

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3944 Baltimore Street, Kensington	Meeting Date:	3/23/2022
Resource:	Primary Resource Kensington Historic District	Report Date:	3/16/2022
Applicant:	Meredith Sharp	Public Notice:	3/9/2022
Review:	HAWP	Staff:	Dan Bruechert
Case Number:	897942 (Amended)	Tax Credit:	n/a
Proposal:	Revision – Building addition, fenestration, other details to previously approved HAWP.		

RECOMMENDATION

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

PROPERTY DESCRIPTION

SIGNIFICANCE: Primary Resource to the Kensington Historic District
STYLE: Colonial Revival/Queen Anne
DATE: c. 1898

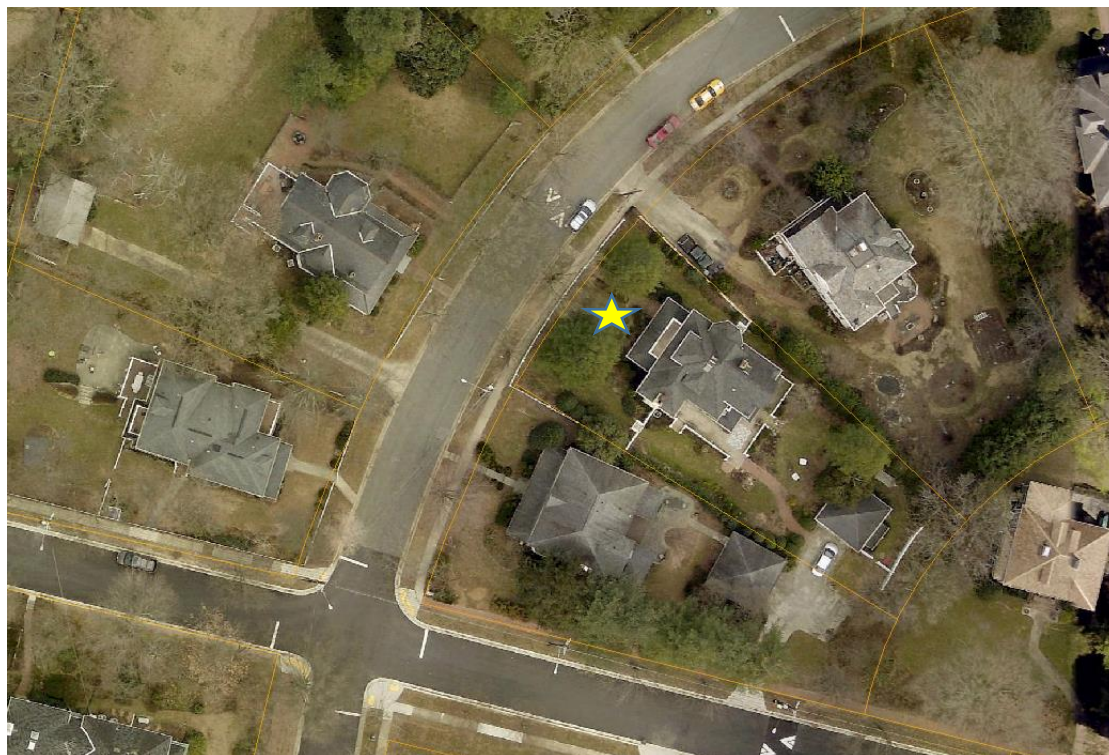


Figure 1: The property at 3944 Baltimore St. is a wedge-shaped lot.

BACKGROUND

The HPC approved a HAWP for a rear addition at the November 18, 2020 HPC meeting.¹ The applicant made several alterations to the previously approved addition and seeks approval for those changes. No changes are proposed to the size and massing of the addition.

PROPOSAL

The applicant proposes revisions to fenestration, stairs, the addition of skylights, and change in siding details on the building addition.

APPLICABLE GUIDELINES

Kensington Historic District 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.

Vision of Kensington: A Long-Range Preservation Plan

The HPC formally adopted the planning study, *Vision of Kensington: A Long-Range Preservation Plan*, and is directed by the Executive Regulations, which were approved by the County Council, to use this plan when considering changes and alterations to the Kensington Historic District. The goal of this preservation plan "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." (page 1). The plan provides a specific physical description of the district as it is; 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

¹ The Staff Report from the November 18, 2020 HPC meeting is available here: <https://montgomeryplanning.org/wp-content/uploads/2020/11/I.J-3944-Baltimore-Street-Kensington.pdf>. The recording of the hearing is available here: https://mncppc.granicus.com/MediaPlayer.php?publish_id=cc6acf70-2a8c-11eb-a4b6-0050569183fa and discussion of this case begins at approximately 20:00 into the recording.

- Outbuildings
- Integrity of Form, Building Condition, and Threats
- Architectural Style

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.

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;

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The approved 2020 HAWP removed sections of a non-historic addition and added a new addition to the rear. In developing the permit drawings several changes were made to the proposal and the applicant seeks approval for those changes. For the sake of organization, the Staff Report will detail the changes page by page in the final submitted drawings.

A001

There are two changes shown on page A001 (the approved drawing is below to the left, and the revised is shown on the right). First, the exterior basement stair run shown in the previous submission has them loading from the rear. The revision, shows them loading from the front. There are no changes in materials or dimensions, only the direction of the stair run. Staff finds that this change will not have a significant impact on the character of the house or the surrounding district.

The second change shown on A001, is the approved sliding glass doors have been replaced with a pair of aluminum-clad wood doors with sidelights. This change is primarily one of door operation because the dimensions and materials of the door and sidelites are unchanged from the previous approval. As this change is at the rear of the approved addition, Staff finds it will not impact the character of the house or surrounding district and should be approved as a matter of course.

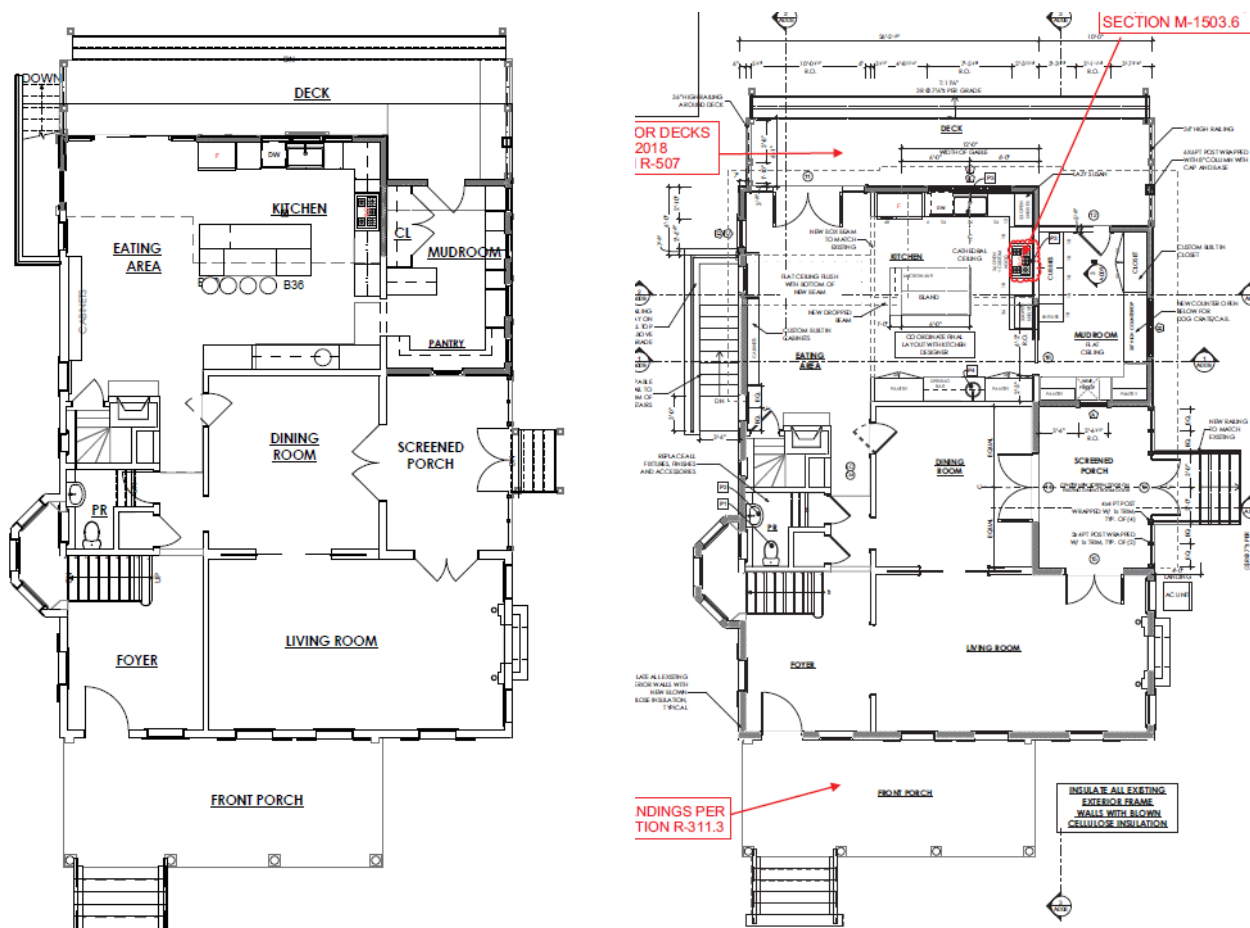


Figure 2: Drawing A001.

A003

The proposed roof plan shows the introduction of two new skylights on the new addition. The drawing from the approved HAWP are shown below on the left, and the revised are shown on the right. These skylights match the materials of the three existing skylights and will be installed at the rear of the approved addition. Staff finds these new skylights will be minimally visible from the surrounding right-of-way and will not impact the historic design or fabric of the historic resource.

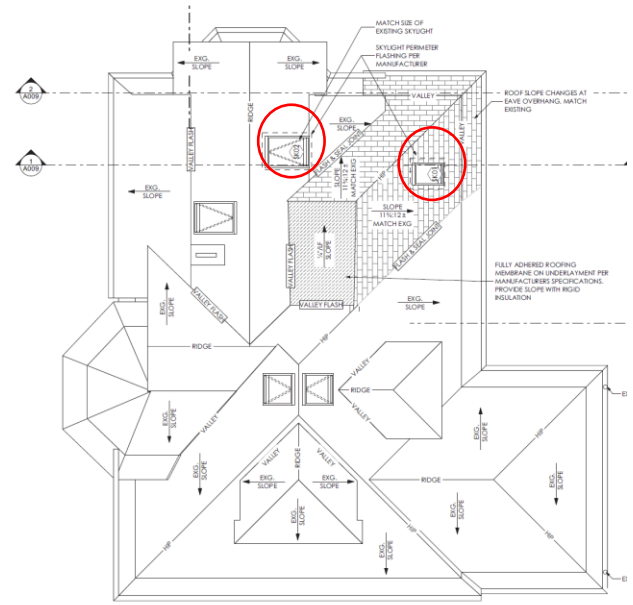
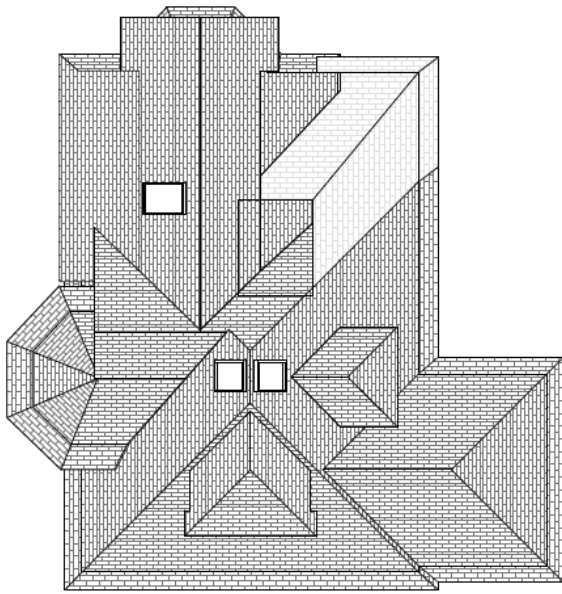


Figure 3: Drawing A003.

A004

On the right side of the proposed addition, the applicant proposes to add a landing at the top of the stairs. This has the effect of projecting the stairs further out from the historic wall plane by 4' (four feet). Staff finds that this change will be slightly visible from the public right-of-way, but will not detract from the historic character of the house or the surrounding district. Other changes to the right elevation are detailed on sheet A006, discussed below.

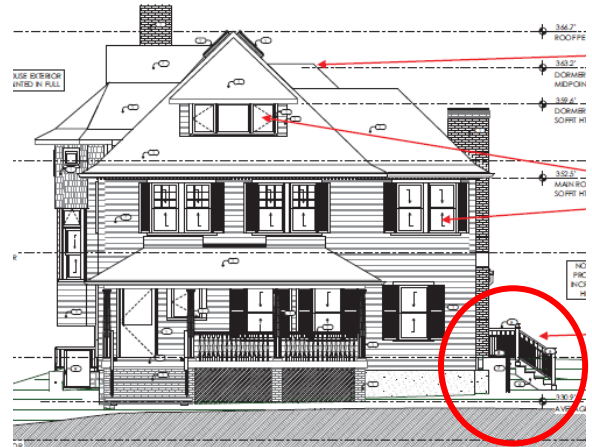


Figure 4: Drawing A004.

A005

At the rear of the addition, the applicant made changes in several areas. First, the applicant proposes to replace a 6/1 sash window with a 9-lite casement window. The proposed window will be the same size and materials as the approved window, just a different configuration. Staff finds this change will not significantly alter the character of the addition or surrounding district and recommends approval as a matter of course.

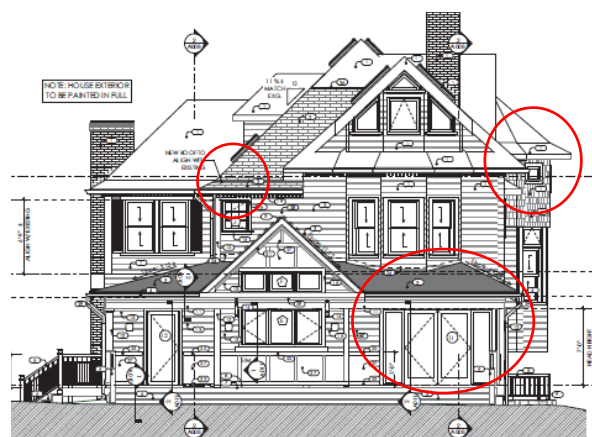
The second change proposed change is an expansion of the existing shake siding on the bay window. Currently, there is a small band of shake siding at the small band of windows that illuminate the stairway from the second to the third floor of the house. The applicant proposes to expand the area of siding from the roof eave to the top of the first-floor windows. Staff finds this additional shake siding will not alter the form of the bay and because it expands a material that is already used in that feature will not significantly change the character of the upper portion of the projecting bay.

Third, the applicant proposes to change the siding below the windows on the addition's rear. Instead of matching the existing siding exposure, the applicant proposes to install smooth panels with 1×4 vertical trim. This alteration will not be at all visible from the public right-of-way and should be approved as a matter of course.

The fourth change to the rear was discussed above – the rear doors. The dimensions and materials of the rear doors remain unchanged from the approval, only their operation changes.



Figure 5: Drawing A005.



Finally, there was an error in the original drawings that omitted the rear chimney. The firebox is shown on A001, and the chimney is visible in the aerial photograph shown at the beginning of this Staff Report. This is a historic feature and no changes are proposed for this chimney.

A006

On the right elevation, the applicant proposes to change the fenestration in two locations. First, the applicant proposes to change a 6/1 sash window to a nine-lite casement. This change is minor and is consistent with the alteration proposed for the rear addition, discussed above. Staff finds this alteration will have a minimal impact on the character of the house or surrounding district and recommends approval.

The second change proposed on the right elevation is the fenestration on the first floor. Instead of the approved two fixed and two casement windows, the applicant proposes to install a pair of four-lite casement windows over smooth siding that will match the siding proposed for the rear. The clad wood windows will match the other windows approved for the rear of the house and due to its placement at the rear of the right elevation, the proposed window will not be visible from the public right-of-way. Staff finds these changes will not impact the character of the house or surrounding district and recommends the HPC approve the changes.

1/8" = 1'-0"

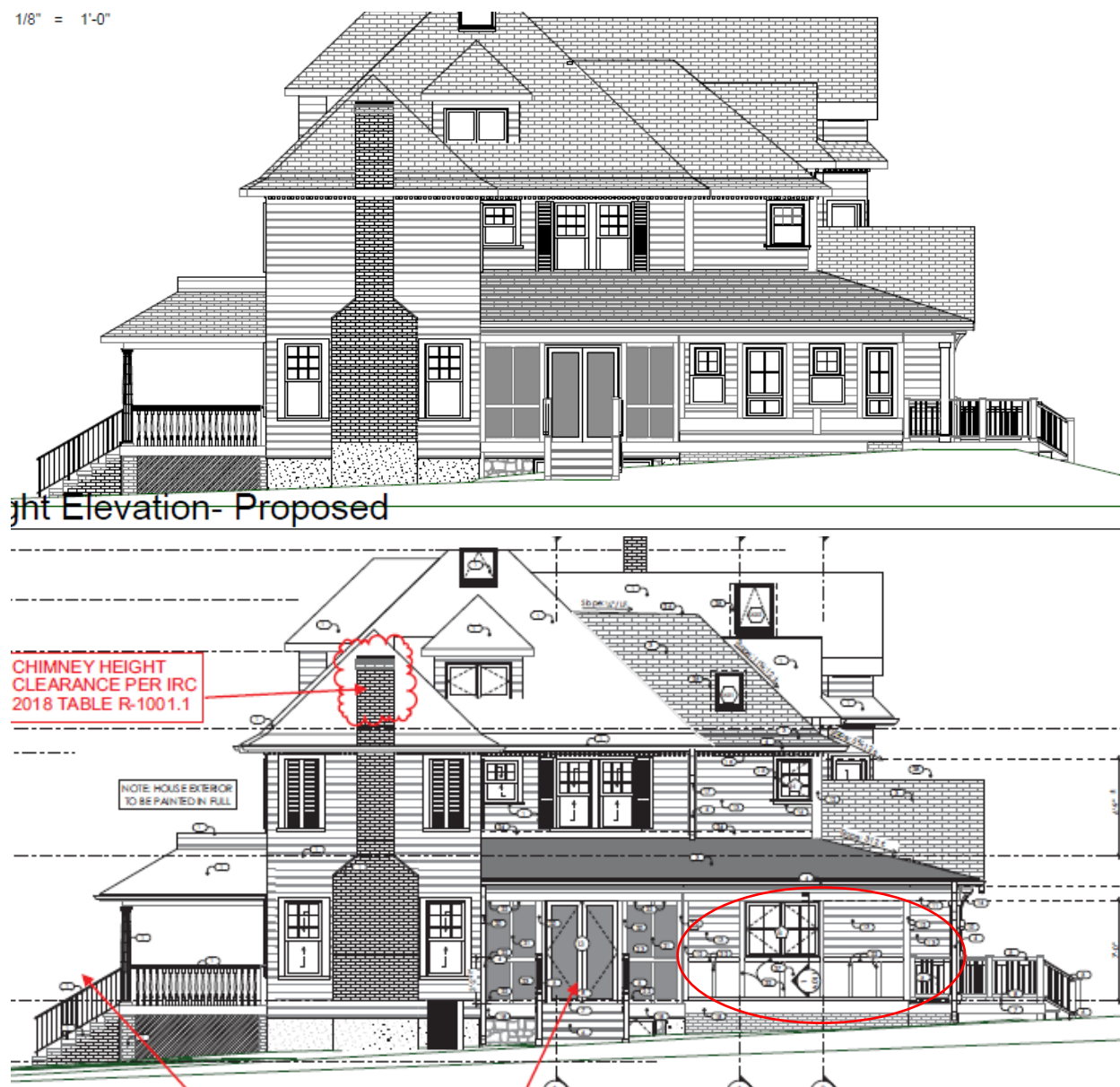


Figure 6: Drawing A006.

Staff finds that collectively, these changes are consistent with the design of the approved addition and are appropriate for the character of the house and surrounding district and Staff recommends the HPC approve the revisions.

STAFF RECOMMENDATIONS

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), 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 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.



**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: Meredith Sharp
Address: 3944 Baltimore Street
Daytime Phone: 202.669.2374

E-mail: meredith.sharp@me.com
City: Kensington Zip: 20895
Tax Account No.: 13-02697555

AGENT/CONTACT (if applicable):

Name: Thomas Manion, AIA
Address: 7307 MacArthur Blvd, Ste 216
Daytime Phone: 301.229.7000

E-mail: permits@manionarchitects.com
City: Bethesda Zip: 20816
Contractor Registration No.: _____

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

Is the Property Located within an Historic District? ☒ Yes/District Name Town of 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: 3944 Street: Baltimore Street
Town/City: Kensington Nearest Cross Street: Prospect Street
Lot: 17 Block: 11 Subdivision: Kensington Park Parcel: _____

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 checked="" type="checkbox"/> Deck/Porch	<input type="checkbox"/> Shed/Garage/Accessory Structure
<input checked="" 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
Signature of owner or authorized agent

11-26-2019
Date

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

Owner's mailing address Meredith & Jess Sharp 3944 Baltimore Street Kensington, MD 20895	Owner's Agent's mailing address Manion & Assoc. Architects 7307 MacArthur Blvd, #216 Bethesda, MD 20816
Adjacent and confronting Property Owners mailing addresses	
Nathan & Kristine Oleson 3948 Baltimore St. Kensington, MD 20895 (right side)	Alan Speelman 3940 Baltimore St. Kensington, MD 20895 (left side)
Peter Cappadona 3929 Prospect St. Kensington, MD 20895 (rear)	Michael & Brett Bagshaw 3947 Baltimore St. Kensington, MD 20895 (front) across st)
Joseph Mesmer 3941 Baltimore St. Kensington, MD 20895 (front - right)	

ZONING INFORMATION	
ZONE	R-60
MINIMUM LOT SIZE	6,000 sf
LEGAL	
SUBDIVISION	Kensington Park 7603/502
LOT	17
BLOCK	11
PLAT	
MINIMUM SETBACKS	
FRONT	25 ft
SIDE STREET (if applicable)	0 ft
SUM OF BOTH SIDES	18 ft
ONE SIDE	8 ft
REAR	20 ft
MAXIMUM BUILDING HEIGHT	
TO PEAK	35 ft
TO MEAN HEIGHT BETWEEN EAVES	30 ft
LOT AREA, EXISTING	11,685 sf
LOT COVERAGE	
MAX. ALLOWED (COVERAGE/AREA) X (100)	35%
PROPOSED COVERAGE	4,090 sf
	19%
	2,225 sf
HIGHLIGHT THE CORRECT ONE BELOW	
< 30% MAX Standard Method Development Standards	0.19 %
> 30% MAX Int'l Development Standards	0.19 %

LAND DISTURBANCE CALCULATIONS	
VOLUME OF EXCAVATION	
SURFACE AREA 1 (Areaway)	112 sf
PROPOSED DEPTH	6.00 ft
CUBIC FEET (AREA X DEPTH)	672 cu.ft.
SURFACE AREA 2 (Addition)	370 sf
PROPOSED DEPTH	5.00 ft
CUBIC FEET (AREA X DEPTH)	1,850 cu.ft.
SURFACE AREA 3 (Piers)	45 sf
PROPOSED DEPTH	2.50 ft
CUBIC FEET (AREA X DEPTH)	113 cu.ft.
TOTAL (cu.ft./27)	97.57 cu.yds
DISTURBED SURFACE AREA	1,517 sf

BUILDING AREA CALCULATIONS	
EXISTING BUILDING AREA	
BASEMENT	940 sf
FIRST FLOOR	1,249 sf
SECOND FLOOR	1,162 sf
THIRD FLOOR	734 sf
TOTAL	4,085 sf
ALTERED/RENOVATED FLOOR AREA	
BASEMENT	174 sf
FIRST FLOOR	313 sf
SECOND FLOOR	154 sf
THIRD FLOOR	322 sf
TOTAL	963 sf
NEW FLOOR AREA	
BASEMENT	76 sf
FIRST FLOOR	517 sf
SECOND FLOOR	74 sf
THIRD FLOOR	0 sf
TOTAL	667 sf
DEMOLISHED FLOOR AREA	
BASEMENT	0 sf
FIRST FLOOR	0 sf
SECOND FLOOR	0 sf
THIRD FLOOR	0 sf
TOAL	0 sf
ACCESSORY BUILDING - GARAGE	
EXISTING FLOOR AREA	459 sf
DEMOLISHED FLOOR AREA	0 sf
NEW FLOOR AREA	0 sf
TOTAL	459 sf
EXTERIOR SPACES	
FRONT PORCH	734 sf
DECK + EXTERIOR STAIRS	378 sf
HARDSCAPE	500 sf
TOTAL	1,612 sf

INFILL LOT CALCULATIONS	
EXISTING FLOOR AREA	4,085 sf
50% of EXISTING FLOOR AREA	2,043 sf
NEW FLOOR AREA MAIN STRUCTURE	517 sf
NEW FLOOR AREA ACCESSORY BLDG	0 sf
IF NEW FOOTPRINT IS LESS THAN 50% OF EXISTING, BUILDING IS NOT INFILL LOT	

CONSULTANTS

STRUCTURAL ENGINEER:
CONSULTING ENGINEERS, CORP.
PRATT SINHA
11480 SUNSET HILLS RD, SUITE 100E
RESTON, VA 20190
703.481.2100

MEP ENGINEER:
MEPTECH CONSULTING ENGINEERS
SHARI SHARAFI
4803 WESTWAY DR.
BETHESDA, MD 20816
301.996.3677

SURVEYOR:
SNIDER & ASSOCIATES SURVEYORS
ED SNIDER
20270 GOLDENROD LANE, SUITE 110
GERMANTOWN, MD 20876
301.948.5100

CIVIL ENGINEER:
SITE SOLUTIONS, INC.
MIKE DEVINE
PO BOX 1783
CLARKSBURG, MD 20871
301.540.7990 x 22

APPLICABLE CODES

BUILDING CODE
- 2018 ICC International Residential Code (IRC) w/ amendments per Executive Regulation No. 31-19
- MBRC Maryland Building Rehabilitation Code
ELECTRICAL CODE
- NFPA 70 National Electrical Code (NEC) 2017
PLUMBING CODE
- WSSC Plumbing & Fuel Gas Code
MECHANICAL CODE
- 2018 ICC International Mechanical Code (IMC)
FIRE & LIFE SAFETY CODE
- 2015 NFPA 1 & 101 (National Fire Protection Association)
FIRE ALARM CODE
- NFPA 72/2013
- CQMAR NFPA 72/2013
ENERGY CONSERVATION CODE
- 2018 ICC International Energy Conservation Code (IECC)

ADDITIONS, ALTERATIONS
AND REPAIRS ON
EXISTING STRUCTURES
SHALL COMPLY WITH IRC
2018 SECTION R-102.7.1



Sharp Residence

3944 Baltimore St Kensington, MD 20895

SCOPE OF WORK:

BASEMENT:
-DIG OUT EXISTING CRAWL SPACE TO CREATE NEW STORAGE ROOM
-NEW AREAWAY STAIRS
-NEW CONDITIONED CRAWL SPACES BELOW
-PROPOSED ADDITION
-REPLACE MECHANICAL ROOM DOOR

FIRST FLOOR:
- NEW KITCHEN, MUDROOM & PANTRY ADDITION
-NEW REAR DECK
-NEW SCREENED SIDE PORCH AND STAIRS TO GRADE
-REPLACE FIXTURES, FINISHES IN POWDER ROOM
-NEW CELLULOSE INSULATION IN EXISTING EXTERIOR WALLS

SECOND:
-NEW BATHROOM ADDITION
-REPLACE FIXTURES, FINISHES AND ACCESSORIES IN EXISTING BATHROOMS
-NEW CELLULOSE INSULATION IN EXISTING EXTERIOR WALLS

ATTIC:
-RECONFIGURE BATHROOM
-LEVEL FLOOR BETWEEN BEDROOM AND BATHROOM
-NEW CUSTOM BUILT IN CLOSETS
-REPLACE FIXTURES, FINISHES AND ACCESSORIES IN BATHROOM
-REMOVE EXISTING HVAC SYSTEM AND REPLACE WITH NEW SYSTEM, ENLARGE ACCESS PANEL

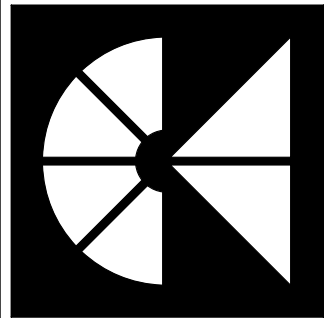
GENERAL:
-REDO HVAC, ELECTRICAL AND PLUMBING AS REQUIRED BY WORK

SHEET INDEX

ID	Name	Revision: Date
001	General Information	
002	Project Notes	
C001	Site Plan Drainage Plan	
DM001	Demo Plans	
DM002	Demo Plans	
DM003	Demo Plan	
S001	Structural Notes	
S002	Foundation Plan	
S003	First Floor Framing Plan	
S004	Second Floor Framing Plan	
S005	Roof Framing Plan	
S006	First Floor Shearwall Plans	
S007	Structural Details	
S008	Structural Details	
A001	B - 1 Floor Plans	
A002	2 - 3 Floor Plans	
A003	Roof Plan	
A004	Front Elevation	
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E002	Electrical Plan B - 1	
E003	Electrical Plan 2 -3	
M001	HVAC Notes	
M002	B-1 HVAC Demo	
M003	2-3 HVAC Demo	
M004	B-1 HVAC New Work	
M005	2-3 HVAC New Work	
M006	HVAC Detail	

ABBREVIATIONS:

ADA = AMERICANS WITH DISABILITIES ACT
A.F.F. = ABOVE FINISHED FLOOR
B.I. = BUILT IN
C.H. = CEILING HEIGHT
CONC. = CONCRETE
COORD. = COORDINATE
DIA. = DIAMETER
EA. = EACH
EQ. = EQUAL
ETR. = EXISTING TO REMAIN
E.W. = EACH WAY
EXG. = EXISTING
FR. = FIRE RATED
FRP = FIBERGLASS REINFORCED PLASTIC
FTG. = FOOTING
GPF = GALLONS PER FLUSH
GYP. BD= GYPSUM BOARD
HR. = HOUR
MIN. = MINIMUM
MAX. = MAXIMUM
MTL = METAL
N.I.C. = NOT IN CONTRACT
O.C. = ON CENTER
O.F.C.I. = OWNER FURNISHED, CONTRACTOR INSTALLED
P.F.E. = PORTABLE FIRE EXTINGUISHER
PTD. = PAINTED
REQ'D = REQUIRED
SIM. = SIMILAR
S.S. = STAINLESS STEEL
TYP. = TYPICAL
U.O.N. = UNLESS OTHERWISE NOTED
V.I.F. = VERIFY IN FIELD
W/ = WITH
W.R. = WATER RESISTANT



MANION & ASSOCIATES ARCHITECTS
7307 MacArthur Blvd, Ste. 216, Bethesda, Maryland 20816
T:301.229.7171 www.manionandassociates.com
ISSUE DATE: 04/30/21
PROJECT PHASE: Permit/Bid Set
DRAWN BY: VGL, LMV
CHECKED BY: TM



PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT OF THE STATE OF MARYLAND.
LICENSE NO. 3727-R
EXPIRATION DATE 05/08/2022

Sharp Residence
3944 Baltimore St
Kensington, MD 20895
General Information

DO NOT SCALE DRAWINGS
Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and shall notify the office of any variations from the dimensions and conditions shown.

C:\Lisa Quandt\Work\Sharp\Sharp CDs\Sharp Permit Set\Sharp_21_04-30_CD.pln

GENERAL NOTES

1. ALL WORK IS TO BE DONE IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
2. CONTRACTOR SHALL CONFORM TO ALL O.S.H.A. REQUIREMENTS.
3. ALL WORK TO BE IN COMPLIANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE.
4. APPROVAL OF THESE DRAWINGS BY GOVERNING AUTHORITIES DOES NOT RELEASE THE CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE CODES AND STANDARDS.
5. THE GENERAL CONTRACTOR SHALL BEAR FULL RESPONSIBILITY AND COSTS FOR THE FOLLOWING:

A. PERMITS, LICENSES, INSPECTIONS AND FEES (ALL IMPACT FEES).

B. TEMPORARY POWER AND UTILITIES.

C. TRASH REMOVAL.

D. LIABILITY AND WORKMEN'S COMPENSATION INSURANCE, ETC.

E. AND OTHER ITEMS INDICATED IN SPECIFICATIONS.
6. CONTRACTOR TO VISIT SITE AND COMPLETELY FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS PRIOR TO EXECUTION OF ANY CONSTRUCTION, CONTACT ARCHITECT PRIOR TO EXECUTING ANY WORK IN QUESTION.
7. CHECK ALL DIMENSIONS ON JOB AND FULLY VERIFY PRIOR TO EXECUTION. ALL ELEVATIONS GIVEN ARE APPROXIMATE AND ARE GIVEN FOR RELATIONAL PURPOSES. CONTRACTOR SHALL ESTABLISH EXACT LEVELS PRIOR TO START OF WORK AND NOTIFY ARCHITECT OF ANY SIGNIFICANT DISCREPANCIES.
8. CONTRACTOR SHALL NOT SCALE DRAWINGS AND DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS SHALL BE REPORTED TO ARCHITECT FOR CLARIFICATION PRIOR TO COMMENCEMENT OF WORK.
9. THE ARCHITECT 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 ARCHITECT 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.
10. 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.
11. 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.
12. THE ARCHITECT AND OWNER WILL CONSIDER FORMAL REQUESTS FROM THE CONTRACTOR FOR SUBSTITUTION OF PRODUCTS, MATERIALS OR MANUFACTURERS. THESE REQUESTS SHALL ACCOMPANY BUT NOT BE INCLUDED IN THE BASE BID ON THE SPECIFIED BID DUE DATE. SUBMIT TWO COPIES OF REQUEST FOR SUBSTITUTION.
13. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS/VENDOR DATA SUBMITTAL SCHEDULE TO ARCHITECT FOR REVIEW AND APPROVAL WITHIN THIRTY (30) DAYS FROM COMMENCEMENT OF WORK. SUBMIT TWO (2) COPIES TO ARCHITECT.
14. DEMOLITION TO BE PROVIDED BY CONTRACTOR AS REQUIRED. COMPLETELY REMOVE ALL TRASH FROM SITE.
15. 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. THIS APPLIES PARTICULARLY TO ADJACENT SPACES, ROOF, AND OTHER EXTERIOR AREAS AND SURFACES.
16. THE CONTRACTOR IN THE FIELD SHALL ASSESS AND DETERMINE THE METHOD FOR EXCAVATION, SHORING, AND FORMING NEW FOOTINGS AND FOUNDATION WALLS.
17. THE EXCAVATION CONTRACTOR WILL USE ALL NECESSARY PRECAUTIONS WHEN EXCAVATING AT OR NEAR EXISTING BUILDING FOUNDATIONS, TREES, ETC.
18. CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION AGAINST THE DEPOSIT OF SOIL, GRAVEL, OR OTHER MATERIAL ON ANY PUBLIC PROPERTY OR OTHER NEIGHBORING PREMISES PER LOCAL/STATE CODE REQUIREMENTS.
19. ALL CONCRETE DETAILS AND CONSTRUCTION ARE TO COMPLY WITH LATEST A.C.I. CODE AND LOCAL CODES.
20. ALL WOOD FRAMING EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA.
21. 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.
22. 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.
23. ALL MANUFACTURED ITEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
24. WARRANTIES, GUARANTEES AND MANUFACTURER'S INSTRUCTIONS ON EQUIPMENT FURNISHED AND INSTALLED BY THE CONTRACTOR SHALL BE GIVEN TO THE OWNER.
25. ALL GYPSUM BOARD SHALL BE TAPED, SPACKLED AND SANDED SMOOTH PRIOR TO FINISHING, METAL BEADING SHALL BE USED ON ALL OUTSIDE CORNERS WHERE APPLICABLE.
26. ALL PENETRATIONS THROUGH EXISTING ROOF SHALL BE SEALED IN PITCH POCKETS AT PIPING, CONDUIT, ETC.; FLASH DUCTS AND CURBS.
27. CONTRACTOR SHALL PROVIDE PROTECTION ON A DAILY BASIS FOR ALL WORK THAT PENETRATES THE EXISTING ROOF MATERIAL. CONTRACTOR TO COVER ALL WORK UNTIL WATER/WEATHER PROOF THROUGH COMPLETION OF CONSTRUCTION.
28. UTILITIES TO BE COORDINATED AND PROVIDED AS PER DRAWINGS.
29. REMOVAL, DISPOSAL, ALTERATION AND RELOCATION OF EXISTING MECHANICAL AND ELECTRICAL EQUIPMENT, CONDUITS, PIPES AND DUCTS ARE INCLUDED IN THE WORK.
30. ALL NOTES ON THIS DRAWING APPLY FOR THE ENTIRE PROJECT WHETHER OR NOT REPEATED ON OTHER DRAWINGS.

INSULATION NOTES

1. **GENERAL -**
A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. ALL BREAKS IN THE BARRIER SHALL BE SEALED. AIR PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
2. **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.
3. **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 R-3 PER INCH MINIMUM.

EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
4. **WINDOWS, SKYLIGHTS, & DOORS -**
THE SPACE BETWEEN WINDOW / DOOR JAMBS AND FRAMING, AND SKYLIGHTS AND FRAMING SHALL BE SEALED.
5. **RIM JOISTS -**
RIM JOISTS SHALL INCLUDE THE AIR BARRIER AND BE INSULATED.
6. **FLOORS (INCLUDING ABOVE GARAGE AND CANTILEVERS) -**
THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.

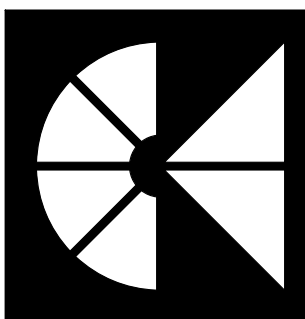
FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF SUBFLOOR DECKING, OR FLOOR FRAMING CAVITY INSULATION SHALL BE PERMITTED TO BE IN CONTACT WITH THE TOP SIDE OF SHEATHING, OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING AND EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.
7. **CRAWL SPACE WALLS -**
EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A "CLASS I" VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.

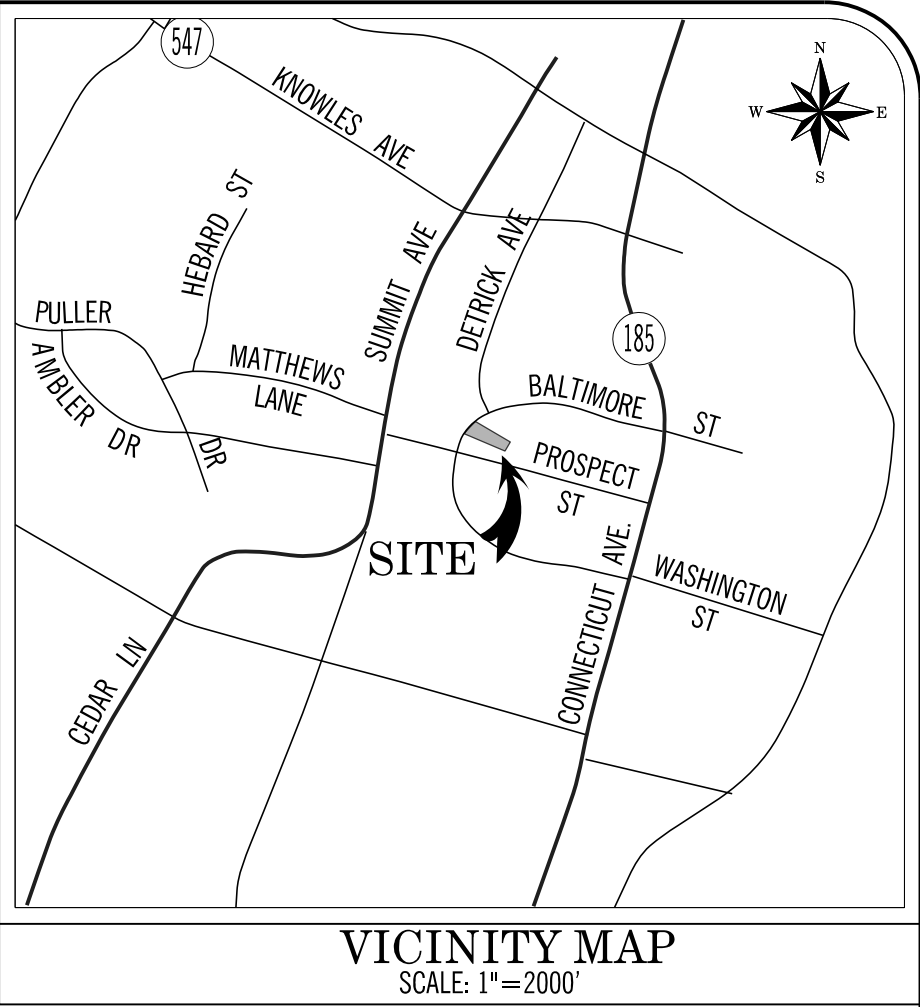
WHERE PROVIDED INSTEAD OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWLSPACE WALLS.
8. **SHAFTS, PENETRATIONS -**
DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.
9. **NARROW CAVITIES -**
BATTIS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
10. **GARAGE SEPARATION -**
AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.
11. **RECESSED LIGHTING -**
RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE DRYWALL.

RECESSED LIGHT FIXTURES INSTALLEED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT AND "IC" RATED.
12. **PLUMBING AND WIRING -**
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.
13. **HOSE BIBS -**
HOSE BIBS SUBJECT TO FREEZING (EXTERIOR USE) SHALL BE FROST PROOF WITH AN ACCESSIBLE STOP AND WASTE TYPE VALVE INSIDE THE THERMAL ENVELOPE. PROVIDE SEPARATE WATER SUB-METER FROM MAIN METER FOR ALL NOSE BIBS.
14. **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.
15. **ELECTRICAL/PHONE BOX ON EXTERIOR WALLS -**
THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR-SEALED BOXES SHALL BE INSTALLED.
16. **HVAC REGISTER BOOTS -**
HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.
17. **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 VOIDES BETWEEN FIRE SPRINKLER COVER PLATES AND WALLS OR CEILINGS.

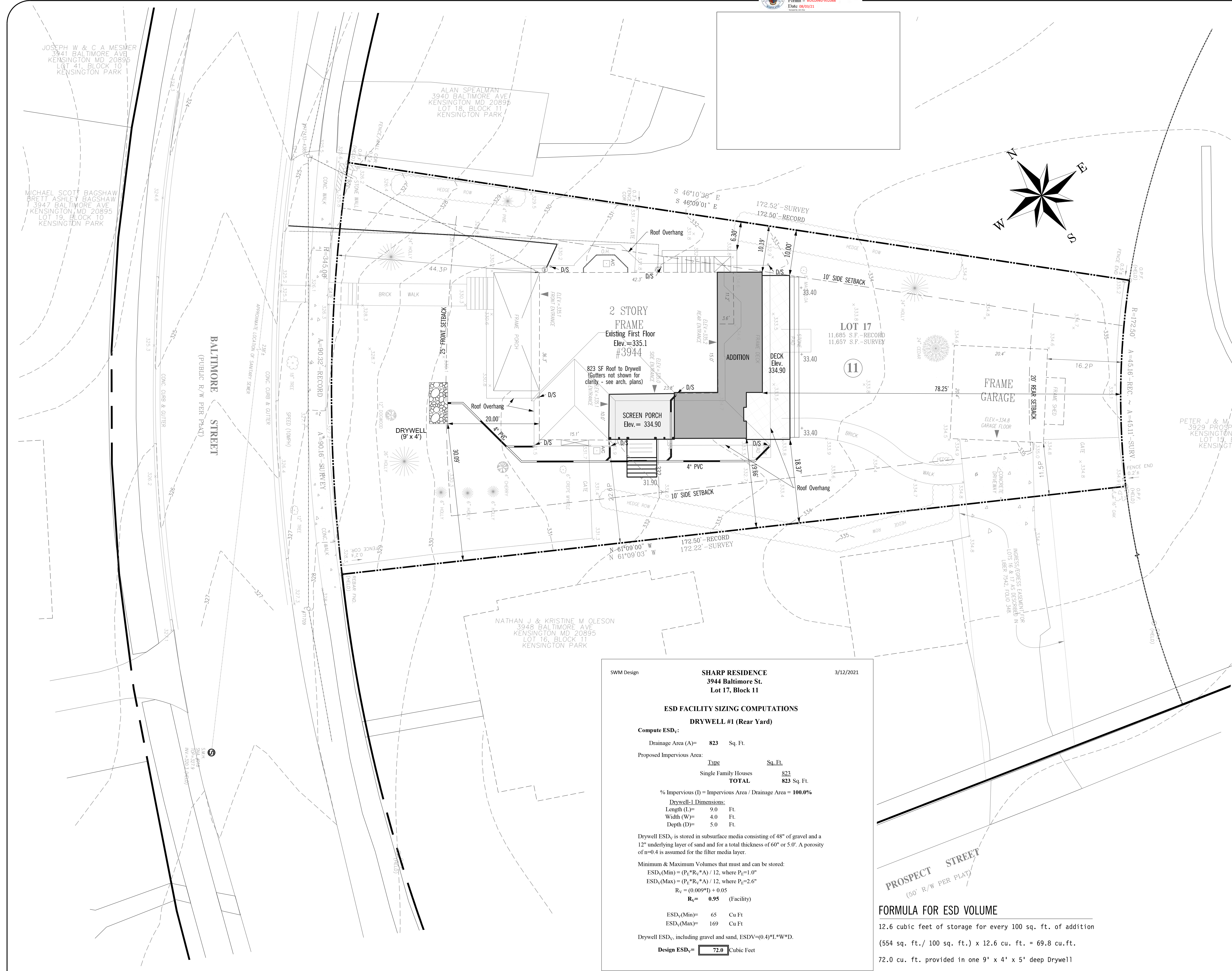
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VICINITY MAP
SCALE: 1"=2000



SITE DATA

- Zoning: R-60 (Current Zone)
- Property Address: 3944 Baltimore Stree, Kensington, MD 20895
- Legal Name: Lot 17, Block 11, Kensington Park
Plat Book B, Plat No. 4
- Lot Area: 11,685 sq.ft.
- **Building Setbacks Required:
Required
Front: 25'
Left Side: 10'
Right Side: 10'
Rear: 20'
- Minimum Building Coverage Permitted: 35% (4,090), Proposed = 14.8% (1,732 sq.ft.)
- Boundary and topographic data from a survey prepared by Snider & Assoc., January 2021.
- WSSC Grid 213NW04.
- Tax ID# 13-02697555. Water & Sewer category: W-1 & S-1.

**Since the lot was recorded prior to June 1, 1958, based on Section 59-7.7.1.D.2.c of the Montgomery County Zoning Ordinance, the side and rear setbacks are pursuant to the Zoning Ordinance at the time the lot was created, which would be the 1950 Zoning Ordinance.

Permitted Encroachments:
Unenclosed porch = max. 9 ft. into front or rear yard, max. 3 ft. into side yard

DRAIANGE NOTE:
All roof and surface runoff along northeast property line flows toward Baltimore Street. All downspoutf from these areas to have splash blocks to direct water away from house foundation and toward Baltimore Street.

All roof runoff along southwest property line will be collected in downspouts and conveyed to a drywell located in the front/right side yard and will satisfy the ESD volume requirements.

DRAINAGE FLOW PATTERN

Drainage flows for proposed addition roof to be collected by gutters to downspouts and splashblocks to be conveyed to Baltimore Street. Field inspection shows that all run-off to northeast side of house will flow down-slope to Baltimore Street due to existing grade between the house and the property line, therefore no new run-off is directed toward any existing adjoining properties.

SWM Design

SHARP RESIDENCE
3944 Baltimore St.
Lot 17, Block 11

3/12/2021

ESD FACILITY SIZING COMPUTATIONS
DRYWELL #1 (Rear Yard)

Compute ESD_y:

Drainage Area (A)= 823 Sq. Ft.

Proposed Impervious Area:

Type	Sq. Ft.
Single Family Houses	823
TOTAL	823 Sq. Ft.

% Impervious (I) = Impervious Area / Drainage Area = **100.0%**

Drywell-L Dimensions:

Length (L)=	9.0	Ft.
Width (W)=	4.0	Ft.
Depth (D)=	5.0	Ft.

Drywell ESD_y is stored in subsurface media consisting of 48" of gravel and a 12" underlying layer of sand and for a total thickness of 60" or 5.0'. A porosity of n=0.4 is assumed for the filter media layer.

Minimum & Maximum Volumes that must and can be stored:

ESD_y(Min) = (P_r*R_v*A) / 12, where P_r=1.0"

ESD_y(Max) = (P_r*R_v*A) / 12, where P_r=2.6"

R_v = (0.009*I) + 0.05

R_v = 0.95 (Facility)

ESD _y (Min)=	65	Cu Ft
ESD _y (Max)=	169	Cu Ft

Drywell ESD_y, including gravel and sand, ESDV=(0.4)*L*W*D.

Design ESD_y= 72.0 Cubic Feet

PROSPECT STREET
(50' R/W PER PLAT)

FORMULA FOR ESD VOLUME

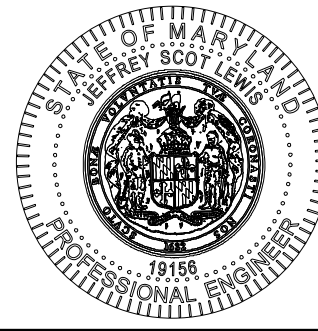
12.6 cubic feet of storage for every 100 sq. ft. of addition

(554 sq. ft. / 100 sq. ft.) x 12.6 cu. ft. = 69.8 cu.ft.

72.0 cu. ft. provided in one 9' x 4' x 5' deep Drywell

NOTICE:
Plans not containing an agency approval are considered unapproved and should not be used for construction. Construction initiated prior to approval or information obtained from unapproved plans cannot be guaranteed by SSI and is the sole responsibility of the user.

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. 19156, Expiration 06-02-2021



SITE AND DRAINAGE PLAN
SHARP RESIDENCE
3944 BALTIMORE STREET, KENSINGTON, MD 20895
LOT 17 / BLOCK 11 / KENSINGTON PARK
SILVER SPRING ELECTION DISTRICT #13
MONTGOMERY COUNTY, MARYLAND

MJD	1" = 10'
DESIGN	SCALE
JSL	1 of 1
CHECKED	SHEET
4/25/2021	2237-21
PLOT DATE	PROJ. No.

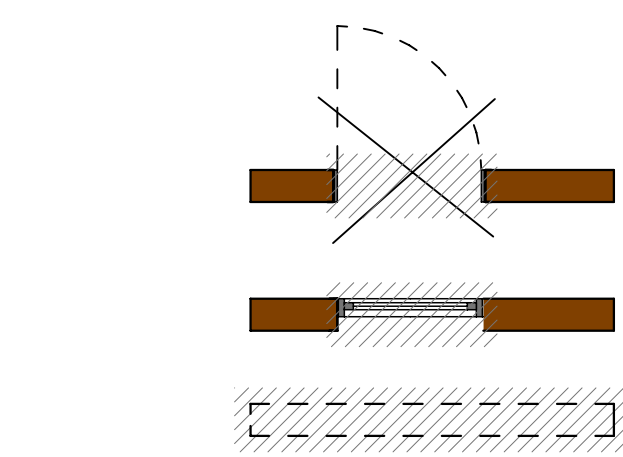
NO	REVISION	DATE

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DEMOLITION LEGEND

EXISTING TO REMAIN

ITEMS TO BE DEMOLISHED



GENERAL DEMOLITION NOTES

WALLS:
REMOVE ALL EXISTING paneled walls, plaster and drywall as noted on plans. Provide all necessary temporary and permanent supports for floor joists, roof rafters, bearing walls, etc. prior to demolition.

FLOORS:
PULL UP ANY AREAS OF flooring damaged or to be replaced. See finish schedule for floor finishes. Remove and replace any deteriorated sub-flooring. Build over exposed openings in floor. Restructure as necessary.

CEILINGS:
REMOVE CEILINGS IN ROOMS TO BE RENOVATED. EXPOSE JOISTS, INSPECT, AND MARK ALL JOISTS REQUIRING STRUCTURAL REINFORCEMENT. COORDINATE WITH ARCHITECT AS REQUIRED.

WINDOWS AND DOORS:
REMOVE EXISTING WINDOWS AND DOORS AS NOTED ON PLANS- SAVE FOR POSSIBLE REUSE. STRIP OPENINGS OF ALL TRIM, COUNTERWEIGHTS, SILLS, HINGES, ETC. LINTELS AND STRUCTURAL FRAMING TO REMAIN UNLESS NOTED OTHERWISE.

