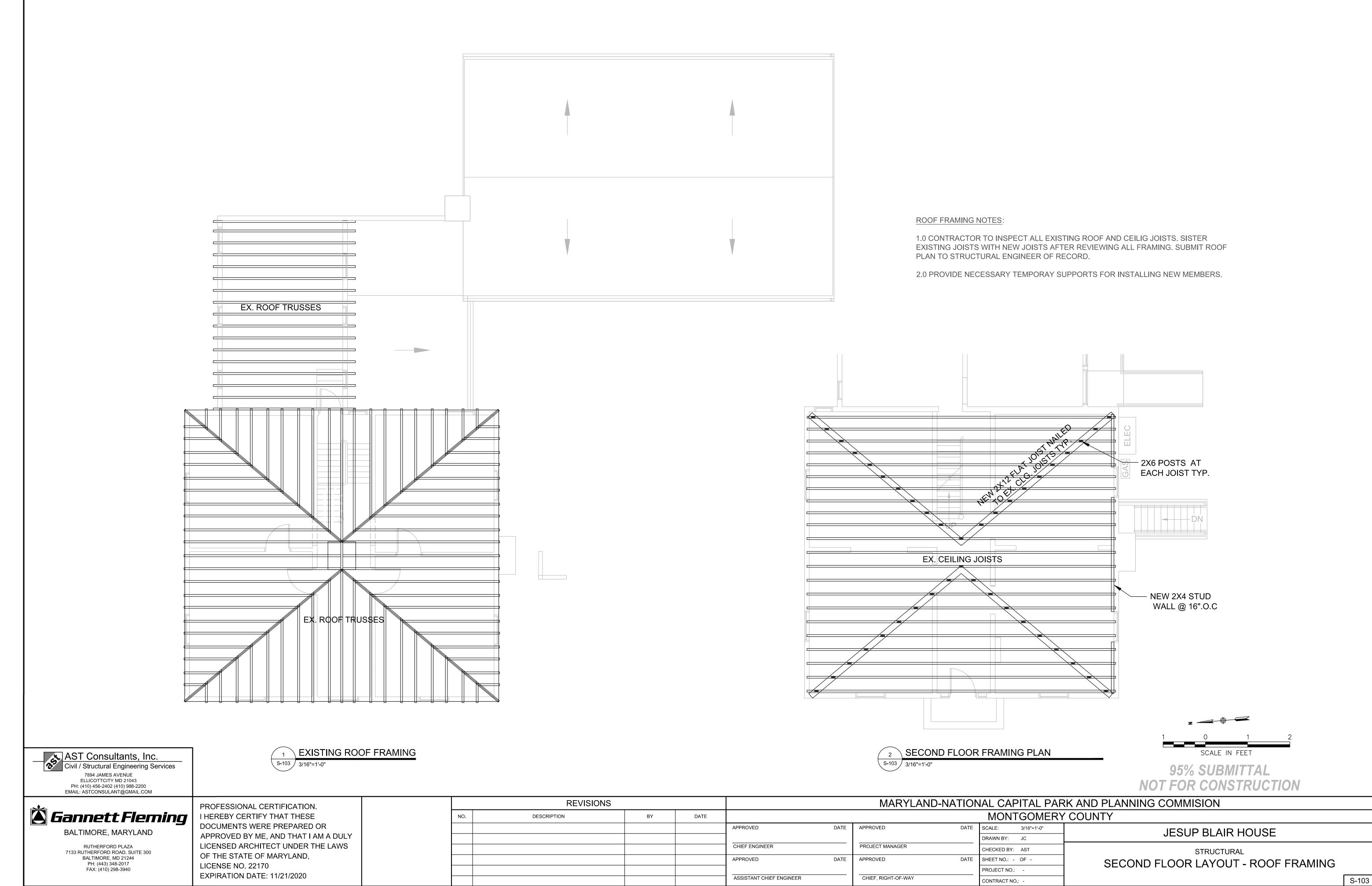
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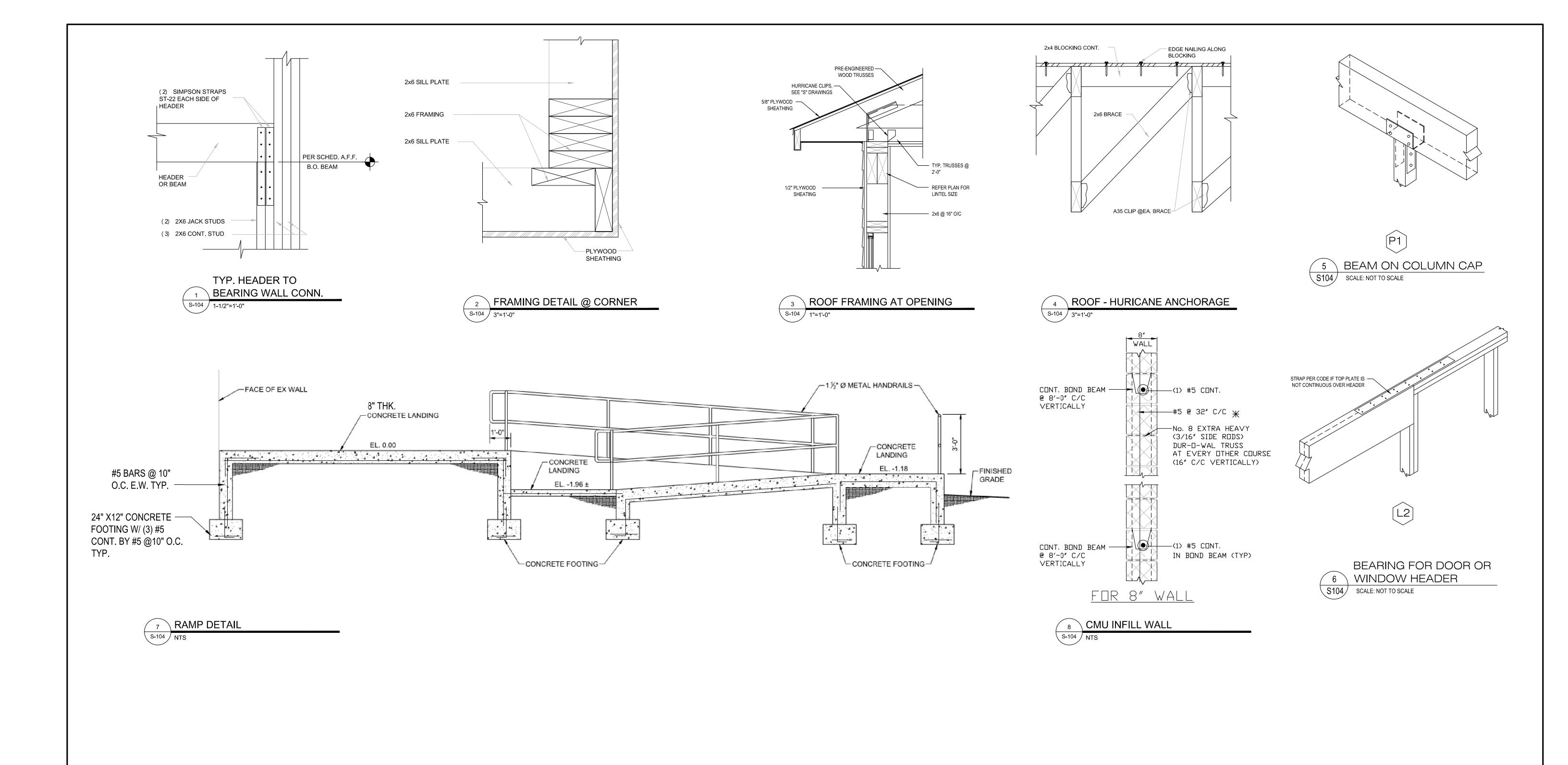
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LICENSE NO. 22170

EXPIRATION DATE: 11/21/2020

	REVISIONS					MART LAND-I	AND PLAINING COMMISION			
NO.	DESCRIPTION	BY	DATE					MONT	GOMERY	COUNTY
				APPROVED	DATE	APPROVED	DATE	SCALE:	3/16"=1'-0"	JESUP BLAIR HOUSE
								DRAWN BY:	JC	JEGOT BEAUTIOGGE
				CHIEF ENGINEER		PROJECT MANAGER		CHECKED BY:	AST	STRUCTURAL
				APPROVED	DATE	APPROVED	DATE	SHEET NO.: -	OF -	FIRST FLOOR LAYOUT - 2ND FLOOR FRAMING
								PROJECT NO.:	-	TIKST TEOOK LATOUT - ZIND TEOOK TIKAWIING
				ASSISTANT CHIEF ENGINEER		CHIEF, RIGHT-OF-WAY		CONTRACT NO	N.: -	S-102







95% SUBMITTAL
NOT FOR CONSTRUCTIO

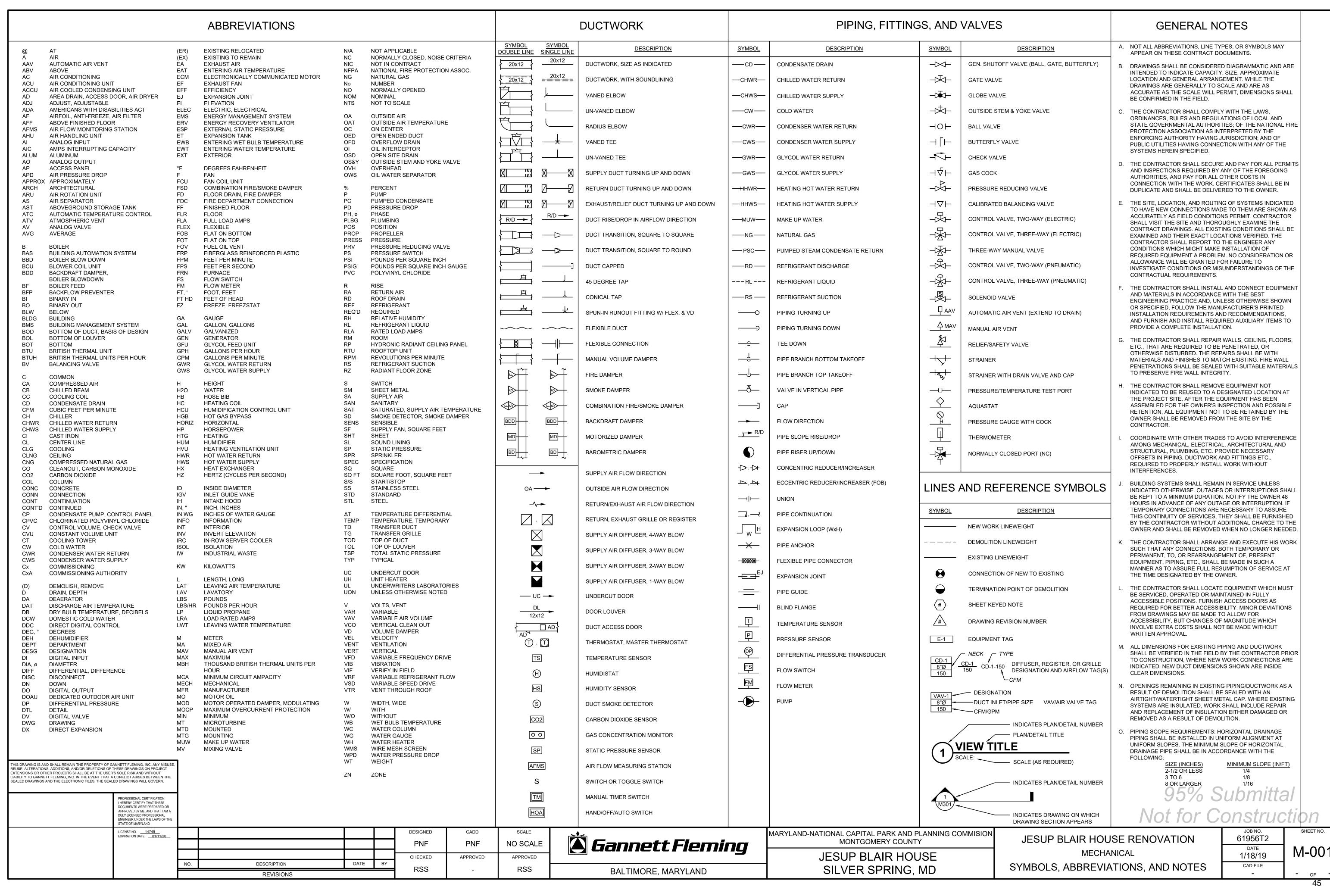
**Example 1 Example 2 Example 3 Example 3 Example 4 Example 5 Example 5 Example 6 Example 6 Example 6 Example 7 Examp** 

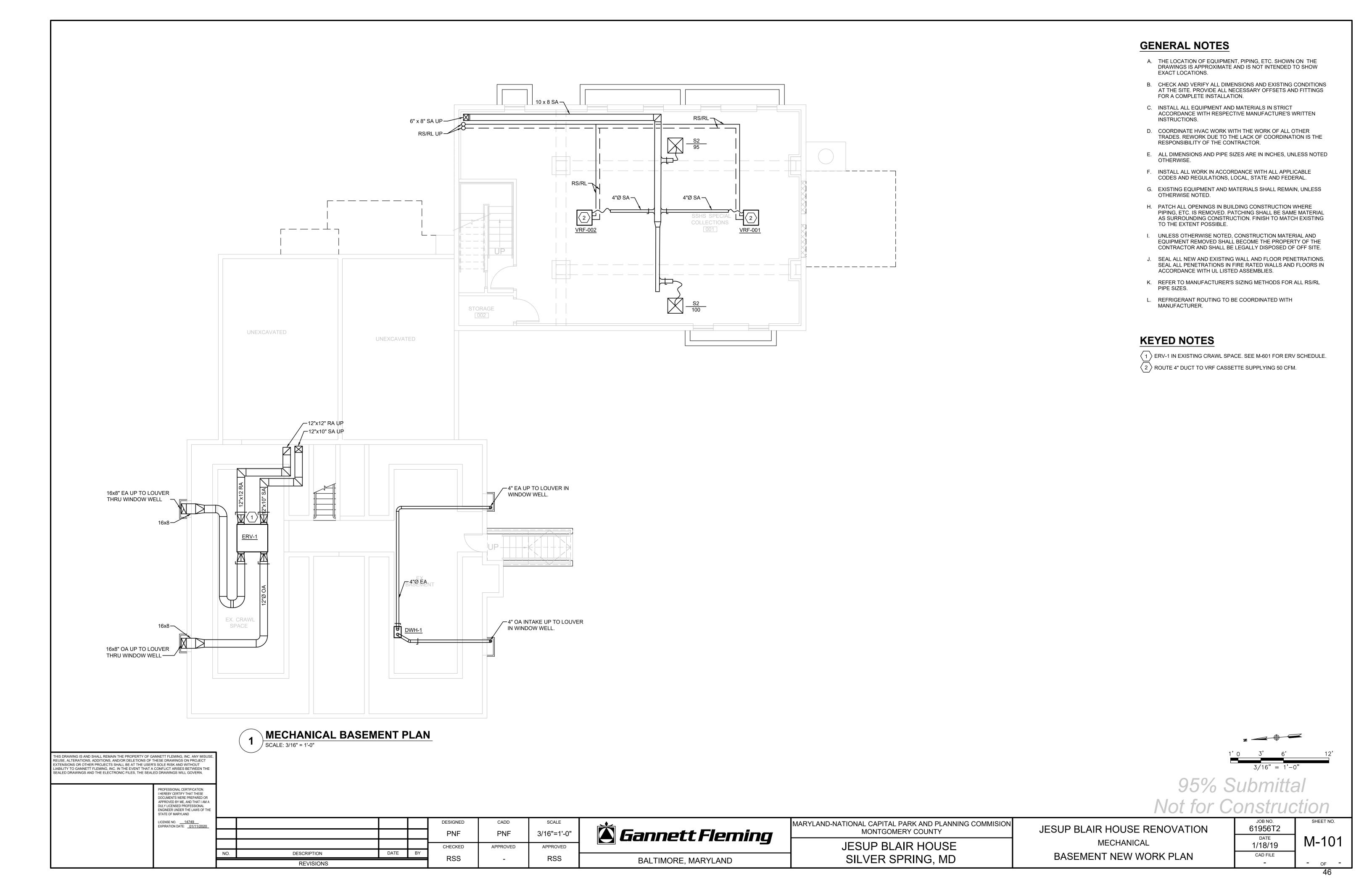
BALTIMORE, MARYLAND

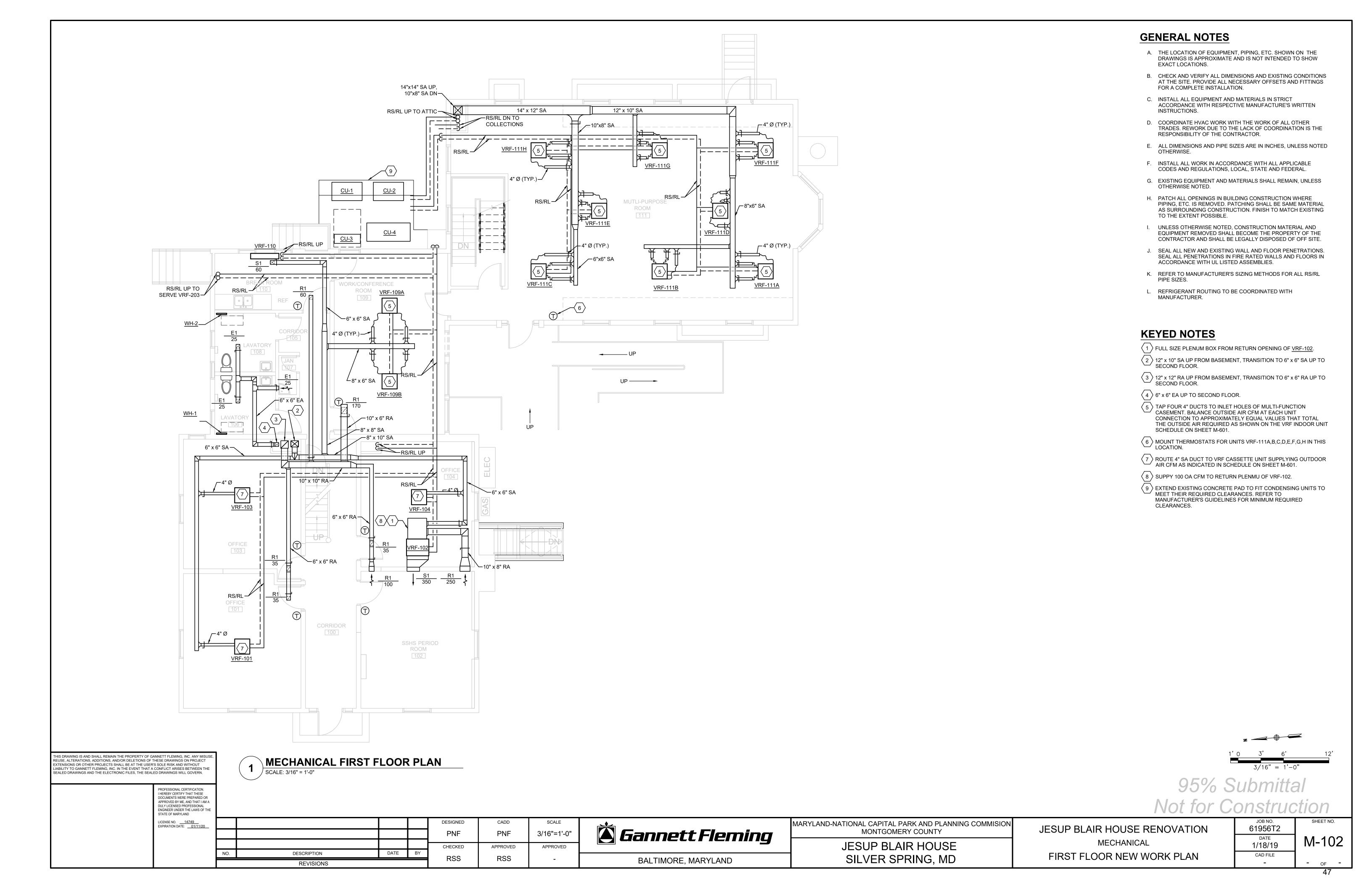
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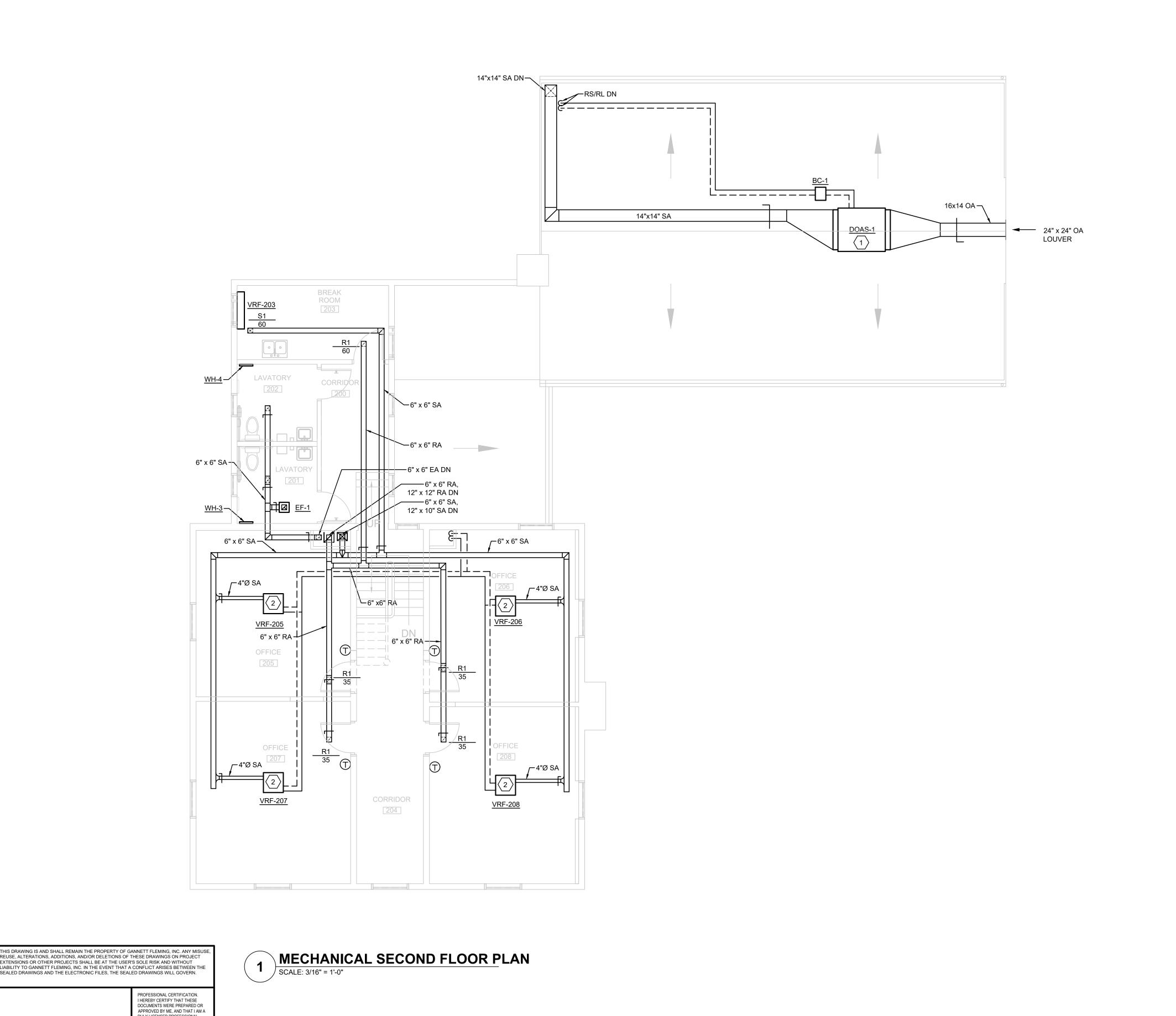
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OF THE STATE OF MARYLAND,
LICENSE NO. 22170
EXPIRATION DATE: 11/21/2020

