

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6700 Needwood Road, Derwood	Meeting Date:	11/13/2024
Resource:	Master Plan Site #22/35 Needwood Mansion	Report Date:	11/6/2024
Applicant:	Montgomery Parks (Eileen Emmett, Agent)	Public Notice:	10/28/2024
Review:	HAWP	Tax Credit:	N/A
Permit No.:	1071486	Staff:	Laura DiPasquale
Proposal:	Building alterations for ADA accessibility improvements, tree removals, and other alterations.		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with two conditions** the HAWP application with final approval delegated to staff:

1. The applicant must submit shop drawings for all new windows and storm windows, including installation details, in elevation, section, and plan.
2. The applicant must submit ADA door hardware specifications.



Figure 1: The Needwood Mansion is indicated with a green dot at the Needwood Master Plan Historic Site, outlined in blue. For the purposes of this review, the front façade which faces Needwood Road will be considered “north” and the other building sides will be described using cardinal directions as well.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Master Plan Historic Site (*Needwood 22/35*)

STYLE: Federal

DATE: ca. 1856

From *Places from the Past*:

This three-story, late-Federal brick residence, the main block of the present building, is a locally early example of a formal, consciously styled dwelling. William George Robertson built the house in 1856. An insurance policy, which he took the following year, described the residence as “a new two-story brick dwelling with slate, and adjoining former wooden buildings—five rooms and 2 passages—2 chimneys—built and finished in a substantial manner.” The three-bay, double-pile house has a side entrance. Parapets on each gable end link paired chimneys. Brick is laid in common bond, lintels are wooden with a raised molding, and sills are stone. Three-part windows are found on each level above the front entrance. The original doorway had sidelights that were replaced in 1948 by the present doorframe.



Figure 1: Front (north) elevation of Needwood Mansion.

BACKGROUND

At its June 12, 2024 meeting, the HPC held a preliminary consultation for the subject property that informs the current proposal.¹ At that time, the HPC was generally supportive of the various alterations and made suggestions for further consideration. Below are the HPC statements and staff recommendations from the preliminary consultation and how the HAWP submission has responded to those items.

¹ The staff report and preliminary consultation application from June 2024 are available here: <https://montgomeryplanning.org/wp-content/uploads/2024/05/II.A-6700-Needwood-Road-Derwood-Prelim.pdf>

The Preliminary Consultation report that followed the meeting noted that the HPC stated the following:

- It may be a challenge to maintain a suitable humidity for the collections in the basement.
- Try to find an alternate location for the condensing units proposed to the east so they are not visible to those entering the building.
- Consider how the condensing units will operate and be repaired and maintained under the porch.
- Attempt to avoid punching holes through the brick and consider using the chimneys to vent the restrooms instead. If the vents must go through the brick then they should be covered with a compatible grill such as one made of cast iron. The vents should not be located on the front elevation.

The Acting Chair said the applicant could either return with another preliminary consultation if they felt it was necessary or proceed directly to a HAWP.

Staff recommended the following be included in the HAWP application:

- A single, continuous numbering system for each mansion and ADA improvement on the plans.
- A rear elevation drawing that includes the proposed ramps.
- A completed drainage plan.
- Include HVAC pads on site plan with the dimensions and material labeled.
- Statement on alternative solutions to the louvered vents proposed for the masonry.
- Specifications or details for each building feature.

PROPOSAL

The applicant identifies 25 work items as part of this proposal, and broadly classifies them as mansion alterations and site improvements. Most of the work is intended to rehabilitate the building envelope and provide site improvements that will ensure the long-term preservation of the property, update mechanical systems, and provide ADA accessibility to the building. For the purposes of this application, the front of the house (which faces northwest) is referred to as north, and the other elevations are identified by corresponding cardinal directions. The work item numbers are identified as:

1. **Accessibility:** Creating an ADA-accessible parking area and paths from parking to the main (rear) screen porch entrance to the house.
2. **Signage:** Installing ADA parking and directional signage.
3. **Vegetation:** Removing trees and vegetation on the west, north, and east sides of the house
4. **Perimeter grading:** Regrading to provide positive drainage away from the building and to provide accessible paths and parking.
5. **Foundation drainage:** Relocating downspouts and connecting to new underground drainage system.
6. **Rear paths, stairs, and grading:** Removing existing paths and stairs and regrading to replace with new ADA-compliant slopes; reconstructing concrete basement entry landing and modifying risers and elevation level.
7. **On grade 3-rail ramp handrails and stair handrails:** Installing metal railings along new on-grade ramp and along concrete stairs.
8. **Raised ramp:** Constructing a raised wooden ramp parallel to the rear porch with painted wood posts, and metal mesh guardrail and metal railings at top; installing painted lattice below the ramp; installing continuous extruded aluminum cover plate between ramp landing and porch floor.
9. **East stair:** Reconstructing existing exterior stair in egress code-compliant design.
10. **Porch foundation wall openings:** Cutting 2-ft wide sections into porch foundation walls to provide access for maintenance purposes.
11. **Path of travel lighting at screen porch:** Installing new surface-mounted light fixtures to the porch piers.
12. **Relocate light pole and electrical hatch**

- 13. Install lead-coated copper chimney caps
- 14. Install new wood window to match existing adjacent basement window
- 15. Install new wood window to match existing 3rd floor windows
- 16. Install new metal operable storm windows and insect screens
- 17. Replace steel window well with new
- 18. Wall vents: Installing new wall vents for restrooms and mechanical equipment exhaust.
- 19. Exterior house door (rear porch entry): Removing existing screen door; replacing in-swinging double doors with new ADA-compliant single-leaf out-swinging door. New door to be constructed from existing doors.
- 20. Screen porch doors, remove, salvage, repair and new
- 21. Reconfigure porch screen wall, old door location
- 22. Reconfigure porch screen wall, new door location
- 23. Condensing unit pad and equipment enclosure: Constructing a new concrete pad (16'-6" by 13'-4") with 4'-9" wood slat fence and gates to the west of the house.
- 24. Porch lattice panels
- 25. Wood ramp inside porch

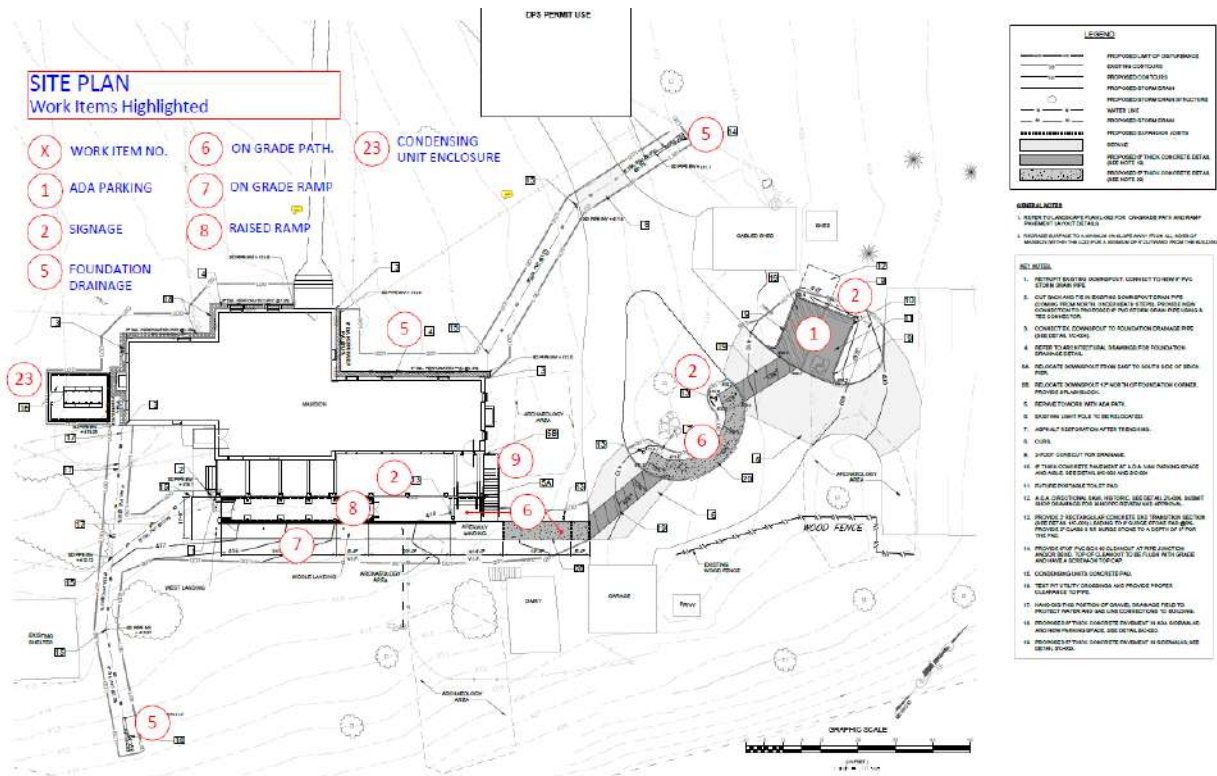


Figure 2: Proposed site plan with work items highlighted.

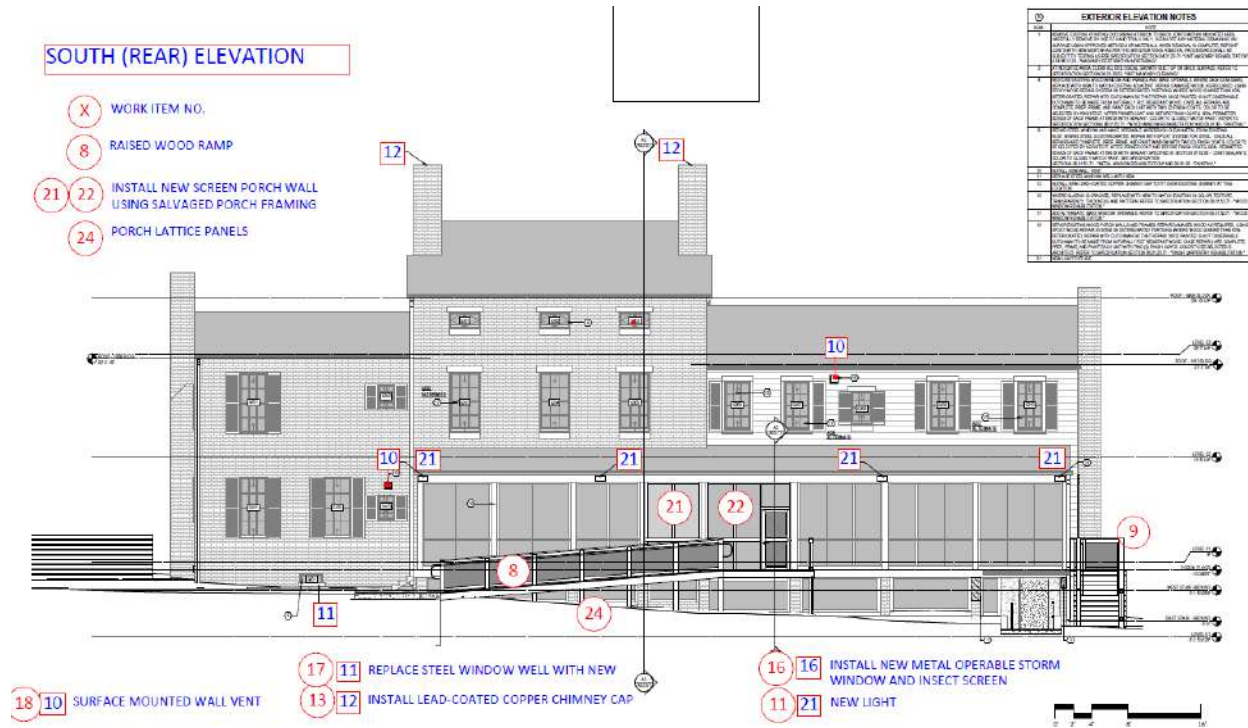


Figure 5: South elevation with work items highlighted.

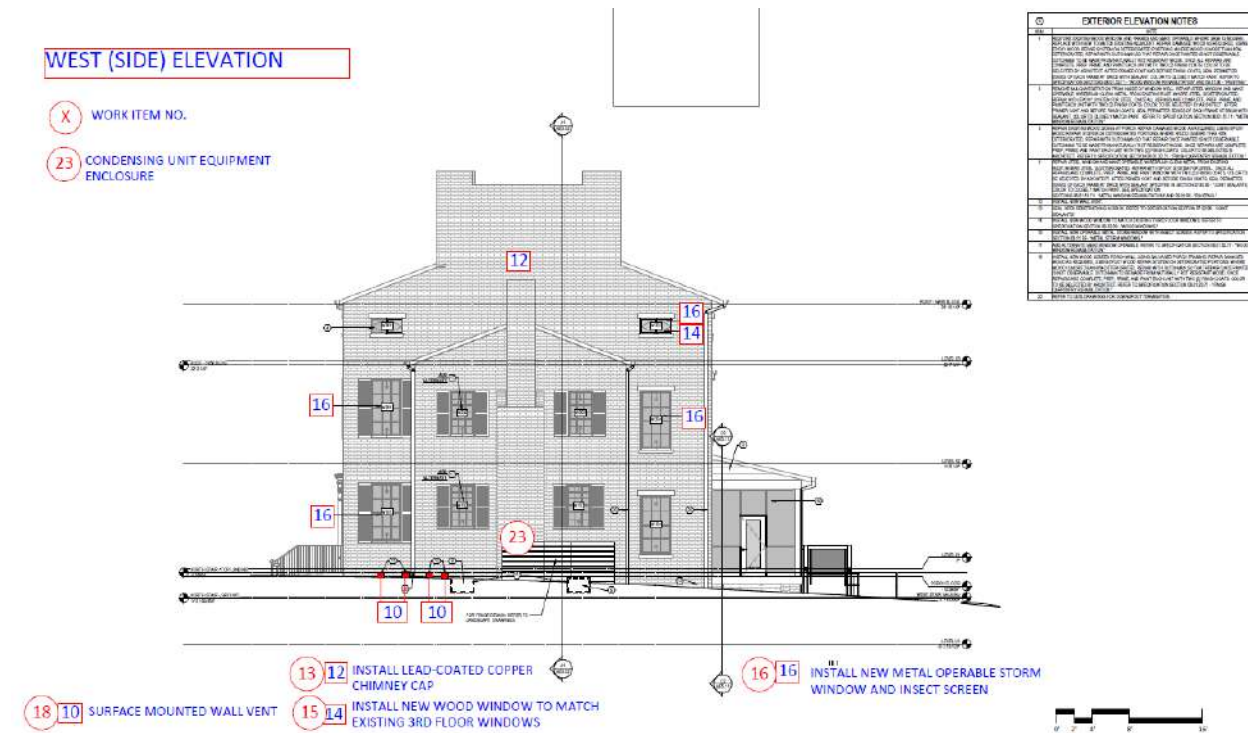


Figure 6: West elevation with work items highlighted.

APPLICABLE GUIDELINES

In accordance with section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) (“Regulations”), in developing its decision when reviewing a Historic Area Work Permit application for an undertaking at a Master Plan site, the Commission uses the *Montgomery County Code* (“Chapter 24A”), the *Secretary of the Interior’s Standards and Guidelines for Rehabilitation (Standards)*, and pertinent guidance in applicable master plans. [Note: where guidance in an applicable master plan is inconsistent with the Standards, the master plan guidance shall take precedence (section 1.5(b) of the Regulations).] The pertinent information in these documents, incorporated in their entirety by reference herein, is outlined below.

Montgomery County Code Chapter 24A-8

The following guidance which pertains to this project are as follows:

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied.

Secretary of the Interior’s Standards for Rehabilitation

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

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Staff supports the proposed alterations and finds that they largely addressed the concerns and comments expressed by the HPC during the preliminary consultation. As revised, with the exception of removal of vegetation around the front of the house, alterations proposed in the application are limited to the secondary side and rear elevations. Much of the focus during the preliminary consultation was on the proposed mechanical equipment and vents. Commissioners expressed concern about the previously-proposed condensing unit locations underneath the porch and those that would be visible upon entering the building. Subsequently, the applicants revised the proposal to locate all condensing units on a new concrete pad enclosed by a wood fence to the west of the western wing (*Figure 7, Figure 9, Figure 8*). Staff supports this proposal, finding that the location is the least visible to the public, as the majority of the pathways and parking area around the building are located on the east, north, and south sides of the building. Staff finds that the proposed enclosure and location will not substantially alter the exterior features of the historic site and that the painted wood material is compatible with the character of the site, in keeping with Chapter 24A-8(b)(1) and (2). Staff further finds that the new mechanical system will enhance the utilization of the historic site in a manner compatible with the historical, architectural and cultural value of the site, in keeping with Chapter 24A(8)(b)(3). Staff also finds that the proposed mechanical enclosure is in keeping with the Secretary of the Interior’s Rehabilitation guideline for Mechanical Systems, which recommends “installing a new mechanical system, if required, so that it results in the least alteration possible to the historic building and its character-defining features;” and, “placing air conditioning compressors in a location on a secondary elevation of the historic building that is not highly visible,”² and *Standards 2, 9, and 10*.

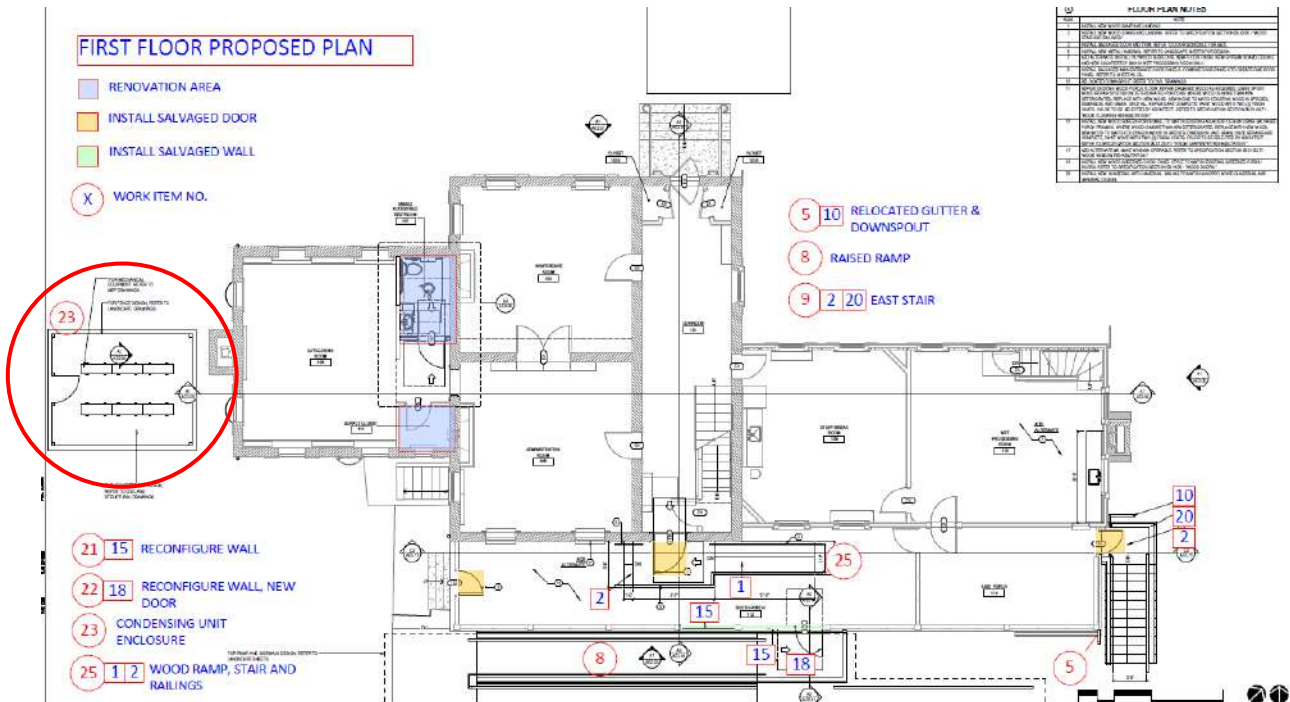


Figure 7: Proposed first floor plan showing the proposed equipment enclosure location (Work Item 23).

² Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, p. 126-127. <https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf>

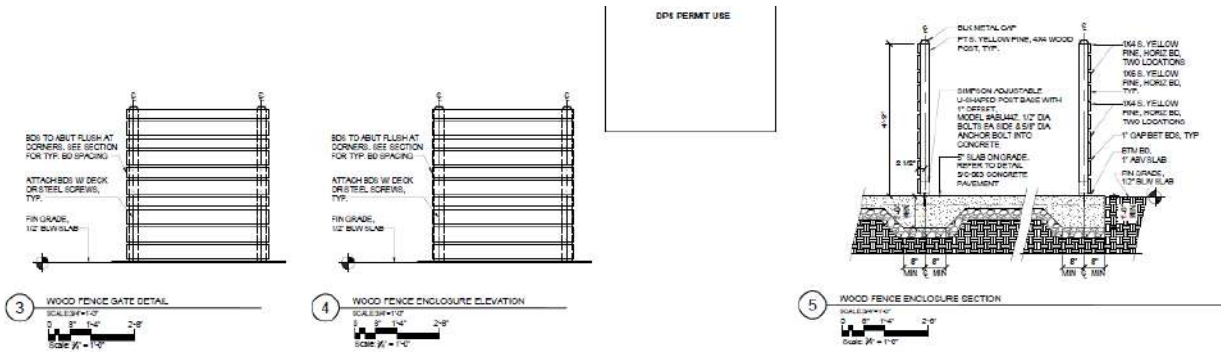


Figure 8: Elevation and section details of the proposed equipment enclosure, sheet L-010.

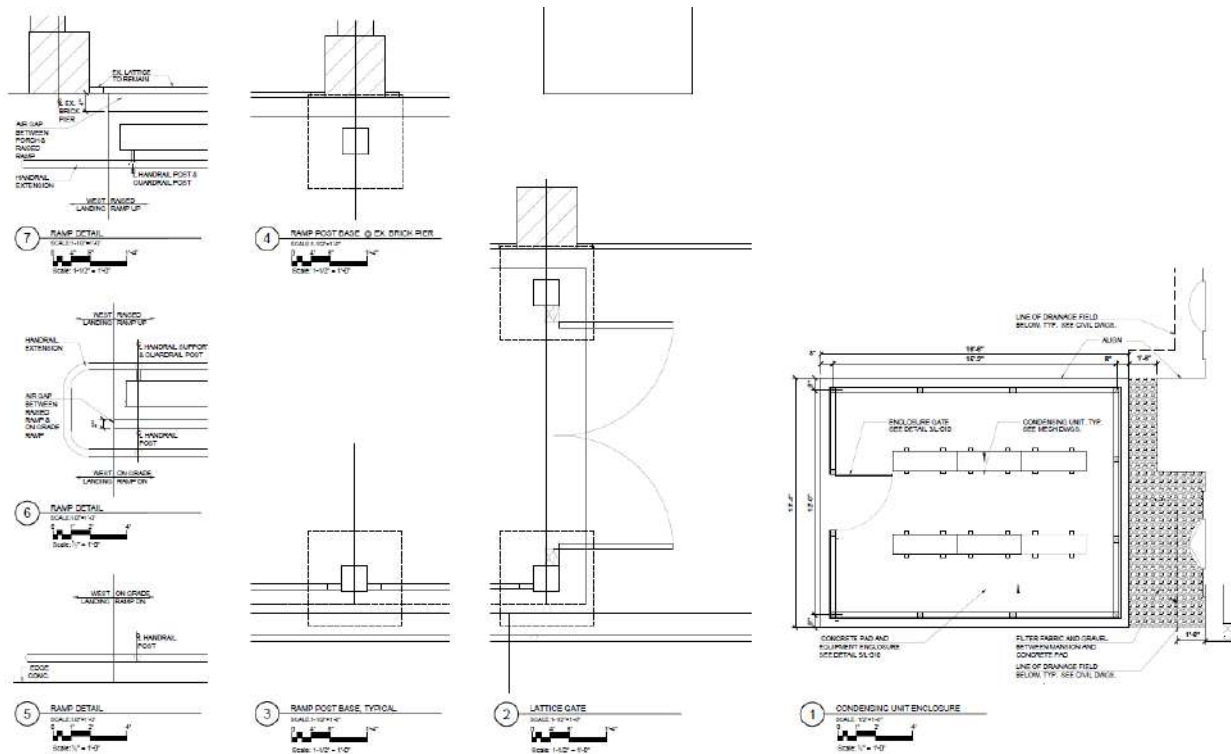


Figure 9: Plan details of the proposed equipment enclosure, sheet L-008.



Figure 10: View of the proposed equipment enclosure location at the west end of the building.

During the preliminary consultation, the HPC and staff also expressed concern about the penetration of vents through the exterior brick walls and encouraged the applicants to consider alternative locations for these vents and to attempt venting through the chimneys. If alternative locations could not be found, the HPC stated that no vents should be located on the front façade. The applicants explained in an email to staff that, “due to the location of most of the vents, venting through the chimneys would not be ideal as it would create multiple bulkheads and chases on the interior which would affect many historic finishes. It would also cause inefficiencies in the exhaust system due to the long runs and would require an exhaust blower.” In this revised application, the applicants have removed the vents from the front façade but in still propose to vent through the brick on other elevations (Work Item 18/Note 10, Figure 4, Figure 5, Figure 6). Two vents are proposed through the brick of the east side elevation of the main block between the second and third floor floors; one through the first-floor south (rear) elevation of the western wing; two through the west side elevation of the main block at ground level; and two through the west elevation of the western wing at ground level.



Additional wall vents are proposed through the lap siding-clad rear elevation of the eastern wing. The application does not specify the color of the vents, but in an email exchange with staff, the applicants confirmed that they will paint the wall vents to match or blend in with the surrounding brick. The specification sheet shows white steel as the standard, with other stock options of tan, brown, and black. Staff finds that the applicants have satisfied the HPC’s recommendation, and that the proposed locations are inconspicuous, do not remove any distinctive features of the building and recommends approval pursuant to *Standards 2 and 9*, and that vents painted to match or blend with the underlying brick material are compatible with the property, in keeping with Chapter 24A-8(b)(2).

Figure 11: Proposed vent cover details. The applicants propose to paint the vents to match or blend with the surrounding brick.

During the preliminary consultation, staff also recommended submission of additional materials, including a rear elevation that included the proposed ramps, a completed drainage plan, and specifications/details for several building features. The elevation drawing with ramps, ramp details, and a completed drainage plan have been submitted with the HAWP application, along with some feature details. These are discussed below.

ADA Accessibility Improvements

Staff supports the various improvements, including:

- a van accessible parking space and adjacent access aisle with signage (Work Items 1 and 2; *Figure 2*);
- an accessible path from the ADA accessible space to the rear porch with signage (Work Items 2 and 6, *Figure 2*);
- the removal of the rear porch stairs and construction of on-grade and raised ramps (Work Items 7 and 8, *Figure 12*, *Figure 13*, and *Figure 14*); and,
- a ramp at the existing rear entrance within the porch (Work Item 25, *Figure 16*).

Following the preliminary consultation, the applicant submitted additional drawings showing the proposed ramp in elevation (*Figure 5*, *Figure 13*, *Figure 14*), and an example of the proposed mesh railing and painted wood railing (*Figure 15*). The applicant confirmed by email that the proposed guardrail ramp will be painted a similar green color to the example photographs, because Needwood Mansion has other green accents in the porch lattice and shutters.

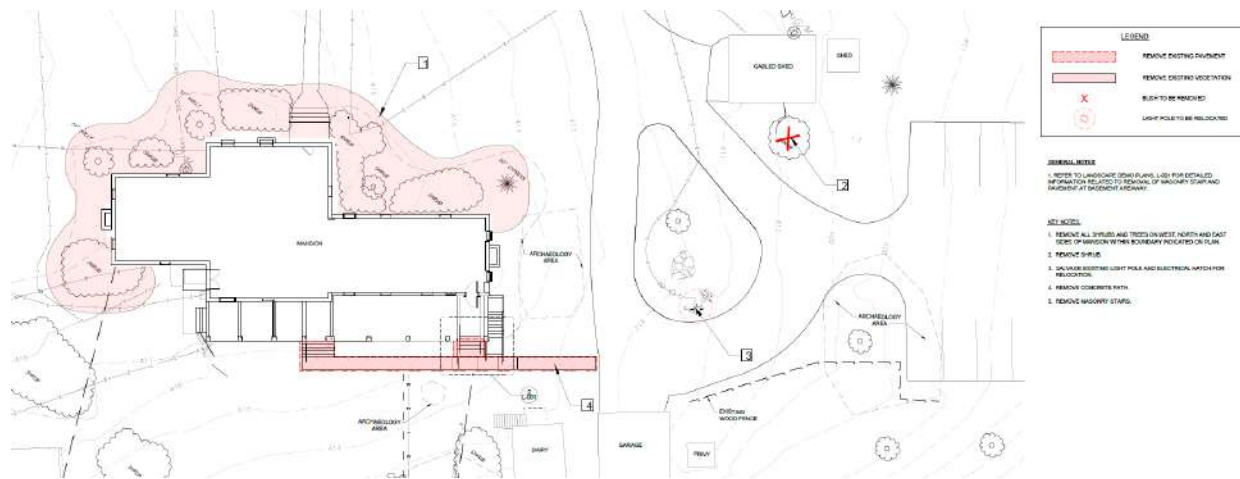


Figure 12: Site demo plan, sheet C-001.

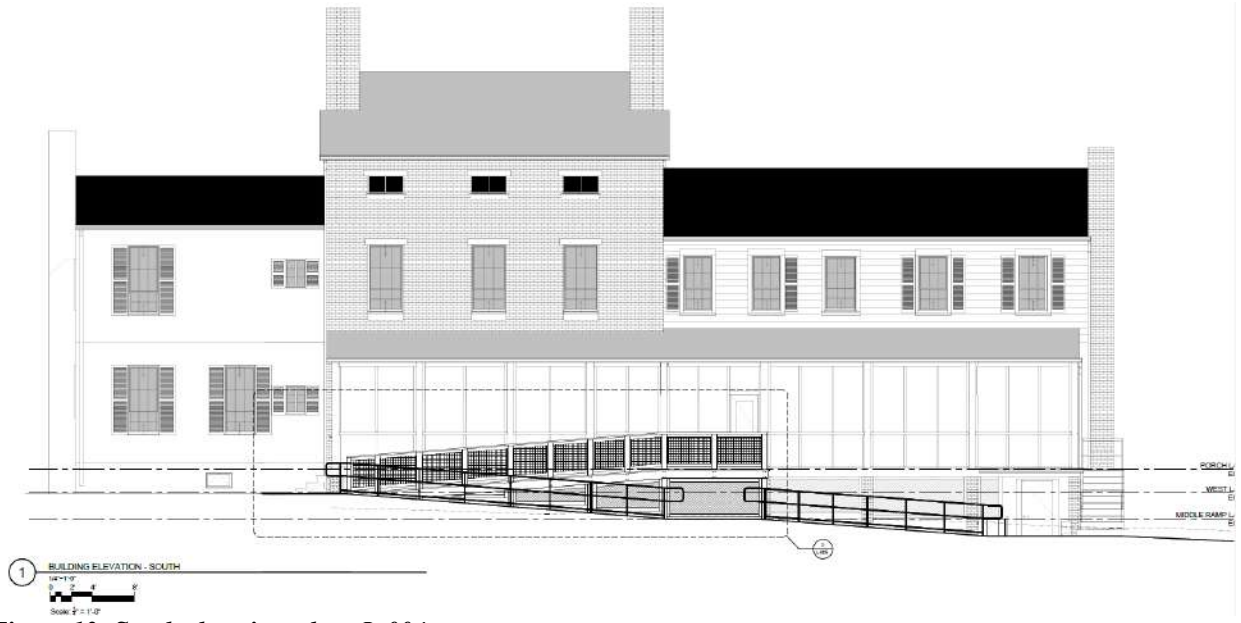


Figure 13: South elevation, sheet L-004.

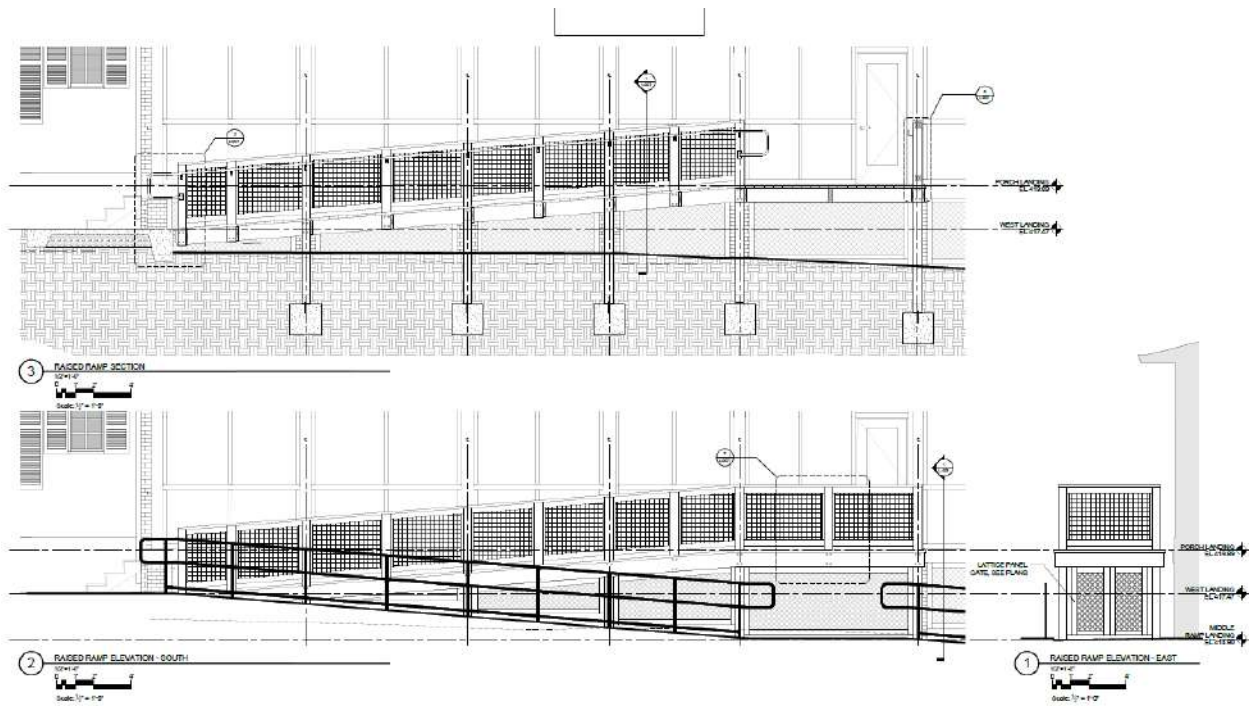


Figure 14: Ramp elevations and section, L-005.



Figure 15: Example of mesh railing to be used on raised ramp (Work Item 8).



Figure 16: Porch section elevation.

Since the preliminary consultation, the application has been amended to include additional alterations to the basement entry landing and exterior wood stairs on the east end of the south elevation for egress code compliance (Work Items 6 and 9,). The proposed work will include replacing four concrete basement risers with two concrete risers, and replacing the existing exterior stair with a new, wider, code-compliant wood stair from the porch landing to the new concrete areaway landing. The applicants propose to use the painted wood frame railing with mesh panels to match those of the proposed ramp (Figure 15).



Basement Entry



Basement Entry

Figure 17: Photographs of the basement entry to be modified and east stair to be replaced.

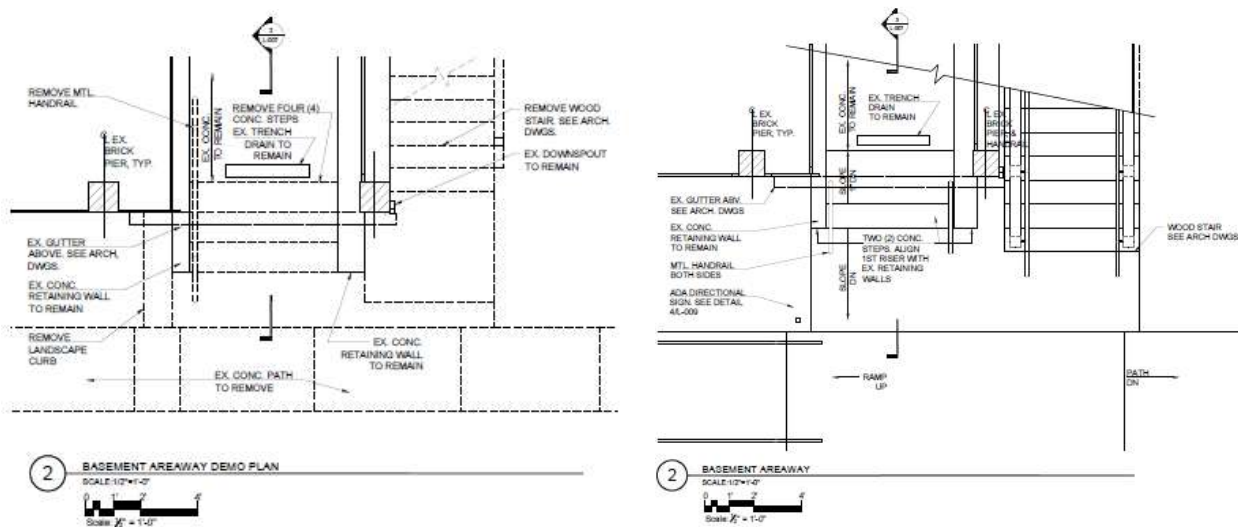


Figure 18: Demo plan (left) and proposed plan (right) for the areaway and east exterior stair.