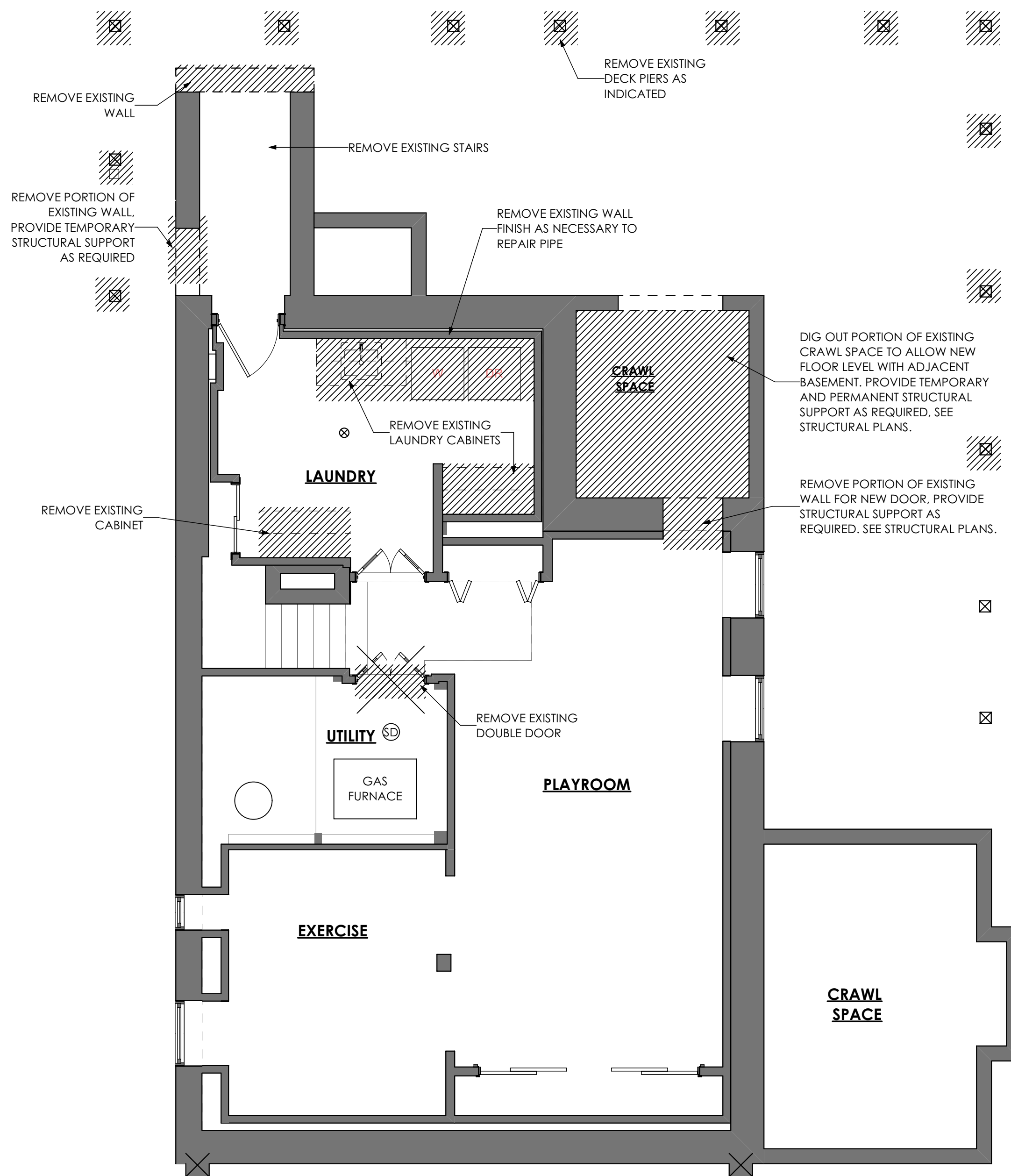
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PLUMBING:
DISCONNECT EXISTING SUPPLY AND DRAIN LINES IN AREAS TO BE RENOVATED. REUSE AND RECONNECT TO NEW LINES AND LOCATIONS AS POSSIBLE. CHECK CONDITION OF EXISTING SUPPLIES, VENTS, STACKS, AND DRAINS. CLEAN OUT AND REPAIR AS NECESSARY.

HVAC:
DUCTS TO REMAIN. RELOCATE LINES IF REQUIRED BY NEW WORK. UPGRADE HVAC SYSTEM IF NEED BE, TO MEET NEW HEATING AND AIR CONDITIONING REQUIREMENTS.

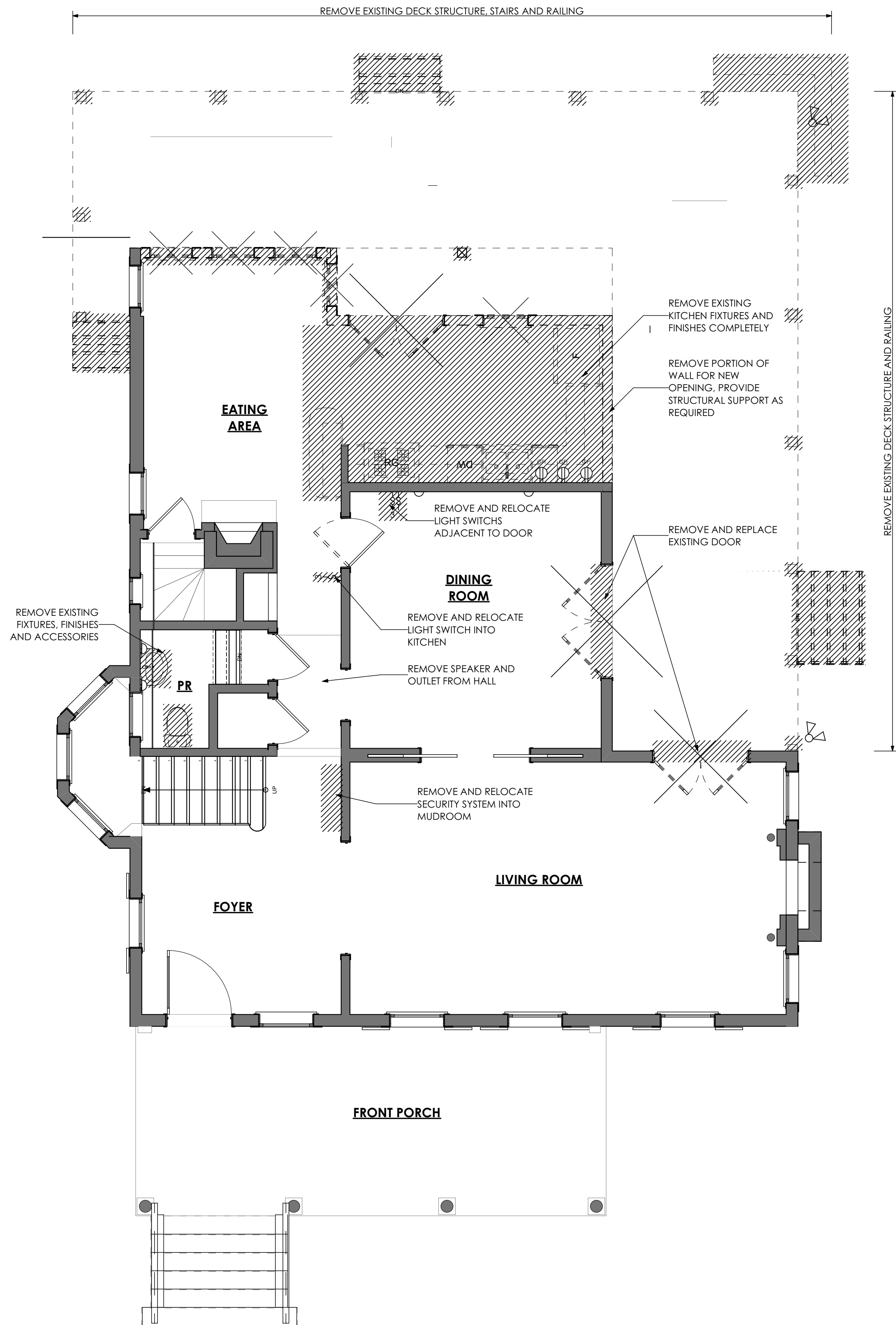
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**ADDITIONS, ALTERATIONS
AND REPAIRS ON
EXISTING STRUCTURES
SHALL COMPLY WITH IRC
2018 SECTION R-102.7.1**

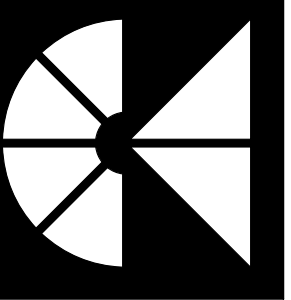


**INSULATE ALL EXTERIOR
WALLS OF THE HOUSE**

1
DM001 Basement Floor Demo
SCALE: 1/4" = 1'-0"



2
DM001 First Floor Demo
SCALE: 1/4" = 1'-0"



MANION & ASSOCIATES ARCHITECTS
7307 MacArthur Blvd, Ste. 216, Bethesda, Maryland 20816
T:301.229.7000 F:301.229.7171 www.manionandassociates.com
PROJECT PHASE: Permit/Bid Set
ISSUE DATE: 04/30/21
DRAWN BY: VGL, LMV
CHECKED BY: TM



PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND.
LIC# 3727-R
EXPIRATION DATE: 05/04/2022

Sharp Residence
3944 Baltimore St
Kensington, MD 20895
Demo Plans

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DM001

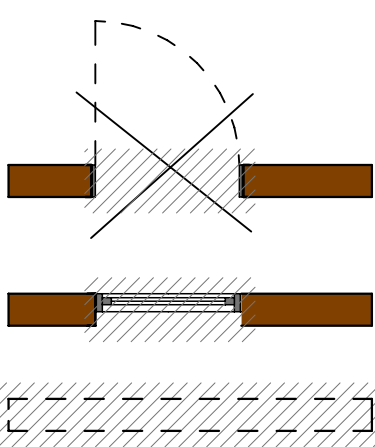
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DEMOLITION LEGEND

EXISTING TO REMAIN



ITEMS TO BE DEMOLISHED



GENERAL DEMOLITION NOTES

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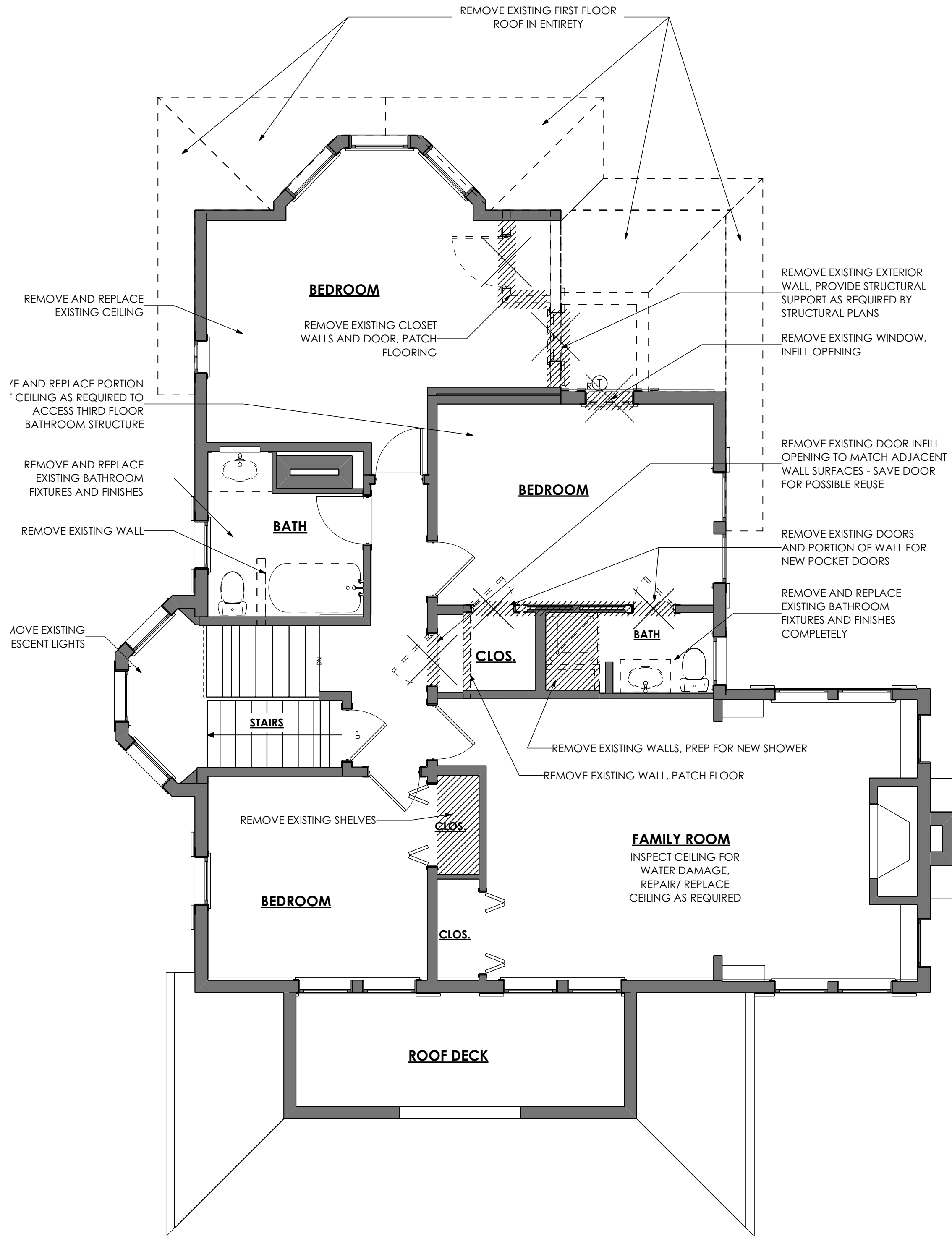
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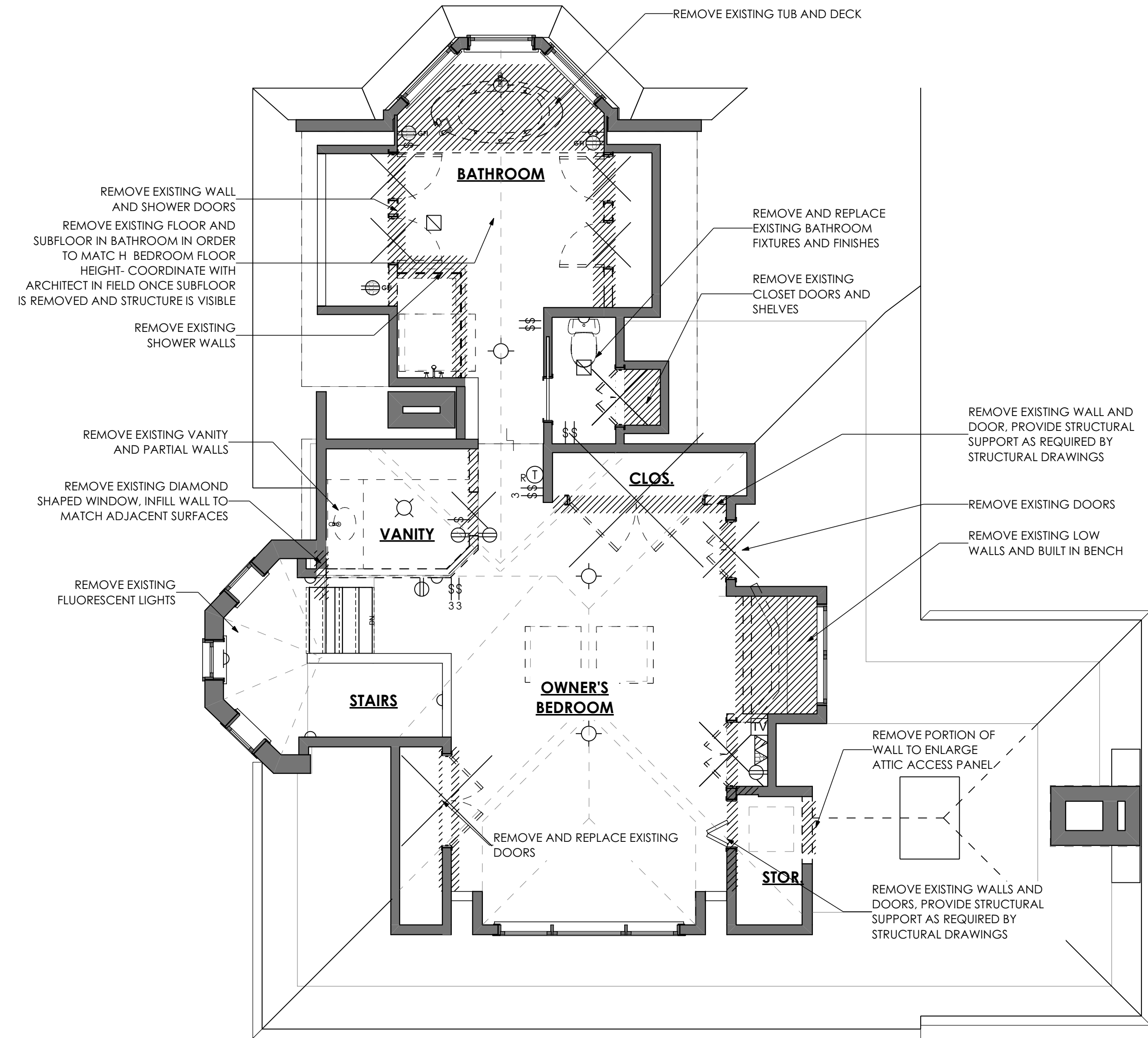
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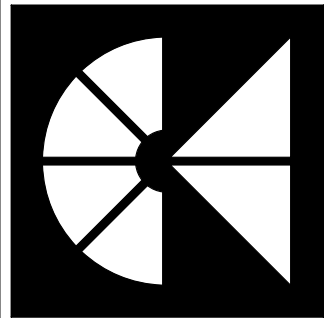


1 Second Floor Demo
SCALE: 1/4" = 1'-0"

APPROVED
Department of Permitting Services
Permit # BUILDING 952068
Date 08/01/21



2 Third Floor Demo
SCALE: 1/4" = 1'-0"



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PROJECT PHASE: Permit/Bid Set
DRAWN BY: VGL, LMQ
CHECKED BY: TM
ISSUE DATE: 04/30/21
REVISIONS



PROFESSIONAL CERTIFICATION
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LICENSE NO. 3727-R
EXPIRATION DATE: 06/08/2022

Sharp Residence
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Kensington, MD 20895
Demo Plans

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DM002

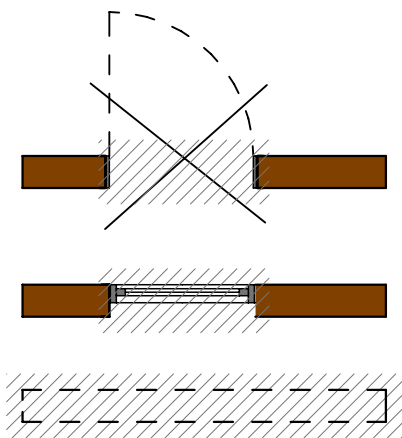
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DEMOLITION LEGEND

EXISTING TO REMAIN



ITEMS TO BE DEMOLISHED



GENERAL DEMOLITION NOTES

WALLS:
REMOVE ALL EXISTING PANELED WALLS, PLASTER AND DRYWALL AS NOTED ON PLANS. PROVIDE ALL NECESSARY TEMPORARY AND PERMANENT SUPPORTS FOR FLOOR JOISTS, ROOF RAFTERS, BEARING WALLS, ETC. PRIOR TO DEMOLITION.

FLOORS:
PULL UP ANY AREAS OF FLOORING DAMAGED OR TO BE REPLACED. SEE FINISH SCHEDULE FOR FLOOR FINISHES. REMOVE AND REPLACE ANY DETERIORATED SUB-FLOORING. BUILD OVER EXPOSED OPENINGS IN FLOOR. RESTRUCTURE AS NECESSARY.

CEILINGS:
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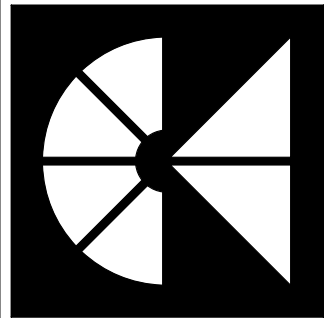
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APPROVED
Department of Permitting Services
Permit # BUILDING-952068
Date 08/31/21
LMS

REMOVE EXISTING DIAMOND
SHAPED WINDOW, INFILL WALL TO
MATCH ADJACENT SURFACES

REMOVE EXISTING PORTION
OF ROOF FOR NEW SKYLIGHT
- SEE STRUCTURAL PLANS FOR
FRAMING REQUIREMENTS



MANION + ASSOCIATES ARCHITECTS
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ISSUE DATE: 04/30/21

REVISIONS

PROJECT PHASE: Permit/Bid Set

DRAWN BY: VGL, LMQ

CHECKED BY: TM



PROFESSIONAL CERTIFICATION
"I HEREBY CERTIFY THAT THESE
DRAWINGS WERE PREPARED
OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED
PROFESSIONAL ARCHITECT
OF THE STATE OF MARYLAND."
LICENSE NO.: 3727-R
EXPIRATION DATE: 05/08/2022

Sharp Residence
3944 Baltimore St
Kensington, MD 20895
Demo Plan

DO NOT SCALE DRAWINGS
Written dimensions on these drawings shall
have precedence over scaled dimensions.
Contractors shall verify and be responsible
for all dimensions and conditions on the job
and shall notify the office of any variations
from the dimensions and conditions shown.

DM003

STRUCTURAL DESIGN PACKAGE

CLIENT :- MANION+ASSOCIATES ARCHITECTS
PROJECT :- SHARP RESIDENCE
ADDRESS :- 3944 BALTIMORE ST.
KENSINGTON, MD 20895

STRUCTURAL NOTES

GENERAL STRUCTURAL:

BUILDING CODES:

INTERNATIONAL RESIDENTIAL CODE (IRC)-2018 EDITION STATE AND/OR LOCAL COUNTY CODE AMMENDMENTS AND/OR ORDINANCES.

ANY REVISION INITIATED BY THE OWNER, GENERAL CONTRACTOR AND/OR THE SUBCONTRACTOR THAT DIRECTLY INFLUENCES OR CHANGES STRUCTURAL ELEMENTS INCLUDING, BUT NOT LIMITED TO FLOOR JOIST, BEAM OR HEADER SPANS; WALL HEIGHTS; BEAM OR HEADER SIZES; RELOCATION OF BEARING WALLS, FOOTING SIZES, ETC. AS INDICATED ON THESE DRAWINGS, CONSULTING ENGINEERS, CORP. (CEC) SHALL BE NOTIFIED IN WRITING INDICATING THE PROPOSED CHANGES FOR CEC'S REVIEW. ANY REQUIRED REVIEW, CALCULATION, AND/OR DRAWING MODIFICATION NECESSARY TO ACCURATELY REPRESENT THE PROPOSED CHANGES SHALL BE CHARGED AS AN ADDITIONAL SERVICE. THESE DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION PURPOSES. DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALE.

NO INSPECTION(S) WILL BE MADE BY CONSULTING ENGINEERS, CORP. (CEC) UNLESS A COUNTY APPROVED SET OF PLANS IS PRESENT AT THE JOB SITE WHERE REQUIRED BY LOCAL AUTHORITIES.

ALL DIMENSIONS SHOWN ARE TO FACE OF STUD (F.O.S.), UNLESS OTHERWISE NOTED. DIMENSIONAL ADJUSTMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO: CENTER LINE (CL), FACE OF CONCRETE (F.O.C.) AND FACE OF MASONRY (F.O.M.)

COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE A KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS WHICH COULD AFFECT THEIR WORK.

DESIGN LOADS

GRAVITY LOAD

GROUND SNOW LOAD = 40 PSF
ROOF LIVE LOAD = 30.5 PSF (DESIGN SNOW LOAD PER ASCE 7-16, CHAPTER 7)
ROOF DEAD LOAD = 17 PSF
FLOOR DEAD LOAD = 12 PSF (UPTO 14" DEEP I-JOISTS)
FLOOR LIVE LOAD = 40 PSF
ALLOWABLE DEFLECTION FACTOR FOR FLOORS & DECKS:

LIVE LOAD = L/360
TOTAL LOAD = L/240

ROOF

LIVE LOAD = L/360
TOTAL LOAD = L/240

BEAM SUPPORTING BRICK/MASONRY = L/600 OR 5/16" WHICHEVER IS LESS

WIND LOAD

BASIC WIND SPEED = 115 MPH
EXPOSURE = B
ENCLOSURE CLASSIFICATION = ENCLOSED

SEISMIC LOAD

SEISMIC DESIGN CATEGORY PER THE PROVISION OF R301.2

CONCRETE

ALL CONCRETE FOR FOOTINGS, FOUNDATION WALLS, RETAINING WALLS, AND FLOOR SLABS ON GRADE SHALL ATTAIN A MINIMUM 28-DAY ULTIMATE COMPRESSIVE STRENGTH AS FOLLOWS:
FOOTINGS : 3,000 PSI
BASEMENT SLABS : 3,000 PSI SLAB EXPOSED TO WEATHER : 3,500 PSI

ALL CONCRETE EXPOSED TO THE WEATHER AND SUBJECT TO FREEZING AND THAWING DURING CONSTRUCTION SHALL BE AIR ENTRAINED, THE TOTAL AIR CONTENT (PERCENT BY VOLUME OF CONCRETE) SHALL NOT BE LESS THAN 5 PERCENT (5%) OR MORE THAN 7 PERCENT (7%)

ALL CONSTRUCTION JOINTS SHALL BE ROUGHENED AND KEYS PROVIDED WHERE REQUIRED OR INDICATED ON THE DRAWINGS. CONSTRUCTION JOINTS, OTHER THAN THOSE SHOWN ON THE DRAWINGS, MAY BE PROPOSED BY THE CONTRACTOR. HOWEVER, THE LOCATIONS ARE SUBJECT TO REVIEW BY THE ARCHITECT AND/OR STRUCTURAL ENGINEER. ALL VERTICAL CONSTRUCTION, CONTROL AND CONTRACTION JOINTS SHALL LIE IN TRUE VERTICAL PLANE. ALL FORMWORK AND PLACING OF CONCRETE SHALL BE PLUMB, LEVEL, AND SQUARE. THE STRUCTURAL ENGINEER SHALL REVIEW AND APPROVE ANY PROPOSED FORMWORK DESIGN DIFFERENT FROM INDUSTRY STANDARD PRACTICES.

EXTERIOR SLAB AREAS SHALL BE BROOM FINISHED, UNLESS OTHERWISE SPECIFIED BY THE ARCHITECT. THE STROKES SHALL MAINTAIN THE SAME DIRECTION AT ADJACENT SURFACES. NO RIPPLES, BUMPS, OR ANY OTHER IRREGULARITIES WILL BE ACCEPTABLE

FOUNDATIONS & FOUNDATION WALLS

STRUCTURAL CONCRETE FOOTINGS ARE DESIGNED FOR SPECIFIC ALLOWABLE SOIL BEARING PRESSURES AS INDICATED ON THE DRAWINGS. CONCRETE FOOTINGS SHALL NOT BE POURED UNTIL THE ALLOWABLE SOIL BEARING PRESSURES ARE VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER OR BUILDING INSPECTOR.

MINIMUM SOIL BEARING SHALL BE 1500 PSF; OR AS SPECIFIED IN THE GEOTECHNICAL REPORT (IF ANY) WITH A MINIMUM 30" FROST DEPTH OR TO BEARING SOIL WHICHEVER IS GREATER

PROVIDE A FOUNDATION DRAIN TILE ON THE EXTERIOR SIDE OF FOUNDATION WALL AND DISCHARGE TO DAYLIGHT; OR PROVIDE 2" DIAMETER PVC BLEEDER LINES THROUGH THE FOOTINGS AT 8'-0" O.C. AND DISCHARGE TO A SUMP PIT AS INDICATED ON THE ARCHITECTURAL DRAWINGS.

SPREAD FOOTINGS SHALL EXTEND MINIMUM 1'-0" INTO UNDISTURBED SOIL, OR SHALL BE FOUND IN GRANULAR FILL. FOOTINGS SHALL EXTEND MINIMUM 30" FROST DEPTH (OR 24" WHERE ALLOWED /APPLICABLE PER COUNTY /CITY REQUIREMENTS) BELOW THE EXTERIOR FINISH GRADE. FINAL FOOTING ELEVATIONS TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER. ELEVATIONS AT THE TOP OF FOOTINGS SHALL NOT BE HIGHER THAN THOSE INDICATED ON THE CIVIL, ARCHITECTURAL OR STRUCTURAL DRAWINGS.

SLAB ON GRADE, (NON-STRUCTURAL) SHALL BE MINIMUM 4" THICK CONCRETE SLAB REINFORCED W/ 6"x6" - W1.4xW1.4 WELDED WIRE FABRIC (W.W.F.) OVER 6 MIL VAPOR BARRIER, OVER 4" CRUSHED STONE OR WASHED GRAVEL CONCRETE SLABS ON EARTH FILL SHALL BE PLACED ONLY ON FILL COMPACTED IN 6" LAYERS TO ATLEAST 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D- 698, STANDARD PROCTOR

FOUNDATION DRAINS SHALL BE INSTALLED BY THE CONCRETE CONTRACTOR, BUT LOCATED AT THE BUILDERS DISCRETION ACCORDING TO LOCAL SITE CONDITIONS DRAIN DISCHARGE TO CONFIRM WITH AN APPROVED SITE PLAN.

PROVIDE BITUMINOUS WATER PROOFING COVERED WITH 6 MIL VISQUEEN WITH POURED INPLACE CONCRETE BASEMENT WALLS OR AS DIRECTED /NOTED ON THE ARCHITECTURAL DRAWINGS.

SUMP PIT AND SUMP PUMP(S) SHALL BE INSTALLED BY THE CONCRETE SUBCONTRACTOR AND LOCATED AT THE BUILDER'S DISCRETION ON THE ARCHITECTURAL DRAWINGS.

CONCRETE MASONRY UNIT

A. ALL CONCRETE MASONRY SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF IRC 2018 AND ACI 530/530.1-05
B. MASONRY UNIT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI WHEN TESTED IN ACCORDANCE WITH ASTM C-140, "METHODS OF SAMPLING AND TESTING CONCRETE MASONRY UNIT" (f'm =1500 PSI)
C. MORTAR FOR MASONRY SHALL BE IN ACCORDANCE WITH ASTM C-270, TYPE "M" OR "S"
D. GROUT FOR MASONRY SHALL BE IN ACCORDANCE WITH ASTM C-476 FOR COARSE GROUT WITH A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI. MECHANICALLY VIBRATE GROUT IN VERTICAL SPACES IMMEDIATELY AFTER POURING AND AGAIN ABOUT 5 MINUTES LATER. MAXIMUM GROUT LIFT WITHOUT CLEANOUTS 5'-0". STAY EACH END OF EACH VERTICAL REBAR USING SINGLE WIRE AND LOOP TYPE TIES.
E. REINFORCING STEEL SHALL BE CONFIRM TO ASTM A-615 GRADE 60.
F. PROVIDE VERTICAL EXPANSION JOINT IN ALL MASONRY WALLS AT 30'-0" O.C.
G. BRICK VENEER INSTALLATION TO COMPLY W/ BRICK INDUSTRY ASSOCIATION (B.I.A.) LATEST TECHNICAL REPORT

BRICK VENEER

BRICK VENEER INSTALLATION TO COMPLY WITH BRICK INDUSTRY ASSOCIATION (B.I.A) LATEST TECHNICAL REPORT

REINFORCING STEEL

ALL REINFORCING STEEL SHALL BE ASTM A-615, GRADE 60. ALL REINFORCING BAR DIMENSIONS SHOWN ON THE DRAWINGS ARE TO THE CENTER LINE OF BARS, UNLESS OTHERWISE NOTED. ALL CONCRETE AND REINFORCING STEEL SHALL BE FURNISHED, FABRICATED AND ERECTED IN ACCORDANCE WITH ACI STANDARD BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE STRUCTURES, (ACI 318-15). REINFORCED STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315).

UNLESS OTHERWISE INDICATED ON THE DRAWINGS, THE CLEAR CONCRETE COVER PROVIDED FOR REINFORCEMENT SHALL BE:

A. CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH :3"
B. EXPOSED TO EARTH OR WEATHER #6 THROUGH #18 BARS: 2"
#5 BARS AND SMALLER: 1.5"
C. NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND (SLABS AND WALLS): 0.75"
D. BEAMS, GIRDERS, COLUMNS, PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS: 1.5"

STEEL REINFORCING REQUIREMENTS IN CONCRETE FLOOR SLABS SHALL BE AS REQUIRED BY CODE AND/OR LOCAL JURISDICTIONS, OR PER SITE CONDITIONS.
CONCRETE PORCH SLABS AND EXTERIOR CONCRETE WORK EXPOSED TO WEATHER SHALL BE MINIMUM 3,500 PSI, AIR ENTRAINED, 4" THICK WITH #4 BARS AT 12" O.C. EACH WAY WITH 6" x 6" - W1.4 x W1.4 WELDED WIRE FABRIC (W.W.F.), UNLESS OTHERWISE NOTED OR DIRECTED BY THE STRUCTURAL ENGINEER BASED ON SITE CONDITIONS.

STRUCTURAL STEEL

ALL STEEL SHALL BE ASTM, A-441 MINIMUM, Fy=50 KSI UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL CONNECTIONS SHALL BE WELDED OR BOLTED. SHOP AND FIELD FASTENERS SHALL BE ASTM A-325 HSB (HIGH STRENGTH BOLTS). IN FRICTION TYPE CONNECTIONS USE "TURN-OF-NUT" METHOD IN TIGHTENING ALL BOLTS.

HOLES SHALL NOT BE CUT THROUGH BEAMS UNLESS INDICATED OR APPROVED BY THE STRUCTURAL ENGINEER. PROVIDE STANDARD ANGLE WALL ANCHORS FOR BEAMS RESTING ON MASONRY.

STEEL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST AISC MANUAL. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:-

W8 AND SMALLER BEAMS : A36 (Fy = 36 KSI)
OTHER BEAM AND COLUMNS : A572-GR50 (Fy = 50 KSI)
STEEL PLATE, CHANNELS AND ANGLES : A36 (Fy = 36 KSI)
STRUCTURAL PIPES AND TUBES : A500-GRADE "B" (Fy = 46 KSI)
ANCHOR BOLTS : A307
HIGH STRENGTH BOLTS : A325

BOLTED CONNECTIONS TO USE A32.5--TYPE N, HIGH STRENGTH BOLTS IN BEARING TYPE CONNECTIONS TIGHTENED TO A SNUG TIGHT CONDITION IN ACCORDANCE WITH RCSC SPECIFICATIONS.

BOLTS IN MOMENT CONNECTIONS AND WHO RESISTING FRAMES SHALL BE ASTM A325--TYPE SC (SLIP CRITICAL). SLIP CRITICAL CONNECTIONS SHALL HAVE CONTACT SURFACES MEETING CLASS A SURFACE CONDITIONS BOLTS SHALL BE TENSIONED.

SHOP CONNECTIONS TO BE WELDED OR BOLTED, FIELD CONNECTIONS TO BE BOLTED UNLESS OTHERWISE SHOWN. BOLT HOLES TO BE STANDARD ROUND HOLES (d+1/16") UNLESS OTHERWISE NOTED. SHORT SLOTS SHALL BE PERMITTED NORMAL TO THE LOAD DIRECTION IN SLIP CRITICAL AND BEARING TYPE CONNECTIONS AS PER AISI REQUIREMENTS.

ALL WELDING WORK SHALL BE PERFORMED PER SPECIFICATIONS AND GUIDELINES OF AMERICAN WELDING SOCIETY.

STRUCTURAL LUMBER

STRUCTURAL LUMBER SHALL BE IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (NDS) 2015 EDITION, PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION. ALL STRUCTURAL FRAME MEMBERS SHALL BE ONE OF THE FOLLOWING MINIMUM VALUES. UNLESS OTHERWISE NOTED:

SPF #1/#2

Fb BENDING : 875 psi
Ft TENSION (parallel to grain) : 450 psi
Fv SHEAR (parallel to grain) : 135 psi
Fc_⊥ COMPRESSION (perpendicular to grain) : 425 psi
Fc_{||} COMPRESSION (parallel to grain) : 1,150 psi
E MODULUS OF ELASTICITY : 1,400,000 psi
Emin. MODULUS OF ELASTICITY : 510,000 psi

SPF STUD GRADE

Fb BENDING : 675 psi
Ft TENSION (parallel to grain) : 350 psi
Fv SHEAR (parallel to grain) : 135 psi
Fc_⊥ COMPRESSION (perpendicular to grain) : 425 psi
Fc_{||} COMPRESSION (parallel to grain) : 725 psi
E MODULUS OF ELASTICITY : 1,200,000 psi
Emin. MODULUS OF ELASTICITY : 440,000 psi

SOUTHERN PINE #2 (SIZE CLASSIFICATIONS 2" TO 4" WIDE)

Fb BENDING : 1,500 psi
Ft TENSION (parallel to grain) : 825 psi
Fv SHEAR (parallel to grain) : 175 psi
Fc_⊥ COMPRESSION (perpendicular to grain) : 565 psi
Fc_{||} COMPRESSION (parallel to grain) : 1,650 psi
E MODULUS OF ELASTICITY : 1,600,000 psi
Emin. MODULUS OF ELASTICITY : 580,000 psi

SOUTHERN PINE #2 (SIZE CLASSIFICATION 5" TO 6" WIDE)

Fb BENDING : 1,250 psi
Ft TENSION (parallel to grain) : 725 psi
Fv SHEAR (parallel to grain) : 175 psi
Fc_⊥ COMPRESSION (perpendicular to grain) : 565 psi
Fc_{||} COMPRESSION (parallel to grain) : 1,600 psi
E MODULUS OF ELASTICITY : 1,600,000 psi
Emin. MODULUS OF ELASTICITY : 580,000 psi

DESIGN PROPERTIES FOR: MICROLLAM LVL (BEAM)

GRADE = 1.9E
Fb BENDING : 2,600 psi
Fv SHEAR (parallel to grain) : 285 psi
Fc_⊥ COMPRESSION (perpendicular to grain) : 750 psi
Fc_{||} COMPRESSION (parallel to grain) : 2510 psi
E MODULUS OF ELASTICITY : 1,900,000 psi

PARALLAM PSL (POST)

GRADE = 1.8E
Fb BENDING : 2,900 psi
Fv SHEAR (parallel to grain) : 290 psi
Fc_⊥ COMPRESSION (perpendicular to grain) : 750 psi
Fc_{||} COMPRESSION (parallel to grain) : 2,900 psi
E MODULUS OF ELASTICITY : 2,000,000 psi

WHERE INDICATED ON THE DRAWINGS ENGINEERED FLOOR "I" JOISTS SHALL BE MANUFACTURED BY WEYERHAEUSER TRUSS JOISTS. PRIOR TO ORDERING THE GENERAL CONTRACTOR SHALL ACQUIRE SHOP DRAWINGS FROM THE FLOOR JOIST MANUFACTURER AND SUBMIT THEM TO CONSULTING ENGINEERS, CORP. (CEC) IN A TIMELY MANNER FOR REVIEW PRIOR TO ORDERING. IN THE EVENT THE GENERAL CONTRACTOR FAILS TO SUBMIT SHOP DRAWINGS TO CEC THE GENERAL CONTRACTOR AND THE FLOOR JOIST MANUFACTURER SHALL BEAR ALL DESIGN, PERFORMANCE AND LEGAL RESPONSIBILITIES OF THE FLOOR SYSTEM(S) AND HOLD CEC HARMLESS.

PROVIDE 3/4" TONGUE AND GROOVE PLYWOOD (APA RATED STRUD-I-FLOOR) GLUED AND NAILED TO THE FLOOR JOISTS TO MEET THE AMERICAN PLYWOOD ASSOCIATION (APA) APPROVED GLUED FLOOR SYSTEM, UNLESS OTHERWISE SPECIFIED.

LUMBER EXPOSED TO THE ELEMENTS, INCLUDING BUT NOT LIMITED TO: POSTS, BEAMS, DECKING, DECK, FRAMING LEDGERS, ETC. SHALL BE PRESSURE TREATED PER IRC SECTION R317. ALL FASTENERS SHALL BE PER IRC SECTION R317.3.

REQUIRED POST SIZES FROM POINT LOADS AT GIRDER TRUSS BEAM AND/OR HEADER END LOCATIONS SHALL BE CONTINUOUS, BEARING ONTO BEAMS OR CONTINUOUS TO FOOTINGS AS INDICATED. PROVIDE SQUASH BLOCKS BETWEEN FLOOR FRAMING AS NECESSARY OR REQUIRED.

STRUCTURAL CONNECTORS INDICATED ON THESE DOCUMENTS SHALL BE PROVIDED BY SIMPSON STRONG-TIE COMPANY, INC., PROVIDE JOIST HANGERS AT EACH END OF ALL FLOOR JOISTS, GIRDER TRUSSES, AND/OR BEAMS FLUSH WITH ADJACENT BEAMS, TRUSSES AND/OR HEADERS. PROVIDE COLUMN CAPS AND POST BASES AT ALL STRUCTURAL LOAD BEARING WOOD BEAMS, INCLUDING EXTERIOR DECKS.

STRUCTURAL MEMBERS INDICATED ARE REQUIRED MINIMUM SIZES AND MAY BE INCREASED TO ALIGN WITH ADJACENT FRAMING MEMBERS AS NECESSARY OR REQUIRED WITHOUT ADDITIONAL STRUCTURAL ENGINEERING AT THE GENERAL CONTRACTOR/OWNER'S DISCRETION.

FLUSH BEAMS INDICATED MAY BE DROPPED AT THE GENERAL CONTRACTOR/OWNER'S DISCRETION. VERIFY AND COORDINATE WITH ARCHITECTURAL, ELECTRICAL AND MECHANICAL DRAWINGS FOR COMPATIBILITY PRIOR TO INSTALLATION.

LAMINATED VENEER LUMBER (LVL) AND PARALLEL STRAND LUMBER (PSL) LEVEL BY WEYERHAEUSER. IF THE SPECIFIED MATERIAL IS SUBSTITUTED WITH ANOTHER PRODUCT IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SUBSTITUTED PRODUCT STRUCTURALLY MEETS OR EXCEEDS THE ORIGINALLY SPECIFIED PRODUCT.

NOTCHES IN THE TOP AND BOTTOM OF DIMENSIONAL LUMBER JOISTS SHALL NOT EXCEED 1/6 OF THE DEPTH OF THE JOIST, AND SHALL NOT BE LOCATED IN THE MIDDLE ONE THIRD (1/3) OF THE SPAN. NOTCHES AT THE JOIST ENDS SHALL NOT EXCEED 1/4 OF THE JOIST DEPTH. HOLES THROUGH THE JOISTS SHALL BE WITHIN 2" OF THE TOP AND BOTTOM OF THE JOIST. THE HOLE DIAMETER SHALL NOT EXCEED 1/3 OF THE JOIST DEPTH.

INSTALL CROSS-BRIDGING OR SOLID BLOCKING BETWEEN FLOOR JOISTS @ 8'-0" O.C. MAXIMUM AS REQUIRED BY CODE OR THE FLOOR JOIST MANUFACTURER. ALL WOOD SHALL BE MINIMUM 8" ABOVE FINISH GRADE, OR SHALL BE PRESSURE TREATED.

STUD WALL

- FIRST FLOOR LEVEL:
ALL EXTERIOR BEARING WALLS ARE 2x6 (SPF STUD GRADE) @ 16" O.C.
SECOND FLOOR LEVEL:
ALL EXTERIOR BEARING WALL ARE 2x6 (SPF STUD GRADE) @ 16" O.C
- ALL INTERIOR BEARING WALL SHALL BE MINIMUM 2x4 (SPF STUD GRADE) @ 16" O.C. U.O.N.

NAILING SCHEDULE

REFER IRC 2018, TABLE R602.3(1) FOR FASTENER SCHEDULE

STEEL LINTEL LEGEND

0'-0" TO 6'-0"	5" x 3 1/2" x 5/16" THK. STEEL ANGLE (LLV) (W/ BRICK VENEER)
6'-0" TO 8'-6"	6" x 4" x 5/16" THK. STEEL ANGLE (LLV) (W/ BRICK VENEER)
NOTE: PROVIDE 8" MIN. BEARING TO SUPPORT STEEL ANGLE @ ENDS	

DRAWING INDEX

SHEET NO.	DESCRIPTION
S001	STRUCTURAL NOTES & INDEX
S002	FOUNDATION PLAN
S003	FIRST FLOOR FRAMING PLAN
S004	SECOND FLOOR FRAMING PLAN
S005	ROOF FRAMING PLAN
S006	FIRST FLOOR SHEARWALL PLAN
S007	SECTION DETAILS
S008	SECTION DETAILS

DRAWING LEGEND:-

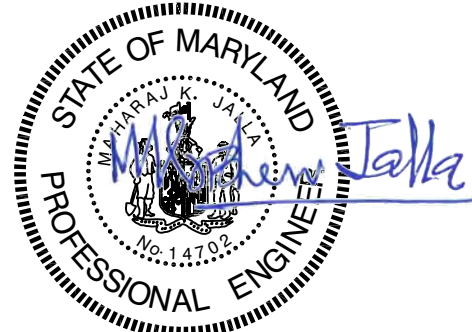
{	- WALL ABOVE/BELOW
	- BEARING WALL
	- BRICK/STONE VENEER
	- FOOTING
	- BEAM
	- HEADER
	- SHEARWALL
	- STEEL COLUMN
	- WOODEN POST
	- SIMPSON HANGER

ABBREVIATIONS:-

PFA	- POST FROM ABOVE
DBL	- DOUBLE
G.T.	- GIRDER TRUSS
LLV	- LONG LEG VERTICAL
LLH	- LONG LEG HORIZONTAL
CONT.	- CONTINUOUS
CONC.	- CONCRETE
FTG.	- FOOTINGS
FDN.	- FOUNDATION

Maharaj
Jalla

Digitally signed by
Maharaj Jalla
Date: 2021.04.28
17:19:27 -04'00'

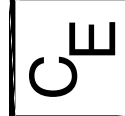


APR 28, 2021

PROFESSIONAL CERTIFICATION:
"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 14702, EXPIRATION DATE: 12/01/21."

REVISIONS	BY

CONSULTING ENGINEERS, CORP.
11480 SUNSET HILLS ROAD SUITE 100 E RESTON, VA 20190-9208
PHONE : (703) 481-2100
FAX : (703) 481-3200



PROJECT :
SHARP RESIDENCE
3944 BALTIMORE ST
KENSINGTON, MD 20895

CLIENT :
MANION + ASSOCIATES ARCHITECTS
7307 MACARTHUR BLVD, STE.216,
BETHESDA, MARYLAND 20816

STRUCTURAL NOTES AND DRAWING INDEX

DATE : APR. 28, 2021
SCALE : AS NOTED
DRAWN : DS
JOB : #21013
SHEET :

S001

CONDITIONED CRAWL SPACE PER IECC 2018 SECTION R-402.2.11

PROVIDE PASSIVE RADON GAS CONTROLS PER IRC 2018 APPENDIX. F

CONTINUOUS LOAD PATH PER IRC 2018 SECTIONS R-301.1; R-401.2; R-501.2; R-601.2; R-801.2

FOUNDATION NOTES :

1. PROVIDE 1/2" ANCHOR BOLTS WITH PLATE WASHERS @ 48" O.C. (MAX.) U.O.N. WITH MINIMUM BOLT EMBEDMENT OF 7", WITH A MINIMUM OF TWO ANCHOR BOLTS PER SECTION OF SILL PLATE AND SHALL BE PLACED WITHIN 12" FROM END OF EACH SILL PLATE SECTION PER IRC-2018 SECTION 403.1.6 (OR) INSTALL EQUIVALENT MUD SILL ANCHORS PER MANUFACTURER TO MEET ANCHOR BOLT SCHEDULE.
2. PROVIDE PNEUMATIC NAILS @ 16" O.C. TO CONNECT SILL PLATE TO THICKENED SLAB @ INTERIOR NON BEARING WALLS U.O.N.
3. 16" MIN. SPlicing LENGTH TO BE PROVIDED FOR REBAR UNLESS OTHERWISE NOTED

NOTES :

1. CEC SCOPE OF WORK TO DESIGN UNDERPINNING FOR THE EXISTING FOOTING ONLY.

LEGEND:-

— EXTENT OF UNDERPINNING

ANCHOR BOLT SCHEDULE

WALL	ANCHOR BOLTS	CAPACITY (PLF)
1	1/2" ANCHOR BOLT @ 48" O.C.	272
2	(2) 5/8" ANCHOR BOLTS APPLICABLE ONLY W/ CS-PF	

REFERENCE:-
ALLOWABLE DESIGN VALUES ARE BASED ON NDS 2015, TABLE 12E FOR SOUTHERN PINE W/ FOOTNOTE "1"

NOTE:-
ANCHOR BOLT SPACING SHOWN IS BASED ON LATERAL LOADS ONLY.

