

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	9904 Capitol View Ave., Silver Spring	Meeting Date:	7/28/2021
Resource:	1917-1935 Capitol View Park Historic District	Report Date:	7/21/2021
Applicant:	Andrea & Dennis Hidalgo	Public Notice:	7/14/2021
Review:	HAWP	Tax Credit:	No
Case No.:	958656	Staff:	Dan Bruechert
PROPOSAL: Dormer Addition and Window Replacement			

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: 1917-1935 Resource in the Capitol View Historic District
STYLE: Colonial Revival
DATE: c.1925



Figure 1: 9904 Capitol View Avenue.

PROPOSAL

The applicant proposes to construct two rear-facing shed dormers and replace two side windows.

APPLICABLE GUIDELINES

Capitol View Park Historic District

When reviewing alterations and new construction within the Capitol View Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Sector Plan for Capitol View & Vicinity (Sector Plan)*, *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-8

- (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 ensure 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
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; 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. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

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

- 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 shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The applicant proposes work in two areas of the subject property. First, the applicant proposes to install two shed-roof dormers on the rear of the house. Second, the applicant proposes to remove and replace a second door window on each of the gable ends. The effect of the proposed changes will have a minimal

impact on the character of the house and the surrounding district. Staff recommends approval of the HAWP.

Dormer Construction

As part of a house renovation and ½ bath construction, the applicant proposes to construct two shed-roof dormers on the rear of the house. The dormers will have fiber cement clapboard siding and a membrane roof on the dormer roof. Five single-lite aluminum-clad wood awning windows are proposed.

Staff finds the dormers will not impact the visual historic character of the house or surrounding district as they will only be minimally visible from the surrounding right-of-way. Staff finds the fiber cement siding and clad windows are appropriate materials for additions within the Capitol View Historic District and recommends approval under 24A-8(b)(1) and (2).

Window Replacement

On the 2nd-story gable ends, there is a 3-over-one wood sash window in each of the two bedrooms. Staff notes that this change is not shown in the drawings, but is called out in the window schedule. Staff followed up with the applicant regarding this change. Because of egress requirements, the applicant proposes to remove these two windows and install Pella Lifestyle aluminum-clad wood casement windows with custom permanently fixed exterior and interior grilles to match the appearance and size of the existing 3-over-one sash windows. The operation of the casement window will allow an opening size large enough to comply with the code requirement.

The typical requirement for replacing historic wood windows is that the applicant must first demonstrate that the windows have degraded beyond repair. Staff finds, in this instance, there is a justification for the window replacement under 24A-8(b)(4). Staff finds this is a reasonable change that will not significantly alter the character of the resource or surrounding district. Additionally, Staff will not stamp permit drawings that do not accurately reflect this window replacement.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), (4), and (d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

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

and with the general condition that the applicant shall present an electronic set 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.



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICANT:

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? ☐ Yes/District Name _____

☐ 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. ☐ No

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. ☐ No

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: ☐ Lot 9, Block 31, (no liber/folio in deed)

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:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> 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

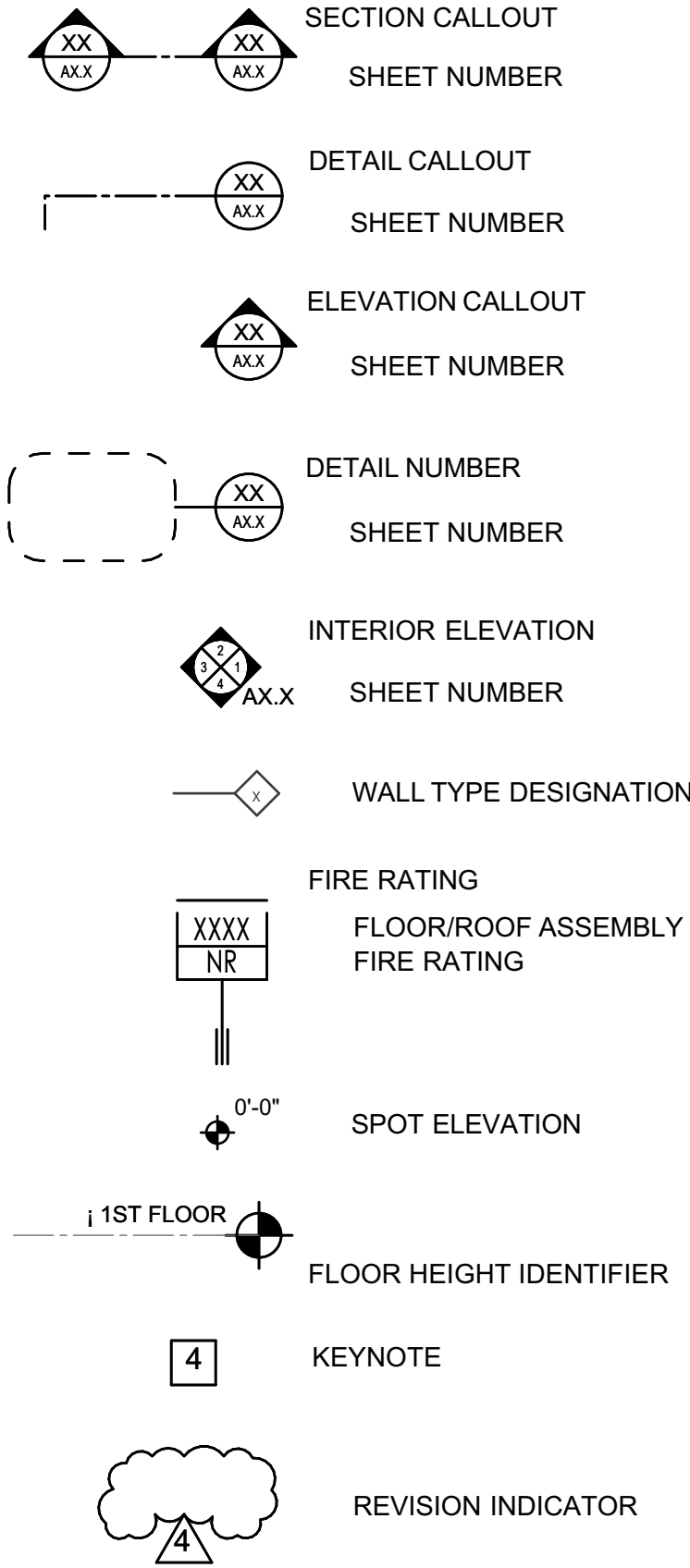
Date

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

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

**9904 CAPITOL VIEW AVENUE
SILVER SPRING MARYLAND 20910**

GRAPHIC SYMBOLS



ABBREVIATIONS

A		
AB	Anchor Bolt	
ADD	Addendum	
ADJ	Adjacent	
AFF	Above Finished Floor	
AGGR	Aggregate	
ALUM	Aluminum	
ALT	Alternate	
ANOD	Anodized	
APPROX	Approximate	
ARCH	Architectural	

B		
BLK'G	Blocking	
B.M.	Bench Mark	
BD	Board	
BF	Backface	
BL	Building Line	
BLDG	Beam	
BM	Bearing	
BRG	Building Restriction Line	
BRL	Bottom	
BTM	Between	
BTWN		

C		
CEM	Cement	
CIP	Cast In Place	
CJ	Control Joint	
CNJT	CONStuction Joint	
CL	Center Line	
CLG	Ceiling	
CLR	Clear	
CMU	Concrete Masonry Unit	
COL	Column	
CONC	Concrete	
CONN	Connection	
CONST	CONStuction	
CONT	Continuous	
COORD	Coordinate	
CORR	Corrugated	
CR	Cold Rolled	
CSK	Countersunk	
CTD	Centered	
CTR	Center	

D		
D	Depth	
DTLS	Details	
STL	Detail	
DIA	Diameter	
DIM	Dimension	
DL	Dead Load	
DN	Down	
DS	Down Spout	
DWGS	Drawings	
DWLS	Dowels	

E		
EA	Each	
EJ	Expansion Joint	
EL	Elevation	
ELEV	Elevation	
EMBDMT	Embedment	
EOS	Edge of Slab	
EPOXY'D	Epoxyed	
EQ	Equal	
EQUIP	Equipment	
EW	Each Wat	
EXIST	Existing	
EXP BLT	Expansion Bolt	
EXT	Exterior	
ETR	Existing to remain	

F		
FD	Floor Drain	
FDN	Foundation	
FF	Finish Floor	
FHC	Fire Hose Cabinet	
FIN	Finish	
FLR	Floor	
F.R.	Fire Rated	
FT	Foot	
FTG	Footing	
FV	Field Verify	

G		
GA	Gauge	
GALV	Galvanized	
GB	Grade Beam	
GEN	General	
GI	Galvanized Iron	
GLS	Glass	
GMU	Glazed Masonry Unit	
GND	Ground	
GR	Grade	
GSM	Galvinized Sheet Metal	
GYP BD	Gypsum Board	

H		
H	High	
HDW	Hardware	
HDR	Header	
HORIZ	Horizontal	
HP	High Point	
HR	Hour	
HT	Height	
HWD	Hardwood	

I		
IBC	International Building Code	
ID	Inside Diameter	
INDO	Information	
INSUL	Insulation	

J		
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K		
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L		
LDGR	Ledger	
LG	Long	
LOC	Location	
LP	Low Point	
LSL	Laminated Strand Lumber	
LT	Light	
LWC	Lightweight Concrete	

M		
MANUF	Manufacturer	
MAS	Masonry	
MATL	Material	
MAX	Maximum	
MDO	Medium Density Overlay	
MDF	Medium Density Fiber	
MECH	Mechanical	
MEMB	Membrane	
MEP	Mechanical, Electircal and Plumbing	
MFG	Manufacturer	
MIL	Thickness	
MIN	Minimum	
MISC	Miscellaneous	
MO	Masonry Opening	
MOD	Modified	
MTL	Metal	

N		
N/A	Not Available/Applicable	
NEC	Necessary	
NIC	Not in Contract	
NOM	Nominal	
NTS	Not to Scale	
NWC	Normal Weight Concrete	

O		
OA	Over All	
OC	On Center	
OD	Outside Diam.	
O.D.	Overflow Drain	
OH	Opposite Hand	
OPNG	Opening	
OPP	Opposite	

P		
PERF	Perforated	
P.L.	Property Line	
PL	Plate	
PLYWD	Plywood	
PR	Pair	
PREFAB	Prefabricated	
PREP	Prepare	
PSF	Pounds per Square Foot	
PSI	Pounds per Square Inch	
PT	Point	
PTD	Painted	
P.T.	Pressured Treated	

R		
R	Riser	
RAD	Radius	
RCP	Reflected Ceiling Plan	
RD	Roof Drain	
REBAR	Reference	
REF	Refurbish	
REFURB	Reinforcing	
REINF	Relocate/Relocated	
RELOC	Require	
REQD	Recessed Fire Valve	
RFVC	Cabinet	
RO	Rough Opening	

S		
S.A.B.	Sound Attenuation Board	
SCHED	Schedule	
SECT	Section	
SF	Square Feet	
SHT'G	Sheathing	
SHT	Sheet	
SIM	Similar	
SISTER'D	Sistered	
SP	Structural Opening	
SOG	Slab on Grade	
SPEC	Specification	
SQ	SSquare	
S.S.	Stainless Steel	
SSF	Solid Surface	
STAGGER'D	Staggered	
STD	Standard	
STIDD	Stiffener	
STIR	Stirrup	
STC	Sound Transmission Class	
STL	Steel	
STRUCT	Structural	
SYM	Symmetrical	
SYS	System	

T		
T	Tread	
TAPER'D	Tapered	
TB	Towel Bar	
T&B	Top and Bottom	
T&G	Tongue and Groove	
THK	Thick	
THRU	Through	
TJ'I'S	Trus Joist I Joist	
TO	Top of	
TOB	Top of Beam	
TOC	Top of Concrete	
TOCB	Top of Curb	
TOG	Top of Footing	
TOM	Top of Mullion	
TOS	Top of Slab	
TOSTL	Top of Steel	
TP	Toilet Paper Holder	
TR	Towel Ring	
TW	Top of Wall	
TYP	Typical	

U		
U/C	Under Counter	
U/G	Underground	
U.L.	Underwriters Laboratory	
U.N.O.	Unless Noted Otherwise	
UP, NS	Unprotected, Non Sprinklered	

V		
VAR	Varies	
VERT	Vertical	
V.I.F.	Verify In Field	

W		
W/	With	
W/O	Without	
W	Width	
WP	Waterproof(ing)	
WD	Wood	
WF	Wide Flange	
WL	Wind Load	
WP	Work Point	
WP0	Work Point Point of Origin	
WP1	Work Point - Numbered	
W.R.	Weather/Water Resistant	
WWF	Welded Wire Fabric	

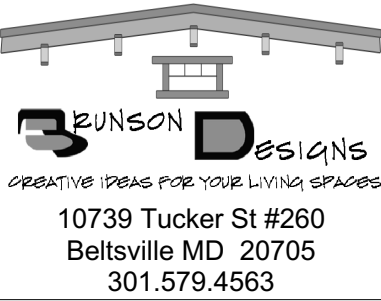
GENERAL NOTES

- ALL WORK IS TO BE DONE IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- CONTRACTOR SHALL CONFORM TO ALL O.S.H.A. REQUIREMENTS
- CONTRACTOR TO VISIT SITE AND COMPLETELY FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS PRIOR TO EXECUTION OF ANY CONSTRUCTION, CONTACT DESIGNER PRIOR TO EXECUTING ANY WORK IN QUESTION.
- CHECK ALL DIMENSIONS ON JOB AND FULLY VERIFY PRIOR TO EXECUTION. ALL WORK TO BE FULLY EXECUTED IN ACCORDANCE WITH ALL GOVERNING CODES AND REGULATIONS. ALL ELEVATIONS GIVEN ARE APPROXIMATE AND ARE GIVEN FOR "RELATIONAL" PURPOSES. CONTRACTOR SHALL ESTABLISH EXACT LEVELS PRIOR TO START OF WORK AND NOTIFY DESIGNER OF ANY SIGNIFICANT DISCREPANCIES. CONTRACTOR TO PROVIDE SHOP DRAWINGS, COLOR SCHEDULES AND SELECTIONS FOR APPROVAL BY DESIGNER PRIOR TO EXECUTION.
- DEMOLITION: TO BE PROVIDED BY CONTRACTOR AS REQUIRED. COMPLETELY REMOVE ALL TRASH FROM SITE.
- UTILITIES: COORDINATE AND PROVIDE AS PER DRAWINGS.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS/ VENDOR DATASUBMITTAL SCHEDULE TO DESIGNER FOR REVIEW AND APPROVAL WITHIN THIRTY (30) DAYS FROM COMMENCEMENT OF WORK. SUBMIT TWO (2) COPIES TO DESIGNER.
- CONTRACTOR SHALL NOT SCALE DRAWINGS AND DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS SHALL BE REPORTED TO DESIGNER FOR CLARIFICATION PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE INCLUSION OF ALL WORK NECESSARY FOR A COMPLETE INSTALLATION WHETHER SUCH WORK IS OR IS NOT INDICATED ON THE DRAWINGS OR IN THE SPECIFICATIONS.
- ALL MANUFACTURED ITEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
- WARRANTIES, GUARANTEES AND MANUFACTURER'S INSTRUCTIONS ON EQUIPMENT FURNISHED AND INSTALLED BY THE CONTRACTOR SHALL BE GIVEN TO THE OCCUPANT.
- CONTRACTOR SHALL PROVIDE PROTECTION ON A DAILY BASIS FOR ALL WORK THAT PENETRATES THE EXISTING ROOF MATERIAL. CONTRACTOR MAY COVER ALL WORK UNTIL WATERWEATHER PROOF UNTIL COMPLETION OF CONSTRUCTION.
- ALL WOOD FRAMING EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA
- IN AREAS WHERE THE DRAWINGS DO NOT ADDRESS METHODOLOGY, THE CONTRACTOR SHALL BE BOUND TO PERFORM IN STRICT COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED.
- THE DESIGNER WILL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE DESIGNER WILL NOT BE RESPONSIBLE FOR THE FAILURE OF THE CLIENT OR HIS CONTRACTORS, SUBCONTRACTORS, OR ANYONE PERFORMING ANY OF THE WORK, TO CARRY OUT THE WORK IN ACCORDANCE WITH THE APPROVED CONTRACT DOCUMENTS.
- All CONCRETE DETAILS AND CONSTRUCTION ARE TO COMPLY WITH LATEST A.C.I. CODE AND LOCAL CODES
- APPROVAL OF THESE DRAWINGS BY GOVERNING AUTHORITIES DOES NOT RELEASE THE CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE CODES AND STANDARDS.
- ALL NOTES ON THIS DRAWING APPLY FOR THE ENTIRE PROJECT WHETHER OR NOT REPEATED ON OTHER DRAWINGS.
- WHERE NEW WORK IS TO BE DONE, CARE SHALL BE TAKEN TO PROTECT ALL EXISTING ADJACENT SURFACES AND AREAS FROM DAMAGE. ANY AREAS DAMAGED DURING CONSTRUCTION OR DEMOLITION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE CLIENT. THIS APPLIES PARTICULARLY TO ADJACENT SPACES, ROOF, AND OTHER EXTERIOR AREAS AND SURFACES.
- THE OWNER WILL CONSIDER FORMAL REQUESTS FROM THE CONTRACTOR FOR SUBSTITUTION OF PRODUCTS, MATERIAL OR MANUFACTURERS. THESE REQUESTS SHALL ACCOMPANY BUT NOT BE INCLUDED IN THE BASE BID ON THE SPECIFIED BID DUE DATE. SUBMIT TWO (2) COPIES OF REQUEST FOR SUBSTITUTION.
- ONLY NEW, FIRST CLASS MATERIALS WILL BE USED (EXCEPT AS NOTED). ALL WORK AND EQUIPMENT SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE EXCEPT FOR MANUFACTURER'S GUARANTEES WHICH MAY BE LONGER.
- ALL GYPSUM BOARD SHALL BE TAPED, SPACKLED AND SANDED SMOOTH PRIOR TO FINISHING, METAL BEADING SHALL BE USED ON ALL OUTSIDE CORNERS WHERE APPLICABLE.
- THE GENERAL CONTRACTOR SHALL BEAR FULL RESPONSIBILITY AND COSTS FOR THE FOLLOWING:
 - PERMITS, LICENSES, INSPECTIONS AND FEES (ALL IMPACT FEES).
 - TEMPORARY POWER AND UTILITIES.
 - TRASH REMOVAL
 - LIABILITY AND WORKMEN'S COMPENSATION INSURANCE, ETC.
 - AND OTHER ITEMS INDICATED IN SPECIFICATIONS.
 - SHORING
- ALL PENETRATIONS THROUGH EXISTING ROOF SHALL BE SEALED IN PITCH POCKETS AT PIPING, CONDUIT, ETC.; FLASH DUCTS AND CRUBS.
- REMOVAL, DISPOSAL, ALTERATION AND RELOCATION OF EXISTING MECHANICAL AND ELECTRICAL EQUIPMENT, CONDUITS, PIPES AND DUCTS ARE INCLUDED IN THE WORK.