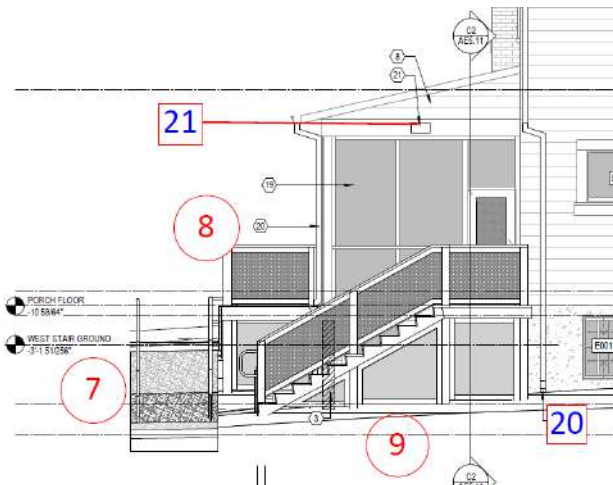


Figure 19: Existing east stair (left) and proposed condition (right).

The site improvements are necessary to meet ADA and egress code requirements and will not substantially alter the exterior features of an historic site in conformance with Chapter 24A-8(b)(1). The full-width rear porch was constructed sometime from 1913 to 1947, so was not an original feature of the circa 1856 building. Per Chapter 24A-8(b)(3), the changes will aid in the public and private utilization of the historic site in a manner that is compatible with its historical value. The work is also necessary to remedy unsafe conditions and meets Chapter 24A-8(b)(4), as well as the Accessibility *Guideline*, which recommends “identifying the historic building’s character-defining exterior features, interior spaces, features, and finishes, and features of the site and setting which may be affected by the accessibility code-required work,” “complying with barrier-free access requirements in such a manner that the historic building’s character-defining exterior features...and features of the site and setting are preserved or impacted as little as possible,” and “finding solutions to meet accessibility requirements that minimize the impact of any necessary alteration on the historic building, its site, and setting, such as compatible ramps, paths, and lifts.”³ In compliance with the *Standards*, the historic character of the property will be retained and preserved by the site improvements, because none of the work will damage historic fabric. The

³ Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, p. 146-147.

<https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf>

project will not destroy historic materials that characterize a property, and if the construction is removed in the future the essential form and integrity of the property and its environment will be unimpaired.

Mansion Improvements

Staff supports the removal of all the trees, vegetation, and mulch at the front and side sides of the house to accommodate the installation of a trench drain and finds the work meets both Chapter 24A-8(b) and the applicable *Standards*. According to the tree survey (*Figure 20*), the largest of the trees is a holly with a diameter at breast height of 14 inches, so none of the vegetation is a longtime established visual feature. The removals are necessary to keep moisture away from the masonry building and to accommodate the trench to be dug to improve drainage around the foundation.



Figure 20: Tree survey.

Staff supports the installation of new wood windows at the basement on the front elevation and third floor of the west elevation (Work Items 14 and 15 on *Figure 3* and *Figure 6*, respectively) and finds the work meets both Chapter 24A-8(b) and the applicable *Standards*. The replacement windows are to match the others wood windows found on the corresponding elevations, so they will be compatible to the historic site. Staff recommends that the applicant submit window shop drawings demonstrating that the new window will match the existing windows to staff for final approval.

Staff supports the installation of downspout extensions and splash blocks on the east side elevation (Work Item 5) and finds the work meets both Chapter 24A-8(b) and the applicable *Standards*. The elements are necessary to move water away from the foundation to help protect the historic site from water damage. Specifications submitted on Sheet C-004 identify PVC downspout adapters and cleanout adapters and plugs that are to be painted to protect against UV damage. The applicant has confirmed that these elements will be painted to match the existing downspouts.

Staff supports installation of a new steel window well on the rear elevation (Work Item 17, *Figure 21*) and finds the work meets both Chapter 24A-8(b) and the applicable *Standards*. The existing well is not

historic and must be removed so the drainage improvements can be undertaken. Details provided by the applicants indicate that the new proposed well matches the general appearance of the existing well.

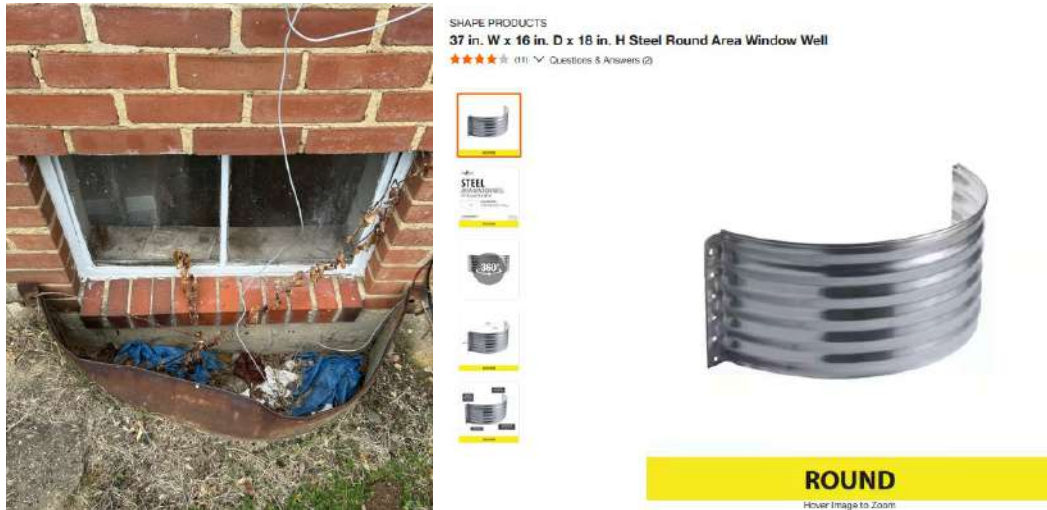


Figure 21: Existing window well (left) and proposed (right).

Staff supports the installation of lead-coated copper caps on each of the six chimneys (Work Item 13, Figure 22) and finds that the work meets both Chapter 24A-8(b) and the applicable Standards. According to the applicant, the chimneys are not currently capped, so the caps are necessary to prevent moisture and wildlife from gaining entry into the chimney stacks. The low-profile caps will have a slight pitch to allow for appropriate drainage.

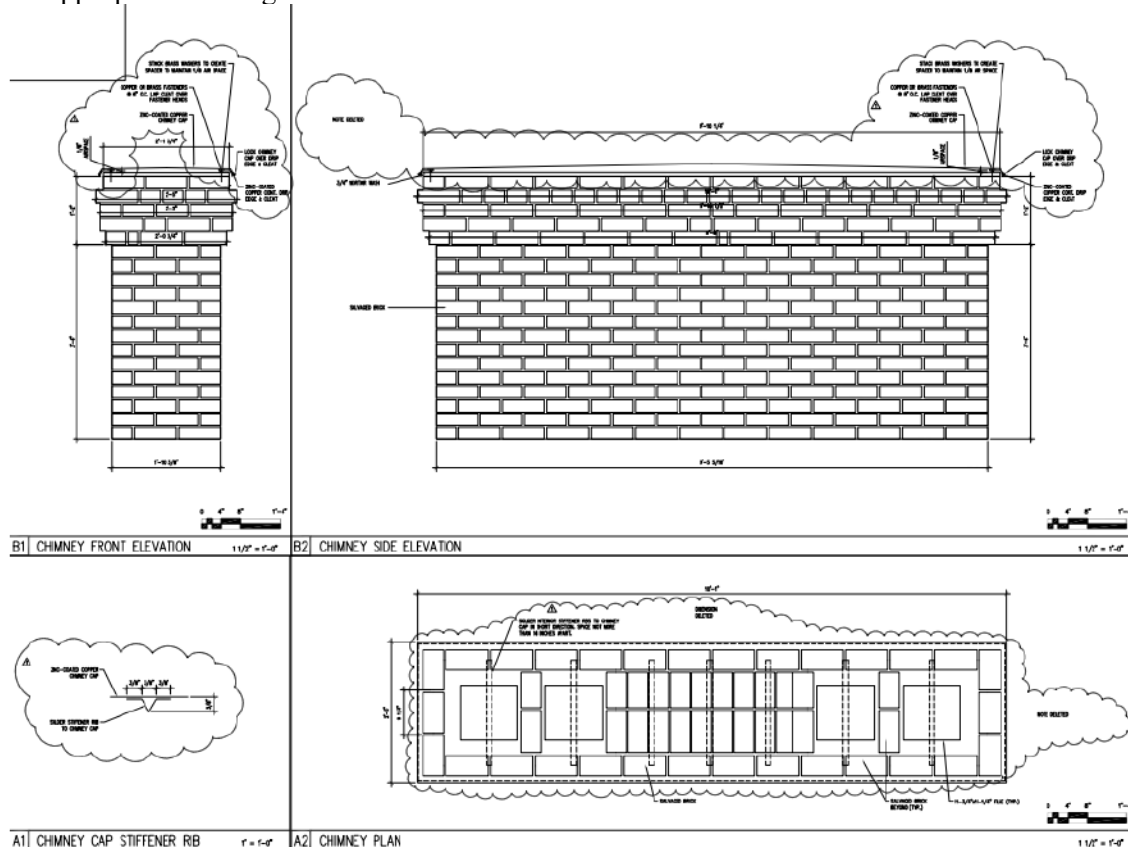


Figure 22: Chimney cap detail.

Staff supports installation of the metal storm windows with insect screens at various windows on all four sides (Work Item 16) and finds the work meets both Chapter 24A-8(b) and the applicable *Standards*. The windows will both help protect the existing windows and improve functionality so staff can open the windows.

Staff supports alterations to the screen porch on the south elevation to accommodate the ADA improvements (Work Items 11, 20, 21, and 22) and finds the work meets both Chapter 24A-8(b) and the applicable *Standards*. The porch is a later alteration to the building, added in the 20th century, and is located on the rear of the building. The modifications are necessary to accommodate the ADA accessibility improvements.

The application also proposes to repurpose the existing rear double doors into a single ADA-compliant door. During the preliminary consultation, the proposed ADA hardware proposed for the rear main entry door was requested. That hardware has not been provided, but staff recommends that the HPC delegate approval authority of this detail to staff. The screen door at that entrance also will be removed to improve ADA accessibility; staff supports the removal because the door is not a substantial alteration.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with two conditions** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), (3) and (4), having found that the proposal, as modified by the conditions, will not substantially alter the exterior features of the historic resource and is compatible in character with the purposes of Chapter 24A;

1. The applicant must submit shop drawings for all new windows and storm windows, including installation details, in elevation, section, and plan.
2. The applicant must submit ADA door hardware specifications.

and with the *Secretary of the Interior's Standards for Rehabilitation* # 2, 6, 9, and 10, and the Mechanical Systems and Accessibility *Guidelines*;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to 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 HPC as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the HPC 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 301-495-2167 or laura.dipasquale@montgomeryplanning.org to schedule a follow-up site visit.



MONTGOMERY PARKS

The Maryland-National Capital Park and Planning Commission
2425 Reedie Drive | Wheaton, MD 20902
MontgomeryParks.org

HAWP Application

Date: October 23, 2024
To: Dan Bruechert, Montgomery County Planning, Cultural Resources Planner III
From: Eileen Emmet, Montgomery Parks, Project Manager
Subject: Historic Needwood Mansion Building and Site Improvements, MIHP #22/035/000A
HAWP #1071486

The following items are being transmitted for a Historic Preservation Commission Hearing on November 13, 2024:

- A. HAWP Application
- B. Written Description of the Project
- C. Work Items List
- D. Photographs
- E. Address of Adjacent and Confronting Property Owners
- F. Tree Survey
- G. Plans
 - 1. Overall Site Plan
 - 2. South Elevation with Ramps
 - 3. 90% Drawing Excerpts (Markup of Elevations and Plans, corresponding to Work Items List)
 - 4. 90% Design Drawings (Compiled drawings for all disciplines: civil, landscape, landscape architectural, architectural, structural, MEP)
** Please find 20 KB file at this location:
<X:\Needwood Mansion\HAWP Application 2024-1023>
- H. Cut Sheets (Wall Vent Cap and Exterior Light Fixture)
- I. Specification Excerpts (Hardware)
- J. ~~90% Specifications~~
** Please find 6 KB file at this location:
<X:\Needwood Mansion\HAWP Application 2024-1023>

880 pages of general specifications on file with HPC staff and available by request.



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

FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICANT:

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

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

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

No/Individual Site Name _____

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

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: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ 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:

New Construction

Deck/Porch

Shed/Garage/Accessory Structure

Addition

Fence

Solar

Demolition

Hardscape/Landscape

Tree removal/planting

Grading/Excavation

Roof

Window/Door

Other: _____

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

Signature of owner or authorized agent

Date

Written Description of Project—Needwood Mansion House and Site Improvements, Resource #22/35

October 23,2024

1a. Description of existing structure, environmental setting, including their historical features and significance:

Environmental Setting: Needwood Mansion resides within an 11.12-acre Montgomery Parks sub-park called Needwood Mansion. It is part of a 234.36-acre historic environmental setting that also includes the abutting Needwood Golf course within Rock Creek Regional Park.

The sub-park surrounding the mansion includes these contributing outbuildings: a two-story stone Dairy that may have been a slave quarters upstairs and a one-story log shed that is now a Garage. Other non-contributing structures include a wood privy structure, a 1-1/2 story Dutch-gabled shed, a portable storage shed, and a pavilion shelter used for archaeology camp programs.

History: The original Needwood land patent of 1,000 acres was granted to John Cooke in 1758. It became part of a prosperous farm established on the site by his granddaughter, Harriet Cooke Robertson and her husband, William. Their son, William George Robertson, named the farm Sunnyside and built the existing brick structure shortly before his death from lightning at the outbreak of the civil war. The George Washington Columbus Beall family owned the property from 1881 to 1948. Needwood became part of Rock Creek Regional Park in 1962 and became a designated historic resource in the mid 1980's, individual Resource #22/35 on the Montgomery County Master Plan for Historic Preservation. For many years, the Mansion was the primary office location for Montgomery Parks Historian Michael F. Dwyer.

Exterior Description: The late-Federal house is three stories. The main center brick block was completed in 1856 and has the main historic entry door. The two-story, east frame block was added in 1913 and the two-story, west brick block was added in 1958. The entire building has slate roofing. The rear, south side of the house has a 10-ft deep x 72-ft long, wood frame screen porch with high ceiling. It extends the full length of the middle and east blocks and is subdivided into two asymmetrical sections. The porch has three stairs: a wood stair parallel to the east wall, a perpendicular masonry stair at the middle of the south elevation and a perpendicular masonry stair on the west.

The north and west elevations of the building have several large hollies and herbaceous shrubs. There is one large multi-trunk Leland Cypress at the northeast front corner of the house. A large asphalt parking lot to the east has 22 parking spaces and a trail entrance to the surrounding park. There are two known, uninvestigated archaeology areas to the east of the house. The first is approximately 10-feet east of the east block, where a "15-foot square one-story detached log kitchen" was once located. The other is at the entrance to the parking lot, to the right (south) as one drives in. It's the approximate location of a slave quarter. There is one known, uninvestigated archaeology area approximately 10-ft to the south of the rear screened porch, where the historical well is located. An archaeological monitor will be required to be on-site during any ground disturbing activity or in archaeologically sensitive areas, including removal of large plants, grading, etc.

Occupancy: Needwood Mansion is occupied by staff and volunteers of the Cultural Resources Stewardship Section, a group under the Park Planning and Stewardship Division of Montgomery Parks. Six career and one seasonal staff work in the building, including archaeologists, historians, cultural resource managers and numerous archaeology volunteers. The basement level houses the Montgomery

Parks historical archives. The first floor is used for sorting and cataloging of archival materials and public meetings, the second floor is used for staff offices, and the third floor has storage. The front door to the house is rarely used. Staff and visitor enter through the rear frame porch into the main north-south center hall.

The ancillary buildings are used for programs and storage. Some ground areas are used for archaeology summer camp programs and camp participants also meet in the pavilion shelter.

1b. General description of the project and its effect on the resource.

Project Description: There are two parts to the work: Mansion Improvements and Site Improvements.

Mansion Improvements are being designed by Michael Graves Architect, a consultant to Montgomery Parks. Ninety percent (90%) completion is being submitted for Approval. The work will provide grading and landscape alterations, including the removal of shrubs and trees, to reduce water infiltration into the basement. New perimeter drainage will collect and transfer roof and ground water away from the foundation of the building. The work will update and repair the building envelope, primarily to improve climate control for occupants and archaeological and artifact archives. It will also repair and reconfigure specific second floor rooms to provide space for additional staff. Individual window AC units will be removed, and central air-conditioning will be added throughout. A new dehumidification system will be installed in the basement for the archival storage. The work will include window repairs, storm window repairs, window replacement, alterations at entrance doors to provide ADA access, miscellaneous existing wood frame and screen repairs at rear porch and a ramp inside the porch to transition from the porch floor to the main first floor. The east stair will be replaced with a code-compliant wood stair. A single, concrete, condensing unit pad with fence enclosure will be added on the west side of the house.

General in-kind repairs include the following: Repoint selective masonry, clean and selective removal of biological growth from facades, seal open penetrations in brick, restore selective wood windows and frames, repair steel windows, replace cracked window glazing, remove mulch at windows, repair selective wood siding, repair house doors to airtight and paint, repair porch screen doors; repair selective areas of porch screens, flooring, and wood trim. An add-alternate bid item includes making select wood windows operable.

Site Improvements are new work being completed by Montgomery Parks, Park Development Division Staff, and are packaged within the MGA submission because the complete set will be submitted to the Montgomery County Department of Permitting Services. This work includes landscape alterations that provide an ADA-accessible route to the house: one accessible parking space, an access aisle, and a path from parking to the main rear entrance of the porch. A portable toilet pad is indicated as a future phase improvement. There are two parts to the overall accessible route:

1. Driveway Crossing Path (East Section): This crosses both drive aisles surrounding the tree island and connects to the proposed parking area between the Dutch-gabled shed (non-contributing) and the existing asphalt parking lot. It provides an on-grade, 5-ft wide concrete path less than 5% slope. Overall, it rises in elevation approximately 3-ft over approximately 86-feet.
2. Path from Driveway to House: (West Section): This traverses a 7.5-ft elevation rise from the west edge of the driveway (El. 412.50) to the house's porch door entrance (generally El. 420.0). This section consists of several parts with an additional 185-ft path of travel.

- a. Initial on-grade concrete path, < 5% slope, 5-ft wide
- b. Basement areaway landing abutting relocated concrete steps down to basement entrance and replacement east porch, wood entrance stair.
- c. 1st on-grade concrete ramp, < 8% slope, 5-ft wide (4-ft between handrails), with three-rail handrails both sides
- d. Middle landing
- e. 2nd on-grade concrete ramp, < 8% slope, 5-ft wide, (4-ft between handrails) with three-rail handrails both sides
- f. West landing
- g. Raised wood ramp, parallel to porch, < 8% slope, with guardrails both sides comprised of painted wood posts/metal mesh infill and metal handrails (4-ft wide between handrails).
- h. Porch landing, with perimeter guardrail comprised of painted wood posts/metal mesh infill and metal handrails.
- i. Final ramp inside the porch transitions additional 6-inches to the finished floor of the house (El. 420.8).

Refer to Attachment C for the Work Items List

Conclusion:

Before advancing the documents to 95% building permit submission, when we expect to request the HAWP stamp, Parks is seeking consultation from Historic Preservation Commissioners to confirm the mansion and site improvement plans are acceptable.

All work will be completed according to the *Secretary of the Interior's Standards for Rehabilitation* and according to the attached plans. There will be no adverse effect to the house or grounds. We intend to maintain the integrity of the location, design, setting, materials, workmanship, feeling and association.

Effect on Environmental Setting: The project will be limited to the building envelope, perimeter landscaping, and existing driveway east of the house; there is no adverse effect to the environmental setting.

Attachments:

- A. HAWP Application
- B. Written Description of the Project
- C. Work Items List
- D. Photographs
- E. Address of Adjacent and Confronting Property Owners
- F. Tree Survey
- G. Plans
 1. Overall Site Plan
 2. South Elevation with Ramps
 3. 90% Drawing Excerpts (Markup of Elevations and Plans, corresponding to Work Items List)
 4. 90% Design Documents (Compiled drawings for all disciplines: civil, landscape, landscape architectural, architectural, structural, MEP)
- H. Cut Sheets (Wall Vent Cap and Exterior Light Fixture)
- I. Specification Excerpts (Hardware)
- J. 90% Specifications

Description of Current Condition	Proposed Work
Work Item #1 - Accessibility	
The house and site do not meet ADA-accessibility requirements for parking, path grading or access into the house.	Create ADA-accessible parking area and paths from parking to the main (rear) screen porch entrance to the house. This requires new paths less than 5% slope and new ramps less than 8% slope on the rear of the house. Remove one shrub where parking space is proposed. See Civil and Landscape Dwgs.
Work Item #2 - Signage	
No existing site signage for parking or accessibility	Install ADA parking signage. Install ADA-directional signage at points along the ADA-path of travel to direct visitors to the main accessible entrance. Signs are required at each change of direction in the path. See Civil and Landscape Dwgs.
Work Item #3- Vegetation	
Trees and shrubs are overgrown and too close to the house creating a wet foundation wall and biological growth on the façade.	Remove all trees and vegetation on the west, north and east sides of the house. See Civil Dwgs.
Work Item #4 - Perimeter Grading	
Perimeter grading does not provide positive drainage away from the foundation.	Regrade to provide positive drainage away from the building. Regrade to provide accessible paths and parking area. See Civil Dwgs.
Work Item #5 - Foundation Drainage	
Downspouts do not adequately shed roof water away from the building. Evidence of water infiltration and damage is visible on interior side of basement walls.	Relocate specified downspouts and add splashblocks as needed. Connect specified downspouts to new underground drainage system around the building perimeter. Outfall underground drainage system in two locations: northeast of the entrance driveway and south of existing shelter. See Civil Dwgs.
Work Item #6 - Rear Paths, Stairs and Grading	
The house is entered via a wood stair on the east side of the porch and a masonry stair on the south side of the porch. Neither stair meets code. The concrete paths to reach the stairs are not ADA-compliant	Remove paths and stairs. Replace with new wood stair on east and ramp system the length of the porch to reach the porch entry elevation. The work requires regrading to achieve ADA-compliant slopes. It also requires reconstructing concrete stairs to the Basement Entry Landing and converting four concrete risers to two concrete risers because the new, adjacent Areaway Landing will have a lower elevation to meet the elevations of the east-west paths. The ramps are proposed as a combination of on-grade concrete paths with 3-rail metal railings and a raised wood ramp with guardrail. See Civil and Landscape Dwgs.
Work Item #7 - On Grade 3-Rail Ramp Handrails and Stair Handrails	
No existing condition.	The project proposes to use the Parks Standard Ramp Railing Details for metal rails installed in concrete surfaces. Refer to Landscape Drawing L-009. For concrete stair railings, the project proposes to use the Parks Standard Concrete Stair Handrail Details. See Landscape Dwgs.
Work Item #8 - Raised Ramp	
No existing condition.	A wood ramp raised above the ground is proposed for the ramp segment parallel to the porch. The ramp will have painted wood posts extending to grade. On the top of the ramp, a metal mesh guardrail with metal railings attached will infill between posts. Below the ramp, painted lattice, similar to lattice at the existing porch basement wall, will infill between the posts. The east end of the raised ramp will have a gate for access under the ramp. The ramp is separated from the porch by several inches to provide a gap between the wood edge of the porch floor and the existing brick piers. To close the gap at the porch floor landing, a continuous extruded aluminum cover plate, referred to as a metal floor cover in the drawings, will be attached on one side to the ramp landing and have the capacity to slide over the porch floor edge as well as align with the porch door's ADA threshold. See Landscape Dwgs.

Work Item #9 - East Stair	
The existing east stair does not meet code and is structurally unstable.	For egress purposes, a new, code-compliant wood stair will be provided from the porch landing to the new concrete areaway landing. Code requires the porch door to swing outward on the landing and the stair width to be resized to 3'-8" between handrails and risers changed to 7" maximum. The materials and finishes of the guardrails and railings will match the raised ramp design. Like the raised ramp, the structural support posts will extent to footings at grade and be infilled with lattice on the east side, same as the existing stair condition. A lattice gate is proposed beneath the landing, on the north, similar to the existng condition to provide storage access under the stair. To avoid interfering with the new stair two downspouts need to be shifted: 1) the gutter and downspout at the SW corner of the porch needs to be relocated around the corner and the downspout on the east elevation at the stair landing needs to moved north 12-inches. See Arch. Dwgs.
Work Item #10 - Porch Foundation Wall Openings	
The porch foundation behind the main center brick block consists of brick wing walls that extend south from the house to support the porch. The walls are expressed as brick piers on the south edge of the porch and, in between piers, existing lattice panels hide the crawl space behind.	In each of three wing walls, the project propose's to remove a 2-ft wide section of brick and install a steel lintel above the opening. The purpose of the opening is to allow future maintenance access to inspect the lattice panels that are no longer accessible from the outside, and to monitor the foundation which has been susceptible to groundhog damage. See Landscape and Landscape Struct. Dwgs.
Work Item #11 - Path of Travel Lighting at Screen Porch	
The existing interior lighting of the porch does not provide sufficient light levels for the outdoor path of travel.	New surface-mounted light fixtures will be attached to the wood porch pier trim to provide adequate lighting on the ramp. See Architectural Dwgs. See Cut Sheet.
Work Item #12 - Relocate Light Pole and Electrical Hatch	
The light pole and associated hatch are located within the grassy driveway island.	The accessible path will conflict with the existing locations and are proposed to be relocated next to a new path landing. See Civil Dwgs.
Work Item 13 - Install Lead-coated Copper Chimney Cap (Elevations Note 12)	
The Chimneys are not capped and are not in use permitting moisture and wildlife infiltration.	Install new lead-coated copper chimney cap to fit over existing chimney at locations indicated. Cap will permit ventilation of chimney. See Architectural Dwgs.
Work Item 14 - Install New Wood Window to Match Existing Adjacent Basement Window (Elevations Note 6)	
Existing window is missing.	Install new wood window to match existing window directly to the south. See Architectural Dwgs.
Work Item 15 - Install New Wood Window to Match Existing 3rd Floor Windows (Elevations Note 14)	
Third floor window is missing and currently infilled with plywood.	Install new wood window to match existing third floor windows. See Architectural Dwgs.
Work Item #16 - Install New Metal Operable Storm Window and Insect Screen (Elevations Note 16)	
Storm window is missing.	Install new operable metal storm window with insect screen. See Architectural Dwgs.
Work Item #17 - Replace Steel Window Well with New (Elevations Note 11)	
Existing steel window wells are in good condition but will be removed to facilitate perimeter drainage excavation.	Replace steel window well with new to match existing size and configuration. See Architectural Dwgs.
Work Item #18 - Wall Vents (Elevations Note 10)	
Existing and proposed restrooms require exhaust ventilation that does not currently exist. New mechanical equipment requires exhaust from basement	Install new wall vent on the building façade for each of four restrooms. Two vents are shown on the East Elevation, both on the second floor of the middle block, both through brick. Two vents are shwon on the South Elevation, one at the first floor on the west block, and one on the 2nd floor east block frame wall. Install four additional wall vents on West Elevation for mechanical equipment exhaust. See Architectural Dwgs. See Cut Sheet.

Work Item #19 - Exterior House Door (Rear Porch Entry)	
The main rear entrance to the house is comprised of two in-swinging wood doors and one out-swinging wood screen door. The door hardware is not ADA-compliant.	Remove screen door. Provide new ADA-complaint single-leaf out-swinging door with hardware to meet code requirements. Single-leaf constructed from existing in-swinging doors. Provide new ADA-compliant door hardware. See Architectural Dwgs. See Specifications.
Work Item #20 - Screen Porch Doors Remove, Salvage, Repair and New	
The existing screen porch and basement screen doors are in poor condition but the wood itself is solid. The south door does not meet ADA minimum width requirements.	Reused and salvaged screen doors will be repaired. However, there are areas where epoxy or wood filler repair are required. The east porch door (114) will be repaired and flipped to comply with egress requirements and a closer will be added. The west porch door (112B) will be removed. The south porch door will be salvaged, repaired and reinstalled as the new west porch door with new closer. A new, code-compliant outswinging door (112A) with closer at the porch entry will be provided. The main house screen door will be salvaged. The Wet Processing Room and Basement screen doors will remain unchanged. See Architectural Dwgs.
Work Item #21 - Reconfigure Porch Screen Wall, Old Door Location (Arch. Plan Note 15)	
When the existing south masonry stairs are removed, the existing screen porch door framing will be obsolete.	The project proposes to salvage the door. The remaining screen framing and trim material will be repaired with salvaged material to two full screen panels. See Architectural Dwgs.
Work Item #22 - Reconfigure Porch Screen Wall, New Door Location	
The existing screen wall bay has three screen panel sections.	Three sections will remain, but the project will provide a new door in the east panel. Door framing will be constructed from salvaged trim materials to match the existing conditions. See Architectural Dwgs.
Work Item #23 - Condensing Unit Pad and Equipment Enclosure	
No existing exterior mechanical equipment.	The new mechanical system requires a total of six units, each one approx. 16" x 42" x 4'-4" tall. They are grouped together on the west side of the house, on one concrete pad 16'-6" wide and 13'-4" long. The pad is 18" from the house to avoid conflict with the underground drainage system. A wood slat fence enclosure 4'-9" tall is provided to screen the equipment. Even though the proposed fence has slats, and the enclosed area is open above, a larger pad is needed to maintain free air space around the units. If a chain-link fence or lattice structure was used, then the pad size could be reduced. However, those options would likely not hide the units visually. If the concrete pad is <i>not</i> enclosed, then the pad would be significantly smaller. See Civil Dwgs.
Work Item #24 - Porch Lattice Panels	
The crawlspace under the porch is hidden by framed, painted, lattice panels attached to brick piers that support the porch. The bay where the existing south masonry stair is located does not have a lattice panel. For access to the individual crawl spaces, the lattice panels are removable (unscrewed) from the outside.	When the masonry stair is removed, the project proposes to fill the stair bay with a new lattice panel to match the others in size, material and color. Since the ramp will block five panel bays, their screws will be relocated so the panels can be detached from inside the crawlspace. See Landscape Dwgs.
Work Item #25 - Wood Ramp Inside Porch	
The existing condition requires a 10-inch step up into the main entrance of the house. It is not ADA-compliant.	Install new wood landing with two wood steps to the west and a wood ramp to the east. Install ADA-compliant 3-rail railings. See Architectural Dwgs.

NEEDWOOD MANSION M22-35



Front (North) Elevation



Rear (South) Elevation – Primary Entrance at Center Porch Steps



East Elevation



East Elevation (from Parking Lot)



Basement Entry



Basement Entry



West Porch Stair



View East towards Dairy and Parking



Entry Drive



East Side Lawn



East Elevation



Proposed ADA Parking Area



East Porch Entry, Looking towards Dairy and Parking



East Porch, Looking West to Kitchen Door



Main Porch Area at Center Block, Main House Entry on Left



Main House Entry Door



North Lawn, Looking South



North Lawn, Looking to West Elevation

Needwood Mansion – List of Adjacent and Confronting Property Owners, May 17, 2024

PHAN, HUY D and
NGUYEN, QUYEN T
16417 EQUESTRIAN LN
ROCKVILLE, MD 20855

PETTIT, RICHARD B & C B
16413 EQUESTRIAN LN
ROCKVILLE, MD 20855

SAGAYADAN, GRACE E ET AL TR
16409 EQUESTRIAN LN
DERWOOD, MD 20855

BEVERLY, WENDELL H ET AL
16401 EQUESTRIAN LN
ROCKVILLE, MD 20855

SCHAEFER AHREN J and
SCHAEFER ALLISON A
16400 EQUESTRIAN LN
ROCKVILLE, MD 20855

NORRIS JON and DEBORAH
16301 JOUSTING TER
ROCKVILLE, MD 20855

BERNSTEIN, SPAULDING TR
16300 JOUSTING TER
ROCKVILLE, MD 20855

CASILLA, ERNIE and
ROCCIA, JENNIFER PFENING
6801 NEEDWOOD RD
DERWOOD, MD 20855

SENATORE, MICHAEL P & ANNE M
6825 NEEDWOOD RD
DERWOOD, MD 20855

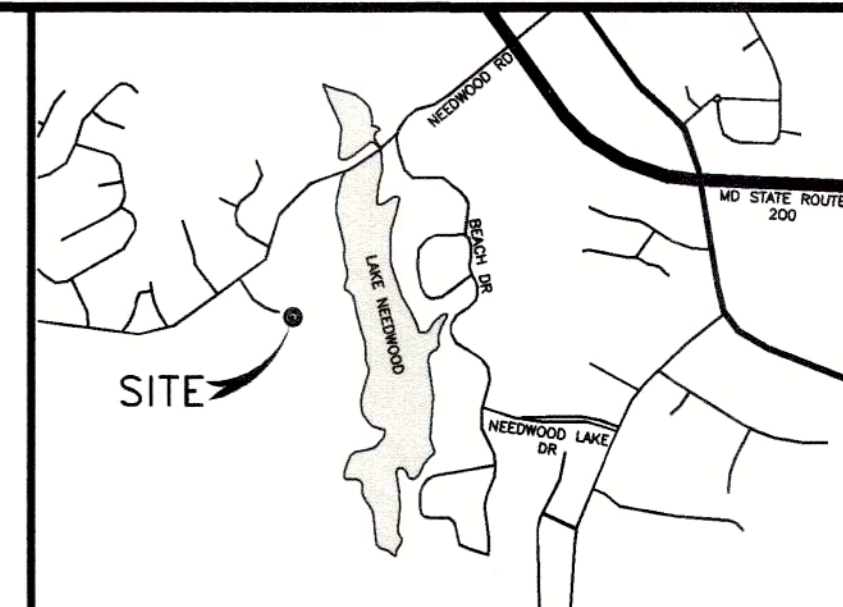
MATHUR, SANKET and
DHARIWAL, NEEVA
6837 NEEDWOOD RD
ROCKVILLE, MD 20855

BASS FREDERICK & MARCIA
16201 OAK MEADOW DR
ROCKVILLE, MD 20855

SZENTENDREI, TIBOR and
JULIANNA KELETI
6930 NEEDWOOD RD
ROCKVILLE, MD 20855

GENERAL NOTES

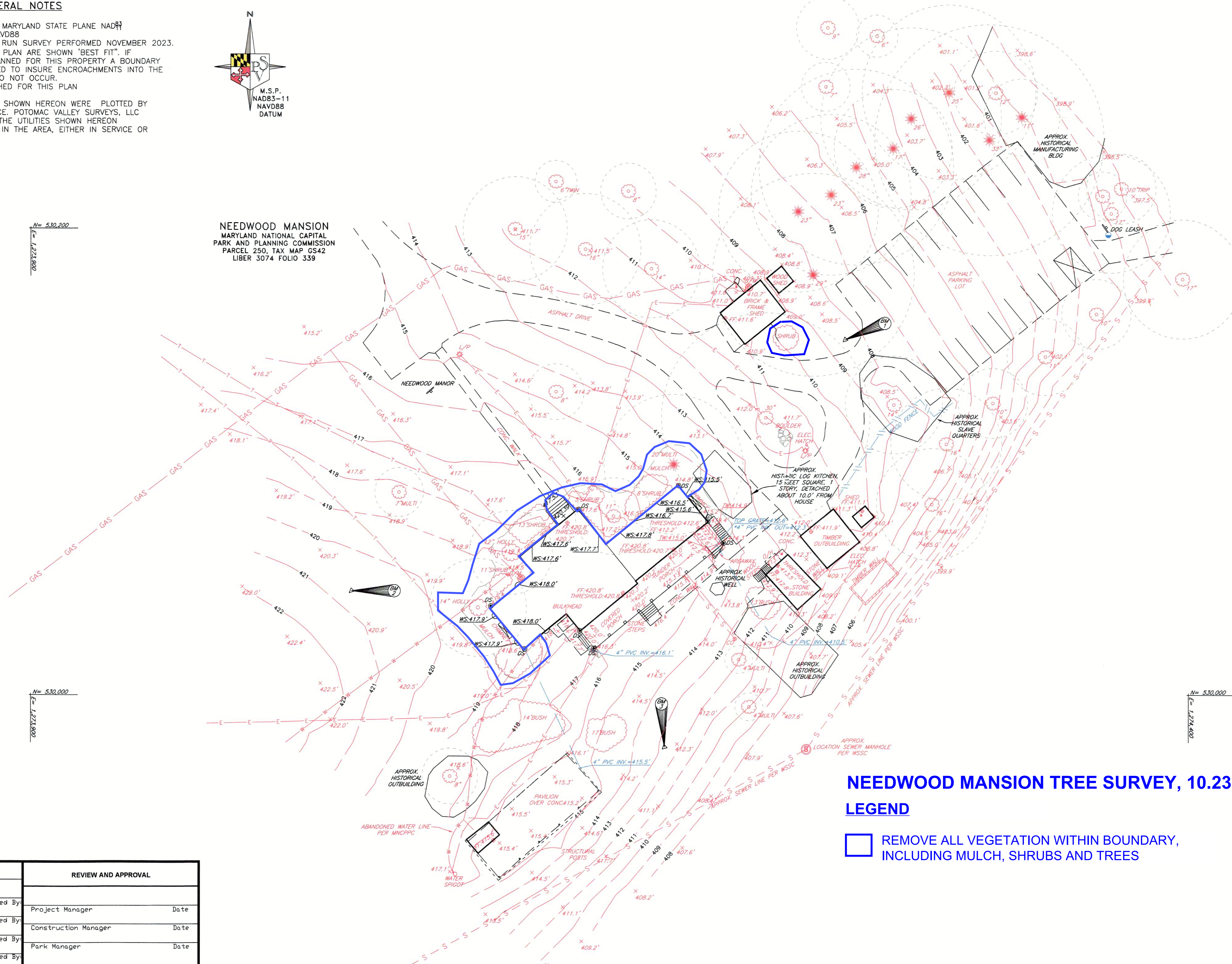
- SURVEY:**
 - HORIZONTAL DATUM BASED ON MARYLAND STATE PLANE NAD83
 - VERTICAL DATUM BASED ON NAVD88
 - TOPOGRAPHY BASED ON FIELD RUN SURVEY PERFORMED NOVEMBER 2023.
 - THE PROPERTY LINES ON THIS PLAN ARE SHOWN "BEST FIT". IF IMPROVEMENTS ARE TO BE PLANNED FOR THIS PROPERTY A BOUNDARY SURVEY SHOULD BE PERFORMED TO INSURE ENCROACHMENTS INTO THE BUILDING RESTRICTION LINES DO NOT OCCUR.
 - NO TITLE REPORT WAS FURNISHED FOR THIS PLAN
- UTILITIES:**
 - THE LOCATION OF UTILITIES AS SHOWN HEREON WERE PLOTTED BY USING ABOVE GROUND EVIDENCE. POTOMAC VALLEY SURVEYS, LLC MAKES NO GUARANTEES THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.



