MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

Address:	3915 Washington Street, Kensington	**Meeting Date:**	5/27/2020
Resource:	Primary Resource **Kensington Historic District**	**Report Date:**	5/20/2020
Applicant:	Maureen O'Connell Megan DiNicola, Architect	**Public Notice:**	5/13/2020
Review:	HAWP	**Tax Credit:**	n/a
Case No.:	31/06-20H	**Staff:**	Dan Bruechert
Proposal:	Building Addition		

RECOMMENDATION

Staff recommends the HPC **approve with one condition** the HAWP application:

1. The proposed deck and railing need to be wood with the railing pickets installed between the top and bottom rails. Final approval authority that this condition has been met is delegated to Staff.

PROPERTY DESCRIPTION

SIGNIFICANCE: Primary (Contributing) Resource within the Kensington Historic District
STYLE: Queen Anne
DATE: 1898

Figure 1: 3915 Washington Street is near the intersection of Washington St. and Connecticut Blvd.

PROPOSAL

The applicant proposes to construct an addition and deck at the rear.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Kensington Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6* (*Amendment*), *Vision of Kensington: A Long-Range Preservation Plan* (*Vision*), *Montgomery County Code Chapter 24A* (*Chapter 24A*), and the *Secretary of the Interior's Standards for Rehabilitation (Standards).* The pertinent information in these documents is outlined below.

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; or

Kensington Historic District Design Guidelines

The *Vision* was approved by the Montgomery County Council and was formally adopted by the Historic Preservation Commission. The goal of the *Vision* "was to establish a sound database of information from which to produce a document that would serve the HPC, M-NCPPC, their staff, and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21st century."

In addition, the *Vision* provides a specific physical description of the district as it was at the time of the study, an analysis of character-defining features of the district, a discussion of the challenges facing the district, and a discussion of proposed strategies for maintaining the character of the district, while allowing for appropriate growth and change.

The *Vision* identifies the following, as those features that help define the character of Kensington's built environment:

- Building Setbacks: Residential and Commercial Patterns
- Rhythm of Spacing between Buildings
- Geographic and Landscape Features
- Scale and Building Height
- Directional Expression of Building
- Roof Forms and Material
- Porches
- Dominant Building Material
- Outbuildings
- Integrity of Form, Building Condition, and Threats
- Architectural Style

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The *Amendment* notes that:
The district is architecturally significant as a collection of late 19th and early 20th century houses exhibit a variety of architectural styles popular during the Victorian period including Queen Anne, Shingle, Eastlake, and Colonial Revival. The houses share a uniformity of scale, setbacks, and construction materials that contribute to the cohesiveness of the district's streetscapes. This uniformity, coupled with the dominant design inherent in Warner's original plan of subdivision, conveys a strong sense of both time and place, that of a Victorian garden suburb.

Secretary of the Interior's Standards for Rehabilitation:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
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.

Chapter 24A

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

(1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

(2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district.

STAFF DISCUSSION

The applicant proposes to construct a rear addition with associated deck and to construct a flagstone patio at the rear.

Building Addition

The applicant proposes to construct a one-story rear kitchen and sunroom addition. The depth of the proposed construction varies with a maximum depth of 14' 8 ½" (fourteen feet, eight and one-half inches). The new construction will be built on a parged CMU foundation, inset from the historic wall planes by 6" (six inches) and will be covered in wood siding and a standing seam metal roof with 2 ¼" (two and one-quarter inch) seams. The windows and doors will be Pella Architect series with one-over-one windows and full-lite doors.

Staff finds the proposed addition complies with the minimum inset to effectively visually separate the new construction from the historic. The modest one-story size will remain subservient to the larger, high-style Queen Anne construction. Staff further finds that the proposed materials (i.e. wood siding, parged

and painted foundation, etc.) are all compatible with the historic painted brick foundation, clapboard siding, and wood one-over-one sash windows.

At the rear of the proposed construction, the applicant proposes to construct a 6' (six foot) deep deck with a pergola and stairs to the rear. The application indicates that the deck and railing will be "composite." Staff finds the deck location and size are appropriate and will not detract from the historic character of the resource and surrounding historic district. Staff, however, does not find that a composite deck and railing are appropriate substitute materials. The HPC has consistently found that substitute materials are most appropriate where they will not be physically touched (i.e. trim, siding, etc) and not for features such as railings and fencing due to their physical characteristics. Staff concurs with this position and recommends the HPC condition approval of the deck on the use of wood decking, railing, and pickets that are installed between the top and bottom rails.

Staff supports approval of the proposed new construction, with the identified condition, under 24A-8(b)(2) and Standards 2, 9, and 10.

Hardscaping
At the rear of the new addition and deck, the applicant proposes constructing a flagstone patio with a series of 20" (twenty-inch) tall flagstone-faced "sitting walls." At the center of the patio, there will be a flagstone firepit. The patio is approximately 20' × 30' (twenty feet by thirty feet), with curving edges. Staff finds that the materials proposed are appropriate for Staff finds that while the patio is large, it is installed in a location that will not impact any of the trees on site and, due to the slope of the lot, will not be visible from the public right-of-way. Staff supports approval of the proposed patio under 24A-8(b)(2) and Standards 9 and 10.

STAFF RECOMMENDATIONS

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), and (d), having found that the proposal, is consistent with and compatible in character with the purposes of Chapter 24A; The Kensington Historic District Amendment and the *Vision* for Kensington;

and with the Secretary of the Interior's Standards for Rehabilitation #2, 9, and 10;

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

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.

FOR STAFF ONLY:
HAWP# 912896
DATE ASSIGNED_____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Maureen O'Connell E-mail: moconnelldsa@icloud.com

Address: 3915 Washington St City: Kensington Zip: 20895

Daytime Phone: 202-494-9319 Tax Account No.: 01024193

AGENT/CONTACT (if applicable):

Name: Megan DiNicola E-mail: megan@studio105architecture.com

Address: 228 Whitmoor Terrace City: Silver Spring Zip: 20901

Daytime Phone: 410-493-6771 Contractor Registration No.: 92769

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property_____

Is the Property Located within an Historic District? __Yes/District Name Kensington
__No/Individual Site Name_____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 3915 Street: Washington

Town/City: Kensington Nearest Cross Street: Connecticut

Lot: 08 Block: 12 Subdivision: 0015 Parcel: 0000

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- ☐ New Construction
- ☑ Addition
- ☐ Demolition
- ☐ Grading/Excavation
- ☑ Deck/Porch
- ☐ Fence
- ☐ Hardscape/Landscape
- ☐ Roof
- ☐ Shed/Garage/Accessory Structure
- ☐ Solar
- ☐ Tree removal/planting
- ☐ Window/Door
- ☐ Other:_____

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

Signature of owner or authorized agent 05/6/20 Date

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Existing single family victorian home on large lot. Existing home was built in 1898, it has a large original masonry cellar and is comprised of 2.5 stories balloon framed structure above. The house features a wrap around porch with decorative painted gingerbread details and a 2-story turret that stands prominently at the NE corner of the front facade The house is clad in wood siding accented by wood shutters and has historically accurate replacement windows. The main floor consists of a large sitting room with fireplace, dining room, kitchen and powder room. Prior owners at some point enclosed a portion of the east end of the wrap around porch to create a small study. There is a small addition off of the existing kitchen, currently used as a butler's pantry, that was built sometime in the mid to late 20th century, based on it's CMU block foundation. This addition is not constructed well and appears to have sloped since it's construction. The second floor houses 2 large bedrooms, 1 bathroom and a nursery. Through the nursery is access to the partially finished attic space.
The 12,938 SF lot is mostly green. The front yard has a low, painted scalloped picket fence with a recessed arch entry via a stepping stone path. An arbor and step stones lead from the front yard through a gate to the rear yard. The rear yard is mostly open green space with a planted perimeter of

Description of Work Proposed: Please give an overview of the work to be undertaken:

The project scope calls for a rear 1-story sunroom addition and deck at the first floor. This addition will be set back from the existing East and West side walls by 6". The existing butler's pantry addition will be demolished and rebuilt, resulting in an extension of the kitchen to serve as the butler's pantry. A portion of the original exterior wall will be removed to create a larger opening between the kitchen and new butler's pantry. The new sunroom addition is designed to recall a Victorian-era conservatory. It will have large windows, matching the historic replacements on the rest of the home. The exterior will be finished in painted wood panels with bead moulding details. The roof of the new sunroom will be a standing seam metal roof in bronze. The new deck and stair off of the back of the addition will be PT frame, with composite decking and rails. This deck will not be visible from the street from a head on view or from a side view as you pass the home on either side. Composite decking materials are chosen for their lifespan and durability. Below the sunroom addition, the scope calls for creating new enclosed dry storage at the basement level. This area will be unconditioned, but insulated and lit. This will be wood frame walls on a turndown slab. The exterior will be clad in a painted clapboard siding, but will not be visible to the street, nor readily visible from the rear yard, as these walls are located so far under the deck. Finally, the scope calls for the addition of a large flagstone patio and fire pit beyond the rear deck. Again, this will not be visible from the street and it will not have any sitting wall or fire pit wall taller than 20".

Work Item 1: DEMO AND REBUILD BUTLERS PANTRY

Description of Current Condition:	Proposed Work:
EXISTING REAR ADDITION IS FUNCTIONAL BUT SHOWING SIGNS OF AGING AND STRUCTURAL DAMAGE.	Construct new rear addition butler's pantry as extension of existing kitchen. Enlarge opening between kitchen and butler's pantry by removing portion of original exterior wall. Add new door to new proposed deck.

Work Item 2: New sunroom addition

Description of Current Condition:	Proposed Work:
NONE, demo existing deck	In the footprint of existing deck, construct rear addition that will serve as a sunroom/family room. This room will be heated and cooled. The new work will be built to mimic the architectural language and detailing of Victorian era conservatories. The exterior will have large wood windows, wood panel detail siding and a standing seam metal roof.

Work Item 3: New Rear Deck

Description of Current Condition:	Proposed Work:
	Construct new rear deck off of rear of first floor addition family room above.

FRONT FACADE OF 3915 WASHINGTON AVENUE. Prominent turret and wrap around porch with gingerbread detailing. Site elements include a low-slung scalloped picket fence and arbor.

FRONT FACADE OF 3915 WASHINGTON AVENUE AS VIEWED FROM NE APPROACH (FROM CONNECTICUT AVE). Prominent turret and wrap around porch with gingerbread detailing. Site elements include a low slung scalloped picket fence and arbor. Proposed addition will be setback 6'-8" from rear corner on this side, and will not be visible from the street.

FRONT FACADE OF 3915 WASHINGTON AVENUE VIEWED FROM SW APPROACH. Prominent turret and wrap around porch visible. Site elements include a low slung scalloped picket fence and arbor, as well as driveway visible on this approach. Large evergreens and floweiring trees shield view of west facade and will hide the new addition at rear

WEST SIDE FACADE OF 3915 WASHINGTON AVENUE. Site elements visible. Existing butler's pantry addition at rear (built mid to late 20th century, has flat roof and non-matching wood siding. This existing addition does not add to historical significance or contribute to the home's aesthetics. Additionally, there are structural concerns about this existing addition. It is set in 6" from corner of original house.

DETAIL: WEST FACADE. Existing Butler's pantry addition, built sometime in mid- to late- 20th century. This is set in 6" from original house's corner. Punctuated painted CMU foundation with wood lap siding. Wood siding doesn't match profile or exposure of original wood siding.

REAR FACADE OF 3915 WASHINGTON AVENUE. Butler's Pantry addition visible with flat roof and wood siding. It awkwardly overlaps an original window from the kitchen, not allowing for even shutters. Existing painted PT deck and stair with PT latticework visible at rear facade. At left corner of photo, you can see the first floor study, which was originally the wrap around porch and was enclosed by a previous owner. The new work will remain within the extents of the deck, and will be set back from the left side of the study 6'-8" will not be visible from the street.

EAST FACADE OF 3915 WASHINGTON AVENUE. Rear facade visible. The dining room bay window is visible at the NE corner of the house. Beyond, is the first floor study which was originally the wrap around porch and was enclosed by a previous owner. The new work will remain within the extents of the original rear facade, and will be set back from the left side of the study 6'-8" will not be visible from the street.