FOUNDATION NOTES

- THE CONTRACTOR SHALL FIELD ASSES AND DETERMINE THE METHOD FOR EXCAVATION SHORING AND FORMING NEW FOOTINGS AND FOUNDATION WALLS.
- THE EXCAVATION CONTRACTOR WILL USE ALL NECESSARY PRECAUTIONS WHEN EXCAVATING AT OR NEAR EXISTING BUILDING FOUNDATIONS/ TREES/ ETC.

approval stamps area



The Hildago Residence
9904 Capitol View Ave
Silver Spring MD 20910

Annotations, Abbreviations and
General Notes

Written dimensions on these drawings shall have precedence over scale dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions.

Drawn by **LB** Date **06.14.21**

Checked by . Date

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GENERAL DEMOLITION NOTES

A. CONTRACTOR TO VERIFY IN FIELD EXISTING CONDITIONS. ANY DEFIATION FROM THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER/ENGINEER IMMEDIATELY.

B. BUILDING AND SITE WILL BE CONTINUED OPERATIONS DURING DEMOLITION AND REMODELING PHASES.

C. THE DEMOLITION PLAN AND EXISTING CONDITIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INCLUDE IN THEIR BID. ITEMS WHICH ARE INTENDED TO BE REMOVED, RELOCATED, OR SALVAGED ARE SHOWN AS DIAGONAL LINES. ALL OTHER ITEMS ARE INTENDED TO REMAIN IN PLACE.

D. COORDINATE DEMOLITION AND REPAIRS, PROVIDE TEMPORARY ROOFING AS REQUIRED. DO NOT LEAVE ANY AREAS EXPOSED TO ELEMENTS, WITHOUT TEMPORARY ROOFING.

E. DEMOLITION SHALL INCLUDE, BUT IS NOT LIMITED TO, THE TIMES IDENTIFIED. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED RENOVATION AND NEW CONSTRUCTION WITH THE EXISTING BUILDING TO IDENTIFY THE TOTAL EXTENT OF THE DEMOLITION REQUIRED AND AS LISTED HERE-IN.

F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL EXISTING BUILDING COMPONENTS, MATERIALS, EQUIPMENT, AND APPURTENANCES AS REQUIRED TO BUILD, ERECT, INSTALL, OR ACCOMODATE ALL NEW CONSTRUCTION, WITH THE CONTRACTING OFFICE HAVING FIRST RIGHT OF REFUSAL ON ALL REMOVED ITEMS.

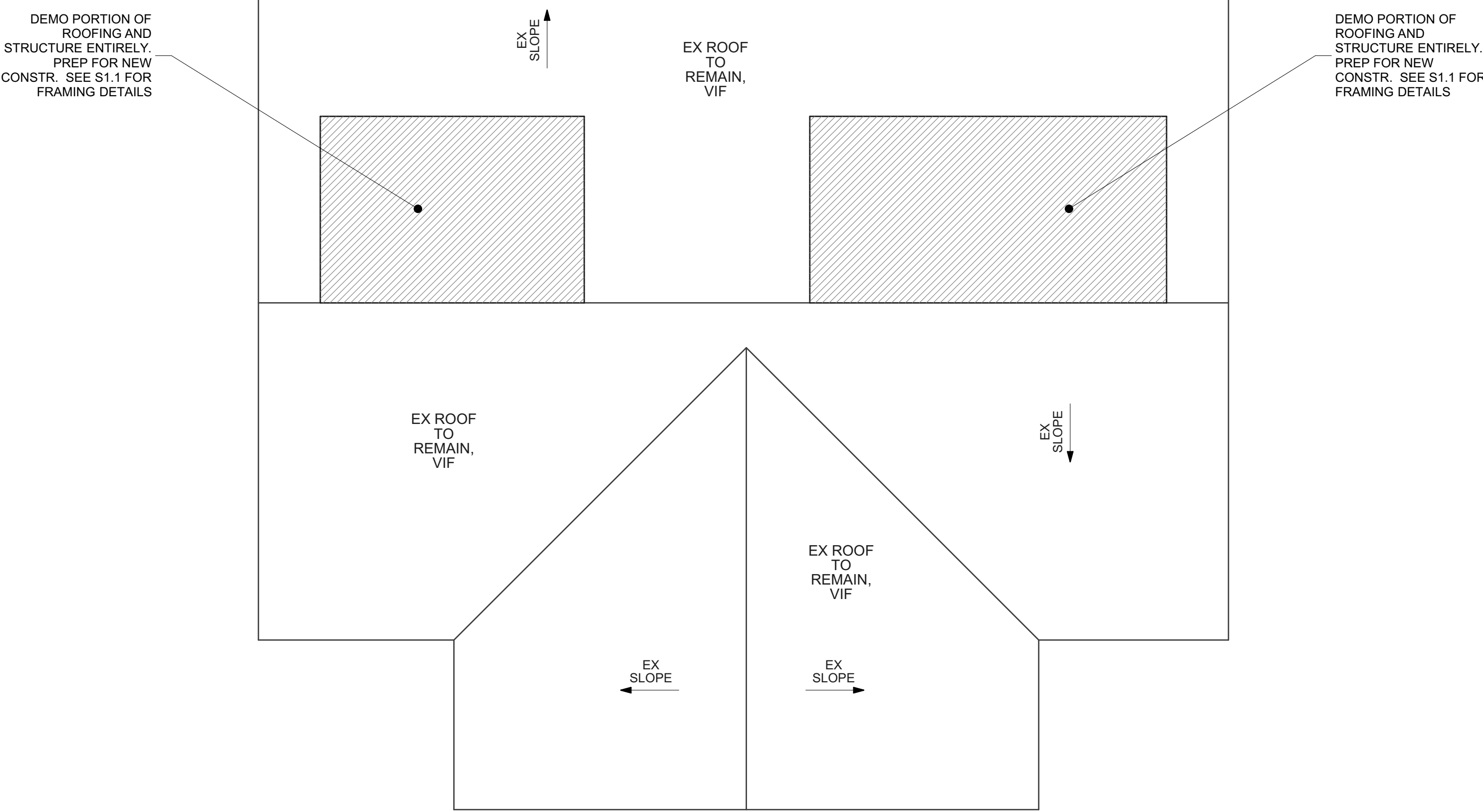
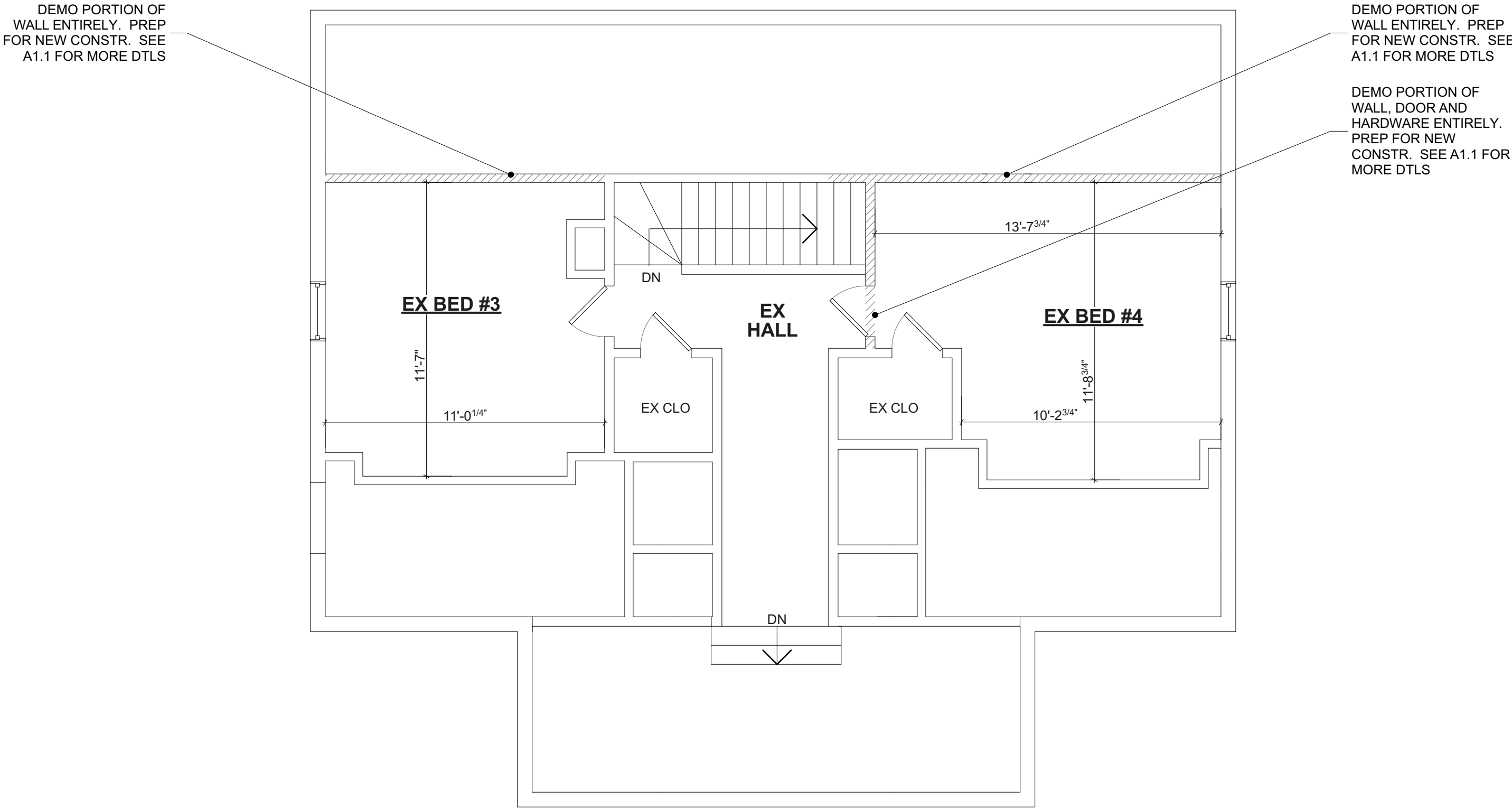
G. ITEMS NOTED TO BE REMOVED AND SALVAGED OR REINSTALLED SHALL BE CAREFULLY REMOVED BY THE CONTRACTOR WITHOUT DAMAGE AND STORED OR REINSTALLED ON THE SITE AS DIRECTED. REMOVED AND SALVAGED ITEMS SHALL REMAIN THE PROPERTY OF THE OWNER.

H. IN THE EVENT THE CONTRACTOR ENCOUNTERS ON THE SITE MATERIAL REASONABLE BELIEVED TO BE ASBESTOS, LEAD-BASED PAINT, OR ANY HAZARDOUS MATERIAL WHICH HAS NOT BEEN RENDERED HARMLESS, THE CONTRACTOR SHALL IMMEDIATELY REPORT THE CONDITION TO THE OWNER AND PROPER ABATEMENT SHALL BE DONE.

I. THE CONTRACTOR IS RESPONSIBLE FOR THE ERECTION, MAINTENANCE AND REMOVAL OF ALL CONSTRUCTION ASSISTANCE DEVICES SUCH AS SCAFFOLDING AND BARRIERS.

DEMOLITION LEGEND

- ITEMS TO BE COMPLETELY DEMOLISHED
- ITEMS TO REMAIN AS IS



WILSON **DESIGNS**
CREATIVE IDEAS FOR YOUR LIVING SPACES
10739 Tucker St #260
Beltsville MD 20705
301.579.4563

The Hildago Residence
9904 Capital View Ave
Silver Spring MD 20910

Attic Demolition Plan, Roof Demolition Plan

Written dimensions on these drawings shall have precedence over scale dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions.

Drawn by **LB** Date **06.14.21**


Checked by **.** Date

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1. STUD MEASUREMENTS ARE FROM UNFINISHED MATERIAL TO UNFINISHED MATERIAL.
2. COORDINATE ALL FINISH MATERIALS AND ALL FINAL PRODUCTS WITH OWNER.
3. ALL MEASUREMENTS NEED TO BE VERIFIED IN FIELD.
4. UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE
5. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE DRAWINGS AND OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH ANY WORK INVOLVED
6. THE CONTRACTOR SHALL VERIFY ALL JOB SITE CONDITIONS AND RELATED DIMENSIONS PRIOR TO CONSTRUCTION
7. COMPLIANCE WITH CODES AND ORDINANCES GOVERNING THE WORK SHALL BE MADE AND ENFORCED BY THE GENERAL CONTRACTOR
8. MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF MATERIALS SHALL BE FOLLOWED
9. NO WORK OR ORDERING OF MATERIAL MAY BE STARTED UNTIL ALL DIMENSIONS AND MEASUREMENTS WHICH MAY BE FOUND INDICATED ON DRAWINGS HAVE BEEN VERIFIED.
10. NO PLANS SHALL BE SCALED; DIMENSIONS SHALL BE USED

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND MISALIGNMENT ACCORDING TO APPLICABLE CODES AND STANDARDS
12. THE CONTRACTOR SHALL REPAIR AND RESTORE TO ITS ORIGINAL CONDITION ALL WORK AND ITEMS DAMAGED AS A RESULT OF BUILDING OPERATIONS AND SHALL LEAVE THE WORK COMPLETED TO THE TRUE INTENT OF THE DRAWINGS AND SPECIFICATIONS AND THE SATISFACTION OF THE DESIGNER AND OWNER. 13. ANY DISTURBANCE OR DAMAGE TO THE EXISTING BUILDING OR UTILITIES RESULTING EITHER DIRECTLY OR INDIRECTLY FROM THE OPERATION OF THESE DRAWINGS SHALL BE PROMPTLY REPAIRED, RESTORED OR REPLACED TO THE SATISFACTION OF THE DESIGNER AT NO ADDITIONAL COST TO THE OWNER
14. ALL TRANSITIONS OF NEW WORK TO EXISTING (WALLS, FLOORS AND CEILINGS) WORK SHALL BE CAREFULLY EXECUTED. EXISTING CONSTRUCTION SHALL BE REPAIRED AS NEEDED AND PATCHED TO MATCH FINISHES OF ADJACENT SURFACES
15. THE CONTRACTOR SHALL COORDINATE THE WORK WITH MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ALL NECESSARY OPENINGS AND PENETRATIONS THROUGH WALLS, CEILINGS AND FLOORS

- 
- EXISTING WALL TO REMAIN
- NEW PARTION WALL



10739 Tucker St #260
Beltsville MD 20705
301.579.4563

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Attic Plan, Roof Plan

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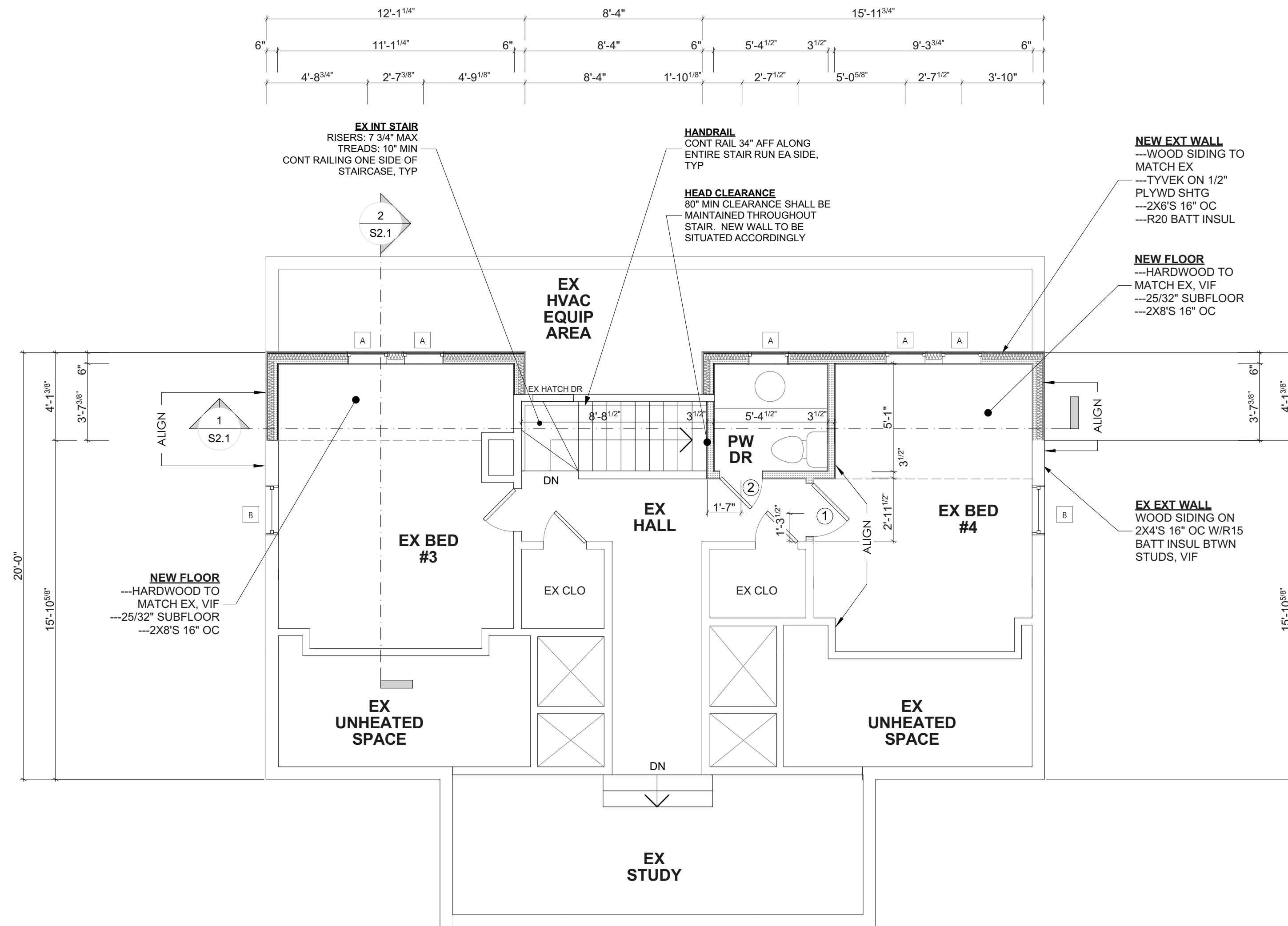
Drawn by **LB** Date **06.14.21**