VICINITY MAP

N= 530,200
E= 1,223,900

NEEDWOOD MANSION
 MARYLAND NATIONAL CAPITAL
 PARK AND PLANNING COMMISSION
 PARCEL 250, TAX MAP GS42
 LIBER 3074 FOLIO 339



N= 530,000
E= 1,223,900

N= 530,000
E= 1,223,900

LEGEND

- CONTOURS
- SPOT GRADE
- FINISHED FLOOR ELEVATION
- TOP WALL
- WINDOW SILL ELEVATION
- ELECTRIC LINE
- TELECOMMUNICATION LINE
- GAS LINE
- STORM DRAIN
- WATERLINE
- EDGE OF PAVEMENT
- WOOD FENCE
- ELECTRIC METER
- GAS METER
- LIGHT POLE
- DOWNSPOUT
- SIGN
- RIP RAP
- CONIFEROUS TREE
- DECIDUOUS TREE
- APPROXIMATE DRIP LINE
- CONC.CONCRETE

NEEDWOOD MANSION TREE SURVEY, 10.23.2024

- LEGEND**
- REMOVE ALL VEGETATION WITHIN BOUNDARY, INCLUDING MULCH, SHRUBS AND TREES

DESIGN		REVIEW AND APPROVAL	
Landscape Architect Date	Checked By	Project Manager	Date
Architect Date	Checked By	Construction Manager	Date
Engineer Date	Checked By	Park Manager	Date
Drawn by Date	Checked By		

ISSUED FOR PROCUREMENT ON	
REVISIONS	
Designer's Name	
Address	
City/State/Zip	
Telephone Number	
Rev. No.	Date Description

**The Maryland-National Capital
 Park and Planning Commission**
 Montgomery County Department of Parks
 2425 Reedie Drive, 11th Floor
 Wheaton, Maryland 20902
 (301) 699-2255

0 20' 40' 60'

SCALE: 1"=20'

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	530152.3470	1274251.6890	408.47	REBAR W/CAP
2	530044.5950	1274038.5370	420.77	REBAR W/CAP
3	529977.6570	1274173.7940	412.90	REBAR W/CAP

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND WAS OBTAINED BY ME OR OTHERS UNDER MY SUPERVISION IN ACCORDANCE WITH COMAR 09-13-06 AND THAT THE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

David P. Mowatt 12/20/24
 DAVID P. MOWATT
 MARYLAND PROFESSIONAL
 LAND SURVEYOR #21136
 EXPIRATION/RENEWAL DATE 06-20-24

**TOPOGRAPHIC
 SURVEY**

NEEDWOOD MANSION
 6700 NEEDWOOD ROAD
 PARCEL 250, TAX MAP GS42
 LIBER 3074 FOLIO 339
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=20'

DWG. # 23-139

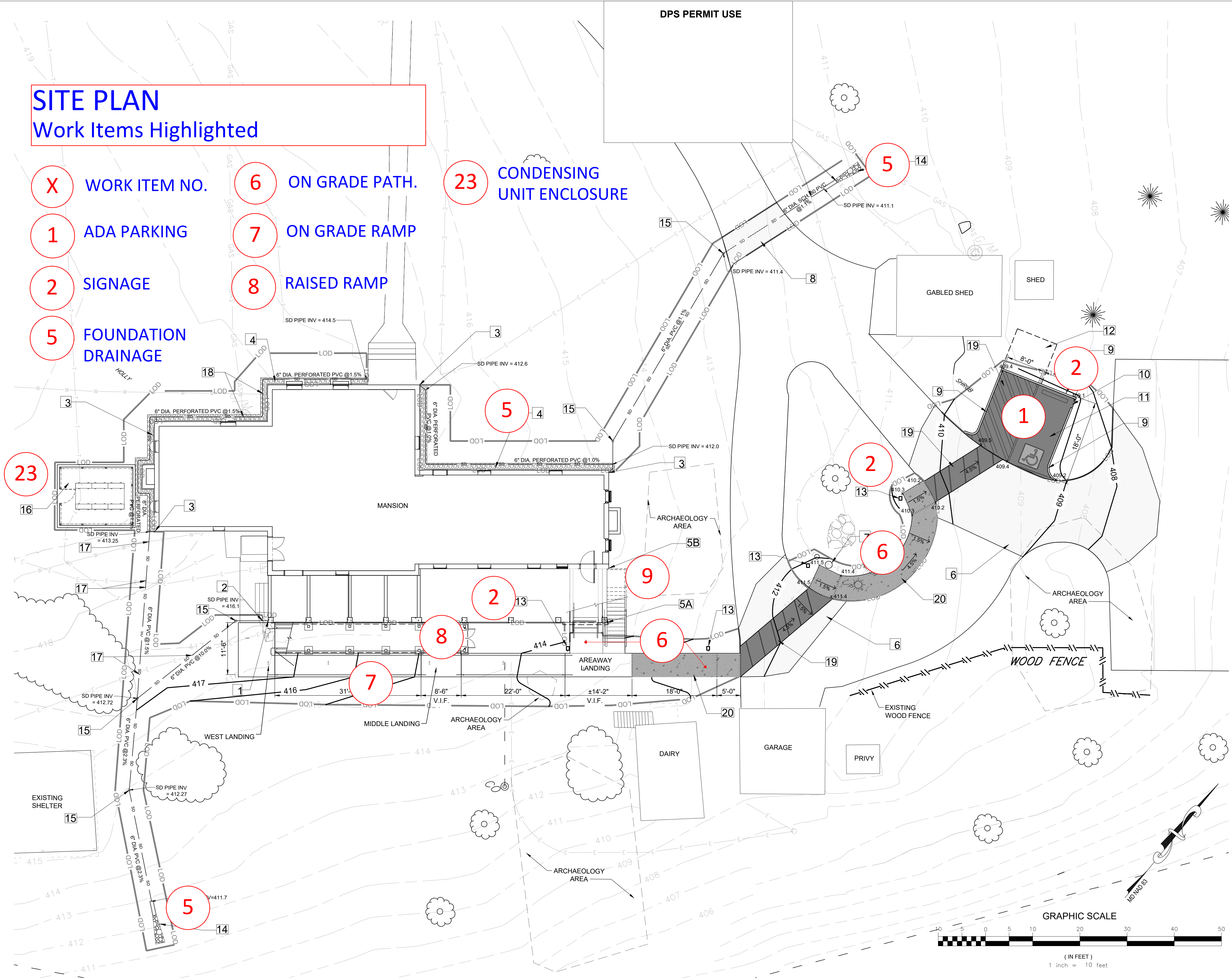
SHT. # 1 of 1

DATE: 12-20-23

SITE PLAN

Work Items Highlighted

- X** WORK ITEM NO.
- 1** ADA PARKING
- 2** SIGNAGE
- 5** FOUNDATION DRAINAGE
- 6** ON GRADE PATH.
- 7** ON GRADE RAMP
- 8** RAISED RAMP
- 23** CONDENSING UNIT ENCLOSURE

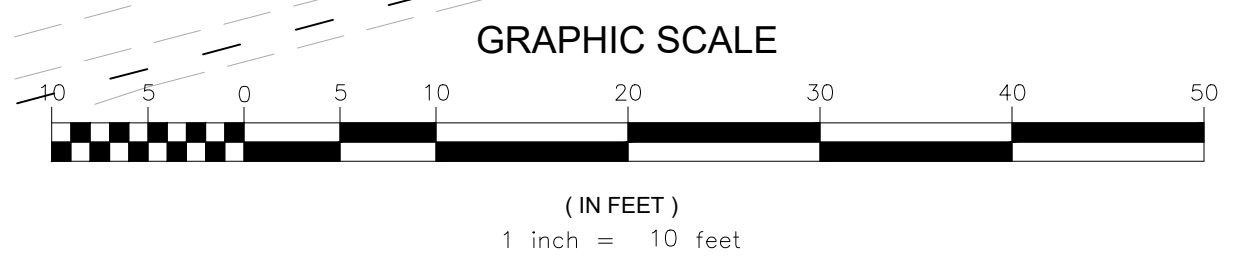


LEGEND

- PROPOSED LIMIT OF DISTURBANCE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN STRUCTURE
- WATER LINE
- PROPOSED STORM DRAIN
- PROPOSED EXPANSION JOINTS
- REPAVE
- PROPOSED 6" THICK CONCRETE DETAIL (SEE NOTE 19)
- PROPOSED 5" THICK CONCRETE DETAIL (SEE NOTE 20)

- ### GENERAL NOTES
- REFER TO LANDSCAPE PLAN L-002 FOR ON-GRADE PATH AND RAMP PAVEMENT LAYOUT DETAILS.
 - REGRADE SURFACE TO A MINIMUM 2% SLOPE AWAY FROM ALL SIDES OF MANSION (WITHIN THE LOD) FOR A MINIMUM OF 4' OUTWARD FROM THE BUILDING.

- ### KEY NOTES
- RETROFIT EXISTING DOWNSPOUT. CONNECT TO NEW 6" PVC STORM DRAIN PIPE.
 - CUT BACK AND TIE IN EXISTING DOWNSPOUT DRAIN PIPE (COMING FROM NORTH, UNDERNEATH STEPS). PROVIDE NEW CONNECTION TO PROPOSED 6" PVC STORM DRAIN PIPE USING A TEE CONNECTOR.
 - CONNECT EX. DOWNSPOUT TO FOUNDATION DRAINAGE PIPE (SEE DETAIL 1/C-004).
 - REFER TO ARCHITECTURAL DRAWINGS FOR FOUNDATION DRAINAGE DETAIL.
 - RELOCATE DOWNSPOUT FROM EAST TO SOUTH SIDE OF BRICK PIER.
 - RELOCATE DOWNSPOUT 12" NORTH OF FOUNDATION CORNER. PROVIDE SPLASHBLOCK.
 - REPAVE TO WORK WITH ADA PATH.
 - EXISTING LIGHT POLE TO BE RELOCATED.
 - ASPHALT RESTORATION AFTER TRENCHING.
 - CURB.
 - 2-FOOT CURB CUT FOR DRAINAGE.
 - 6" THICK CONCRETE PAVEMENT AT A.D.A. VAN PARKING SPACE AND AISLE. SEE DETAIL 6/C-003 AND 2/C-004
 - FUTURE PORTABLE TOILET PAD.
 - A.D.A. DIRECTIONAL SIGN, HISTORIC. SEE DETAIL 2/L-006. SUBMIT SHOP DRAWINGS FOR M-NCPPC REVIEW AND APPROVAL.
 - PROVIDE 3' RECTANGULAR CONCRETE END TRANSITION SECTION (SEE DETAIL 1/C-003) LEADING TO 6" SURGE STONE PAD @0%. PROVIDE 3" CLASS 0 RR SURGE STONE TO A DEPTH OF 8" FOR THE PAD.
 - PROVIDE 6"x6" PVC SCH 40 CLEANOUT AT PIPE JUNCTION AND/OR BEND. TOP OF CLEANOUT TO BE FLUSH WITH GRADE AND HAVE A SCREW-ON TOP CAP.
 - CONDENSING UNITS CONCRETE PAD.
 - TEST PIT UTILITY CROSSINGS AND PROVIDE PROPER CLEARANCE TO PIPE.
 - HAND-DIG THIS PORTION OF GRAVEL DRAINAGE FIELD TO PROTECT WATER AND GAS LINE CONNECTIONS TO BUILDING.
 - PROPOSED 6" THICK CONCRETE PAVEMENT IN ADA SIDEWALKS AND NEW PARKING SPACE. SEE DETAIL 6/C-003.
 - PROPOSED 5" THICK CONCRETE PAVEMENT IN SIDEWALKS. SEE DETAIL 5/C-003.



DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION

DRAWING CHECKED BY:

Submission Name	Initials	Date

PROFESSIONAL CERTIFICATION:
I certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws under the State of Maryland.

LICENSE NO. _____

EXPIRATION DATE: _____

DocuSeal

Professional Seal



The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
Park Development Division
2425 Reedie Drive, 11th Floor
Wheaton, Maryland 20902
301.495.2535

SUBMISSION / REVISION

Rev. No.	Date	Description

SITE PLAN PROPOSED

HISTORIC NEEDWOOD MANSION
Building and Site Improvements

6700 NEEDWOOD RD DERWOOD, MD 20855
SCALE: As Shown

DWG. #

C-002

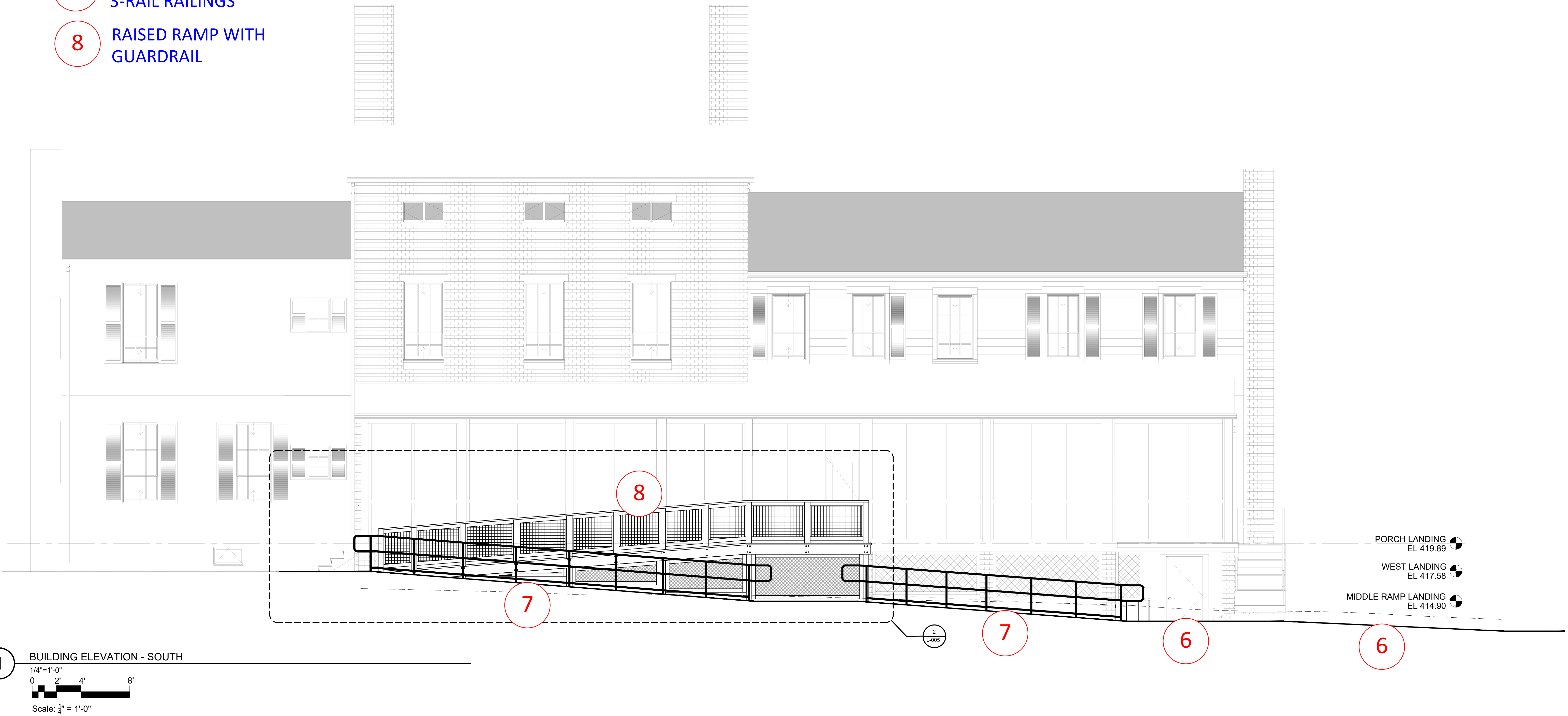
DPS PERMIT USE

PROPOSED GRADE LINES
EXISTING GRADE LINES

SOUTH (REAR) ELEVATION

Work Items Highlighted

- X** WORK ITEM NO.
- 6** ON GRADE PATH, AREAWAY LANDING
- 7** ON GRADE RAMP WITH 3-RAIL RAILINGS
- 8** RAISED RAMP WITH GUARDRAIL



1 BUILDING ELEVATION - SOUTH
1/4"=1'-0"
Scale: 1/4" = 1'-0"

DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION



DRAWING CHECKED BY:

Submission Name	Initials	Date

PROFESSIONAL CERTIFICATION:
I certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws under the State of Maryland.

LICENSE NO. _____
EXPIRATION DATE: _____

DocuSeal

Professional Seal



The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
Park Development Division
2425 Reedie Drive, 11th Floor
Wheaton, Maryland 20902
301.495.2535

SUBMISSION / REVISION

Rev. No.	Date	Description

Ramp Elevation

HISTORIC NEEDWOOD MANSION
Building and Site Improvements

6700 NEEDWOOD RD DERWOOD, MD 20855
SCALE: As Shown

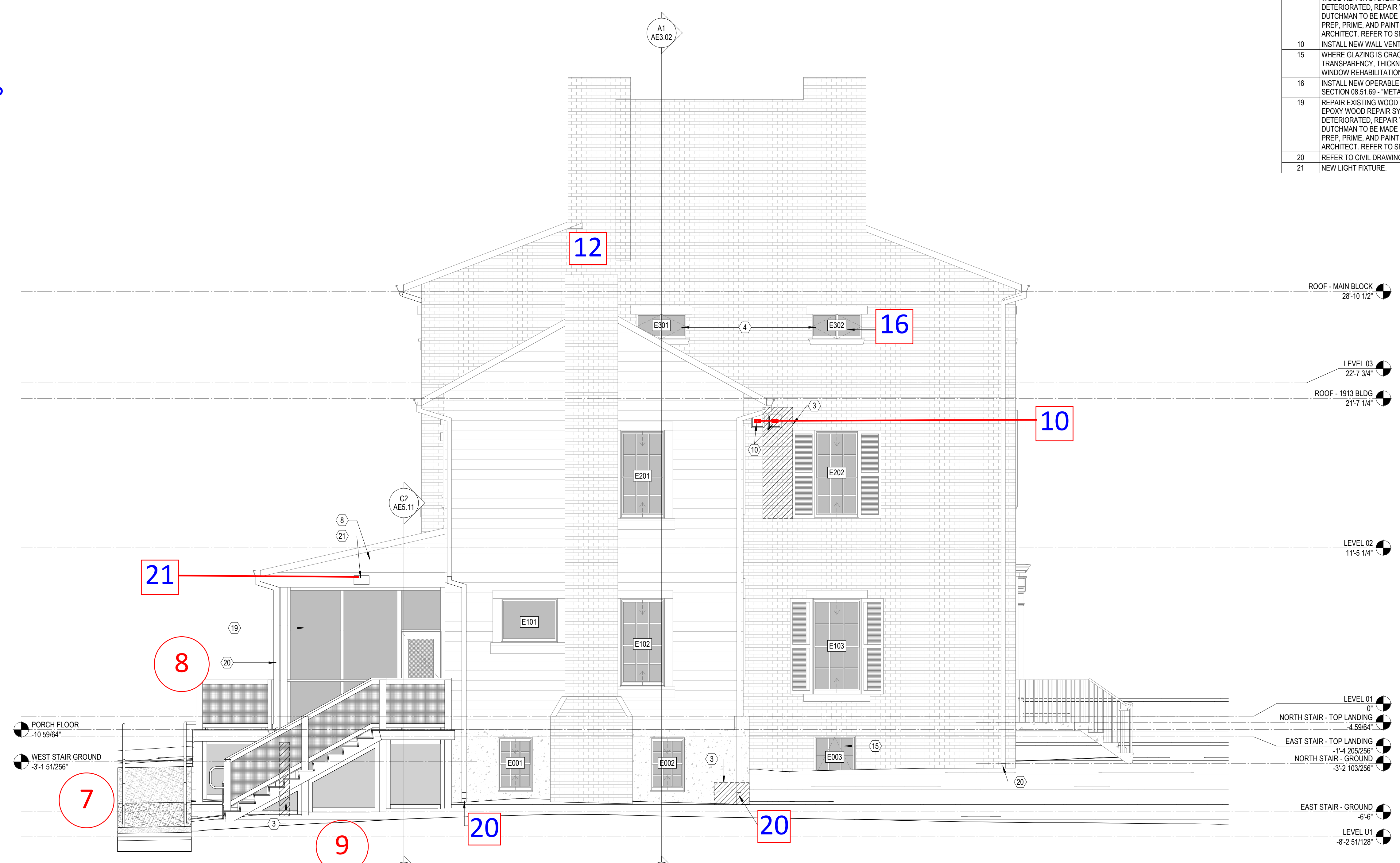
DWG. #

L-004

EAST (SIDE) ELEVATION

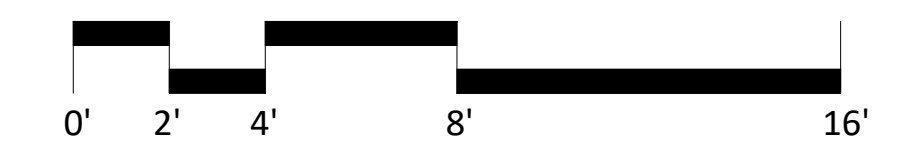
- X WORK ITEM NO.
- 7 ON GRADE 3-RAIL RAMP
- 8 RAISED RAMP
- 9 EAST STAIR

EXTERIOR ELEVATION NOTES	
NUM.	NOTE
3	AT INDICATED AREA, CLEAN ALL BIOLOGICAL GROWTH BUILT UP ON BRICK SURFACE. REFER TO SPECIFICATION SECTION 04.01.20.52 - "UNIT MASONRY CLEANING."
4	RESTORE EXISTING WOOD WINDOW AND FRAMES AND MAKE OPERABLE. WHERE SASH IS MISSING, REPLACE WITH NEW TO MATCH EXISTING ADJACENT. REPAIR DAMAGED WOOD AS REQUIRED, USING EPOXY WOOD REPAIR SYSTEM ON DETERIORATED PORTIONS. WHERE WOOD IS MORE THAN 40% DETERIORATED, REPAIR WITH DUTCHMAN SO THAT REPAIR ONCE PAINTED IS NOT OBSERVABLE. DUTCHMAN TO BE MADE FROM NATURALLY ROT RESISTANT WOOD. ONCE ALL REPAIRS ARE COMPLETE, PREP, PRIME, AND PAINT EACH UNIT WITH TWO (2) FINISH COATS. COLOR TO BE SELECTED BY ARCHITECT. AFTER PRIMER COAT AND BEFORE FINISH COATS, SEAL PERIMETER EDGES OF EACH FRAME AT BRICK WITH SEALANT. COLOR TO CLOSELY MATCH PAINT. REFER TO SPECIFICATION SECTIONS 08.01.52.71 - "WOOD WINDOW REHABILITATION" AND 09.01.00 - "PAINTING."
8	REPAIR EXISTING WOOD SIDING AT PORCH. REPAIR DAMAGED WOOD AS REQUIRED, USING EPOXY WOOD REPAIR SYSTEM ON DETERIORATED PORTIONS. WHERE WOOD IS MORE THAN 40% DETERIORATED, REPAIR WITH DUTCHMAN SO THAT REPAIR ONCE PAINTED IS NOT OBSERVABLE. DUTCHMAN TO BE MADE FROM NATURALLY ROT RESISTANT WOOD. ONCE REPAIRS ARE COMPLETE, PREP, PRIME, AND PAINT EACH UNIT WITH TWO (2) FINISH COATS. COLOR TO BE SELECTED BY ARCHITECT. REFER TO SPECIFICATION SECTION 06.01.20.71 - "FINISH CARPENTRY REHABILITATION."
10	INSTALL NEW WALL VENT.
15	WHERE GLAZING IS CRACKED, REPLACE WITH NEW TO MATCH EXISTING IN COLOR, TEXTURE, TRANSPARENCY, THICKNESS, AND PATTERN. REFER TO SPECIFICATION SECTION 08.01.52.71 - "WOOD WINDOW REHABILITATION."
16	INSTALL NEW OPERABLE METAL STORM WINDOW WITH INSECT SCREEN. REFER TO SPECIFICATION SECTION 08.51.69 - "METAL STORM WINDOWS."
19	REPAIR EXISTING WOOD PORCH WALLS AND FRAMES. REPAIR DAMAGED WOOD AS REQUIRED, USING EPOXY WOOD REPAIR SYSTEM ON DETERIORATED PORTIONS. WHERE WOOD IS MORE THAN 40% DETERIORATED, REPAIR WITH DUTCHMAN SO THAT REPAIR ONCE PAINTED IS NOT OBSERVABLE. DUTCHMAN TO BE MADE FROM NATURALLY ROT RESISTANT WOOD. ONCE REPAIRS ARE COMPLETE, PREP, PRIME, AND PAINT EACH UNIT WITH TWO (2) FINISH COATS. COLOR TO BE SELECTED BY ARCHITECT. REFER TO SPECIFICATION SECTION 06.01.20.71 - "FINISH CARPENTRY REHABILITATION."
20	REFER TO CIVIL DRAWINGS FOR DOWNSPOUT TERMINATION.
21	NEW LIGHT FIXTURE.



- 13 12 INSTALL LEAD-COATED COPPER CHIMNEY CAP, TYP. SIX (6) CHIMNEY'S
- 16 16 INSTALL NEW METAL OPERABLE STORM WINDOW AND INSECT SCREEN
- 5 20 DOWNSPOUT TERMINATION. SEE CIVIL DWGS.
- 11 21 NEW LIGHT FIXTURE

18 10 SURFACE MOUNTED WALL VENT



<p>A1 AE2.02</p>	<p>ELEVATION- EXTERIOR- EAST</p> <p>DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION</p> <p>MICHAEL GRAVES BALTIMORE, MD 233 E. Redwood Street, 12th Floor Baltimore, MD 21202 T 410 290 9680 MICHAELGRAVES.COM</p>	<p>DRAWING CHECKED BY: KLG</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Submission Name</th> <th>Initials</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>SCHEMATIC DESIGN</td> <td>KLG</td> <td>2024.01.08</td> </tr> <tr> <td>DESIGN DEVELOPMENT (60% CDs)</td> <td>KLG</td> <td>2024.03.05</td> </tr> <tr> <td>CONSTRUCTION DOCUMENTS (90% CDs)</td> <td>NMM</td> <td>2024.09.16</td> </tr> </tbody> </table>	Submission Name	Initials	Date	SCHEMATIC DESIGN	KLG	2024.01.08	DESIGN DEVELOPMENT (60% CDs)	KLG	2024.03.05	CONSTRUCTION DOCUMENTS (90% CDs)	NMM	2024.09.16	<p>PROFESSIONAL CERTIFICATION: I certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws under of the State of Maryland.</p> <p>LICENSE NO. _____</p> <p>EXPIRATION DATE: _____</p>	<p>The Maryland-National Capital Park and Planning Commission</p> <p>Montgomery County Department of Parks 2425 Reedie Drive Wheaton, Maryland 20902 (301) 495-2535</p>	<p>SUBMISSION / REVISION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Rev. No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/23/2024</td> <td>HAWP APPLICATION</td> </tr> </tbody> </table>	Rev. No.	Date	Description	1	10/23/2024	HAWP APPLICATION	<p>ELEVATIONS- EXTERIOR- BUILDING</p> <p>HISTORIC NEEDWOOD MANSION Renovation 6700 NEEDWOOD ROAD DERWOOD, MD 20855 SCALE: As Shown</p>	<p>DWG. #</p> <p style="font-size: 2em; font-weight: bold;">AE2.02</p>
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SOUTH (REAR) ELEVATION

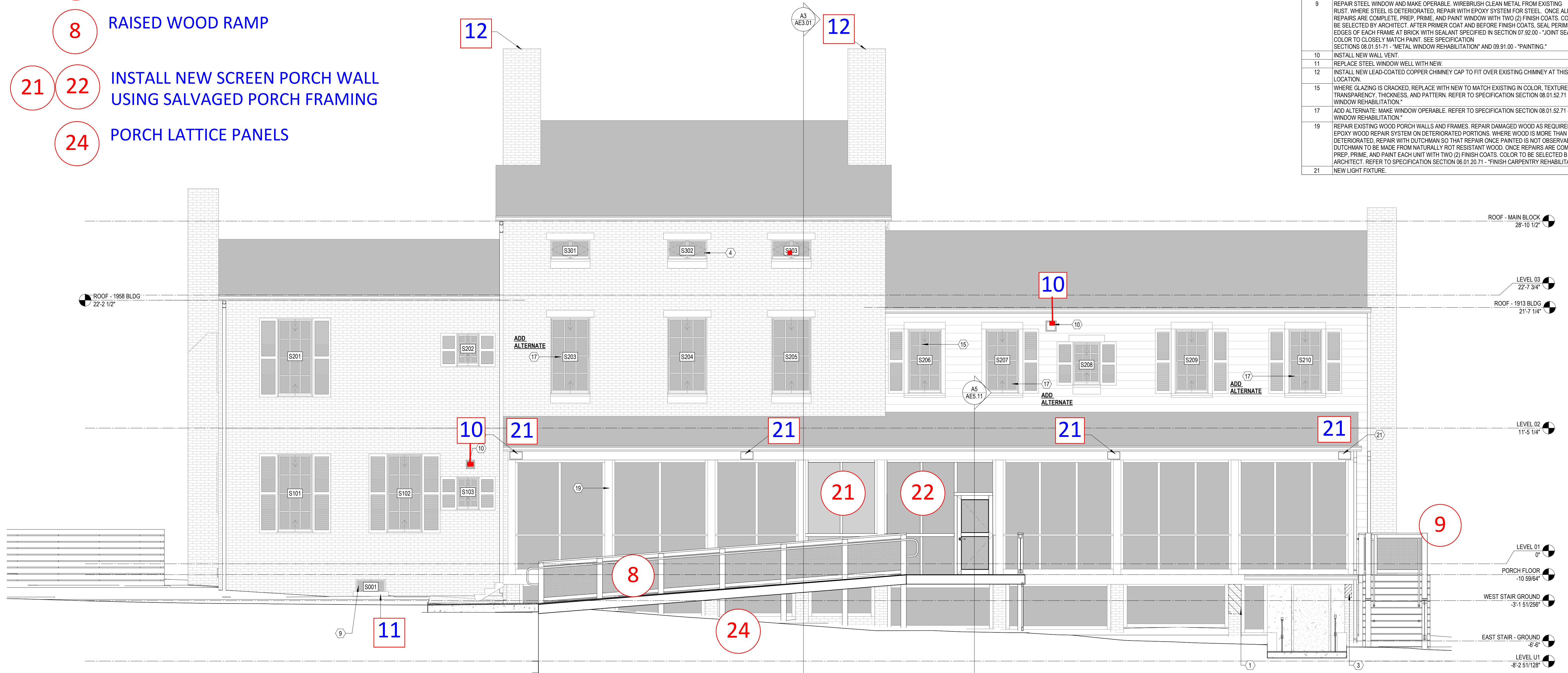
X WORK ITEM NO.

8 RAISED WOOD RAMP

21 22 INSTALL NEW SCREEN PORCH WALL USING SALVAGED PORCH FRAMING

24 PORCH LATTICE PANELS

NUM.	NOTE
1	REMOVE EXISTING POINTING OCCURRING AT BRICK TO BRICK JOINTS WITHIN INDICATED AREA. CAREFULLY REMOVE BY USE OF HAND TOOLS ONLY. CLEAN OFF ANY MATERIAL REMAINING ON SURFACE USING APPROVED METHODS OR MATERIALS. WHEN REMOVAL IS COMPLETE, REPOINT JOINTS WITH NEW MORTAR AS PER THE SPECIFICATIONS. REMOVAL PROCEDURES SHALL BE SUBJECT TO TESTING AS PER SPECIFICATION SECTION 04.01.20-71 - "UNIT MASONRY REHABILITATION" & 04.05.13-91 - "MASONRY RESTORATION MORTARS."
3	AT INDICATED AREA, CLEAN ALL BIOLOGICAL GROWTH BUILT UP ON BRICK SURFACE. REFER TO SPECIFICATION SECTION 04.01.20-92 - "UNIT MASONRY CLEANING."
4	RESTORE EXISTING WOOD WINDOW AND FRAMES AND MAKE OPERABLE. WHERE SASH IS MISSING, REPLACE WITH NEW TO MATCH EXISTING ADJACENT. REPAIR DAMAGED WOOD AS REQUIRED, USING EPOXY WOOD REPAIR SYSTEM ON DETERIORATED PORTIONS. WHERE WOOD IS MORE THAN 40% DETERIORATED, REPAIR WITH DUTCHMAN SO THAT REPAIR ONCE PAINTED IS NOT OBSERVABLE. DUTCHMAN TO BE MADE FROM NATURALLY ROT RESISTANT WOOD. ONCE ALL REPAIRS ARE COMPLETE, PREP, PRIME, AND PAINT EACH UNIT WITH TWO (2) FINISH COATS. COLOR TO BE SELECTED BY ARCHITECT. AFTER PRIMER COAT AND BEFORE FINISH COATS, SEAL PERIMETER EDGES OF EACH FRAME AT BRICK WITH SEALANT. COLOR TO CLOSELY MATCH PAINT. REFER TO SPECIFICATION SECTIONS 08.01.52-71 - "WOOD WINDOW REHABILITATION" AND 09.91.00 - "PAINTING."
9	REPAIR STEEL WINDOW AND MAKE OPERABLE. WIREBRUSH CLEAN METAL FROM EXISTING RUST. WHERE STEEL IS DETERIORATED, REPAIR WITH EPOXY SYSTEM FOR STEEL. ONCE ALL REPAIRS ARE COMPLETE, PREP, PRIME, AND PAINT WINDOW WITH TWO (2) FINISH COATS. COLOR TO BE SELECTED BY ARCHITECT. AFTER PRIMER COAT AND BEFORE FINISH COATS, SEAL PERIMETER EDGES OF EACH FRAME AT BRICK WITH SEALANT SPECIFIED IN SECTION 07.92.00 - "JOINT SEALANTS; COLOR TO CLOSELY MATCH PAINT. SEE SPECIFICATION SECTIONS 08.01.51-71 - "METAL WINDOW REHABILITATION" AND 09.91.00 - "PAINTING."
10	INSTALL NEW WALL VENT.
11	REPLACE STEEL WINDOW WELL WITH NEW.
12	INSTALL NEW LEAD-COATED COPPER CHIMNEY CAP TO FIT OVER EXISTING CHIMNEY AT THIS LOCATION.
15	WHERE GLAZING IS CRACKED, REPLACE WITH NEW TO MATCH EXISTING IN COLOR, TEXTURE, TRANSPARENCY, THICKNESS, AND PATTERN. REFER TO SPECIFICATION SECTION 08.01.52-71 - "WOOD WINDOW REHABILITATION."
17	ADD ALTERNATE: MAKE WINDOW OPERABLE. REFER TO SPECIFICATION SECTION 08.01.52-71 - "WOOD WINDOW REHABILITATION."
19	REPAIR EXISTING WOOD PORCH WALLS AND FRAMES. REPAIR DAMAGED WOOD AS REQUIRED, USING EPOXY WOOD REPAIR SYSTEM ON DETERIORATED PORTIONS. WHERE WOOD IS MORE THAN 40% DETERIORATED, REPAIR WITH DUTCHMAN SO THAT REPAIR ONCE PAINTED IS NOT OBSERVABLE. DUTCHMAN TO BE MADE FROM NATURALLY ROT RESISTANT WOOD. ONCE REPAIRS ARE COMPLETE, PREP, PRIME, AND PAINT EACH UNIT WITH TWO (2) FINISH COATS. COLOR TO BE SELECTED BY ARCHITECT. REFER TO SPECIFICATION SECTION 06.01.20-71 - "FINISH CARPENTRY REHABILITATION."
21	NEW LIGHT FIXTURE.