FOOTING LEGEND:-

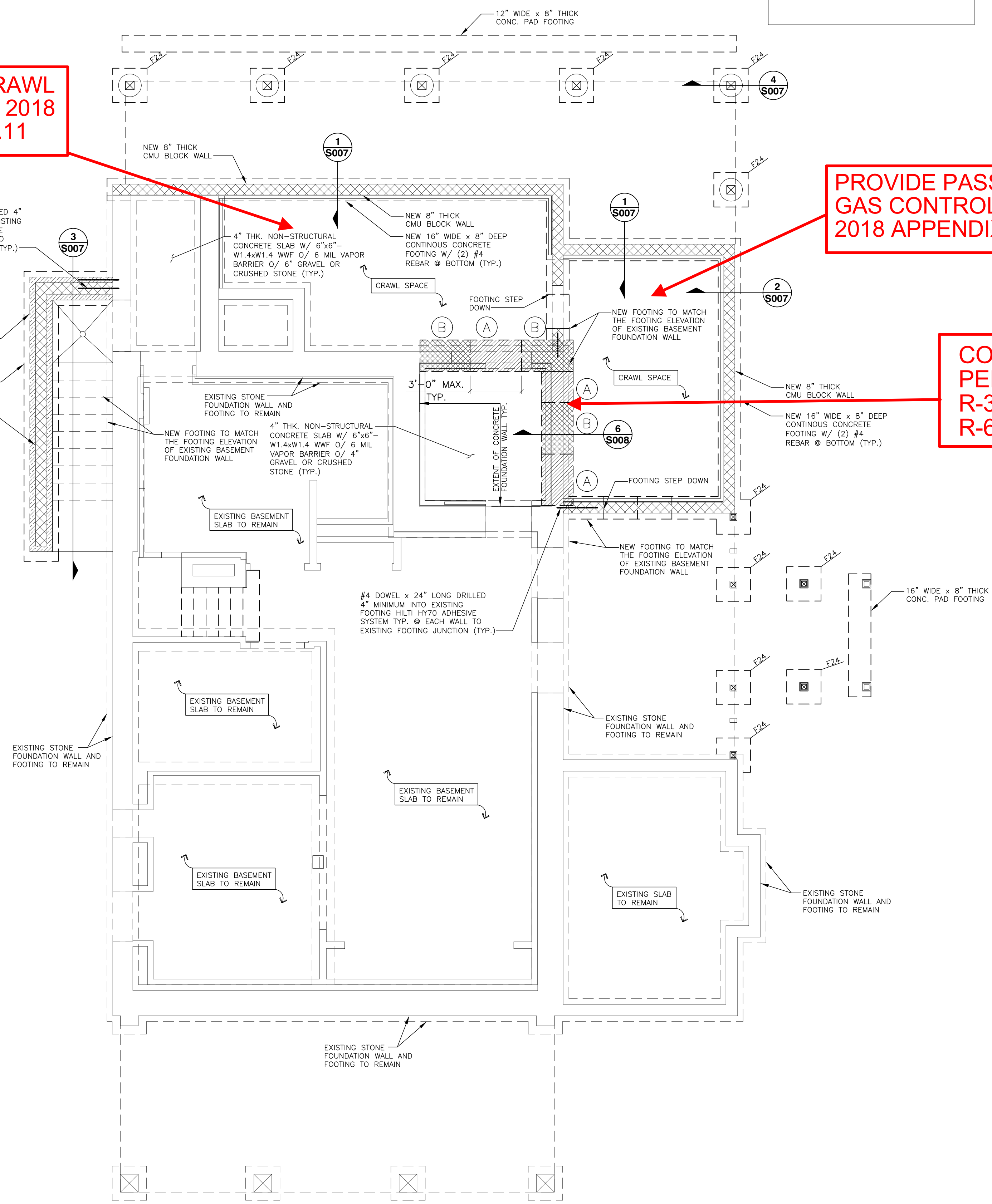
FOOTING SCHEDULE:-	
F24	24"x24"x12" CONCRETE FOOTING W/ (3) # 4 REBAR EACH WAY

UNDERPINNING NOTES

1. EXTREME CARE MUST BE EXERCISED WHILE PERFORMING UNDERPINNING OF THE EXISTING FOUNDATION
2. UNDERPINNING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SEQUENCING SHOWN ON THE PLANS.
3. CONCRETE FOR UNDERPINNING TO ATTAIN A MINIMUM 28 DAYS STRENGTH OF 3000 PSI.
4. SEQUENCE & SPACING OF EXCAVATION AREAS SHALL BE VERIFIED & DETERMINED BY SOIL ENGINEER BASED ON FIELD CONDITIONS DURING UNDERPINNING PROCESS

CONSTRUCTION SEQUENCE

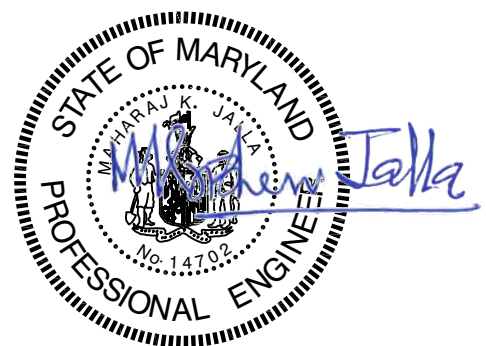
1. EXCAVATE UNDER THE EXISTING WALL IN ALL PORTIONS MARKED (A)
2. INSTALL REBAR PER DETAIL W/ MINIMUM 6" LAP EACH END (EXPOSED)
3. POUR CONCRETE IN ALL PORTIONS MARKED AS (A)
4. PACK SOLID THE GAP BETWEEN EXISTING FOOTING & NEW CONCRETE W/ DRY PACK AFTER ATLEAST 6 HOURS FROM POURING OF NEW CONCRETE
5. ALLOW CONCRETE TO CURE PROPERLY FOR ATLEAST 3 DAYS
6. REPEAT STEP 3 TO 4 FOR ALL PORTIONS MARKED AS (B)



FOUNDATION PLAN

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

Maharaj Jalla
Digitally signed by Maharaj Jalla
Date: 2021.04.28 17:20:25 -04'00'



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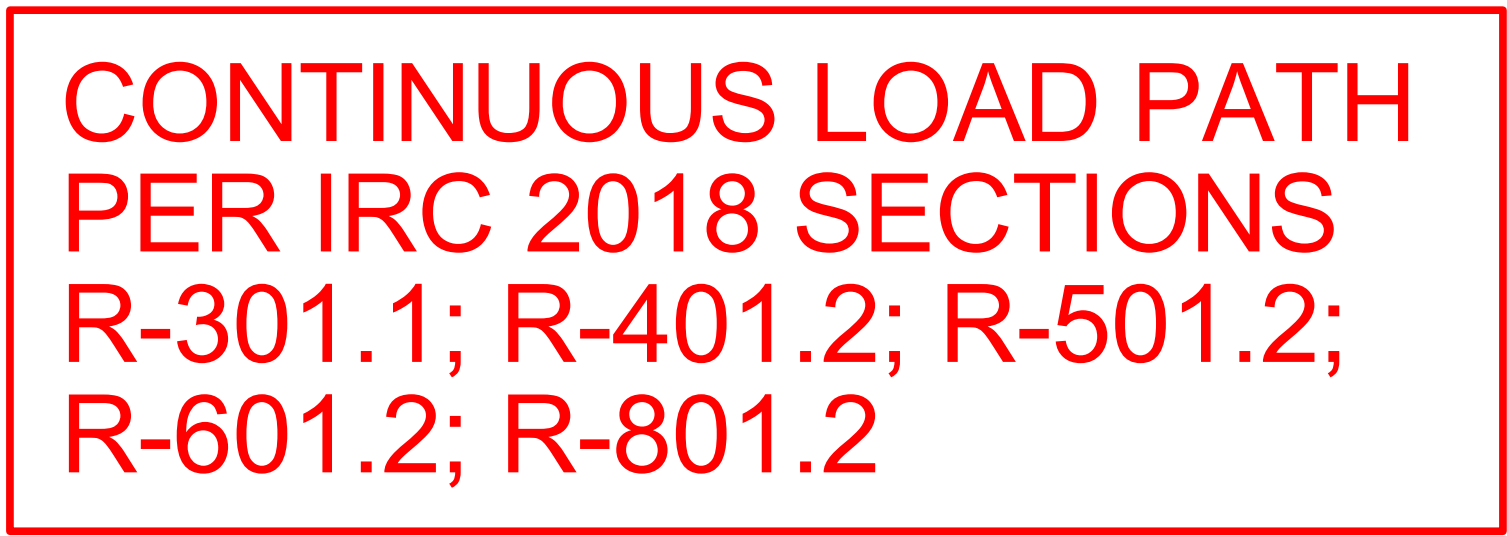
CE

PROJECT :
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BETHESDA, MARYLAND 20816

FOUNDATION PLAN

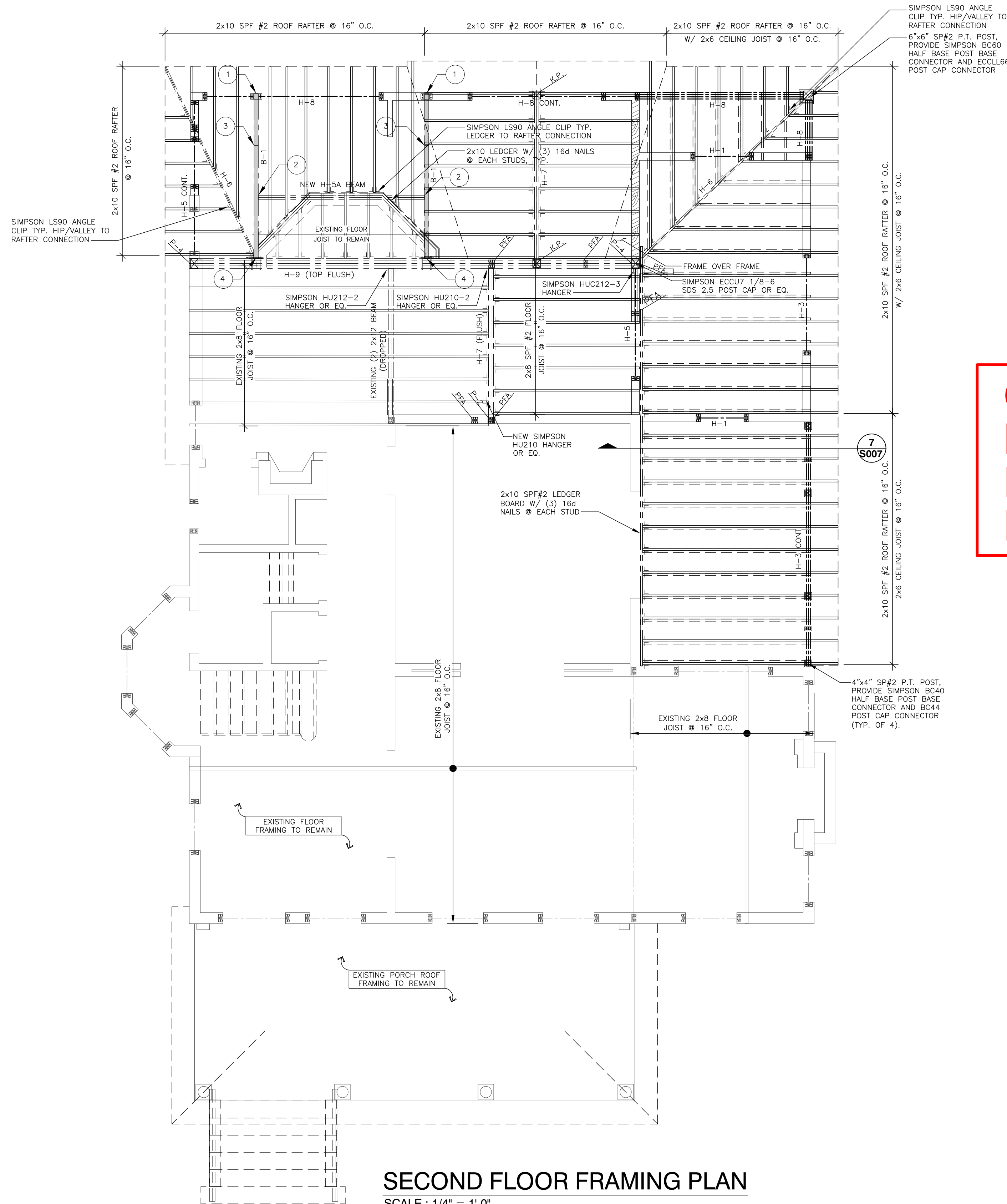
DATE : APR. 28, 2021
SCALE : AS NOTED
DRAWN : DS
JOB : #21013
SHEET : S002



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

KEYNOTES:-

- 1 4"x8"x3/8" STEEL PLATE WELDED TO BEAM BASE USING 1/4" CONT. FILLET WELD AND CONNECTED TO DOUBLE TOP PLATE USING (4) SIMPSON SDS 1/4" x 3 1/2" LONG SCREWS. (REFER DETAIL 3/S008)
- 2 SADDLE BRACKET TO SUPPORT LVL BEAM. (REFER DETAIL 4/S008)
- 3 CONT. 1/4" BUTT WELD AT BEAM BEND, REFER TO ARCH DRAWING FOR SECTION PROFILE.
- 4 10"x10"x1/2" STEEL FACE PLATE WELDED TO STEEL BEAM END USING 1/4" CONT. FILLET WELD AND CONNECTED TO LVL BEAM USING (4) 3/4"Ø. MACHINE BOLTS. (REFER DETAIL 5/S008)



FRAMING NOTES :

1. ALL HEADERS IN BEARING WALLS SHALL BE MIN. (3) 2x6 SPF #2 OR BETTER UNLESS OTHERWISE NOTED & DESIGNATED AS HDR.
2. PROVIDE MIN. (1) 2x4/2x6 (PER STUD WALL SIZE) SPF STUD GRADE OR BETTER JACKS + 1 KING UNDER EACH END OF ALL HEADERS/BEAMS, UNLESS OTHERWISE NOTED.
3. ALL PARTITION WALLS ARE 2x4 SPF STUD GRADE OR BETTER @ 24" O.C. UNLESS OTHERWISE NOTED.
4. ALL MULTI JACKS/ STUDS TO BE GLUED AND NAILED WITH 2 ROWS OF 12D NAILS @ 12" O.C. STAGGERED (TYPICAL), TO CONNECT EACH STUDS WITH ITS ADJACENT STUDS.
5. PROVIDE SOLID BLOCKING/CONTINUOUS POST ALL THE WAY TO FOUNDATION TO PROVIDE CONTINUOUS BEARING PATH.

HEADER/ BEAM LEGEND:-

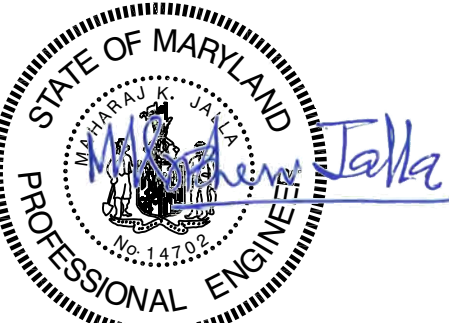
HEADER / BEAM SCHEDULE		
H-1	(3) 2x6 SPF #2	
H-2	(2) 2x8 SPF #2	
H-3	(3) 2x8 SPF #2	
H-4	(2) 2x12 SP #2 P.T.	
H-5	(3) 2x12 SPF #2	
H-5A	(2) 1 3/4" x 7 1/4" LVL (2.0E)	
H-6	(1) 1 3/4" x 9 1/4" LVL (2.0E)	
H-7	(2) 1 3/4" x 9 1/4" LVL (2.0E)	
H-8	(3) 1 3/4" x 9 1/4" LVL (2.0E)	
H-9	(4) 1 3/4" x 18" LVL (2.0E)	
L-1	(2) 6" x 4" x 5/16" THK. BACK TO BACK STEEL ANGLE (LLV) OR 8"x8" PRECAST LITEL W/ (2) #4 REBAR @ BOTTOM.	
B-1	HSS 3"x8"x1/4" STEEL TUBE	

POST/ COLUMN LEGEND:-

POST SCHEDULE		
	2x4 STUD WALL	2x6 STUD WALL
P-1	(2) 2x4 JACKS + 1 KING	(2) 2x6 JACKS + 1 KING
P-2	(3) 2x4 JACKS + 1 KING	(3) 2x6 JACKS + 1 KING
P-3	(4) 2x4 JACKS + 1 KING	(4) 2x6 JACKS + 1 KING
P-4	5 1/4" x 7" PARALLAM PSL POST	

Maharaj
Jalla

Digitally signed by
Maharaj Jalla
Date: 2021.04.28
17:21:13 -04'00'



PROFESSIONAL CERTIFICATION:
"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 14702, EXPIRATION DATE: 12/01/21."

REVISIONS	BY

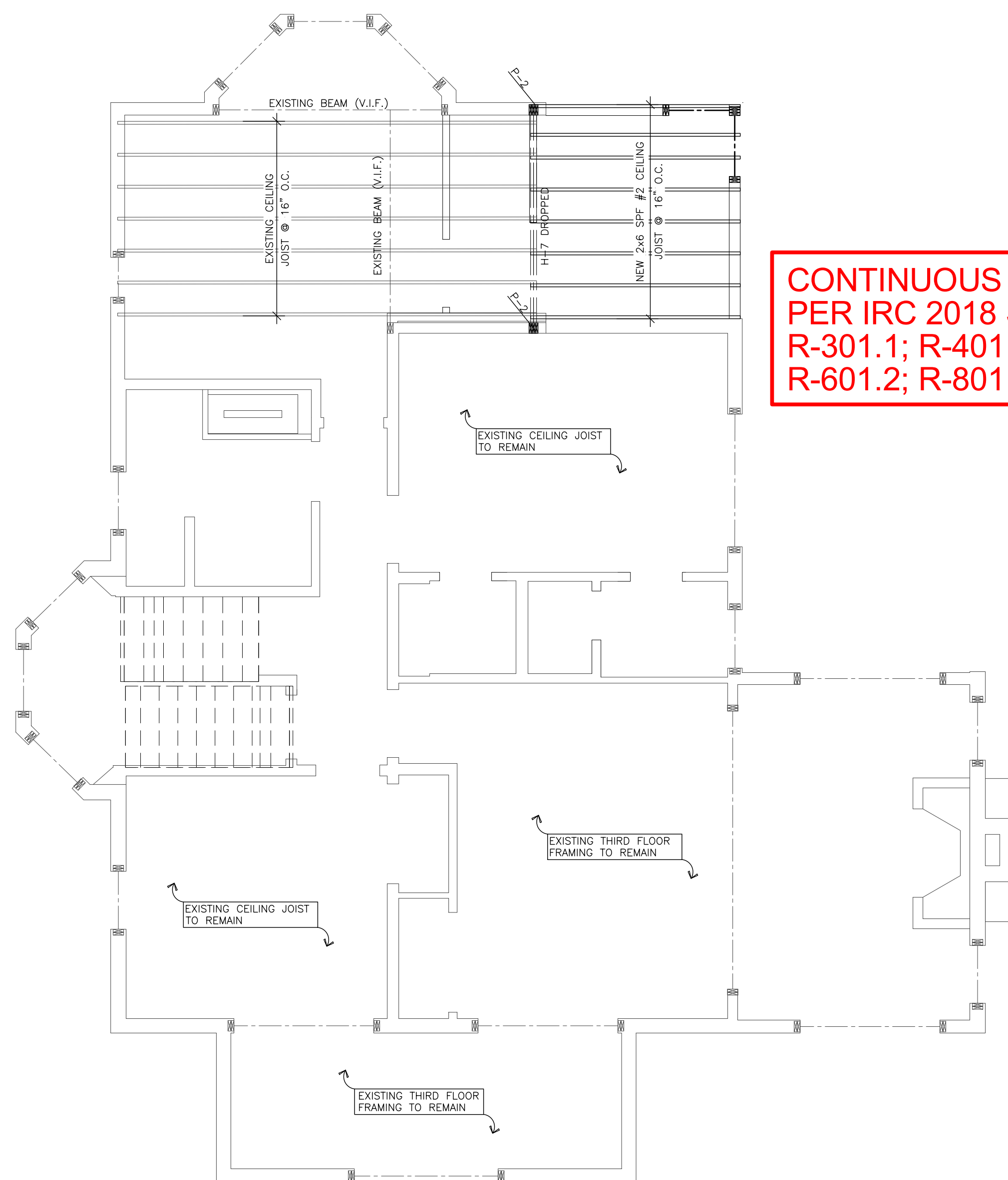
CONSULTING ENGINEERS, CORP.
11480 SUNSET HILLS ROAD SUITE 100 E RESTON, VA 20190-9208
PHONE : (703) 481-2100
FAX : (703) 481-3200

PROJECT :
SHARP RESIDENCE
3944 BALTIMORE ST
KENSINGTON, MD 20885

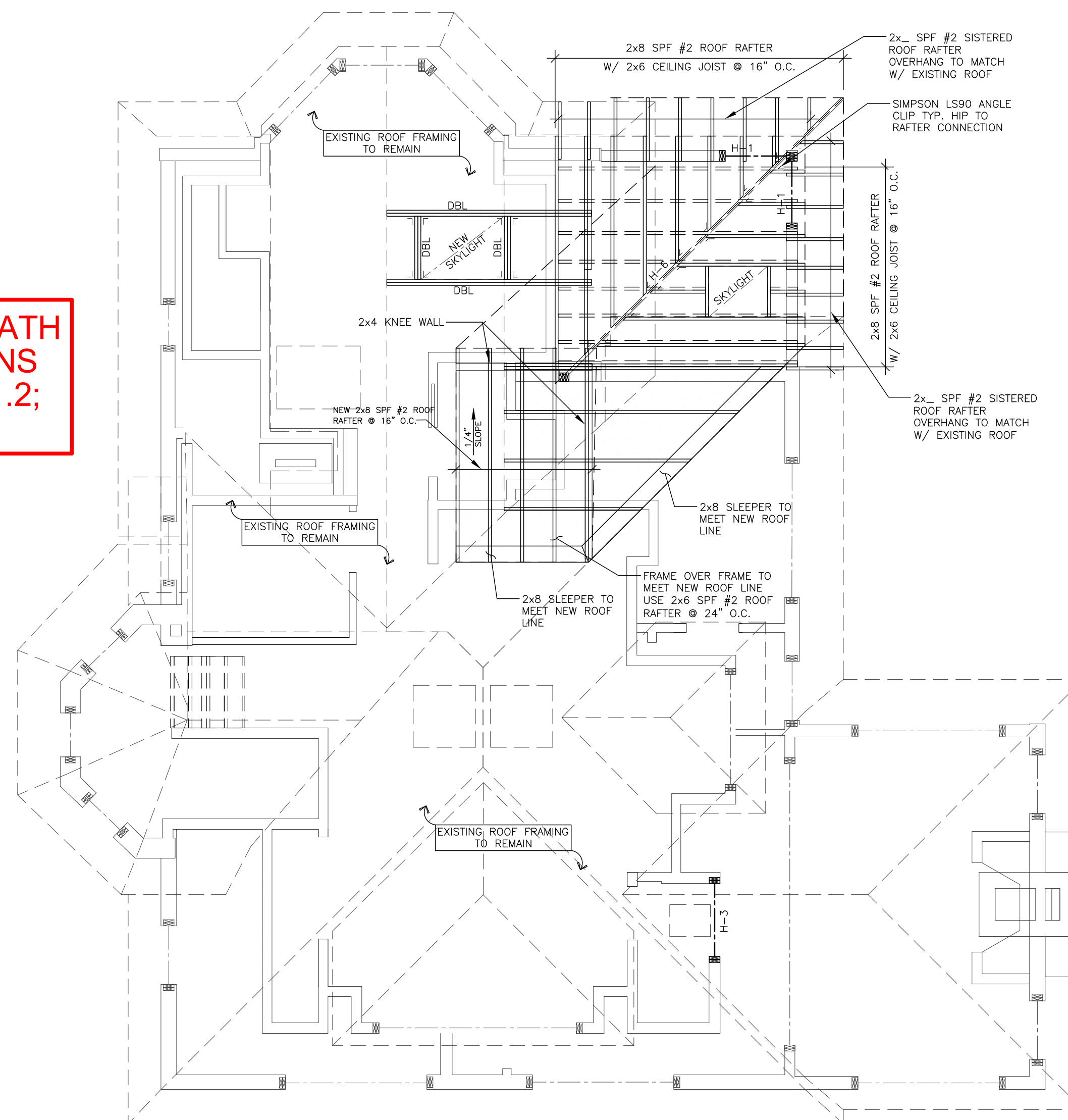
CLIENT :
MANION + ASSOCIATES ARCHITECTS
7307 MACARTHUR BLVD, STE.216,
BETHESDA, MARYLAND 20816

SECOND FLOOR FRAMING PLAN

DATE : APR. 28, 2021
SCALE : AS NOTED
DRAWN : DS
JOB : #21013
SHEET : S004



THIRD FLOOR FRAMING PLAN



ROOF FRAMING PLAN

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

FRAMING NOTES :

1. ALL HEADERS IN BEARING WALLS SHALL BE MIN. (3) 2x6 SPF #2 OR BETTER UNLESS OTHERWISE NOTED & DESIGNATED AS HDR.
2. PROVIDE MIN. (1) 2x4/2x6 (PER STUD WALL SIZE) SPF STUD GRADE OR BETTER JACKS + 1 KING UNDER EACH END OF ALL HEADERS/BEAMS, UNLESS OTHERWISE NOTED.
3. ALL PARTITION WALLS ARE 2x4 SPF STUD GRADE OR BETTER @ 24" O.C. UNLESS OTHERWISE NOTED.
4. ALL MULTI JACKS/ STUDS TO BE GLUED AND NAILED WITH 2 ROWS OF 12D NAILS @ 12" O.C. STAGGERED (TYPICAL), TO CONNECT EACH STUDS WITH ITS ADJACENT STUDS.
5. PROVIDE SOLID BLOCKING/CONTINUOUS POST AL THE WAY TO FOUNDATION TO PROVIDE CONTINUOUS BEARING PATH.

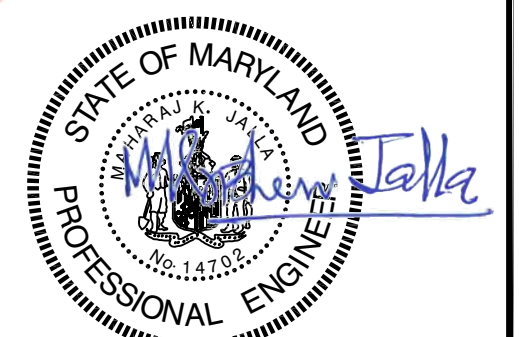
HEADER/ BEAM LEGEND:-

HEADER / BEAM SCHEDULE	
H-1	(3) 2x6 SPF #2
H-2	(2) 2x8 SPF #2
H-3	(3) 2x8 SPF #2
H-4	(2) 2x12 SP #2 P.T.
H-5	(3) 2x12 SPF #2
H-5A	(1) 3 1/4" x 7 1/4" LVL (2.0E)
H-6	(1) 1 3/4" x 9 1/4" LVL (2.0E)
H-7	(1) 3 1/4" x 9 1/4" LVL (2.0E)
H-8	(3) 1 3/4" x 9 1/4" LVL (2.0E)
H-9	(4) 1 3/4" x 18" LVL (2.0E)
L-1	(2) 6" x 4" x 5/16" THK. BACK TO BACK STEEL ANGLE (LLV) OR 8"x8" PRECAST INTEL W/ (2) #4 REBAR @ BOTTOM.
B-1	HSS 3"x8"x1/4" STEEL TUBE

POST/ COLUMN LEGEND:-

POST SCHEDULE		
	2x4 STUD WALL	2x6 STUD WALL
P-1	(2) 2x4 JACKS + 1 KING	(2) 2x6 JACKS + 1 KING
P-2	(3) 2x4 JACKS + 1 KING	(3) 2x6 JACKS + 1 KING
P-3	(4) 2x4 JACKS + 1 KING	(4) 2x6 JACKS + 1 KING
P-4	5 1/4" x 7" PARALLAM PSL POST	

Maharaj Jalla Digitally signed by Maharaj Jalla
Date: 2021.04.28 17:22:59
-04'00'



APR. 28, 2021

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[illegible]

CONSULTING ENGINEERS, CORP.
11480 SUNSET HILLS ROAD SUITE 100, ERESTON, VA 20190-5208 PHONE : (703) 481-4811
FAX : (703) 481-4812

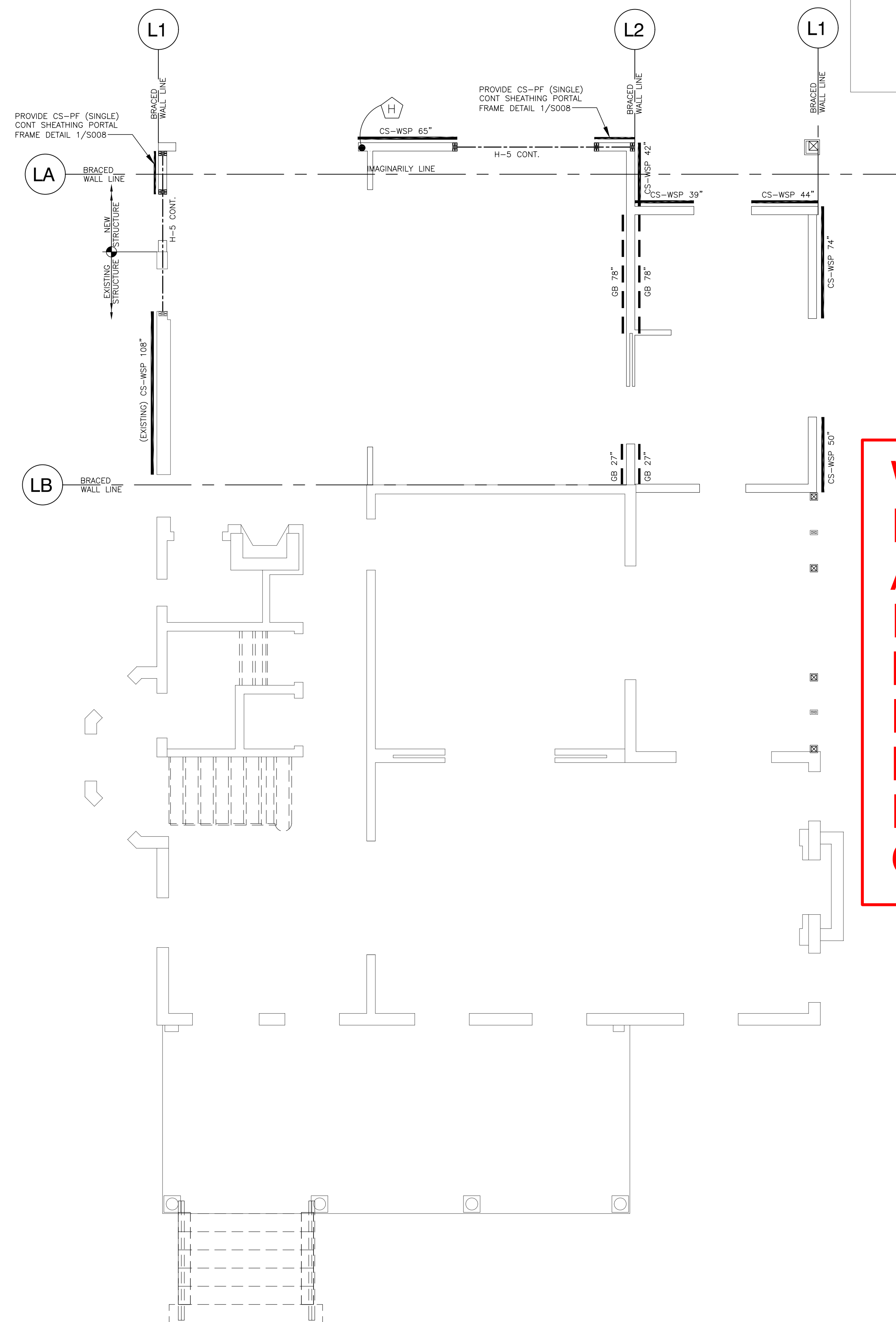
SHARP RESIDENCE
3944 BALTIMORE ST
KENSINGTON, MD 20895

MANION + ASSOCIATES ARCHITECTS
7307 MACARTHUR BLVD., STE. 216,
BETHESDA, MARYLAND 20816

THIRD FLOOR AND ROOF FRAMING PLAN

DATE : APR. 28, 2021
SCALE : AS NOTED
DRAWN : DS
JOB : #21013

S005




WALL BRACING DETAILS PER
IRC 2018 SECTION R-602.10
AND OR AS ENGINEERED PER
IRC 2018 SECTION R-301.1.3.
BUILDING INSPECTOR SHALL
READ AND VERIFY BRACING
LOCATIONS PER EACH
FLOOR AS SHOWN HERE-IN
ON THE REVIEWED PLANS.

FIRST FLOOR SHEARWALL PLAN
SCALE : 1/4" = 1'-0"

NOTES :

1. REFER ARCH DWGS. FOR DIMENSIONS
2. LATERAL DESIGN BASED ON PROVISIONS OF IRC-2018

LEGEND:



SHEARWALL SCHEDULE

WIND BRACING LEGEND	
CS-WSP	7/16" OSB CONT. SHEATHING W/ 8d COMMON(2"x113") NAILS AT 6" SPACING (PANEL EDGES) AND AT 12" SPACING (INTERMEDIATE SUPPORTS) OR 16 GA. x 14" STAPLES AT 3" SPACING (PANEL EDGES) AT 6" SPACING (INTERMEDIATE SUPPORTS)
GB	1/2" MIN. GYPSUM BOARD W/ NAILS AT 7" SPACING AT PANEL EDGES INCLUDING TOP & BOTTOM PLATES; FOR EXTERIOR SHEATHING NAIL SIZE, SEE TABLE R602.3(1); FOR INTERIOR GYPSUM BOARD NAIL SIZE, SEE TABLE R702.3.5

FIRST FLOOR PLAN :

LINE L1: TOTAL LENGTH OF PANEL PROVIDED = 10'-4"
i.e. > 8.67 FT (SPACING REQUIREMENT PER TABLE R602.10.3(1))
x 1.00 (FACTOR FOR EXPOSURE 'B')
x 1.03 (FACTOR FOR ROOF SLOPE TO RIDGE HEIGHT OF 11.0 FT)
x 1.00 (FACTOR FOR WALL HEIGHT OF 10.0 FT)
x 1.30 (FACTOR FOR 3 SW LINES)
= 14.41 FT (ADJUSTED TOTAL PANEL REQUIREMENT)

LINE L2: TOTAL LENGTH OF PANEL PROVIDED = 12'-3"
i.e. > 8.67 FT (SPACING REQUIREMENT PER TABLE R602.10.3(1))
x 1.00 (FACTOR FOR EXPOSURE 'B')
x 1.03 (FACTOR FOR ROOF SLOPE TO RIDGE HEIGHT OF 11.0 FT)
x 1.00 (FACTOR FOR WALL HEIGHT OF 10.0 FT)
x 1.30 (FACTOR FOR 3 SW LINES)
= 14.81 FT (ADJUSTED TOTAL PANEL REQUIREMENT)

* REMANING LOAD WILL BE TAKEN CARE BY EXISTING WALL

LINE LA: TOTAL LENGTH OF PANEL PROVIDED = 15'-7"
i.e. > 4.78 FT (SPACING REQUIREMENT PER TABLE R602.10.3(1))
x 1.00 (FACTOR FOR EXPOSURE 'B')
x 1.03 (FACTOR FOR ROOF EAVE TO RIDGE HEIGHT OF 11.0 FT)
x 1.00 (FACTOR FOR WALL HEIGHT OF 10.0 FT)
x 1.45 (FACTOR FOR 4 BW LINES)
= 4.74 FT (ADJUSTED TOTAL PANEL REQUIREMENT)

TOTAL LENGTH OF PANEL PROVIDED = 7'-4"

i.e. > 4.78 FT (SPACING REQUIREMENT PER TABLE R602.10.3(1))
x 1.00 (FACTOR FOR EXPOSURE 'B')
x 1.03 (FACTOR FOR ROOF EAVE TO RIDGE HEIGHT OF 11.0 FT)
x 1.00 (FACTOR FOR WALL HEIGHT OF 10.0 FT)
x 1.45 (FACTOR FOR 4 BW LINES)
= 14.34 FT (ADJUSTED TOTAL PANEL REQUIREMENT)

* REMAINING LOAD WILL BE TAKEN CARE BY EXISTING WALL

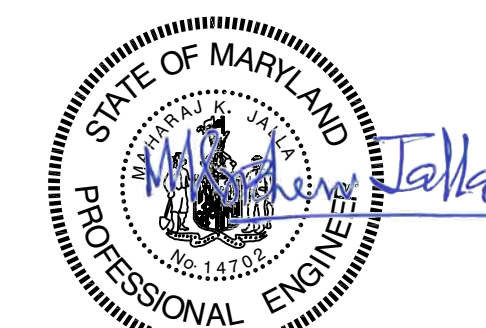
REMAINING LOAD WILL BE TAKEN CARE BY EXISTING WALL

HOLDOWN SCHEDULE

 - 800 LBS CAPACITY HOLDOWN. USE 2'-0" LONG SIMPSON CS16 STRAP.

Maharaj
Jalla

Digitally signed by
Maharaj Jalla
Date: 2021.04.28
17:23:24 -04'00'



APR. 28, 2021

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MARYLAND, LICENSE No. 14702 , EXPIRATION DATE: 12/01/21."

[illegible]

CONSULTING ENGINEERS, CORP.

5

PROJECT :
SHARP RESIDENCE
3944 BALTIMORE ST
KENSINGTON, MD 20895

CLIENT :
MANION + ASSOCIATES ARCHITECTS
7307 MACARTHUR BLVD, STE.216,
VANCOUVER, BC V6X 3E9

FIRST FLOOR SHEARWALL PLAN

DATE : APR. 28, 2021

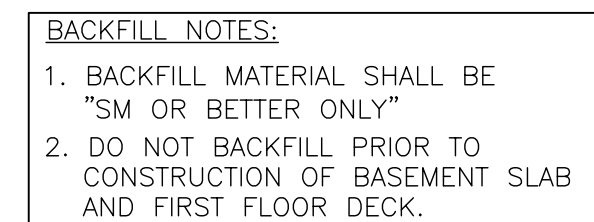
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DRAWN : DS

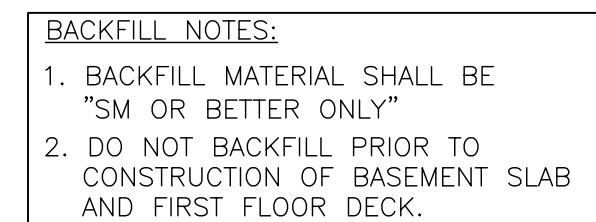
JOB : #21013

SHEET :

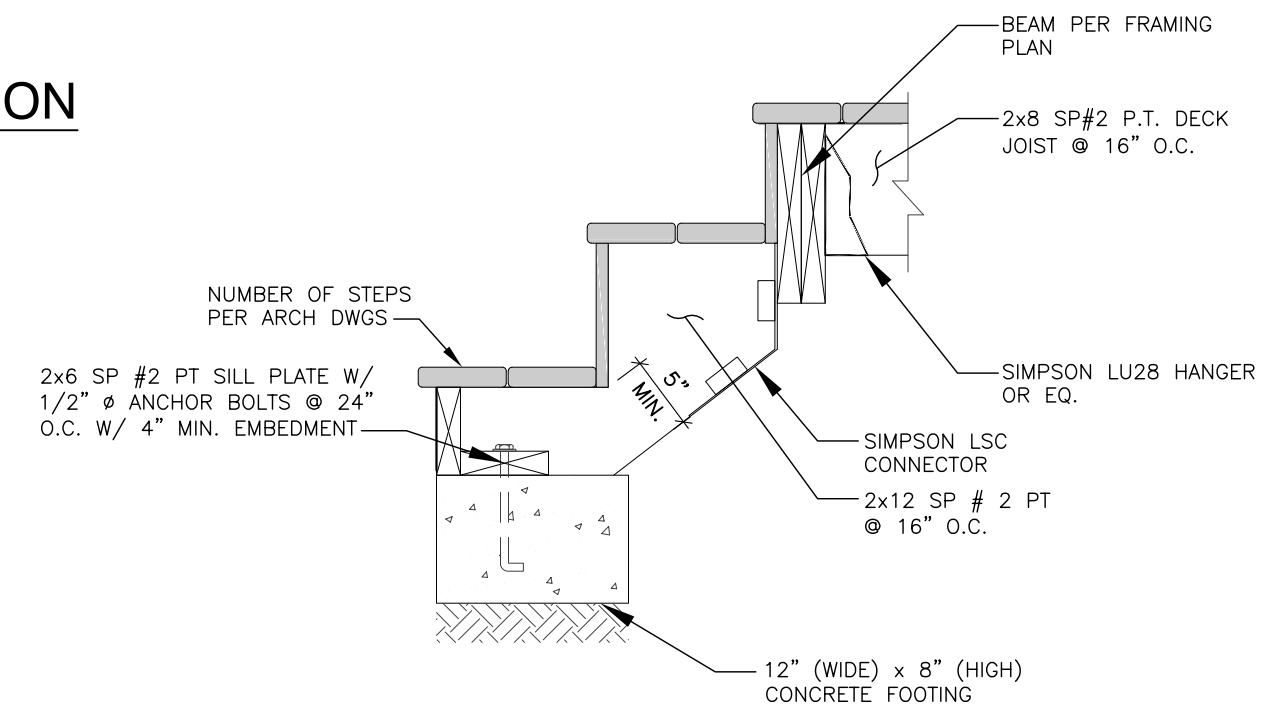
S006



1



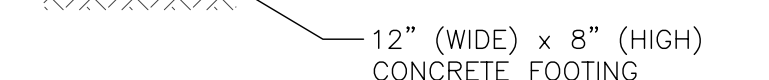
2



8



4



5



(

Maharaj
Jalla

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Maharaj Jalla
Date: 2021.04.28
17:26:18 -04'00'



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MARYLAND, LICENSE No. 14702, EXPIRATION DATE: 12/01/21."

[illegible]

11480 SUNSET HILLS ROAD SUITE 100, E RESTON, VA 20190-5208 PHONE : (703) 481-1148
FAX : (703) 481-1149

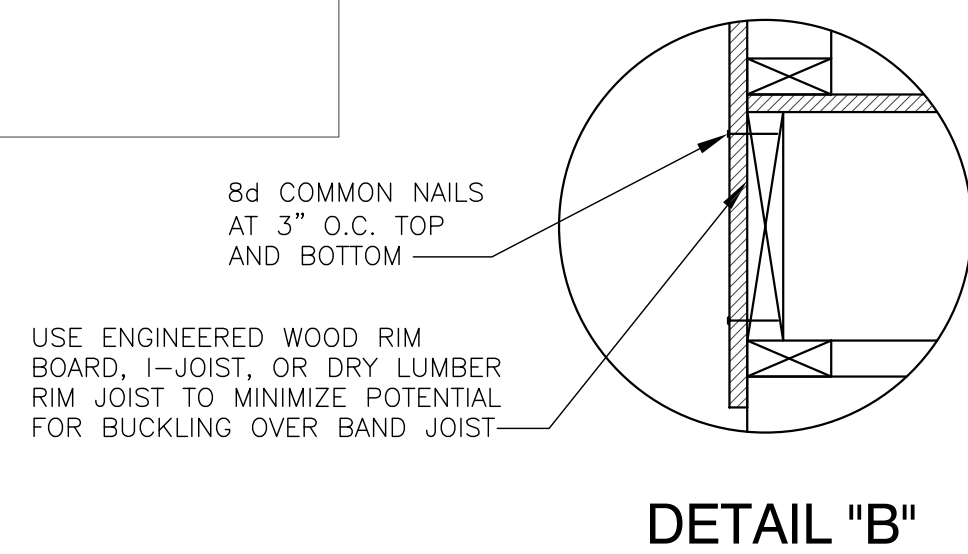
SHARP RESIDENCE
3944 BALTIMORE ST
KENSINGTON, MD 20895

MANION + ASSOCIATES ARCHITECTS
7307 MACARTHUR BLVD., STE. 216,
BETHESDA, MARYLAND 20816

SECTION DETAILS

DATE : APR. 28, 2021
SCALE : AS NOTED
DRAWN : DS
NO. : #21013

6007



3 ROWS OF 10d BOX NAILS
@ 12" O.C. (TRIPLE MEMBER
NAIL EACH SIDE)

(4) ROWS OF SIMPSON SDS
12"x6" @ 12" O.S. TYP.
FROM BOTH EACH SIDE

ASSEMBLY - A **ASSEMBLY - B** **ASSEMBLY - C**

Technical drawings of a steel tube-to-plate connection, showing side and plan views.

Side View (Left):

- Labels: CONT. DOUBLE TOP PLATE, HSS 3"x8"x1/4" STEEL TUBE, 1/4" CONT. FILLET WELD, 4"x8"x3/8" STEEL PLATE, (4) SIMPSON SDS 1/4" x 3 1/2" LONG SCREWS.
- Section lines: A-A.

Plan View (Right):

- Labels: (2) 1 3/4" x 7 1/4" LVL (2.0E), (2) 1/2" MACHINE BOLTS, HSS 3"x8"x1/4" STEEL TUBE, 1/4" CONT. FILLET WELD, 1/4" THICK STEEL SADDLE CAP.
- Dimensions: 3" (edge to bolt centerline), 6" (plate width), 3" (tube width).
- Section lines: B-B.

4 SECTION DETAIL
SCALE: 2"=1'-0"

HSS 3"x8"x1/4" STEEL TUBE

4"x8"x3/8" STEEL PLATE

(4) SIMPSON SDS 1/4" x 3 1/2" LONG SCREWS.

1/4" CONT. FILLET WELD

8"

1"

1"

1"

1/4" CONT. FILLET WELD

HSS 3"x8"x1/4" STEEL TUBE

(4) 1 3/4" x 18" LVL (2.0E)

(4) 3/4" MACHINE BOLTS

10"x10"x1/2" STEEL FACE PLATE
WELDED TO STEEL BEAM

HSS 3"x8"x1/4" STEEL TUBE
 10"x10"x1/2" STEEL FACE PLATE
 1/4" CONT. FILLET WELD.
 (4) 3/4"Ø. MACHINE BOLTS.

EXISTING FOUNDATION WALL TO REMAIN

±2" NON-SHRINK HIGH COMPRESSIVE STRENGTH DRY PACK / LEVELING COMPOUND

(2) #4 REBAR @ TOP & BOTTOM

DEPTH OF UNDERPINNING

BOTTOM OF UNDERPINNING

(3) #4 REBAR @ BOTTOM

3'-0" TYP

6" LAP TYP

1500 PSF MIN. SOIL

EXISTING FOUNDATION WALL TO REMAIN

NEW CRAWL SPACE

BASEMENT

EXISTING FOOTING TO REMAIN

±2" NON-SHRINK HIGH COMPRESSIVE STRENGTH DRY PACK LEVELING COMPOUND

(2) #4 REBAR TOP & BOTTOM

CONCRETE WALL TO MATCH EXISTING FOOTING WIDTH


(3) #4 REBAR TOP & BOTTOM

4" THK. NON-STRUCTURAL CONCRETE SLAB W/ 6"x6" W1.4xW1.4 WWF O/ 6 MIL VAPOR BARRIER O/ 4" GRAVEL OR CRUSHED STONE (TYP.)

4"


EXISTING TO MATCH

1500 PSF. MIN. SOIL BEARING



APR. 28, 2021

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CONSULTING ENGINEERS, CORP.
 11480 SUNSET HILLS ROAD SUITE 100 • E PESTON, VA 20190-5508 PHONE: (703) 481-2100
 FAX: (703) 481-5600

PROJECT :
SHARP RESIDENCE
3944 BALTIMORE ST
KENSINGTON, MD 20895

CLIENT :

MANION + ASSOCIATES ARCHITECTS

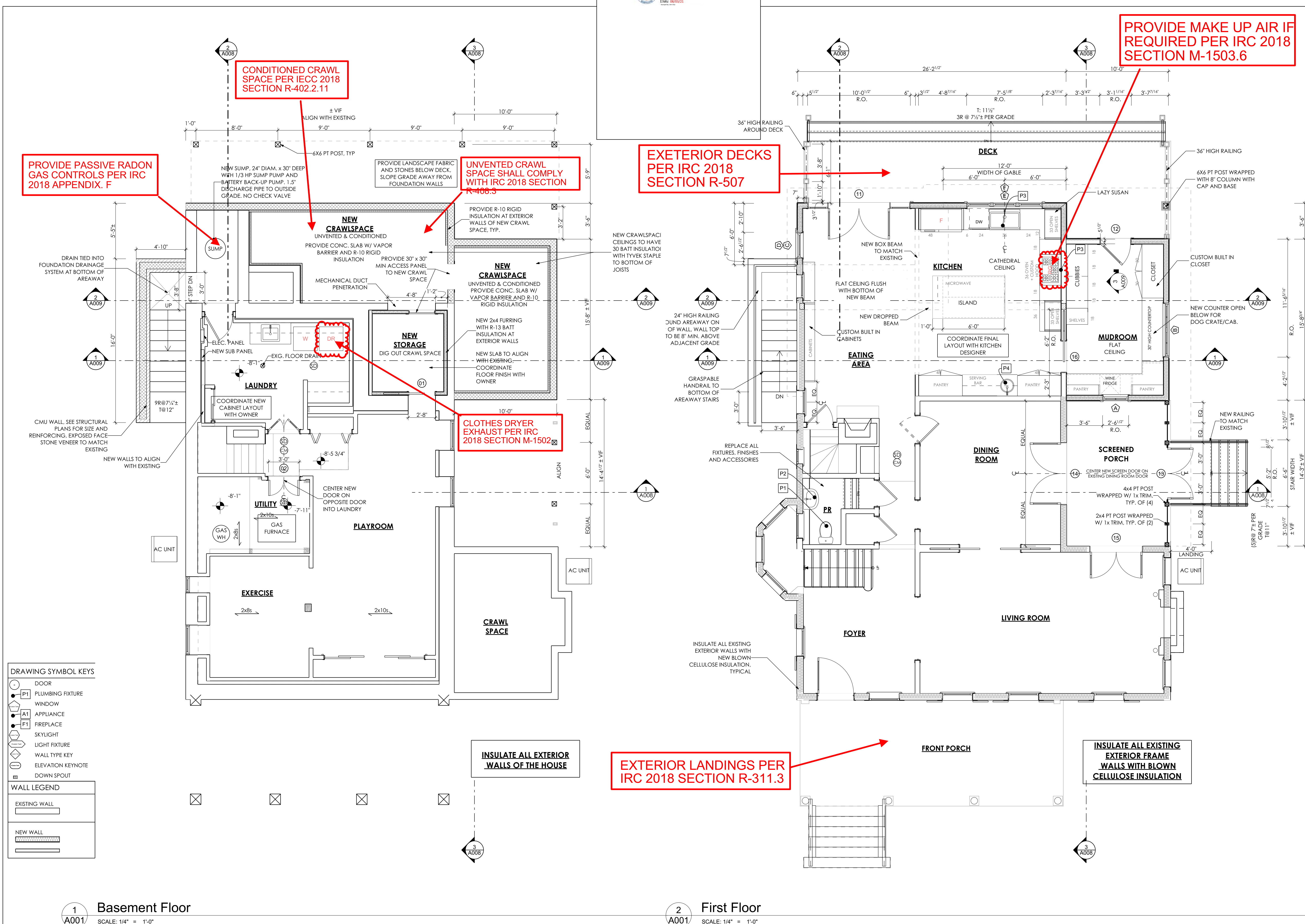
7307 MACARTHUR BLVD., STE 216,
BETHESDA, MARYLAND 20816

SECTION DETAILS

DATE : APR. 28, 2021
SCALE : AS NOTED
DRAWN : DS
NOB : #21013
SHEET :

S008

C:\Lisa Quandt\Work\Sharp CDs\Sharp Permit Set\Sharp_21_04-30_CD.pln

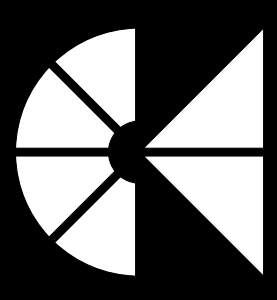


1
A001

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

2
A002

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



MANION ASSOCIATES ARCHITECTS
7307 MacArthur Blvd, Ste. 216, Bethesda, Maryland 20816
T:301.229.7000 F:301.229.7171 www.manionassociates.com

PROJECT PHASE: Permit/Bid Set
DRAWN BY: VGL, LMV
CHECKED BY: TM

ISSUE DATE: 04/30/21
REVISIONS

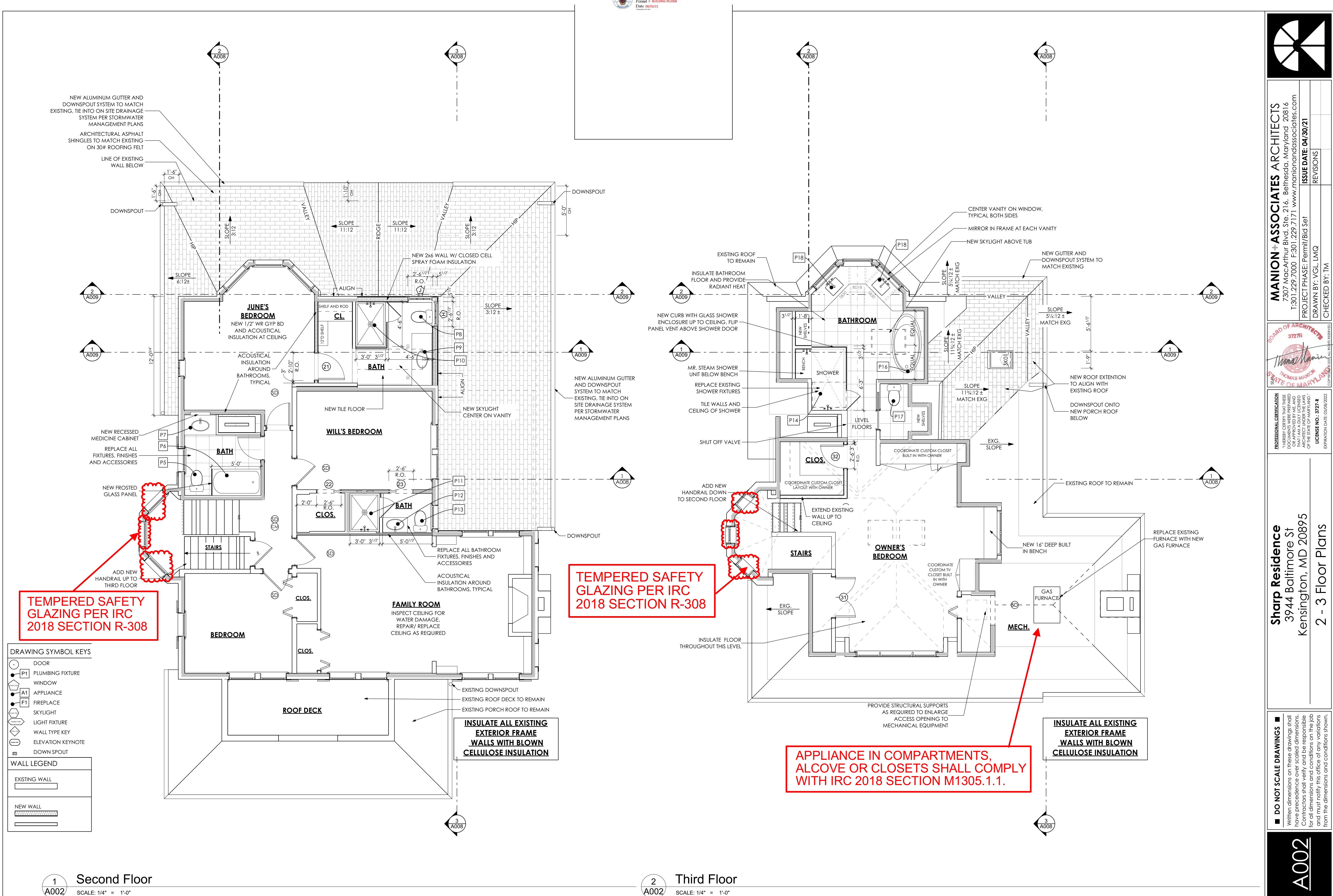
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT OF THE STATE OF MARYLAND.
THOMAS MANION
STATE OF MARYLAND
LICENSE NO. 3727-R
EXPIRATION DATE: 03/08/2022

Sharp Residence
3944 Baltimore St
Kensington, MD 20895

B - 1 Floor Plans

DO NOT SCALE DRAWINGS
Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and shall notify the office of any variations from the dimensions and conditions shown.