	REVISIONS				MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISION								
NO.	DESCRIPTION	ВҮ	DATE				MONTGOMERY (	COUNTY					
				APPROVED DATE	APPROVED	DATE	SCALE: 3/16"=1'-0"	JESUP BLAIR HOUSE					
							DRAWN BY: CLR	JEGOT BEAIR 11003E					
				CHIEF ENGINEER	PROJECT MANAGER	_	CHECKED BY: JRS	STRUCTURAL					
				APPROVED DATE	APPROVED	DATE	SHEET NO.: - OF -	FRAMING DETAILS					
							PROJECT NO.: -	TIVAIVIIIVO DE TAIES					
				ASSISTANT CHIEF ENGINEER	CHIEF, RIGHT-OF-WAY		CONTRACT NO.: -	S-104					
							-	44					









PNF

APPROVED

CHECKED

DATE

APPROVED

DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE

LICENSE NO. <u>14749</u> EXPIRATION DATE: <u>01/11/20</u>

DESCRIPTION

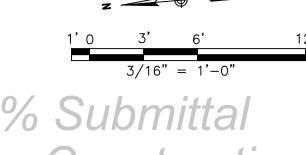
REVISIONS

## **GENERAL NOTES**

- A. THE LOCATION OF EQUIPMENT, PIPING, ETC. SHOWN ON THE DRAWINGS IS APPROXIMATE AND IS NOT INTENDED TO SHOW EXACT LOCATIONS.
- B. CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE. PROVIDE ALL NECESSARY OFFSETS AND FITTINGS FOR A COMPLETE INSTALLATION.
- C. INSTALL ALL EQUIPMENT AND MATERIALS IN STRICT ACCORDANCE WITH RESPECTIVE MANUFACTURE'S WRITTEN
- D. COORDINATE HVAC WORK WITH THE WORK OF ALL OTHER TRADES. REWORK DUE TO THE LACK OF COORDINATION IS THE RESPONSIBILITY OF THE CONTRACTOR.
- E. ALL DIMENSIONS AND PIPE SIZES ARE IN INCHES, UNLESS NOTED OTHERWISE.
- F. INSTALL ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS, LOCAL, STATE AND FEDERAL.
- G. EXISTING EQUIPMENT AND MATERIALS SHALL REMAIN, UNLESS OTHERWISE NOTED.
- H. PATCH ALL OPENINGS IN BUILDING CONSTRUCTION WHERE PIPING, ETC. IS REMOVED. PATCHING SHALL BE SAME MATERIAL AS SURROUNDING CONSTRUCTION. FINISH TO MATCH EXISTING TO THE EXTENT POSSIBLE.
- I. UNLESS OTHERWISE NOTED, CONSTRUCTION MATERIAL AND EQUIPMENT REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LEGALLY DISPOSED OF OFF SITE.
- J. SEAL ALL NEW AND EXISTING WALL AND FLOOR PENETRATIONS. SEAL ALL PENETRATIONS IN FIRE RATED WALLS AND FLOORS IN ACCORDANCE WITH UL LISTED ASSEMBLIES.
- K. REFER TO MANUFACTURER'S SIZING METHODS FOR ALL RS/RL PIPE SIZES.
- L. REFRIGERANT ROUTING TO BE COORDINATED WITH MANUFACTURER.

## **KEYED NOTES**

- 1 DOAS-1 LOCATED IN ATTIC. SEE M-601 FOR SCHEDULE.
- 2 ROUTE 4" SA DUCT TO VRF CASSETTE UNIT SUPPLY OUTDOOR AIR CFM AS SPECIFIED ON SCHEDULE ON SHEET M-601.



95% Submittal Not for Construction

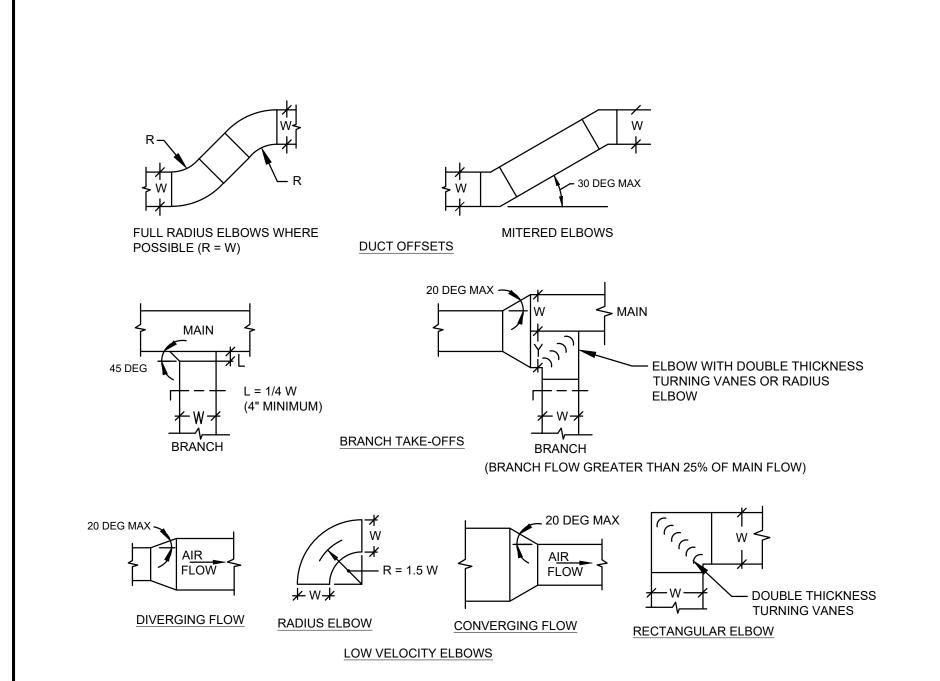
**Lannett Fleming** 3/16"=1'-0"

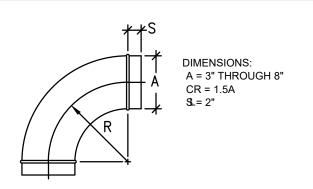
BALTIMORE, MARYLAND

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISION MONTGOMERY COUNTY JESUP BLAIR HOUSE

SILVER SPRING, MD

JESUP BLAIR HOUSE RENOVATION MECHANICAL SECOND FLOOR NEW WORK PLAN JOB NO. 61956T2 DATE 1/18/19 M-103 CAD FILE

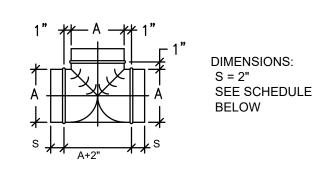




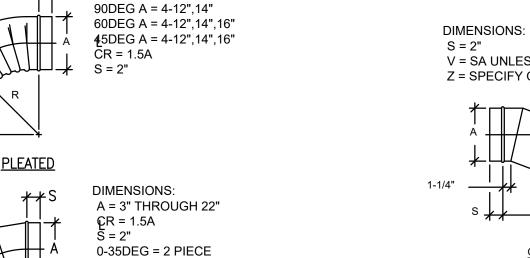
DIMENSIONS:

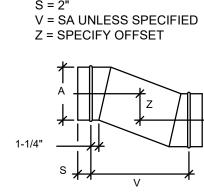
36-71DEG = 3 PIECE 72-90DEG = 5 PIECE

DIE-STAMPED 45 DEG AND 90 DEG



**BULLHEAD TEE** 





DIAMETER	NUMBER OF VANES
3-5"	1
	·
6-9"	2
40.4411	_
10-14"	3
15-19"	4
	•
20-60"	5
OVER 60"	12" CTR'S

OFFSET

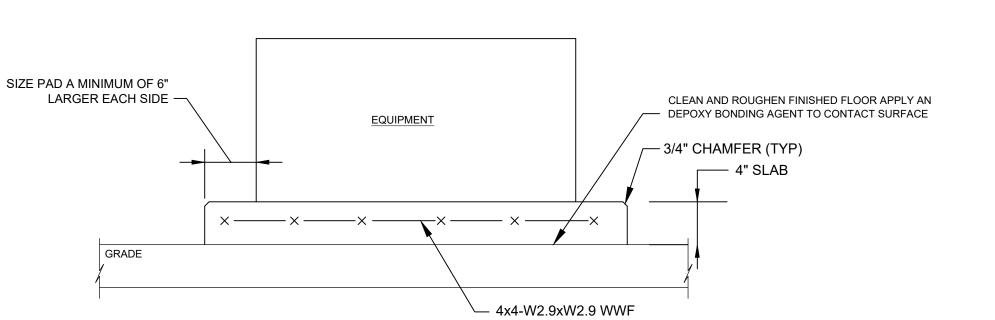
FABRICATED-9" THROUGH 22"

#### NOTES:

1. IF TWO TAPS, BOTH TAPS ARE IN LINE ON ONE SIDE AND THE TAPS ARE SEPARATED BY 2".



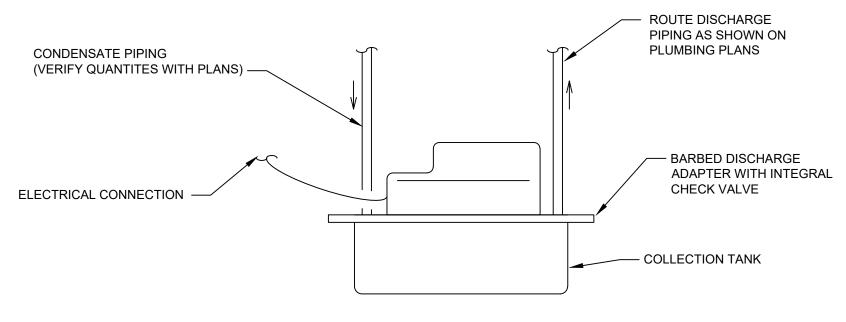






4 HOUSEKEEPING PAD DETAIL

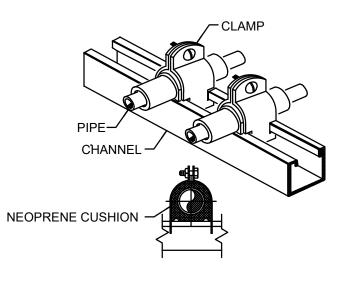
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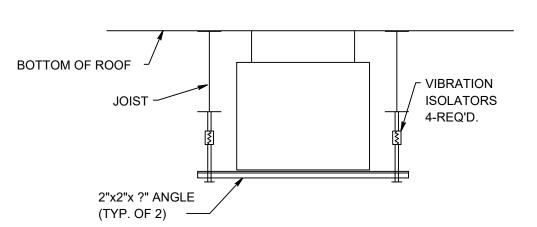
- NOTES:

  1. SUSPEND UNIT FROM CEILING OR MOUNT ON WALL AS REQUIRED BY MECHANICAL
- PROVIDE HORIZONTAL CONDENSATE PIPING WITH MIN. SLOPE OF 1/8" PER FOOT. SEE EQUIPMENT SCHEDULE FOR MORE INFORMATION.

# 5 CONDENSATE PUMP DETAIL



- 1. USE GRINNELL PS SERIES POWER-STRUT CHANNEL WITH PS1400 PIPE AND CONDUIT CLAMPS OR EQUIVALENT. CLAMPS TO HAVE CAPTIVE MACHINE SCREW/NYLON LOCKNUT AND A THERMOPLASTIC RUBBER INSERT.
- 2. REFRIGERANT PIPING TO BE SECURED AS NECESSARY TO PREVENT MOVEMENT, VIBRATION, AND
- NOISE. MAXIMUM DISTANCE BETWEEN ARCHORAGE POINTS = 6'-0". 3. USE GRINNELL SERIES PS 684 BEAM CLAMPS OR EQUIVALENT TO ATTACH CHANNELS TO
- ROOF/FLOOR SUPPORT BEAMS.
- 4. USE EXPANSION TYPE FASTENERS APPROVED FOR USE IN BASE MATERIAL FOR ATTACHING CHANNELS TO INTERIOR WALLS.
  - REFRIGERANT PIPING SUPPORT DETAIL





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PNF N/A APPROVED CHECKED APPROVED DESCRIPTION DATE RSS REVISIONS

**Lannett Fleming** BALTIMORE, MARYLAND

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISION MONTGOMERY COUNTY

JESUP BLAIR HOUSE SILVER SPRING, MD

JESUP BLAIR HOUSE RENOVATION **MECHANICAL DETAILS** 

Not for Construction JOB NO. 61956T2 DATE 1/18/19 M-501 CAD FILE

95% Submittal

	VARIABLE REFRIGERANT FLOW - INDOOR UNIT SCHEDULE															
							EVAP	ORATOR								
55010	LOCATION	TVD=	NOM.	0514	OUTDOOR AIR	ESP	OON DENION OF THE	UNIT COOLING	UNIT HEATING	E	ELECTRICA	L	MEIOUTIPO	BASIS OF D	DESIGN	NOTES
DESIG.	LOCATION	TYPE	TONS	CFM	REQ'D (CFM)	(IN W.G.)	CONDENSING UNIT	CAPACITY (BTU/H)	CAPACITY (BTU/H)	V/PH	MCA	MOCP	WEIGHT LBS	MANUFACTURER	MODEL	
VRF-001	SSHS SP. COLL.	CEILING CASSETTE	1.5	530	165	-	CU-1	18,000	20,000	208/1	1.00	15	57	MITSUBISHI	PLA-A18EA7	1,2,3,4,5
VRF-002	SSHS SP. COLL.	CEILING CASSETTE	1.5	530	160	=	CU-1	18,000	20,000	208/1	1.00	15	57	MITSUBISHI	PLA-A18EA7	1,2,3,4,5
VRF-101	OFFICE	CEILING CASSETTE	0.7	530	35	=		8,000	9,000	208/1	0.28	15	34.2	MITSUBISHI	PLFY-P08NFMU-E	1,2,3,4,5
VRF-102	SSHS PERIOD	SLIM BUILT-IN UNIT	1.0	441	100	0.2		12,000	20,000	208/1	0.67	15	46	MITSUBISHI	PEFY-P12NMSU-E	1,2,3,4,5
VRF-103	OFFICE	CEILING CASSETTE	0.7	530	35	-		8,000	9,000	208/1	0.28	15	34.2	MITSUBISHI	PLFY-P08NFMU-E	1,2,3,4,5
VRF-104	OFFICE	CEILING CASSETTE	0.7	530	35	-		8,000	9,000	208/1	0.28	15	34.2	MITSUBISHI	PLFY-P08NFMU-E	1,2,3,4,5
VRF-109A	WORK/CONF	CEILING CASSETTE	1.3	600	70	=1		15,000	17,000	208/1	0.35	15	36.6	MITSUBISHI	PLFY-P15NFMU-E	1,2,3,4,5
VRF-109B	WORK/CONF	CEILING CASSETTE	1.3	600	75	=	CU-2	15,000	17,000	208/1	0.38	15	3636	MITSUBISHI	PLFY-P15NFMU-E	1,2,3,4,5
VRF-110	BREAK ROOM	FLOOR STANDING	0.5	530	60	-		6,000	6,700	208/1	0.32	15	67	MITSUBISHI	PFFY-P06NEMU-E	1,2,3,4,5
VRF-203	BREAK ROOM	FLOOR STANDING	0.5	530	60	-		6,000	6,700	208/1	0.32	15	67	MITSUBISHI	PFFY-P06NEMU-E	1,2,3,4,5
VRF-205	OFFICE	CEILING CASSETTE	0.7	530	35	-		8,000	9,000	208/1	0.28	15	34.2	MITSUBISHI	PLFY-P08NFMU-E	1,2,3,4,5
VRF-206	OFFICE	CEILING CASSETTE	0.7	530	35	-		8,000	9,000	208/1	0.28	15	34.2	MITSUBISHI	PLFY-P08NFMU-E	1,2,3,4,5
VRF-207	OFFICE	CEILING CASSETTE	0.7	530	35	=		8,000	9,000	208/1	0.28	15	34.2	MITSUBISHI	PLFY-P08NFMU-E	1,2,3,4,5
VRF-208	OFFICE	CEILING CASSETTE	0.7	530	35	=		8,000	9,000	208/1	0.28	15	34.2	MITSUBISHI	PLFY-P08NFMU-E	1,2,3,4,5
VRF-111A	MULTI-PURPOSE	CEILING CASSETTE	1.5	530	115	-		18,000	20,000	208/1	0.50	15	36.6	MITSUBISHI	PLFY-P18NFMU-E	1,2,3,4,5
VRF-111B	MULTI-PURPOSE	CEILING CASSETTE	1.5	530	115	-		12,000	13,500	208/1	0.29	15	36.6	MITSUBISHI	PLFY-P12NFMU-E	1,2,3,4,5
VRF-111C	MULTI-PURPOSE	CEILING CASSETTE	1.5	530	115	-		18,000	20,000	208/1	0.50	15	36.6	MITSUBISHI	PLFY-P18NFMU-E	1,2,3,4,5
VRF-111D	MULTI-PURPOSE	CEILING CASSETTE	1.5	530	115	=	CU-3	12,000	13,500	208/1	0.29	15	36.6	MITSUBISHI	PLFY-P12NFMU-E	1,2,3,4,5
VRF-111E	MULTI-PURPOSE	CEILING CASSETTE	1.5	530	110	=		12,000	13,500	208/1	0.29	15	36.6	MITSUBISHI	PLFY-P12NFMU-E	1,2,3,4,5
VRF-111F	MULTI-PURPOSE	CEILING CASSETTE	1.5	530	110	-		18,000	20,000	208/1	0.50	15	36.6	MITSUBISHI	PLFY-P18NFMU-E	1,2,3,4,5
VRF-111G	MULTI-PURPOSE	CEILING CASSETTE	1.5	530	110	=1		12,000	13,500	208/1	0.29	15	36.6	MITSUBISHI	PLFY-P12NFMU-E	1,2,3,4,5
VRF-111H	MULTI-PURPOSE	CEILING CASSETTE	1.5	530	110	-		18,000	20,000	208/1	0.50	15	36.6	MITSUBISHI	PLFY-P18NFMU-E	1,2,3,4,5

- 1) SEE "VARIABLE REFRIGERANT FLOW CONDENSING UNIT SCHEDULE" FOR ADDITIONAL INFORMATION.
- 2) UNITS SHALL BE PROVIDED WITH INTEGRAL CONDENSATE PUMP, WITH MINIMUM 18 INCHES OF LIFT.
- 3) PROVIDE WALL-MOUNTED THERMOSTAT/CONTROLLER.
- 4) PROVIDE INDOOR UNIT WITH AIR FILTERS.
- 5) PROVIDE UNIT WITH MULTI-FUNCTIONCASEMENT. MODEL NO. PAC-SJ41TM-E
- 4) SET SUPPLY CFM TO VALUE AS INDICATED ON SCHEDULE.

	VARIABLE REFRIGERANT FLOW - CONDENSING UNIT SCHEDULE												
DESIG.	LOCATION	SERVICE	UNIT COOLING	UNIT HEATING	COMPRESSOR TYPE	REFRIGERANT	E	ELECTRICAL	-	WEIGHT	BASIS OF	DESIGN	NOTES
DEGIG.	LOCATION	SERVICE	CAPACITY (BTU/H)	CAPACITY (BTU/H)	COMPRESSORTIFE	TYPE	V/PH	MCA	MOP	LBS	MANUFACTURER	MODEL NO.	NOTES
CU-1	GRADE	OFFICES, CONFERENCE	96,000	108,000	SCROLL	R-410A	208/3	32.0	50.0	499.0	MITSUBISHI	PUHY-P96TLMU-A	
CU-2	GRADE	MULTI-PURPOSE ROOM	120,000	135,000	SCROLL	R-410A	208/3	42.0	60.0	671.0	MITSUBISHI	PUHY-P120TLMU-A	
CU-3	GRADE	SSHS COLLECTION	36,000	42,000	SCROLL	R-410A	208/1	25.0	31.0	214.0	MITSUBISHI	PUZ-A36NKA7	
CU-4	GRADE	DOAS-1	120,000	135,000	SCROLL	R-410A	208/3	45.0	50.0	715.0	MITSUBISHI	PUHY-P120TKMU-A	

1) SEE "VARIABLE REFRIGERANT FLOW - INDOOR UNIT SCHEDULE" FOR ADDITIONAL INFORMATION.

2) REFRIGERANT PIPING SHALL BE INSULATED.

	ENERGY RECOVERY VENTILATOR SCHEDULE															
			OUTSI	DE AIR	EXHAL	IST AIR		ELECT	TRICAL			IMENSION	S			
DESIG.	BUILDING	CONFIG.	NOM. CFM	ESP (IN W.G.)	NOM. CFM	ESP (IN W.G.)	KW	MCA	МОСР	VOLTS/ PHASE	L (INCHES)	W (INCHES)	H (INCHES)	APPROX WEIGHT (LBS)	BASIS	NOTES
ERV-1	OFFICES, CONFERENCE	HORIZONTAL	600	0.56	600	0.56	0.15	3.6	15	208 / 1	45.1	58.5	15.75	265	LOSSNAY LGH-F600RX3-E	1, 2

1) CONNECT TO DUCT WITH FLEXIBLE CONNECTION.

2) PROVIDE EQUIPMENT WITH BACNET CAPABILITY. INTEGRATE WITH VRF SYSTEM CONTROLLER.