18 10 SURFACE MOUNTED WALL VENT

17 11 REPLACE STEEL WINDOW WELL WITH NEW

13 12 INSTALL LEAD-COATED COPPER CHIMNEY CAP

16 16 INSTALL NEW METAL OPERABLE STORM WINDOW AND INSECT SCREEN

11 21 NEW LIGHT



<p>A1 AE2.03 ELEVATION- EXTERIOR- SOUTH</p>		<p>1/4" = 1'-0"</p>													
<p>DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION</p> <p>MICHAEL GRAVES BALTIMORE, MD 233 E. Redwood Street, 12th Floor Baltimore, MD 21202 T 410 290 9680 MICHAELGRAVES.COM</p>		<p>DRAWING CHECKED BY: KLG</p> <table border="1"> <thead> <tr> <th>Submission Name</th> <th>Initials</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>SCHEMATIC DESIGN</td> <td>KLK</td> <td>2024.01.08</td> </tr> <tr> <td>DESIGN DEVELOPMENT (60% CDs)</td> <td>KLK</td> <td>2024.03.05</td> </tr> <tr> <td>CONSTRUCTION DOCUMENTS (90% CDs)</td> <td>NMM</td> <td>2024.09.16</td> </tr> </tbody> </table>		Submission Name	Initials	Date	SCHEMATIC DESIGN	KLK	2024.01.08	DESIGN DEVELOPMENT (60% CDs)	KLK	2024.03.05	CONSTRUCTION DOCUMENTS (90% CDs)	NMM	2024.09.16
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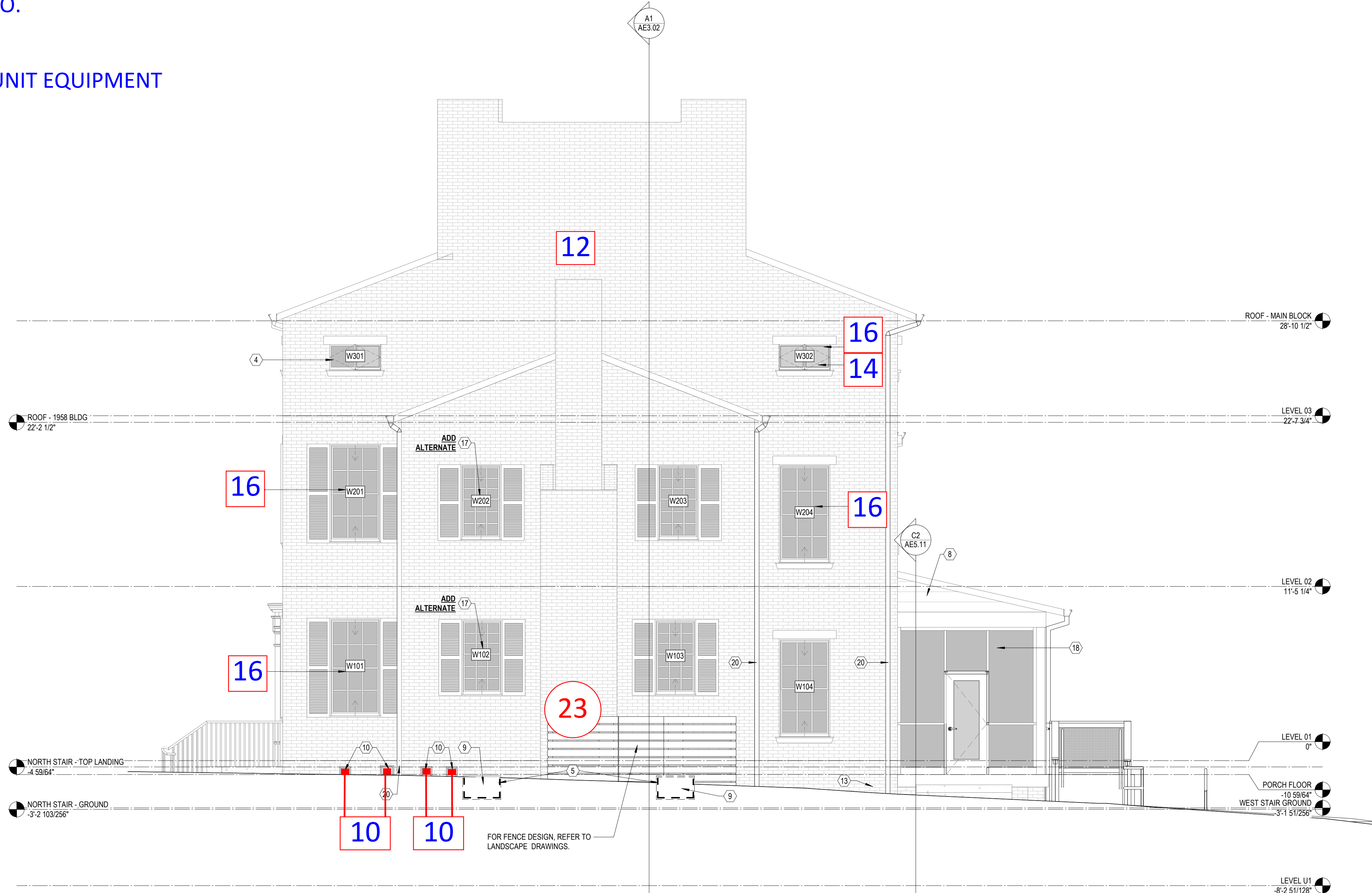
DPS PERMIT USE

WEST (SIDE) ELEVATION

X WORK ITEM NO.

23 CONDENSING UNIT EQUIPMENT ENCLOSURE

EXTERIOR ELEVATION NOTES	
NUM.	NOTE
4	RESTORE EXISTING WOOD WINDOW AND FRAMES AND MAKE OPERABLE. WHERE SASH IS MISSING, REPLACE WITH NEW TO MATCH EXISTING ADJACENT. REPAIR DAMAGED WOOD AS REQUIRED, USING EPOXY WOOD REPAIR SYSTEM ON DETERIORATED PORTIONS. WHERE WOOD IS MORE THAN 40% DETERIORATED, REPAIR WITH DUTCHMAN SO THAT REPAIR ONCE PAINTED IS NOT OBSERVABLE. DUTCHMAN TO BE MADE FROM NATURALLY ROT RESISTANT WOOD. ONCE ALL REPAIRS ARE COMPLETE, PREP, PRIME, AND PAINT EACH UNIT WITH TWO (2) FINISH COATS. COLOR TO BE SELECTED BY ARCHITECT. AFTER PRIMER COAT AND BEFORE FINISH COATS, SEAL PERIMETER EDGES OF EACH FRAME AT BRICK WITH SEALANT. COLOR TO CLOSELY MATCH PAINT. REFER TO SPECIFICATION SECTIONS 08.01.52.71 - "WOOD WINDOW REHABILITATION" AND 09.91.00 - "PAINTING."
5	REMOVE MULCH/VEGETATION FROM INSIDE OF WINDOW WELL. REPAIR STEEL WINDOW AND MAKE OPERABLE. WIREBRUSH CLEAN METAL FROM EXISTING RUST. WHERE STEEL IS DETERIORATED, REPAIR WITH EPOXY SYSTEM FOR STEEL. ONCE ALL REPAIRS ARE COMPLETE, PREP, PRIME, AND PAINT EACH UNIT WITH TWO (2) FINISH COATS. COLOR TO BE SELECTED BY ARCHITECT. AFTER PRIMER COAT AND BEFORE FINISH COATS, SEAL PERIMETER EDGES OF EACH FRAME AT BRICK WITH SEALANT. COLOR TO CLOSELY MATCH PAINT. REFER TO SPECIFICATION SECTION 08.01.51.71 - "METAL WINDOW REHABILITATION."
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10	INSTALL NEW WALL VENT.
13	SEAL OPEN PENETRATIONS IN BRICK. REFER TO SPECIFICATION SECTION 07.92.00 - "JOINT SEALANTS."
14	INSTALL NEW WOOD WINDOW TO MATCH EXISTING THIRD FLOOR WINDOWS. REFER TO SPECIFICATION SECTION 08.52.00 - "WOOD WINDOWS."
16	INSTALL NEW OPERABLE METAL STORM WINDOW WITH INSECT SCREEN. REFER TO SPECIFICATION SECTION 08.51.69 - "METAL STORM WINDOWS."
17	ADD ALTERNATE: MAKE WINDOW OPERABLE. REFER TO SPECIFICATION SECTION 08.01.52.71 - "WOOD WINDOW REHABILITATION."
18	INSTALL NEW WOOD SCREEN PORCH WALL USING SALVAGED PORCH FRAMING. REPAIR DAMAGED WOOD AS REQUIRED, USING EPOXY WOOD REPAIR SYSTEM ON DETERIORATED PORTIONS. WHERE WOOD IS MORE THAN 40% DETERIORATED, REPAIR WITH DUTCHMAN SO THAT REPAIR ONCE PAINTED IS NOT OBSERVABLE. DUTCHMAN TO BE MADE FROM NATURALLY ROT RESISTANT WOOD. ONCE REPAIRS ARE COMPLETE, PREP, PRIME, AND PAINT EACH UNIT WITH TWO (2) FINISH COATS. COLOR TO BE SELECTED BY ARCHITECT. REFER TO SPECIFICATION SECTION 06.01.20.71 - "FINISH CARPENTRY REHABILITATION."
20	REFER TO CIVIL DRAWINGS FOR DOWNSPOUT TERMINATION.



18 10 SURFACE MOUNTED WALL VENT

13 12 INSTALL LEAD-COATED COPPER CHIMNEY CAP

15 14 INSTALL NEW WOOD WINDOW TO MATCH EXISTING 3RD FLOOR WINDOWS

16 16 INSTALL NEW METAL OPERABLE STORM WINDOW AND INSECT SCREEN

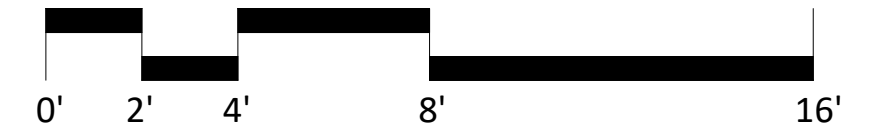


<p>A1 AE2.04</p>	<p>ELEVATION- EXTERIOR- WEST</p>	<p>DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION</p> <p>MICHAEL GRAVES BALTIMORE, MD 233 E. Redwood Street, 12th Floor Baltimore, MD 21202 T 410 290 9680 MICHAELGRAVES.COM</p>	<p>DRAWING CHECKED BY: Checker</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Submission Name</th> <th>Initials</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>SCHEMATIC DESIGN</td> <td>KLG</td> <td>2024.01.08</td> </tr> <tr> <td>DESIGN DEVELOPMENT (60% CDs)</td> <td>KLG</td> <td>2024.03.05</td> </tr> <tr> <td>CONSTRUCTION DOCUMENTS (90% CDs)</td> <td>NMM</td> <td>2024.09.16</td> </tr> </tbody> </table>	Submission Name	Initials	Date	SCHEMATIC DESIGN	KLG	2024.01.08	DESIGN DEVELOPMENT (60% CDs)	KLG	2024.03.05	CONSTRUCTION DOCUMENTS (90% CDs)	NMM	2024.09.16	<p>PROFESSIONAL CERTIFICATION: I certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws under of the State of Maryland.</p> <p>LICENSE NO. _____ EXPIRATION DATE: _____</p> <p style="text-align: center;">DocuSeal Professional Seal</p>	<p>The Maryland-National Capital Park and Planning Commission Montgomery County Department of Parks 2425 Reedie Drive Wheaton, Maryland 20902 (301) 495-2535</p>	<p>SUBMISSION / REVISION</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Rev. No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/23/2024</td> <td>HAWP APPLICATION</td> </tr> </tbody> </table>	Rev. No.	Date	Description	1	10/23/2024	HAWP APPLICATION	<p>ELEVATIONS- EXTERIOR- BUILDING</p> <p>HISTORIC NEEDWOOD MANSION Renovation 6700 NEEDWOOD ROAD DERWOOD, MD 20855 SCALE: As Shown</p>	<p>1/4" = 1'-0"</p> <p>DWG. # AE2.04</p>
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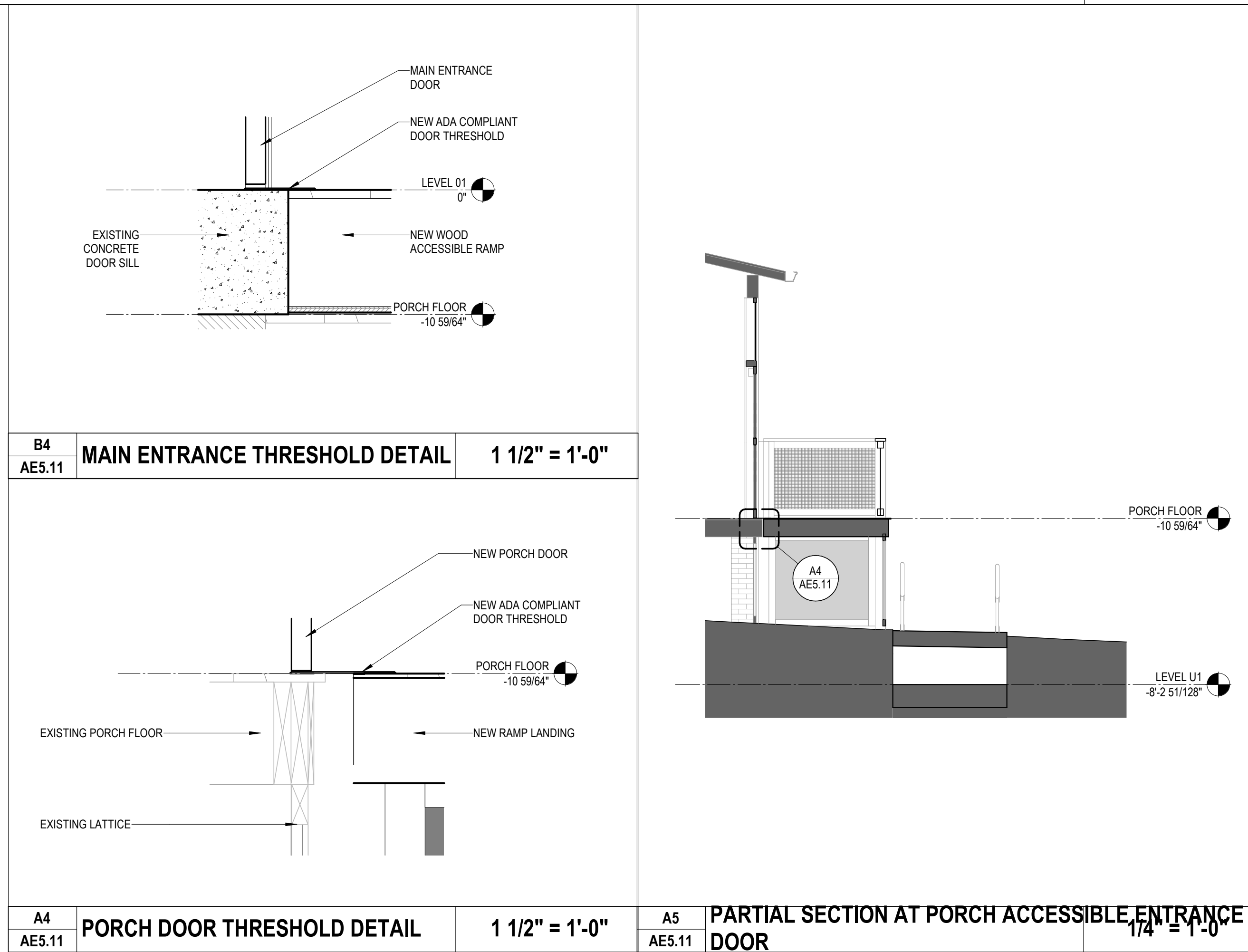
PORCH SECTION ELEVATION

- X WORK ITEM NO.
- 9 EAST STAIR
- 18 SURFACE MOUNTED WALL VENT
- 19 RECONSTRUCTED DOOR
- 25 WOOD RAMP AND RAILINGS



C2 SECTION AT SOUTH PORCH
AE5.11

1/4" = 1'-0"



DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION

BALTIMORE, MD
233 E. Redwood Street, 12th Floor
Baltimore, MD 21202
T 410 290 9680
MICHAELGRAVES.COM

DRAWING CHECKED BY: Checker

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DocuSeal

The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
2425 Reedle Drive
Wheaton, Maryland 20902
(301) 495-2535

SUBMISSION / REVISION

Rev. No.	Date	Description
1	10/23/2024	HAWP APPLICATION

EXTERIOR SECTION DETAILS

HISTORIC NEEDWOOD MANSION
Renovation
6700 NEEDWOOD ROAD DERWOOD, MD 20855
SCALE: As Shown

DWG. #
AE5.11

FINAL PLAN

BASEMENT DEMO PLAN

DEMO AREA

X WORK ITEM NO.

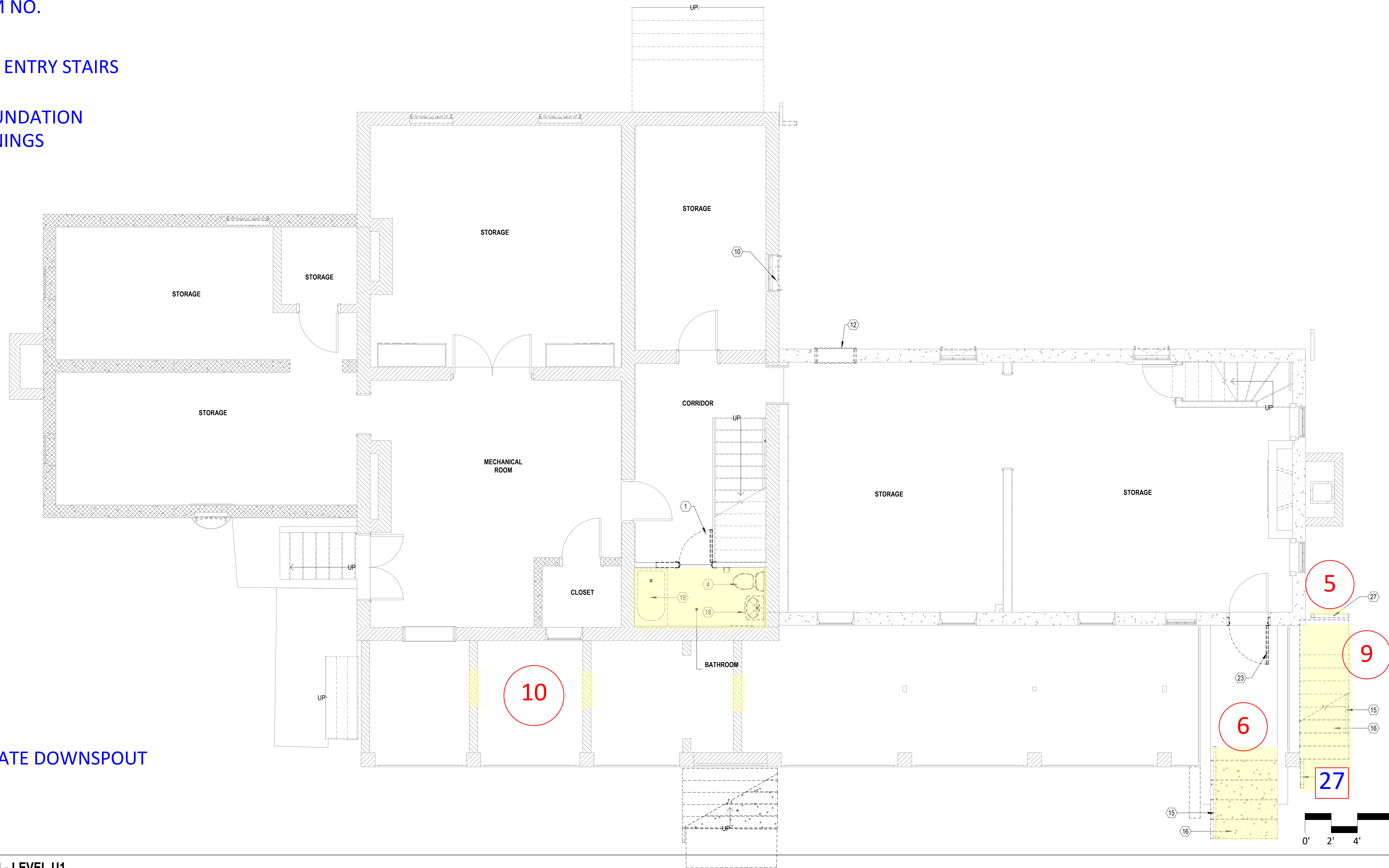
6 BASEMENT ENTRY STAIRS

10 PORCH FOUNDATION WALL OPENINGS

5 27 RELOCATE DOWNSPOUT

DPS PERMIT USE

DEMOLITION PLAN NOTES	
NUM.	NOTE
1	SALVAGE DOOR AND ASSOCIATED TRIM AND DELIVER TO OWNER. LOCATION TO BE DETERMINED BY OWNER.
4	REMOVE TOILET
10	REMOVE FLYWOOD
12	REMOVE WINDOW AC UNIT AND METAL PANEL
15	REMOVE EXISTING RAILING(S)
16	REMOVE EXISTING STAIRS
18	REMOVE LAVATORY
19	REMOVE BATHTUB
23	REMOVE DOOR
27	RELOCATED DOWNSPOUT. REFER TO CIVIL DRAWINGS FOR NEW LOCATION.



FINAL PLAN

<p>A1 AD1.U1</p> <p>DEMOLITION PLAN-OVERALL- LEVEL U1</p> <p>DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION</p> <p>MICHAEL GRAVES BALTIMORE, MD 233 E. Redwood Street, 12th Floor Baltimore, MD 21202 T 410 290 9680 MICHAELGRAVES.COM</p>	<p>DRAWING CHECKED BY: KLG</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Submission Name</th> <th>Initials</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>SCHEMATIC DESIGN</td> <td>KLG</td> <td>2024.01.08</td> </tr> <tr> <td>DESIGN DEVELOPMENT (60% CDs)</td> <td>KLG</td> <td>2024.03.05</td> </tr> <tr> <td>CONSTRUCTION DOCUMENTS (90% CDs)</td> <td>NMM</td> <td>2024.09.16</td> </tr> </tbody> </table>	Submission Name	Initials	Date	SCHEMATIC DESIGN	KLG	2024.01.08	DESIGN DEVELOPMENT (60% CDs)	KLG	2024.03.05	CONSTRUCTION DOCUMENTS (90% CDs)	NMM	2024.09.16	<p>PROFESSIONAL CERTIFICATION: I certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws under of the State of Maryland.</p> <p>LICENSE NO. _____</p> <p>EXPIRATION DATE: _____</p> <div style="text-align: center;"> <p>DocuSeal</p> </div>	<p>The Maryland-National Capital Park and Planning Commission Montgomery County Department of Parks 2425 Reedle Drive Wheaton, Maryland 20902 (301) 495-2535</p>	<p>SUBMISSION / REVISION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Rev. No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/23/2024</td> <td>HAWP APPLICATION</td> </tr> </tbody> </table>	Rev. No.	Date	Description	1	10/23/2024	HAWP APPLICATION	<p>DEMOLITION PLAN- LEVEL U1</p> <p>HISTORIC NEEDWOOD MANSION Renovation 6700 NEEDWOOD ROAD DERWOOD, MD 20855 SCALE: As Shown</p>	<p>DWG. #</p> <p style="font-size: 24px; font-weight: bold;">AD1.U1</p>
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<p>1/4" = 1'-0"</p>																								

BASEMENT PROPOSED PLAN

RENOVATION AREA

X WORK ITEM NO.

6 BASEMENT ENTRY STAIRS

9 EAST STAIR

23

8 RAISED RAMP

20 PORCH FOUNDATION WALL OPENINGS

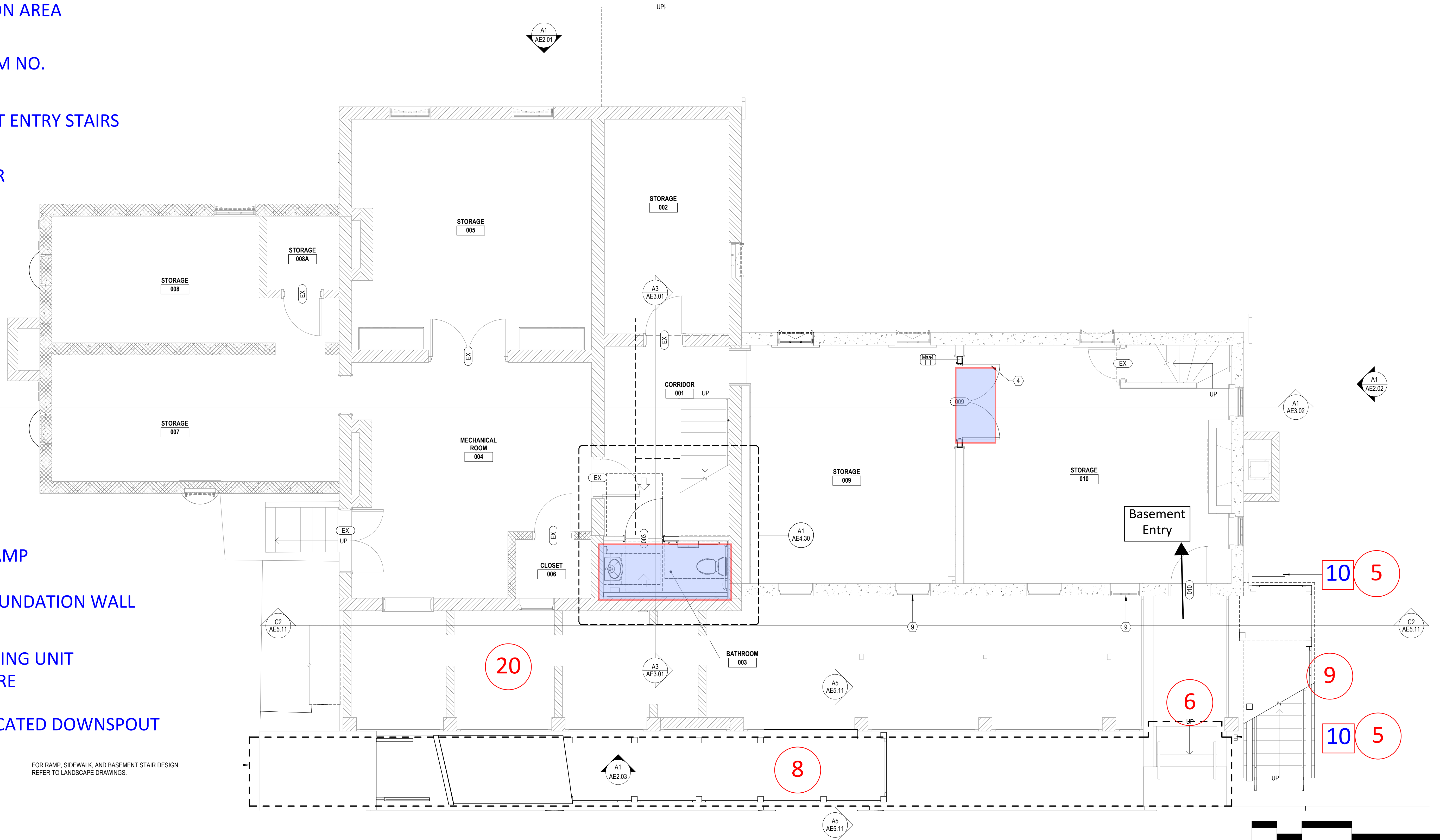
23 CONDENSING UNIT ENCLOSURE

5 10 RELOCATED DOWNSPOUT

FOR RAMP, SIDEWALK, AND BASEMENT STAIR DESIGN, REFER TO LANDSCAPE DRAWINGS.

DPS PERMIT USE

NUM.	NOTE
4	INSTALL NEW DOOR.
9	RESTORE EXISTING WOOD WINDOW AND FRAMES AND MAKE OPERABLE. WHERE SASH IS MISSING, REPLACE WITH NEW TO MATCH EXISTING ADJACENT. REPAIR DAMAGED WOOD AS REQUIRED, USING EPOXY WOOD REPAIR SYSTEM ON DETERIORATED PORTIONS. WHERE WOOD IS MORE THAN 40% DETERIORATED, REPAIR WITH DUTCHMAN SO THAT REPAIR ONCE PAINTED IS NOT OBSERVABLE. DUTCHMAN TO BE MADE FROM NATURALLY ROT RESISTANT WOOD. ONCE ALL REPAIRS ARE COMPLETE, PREP, PRIME, AND PAINT EACH UNIT WITH TWO (2) FINISH COATS. COLOR TO BE SELECTED BY ARCHITECT. AFTER PRIMER COAT AND BEFORE FINISH COATS, SEAL PERIMETER EDGES OF EACH FRAME AT BRICK WITH SEALANT. COLOR TO CLOSELY MATCH PAINT. REFER TO SPECIFICATION SECTION 08.01.52.71 - "WOOD WINDOW REHABILITATION."
10	RELOCATED DOWNSPOUT. REFER TO CIVIL DRAWINGS FOR NEW LOCATION.



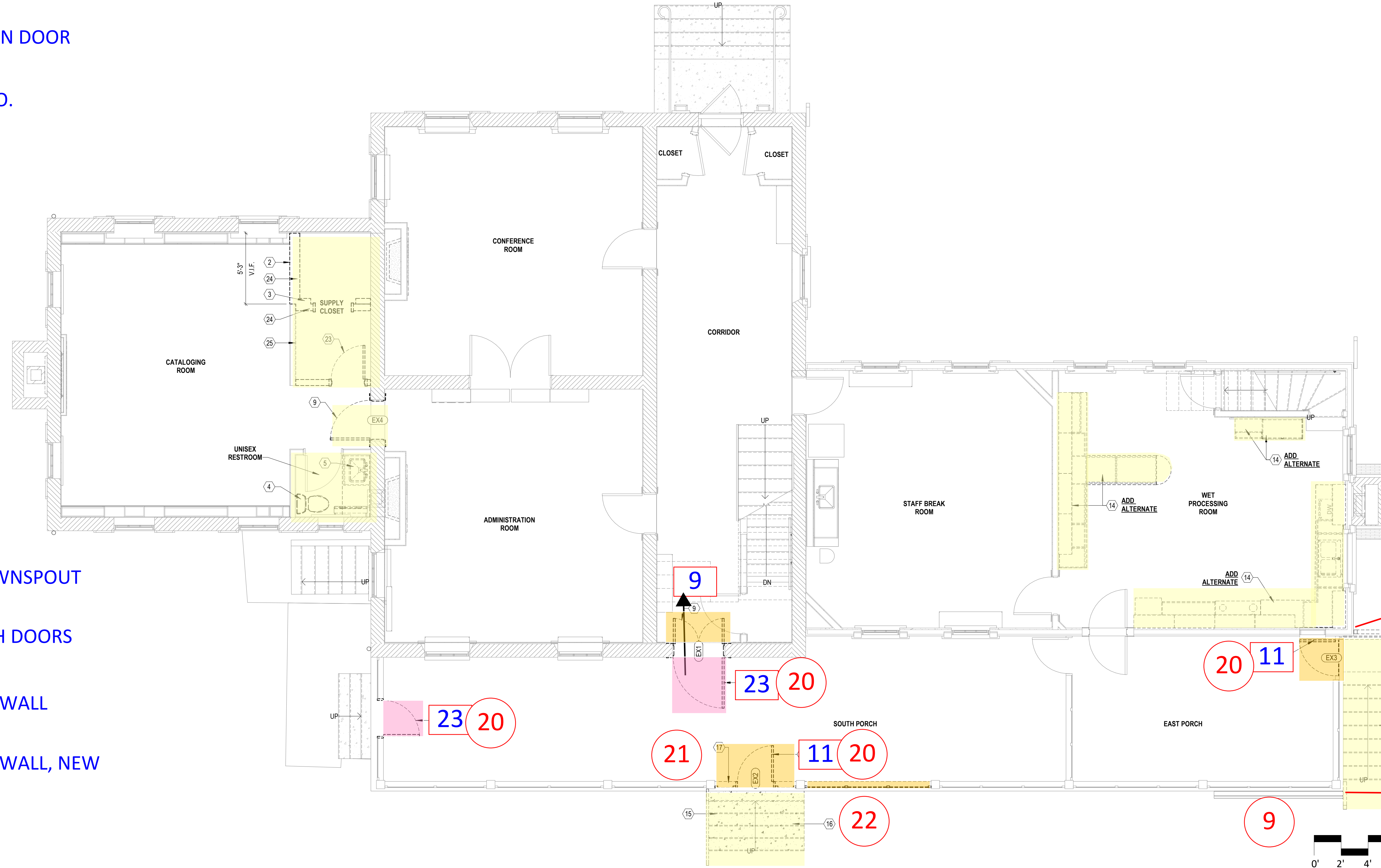
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DPS PERMIT USE

FIRST FLOOR DEMO PLAN

- DEMO AREA
- SALVAGE SCREEN DOOR
- REMOVE SCREEN DOOR
- X WORK ITEM NO.

NUM.	NOTE
2	SALVAGE WOOD PANELS AND ASSOCIATED TRIM FOR REINSTALLATION.
3	DEMOLISH FRAME WALL.
4	REMOVE TOILET
5	REMOVE SINK, CASEWORK, AND COUNTER
9	REMOVE PLUMBING FIXTURES
9	SALVAGE DOOR PANEL FOR REINSTALLATION. EXISTING FRAME AND TRIM TO REMAIN.
11	SALVAGE DOOR FOR REINSTALLATION.
14	ADD ALTERNATE: REMOVE BASE AND WALL CASEWORK, ASSOCIATED COUNTERS, APPLIANCES, WALL FINISHES, EXISTING FLOOR FINISH AND SUBFLOOR, AND EXISTING CEILING FINISH IN WET PROCESSING ROOM ONLY.
15	REMOVE EXISTING RAILING(S).
16	REMOVE EXISTING STAIRS.
17	SALVAGE SCREEN PORCH FRAMING FOR REINSTALLATION.
20	REMOVE DOOR.
23	DEMOLISH CONCRETE WALL
25	AT INDICATED LOCATION, REMOVE GYPSUM BOARD.



- 5 RELOCATE DOWNSPOUT
- 20 SCREEN PORCH DOORS
- 21 RECONFIGURE WALL
- 22 RECONFIGURE WALL, NEW DOOR



<p>A3 AD1.01</p> <p>DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION</p> <p>MICHAEL GRAVES BALTIMORE, MD 233 E. Redwood Street, 12th Floor Baltimore, MD 21202 T 410 290 9680 MICHAELGRAVES.COM</p>	<p>DRAWING CHECKED BY: KLG</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Submission Name</th> <th>Initials</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>SCHEMATIC DESIGN</td> <td>KLG</td> <td>2024.01.08</td> </tr> <tr> <td>DESIGN DEVELOPMENT (60% CDs)</td> <td>KLG</td> <td>2024.03.05</td> </tr> <tr> <td>CONSTRUCTION DOCUMENTS (90% CDs)</td> <td>NMM</td> <td>2024.09.16</td> </tr> </tbody> </table>	Submission Name	Initials	Date	SCHEMATIC DESIGN	KLG	2024.01.08	DESIGN DEVELOPMENT (60% CDs)	KLG	2024.03.05	CONSTRUCTION DOCUMENTS (90% CDs)	NMM	2024.09.16	<p>PROFESSIONAL CERTIFICATION: I certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws under of the State of Maryland.</p> <p>LICENSE NO. _____</p> <p>EXPIRATION DATE: _____</p> <div style="text-align: center;"> <p>DocuSeal</p> </div>	<p>The Maryland-National Capital Park and Planning Commission Montgomery County Department of Parks 2425 Reedle Drive Wheaton, Maryland 20902 (301) 495-2535</p>	<p>SUBMISSION / REVISION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Rev. No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/23/2024</td> <td>HAWP APPLICATION</td> </tr> </tbody> </table>	Rev. No.	Date	Description	1	10/23/2024	HAWP APPLICATION	<p>DEMOLITION PLAN- LEVEL 01</p> <p>HISTORIC NEEDWOOD MANSION Renovation 6700 NEEDWOOD ROAD DERWOOD, MD 20855 SCALE: As Shown</p>	<p>DWG. #</p> <h2 style="margin: 0;">AD1.01</h2>
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FIRST FLOOR PROPOSED PLAN

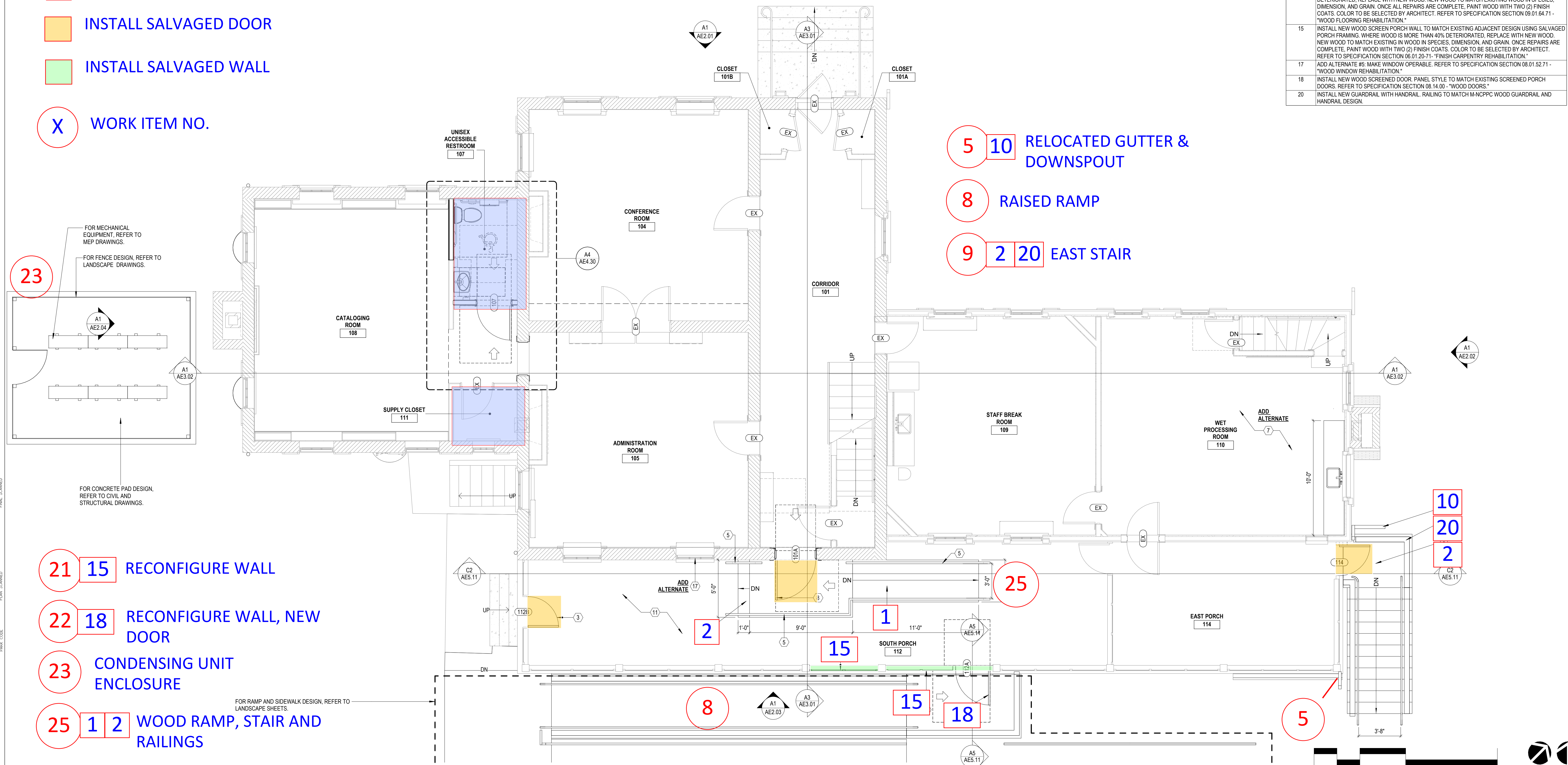
RENOVATION AREA

INSTALL SALVAGED DOOR

INSTALL SALVAGED WALL

X WORK ITEM NO.