A001



DRAWING SYMBOL KEYS

DOOR

PLUMBING FIXTURE

WINDOW

APPLIANCE

FIREPLACE

SKYLIGHT

LIGHT FIXTURE

WALL TYPE KEY

ELEVATION KEYNOTE

DOWN SPOUT

WALL LEGEND

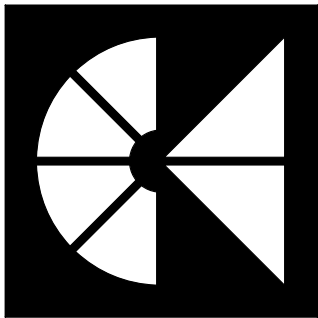
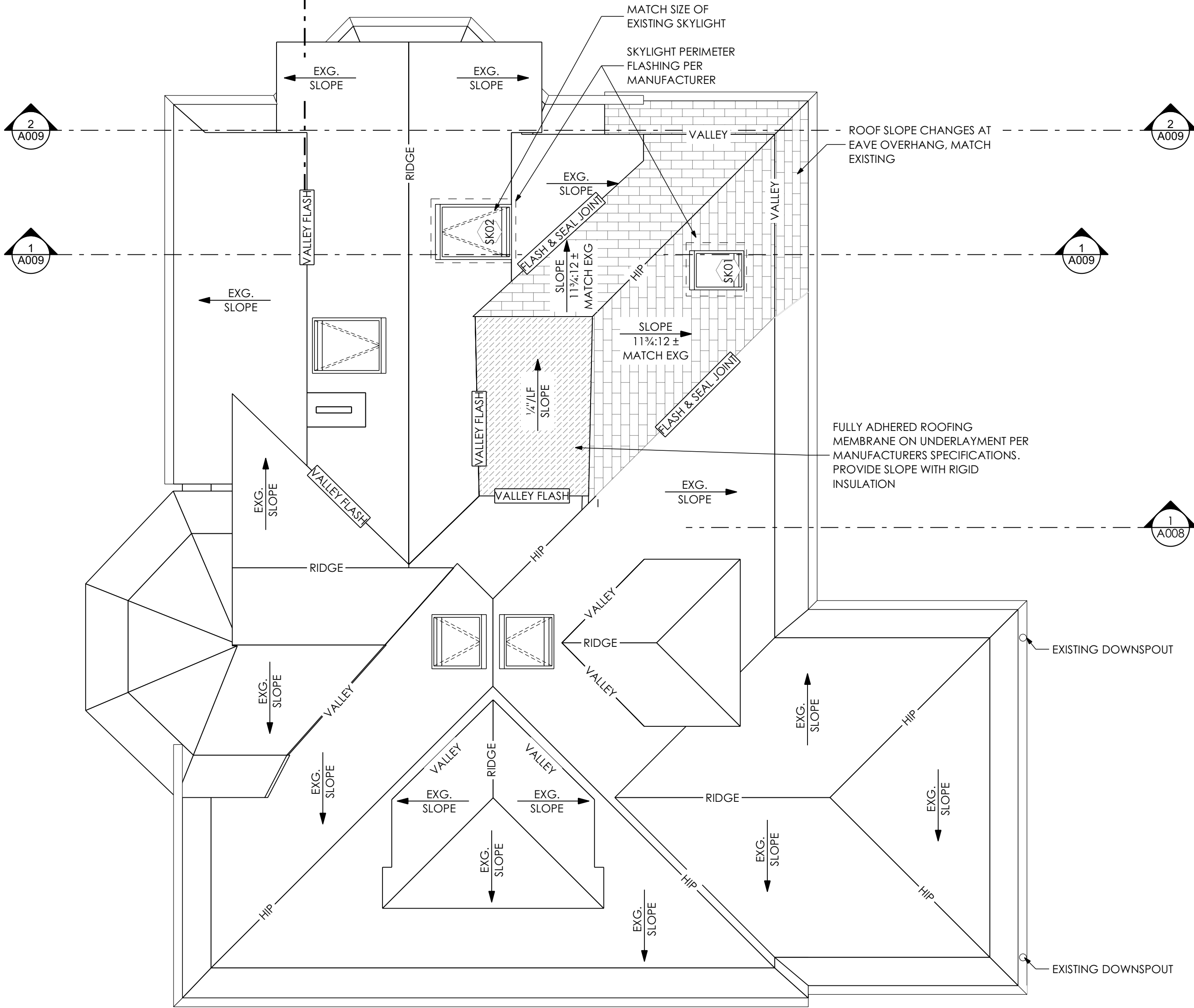
EXISTING WALLNEW WALL

APPROVED
Department of Permitting Services
Permit # BUILDING 952068
Date 08/03/21
www.maryland.gov

1
A003

Roof

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



MANION + ASSOCIATES ARCHITECTS

7307 MacArthur Blvd, Ste. 216, Bethesda, Maryland 20816
T:301.229.7000 F:301.229.7171 www.manionandassociates.com

PROJECT PHASE: Permit/Bid Set
DRAWN BY: VGL, LMQ
CHECKED BY: TM

ISSUE DATE: 04/30/21

REVISIONS



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LICENSE NO: 3727-R
EXPIRATION DATE: 05/08/2022

Sharp Residence

3944 Baltimore St

Kensington, MD 20895

Roof Plan

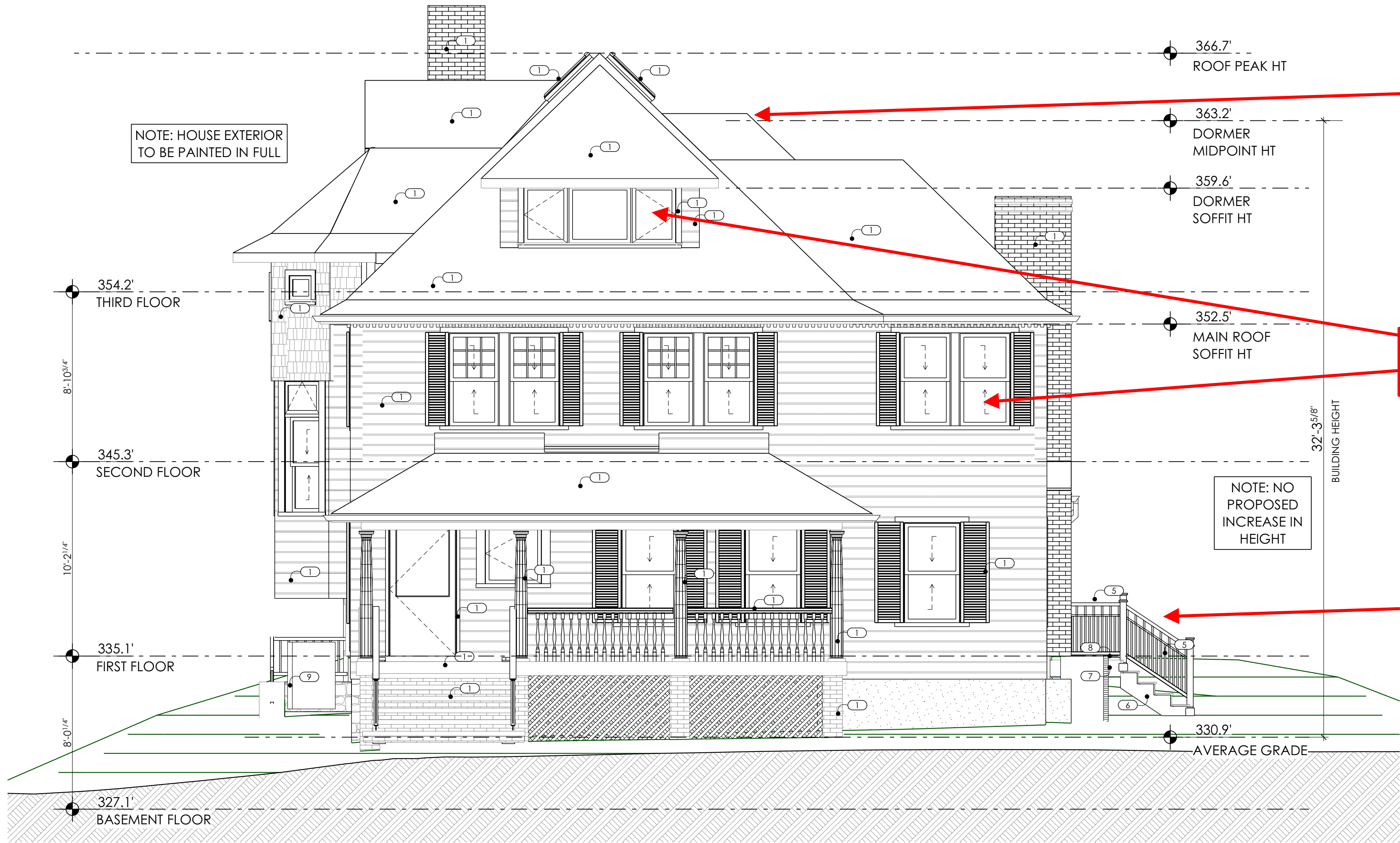
DO NOT SCALE DRAWINGS
Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and notify the office of any variations from the dimensions and conditions shown.

A003

- DRAWING SYMBOL KEYS**
- DOOR
 - PLUMBING FIXTURE
 - WINDOW
 - APPLIANCE
 - FIREPLACE
 - SKYLIGHT
 - LIGHT FIXTURE
 - WALL TYPE KEY
 - ELEVATION KEYNOTE
 - DOWN SPOUT

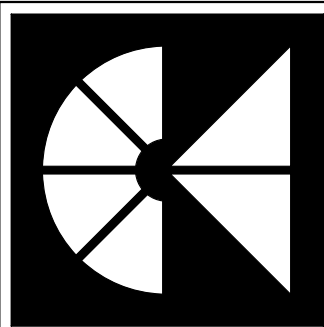
ELEVATION KEY NOTES

- 1) EXISTING TO REMAIN.
- 2) EXISTING - REPAIR OR REPLACE.
- 3) NEW ARCHITECTURAL ASPHALT SHINGLE ROOF TO MATCH EXISTING ON 30# ROOFING FELT.
- 4) NEW ALUMINUM DOWNSPOUT AND GUTTER SYSTEM TO MATCH EXISTING. TIE INTO BELOW GRADE DRAINAGE SYSTEM AS SHOWN ON DRAINAGE PLAN.
- 5) NEW RAILING. SEE ELEVATIONS FOR DESIGN
- 6) NEW EXTERIOR DECK STAIRS, TREADS TO MATCH DECK BOARDS, RISERS AND STRINGERS TO BE COVERED WITH SMOOTH TRIM.
- 7) PT DECK STRUCTURE WITH 5/4 x 12 BAND BOARD TRIM WRAPPING PERIMETER.
- 8) DECK BOARDS STYLE AND COLOR SELECTED BY OWNER.
- 9) NEW PARGED CMU AREAWAY WALL. MAINTAIN MINIMUM 8" ABOVE ADJACENT GRADE. SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING.
- 10) 6x6 PT COLUMN WRAPPED IN 8" SQUARE COLUMN WRAP WITH 5/4 BASE AND CAP TRIM.
- 11) HEAD TRIM - SEE DETAIL
- 12) 5/4 x 6 CORNER BOARD
- 13) NEW SIDING TO MATCH EXISTING EXPOSURE.
- 14) PAINTED BRACKET.
- 15) 5/4 x 4 WINDOW CASING.
- 16) MATCH EXISTING HISTORIC SILL.
- 17) 5/4 x 8 TRIM
- 18) 5/4 x 12 BAND BOARD TRIM
- 19) NEW DENTILS TO MATCH EXISTING
- 20) 4 x 4 PT POST, WRAPPED W/ 1x TRIM
- 21) 2 x 4 PT POST, WRAPPED W/ 1x TRIM
- 22) 1 x 4 TRIM
- 23) INSECT SCREEN
- 24) FLASH AT ROOF TO WALL CONNECTION
- 25) PERIMETER FLASH AROUND SKYLIGHT
- 26) FULLY ADHERED ROOFING MEMBRANE ON UNDERLAYMENT ON SLOPING RIGID INSULATION.
- 27) SMOOTH PANEL TRIM
- 28) UNVENTED RIDGE.
- 29) SOFFIT TO MATCH EXISTING.
- 30) GABLE TRIM



1
A004 Front Elevation
SCALE: 1/4" = 1'-0"

APPROVED
Department of Permitting Services
Permit # BUILDING 952066
Date 08/01/21
Thomas Manion



MANION + ASSOCIATES ARCHITECTS
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CHECKED BY: TM
ISSUE DATE: 04/30/21
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Front Elevation

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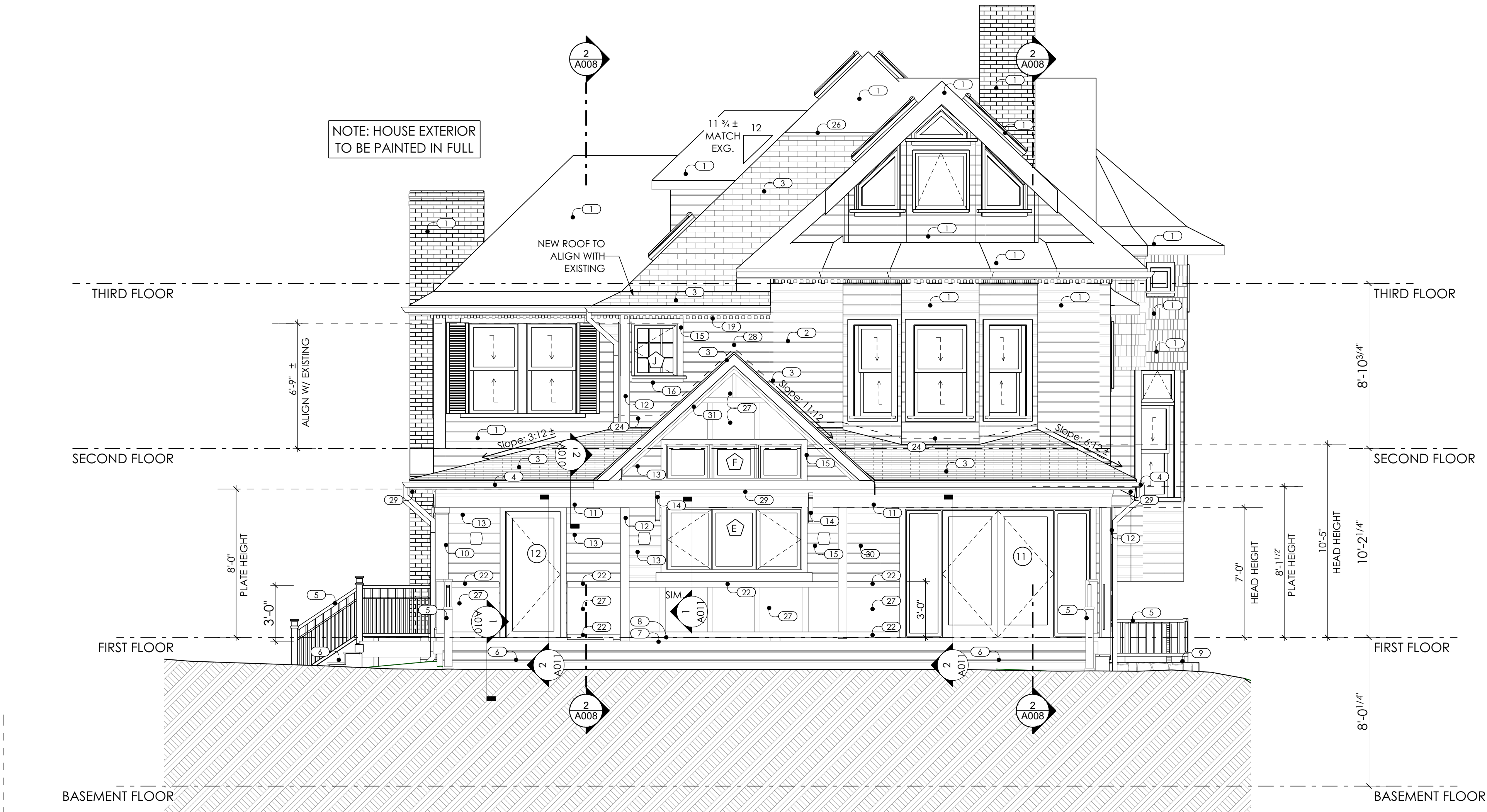
A004

DRAWING SYMBOL KEYS

- DOOR
- PLUMBING FIXTURE
- WINDOW
- APPLIANCE
- FIREPLACE
- SKYLIGHT
- LIGHT FIXTURE
- WALL TYPE KEY
- ELEVATION KEYNOTE
- DOWN SPOUT

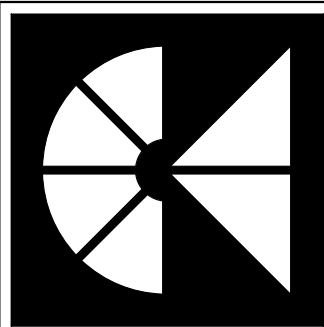
ELEVATION KEY NOTES

- EXISTING TO REMAIN.
- EXISTING - REPAIR OR REPLACE.
- NEW ARCHITECTURAL ASPHALT SHINGLE ROOF TO MATCH EXISTING ON 30# ROOFING FELT.
- NEW ALUMINUM DOWNSPOUT AND GUTTER SYSTEM TO MATCH EXISTING. TIE INTO BELOW GRADE DRAINAGE SYSTEM AS SHOWN ON DRAINAGE PLAN.
- NEW RAILING. SEE ELEVATIONS FOR DESIGN
- NEW EXTERIOR DECK STAIRS, TREADS TO MATCH DECK BOARDS, RISERS AND STRINGERS TO BE COVERED WITH SMOOTH TRIM.
- PT DECK STRUCTURE WITH 5/4 x 12 BAND BOARD TRIM WRAPPING PERIMETER.
- DECK BOARDS STYLE AND COLOR SELECTED BY OWNER.
- NEW PARGED CMU AREAWAY WALL. MAINTAIN MINIMUM 8" ABOVE ADJACENT GRADE. SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING.
- 6X6 PT COLUMN WRAPPED IN 8" SQUARE COLUMN WRAP WITH 5/4 BASE AND CAP TRIM.
- HEAD TRIM - SEE DETAIL
- 5/4 x 6 CORNER BOARD
- NEW SIDING TO MATCH EXISTING EXPOSURE.
- PAINTED BRACKET.
- 5/4 x 4 WINDOW CASING.
- MATCH EXISTING HISTORIC SILL.
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- SMOOTH PANEL TRIM
- UNVENTED RIDGE.



NOTE: COORDINATE ALL EXTERIOR TRIM AND RAILING DETAILS ON SITE WITH ARCHITECT/ OWNER. PROVIDE FULL SCALE MOCK UPS PRIOR TO INSTALLATION.

1
A005
Rear Elevation
SCALE: 1/4" = 1'-0"



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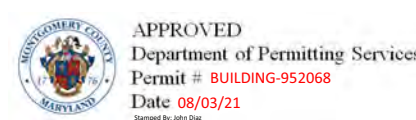


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Rear Elevation

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A005

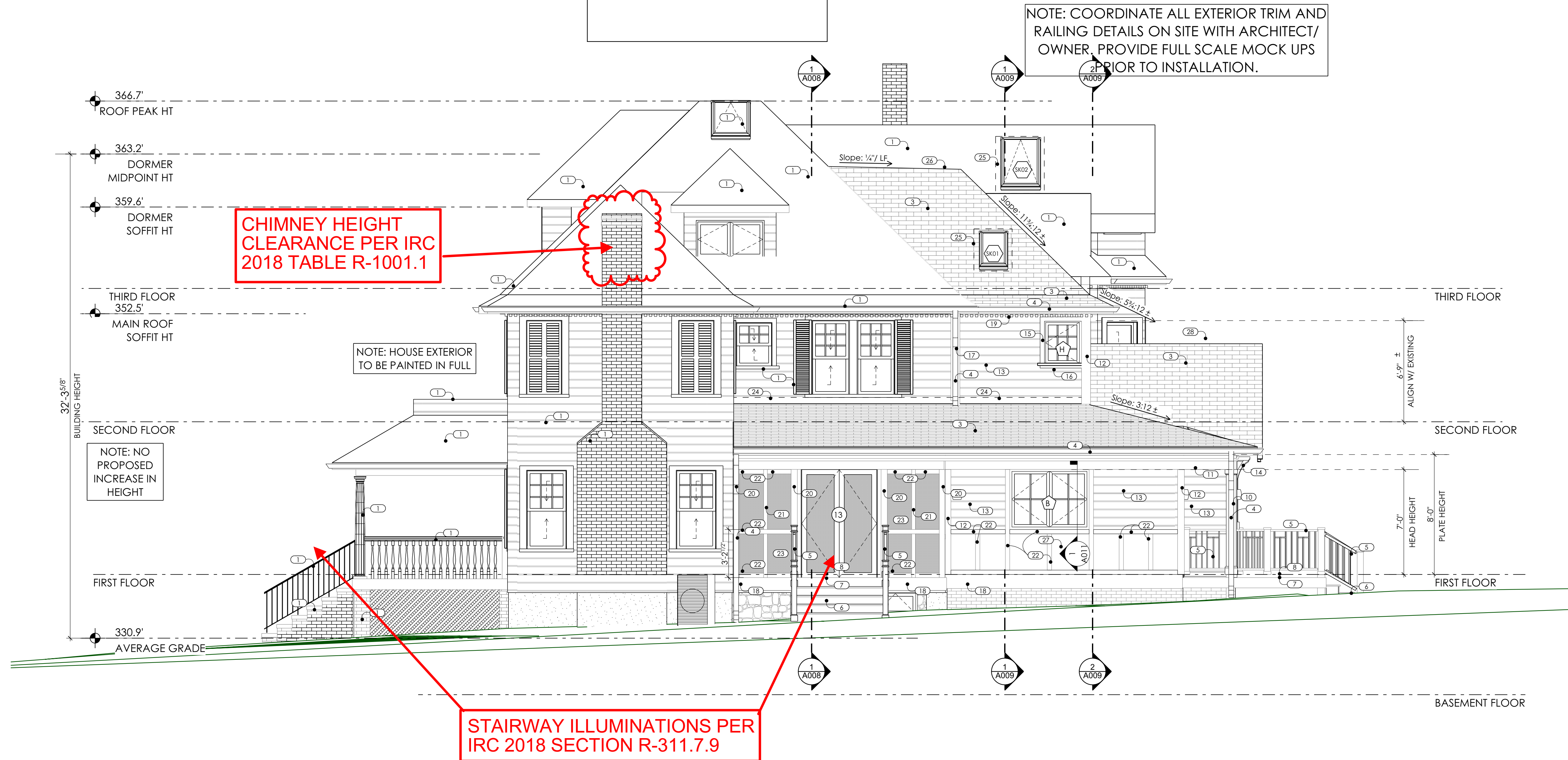


DRAWING SYMBOL KEYS

- | | |
|---|-------------------|
|  | DOOR |
|  | PLUMBING FIXTURE |
|  | WINDOW |
|  | APPLIANCE |
|  | FIREPLACE |
|  | SKYLIGHT |
|  | LIGHT FIXTURE |
|  | WALL TYPE KEY |
|  | ELEVATION KEYNOTE |
|  | DOWN SPOUT |

ELEVATION KEY NOTES

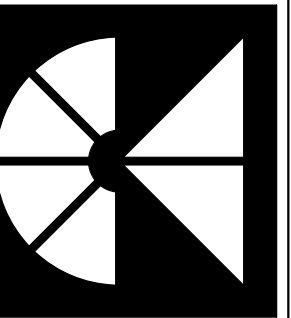
- 1) EXISTING TO REMAIN.
- 2) EXISTING - REPAIR OR REPLACE.
- 3) NEW ARCHITECTURAL ASPHALT SHINGLE ROOF TO MATCH EXISTING ON 30# ROOFING FELT.
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- 5) NEW RAILING. SEE ELEVATIONS FOR DESIGN
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- 11) HEAD TRIM - SEE DETAIL
- 12) 5/4 x 6 CORNER BOARD
- 13) NEW SIDING TO MATCH EXISTING EXPOSURE.
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- 30) GABLE TRIM



1
A006

Right Elevation

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



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REVISIONS

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CHECKED BY: TM

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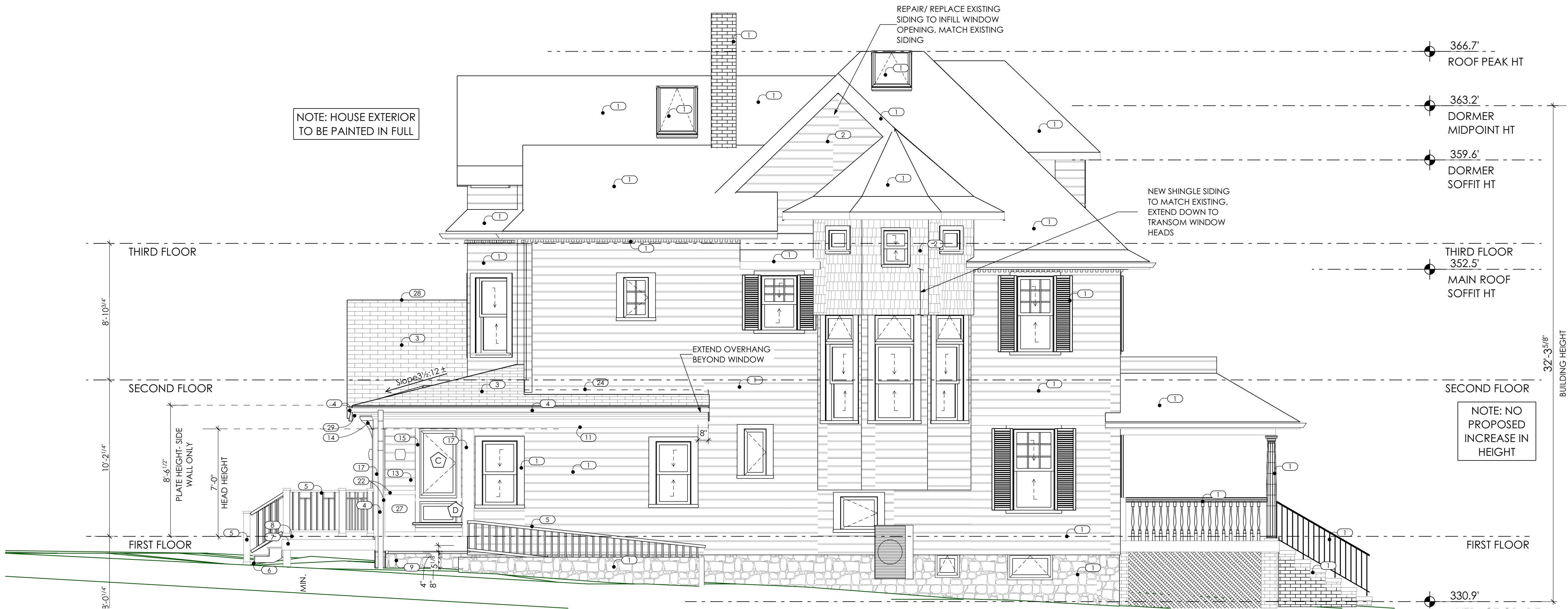
A006

DRAWING SYMBOL KEYS

- DOOR
- PLUMBING FIXTURE
- WINDOW
- APPLIANCE
- FIREPLACE
- SKYLIGHT
- LIGHT FIXTURE
- WALL TYPE KEY
- ELEVATION KEYNOTE
- DOWN SPOUT

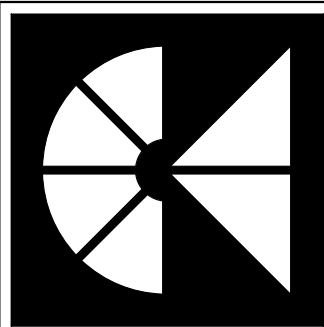
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- UNVENTED RIDGE.
- SOFFIT TO MATCH EXISTING.
- GABLE TRIM



1
A007
Left Elevation
SCALE: 1/4" = 1'-0"

NOTE: COORDINATE ALL EXTERIOR TRIM AND RAILING DETAILS ON SITE WITH ARCHITECT/ OWNER. PROVIDE FULL SCALE MOCK UPS PRIOR TO INSTALLATION.



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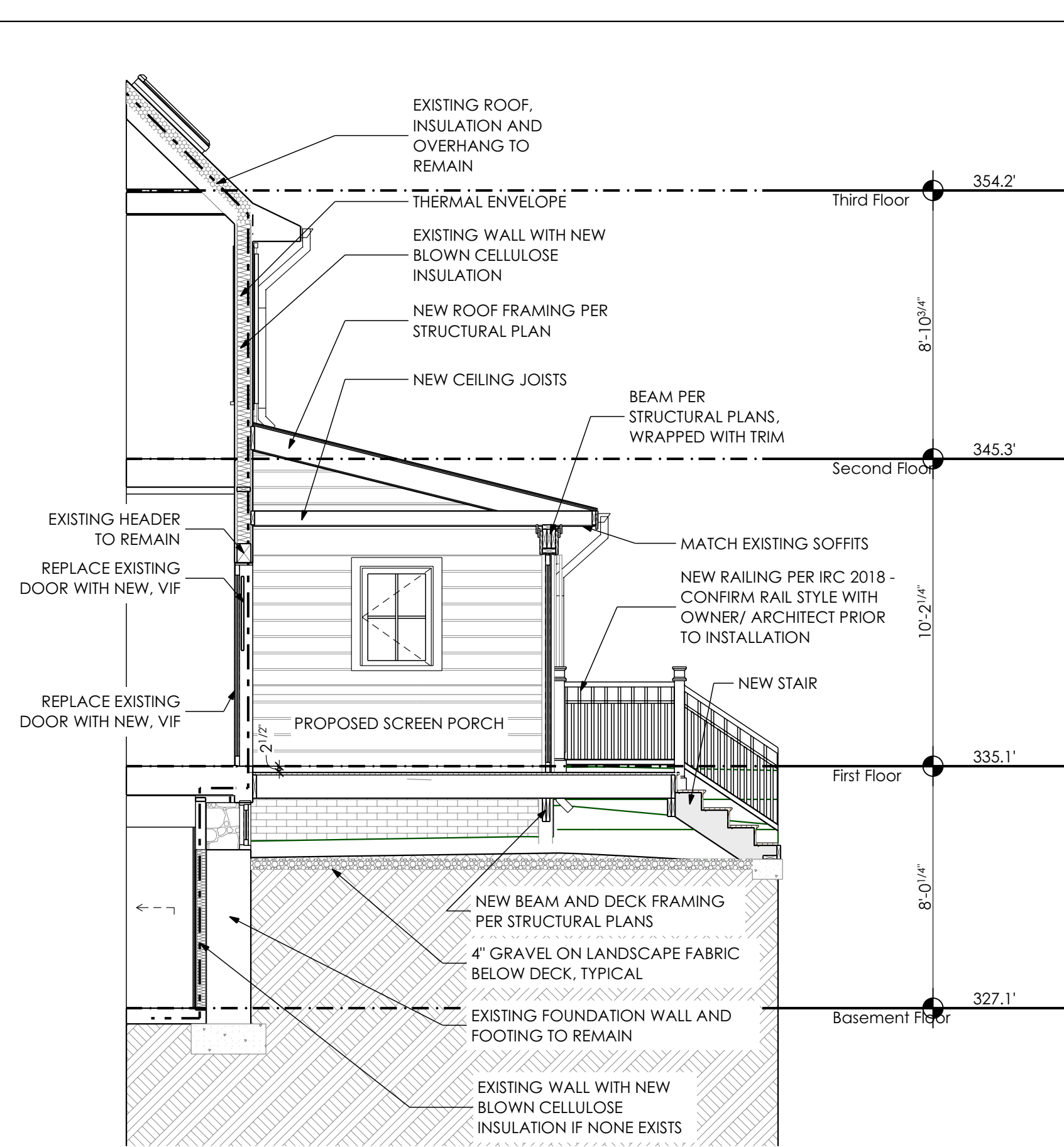
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Left Elevation

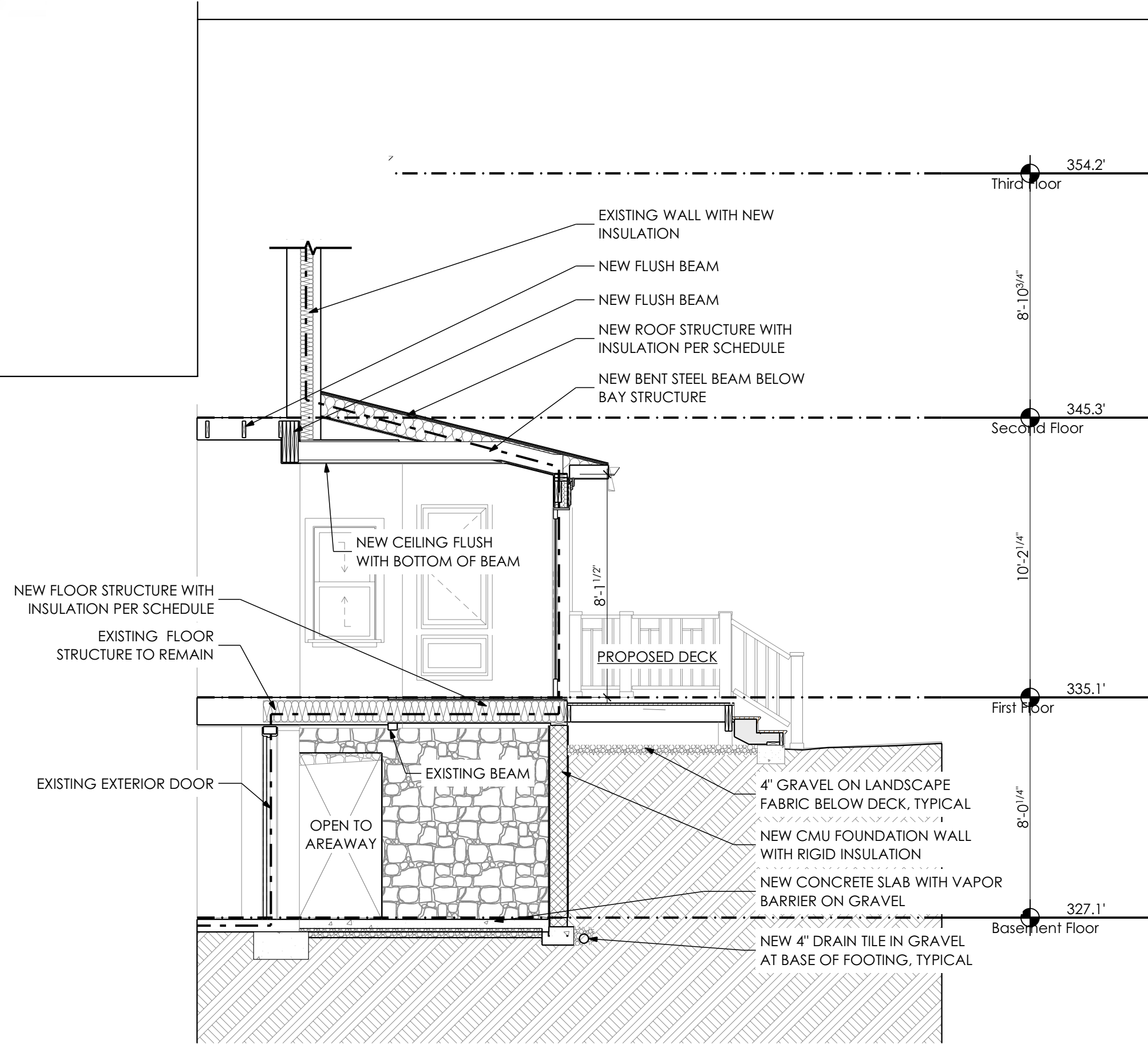
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A007

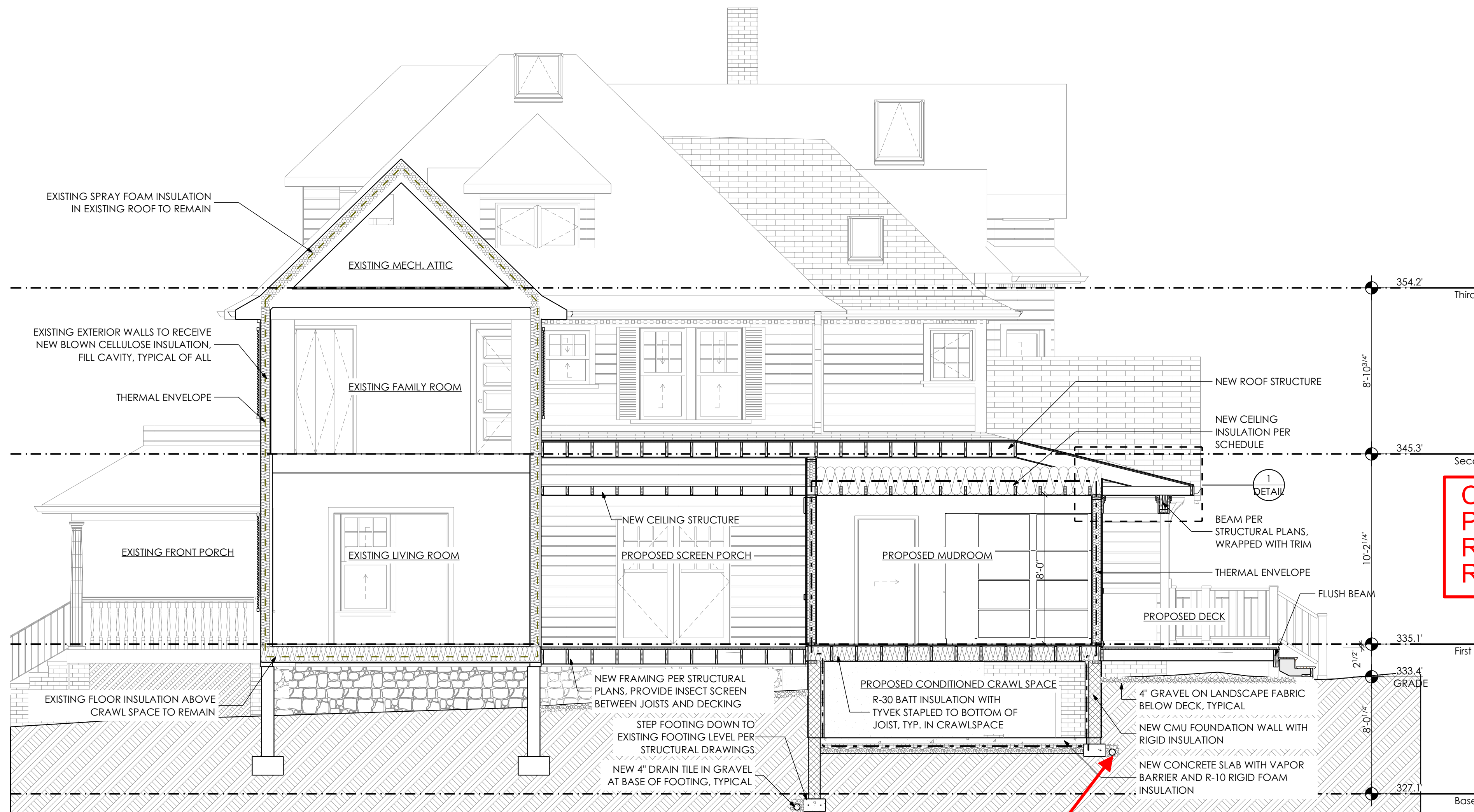
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1
A008 Left/Right Section Through Screen Porch
SCALE: 1/4" = 1'-0"



2
A008 Front/ Rear Section Through Kitchen Addition
SCALE: 1/4" = 1'-0"



3
A008 Front/ Rear Section Through Addition
SCALE: 1/4" = 1'-0"

INSULATION GENERAL NOTES

- THERMAL ENVELOPE
- THERMAL INSULATION (FLASH AND BATT)
- THERMAL INSULATION (SPRAY FOAM)
- THERMAL INSULATION (RIGID)
- THERMAL OR ACOUSTICAL INSULATION (BATT)

DESIGNED TO MEET OR EXCEED THE 2018 IECC REQUIREMENTS

INSULATION MINIMUM R-VALUES:

ROOF: **R-49**
ROOF WITH ATTIC SPACE: **R-38 UNCOMPRESSED** (PER IECC R402.2.1) EXTEND FULL HEIGHT OVER TOP PLATE
ROOF WITHOUT ATTIC SPACE: **R-30 UNCOMPRESSED** (PER IECC R402.2.2) EXTEND FULL HEIGHT OVER TOP PLATE
EXTERIOR FRAMED WALLS: **R-20**
-EXISTING WALLS: FILL CAVITY WITH BLOWN CELLULOSE
-NEW WALLS: 2" CLOSED CELL FOAM, 3.5" MINERAL WOOL BATT INSULATION
BASEMENT FURRED WALLS: **R-13**
FLOORS OVER UNCONDITIONED SPACE: **R-30**
INTERIOR SLABS (RIGID FOAM BOARD): **R-10, 2FT**
CRAWLSPACE WALL: **R-10**

INSULATION U-VALUES:

.35 - WINDOWS/DOORS (DOUBLE PANE / ARGON / LOW-E)
.55 - SKYLIGHTS (DOUBLE PANE / ARGON / LOW-E)
.4 - SOLAR HEAT GAIN COEFFICIENT

AIR SEALING:

CONTINUOUS SHEATHING AND LOW-EXPANSION SPRAY FOAM AT PERIMETERS OF ALL EXTERIOR DOORS, WINDOWS AND SKYLIGHTS

ACCESS DOORS FROM CONDITIONED SPACE TO UNCONDITIONED SPACE SHALL BE WEATHERSTRIPPED AND INSULATED TO EQUIVALENT VALUE OF ADJACENT WALL OR CEILING

DUCT SHAFTS, UTILITY PENETRATIONS AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED

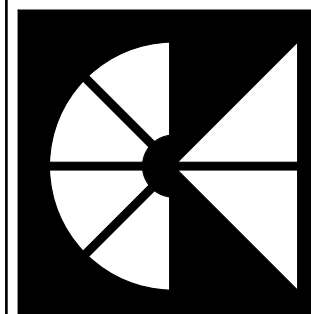
RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT, IC RATED AND SEALED TO THE DRYWALL

EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED AND THE AIR BARRIER INSTALLED SEPARATING THEM FROM THE SHOWERS AND TUBS

THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLED

**CONTINUOUS LOAD PATH
PER IRC 2018 SECTIONS
R-301.1; R-401.2; R-501.2;
R-601.2; R-801.2**

**FOUNDATION AND SURFACE
DRAINAGE CONTROLS PER IRC 2018
SECTIONS R-401.3; R-405 AND M.C.EX.
ORD 26-05**



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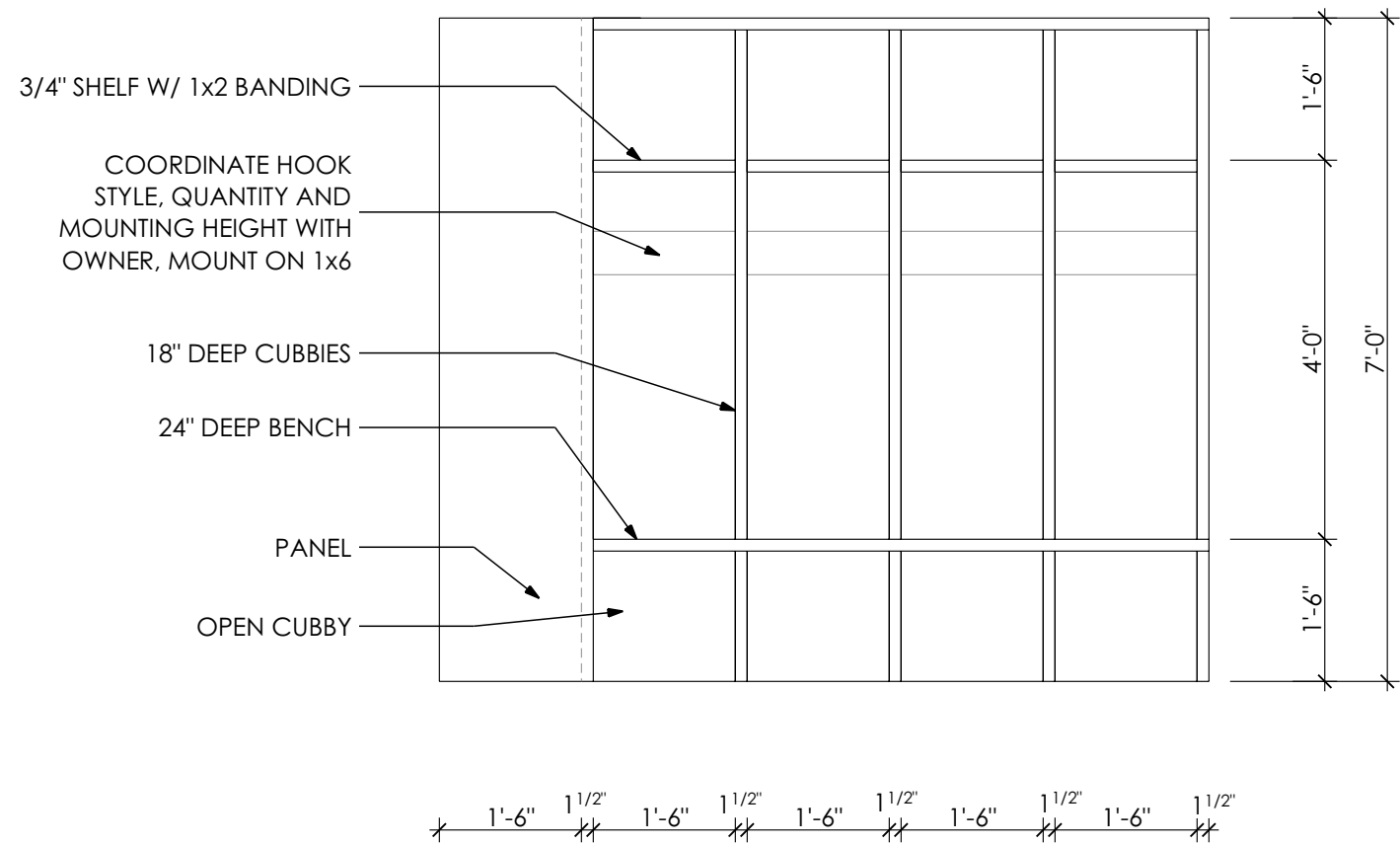
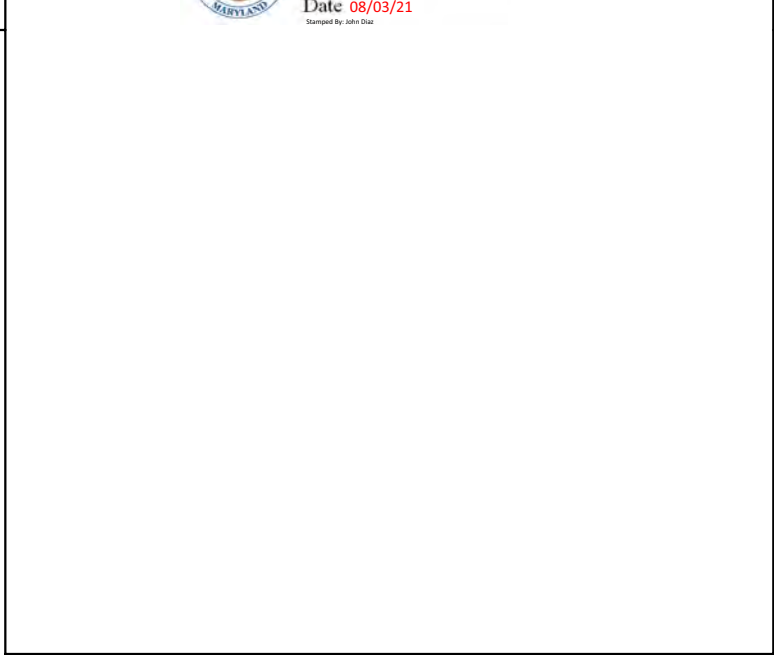
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Section

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A008

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3
A009
Mudroom Cubbies
SCALE: 1/2" = 1'-0"

INSULATION GENERAL NOTES

- THERMAL ENVELOPE
- THERMAL INSULATION (FLASH AND BATT)
- THERMAL INSULATION (SPRAY FOAM)
- THERMAL INSULATION (RIGID)
- THERMAL OR ACOUSTICAL INSULATION (BATT)

DESIGNED TO MEET OR EXCEED THE 2018 IECC REQUIREMENTS

INSULATION MINIMUM R-VALUES:

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-NEW WALLS: 2" CLOSED CELL FOAM, 3.5" MINERAL WOOL BATT INSULATION
BASEMENT FURRED WALLS: **R-13**
FLOORS OVER UNCONDITIONED SPACE: **R-30**
INTERIOR SLABS (RIGID FOAM BOARD): **R-10, 2FT**
CRAWLSPACE WALL: **R-10**

INSULATION U-VALUES:

.35 - WINDOWS/DOORS (DOUBLE PANE / ARGON / LOW-E)
.55 - SKYLIGHTS (DOUBLE PANE / ARGON / LOW-E)
.4 - SOLAR HEAT GAIN COEFFICIENT

AIR SEALING:

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DUCT SHAFTS, UTILITY PENETRATIONS AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED

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THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLED

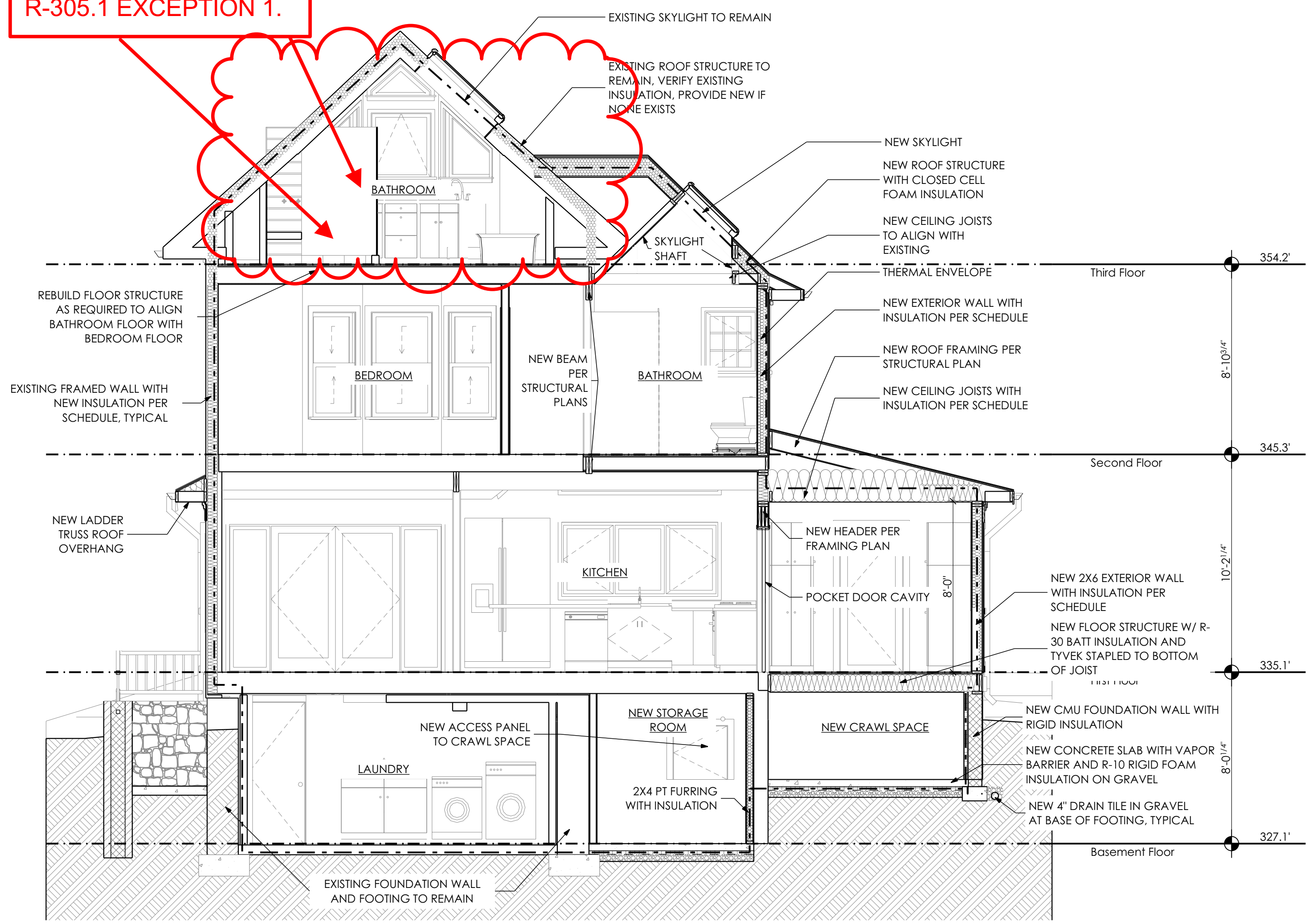
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REVISIONS:

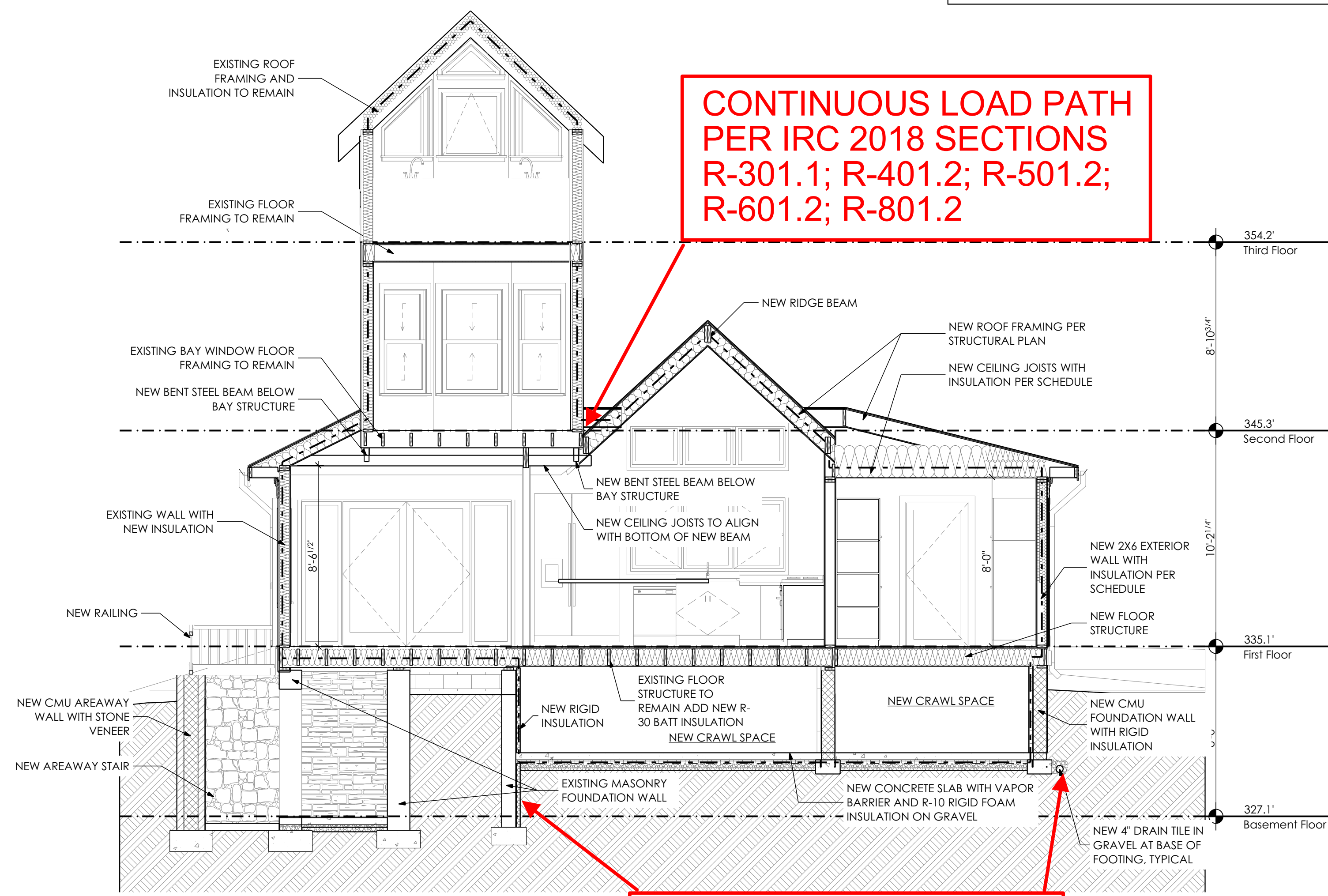
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HABITABLE ATTIC AREA SHALL COMPLY WITH IRC 2018 SECTION R-305.1 EXCEPTION 1.