PROPERTY DATA - SCOPE OF WORK

3915 WASHINGTON ST.
KENSINGTON MD 20895
YEAR BUILT: 1898
HISTORIC AREA: KENSINGTON HISTORIC DISTRICT

SCOPE OF WORK:
1-STORY REAR ADDITION TO EXTEND KITCHEN AND CREATE SUNROOM WITH UNCONDITIONED BASEMENT BELOW.
333 SF ADDITION. 187 SF ALTERATION

APPLICABLE CODES:
2015 INTERNATIONAL RESIDENTIAL CODE (IRC 2015)
MONT. COUNTY EXEC. REG. #4-15AM II
TOWN OF KENSINGTON HOUSING AND BUILDING REGULATIONS
NFPA 101 (2012)
COMAR NFPA 101 (2012)
NATIONAL ELECTRIC CODE (2014)
IECC ENERGY CONSERVATION CODE (2012)

GUIDING DOCUMENTS:
CHAPTER 24A. HISTORIC RESOURCES PRESERVATION. MONT. CO. CODE
SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION
VISION OF KENSINGTON: A LONG RANGE PRESERVATION PLAN
2012 KENSINGTON SECTOR PLAN

ZONING INFORMATION:

R-60 DISTRICT
MINIMUM NET LOT AREA 6,000 SF
MIN. LOT WIDTH:
- AT FRONT OF BUILDING: 60 FT
- AT STREET: 25 FT

MINIMUM SETBACK FROM STREET: 25 FT
SIDEYARD SETBACKS (MAIN BUILDING):
MIN. SIDEYARD: 7 FT (LOT RECORDED BEFORE 1954)
MIN. REARYARD: 20 FT
MAXIMUM BUILDING COVERAGE 35%
MAX. BUILDING HEIGHT:
35' TO HIGHEST POINT ON ROOF
30' TO MIDPOINT ON GABLE, MANSARD OR HIP ROOF

SDAT REAL PROPERTY DATA

Account Identifier:			**District -** 13 **Account Number -** 01024193						
Owner Information									
Owner Name:			O'CONNELL MAUREEN A REV TR			**Use:** **Principal Residence:**		RESIDENTIAL YES	
Mailing Address:			3915 WASHINGTON ST KENSINGTON MD 20895-3934			**Deed Reference:**		/32628/ 00339	
Location & Structure Information									
Premises Address:			3915 WASHINGTON ST KENSINGTON 20895-3934			**Legal Description:**		PT LT 9 KENSINGTON P ARK	
Map:	**Grid:**	**Parcel:**	**Neighborhood:**	**Subdivision:**	**Section:**	**Block:**	**Lot:**	**Assessment Year:**	**Plat No:** 4
HP43	0000	0000	13070015.16	0015		12	8	2019	**Plat Ref:**
Town: KENSINGTON									
Primary Structure Built			**Above Grade Living Area**			**Finished Basement Area**		**Property Land Area**	**County Use**
1898			2,458 SF					12,938 SF	111
Stories	**Basement**	**Type**		**Exterior**	**Quality**	**Full/Half Bath**	**Garage**	**Last Notice of Major Improvements**	
2 1/2	YES	STANDARD UNIT		1/2 BRICK FRAME/ FRAME	6	1 full/ 1 half			

DESIGN CRITERIA

ALL WORK TO COMPLY WITH IRC 2015 AND ALL MONTGOMERY COUNTY STANDARDS & EXEC. REG. #4-15AM II

GROUND SNOW LOAD: 30PSF
WIND SPEED: 115 MPH
TOPOGRAPHIC EFFECTS: NO
SEISMIC DESIGN CATEGORY: B
WEATHERING: SEVERE
FROST LINE DEPTH: 30 INCHES (MINIMUM)
TERMITE: MODERATE TO HEAVY
WINTER DESIGN TEMPERATURE: 13°F
ICE SHIELD UNDERLAYMENT REQUIRED: YES
FLOOD HAZARD: JULY 2, 1979
AIR FREEZING INDEX: 300
MEAN ANNUAL TEMPERATURE: 55°F

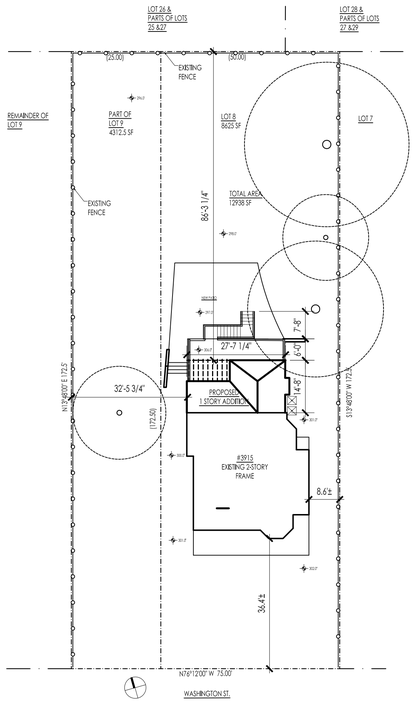
GENERAL NOTES

1. DRAWINGS IN THIS SET AND DESIGNS THEREON ARE THE PROPERTY OF STUDIO 105 ARCHITECTURE, LLC.
2. WORK SHALL COMPLY WITH IRC 2015 & ALL OTHER APPLICABLE CODES, ORDINANCES, REGULATIONS & STANDARDS. ALL NECESSARY LICENSES, CERTIFICATES, ETC. REQUIRED BY MONTGOMERY COUNTY SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR.
3. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING DIMENSIONS AND EXISTING CONDITIONS AT THE JOBSITE WHICH COULD IMPACT THE WORK. THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ALL MAJOR DISCREPANCIES BEFORE COMMENCING THE WORK, OTHERWISE, THE CONTRACTOR SHALL BEAR ALL COSTS TO COMPLETE THE WORK AS INTENDED ON THE DRAWINGS.
4. CONTRACTOR SHALL CLARIFY WITH ARCHITECT ANY CONFLICTS BETWEEN THE CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS OR BETWEEN THE CONSTRUCTION DOCUMENTS THEMSELVES PRIOR TO PROPOSAL SUBMISSION OR AS SOON AS CONFLICTS ARE DISCOVERED DURING CONSTRUCTION.
5. SUBSTITUTIONS, REVISIONS, OR CHANGES MUST HAVE PRIOR WRITTEN APPROVAL BY THE ARCHITECT.
6. GC SHALL NOT PROCEED WITH ANY ADDITIONAL WORK OR CHANGES FOR WHICH HE EXPECTS COMPENSATION BEYOND THE CONTRACT AMOUNT UNLESS WORK HAS BEEN APPROVED IN WRITING AS A CHANGE ORDER.
7. IF ANY CONDITION ARISES THAT WOULD IMPEDE THE PROGRESS OF THE INTENT OF THE WORK, THE GC IS TO NOTIFY THE ARCHITECT IMMEDIATELY. THE GC SHALL FULLY EXPLAIN THE ISSUE AND ALL RELEVANT TIME/COST CONSTRAINTS.
8. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, AND FOR ALL COORDINATION OF THE WORK.
9. ALL MANUFACTURERS' RECOMMENDED SPECIFICATIONS , EXCEPT THOSE SPECIFIED HEREIN, SHALL BE COMPLIED WITH. THE CONTRACTOR SHALL PERFORM ALL NEW WORK IN A NEAT AND PROFESSIONAL MANNER. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS MUTUALLY AGREED UPON OR DIRECTED.
10. ALL REPAIRS SHALL BE COMPLETED IN SUCH A MANNER AS TO LIMIT THE IMPACT ON THE ADJACENT AREAS.
11. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE, AND IN PROPER ALIGNMENT.
12. ALL INSTALLED PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT SHALL BE OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS MUTUALLY AGREED UPON OR DIRECTED.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEANUP OF THE WORK AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE PREPARATION AND ALL DEBRIS REMOVAL.
14. PLASTIC SHEETING SHALL BE ERECTED FROM FLOOR TO CEILING DURING TIMES WHEN WORK WILL PRODUCE FINE PARTICULATES, DUST OR OTHER POTENTIALLY AIRBORNE DEBRIS TO THE INTERIOR.
15. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, ETC. ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD CONSTRUCTION PRACTICES.
16. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE JOB SITE AND STRUCTURE. INCLUDING THE DESIGN, ERECTION AND MAINTENANCE OF ALL SHORING, BRACING AND SAFETY BARRIERS.
17. THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SHALL BE INTERPRETED TO BE A MIN. ACCEPTABLE MEANS OF CONSTRUCTION BUT THIS SHALL NOT RELIEVE THE CONTRACTOR FROM PROVIDING A COMPLETE AND CORRECT JOB WHEN ADDITIONAL ITEMS ARE REQUIRED TO MEET THE MIN. SPECIFICATION. IF ANY ITEMS NEED TO EXCEED THESE MINIMUM SPECIFICATIONS TO PROVIDE A COMPLETE, ADEQUATE AND SAFE WORKING CONDITION, THEN IT SHALL BE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE DRAWINGS.
18. WHERE APPLICABLE TO CODE, MATERIAL ASSEMBLIES SHALL BE UL-LISTED WITH THE APPROPRIATE FIRE RATING. THIS INCLUDES BUT IS NOT LIMITED TO FIRE CAULKING, PENETRATION SLEEVES, DOOR FRAMES, STRUCTURAL MEMBERS, FIREPROOFING.
19. ALL WORK LISTED AS NIC IS NOT THE RESPONSIBILITY OF THE CONTRACTOR UNDER THIS CONTRACT.
20. ANY SHOP FABRICATED OR SITE FABRICATED ITEMS SHALL BE REVIEWED BY SHOP DRAWING PROCESS. SHOP DRAWINGS SHALL BE REVIEWED AND CERTIFIED TO BE IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS BY THE CONTRACTOR. CONTRACTOR SHOULD THEN SUBMIT THESE DRAWINGS TO THE ARCHITECT FOR REVIEW.

CODE NOTES

1. CROSS VENTILATION OF ALL ATTIC AND CRAWL SPACES SHALL BE PROVIDED WITH A VENTILATION AREA OF 1/150 OF THE AREA OF THE SPACE. VENTILATION SHALL CONSIST OF SOFFIT AND RIDGE VENTS WITH ¼" MAX. CORROSION-RESISTANT MESH OR GREATER, IF SPECIFIED ON THE CONTRACT DOCUMENTS.
2. SLEEPING ROOM WINDOWS EGRESS REQUIREMENTS:
   - MIN. NET CLR. OPENING : 5.7 SF (5.0 SF @ GRADE LEVEL)
   - MIN. NET CLR. OPENING HEIGHT: 24"
   - MIN. NET CLR. OPENING WIDTH: 20 "
   - MAX. SILL HT. ABOVE FINISHED FLOOR: 44"
3. STAIR REQUIREMENTS:
   - MAX. RISER: 7 1/2"
   - MIN. TREAD: 9"
   - MAX. TREAD & RISER VARIATION: 3/8"
   - MIN. TREAD WIDTH: 36"
   - MIN. HEADROOM CLEARANCE: 6'-8"
4. HANDRAIL REQUIREMENTS (INTERIOR AND EXTERIOR)
   - MIN. HT: 30"
   - MAX. HT. 38"
   - MIN. CLEARANCE FROM WALL 1½"
   - MIN. EDGE RADIUS : ½"
   - MIN. GRIP SIZE: 1¼"
   - MAX. GRIP SIZE: 2"
5. GUARDRAIL REQUIREMENT (311.7.8)
   GUARDS ARE REQUIRED FOR STAIRS, PORCHES, BALCONIES, LANDINGS AND RAISED FLOORS MORE THAN 30" ABOVE ADJACENT GRADE.
   - MIN. GUARD HEIGHT: 36"
   - MAX. OPENING: 4"
6. SMOKE DETECTORS SHALL BE INSTALLED IN EACH BEDROOM. OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS AND CELLARS. SMOKE DETECTORS SHALL BE HARD WIRED AND INTERCONNECTED WITH A BATTERY BACKUP.
7. INTERIOR WALL COVERINGS:
   GYPSUM BOARD 1/2"
   WOOD PANELING LESS THAN ¼" NOMINAL THICKNESS SHALL HAVE GYPSUM BOARD BACKING
   WOOD PANEL > ¼" THICKNESS SHALL CONFORM TO ANSI/HPVA HP-1
   HARDBOARD PANELING SHALL CONFORM TO CPA/ANSI A135.5
   WATER RESISTANT WALL BOARD SHALL NOT BE USED IN SHOWER/TUB AREAS NOR AS A TILE BACKER BRD.
   CERAMIC TILE SHALL BE INSTALLED OVER FIBER CEMENT BACKER BOARD IN ACCORDANCE WITH MANUF. INSTRUCTIONS.
8. DUCT INSULATION:
   ALL DUCTS: R-6, MIN.
   ALL DUCTS IN ATTIC SPACES OR OUTSIDE THERMAL ENVELOPE: R-8 (MIN.)
   EXCEPT DUCTS LOCATED ENTIRELY WITHIN THERMAL ENVELOPE.
   DUCT TIGHTNESS SHALL BE TESTED AS PRESCRIBED BY 2012 IRC
   IRC 2012 MANDATES (1) PROGRAMMABLE THERMOSTAT BE INSTALLED
8. ALL PIPES EXPOSED TO WEATHER SHALL BE PROTECTED. PIPES REQUIRED TO BE INSULATED SHALL HAVE A MIN. R-3 INSULATION. SEE IRC 2012 CH. 11. ALL PIPES WITHIN CRAWL SPACES OR OTHER TEMPERED SPACES SHALL BE INSULATED PER CODE AND THE STRUCTURAL BAY IT LIES WITHIN SHALL BE INSULATED.
9. IRC SECTION R310 " EMERGENCY ESCAPE AND RESCUE OPENINGS"
   ALL WINDOWS OF SLEEPING ROOMS MUST MEET EGRESS REQUIREMENT. SILL HEIGHT = MAXIMUM 44" A.F.F.
   NET CLEAR OPENING (2 OR MORE LEVELS ABOVE GRADE) 5.7 SF
   NET CLEAR OPENING (AT GRADE) 5 SF
   OPENING HEIGHT = MIN. 24"
10. R318.1 VAPOR RETARDER REQUIRED ON WARM-IN-WINTER SIDE OF INSULATION

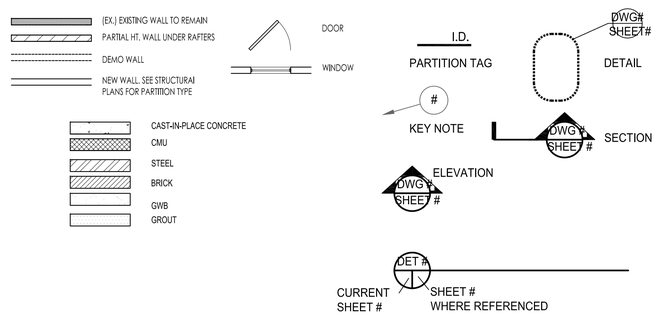
PLAT



SUBJECT PROPERTY PLAT
SCALE: 1:20

SEE SHEET C-1.0 FOR MORE DETAILED SITE PLAN, LAND DEVELOPMENT INFORMATION

SYMBOLS/ABBREVIATIONS



@	AT	EX. (E)	EXISTING	LAV	LAVATORY	STL.	STEEL
A.B.	ANCHOR BOLT	E.F.	EACH FACE	MAX	MAXIMUM	SYSB	SIDE YARD SETBACK
ADD'L.	ADDITIONAL	E.A.	EACH SIDE	MIN	MINIMUM	TOC	TOP OF CONCRETE ELEVATION
ARCH.	ARCHITECTURE/ARCHITECTURAL	E.W.	EACH WAY	(N)	NEW	TOS	TOP OF STRUCTURAL STEEL ELEV.
BLDG	BUILDING	EQ.	EQUAL	NO	NUMBER	TOP	TOP OF PARAPET ELEVATION
BM	BEAM	ELEV.	ELEVATION	O.C.	ON CENTER	TOR	TOP OF ROOF ELEVATION
CLNG	CEILING	EXIST.	EXISTING	PLYWD	PLYWOOD	UNO	UNLESS NOTED OTHERWISE
CJ	CEILING JOISTS	FF	FINISHED FLOOR	PT	PRESSURE-TREATED	VIF	VERIFY IN FIELD
CANT	CANTILEVER(ED)	FLR	FLOOR	QTY	QUANTITY	W	WIDTH/WIDE
CONC	CONCRETE	FT.	FOOT/FEET	R	RADIUS	W/	WITH
CONT	CONTINUOUS	FYSB	FRONT YARD SETBACK	RR	ROOF RAFTER	WD	WOOD
D	DEPTH/DEEP	GA	GAUGE	RYSB	REAR YARD SETBACK	YD	YARD
DEMO	DEMOLISH/DEMOLITION	GYP.	GYPSUM BOARD	SIM	SIMILAR		
DIA	DIAMETER	INFO	INFORMATION	STRUC	STRUCTURAL/STRUCTURE		
DWG(S)	DRAWINGS	L	LENGTH/LONG				