								F/	N S	CHE	DUI	_E					
TAG	AIRFLOW (CFM)	ESP (IN WC)	SPEED (RPM)	TYPE	DRIVE	ROOF/ WALL OPENING (IN X IN)			ELECTR HERTZ	ICAL DATA	MCA	МОСР	CONTROL METHOD	APPROX. OPERATING WT. (LBS)	BASIS OF MANUFACTURER	MODEL	REMARKS
EF-1	125	0.25	1380	INLINE	DIRECT	16 X 16	115	1	60	1/30		15		30	GREENHECK	SQ-70-D	

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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 LICENSE NO. <u>14749</u> EXPIRATION DATE: <u>01/11/20</u>

EXTENSIONS OR OTHER PROJECTS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO GANNETT FLEMING, INC. IN THE EVENT THAT A CONFLICT ARISES BETWEEN THE SEALED DRAWINGS AND THE ELECTRONIC FILES, THE SEALED DRAWINGS WILL GOVERN.

SCALE N/A APPROVED CHECKED APPROVED DESCRIPTION DATE REVISIONS

<b>Lannett Fleming</b>
BALTIMORE, MARYLAND

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISION MONTGOMERY COUNTY JESUP BLAIR HOUSE

SILVER SPRING, MD

JESUP BLAIR HOUSE RENOVATION MECHANICAL SCHEDULES

ЈОВ NO. 61956T2 DATE 1/18/19 CAD FILE

	VARIABLE REFRIGERANT FLOW - INDOOR UNIT SCHEDULE														
DESIG.	LOCATION	NOM. TONS	CFM	ESP (IN W.G.)	CONDENSING UNIT	TOTAL COOLING CAPACITY (BTU/H)	HEATING CAPACITY (BTU/H)	REHEAT CAPACITY (BTU/HR)	V/PH	ELECTRICA MCA	L MOCP	WEIGHT LBS	BASIS OF MANUFACTURER	DESIGN MODEL	NOTES
DOAS-1	ATTIC SPACE	10.0	1200	0.80	CU-5	120,000	61,400	24,200	208/1	4.00	15	309	MITSUBISHI	PEFY-AF1200CFMR	1,2,3,4

NOTES:

1) SEE "VARIABLE REFRIGERANT FLOW - CONDENSING UNIT SCHEDULE" FOR ADDITIONAL INFORMATION.

2) UNITS SHALL BE PROVIDED WITH INTEGRAL CONDENSATE PUMP

3) PROVIDE WALL-MOUNTED THERMOSTAT/CONTROLLER.

4) PROVIDE UNIT WITH AIR FILTERS.

	ELECTRIC WALL HEATER SCHEDULE														
				ELECTRI	С	APPROX									
DESIG.	LOCATION	TYPE	KW	FLA	VOLT/PH	WEIGHT (LBS)	BASIS	NOTES							
WH-1	ADA LAV 106	SURFACE WALL HEATER	1.5	7.6	208/1	24	INDEECO WCI 932U0200V	1							
WH-2	ADA LAV 108	SURFACE WALL HEATER	1.5	7.6	208/1	24	INDEECO WCI 932U0200V	1							
WH-3	ADA LAV 201	SURFACE WALL HEATER	1.5	7.6	208/1	24	INDEECO WCI 932U0200V	1							
WH-4	ADA LAV 202	SURFACE WALL HEATER	1.5	7.6	208/1	24	INDEECO WCI 932U0200V	1							

#### NOTES:

1) PROVIDE WITH UNIT-MOUNTED THERMOSTAT, TAMPER-PROOF KNOB, AND INTEGRAL DISCONNECT SWITCH.

	CONDENSATE PUMP SCHEDULE												
DESIG.	LOCATION	SERVICE	TYPE	GPH	HEAD (FT. W.C.)	HP	VOLT/PH	APPROX WEIGHT (LBS)	BASIS OF DESIGN	NOTES			
CDP-1	CRAWL SPACE	VRF-110	CONDENSATE	25	10	1/50	115/1	4.4	LITTLE GIANT VCMA-15UL	1, 2, 3			
CDP-2	COLLECTIONS	VRF-001, 002	CONDENSATE	25	10	1/50	115/1	4.4	LITTLE GIANT VCMA-15UL	1, 2, 3			

#### NOTES

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LICENSE NO. <u>14749</u> EXPIRATION DATE: <u>01/11/20</u>

1) PROVIDE SOLID POLYMER FLOAT SWITCH AND OVERFLOW PROTECTION SWITCH.

2.) POWER CABLE MUST BE PLENUM RATED.

3) COORDINATE WITH MECHAICAL CONTROLS TO PROVIDE AN ALARM FOR OVERFLOW.

			٨١	D DEV	ICE S	CHEDIII				
			AI	K DEV	ICE 3	CHEDUL	<u>. C</u>			
TAG	SERVICE	TYPE	FACE SIZE	NECK SIZE	CFM	MAX CORE VEL.	MAX N.C.	BASIS O	F DESIGN	NOTES
IAG	SERVICE	ITE	(IN.)	(IN.)	RANGE	(FPM)	IVIAX N.C.	MFGR.	MODEL	NOTES
S1	SUPPLY	PPLY GRILLE	6 X 6	6 X 6	0-110	600		PRICE	520	1,2,3
31	SUPPLI	GRILLE	20 X 6	20 X 6	111-350	500		FRICE	320	1,2,3
				6	0-120	600				
S2	SUPPLY	CONE DIFF	24 X 24	8	121-210	600		PRICE	SDC	1,2
32	SUPPLI	CONE DIFF	24 \ 24	10	211-325	600		PRICE		1,2
				12	326-480	600				
			6 X 6	6 X 6	0-90	500	19			
R1	RETURN	GRILLE	8 X 6	8 X 6	91-130	500	21	PRICE	535	1,2,3
KI	KETOKN	GRILLE	10 X 8	10 X 8	131-185	300	17	PRICE	333	1,2,3
			16 X 12	16 X 12	185-350	300				
R2	RETURN	PERF	12 X 12	10 X 10	0-415	600	18	PRICE	PDR	1,2,3
E1	EXHAUST	GRILLE	6 X 6	6 X 6	0-90	500	19	PRICE	535	1,2,3
_										

#### NOTES

EACH DUCT OPENING SHALL BE PROVIDED WITH MANUAL VOLUME DAMPER.
 COORDINATE DIFFUSER SELECTION WITH ARCHITECTURAL CEILING GRID SYSTEM.
 FOR ALL APPLICATIONS, INSTALL GRILLE CENTERED IN CEILING TILE.

95% Submittal Not for Construction

DESIGNED CADD SCALE
PNF PNF N/A

CHECKED APPROVED
REVISIONS

DESIGNED CADD SCALE
PNF PNF N/A

CHECKED APPROVED APPROVED
RSS

Gannett Fleming

BALTIMORE, MARYLAND

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISION MONTGOMERY COUNTY

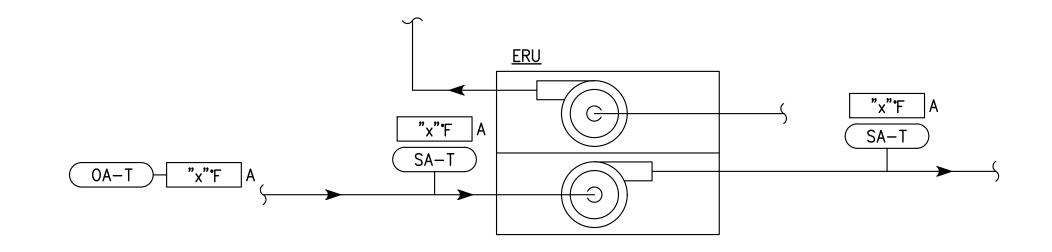
JESUP BLAIR HOUSE
SILVER SPRING, MD

JESUP BLAIR HOUSE RENOVATION
MECHANICAL
SCHEDULES

JOB NO. 61956T2

DATE 1/18/19

CAD FILE - OF -



#### **ENERGY RECOVERY VENTILATORS**

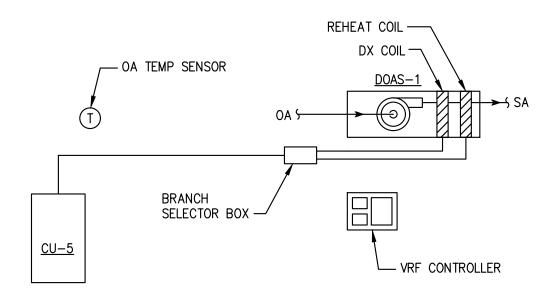
ERV-1

ENERGY RECOVERY UNIT ERU-S-1 SHALL ENABLE AND DISABLE BASED ON A TIME OF DAY

SCHEDULE, AS SET AT THE BAS. THE TIME OF DAY SCHEDULE SHALL BE SET BASED ON NORMAL OCCUPANCY HOURS.

WHEN A UNIT ENABLE SIGNAL IS SENT FROM THE BAS, THE ENERGY RECOVERY UNIT FANS SHALL

WHEN A UNIT DISABLE SIGNAL IS SENT FROM THE BAS, THE ENERGY RECOVERY UNIT FANS SHALL



#### VARIABLE REFRIGERANT FLOW SYSTEM DOAS-1

THE VARIABLE REFRIGERANT FLOW (VRF) TRIDIUM CONTROLLER SHALL INTERFACE WITH THE BMS TO PROVIDE CONTROL AND MONITORING CAPABILITIES. OPERATION OF ASSOCIATED BRANCH CONTROLLER BOXES AND CONDENSING UNITS

SHALL BE DETERMINED BY THE VRF SYSTEM CONTROLLER. FOR ADDITIONAL INFORMATION, COORDINATE WITH MANUFACTURER'S DOCUMENTATION.

## OCCUPIED COOLING/HEATING MODE

THE DOAS UNIT SHALL BE SET TO AUTOMATIC MODE AND SHALL PROVIDE COOLING OR HEATING TO CONDITION OUTSIDE AIR FOR DELIVERY TO TERMINAL UNITS AND/OR USE IN

- COOLING OPERATION IS AUTOMATICALLY STARTED WHEN THE OUTDOOR AIR
- TEMPERATURE RISES ABOVE T 65°F (ADJ). COOLING OPERATION IS AUTOMATICALLY STOPPED WHEN OUTDOOR AIR TEMPERATURE FALLS BELOW 63°F (ADJ).
- HEATING OPERATION IS AUTOMATICALLY STARTED WHEN THE OUTDOOR AIR TEMPERATURE FALLS BELOW 60°F (ADJ). THE REHEAT COIL SHALL BE USED AS A SECOND STAGE OF HEATING TO MAINTAIN A LEAVING AIR TEMPERATURE OF AT LEAST 60°F (ADJ). HEATING OPERATION IS AUTOMATICALLY STOPPED WHEN OUTDOOR AIR TEMPERATURE RISES ABOVE 63°F (ADJ).

## DEHUMIDIFICATION

WHILE IN COOLING MODE, WHEN THE VRF CONTROLLER DETERMINES THAT THE COOLED AIR HUMIDITY IS OUTSIDE THE SENSOR SETPOINT, THE REHEAT COIL SHALL BE UTILIZED

BY THE BRANCH SELECTOR BOX TO DEHUMIDIFY THE AIR FROM THE DX-COOLING COIL. WHEN THE AIR FROM THE DX-COOLING COIL HAS RETURNED WITHIN THE SENSOR

SETPOINT, THE BRANCH SELECTOR BOX SHALL STOP UTILIZING THE REHEAT COIL.

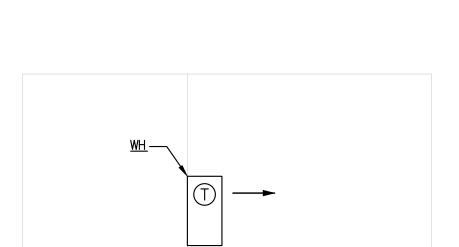
## UNOCCUPIED COOLING/HEATING MODE

UNOCCUPIED COOLING OPERATION SHALL RESET THE UPPER TEMPERATURE LIMIT TO 85°F (ADJUSTABLE). COOLING OPERATION IS AUTOMATICALLY STOPPED WHEN THE

SPACE TEMPERATURE SETPOINT IS SATISFIED. UNOCCUPIED HEATING OPERATION IS AUTOMATICALLY STARTED WHEN THE ROOM TEMPERATURE FALLS BELOW THE LOWER TEMPERATURE LIMIT OF 65°F (ADJUSTABLE). HEATING OPERATION IS AUTOMATICALLY STOPPED WHEN THE SPACE TEMPERATURE SETPOINT IS SATISFIED.

## **ALARMS**

MALFUNCTIONS, ERRORS, AND ALARMS, AS REPORTED BY THE VRF CONTROLLER SHALL BE RECORDED AT THE CONTROLLER AND AT THE BMS.



## **WALL HEATER**

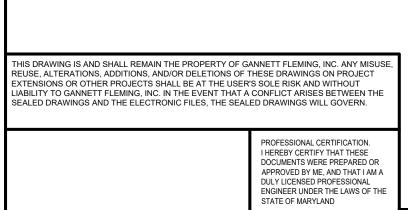
## WH-1 THRU -4

SPACE TEMPERATURE SETPOINT SHALL BE CONTROLLED BY AN INTEGRAL THERMOSTAT.

## COOLING/HEATING MODE

LICENSE NO. <u>14749</u> EXPIRATION DATE: <u>01/11/20</u>

WHEN SPACE TEMPERATURE FALLS BELOW THE THERMOSTAT SETPOINT OF 70°F (ADJUSTABLE), THE UNIT SHALL ENABLE AND ELECTRIC HEATING COIL SHALL ENERGIZE. WHEN SPACE TEMPERATURE SETPOINT IS MET, THE ELECTRIC HEATING COIL SHALL DE-ENERGIZE AND UNIT



#### CADD SCALE PNF N/A APPROVED CHECKED APPROVED DESCRIPTION DATE RSS REVISIONS



MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISION MONTGOMERY COUNTY

JESUP BLAIR HOUSE SILVER SPRING, MD

# JESUP BLAIR HOUSE RENOVATION **MECHANICAL**

# CONTROLS

Not for Construction 61956T2 M-80<sup>2</sup> 1/18/19 CAD FILE

95% Submittal

VRF CONTROLLER

## VARIABLE REFRIGERANT FLOW SYSTEM VRF-001 THRU -203; CU-1 THRU -4

THE VARIABLE REFRIGERANT FLOW (VRF) TRIDIUM CONTROLLER SHALL INTERFACE WITH THE BMS TO PROVIDE CONTROL AND MONITORING CAPABILITIES.

NOTE: UNIT CONFIGURATION MAY DIFFER FROM WHAT IS SHOWN IN

OPERATION OF VARIABLE REFRIGERANT VALVES SHALL BE DETERMINED BY THE VRF SYSTEM CONTROLLER. FOR ADDITIONAL INFORMATION, COORDINATE WITH MANUFACTURER'S DOCUMENTATION.

DIAGRAM.

#### OCCUPIED COOLING/HEATING MODE

THE VRF UNIT SHALL BE SET TO AUTOMATIC MODE AND SHALL PROVIDE COOLING OR HEATING TO MAINTAIN THE SPACE TEMPERATURE SETPOINT AS DETERMINED BY THE UNIT'S MASTER CONTROLLER OR SECONDARY CONTROLLER.

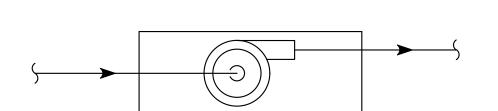
- COOLING OPERATION IS AUTOMATICALLY STARTED WHEN THE ROOM TEMPERATURE RISES ABOVE THE UPPER TEMPERATURE LIMIT OF 75°F (ADJUSTABLE). COOLING OPERATION IS AUTOMATICALLY STOPPED WHEN THE SPACE TEMPERATURE SETPOINT IS
- HEATING OPERATION IS AUTOMATICALLY STARTED WHEN THE ROOM TEMPERATURE FALLS BELOW THE LOWER TEMPERATURE LIMIT OF 70°F (ADJUSTABLE). HEATING OPERATION IS AUTOMATICALLY STOPPED WHEN THE SPACE TEMPERATURE SETPOINT IS

#### UNOCCUPIED COOLING/HEATING MODE UNOCCUPIED COOLING OPERATION SHALL RESET THE UPPER TEMPERATURE LIMIT TO 85°F (ADJUSTABLE). COOLING OPERATION IS AUTOMATICALLY STOPPED WHEN THE

SPACE TEMPERATURE SETPOINT IS SATISFIED. UNOCCUPIED HEATING OPERATION IS AUTOMATICALLY STARTED WHEN THE ROOM TEMPERATURE FALLS BELOW THE LOWER TEMPERATURE LIMIT OF 65°F (ADJUSTABLE). HEATING OPERATION IS AUTOMATICALLY STOPPED WHEN THE SPACE TEMPERATURE SETPOINT IS SATISFIED.

BE RECORDED AT THE CONTROLLER AND AT THE BMS.

MALFUNCTIONS, ERRORS, AND ALARMS, AS REPORTED BY THE VRF CONTROLLER SHALL



## EXHAUST FAN

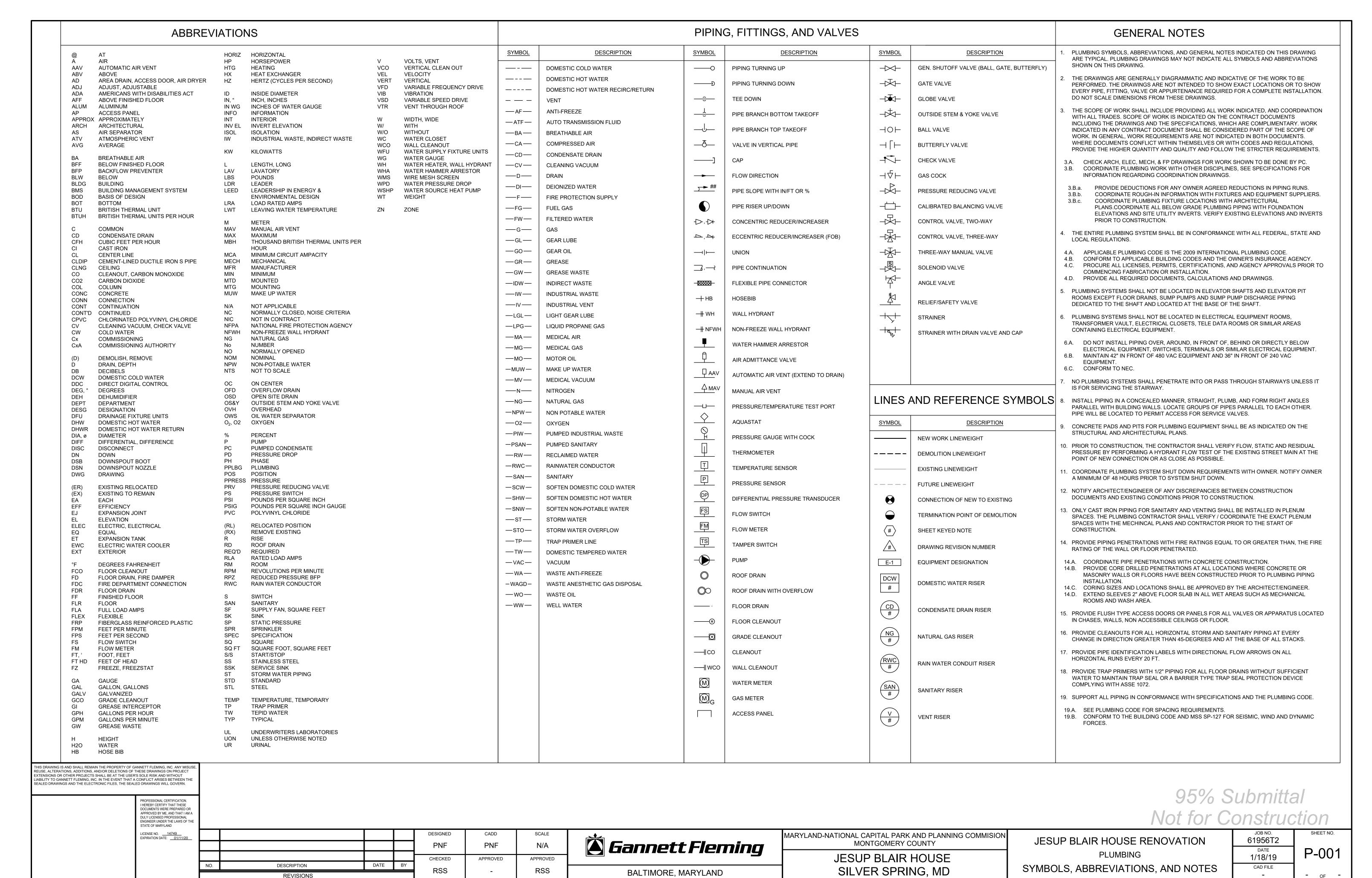
EXHAUST FAN EF-1 SHALL ENABLE AND DISABLE BASED ON A TIME OF DAY SCHEDULE, AS SET AT

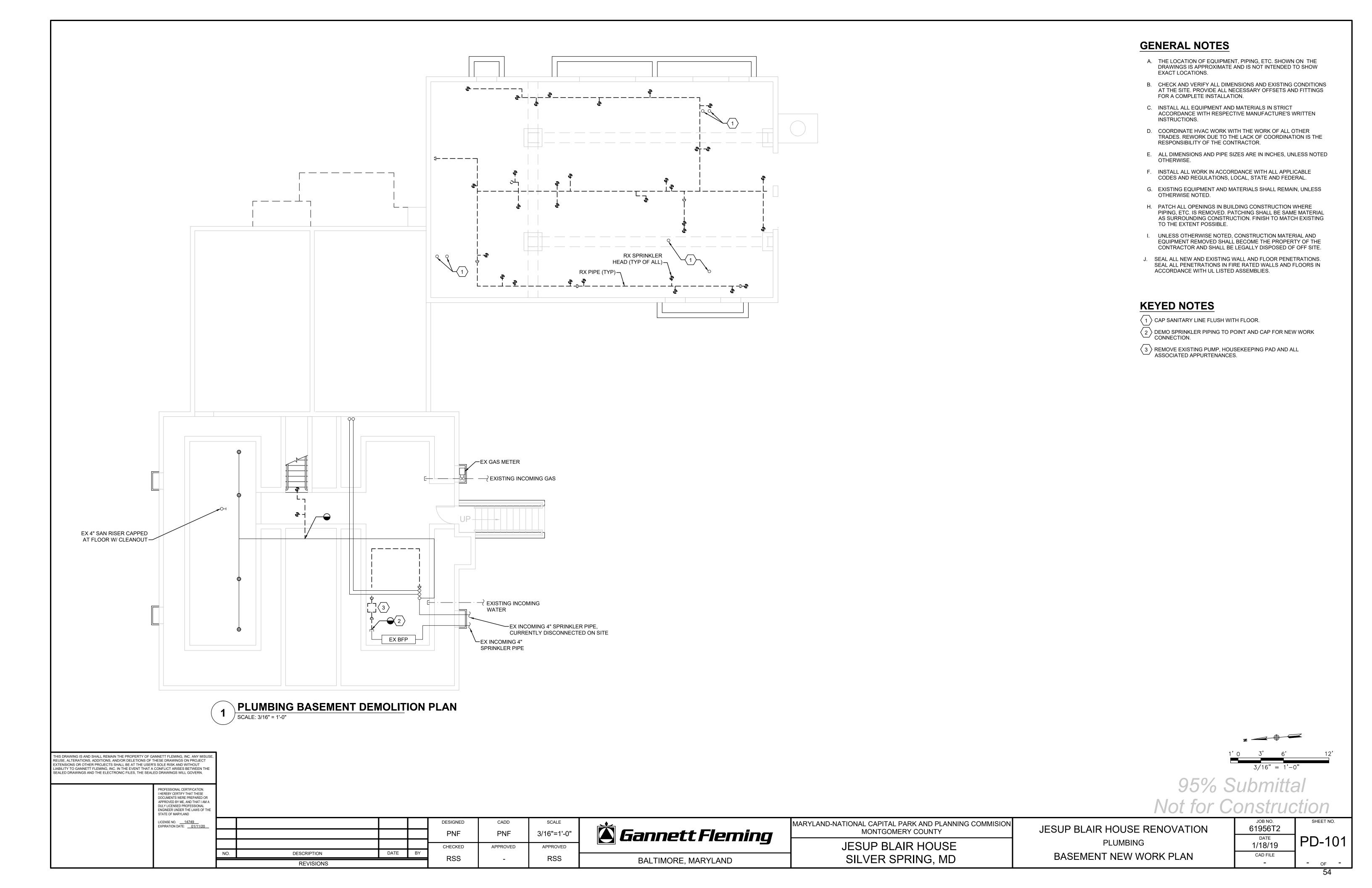
THE TIME OF DAY SCHEDULE SHALL BE SET BASED ON NORMAL OCCUPANCY HOURS.