1
A009
Left/Right Section Through Kitchen & Mudroom
SCALE: 1/4" = 1'-0"

CONTINUOUS LOAD PATH PER IRC 2018 SECTIONS R-301.1; R-401.2; R-501.2; R-601.2; R-801.2



FOUNDATION AND SURFACE DRAINAGE CONTROLS PER IRC 2018 SECTIONS R-401.3; R-405 AND M.C.EX. ORD 26-05

2
A009
Left/Right Section Through Rear Addition
SCALE: 1/4" = 1'-0"

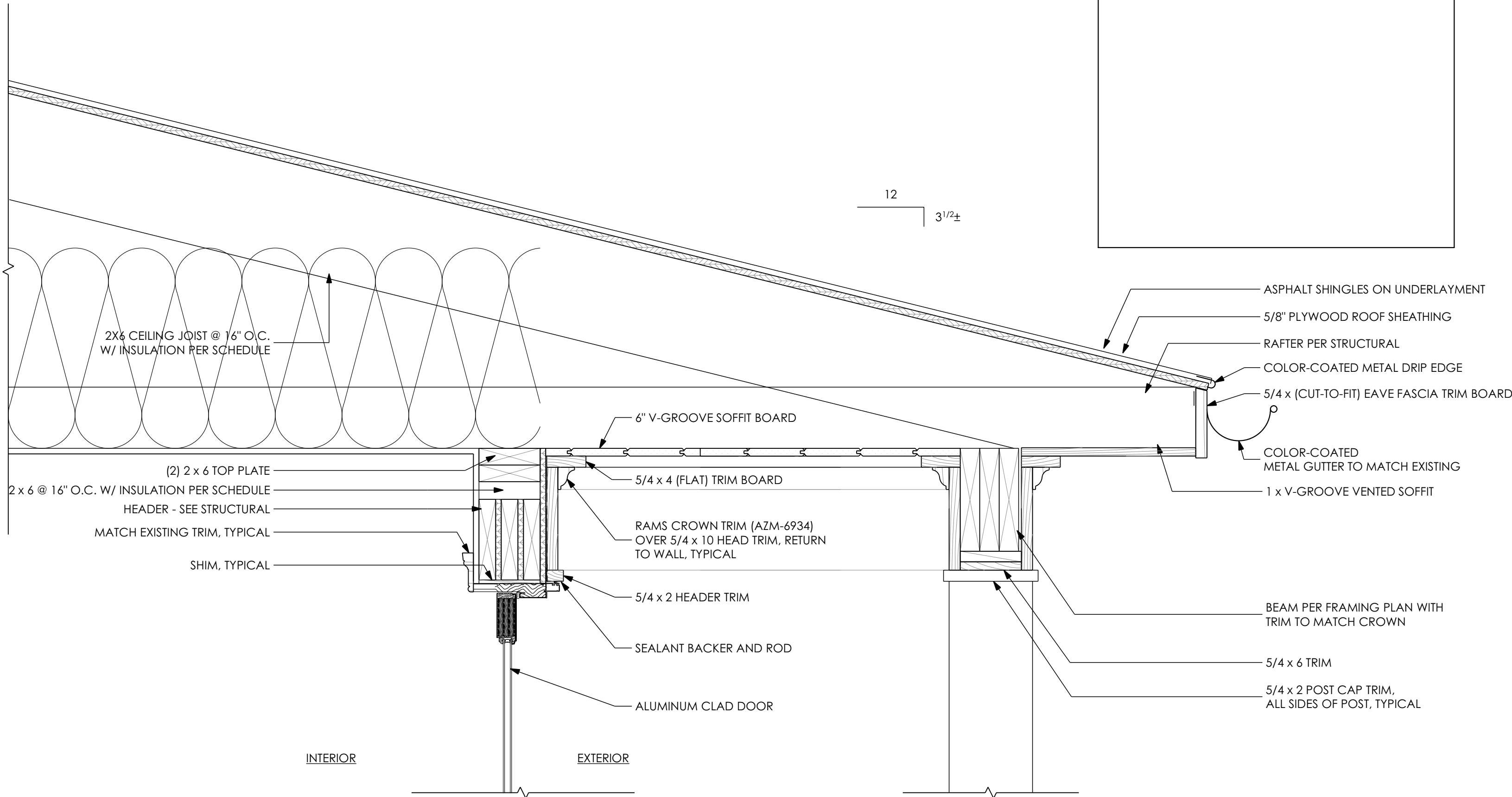
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Section

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A009

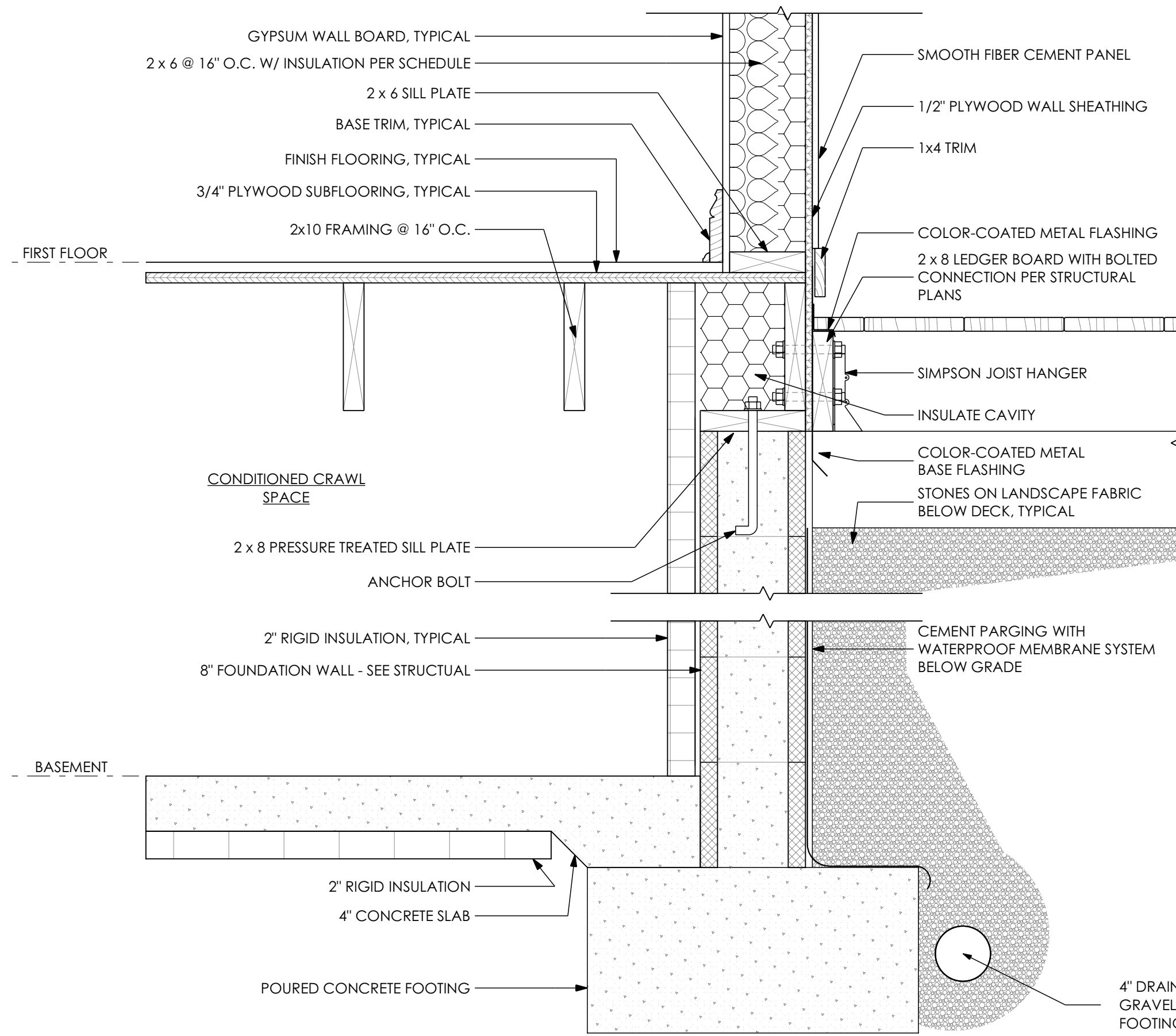
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2
A010

Roof Overhang Detail

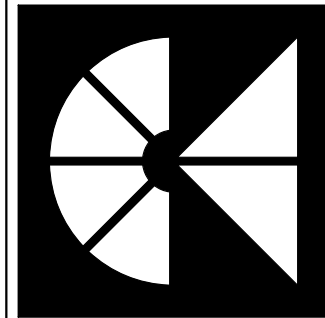
SCALE: 1 1/2"= 1'-0"



1
A010

Typical Deck At Crawspace Detail

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



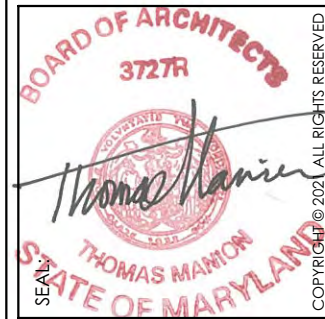
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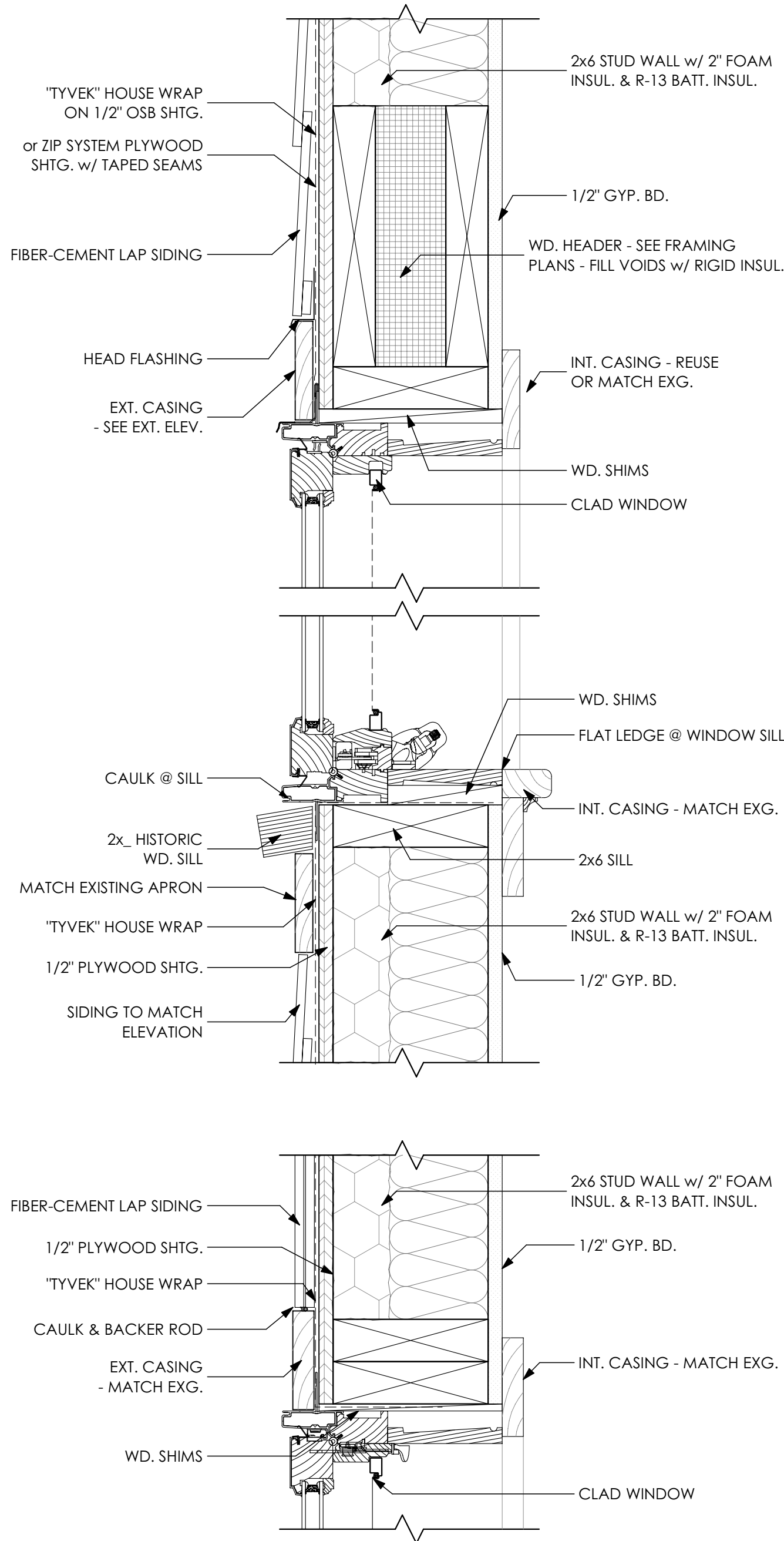
A010

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1
A011

Window Detail

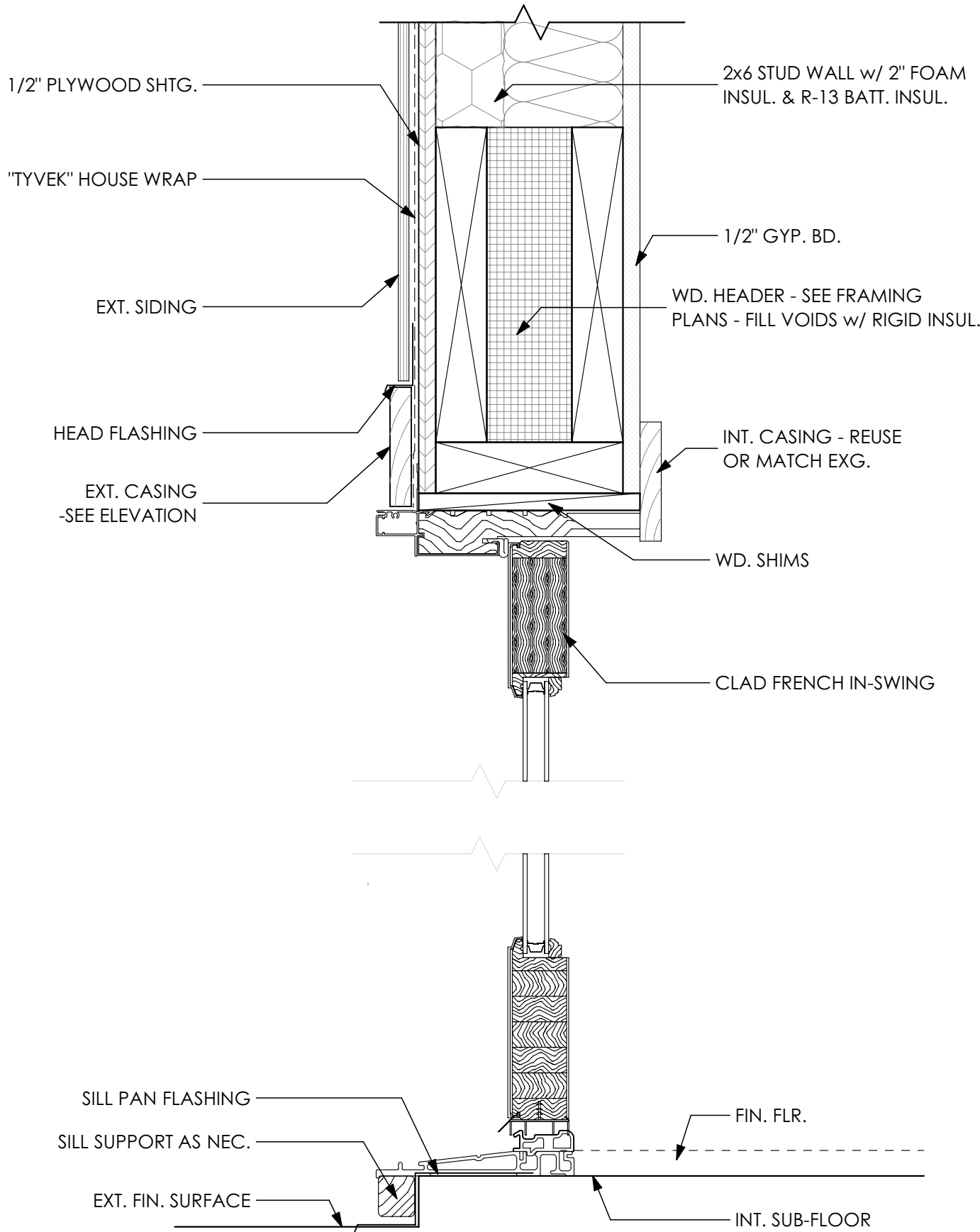
SCALE: 3" = 1'-0"



2
A011

French Door Detail

SCALE: 3" = 1'-0"



APPROVED
Department of Permitting Services
Permit # BUILDING 952065
Date 08/01/21

Plumbing Equipment Schedule			
Floor	Element ID	Fixture	Notes
First Floor	P1	Toilet	
	P2	Pedestal Sink	
	P3	Kitchen Sink	
	P4	Bar Sink	
Second Floor	P5	Toilet	
	P6	Tub	
	P7	Sink	
	P8	Toilet	
	P9	Sink	
	P10	Shower	
	P11	Shower	
	P12	Sink	
Third Floor	OBJECT-30		
	P16	Freestanding Tub	
	P17	Toilet	
	P18	Sink	

DOOR SCHEDULE					
LEVEL	DOOR NUMBER	DIMENSION		Model	REMARKS
		WIDTH	HEIGHT		
Basement Floor	01	2'-6"	6'-8"		
	02	3'-0"	6'-8"		
First Floor	11	6'-0"	6'-10"	2-60610 WITH CUSTOM SIDELIGHTS	EXTERIOR INSWING DOOR WITH 24" SIDELIGHTS EACH SIDE
	12	3'-0 ^{5/16} "	6'-10"	1-31610	EXTERIOR INSWING DOOR
	13	5'-0"	7'-2 ^{1/2} "		DOUBLE SCREEN PORCH DOOR
	14	6'-0"	6'-8"	CUSTOM - VIF	EXTERIOR INSWING DOOR - VERIFY SIZE OF EXISTING OPENING IN FIELD
	15	5'-1"	6'-8"	CUSTOM - VIF	EXTERIOR INSWING DOOR - VERIFY SIZE OF EXISTING OPENING IN FIELD
	16	3'-0"	6'-8"		POCKET DOOR
Second Floor	21	2'-8"	6'-8"		
	22	2'-4"	6'-8"		POCKET DOOR
	23	2'-4"	6'-8"		POCKET DOOR
Third Floor	31	4'-0 ^{1/2} "	4'-5 ^{1/2} "		VERIFY SIZE IN FIELD

DOOR GENERAL NOTES:

- CONTRACTOR TO COORDINATE ALL ROUGH OPENINGS WITH DOOR SCHEDULE, PLANS AND ELEVATIONS PRIOR TO ORDERING DOORS. IF DISCREPANCIES ARE FOUND, CONTACT THE ARCHITECT IMMEDIATELY.
- CHECK DRAWINGS FOR SWING DIRECTIONS AND LOCATIONS.
- PROVIDE ALL NECESSARY HARDWARE, WEATHER STRIPPING, TRIM PIECES, ETC.
- EXTERIOR FRENCH DOORS ARE **WEATHERSHIELD, COLOR TO MATCH EXISTING OR BE SELECTED BY OWNER, SIGNATURE SERIES, ALUMINUM CLAD WOOD HINGED PATIO DOORS- INSWING**. SEE ELEVATIONS FOR GRILLE PATTERNS. 7/8" SDL PUTTY GRILLES
- HARDWARE: **SELECTED BY OWNER** PRIOR TO ORDERING
- INTERIOR DOORS TO BE LEMIEUX, REEB OR SIMPSON **TO MATCH EXISTING** DOORS UNLESS SHOWN OTHERWISE.
- APPLY SEALANT AROUND EXTERIOR PERIMETER BEHIND DOOR TRIM/ FLANGE AND SET INTO OPENING.
- APPLY FOAM BACKER ROD & SEALANT TO EXTERIOR PERIMETER OF TRIM AT SIDING JOINT.
- BEDROOM, BATHROOM AND ENTRY DOORS TO BE SOLID.
- GLASS TO BE **TO-E SHIELD 5** TEMPERED GLASS.
- ALL DOORS IN WALLS OTHER THAN 2x4 WALLS TO HAVE JAMB EXTENDERS AS NECESSARY.
- FIELD VERIFY EXISTING DOOR OPENING SIZES AND COORDINATE AS REQUIRED.
- EXTERIOR DOORS NOTED TO HAVE RETRACTABLE SCREENS SHOULD BE SITE MEASURED AND THE SCREENS CUSTOM SIZED FOR EACH DOOR LISTED. MANUFACTURER TO BE LIBERTY SCREENS, PHANTOM SCREENS OR ARCHITECT/OWNER APPROVED ALTERNATE. COLOR TO MATCH DOORS.

Window Sched.								
Home Story Name	ID	TYPE	WINDOW SIZE		MODEL	U-VALUE	TEMPER	REMARKS
			WIDTH	HEIGHT				
First Floor	A	Casement	2'-6"	3'-6"	2636	.3	<input type="checkbox"/>	
	B	Casement	5'-3 ^{1/16} "	4'-0"	CS2-2840	.3	<input type="checkbox"/>	
	C	Casement	2'-6"	4'-6"	2646	.3	<input checked="" type="checkbox"/>	TIGHT MULL ABOVE WINDOW D
	D	Fixed	2'-6"	1'-6"	2616	.28	<input checked="" type="checkbox"/>	TIGHT MULL BELOW WINDOW C
	E	Casement	7'-4 ^{5/8} "	3'-6"	CS3-2636	.3	<input type="checkbox"/>	
	F	Fixed	7'-4 ^{5/8} "	2'-0"	CS2-2620	.28	<input type="checkbox"/>	
Second Floor	H	Casement	2'-6"	3'-0"	2630	.3	<input checked="" type="checkbox"/>	INSTALL TIGHT TO CORNER
	J	Casement	2'-6"	3'-0"	2630	.3	<input checked="" type="checkbox"/>	INSTALL TIGHT TO CORNER

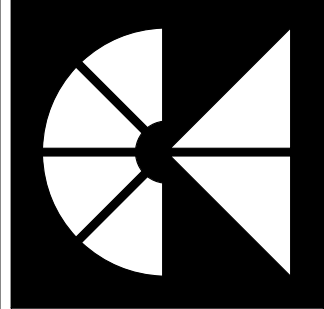
WINDOW GENERAL NOTES:

- CONTRACTOR TO COORDINATE ALL ROUGH OPENINGS WITH WINDOW SCHEDULE, PLANS AND ELEVATIONS PRIOR TO ORDERING WINDOWS. IF DISCREPANCIES ARE FOUND, CONTACT THE ARCHITECT IMMEDIATELY.
- WINDOWS SPECIFIED ARE BY **WEATHERSHIELD, SIGNATURE SERIES**.
- WINDOWS ARE **ALUMINUM CLAD WOOD, FRAME & SASH COLOR TO MATCH EXISTING OR AS SELECTED BY OWNER, INSULATED LOW E WITH ARGON GLASS, WITH 7/8" SDL PUTTY GRILLES**. CASING TO BE FIELD APPLIED UNLESS NOTED OTHERWISE. SEE ELEVATIONS FOR GRILLE PATTERNS AND OPENING DIRECTIONS.
- PROVIDE ALL NECESSARY HARDWARE - **HARDWARE FINISH SELECTED BY OWNER**. WEATHER STRIPPING, TRIM PIECES, ETC./
- REFER TO PLANS AND ELEVATIONS FOR WINDOW LOCATIONS, VERIFY SIZES AND QUANTITIES PRIOR TO ORDERING.
- APPLY SEALANT AROUND EXTERIOR PERIMETER BEHIND WINDOW TRIM AND SET INTO OPENING.
- APPLY FOAM BACKER ROD AND SEALANT TO EXTERIOR PERIMETER OF TRIM AT SIDING JOINT.
- APPLY LOW EXPANSION SPRAY FOAM AROUND ALL WINDOW JAMBS.
- WINDOWS LISTED AS TEMPERED ARE FOR REFERENCE ONLY. COORDINATE WITH WINDOW SUPPLIER AND APPLICABLE CODES TO VERIFY REQUIRED LOCATIONS/ WINDOW TO BE TEMPERED PRIOR TO BIDDING/ PURCHASING.
- ALL WINDOWS TO HAVE JAMB EXTENDERS AS NECESSARY FOR 4'-9^{1/16}" & 6'-9^{1/16}" JAMBS. COORDINATE REQUIRED DEPTHS WITH PLAN.
- FIELD VERIFY WINDOW HEIGHTS AND CLEARANCES PRIOR TO PURCHASING.
- WINDOWS TO HAVE ADHESIVE FLASHING & SILL PANS- INSTALL PER MFR'S RECOMMENDATIONS

SKYLIGHT SCHEDULE					
ID	TYPE	SIZE		MODEL	REMARKS
		WIDTH	HEIGHT		
SK01	FIXED	1'-9"	3'-1 ^{7/8} "	C04	
SK02	VENTING	2'-6 ^{1/16} "	4'-6 ^{7/16} "	M08	VERIFY SIZE IN FIELD TO MATCH AS CLOSELY AS AVAILABLE STANDARD SIZE T...

SKYLIGHT GENERAL NOTES:

- CONTRACTOR TO COORDINATE ALL ROUGH OPENINGS WITH WINDOW SCHEDULE PRIOR TO ORDERING WINDOWS. IF DISCREPANCIES ARE FOUND, CONTACT THE ARCHITECT IMMEDIATELY.
- SKYLIGHTS SPECIFIED ARE BY **VELUX**.
- DECK MOUNTED INSTALLATION.
- TYPE **EDL** FLASHING.
- INSTALL PER MANUFACTURER'S RECOMMENDATIONS.



MANION & ASSOCIATES ARCHITECTS
7307 MacArthur Blvd, Ste. 216, Bethesda, Maryland 20816
T:301.229.7000 F:301.229.7171 www.manionandassociates.com
PROJECT PHASE: Permit/Bid Set
DRAWN BY: VGL, LMQ
CHECKED BY: TM
ISSUE DATE: 04/30/21
REVISIONS



PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED OR DESIGNED BY ME, OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT OF THE STATE OF MARYLAND.
LICENSE NO.: 3727-R
EXPIRATION DATE: 06/08/2022

Sharp Residence
3944 Baltimore St
Kensington, MD 20895
Schedules

DO NOT SCALE DRAWINGS
Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and that neither its office or any variations from the dimensions and conditions shown.

A011

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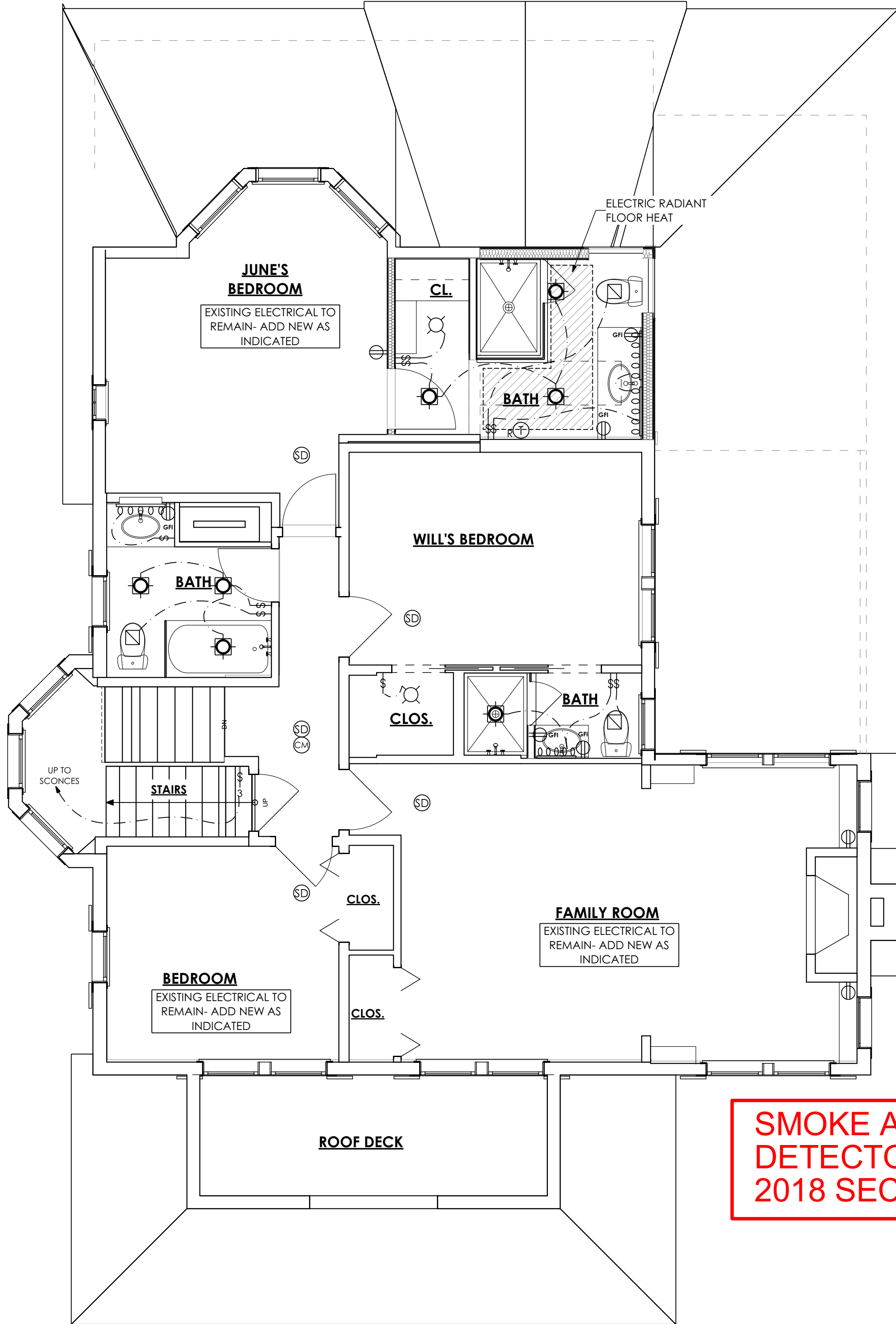
ELECTRICAL SYMBOLS

- ETR

EXIST. SWITCH/FIXTURE TO REMAIN
- FLOOD LIGHTS w/ MOTION SENSOR
- FLOOD LIGHTS
- WALL WASHER
- OVERHEAD RECESSED LIGHT
- SLOPED OVERHEAD RECESSED LIGHT
- SURFACE CEILING LIGHT
- PULL-CORD CEILING LIGHT
- PENDANT LIGHT
- WALL SCONCE
- EXTERIOR WALL MOUNTED LIGHT
- TRACK LIGHT
- FLOURESCENT LIGHT
- VANITY LIGHT
- UNDER CABINET LIGHT
- COVE LIGHTING
- CEILING FAN
- CEILING FAN w/ LIGHT
- CONCEALED WIRING
- SWITCH
- 3 WAY SWITCH
- 3 OR MORE SWITCH LOCATIONS
- DIMMER SWITCH
- SWITCH w/ DUPLEX OUTLETE
- DUPLEX RECEPTICLE OUTLET
- QUAD RECEPTICLE OUTLET
- EXTERIOR WEATHERPROOF OUTLET
- GFI/GFCI DUPLEX RECEPTICLE
- FLOOR MOUNT DUPLEX RECEPTACLE
- COMPUTER/DATA OUTLET
- TELEPHONE OUTLET
- CABLE/TV OUTLET
- POWER/DATA/VOICE/TV COMBINATION OUTLET
- DOOR BELL
- DOOR BELL CHIME
- SMOKE DETECTOR
- CARMON MONOXIDE DETECTOR
- SPEAKER
- GARAGE DOOR OPENER
- ELECTRICAL PANEL
- ELECTRICAL METER
- GAS METER
- REFRIGERATOR (20/1 AMP DEDICATED CIR)
- GAS RANGE (20/1 AMP DEDICATED CIR)
- RANGE HOOD (20/1 AMP DEDICATED CIR)
- DISPOSAL (15/1 AMP DEDICATED CIR)
- DISHWASHER (15/1 AMP DEDICATED CIR)
- MICROWAVE (15/1 AMP DEDICATED CIR)
- WALL OVEN/DOUBLE OVEN
- WASHER (20/1 AMP DEDICATED CIR)
- DRYER (30/2 AMP DEDICATED CIR)
- GAS FIREPLACE INSERT
- GAS FURNACE
- GAS HOT WATER HEATER
- SUMP PUMP
- THERMOSTAT
- THERMOSTAT, RADIANT FLOOR
- ELECTRIC RADIANT FLOOR HEATING MAT

ELECTRICAL NOTES:

1. All electrical work shall comply with the edition of the Electrical Code relevant to the project jurisdiction.
2. Thermal insulation shall not be installed above a recessed luminaires or within 3" of the recessed luminaries's enclosure, wiring compartment, or ballast unless it is identified for contact with insulation, Type IC.
3. Coordinate final mounting locations of all fixtures, switches, outlets, etc with Owner/Architect prior to installation during electrical walk through.
4. Provide wall receptacles at 12" on center maximum. All wall receptacles to be tamper proof. Provide necessary GFI and AFCI type receptacles and circuit breakers as necessary by NEC and local code.
5. All plugs, switches, telephone and television jacks to be Leviton by Decora unless otherwise noted in the specifications. Replace all cover plates, plugs, switches, telephone and television jacks throughout all areas with any work.
6. Provide a three-way switch to all outside flood lights. Switches to be located in the Kitchen and the Master Bedroom. Coordinate final locations with Owner/Architect.
7. Provide dimmer switches at all living spaces and bedrooms. Coordinate final locations with Owner/Architect.
8. Provide catalog cut sheets and submit to Owner and Architect for approval prior to purchasing.
9. Refer to Electrical plans for quantity of fixtures listed in lighting schedule. Lighting schedule is for reference only and some listed fixtures may not be used in this project.
10. Lighting levels to comply with NEC lighting load calculation requirements.
11. IECC 402.4.1.1 Building Thermal Envelope Compliance: Recessed luminaires installed in the building thermal envelope shall be sealed to limit air leakage between the conditioned and unconditioned spaces. All recessed luminaires shall be IC-rated and labeled as having an air leakage rate not more than 2.0 cfm when tested in accordance with ASTM E 283 at a 1.57 psf pressure differential. All recessed luminaires shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.



1
E003

Second Floor Electrical Plan

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

APPROVED
Department of Permitting Services
Permit # BUILDING 952068
Date 08/01/21
www.maryland.com

2
E003

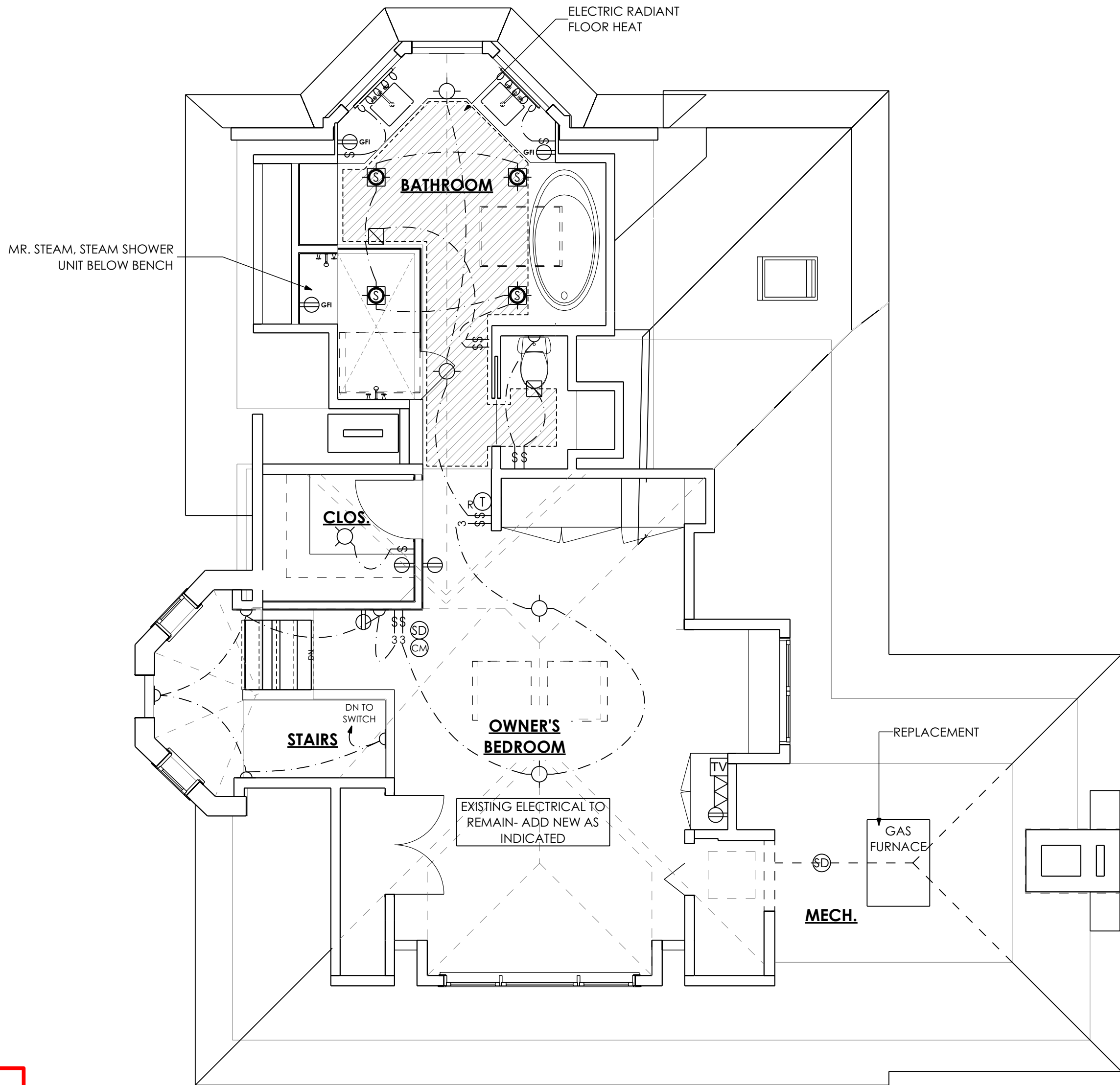
Third Floor Electrical Plan

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

ELECTRICAL NOTES CONTINUED:

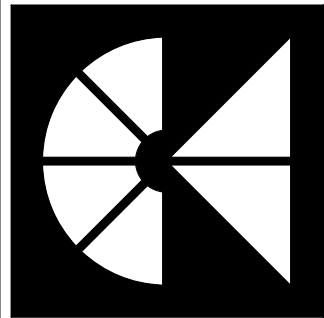
12. Wiring: Batf insulation shall be cut neatly to fit around wiring in exterior walls, or insulation that readily conforms to available space shall extend behind wiring.
13. Electrical/ phone box on exterior walls: The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.
14. All lighting shall be suitable for 120V/1ph/60.
15. All lighting products shall meet or exceed the minimum lighting efficacy (lumens/watts) of local energy code.
16. Minimum 75% of the lamps shall exceed 75% high efficacy (lumens/watts):

High efficiency	Min. Lumens/Watts
Lamps > 40w	60 lumens/watts
Lamps 15w -40w	50 lumens/watts
Lamps < 15w	40 lumens/watts
17. Provide a Smoke Detector in each of the following locations: in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms, on each floor (not including crawl spaces and uninhabitable attics). Unless it would prevent placement of a smoke alarm, do not install alarms in the following locations: within 3'-0" of a bathroom with a tub or shower, within 20'-0" of a permanently installed cooking appliance, within 10'-0" of a permanently installed cooking appliance if alarm has slencing switch, or within 6'-0" of a permanently installed cooking appliance if alarm is photo electrically triggered.
18. Provide a Carbon Monoxide alarm in accordance with UL2034, or combination Carbon Monoxide and Smoke alarms per UL217. Units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms.
19. All existing light fixtures, outlets and switches are omitted from the plans for clarity. They shall remain existing and functional unless indicated on the Demolition Plan as being removed.



SMOKE ALARM
DETECTORS PER IRC
2018 SECTION R-314

PROVIDE CARBON
MONOXIDE DETECTOR PER
IRC 2018 SECTION R-315



MANION & ASSOCIATES ARCHITECTS
7307 MacArthur Blvd, Ste. 216, Bethesda, Maryland 20816
T:301.229.7000 F:301.229.7171 www.manionandassociates.com
PROJECT PHASE: Permit/Bid Set
DRAWN BY: VGL, LMQ
CHECKED BY: TM
ISSUE DATE: 04/30/21
REVISIONS



PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE
DRAWINGS WERE PREPARED
OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED
PROFESSIONAL ARCHITECT
OF THE STATE OF MARYLAND.
LICENSE NO. 3727-R
EXPIRATION DATE 05/08/2022

Sharp Residence
3944 Baltimore St
Kensington, MD 20895
Electrical Plan 2 -3

DO NOT SCALE DRAWINGS
Written dimensions on these drawings shall
have precedence over scaled dimensions.
Contractors shall verify and be responsible
for all dimensions and conditions on the job
and shall notify its office of any variations
from the dimensions and conditions shown.

E003

BASIC MECHANICAL AND PLUMBING REQUIREMENTS:

A. THE WORK OF EACH OF THE MECHANICAL SECTIONS INCLUDES FURNISHING AND INSTALLING THE MATERIAL, EQUIPMENT, AND SYSTEMS COMPLETE AS SPECIFIED AND/OR INDICATED ON THE DRAWINGS. THE MECHANICAL INSTALLATIONS, WHEN FINISHED, SHALL BE COMPLETE AND COORDINATED, READY FOR SATISFACTORY SERVICE. THE TERM MECHANICAL USED IN THIS SECTION SHALL INCLUDE THE WORK OF PLUMBING, AS WELL AS HEATING, AIR CONDITIONING AND VENTILATION CONTRACTORS.

B. CODE COMPLIANCE: ALL WORK UNDER THIS CONTRACT SHALL BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE MUNICIPAL, STATE, COUNTY, NFPA AND BOCA CODES THAT GOVERN EACH PARTICULAR TRADE.

C. PERMIT FEES: THE CONTRACTOR SHALL MAKE APPLICATIONS AND PAY ALL CHARGES FOR ALL NECESSARY PERMITS, LICENSES AND INSPECTIONS AS REQUIRED UNDER THE ABOVE CODES. UPON COMPLETION OF THE WORK, THE CUSTOMARY CERTIFICATIONS OF APPROVAL SHALL BE FURNISHED.

D. MATERIAL APPROVALS: NO MATERIALS OR EQUIPMENT SHALL BE USED IN THE WORK UNTIL APPROVED. BEFORE SUBMISSION OF THE SHOP DRAWINGS, AND NOT MORE THAN THIRTY (30) DAYS AFTER AWARD OF THE CONTRACT, THE CONTRACTOR SHALL SUBMIT FOR APPROVAL A COMPLETE LIST OF MATERIALS AND EQUIPMENT WHICH HE INTENDS TO FURNISH, GIVING MANUFACTURER AND CATALOG NUMBERS.

E. DOCUMENT EXAMINATIONS: THE CONTRACTOR SHALL EXAMINE ALL DRAWINGS AND SPECIFICATIONS FOR CORRECTNESS AND CODE COMPLIANCE. FAILURE TO COMPLY WITH THIS REQUIREMENT WILL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR COMPLYING WITH THE INTENT OF THE CONTRACT DOCUMENTS.

F. DOCUMENT INTENTIONS: THE DRAWINGS INDICATE THE GENERAL ARRANGEMENT OF THE MECHANICAL INSTALLATIONS. DETAILS OF PROPOSED DEPARTURES DUE TO ACTUAL FIELD CONDITIONS OR OTHER CAUSES SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION. REWORKING OF COMPLETED ITEMS DUE TO IMPROPER FIELD COORDINATION SHALL BE AT THE CONTRACTOR'S EXPENSE.

G. ACCESS AND CLEARANCES: PROVIDE SUFFICIENT ACCESS AND CLEARANCE FOR ALL ITEMS OF EQUIPMENT REQUIRING SERVICING AND MAINTENANCE, SUCH AS VALVES, DAMPERS, CONTROLS, DRIVES, DRAINS, VENTS, SWITCHES, FILTERS, TRAPS, AND MAJOR ITEMS OF EQUIPMENT.

H. CUTTING AND PATCHING: THE CONTRACTOR SHALL PERFORM ALL NECESSARY CUTTING AND PATCHING AS REQUIRED TO COMPLETE THE INSTALLATION OF THE MECHANICAL WORK. PATCHING OF WALLS, FLOORS, CEILINGS, ROOF, ETC. SHALL MATCH THE ADJACENT SURFACES. CUTTING OF WALLS AND FLOORS SHALL BE COORDINATED WITH THE STRUCTURAL ENGINEER TO AVOID CUTTING OF REBARS, CONDUIT, ETC. EMBEDDED IN WALLS AND FLOORS.

I. INFORMATION BOOKS: AS BUILTS: THE CONTRACTOR SHALL PREPARE THREE (3) COPIES OF A RECORD (AS BUILT) AND INFORMATION BOOKLET. THE BOOKLET SHALL BE BOUND IN A THREE-RING LOOSE-LEAF BINDER. PROVIDE THE FOLLOWING DATA IN THE BOOKLET:

- CATALOG DATA ON EACH PIECE OF EQUIPMENT FURNISHED.
- APPROVED SHOP DRAWINGS ON EACH PIECE OF EQUIPMENT FURNISHED.
- MAINTENANCE, OPERATION AND LUBRICATION INSTRUCTION ON EACH PIECE OF EQUIPMENT FURNISHED.
- SIMPLIFIED TEMPERATURE CONTROL DIAGRAM.
- MANUFACTURER'S AND CONTRACTOR'S GUARANTEES.
- AIR BALANCING REPORTS.
- COMMISSIONING REPORTS.
- SCHEDULE/DESCRIPTION OF ALL SERVICE WORK/MAINTENANCE INSPECTIONS REQUIRED BY PARAGRAPHS O, P, AND Q OF THIS SECTION.

J. TESTING OF PLUMBING: THE ENTIRE NEW PLUMBING SYSTEM SHALL BE TESTED HYDROSTATICALLY BEFORE INSULATION COVERING IS APPLIED AND PROVED TIGHT UNDER THE FOLLOWING GAUGE PRESSURES:

SANITARY PIPING AS SPECIFIED BELOW
DOMESTIC WATER 100 PSIG
REFRIGERATION, LIQUID AND SUCTION PIPING 225 PSIG/400 PSIG

K. ALL SOIL, WASTE, AND VENT PIPING SHALL BE TESTED BY THE CONTRACTOR. THE ENTIRE NEW DRAINAGE SYSTEM AND VENTING SYSTEMS SHALL HAVE ALL NECESSARY OPENINGS PLUGGED AND FILLED WITH WATER TO THE LEVEL OF TEN (10) FEET ABOVE THE MAIN OR BRANCH BEING TESTED. THE SYSTEM SHALL HOLD THIS WATER FOR THIRTY (30) MINUTES WITHOUT SHOWING A DROP GREATER THAN FOUR (4) INCHES.

L. TESTING AND BALANCING OF HVAC: ALL PARTS OF THE HEATING, VENTILATING, AIR CONDITIONING AND EXHAUST SYSTEMS SHALL BE ADJUSTED, CHECKED, BALANCED, AND TESTED BY AN INDEPENDENT AMERICAN AIR BALANCING COUNCIL (A.A.B.C.) CERTIFIED TESTING AND BALANCING CONTRACTOR APPROVED BY THE OWNER. THE CONTRACTOR SHALL PUT ALL SYSTEMS AND EQUIPMENT INTO FULL OPERATION, AND SHALL TEST AND BALANCE ALL DEVICES TO WITHIN FIVE PERCENT (5%) OF CAPACITIES INDICATED ON THE DRAWINGS. SUBMIT COPIES OF THE BALANCING REPORTS TO THE OWNER FOR REVIEW. PERMANENTLY MARK THE POSITION OF EACH BALANCING DAMPER.

M. AS-BUILTS AND REDLINES: UPON COMPLETION OF THE MECHANICAL AND PLUMBING INSTALLATIONS, THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF PRINTS OF THE MECHANICAL CONTRACT DRAWINGS WHICH SHALL BE LEGIBLY MARKED IN RED PENCIL TO SHOW ALL CHANGES AND DEPARTURES OF THE INSTALLATION AS COMPARED WITH THE ORIGINAL DESIGN. THEY SHALL BE SUITABLE FOR USE IN PREPARATION OF RECORD AS-BUILT DRAWINGS. CONTRACTOR SHALL PREPARE RECORD AS-BUILT DRAWINGS TO REFLECT CHANGES PERMANENTLY AND RETURN THREE (3) COPIES TO THE OWNER.

N. IDENTIFICATION AND MARKINGS: ALL PIPING AND VALVE SYSTEMS SHALL BE IDENTIFIED WITH PERMANENTLY MARKED AND/OR ETCHED LABELS. MATERIALS SHALL BE AS MANUFACTURED BY SETON NAMEPLATE CORPORATION.

O. BASIC WARRANTY: ALL NEW MECHANICAL INSTALLATIONS, INCLUDING ALL MATERIALS AND LABOR, SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF OWNER ACCEPTANCE. THE ABOVE SHALL NOT IN ANY WAY VOID OR ABROGATE EQUIPMENT MANUFACTURER'S GUARANTEE OR WARRANTY. CERTIFICATES OF GUARANTEE SHALL BE DELIVERED TO THE OWNER.

MECHANICAL GENERAL SPECIFICATION:

1. INSTALLATION: INSTALLATION OF DUCTWORK, PIPING, EQUIPMENT, FIXTURES, WIRING, ETC., SHALL BE DONE IN NEAT AND WORKMANLIKE MANNER, AND SHALL CONFORM TO THE LATEST TRADE PRACTICES.

2. DUCTWORK: CONSTRUCTION SHALL BE GALVANIZED STEEL AND SHALL BE IN ACCORDANCE WITH THE LATEST ISSUE OF "SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION" RECOMMENDATIONS. ALL NEW DUCTWORK SHALL BE INSTALLED AS HIGH AS POSSIBLE. DUCTWORK DIMENSIONS ARE CLEAR INSIDE DIMENSIONS. ALL NEW AND EXISTING DUCTWORK SHALL BE SEALED PER SMACNA. FINAL LOCATION OF DUCTWORK AS DIRECTED BY OWNER'S REPRESENTATIVE. ENSURE PROPER ACCESS TO FIRE DAMPERS, AND DEVICES REQUIRING SERVICE. INSTALLATION PER SMACNA RECOMMENDATIONS. FLEXIBLE DUCT: SHALL BE CLASS I, UL LABELED. FLEXIBLE DUCT CONNECTIONS TO DIFFUSERS AND SIMILAR DEVICES SHALL NOT EXCEED 5 FT. IN LENGTH WITH NO MORE THAN ONE 90 DEGREE SOFT BEND. METHOD OF SUPPORT FOR FLEXIBLE DUCT SHALL BE SUCH THAT DUCTS CAN NOT BE DAMAGED BY VIBRATION AND OTHER MOTION. DUCTS SHALL NOT LAY ACROSS LIGHT FIXTURES OR ANY OTHER SURFACES. DUCT SIZES SHOWN ARE INSIDE DIMENSIONS REQUIRED, DUCTWORK SIZES MUST BE ADJUSTED FOR THICKNESS OF THE INSULATION AND SOUND LINING.