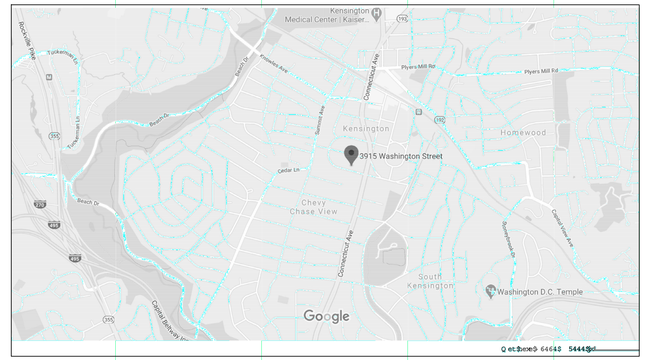
NOT FOR CONSTRUCTION
FOR HISTORIC REVIEW ONLY

PROJ ID

O'CONNELL RESIDENCE ADDITION TO
3915 WASHINGTON ST
KENSINGTON, MD 20895

04 MARCH 2020 - HAWP REVIEW / BID

LOCATION MAP



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DRAWING INDEX

INSTRUCTIONS TO BIDDERS

1. BIDS ARE DUE AS SOON AS POSSIBLE

ARCHITECT SEAL

"PROFESSIONAL CERTIFICATION.

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 16547, EXPIRATION DATE 08/18/2021."

REVISIONS

NO.	DESCRIP.	DATE

SHEET #

GENERAL INFORMATION

G - 0.0

ELECTRICAL NOTES AND SYMBOLS

ELECTRICAL NARRATIVE

1. ELECTRICAL SUBCONTRACTOR SHALL OBTAIN SEPARATE BUILDING PERMIT.
2. LOCATION OF ALL SWITCHES, RECEPTACLES, LIGHT FIXTURES, ETC. SHALL BE COORDINATED WITH ARCHITECT AND OWNER AT A SITE VISIT.
3. **ELECTRICAL SUBCONTRACTOR SHALL VERIFY CAPACITY AT EXISTING PANEL AND SUBPANEL**

GENERAL NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AS REQUIRED TO MAINTAIN ALL CIRCUIT CONTINUITY IN ALL NEIGHBORING AREAS NOT UNDER RENOVATION DURING CONSTRUCTION.
2. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY LIGHTING AS REQUIRED DURING CONSTRUCTION
3. THE CONTRACTOR SHALL PERFORM WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL GOVERNING ORDINANCES, CODES AND REGULATIONS
4. PROVIDE CONDUCTOR AND RACEWAY SUPPORTS IN ACCORDANCE WITH NEC.
5. GC SHALL VERFIY EXISTING ELECTRICAL SERVICE AND DETERMINE IF AMPERAGE WILL BE ENOUGH TO ACCOMODATE NEW CONSTRUCTION. IF A HEAVY-UP IS NEEDED, IT SHALL BE INCLUDED IN THIS SCOPE OF WORK.
6. ALL CEILINGS SHALL BE ½" GWB INSTALLED PER MANUFACTURER'S INSTRUCTIONS, U.N.O.
   EXCEPTION: WALLS AND CEILINGS AT GARAGE SHALL BE (1) LAYER ⅝" TYPE "X" GWB PER CODE
7. GC SHALL DEMOLISH EXISTING CEILINGS AT BASEMENT LEVEL ONLY TO ASSIST IN COORDINATION OF TRADES.
8. AS POSSIBLE, NEW CEILINGS SHALL BE ATTACHED TO UNDERSIDE OF JOISTS.
9. PATCH AND REPAIR ALL CEILINGS DAMAGED DURING CONSTRUCTION.
10. FIXTURES AND RECEPTACLES MARKED AS EXISTING SHALL BE FIELD VERIFIED BY ELECTRICAL CONTRACTOR
11. ALL ELECTRICAL WORK SHALL BE INSTALLED PER CODE.
12. CABLE TV TO BE INSTALLED IN NEW FAMILY ROOM AND MASTER BEDROOM. GC SHALL CONFIRM BASEMENT CABLETV JACK IS OPERATIONAL. IF IT IS NOT, GC SHALL RUN CABLE TO BASEMENT AS PART OF BASE SCOPE OF WORK.
13. ALL DECORATIVE LIGHTS SHALL BE SCHEDULED BY ARCHITECT AND PROVIDED BY OWNER UNDER SEPERATE COVER VIA CONTRACTOR ALLOWANCE. SEE BID INSTRUCTIONS, G-0.0.
14. **CAT6 SHALL BE WIRED TO NEW FAMILY ROOM.**

ELECTRICAL NOTES

1. ELECTRICAL CONTRACTOR TO VERIFY CAPACITY OF EXISTING SERVICE DROP, METER LOCATION, AND PANEL CONDITION.
2. ELECTRICAL CONTRACTOR TO PERFORM THE WORK UNDER SEPARATE PERMIT. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO APPLY AND OBTAIN PROPER PERMITS PRIOR TO COMMENCEMENT OF THE WORK.
3. ALL ELECTRICAL EQUIPMENT MUST BE UL LISTED AND APPROVED.
4. CONNECT ALL EMERGENCY LIGHT FIXTURES TO NON-SWITCHED CIRCUITS, EXCEPT WHERE OTHERWISE NOTED.
5. COORDINATE ELECTRICAL WORK, CONDUIT AND LIGHTING WITH ALL MECHANICAL, EQUIPMENT, PIPING AND STRUCTURE. ELECTRICAL CONTRACTOR OR GC SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES IN THE DRAWINGS OR EXISTING CONDITIONS. NO WORK SHALL PROCEED WITHOUT ARCHITECT'S EXPLICIT APPROVAL.
6. ALL PARTS OF OVERHEAD LIGHTING FIXTURES WHICH ARE REMOVED FOR SERVICING OR FOCUSING, SHALL BE ATTACHED TO MAIN HOUSING WITH SAFETY CHAINS OR EQUIVALENT.
7. ALL FIXTURES SHALL BE U.L. LISTED. ALL EXTERIOR LIGHTING FIXTURES SHALL BE U.L. LISTED FOR WET LOCATION OR DAMP LOCATION, WHICHEVER IS APPROPRIATE.
8. ALL EXTERIOR FIXTURE BALLASTS SHALL BE 0 DEGREE FAHRENHEIT RATED
9. THE ENTIRE LIGHTING INSTALLATION SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, LOCAL ELECTRICAL CODE, AND ANY OTHER APPLICABLE REGULATIONS OF JURISDICTION.
10. ELECTRICAL CONTRACTOR SHALL COORDINATE TYPE OF TRIM ON LIGHTING FIXTURE WITH TYPE OF CEILING IN ROOM PRIOR TO ORDERING FIXTURES TO AVOID MISMATCH CAUSED BY LATE CHANGES IN CEILING TYPE.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR MOUNTING REMOTE TRANSFORMERS, DIMMERS, AND BALLASTS IN APPROVED SPACES.
12. LOW VOLTAGE TRANSFORMER SYSTEMS SHALL BE PROVIDED WITH PRIMARY AND SECONDARY FUSING IN ACCORDANCE WITH THE SPECIFIED MANUF. LITERATURE
13. DOWN LIGHTS HAVING ADJUSTABLE SOCKET HEIGHTS FOR DIFFERENT SIZED LAMPS SHALL BE PROPERLY ADJUSTED BY THE ELECTRICAL CONTRACTOR PRIOR TO FINAL INSTALLATION. SET HEIGHT FOR LAMP SPECIFIED.
14. ARCHITECT SHALL PROVIDE FINAL FIXTURE SCHEDULE UNDER SEPARATE COVER PER OWNER'S APPROVED BUDGET. ANY ADDITIONAL COST BASED ON LAMP SELECTION IS UNDERSTOOD TO BE AT OWNER'S EXPENSE.

ELECTRICAL SYMBOLS

- DUPLEX RECEPTACLE
- QUAD RECEPTACLE
- GFCI GROUND FAULT CIRCUIT INTERRUPTOR
- WP WEATHER PROOF
- J JUNCTION BOX
- ▼ TELEPHONE OUTLET
- ▽ DATA OUTLET (CAT-5, OR PER CONTRACT)
- CATV CABLE TV
- SPECIALTY RECEPTACLE
- S_{TS} WALL MOUNTED TIME SWITCH @ 48" A.F.F. U.N.O.
- S WALL MOUNTED SINGLE POLE SWITCH @ 48" A.F.F. U.N.O.
- S3 WALL MOUNTED TWO-WAY SWITCH @ 48" A.F.F. U.N.O.
- PENDANT LIGHT FIXTURE
- MINI-PENDANT LIGHT FIXTURE
- RECESSED LIGHT FIXTURE (5" TYP. SEE SCHEDULE)
- WALL SCONCE
- CEILING FIXTURE (FLUSH MOUNT OR SEMI-FLUSHMOUNT - SEE SCHEDULE)
- EXTERIOR-GRADE WALL SCONCE
- WET SPECIALTY WET-LOCATION RECESSED FIXTURE
- SD/CO COMBINATION CO & SMOKE DETECTOR. COMBO IONIZATION/PHOTOELECTRIC W/ 9V BATTERY BACKUP.
- EXHAUST FAN
- 100A/208 V ELECTRICAL PANEL BOARD
- ELECTRIC HEAT PUMP. WALL MOUNTED @ TOP OF WALL.

*****SEE PLANS FOR LIGHTING SCHEDULES******

MECHANICAL NOTES

MECHANICAL NARRATIVE

1. MECHANICAL SUBCONTRACTOR SHALL OBTAIN SEPARATE BUILDING PERMIT, INCLUDING MANUAL J CALCULATIONS
2. WHERE APPLICABLE, DUCTS SHALL BE INSULATED TO CODE.
3. LOCATION OF ALL DUCTS, RETURNS, GRILLES, ETC. SHALL BE COORDINATED WITH ARCHITECT PRIOR TO COMMENCING SUCH WORK.
4. ALL WORK IS REQUIRED TO BE COMPLETED TO THE REQUIREMENTS OF IECC 2015.
5. PROVISIONS SHALL BE MADE FOR A GAS RANGE IN KITCHEN.
6. MECHANICAL SUBCONTRACTOR SHALL EVALUATE CAPACITY OF THE EXISTING BOILER AND EXISTING HEAT PUMP. EXTEND FORCED AIR COOLING FROM HEAT PUMP TO NEW SUNROOM AND KITCHEN.
7. NEW SUNROOM SHALL BE HEATED BY ELECTRIC RADIANT HEAT BUILT INTO SUBFLOOR.
8. NEW ELECTRIC RADIANT HEAT AT FLOOR OF NEW SUNROOM SPACE. NEW ELECTRIC TOE-KICK RADIATOR AT KITCHEN EXTENSION.