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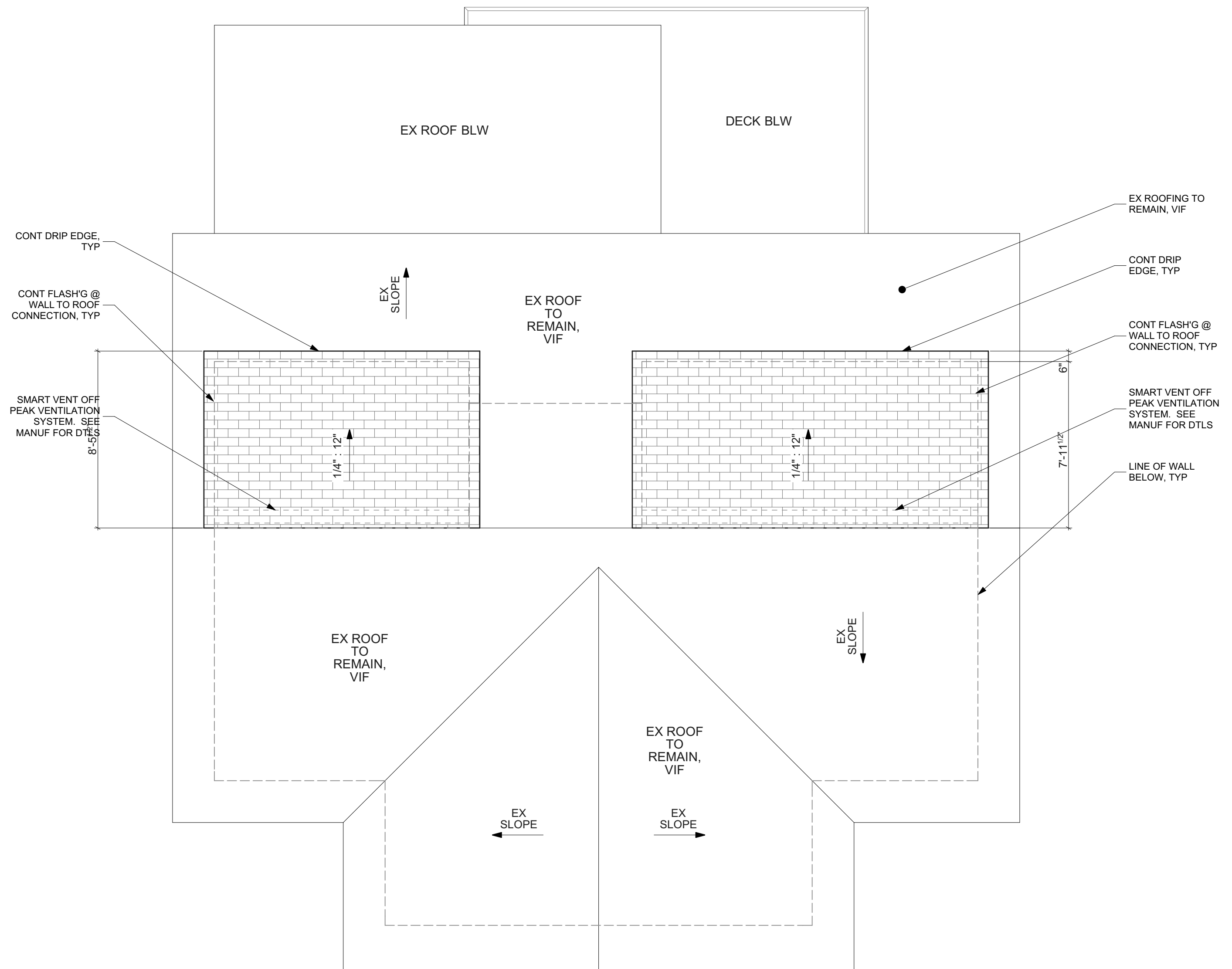
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Attic Plan

1/4" = 1'-0"

1.
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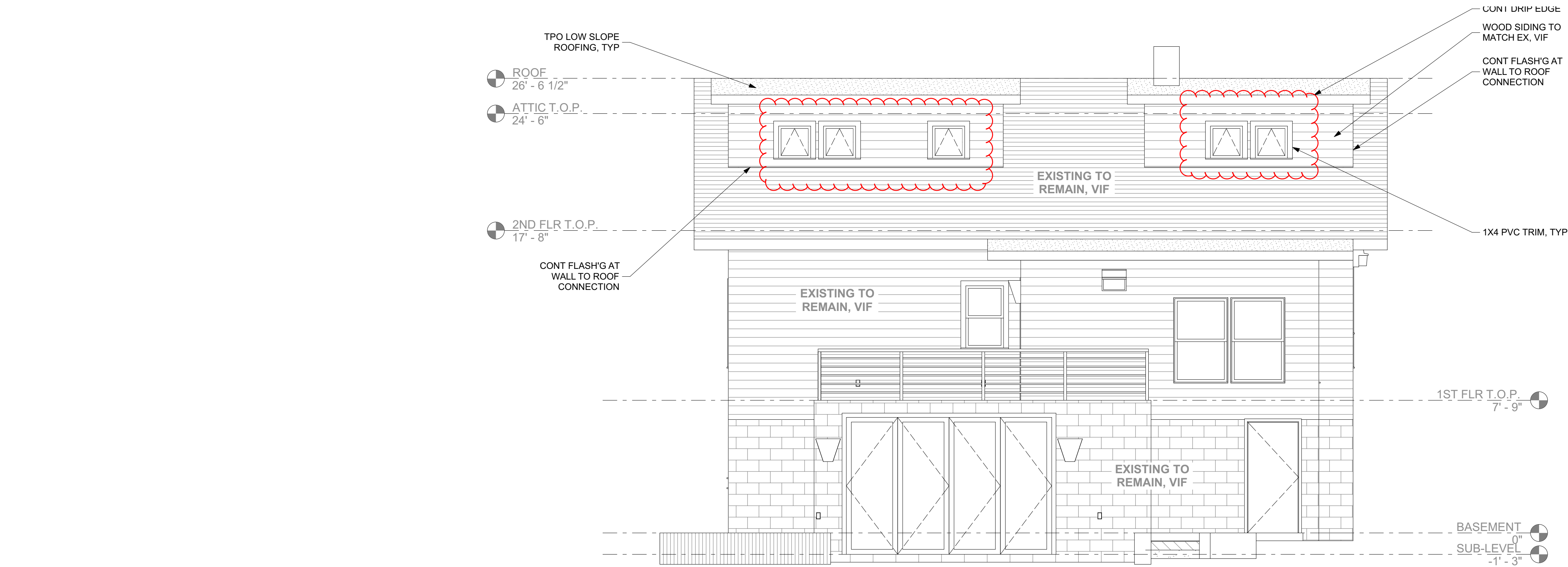
Roof Plan

1/4" = 1'-0"

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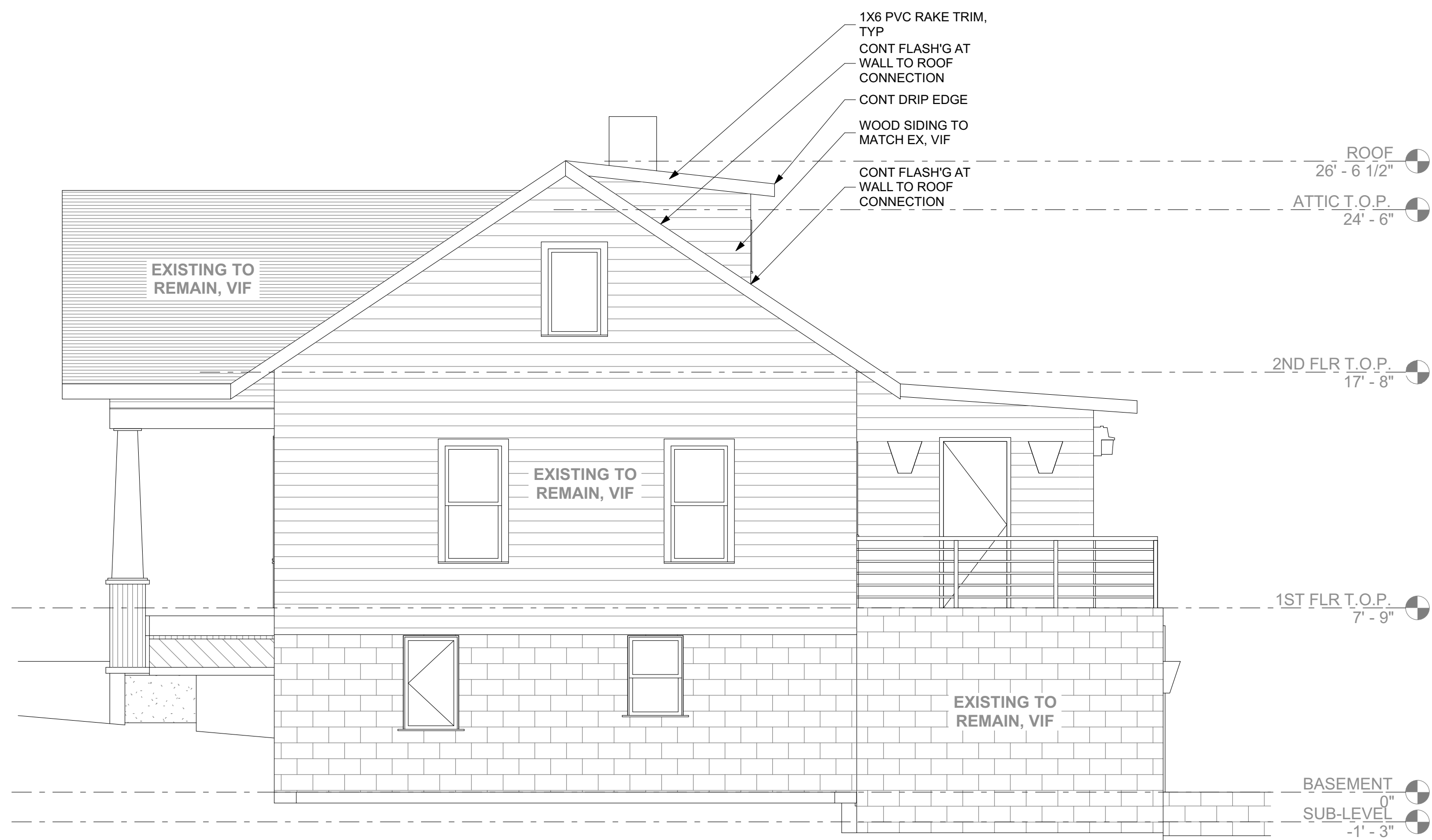
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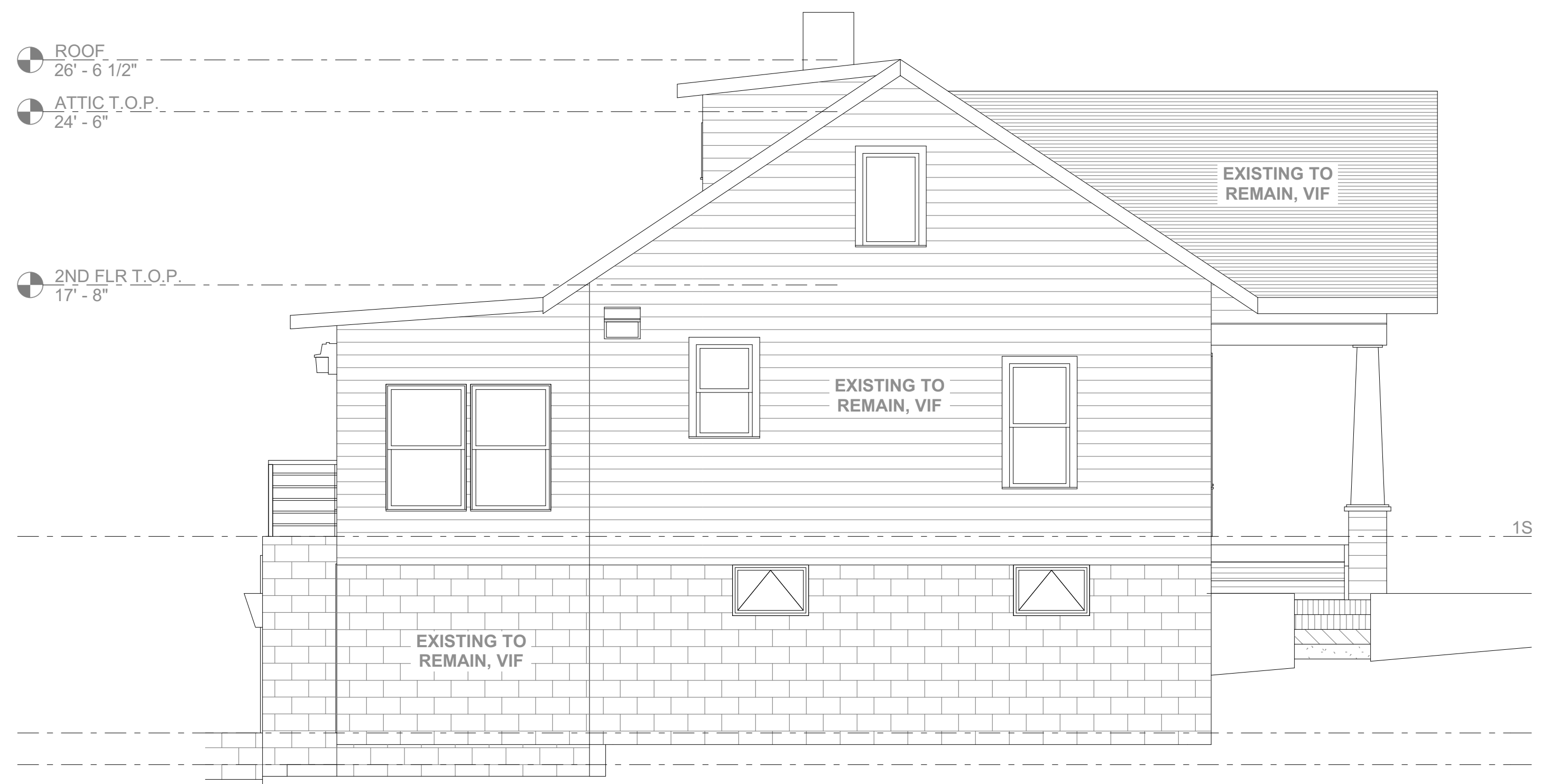
Rear Elevation
1/4" = 1'-0"

1.
A2.1



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

2.
A2.1



Left Side Elevation
1/4" = 1'-0"

3.
A2.1

approval stamps area

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**Rear Elevation, Right Side Elevation, Left
Side Elevation**