- 0
- 0

3. PIPING: ALL PIPING SHALL BE NEW, COMPLY WITH ASME B31.9, AND SHALL BE CUT TO EXACT LENGTHS TO SUIT THE FIELD CONDITIONS. CONNECTIONS OF DISSIMILAR PIPING MATERIALS SHALL BE MADE BY MEANS OF DIELECTRIC FITTINGS. PROVIDE ALL SHUT OFF VALVES, STRAINERS, RELIEF VALVES, BALANCING VALVES AND FITTINGS REQUIRED FOR BALANCING AND REPLACEMENT / ISOLATION OF EQUIPMENT AND COMPONENTS.

4. PROVIDE PIPE SUPPORTS AND HANGERS FOR ALL NEW PIPING AND INSTALL SLEEVES FOR PIPES PENETRATING THROUGH FLOORS, WALLS AND CEILING AND SEAL WITH APPROVED FIRE STOPPING MATERIAL.

5. CONDENSATE DRAIN PIPE, FROM EQUIPMENT SHALL BE PVC SCH. 40, WITH SOLVENT CEMENT FITTINGS OR COPPER TUBE EQUAL TO TYPE 'L' WITH SOLDERED FITTINGS. ALL PIPING SHALL BE INSULATED WITH 1" FIBERGLASS INSULATION. PIPE SHALL BE EXTENDED AS INDICATED ON DRAWINGS.

6. REFRIGERATION PIPING COPPER ACR TYPE L NITROGEN CHARGED. COMPLY WITH ASHRAE 15, ASME B31.5 AND UL207.

D. PIPING SHALL BE INSTALLED WITH EXPANSION FITTINGS AND LOOPS AS REQUIRED FOR SAFE OPERATION.

7. PIPE SLEEVES: PIPE SLEEVES AND PIPING INSTALLED IN FIRE SEPARATIONS SHALL BE SEALED WITH APPROVED FIRE STOPPING MATERIAL.

8. DIFFUSERS: ROUND SUPPLY DIFFUSER: ROUND LOVER FACE, WHITE POWDER COATED STEEL, PROTOTYPE: TITUS TMR.

SQUARE SUPPLY DIFFUSER: 24" SQ., 4-WAY LOUVERED FACE DIFFUSER, STEEL, WHITE POWDER COATED. PROTOTYPE: TITUS TMS.

9. GRILLES AND REGISTERS: SHALL BE SIMILAR TO MODELS BY TITUS PRODUCTS. RETURNS PERFORATED STEEL, MODEL PR, REGISTERS MODEL T60, DOUBLE DEFLECTION, STEEL, REGISTERS FOR CEILING SERIES A40-4, RETURN/EXHAUST REGISTERS T70, STEEL. PRIME COATED SUITABLE FOR FINISH PAINTING. AS SELECTED BY ARCHITECT.

10. INSULATION:

A. INSULATE CONDENSATE PIPING WITH 1" FIBERGLASS WITH VAPOR BARRIER AND ASJ. ALTERNATE METHOD MAY SUBSTITUTE 1/2" CLOSED CELL WITH SELF SEALING LAP. MINIMUM R-3

B. INSULATE ALL SUPPLY AND RETURN DUCTWORK ACCORDING TO FOLLOWING WITH KNAUF "FRIENDLY FEEL DUCT WRAP": EXPOSED DUCTWORK IN CONDITIONED SPACES: NONE REQUIRED. CONCEALED DUCTWORK IN CONDITIONED SPACES: 0.75 PCF, 2.5" THICK, R-7 (MIN. R-6).

OUTSIDE AND ATTIC SPACES (UNCONDITIONED) SPACES: 0.75 PCF, 3" THICK, R-8.4 (MIN. R-8)

OUTER LAYER SHALL BE OF FSK FACING.

C. NOT USED

11. SEALING: ALL DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH IMC CODE. TAPE AND MASTIC USED TO SEAL METALLIC AND FLEXIBLE AIR DUCTS AND FLEXIBLE AIR CONNECTORS SHALL COMPLY WITH UL 181B AND SHALL BE MARKED "181 B-FX" FOR PRESSURE SENSITIVE TAPE OR "181 BM" FOR MASTIC.

GENERAL NOTES

- THE PLANS DO NOT NECESSARILY INDICATE EVERY FITTINGS ELBOWS OFFSETS, VALVES, ETC., WHICH IS REQUIRED TO ACCOMPLISH THE NEW EQUIPMENT INSTALLATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE MATERIALS AND WORK TO ACCOMMODATE THE NEW INSTALLATION, FINISHED, TESTED AND READY.
- CONTRACTOR SHALL CONSIDER THE DRAWINGS AS BEING DIAGRAMMATIC AND THESE DRAWINGS SHALL NOT BE USED AS ERECTION DRAWINGS.
- ALL MECHANICAL PLANS ARE DIAGRAMMATIC IN FORM. THE MECHANICAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL MECHANICAL SYSTEMS FOR APPROVAL BEFORE INSTALLATION.
- DUCT SIZES SHOWN ARE INSIDE DIMENSIONS REQUIRED, DUCTWORK SIZES MUST BE ADJUSTED FOR THICKNESS OF THE INSULATION AND SOUND LINING.
- ALL NEW EQUIPMENT, ASSOCIATED CONTROLS, AND ACCESSORIES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- REFRIGERANT PIPE SIZES AND INSTALLATION FOR THE AIR COOLED CONDENSING UNITS SHALL BE IN ACCORDANCE WITH THE UNIT'S MANUFACTURER'S RECOMMENDATIONS.
- ALL WORK IS NEW AND SHALL UTILIZE NEW PRODUCTS, UNLESS NOTED OTHERWISE.
- NO FLEX DUCT SHALL BE USED ON THIS PROJECT.
- NO PIPING SHALL BE PLACED IN OUTSIDE WALLS. ALL PLUMBING AND HVAC PIPING SHALL BE PLACED IN INSIDE PARTITIONS.
- ALL WALL PENETRATIONS MUST BE THOROUGHLY SEALED AGAINST AIR INFILTRATION.
- ALL CONDENSATE DRAIN PIPES SHALL USE COPPER TYPE M WITH SOLDERED FITTINGS INSULATED W/ 1/2" SSL FOAM INSULATION.

MECHANICAL GENERAL SPECIFICATION (CONTINUE):

12. TESTING: ALL NEW DUCTWORK SHALL BE TESTED DURING "ROUGH-IN TEST" INCLUDING AIR HANDLER ENCLOSURE. TAPE ALL REGISTERS AND OPENINGS FOR THE TEST. TEST SHALL BE PERFORMED WITH 0.1" WG (25 Pa). SYSTEM SHALL BE TESTED POST-CONSTRUCTION WITH 0.1" W.C. (25 Pa) (IRC N1103.3). PROVIDE TEST RESULTS REPORT TO OWNER AND PROJECT ARCHITECT. THE TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SF OF FLOOR AREA WHERE THE AIR HANDLER IS INSTALLED AT THE TIME OF THE TEST. IF AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, THE AIR LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CFM PER 100 SF OF CONDITIONED FLOOR AREA. POST-CONSTRUCTION TEST LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SF OF FLOOR AREA WHERE THE AIR HANDLER IS INSTALLED AT THE TIME OF THE TEST.

13. FOLLOWING CONSTRUCTION, PERFORM A BUILDING LEAKAGE TEST (FAN DOOR TEST) OF THE ADDITION, TO DEMONSTRATE THE BUILDING AIR LEAKAGE RATE OF NOT TO EXCEED 5 AIR CHANGES PER HOUR. (IECC 402.4.1.2)

14. HVAC LINE SET: INSULATE 1/2" CLOSED CELL WITH SELF SEALING LAP. MINIMUM R-3. OUTSIDE LINE-SET EXPOSED TO ELEMENTS SHALL BE PROTECTED FROM ELEMENTS AND SUN DAMAGE BY WRAPPING THE PRODUCT WITH UV RATED PVC JACKET MATERIAL.

15. SOUNDLINING (WHERE INDICATED) MINIMUM 1" THICK ADHERED TO ALL SURFACES OF DUCT (COATED SIDE OF LINER FACES AIR STREAM) U.L. LABELED. DIMENSIONS INDICATED ON SOUND LINING DUCTWORK ARE CLEAR INSIDE DIMENSIONS. SOUND LINED DUCTS DO NOT REQUIRE INSULATION. DO NOT INSULATE EXPOSED DUCT IN FINISHED AREA USE SOUNDLINING.

16. CONTROLS: PROVIDE ELECTRIC/ELECTRONIC PROGRAMMABLE COMPATIBLE HEATING/COOLING CONTROL PANEL WITH THERMOSTAT AND ALL REQUIRED CONTROL DEVICES AND ALL NECESSARY DEVICES FOR A COMPLETE AND FUNCTIONAL SYSTEM. ALL AUTOMATIC CONTROLS TO BE INSTALLED BY AUTOMATIC TEMPERATURE CONTROL SPECIALTY CONTRACTOR WITH 5 YEARS MIN. RELATED SPECIALTY CONTRACTOR WITH 5 YEARS MIN. RELATED EXPERIENCE. SUBMIT COMPLETE SHOP DWGS. ON CONTROLS INDICATING SEQUENCE, WIRING, ALL COMPONENTS, FLOW DIAGRAMS AND ALL INTERLOCKING. PRIOR TO INSTALLATION OBTAIN APPROVAL FROM ARCHITECT.

17. BUILDING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.

18. AUTO-/GRAVITY DAMPERS SHALL BE INSTALLED ON ALL INTAKES/EXHAUSTS.

19. SEALING: ALL DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH IMC CODE. TAPE AND MASTIC USED TO SEAL METALLIC AND FLEXIBLE AIR DUCTS AND FLEXIBLE AIR CONNECTORS SHALL COMPLY WITH UL 181B AND SHALL BE MARKED "181 B-FX" FOR PRESSURE SENSITIVE TAPE OR "181 BM" FOR MASTIC.

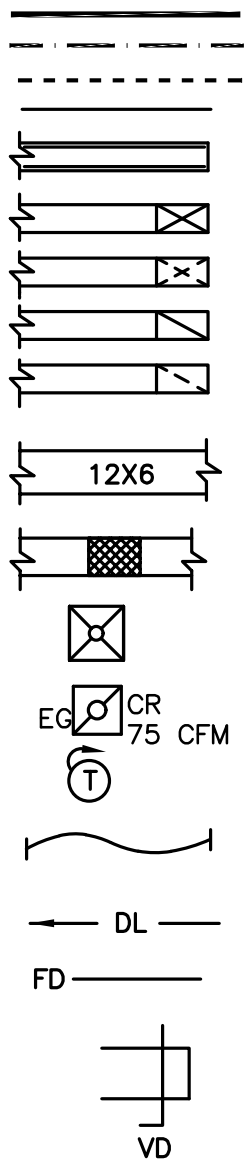
20. THIS PROJECT IS REQUIRED TO SUBMIT AT FINAL INSPECTION A VEHICLE-BUILDING BLOWER DOOR TEST SHOWING A PASSING RATING OF <= 5 AIR CHANGES PER HOUR AT A PRESSURE OF 50 PASCAL. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL.

21. 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.

EXHAUST FAN (EF-A):
"PANASONIC" WHISPER CEILING MODEL FV-05VQ5,
AIR FLOW: 50 CFM @ 0.1" SP, 36 CFM @ 0.25" SP.
POWER CONSUMPTION: 11.1 WATTS
ENERGY EFFICIENCY (CFM/WATTS): 4.7
CURRENT AMPS 0.09A, VOLTAGE 120V AC
DUCT SIZE: 4"
ENERGY STAR RATED: YES.
NOISE: 0.3 SONES AT 50 CFM.
PROVIDE A SEPARATE WALL SWITCH WITH HUMIDITY SENSOR.

EXHAUST FAN (EF-B):
"PANASONIC WhisperFit EZ" MODEL FV-08-11VF5
AIR FLOW: 73 CFM @ 0.25" SP (80 CFM SETTING)
POWER CONSUMPTION: 20.7 WATTS
ENERGY EFFICIENCY (CFM/WATTS): 3.5
CURRENT: 0.17A, VOLTAGE: 120V AC
DUCT SIZE: 4"
ENERGY STAR RATED: YES.
NOISE: 0.6 SONES
PROVIDE A SEPARATE WALL SWITCH WITH HUMIDITY SENSOR.

EXHAUST FAN (EF-C):
"PANASONIC WhisperFit EZ" MODEL FV-08-11VF5
AIR FLOW: 104 CFM @ 0.25" SP (110 CFM SETTING)
POWER CONSUMPTION: 26.4 WATTS
ENERGY EFFICIENCY (CFM/WATTS): 4.0
CURRENT: 0.23A, VOLTAGE: 120V AC
DUCT SIZE: 4"
ENERGY STAR RATED: YES.
NOISE: 1.2 SONES
PROVIDE A SEPARATE WALL SWITCH WITH HUMIDITY SENSOR.



SUPPLY DUCTWORK
EXHAUST DUCTWORK
RETURN DUCTWORK
WORK TO BE PERFORMED
DUCT WITH SOUND LINING
DUCT GOING UP/UNDER POSITIVE PRESSURE
DUCT GOING DN/UNDER POSITIVE PRESSURE
DUCT TURNING UP/UNDER NEGATIVE PRESSURE
DUCT TURNING DN/UNDER NEGATIVE PRESSURE

DUCT SIZE, SECOND NUMBER
INDICATES DEPTH
FLEXIBLE CONNECTION

ROUND NECK CEILING DIFFUSER

EXHAUST- RETURN GRILLE

THERMOSTAT

FLEXIBLE DUCTWORK

DOOR LOUVER

FIRE DAMPER

VOLUME DAMPER

DESIGN CONDITIONS (BASED ON ASHRAE 99.0%):
SUMMER OUTSIDE: 91°F DB / 76°F WB
SUMMER INSIDE: 75°F DB / 50% RH
WINTER OUTSIDE: 17°F DB
WINTER INSIDE: 70°F DB

COMMISSIONING: CONTRACTOR SHALL PERFORM AIR BALANCE OF ALL REGISTERS AND GRILLES BEFORE CLOSING WALLS AND CEILING. VERIFY AIR FLOWS ARE AS INDICATED AND ARE ADEQUATE FOR ALL ROOMS.

NOISE CRITERIA: IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM PROPER BALANCING OF ALL BRANCH DUCTS AND REGISTERS TO ASSURE SYSTEM NOISE IS WITHIN AN ACCEPTABLE LIMIT FOR THE HOME OWNER. VERIFY NOISE LEVEL ACCEPTANCE OF THE INSTALLED SYSTEM WITH OWNER AND PROJECT ARCHITECT PRIOR TO CLOSING WALLS AND CEILINGS.

UNITS GFU-1 AND ACC-1 SERVE THE BASEMENT AND 1ST FLOOR AND SHALL REMAIN AS THEY ARE.

INDOOR UNIT:
GFU-2 (HORIZONTAL UNIT), ENERGY STAR RATED
INFINITY SERIES, TWO-STAGE, VARIABLE SPEED (ECM MOTOR)
AIR FLOW:
HEAT HIGH SPEED: 1,075 CFM
HEAT LOW SPEED: 855 CFM
COOLING: 1,335 CFM
MOTOR: 1/2 HP
NATURAL GAS HEATING SYSTEM: 96% AFUE EFFICIENCY.
HI HEAT (INPUT/OUTPUT): 60,000 / 58,000 BTUH.
LOW HEAT (INPUT/OUTPUT): 39,000 / 38,000 BTUH.
WEIGHT: 140 LBS
CARRIER INFINITY SERIES; 59TN6A-060-14
ELECT: 115-1-60, MCA 11.5, MOCp 15.
PROVIDE UNIT WITH A 3 TON DX COIL.
AIR HANDLER SHALL HAVE A MANUFACTURER'S DESIGNATION FOR AN AIR LEAKAGE ON NO MORE THAN 2% OF THE DESIGN AIR FLOW RATE WHEN TESTED IN ACCORDANCE WITH ASHRAE 193.
PROVIDE AN AUXILIARY DRAIN PAN. DRAIN PAN SHALL EXTEND A MINIMUM OF 3" BEYOND AL LAIR HANDLING UNIT PARTS. PROVIDE A 3/4" AUXILIARY DRAIN TO OUTSIDE.
PROVIDE UNIT WITH 3/4" DRAIN W/ P-TRAP TO OUTSIDE.

OUTDOOR UNIT: CU-2 (3 TON)
VARIABLE SPEED COMPRESSOR, ENERGY STAR RATED
16 SEER, NOISE (LOW/HI STAGES): 69 dBA,
ELECT: 208-230-1-60, MCA 18.2, MOCp 30.
REFRIGERANT LINES: 3/8" LIQUID LINE, 7/8" VAPOR LINE.
WEIGHT: 325 LBS
CARRIER MODEL: 24ANB6-36

REFRIGERANT R-410A, CLASSIFICATION A1 EQUIPMENT
PER MECHANICAL CODE SECTION 1102

THERMOSTATS: "CARRIER" PROGRAMMABLE, WITH DEHUMIDIFICATION FEATURES.

MECHANICAL DRAWING LIST		
SHEET	DWG	TITLE
1	M001	HVAC COVER SHEET
2	M002	BASEMENT AND 1ST FLOORS - HVAC DEMO
3	M003	2ND AND 3RD FLOORS - HVAC DEMO
4	M004	BASEMENT AND 1ST FLOORS - HVAC NEW WORK
5	M005	2ND AND 3RD FLOORS - HVAC NEW WORK
6	M006	HVAC DETAILS

ABBREVIATIONS

NOTE: NOT ALL SYMBOLS AND ABBREV. APPLY TO THIS PROJECT.

AFUE	ANNUAL FUEL UTILIZATION EFFICIENCY
AFF	ABOVE FINISHED FLOOR
AMPS	AMPERES
BDD	BACKDRAFT DAMPER
BBH	BASEBOARD HEATER
BR	BOILER
BS	BIRD SCREEN, 1/2" WMS
CA	COMBUSTION AIR
CD	CONDENSATE DRAIN
CFM	CUBIC FEET PER MINUTE
CEG	CEILING EXHAUST GRILLE
CRG	CEILING RETURN GRILLE
CSO	CEILING SUPPLY OUTLET
CSR	CEILING SUPPLY REGISTER
DB	DRY BULB
DEMO	DEMOLITION
DI	DIAMETER
DN	DOWN
DL	DOOR LOUVER
DWG	DRAWING
EA	EXHAUST AIR
EAD	EXHAUST AIR DUCT
EAT	ENTERING AIR TEMPERATURE
EF	EXHAUST FAN
ERV	ENERGY RECOVERY VENTILATOR
ETR	EXISTING TO REMAIN
ESP	EXTERNAL STATIC PRESSURE
*F	DEGREE FAHRENHEIT
FA	FRESH AIR
F/	FROM
F/A	FROM ABOVE
F/B	FROM BELOW
FCU	FAN COIL UNIT
FPM	FEET PER MINUTE
FSR	FLOOR SUPPLY REGISTER
GFU	GAS FURNACE UNIT
H	HEIGHT
HP	HORSE POWER/ HEAT PUMP
HZ	FREQUENCY (HERTZ)
H2O	WATER
HWRG	HIGH WALL RETURN GRILLE
HWSR	HIGH WALL SUPPLY REGISTER
HVAC	HEATING, VENTILATING, & AIR-CONDITIONING
IBH	IN BULK HEAD
IBJ	IN BETWEEN JOISTS
KH	KITCHEN HOOD
KS	KILL SWITCH (WATER FLOAT SWITCH)
LAT	LEAVING AIR TEMPERATURE
LBS	POUNDS
LWEG	LOW WALL EXHAUST GRILLE
LWRG	LOW WALL RETURN GRILLE
LWSR	LOW WALL SUPPLY REGISTER
MBH	THOUSAND BTU PER HOUR
MCA	MIN CIRCUIT AMPACITY
MFA	MAX FUSE AMP
MLRG	MID-LEVEL RETURN GRILLE
MOCp	MAX OVERCURRENT PROTECTION
NIC	NOT IN CONTRACT
OA	OUTSIDE AIR
O.C.	ON CENTER
OED	OPEN ENDED DUCT
PH	PHASE
RA	RETURN AIR
RAD	RETURN AIR DUCT
RB	REGISTER BOOT & RETURN BOOT
RG	RETURN GRILLE
RLA	RATED LOAD AMPERES
RPM	REVOLUTION PER MINUTES
SA	SUPPLY AIR
SAD	SUPPLY AIR DUCT
SL	SOUND LINING
SP	STATIC PRESSURE
STR	SALVAGE TO RE-INSTALL
TEL	TOTAL EQUIVALENT LENGTH
TSR	TOE-KICK SUPPLY REGISTER
Typ	TYPICAL
UC	UNDERCUT
V	VOLTS
VRF	VARIABLE REFRIGERANT FLOW
VTR	VENT THRU ROOF
WB	WET BULB
WC	WATER COLUMN / WATER CLOSET
WH	WATER HEATER
WMS	WIRE MESH SCREEN
W/	WITH

MEPTECH ENGINEERING
4803 WESTWAY DRIVE
BETHESDA, MD. 20816
(301) 918-8888
mep@meptechnig.com

MANION ARCHITECTS, P.C.
7307 MACARTHUR BLVD #216
BETHESDA, MD 20814
PHONE: 301.293.7000



3944 Baltimore St. Kensington, MD 20895

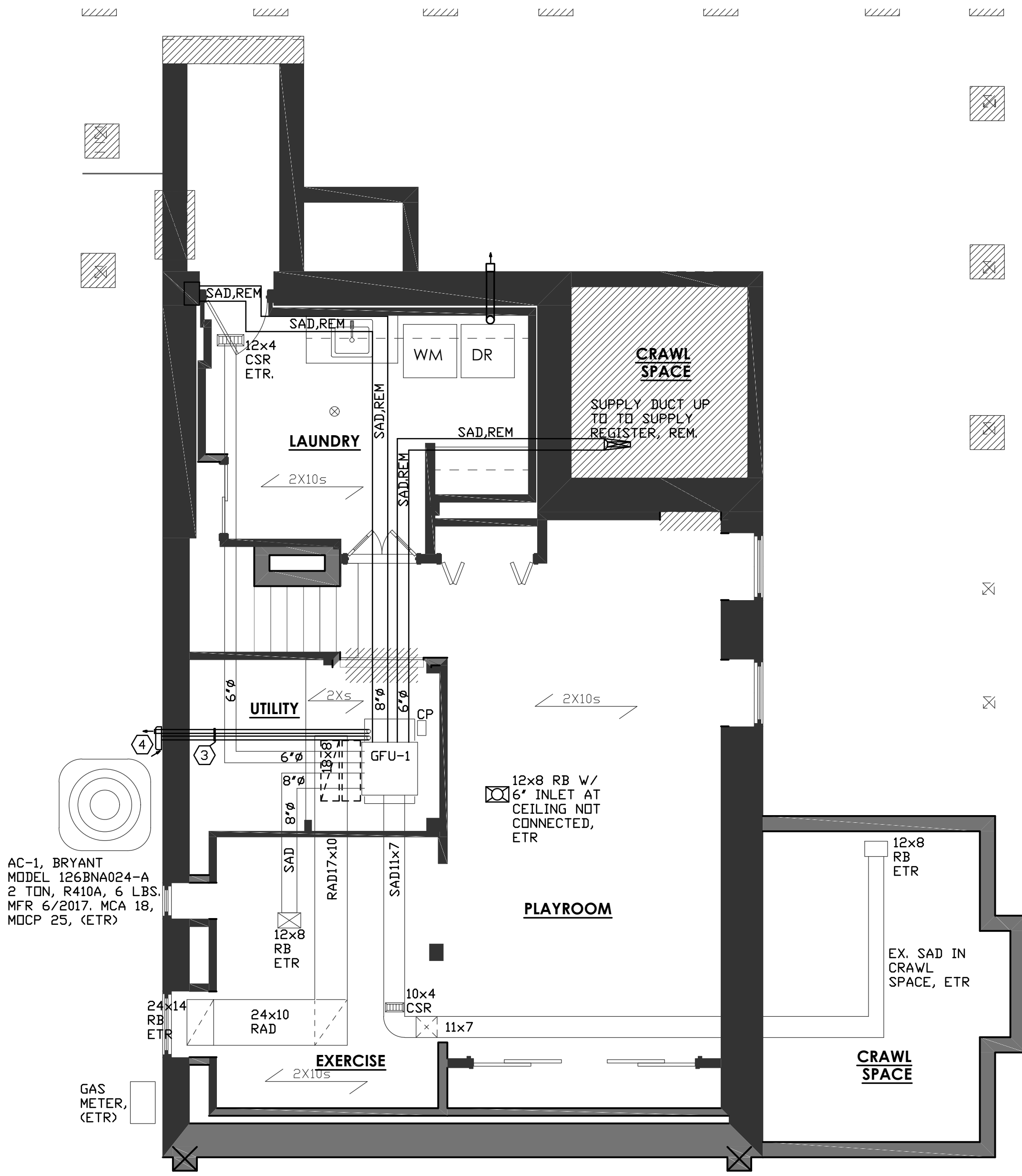
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HVAC COVER SHEET

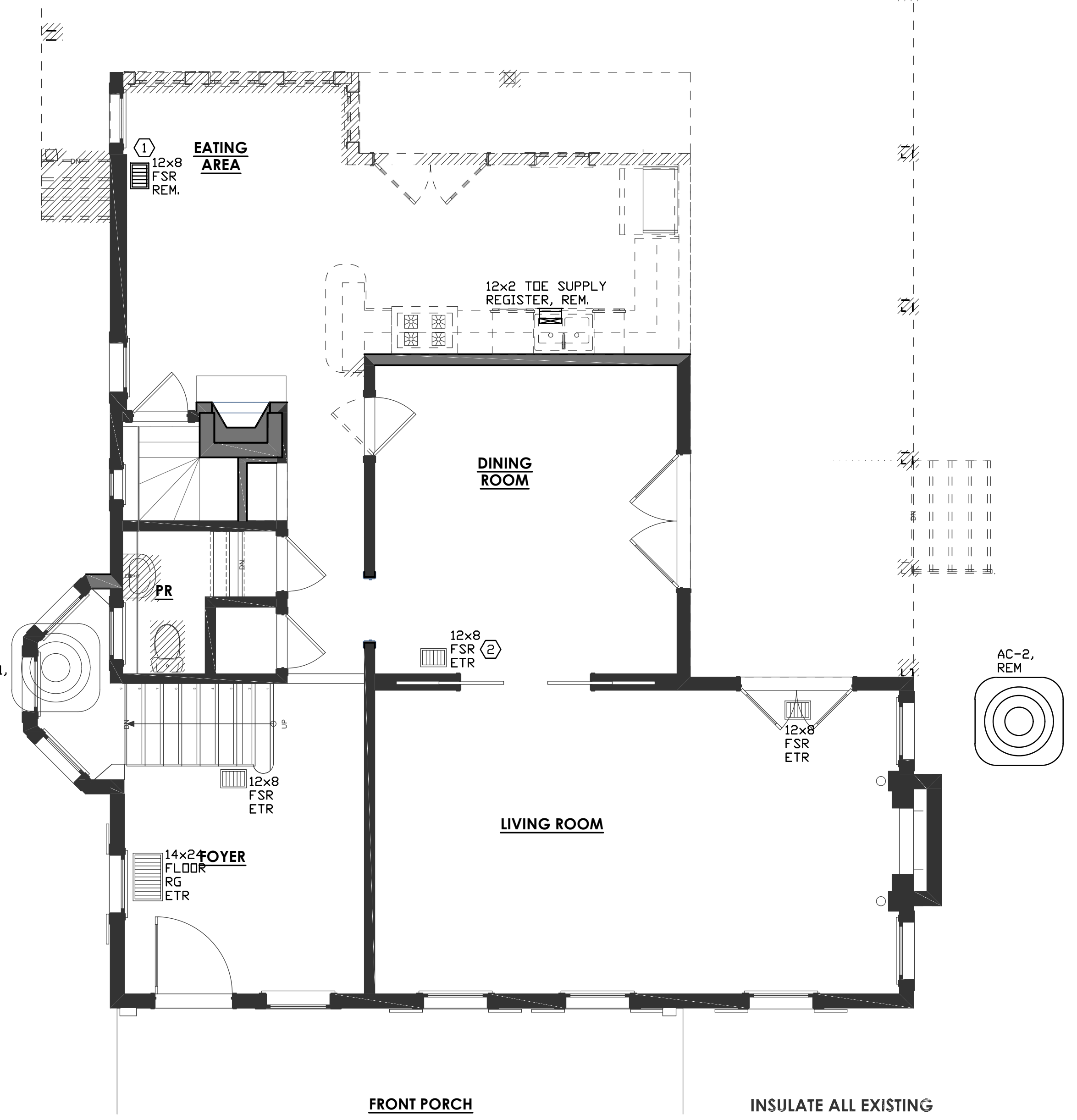
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M001

M SHEET 1 OF 6



BASEMENT FLOOR PLAN – HVAC DEMO



1ST FLOOR PLAN – HVAC DEMO

- PLAN NOTES**
1. SALVAGE THE REMOVE ANTIQUE FLOOR REGISTER AND REUSE IN THE NEW WORK.
 2. FLOOR SUPPLY REGISTER IS OPEN TO BASEMENT. REGISTER WILL BE RECONNECTED UNDER THE NEW WORK PLAN.
 3. TWO 2"Ø PVC FLUE PIPES, MODIFY AS NECESSARY TO INSTALL CONCENTRIC REDUCER.
 4. REMOVE FLAT PANEL COMBINATION EXHAUST AND MAKEUP AIR DEVICE AND REPLACE WITH A CONCENTRIC PVC EXHAUSTER.
 4. REMOVE DRYER VENT AND WALL CAP.

- GENERAL DEMOLITION NOTES:**
1. CONTRACTOR SHALL ARRANGE THE EVACUATION AND REMOVAL OF THE REFRIGERANT CONTENTS OF ANY A/C EQUIPMENT PRIOR TO DEMOLITION WORK. NO REFRIGERANT DISCHARGE TO ATMOSPHERE IS ALLOWED. ALL REMOVAL AND EXTRACTION OF REFRIGERANT SHALL BE IN STRICT ACCORDANCE WITH LOCAL AND FEDERAL ENVIRONMENTAL PROTECTION RULES AND REGULATIONS AND BY LOCAL AND FEDERAL CERTIFIED AND QUALIFIED PERSONNEL AND FIRMS.
 2. DISCONNECT POWER CONNECTIONS BEFORE DEMOLISH ANY EQUIPMENT.
 3. DEMOLISHED ITEMS SUCH AS DUCTWORK & PIPING SHALL NOT BE ABANDONED IN PLACE.
 4. COORDINATE WITH ARCHITECTURAL CONTRACTOR ON DEMOLISHING HVAC RELATED ITEMS WHICH WERE NOT SHOWN IN HVAC DRAWINGS.
 5. COORDINATE WITH ARCHITECTURAL CONTRACTOR ON REPAIRS & PATCHING HOLES & OPENINGS RELATED TO DEMOLITION WORK.

"Professional Certification, I SHAHRIYAR SHARAFI hereby certify that documents were prepared or approved by me and that I am duly licensed professional engineer under the laws of the State of Maryland, License No. 16452, Expiration Date: 04-19-2021"

MEPTECH ENGINEERING
4803 WESTWAY DRIVE
BETHESDA, MD 20816
mepte@meptechneg.com

MANION ARCHITECTS, P.C.
7307 MACARTHUR BLVD #216
BETHESDA, MD 20814
PHONE 301.293.7000

SHARP RESIDENCE
3944 Baltimore St. Kensington, MD 20895

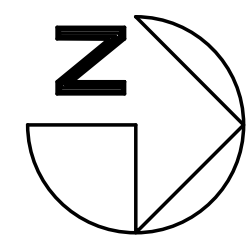
BASEMENT AND FIRST FLOOR - HVAC DEMO

M002
M SHEET 2 OF 6

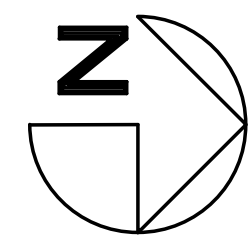
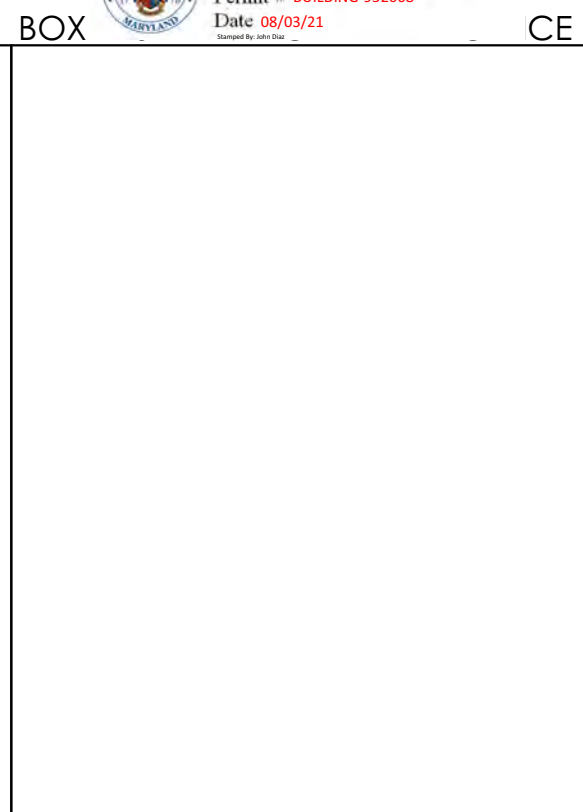
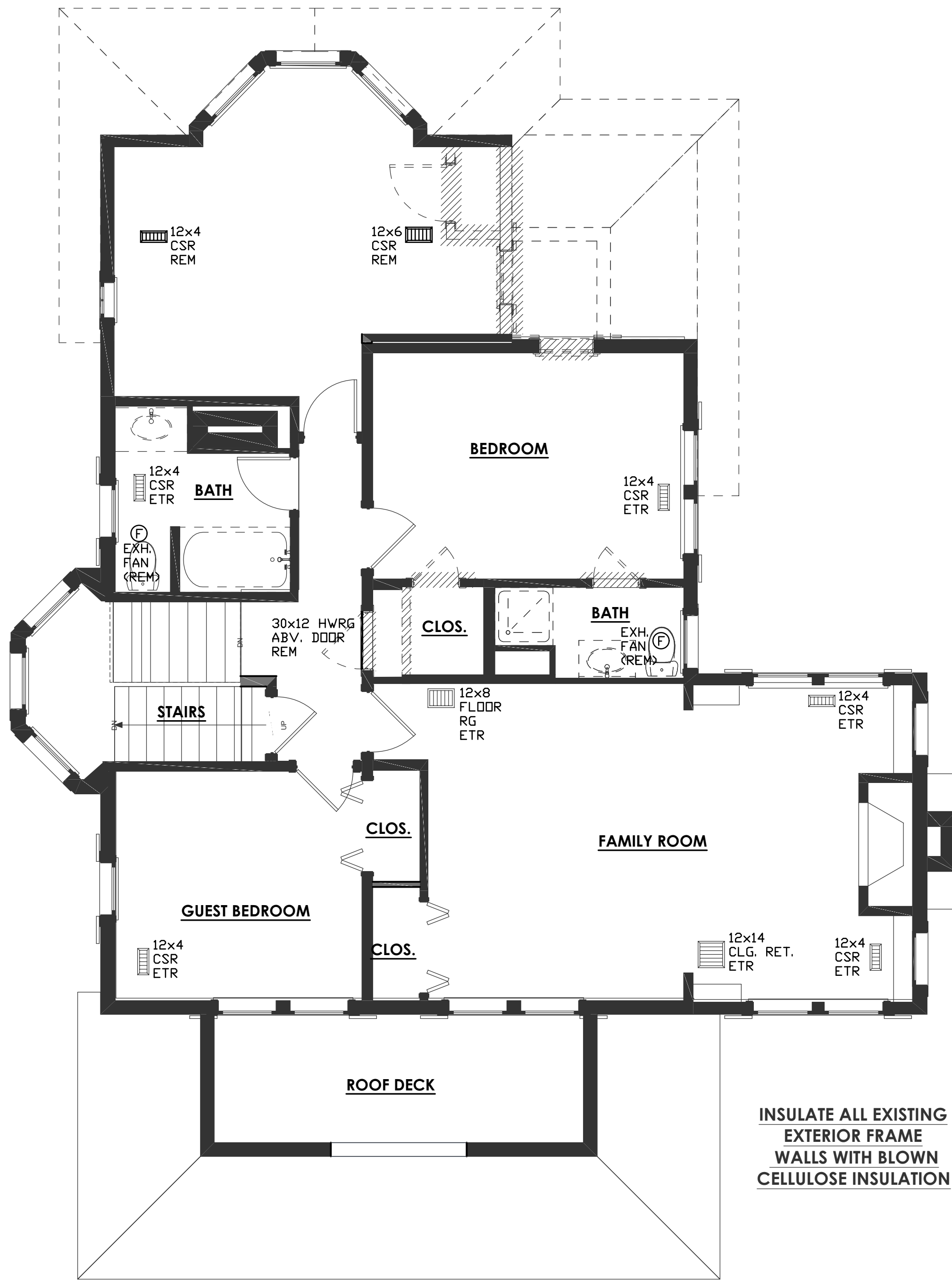
PROJECT PHASE: PERMIT	ISSUE DATE: 4/2/2021	REVISIONS
DRAWN BY: SS	CHECKED BY: SS	

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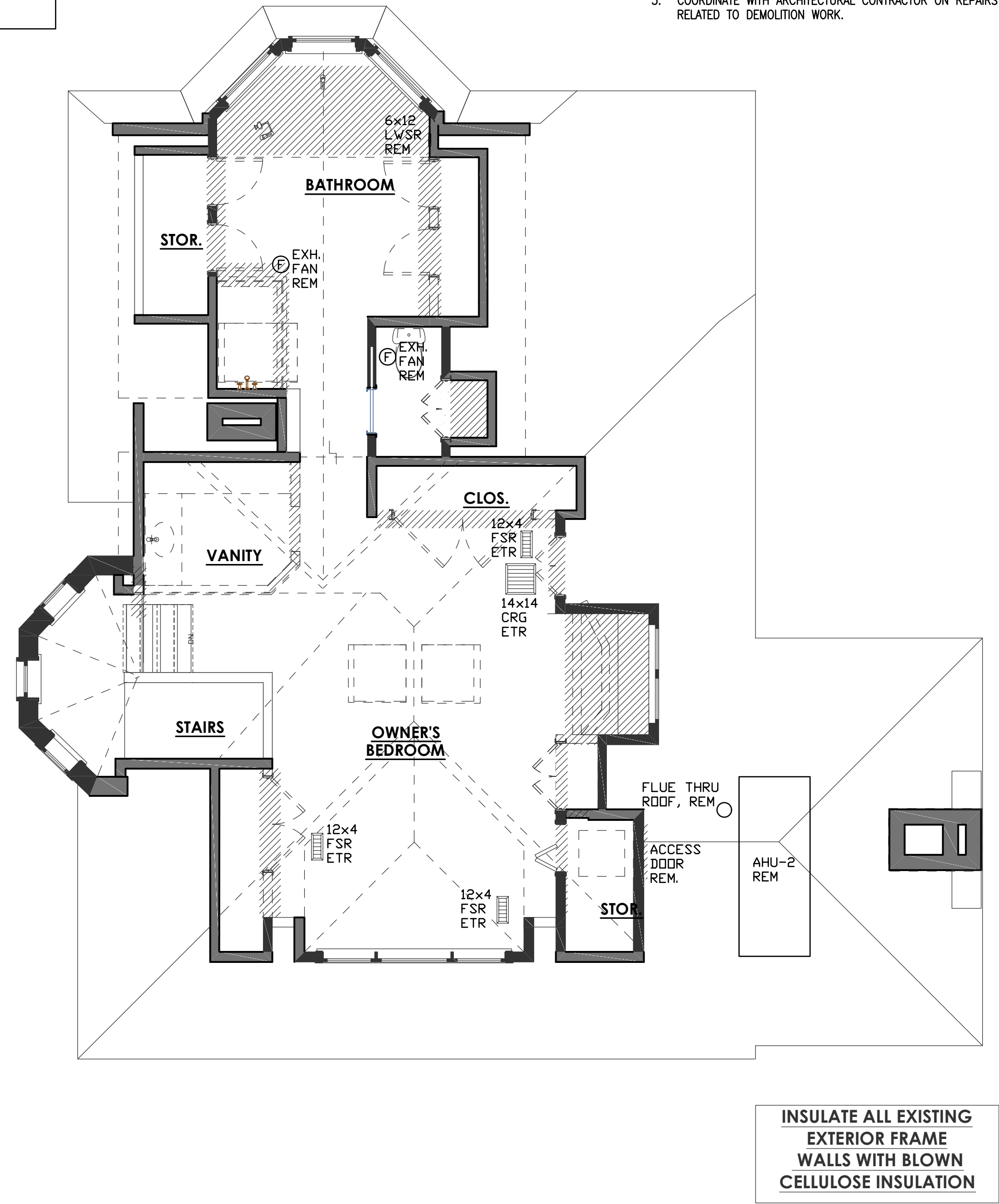
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SECOND FLOOR PLAN – HVAC DEMO



THIRD FLOOR PLAN – HVAC DEMO



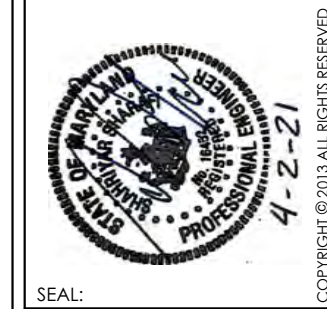
- GENERAL DEMOLITION NOTES:**
1. CONTRACTOR SHALL ARRANGE THE EVACUATION AND REMOVAL OF THE REFRIGERANT CONTENTS OF ANY A/C EQUIPMENT PRIOR TO DEMOLITION WORK. NO REFRIGERANT DISCHARGE TO ATMOSPHERE IS ALLOWED. ALL REMOVAL AND EXTRACTION OF REFRIGERANT SHALL BE IN STRICT ACCORDANCE WITH LOCAL AND FEDERAL ENVIRONMENTAL PROTECTION RULES AND REGULATIONS AND BY LOCAL AND FEDERAL CERTIFIED AND QUALIFIED PERSONNEL AND FIRMS.
 2. DISCONNECT POWER CONNECTIONS BEFORE DEMOLISH ANY EQUIPMENT.
 3. DEMOLISHED ITEMS SUCH AS DUCTWORK & PIPING SHALL NOT BE ABANDONED IN PLACE.
 4. COORDINATE WITH ARCHITECTURAL CONTRACTOR ON DEMOLISHING HVAC RELATED ITEMS WHICH WERE NOT SHOWN IN HVAC DRAWINGS.
 5. COORDINATE WITH ARCHITECTURAL CONTRACTOR ON REPAIRS & PATCHING HOLES & OPENINGS RELATED TO DEMOLITION WORK.

"Professional Certification: I SHAHRIYAR SHARAFI hereby certify that 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. 16452, Expiration Date: 04-19-2021"

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2ND AND 3RD FLOOR - HVAC DEMO

DO NOT SCALE DRAWINGS
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M003
M SHEET 3 OF 6



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PROJECT PHASE:	PERMIT	ISSUE DATE:	4/2/2021
DRAWN BY:	SS	REVISIONS:	
CHECKED BY:	SS		

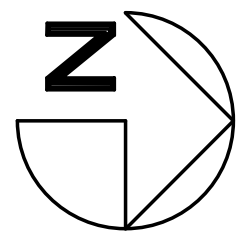
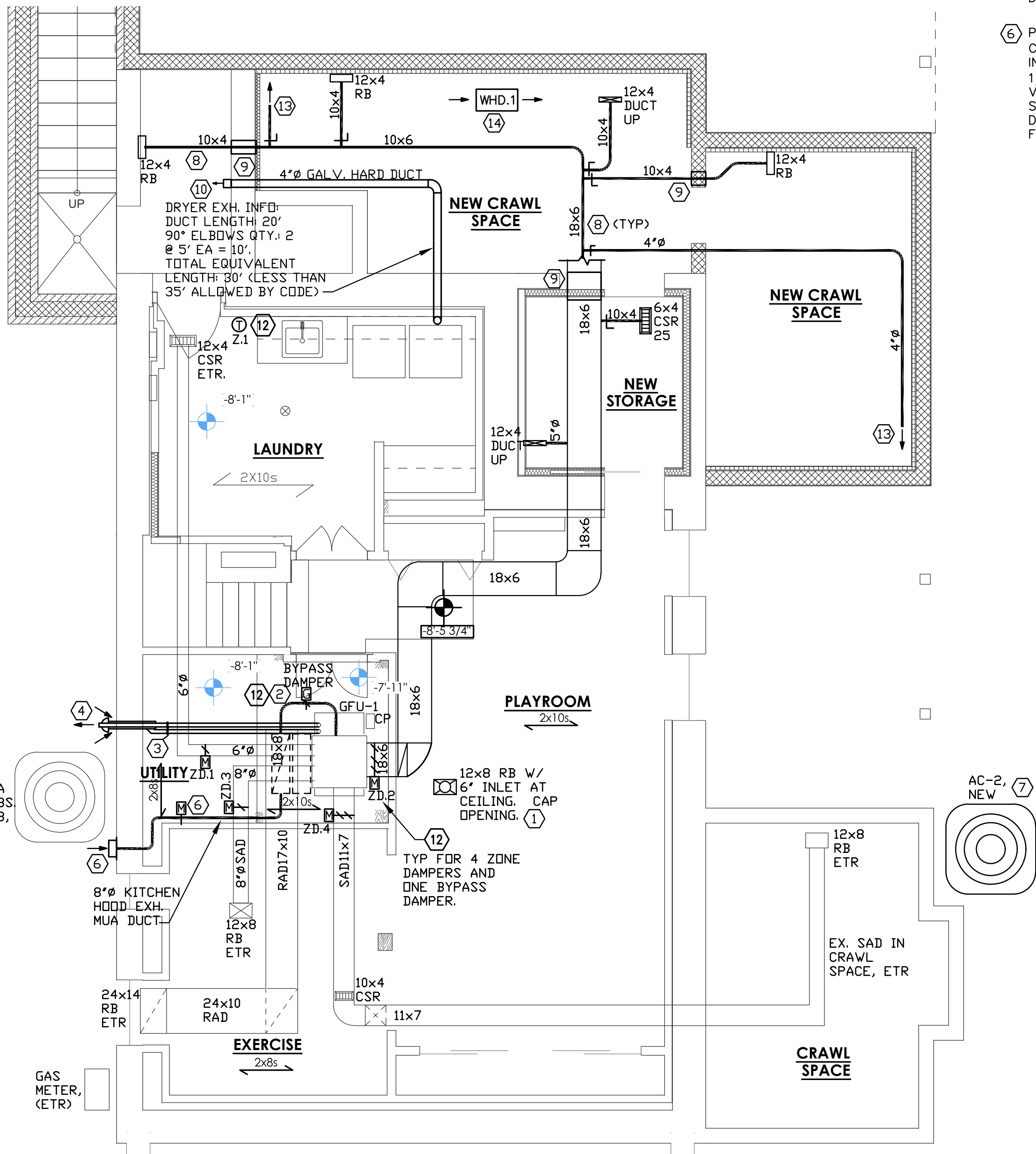
MEPTECH ENGINEERING
4803 WESTWAY DRIVE
BETHESDA, MD 20816
mpe@meptech.com

GENERAL NOTES:

- FOR MECHANICAL SYMBOLS, ABBREVIATIONS, AND GENERAL NOTES, REFER TO DRAWING M-1.
- USE OF FLEXIBLE DUCT ON THIS PROJECT IS NOT ALLOWED EXCEPT FOR THE FINAL 3' LENGTH TO CONNECT TO A REGISTER OR GRILL. STRETCH FLEX DUCT AS MUCH AS POSSIBLE AND ONLY INSTALL AS NEEDED. ALL BRANCH DUCTS SHALL UTILIZE HARD GALVANIZED DUCTS WITH EXTERNAL INSULATION WRAP.
- CONTRACTOR SHALL PLACE ALL FLOOR AND CEILING REGISTERS AND GRILLES AS PER ARCHITECTURAL DRAWINGS. ALL REGISTERS AND GRILLES SHALL BE CENTERED IN FRONT OF WINDOWS. NOTIFY PROJECT ARCHITECT WHERE THE LOCATIONS INTERFERE WITH STRUCTURAL OR OTHER TRADES. ALL CEILING DIFFUSERS SHALL BE COORDINATED WITH ARCHITECTURAL CEILING LAYOUTS. REPORT ALL DISCREPANCIES TO PROJECT ARCHITECT BEFORE INSTALLATION.
- ALL REGISTER SIZES ARE GIVEN AS NECK SIZES. VERIFY EXISTING OPENINGS BEFORE ORDERING ANY REGISTERS. COORDINATE REGISTER STYLES, COLORS AND FINISHES WITH PROJECT ARCHITECT BEFORE ORDERING ANY NEW MATERIALS. ALL FLOOR REGISTERS SHALL BE HEAVY DUTY RATED FOR FLOOR INSTALLATION.
- WHERE BEING REUSED, REPLACE ALL EXISTING TO REMAIN REGISTERS AND GRILLES WITH NEW COVER OF SAME SIZE AND PATTERN.
- FOR REGISTERS AND GRILLES, SUBMIT PRODUCT DATA AND SAMPLES TO PROJECT ARCHITECT FOR APPROVAL PRIOR TO ORDERING PRODUCTS.
- SEAL AROUND THE REGISTER BOOT TO ASSURE NO AIR LOSS THRU PARTITION WALLS AND INTERSTITIAL SPACES. ALL FLOOR REGISTERS SHALL BE OF HEAVY DUTY TO PREVENT DAMAGE DUE TO NORMAL TRAFFIC.
- ALL NEW SUPPLY DUCTWORK (MAINS AND BRANCHES) SHALL BE WRAPPED (INSULATED).
- USE ONLY UL 181 LISTED FOIL DUCT TAPE FOR MECHANICAL APPLICATION.

PLAN NOTES

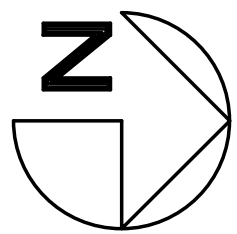
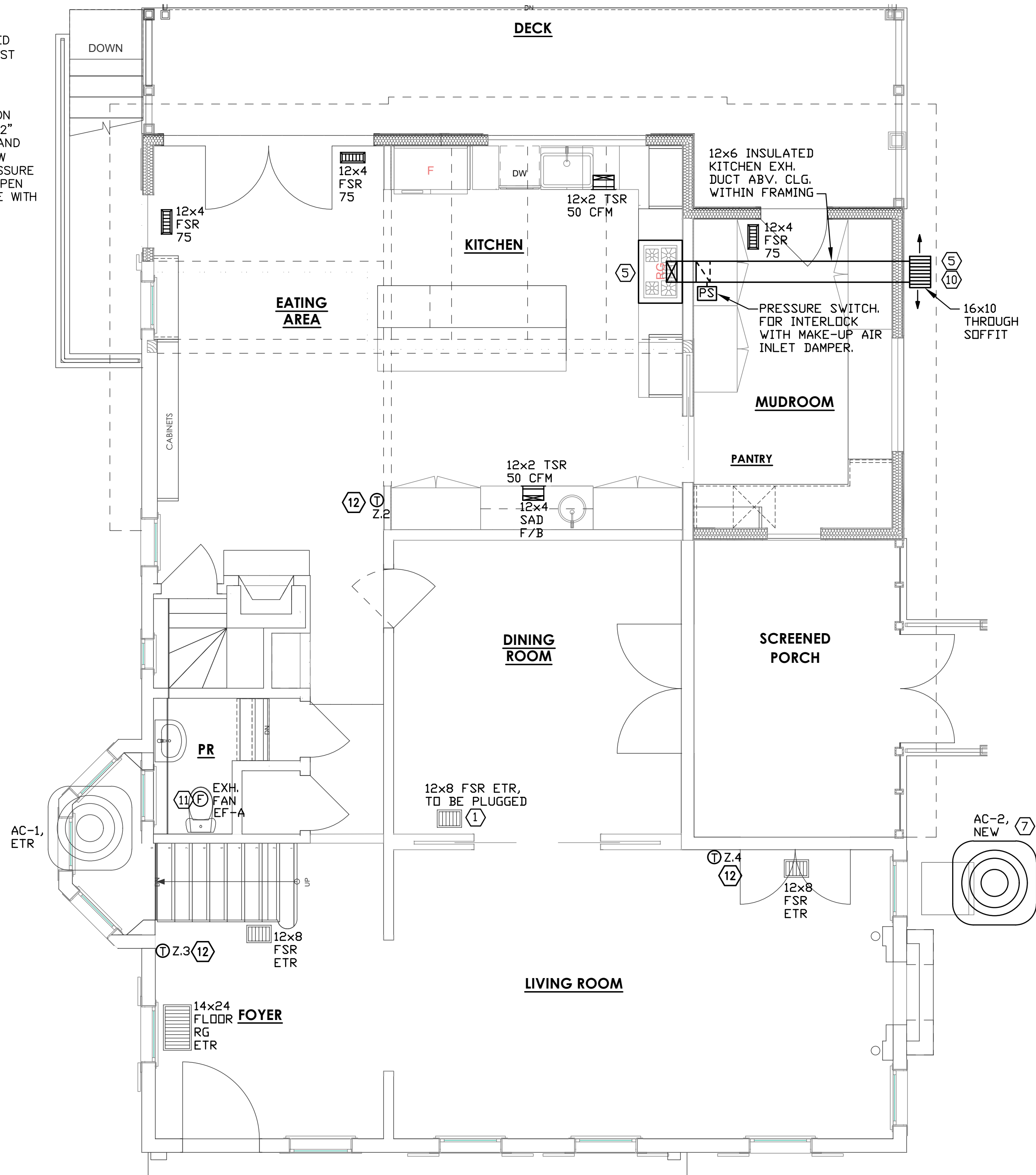
- FLOOR SUPPLY REGISTER IS OPEN TO BASEMENT. CAP THE OPENING FROM THE BASEMENT SIDE.
- PROVIDE 8" BYPASS DAMPER WITH GRAVITY BALANCED COUNTERWEIGHT.
- 2) 2" PVC FLUE PIPES, ETR.
- REMOVE FLAT PANEL COMBINATION EXHAUST AND MAKEUP AIR DEVICE AND REPLACE WITH A CONCENTRIC PVC EXHAUSTER.
- 600 CFM EXHAUST HOOD. PROVIDE HARD GALVANIZED EXHAUST DUCT AS SHOWN. PROVIDE 12"x12" EXHAUST LOUVER AT WALL DISCHARGE POINT WITH BACKDRAFT DAMPER AND 1/2" STL. STL. WIRE MESH SCREEN.
- PROVIDE 8" MAKE-UP AIR DUCT WITH R-8 INSULATION CONNECT TO FURNACE RETURN DUCT. PROVIDE 12"x12" INTAKE LOUVER AT WALL WITH BACKDRAFT DAMPER AND 1/2" STL. STL. WIRE MESH SCREEN. PROVIDE 8" LOW VOLTAGE MOTORIZED DAMPER. INTERLOCK WITH PRESSURE SWITCH AT THE KITCHEN HOOD EXHAUST DUCT, TO OPEN DAMPER WITH HOOD EXHAUST FAN START AND CLOSE WITH FAN OFF.