PLUMBING NOTES

PLUMBING NARRATIVE

1. PLUMBING SUBCONTRACTOR SHALL OBTAIN SEPARATE BUILDING PERMIT.
2. SLEEVE ALL PIPES PER CODE. IN CRAWL SPACES, ANY EXPOSED PIPES SHALL BE SLEEVED AND FLASH FOAM AT EACH STRUCTURAL BAY CONTAINING PIPES.
3. RELOCATE THE FOLLOWING EXISTING RADIATORS:
   - 3.1. EXISTING RADIATOR TO NEW WALL AT KITCHEN. IF THIS IS DEEMED IMPOSSIBLE, INSTALL SECOND TOE KICK RADIATOR
   - 3.2. EXISTING DINING ROOM RADIATOR SHALL BE RELOCATED FROM REAR WALL TO SIDE WALL

SCHEDULES

APPLIANCE SCHEDULE

Appliance Type	Make and Model #	Size	Type	Finish	Remarks
GAS FIREPLACE	EMPIRO/TAHOE DELUXE DVD-36-FP30N	32 3/4"x37"x16 3/8" D	GAS		

WINDOW AND DOOR SCHEDULE

WINDOW SCHEDULE

ID	W.	HT.	MAT.	GLAZ.	U-VAL.	REMARK
1	3'-1"	4-11"		2X INS. LOW-E	.30 OR BETTER	PELLA ARCHITECT SERIES RESERVE Pre-finished interior: early American Mahogany Primed Mahogany exterior ½ SIMULATED DIVIDED LIGHT MUNTIN
X			EXISTING TO REMAIN			EXISTING WOOD DOUBLE HUNG ½, PELLA

DOOR SCHEDULE

ID	W.	HT.	MAT.	GLAZ.	U-VAL.	REMARK
A	2'-8"	7'-7"		2X INS. LOW-E	.30 OR BETTER	PELLA ARCHITECT SERIES RESERVE FULL LIGHT, CUSTOM HEIGHT PRIMED INTERIOR PRIMED MAHOGANY EXTERIOR
B	5'-0"	7'-7"		2X INS. LOW-E	.30 OR BETTER	PELLA ARCHITECT SERIES RESERVE FULL LIGHT, CUSTOM HEIGHT Primed Interior Primed Mahogany Exterior
C	6'-0"	6'-8"	INSULATED STEEL	2X INS. LOW-E	.30 OR BETTER	JELD-WEN OR SIMILAR SOLID "DOOR IS RECESSED BELOW DECK & HIDDEN FROM VIEW"

* ALL VIEWS ARE EXTERIOR

NOTES:

1. ALL UNITS SHOWN AS PAIRED WINDOWS ARE FIELD JOINED PER MANUF. INSTRUCTIONS, INCLUDING EXTERIOR AND INTERIOR TRIM PIECES
2. GC SHALL FIELD VERIFY ALL EXISTING OPENINGS TO ENSURE PROPER FIT OF DOORS AND WINDOWS PRIOR TO ORDERING.
3. ANY SUBSTITUTIONS FOR SPECIFIED MANUFACTURER SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO PURCHASE FOR REVIEW AND APPROVAL.
4. GC SHALL SUBMIT PRODUCT CUT SHEETS FOR ALL DOORS AND WINDOWS PRIOR TO PURCHASE SO THAT ARCHITECT MAY REVIEW AND APPROVE SELECTIONS AND FINALIZE ALL OPTIONS/ACCESSORIES.
5. CONTRACT BID SHALL INCLUDE DOORS AND WINDOWS AS INDICATED IN ABOVE SCHEDULE.
6. ALL WINDOWS SHALL HAVE FULL SCREENS
7. **GC SHALL VERIFY WINDOW COMPLIANCE WITH EGRESS OR TEMPERED LOCATION WINDOW REQUIREMENTS OF THE CURRENT VERSION OF THE IRC PRIOR TO PURCHASE OF WINDOWS. GC SHALL SUBMIT CUT SHEETS TO ARCHITECT FOR APPROVAL AND COORDINATION PRIOR TO PURCHASING WINDOWS.**
8. GC SHALL VERIFY EXISTING HEADER HEIGHT AND PROPOSED SILL HEIGHT TO ENSURE SPECIFIED WINDOW SIZE WILL FIT INTO OPENING, AND TO VERIFY ALIGNMENT ON EACH ELEVATION. NOTIFY ARCHITECT OF DISCREPANCIES.
9. ALL DOORS TO RECEIVE DEAD BOLT, 2 HINGES, AND LEVER TYPE HARDWARE. BALDWIN OR SCHLAGE.
10. ALL DOORS SHALL BE KEYED ALIKE.

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ARCHITECT/ENGINEER

ALTERATIONS
TO
3915 WASHINGTON ST.
KENSINGTON, MD

NO.	DESCRIP.	DATE

REVISIONS

FOR **PRICING**

MEP NOTES, SCHEDULES

04 MAR 2020

G-1.0

SHEET #

ZONING ANALYSIS

THIS IS STANDARD DEVELOPMENT. SEE DPS WORKSHEET.

Pre-Construction Impervious Coverage

Existing House (Roof)	1370 SF
Stoop + Concrete Walks	330 SF
Shed	96 SF
Misc. Retaining walls, patio, stairs	80 SF
Asphalt Driveway	372 SF
TOTAL 2248 SF	

Proposed Impervious Coverage

Proposed House (Roof)	1696SF
Stoop and Concrete walks	330 SF
Shed	96 SF
MISC. RETAINING WALLS, PATIO, STAIRS	80 SF
ASPHALT DRIVEWAY	372 SF
RETAINING WALLS AT REAR	60 SF
TOTAL	2634 SF

IMPERVIOUS AREA : 512 SF INCREASE

PRE-CONSTRUCTION LOT COVERAGE

Existing House (Roof)	1370 SF
Shed	96 SF
TOTAL	1466 SF

Proposed Zoning Lot Coverage

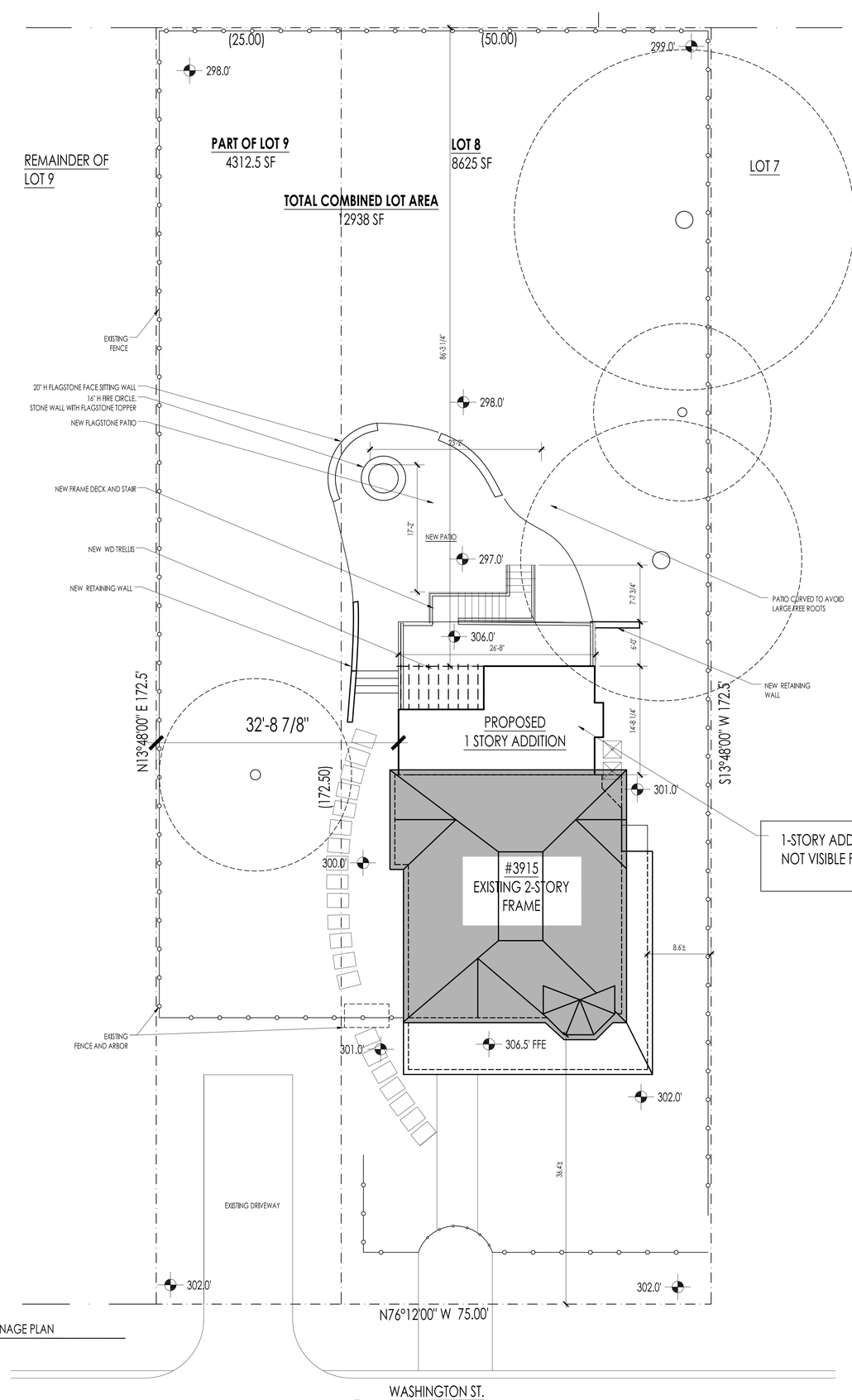
House and Porches (Roof)	1696 SF
Shed	96 SF
TOTAL	1792 SF

LOT COVERAGE INCREASE: 326 SF

LOT COVERAGE % = 1792/12938 = 13.9%

Total Land Disturbance

REAR ADDITION, FOOTINGS, PATIO **80 CU YDS**



1 / C1 SITE PLAN/DRAINAGE PLAN
SCALE: 1/8" = 1'-0"

GENERAL DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER TARPING AND RAIN PROTECTION OF THE EXISTING BUILDING DURING CONSTRUCTION. ANY DAMAGE TO EXISTING BUILDING OR OWNER PROPERTY CAUSED BY WATER INFILTRATION , DUE TO INADEQUATE OR IMPROPER CONSTRUCTION TEMPORARY PROTECTION SHALL BE REPAIRED OR REPLACED IN FULL BY CONTRACTOR.
2. TEMPORARY GUTTERS SHALL BE ERECTED AS SOON AS POSSIBLE ON SITE TO AVOID ANY STORM DAMAGE.

EXTERIOR IMPROVEMENT NOTES

1. AT COMPLETION OF GRADING, GC SHALL SEED, SOD AND STRAW YARD TO EXTENT IMPACTED BY WORK.
2. GC SHALL MAINTAIN SILT FENCE UNTIL ALL GRADING ACTIVITIES ON SITE HAVE CEASED, AND VEGETATIVE STABILIZATION IS IN PLACE
3. GC SHALL UTILIZE SEDIMENT CONTROL MEASURES AS INDICATED ON SITE PLAN TO LIMIT RUNOFF DURING GRADING ACTIVITIES ON SITE.
4. GC SHALL TAKE EVERY EFFORT TO MINIMIZE IMPACT TO TREES ON SITE. BEST PRACTICES INDICATE A LINE OF DISTURBANCE OF NO CLOSER THAN THE TREE'S DRIP LINE.
5. ALL EXCAVATED CUT SHALL BE REMOVED AND TRANSPORTED OFF-SITE TO A FACILITY LICENSED TO ACCEPT SUCH EARTH
6. GC SHALL BE RESPONSIBLE FOR FINE GRADING EARTH IMPACTED BY PROJECT AND PLACE TOPSOIL PER SPECIFICATION BELOW.
7. ANY PLANTING BEDS CALLED FOR ON DRAWINGS SHALL BE TROWEL-EDGED BY CONTRACTOR. GC IS NOT RESPONSIBLE FOR MULCH OR LANDSCAPING
8. DOWNSPOUTS SHALL BE DAYLIGHTED AT GRADE WITH EXTENSION AND SPLASH BLOCK.

GRADING/LANDSCAPING NOTES

TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS.

TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:

1. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY DPS. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS, AND SHALL CONTAIN LESS THAN 5 % BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2 " IN DIAMETER. THE SUBSOIL SHALL BE TILLED TO A MINIMUM DEPTH OF 6 INCHES BEFORE PLACEMENT OF TOPSOIL. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 LBS PER 1000 SQ FT) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL.
TOPSOIL SHALL BE TESTED AND AMENDED AS PER SOIL TEST RECOMMENDATIONS.

TOPSOIL APPLICATION

1.WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES.
2. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4-8 INCH LAYER AND LIGHTLY COMPACTED TO A MINIMUMTHICKNESS OF 4 INCHES. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHEROPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
3. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL IS IN A FROZEN OR MUDDY CONDITION. WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