## UNIT ENABLE/DISABLE

WHEN A UNIT ENABLE SIGNAL IS SENT FROM THE BAS, THE FAN SHALL ENERGIZE AND RUN

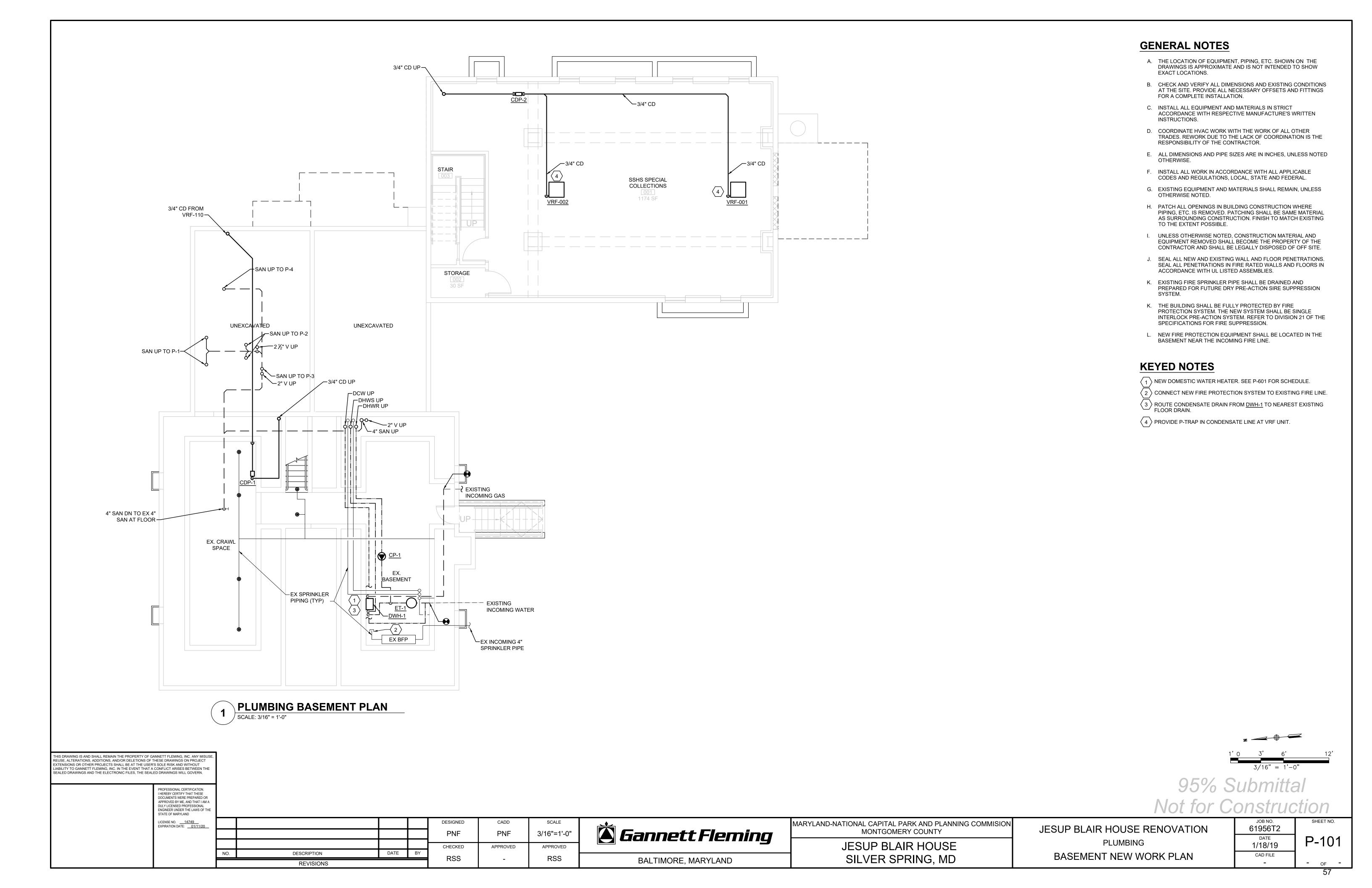
WHEN A UNIT DISABLE SIGNAL IS SENT FROM THE BAS, THE FAN SHALL DE-ENERGIZE.

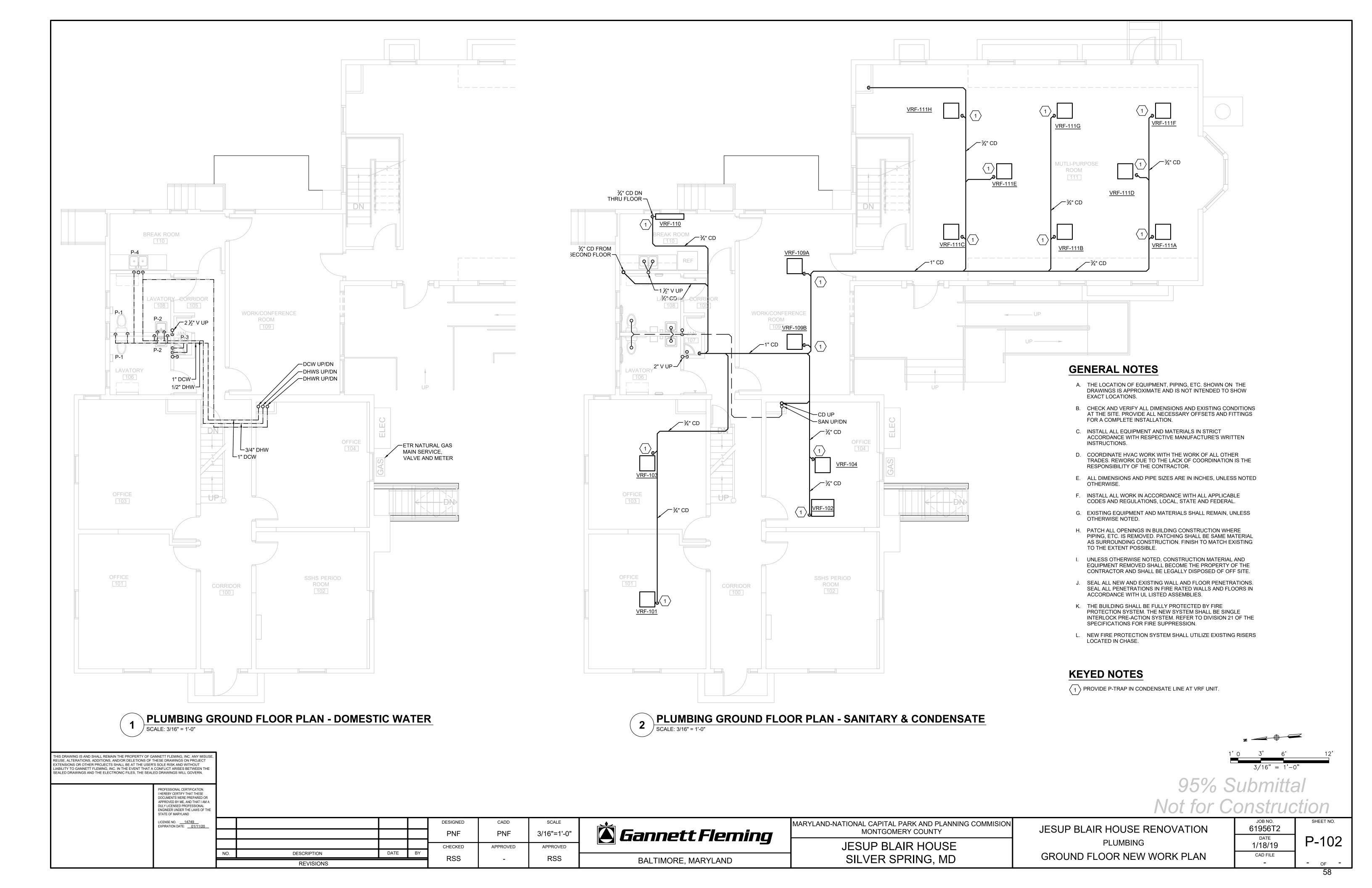


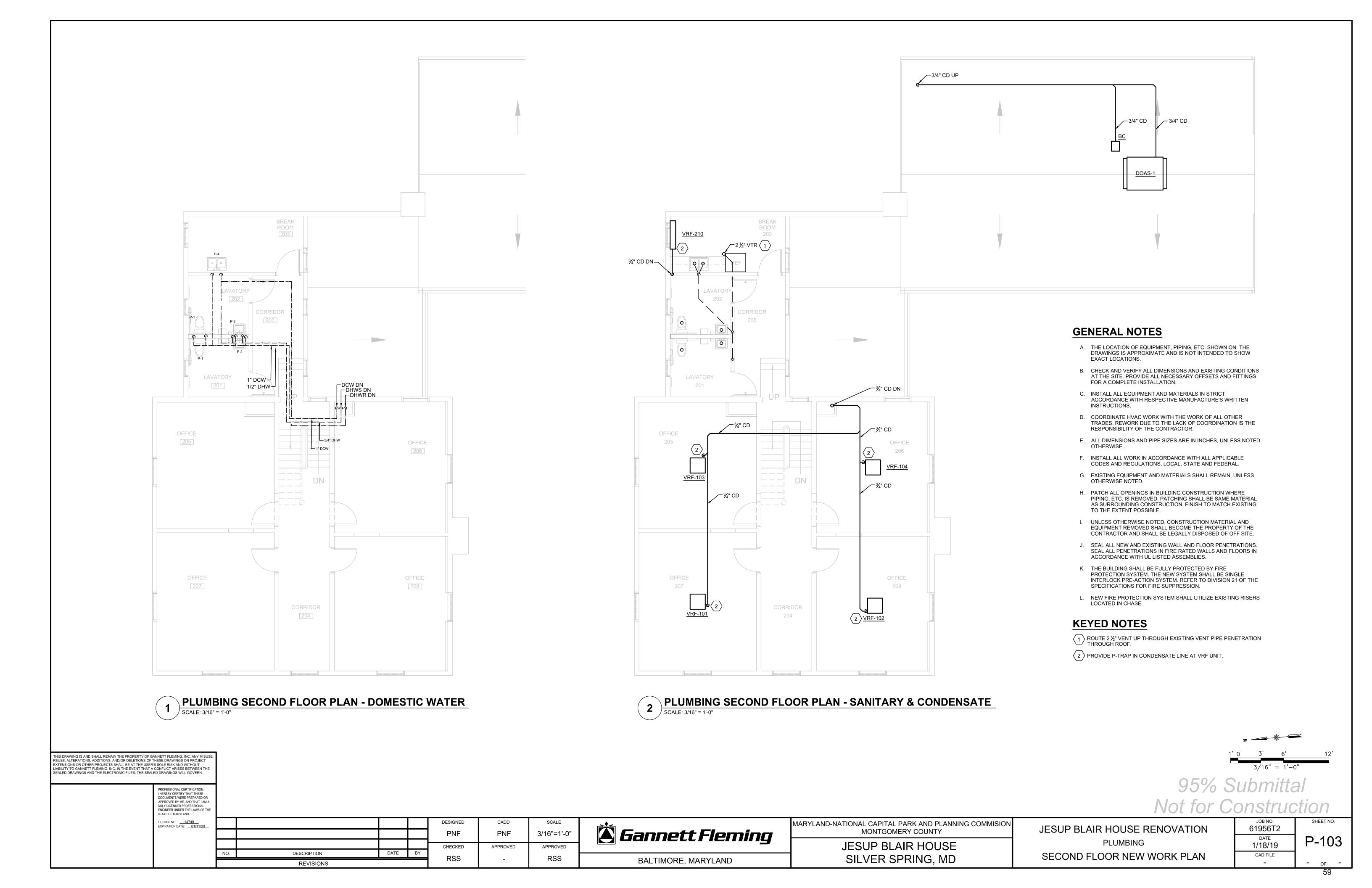


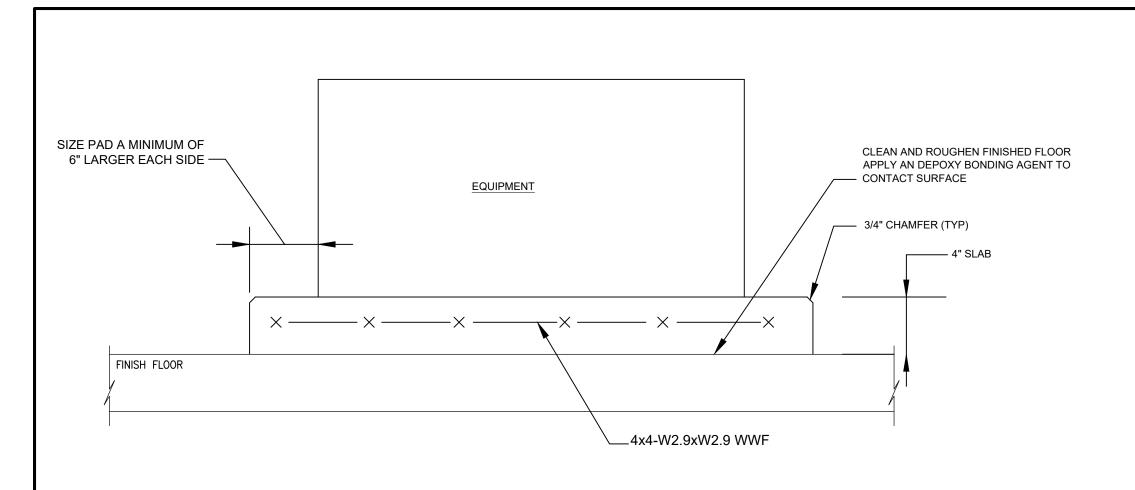
# **GENERAL NOTES** A. INFORMATION SHOWN ON THIS DRAWING PERTAINING TO EXISTING CONDITIONS HAS BEEN OBTAINED FROM AVAILABLE BUILDING DRAWINGS OR GENERAL FIELD OBSERVATIONS AND MAY NOT INDICATE ACTUAL EXISTING CONDITIONS. PRIOR TO FABRICATION OR PERFORMANCE OF ANY WORK, SHOULD CONDITIONS BE DISCOVERED THAT PREVENT EXECUTION OF THE WORK AS INDICATED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING AND AWAIT DIRECTION BEFORE PROCEEDING WITH THE WORK. **\*----**B. LOCATION OF EQUIPMENT, PIPING, AND DUCTWORK, ETC. SHOWN ON THE DRAWINGS ARE APPROXIMATE. LOCATIONS AND DIMENSIONS SHALL BE FIELD VERIFIED. **KEYED NOTES** $\left\langle 1\right\rangle$ NONE. RX 4" SPRINKLER PIPE DOWN THRU FLOOR **\*----**-RX 4" SPRINKLER PIPE UP THRU FLOOR <u>\_\_\_\_\_</u> **&**----------**2**-++---**2**-----+-**2** PLUMBING GROUND FLOOR DEMOLITION PLAN THIS DRAWING IS AND SHALL REMAIN THE PROPERTY OF GANNETT FLEMING, INC. ANY MISUS REUSE, ALTERATIONS, ADDITIONS, AND/OR DELETIONS OF THESE DRAWINGS ON PROJECT EXTENSIONS OR OTHER PROJECTS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO GANNETT FLEMING, INC. IN THE EVENT THAT A CONFLICT ARISES BETWEEN THE SEALED DRAWINGS AND THE ELECTRONIC FILES, THE SEALED DRAWINGS WILL GOVERN. 95% Submittal I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A Not for Construction DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE LICENSE NO. <u>14749</u> EXPIRATION DATE: <u>01/11/20</u> JOB NO. 61956T2 MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISION MONTGOMERY COUNTY **Example 1 Example 2 Example 2 Example 3 Example 3 Example 3 Example 4 Example 5 Example 5 Example 6 Example 6 Example 7 Examp** JESUP BLAIR HOUSE RENOVATION PNF 3/16"=1'-0" DATE 1/18/19 PD-102 PLUMBING JESUP BLAIR HOUSE APPROVED CHECKED APPROVED DESCRIPTION DATE GROUND FLOOR NEW WORK PLAN CAD FILE SILVER SPRING, MD BALTIMORE, MARYLAND REVISIONS

# **GENERAL NOTES** A. INFORMATION SHOWN ON THIS DRAWING PERTAINING TO EXISTING CONDITIONS HAS BEEN OBTAINED FROM AVAILABLE BUILDING DRAWINGS OR GENERAL FIELD OBSERVATIONS AND MAY NOT INDICATE ACTUAL EXISTING CONDITIONS. PRIOR TO FABRICATION OR PERFORMANCE OF ANY WORK, SHOULD CONDITIONS BE DISCOVERED THAT PREVENT EXECUTION OF THE WORK AS INDICATED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING AND AWAIT DIRECTION BEFORE PROCEEDING WITH THE WORK. B. LOCATION OF EQUIPMENT, PIPING, AND DUCTWORK, ETC. SHOWN ON THE DRAWINGS ARE APPROXIMATE. LOCATIONS AND DIMENSIONS SHALL BE FIELD VERIFIED. **KEYED NOTES** 1 REMOVE ALL EXISTING SPRINKLER PIPING, AND ALL ASSOCIATED APPURTENANCES, IN ATTIC SPACE. STANDPIPES RX 4" SPRINKLER PIPE UP ABOVE JOISTS INTO ATTIC SPACE— **♣**-----€ PLUMBING SECOND FLOOR DEMOLITION PLAN THIS DRAWING IS AND SHALL REMAIN THE PROPERTY OF GANNETT FLEMING, INC. ANY MISUSE REUSE, ALTERATIONS, ADDITIONS, AND/OR DELETIONS OF THESE DRAWINGS ON PROJECT EXTENSIONS OR OTHER PROJECTS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO GANNETT FLEMING, INC. IN THE EVENT THAT A CONFLICT ARISES BETWEEN THE SEALED DRAWINGS AND THE ELECTRONIC FILES, THE SEALED DRAWINGS WILL GOVERN. 95% Submittal I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A Not for Construction DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE LICENSE NO. <u>14749</u> EXPIRATION DATE: <u>01/11/20</u> JOB NO. 61956T2 MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISION MONTGOMERY COUNTY **Example 1 Example 2 Example 2 Example 3 Example 3 Example 4 Example 5 Example 5 Example 6 Example 6 Example 7 Examp** JESUP BLAIR HOUSE RENOVATION PNF 3/16"=1'-0" DATE 1/18/19 PD-103 PLUMBING JESUP BLAIR HOUSE APPROVED CHECKED APPROVED DESCRIPTION DATE SECOND FLOOR NEW WORK PLAN CAD FILE SILVER SPRING, MD BALTIMORE, MARYLAND REVISIONS



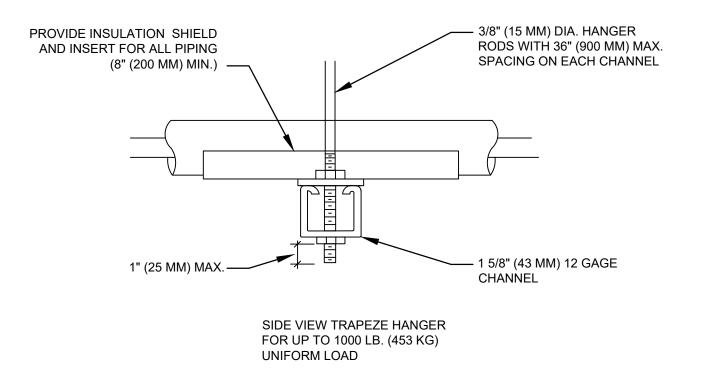






1. APPLIES TO DOMESTIC WATER HEATER.

HOUSEKEEPING PAD DETAIL



4 TYPICAL PIPE HANGER DETAIL

N.T.S

DESCRIPTION

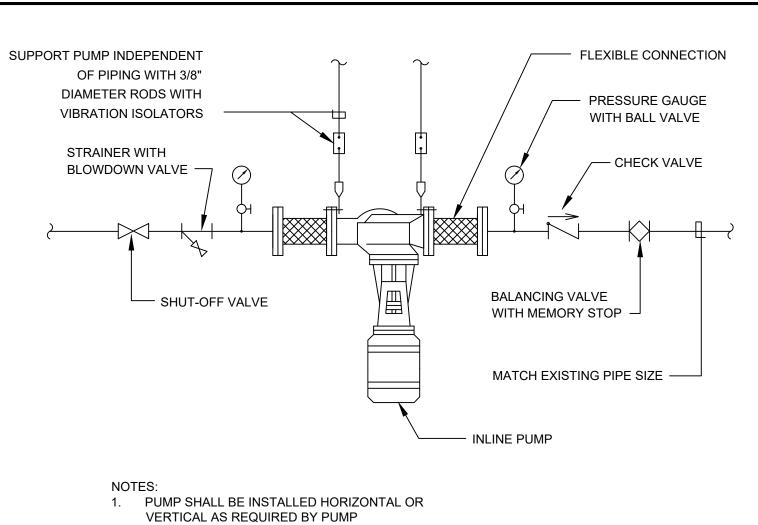
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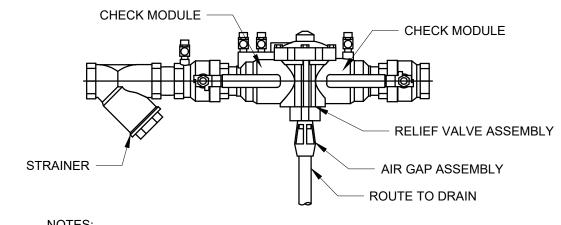
LICENSE NO. <u>14749</u> EXPIRATION DATE: <u>01/11/20</u>



DOMESTIC HOT WATER CIRCULATOR PUMP DETAIL

N.T.S

MANUFACTURER.