BASEMENT FLOOR PLAN – HVAC NEW WORK

- PROVIDE A NEW 3 TON AC UNIT (AC-2) FOR THE GFU-2. INSTALL UNIT ON A COMPACTED LEVEL GROUND ON A 3" THICK HI-DENSITY POLY PLASTIC PAD.
- DUCT EXPOSED TO OUTSIDE OR IN CRAWL SPACE. PROVIDE MIN. R-8 INSULATION.
- PROVIDE WALL SLEEVE THROUGH MASONRY WALL WITH WALL LINTEL AT THE OPENING. SEAL AROUND DUCT AS PER DETAILS PROVIDED.
- DRYER EXHAUST DUCT. 26 GAGE GALVANIZED HARD DUCT & SHALL BE SUPPORTED AT 4-FOOT INTERVALS. DO NOT USE SCREWS THAT WOULD PROTRUDE INTO DUCTWORK. USE UL 181B DUCT TAPE TO MAKE ALL JOINTS. INSTALL SECTIONS IN THE DIRECTION OF AIRFLOW SO TO AVOID DUCT ENDS FROM OBSTRUCTING AIR FLOW. PROVIDE DISCHARGE WALL OUTLET WITH DRYER VENT MAGNETIC FLAPPER (SCREEN AT OUTLET IS NOT PERMITTED). THE MAXIMUM TOTAL EQUIVALENT LENGTH (TEL) OF THE DUCT SHALL NOT EXCEED 35 FEET. FOR TEL EXCEEDS 35 FEET, THE DRYER MANUFACTURER SHALL APPROVE THE LONGER LENGTH IN WRITING & THE INSTALLATION SHALL FOLLOW MANUFACTURE'S INSTRUCTIONS. A WARNING PLACARD (IN-O-VATE OR EQUAL) SHALL BE PLACED WITHIN 6' OF THE DRYER. DRYER TRANSITION FLEX DUCT SHALL BE SINGLE LENGTH, 8' MAXIMUM, UL 2158A LISTED (IN-O-VATE OR EQUAL).
- MAINTAIN MINIMUM 3" FOR ALL ENVIRONMENTAL EXHAUST OPENINGS TO OPENABLE WINDOWS AND DOORS AND TO ALL OTHER OPENINGS AND AIR INTAKES.
- REPLACE EXISTING EXHAUST FAN WITH A NEW EXHAUST FAN.

- PROVIDE RED-LINK ZONE DAMPER SYSTEM BY HONEYWELL (OR APPROVED EQUAL) WITH ZONE DAMPERS, CONTROLLER SYSTEM, FOUR SISED SLAVE CONTROLLERS AND ADDITIONAL WIRELESS CONTROLLERS AS NEEDED. PROVIDE A WEIGHTLESS BYPASS DAMPER AT THE UNIT (HONEYWELL TRUEZONE BYPASS DAMPER)
- OPEN ENDED DUCT W/ 1/2" WMS COVER. BALANCE TO MAX. 10 CFM SUPPLY.
- CRAWL SPACE DEHUMIDIFIER, 70 PINTS PER DAY, BY MOISTURE MEDIC, 120 VOLT, 5.8 AMPS, 200 CFM, WEIGHT 56 LBS., W/ MERV8 WASHABLE FILTER, ENERGY FACTOR: 2.1 L/KW-HR, 8' POWER CORD, R410A REFRIGERANT. PROVIDE WITH HANGING KIT AND A 3/4" CONDENSATE DRAIN TO OUTSIDE. SET HUMIDISTAT AT 50% RH.



1ST FLOOR PLAN – HVAC NEW WORK

"Professional Certification: I, SHAURYAB SHARMA, hereby certify that 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. 16452, Expiration Date: 04-19-2021"



3944 Baltimore St. Kensington, MD 20895

Sharp Residence

BASEMENT AND 1ST FLOOR - HVAC NEW WORK

DO NOT SCALE DRAWINGS

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M004

M SHEET 4 OF 6

MANION ARCHITECTS, P.C.
7307 MACARTHUR BLVD #216
BETHESDA, MD 20814
PHONE 301.293.7200

MEPTECH
ENGINEERING
4803 WESTWAY DRIVE
BETHESDA, MD 20816
PHONE 301.293.7200
mep@meptech.com

PROJECT PHASE:	PERMIT	ISSUE DATE:	4/2/2021
DRAWN BY:	SS	REVISIONS:	1
CHECKED BY:	SS		9-27-20

- PLAN NOTES
- 1

PROVIDE A NEW AUXILIARY DRAIN PAN WITH 3/4" DRAIN TO OUTSIDE. DRAIN PAN SHALL EXTEND A MINIMUM OF 6" BEYOND ALL PARTS OF THE AIR HANDLER. PROVIDE A HIGH WATER LEVEL KILL SWITCH INSIDE THE DRAIN PAN.
- 2

FOR THE COOLING COIL CONDENSATE DRAIN, PROVIDE A 3/4" DRAIN LINE WITH P-TRAP AND OVERFLOW KILL SWITCH (EZ-TRAP). COOLING COIL DRAIN SHALL RUN OUTSIDE AND DISCHARGE TO STORM DOWNSPOUTS.
- 3

FOR HEATING FURNACE DRAIN, PROVIDE A 3/4" DRAIN LINE TO A SERVICE SINK INSIDE THE BUILDING. PROVIDE CONDENSATE NEUTRALIZATION KIT FOR FURNACE CONDENSATE DRAIN DISCHARGE TO A SERVICE SINK INSIDE THE BUILDING.
- 4

2" PVC FLUE PIPES THROUGH OUTSIDE ROOF.
- 5

PROVIDE FLUE VENTS THROUGH THE ROOF AND INSTALL AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 6

ADJUST VENT OUTLET HEIGHT WITH NEW SINK. PROVIDE NEW REGISTER.
- 7

REPLACE EXISTING EXHAUST FAN WITH A NEW EXHAUST FAN.
- 8

REPLACE ALL EXISTING TO REMAIN REGISTERS AND GRILLES WITH A NEW REGISTER AND GRILLE OF THE SAME SIZE AND DESIGN.
- 9

8" SUPPLY AIR DUCT, CONNECT TO EXISTING MAIN SUPPLY IN 3RD FLOOR EYE.
- 10

INLINE 8" SUPPLY AIR BOOSTER FAN SAF-1. INSTALL IN THIRD FLOOR ATTIC EYE SPACE. PROVIDE PRESSURE SWITCH AT GFU-2 SUPPLY DUCT AND INTERLOCK SAF-1 WITH THE GFU-2 TO START AND STOP WITH GFU-2.
- 11

PROVIDE A SPEED CONTROLLER FOR THE INLINE SUPPLY FAN. MOUNT SPEED CONTROLLER AT 48" AFF.
- 12

MAINTAIN MINIMUM 3" FOR ALL ENVIRONMENTAL EXHAUST OPENINGS TO OPENABLE WINDOWS AND DOORS AND TO ALL OTHER OPENINGS AND AIR INTAKES.
- 13

PROVIDE AN ADEQUATELY SIZED ACCESS DOOR.
- GENERAL NOTES:
- 1

FOR MECHANICAL SYMBOLS, ABBREVIATIONS, AND GENERAL NOTES, REFER TO DRAWING M-1.
- 2

USE OF FLEXIBLE DUCT ON THIS PROJECT IS NOT ALLOWED EXCEPT FOR THE FINAL 3' LENGTH TO CONNECT TO A REGISTER OR GRILL. STRETCH FLEX DUCT AS MUCH AS POSSIBLE AND ONLY INSTALL AS NEEDED. ALL BRANCH DUCTS SHALL UTILIZE HARD GALVANIZED DUCTS WITH EXTERNAL INSULATION WRAP.
- 3

CONTRACTOR SHALL PLACE ALL FLOOR AND CEILING REGISTERS AND GRILLES AS PER ARCHITECTURAL DRAWINGS. ALL REGISTERS AND GRILLES SHALL BE CENTERED IN FRONT OF WINDOWS. NOTIFY PROJECT ARCHITECT WHERE THE LOCATIONS INTERFERE WITH STRUCTURAL OR OTHER TRADES. ALL CEILING DIFFUSERS SHALL BE COORDINATED WITH ARCHITECTURAL CEILING LAYOUTS. REPORT ALL DISCREPANCIES TO PROJECT ARCHITECT BEFORE INSTALLATION.
- 4

ALL REGISTER SIZES ARE GIVEN AS NECK SIZES. VERIFY EXISTING OPENINGS BEFORE ORDERING ANY REGISTERS. COORDINATE REGISTER STYLES, COLORS AND FINISHES WITH PROJECT ARCHITECT BEFORE ORDERING ANY NEW MATERIALS. ALL FLOOR REGISTERS SHALL BE HEAVY DUTY RATED FOR FLOOR INSTALLATION.
- 5

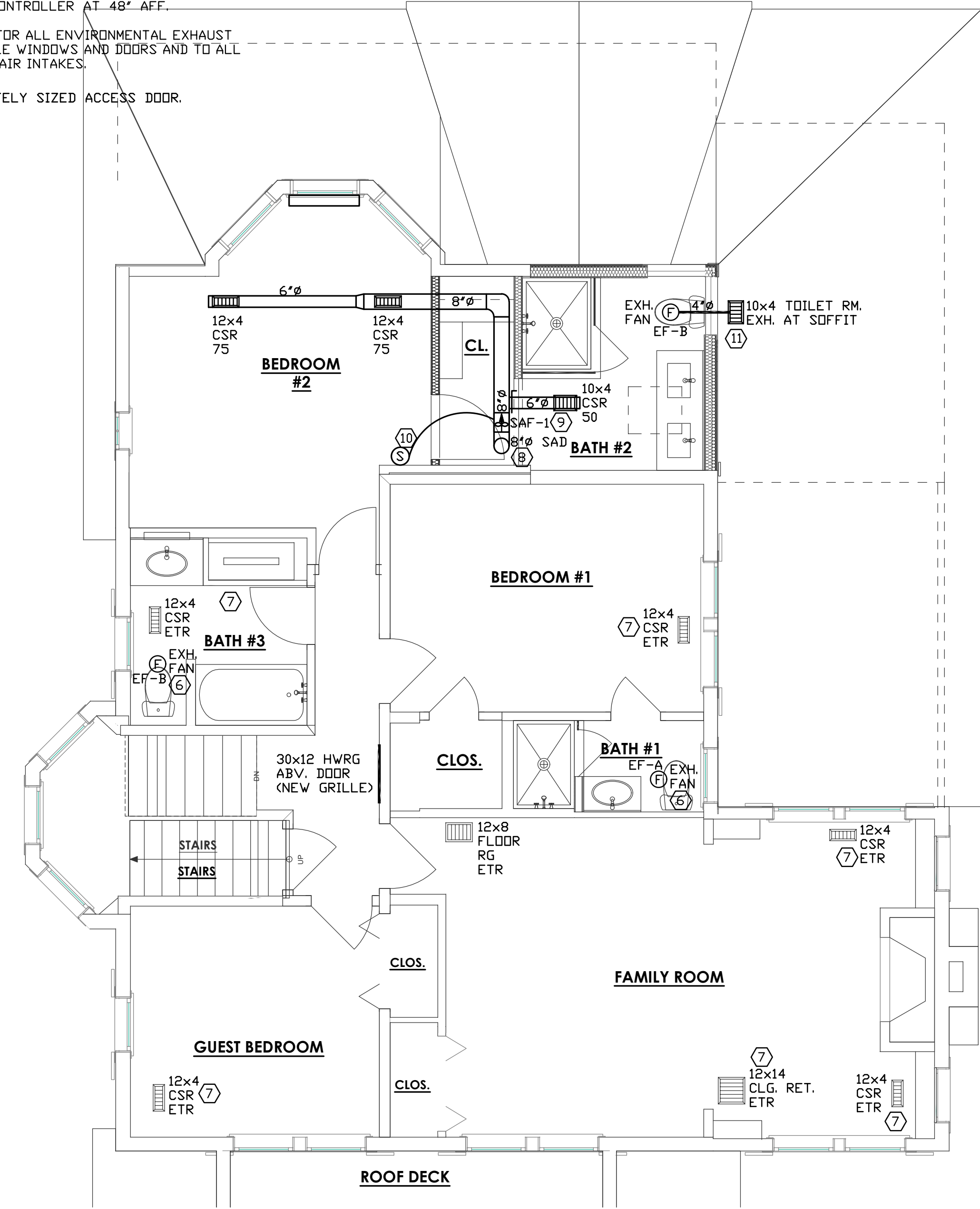
WHERE BEING REUSED, REPLACE ALL EXISTING TO REMAIN REGISTERS AND GRILLES WITH NEW COVER OF SAME SIZE AND PATTERN.
- 6

FOR REGISTERS AND GRILLES, SUBMIT PRODUCT DATA AND SAMPLES TO PROJECT ARCHITECT FOR APPROVAL PRIOR TO ORDERING PRODUCTS.
- 7

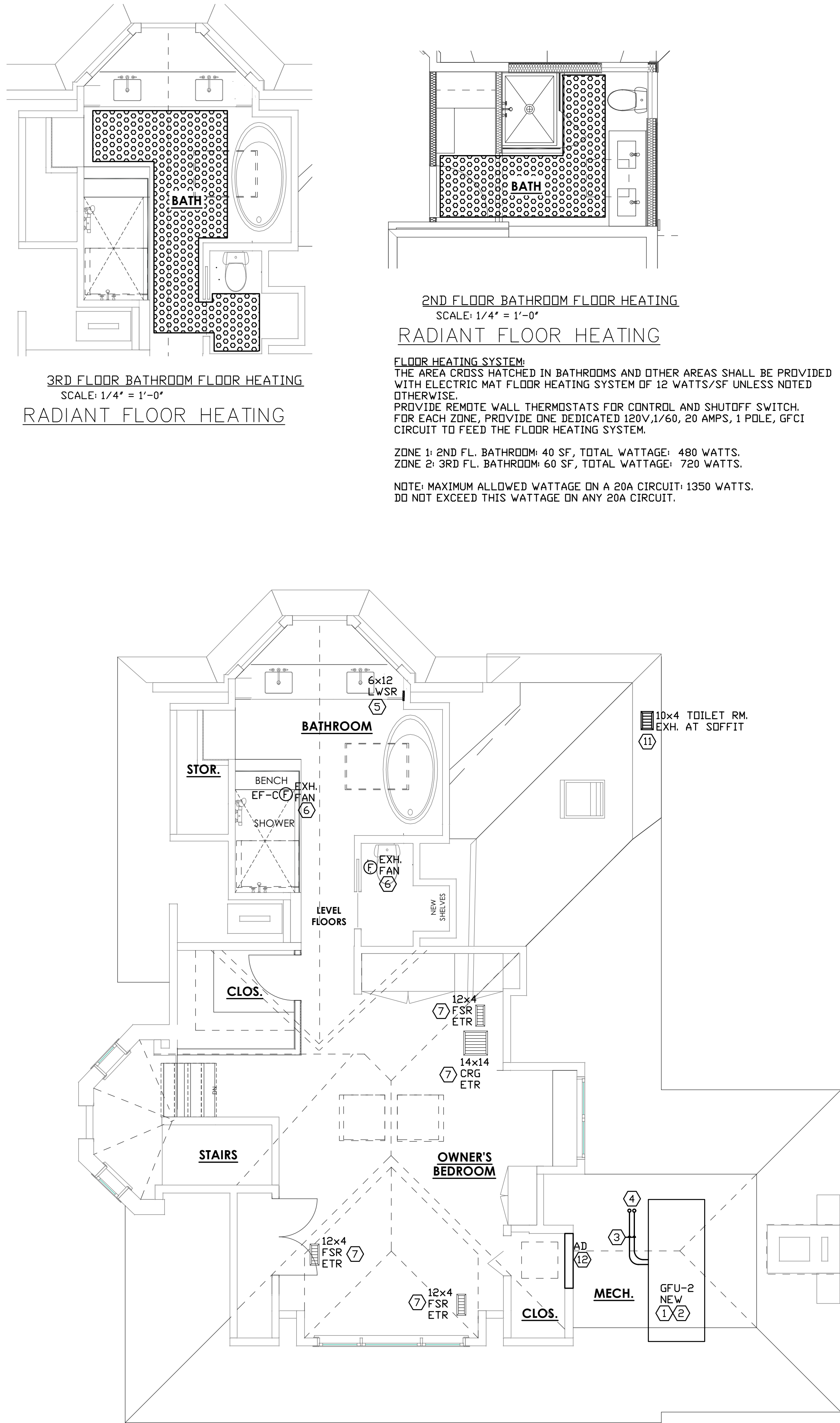
SEAL AROUND THE REGISTER BOOT TO ASSURE NO AIR LOSS THRU PARTITION WALLS AND INTERSTITIAL SPACES. ALL FLOOR REGISTERS SHALL BE OF HEAVY DUTY TO PREVENT DAMAGE DUE TO NORMAL TRAFFIC.
- 8

ALL NEW SUPPLY DUCTWORK (MAINS AND BRANCHES) SHALL BE WRAPPED (INSULATED).
- 9

USE ONLY UL 181 LISTED FOIL DUCT TAPE FOR MECHANICAL APPLICATION.



SECOND FLOOR PLAN – HVAC NEW WORK



THIRD FLOOR PLAN – HVAC NEW WORK

2ND FLOOR BATHROOM FLOOR HEATING
SCALE: 1/4" = 1'-0"

RADIANT FLOOR HEATING

FLOOR HEATING SYSTEM:
THE AREA CROSS HATCHED IN BATHROOMS AND OTHER AREAS SHALL BE PROVIDED WITH ELECTRIC MAT FLOOR HEATING SYSTEM OF 12 WATTS/SF UNLESS NOTED OTHERWISE.
PROVIDE REMOTE WALL THERMOSTATS FOR CONTROL AND SHUTOFF SWITCH. FOR EACH ZONE, PROVIDE ONE DEDICATED 120V, 1/60, 20 AMPS, 1 POLE, GFCI CIRCUIT TO FEED THE FLOOR HEATING SYSTEM.

ZONE 1: 2ND FL. BATHROOM: 40 SF, TOTAL WATTAGE: 480 WATTS.
ZONE 2: 3RD FL. BATHROOM: 60 SF, TOTAL WATTAGE: 720 WATTS.

NOTE: MAXIMUM ALLOWED WATTAGE ON A 20A CIRCUIT: 1350 WATTS.
DO NOT EXCEED THIS WATTAGE ON ANY 20A CIRCUIT.

"Professional Certification. I, SHAHRIYAR SHARAFI hereby certify that 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. 16492. Expiration Date: 04-19-2021."

MEPTECH
ENGINEERING
4803 WESTWAY DRIVE
BETHESDA, MD 20816
TEL: 301-918-1500
mep@meptecheng.com

MANION ARCHITECTS, P.C.
7307 MACARTHUR BLVD #216
BETHESDA, MD 20814
PHONE: 301-293-7000


PROJECT PHASE: PERMIT

ISSUE DATE: 4/2/2021

DRAWN BY: SS

REVISIONS:

CHECKED BY: SS

SEAL:

4-2-21

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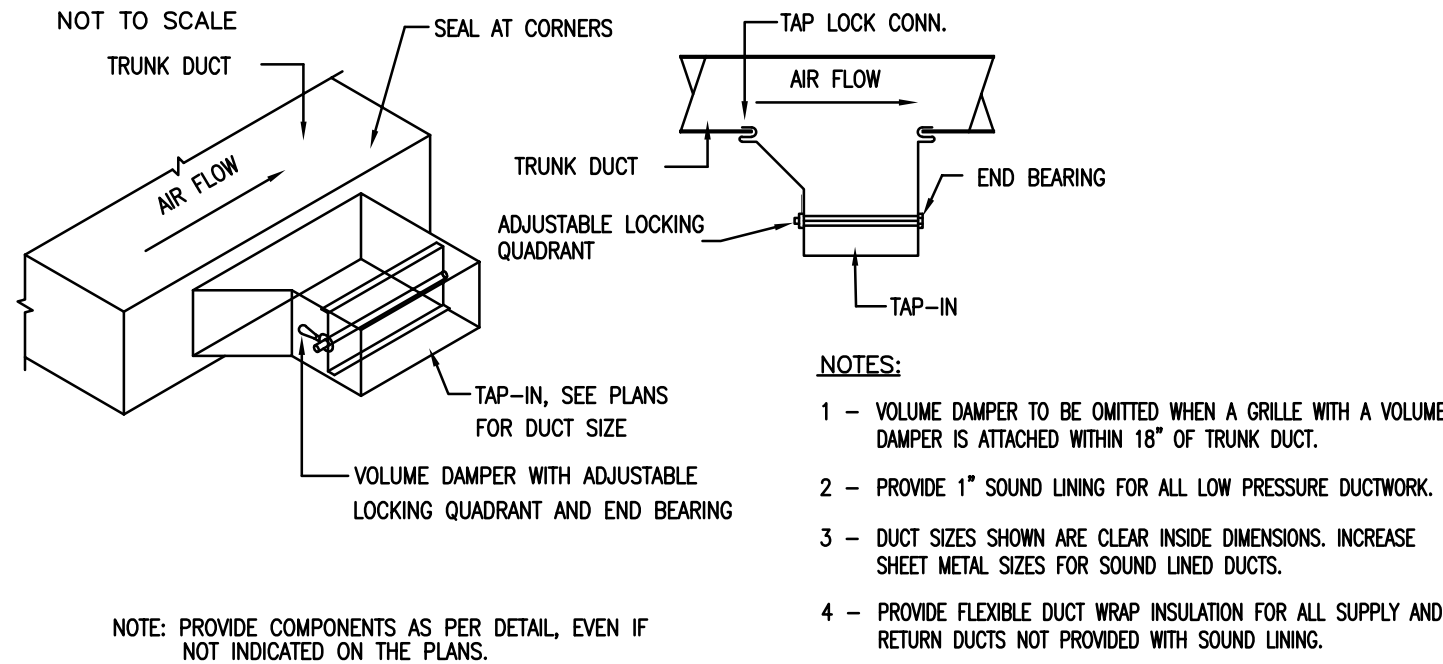
Sharp Residence

2ND AND 3RD FLOOR - HVAC NEW WORK

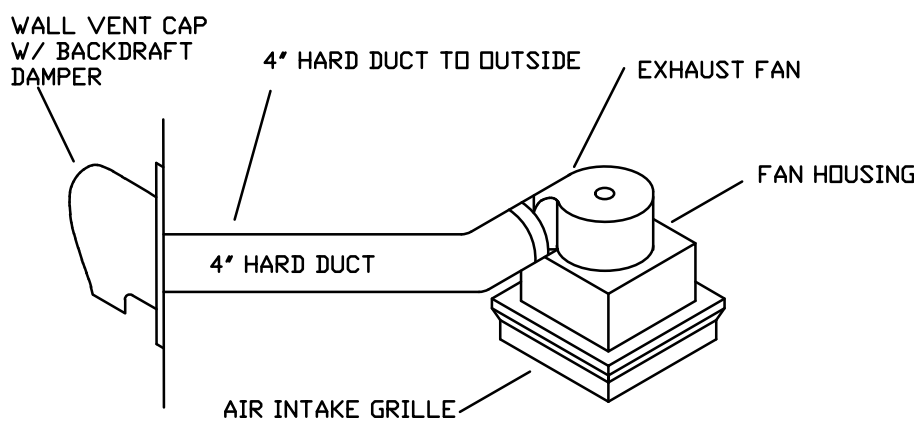
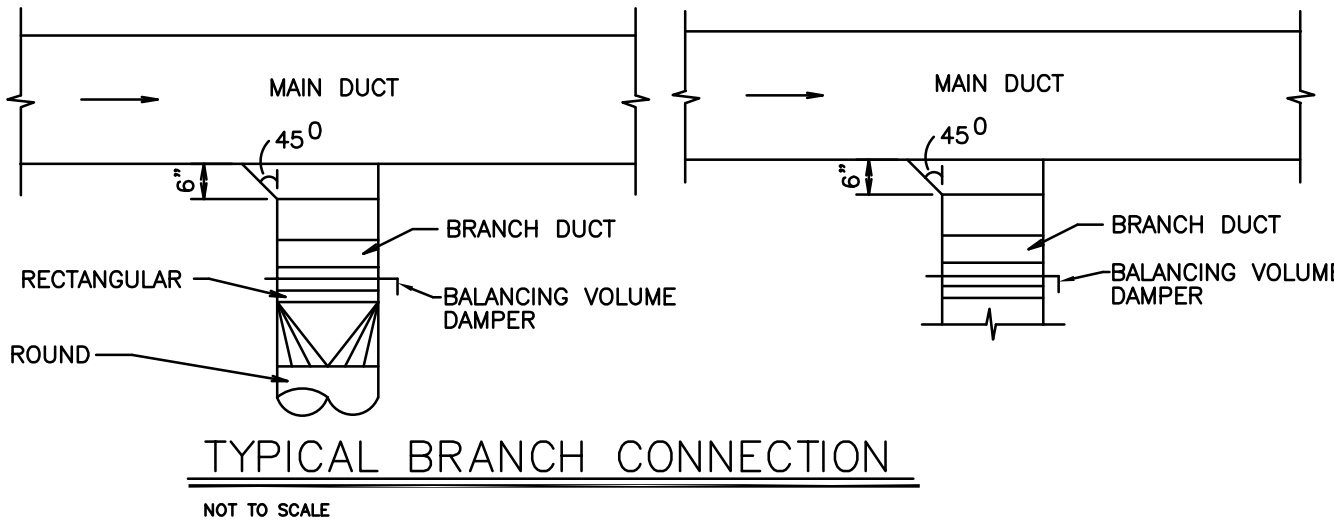
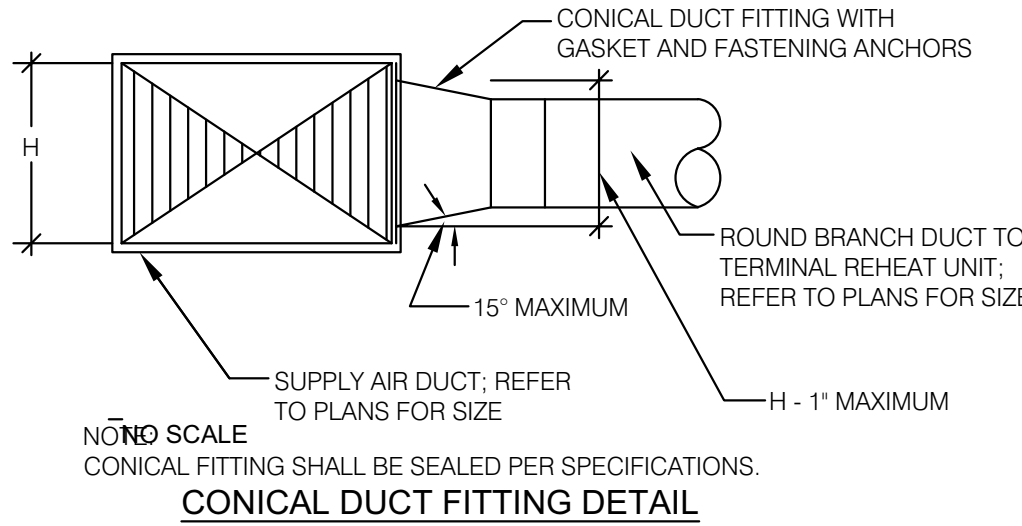
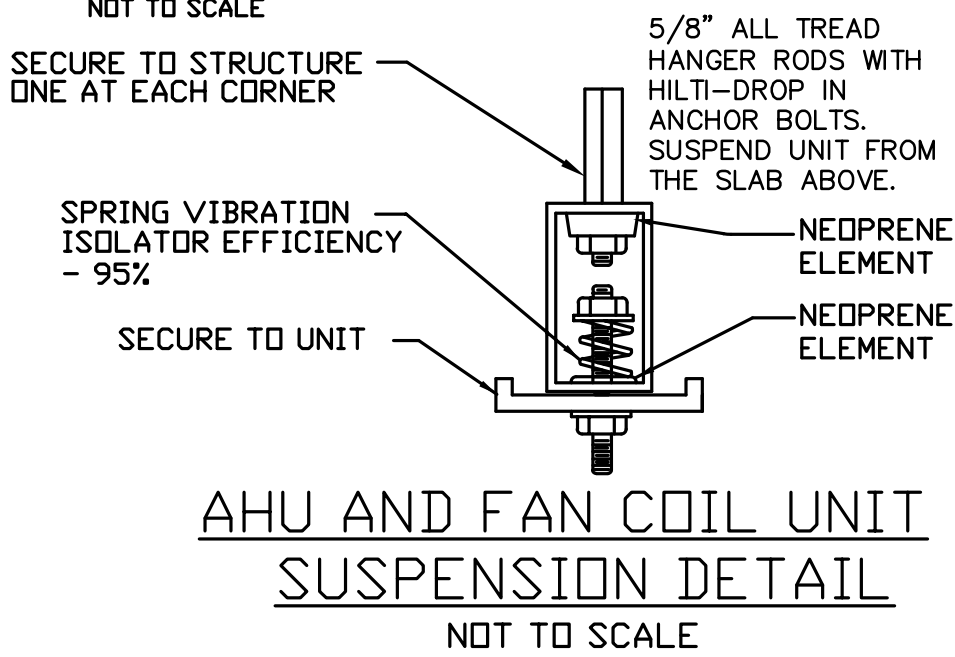
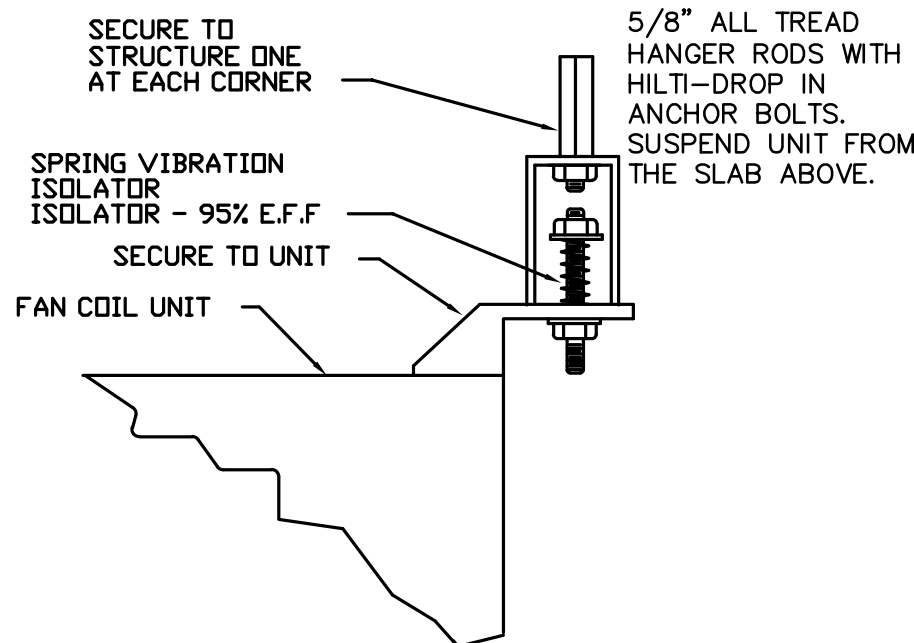
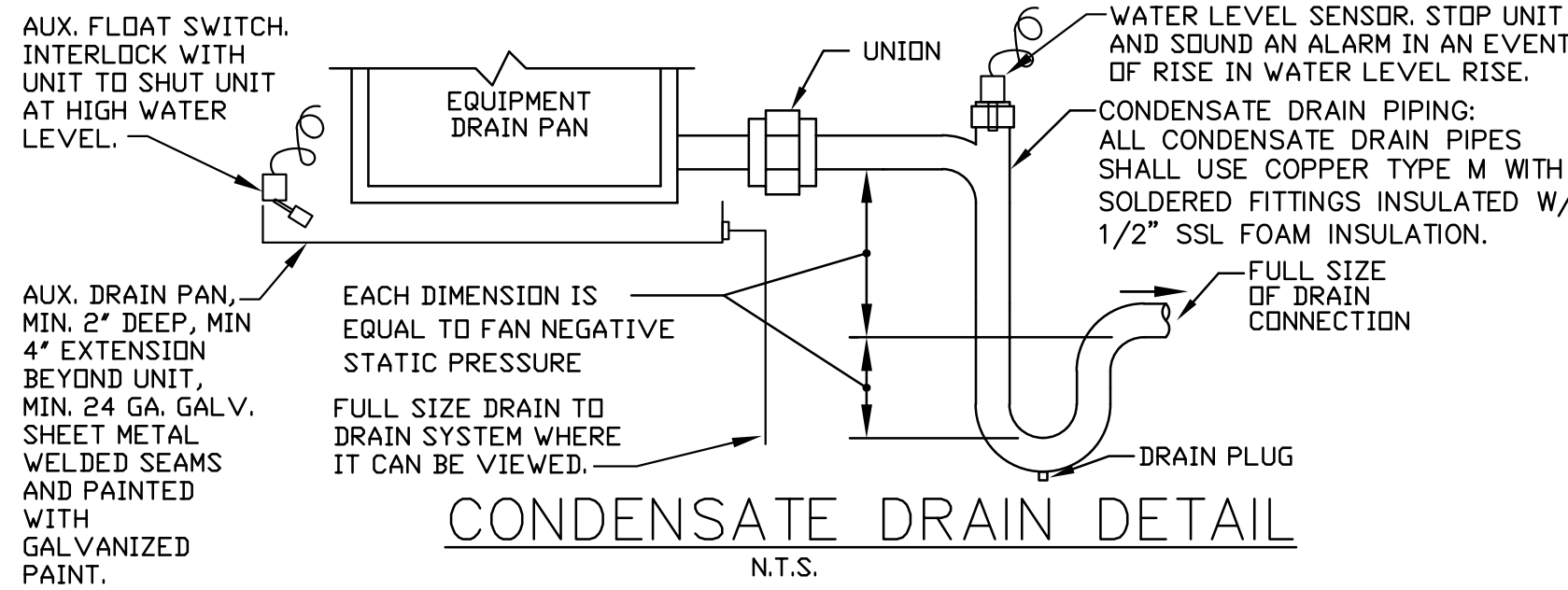
M005

M SHEET 5 OF 6

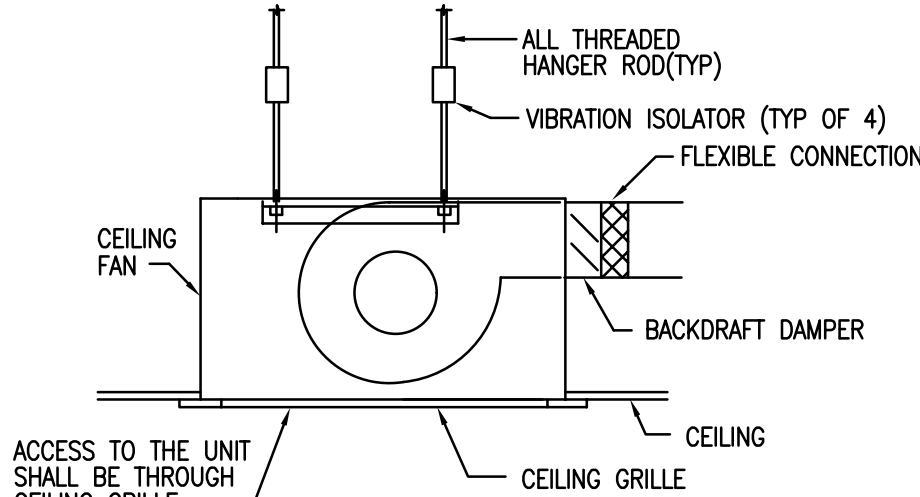
43



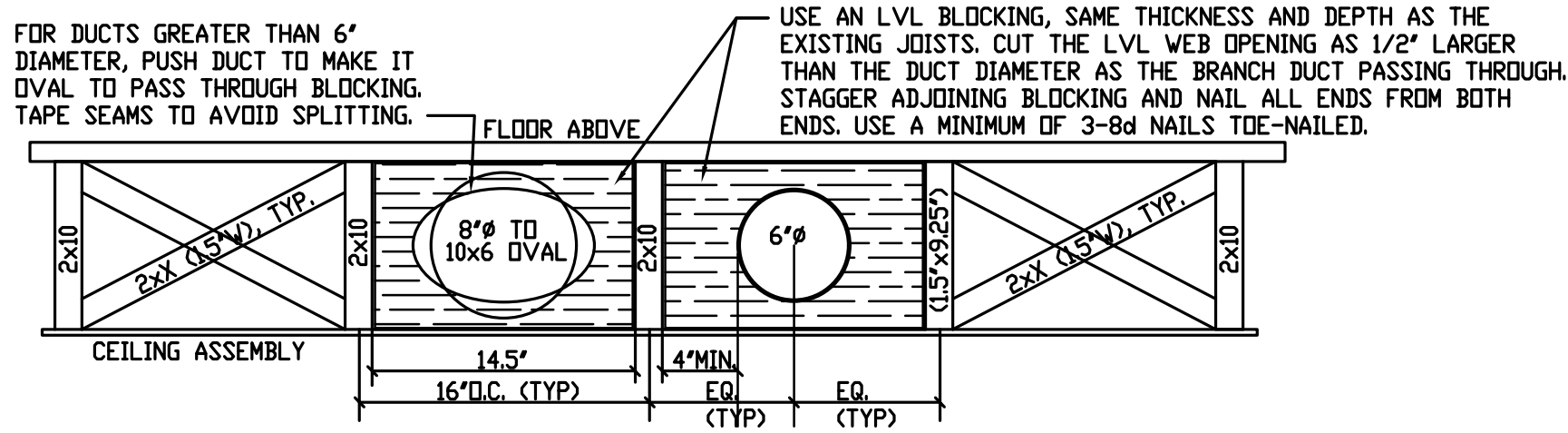
TYPICAL BRANCH DUCT CONNECTION DETAIL



CONDENSATE DRAIN PIPING:
ALL CONDENSATE DRAIN PIPES SHALL USE COPPER TYPE M WITH SOLDERED FITTINGS INSULATED W/ 1/2" SSL FOAM INSULATION. NO CONDENSATE PIPING SHALL BE PLACED ON OUTSIDE WALLS.



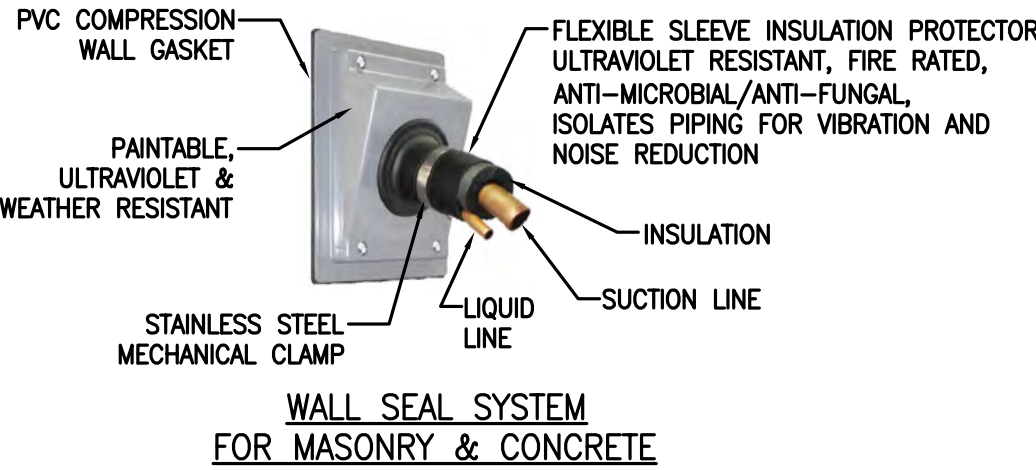
TYPICAL EXHAUST FAN DETAIL



- DETAIL NOTES:
1. OBTAIN WRITTEN PERMISSION FROM THE STRUCTURAL ENGINEER PRIOR TO REMOVAL OF ANY X-BRACING MEMBERS OR OMITTING ONE.
 2. TO INSTALL BRANCH DUCTS 6" AND SMALLER, REMOVE THE X-BRACING AND INSTALL AN LVL OF THE SAME THICKNESS AS THE JOIST WITH A CENTER OPENING TO PASS THE BRANCH DUCT THROUGH. INSTALL AN ADDITIONAL X-BRACING WHERE BRANCH DUCT STOPS.
 3. TO INSTALL 8" BRANCH DUCTS, REMOVE THE X-BRACING AND INSTALL AN LVL WITH AN OVAL OPENING TO PASS THE BRANCH DUCT THROUGH. FLATTEN THE ROUND DUCT TO OVAL SHAPE (10x6) SO IT CAN FIT BETWEEN THE FRAMING. INSTALL AN ADDITIONAL X-BRACING WHERE BRANCH DUCT STOPS.
 4. DO NOT REMOVE ANY BRIDGING FROM 2X8 FLOOR FRAMING. CONSULT PROJECT ARCHITECT AND STRUCTURAL ENGINEERS FOR RESOLUTIONS.

1 X-BRACING AND BRANCH DUCTWORK DETAIL

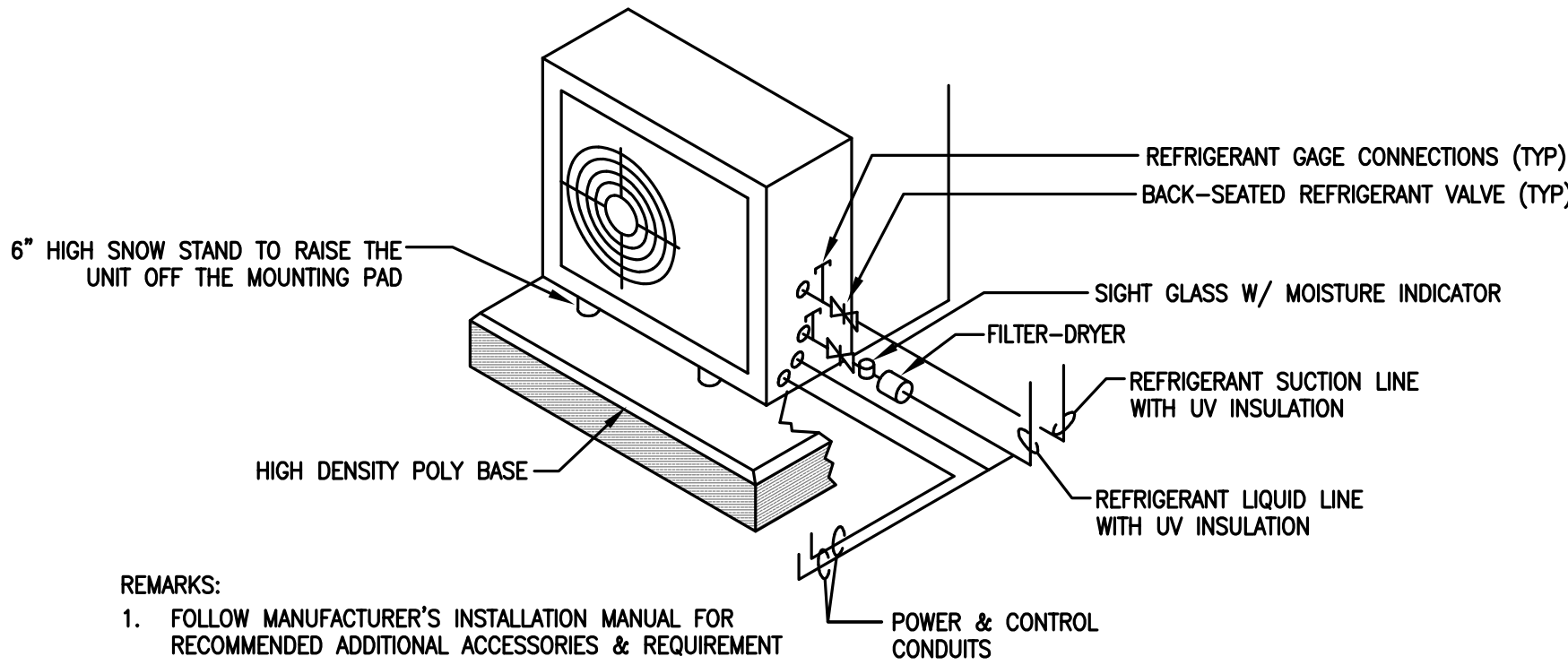
M4.1 SCALE: NO SCALE



PROTECT EXPOSED REFRIGERANT TUBING INSULATION WITH ANTI-MICROBIAL, UV RESISTANT, MILDEW RESISTANCE, WATER REPELLANT. WRAPPING MATERIALS: POLYESTER WITH URETHANE COATING AND VELCRO OVERLAPPING SEAMS. COVERING: PROTOTYPE: DURA HVAC WRAP OR APPROVED EQUAL.

2 REFRIGERANT PIPING PENETRATION WALL SEAL AND INSULATION PROTECTION SYSTEM DETAIL

M4.1 SCALE: NO SCALE



- REMARKS:
1. FOLLOW MANUFACTURER'S INSTALLATION MANUAL FOR RECOMMENDED ADDITIONAL ACCESSORIES & REQUIREMENT

8 SPLIT-TYPE HEAT PUMP A/C SYSTEM OD UNIT (HP-1) INSTALLATION DETAIL

M3 SCALE: NO SCALE

"Professional Certification: I SHAHRIYAR SHARAFI hereby certify that documents were prepared or checked by me and I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 16452, Expiration Date: 04-19-2021"

MEPTECH
ENGINEERING
4803 WESTWAY DRIVE
BETHESDA, MD 20816
410-390-8888
mep@meptech.com

MANION ARCHITECTS, P.C.
7307 MACARTHUR BLVD #216
BETHESDA, MD 20814
PHONE 301.293.7200

PROJECT PHASE:	PERMIT	ISSUE DATE:	4/2/2021
DRAWN BY:	SS	REVISIONS:	
CHECKED BY:	SS		



3944 Baltimore St. Kensington, MD 20895

DO NOT SCALE DRAWINGS

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and shall not be held responsible for any discrepancies from the dimensions and conditions shown.

M006
M SHEET 6 OF 6

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3944 Baltimore Street, Kensington	Meeting Date:	11/18/2020
Resource:	Primary Resource Kensington Historic District	Report Date:	11/11/2020
Applicant:	Meredith Sharp	Public Notice:	11/4/2020
Review:	HAWP	Staff:	Dan Bruechert
Case Number:	31/06-200	Tax Credit:	n/a
Proposal:	Building Addition		

RECOMMENDATION

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

PROPERTY DESCRIPTION

SIGNIFICANCE: Primary Resource to the Kensington Historic District
STYLE: Colonial Revival/Queen Anne
DATE: c. 1898



Figure 1: The property at 3944 Baltimore St. is a wedge-shaped lot.

BACKGROUND

The HPC held a preliminary consultation for the subject property on March 3, 2020.¹ The HPC was generally supportive of the proposal and found the size and scale of the proposal appropriate, although, many Commissioners voiced that they found the 1st floor rear gable was oversized, the Commissioners acknowledged that this feature was on the rear and would not be visible from the right-of-way. The applicant has made minor design revisions and seeks HAWP approval.

PROPOSAL

The applicant proposes to construct an addition to the rear and side of the house and to expand the rear deck.

APPLICABLE GUIDELINES

Kensington Historic District 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.

Vision of Kensington: A Long-Range Preservation Plan

The HPC formally adopted the planning study, *Vision of Kensington: A Long-Range Preservation Plan*, and is directed by the Executive Regulations, which were approved by the County Council, to use this plan when considering changes and alterations to the Kensington Historic District. The goal of this preservation plan "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." (page 1). The plan provides a specific physical description of the district as it is; 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

¹ The Staff Report from the March 3, 2020 Preliminary Consultation is available here: <https://montgomeryplanning.org/wp-content/uploads/2020/03/II.C-3944-Baltimore-Street-Kensington.pdf> and the audio recording of the meeting is available here: http://mncppc.granicus.com/MediaPlayer.php?publish_id=158f9cd6-6480-11ea-99b9-0050569183fa.

- Porches
- Dominant Building Material
- Outbuildings
- Integrity of Form, Building Condition, and Threats
- Architectural Style

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.

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;

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The applicant proposes to construct a rear addition to the house at 3944 Baltimore St. The historic house was previously expanded at the rear, (see the Sanborn map below in *Figure 2*), and the proposed addition will add on to this later construction. On the first floor, the additions consist of a mudroom/pantry in the

southwest corner of the house and an extension of the rear wall. The rear/side deck will also be expanded. On the second floor, the applicant proposes installing a new bathroom in the southwest corner. A third-floor exterior wall will be relocated, which alters the roofline. All work will occur to the rear/rear corner of the house and will only have a minimal impact on the surrounding streetscape. The addition will be sided to match the existing and the roof will be covered in architectural shingles to match the existing roof. The windows and doors in the proposed addition will be wood throughout.

Staff's research demonstrates that the current configuration of the house has been altered from its historic configuration, as shown in the Sanborn map (below). The rear of the house was given a three-story rear addition. The large side/rear porch was also constructed in the latter part of the 20th century.

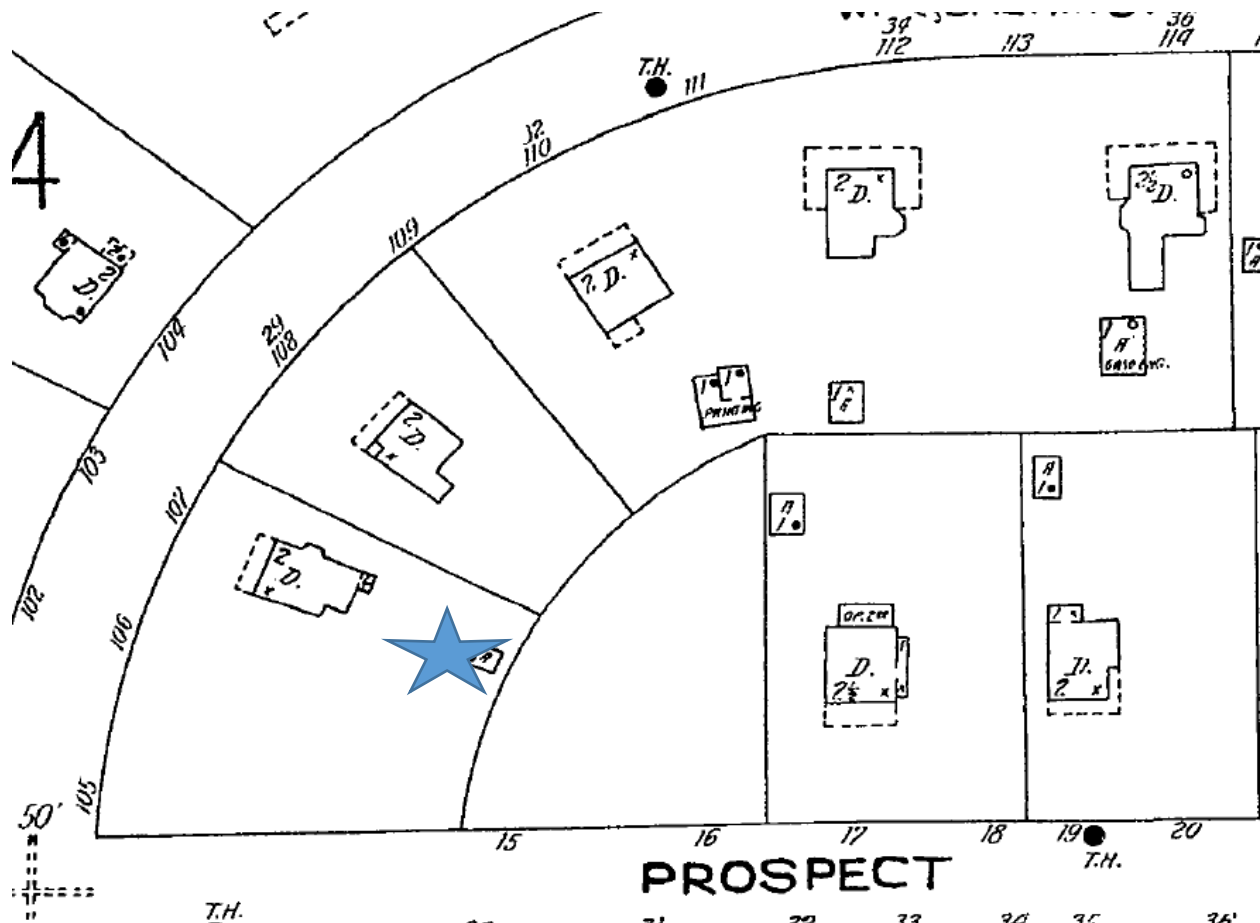


Figure 2: 1924 Sanborn map showing a rectangular house shape that has been altered by non-historic, rear additions.