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ARCHITECT/ENGINEER

ALTERATIONS
TO
3915 WASHINGTON ST.
KENSINGTON, MD

NO. | DESCRIP. | DATE

REVISIONS

FOR **PRICING**

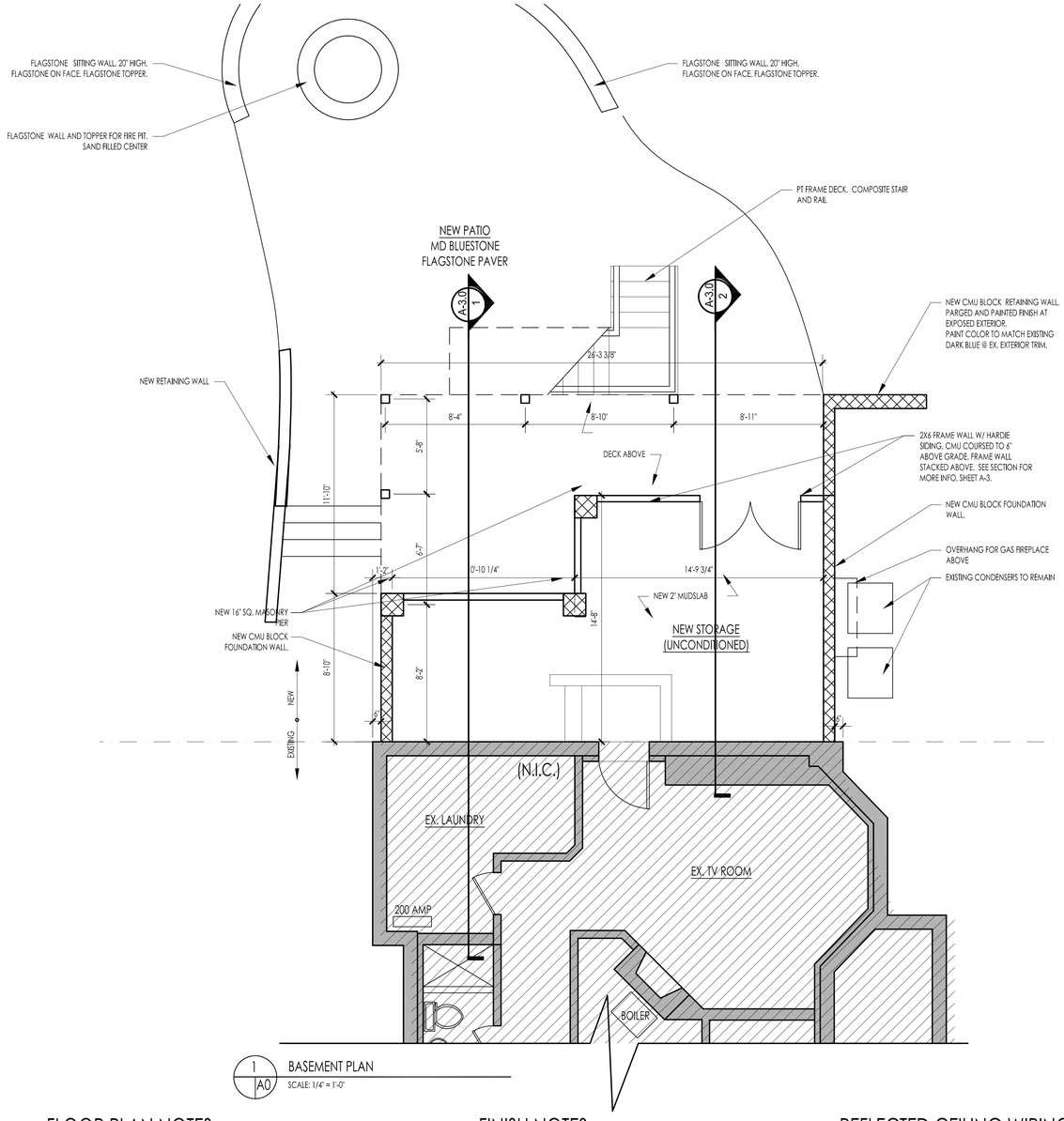
SITE PLAN AND EXTERIOR IMPROVEMENTS

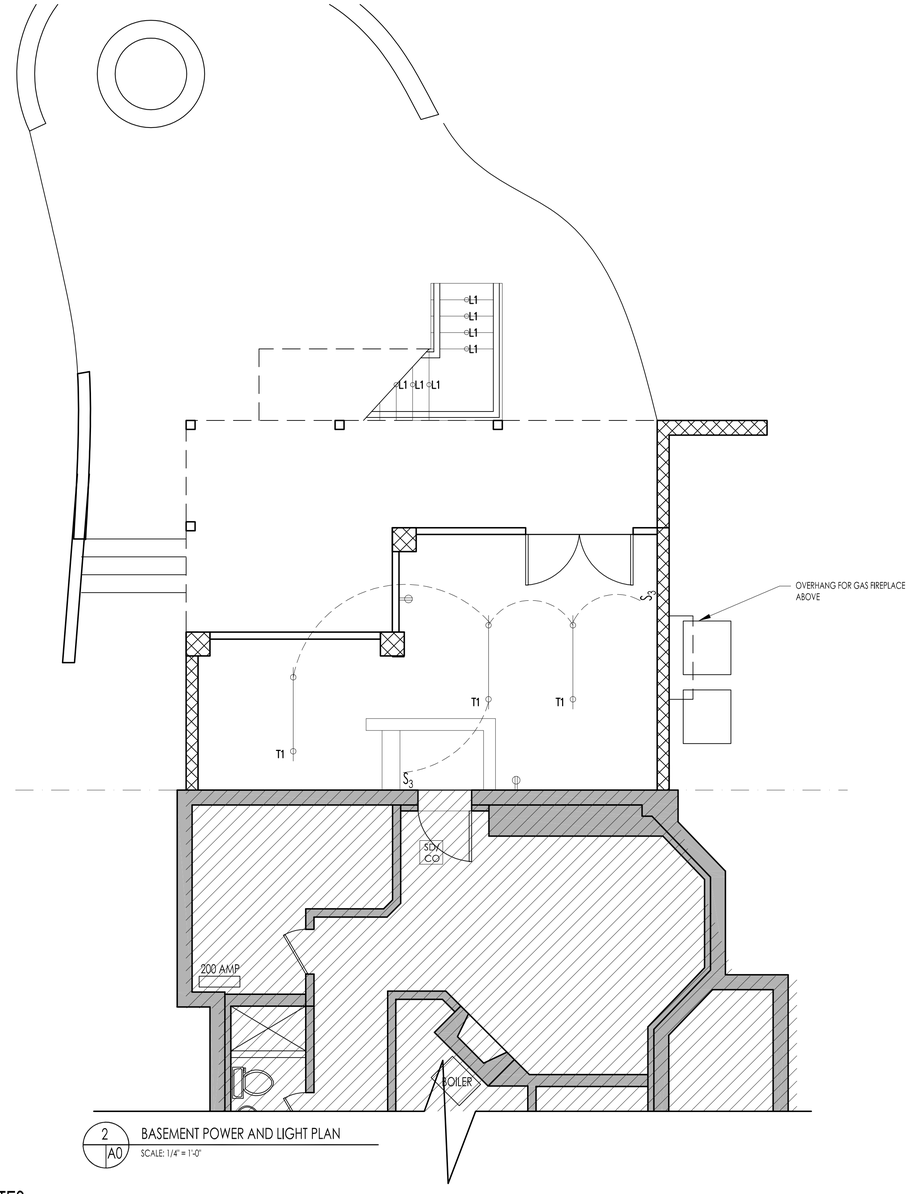
04 MAR 2020

C-1.0

SHEET #

14





FLOOR PLAN NOTES

1. **PRIOR TO COMMENCEMENT OF WORK, GC SHALL FIELD MEASURE EXISTING BUILDING TO ENSURE COORDINATION WITH DRAWINGS. ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO START OF WORK.**
2. WRITTEN DIMENSIONS AND NOTES SUPERCEDE ANY SCALED DRAWING. ANY DISCREPANCIES BETWEEN SCALE AND DIMENSION SHALL BE BROUGHT TO ARCHITECTS' ATTENTION FOR CLARIFICATION
3. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
4. ALL HEADER HEIGHTS SHALL BE CONSISTENT. SILL HTS. VARY AS SHOWN AND SHALL BE VERIFIED WITH ACTUAL RO OF WINDOWS.
5. **ALL NEW BEAMS AND COLUMNS MUST BE IN PLACE PRIOR TO DEMOLITION OF ANY LOAD BEARING WALLS.**
6. SEE STRUCTURAL DRAWINGS FOR EXACT LOCATION OF COLUMNS, BEAMS AND OTHER STRUCTURAL ELEMENTS.
7. ROOF ELEVATIONS AND SLOPES ARE APPROXIMATE. CONTRACTOR TO VERIFY EXISTING DIMENSIONS AND ADJUST LEVELS ACCORDINGLY.
8. MECHANICAL, ELECTRICAL AND PLUMBING WORK SHALL BE CONSTRUCTED AS DESIGN BUILD. THE INFORMATION SHOWN ON THESE CONTRACT DOCUMENTS REFLECTS THE MINIMUM CODE REQUIREMENTS. COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS IS THE RESPONSIBILITY OF THE CONTRACTOR.
9. COORDINATE EXACT LOCATION AND SIZE OF WET STACKS, CHASES AND OTHER PENETRATIONS WITH MECHANICAL AND PLUMBING CONTRACTOR.
10. SUBCONTRACTORS SHALL COORDINATE LOCATION OF STACKS, VENTS, AND OTHER THROUGH FLOOR/ROOF PENETRATIONS **WITH ARCHITECT** PRIOR TO INSTALLATION.
11. **MECHANICAL SUBCONTRACTOR SHALL EVALUATE CAPACITY OF THE EXISTING BOILER AND EXISTING HEAT PUMP. EXTEND FORCED AIR COOLING FROM HEAT PUMP TO NEW SUNROOM AND KITCHEN. NEW SUNROOM SHALL BE HEATED BY ELECTRIC RADIANT HEAT BUILT INTO SUBFLOOR. NEW ELECTRIC TOE-KICK RADIATOR AT KITCHEN EXTENSION**
12. WHERE EXISTING PLASTERBOARD IS REMOVED AND WALL CAVITY EXPOSED, GC SHALL INSTALL INSULATION AS PRESCRIBED IN THESE DRAWINGS TO MEET THE EXISTING BUILDING REQUIREMENTS OF THE IECC/IRC 2015.

13. MINIMUM INSULATION REQUIREMENTS, PER THE IECC 2015 ARE AS FOLLOWS:
    ZONE 4
    CEILING/ROOF: R-49
    WOOD -FRAME WALL: R-20 OR R-13 + 5
    FLOOR: R-19
    BASEMENT WALL: R-10; R-13 (BATT)
    SLAB: R-10, 2'-0"

FINISH NOTES

1. NEW STORAGE SPACE UNDER ADDTION SHALL HAVE BROOM-FINISH 2" MUDSLAB

2. EXTERIOR OF ALL RETAINING WALLS SHALL BE PARGED AND PAINTED.

3. DOORS TO STORAGE AREAS SHALL BE INSULATED STEEL, RAISED PANEL, PAINTED FINISH. PAINT SHALL MATCH COLOR AND SHEEN OF EXISTING DARK BLUE TRIM AT EXTERIOR OF EXISTING HOME.

REFLECTED CEILING WIRING & CABLING NOTES

1. NEW STORAGE SPACE SHALL HAVE UNFINISHED CEILING

2. ALL ELECTRICAL WIRING, FIXTURES AND DEVICES SHALL BE INSTALLED ACCORDING TO NEC 2014.

3. LOCATIONS OF ALL DEVICES AND FIXTURES SHALL BE CONFIRMED AT WALK-THROUGH ON SITE PRIOR TO COMMENCEMENT OF WIRING ROUGH-IN.

4. ALL NEW ELECTRICAL DEVICES SHALL BE STANDARD STYLE, COLOR WHITE. DIMMER SWITCHES SHALL BE STANDARD STYLE WITH SLIDE DIMMER. ASSUME 20% OF NEW SWITCHES WILL BE DIMMERS.

5. GC SHALL VERIFY SUFFICIENT ELECTRICAL SERVICE CAPACITY FOR NEW WORK. IF REQUIRED, A SUB-PANEL SHALL BE INCLUDED IN THE BASE BID. ALL ELECTRICAL PANELS SHALL BE LOCATED IN THE BASEMENT UTILITY ROOM AS SHOWN.

6. PROVIDE HARDWIRED SMOKE / CARBON MONOXIDE DETECTORS NEAR STAIRS ON ALL THREE FLOORS, AND SMOKE DETECTORS IN ALL SLEEPING ROOMS IN ACCORDANCE WITH IRC 2015. IN LIEU OF HARDWIRED SMOKE DETECTORS IN EXISTING BUILDING, CONTRACTOR MAY INSTALL 10-YEAR LITHIUM ION BATTERY SMOKE DETECTORS PER MONTGOMERY COUNTY CODE.

LIGHTING FIXTURE SCHEDULE

ID		TYPE	Brand	Finish	Remarks
F1		52" INTERIOR FAN			
L1		TREX STEP LIGHTING, LOW VOLTAGE			
P1		KITCHEN PENDANT			
R1		4" RECESSED DOWNLIGHT			
R2		RECESSED DOWNLIGHT TO MATCH EXISTING KITCHEN LIGHTS			
T1		48" LED STRIP WORK LIGHT, RATED FOR DAMP LOCATIONS			
W1		EXTERIOR WALL SCONCE			
UC		UNDER CABINET LIGHTING			
FLD-1		FLOOD LIGHT, LOCATION TBD, SWITCHED AT MASTER BEDROOM			
EX/ETR		EXISTING TO REMAIN			