NUM.	NOTE
1	INSTALL NEW WOOD RAMP AND LANDING.
2	INSTALL NEW WOOD STAIRS AND LANDING. REFER TO SPECIFICATION SECTION 06.43.00 - "WOOD STAIR AND RAILINGS."
3	INSTALL SALVAGED DOOR AND TRIM. REFER TO DOOR SCHEDULE FOR SIZE.
5	INSTALL NEW METAL HANDRAIL. REFER TO LANDSCAPE SHEETS FOR DESIGN.
7	ADD ALTERNATE: INSTALL PLYWOOD SUBFLOOR, NEW FLOOR FINISH, NEW GYPSUM BOARD CEILING, AND NEW COUNTERTOP SINK IN WET PROCESSING ROOM ONLY.
8	INSTALL SALVAGED MAIN ENTRANCE DOOR PANELS. COMBINE DOOR PANELS TO CREATE ONE DOOR PANEL. REFER TO SHEET A6.13L.
10	RELOCATED DOWNSPOUT. REFER TO CIVIL DRAWINGS.
11	REPAIR EXISTING WOOD PORCH FLOOR. REPAIR DAMAGED WOOD AS REQUIRED, USING EPOXY WOOD REPAIR SYSTEM ON DETERIORATED PORTIONS. WHERE WOOD IS MORE THAN 40% DETERIORATED, REPLACE WITH NEW WOOD. NEW WOOD TO MATCH EXISTING WOOD IN SPECIES, DIMENSION, AND GRAIN. ONCE ALL REPAIRS ARE COMPLETE, PAINT WOOD WITH TWO (2) FINISH COATS. COLOR TO BE SELECTED BY ARCHITECT. REFER TO SPECIFICATION SECTION 09.01.64.71 - "WOOD FLOORING REHABILITATION."
15	INSTALL NEW WOOD SCREEN PORCH WALL TO MATCH EXISTING ADJACENT DESIGN USING SALVAGED PORCH FRAMING. WHERE WOOD IS MORE THAN 40% DETERIORATED, REPLACE WITH NEW WOOD. NEW WOOD TO MATCH EXISTING WOOD IN SPECIES, DIMENSION, AND GRAIN. ONCE REPAIRS ARE COMPLETE, PAINT WOOD WITH TWO (2) FINISH COATS. COLOR TO BE SELECTED BY ARCHITECT. REFER TO SPECIFICATION SECTION 06.01.20-71 - "FINISH CARPENTRY REHABILITATION."
17	ADD ALTERNATE #5: MAKE WINDOW OPERABLE. REFER TO SPECIFICATION SECTION 08.01.52.71 - "WOOD WINDOW REHABILITATION."
18	INSTALL NEW WOOD SCREENED DOOR. PANEL STYLE TO MATCH EXISTING SCREENED PORCH DOORS. REFER TO SPECIFICATION SECTION 08.14.00 - "WOOD DOORS."
20	INSTALL NEW GUARDRAIL WITH HANDRAIL. RAILING TO MATCH M-NCPPC WOOD GUARDRAIL AND HANDRAIL DESIGN.



21 15 RECONFIGURE WALL

22 18 RECONFIGURE WALL, NEW DOOR

23 CONDENSING UNIT ENCLOSURE

25 1 2 WOOD RAMP, STAIR AND RAILINGS

5 10 RELOCATED GUTTER & DOWNSPOUT

8 RAISED RAMP

9 2 20 EAST STAIR



A1 AE1.01		FLOOR PLAN-OVERALL- LEVEL 01		DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION		DRAWING CHECKED BY: KLG		PROFESSIONAL CERTIFICATION: I certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws under of the State of Maryland.		SUBMISSION / REVISION		FLOOR PLAN- LEVEL 01		DWG. #	
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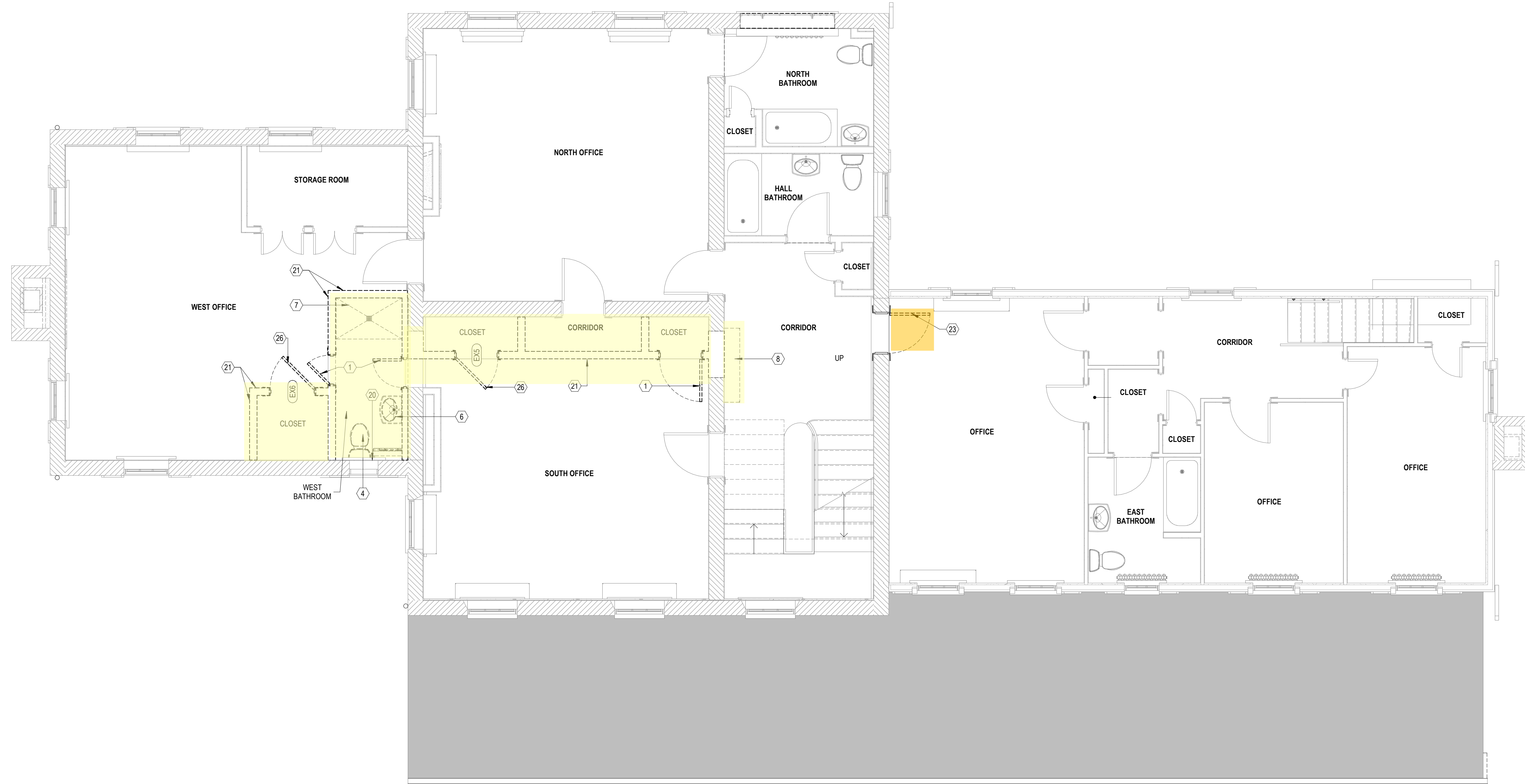
The Maryland-National Capital Park and Planning Commission
 Montgomery County Department of Parks
 2425 Reedle Drive
 Wheaton, Maryland 20902
 (301) 495-2535

SECOND FLOOR DEMO PLAN

- DEMO AREA
- SALVAGE / REUSE

DPS PERMIT USE

DEMOLITION PLAN NOTES	
NUM.	NOTE
1	SALVAGE DOOR AND ASSOCIATED TRIM AND DELIVER TO OWNER. LOCATION TO BE DETERMINED BY OWNER.
4	REMOVE TOILET
6	REMOVE LAVATORY
7	DEMOLISH SHOWER
8	SALVAGE RADIATOR AND RADIATOR COVER. CONTRACTOR TO SET ASIDE FOR OWNER REMOVAL FROM SITE.
20	REMOVE WALL TILE
21	SALVAGE WOOD WALL TRIM.
23	REMOVE DOOR.
26	SALVAGE DOOR, FRAME, AND ASSOCIATED TRIM FOR REINSTALLATION.

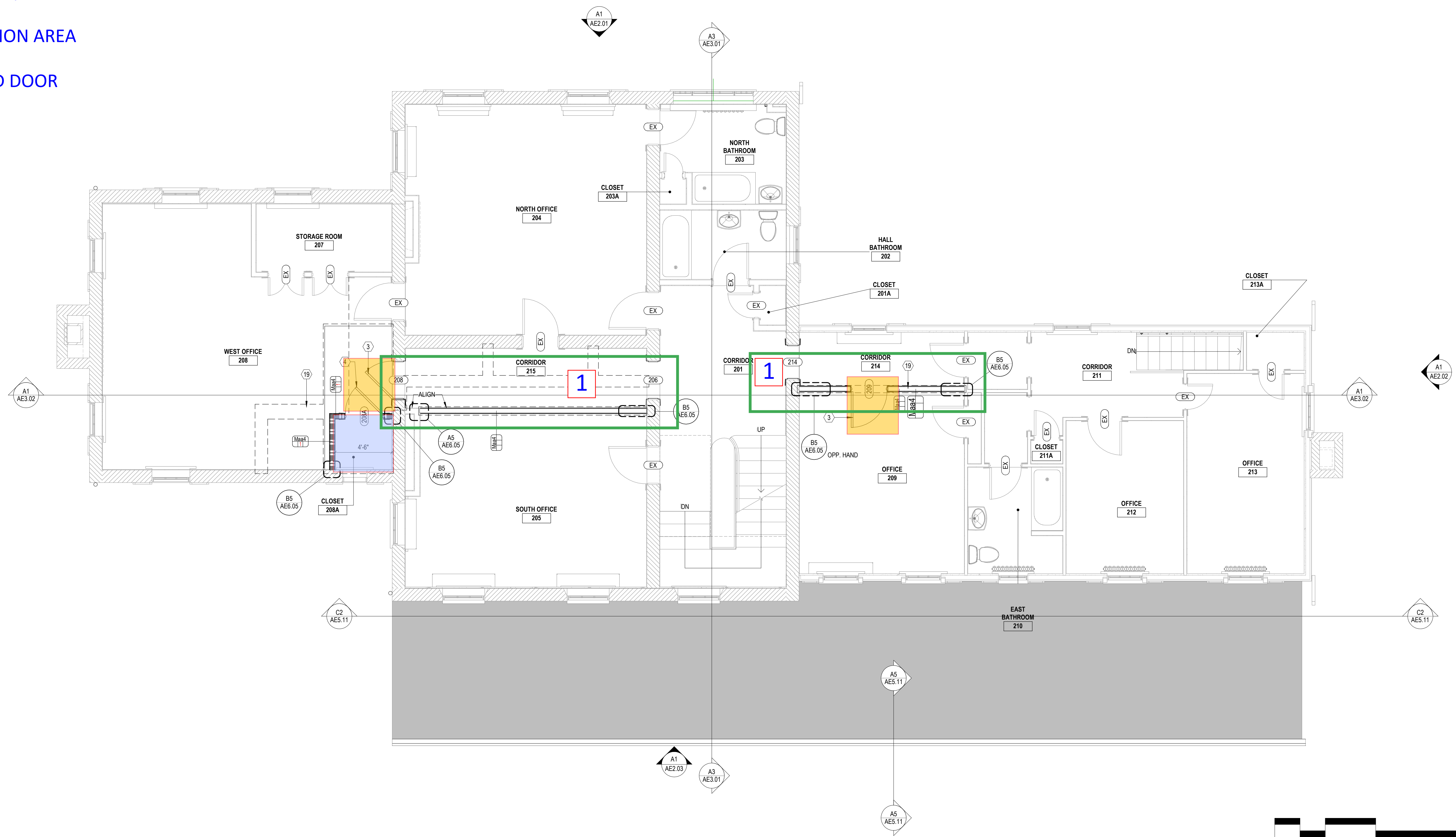


<p>A1 AD1.02</p> <p>DEMOLITION PLAN-OVERALL- LEVEL 02</p> <p>DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION</p> <div style="display: flex; align-items: center;"> <div style="margin-right: 10px;"> <p>MICHAEL GRAVES</p> </div> <div> <p>BALTIMORE, MD 233 E. Redwood Street, 12th Floor Baltimore, MD 21202 T 410 290 9680 MICHAELGRAVES.COM</p> </div> </div>	<p>DRAWING CHECKED BY: KLG</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Submission Name</th> <th>Initials</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>SCHEMATIC DESIGN</td> <td>KLG</td> <td>2024.01.08</td> </tr> <tr> <td>DESIGN DEVELOPMENT (60% CDs)</td> <td>KLG</td> <td>2024.03.05</td> </tr> <tr> <td>CONSTRUCTION DOCUMENTS (90% CDs)</td> <td>NMM</td> <td>2024.09.16</td> </tr> </tbody> </table>	Submission Name	Initials	Date	SCHEMATIC DESIGN	KLG	2024.01.08	DESIGN DEVELOPMENT (60% CDs)	KLG	2024.03.05	CONSTRUCTION DOCUMENTS (90% CDs)	NMM	2024.09.16	<p>PROFESSIONAL CERTIFICATION: I certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws under of the State of Maryland.</p> <p>LICENSE NO. _____</p> <p>EXPIRATION DATE: _____</p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; padding: 2px;">DocuSeal</div> <div style="border: 1px solid black; border-radius: 50%; padding: 5px; text-align: center;">Professional Seal</div> </div>	<div style="display: flex; align-items: center;"> <div> <p>The Maryland-National Capital Park and Planning Commission</p> <p>Montgomery County Department of Parks 2425 Reedie Drive Wheaton, Maryland 20902 (301) 495-2535</p> </div> </div>	<p>SUBMISSION / REVISION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Rev. No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/23/2024</td> <td>HAWP APPLICATION</td> </tr> </tbody> </table>	Rev. No.	Date	Description	1	10/23/2024	HAWP APPLICATION	<p>DEMOLITION PLAN- LEVEL 02</p> <p>HISTORIC NEEDWOOD MANSION Renovation 6700 NEEDWOOD ROAD DERWOOD, MD 20855 SCALE: As Shown</p>	<p>DWG. #</p> <p style="font-size: 2em; font-weight: bold;">AD1.02</p>
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SECOND FLOOR PROPOSED PLAN

- 1 NEW WALL / OPENING
- RENOVATION AREA
- SALVAGED DOOR

NUM.	NOTE
3	INSTALL SALVAGED DOOR AND TRIM. REFER TO DOOR SCHEDULE FOR SIZE.
4	INSTALL NEW DOOR.
19	REPAIR EXISTING WOOD FLOOR IN INDICATED AREA. REPAIR DAMAGED WOOD AS REQUIRED USING EPOXY WOOD REPAIR SYSTEM ON DETERIORATED PORTIONS. WHERE WOOD IS MORE THAN 40% DETERIORATED OR MISSING, REPLACE WITH NEW WOOD TO MATCH EXISTING WOOD IN SPECIES, DIMENSION, AND GRAIN. ONCE ALL REPAIRS ARE COMPLETE, REFINISH WOOD IN ENTIRE ROOM. REFER TO SPECIFICATION SECTION 09.01.64.71 - "WOOD FLOORING REHABILITATION."



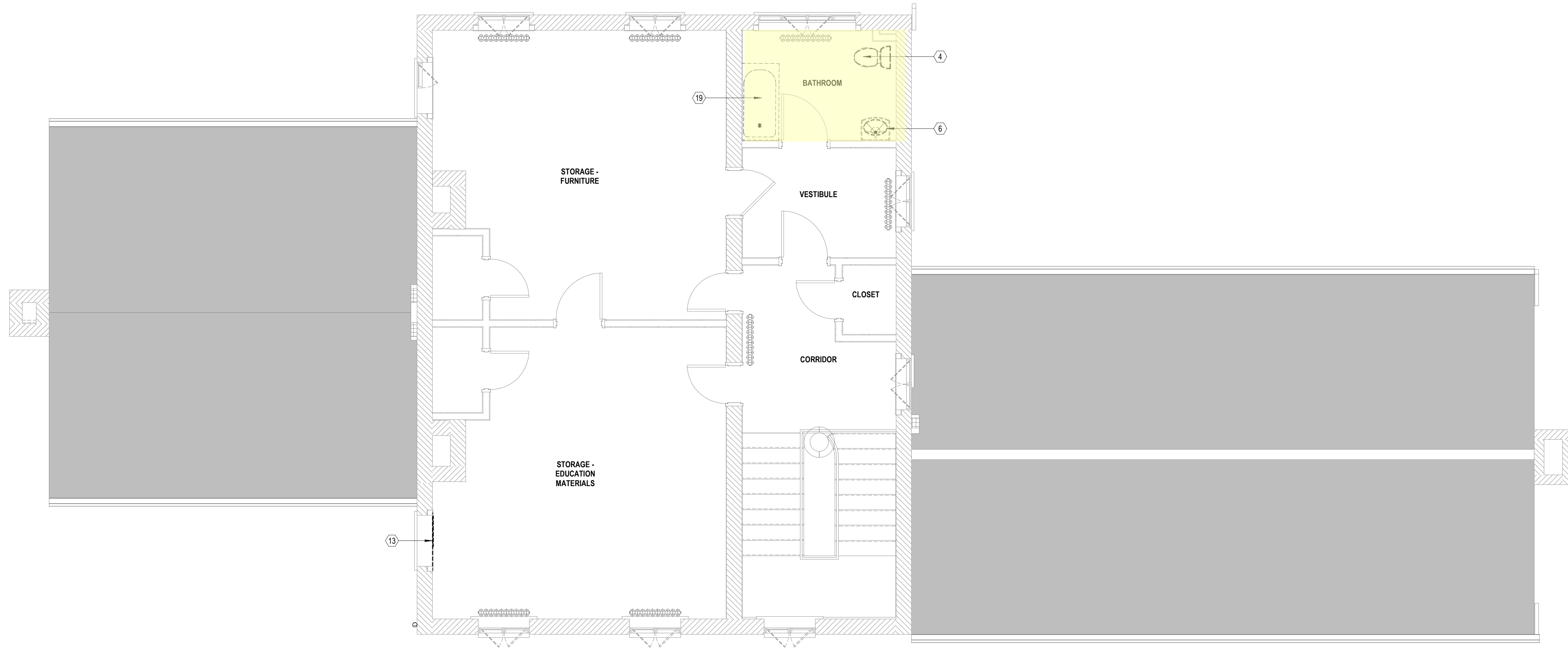
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THIRD FLOOR DEMO PLAN

DEMO AREA - PLUMBING FIXTURES

DPS PERMIT USE

DEMOLITION PLAN NOTES	
NUM.	NOTE
4	REMOVE TOILET
6	REMOVE LAVATORY
13	REMOVE PLYWOOD AND WOOD PANEL COVERING OPENING.
19	REMOVE BATHTUB



<p>A1 AD1.03</p>	<p>DEMOLITION PLAN-OVERALL- LEVEL 03</p> <p>DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION</p> <div style="display: flex; align-items: center;"> <div style="margin-right: 10px;"> <p>MICHAEL GRAVES</p> <p>BALTIMORE, MD 233 E. Redwood Street, 12th Floor Baltimore, MD 21202 T 410 290 9680 MICHAELGRAVES.COM</p> </div> <table border="1" style="font-size: 8px;"> <thead> <tr> <th colspan="3">DRAWING CHECKED BY: KLG</th> </tr> <tr> <th>Submission Name</th> <th>Initials</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>SCHEMATIC DESIGN</td> <td>KLK</td> <td>2024.01.08</td> </tr> <tr> <td>DESIGN DEVELOPMENT (60% CDs)</td> <td>KLK</td> <td>2024.03.05</td> </tr> <tr> <td>CONSTRUCTION DOCUMENTS (90% CDs)</td> <td>NMM</td> <td>2024.09.16</td> </tr> </tbody> </table> </div> <p>PROFESSIONAL CERTIFICATION: I certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws under of the State of Maryland.</p> <p>LICENSE NO. _____</p> <p>EXPIRATION DATE: _____</p> <div style="display: flex; align-items: center; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px 5px; margin-right: 10px;">DocuSeal</div> <div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-left: 10px;"> <p style="font-size: 8px;">Professional Seal</p> </div> </div>	DRAWING CHECKED BY: KLG			Submission Name	Initials	Date	SCHEMATIC DESIGN	KLK	2024.01.08	DESIGN DEVELOPMENT (60% CDs)	KLK	2024.03.05	CONSTRUCTION DOCUMENTS (90% CDs)	NMM	2024.09.16	<p>SUBMISSION / REVISION</p> <table border="1" style="font-size: 8px;"> <thead> <tr> <th>Rev. No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/23/2024</td> <td>HAWP APPLICATION</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Rev. No.	Date	Description	1	10/23/2024	HAWP APPLICATION										<p>DEMOLITION PLAN- LEVEL 03</p> <p>HISTORIC NEEDWOOD MANSION Renovation 6700 NEEDWOOD ROAD DERWOOD, MD 20855 SCALE: As Shown</p>	<p>DWG. #</p> <p style="font-size: 24px; font-weight: bold;">AD1.03</p>
DRAWING CHECKED BY: KLG																																		
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HISTORIC BACKGROUND

NEEDWOOD MANSION IS A MONTGOMERY PARKS, MARYLAND NATIONAL CAPITAL PARK AND PLANNING (M-NCPPC) OWNED HISTORIC HOUSE LOCATED AT 6700 NEEDWOOD ROAD, DERWOOD, MD 20855. CONSTRUCTED IN THREE DISTINCT PHASES, NEEDWOOD MANSION IS ILLUSTRATIVE OF A MID-19TH CENTURY TO MID-20TH CENTURY FEDERAL HOUSE. THE MAIN CENTER BLOCK CONSISTS OF THE ORIGINAL HOUSE CONSTRUCTED IN 1856 WITH TWO LATER ADDITIONS ADDED TO THE EAST AND WEST. THE FIRST ADDITION WAS CONSTRUCTED IN 1913 AND A SECOND ADDITION WAS CONSTRUCTED IN 1958. IT IS LOCALLY DESIGNATED AS A MONTGOMERY COUNTY HISTORIC RESOURCE. RESOURCE NO. MP22/035. ALL WORK SHALL CONFORM WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE PRESERVATION OF HISTORIC PROPERTIES (1995) AND ITS RELATED PRESERVATION BRIEFS.

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, RULES, REGULATIONS, CODES, AND GUIDELINES.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR SHALL VERIFY IN FIELD (VIF) ALL SITE CONDITIONS, UTILITIES, ELEVATIONS, SECTIONS, AND DIMENSIONS PRIOR TO THE START OF WORK. CONTRACTOR IS RESPONSIBLE FOR SURVEY, LAYOUT, AND COORDINATION OF ALL WORK. ANY DISCREPANCIES IN DIMENSIONS AND CONDITIONS, OR DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE M-NCPPC IMMEDIATELY.
- ALL DIMENSIONS SHOWN ON DRAWINGS ARE NOTED FROM FINISH MATERIAL TO FINISH MATERIAL UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "HOLD" OR "CLEAR" SHALL BE GIVEN PRIORITY.
- FLOOR ELEVATIONS ARE TO THE TOP OF FINISHED FLOOR UNLESS OTHERWISE NOTED.
- CEILING HEIGHT DIMENSIONS ARE TO FINISHED SURFACE OF CEILING UNLESS OTHERWISE NOTED.
- ALL FIRE RATED CONSTRUCTION, IF INDICATED, SHALL CONFORM WITH UL TESTED STANDARDS AND/OR LOCAL REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR TO VERIFY THAT ALL EXISTING RATED WALLS (INCLUDING PENETRATIONS) WERE CONSTRUCTED TO MEET CURRENT REQUIREMENTS FOR A RATED WALL ASSEMBLY, IF DISTURBED, ASSOCIATED OR ADJACENT TO PROJECT SCOPE. CONTRACTOR SHALL NOTIFY THE M-NCPPC OF ANY NON-COMFORMANCE THAT DO NOT APPLY. PROVIDE FIRE SAFING INSULATION OR FIRE SEALANT AROUND PIPES PENETRATING RATED WALLS OR FLOORS TO MAINTAIN AN APPLICABLE FIRE RATING AND/OR SMOKE BARRIER.
- ABBREVIATIONS THROUGHOUT THE PLANS ARE THOSE IN COMMON USE. IF THE MEANING OF AN ABBREVIATION IS UNCLEAR, NOTIFY THE M-NCPPC FOR CLARIFICATION.
- CONTRACTOR SHALL COORDINATE AND PROVIDE ALL NECESSARY BLOCKING, BRACING, STIFFENERS, AND CARRIERS WITHIN WALLS AND CEILINGS AS REQUIRED TO SUPPORT ITEMS TO BE ATTACHED OR HUNG FROM WALLS OR CEILINGS TO MAKE THE WORK COMPLETE.
- PROVIDE SEALANT AT ALL FIXTURES AND CHANGE IN MATERIAL - TYPICAL.
- ALL WORK SHALL BE DONE IN A WORKMAN LIKE MANNER AND IN CONFORMANCE WITH MANUFACTURERS INSTALLATION AND GUARANTEE REQUIREMENTS.
- THE CONTRACTOR IS SPECIFICALLY RESPONSIBLE FOR ALL MEANS AND METHODS OF JOB SITE SAFETY.
- PROVIDE SAMPLES OF ALL FINISHES FOR APPROVAL PRIOR TO ORDERING OR INSTALLATION.
- ALL ITEMS, EQUIPMENT, APPLIANCES, AND APPARATUS SHALL REMAIN THE PROPERTY OF THE M-NCPPC. VERIFY THOSE ITEMS TO REMAIN AND CAREFULLY REMOVE AND/OR STORE ON SITE AS DIRECTED BY THE M-NCPPC. DO NOT DISPOSE OF ANY ITEMS WITHOUT CONFIRMATION.
- REMOVE ALL DEBRIS PROPERLY FROM SITE, EXCEPT THAT LISTED OR MARKED FOR RETENTION. DISPOSE OF DEBRIS LEGALLY AND DO NOT BURN ON SITE NOR ALLOW DEBRIS TO ENTER SEWER OR STORMWATER SYSTEMS. DO NOT LET PILED DEBRIS ENDANGER STRUCTURE, BLOCK EXITS, OR ROADWAYS. UPON DISCOVERY OF ANY HAZARDOUS MATERIAL, NOTIFY THE M-NCPPC OF THE TYPE, LOCATION, AND EXTENT OF SAME.
- REMOVAL OF A PARTICULAR ITEM, I.E. WALLS, DOORS, ETC. IS TO INCLUDE RELATED ITEMS SUCH AS ELECTRICAL, MECHANICAL, PLUMBING, AND HARDWARE. CARE SHOULD BE TAKEN NOT TO REMOVE MORE THAN IS NECESSARY TO ACCOMMODATE NEW CONSTRUCTION. ANY SURFACES DISTURBED BY REMOVAL ARE TO BE RETURNED TO LIKE-NEW CONDITION WITH NEW MATERIAL TO MATCH SURROUNDING SURFACES.
- UNLESS NOTED OTHERWISE, ALL WORK SHALL BE NEW AND THE M-NCPPC WILL NOT PROVIDE ANY EQUIPMENT, MATERIALS, OR LABOR FOR THE WORK.
- ONLY APPROVED PLANS THAT HAVE BEEN SIGNED BY THE APPROPRIATE AUTHORITIES SHALL BE USED FOR THE CONSTRUCTION OF THE IMPROVEMENTS.
- REFER TO M-NCPPC CONSTRUCTION GENERAL CONDITIONS CONTRACT DOCUMENT FOR ADDITIONAL CONTRACTOR RESPONSIBILITIES.
- INTERIOR WORK AREAS SHALL BE LIMITED TO THOSE APPROVED BY THE M-NCPPC AND PROTECTED FROM DUST, ABRASION OR OTHER DETERIORATION, AND SEPARATED FROM OTHER INTERIOR SPACES BY DUST SHIELDS.
- ALL GROUND DISTURBING ACTIVITIES SHALL BE MONITORED BY AN ARCHAEOLOGIST.
- LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS AND DETAILS TAKE PRECEDENCE OVER ALL DRAWINGS. CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES.
- "TYPICAL" OR "TYP." SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE. DETAILS ARE USUALLY KEYED AND NOTED "TYP." ONLY ONCE, WHERE THEY FIRST OCCUR.
- CONTRACTOR SHALL NOT MEASURE THESE DRAWINGS FOR THE PURPOSE OF CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO COMMENCING BIDDING OR CONSTRUCTION.
- THE CONTRACTOR SHALL APPLY, INSTALL, CONNECT, ERECT, CLEAN AND/OR CONDITION MANUFACTURED ARTICLES, MATERIALS, AND/OR EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS. IN A CASE OF CONFLICT BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL OBTAIN WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
- IMMEDIATELY PRIOR TO THE OWNER'S OCCUPANCY, THE CONTRACTOR SHALL CLEAN ALL SURFACES OF DUST, DEBRIS, LOOSE CONSTRUCTION MATERIAL AND EQUIPMENT, AND LEAVE ALL FLOORS VACUUMED CLEAN. REMAINING CONSTRUCTION MATERIAL AND EQUIPMENT, IF ANY, SHALL BE MOVED AND TEMPORARILY SECURED IN AN AREA DIRECTED BY THE TENANT.
- THE CONTRACTOR SHALL FILE, OBTAIN, AND PAY FOR ALL FEES FOR TRADES PERMITS REQUIRED BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES, WHERE REQUIRED, AND FINAL WRITE-OFFS FOR PROJECT COMPLETION. COPIES OF ALL TRANSACTIONS ARE TO BE FORWARDED TO THE OWNER.
- THE CONTRACTOR SHALL EXECUTE ALL INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
- ALL DIMENSIONS, NOTES, FINISHES, AND FIXTURES SHOW ON TYPICAL FLOOR PLANS, SECTIONS, OR DETAILS SHALL APPLY TO ALL SIMILAR OR OPPOSITE HAND PLANS, SECTIONS OR DETAILS.

PARCEL DATA

DISTRICT: 04 **BLOCK: N/A**
MAP: GS42
SUBDIVISION: 0001

PROJECT TEAM LIST

OWNER
M-NCPPC, MONTGOMERY PARKS DEVELOPMENT DIVISION
 2425 Reedie Drive, 11th Floor
 Wheaton, MD 20902
 301.495.2535

ARCHITECT
MICHAEL GRAVES
 233 E. Redwood Street, 12th Floor
 Baltimore, MD 21202
 410.290.9680

STRUCTURAL ENGINEER
MCC=1200AE
 210 N Lee Street, Suite 210
 Alexandria, VA 22314
 703.350.4151

MEP ENGINEER
ALBAN ENGINEERING, INC.
 303 International Circle, Suite 450
 Hunt Valley, MD 21030
 410.842.6411

MICHAEL GRAVES
 BALTIMORE, MD
 233 E. Redwood Street, 12th Floor
 Baltimore, MD 21202
 T 410.290.9680
 MICHAELGRAVES.COM

Submission Name	Initials	Date
SCHEMATIC DESIGN	KLK	2024.01.08
DESIGN DEVELOPMENT (60% CDs)	KLK	2024.03.05
CONSTRUCTION DEVELOPMENT (90% CDs)	NMM	2024.09.16

PROFESSIONAL CERTIFICATION:
 I certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws under of the State of Maryland.

LICENSE NO. _____
EXPIRATION DATE: _____

DocuSeal



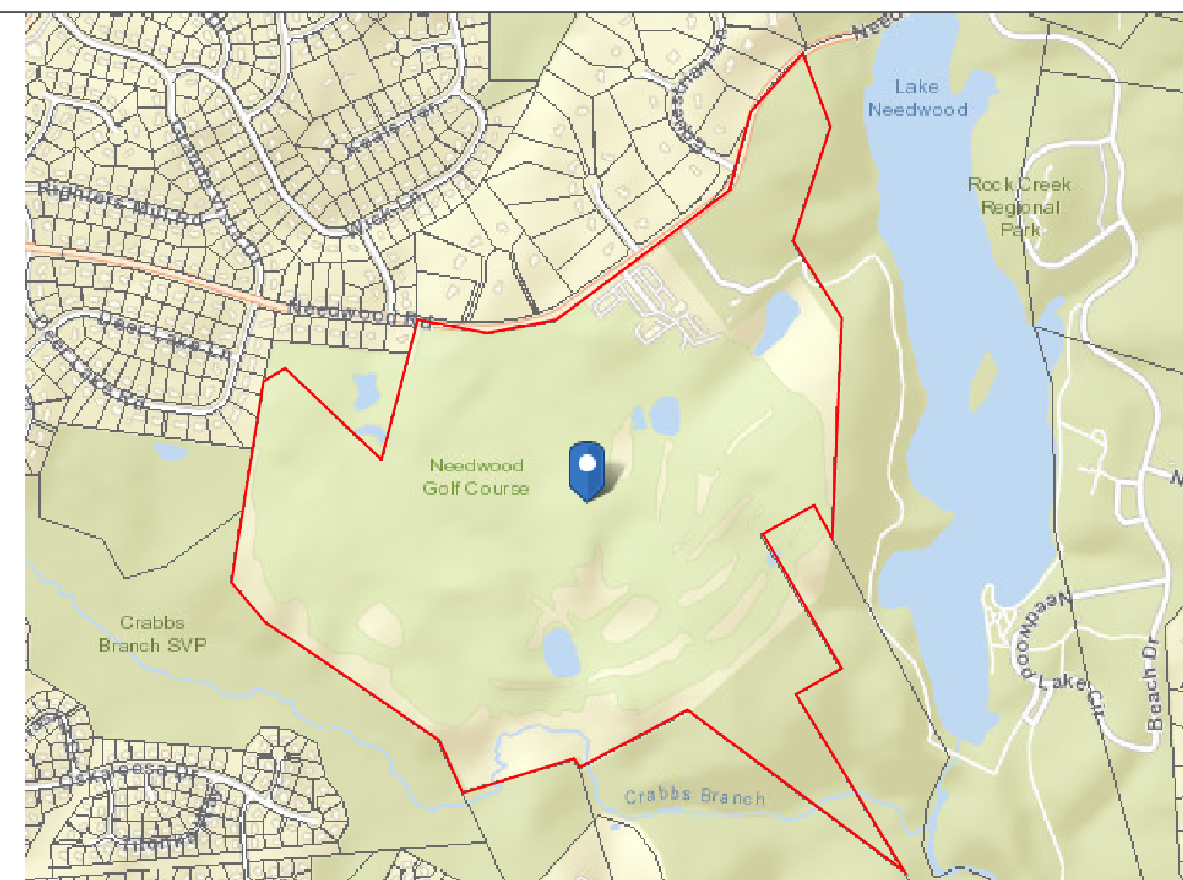
DPS PERMIT USE

The Maryland-National Capital Park and Planning Commission
Historic Needwood Mansion
 Building and Site Improvements

ROCK CREEK REGIONAL PARK
6700 NEEDWOOD ROAD DERWOOD, MD 20855
 Park Code: N06-B01

HAWP APPLICATION
 10/23/2024

SITE PLAN



ADA COMPLIANCE CERTIFICATION

The undersigned does hereby certify that this project has been designed in accordance with the current ADA Standards for Accessible Design and all applicable local, State and Federal requirements.