NOTES:

1. BASIS: WATTS SERIES 009 REDUCED PRESSURE ZONE ASSEMBLY 2. PROVIDE MANUFACTURER'S AIR GAP

REDUCED PRESSURE ZONE ASSEMBLY DETAIL

95% Submittal Not for Construction

**Example 1 Example 2 Example 2 Example 3 Example 3 Example 3 Example 4 Example 5 Example 5 Example 6 Example 6 Example 7 Examp** 3/16"=1'-0"

PNF

APPROVED

CHECKED

RSS

DATE

APPROVED

JESUP BLAIR HOUSE RENOVATION PLUMBING

JOB NO. 61956T2 DATE 1/18/19 CAD FILE

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISION MONTGOMERY COUNTY JESUP BLAIR HOUSE **DETAILS** SILVER SPRING, MD BALTIMORE, MARYLAND

	TANKLESS GAS FIRED DOMESTIC WATER HEATER SCHEDULE																	
	15000				NATURAL GAS		AL GAS	ELECTICAL DATA					APPROX.		BASIS OF DESIGN			
MARK	MAX FLOW (GPM)	MAX TEMP RISE (°F)	LEAVING WATER TEMP (°F)	EFF (%)	INLET (IN)	MAX INPUT (CFH)	MIN INLET PRESSURE (IN WC)	VOLTS	PHASE		HEIGH T	WIDTH	DEPTH	OPERATIN G WEIGHT (LBS)	LOCATION	MANUFACTURER	MODEL	REMARKS
DWH-1	10	80	130	93	3/4	199	4	120	1	60	23.63	17.25	11.25	71	BASEMENT	AO SMITH	$\Delta + 1 - 5/10H - N$	CONDENSING TANKLESS WATER HEATER

	PLUMBING PUMP SCHEDULE														
		_, _,,			ELECTRICAL DATA							BASIS OF DESIGN			
MARK	SERVICE	FLOW (GMP)	HEAD (FT H20)	TYPE	VOLTS	PHASE	HERTZ	HP/KW	RPM	AMPS	LOCATION	MANUFACTURER	MODEL	REMARKS	
CP-1	CIRCULATOR PUMP	2	5	INLINE	115	1	60	92 W	2940	0.8	BASEMENT	ITT BELL & GOSETT	NBF-12U	3/4" PIPE SIZE, PROVIDE W/ AQUASTAT AQ-3/4 & AUTOMATIC TIMER KIT TC-1	

	PLUMBING EXPANSION TANK SCHEDULE														
MARK	TOTAL VOLUME (GAL)	ACCEPTANCE VOLUME (GAL)	EXPANSION FACTOR	DIAMETER (IN)	LENGTH (IN)	APPROX. OPERATING WEIGHT (LBS)	LOCATION	BASIS OF DE		REMARKS					
ET-1	9.25	5.25		15-3/8	15-1/2	18	BASEMENT	AO SMITH	PMC-10						

	PLUMBING FIXTURES SCHEDULE														
DESIG.	DESCRIPTION	CW	HW	TW	VENT	WASTE	BASIS	NOTES							
P-1	TOILET (ADA)	1"	-	-	2"	4"	AMERICAN STANDARD 708AA.101	1							
P-2	LAVATORY (ADA)	3/8"	3/8"	-	1-1/4"	1-1/4"	TOTO SUPREME (LHT241)	2, 3							
P-3	MOP SINK	1/2"	1/2"	-	1-1/2"	3"	FIAT PRODUCTS TSBCR1000	4, 7							
P-4	KITCHEN SINK	3/8"	3/8"	-	1-1/2"	1-1/2"	KOHLER K-5267-1	5							
FD	FLOOR DRAIN	-	-	-	-	3"	ZURN Z10001	6							

- 1) FLOOR-MOUNTED TOILET. PROVIDE SEAT.
- 2) PROVIDE WITHOUT SHROUD FOR ADA COMPLIANCE.
- 3) PROVIDE WITH AUTOMATIC THERMOSTATIC MIXING FAUCET, BATTERY OR HYDRO-POWERED. BASIS: TOTO TEL5L115R.
- 4) PRECAST TERRAZZO MOP BASIN.
- 5) TOP MOUNTED DOUBLE BOWL KITCHEN SINK. PROVIDE WITH SINGLE-HOLE FAUCET. BASIS: KOHLER K-596.
- 6) PROVIDE DRAIN WITH TRAP PRIMER.
- 7) PROVIDE WITH WALL-MOUNT UTILITY FAUCET. BASIS: AMERICAN STANDARD 8350.

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3/16"=1'-0" PNF APPROVED CHECKED APPROVED DESCRIPTION DATE RSS REVISIONS

**Sannett Fleming** BALTIMORE, MARYLAND

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISION MONTGOMERY COUNTY

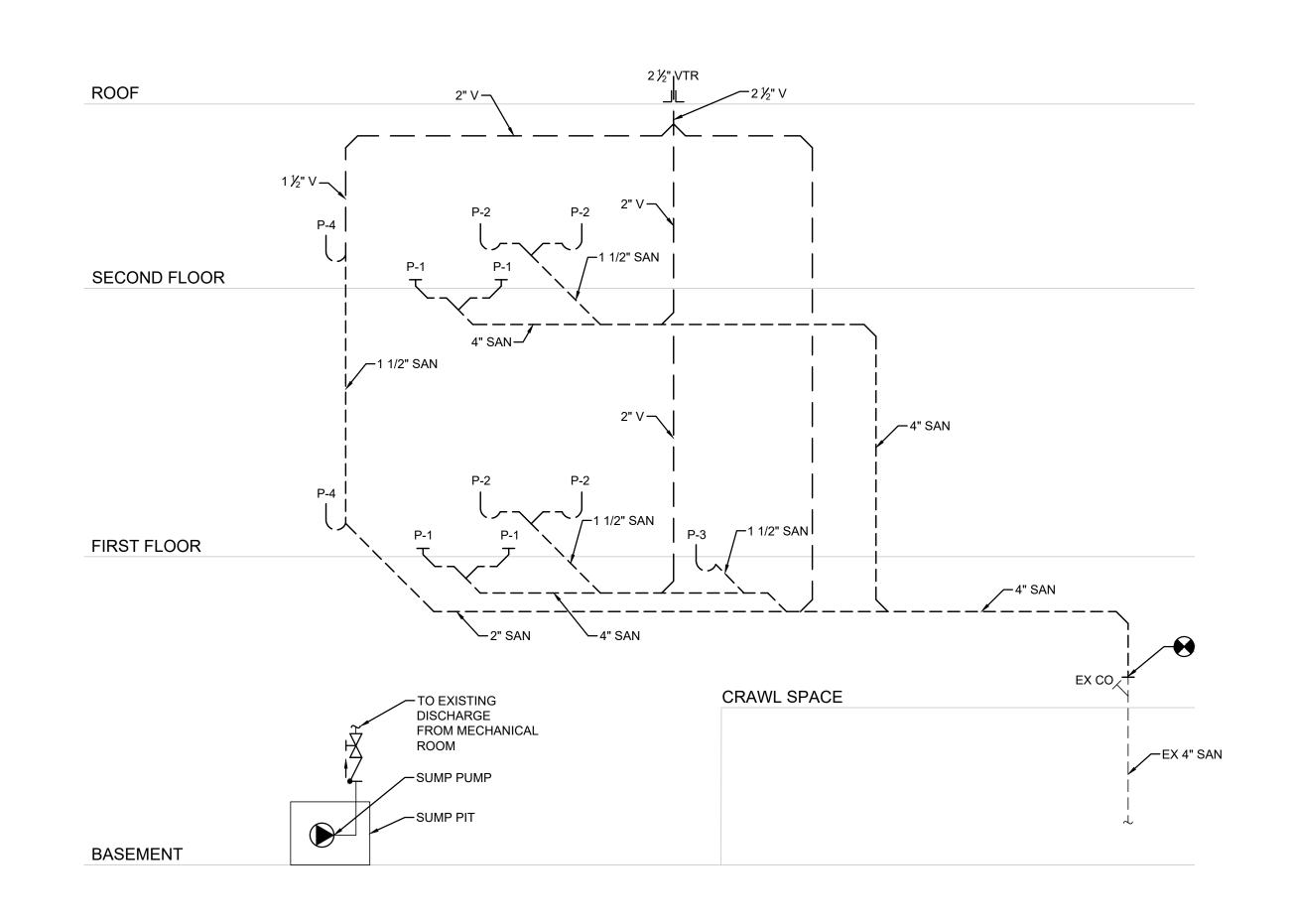
JESUP BLAIR HOUSE SILVER SPRING, MD

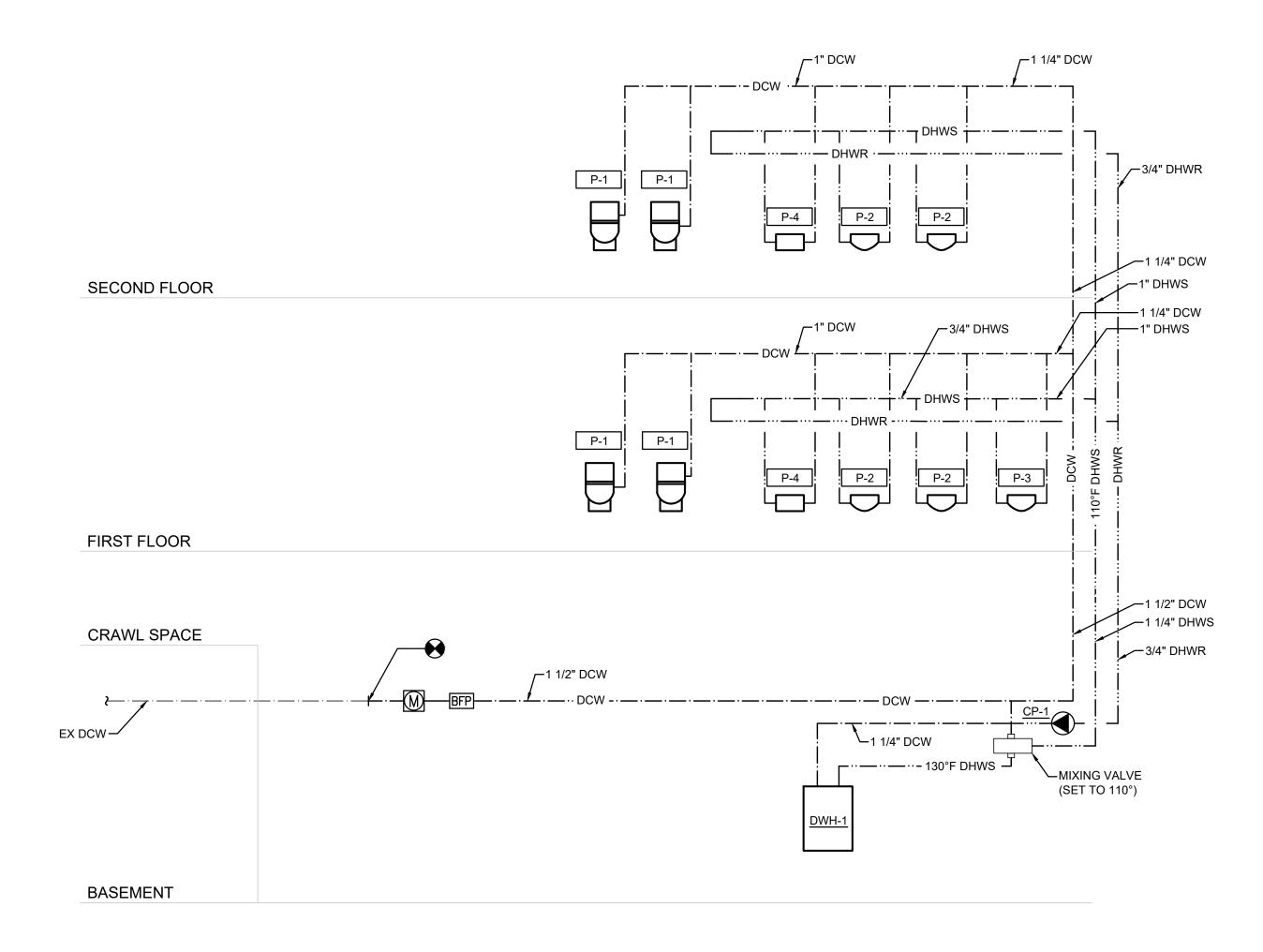
JESUP BLAIR HOUSE RENOVATION **PLUMBING** SCHEDULES

Not for Construction ЈОВ NO. 61956T2 DATE 1/18/19 CAD FILE

95% Submittal

P-601





1 SANITARY AND VENT RISER SCALE: NONE

2 DOMESTIC WATER RISER
SCALE: NONE

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LICENSE NO. 14749
EXPIRATION DATE: 01/11/20

BALTIMORE, MARYLAND

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISION MONTGOMERY COUNTY

JESUP BLAIR HOUSE
SILVER SPRING, MD

JESUP BLAIR HOUSE RENOVATION
PLUMBING
RISER DIAGRAMS

AMS

AMS

AND CONSTRUCTION

JOB NO. 61956T2

DATE 1/18/19

CAD FILE

P-701

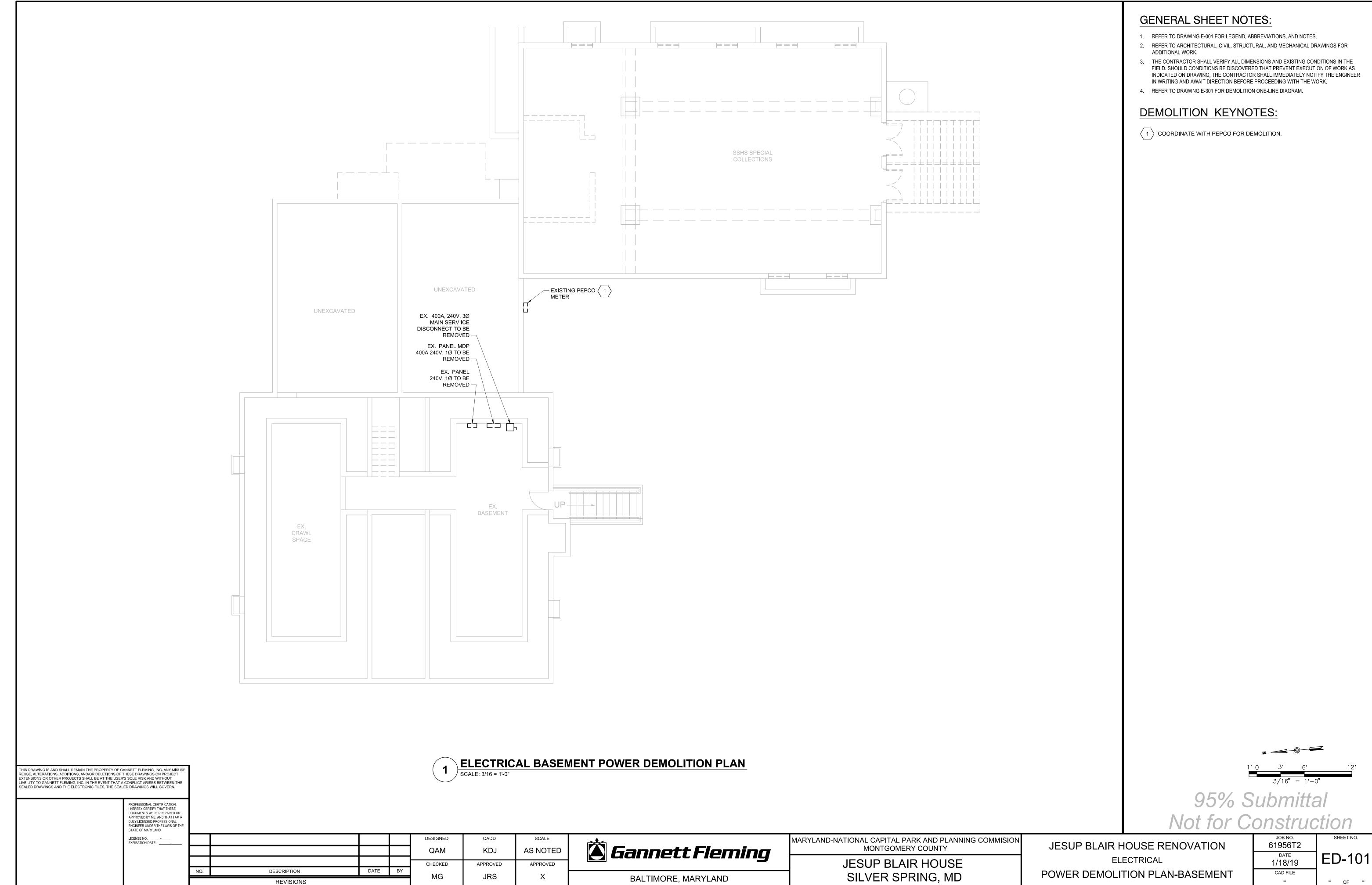
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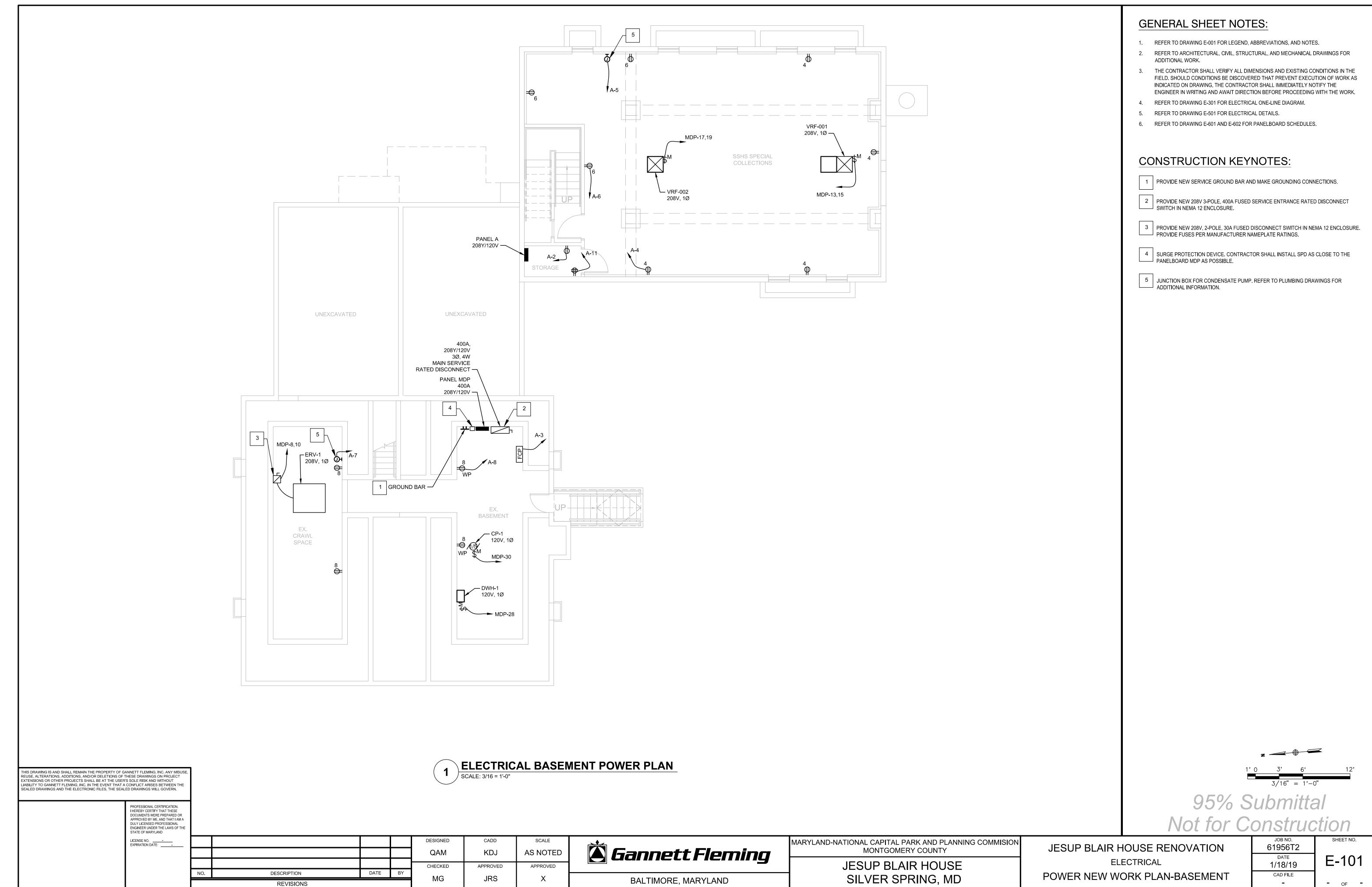
BALTIMORE, MARYLAND