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ARCHITECT/ENGINEER

ALTERATIONS
TO
3915 WASHINGTON ST.
KENSINGTON, MD

NO. DESCRIP. DATE

REVISIONS

FOR **PRICING**

BASEMENT PLANS

04 MAR 2020

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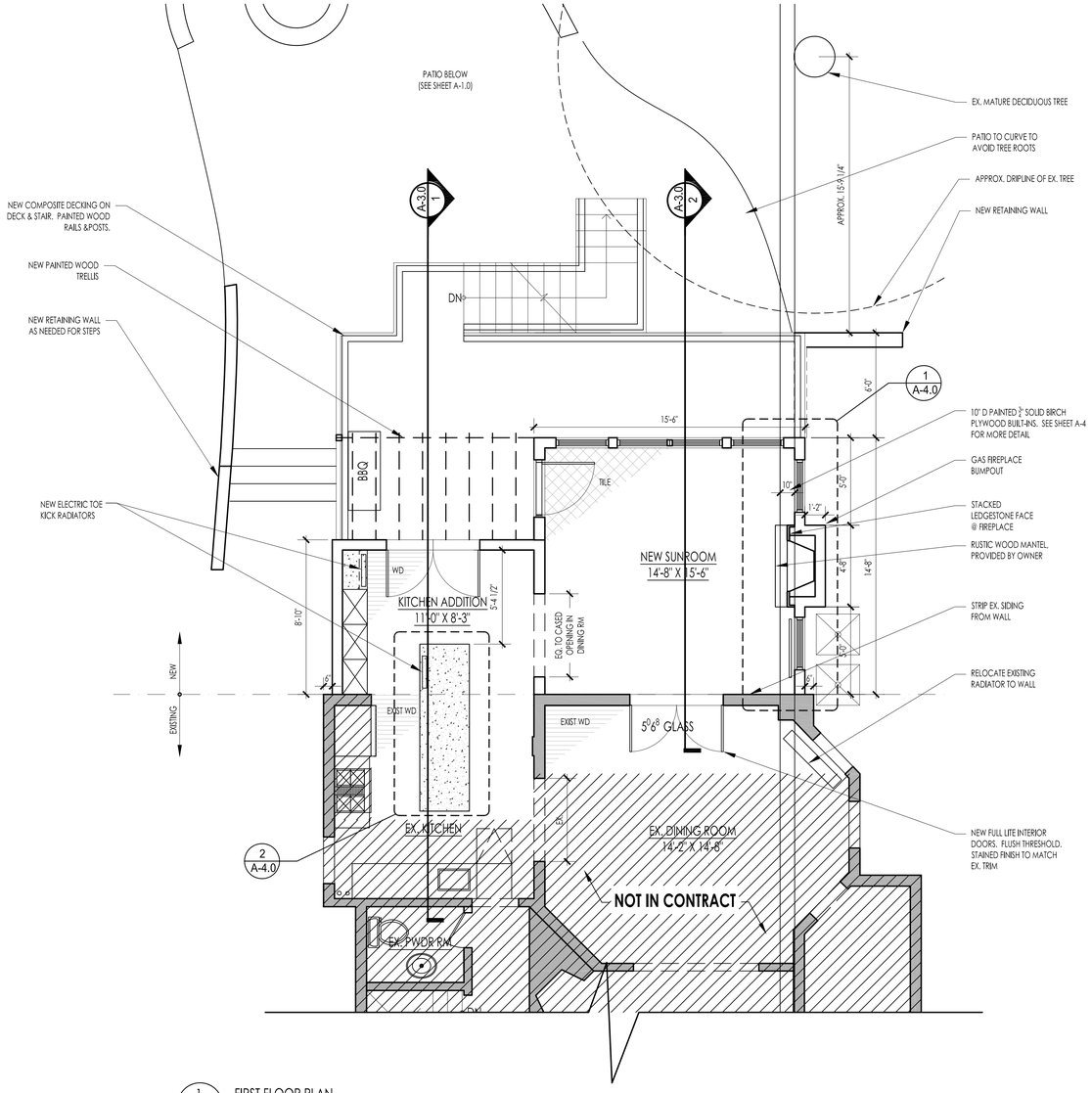
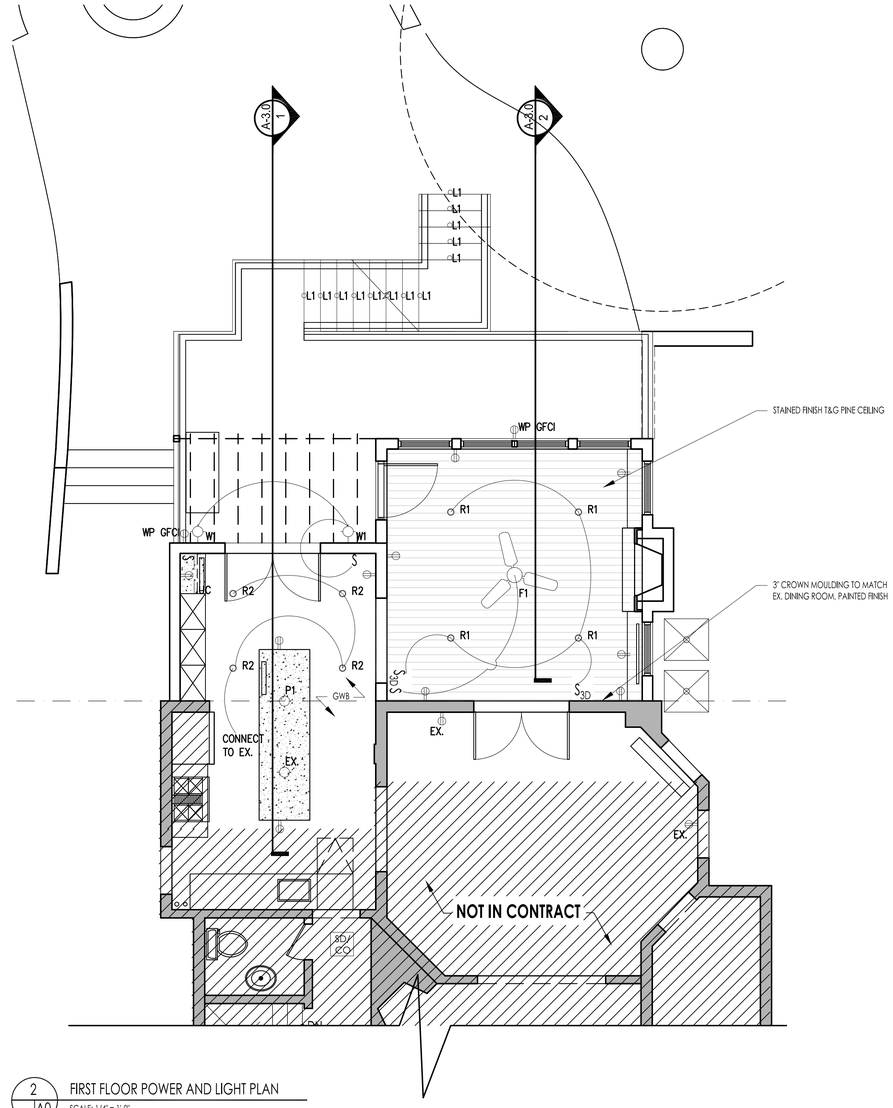


1 A0 FIRST FLOOR PLAN

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



2 A0 FIRST FLOOR POWER AND LIGHT PLAN

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

FLOOR PLAN NOTES

1. **PRIOR TO COMMENCEMENT OF WORK, GC SHALL FIELD MEASURE EXISTING BUILDING TO ENSURE COORDINATION WITH DRAWINGS. ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO START OF WORK.**
2. WRITTEN DIMENSIONS AND NOTES SUPERCEDE ANY SCALED DRAWING. ANY DISCREPANCIES BETWEEN SCALE AND DIMENSION SHALL BE BROUGHT TO ARCHITECTS' ATTENTION FOR CLARIFICATION
3. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
4. ALL HEADER HEIGHTS SHALL BE CONSISTENT. SILL HTS. VARY AS SHOWN AND SHALL BE VERIFIED WITH ACTUAL RO OF WINDOWS.
5. **ALL NEW BEAMS AND COLUMNS MUST BE IN PLACE PRIOR TO DEMOLITION OF ANY LOAD BEARING WALLS.**
6. SEE STRUCTURAL DRAWINGS FOR EXACT LOCATION OF COLUMNS, BEAMS AND OTHER STRUCTURAL ELEMENTS.
7. ROOF ELEVATIONS AND SLOPES ARE APPROXIMATE. CONTRACTOR TO VERIFY EXISTING DIMENSIONS AND ADJUST LEVELS ACCORDINGLY.
8. MECHANICAL, ELECTRICAL AND PLUMBING WORK SHALL BE CONSTRUCTED AS DESIGN BUILD. THE INFORMATION SHOWN ON THESE CONTRACT DOCUMENTS REFLECTS THE MINIMUM CODE REQUIREMENTS. COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS IS THE RESPONSIBILITY OF THE CONTRACTOR.
9. COORDINATE EXACT LOCATION AND SIZE OF WET STACKS, CHASES AND OTHER PENETRATIONS WITH MECHANICAL AND PLUMBING CONTRACTOR.
10. SUBCONTRACTORS SHALL COORDINATE LOCATION OF STACKS, VENTS, AND OTHER THROUGH FLOOR/ROOF PENETRATIONS **WITH ARCHITECT** PRIOR TO INSTALLATION.
11. **MECHANICAL SUBCONTRACTOR SHALL EVALUATE CAPACITY OF THE EXISTING BOILER AND EXISTING HEAT PUMP. EXTEND FORCED AIR COOLING FROM HEAT PUMP TO NEW SUNROOM AND KITCHEN. NEW SUNROOM SHALL BE HEATED BY ELECTRIC RADIANT HEAT BUILT INTO SUBFLOOR. NEW ELECTRIC TOE-KICK RADIATOR AT KITCHEN EXTENSION**
12. WHERE EXISTING PLASTERBOARD IS REMOVED AND WALL CAVITY EXPOSED, GC SHALL INSTALL INSULATION AS PRESCRIBED IN THESE DRAWINGS TO MEET THE EXISTING BUILDING REQUIREMENTS OF THE IECC/IRC 2015.

13. MINIMUM INSULATION REQUIREMENTS, PER THE IECC 2015 ARE AS FOLLOWS:
    ZONE 4
    CEILING/ROOF: R-49
    WOOD -FRAME WALL: R-20 OR R-13 + 5
    FLOOR: R-19
    BASEMENT WALL: R-10; R-13 (BATT)
    SLAB: R-10, 2'-0"

FINISH NOTES

1. NEW WOOD FLOORS AT KITCHEN ADDITION SHALL BE NEW 2-1/4" T&G OAK FLOORING TO MATCH EXISTING. TOOTH-IN WHERE APPLICABLE. REFINISH ENTIRE EXISTING KITCHEN FLOOR AND FEATHER TOP COAT INTO ADJACENT ROOMS. NEW CERAMIC TILE OVER RADIANT HEAT FLOORING IN SUNROOM. STYLE TBD BY OWNER. TILE SUPPLIED BY OWNER, SUBFLOOR, MASTIC, BY CONTRACTOR.

2. NEW 2-PC WOOD BASE THROUGHOUT WORK AND TRIM AROUND ALL NEW WINDOWS SHALL MATCH EXISTING, INCLUDING SILL AND APRON AT WINDOWS. LARGE OPENINGS BTWN KITCHEN AND SUNROOM SHALL BE AN ARCHED OPENING TO MATCH EXISTING ADJACENT OPENING BETWEEN KITCHEN AND DINING ROOM. MATCH HEIGHT, WIDTH AND GEOMETRY. CASED OPENINGS FOR ALL NEW DOORS SHALL MATCH EXISTING AT EXISTING HOUSE. ALL TRIM IN SUNROOM SHALL BE PAINTED FINISH. SALVAGE ALL EXISTING TRIM FOR REUSE IN NEW WORK.

3. REPLACE REMOVED PLASTER WITH ½" GYP BOARD WHERE OCCURS. ALL EXPOSED WALL CAVITIES SHALL BE FILLED WITH INSULATION TO CURRENT CODE, OR WITH HD BATTS TO DEPTH OF EXISTING CAVITY.

4. MAINTAIN LEVEL CEILING THORUGHOUT KITCHEN, AND CONTINUOUS CEILING HT BETWEEN EXISTING AND NEW WORK. SEE SECTION FOR CEILING HEIGHT AND PROFILE AT NEW SUNROOM.

REFLECTED CEILING WIRING & CABLING NOTES

1. NEW KITCHEN CEILING SHALL BE ½" GWB, NEW SUNROOM CEILING SHALL BE ¾" TONGUE AND GROOVE PINE, STAIN GRADE. FINAL STAIN COLOR AND POLY SHEEN SHALL BE DETERMINED IN FIELD.

2. ALL ELECTRICAL WIRING, FIXTURES AND DEVICES SHALL BE INSTALLED ACCORDING TO NEC 2014.

3. LOCATIONS OF ALL DEVICES AND FIXTURES SHALL BE CONFIRMED AT WALK-THROUGH ON SITE PRIOR TO COMMENCEMENT OF WIRING ROUGH-IN.

4. ALL NEW ELECTRICAL DEVICES SHALL BE STANDARD STYLE, COLOR WHITE. DIMMER SWITCHES SHALL BE STANDARD STYLE WITH SLIDE DIMMER. ASSUME 20% OF NEW SWITCHES WILL BE DIMMERS.

5. GC SHALL VERIFY SUFFICIENT ELECTRICAL SERVICE CAPACITY FOR NEW WORK. IF REQUIRED, A SUB-PANEL SHALL BE INCLUDED IN THE BASE BID. ALL ELECTRICAL PANELS SHALL BE LOCATED IN THE BASEMENT UTILITY ROOM AS SHOWN.

6. PROVIDE HARDWIRED SMOKE / CARBON MONOXIDE DETECTORS NEAR STAIRS ON ALL THREE FLOORS, AND SMOKE DETECTORS IN ALL SLEEPING ROOMS IN ACCORDANCE WITH IRC 2015. IN LIEU OF HARDWIRED SMOKE DETECTORS IN EXISTING BUILDING, CONTRACTOR MAY INSTALL 10-YEAR LITHIUM ION BATTERY SMOKE DETECTORS PER MONTGOMERY COUNTY CODE.

LIGHTING FIXTURE SCHEDULE

ID		TYPE	Brand	Finish	Remarks
F1		52" INTERIOR FAN			
L1		TREX STEP LIGHTING, LOW VOLTAGE			
P1		KITCHEN PENDANT			
R1		4" RECESSED DOWNLIGHT			
R2		RECESSED DOWNLIGHT TO MATCH EXISTING KITCHEN LIGHTS			
T1		48" LED STRIP WORK LIGHT, RATED FOR DAMP LOCATIONS			
W1		EXTERIOR WALL SCONCE			
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FLD-1		FLOOD LIGHT, LOCATION TBD, SWITCHED AT MASTER BEDROOM			
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FIRST FLOOR PLANS