Registered Professional Printed Name _____

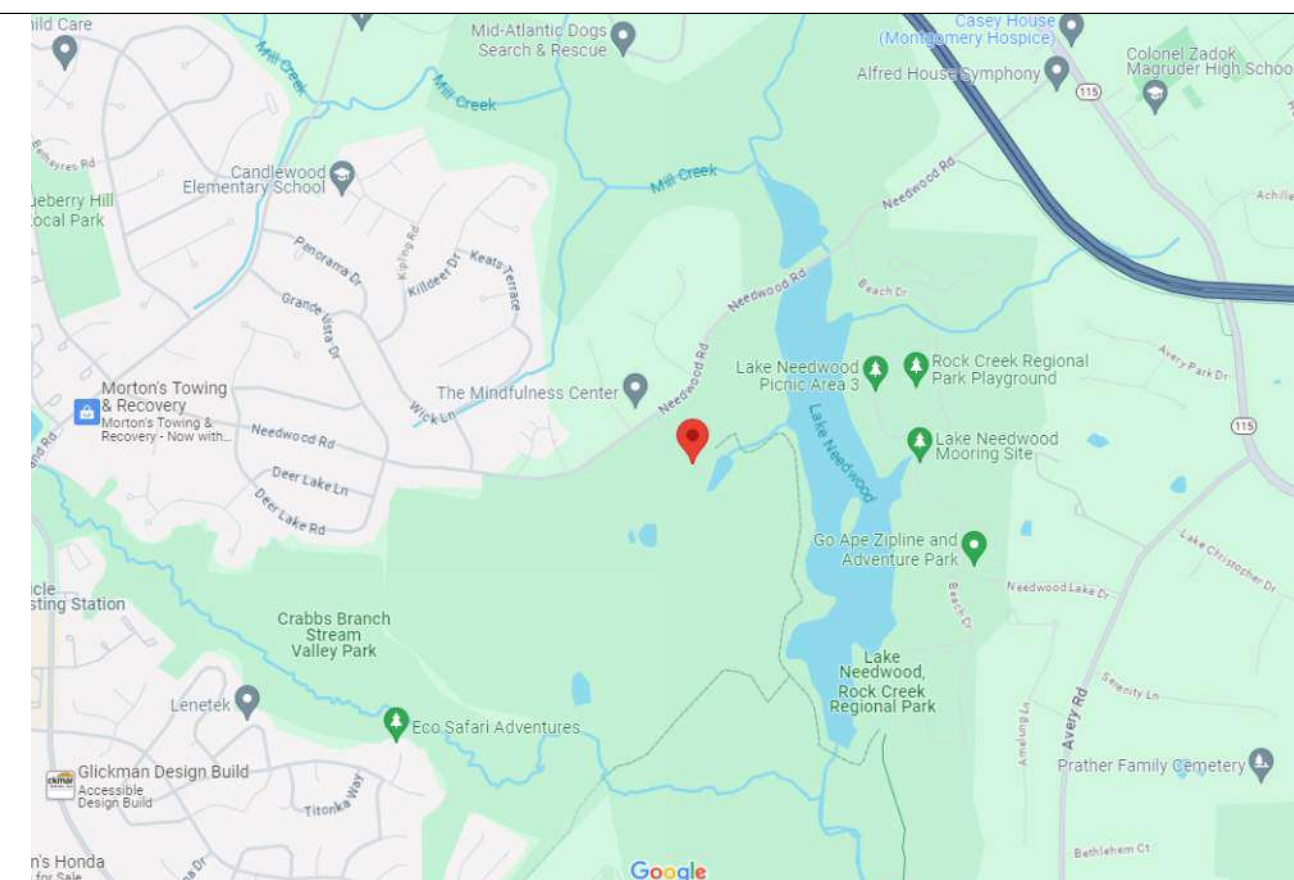
Signature _____

Date _____

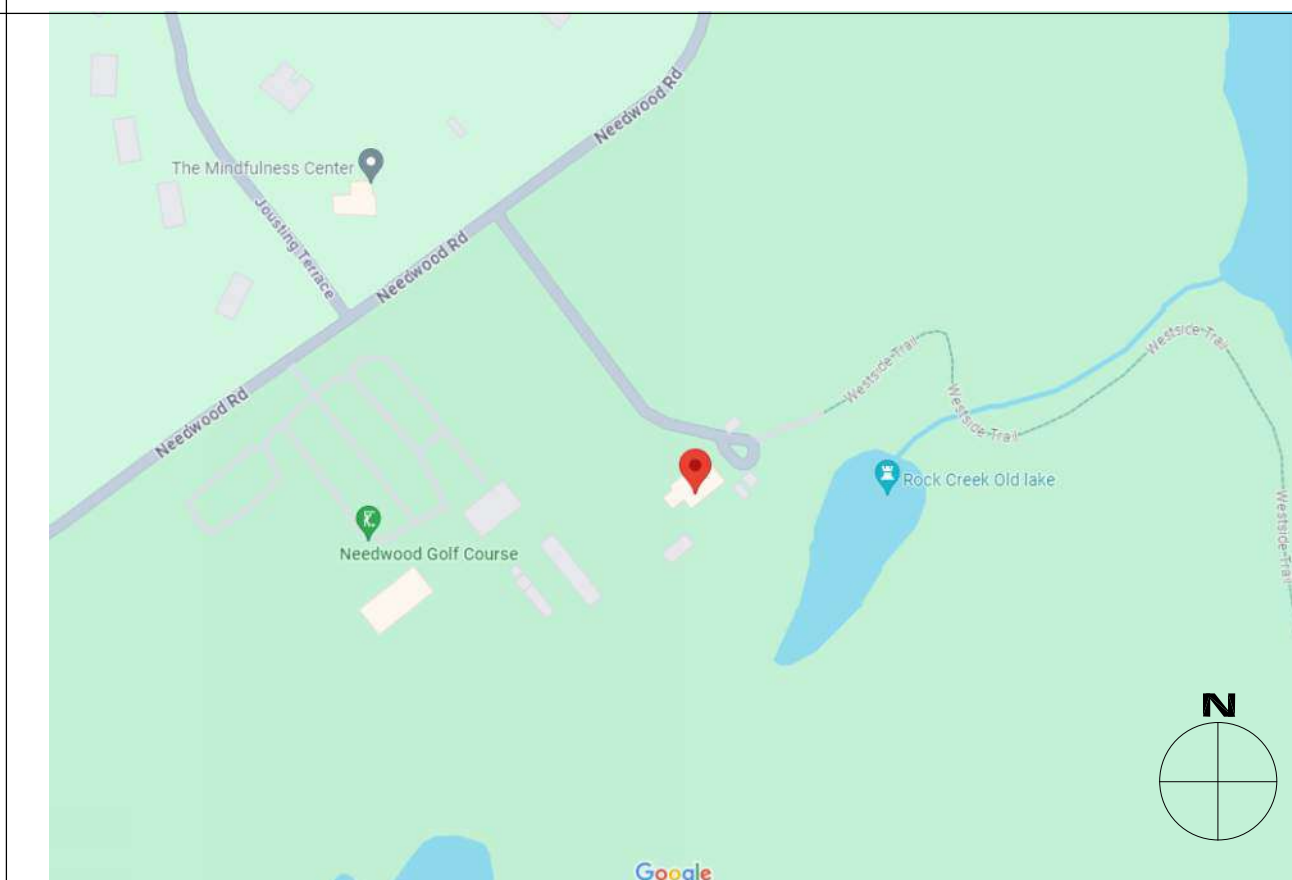
BUILDING IMAGE



VICINITY MAP



LOCATION MAP



SUBMISSION / REVISION

Rev. No.	Date	Description
1	10/23/2024	HAWP APPLICATION

COVER SHEET

HISTORIC NEEDWOOD MANSION
 Building and Site Improvements
 6700 NEEDWOOD ROAD DERWOOD, MD 20855
 SCALE: As Shown

DWG. #

GA0.00

DPS PERMIT USE

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L-006	RAMP SECTIONS & DETAILS	2024.09.16		
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M1.02	FLOOR PLAN - LEVEL 2	2024.09.16		
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ELECTRICAL DEMOLITION PLANS				
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ED1.01	FLOOR PLAN - LEVEL 1 - DEMO	2024.09.16		
ED1.02	FLOOR PLAN - LEVEL 2 - DEMO	2024.09.16		
ED1.03	FLOOR PLAN - LEVEL 3 - DEMO	2024.09.16		
ELECTRICAL DEMOLITION PLANS: 4				
ELECTRICAL				
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E1.01	FLOOR PLANS - LEVEL 1	2024.09.16		
E1.02	FLOOR PLANS - LEVEL 2	2024.09.16		
E1.03	FLOOR PLANS - LEVEL 3	2024.09.16		
E7.01	PANEL SCHEDULES	2024.09.16		
ELECTRICAL: 5				
Grand total: 95				

PARK CODE PLAN ISSUED FINAL ISSUED

DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION

MICHAEL GRAVES
 BALTIMORE, MD
 233 E. Redwood Street, 12th Floor
 Baltimore, MD 21202
 T 410 290 9680
 MICHAELGRAVES.COM

DRAWING CHECKED BY: KLG

Submission Name	Initials	Date
SCHEMATIC DESIGN	KLK	2024.01.08
DESIGN DEVELOPMENT (60% CDs)	KLK	2024.03.05
CONSTRUCTION DOCUMENTS (90% CDs)	NMM	2024.09.16

PROFESSIONAL CERTIFICATION:
 I certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws under of the State of Maryland.

LICENSE NO. _____
 EXPIRATION DATE: _____

DocuSeal



The Maryland-National Capital Park and Planning Commission
 Montgomery County Department of Parks
 2425 Reedle Drive
 Wheaton, Maryland 20902
 (301) 495-2535

SUBMISSION / REVISION

Rev. No.	Date	Description
1	10/23/2024	HAWP APPLICATION

SHEET INDEX

HISTORIC NEEDWOOD MANSION
 Renovation
 6700 NEEDWOOD ROAD DERWOOD, MD 20855
 SCALE: As Shown

DWG. #

GA0.01

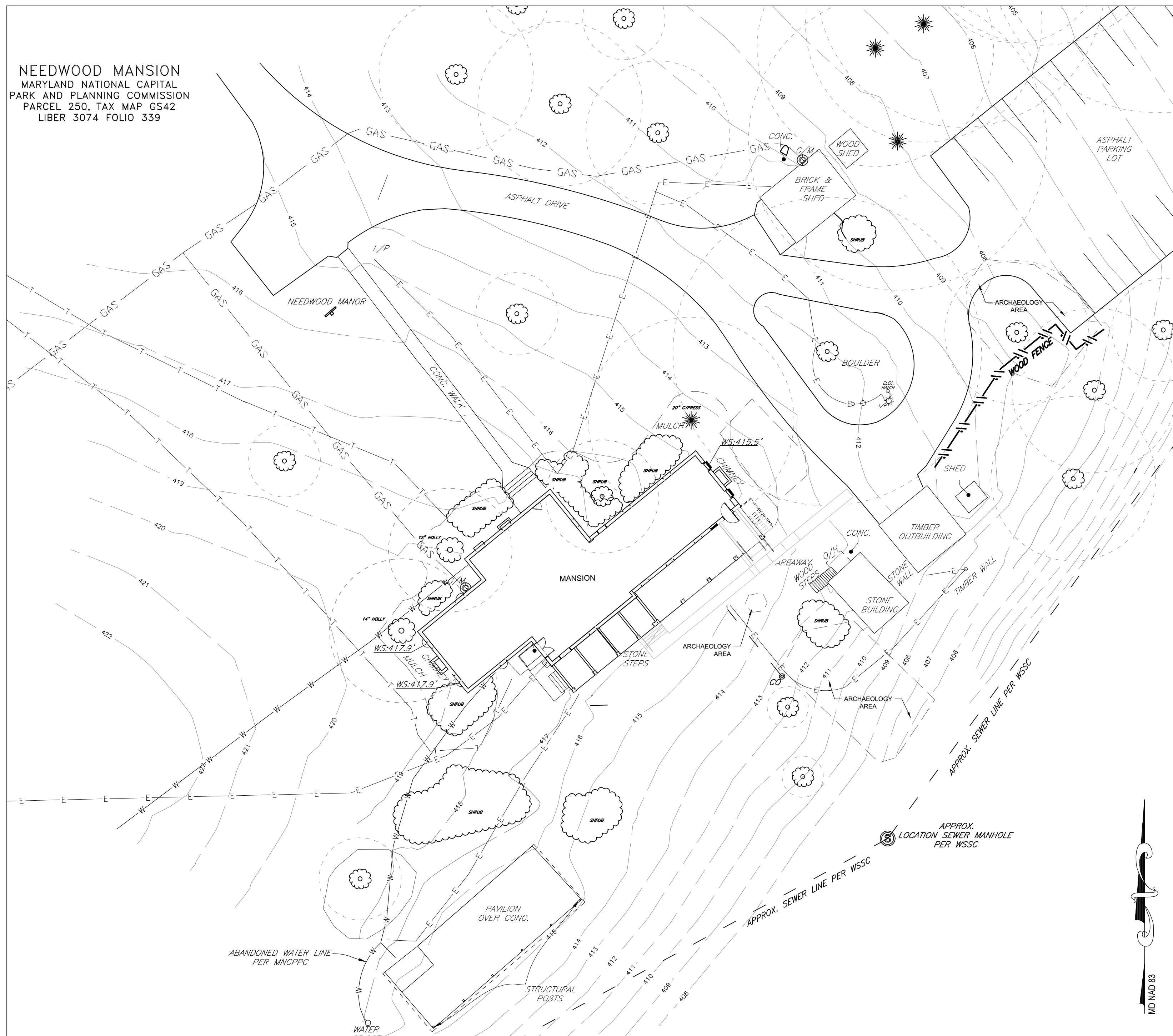
DPS PERMIT USE

GENERAL NOTES

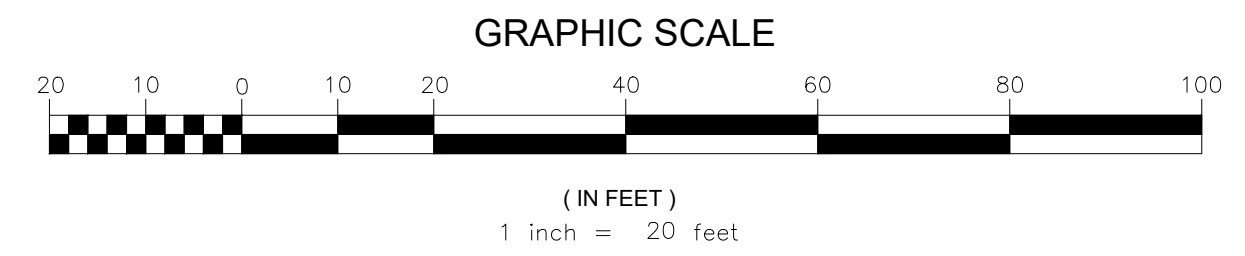
- PROPERTY OWNER: THE MARYLAND - NATIONAL CAPITAL PARK & PLANNING COMMISSION (M- NCPPC), PARK DEVELOPMENT DIVISION
MAILING ADDRESS: 2425 REEDIE DRIVE, 11TH FLOOR
WHEATON, MD 20902
TELEPHONE: 301.495.2535
- WSSC MAP 218NW07
- CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING THE BID TO GET FAMILIAR WITH THE EXISTING CONDITIONS, DIFFICULTIES AND RESTRICTIONS ASSOCIATED WITH PERFORMING THE WORK REQUIRED UNDER THIS CONTRACT.
- UNLESS NOTED OTHERWISE, ALL WORK SHALL BE NEW AND M-NCPPC WILL NOT PROVIDE ANY EQUIPMENT, MATERIALS, OR LABOR FOR THE WORK.
- DISCREPANCIES OR ERRORS IN THE BID DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF M-NCPPC PRIOR TO SUBMITTING THE BID. FAILURE TO DO SO WILL NOT BE CONSIDERED AS A REASON FOR ADDITIONAL COMPENSATION.
- ALL NOTES AND DETAILS SHOWN ON THE DRAWINGS ARE TYPICAL UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL ITEMS REQUIRED TO PROVIDE A SITE CLEAR OF OBSTRUCTIONS (ABOVE AND BELOW GRADE) AND ROUGH GRADE TO SPECIFIED ELEVATIONS AT THE BEGINNING OF CONSTRUCTION.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST APPLICABLE CODES, STANDARDS AND SPECIFICATIONS OF M-NCPPC, MONTGOMERY COUNTY, MARYLAND STATE AND FEDERAL REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL ELEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN DOCUMENTS AND CONTRACT CONDITIONS INCLUDING THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (ADA), THE MARYLAND ACCESSIBILITY CODE, MONTGOMERY PARKS ADA COMPLIANCE MANUAL, AND UPDATES. IF THE CONTRACTOR OBSERVES THAT PORTIONS OF THE PROJECT ARE NON-COMPLIANT WITH THE ADA, THEY SHALL NOTIFY THE CONSTRUCTION MANAGER SO THAT A FIELD ADJUSTMENT CAN BE MADE TO ENSURE COMPLIANCE. GRADE TOLERANCES SHALL BE MEASURED WITH A TWO (2) FOOT DIGITAL LEVEL.
- A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED AND CONDUCTED BY M-NCPPC CONSTRUCTION MANAGER. PRIOR TO THIS MEETING THE CONTRACTOR SHALL NOT PERFORM ANY CONSTRUCTION RELATED ACTIVITY AT THE PROJECT SITE, EXCEPT LIMITED CLEARANCE FOR STAKEOUT AND FLAGGING OF LOD. ALL STAKEOUT AND FLAGGING WORK MUST BE DONE BY HAND AND ANY SMALL VEGETATION CLEARED FOR INSTALLATION OF THE LOD SHALL BE CUT TO THE GROUND. THE LOD SHALL BE APPROVED BY M-NCPPC CONSTRUCTION MANAGER AND PERMITTING AGENCIES HAVING JURISDICTION. M-NCPPC CONSTRUCTION MANAGER MAY REQUIRE MINOR ADJUSTMENTS TO THE LOD TO REDUCE IMPACTS ON EXISTING INFRASTRUCTURE AND NATURAL RESOURCES THAT ARE TO REMAIN WITH THE APPROVAL OF PERMITTING AUTHORITIES. THIS ADJUSTMENT SHALL BE PERFORMED AT NO ADDITIONAL COST TO M-NCPPC.
- PRIOR TO THE START OF CONSTRUCTION, TREE PROTECTION MEASURES SHALL BE INSTALLED, INSPECTED AND SHALL BE MAINTAINED DURING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY, IN THE FIELD, ALL DIMENSIONS PROVIDED ON THE DRAWINGS AND SPECIFICATIONS BEFORE STARTING ANY CONSTRUCTION ACTIVITY. IF FIELD CONDITIONS VARY FROM THOSE PROVIDED ON THE CONTRACT DOCUMENTS, THE M-NCPPC CONSTRUCTION MANAGER SHALL BE NOTIFIED IN WRITING, BEFORE PROCEEDING FURTHER WITH THE WORK.
- ALL EXISTING CONDITIONS TO REMAIN SHALL BE VERIFIED, PHOTOGRAPHED AND DOCUMENTED PRIOR TO CONSTRUCTION. IF THEY ARE DIFFERENT FROM THE CONDITIONS SHOWN ON THE CONTRACT DRAWINGS, THE M-NCPPC CONSTRUCTION MANAGER SHALL BE NOTIFIED BEFORE PROCEEDING WITH THE WORK. ALL OTHER DAMAGES SHALL BE CORRECTED AND RESTORATION WORK SHALL BE PERFORMED IN ACCORDANCE WITH M-NCPPC REQUIREMENTS AND TO THE SATISFACTION OF THE M-NCPPC CONSTRUCTION MANAGER AT NO ADDITIONAL COST TO M-NCPPC.
- ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL MEET CURRENT MONTGOMERY COUNTY DPS STANDARDS AND INSPECTOR DIRECTIVES. THESE SHALL BE APPROVED BY THE PERMITTING AUTHORITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS REQUIRED TO MEET THE REQUIREMENTS OF THE MDE NOI. BEFORE THE START OF CONSTRUCTION, A SITE REPRESENTATIVE OF THE CONTRACTOR SHALL HAVE PROOF OF COMPLETION OF THE MDE RESPONSIBLE PERSONNEL CERTIFICATION.
- ANY WORK WITHIN THE MONTGOMERY COUNTY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST MCDOT STANDARDS AND SPECIFICATIONS. ANY WORK WITHIN THE MARYLAND STATE HIGHWAY ADMINISTRATION RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST MDSHA STANDARDS AND SPECIFICATIONS. THIS WORK INCLUDES, BUT IS NOT LIMITED TO, REPAIRING, RESTORING, AND OBTAINING FINAL INSPECTION APPROVAL.
- IF IT IS DETERMINED THAT TREES ARE DAMAGED DURING CONSTRUCTION, A CERTIFIED ARBORIST SHALL INSPECT THEM AND SUBMIT A REPORT RECOMMENDING APPROPRIATE ACTION EITHER TO REPAIR OR REPLACE. IF APPROVED BY M-NCPPC CONSTRUCTION MANAGER, CORRECTIVE WORK AND/OR REPLACEMENT SHALL BE PERFORMED AT NO ADDITIONAL COST TO M-NCPPC.
- LOCATION FOR STABILIZED CONSTRUCTION ENTRANCE, STAGING AND STORAGE AREAS AND ACCESS ROUTES SHALL BE IDENTIFIED AND ADJUSTED IN THE FIELD WITH APPROVAL FROM THE M-NCPPC CONSTRUCTION MANAGER.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEARING ALL UTILITIES, INCLUDING CALLING "MISS UTILITY" AND ALL OTHER PRIVATE UTILITY LOCATING SERVICES FOR UTILITY LOCATION AT LEAST 48 HOURS PRIOR TO THE START OF ANY WORK. ALL THE EXISTING UTILITIES MAY NOT BE SHOWN ON THE DRAWINGS. PRIOR TO THE START OF CONSTRUCTION RELATED ACTIVITY, ALL UTILITIES WITHIN THE LOD OR TREE PLANTINGS SHALL BE LOCATED AND IDENTIFIED UTILIZING APPROPRIATED INSTRUMENTS. THE LOCATIONS SHALL BE STAKED AND FLAGGED.
- THE CONTRACTOR SHALL NOTIFY THE M-NCPPC CONSTRUCTION MANAGER IMMEDIATELY IF EXISTING UTILITIES ARE FOUND WITHIN THE WORK AREA THAT ARE NOT SHOWN ON THE DRAWINGS AND IMPACT THE CONTRACT WORK.
- EXISTING SIGNS, FENCES, AND OTHER MINOR SITE FEATURES IN THE WAY OF PROPOSED CONSTRUCTION, WHETHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE REMOVED AND REPLACED AT NO ADDITIONAL COST TO M-NCPPC.
- DAMAGES TO EXISTING UTILITIES SHALL BE CORRECTED IMMEDIATELY IN ACCORDANCE WITH THE REQUIREMENTS OF THE AFFECTED UTILITY. UPON COMPLETION OF THE CORRECTIVE ACTION A COPY OF THE APPROVAL DOCUMENTATION FROM THE UTILITY SHALL BE SUBMITTED TO THE M-NCPPC CONSTRUCTION MANAGER. REPAIR WORK WILL BE AT NO COST TO M-NCPPC. NO WORK SHALL BE PERFORMED OUTSIDE OF THE LOD WITHOUT PRIOR APPROVAL OF THE M-NCPPC CONSTRUCTION MANAGER. AREAS DISTURBED OUTSIDE APPROVED LOD SHALL BE RESTORED IMMEDIATELY TO THE SATISFACTION OF M-NCPPC CONSTRUCTION MANAGER AT NO COST TO M-NCPPC.
- UNLESS OTHERWISE NOTED, THE PARK FACILITIES SHALL REMAIN OPEN THROUGHOUT CONSTRUCTION FOR USE BY PARKS STAFF AND THE PUBLIC. SAFE ACCESS FOR ALL USERS SHALL BE PROVIDED WITH APPROPRIATE DETOURS, FENCING, TEMPORARY FACILITIES, SIGNAGE, ETC. AND SHALL BE APPROVED BY M-NCPPC CONSTRUCTION MANAGER.
- IF THE CONTRACTOR FINDS THAT CONFLICTS EXIST AMONG VARIOUS CONTRACT/PERMIT REQUIREMENTS, THE CONTRACTOR SHALL COMPLY WITH THE MOST STRINGENT REQUIREMENT.
- ONLY APPROVED PLANS THAT HAVE BEEN SIGNED BY THE APPROPRIATE AUTHORITIES SHALL BE USED FOR THE CONSTRUCTION OF THE IMPROVEMENTS.
- PRIOR TO VEGETATIVE STABILIZATION, ALL DISTURBED AREAS MUST BE TOPSOILED PER THE MONTGOMERY COUNTY "STANDARDS AND SPECIFICATIONS FOR TOPSOIL". ON-SITE MATERIALS DO NOT MEET REQUIREMENTS OF TOPSOIL, COORDINATE WITH M-NCPPC REGARDING TILLING-IN OF CERTIFIED COMPOST TO ON-SITE SOILS TO MEET SPECIFICATIONS. IF THERE IS A CONFLICT BETWEEN MONTGOMERY COUNTY AND M-NCPPC SPECIFICATIONS, THE STRICTER SPECIFICATION WILL BE USED.
- METAL LANDSCAPE STAPLES ARE NOT ALLOWED TO BE USED FOR ANCHORING ANYTHING ON PARK PROPERTY. ALSO, EROSION CONTROL MATTING WITH PLASTIC NON-BIODEGRADABLE FIBERS OR FILAMENTS IN THEM WILL NOT BE ALLOWED ON PARK PROPERTY.
- PAVEMENT REMOVAL SHALL INCLUDE REMOVAL OF GRAVEL SUBBASE AND SCARIFICATION OF SUBGRADE, UNLESS OTHERWISE DIRECTED BY M-NCPPC CONSTRUCTION MANAGER.
- FIELD RUN TOPOGRAPHIC SURVEY PROVIDED BY POTOMAC VALLEY SURVEYS ON DECEMBER 20, 2023. SURVEY IS IN MARYLAND STATE PLANE DATUM (NAD83/2011 AND NAD98). THE PROPERTY LINES ON THIS PLAN ARE SHOWN "BEST FIT".
- THIS SITE IS LOCATED WITHIN THE ROCK CREEK WATERSHED OF MONTGOMERY COUNTY. RUNOFF FROM THIS SITE DRAINS INTO LAKE NEEDWOOD. THE CONTRACTOR SHALL TAKE PRECAUTIONS NOT TO CONTAMINATE THE RECEIVING WATERS.

ARCHAEOLOGY.

- AN ARCHAEOLOGICAL MONITOR WILL BE REQUIRED TO BE ON-SITE DURING ANY GROUND DISTURBING ACTIVITY OR ARCHAEOLOGICALLY SENSITIVE AREAS, INCLUDING REMOVAL OF LARGE PLANTS, GRADING, ETC. IF ARTIFACTS SURFACE, WORK WILL BE HALTED WHILE THE MONITOR ASSESSES THE SITUATION.
- PRIOR TO REMOVAL OF ANY HISTORICAL BUILDING FEATURE OR MATERIAL FOR THE PURPOSE OF SALVAGE OR DEMOLITION, THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 72-HOURS WRITTEN ADVANCE NOTICE TO M-NCPPC.
- IF THE CONTRACTOR PROPOSES CHANGES TO HISTORIC FEATURES OR MATERIALS THAT RESULT IN DEVIATION FROM THESE APPROVED PLANS, THE CONTRACTOR SHALL NOTIFY M-NCPPC IN ADVANCE. THE PROPOSED CHANGE MAY REQUIRE APPROVAL OF THE HISTORIC AUTHORITIES HAVING JURISDICTION BEFORE ANY CHANGE IS ALLOWED TO PROCEED.
- WHERE DRAWINGS INDICATE "REPAIR" OR "REPLACE," UNLESS NOTED OTHERWISE DO SO WITH IN-KIND MATERIALS THAT MATCHES THE EXISTING CONDITION WITH RESPECT TO MATERIAL TYPE, THICKNESS, FINISH AND/OR TEXTURE.
- THE M-NCPPC SHALL BE THE JUDGE OF THE RELATIVE HISTORIC SIGNIFICANCE OF ANY FEATURE. NO ELEMENT SHALL BE ALTERED, REMOVED, REUSED OR TAKEN FROM THE PREMISES WITHOUT PRIOR APPROVAL OF THE M-NCPPC.



1 EXISTING CONDITION SITE PLAN
1"=20'



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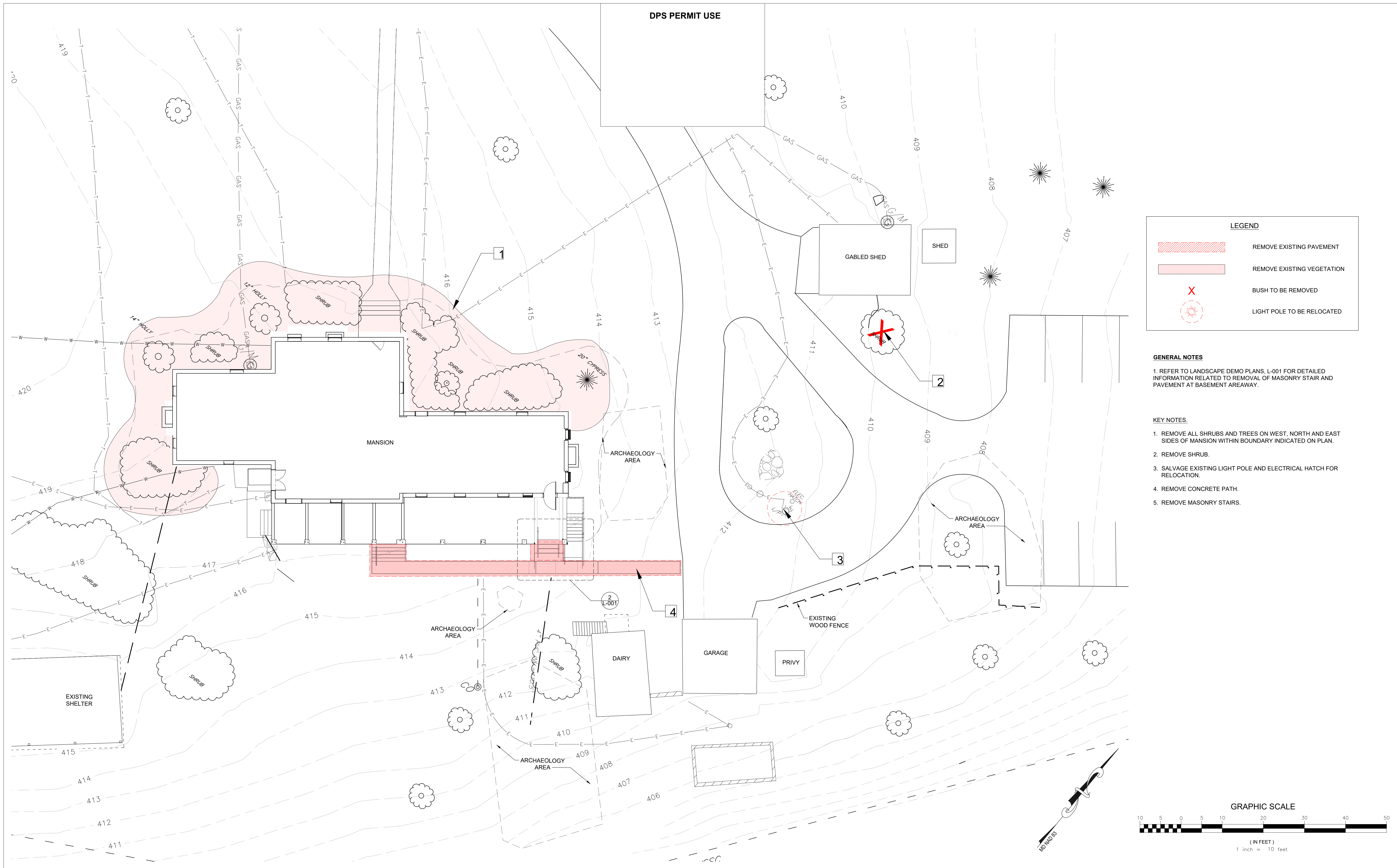
CIVIL GENERAL

HISTORIC NEEDWOOD MANSION Building and Site Improvements


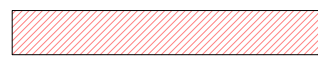


6700 NEEDWOOD RD DERWOOD, MD 20855
SCALE: As Shown

DWG. #

C-000



LEGEND

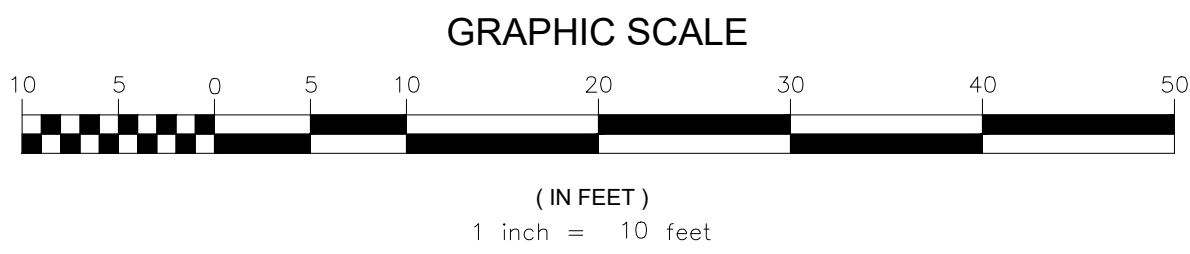
-  REMOVE EXISTING PAVEMENT
-  REMOVE EXISTING VEGETATION
-  BUSH TO BE REMOVED
-  LIGHT POLE TO BE RELOCATED

GENERAL NOTES

- REFER TO LANDSCAPE DEMO PLANS, L-001 FOR DETAILED INFORMATION RELATED TO REMOVAL OF MASONRY STAIR AND PAVEMENT AT BASEMENT AREAWAY.

KEY NOTES

- REMOVE ALL SHRUBS AND TREES ON WEST, NORTH AND EAST SIDES OF MANSION WITHIN BOUNDARY INDICATED ON PLAN.
- REMOVE SHRUB.
- SALVAGE EXISTING LIGHT POLE AND ELECTRICAL HATCH FOR RELOCATION.
- REMOVE CONCRETE PATH.
- REMOVE MASONRY STAIRS.



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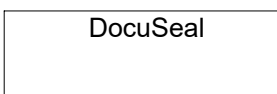


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Rev. No.	Date	Description

SITE PLAN DEMO

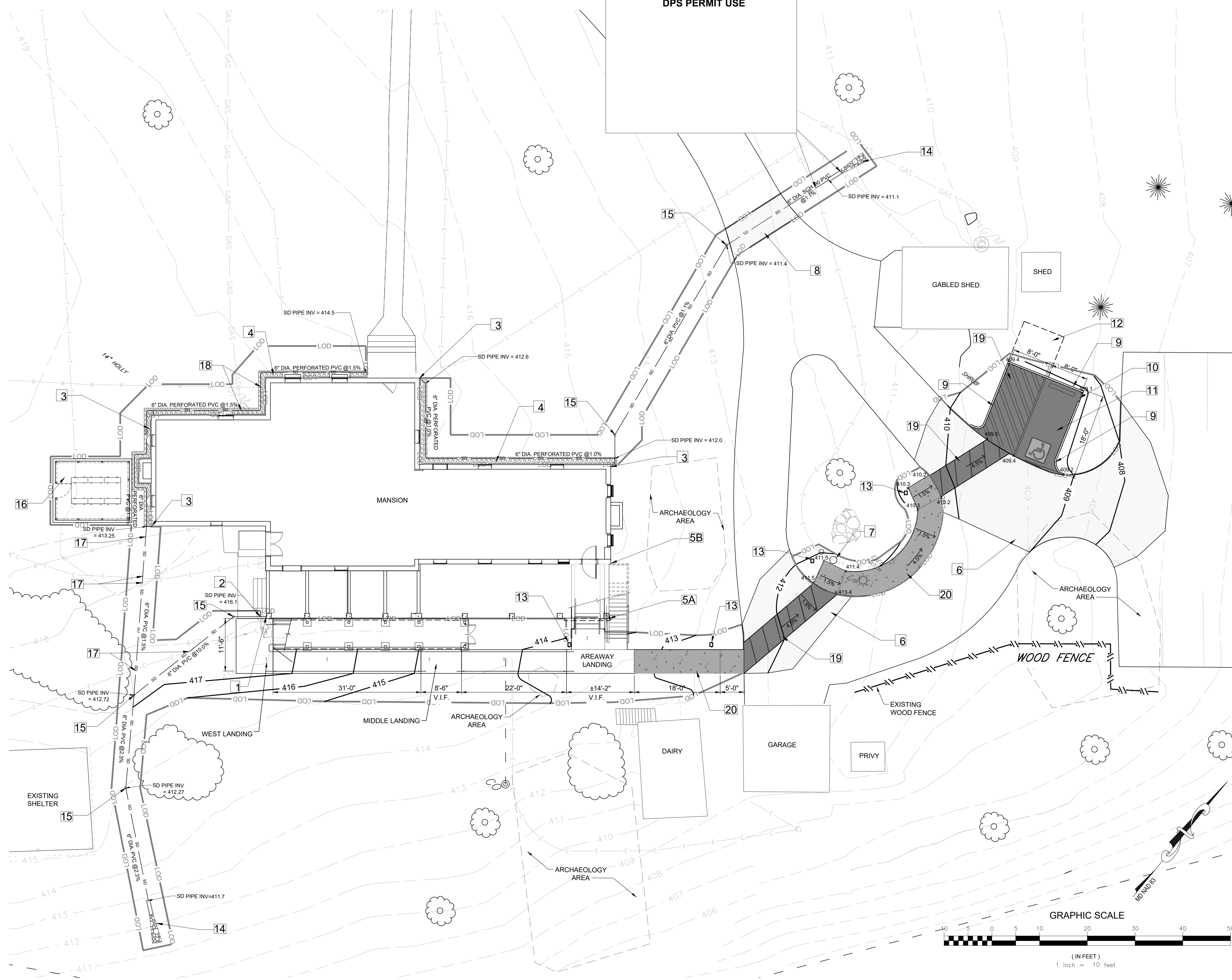
**HISTORIC NEEDWOOD MANSION
Building and Site Improvements**

6700 NEEDWOOD RD DERWOOD, MD 20855
SCALE: As Shown

DWG. #

C-001

DPS PERMIT USE

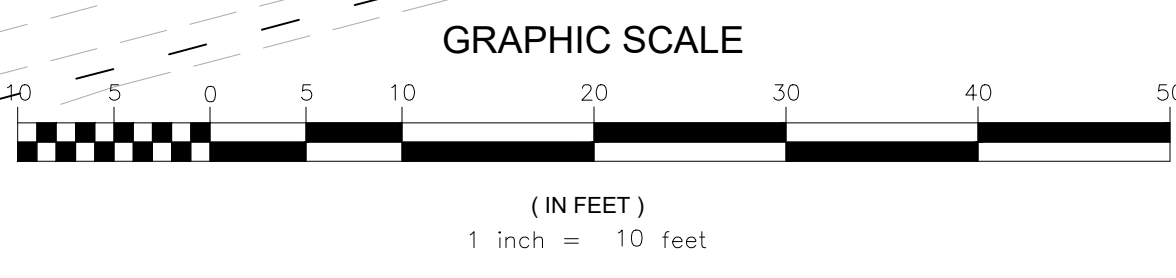


LEGEND

- PROPOSED LIMIT OF DISTURBANCE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN STRUCTURE
- WATER LINE
- PROPOSED STORM DRAIN
- PROPOSED EXPANSION JOINTS
- REPAVE
- PROPOSED 6" THICK CONCRETE DETAIL (SEE NOTE 19)
- PROPOSED 5" THICK CONCRETE DETAIL (SEE NOTE 20)

- GENERAL NOTES**
- REFER TO LANDSCAPE PLAN L-002 FOR ON-GRADE PATH AND RAMP PAVEMENT LAYOUT DETAILS.
 - REGRADE SURFACE TO A MINIMUM 2% SLOPE AWAY FROM ALL SIDES OF MANSION (WITHIN THE LOD) FOR A MINIMUM OF 4' OUTWARD FROM THE BUILDING.