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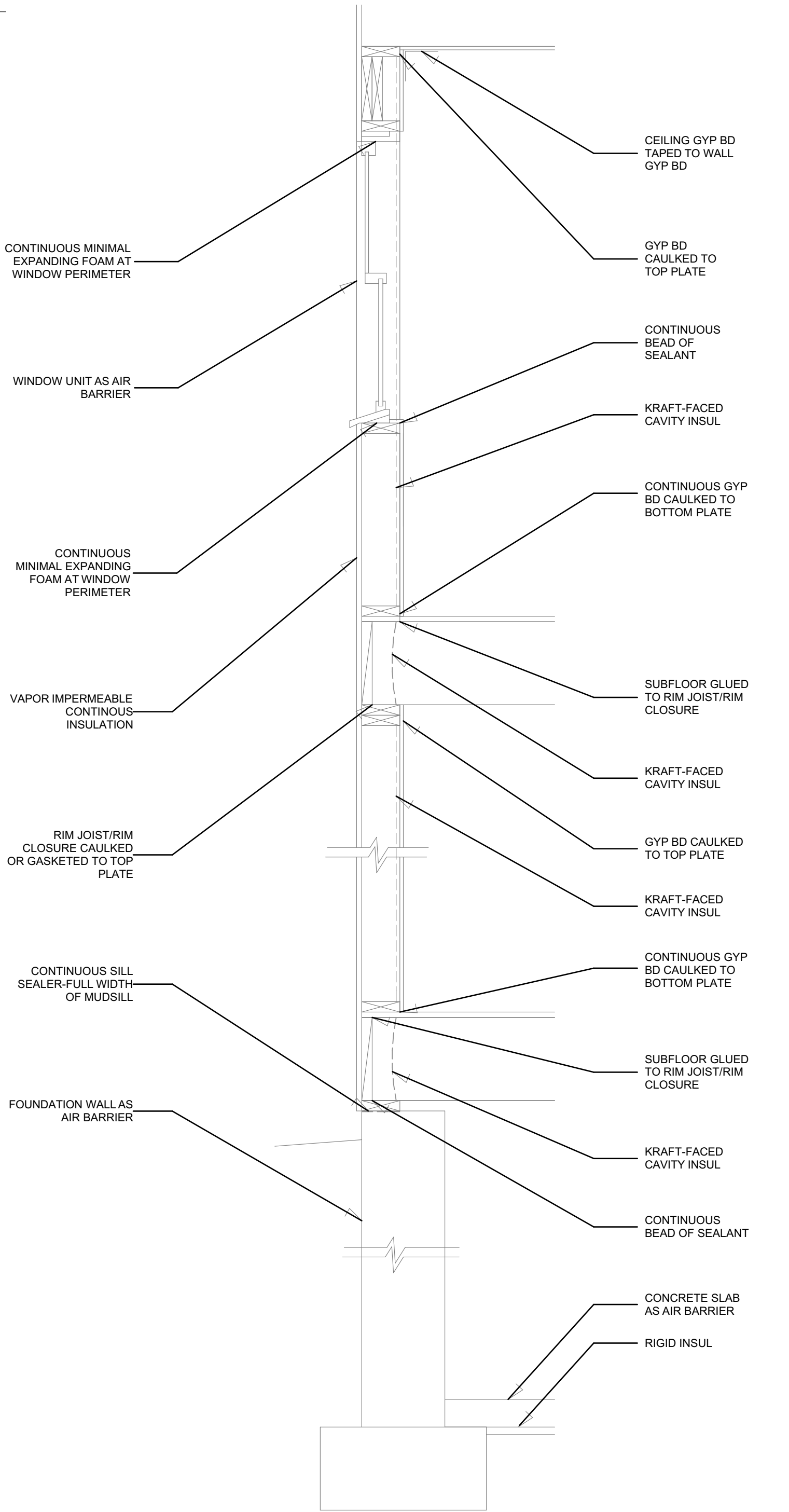
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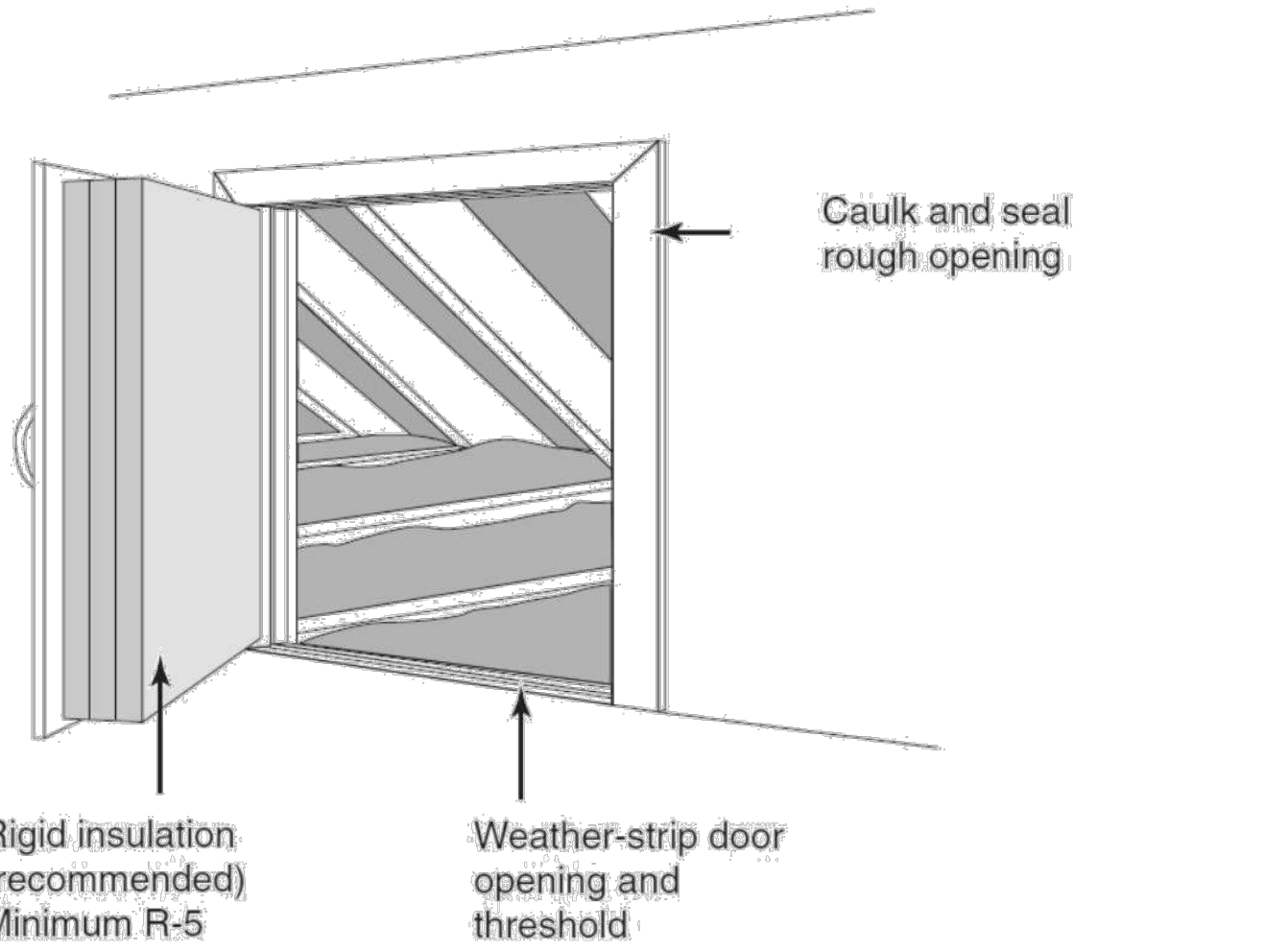
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A2.1



BUILDING ENVELOPE SECTION (AIR BARRIER) 1. GRAPHICAL PURPOSES ONLY A3.1



ATTIC HATCH DOOR DETAIL

FINISH SCHEDULE					
DESIGNATION	FLOOR	WALL	BASE	CEILING	REMARKS
PWDR	CERAMIC	WR	PB	WR	GLOSSY PAINT
HALL/CLO(S)	HARDWOOD	PDW	PB	PDW	
BEDROOMS, BED CLO	HARDWOOD	PDW	PB	PDW	

PDW - PAINTED DRYWALL
WR - WATER RESISTANT GYP BD
PB - PAINTED BASEBOARD

WINDOW SCHEDULE							
		CAT. NO.	U-FACTOR	FRAME		TYPE	INFORMATION
SYM.	QTY.			W	H		
A	5		.30	1-10 1/2	1-10 1/2	AWNING	
B	2		.30	2-2 1/2	3-7 1/2	CASEMENT	REPLACEMENT WINDOW, VIF

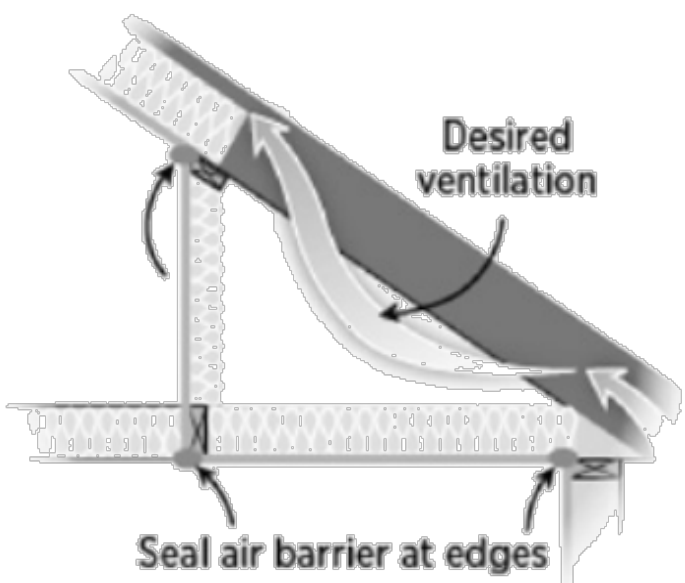
- WINDOWS SPECIFIED ARE BY: CONSULT W/OWNERS
- WINDOWS ARE: ALUM, LOW "E" COATING W/ARGON GAS UNLESS OTHERWISE NOTED
- PROVIDE ALL THE NECESSARY HARDWARE, WEATHER STRIPPING, TRIM PIECES, ETC.
- PROVIDE SCREENS FOR ALL OPERABLE WINDOWS. COLOR TO BE SELECTED BY OWNER.
- REFER TO PLANS AND ELEVATIONS FOR WINDOW LOCATIONS, VERIFY SIZES AND QUANTITIES.
- APPLY FOAM BACKER ROD AND CAULK TO EXTERIOR PERIMETER OF TRIM AT SIDING JOINT.

DOOR							FRAME		DETAILS			
DOOR NO	TYPE	HGT	WIDTH	THICK	MATERIAL	FINISH/ COLOR	MATERIAL	FINISH/ COLOR	HEAD	JAMB	QT.Y	REMARKS
1		6'-8"	2'-6"	1 3/8"	WOOD	PAINTED	WOOD	PAINTED			1	INTERIOR DOOR
2		6'-8"	2'-0"	1 3/8"	WOOD	PAINTED	WOOD	PAINTED			1	INTERIOR DOOR

- NOTES:
- Check drawings for swing directions and locations.
 - All door hardware "TO BE SELECTED BY OWNER" unless otherwise noted
 - Exterior doors are by "Weathershield". Verify with manufacturer prior to install
 - Shop drawings to be submitted to Designer for approval.
 - Rated doors to have compatible equal rated frames.

TABLE R303.1.3(1) DEFAULT GLAZED FENESTRATION U-FACTORS				
FRAME TYPE	SINGLE PANE	DOUBLE PANE	SKYLIGHT	
			Single	Double
Metal	1.20	0.80	2.00	1.30
Metal with Thermal Break	1.10	0.65	1.90	1.10
Nonmetal or Metal Clad	0.95	0.55	1.75	1.05
Glazed Block			0.60	

TABLE R303.1.3(2) DEFAULT DOOR U-FACTORS	
DOOR TYPE	U-FACTOR
Uninsulated Metal	1.20
Insulated Metal	0.60
Wood	0.50
Insulated, nonmetal edge, max 45% glazing, any glazing double pane	0.35



NOTE:
a baffle shall be installed adjacent to soffit and eave vents. Baffles shall maintain an opening equal or greater than the size of the vent. The baffle shall extend over the top of the attic insulation. The baffle shall be permitted to be any solid material.

Figure 5. Insulate and air seal the kneewall itself, as shown, or along the roof line (Source: DOE 2000a).

BUILDING ENVELOPE DETAIL: AT ROOF/EAVE/SOFFIT

TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION		
COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous six-sided air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material. All ceiling, wall, floor and slab insulation shall achieve Grade I installation per the RESNET Standards or, alternatively, Grade II for surfaces that contain a layer of continuous, air impermeable insulation $\geq R5$.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of not less than R-3 per inch. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing, and skylights and framing shall be sealed. Doors adjacent to unconditioned space or ambient conditions shall be made substantially air-tight with weather stripping or equivalent gasket.	Continuous exterior insulation shall continue over window and door headers. Skylight and window chases through unconditioned attic space must be insulated to exterior wall values per table 402.1.2.
Rim joists	Rim joists shall include continuous air barrier.	Rim joists shall be insulated per Table 402.1.2.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	Duct shafts or chases next to exterior or unconditioned space shall be insulated.
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	Walls next to unconditioned garage space shall be insulated.
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring	Seal any plumbing or wiring that penetrates the building envelope.	Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.	
Common wall separating dwelling units	Air barrier is installed in common wall between dwelling units.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	
Fireplace	An air barrier shall be installed on fireplace walls.	

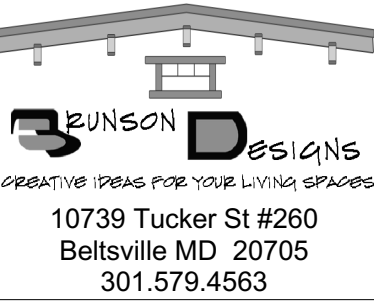
a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.

TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT ^a	
Fenestration U-Factor ^b	0.30 U-Factor
Skylight ^b U-Factor	0.55 U-Factor
Glazed Fenestration SHGC ^b	0.40 Solar Heat Gain Coefficient (SHGC)
Ceiling	R-49
Wood Frame Wall and Rim Joists	R-19 in cavity + R-5 continuous on the exterior, or R-13 in cavity + R-10 continuous on the exterior, or R-15 continuous
Mass Wall ^c	R-15 continuous on the exterior, or R-20 continuous on the interior
Frame Floor	R-25 + R-5 continuous
Elevated Slab	R-15 continuous
Basement Wall	R-19 cavity + R-5 continuous on the exterior, or R-13 in cavity + R-10 continuous on the exterior, or R-15 continuous
Slab on Grade ^d	R-10 perimeter insulation for a depth of 2 ft.
Conditioned Crawlspace Wall	R-19 cavity + R-5 continuous on the exterior, or R-13 in cavity + R-10 continuous on the exterior, or R-15 continuous

- For SI: 1 foot = 304.8 mm.
- a. *R*-values are minimums. *U*-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed *R*-value of the insulation shall not be less than the *R*-value specified in the table.
- b. The fenestration *U*-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
- c. The second *R*-value applies when more than half the insulation is on the interior of the mass wall.
- d. R-5 shall be added to the required slab edge *R*-values for heated slab.

TABLE R402.4.1.2 MAXIMUM ALLOWED AIR LEAKAGE RATES		
	New construction	Level 3 Alteration affecting 80% or more of the aggregate work of the building (Gut Rehabilitation)
Single family detached, two family attached (duplex), townhouses, flats	3 ACH50	3 ACH50
Dwelling units in Multifamily buildings 3 stories and less	.30 CFM50/SF enclosure area of each unit or 3 ACH50	.30 CFM50/SF enclosure area of each unit or 3 ACH50

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Schedules

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Drawn by LB Date 06.14.21

Checked by . Date

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A3.1

GENERAL NOTES

- A) DESIGN LOADS FOR NEW WORK
 - 1) FLOOR LIVE LOADS
 - A) BEDROOM = 30 PSF
 - B) LIVING AREAS = 40 PSF
 - C) UNHABITABLE ATTICS WITHOUT STORAGE = 10 PSF
 - D) UNHABITABLE ATTICS WITHOUT STORAGE = 20 PSF
 - 2) ROOF SNOW LOAD
 - A) $P_g = 30 \text{ PSF}$
 - B) $P_f = 18.9$; MIN PER DCMR = 30 PSF
 - C) EXPOSURE = B
 - D) $C_e = 0.9$
 - E) $I = 1.0$
 - F) $C_t = 1.0$

G) IN ADDITION TO THE FLAT ROOF SNOW LOAD STATED ABOVE, A SNOWLOAD PROVISION FOR DRAFTING SNOW AND SLOPED ROOF HAS BEEN PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE 2018, SECTION 1608.7
- 3) WIND LOAD
 - A) BASIC WIND SPEED (3-SECOND GUST) , $V = 115 \text{ MPH}$
 - B) IMPORTANCE FACTOR = 1.0
 - C) EXPOSURE = B
 - D) BUILDING CATEGORY = II
- 4) BRACED WALL PANEL CONSTRUCTION: WSP AND CS-WSP CONTINUOUS SHEATING STRUCTURAL WOOD PANEL PER THE REQUIREMENTS OF THE 2017 INTERNATIONAL RESIDENTIAL CODE SECTION R602.10
- 5) IMPOSED CONSTRUCTION LOADS IN EXCESS OF STATED DESIGN LOADS MUST BE APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO THE IMPOSITION OF SUCH LOADS.
- 6) THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE/2018

B) GENERAL

- 1.) THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL DETERMINE THE SCOPE OF THE STRUCTURAL WORK FROM THE CONTRACT DOCUMENTS TAKEN AS A WHOLE. THE STRUCTURAL DRAWINGS SHALL NOT BE CONSIDERED SEPARATE FOR PURPOSES OF BIDDING THE STRUCTURAL WORK. DUE CONSIDERATION SHALL BE GIVEN TO THE OTHER STRUCTURAL WORK OR WORK RELATED TO THE STRUCTURE, INCLUDING NECESSARY COORDINATION DESCRIBED OR IMPLIED BY THE ARCHITECTURAL, ELECTRIC, PLUMBING AND MECHANICAL DRAWINGS.
- 2.) SCALES NOTED ON THE DRAWINGS ARE FOR GENERAL INFORMATION ONLY. NO DIMENSIONAL INFORMATION SHALL BE OBTAINED BY DIRECT SCALING OF THE DRAWING.
- 3.) DETAILS, SECTIONS AND NOTES SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE UNLESS OTHERWISE SHOWN OR NOTED.
- 4.) THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL RESULTING REVISIONS TO THE STRUCTURAL SYSTEM AS A RESULT OF ACCEPTANCE OF CONTRACTOR PROPOSED ALTERNATIVES OR SUBSTITUTIONS.
- 5.) THE GENERAL CONTRACTOR (OR CONSTRUCTION MANAGER) SHALL SUBMIT SHOP DRAWINGS FOR ALL STRUCTURAL ELEMENTS SHOWN ON THE CONTRACT DOCUMENTS FOR APPROVAL. THE STRUCTURAL ENGINEER WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL CERTIFICATION AND DESIGN OF THE PROJECT IF THE GENERAL CONTRACTOR FAILS TO OBTAIN APPROVAL OF THE SHOP DRAWINGS. SHOP DRAWINGS ARE REVIEWED AS A CONVENIENCE TO THE GENERAL CONTRACTOR AND ARE NOT A CONTRACT DOCUMENT. THE GENERAL CONTRACTOR SHALL STATE ON THE SHOP DRAWINGS THAT CONTRACT DOCUMENT REQUIREMENTS HAVE BEEN MET AND THAT ALL DIMENSIONS, CONDITIONS AND QUANTITIES HAVE BEEN REVIEWED AND VERIFIED AS SHOWN AND/OR CORRECTED ON THE SHOP DRAWINGS.
- 6.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY BRACING AND SHORING, AS REQUIRED, TO ENSURE VERTICAL AND LATERAL STABILITY OF THE ENTIRE STRUCTURE OR PORTION THEREOF DURING CONSTRUCTION.
- 7.) ANY REQUIRED TEMPORARY SHORING SHALL BE IN CONFORMANCE WITH OSHA REGULATIONS. UNBRACED EXCAVATIONS SHALL BE SLOPED NO GREATER THAN (1.5) HORIZONTAL TO (1) VERTICAL.
- 8.) TEMPORARY BRACING SHALL BE PROVIDED FOR ALL WALLS SUBJECT TO UNBALANCED BACKFILL. BRACE WALL PLUMB UNTIL STABILIZING ELEMENT ABOVE IS IN PLACE.
- 9.) ALL WALLS ARE DESIGNED AS Laterally Braced by the Floor Systems. CONTRACTOR SHALL ENSURE THAT WALLS ARE ADEQUATELY BRACED DURING CONSTRUCTION.
- 10.) INFORMATION SHOWN REGARDING EXISTING CONDITIONS HAS BEEN OBTAINED BY LIMITED VISUAL OBSERVATIONS. AREAS NOT VISIBLE HAVE BEEN ASSUMED TYPICAL WITH OBSERVED EXISTING CONDITIONS.
- 11.) THE CONTRACTOR SHALL MEASURE AND PROVIDE ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION AND THE SUBMISSION OF SHOP DRAWINGS AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES. VERIFICATIONS AND NOTIFICATION SHALL PROCEED PRIOR TO THE START OF WORK SO THAT ANY NECESSARY CHANGES CAN BE MADE WITHOUT DELAYING THE PROJECT SCHEDULE.