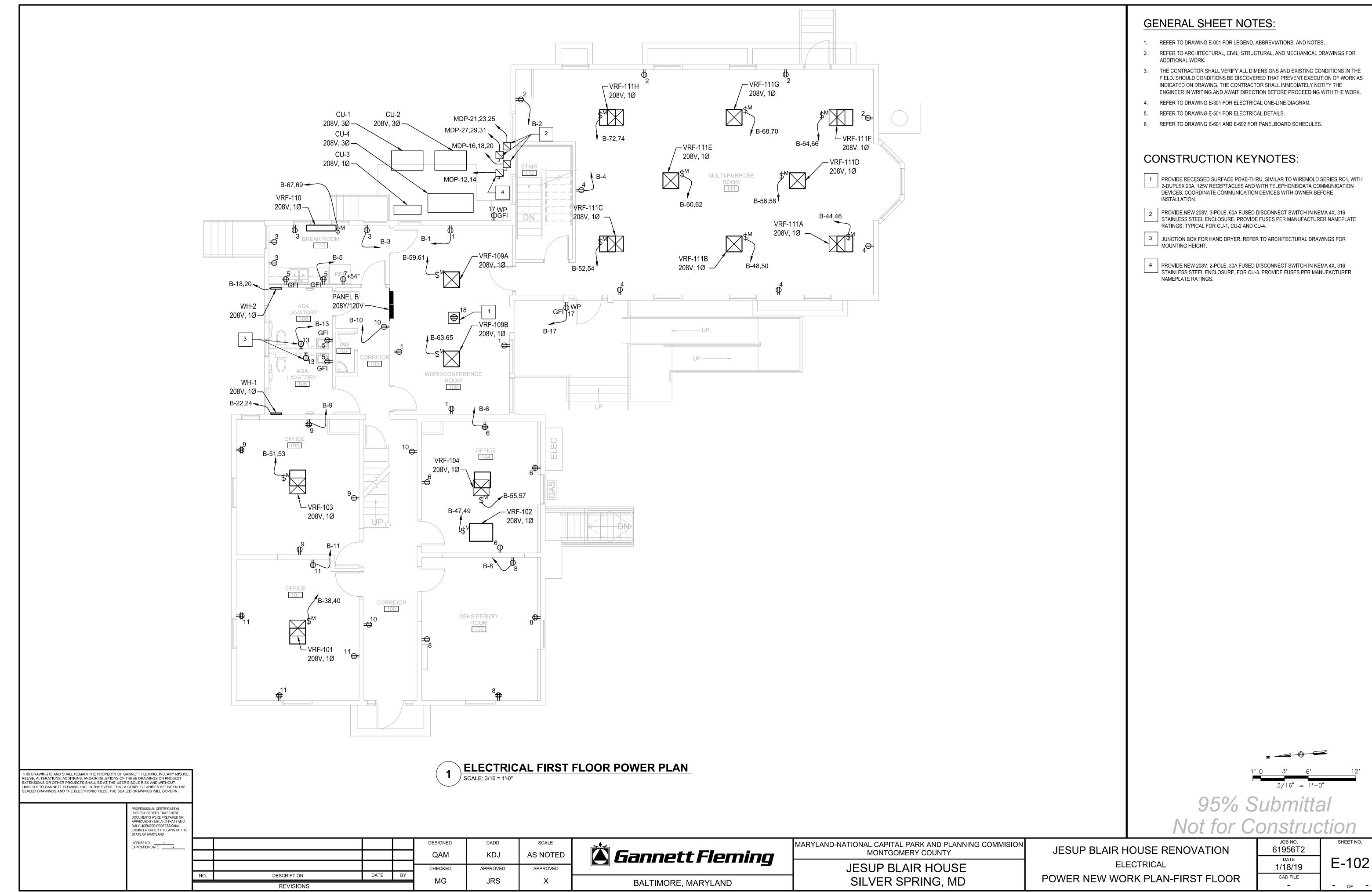
JRS

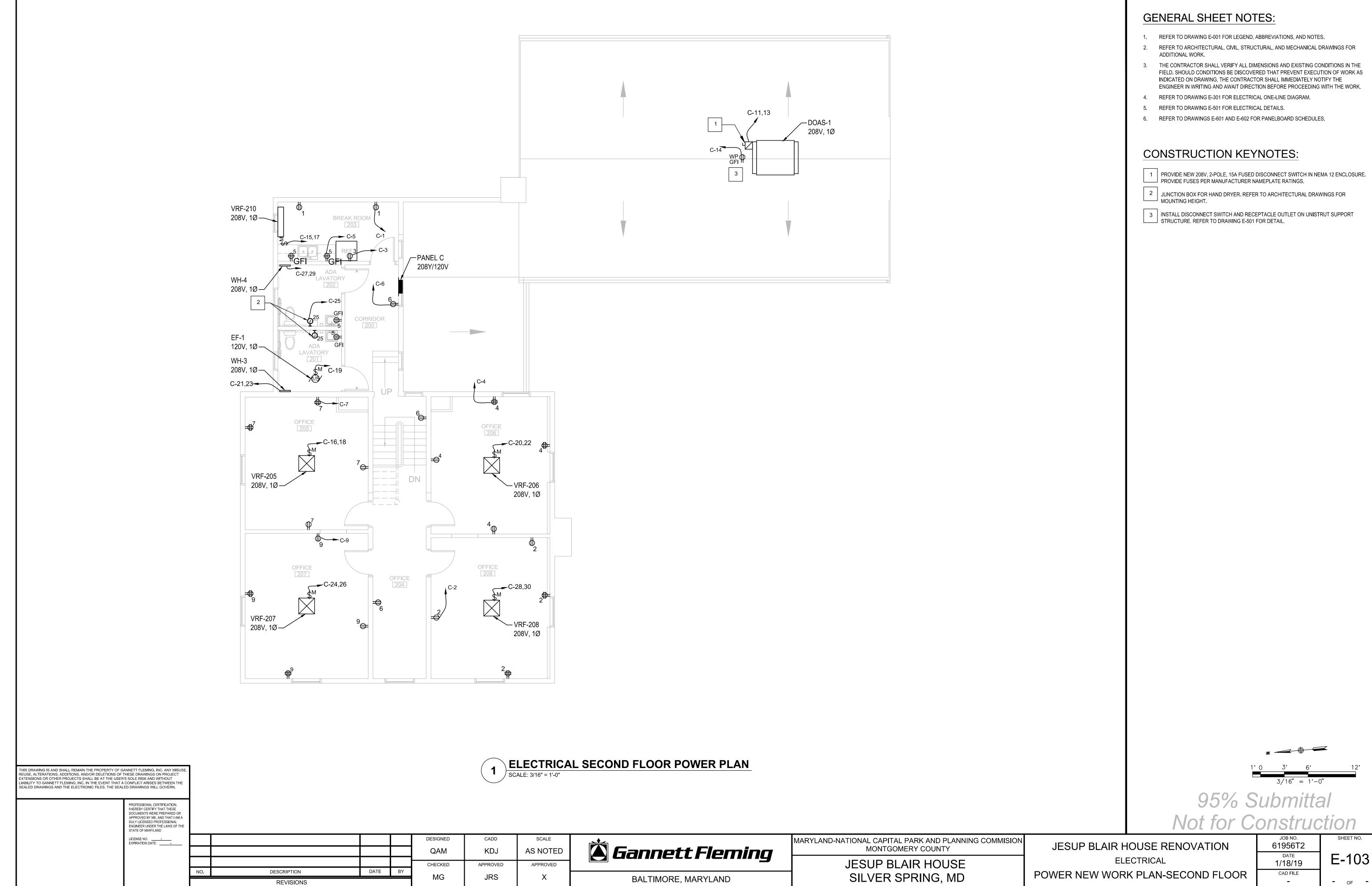
REVISIONS

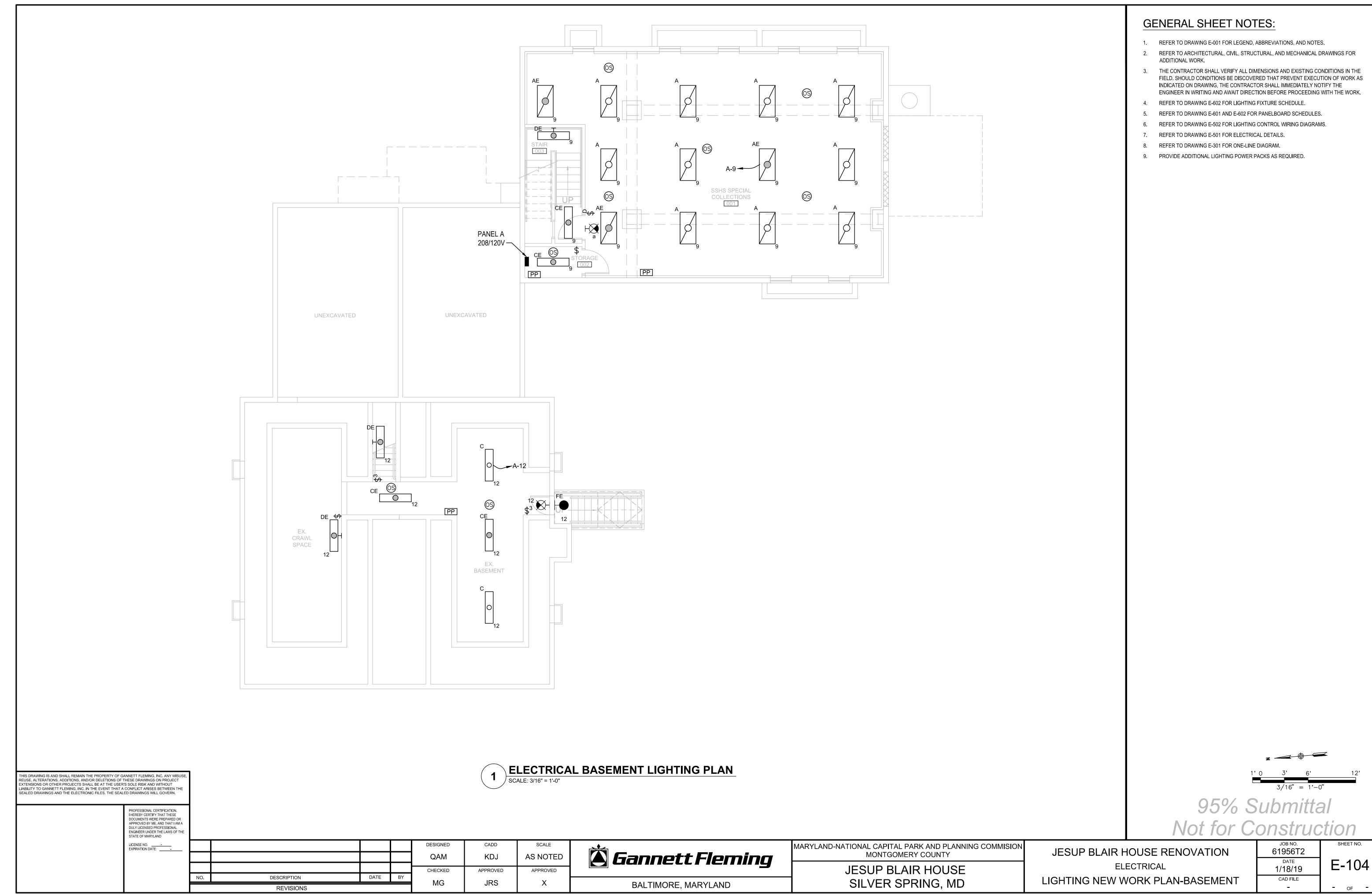
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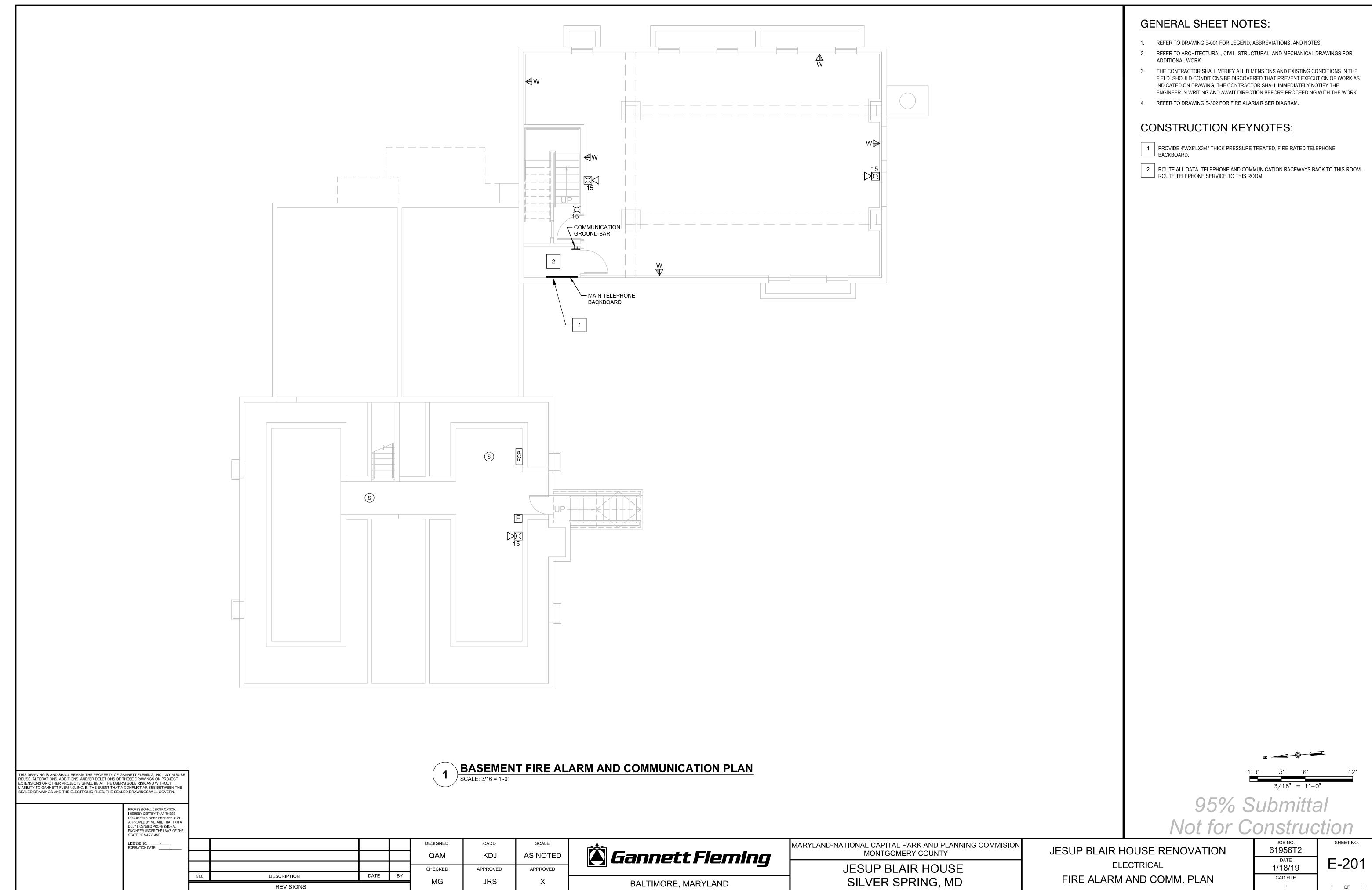


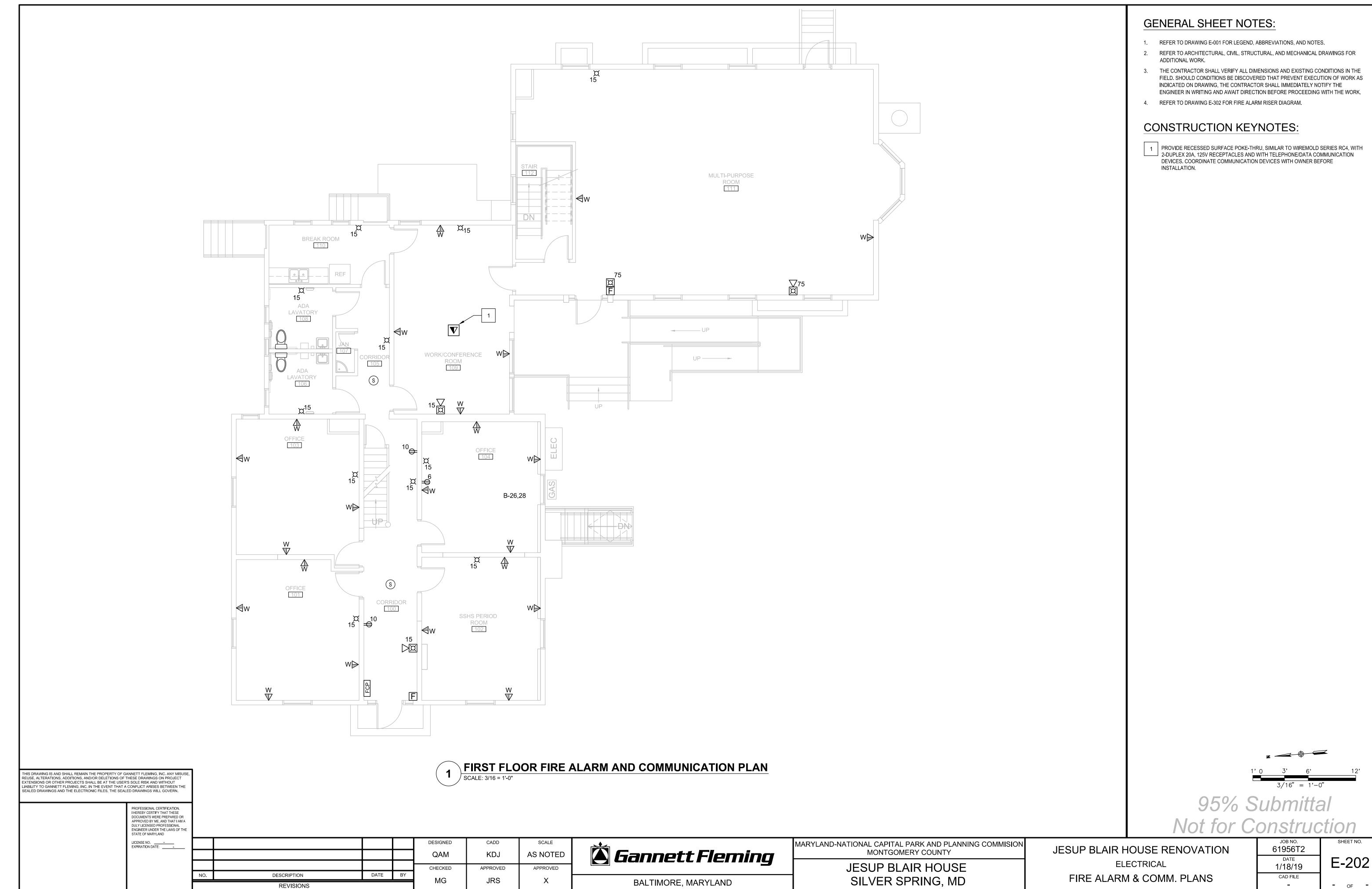












JRS

# **GENERAL SHEET NOTES:**

- 1. REFER TO DRAWING E-001 FOR LEGEND, ABBREVIATIONS, AND NOTES.
- 2. REFER TO ARCHITECTURAL, CIVIL, STRUCTURAL, AND MECHANICAL DRAWINGS FOR ADDITIONAL WORK.
- 3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD. SHOULD CONDITIONS BE DISCOVERED THAT PREVENT EXECUTION OF WORK AS INDICATED ON THESE DRAWING, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING AND AWAIT DIRECTION BEFORE PROCEEDING WITH THE WORK.
- 4. REFER TO ELECTRICAL PANEL SCHEDULES ON DRAWINGS E-601 AND E-602 FOR ADDITIONAL INFORMATION.

# **ONE-LINE KEYNOTES:**

SECOND FLOOR

**GROUND FLOOR** 

BASEMENT LEVEL

1 CONNECT TO NEW INCOMING SERVICE FROM PEPCO. REFER TO ELECTRICAL SERVICE NOTES ON DRAWING E-001.

PROFESSIONAL CERTIFICATION.
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> **Sannett Fleming** BALTIMORE, MARYLAND

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISION MONTGOMERY COUNTY JESUP BLAIR HOUSE

SILVER SPRING, MD

JESUP BLAIR HOUSE RENOVATION ELECTRICAL ONE-LINE RISER DIAGRAM

Not for Construction JOB NO. 61956T2 DATE 1/18/19 CAD FILE

95% Submittal

E-301

# FIRE ALARM RISER DIAGRAM

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ENGINEER UNDER THE LAWS OF THE

LICENSE NO. \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

DESCRIPTION

REVISIONS

# FIRE ALARM SYSTEM NOTES:

- A. CONTRACTOR SHALL PROVIDE NEW FIRE ALARM SYSTEM AT THIS FACILITY. THE SCOPE OF WORK FOR THIS PROJECT IS AS FOLLOWS: 1.1. NEW FIRE ALARM SYSTEM AND DEVICES, THAT INCLUDES FIRE ALARM CONTROL PANEL, FIRE ALARM ANNUNCIATOR, STROBES, HORNS,
- PULL STATIONS AND SMOKE DETECTORS. 1.2. PROVIDE NEW FIRE ALARM SYSTEM AND DEVICES AS SHOWN ON THE
- DRAWING E-201, E-202 AND E-203. 1.3. PROVIDE ALL FIRE ALARM SYSTEM PROGRAMMING.
- 1. ALL PROPOSED FIRE ALARM SYSTEM EQUIPMENT SHALL BE U.L. LISTED AND LABELED ASSEMBLY. PROVIDE A LETTER FROM THE FACTORY AUTHORIZED REPRESENTATIVE THAT STATES THAT THE COMPLETED SYSTEM IS DESIGNED AND INSTALLED IN ACCORDANCE WITH THE FIRE ALARM SYSTEM MANUFACTURER'S RECOMMENDATIONS AND IS A U.L. LISTED AND LABELED ASSEMBLY.
- 2. CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS WITH LOCAL AUTHORITY HAVING JURISDICTION OR FIRE MARSHALL AND PROVIDE ALL INCIDENTALS NECESSARY FOR A COMPLETE AND FULLY OPERATIONAL FIRE ALARM SYSTEM. PERFORMANCE OF ADDITIONAL FIRE ALARM SYSTEM DESIGN, SHOP DRAWINGS, CALCULATIONS AND PROGRAMMING SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- 3. CONTRACTOR SHALL SUBMIT FIRE ALARM SYSTEM SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE LOCAL AUTHORITY HAVING JURISDICTION OR FIRE MARSHALL AND OBTAIN APPROVAL PRIOR TO PURCHASE OF ANY MATERIALS AND/OR ANY SYSTEM INSTALLATION.
- 4. ALL FIELD WIRING SHALL BE INSTALLED IN CONDUIT. CONDUIT AND BOXES SHALL BE SIZED ACCORDING TO NATIONAL ELECTRICAL CODE REQUIREMENTS BASED ON THE NUMBER OF CONDUCTORS. INITIATING DEVICE CIRCUIT WIRING SHALL BE TWO-CONDUCTOR TWISTED WITH INTEGRAL SHIELD AND GROUND. INDICATING APPLIANCE CIRCUITS SHALL BE MINIMUM 14 AWG.
- 5. FIRE ALARM CIRCUITS SHALL BE IDENTIFIED BY RED JUNCTION BOX COVERS STENCILED IN WHITE LETTERS "FIRE ALARM".
- 6. FIRE ALARM WIRING SHALL BE COLOR CODED IN ACCORDANCE WITH REQUIREMENTS OF LOCAL AUTHORITY HAVING JURISDICTION.
- 7. FIRE ALARM SYSTEM SHALL BE BY HONEYWELL- NOTIFIER OR APPROVED EQUAL.