- KEY NOTES**
- RETROFIT EXISTING DOWNSPOUT. CONNECT TO NEW 6" PVC STORM DRAIN PIPE.
 - CUT BACK AND TIE IN EXISTING DOWNSPOUT DRAIN PIPE (COMING FROM NORTH, UNDERNEATH STEPS). PROVIDE NEW CONNECTION TO PROPOSED 6" PVC STORM DRAIN PIPE USING A TEE CONNECTOR.
 - CONNECT EX. DOWNSPOUT TO FOUNDATION DRAINAGE PIPE (SEE DETAIL 1/C-004).
 - REFER TO ARCHITECTURAL DRAWINGS FOR FOUNDATION DRAINAGE DETAIL.
 - RELOCATE DOWNSPOUT FROM EAST TO SOUTH SIDE OF BRICK PIER.
 - RELOCATE DOWNSPOUT 12" NORTH OF FOUNDATION CORNER. PROVIDE SPLASHBLOCK.
 - REPAVE TO WORK WITH ADA PATH.
 - EXISTING LIGHT POLE TO BE RELOCATED.
 - ASPHALT RESTORATION AFTER TRENCHING.
 - CURB.
 - 2-FOOT CURB CUT FOR DRAINAGE.
 - 6" THICK CONCRETE PAVEMENT AT A.D.A. VAN PARKING SPACE AND AISLE. SEE DETAIL 6/C-003 AND 2/C-004
 - FUTURE PORTABLE TOILET PAD.
 - A.D.A. DIRECTIONAL SIGN, HISTORIC. SEE DETAIL 2/L-006. SUBMIT SHOP DRAWINGS FOR M-NCPPC REVIEW AND APPROVAL.
 - PROVIDE 3' RECTANGULAR CONCRETE END TRANSITION SECTION (SEE DETAIL 1/C-003) LEADING TO 6" SURGE STONE PAD @0%. PROVIDE 3" CLASS 0 RR SURGE STONE TO A DEPTH OF 8" FOR THE PAD.
 - PROVIDE 6"x6" PVC SCH 40 CLEANOUT AT PIPE JUNCTION AND/OR BEND. TOP OF CLEANOUT TO BE FLUSH WITH GRADE AND HAVE A SCREW-ON TOP CAP.
 - CONDENSING UNITS CONCRETE PAD.
 - TEST PIT UTILITY CROSSINGS AND PROVIDE PROPER CLEARANCE TO PIPE.
 - HAND-DIG THIS PORTION OF GRAVEL DRAINAGE FIELD TO PROTECT WATER AND GAS LINE CONNECTIONS TO BUILDING.
 - PROPOSED 6" THICK CONCRETE PAVEMENT IN ADA SIDEWALKS AND NEW PARKING SPACE. SEE DETAIL 6/C-003.
 - PROPOSED 5" THICK CONCRETE PAVEMENT IN SIDEWALKS. SEE DETAIL 5/C-003.



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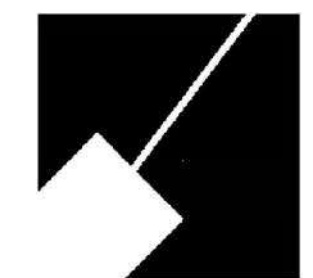
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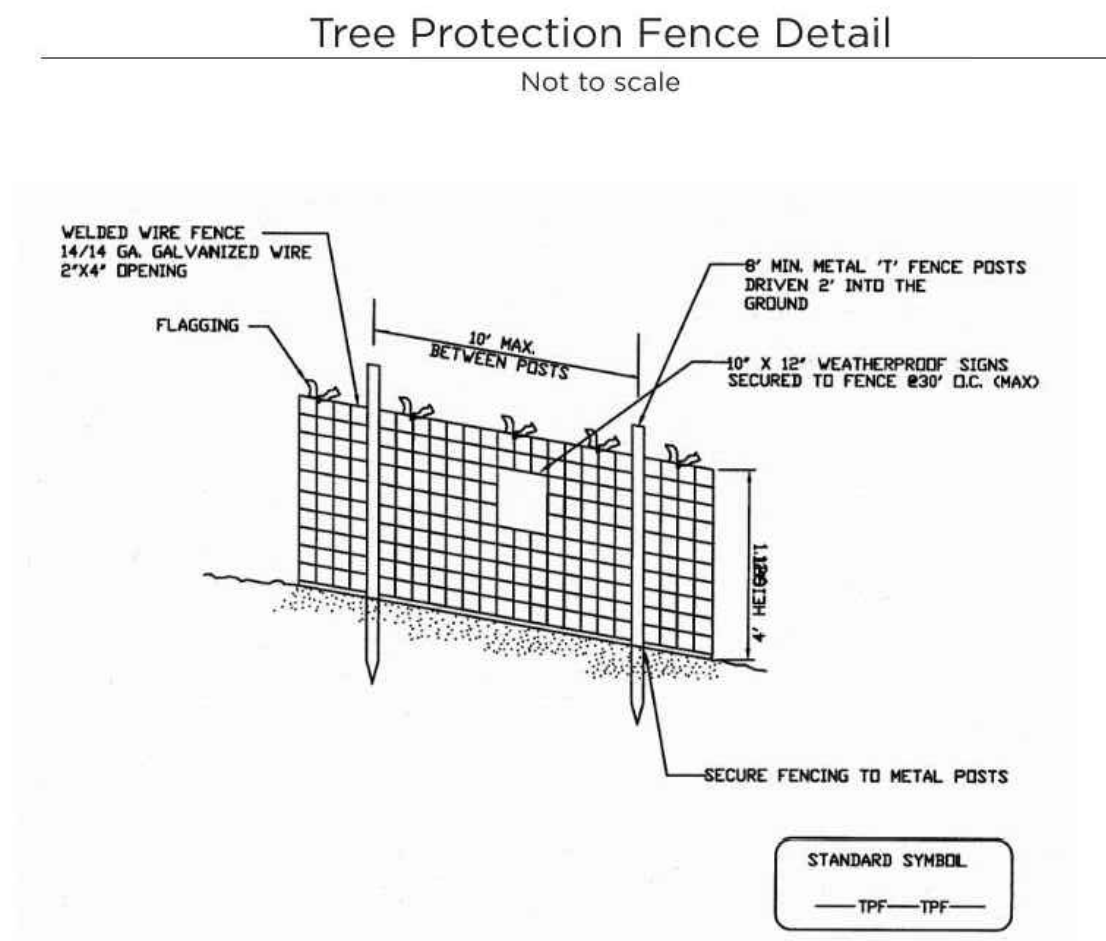
SITE PLAN PROPOSED

HISTORIC NEEDWOOD MANSION Building and Site Improvements

6700 NEEDWOOD RD DERWOOD, MD 20855
SCALE: As Shown

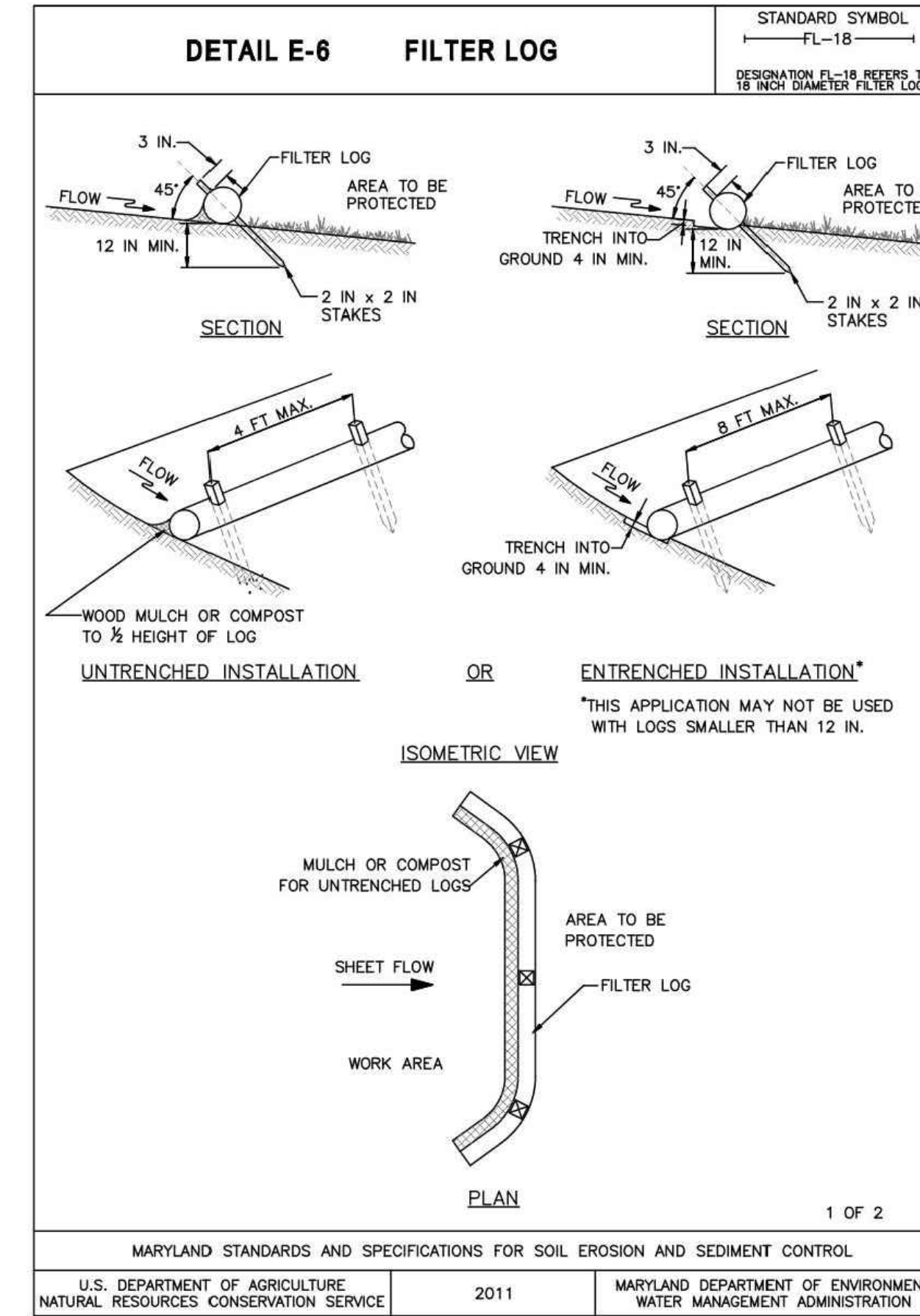
DWG. #

C-002

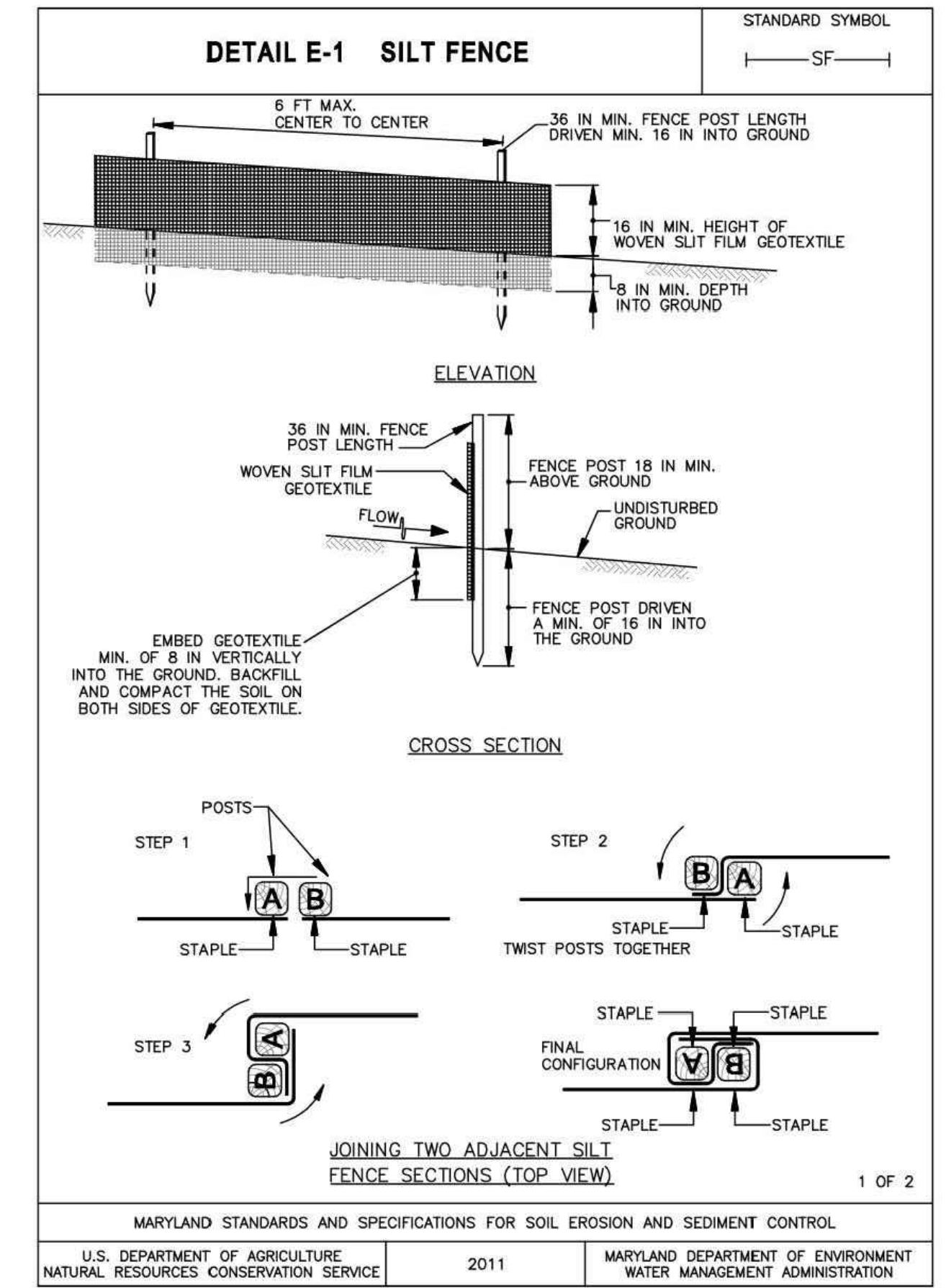


- NOTES**
1. Practice may be combined with sediment control fencing.
 2. Location and limits of fencing should be coordinated in field with arborist.
 3. Boundaries of protection area should be staked prior to installing protective device.
 4. Root damage should be avoided.
 5. Protection signage is required.
 6. Fencing shall be maintained throughout construction.

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MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



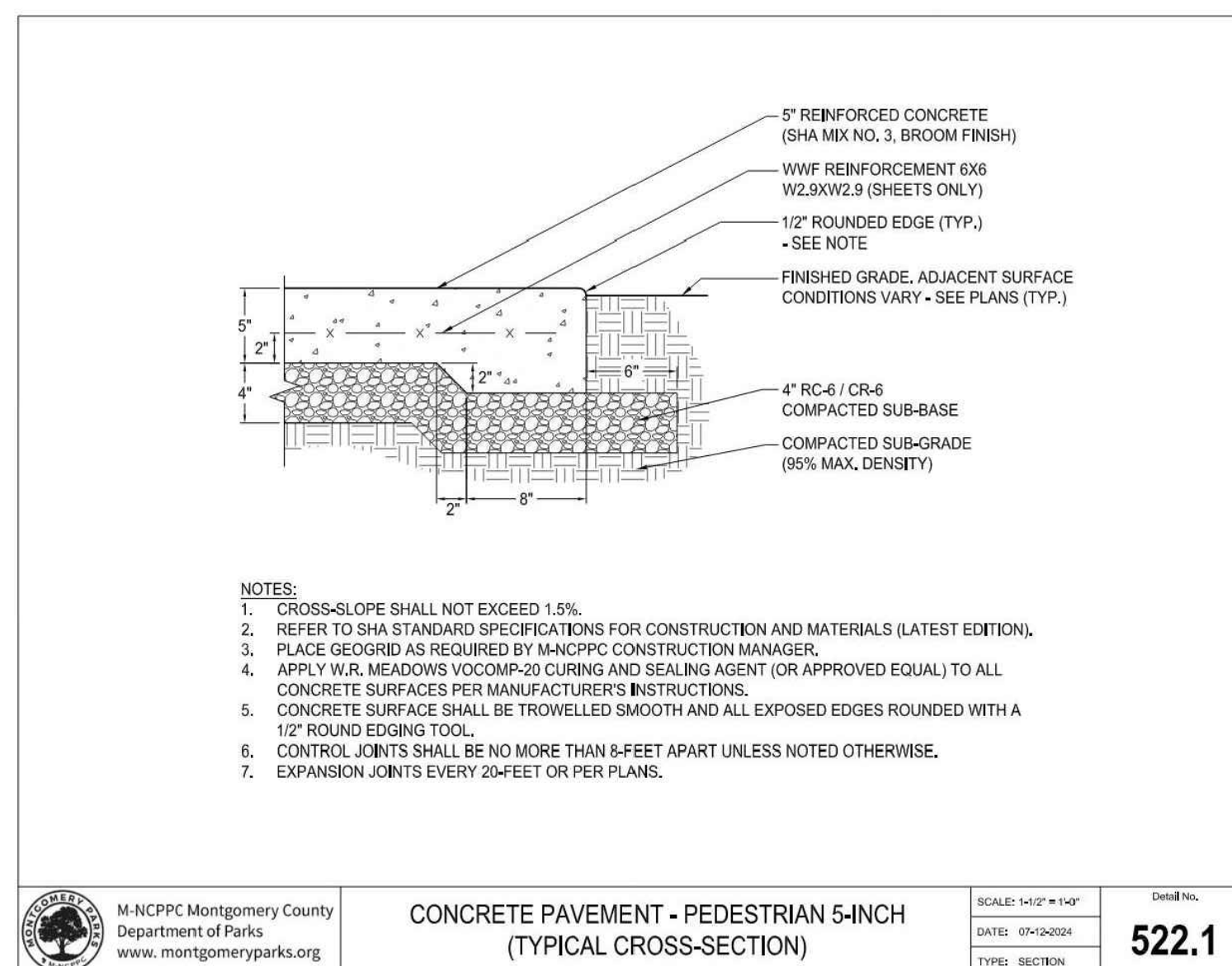
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

1 PIPE END TREATMENT DETAIL
N.T.S.

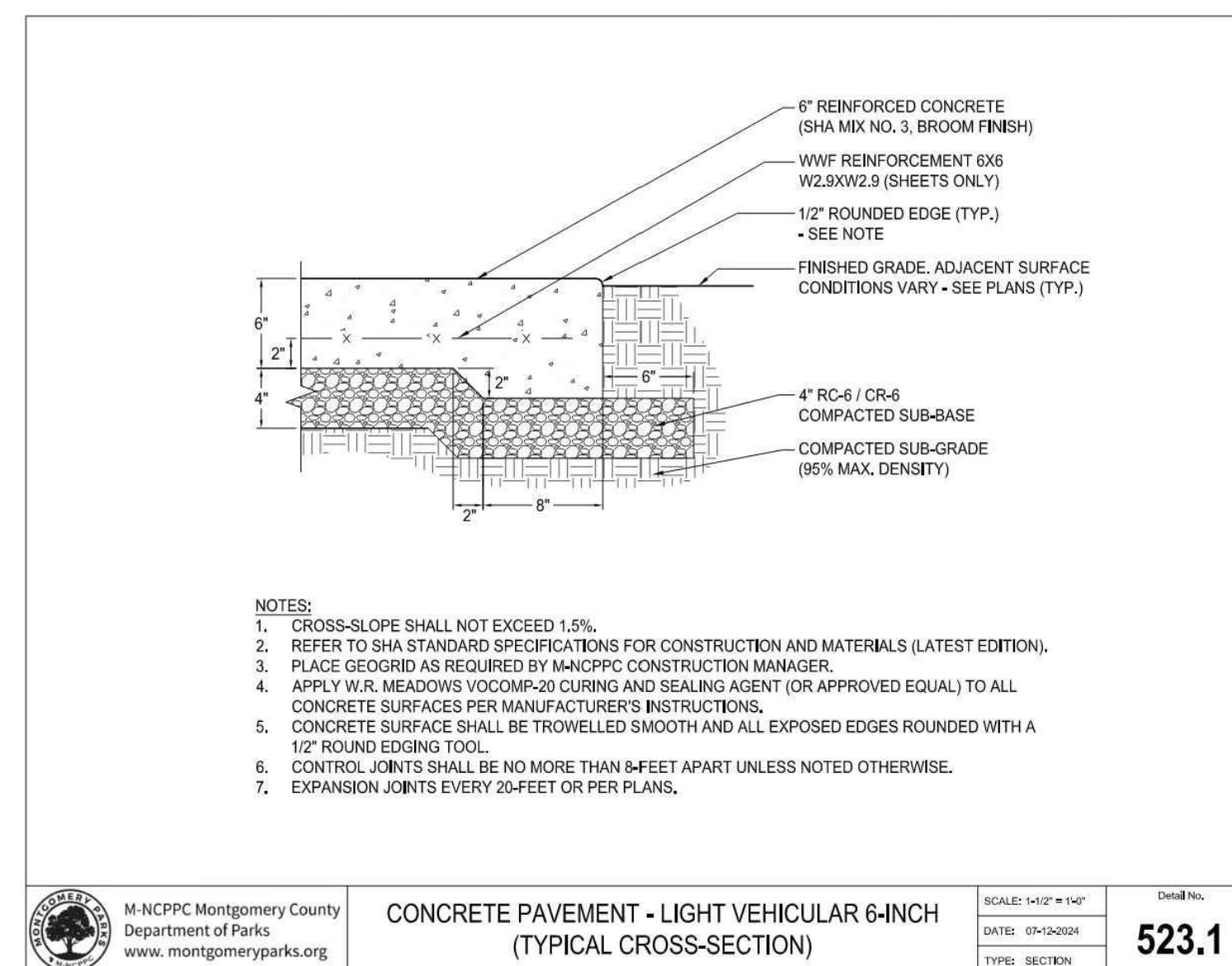
2 TREE PROTECTION FENCE DETAIL
N.T.S.

3 FILTER LOG DETAIL
N.T.S.

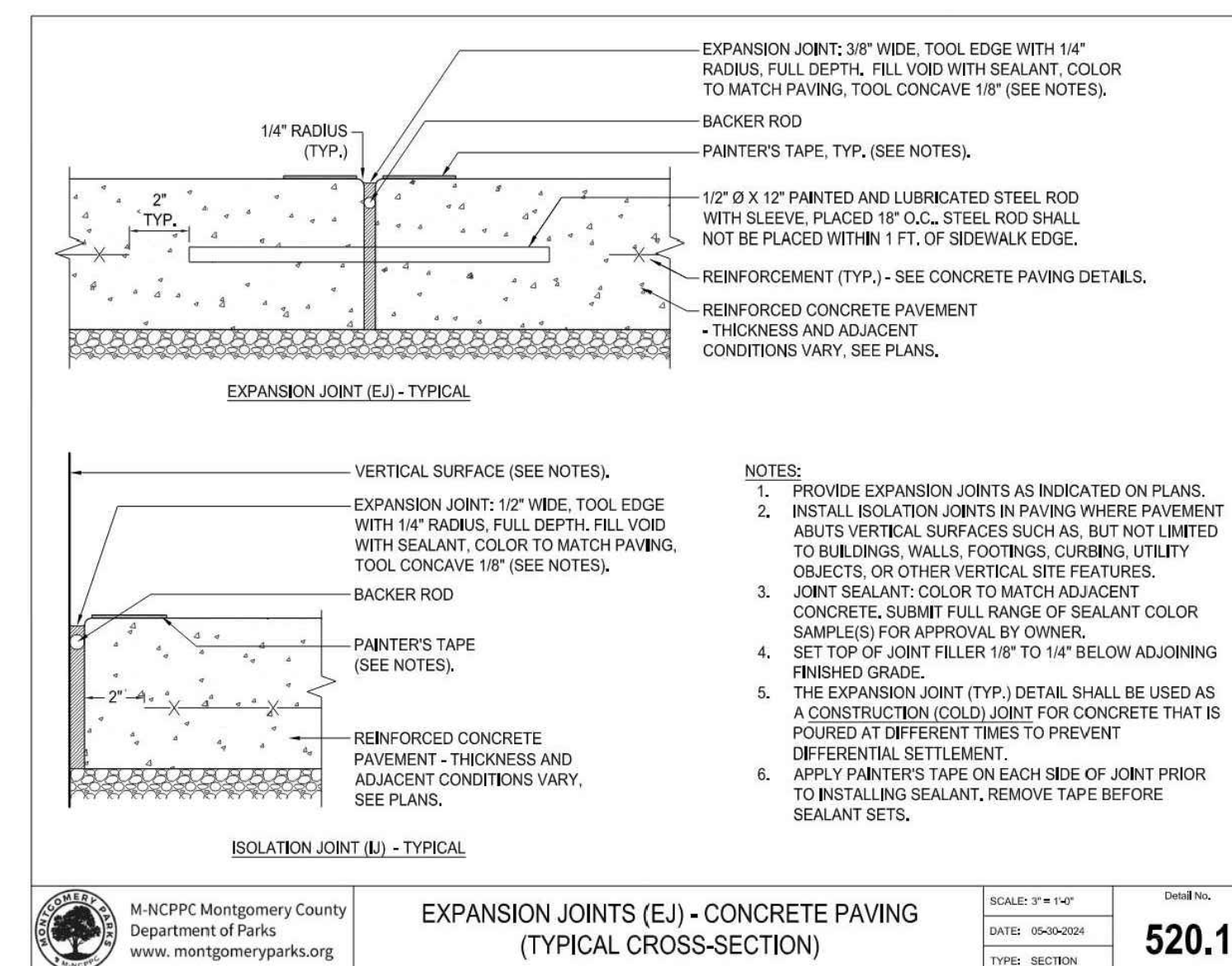
4 SILT FENCE DETAIL
N.T.S.



M-NCPPC Montgomery County Department of Parks
www.montgomeryparks.org
CONCRETE PAVEMENT - PEDESTRIAN 5-INCH (TYPICAL CROSS-SECTION)
SCALE: 1/4\"/>



M-NCPPC Montgomery County Department of Parks
www.montgomeryparks.org
CONCRETE PAVEMENT - LIGHT VEHICULAR 6-INCH (TYPICAL CROSS-SECTION)
SCALE: 1/4\"/>



M-NCPPC Montgomery County Department of Parks
www.montgomeryparks.org
EXPANSION JOINTS (EJ) - CONCRETE PAVING (TYPICAL CROSS-SECTION)
SCALE: 3/4\"/>

5

6

7

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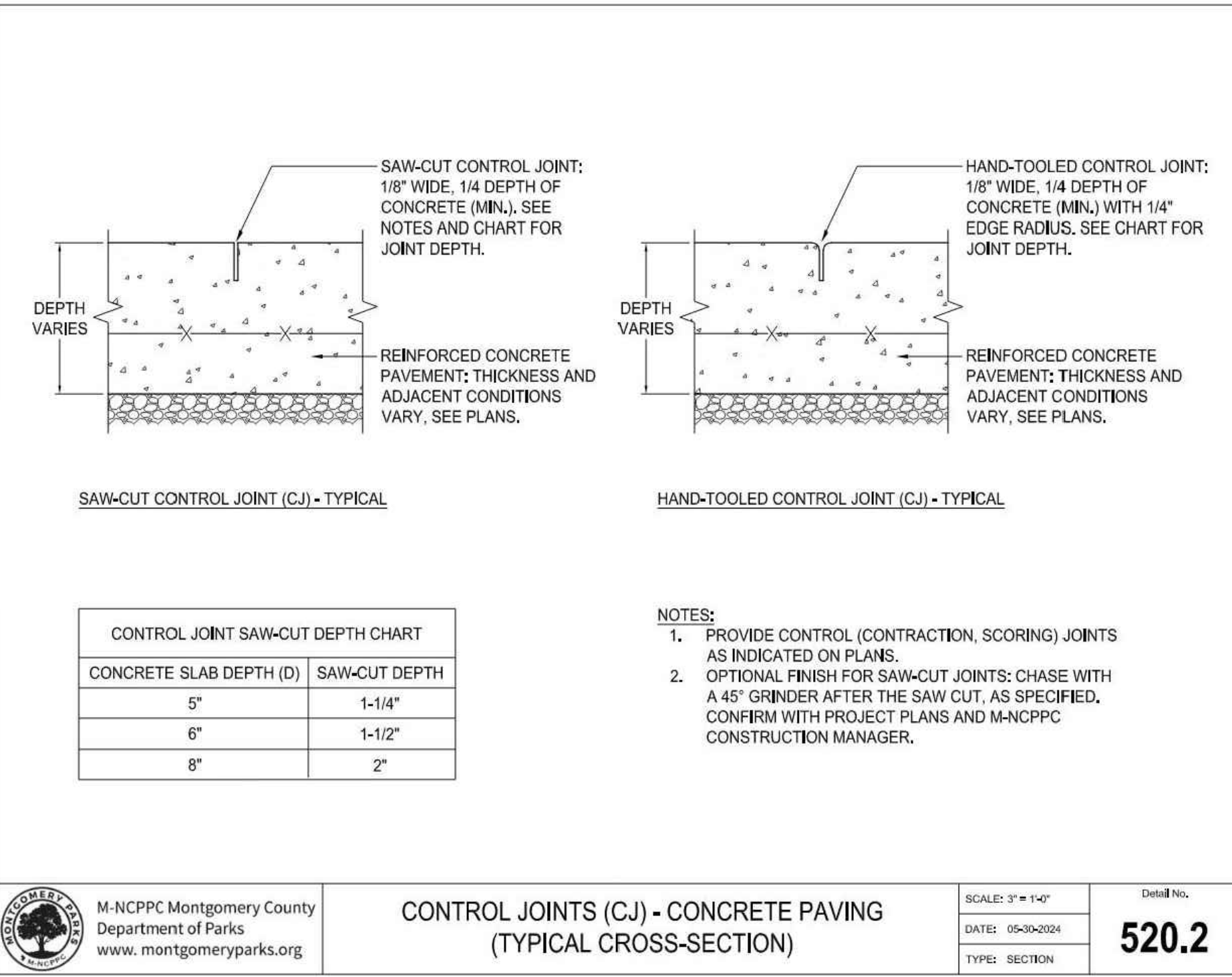
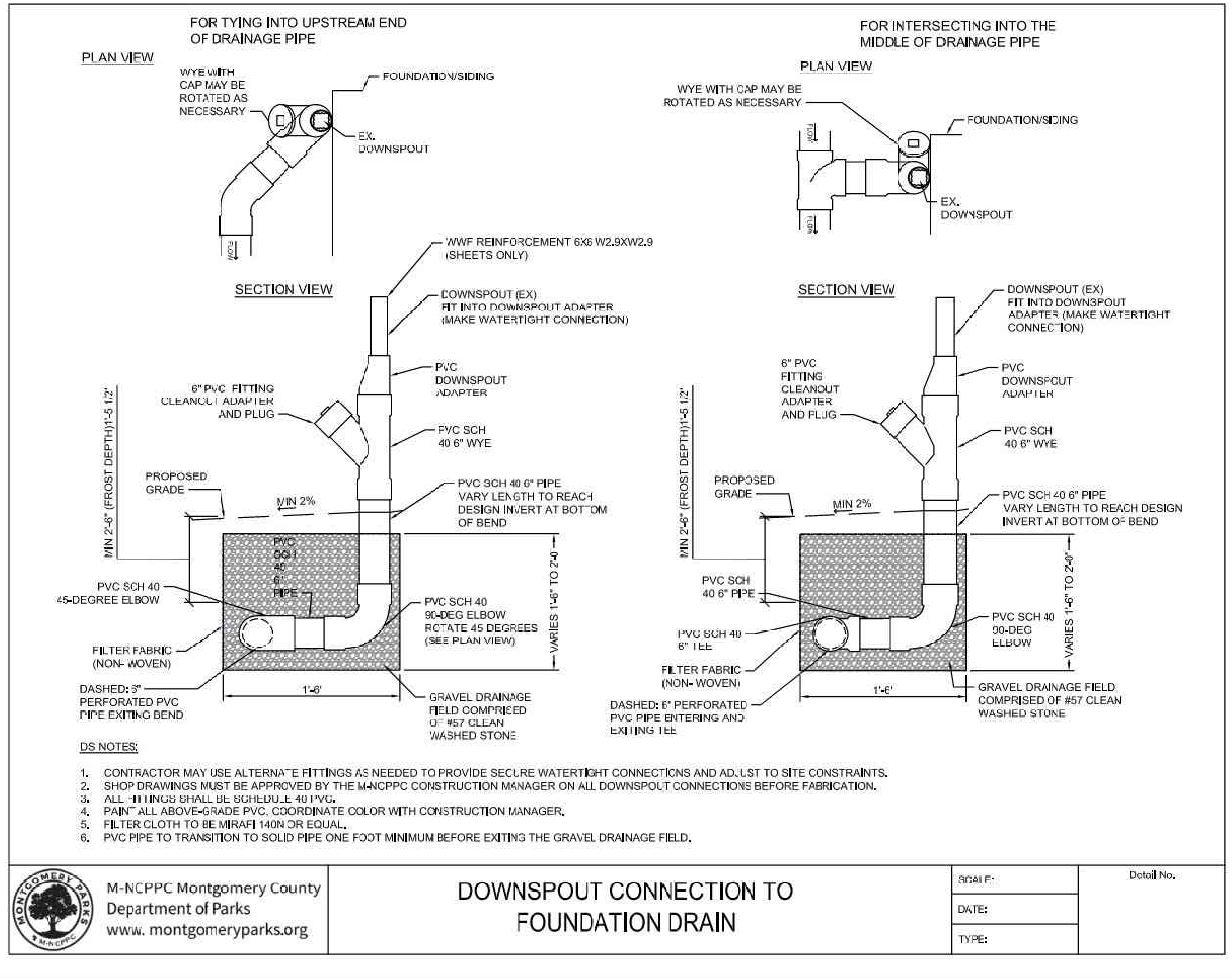
SUBMISSION / REVISION

Rev. No.	Date	Description
	10/23/2024	HAWP APPLICATION

SITE DETAILS
HISTORIC NEEDWOOD MANSION Building and Site Improvements
6700 NEEDWOOD RD DERWOOD, MD 20855
SCALE: As Shown

DWG. #

C-003



1 DOWNSPOUT CONNECTION DETAIL
N.T.S.

2 CONTROL JOINT DETAIL
N.T.S.



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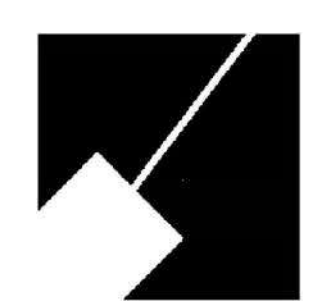
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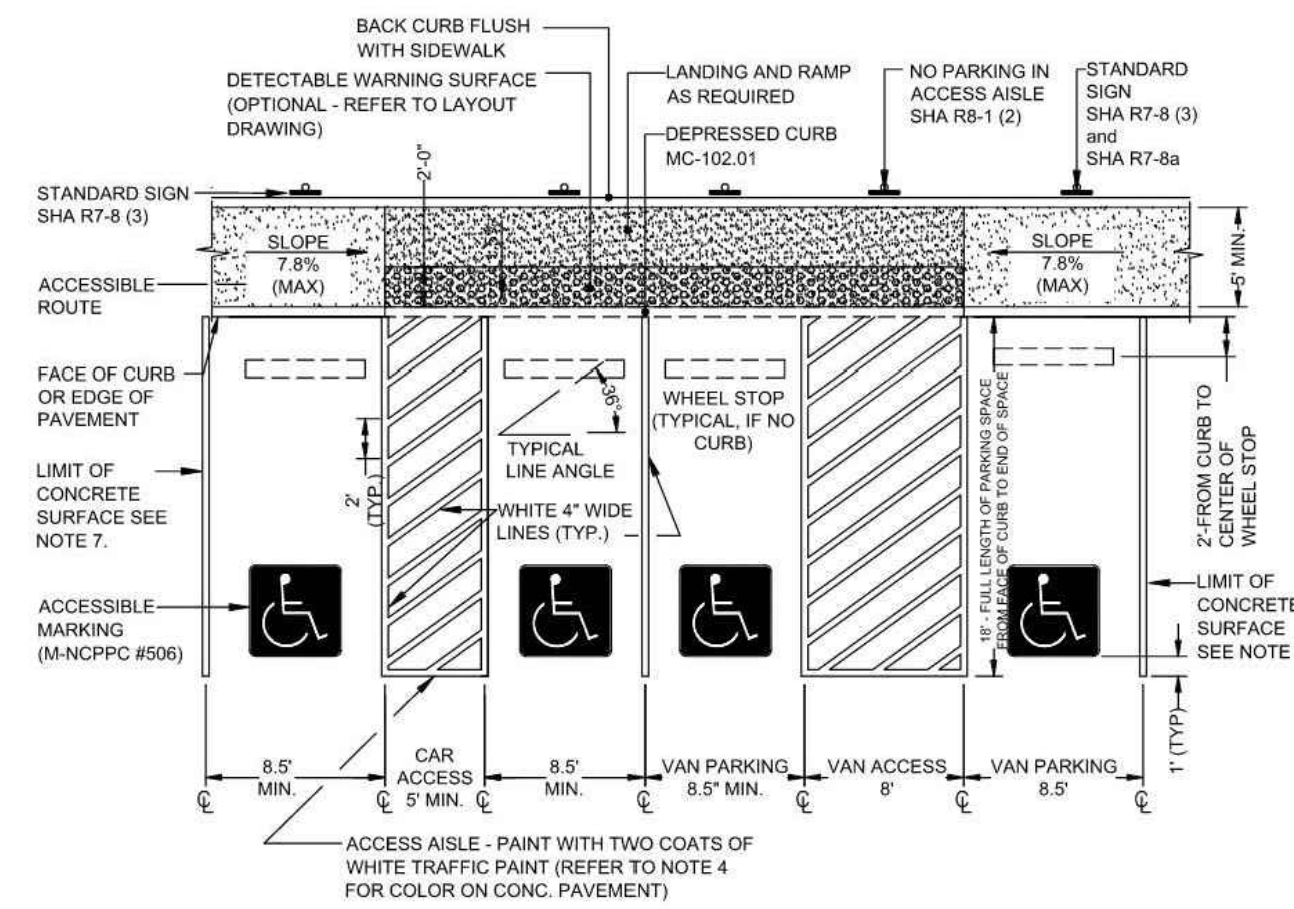
Rev. No.	Date	Description

SITE DETAILS

HISTORIC NEEDWOOD MANSION Building and Site Improvements

6700 NEEDWOOD RD DERWOOD, MD 20855
SCALE: As Shown

DWG. #
C-004



N.T.S.