C) DEMOLITION

- 1) ALL WORK SHALL BE IN GENERAL COMPLIANCE WITH THE INTERNATIONAL RESIDENTIAL CODE/2018
- 2) FURNISH ALL LABOR AND MATERIAL NECESSARY TO PERFORM THE DEMOLITION WORK IN A COMPLETED MANNER SUCH THAT NEW WORK CAN BE INSTALLED WITH MINIMUM PREPARATION.
- 3) CONTRACTOR SHALL INCLUDE IN THE SCOPE OF WORK ALL ASPECTS OF REQUIRED DEMOLITION, SHORING OF EXISTING STRUCTURE, STAGING THE REPAIR TASKS AND SCHEDULING THE WORK IN A MANNER APPROVED BY THE BUILDING MANAGEMENT, CLEAN UP AFTER PORTIONS OF WORK ARE PERFORMED AND CLEAN UP AFTER THE ENTIRE REPAIR IS COMPLETED.
- 4) CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL TEMPORARY SHORING AND BRACING REQUIRED FOR DEMOLITION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF AND PROCEDURES FOR THE REQUIRED TEMPORARY SHORING. TEMPORARY SHORING SHALL BE IN CONFORMANCE WITH OSHA REGULATIONS.
- 5) THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT DAMAGE OF THE EXISTING STRUCTURE. IN THE EVENT OF DAMAGE, CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND CONTRACT THE STRUCTURAL ENGINEER FOR ASSESSMENT OF THE DAMAGE.
- 6) SCHEDULE ALL WORK IN A CAREFUL MANNER WITH ALL NECESSARY CONSIDERATION FOR THE HOME OWNER. ANY DAMAGE TO PERSON OR PROPERTY AS A RESULT OF DEMOLITION AND RELATED WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

H) STRUCTURAL STEEL

- 1) STRUCTURAL STEEL ROLLED SHAPES AND PLATES SHALL CONFORM TO ASTM A36.
- 2) ALL PIPE COLUMNS SHALL CONFORM TO ASTM A53 TYPES E OR S, GRADE B, STANDARD PIPE TO BE UNLESS NOTED OTHERWISE.
- 3) ALL ANCHOR BOLTS SHALL BE ASTM A307 UNLESS OTHERWISE NOTED.
- 4) ALL WORK SHALL COMPLY WITH THE AISC ASD (NINTH EDITION) CODE "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" EXCEPT THAT PARAGRAPH 4.2.1 SHALL BE DELETED.
- 5) STRUCTURAL STEEL SHOP DRAWINGS SHALL BE SUPERVISED BY A PROFESSIONAL ENGINEER REGISTERED IN THE DISTRICT OF COLUMBIA AND SHALL INCLUDE DETAILS OF CUTS, CONNECTIONS, HOLES AND ANY OTHER PERTINENT DATA INDICATE WELDS BY STANDARD AWS 2.1 SYMBOLS SHOWING SIZE, LENGTH AND TYPE OF EACH WELD. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
- 6) NO FABRICATIONS SHALL PROCEED PRIOR TO SHOP DRAWINGS APPROVAL.
- 7) NO OPENINGS IN BEAMS OR COLUMNS ARE PERMITTED WITHOUT ENGINEER'S WRITTEN APPROVAL.
- 8) SPLICING OF STRUCTURAL STEEL MEMBERS WHERE NOT DETAILED ON THE CONTRACT DOCUMENTS IF PROHIBITED WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER AS TO LOCATION, TYPE OF SPICE AND CONNECTION TO BE MADE.
- 9) THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER OF ANY MISFABRICATED STRUCTURAL STEEL PRIOR TO ERECTION OF SAME.
- 10) ONE 1.5 MIL COAT OF SHOP PAINT SHALL BE APPLIED TO ALL STRUCTURAL STEEL WITH THE EXCEPTION OF AREAS TO BE WELDED.
- 11) STRUCTURAL STEEL CAST INTO OR IN CONTACT WITH CONCRETE SHALL NOT BE PAINTED.
- 12) PROVIDE A MINIMUM BEARING LENGTH OF 6 INCHES FOR ALL BEAMS SUPPORTED ON MASONRY.
- 13) PROVIDE STANDARD AISC ANGLE WALL ANCHORS FOR STEEL BEAMS SUPPORTED IN MASONRY POCKETS.
- 14) GROUT SHALL BE NON-SHRINKABLE, NON-METALLIC CONFORMING TO ASTM C827, AND SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH AT 28 DAYS OF 5000 PSI. PREGROUTING OF BASE PLATES WILL NOT BE PERMITTED.

HEADER SPAN & NUMBER JACK STUDS		
SIZE	SPAN (FT-IN)	NO. JACK STUDS
2-2X4	3-1	1
2-2X6	4-6	1
2-2X8	5-9	1
2-2X10	7-0	2
2-2X12	8-1	2
3-2X8	7-2	1
3-2X10	8-9	1
3-2X12	10-2	2
4-2X8	9-0	1
4-2X10	10-1	1
4-2X12	11-9	1

NO. OF FULL-HEIGHT STUDS @ EA. END OF HEADER IN EXTERIOR WALL	
HEADER SPAN (FT.)	MAX. STUD SPACING (16 IN.)
LESS THAN/EQUAL TO 3	1 STUD
4	2 STUDS
8	3 STUDS
12	5 STUDS
16	6 STUDS

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Structural Notes

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Drawn by **B** Date **06.14.21**

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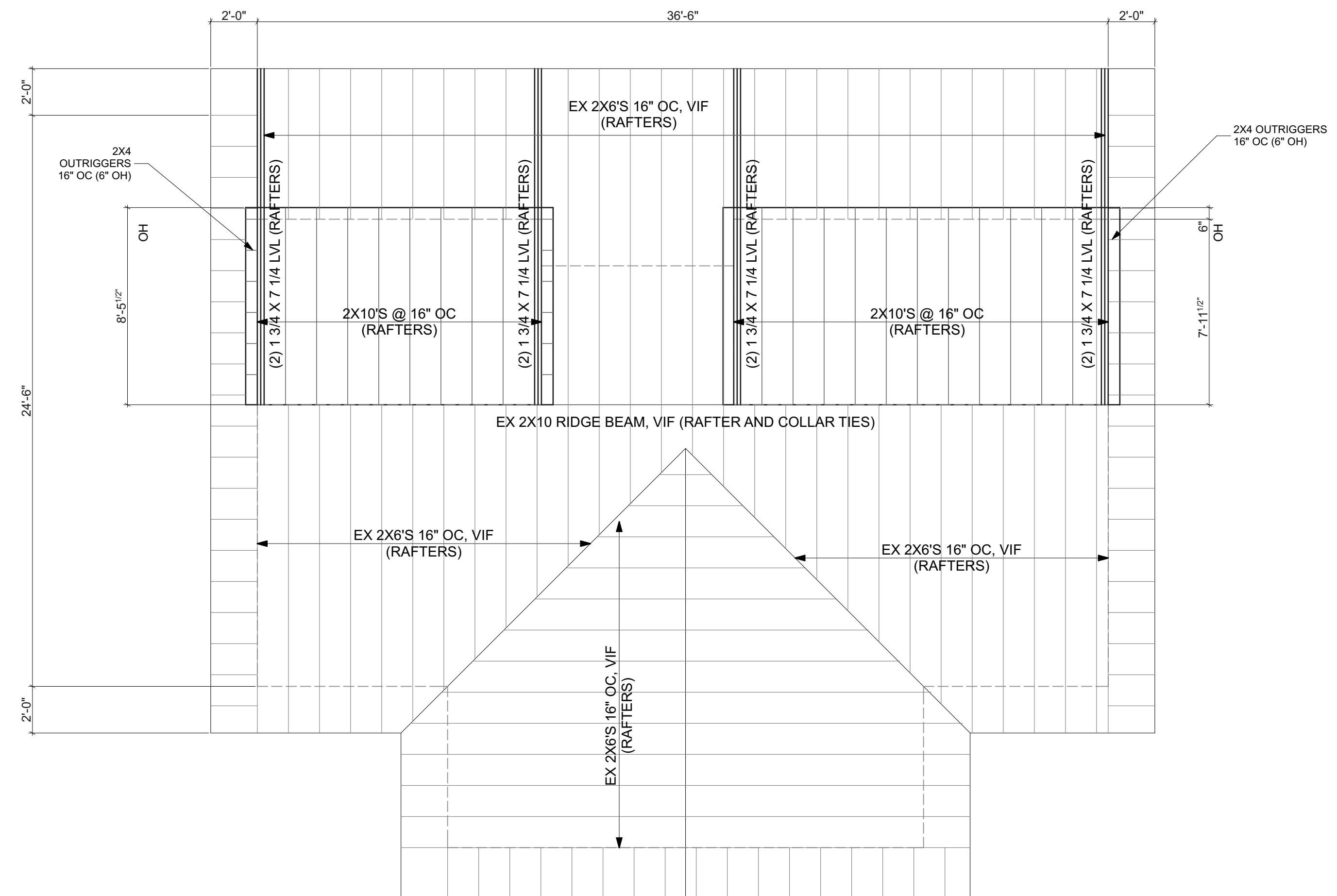
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S0.1

1. BRACED WALL PANEL, CS-WSP: EXTERIOR SHEATHING SHALL BE NAILED WITH 8D NAILS AT 6" OC EDGES, 12" OC FIELD. SHEATHING EDGES SHALL BE BLOCKED. STRUCTURAL PANEL SHEATHING SHALL BE USED ON ALL SHEATHABLE AREAS OF THE BRACED WALL LINE.

[illegible]

1.
S1.1



2.
S1.1

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Wind Bracing Plan, Roof Framing Plan

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06.14.21

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31.1

I. GENERAL MECHANICAL NOTES

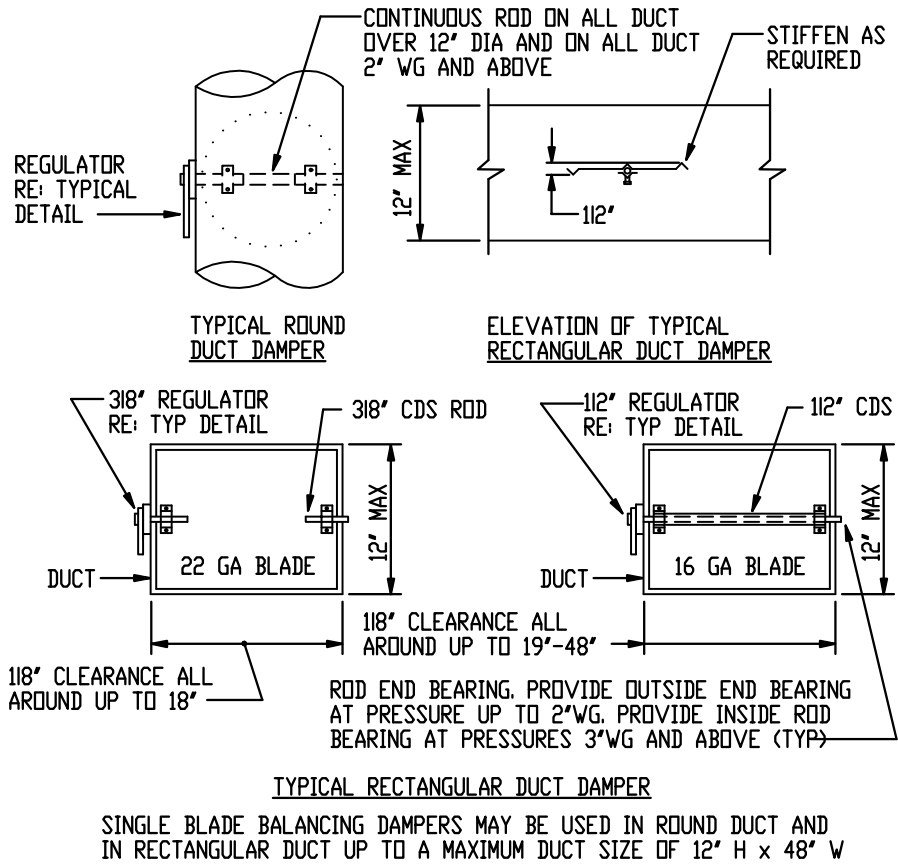
- A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST ISSUE 2017 IRC & IMC CODE, NFPA REGULATIONS, LOCAL FIRE MARSHAL'S OFFICE, REGULATIONS OF LOCAL AUTHORITIES HAVING JURISDICTION AND THE OWNERS INSURANCE UNDERWRITER.
- B. FURNISH AND INSTALL ALL LABOR, MATERIAL, AND EQUIPMENT AND SERVICES NECESSARY FOR COMPLETE AND SAFE INSTALLATION OF THE MECHANICAL SYSTEM(S) INDICATED ON THE DRAWINGS AND NOTED IN THE SPECIFICATIONS HEREINAFTER.
- C. MECHANICAL DRAWINGS ARE CONSIDERED DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF WORK AND SYSTEMS. REFER TO ARCHITECTURAL DRAWINGS TO VERIFY LOCATION OF EQUIPMENT, ETC. CONTRACTOR SHALL EXAMINE ALL DRAWINGS RELATED TO THIS AND OTHER TRADES, AND SHALL BE FULLY INFORMED AS TO THE EXTENT OF THIS CONTRACT AND INCLUDED WORK ON PLANS IN OTHER TRADES.
- D. QUALITY OF MATERIALS SHALL BE NEW, BEST OF THEIR RESPECTIVE KIND, FREE FROM DEFECTS AND LISTED BY ARI OR APPROPRIATE TESTING AGENCY.
- E. SUBMIT THREE (3) COPIES OF SHOP DRAWINGS FOR ALL NEW EQUIPMENT AND MATERIALS. OBTAIN APPROVAL BEFORE EQUIPMENT IS ORDERED, BUILT, OR INSTALLED.
- F. PERFORM TESTS AS NOTED AND/OR REQUIRED, IN PRESENCE OF THE OWNER'S REPRESENTATIVE. PROVIDE ALL REQUIRED LABOR AND MATERIAL. REPAIR OR REPLACE DEFECTIVE WORK AS DIRECTED.
- G. THE CONTRACTOR AGREES THAT HE AND HIS SUBCONTRACTORS WILL PROVIDE AND MAINTAIN A SAFE PLACE TO WORK AND WILL COMPLY WITH ALL LAWS AND REGULATIONS OF ANY GOVERNMENTAL AUTHORITIES HAVING JURISDICTION THEREOF. THE CONTRACTOR AGREES TO HOLD HARMLESS, THE ENGINEER AND OWNER FROM ANY LIABILITY, LOSS, DAMAGE OR EXPENSE, ARISING FROM A FAILURE OR ALLEGED FAILURE ON THE PART OF THE CONTRACTOR, OR SUBCONTRACTORS TO PROVIDE AND MAINTAIN A SAFE PLACE TO WORK OR TO COMPLY WITH LAWS AND REGULATIONS OF GOVERNMENTAL AUTHORITIES HAVING JURISDICTION THEREOF.
- H. THE CONTRACTOR SHALL SUPPLY TO THE OWNER RELEVANT DRAWINGS, MANUALS AND A WRITTEN NARRATIVE OF SYSTEMS OPERATION AS A CONDITION OF COMPLETION OF WORK AND PRIOR TO FINAL PAYMENT.