# **GENERAL SHEET NOTES:**

- 1. REFER TO DRAWING E-001 FOR LEGEND, ABBREVIATIONS, AND NOTES.
- 2. REFER TO ARCHITECTURAL, CIVIL, STRUCTURAL, AND MECHANICAL DRAWINGS FOR
- 3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD. SHOULD CONDITIONS BE DISCOVERED THAT PREVENT EXECUTION OF WORK AS INDICATED ON THESE DRAWING, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING AND AWAIT DIRECTION BEFORE PROCEEDING WITH THE WORK.

## FIRE ALARM KEYNOTES:

- ( 1) NEW FIRE ALARM PULL STATION, TYPICAL
- (2) NEW FIRE ALARM COMBINATION STROBE AND HORN
- (3) NEW FIRE ALARM STROBE LIGHT
- (4) NEW FIRE ALARM SMOKE DETECTOR

95% Submittal Not for Construction

JESUP BLAIR HOUSE

JESUP BLAIR HOUSE RENOVATION ELECTRICAL FIRE ALARM RISER DIAGRAM

JOB NO. 61956T2 DATE 1/18/19 E-302 CAD FILE

**Sannett Fleming** BALTIMORE, MARYLAND

NTS

APPROVED

KDJ

APPROVED

JRS

QAM

CHECKED

DATE

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISION MONTGOMERY COUNTY

SILVER SPRING, MD

SCALE: NONE

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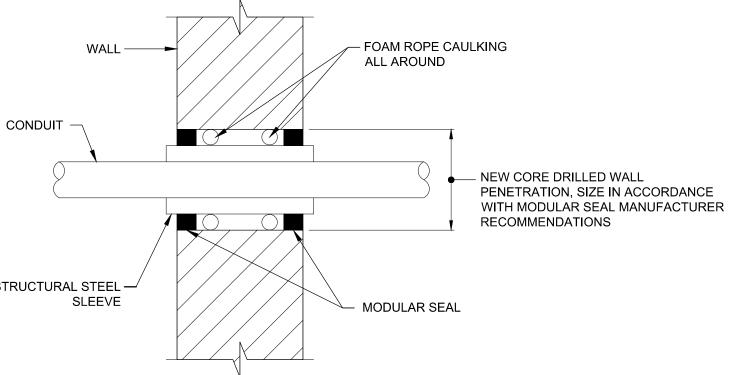
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RECESSED LUMINAIRE SUPPORT DETAILS

- 1. CUT WALL AND APPLY "SIKAGARD 62" OR EQUAL TO CONTACT SURFACE. POSITION NEW PIPE SLEEVE. CLOSE OPENING WATERTIGHT WITH MODULAR SEAL.
- 2. STRUCTURAL STEEL SLEEVE SHALL BE FABRICATED FROM GALVANIZED HEAVY WALL WELDED OR SEAMLESS CARBON STEEL PIPE.
- 3. MODULAR SEAL SHALL BE STAINLESS STEEL LINKSEAL, OR APPROVED EQUAL.

TYPICAL WALL PENETRATION SEAL DETAIL



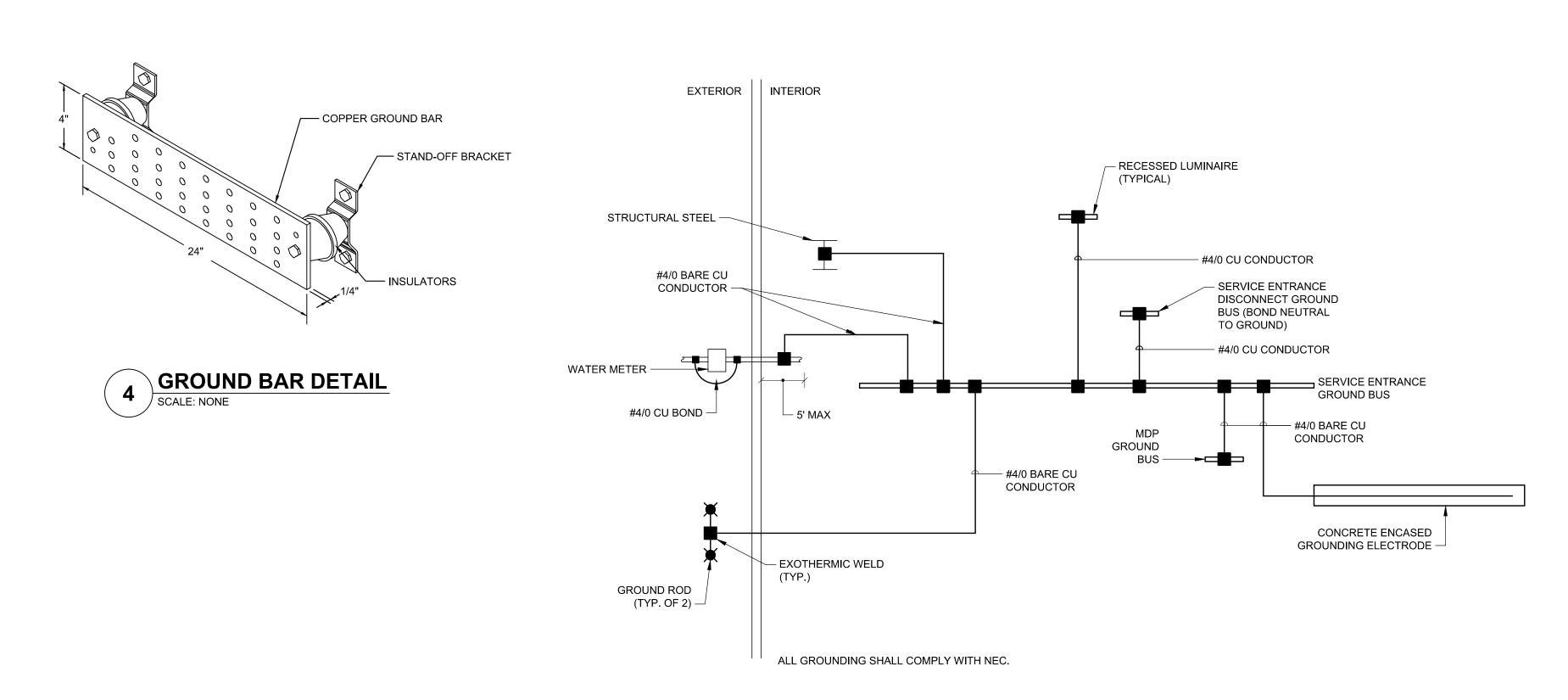
CONDUIT STRUCTURAL STEEL — TYPICAL WALL PENETRATION NOTES:

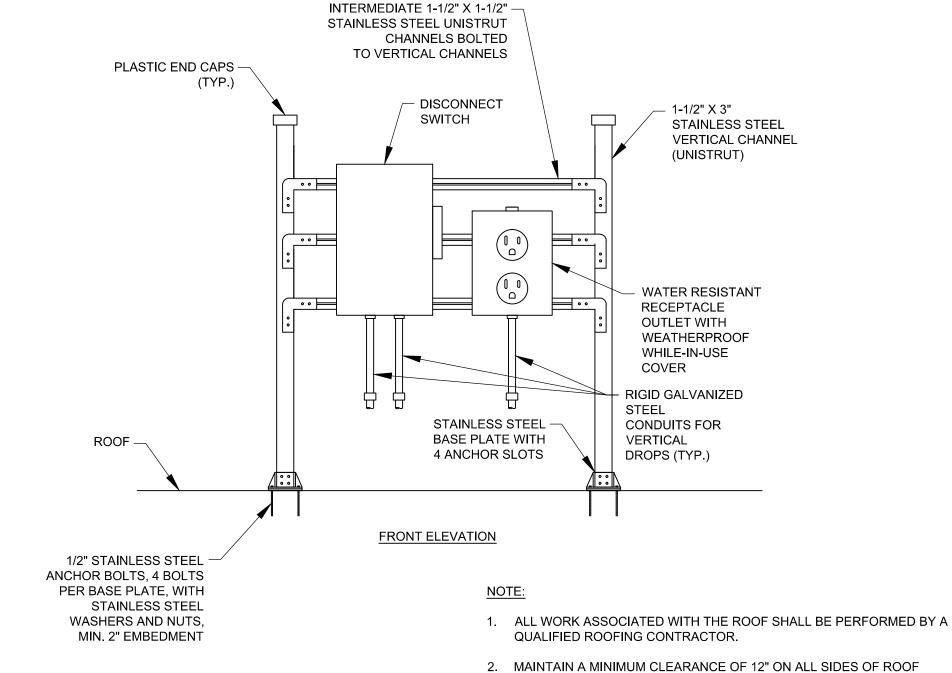
4. CONDUIT AT MODULAR SEAL LOCATION SHALL BE LEVEL.

- FINISH GRADE - EXOTHERMIC WELD CONNECTION (TYP.) - UNDERGROUND GROUND RING: #4/0 - BOND TO EXISTING AWG BARE COPPER STRANDED WIRE GROUNDING SYSTEM BOND TO SERVICE ENTRANCE **GROUND BUS** 3/4" DIA X 10'-0" LONG COPPER-CLAD STEEL GROUND ROD

ALL GROUNDING AND BONDING SHALL BE PER NEC 250.

GROUND ROD DETAIL





CHANNEL SUPPORTED ROOFTOP DISCONNECT SWITCH AND RECEPTACLE INSTALLAITON DETAIL

**PARTIAL GROUNDING SINGLE** LINE SCHEMATIC DIAGRAM

> 95% Submittal Not for Construction

DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF TH LICENSE NO. \_\_\_\_\_\_
EXPIRATION DATE: \_\_\_\_\_ CADD NTS QAM KDJ APPROVED APPROVED CHECKED DESCRIPTION DATE JRS

REVISIONS

**Sannett Fleming** BALTIMORE, MARYLAND

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISION MONTGOMERY COUNTY JESUP BLAIR HOUSE

SILVER SPRING, MD

JESUP BLAIR HOUSE RENOVATION ELECTRICAL **DETAILS** 

PENETRATION FROM WALLS, CURBS, AND OTHER PROJECTIONS TO

3. FLANGES OF ADJACENT FLASHINGS SHALL NOT BE CUT OR OVERLAPPED.

4. COORDINATE ALL WORK, INCLUDING, BUT NOT LIMITED TO FLASHING INSTALLATION WITH EXISTING ROOF MANUFACTURER TO MAINTAIN

FACILITATE PROPER FLASHING.

EXISTING ROOF WARRANTY.

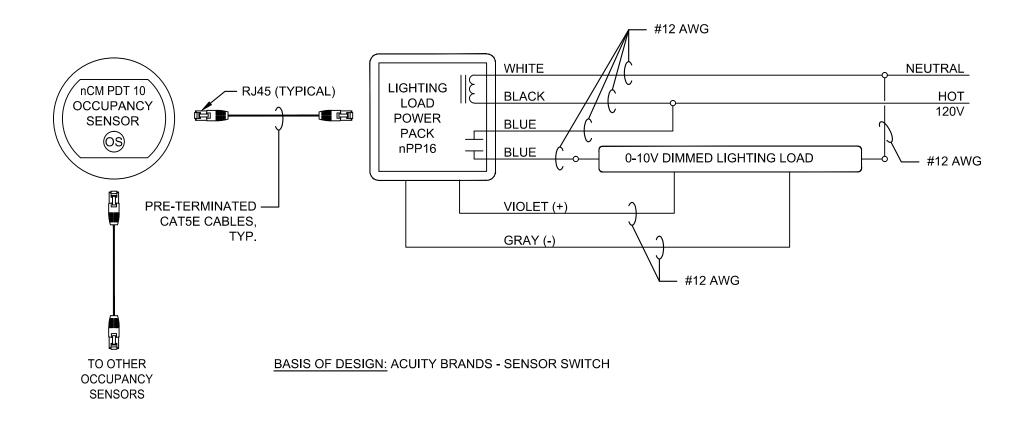
61956T2 E-501 1/18/19 CAD FILE

### **GENERAL NOTES:**

- 1. WIRING DIAGRAMS ON THIS SHEET ARE INTENDED SOLELY TO DEPICT REQUIRED MAJOR COMPONENTS AND THEIR GENERAL ARRANGEMENT, AS WELL AS REQUIRED CONTROL LOGIC FUNCTIONALITY. THE MANUFACTURER OF THE LIGHTING CONTROL SYSTEM SHALL INTEGRATE THE REQUIREMENTS DEPICTED BY THESE DIAGRAMS INTO THEIR EQUIPMENT, AND SHALL ALSO PROVIDE ANY ADDITIONAL COMPONENTS, ACCESSORIES, ETC. WHICH MAY BE NECESSARY AND PROVIDE ALL ASSOCIATED WIRING AND CONDUIT FOR PROVIDING A COMPLETE AND FULLY FUNCTIONAL AND OPERABLE SYSTEM.
- 2. BASIS OF DESIGN FOR LIGHTING CONTROL SYSTEM IS ACUITY BRAND nLIGHT SYSTEM. PROVIDE "nLIGHT" LIGHTING CONTROL SYSTEM MANUFACTURER BY LITHONIA ACUITY BRAND OR APPROVED EQUAL.
- 3. CONTRACTOR SHALL HIRE SERVICES OF LIGHTING CONTROL MANUFACTURER TO PROVIDE COMMISSIONING OF LIGHTING AND LIGHTING CONTROL SYSTEMS.

— #12 AWG

- 4. CONTRACTOR SHALL PROVIDE TWO (2) ADDITIONAL SITE VISITS BY LIGHTING CONTROL MANUFACTURER'S REPRESENTATIVE TO UPDATE LIGHTING CONTROL SETTINGS AND SEQUENCE OF OPERATION OF LIGHT FIXTURES AFTER SUBSTANTIAL COMPLETION OF PROJECT.
- 5. COORDINATE CONTROL SEQUENCE WITH OWNER FOR ROOMS NOT LISTED.



- 204

## **SEQUENCE OF OPERATION:**

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AUTOMATIC CONTROL:	THIS DETAIL APPLIES TO THE FOLLOWING AREAS:
-AUTOMATIC HIGH:	
OCCUPANCY SENSOR(S) - TURN ON ALL LIGHT FIXTURES TO 100% LIGHT LEVEL UPON SENSING	- 003
OCCUPANCY.	- 100
-AUTOMATIC LOW:	<del>-</del> 105
OCCUPANCY SENSOR(S) - TURN DOWN ALL LIGHT FIXTURES TO 50% LIGHT LEVEL AFTER 20	<del>-</del> 112
MINUTES OF DELAY AFTER SENSING VACANCY.	<del>-</del> 200

 $^{\prime}$  nCM PDT 10  $^{\backslash}$ LIGHTING - RJ45 (TYPICAL) ON/OFF, LOAD OCCUPANCY **A** POWER SENSOR PACK OS) ▼ п nPP16 0-10V DIMMED LIGHTING LOAD PRE-TERMINATED -VIOLET (+) CAT5E CABLES, GRAY (-) TO OTHER BASIS OF DESIGN: ACUITY BRANDS - SENSOR SWITCH SWITCHES AND OCCUPANCY SENSORS SEQUENCE OF OPERATION: AUTOMATIC CONTROL: THIS DETAIL APPLIES TO THE FOLLOWING ROOMS: -<u>AUTOMATIC ON:</u>
OCCUPANCY SENSOR(S) - TURN ON ALL LIGHT FIXTURES TO 50% LIGHT LEVEL UPON SENSING - 001 - 101 - 102 <del>-</del> 203 -AUTOMATIC OFF:
OCCUPANCY SENSOR(S) - TURN OFF ALL LIGHT FIXTURES AFTER 20 MINUTES OF DELAY AFTER - 205 - 103 - 206 SENSING VACANCY. - 104 <del>-</del> 207

**LIGHTING CONTROL WIRING DIAGRAM -**





95% Submittal Not for Construction

- 208

- 109 - 110

DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF TH CADD NTS QAM KDJ APPROVED APPROVED CHECKED DESCRIPTION DATE JRS REVISIONS

**Sannett Fleming** BALTIMORE, MARYLAND

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISION MONTGOMERY COUNTY

MANUAL CONTROL:

JESUP BLAIR HOUSE SILVER SPRING, MD

-TOGGLE ON/OFF CONTROL USING ON/OFF BUTTON ON A 3-BUTTON DIGITAL SWITCH. -DIMMING CONTROL USING UP/DOWN ARROW BUTTONS ON 3-BUTTON DIGITAL SWITCH.

> JESUP BLAIR HOUSE RENOVATION ELECTRICAL LIGHTING CONTROL WIRING DIAGRAMS

61956T2 DATE 1/18/19 CAD FILE

E-502

NEUTRAL

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HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED O

APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF TH

LICENSE NO. \_\_\_\_\_\_
EXPIRATION DATE: \_\_\_\_\_

**MDP NEW PANEL:** VOLT: 120/208 4 WIRE + GND \_MCB MOUNTING: SURFACE 42K AMPS RMS SYM **Branch Circuit Branch Circuit** Circuit Wiring KVA Load **Load Description** Poles Load Description 150/3 | 4 | #1/0 | #6 | 2" | 1 | A 150/3 6.72 PANEL B 6.29 \*\* 4.22 150/3 | 4 | #1/0 | #6 | 2" | 2 | #12 | #12 | 3/4" | 15/2 5.70 15/2 2 #12 #12 3/4" 13 / 0.10 0.10 | 15/2 | 2 | #12 | #12 | 3/4" | 17 | 3.80 \*\* 50/3 2 #6 #10 1" 21 4 | #10 | #10 | 3/4" | 0.10 \*\* 5.00 60/3 2 #4 #10 1-1/4" 27 B 28 2 #12 #12 3/4" 20/1 C 30 2 | #12 | #12 | 3/4" | 20/1 5.00 20/1 0.00 0.00 20/1 20/1 0.00 SPARE PS/1 SPACE PS/1 40 0.00 0.00 SPACE 0.00 PS/1 - - - 41 C 42 - - -PS/1 14.30 16.30 15.52 << PHASE SUB-TOTALS >> 14.72 11.17 12.99 MECH EQUIP. CIRCUIT BREAKERS SHALL BE HACR RATED. PROVIDE THE FOLLOWING: PANELBOARD **NEMA 1 ENCLOSURE 29.02** kVA **27.47** kVA **85.00** kvatotal connected load 100% NEUT RAL BAR **28.51** kVA PROVIDE MAIN CIRCUIT BREAKER WITH ELECTRONIC TRIP UNIT WITH ADJUSTABLE LSI FEATURE. PROVIDE EXTERNAL SPD

IEW PANEL:	В	SEC	CTIO	<b>N</b> 1														AMP:	150	
													_					PHASE:	3	4 WIRE + GND
OUNTING: RECESSED								MAI	N:	<u>150</u>		MC	B					AIC:	35K	AMPS RMS SYM
Branch Circuit		KVA Load		Trip		Circui	t Wiring		Ckt.		Ckt.	Τ	Circuit	t Wiring		Trip		KVA Load		Branch Circuit
Load Description	Α	В	С	Poles	NO	Size	GND	С	No.	Phase	No.	NO	Size	GND	С	Poles	Α	В	С	Load Description
ECEPTACLE (4) CONF RM 109	0.72			20/1	2	#12	#12	3/4"	1	А	2	2	#12	#12	3/4"	20/1	0.72			RECEPTACLE (4) RM 111
ECEPTACLE (4) BREAK RM 110		0.72		20/1	2	#12	#12	3/4"	3	В	4	2	#12	#12	3/4"	20/1		0.72		RECEPTACLE (4) RM 111
ECEPTACLE (4) RM 110, 108, 106			0.72	20/1	2	#12	#12	3/4"	5	С	6	2	#12	#12	3/4"	20/1			1.08	RECEPTACLE (6) OFFICE 104
ECEPTACLE (1) REFRIGERATOR	1.00			20/1	2	#12	#12	3/4"	7	Α	8	2	#12	#12	3/4"	20/1	1.08			RECEPTACLE (6) RM 102
ECEPTACLE (6) OFFICE 103		1.08		20/1	2	#12	#12	3/4"	9	В	10	2	#12	#12	3/4"	20/1		0.54		RECEPTACLE (3) CORR 100 105
ECEPTACLE (6) OFFICE 101			1.08	20/1	2	#12	#12	3/4"	11	С	12	2	#12	#12	3/4"	20/1			0.65	LIGHTING: GROUND FLOOR
AND DRYER - RMS 106 108	0.40			20/1	2	#12	#12	3/4"	13	A	14	2	#12	#12	3/4"	20/1	0.95			LIGHTING: GROUND FLOOR
GHTING: GROUND FLOOR		0.81		20/1	2	#12	#12	3/4"	15	В	16	2	#12	#12	3/4"	20/1		0.00		SECURITY PANEL
ECEPTACLE (1) OUTDOOR			0.36	20/1	2	#12	#12	3/4"	17	С	18	2	#12	#12	3/4"	15/2			0.75	WH-2
PARE	0.00			20/1	-	-	-	-	19	Α	20	**	**	**	**	**	0.75			**
PARE		0.00		20/1	-	-	-	-	21	В	22	2	#12	#12	3/4"	15/2		0.75		WH-1
PARE			0.00	20/1	-	-	-	-	23	С	24	**	**	**	**	**			0.75	**
PARE	0.00			20/1	-	-	-	-	25	Α	26	-	-	-	-	20/1	0.00			SPARE
PARE		0.00		20/1	-	-		-	27	В	28	-	-	-	-	20/1		0.00		SPARE
PARE			0.00	20/1	-	-		-	29	С	30	-	-	-	-	20/1			0.00	SPARE
PARE	0.00			20/1	-	-		-	31	Α	32	-	-	-	-	20/1	0.00			SPARE
PACE		0.00		PS/1	-	-	ı	-	33	В	34	-	-	-	-	PS/1		0.00		SPACE
PACE			0.00	PS/1	-	-	ı	-	35	С	36	-	-	-	-	PS/1			0.00	SPACE
PACE	0.00			PS/1	-	-	ı	-	37	A	38	-	-	-	-	PS/1	0.00			SPACE
PACE		0.00		PS/1	-	-	ı	-	39	В	40	_	-	-	-	PS/1		0.00		SPACE
PACE			0.00	PS/1	-	-	-	-	41	C	42	-	-	-	-	PS/1			0.00	SPACE
		1																		
	2.12	2.61	2.16					<< PH	ASE SU	B-TOTALS >	>						3.50	2.01		MECH EQUIP. CIRCUIT BREAKERS
																				SHALL BE HACR RATED.
																				PROVIDE THE FOLLOWING
																				PANELBOARD
PHASE A 5.	<b>62</b> k\/\																		-	NEMA1 ENCLOSURE
	. <b>62</b> kVA		г		1				_											
PHASE B 4.	. <b>62</b> kVA			15.63	JkVA T∢	OTAL CO	ONNECT	ED LOA	ND											100% NEUTRAL BAR
PHASE C 5	. <b>39</b> kVA				_															
OTES:																				