First Floor Alterations

On the first floor, the applicant proposes to expand the house to the rear and to construct a new mudroom/pantry in the southwest corner. All of this work will be at the rear of the house and will not be visible from the public right-of-way due to the right (south) projecting L. The proposed change that will be visible from the right-of-way is the expansion of the side porch. The existing porch is co-planer with the right side-L.

The south wall in the proposal presented at the Preliminary Consultation, projected approximately 3' (three feet). The south wall of the revised proposal is now co-planer with the historic wall plane and the

proposed screened-in porch. Staff finds that the revised proposal will have less visual impact on the surrounding streetscape than the prior proposal. Staff additionally finds the screened-in porch provides a sufficient visual break between the historic construction and the new.

Staff finds that the proposed rear addition and deck will not impact the historic character of the house or the surrounding district when viewed from the right of way.

Second Floor Alterations

The applicant proposes to construct a bathroom in the southwest corner of the second floor. The bathroom will have two casement windows in the south and west elevations. Due to the shape of the house and placement of this room, this change will only be visible from Prospect Street through the neighboring property. Staff finds that this change will not have a significant impact on the size and scale of the house and is generally appropriate. Both the Staff and HPC agreed that this feature was in keeping with the character of the house and its placement was appropriate under the requisite guidance.

Third Floor Alteration

On the third floor, the applicant proposes to reconfigure a closet in the southwest corner, which will require an alteration to the roofline in this corner. No windows are proposed for this reconfiguration and only roof shingles will cover this new structure. Staff finds that this work will not be visible from the public right-of-way and will not impact the historic character of the house and will only have a minimal impact on the massing of this section.

Staff finds that, overall, the size of the project does not overwhelm the historic house and is compatible in size, design, and materials with the historic. Staff recommends the HPC approve the proposal under 24A-8(b)(2) and (d) and Standards 2, 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), (2), 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 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.



**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: Meredith Sharp
Address: 3944 Baltimore Street
Daytime Phone: 202.669.2374

E-mail: meredith.sharp@me.com
City: Kensington Zip: 20895
Tax Account No.: 13-02697555

AGENT/CONTACT (if applicable):

Name: Thomas Manion, AIA
Address: 7307 MacArthur Blvd, Ste 216
Daytime Phone: 301.229.7000

E-mail: permits@manionarchitects.com
City: Bethesda Zip: 20816
Contractor Registration No.: _____

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

Is the Property Located within an Historic District? ☒ Yes/District Name Town of 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: 3944 Street: Baltimore Street
Town/City: Kensington Nearest Cross Street: Prospect Street
Lot: 17 Block: 11 Subdivision: Kensington Park Parcel: _____

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 checked="" type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" 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
Signature of owner or authorized agent

11-26-2019
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:

Historic/Victorian colonial style residence.

Basement and 2 stories on original house plus attic.

Rear 2 story addition on crawl space was added.

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

Expand rear addition and house for larger kitchen and eating area.

Create mudroom/pantry.

Extend deck to rear.

Upgrade bathrooms and rework closets in bedrooms for extra storage.

Work Item 1: FIRST FLOOR

Description of Current Condition: EXISTING.-

REAR EATING AREA + KITCHEN
WITH ACCESS TO DECK IS
PART OF A PREVIOUS ADDITION

Proposed Work:

EXTEND EATING AREA AND KITCHEN
INTO DECK AREA, ADD NEW
MUDROOM & PANTRY IN REAR SE
CORNER. W/ DOOR FACING DETACHED
GARAGE., ADD DECK STEPS.

Work Item 2: SECOND FLOOR

Description of Current Condition:

EXISTING. 2 BR + 2 BATH &
LARGE FAMILY ROOM IN OLD
HOUSE. NEWER GUEST BEDROOM
IN PREVIOUS ADDITION

Proposed Work:

ADD SPACE OVER NEW MUDROOM &
PANTRY TO CREATE NEW BATHROOM

Work Item 3: ATTIC / 3RD FLOOR

Description of Current Condition:

EXISTING BATHROOM + CLOSET
IN PREVIOUS ADDITION +
2ND BATH & LARGE BEDROOM
IN ORIGINAL KITCH AREA

Proposed Work:

REDESIGN BATHROOMS & CLOSETS
IN REAR ADDITION SPACE. ALL
WORK WITHIN EXISTING ROOF.

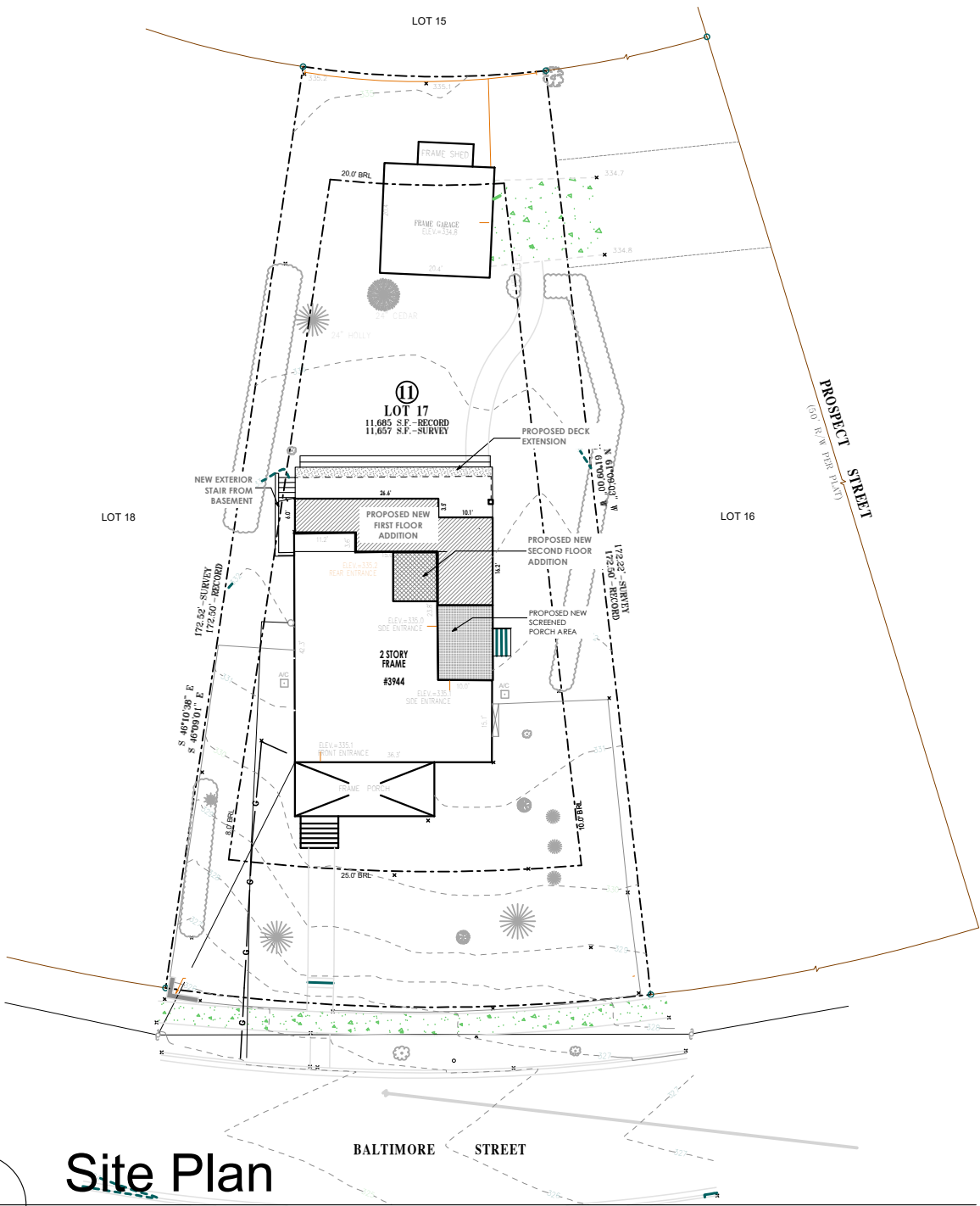
Sharp Residence

3944 Baltimore St
Kensington, MD 20895

Preliminary Historic Application



HISTORIC SITE: KENSINGTON DISTRICT
MASTER PLAN: KENSINGTON SECTOR PLAN 2010
LIBER: 7542
FOLIO: 348
LOT:17 BLOCK:11
ZONING : R-60
MAX. LOT COVERAGE: 35%
ACTUAL SITE AREA: 11,685 SQ. FT.
MAX. BUILDING HEIGHT: 35'



4
H.1.1

Site Plan

SCALE: 1" = 30'

Prelim. Scheme Historic Review
NOT FOR CONSTRUCTION

SCHEME: Final
ISSUE DATE: 10/14/20
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Cover Sheet

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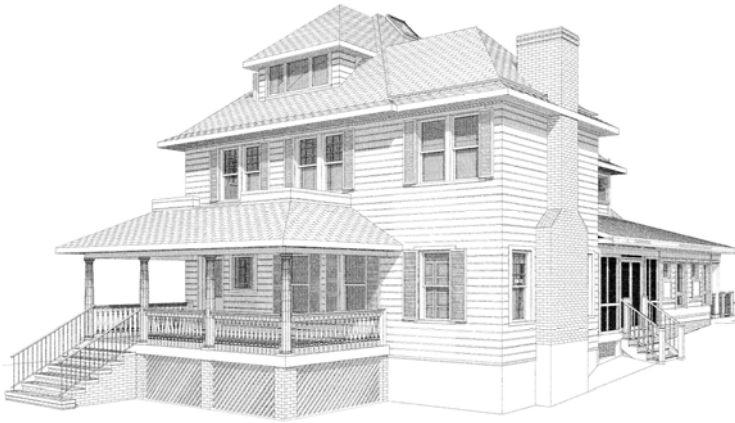
Front Left Perspective Existing



Front Left Perspective Proposed



Front Right Perspective Existing



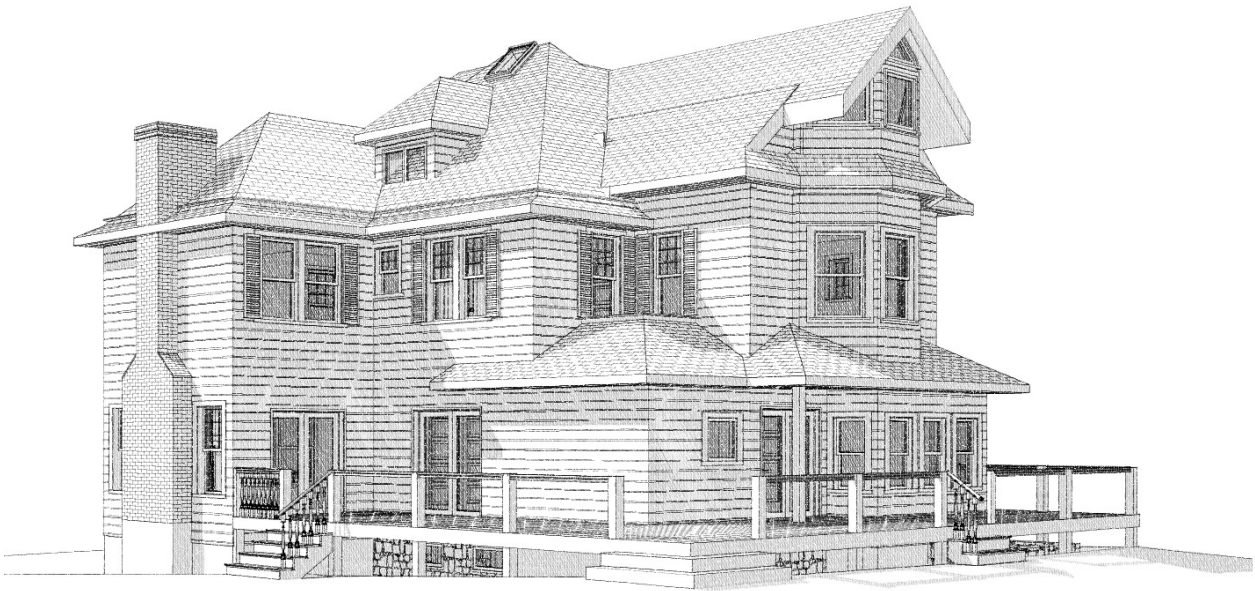
Front Right Perspective Proposed



Rear Left Perspective- Existing



Rear Left Perspective- Proposed



Rear Left Perspective- Existing



Rear Left Perspective- Proposed

Prelim. Scheme Historic Review
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CS SCHEME: Final

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3D Views

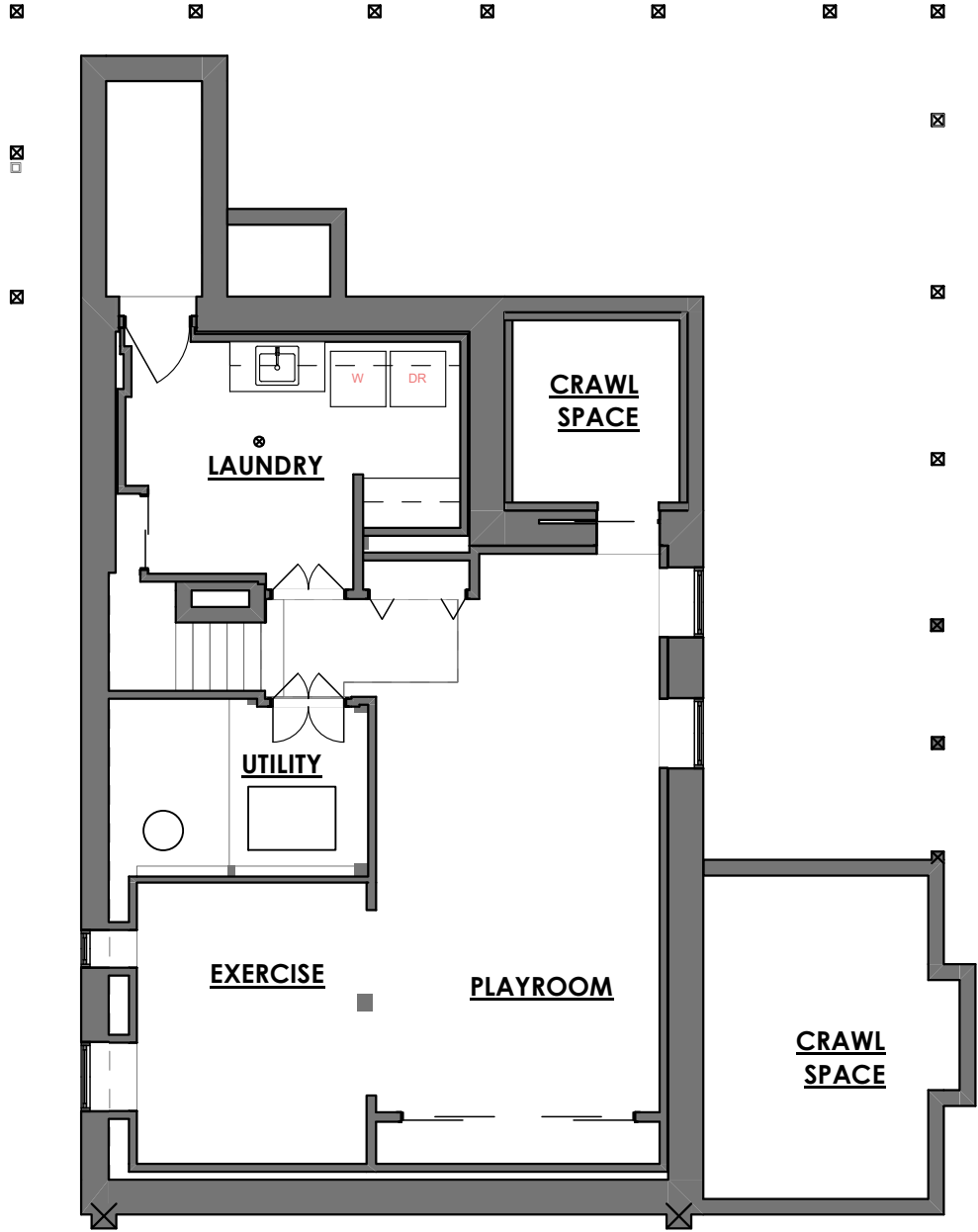
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1
H.1.3

Basement Floor - Existing

SCALE: 1/8" = 1'-0"



Prelim. Scheme Historic Review
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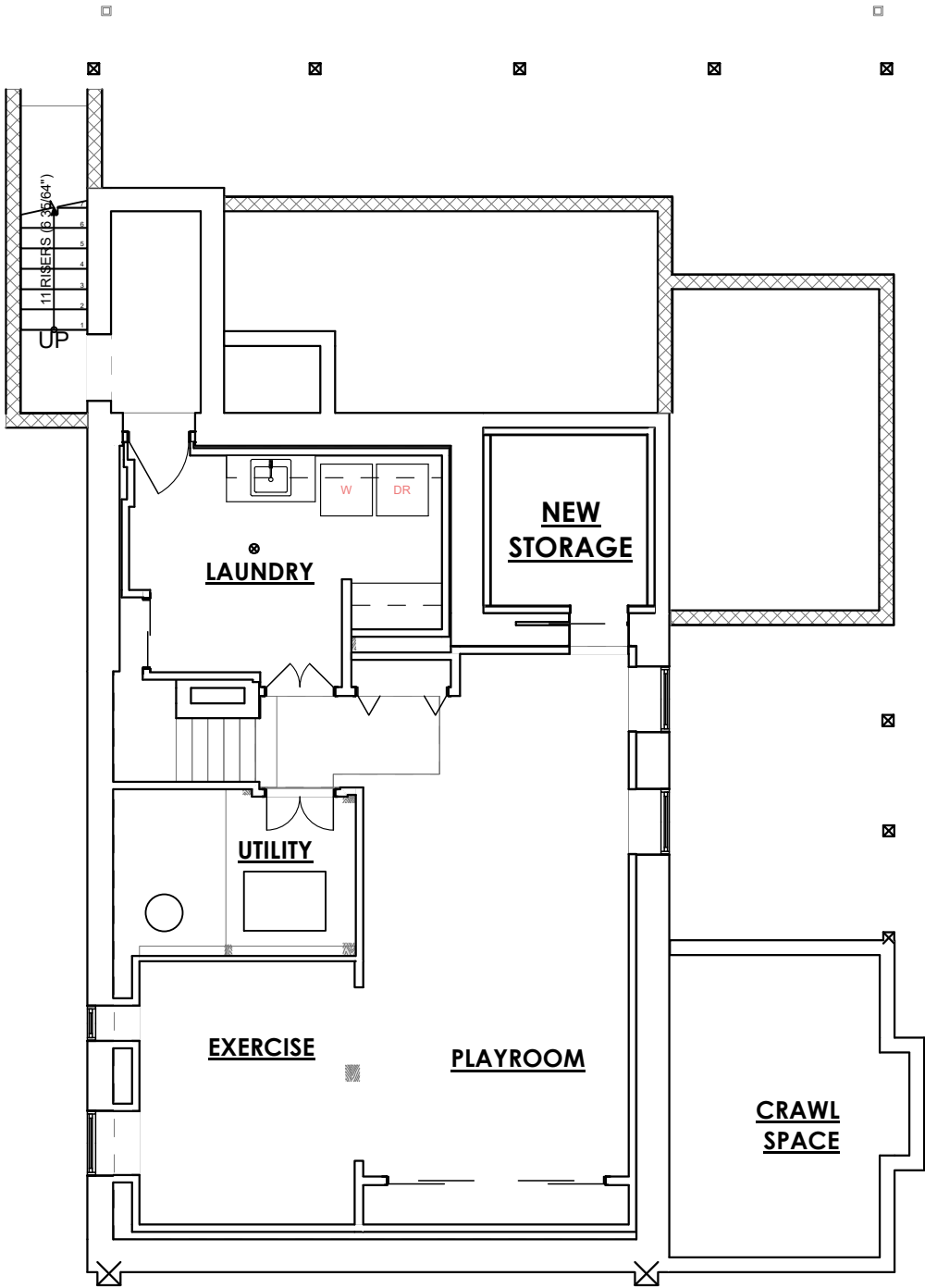
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1
H.1.4

Basement Floor-Proposed

SCALE: 1/8" = 1'-0"



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Basement Floor Plan - Proposed

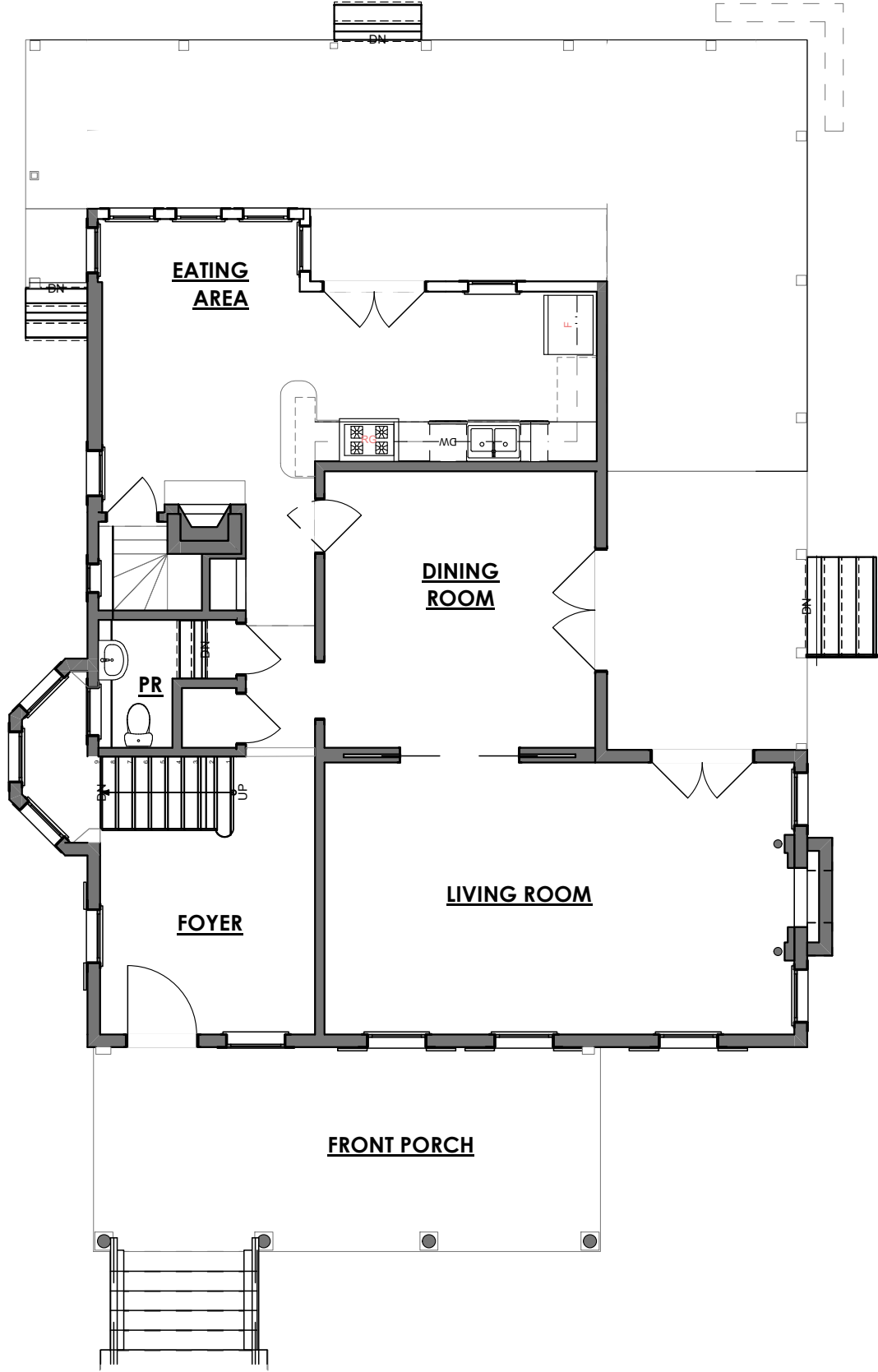
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1
H.1.5

First Floor (Existing)

SCALE: 1/8" = 1'-0"



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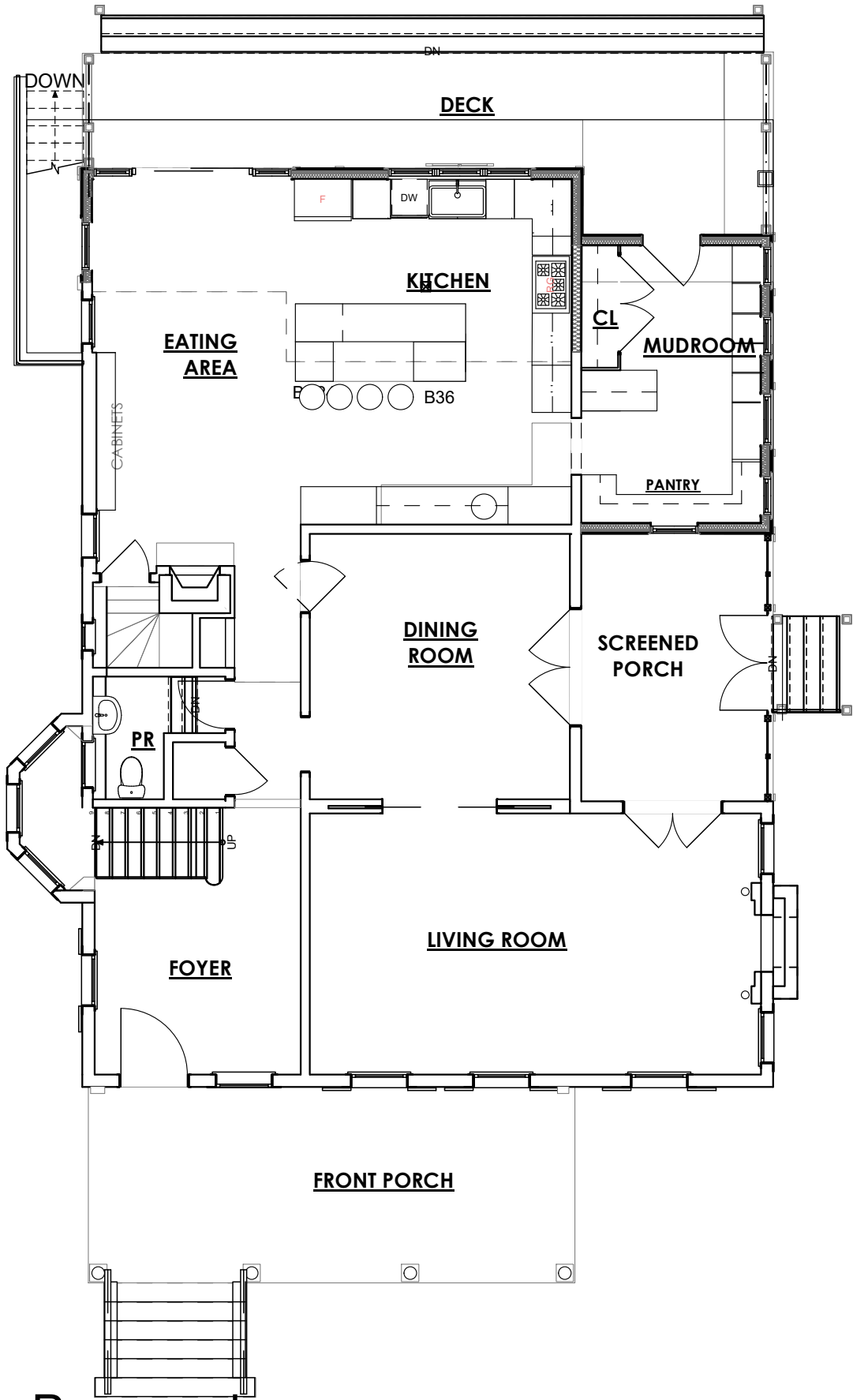
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H.1.6

First Floor- Proposed

SCALE: 1/8" = 1'-0"



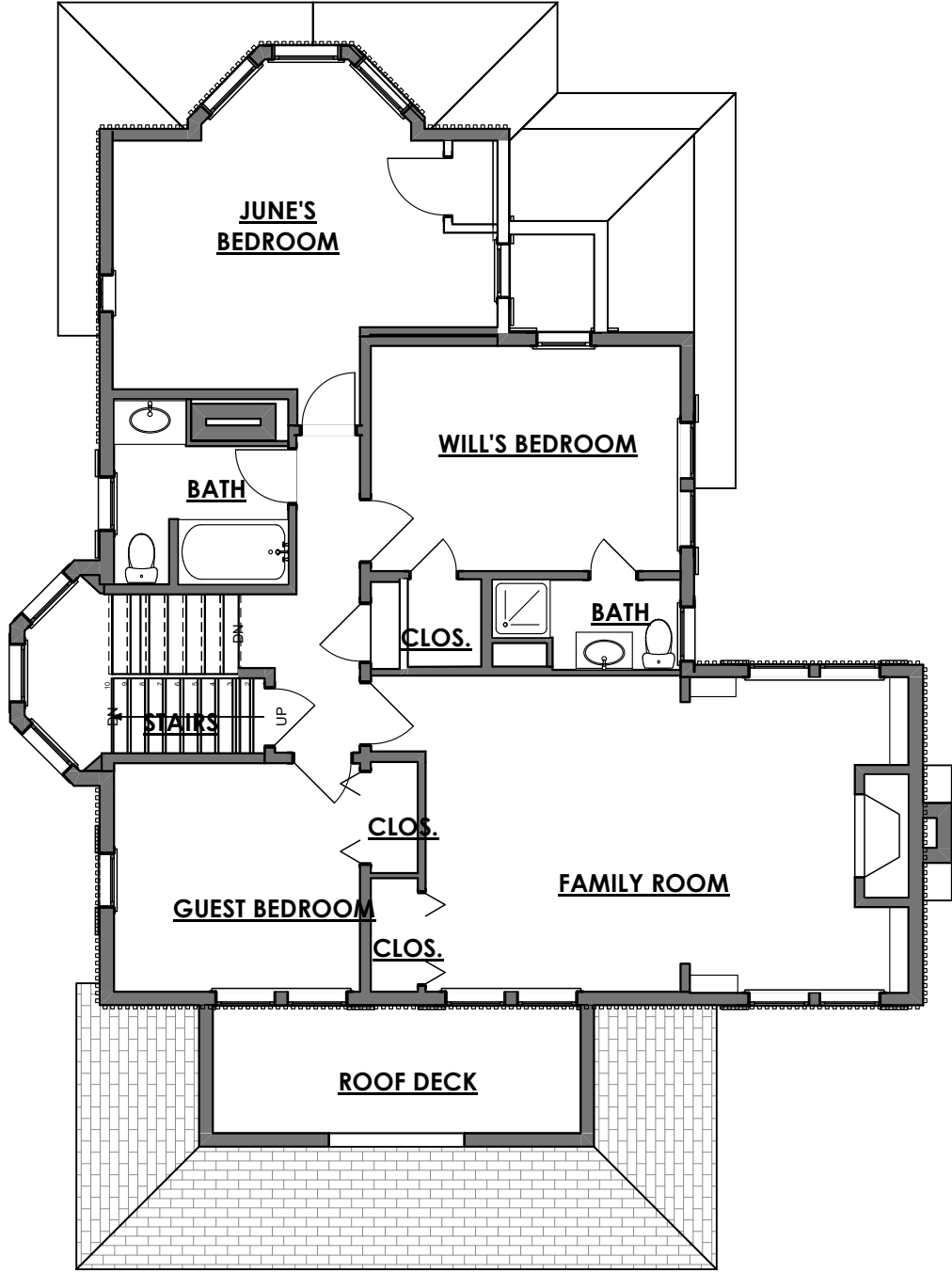
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1
H.1.7

Second Floor - Existing

SCALE: 1/8" = 1'-0"



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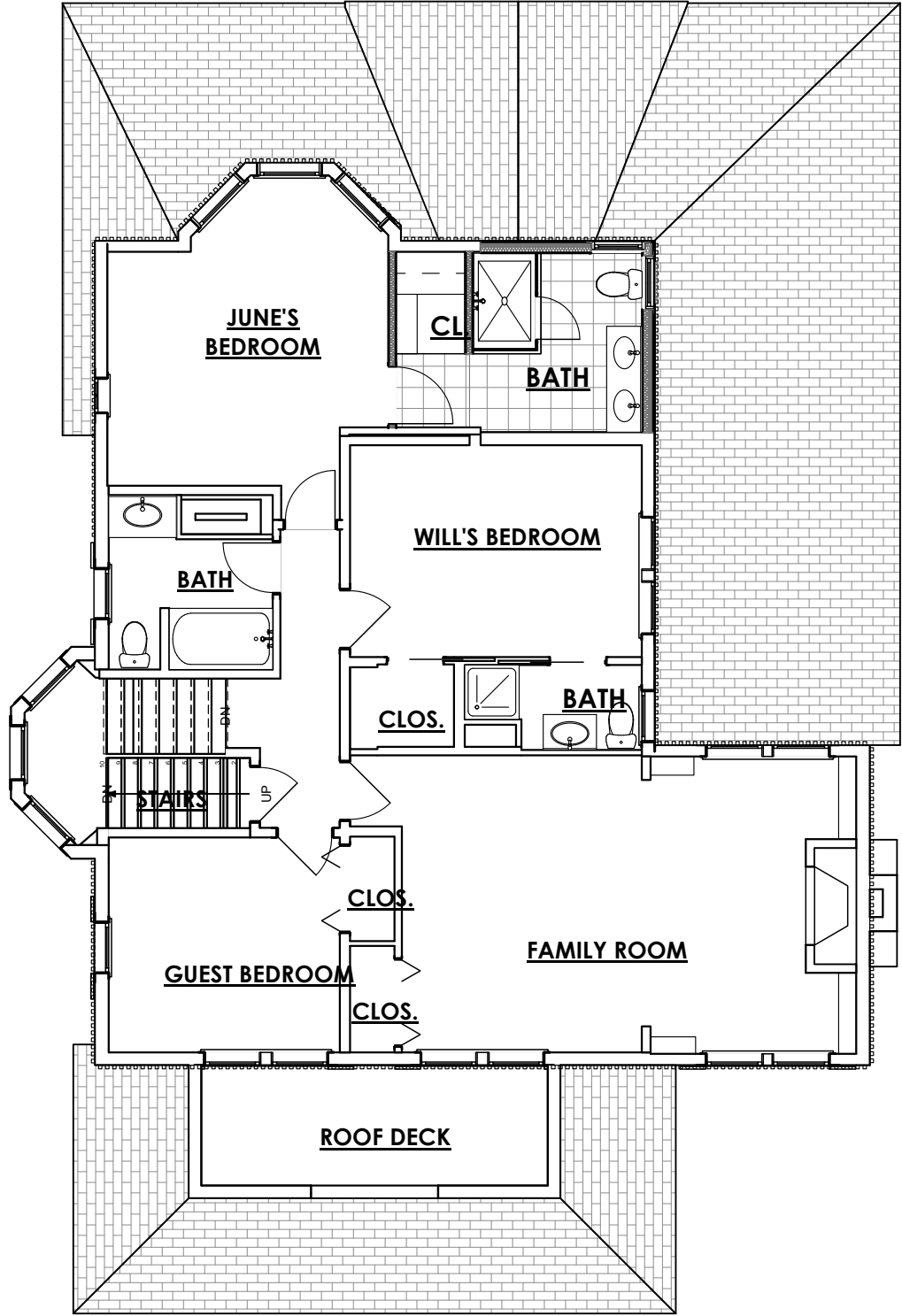
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1
H.1.8

Second Floor -Proposed

SCALE: 1/8" = 1'-0"



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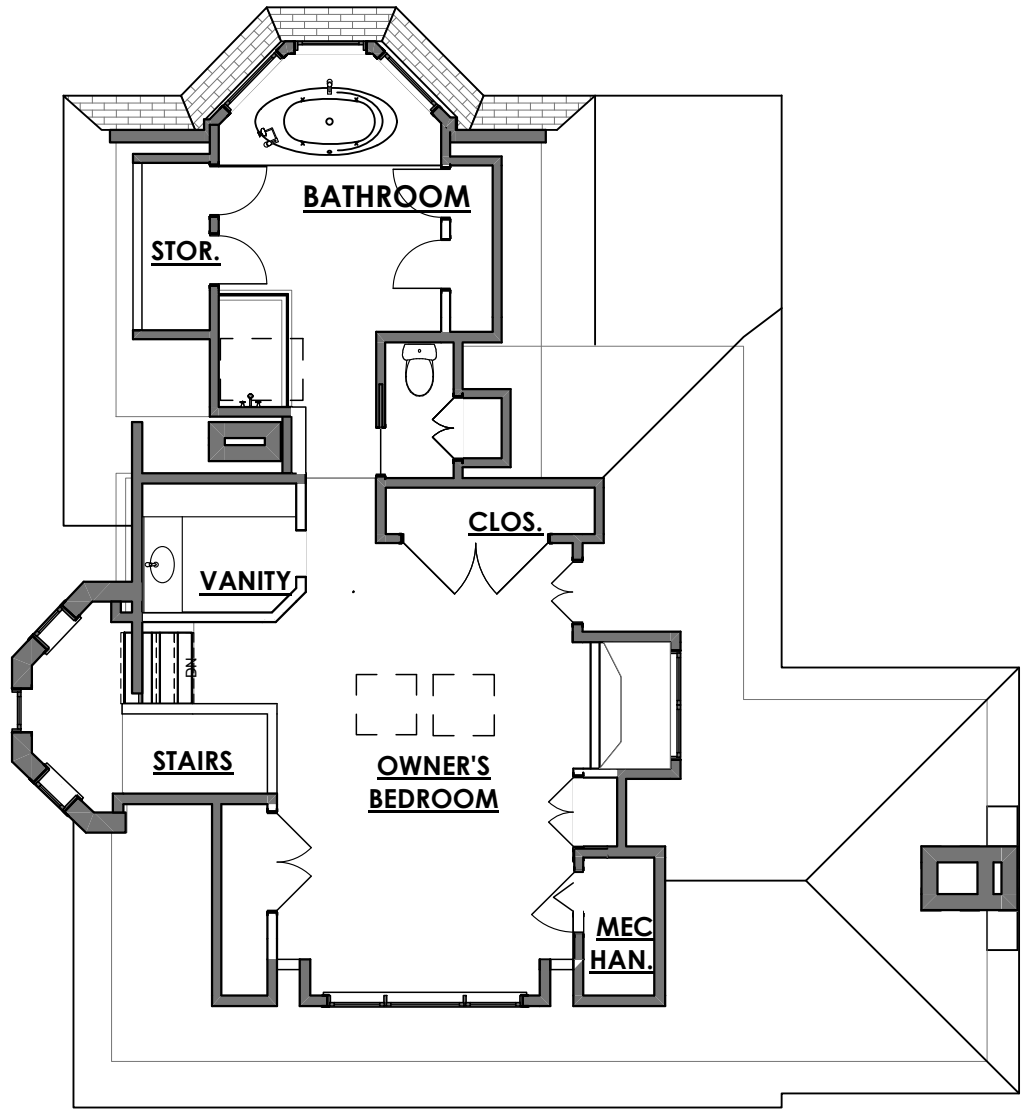
Second Floor - Proposed

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1
H.1.9

Third Floor- Existing

SCALE: 1/8" = 1'-0"



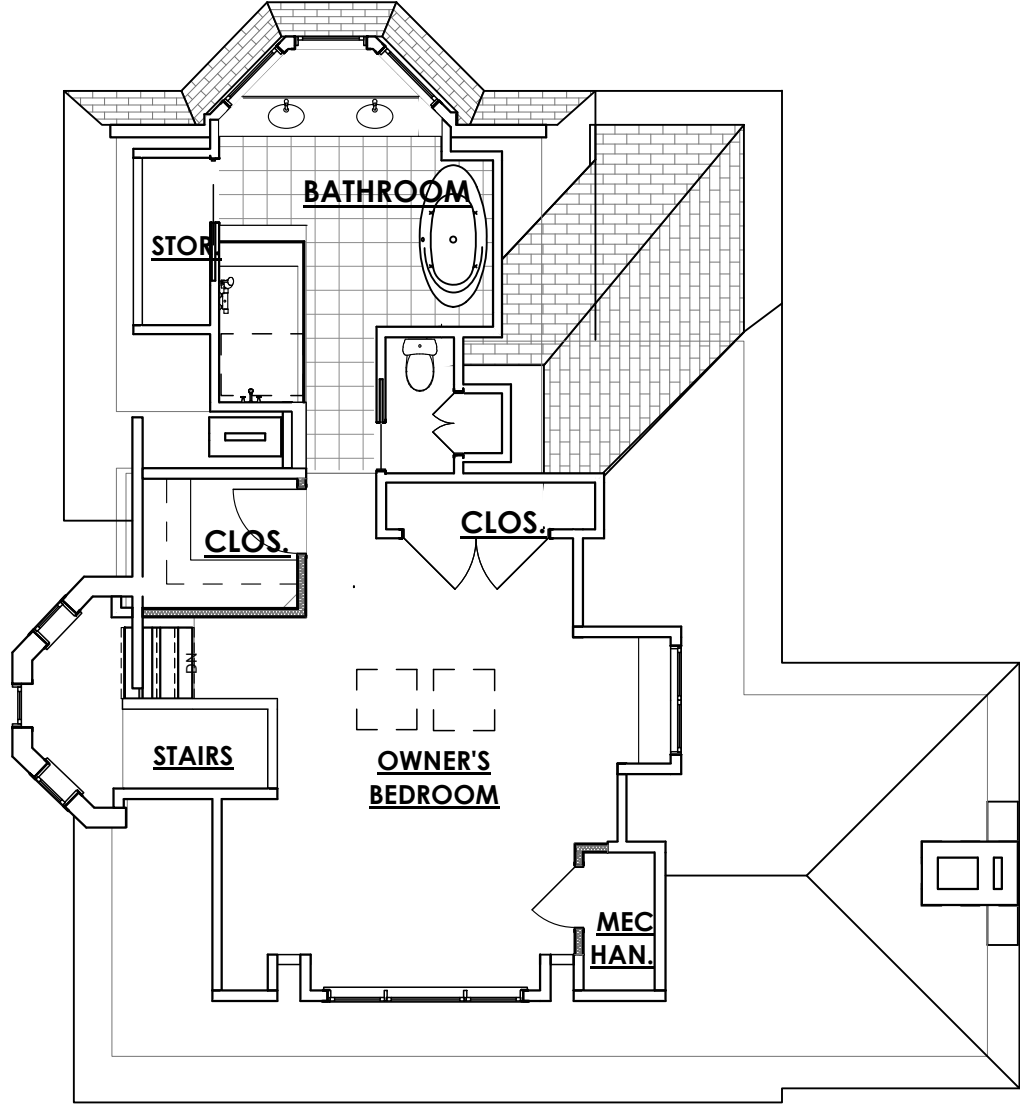
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1
H.1.10

Third Floor- Proposed

SCALE: 1/8" = 1'-0"



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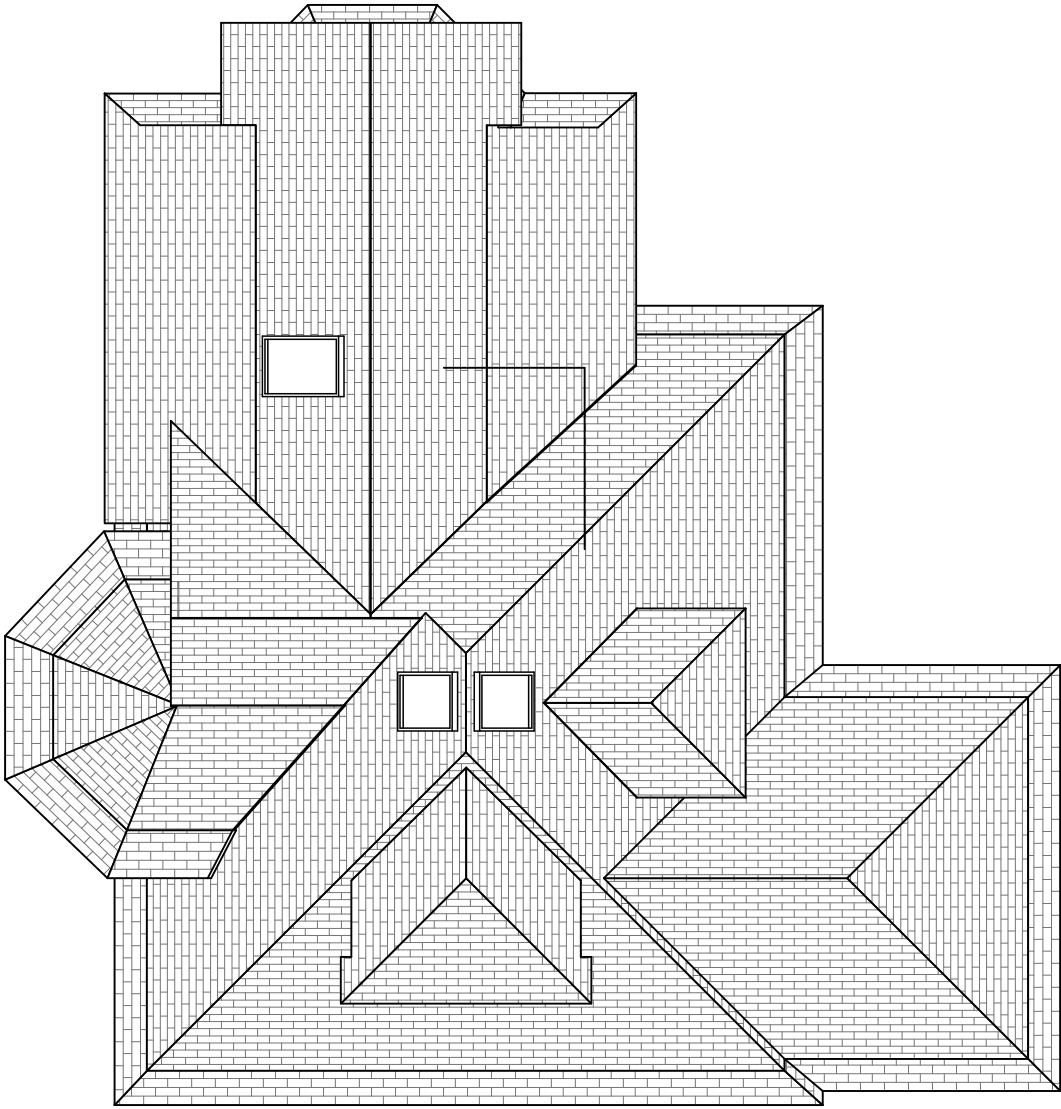
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1
H.1.11

Roof Plan- Existing

SCALE: 1/8" = 1'-0"



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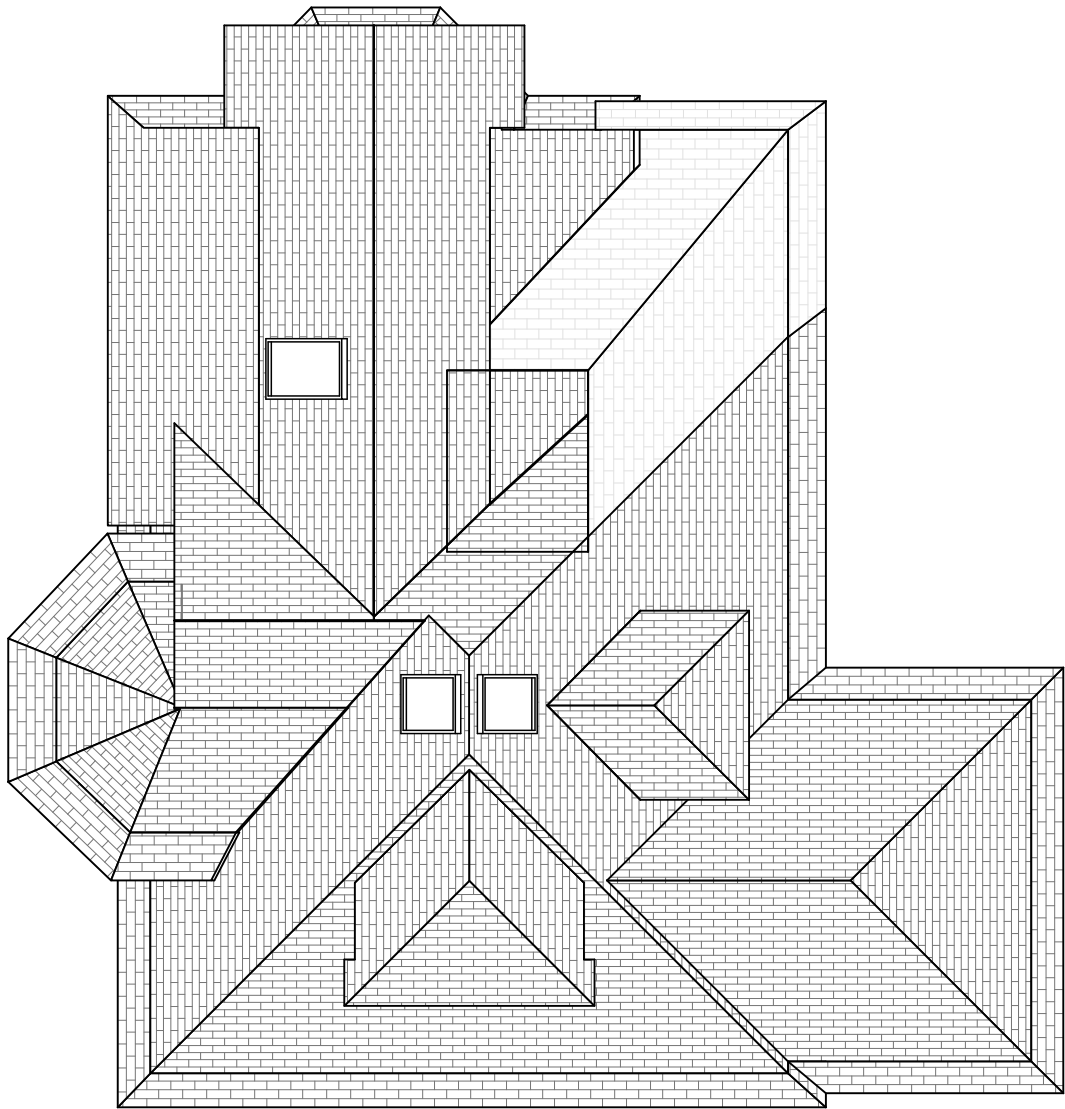
Roof Plan- Existing

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1
H.1.12

Roof Plan- Proposed

SCALE: 1/8" = 1'-0"



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1
H.1.13

Front Elevation- Existing

SCALE: 1/8" = 1'-0"

Third Floor
+19'-1"

Second Floor
+10'-2 1/4"

First Floor
±0"



Third Floor
+19'-1"

Second Floor
+10'-2 1/4"

First Floor
±0"

2
H.1.13

Front Elevation- Proposed

SCALE: 1/8" = 1'-0"

Third Floor
+19'-1"

Second Floor
+10'-2 1/4"

First Floor
±0"



Third Floor
+19'-1"

Second Floor
+10'-2 1/4"

First Floor
±0"

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Front Elevations

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Third Floor
+19'-1"

Second Floor
+10'-2 1/4"

First Floor
±0"



1
H.1.14

Right Elevation- Existing

SCALE: 1/8" = 1'-0"

Third Floor
+19'-1"

Second Floor
+10'-2 1/4"

First Floor
±0"



Third Floor
+19'-1"

Second Floor
+10'-2 1/4"

First Floor
±0"

2
H.1.14

Right Elevation- Proposed

SCALE: 1/8" = 1'-0"

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Right Side Elevations

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1
H.1.15 Rear Elevation-Existing
SCALE: 1/8" = 1'-0"



2
H.1.15 Rear Elevation- Proposed
SCALE: 1/8" = 1'-0"

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Rear Elevations

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1
H.1.16

Left Elevation-Existing

SCALE: 1/8" = 1'-0"



2
H.1.16

Left Elevation-Proposed

SCALE: 1/8" = 1'-0"



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Left Elevations

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