II. DUCT, PIPE, & EQUIPMENT INSTALLATION NOTES

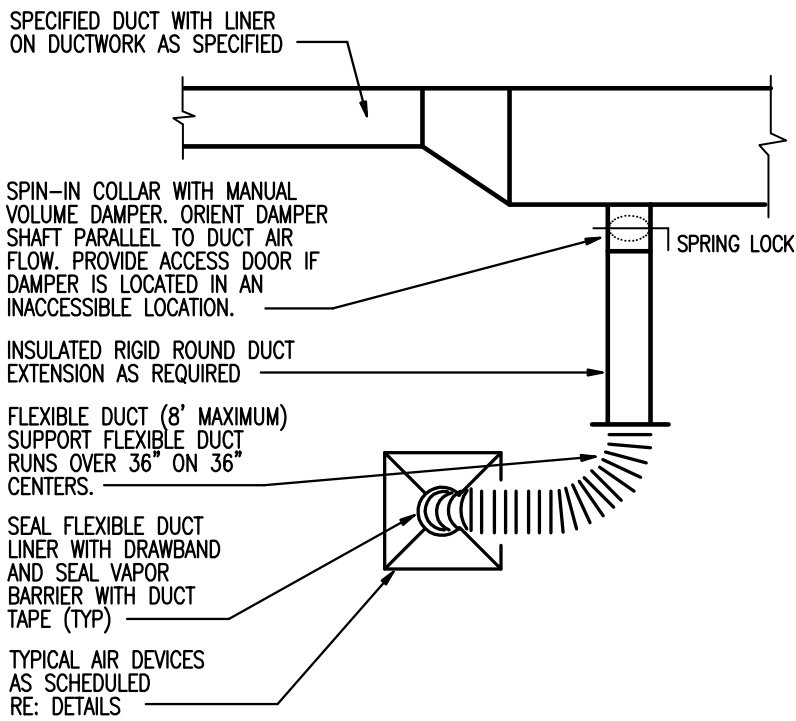
- A- FURNISH AND INSTALL NEW DUCTWORK AS SHOWN ON THE DRAWINGS (DIMENSIONS SHOWN ARE CLEAR INSIDE DIMENSION OF DUCT). ALL DUCTWORK SHALL BE GALVANIZED SHEET METAL CONSTRUCTED IN ACCORDANCE WITH THE 1985 EDITION OF THE SMACNA HVAC DUCT CONSTRUCTION STANDARDS, METAL AND FLEXIBLE (SDCS), THE ASHRAE GUIDE AND DATA "HANDBOOK OF FUNDAMENTALS" (LATEST EDITION) AND NFPA 90A "STANDARD FOR THE INSTALLATION OF AIR CONDITIONING AND VENTILATING SYSTEMS" (LATEST EDITION). DUCTWORK SHALL BE SUITABLE FOR PRESSURES UP TO 2" WG AT VELOCITIES UP TO 2500 FPM.
- B- PROVIDE REQUIRED SUPPORTS AND HANGERS FOR DUCTWORK, PIPING AND EQUIPMENT, SUCH THAT LOADING WILL NOT EXCEED ALLOWABLE LOADING OF STRUCTURE. SUBMITTAL OF A BID SHALL BE DEEMED A REPRESENTATION THAT THE CONTRACTOR SUBMITTING SUCH BID HAS ASCERTAINED ALLOWABLE LOADINGS AND HAS INCLUDED IN HIS ESTIMATES, THE COSTS ASSOCIATED IN FURNISHING REQUIRED SUPPORTS. ALL DUCTWORK, PIPING AND EQUIPMENT SUPPORTS SHALL BE INDEPENDENT OF THE CEILING SUPPORT SYSTEM.
- C- CAREFULLY CHECK THE DOCUMENTS TO ASCERTAIN THE REQUIREMENTS OF ANY MATERIALS OR EQUIPMENT BEING FURNISHED OR FURNISHED AND INSTALLED AND PROVIDE THE PROPER INSTALLATION OR CONNECTIONS INCLUDING CONTROLS.
- D- PROVIDE 1" ACOUSTIC LINING IN THE MAIN SA & RA DUCTS TO 10 FT OF THE AIR HANDLER.
- E- INSTALL EXTERNAL DUCTWRAP INSULATION WITH VAPOR BARRIER ON ALL SUPPLY AND RETURN DUCT THAT IS NOT LINED AS SHOWN IN INSULATION SCHEDULE.
- F- PROVIDE AND INSTALL FLEX CONNECTIONS BETWEEN ALL AIR HANDLERS / AIR FANS AND THE DUCT WORK.
- G- REFRIGERANT PIPES SHALL BE COPPER TYPE-L FOR REFRIGERATION APPLICATIONS. CONNECTIONS SHALL BE EITHER COMPRESSION OR SWEAT TYPE. INSULATE REFRIGERANT SUCTION WITH RUBATEX R-1800RS, ARMSTRONG TYPE II OR APPROVED EQUAL CLOSED CELL INSULATION SIZED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION. SEAL ALL BUTT JOINTS USING THE MANUFACTURER'S RECOMMENDED ADHESIVE. THE INSULATION, WHERE EXPOSED TO THE OUTDOORS, SHALL BE FINISHED WITH TWO COATS OF MANUFACTURER'S FINISH COATING, VINYL-LACQUER COATING OR APPROVED EQUAL.
- H- CONDENSATE PIPING SHALL BE PVC OR COPPER TYPE L.
- I- FURNISH AND INSTALL PREMOULDED FIBERGLASS PIPE INSULATION/VAPOR BARRIER ON ALL PIPING LISTED BELOW.
- PIPING TYPE INSULATION THICKNESS
A/C CONDENSATE 1/2"
- J- VOLUME DAMPERS: PROVIDE ADJUSTABLE DAMPERS AT ALL DUCTWORK JUNCTIONS ON LOW PRESSURE SUPPLY DUCTWORK.
- K- FLEXIBLE DUCT: FLEX DUCT SHALL BE INSULATED TYPE CLASSIFIED AS CLASS 1 AIR DUCT IN ACCORDANCE WITH UL 7181, MAXIMUM 10 FEET IN LENGTH. PROVIDE SPIN-IN DUCT TAP WITH VOLUME DAMPER FOR EACH FLEX DUCT. PROVIDE RIGID ROUND DUCT ON LENGTH OF RUNS OVER 10 FEET.
- L- COORDINATION: COORDINATE WITH OTHER DISCIPLINES (INCLUDING PLUMBING, ELECTRICAL, CIVIL/SITE, STRUCTURAL, AND ARCHITECTURAL) FOR AVAILABLE SPACE, SEQUENCE OF INSTALLATION, AND INSTALLATION REQUIREMENTS PRIOR TO COMMENCING CONSTRUCTION. ADVISE THE ARCHITECT OF ANY CHANGES IN THE CONTRACT DOCUMENTS THAT MAY BE REQUIRED FOR WORK COMPLETION. VERIFY ADEQUATE CLEARANCES REGARDING DUCTWORK, PLUMBING, HVAC PIPING, AND ELECTRICAL PRIOR TO FABRICATION.
- M- SIZES: WHEN PIPE OR DUCT SIZE IS NOT INDICATED, SIZE THAT SECTION EQUAL TO THE ADJACENT UPSTREAM SIZE, UNLESS OTHERWISE APPROVED BY THE ENGINEER. DUCT RUNOUTS SHALL BE MINIMALLY SIZED ACCORDING TO NECK SIZE OF THE RESPECTIVE DIFFUSER.
- N- CONTRACTOR SHALL INSPECT ALL DUCT WORK, FITTINGS, INSULATION AND VAPOR BARRIER FOR DEFECTS OR LEAKAGE AND SEAL, CAP, REINSULATE, AND TAPE OVER AS REQUIRED TO PROVIDE REASONABLY WELL SEALED DUCT SYSTEM WITH APPROPRIATE INSULATION AND VAPOR BARRIER.
- O- ALL PRESSURIZED PIPING SHALL BE LEAK TESTED PRIOR TO ENCLOSURE OR COVER-UP. PIPING SHALL BE LEAK TESTED FOR 24 HOURS UNDER A HYDROSTATIC PRESSURE OF 150% OF THE SYSTEM DESIGN WORKING PRESSURE. CARE SHALL BE TAKEN TO PROTECT ANY EQUIPMENT WHICH MAY BE DAMAGED BY HYDROSTATIC TESTING.
- P- ALL SYSTEMS AND EQUIPMENT INSTALLED ON THE PROJECT SHALL BE BALANCED AND/OR ADJUSTED TO PROVIDE PROPER OPERATION OR FUNCTION IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS, AND MANUFACTURER'S RECOMMENDATIONS. ALL TEMPERATURE CONTROL, AIR AND WATER BALANCING SHALL BE PERFORMED BY THE INSTALLING CONTRACTOR. ALL TEST AND BALANCE RESULTS SHALL BE DOCUMENTED WITH A COPY SUBMITTED TO THE OWNER FOR RECORD.

MECHANICAL ABBREVIATIONS AND SYMBOLS

AHU	AIR HANDLING UNIT		SUPPLY AIR DIFFUSER
AMB	AMBIENT		RETURN AIR OR EXHAUST GRILL
BLDG	BUILDING		FLEXIBLE DUCT
BTU	BRITISH THERMAL UNIT		FLEXIBLE DUCT CONNECTION
CFM	CUBIC FEET PER MINUTE		SUPPLY OR OUTSIDE AIR DUCT UP
DIA	DIAMETER		SUPPLY OR OUTSIDE AIR DUCT DOWN
DIFF	DIFFUSER		RETURN, OR EXHAUST AIR DUCT UP
DN	DOWN		RETURN OR EXHAUST AIR DUCT DOWN
DWG	DRAWING		
EA	EXHAUST AIR		
EF	EXHAUST FAN		
EW	ELECTRIC WALL HEATER		
EX	EXISTING		
FA	Fahrenheit, FAN		
FLEX	FLEXIBLE		
FT	FOOT, FEET		
HP	HORSE POWER		
HTG	HEATING		
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING		
HZ	HERTZ		
IN	INCH		
KW	KILOWATT		
MAX	MAXIMUM		
MBH	THOUSANDS OF BTU'S		
MECH	MECHANICAL		
NTS	NOT TO SCALE		
OA	OUTSIDE AIR		
OE	OPEN END RETURN		
PH	PHASE		
RA	RETURN AIR		
RPM	REVOLUTIONS PER MINUTE		
SA	SUPPLY AIR		
SP	STATIC PRESSURE		
TFR	TRANSFER AIR		
TEF	TOILET EXHAUST FAN		
TOT	TOTAL		
TSTAT	THERMOSTAT		
TYP	TYPICAL		
VD	VOLUME DAMPER		
W	WATT, WIDTH		
W/O	WITH/ WITHOUT		



2 TYPICAL DUCT MOUNTED SINGLE BLADE BALANCING DAMPERS SCALE: N.T.S.

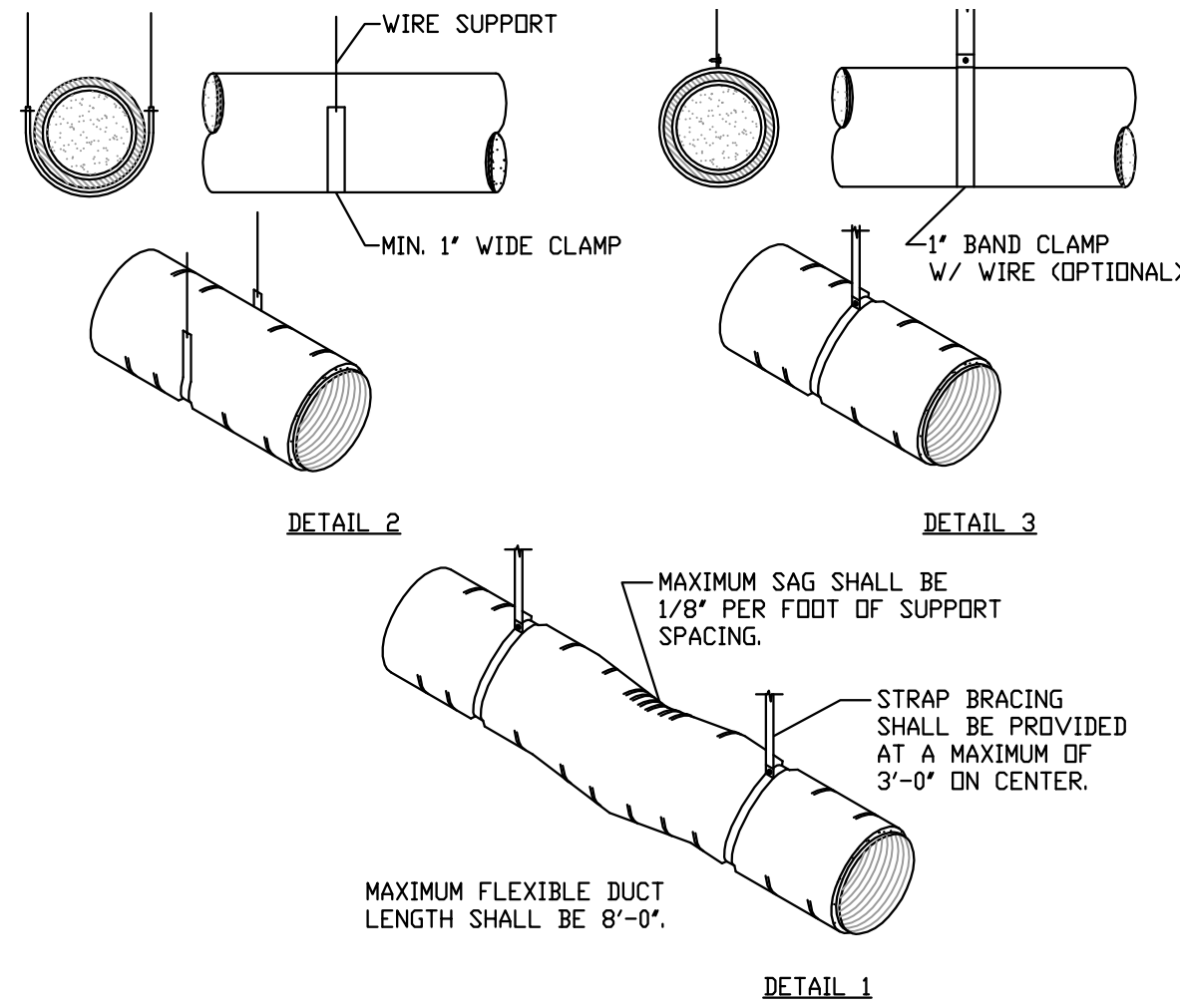


3 TYPICAL AIR DEVICE FLEXIBLE CONNECTION SCALE: N.T.S.

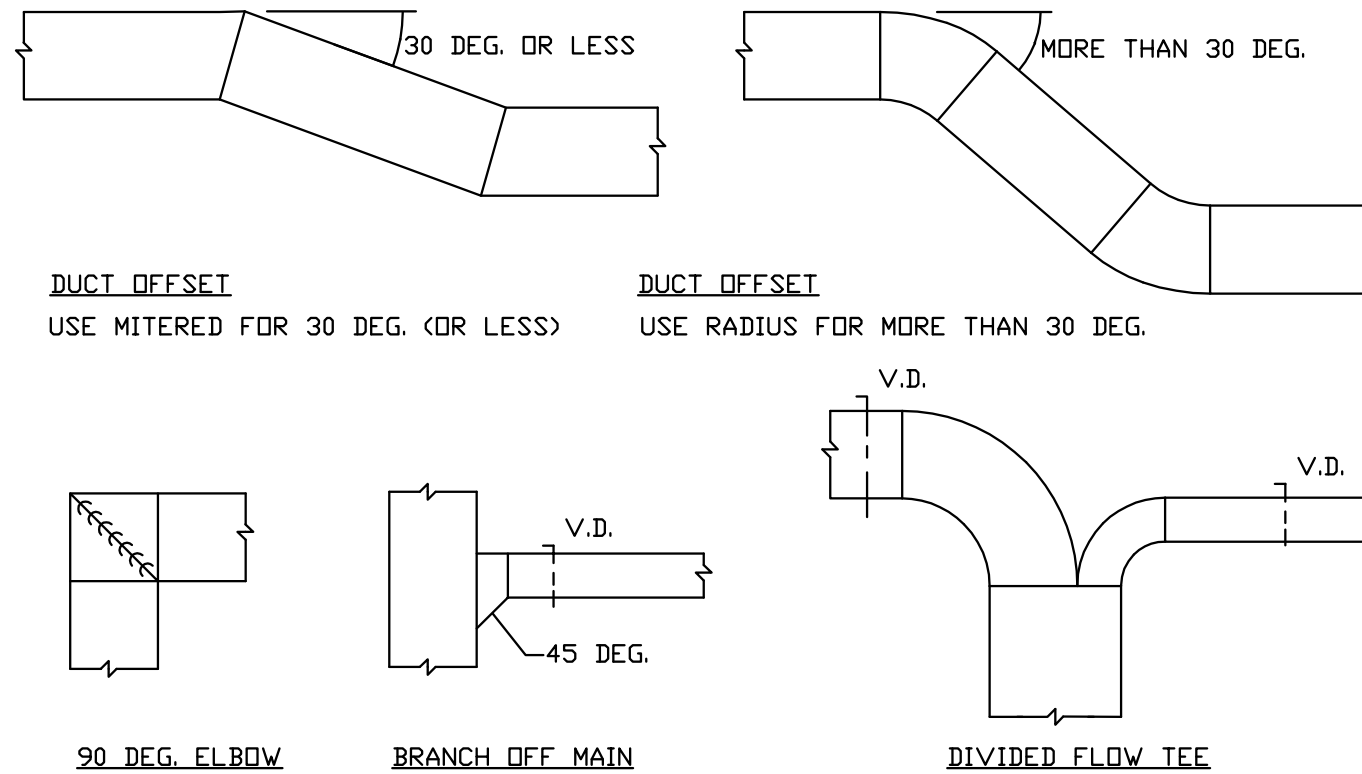
NOTES:

1. METALLIC FLEXIBLE DUCTWORK SHALL BE ATTACHED USING A MIN OF THREE #8 SHEET METAL SCREWS EQUALLY SPACED AROUND THE DUCTWORK CIRCUMFERENCE. DUTWORK LARGER THAN 12" SHALL HAVE A MIN OF FIVE #8 SHEET METAL SCREWS. SCREWS SHALL BE LOCATED AT LEAST 1" FROM THE DUCTWORK END.
2. NON-METALLIC FLEXIBLE DUCTWORK SHALL BE SECURED TO THE SLEEVE OR COLLAR USING A DRAW BAND. IF THE DUCTWORK COLLAR EXCEEDS 12", THE DRAW BAND MUST BE POSITIONED BEHIND A BEAD ON THE METAL COLLAR.
3. INSULATION AND VAPOR BARRIERS PRESENT ON THE FACTORY-FABRICATED DUCTWORK SHALL BE FITTED OVER THE CORE CONNECTION AND SHALL BE SUPPLEMENTALLY SECURED WITH A DRAW BAND.
4. FLEXIBLE DUCTWORK SEALING SHALL BE A CLASS 'B' SEAL FOR LOW PRESSURE DUCTWORK.
5. SUPPORT SYSTEM SHALL NOT DAMAGE OR CAUSE OUT OF ROUND SHAPE
6. FLEXIBLE DUCTWORK SHALL BE A MAX OF 8'-0" IN LENTH AND SHALL NOT BE USED AS AN ELBOW
7. MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 °F (41 °C) OR BELOW 55 °F (13 °C) SHALL BE INSULATED TO A MIN OF R-3
8. PIPING INSULATION EXPOSED TO THE WEATHER SHALL BE PROTECTED FROM DAMAGE, INCLUDING THAT CAUSED BY SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE, AND WIND, AND SHALL PROVIDE SHIELDING FROM THE SOLAR RADIATION THAT CAN CAUSE DEGRADATION OF THE MATERIAL. ADHESIVE TAPE SHALL NOT BE PERMITTED.
9. INSULATION FOR HOT WATER PIPE WITH A MINIMUM THERMAL RESISTANCE (R-VALUE) OF R-3 SHALL BE APPLIED TO THE FOLLOWING:
1. PIPING LARGER THAN 3/4-INCH NOMINAL DIAMETER.
 2. PIPING SERVING MORE THAN ONE DWELLING UNIT.
 3. PIPING FROM THE WATER HEATER TO KITCHEN OUTLETS.
 4. PIPING LOCATED OUTSIDE THE CONDITIONED SPACE.
 5. PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD.
 6. PIPING LOCATED UNDER A FLOOR SLAB.
 7. BURIED PIPING.
 8. SUPPLY AND RETURN PIPING IN RECIRCULATION SYSTEMS OTHER THAN DEMAND RECIRCULATION SYSTEMS.
 9. PIPING WITH RUN LENGTHS GREATER THAN THE MAXIMUM RUN LENGTHS FOR THE NOMINAL PIPE DIAMETER GIVEN IN TABLE 403.4.2.

ALL REMAINING PIPING SHALL BE INSULATED TO AT LEAST R-3 OR MEET THE RUN LENGTH REQUIREMENTS OF TABLE R403.4.2.



4 INSULATED FLEXIBLE DUCTWORK DETAIL SCALE: N.T.S.



5 SHEET METAL FITTINGS (LOW VELOCITY) DETAILS SCALE: N.T.S.

EXTERIOR DESIGN CONDITIONS	
CONDITION	VALUE
WINTER DESIGN DRY-BULB (°F)	10
SUMMER DESIGN DRY-BULB (°F)	95
SUMMER DESIGN WET-BULB (°F)	76
DEGREE DAY HEATING	4500
DEGREE DAY COOLING	1200

1. DESIGN VALUES INDICATED ARE GENERALLY ACCEPTABLE NORTHERN VIRGINIA AND WASHINGTON DC AREA.

DUCT INSULATION SCHEDULE		
SERVICE	LOCATION	MINIMUM R-VALUE
SUPPLY AIR	UNCONDITIONED	8
RETURN AIR	ATTIC OR	6
TRANSFER AIR	OUTSIDE OF	6
OUTDOOR AIR	BUILDING	6
SUPPLY AIR	UNCONDITIONED	6
RETURN AIR	SPACES INCLUDING	3.5
TRANSFER AIR	BASEMENTS, CRAWL SPACES,	3.5
OUTDOOR AIR	GARAGES AND ABOVE CEILINGS	3.5

1. VALUES ARE BASED ON 2012 IECC REQUIREMENTS, 4500 HEATING DEGREE DAY TYPICAL FOR NORTHERN VIRGINIA, AND WASHINGTON DC AREA AND GENERAL GOOD PRACTICE.

2. UNCONDITIONED SPACES REFERS TO SPACES THAT SEPARATE CONDITIONED SPACE FROM OUTSIDE I.E. VENTILATED CRAWL SPACES, FRAMED CAVITIES WITHIN EXTERIOR WALLS; OR CEILING ASSEMBLIES SEPARATING CONDITIONED FLOOR SPACE FROM UNCONDITIONED ATTIC.

3. WHERE REQUIRED AS SPECIFIED IN NOTES OR DRAWINGS DUCT LINER SHALL BE INSTALL OF EQUAL VALUE TO REQUIRED INSULATION R-VALUE OR SO THAT THE COMBINED R-VALUE OF DUCT LINER PLUS INSULATION MEETS OR EXCEEDS VALUES INDICATED ABOVE.

approval stamps area

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Mechanical HVAC Notes

Written dimensions on these drawings shall have precedence over scale dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions.

Drawn by **LB** Date **06.14.21**

Checked by . Date .

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M0.1

MECHANICAL NOTES:

1. THE DRAWINGS CONVEY THE GENERAL INTENT OF THE DESIGN. CONTRACTOR SHALL EXAMINE THE SIDE AND ALL DRAWINGS BEFORE PROCEEDING WITH THE LAYOUT AND INSTALLATION OF WORK. THE CONTRACTOR IS RESPONSIBLE FOR ASCERTAINING THE EXISTING CONDITIONS, LOCATIONS, RUNS, SIZES, MATERIALS, SLOPES, ETC.
2. ARRANGE THE WORK ESSENTIALLY AS SHOWN, EXACT LAYOUT TO BE MADE ON THE JOB TO SUIT ACTUAL CONDITIONS. CONFER AND COOPERATE WITH OTHER TRADES ON THE JOS SO ALL WORK WILL BE INSTALLED IN PROPER RELATIONSHIP. PRECISE LOCATION OF PARTS TO COORINDATE WITH OTHER WORK IS THE RESPONSIBILITY OF THE CONTRTRACTOR
3. TOILET EXHAUST FANS WITH A RATED FLOOR/CEILING ASSMEMBLY SHALL BE WALL MOUNTED OR UNDER CEILING MOUNTED AND SHALL HAVE A FIRE DAMPER INSTALLED IN THE DISCHARGE DUCT AT EACH PENETRATION OF A RATED FLOOR/CEILING/WALL ASSEMBLY
4. ENSURE THAT TOILET ROOM DOORS ARE UNDERCUT ONE INCH TO ALLOW FOR MAKEUP AIR FOR THE EXHAUST.
5. FIRE DAMPERS SHALL BE INSTALLED AT ALL DUCT PENETRATIONS OF FIRE RATED WALLS. FIRE DAMPERS ARE NOT REQUIRED AT PENTRATIONS OF FLOORS FOR DUCTING ENCLOSED IN FIRE RATED CHASES
6. ALL FIRE DAMPERS SHALL BE ACCESSIBLE. PROVIDE ACCESS DOORS IN DUCTS AND ADJACENT FINISHES AS NEEDED.
7. THE CONDENSING UNIT SHALL BE INSTALLED ON PRECAST CONCRETE OR COMPOSITION PAD SUPPLIED BY THE MECHANICAL CONSTRCTOR.
8. CONSULT WITH HVAC UNIT MANUFACTURER FOR INSTALLATION REQUIREMENTS PRIOR TO INSTALL.
9. PROGRAMMABLE THERMOSTAT. WHERE THE PRIMARY HEATING SYSTEM IS A FORCED-AIR FURNACE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY. THIS THERMOSTAT SHALL INCLUDE THE CAPABILITY TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES DOWN TO 55°F (13°C) OR UP TO 85°F (29°C). THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70°F (21°C) AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 78°F (26°C).
10. THIS PROJECT IS REQUIRED TO SUBMIT AT FINAL INSPECTION A DUCT LEAKAGE TEST SHOWING A PASSING RATING OF <= 8 CFM PER 100 SQUARE FEET CONDITIONED FLOOR AREA AT A PRESSURE OF 25 PASCAL. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL UPON REQUEST.

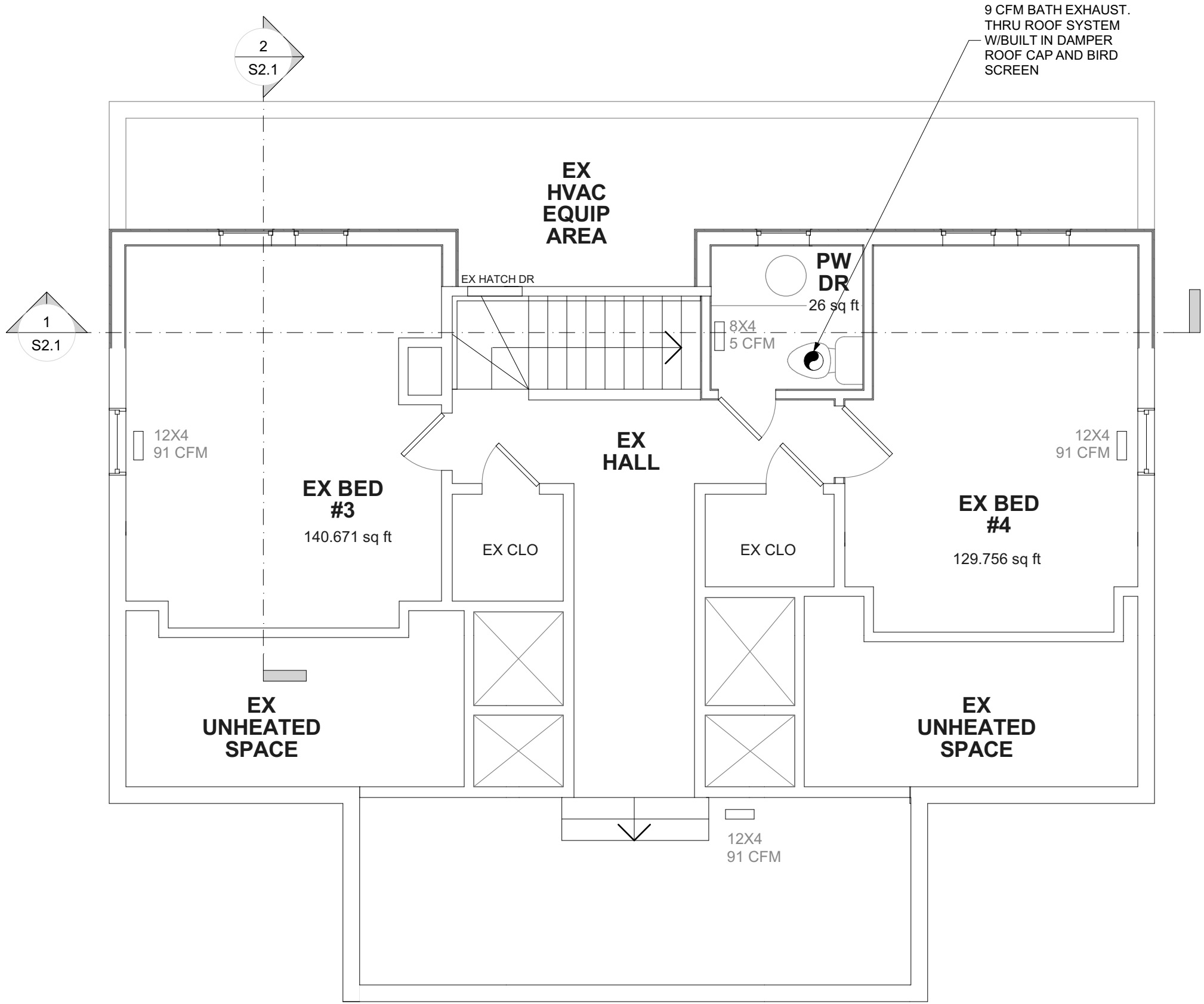
11. SEALING. DUCT SEALING - DUCTS, AIR HANDLERS, AND FILTER BOXES SEALED PER IRC/IMC AND TESTED - ROUGH-IN OR POST-CONSTRUCTION TESTING MUST DEMONSTRATE ≤ 4 CFM/100 SF, OR 4% CFA25. SEALED AIR HANDLER - MANUFACTURER'S DESIGNATION OF (MAX) 2% OF DESIGN AIRFLOW RATE
12. AUTOMATIC DAMPERS ARE INSTALLED IN ALL AIR INTAKES AND EXHAUSTS VENTS PER IMC AND IRC CODE

TESTING NOTES

1.A duct leakage test showing a passing rating of <= 8 CFM per 100 square feet conditioned floor area at a Pressure of 25 Pascal. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official.

LEGEND

- FLOOR REGISTRAR
- EXHAUST FAN



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

1.
M1.1

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Mechanical Plan

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Drawn by
LB

Date
06.14.21

Checked by
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Date

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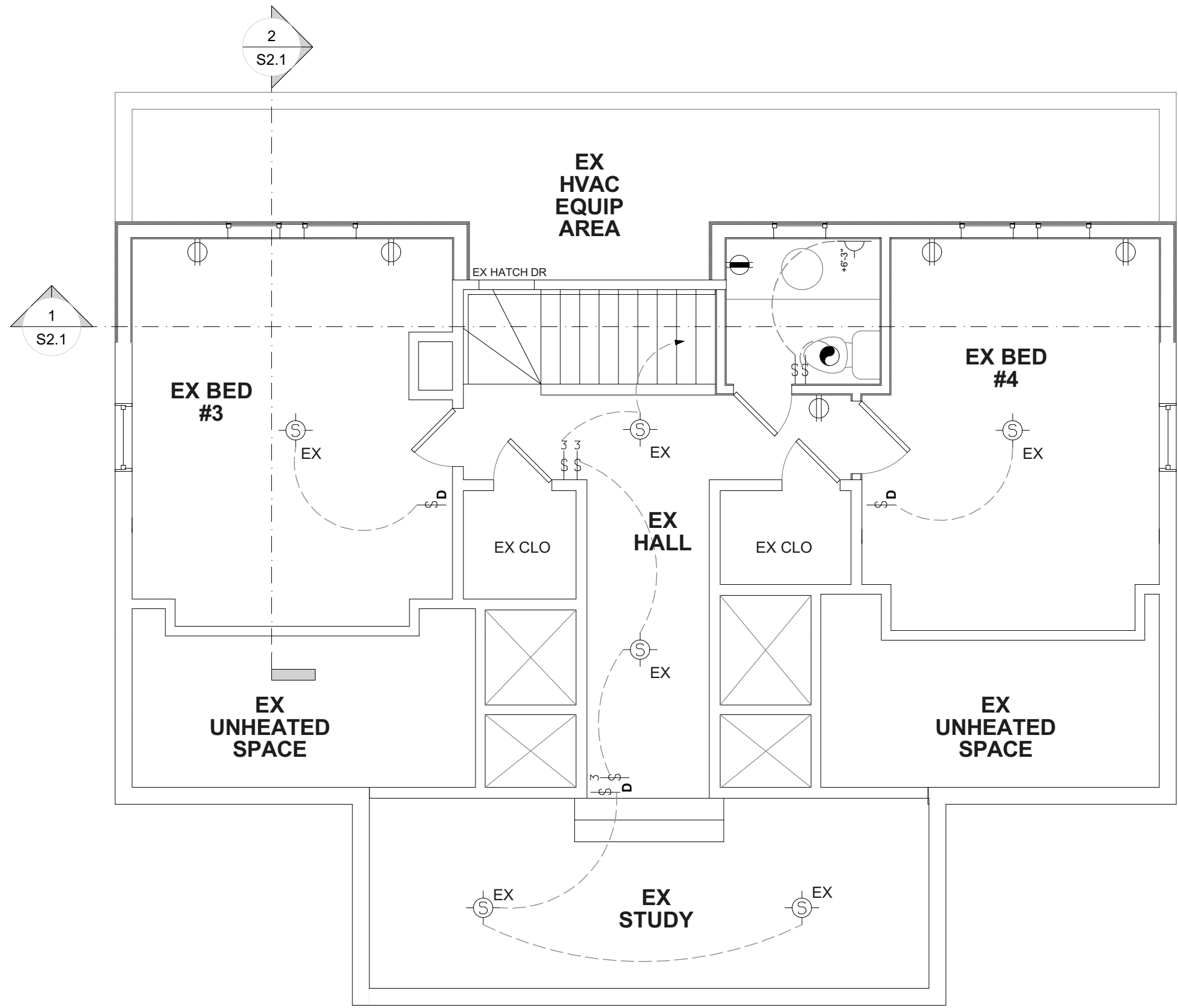
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GENERAL NOTES