04 MAR 2020

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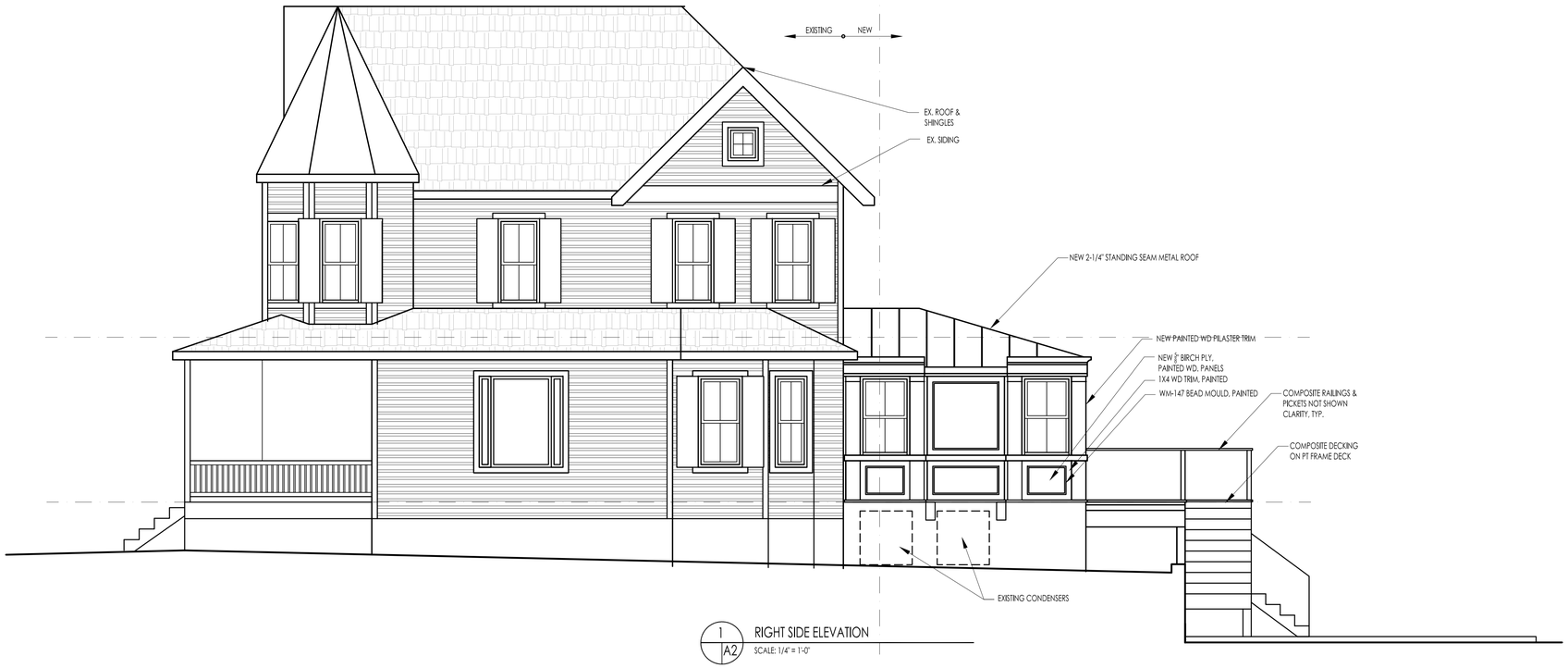
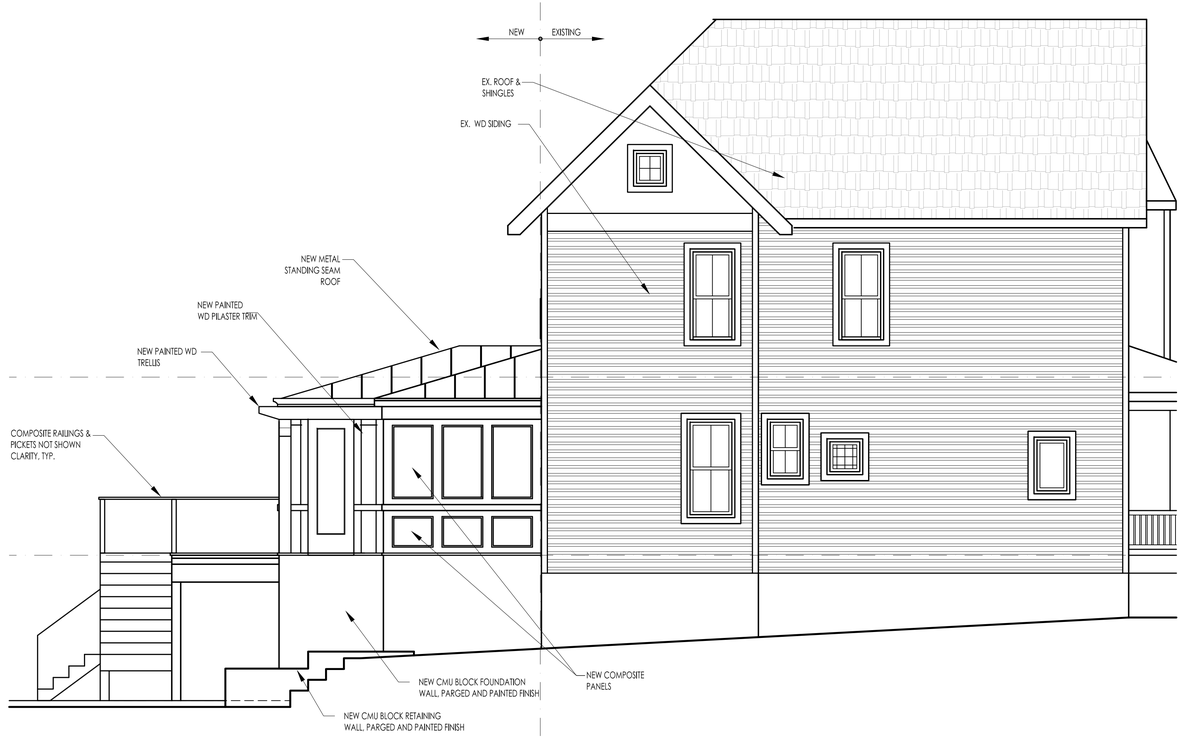


1/A2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

2/A2 REAR ELEVATION
SCALE: 1/4" = 1'-0"



3/A2 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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ELEVATIONS AND EXTERIOR DETAILS

04 MAR 2020

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Structural Notes

1. All work and materials to comply with the requirements of the 2015 IBC and IRC codes as revised by Montgomery County
2. Codes: the following design standards are applicable by reference:
   ACI 530-13/ASCE 5-13 Building Code Requirements for Masonry Structures.
   AITC - Timber Construction Manual - fifth Ed.
   ACI 318-14 Building Code Requirements for Reinforced Concrete
   AISC - 360-10 Specifications for Steel Buildings.
3. Foundations: footings, underpinning and slab on grades are designed to bear on native soil type SM or SC with an allowable bearing pressure of 2000 psf. A qualified soil-bearing inspector prior to placement of concrete shall verify all bearing values.
4. Structural steel:
   A. All structural steel, including detail material shall conform to ASTM A572 Fy = 50ksi, U.N.O.
   B. All structural tubing shall conform to ASTM A500, grd.B
   C. All steel pipe shall be ASTM A53, type E or S, grade B
   D. All welders shop and field, shall be certified. Use E70xx electrodes only.
   E. All steel exposed to weather and exterior masonry support shall receive one shop coat of corrosion-inhibiting primer.
   F. Detailing, fabrication and erection shall be in accordance with AISC. Adequately brace all steel against lateral loads during erection.
   G. All exterior structural steel shall receive rust preventative paint.
   H. Connections:
   I. All beam connections shall be simple shear connections, U.N.O. Where no reaction is provided, the beam shall be assumed to carry 120 % of the allowable uniform load in Kips for beams laterally supported, as given in the AISC steel construction manual.
   II. Except as noted, all fasteners shall be 3/4" diameter ASTM A325 bolts, designed to act in bearing type connections with threads included.
5. Lumber:
   A. Lumber shall be SPF #2 with a min. Fb = 875psi Min. Fv = 135psi and min. E = 1,400,000psi.
   B. LVL and PSL shall have a min. Fb = 2850psi; Fv = 285psi; E = 2,000,000psi.
   C. Floor decking shall be ¾" APA rated decking. Roof decking shall be 1/2"APA rated decking. Wall sheathing shall be 1/2" APA rated sheathing. Glue and screw the floor decking to joists.
   D. Interior wood walls shall be 2x4 studs at 16" O.C. and exterior walls shall be 2x6 studs at 16" O.C. with a double top plate and single bottom plate. Provide solid blocking at the mldheight of each wall and at a minimum of 48" O.C. vertically.
   E. Provide double joists under all walls that run parallel to floor framing.
   F. Nail all multiple members together per the manufacturer's recommendations and at a minimum use 2-10d nails at 6" O.C. stagger sides that nails are driven from.
   G. Provide bridging at center of all joist spans Exceeding 8'-0" and at 1/3 points of all joist spans exceeding 16'-0". Provide solid blocking at all bearing points on top of walls or beams.
   H. Provide solid blocking below all wood posts.
   I. All posts shall have Simpson Cap and Base Plates typ.
   J. All joists shall have Simpson Hangers where applicable.
   K. Glue all multiple studs together. Nail together with 2-10d nails at 3" O.C. Stagger the sides of the studs that the nails are driven from.
   L. All lumber in contact with masonry or concrete or within in 8" of soil shall be pressure treated. All lumber to conform to IRC R319 for protection against corrosion and termite damage.
   M. All lumber shall be kiln dried. Store lumber on site in such a manner as to prevent the seepage of water into the wood.
   N. Wood Lintels shall be as follows:
      Opening ≤ 3'-0" - 2-2x6
      3'-0" < Opening ≤ 5'-0" - 2-2x8
      5'-0"< Opening ≤ 8'-0" - 2-2x10
      Greater than 8'-0" - See plans
6. Fasteners:
   A. All prefabricated angles, bearing plates, and joist hangers shall be installed per the manufacturer recommendations.
   B. Follow the manufacturer recommendations for setting epoxy bolts.
   C. Expansion bolts shall be rawl power studs.
7. Masonry:
   A. Masonry construction shall be in conformance with the applicable sections of ACI 530-13/ASCE5-13, "Specifications for Masonry Structures."
   B. Concrete masonry units shall be hollow load bearing units (ASTM C90) grade n-1 with a net strength of 2000psi and F'm - 1500psi.
   C. All joints to be filled solid with mortar.
   D. Mortar to comply with ASTM C270 (type M or S).
   E. Provide corrugated masonry ties between brick facia and wood walls or cmu walls at 16" O.C. In each direction.
   F. Provide 9ga truss style joint reinforcement @ 16" O.C. vertically.
   G. Lintels shall be as follows:
      Opening ≤ 3'-0" - L4x3½ x¼ LLV/ 4" of wall
      3'-0" < Opening ≤ 7'-0" - L6x3½x5/16 LLV/ 4" of wall.
      Opening > 7'-0" - See Plan
8. Cast in place concrete:
   A. Concrete construction shall be in conformance with the applicable sections of ACI 318-14, "Part 3 - Construction Requirements."
   B. Concrete shall have a minimum compressive strength at 28 days of 3000psi, UNO (unless noted otherwise).
   C. All concrete shall be placed with a slump of 4" (± 1")
   D. All concrete shall be normal weight, UNO.
   E. All concrete exposed to weather shall have 6% ±1% entrained air.
   F. Contractor shall pour extra concrete to account for the deflection of the formwork to provide a flat finished surface.
   G. Concrete cover for reinforcement shall be:

Columns and beams	1½"
Slabs	¾"
Footings	3"

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

Dead Loads:

SPF #2 -	25 PCF
½ Decking -	1.7 PSF
¾" Decking -	2.5 PSF
Asphalt Shingles -	2.5 PSF
Slate Shingles -	15 PSF
½" Drywall -	2.2 PSF
Insulation -	1.5 PSF
Siding -	2.0 PSF
CMU -	87 PCF
Brick -	130 PCF

LIVE LOADS:

DECK:	40PSF
ATTIC:	20PSF
FLOOR:	40PSF
BALCONY	60PSF
BEDROOM	40PSF
ROOF:	30PSF

WIND LOADS

WIND SPEED:	Vult = 115mph; Vasd = 89mph
WIND LOAD IMPORTANCE FACTOR:	1.0
WIND EXPOSURE FACTOR:	B
WIND DESIGN PRESSURE:	11PSF

SNOW LOADS:

GROUND SNOW LOAD (PG):	30PSF
FLAT ROOF SNOW LOAD(PF):	30PSF
SNOW EXPOSURE FACTOR (CE):	0.9
SNOW IMPORTANCE FACTOR (I):	1.0

Deflection Limitations:

Rafters:	L/240
Interior Walls and Partitions:	H/180
Floors and Plastered Ceilings:	L/360
All Other Structural Members:	L/240
Ext. Walls with plaster or stucco finishes:	L/360
Ext. Walls - Wind Loads with Brittle Finishes:	L/240
Ext. walls - Wind Loads with Flexible Finishes:	L/120

SEISMIC DESIGN DATA:

SEISMIC IMPORTANCE FACTOR (Ie):	1.0
SPECTRAL RESPONSE ACCELERATIONS:	
(Ss):	20.0%
(S1):	8.0%
SPECTRAL RESPONSE COEFFICIENTS:	
(Sds):	33%
(Sd1):	18.7%
SEISMIC DESIGN CATEGORY:	B
SEISMIC SITE CLASSIFICATION:	D
SEISMIC COEFFICIENT (Cs):	0.22
SEISMIC MODIFICATION FACTOR (R):	1.5
BASE SHEAR:	10.5k
ANALYSIS PROCEDURE:	EQUIV. LATERAL FORCE
BASIC SFRS:	ORDINARY MASONRY WALLS

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NO.	DESCRIP.	DATE

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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. 25427, Expiration Date: 7/17/20"