CADD

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DATE

DESCRIPTION

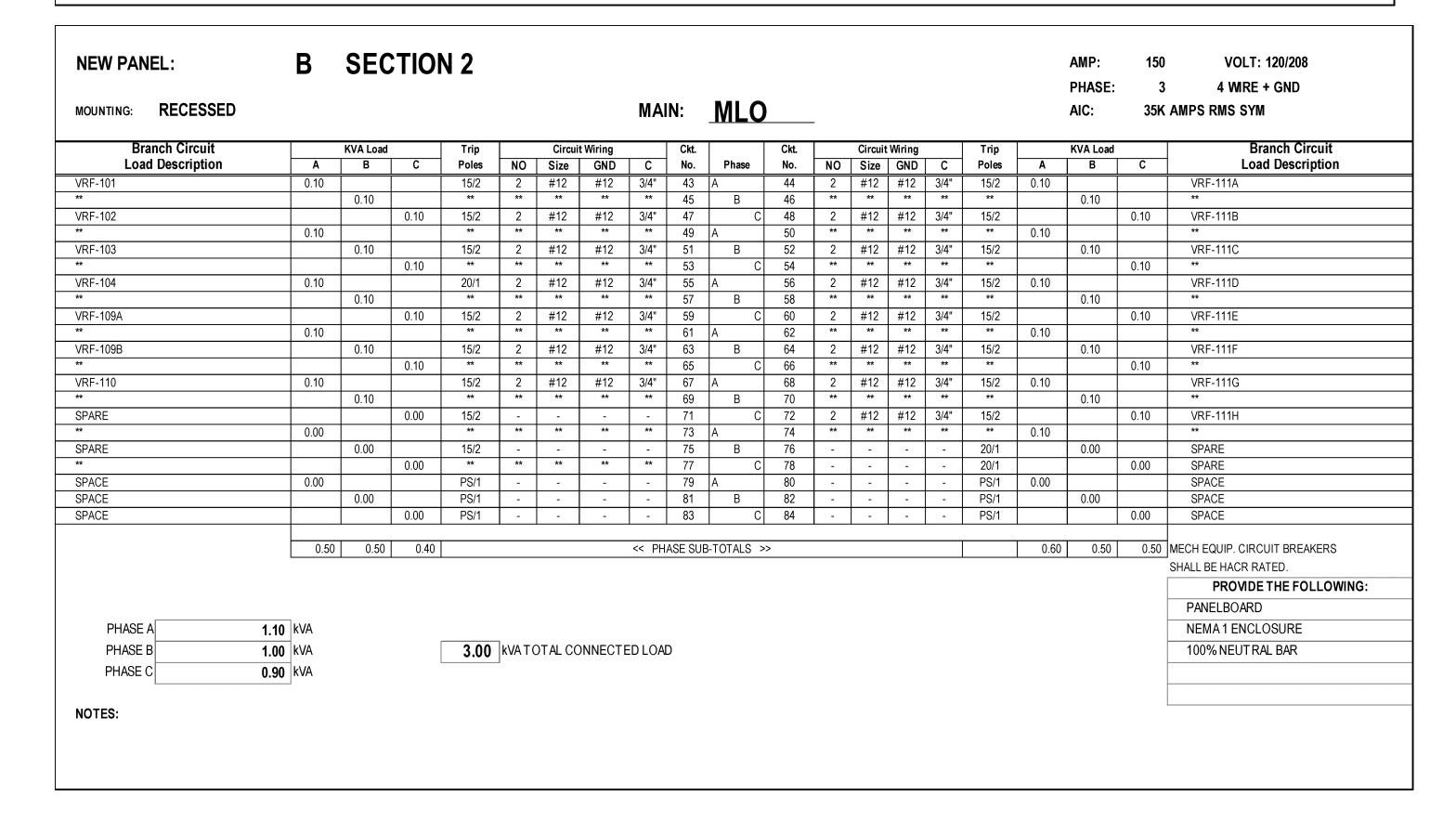
REVISIONS

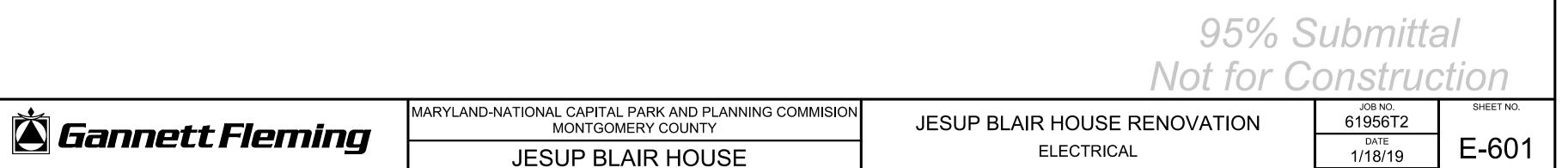
NTS

APPROVED

BALTIMORE, MARYLAND

A **NEW PANEL:** VOLT: 120/208 4 WIRE + GND MAIN: 150 MOUNTING: SURFACE 35K AMPS RMS SYM **Branch Circuit Branch Circuit** Circuit Wiring Load Description NO Size GND C Poles A B C Load Description Poles NO Size GND C No. 2 2 #12 #12 3/4" 20/1 0.18 RECEPTACLE (1) FOR CONTROLS RECEPTACLE (1) 20/1 2 #12 #12 3/4" 1 A FIRE ALARM PANEL (FACP) 20/1 2 #12 #12 3/4" 3 B 2 #12 #12 3/4" 20/1 RECEPTACLE (4) RECEPTACLE (3) 20/1 2 | #12 | #12 | 3/4" | 20/1 0.54 0.00 RECEPTACLE (4) 8 | 2 | #12 | #12 | 3/4" | 20/1 | LIGHTING: BASEMENT 2 | #12 | #12 | 3/4" | 9 | B SPARE TELECOM QUAD RECEPTACLE LIGHTING: BASEMENT 20/1 | 2 | #12 | #12 | 3/4" | 11 12 | 2 | #12 | #12 | 3/4" | 20/1 - 20/1 SPARE 0.00 0.00 SPARE 20/1 SPARE 20/1 SPARE 20/1 SPARE SPARE 0.00 0.00 SPARE - 20/1 0.00 SPACE SPACE SPACE SPACE PS/1 PS/1 0.00 SPACE PS/1 SPACE PS/1 SPACE 0.00 SPACE SPACE SPACE PS/1 SPACE SPACE - PS/1 SPACE SPACE - PS/1 0.00 PS/1 C 42 0.00 0.18 | 0.98 | 0.72 << PHASE SUB-TOTALS >> 0.90 0.72 1.04 MECH EQUIP. CIRCUIT BREAKERS SHALL BE HACR RATED. PROVIDE THE FOLLOWING: PANELBOARD PHASE A **1.08** kVA **NEMA1 ENCLOSURE** 100% NEUTRAL BAR PHASE B **1.70** kVA 4.54 | kVA TOTAL CONNECTED LOAD PHASE C **1.76** kVA PROVIDE MAIN CIRCUIT BREAKER WITH ELECTRONIC TRIP UNIT WITH ADJUSTABLE LSI FEATURE.





SILVER SPRING, MD

PANEL SCHEDULES

CAD FILE

4:\61956 — MNCPPC On—Call\T2—Jesup Blair House\Electrical\Planset\61956T2 E—602.dwg, 1/18/2019 10:42:16 AM, kjen

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APPROVED BY ME, AND THAT I AM A
DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE

LICENSE NO. \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

DESCRIPTION

REVISIONS

**NEW PANEL:** VOLT: 120/208 4 WRE + GND MAIN: <u>150</u> MOUNTING: RECESSED 22K AMPS RMS SYM Branch Circuit **Branch Circuit** Circuit Wiring **Load Description** A B C Poles NO Size GND C No. Phase No. NO Size GND C Poles A B C Load Description RECEPTACLE (2) BREAK RM 203 0.36 20/1 2 #12 #12 3/4: 1 A 2 2 #12 #12 3/4" 20/1 1.08 RECEPTACLE (6) OFFICE RECEPTACLE (1) REFRIGERATOR 20/1 2 #12 #12 3/4: 3 B RECEPTACLE (6) OFFICE 4 | 2 | #12 | #12 | 3/4" | 20/1 RECEPTACLE (6) 1.08 | 20/1 | 2 | #12 | #12 | 3/4: | 5 C 6 2 #12 #12 3/4" 20/1 RECEPTACLE (3) CORRIDOR RECEPTACLE (6) RM 205 20/1 2 #12 #12 3/4: 7 A 1.08 8 | - | - | - | - | 20/1 | 0.00 RECEPTACLE (6) RM 207 20/1 | 2 | #12 | #12 | 3/4: | 9 | B | 10 | 2 | #12 | #12 | 3/4" | 20/1 | LIGHTING: SECOND FLOOR 15/2 2 #12 #12 3/4" 11 C 12 2 #12 #12 3/4" 20/1 LIGHTING: SECOND FLOOR 14 | 2 | #12 | #12 | 3/4" | 20/1 | 0.18 RECEPTACLE (1) ROOF VRF-203 16 2 #12 #12 3/4" 15/2 VRF-205 20 2 #12 #12 3/4" 15/2 0.10 15/1 2 #12 #12 3/4" 19 A EF-1 VRF-206 WH-3 0.75 15/2 | 2 | #12 | #12 | 3/4" | 21 | B | C 24 2 #12 #12 3/4" 15/2 VRF-207 20/1 2 #12 #12 3/4" 25 A HAND DRYER - RMS 201, 202 15/2 2 #12 #12 3/4" 27 B 28 2 #12 #12 3/4" 15.2 WH-4 0.75 VRF-208 \*\* \*\* \*\* \*\* 29 SPARE SPARE 20/1 0.00 SPARE - | 33 | B SPACE PS/1 SPARE SPACE PS/1 0.00 SPACE SPACE PS/1 - | 39 | B 40 PS/1 SPACE SPACE 0.00 SPACE | 0.00 | PS/1 | - | - | - | 41 | C 42 - - - - PS/1 | 2.76 3.68 3.20 << PHASE SUB-TOTALS >> 1.46 2.02 1.66 MECH EQUIP. CIRCUIT BREAKERS SHALL BE HACR RATED. PROVIDE THE FOLLOWING: PANELBOARD NEMA1 ENCLOSURE **4.22** kVA 14.78 kVA TOTAL CONNECTED LOAD 100% NEUT RAL BAR PHASE B **5.70** kVA **4.86** |kVA PHASE C PROVIDE MAIN CIRCUIT BREAKER WITH ELECTRONIC TRIP UNIT WITH ADJUSTABLE LSI FEATURE.

	LIGH	TING FIXTURE SCHE	DULE				
FIXTURE	DESCRIPTION	MANUFACTURER		LAMPS	VOLTAGE	MOUNTING	
TYPE			TYPE	WATTAGE		D=6=5==	
A	2' X 4' RECESSED 6000 LUMENS FLAT PANEL LED.	LITHONIA: #2ALL4 60L EZ1 LP840 OR APPROVED EQUAL	LED	47W	120V	RECESSED	
AE	2' X 4' RECESSED 6000 LUMENS FLAT PANEL LED AND EMERGENCY BATTERY.	LITHONIA: #2ALL4 60L EZ1 LP840 EL14L OR APPROVED EQUAL	LED	47W	120V	RECESSED	
В	8" RECESSED ROUND LED DOWNLIGHT WITH LED DRIVER.	GOTHAM: #EVO 35/25 8DFR 277 OR APPROVED EQUAL	LED	7.2W	120V	RECESSED	
BE	8" RECESSED ROUND LED DOWNLIGHT WITH LED DRIVER AND EMERGENCY BATTERY.	GOTHAM: #EVO 35/25 8DFR 277 ELR OR APPROVED EQUAL	LED	7.2W	120V	RECESSED	
c O	1' X 4' SURFACE MOUNT LED.	LITHONIA: #STL4 60L EZ1 LP840 OR APPROVED EQUAL	LED	53.2W	120V	SURFACE	
CE	1' X 4' SURFACE MOUNT LED. AND EMERGENCY BATTERY.	LITHONIA: #STL4 60L EZ1 LP840 EL14L OR APPROVED EQUAL	LED	53.2W	120V	SURFACE	
D O L	1' X 4' WALL MOUNT LED.	H.E.WILLIAMS: #75-4-L65/840-EM/-UNV OR APPROVED EQUAL	LED	49W	120V	SURFACE	
DE	1' X 4' WALL MOUNT LED. AND EMERGENCY BATTERY.	H.E.WILLIAMS: #75-4-L65/840-EM/10W REMOTE-UNV OR APPROVED EQUAL	LED	49W	120V	SURFACE	
FE	OUTDOOR LANTERN, WALL MOUNTED LED FIXTURE.	FEISS OL8600RSZ-LED OR APPROVED EQUAL	LED	14W	120V	SURFACE	
<b>X</b>	EMERGENCY EXIT SIGN, LED, NICKEL CADMIUM BATTERY.	H.E.WILLIAMS: #EXIT-R-EM-WHT-SDT OR APPROVED EQUAL	LED	4W	120V	SURFACE	
	EMERGENCY LED LIGHTS, NICKEL CADIUM BATTERY, SELF-DIAGNOSTICS, TWO REMOTE HEADS WALL MOUNTED	LITHONIA: #ELM2-LED-SD OR APPROVED EQUAL	LED	1.5W	120V	SURFACE	
*	DECORATIVE PERIOD LIGHT FIXTURE SUPPLIED BY OTHERS.				120V		

#### NOTES:

- 1. PROVIDE LAMPS IN ALL LIGHT FIXTURES.
- 2. PROVIDE ALL NECESSARY ACCESSORIES FOR MOUNTING FIXTURES AS REQUIRED.
- 3. ELECTRICAL CONTRACTOR SHALL COORDINATE MOUNTING HEIGHTS AND LOCATIONS OF FIXTURES WITH OTHER TRADES TO AVOID CONFLICTS WITH PIPING, DUCTWORK AND EQUIPMENT.
- 4. ALL LIGHT FIXTURES SHALL BE UL LISTED FOR ITS INTENDED USE



BALTIMORE, MARYLAND

NTS

APPROVED

KDJ

JRS

QAM

CHECKED

DATE

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISION MONTGOMERY COUNTY

JESUP BLAIR HOUSE

SILVER SPRING, MD

JESUP BLAIR HOUSE RENOVATION

ELECTRICAL

PANEL AND LIGHTING SCHEDULES

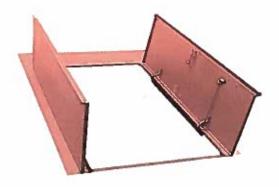
JOB NO. 61956T2

DATE 1/18/19

CAD FILE

79

#### 4. MATERIAL SPECIFICATIONS:

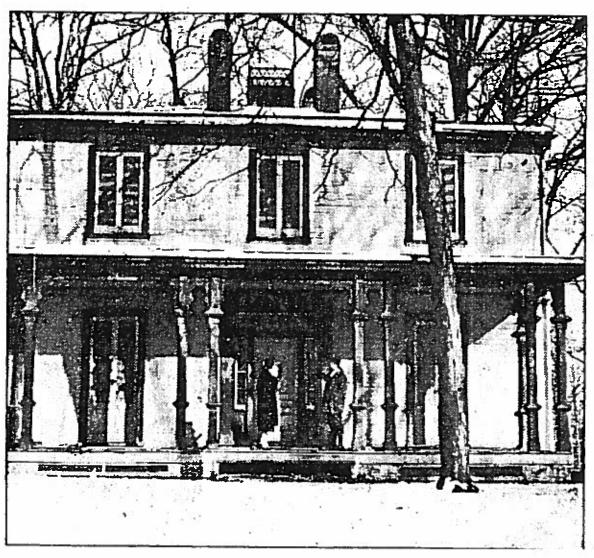


**Typical Areaway Cover** 

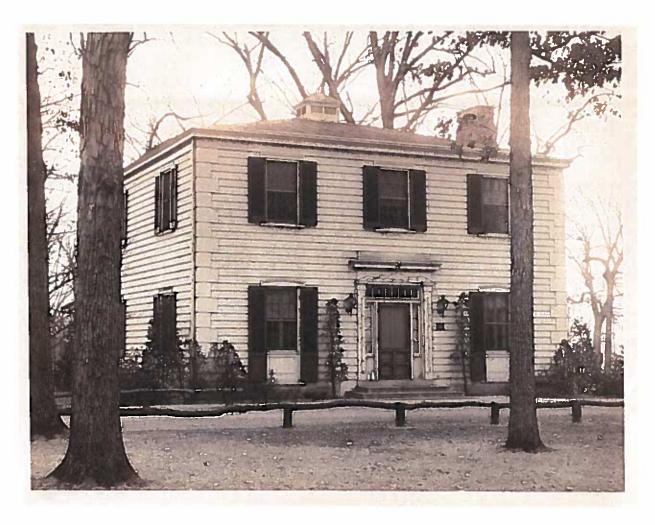
#### 5. PHOTOGRAPHS:



Photograph 1
Members of the Blair Family in Front of the "Moorings," 19<sup>th</sup> Century

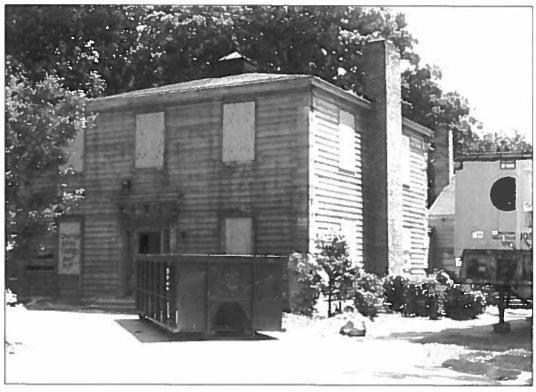


Photograph 2
House as it Appeared in 1934 When Donated to the State of Maryland

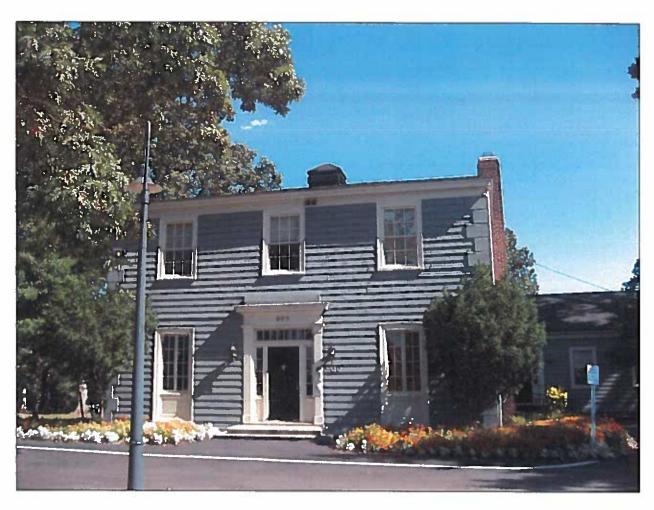


Photograph 3
House as it Appeared CA. 1935 After Colonial Revival Design by Architect Howard Cutler





Photographs 4 (top) and 5 (bottom) 1991 Conversion to Transitional Housing



Photograph 6
Exterior – Post 1991 Conversion



Photograph 7
Open Areaway to South Side of Main House



Photograph 8
Open Exterior Stair to Library Wing Basement



Photograph 9
Porch, Stairway & Ramp at Library Connector & Library Wing Entrance



Photograph 10 Existing Chiller

#### **6. TREE SURVEY**

To be provided.

#### 7. ADDRESS OF ADJACENT AND CONFRONTING PROPERTY OWNERS:

Board of Community College Trustees for Montgomery County 900 Hungerford Drive, #315 Rockville, MD 20850

WMATA 600 5<sup>th</sup> St, NW Washington, DC 20001

#### Whipple, Scott

From: Schneider, James R. <jschneider@GFNET.com>

**Sent:** Thursday, June 28, 2018 12:37 PM

**To:** Whipple, Scott **Subject:** RE: Jesup Blair

Scott:

These are my notes:

- 1. The project was briefly summarized.
- 2. The areas to be discussed by the Commission are:
  - a. Window replacement
  - b. Areaway cover to basement mechanical space.
  - c. Fill in areaway at end of former library addition
  - d. Egress door in former library addition
  - e. ADA entrance ramp
  - f. Modifications for mechanical equipment.
- 3. SW presented treatment of the areas of concern
- 4. Discussion after presentation:
  - a. Heiler asked about the history of the building. It was used as a library, selective service office, protective housing, and was abandoned in 2008. It was in highly deteriorated condition, and Parks demolished the interior down to the studs.
  - b. Barnes indicated that she was happy to see that Parks was renovating the building and questioned the areaway removal. It was explained that it served as Selective Service entrance, and entrance to lower level protective housing. The basement "reads" as a basement and would continue to do so if the areaway was filled in. It would be good to remove it to eliminate the water infiltration problem.
  - c. Sutton questioned what the filled in areaway would look like and was satisfied that it would be converted to garden space.
  - d. Firestone asked if any thought had been given to the look of the replacement windows. SW suggested that the windows will likely be insulating glass with simulated divided lites. They might be 4/4 and 6/6, but not the 12/12 that currently exists in the library addition. Casements might be appropriate in the front of the historic structure. It was explained that there were no photos of the building early enough to show the original windows.
- 5. Questions/comments from the Commissioners:
  - a. Arkin commented that he drives by the site often and is pleased to hear that it will be rehabilitated by
  - b. Barnes questioned whether the colonial revival style would be maintained, or if there were plans to go to an earlier period. It was explained that almost no additional exterior work is anticipated. This appeared to be a satisfactory response.
  - c. Firestone indicated that he was happy to see the building re-used and was looking to see more details at the next review.
  - d. Sutton also indicated that he was happy to see the building rehabilitated.
- 6. Sutton announced that the project received complete and unanimous preliminary approval from the Commission.

From: Schneider, James R.

Sent: Thursday, June 28, 2018 11:30 AM

To: Whipple, Scott <scott.whipple@montgomeryparks.org>

Subject: Re: Jesup Blair