1. APPLICABLE CODES AND STANDARDS: PERFORM ALL WORK IN ACCORDANCE TO THE FOLLOWING CODES AND STANDARDS:
 - A. INTERNATIONAL BUILDING CODE 2017.
 - B. NATIONAL ELECTRICAL CODE 2017.
 - C. INTERNATIONAL ENERGY CODE 2017.
 - D. NATIONAL FIRE PROTECTION AGENCY (NFPA 72).
2. ELECTRICAL CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS OF ALL ELECTRICAL EQUIPMENT WITH THE ARCHITECTURAL DRAWINGS.
3. ALL WORK SHALL BE ACCOMPLISHED WITHIN THE INTENT OF THE BASE BUILDING DRAWINGS AND GENERAL SPECIFICATIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ALL TRADES PRIOR TO INSTALLATION. REPORT ANY DISCREPANCIES BETWEEN THE EXISTING EQUIPMENT AS INSTALLED AND INFORMATION AS SHOWN ON THE DRAWINGS, AS WELL AS NEW EQUIPMENT AS SPECIFIED W/ EQUIPMENT AS TO BE INSTALLED.
5. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID AND CONSTRUCTION TO VERIFY ALL EXISTING CONDITIONS, TELECOM AND UTILITY SERVICE. NO ADDITIONAL COST WILL BE ALLOWED AFTER THE BID.
6. EXISTING BASE BUILDING ELECTRICAL SYSTEMS ARE TO REMAIN EXCEPT WHERE MODIFICATIONS ARE REQUIRED AND AS SHOWN ON PLANS. MAINTAIN CONTINUITY OF EXISTING CIRCUITS.
7. ALL ELECTRICAL EQUIPMENT INCLUDING BUT NOT LIMITED TO CONDUIT, WIRE, BOXES, FITTINGS, SHALL BE NEW U.O.N. AND SHALL MEET NEMA STANDARD AND BEAR THE U.L. LABEL..
8. THE CONTRACTOR SHALL RESTORE ALL AREAS AND SYSTEMS DISTURBED BY HIS WORK TO THE SATISFACTION OF THE ARCHITECT AND ENGINEER.
9. ALL WORK AND MATERIAL SHALL BE GUARANTEED FREE FROM DEFECTS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR, INCLUDING ALL REUSED EXISTING ELECTRICAL EQUIPMENT.
10. CIRCUIT CONTINUITY SHALL BE MAINTAINED FOR EXISTING ELECTRICAL EQUIPMENT TO REMAIN AND/OR BE RELOCATED.
11. CONDUIT RUNS ARE SHOWN SCHEMATICALLY. BUILDING CONDITIONS WILL DETERMINE THE ACTUAL CONDUITS RUN. CONDUITS SHALL BE CONCEALED, UNLESS OTHERWISE NOTED.
12. COLOR CODE AND IDENTIFY ALL WIRES IN PULL BOXES AND PANELS.
13. ITEMS TO BE REMOVED: UNLESS OTHERWISE NOTED, CONTRACTOR SHALL PERFORM THE FOLLOWING:
 - A. IF THE CONDUIT SERVING THE ITEM IS CONCEALED, THE CONTRACTOR SHALL REMOVE ALL CONDUCTORS, CUT CONDUIT BACK TO BELOW GRADE, FLOOR, OR ABOVE CEILING, AND PATCH TO MATCH EXISTING.
 - B. IF THE CONDUIT SERVING THE ITEM IS EXPOSED, THE CONTRACTOR SHALL REMOVE CONDUIT AND CONDUCTORS BACK TO SOURCE.
14. ITEMS TO BE RELOCATED: UNLESS OTHERWISE NOTED, CONTRACTOR SHALL PERFORMED THE FOLLOWING:
 - A. IF THE CONDUIT SERVING THE ITEM OR FEEDING OTHER ITEMS IS CONCEALED, THE CONTRACTOR SHALL REMOVE ALL CONDUCTORS, CUT CONDUIT BACK TO BELOW GRADE, FLOOR, OR CEILING, AND RE-FEED THESE ITEMS WITH NEW CONDUIT AND WIRE AS SHOWN ON THE DRAWING.
 - B. IF THE CONDUIT SERVING THE ITEMS IS EXPOSED, THE CONTRACTOR SHALL REROUTE CONDUIT AND CONDUCTORS WHERE POSSIBLE OR RUN NEW CONDUIT AND CONDUCTORS AS MAY BE REQUIRED.
 - C. IF AN ITEM IS TO BE REPLACED, THE CONTRACTOR SHALL RECONNECT ALL EXISTING CONNECTIONS.
15. EXACT LOCATION, MOUNTING HEIGHT, AND TYPE OF TERMINATION FROM JUNCTION BOXES, STUB-UPS, DISCONNECT SWITCHES, ETC. SHALL BE DETERMINED FROM ARCHITECTURAL DRAWINGS, SHOP DRAWINGS, EQUIPMENT CUTS OR DETAILS BEFORE CONDUIT ROUGH-IN.
16. PROVIDE SINGLE COMMON COVER PLATE IN ALL AREAS WHERE DEVICES ARE GANGED MORE THAN TWO IN GROUP TOGETHER.
17. THE CONTRACTOR SHALL NOT CORE DRILL CONCRETE SLABS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE STRUCTURAL ENGINEERS AND THE BUILDING ENGINEERS.
18. CONTRACTOR TO SCAN PROPOSED CORE DRILL LOCATIONS WITH GPR DEVICE TO PREVENT CUTTING THROUGH CONCEALED RE-BARS AND/OR CONDUIT IN SOLID CONCRETE FLOOR SLAB.
20. PROVIDE DISCONNECT SWITCHES/STARTERS IF NOT FURNISHED INTEGRAL WITH THE MECHANICAL EQUIPMENT. SIZE DISCONNECT SWITCH/STARTER AS RECOMMENDED BY EQUIPMENT MANUFACTURER.
21. FIELD VERIFY EXISTING FIRE ALARM CONTROL PANEL. IF REQUIRED PROVIDE ACCESSORIES TO ACCOMMODATE NEW DEVICES.
22. CONTRACTOR SHALL VERIFY ALL EQUIPMENT REQUIREMENTS BEFORE INSTALLING CONDUIT OR CONDUCTORS FROM POWER SOURCE TO EQUIPMENT TERMINATION.
23. ALL WIRE SIZES ARE BASED ON COPPER CONDUCTORS.
24. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL WIRES NECESSARY FOR PROPER FUNCTION OF THE SYSTEM.
25. ALL WIRING SHALL BE INSTALLED IN CONDUIT. CONDUCTORS SHALL BE TYPE THHN OR THWN. MINIMUM WIRE SIZE SHALL BE #12 AWG. MINIMUM CONDUIT SIZE SHALL BE 3/4". THE USE OF TYPE AC CABLE IS PERMISSIBLE.
26. PANELBOARDS: PANELBOARDS SHALL BE INDICATED ON SCHEDULE, WITH BOLT-ON, BRANCH CIRCUIT BREAKERS AND COPPER BUSS OR MATCH BASE BUILDING DISTRIBUTION EQUIPMENT.
27. WALL PLATES:
 - A. MATERIAL FOR FINISHED SPACES: SMOOTH, HIGH-IMPACT THERMOPLASTIC.
 - B. MATERIAL FOR UNFINISHED SPACES: SMOOTH, HIGH-IMPACT THERMOPLASTIC.
 - C. MATERIAL FOR DAMP LOCATIONS: THERMOPLASTIC WITH SPRING-LOADED LIFT COVER, AND LISTED AND LABELED FOR USE IN "WET LOCATIONS."
 - D. FINISH AS SELECTED BY ARCHITECT.
28. CONTRACTOR TO PROVIDE FURNISHED AS-BUILT DRAWINGS AND BUILDING OWNER'S MANUALS FOR ALL ELECTRIC POWER SYSTEM FOR RECORD.
29. INTERRUPTION OF EXISTING ELECTRIC SERVICE: NOTIFY THE BUILDING ENGINEERS OR OWNER AT LEAST 5 DAYS IN ADVANCE OF PROPOSED CUT-OFF ELECTRICAL SERVICE TO THE BUILDING.

ELECTRICAL NOTES

1. INSTALLATION OF ALL WIRING AND CONDUITS SHALL CONFORM WITH LATEST EDITION OF THE NATIONAL ELECTRICAL CODE INCLUDING NFPA 96 AND LOCAL CODES.
2. CONDUIT RUNS ARE SHOWN DIAGRAMMATICALLY ONLY, AND SHALL BE INSTALLED IN A MANNER TO PREVENT CONFLICTS WITH EQUIPMENT AND STRUCTURAL CONDITIONS. EXPOSED CONDUITS SHALL BE INSTALLED PARALLEL TO THE BEAMS AND WALLS.
3. PROVIDE ALL REQUIRED PULL BOXES AND JUNCTION BOXES FOR INSTALLATION OF THE WIRING IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS THOUGH THE BOXES MAY NOT BE INDICATED ON THE DRAWINGS.
4. THE WIRING DIAGRAMS, QUANTITY AND SIZE OF WIRES AND CONDUITS ARE BASED UPON SELECTED STANDARD COMPONENTS OF ELECTRICAL EQUIPMENT. MODIFICATIONS REQUIRED BY THE LOCAL AUTHORITY HAVING JURISDICTION SHALL BE COORDINATED PRIOR TO COMMENCEMENT OF WORK.
5. PROVIDE ALL NECESSARY COMPONENTS REQUIRED FOR MAKING FINAL CONNECTIONS OF ALL EQUIPMENT INSTALLED OR MODIFIED AS PART OF THIS CONTRACT.
6. DRAWINGS ARE DIAGRAMMATIC. ACTUAL LOCATION OF EQUIPMENT TO BE DETERMINED IN THE FIELD. NEW EQUIPMENT SHALL FIT INTO EXISTING AVAILABLE SPACE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE EQUIPMENT WHICH MEETS THE SPACE REQUIREMENT. RELOCATION OF EQUIPMENT TO FIT INTO EXISTING AVAILABLE SPACE SHALL BE ACCOMPLISHED AT NO ADDITIONAL COST TO THE OWNER.
7. ELECTRICAL REQUIREMENTS FOR MECHANICAL EQUIPMENT ARE BASED ON EQUIPMENT SPECIFIED. COORDINATE EXACT REQUIREMENTS WITH MECHANICAL SHOP DRAWINGS PRIOR TO ORDERING AND INSTALLING EQUIPMENT.
8. WHERE ELECTRICAL INSTALLATIONS DEPEND UPON WORK OF OTHER TRADES, THE ELECTRICAL CONTRACTOR SHALL ENSURE THAT NECESSARY INSTRUCTIONS, TEMPLATES, MATERIALS, ETC. ARE PROVIDED AND SUPERVISE THE WORK OF THE OTHER TRADES FOR QUALITY AND CODE COMPLIANCE.
9. OPENINGS AND PASSAGE OF CONDUITS OR WIREWAYS THROUGH FLOOR SLABS AND FIRE RATED WALLS OR PARTITIONS SHALL BE PROVIDED WITH UL LISTED FIRE RATED SLEEVING SYSTEMS AS MANUFACTURED BY PROSET SYSTEMS INC., OR APPROVED EQUAL.
10. ALL JUNCTION AND PULL BOXES SHALL BE LABELED WITH THEIR VOLTAGE AND USAGE.
11. CUT AND PATCH SLABS, CEILING, ROOF, FLOOR, WALL, ETC. AND OTHER SURFACES AS NECESSARY TO ACCOMPLISH CONSTRUCTION WORK UNDER THIS CONTRACT.
12. APPROXIMATE LOCATIONS ARE SHOWN FOR ALL CONDUITS AND CONDUIT PENETRATIONS. CONTRACTOR SHALL VERIFY LOCATION FOR ALL CONDUITS AND CONDUIT PENETRATIONS. ADJUST LOCATIONS AS REQUIRED.
13. MINIMUM WIRE SIZE SHALL BE #12 UON. MINIMUM CONDUIT SIZE SHALL BE 3/4" UON.
14. PROVIDE U.L APPROVED FIRE-STOPPING SYSTEM TO ALL RECESSED ELECTRICAL BOXES, PANEL, ETC. IN FIRE RATED WALLS AND CEILINGS.
15. PROVIDE U.L APPROVED FIRE-STOPPING SYSTEM TO ALL CONDUITS, CABLES, WIRING, SLEEVES, ETC. PENETRATION THROUGH FIRE RATED WALLS, CEILINGS AND FLOORS.
16. NOT LESS THAN 85% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR NOT LESS THAN 85% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICACY LAMPS. HIGH EFFICACY LAMPS ARE EITHER LED, COMPACT FLUORESCENT LAMPS (CFLs), T-8 OR SMALLER DIAMETER LINEAR FLUORESCENT LAMPS, OR LAMPS WITH A MIN EFFICACY OF
 1. 60 LUMENS PER WATT FOR LAMPS OVER 40 WATTS
 2. 50 LUMENS PER WATT FOR LAMPS OVER 15 WATTS TO 40 WATTS
 3. 40 LUMENS PER WATT FOR LAMPS 15 WATTS OR LESS



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

1.
E1.1

UNSON

DESIGNS

CREATIVE IDEAS FOR YOUR LIVING SPACES

10739 Tucker St #260

Beltsville MD 20705

301.579.4563

The Hildago Residence
9904 Capitol View Ave
Silver Spring MD 20910

Electrical Plan

Written dimensions on these drawings shall have precedence over scale dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions.

Drawn by
LB

Date
06.14.21

Checked by
.

Date

© COPYRIGHT

E1.1



FIBER CEMENT SIDING
(TO MATCH SIZE, COLOR,
& FINISH OF EXIST.)



WOOD AWNING WINDOW
(TO MATCH COLOR & TRIM OF
EXIST.)



WOOD CASEMENT WINDOW
(TO MATCH COLOR, TRIM, &
GRILL PATTERN OF EXIST.)

Hidalgo
9904 Capitol View

No.	Description	Date

MATERIAL EXAMPLES		
Project number	Project Number	8
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale

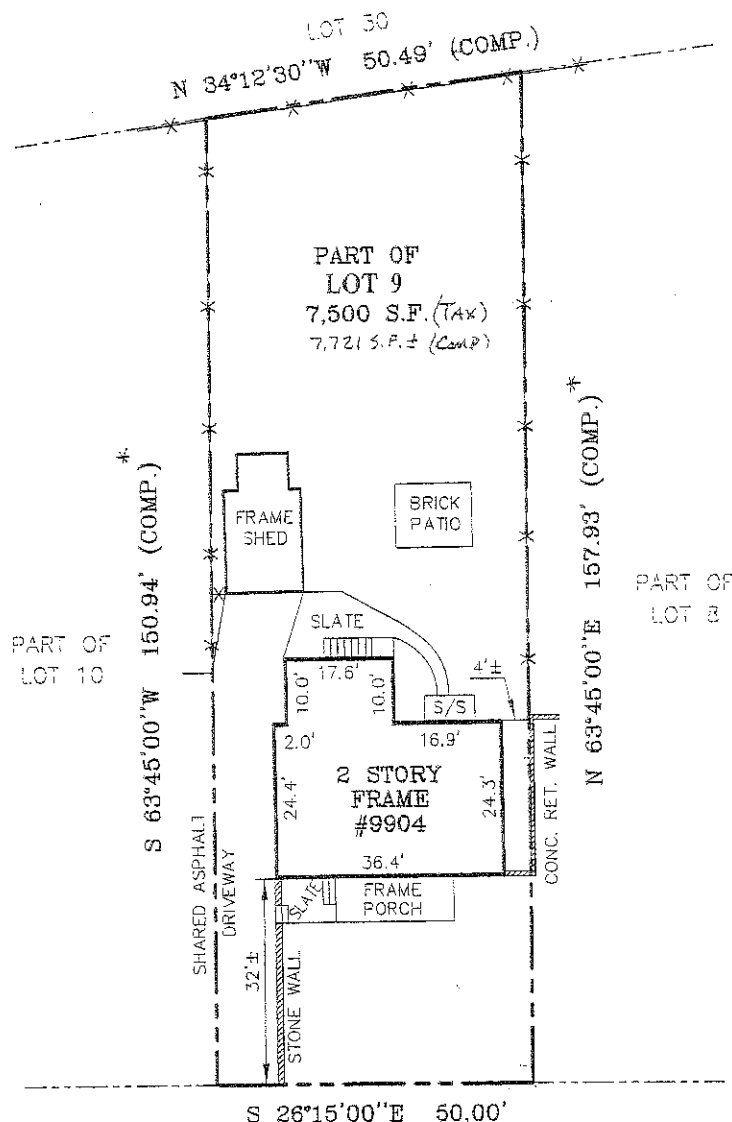
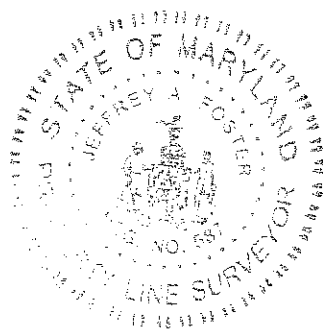
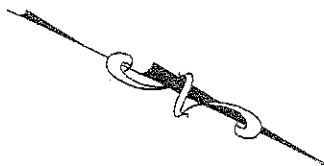
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CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

Notes:

1. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 feet. No property corners confirmed.
2. Fences, if shown, have been located by approximate methods.
3. * DENOTES SIDE DIMENSIONS BASED ON PROPERTY MARKERS.



LOCATION DRAWING
PART LOT 9, BLOCK 31
CAPITOL VIEW PARK
MONTGOMERY COUNTY, MARYLAND

CAPITOL VIEW AVENUE

[Handwritten signature]

SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

Jeffrey A. Foster
MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587
EXPIRES: 04-02-2015

REFERENCES

PLAT BK. A
PLAT NO. 9
LIBER 35447
FOLIO 157



SNIDER & ASSOCIATES LAND SURVEYORS

20270 Goldenrod Lane, Suite 110
Germantown, Maryland 20876
301/948-5100 Fax 301/948-1286

DATE OF LOCATIONS

SCALE: 1" = 30'

WALL CHECK:

DRAWN BY: E.H.

HSE. LOC.: 4-18-13

JOB NO.: 13-01521

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address Andrea Hidalgo 9904 Capitol View Ave Silver Spring, MD 20910	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
David Blaufarb 9902 Capitol View Avenue Silver Spring, MD 20910	9908 Capitol View Avenue Silver Spring, MD 20910
9834 Capitol View Avenue Silver Spring, MD 20910	Heather Thompson 9907 Capitol View Avenue Silver Spring, MD 20910
Alex Fitts and Anna Collins 9905 Capitol View Avenue Silver Spring, MD 20910	Kim Mazzearella 9906 Capitol View Ave Silver Spring, MD 20910