FOR **PRICING**

STRUCTURAL
NOTES & DETAILS

04 MAR 2020

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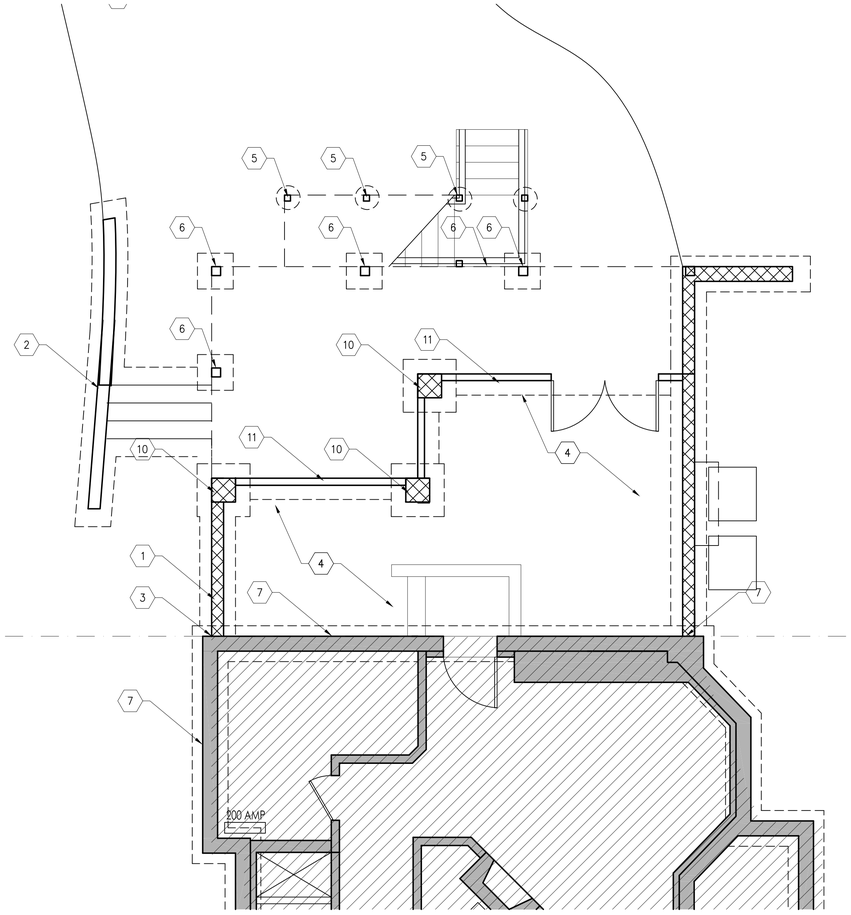
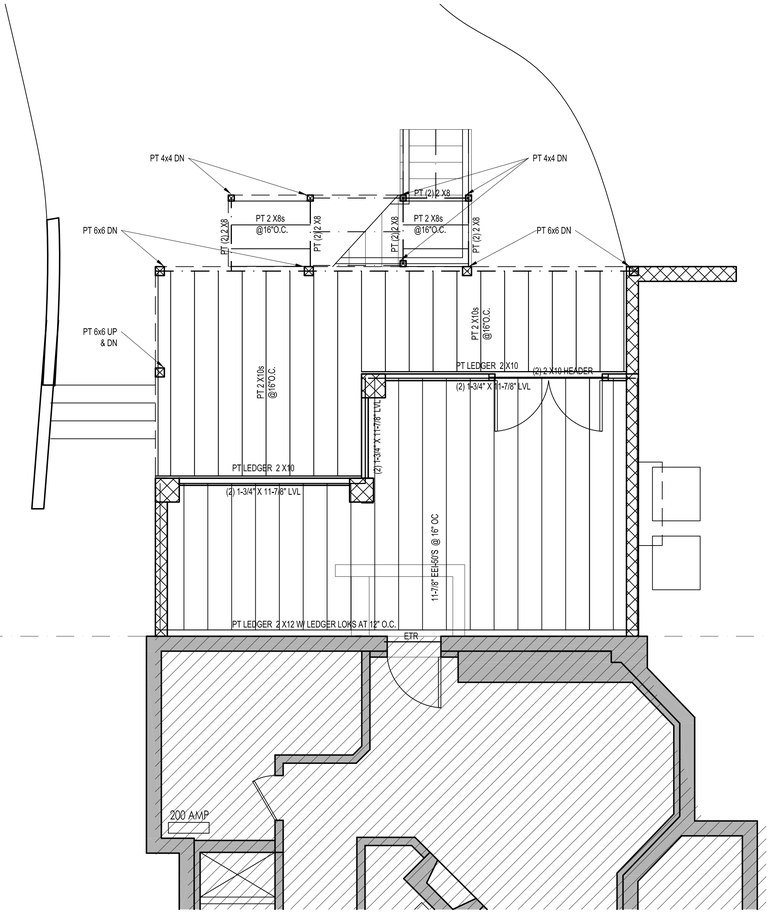


1 S1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

FOUNDATION KEY NOTES

1. NEW 8" CMU WALL WITH #4 BARS AT 32" O.C. IN FILLED CELLS. PLACE THE WALL ON A 24X10 FOOTING WITH (3)#4 BARS. SEE THE ARCHITECTURAL DRAWINGS FOR INSULATION REQUIREMENTS AGAINST THE WALL.
2. NEW 8" CMU WALL WITH #4 BARS AT 32" O.C. IN FILLED CELLS. PLACE THE WALL ON A 20X10 FOOTING WITH (3)#4 BARS. STONE CLADDING SHALL BE MORTARED DIRECTLY TO WALL
3. THE BOTTOM OF THE FOOTING SHALL MATCH THE BOTTOM OF THE EXISTING FOOTING. EPOXY DOWEL THE FOOTING REBAR INTO THE EXISTING FOOTING WITH SIMPSON SET EPOXY AND 6" EMBEDMENT. ATTACH THE NEW WALL TO THE EXISTING WALL WITH METAL TIES AT 16" O.C.
4. NEW 4" CONCRETE SLAB ON 4" GRAVEL AND A 6MIL POLY VAPOR BARRIER. TURN DOWN SLAB 12" BELOW NEW FRAME WALLS
5. PT4X4 POST ON A 16"ø FOOTING. THE TOP OF THE FOOTING SHALL BE 1" BELOW GRADE. ATTACH THE POST TO THE FOOTING WITH A SIMPSON ABA44.
6. PT6X6 POST ON A 20"ø FOOTING. THE TOP OF THE FOOTING SHALL BE 1" BELOW GRADE. ATTACH THE POST TO THE FOOTING WITH A SIMPSON ABA66.
7. EXISTING MASONRY WALL AND FOOTING.
8. EXISTING COLUMN AND FOOTING.
9. EXISTING CHIMNEY AND FOOTING
10. 16X16 MASONRY PIER ON A 30X30X10 FOOTING
11. 2X6 FRAME WALL, PT BOTTOM PLATE



2 S1 FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

FIRST FLOOR FRAMING KEY NOTES

FRAMING NOTES

1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
4. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF $\frac{1}{2}$"ø BOLTS AT 16" O.C.
5. EPOXY BOLTS SHALL BE SIMPSON "SET". FOLLOW MANUFACTURES INSTRUCTIONS FOR INSTALLATION AND THE INSTRUCTIONS OF ESR 1772. EPOXY BOLTS SHALL HAVE 6" EMBEDMENT WITH SCREEN TUBES UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING STRUCTURAL ELEMENTS THAT WILL REMAIN.
7. ALL WOOD BEAMS POCKETED INTO MASONRY WALLS SHALL BE COVERED WITH ROOF PAPER INSIDE THE WALL.
8. ALL SLAB CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4500PSI AND HAVE 6%±1% ENTRAINED AIR.

WIND BRACING KEY NOTES

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FOR **PRICING**

STRUCTURAL PLANS: FOUNDATION AND FIRST FLOOR FRAMING

04 MAR 2020

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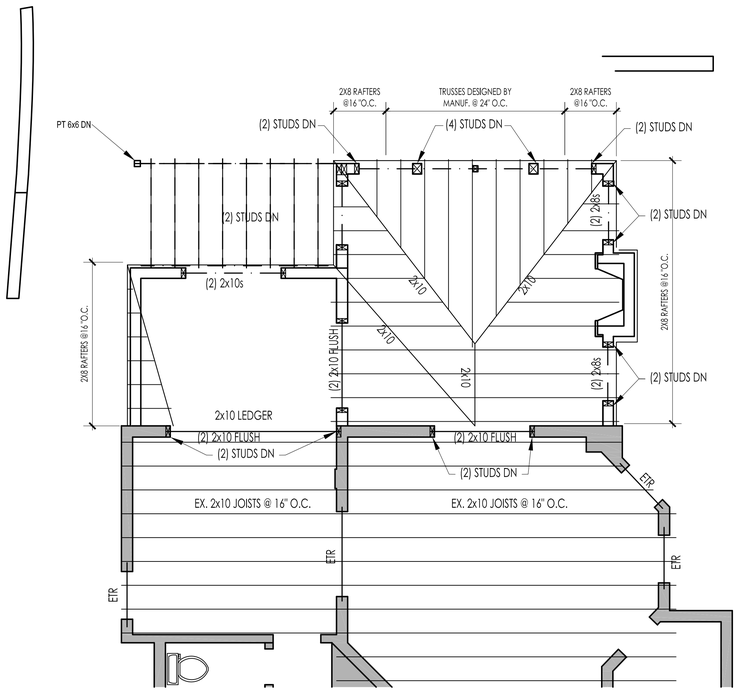

1 / S1 ROOF FRAMING PLAN

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

ROOF KEYNOTES

FRAMING NOTES

1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A SINGLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
4. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF $\frac{1}{2}$"ø BOLTS AT 16" O.C.
5. EPOXY BOLTS SHALL BE SIMPSON "SET". FOLLOW MANUFACTURES INSTRUCTIONS FOR INSTALLATION AND THE INSTRUCTIONS OF ESR 1772. EPOXY BOLTS SHALL HAVE 6" EMBEDMENT WITH SCREEN TUBES UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING STRUCTURAL ELEMENTS THAT WILL REMAIN.
7. ALL WOOD BEAMS POCKETED INTO MASONRY WALLS SHALL BE COVERED WITH ROOF PAPER INSIDE THE WALL.
8. ATTACH VENEER TO THE WOOD OR CMU BACKING STRUCTURE WITH METAL TIES AT 16" O.C. IN EACH DIRECTION. PROVIDE FLASHING, WATERSTOPS AND WEEP HOLES IN THE VENEER PER THE IRC CODE.
9. ALL STEEL ANGLE LINTELS SHALL BE LONG LEG VERTICAL (LLV). PROVIDE 4" BEARING FOR STEEL ANGLES ON SOLID MASONRY.
10. PROVIDE 4" OF BEARING ON SOLID MASONRY FOR ALL PRECAST CMU LINTELS.
11. ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.
12. ALL NAILS, HANGERS, BOLTS, AND AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
13. ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
14. ALL SLAB CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4500PSI AND HAVE 6%±1% AIR ENTRAINMENT.
15. ALL TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER.
16. WHEN ATTACHING EXISTING JOISTS TO FLUSH BEAMS USE OVERSIZED SIMPSON LUS HANGERS. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE JOIST AND THE HANGER.
17. THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE HOME AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS.
18. LALLY COLUMNS SHALL BE BY THE TIGER BRAND JACK POST COMPANY. (ESR 1766)

WIND BRACING KEY NOTES

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

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ARCHITECT/ENGINEER

ALTERATIONS
TO
3915 WASHINGTON ST.
KENSINGTON, MD

NO.	DESCRIP.	DATE

REVISIONS

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. 25427, Expiration Date: 7/17/20"

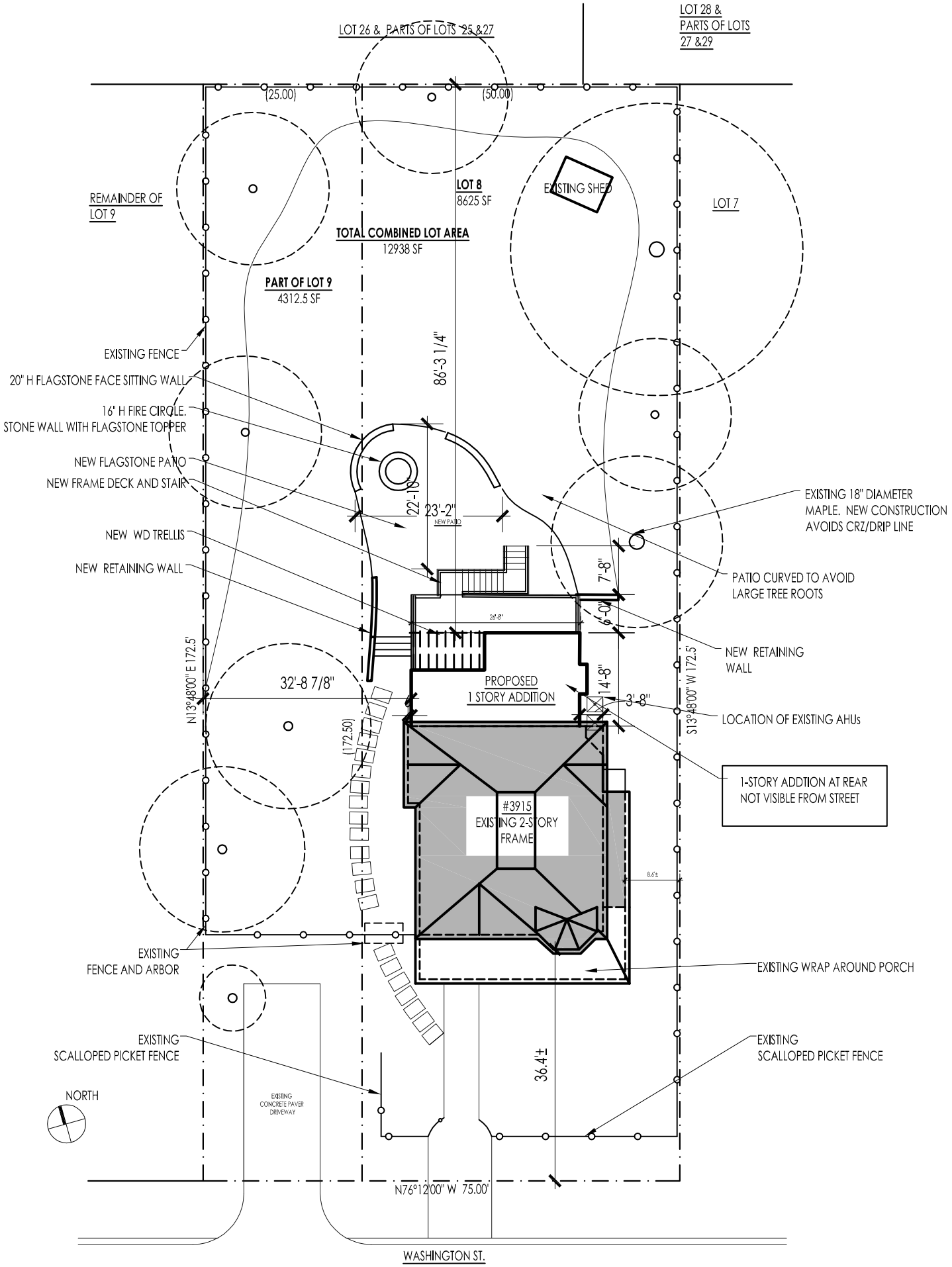
FOR **PRICING**

STRUCTURAL PLANS:
ROOF FRAMING

04 MAR 2020

S1.1

SHEET #



3915 WASHINGTON ST
SUNROOM ADDITION

PROPOSED SITE PLAN
1:20

STUDIO 105 ARCHITECTURE