- NOTES:**
- PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1.5% IN ANY DIRECTION. THE RUNNING SLOPE OF ACCESSIBLE ROUTES SHALL NOT EXCEED 4.5% WITH A CROSS SLOPE NOT EXCEEDING 1.5%.
 - WHERE ACCESS AISLE LEADS TO A RAISED WALKWAY, A CURB RAMP SHALL BE PROVIDED. ACCESSIBLE SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE TO THE FACILITY ENTRANCE.
 - ON CONCRETE PARKING SURFACES, BLUE PAINT SHALL BE USED IN LIEU OF WHITE PAINT AT THE DISCRETION OF THE M-NCPPC CONSTRUCTION MANAGER.
 - PROVIDE 100" MINIMUM VERTICAL CLEARANCE FOR VAN PARKING SPACES AND ACCESS AISLES AND VEHICULAR ROUTES SERVING THESE SPACES.
 - WIDTH DIMENSION IS FROM CENTERLINE TO CENTERLINE OF PAINT STRIPES OF PARKING SPACE.
 - PARKING SPACE WIDTH IS TYPICALLY 8.5' WIDE BUT MAY BE REDUCED TO 6' MIN. IF DIRECTED BY M-NCPPC CM.
 - IF CONCRETE SURFACING IS UTILIZED, THE LIMITS OF CONCRETE SHALL EXTEND A MIN. OF 0.5' FROM CENTERLINE OF STRIPPING.

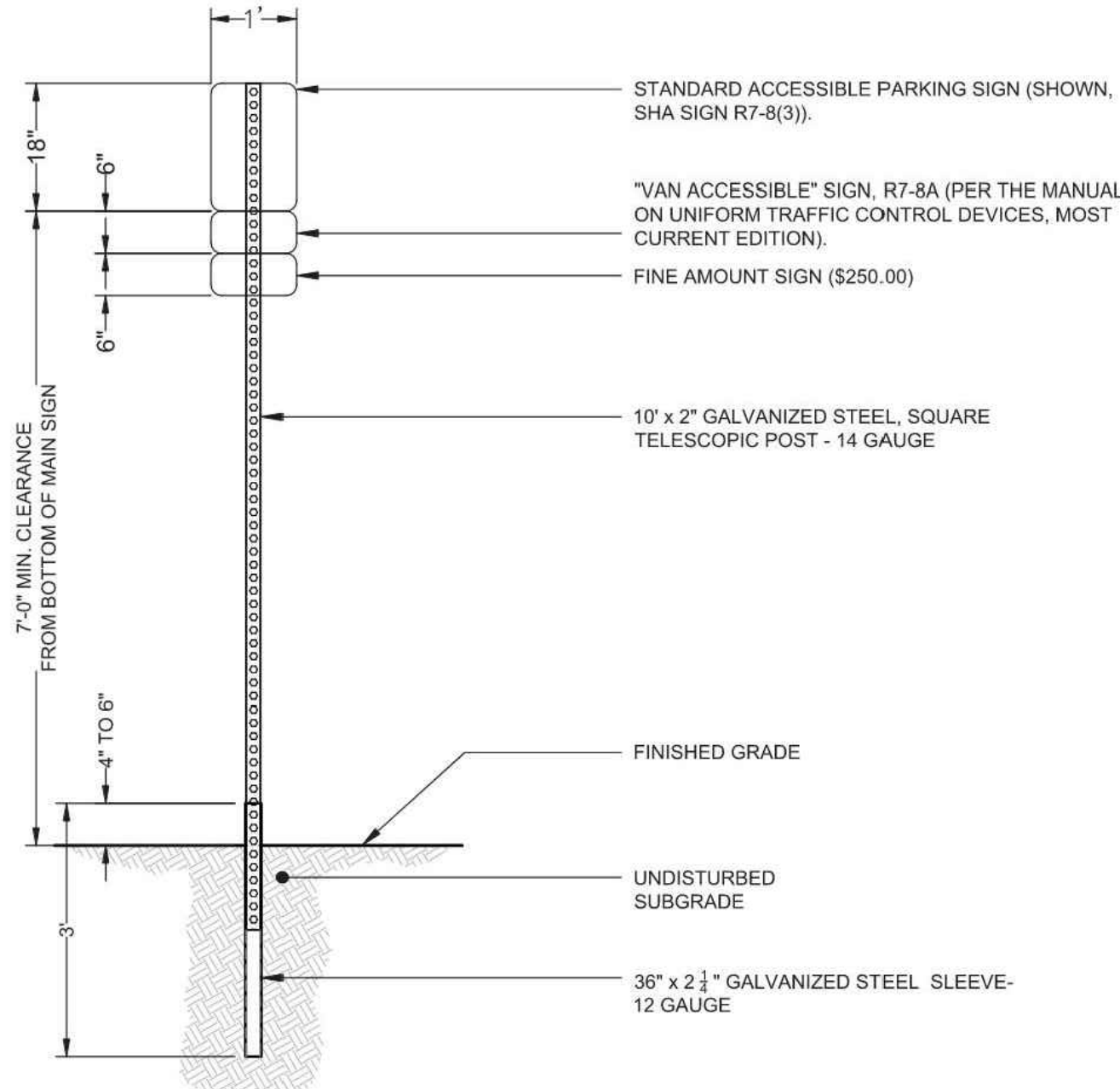
ADA PARKING SPACE TABLE

1 to 25:	1 van
26 to 50:	2 (1 van/1 standard)
51 to 75:	3 (1 van/2 standard)
76 to 100:	4 (1 van/3 standard)
101 to 150:	5 (2 van/3 standard)
151 to 200:	6 (2 van/4 standard)
201 to 300:	7 (2 van/5 standard)
301 to 400:	8 (2 van/6 standard)
401 to 500:	9 (3 van/6 standard)
501 to 1000:	2% of total (14 van, 3/4 standard)

1001 and over: 20, plus 1 for each 100, or fraction thereof, over 1000 (14 van, 3/4 standard).

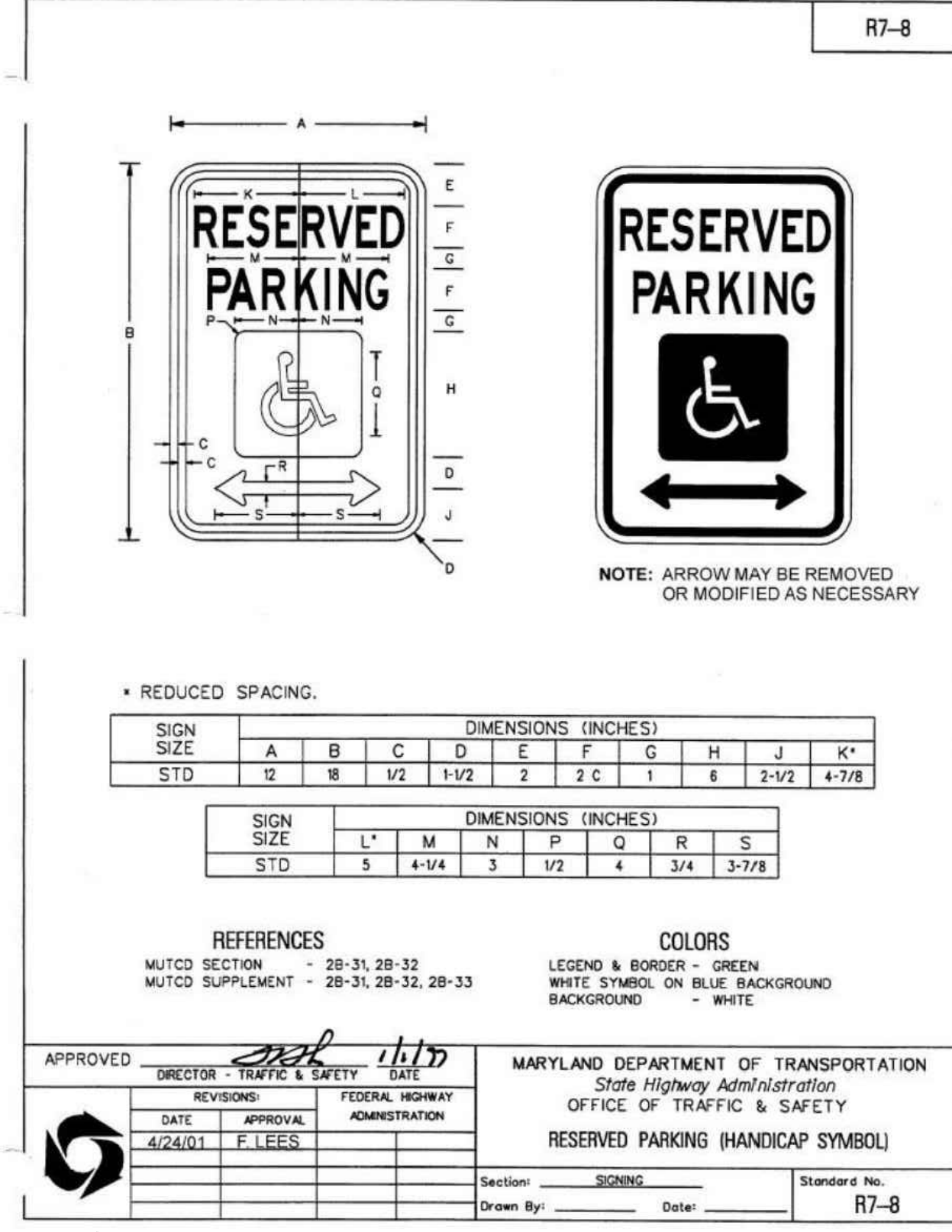
Notes: For every 4 accessible parking spaces, there must be 1 van accessible spot.

1 ACCESSIBLE PARKING PLAN
The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
JANUARY 2021
No. 505

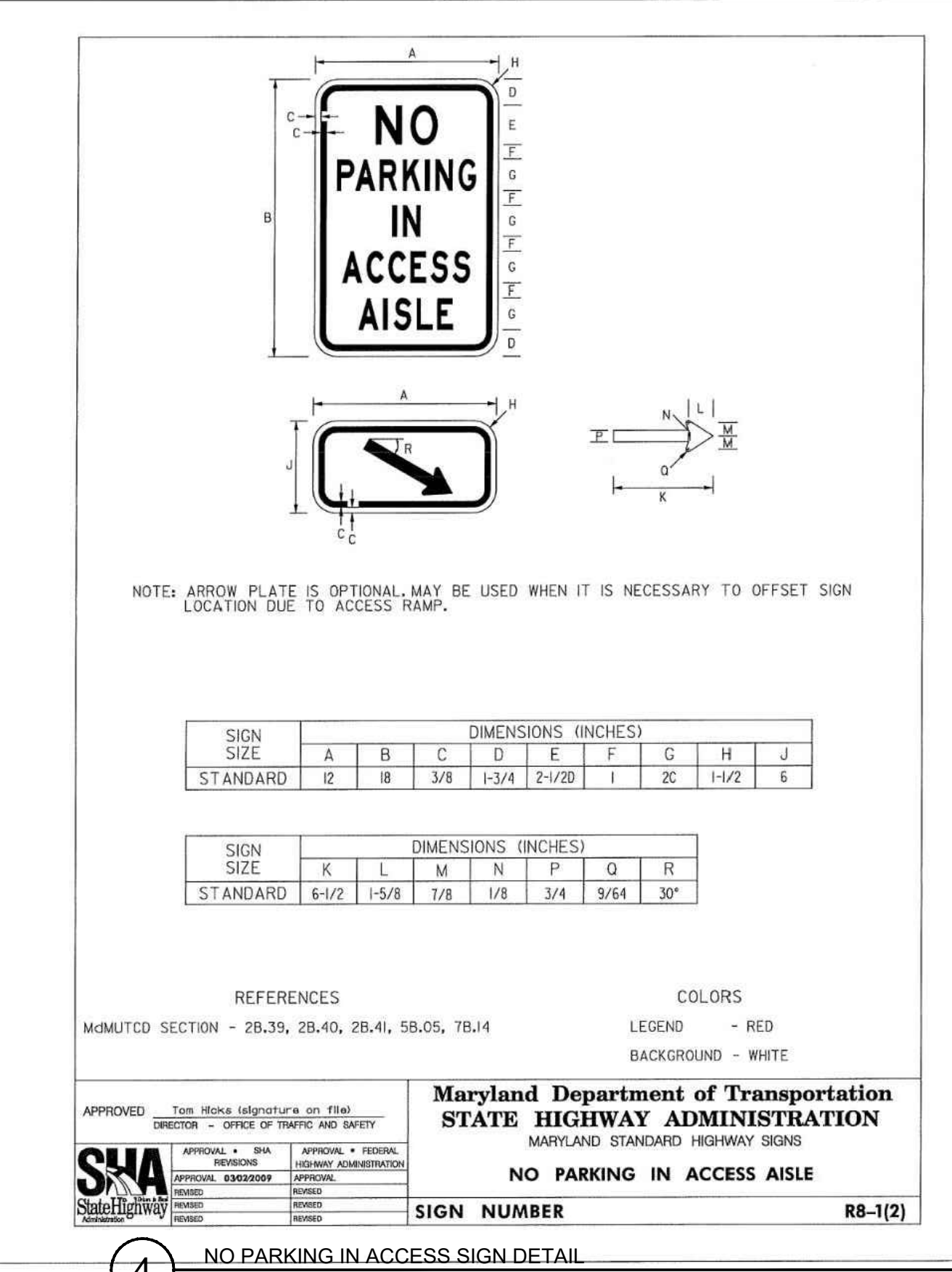


- NOTES:**
- ALL SIGNAGE WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT ADA REGULATIONS.
 - FASTEN SIGN WITH A MINIMUM OF THREE (3) #26 CHERRY MATE RIVETS.
 - ALL SIGN CORNERS AND BORDERS SHALL BE ROUNDED AT A 1-1/2" RADIUS, AND THE SIGN MADE OF #14 GAUGE ALUMINUM.

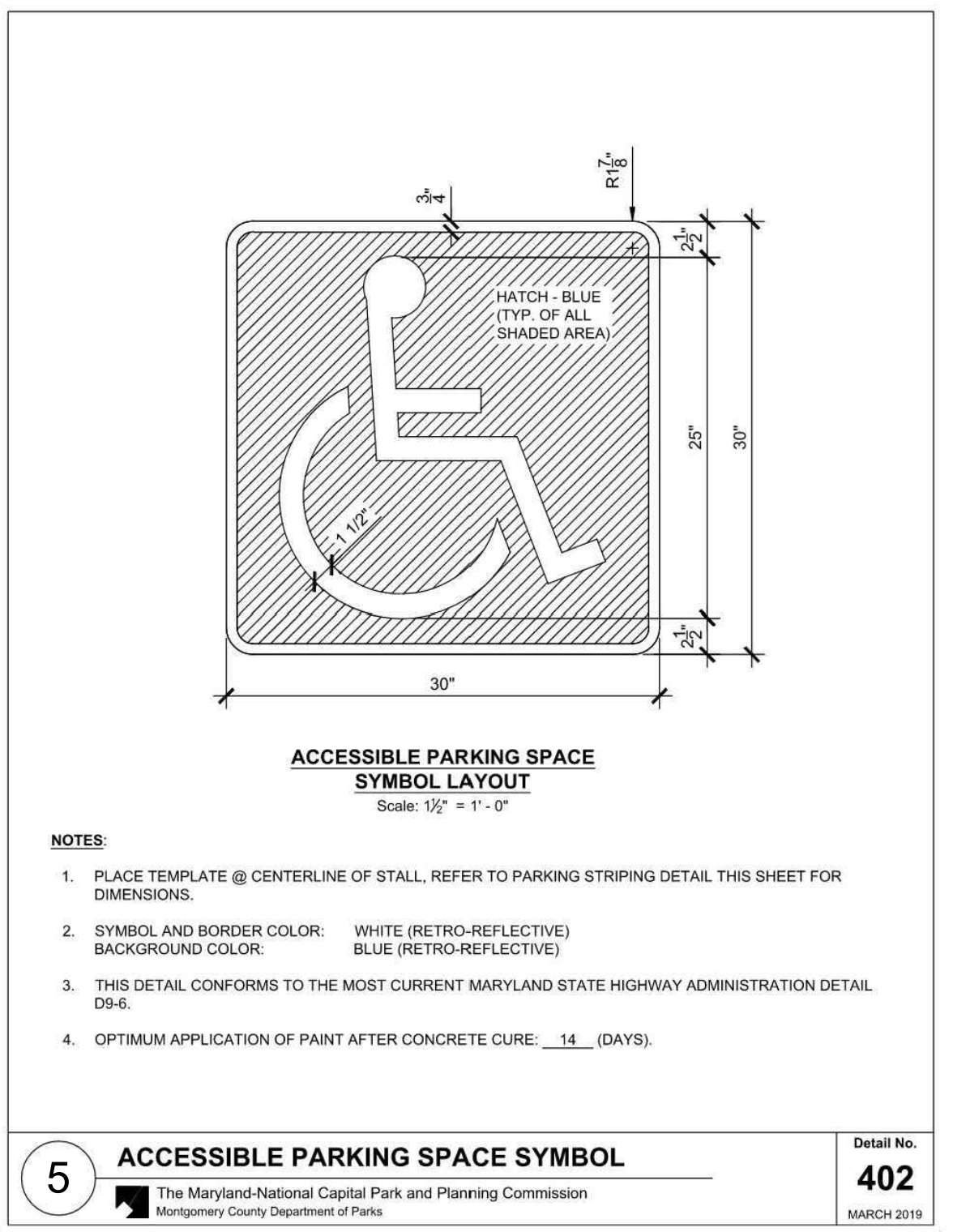
2 ADA SIGN MOUNTING AND POST ELEVATION
The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
JANUARY 2021
No. 508



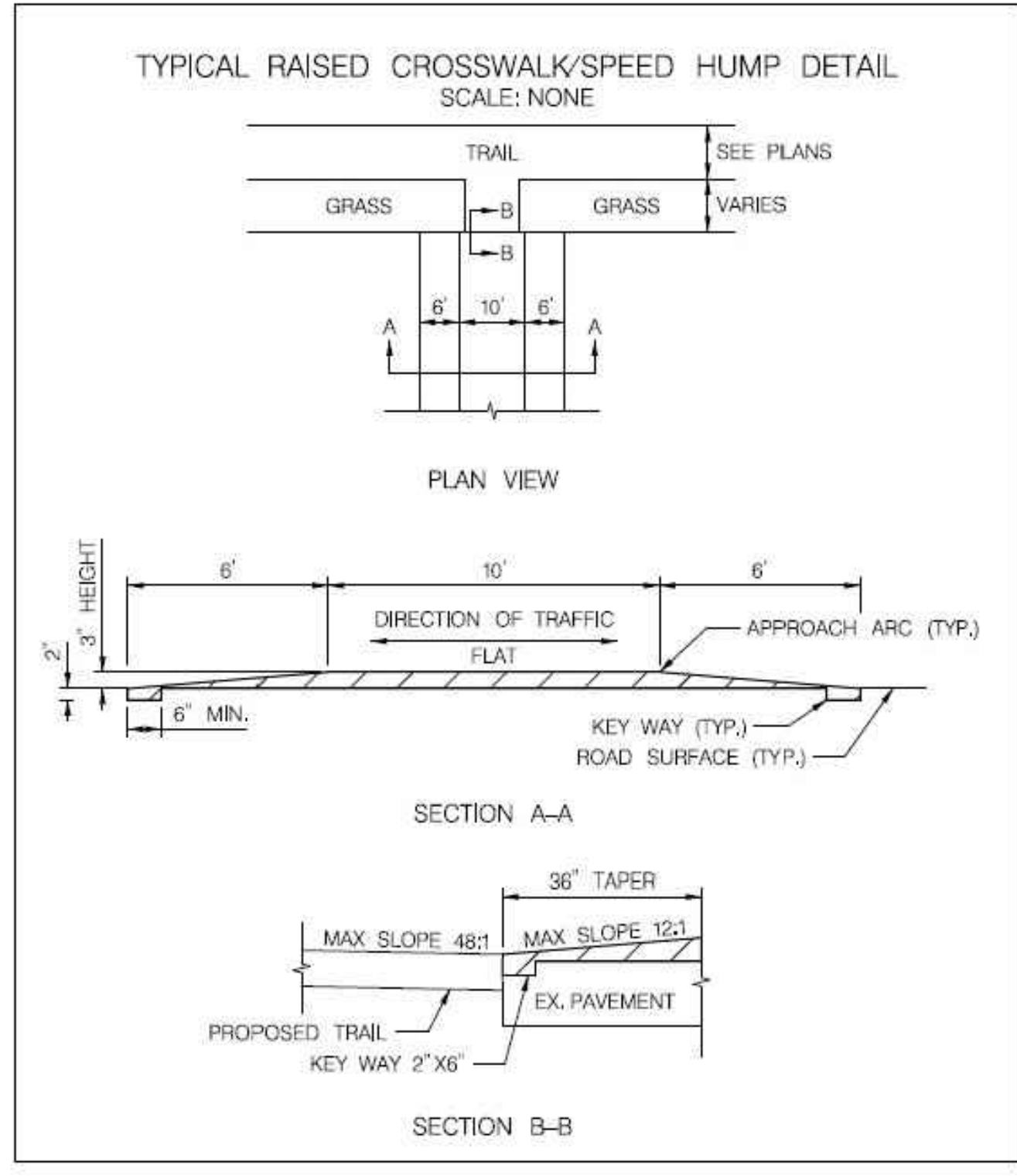
3 ADA RESERVED PARKING SIGN DETAIL
N.T.S.



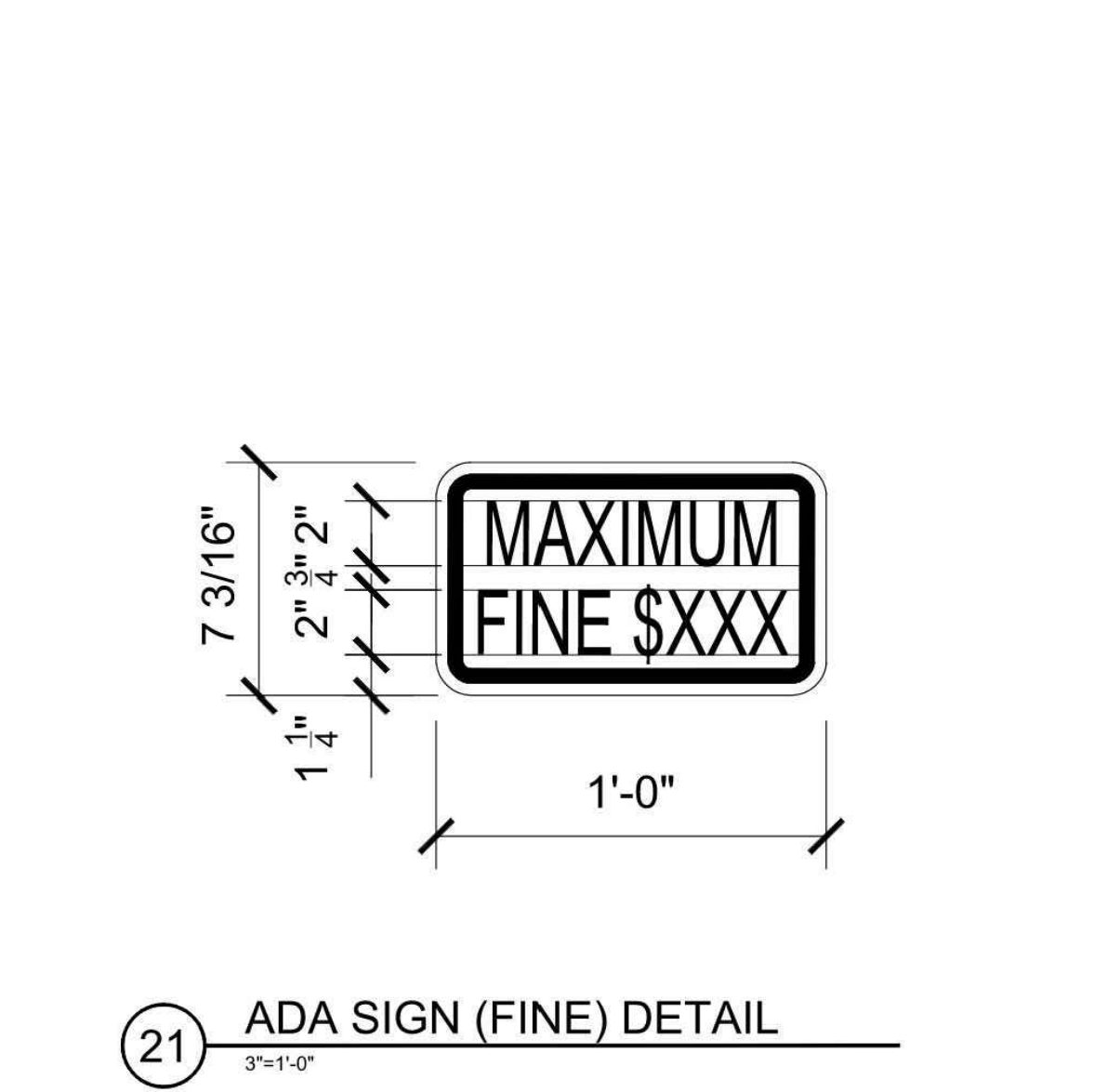
4 NO PARKING IN ACCESS SIGN DETAIL
N.T.S.



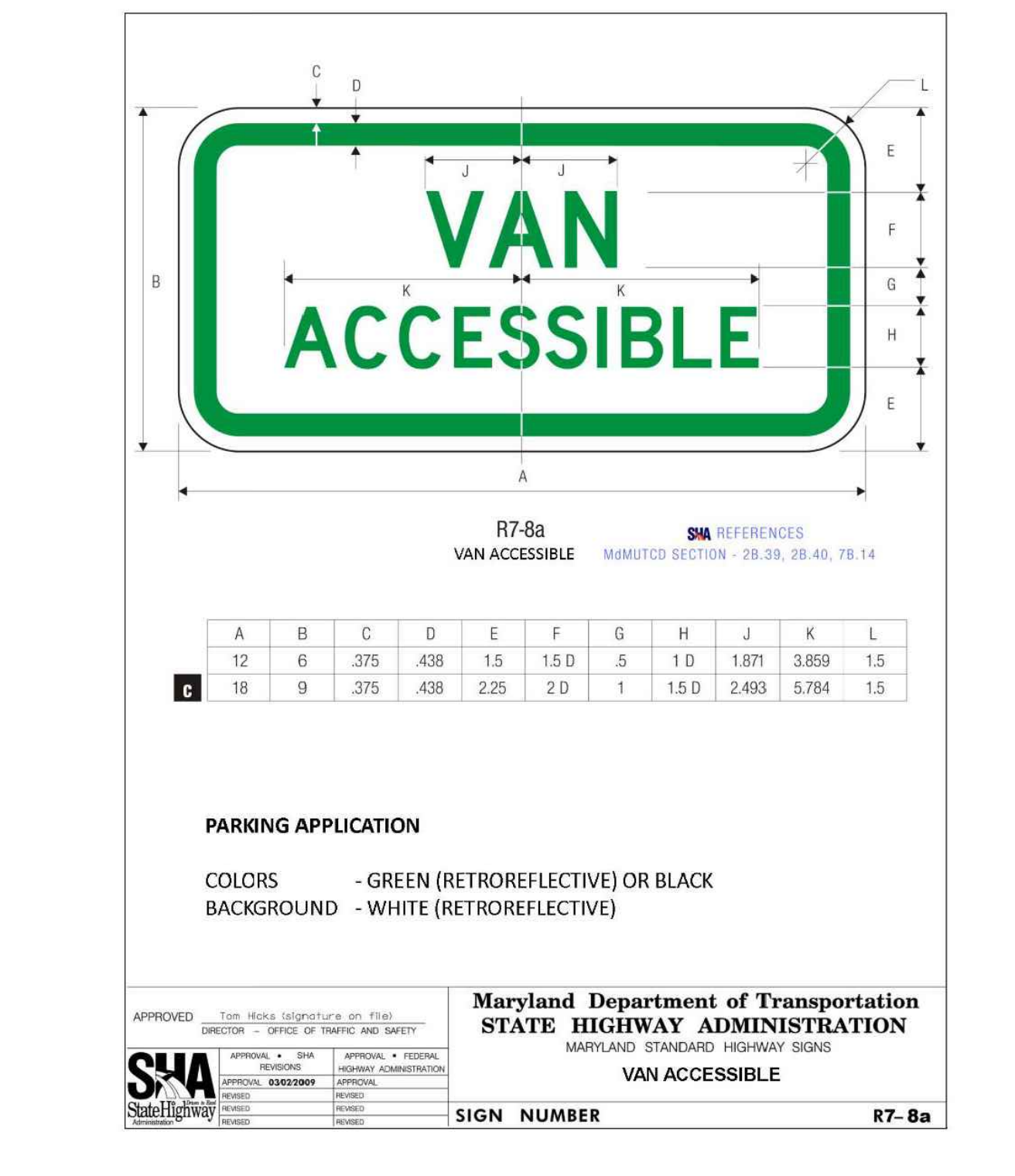
5 ACCESSIBLE PARKING SPACE SYMBOL
The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
MARCH 2019
No. 402



6 TYPICAL RAISED CROSSWALK/ SPEED HUMP DETAIL
N.T.S.



7 ADA SIGN (FINE) DETAIL
N.T.S.



8 VAN ACCESSIBLE SIGN DETAIL
N.T.S.

DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION



DRAWING CHECKED BY:

Submission Name	Initials	Date

PROFESSIONAL CERTIFICATION:
I certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws under the State of Maryland.

LICENSE NO. _____
EXPIRATION DATE: _____

DocuSeal Professional Seal

The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
Park Development Division
2425 Reedie Drive, 11th Floor
Wheaton, Maryland 20902
301.495.2535

SUBMISSION / REVISION

Rev. No.	Date	Description

STANDARD DETAILS
HISTORIC NEEDWOOD MANSION Building and Site Improvements
6700 NEEDWOOD RD DERWOOD, MD 20855
SCALE: As Shown

DWG. #
C-005

GENERAL NOTES

- PROPERTY OWNER: THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION (M-NCPPC). PARK DEVELOPMENT DIVISION MAILING ADDRESS: 2425 REEDIE DRIVE, 11TH FLOOR, WHEATON, MD 20902. TELEPHONE: 301.495.2535
- WSSC MAP 218NW07
- CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING THE BID TO GET FAMILIAR WITH THE EXISTING CONDITIONS, DIFFICULTIES AND RESTRICTIONS ASSOCIATED WITH PERFORMING THE WORK REQUIRED UNDER THIS CONTRACT.
- UNLESS NOTED OTHERWISE, ALL WORK SHALL BE NEW AND M-NCPPC WILL NOT PROVIDE ANY EQUIPMENT, MATERIALS, OR LABOR FOR THE WORK. DISCREPANCIES OR ERRORS IN THE BID DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF M-NCPPC PRIOR TO SUBMITTING THE BID. FAILURE TO DO SO WILL NOT BE CONSIDERED AS A REASON FOR ADDITIONAL COMPENSATION.
- ALL NOTES AND DETAILS SHOWN ON THE DRAWINGS ARE TYPICAL UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL ITEMS REQUIRED TO PROVIDE A SITE CLEAR OF OBSTRUCTIONS (ABOVE AND BELOW GRADE) AND ROUGH GRADE TO SPECIFIED ELEVATIONS AT THE BEGINNING OF CONSTRUCTION.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST APPLICABLE CODES, STANDARDS AND SPECIFICATIONS OF M-NCPPC, MONTGOMERY COUNTY, MARYLAND STATE, AND FEDERAL AND LOCAL REQUIREMENTS, LAWS, ORDINANCES, RULES, REGULATIONS, CODES AND GUIDELINES.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL ELEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN DOCUMENTS AND CONTRACT CONDITIONS INCLUDING THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (ADA), THE MARYLAND ACCESSIBILITY CODE, MONTGOMERY PARKS ADA COMPLIANCE MANUAL, AND UPDATES. IF THE CONTRACTOR OBSERVES THAT PORTIONS OF THE PROJECT ARE NON-COMPLIANT WITH THE ADA, THEY SHALL NOTIFY THE CONSTRUCTION MANAGER SO THAT A FIELD ADJUSTMENT CAN BE MADE TO ENSURE COMPLIANCE. GRADE TOLERANCES SHALL BE MEASURED WITH A TWO (2) FOOT DIGITAL LEVEL.
- A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED AND CONDUCTED BY M-NCPPC CONSTRUCTION MANAGER. PRIOR TO THIS MEETING THE CONTRACTOR SHALL NOT PERFORM ANY CONSTRUCTION RELATED ACTIVITY AT THE PROJECT SITE, EXCEPT LIMITED CLEARANCE FOR STAKEOUT AND FLAGGING OF LOD. ALL STAKEOUT AND FLAGGING WORK MUST BE DONE BY HAND AND ANY SMALL VEGETATION CLEARED FOR INSTALLATION OF THE LOD SHALL BE CUT TO THE GROUND. THE LOD SHALL BE APPROVED BY M-NCPPC CONSTRUCTION MANAGER AND PERMITTING AGENCIES HAVING JURISDICTION. M-NCPPC CONSTRUCTION MANAGER MAY REQUIRE MINOR ADJUSTMENTS TO THE LOD TO REDUCE IMPACTS ON EXISTING INFRASTRUCTURE AND NATURAL RESOURCES THAT ARE TO REMAIN WITH THE APPROVAL OF PERMITTING AUTHORITIES. THIS ADJUSTMENT SHALL BE PERFORMED AT NO ADDITIONAL COST TO M-NCPPC.
- PRIOR TO THE START OF CONSTRUCTION, TREE PROTECTION MEASURES SHALL BE INSTALLED, INSPECTED AND SHALL BE MAINTAINED DURING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY, IN THE FIELD, ALL DIMENSIONS PROVIDED ON THE DRAWINGS AND SPECIFICATIONS BEFORE STARTING ANY CONSTRUCTION ACTIVITY. IF FIELD CONDITIONS VARY FROM THOSE PROVIDED ON THE CONTRACT DOCUMENTS, THE M-NCPPC CONSTRUCTION MANAGER SHALL BE NOTIFIED IN WRITING, BEFORE PROCEEDING FURTHER WITH THE WORK.
- ALL EXISTING CONDITIONS TO REMAIN SHALL BE VERIFIED, PHOTOGRAPHED AND DOCUMENTED PRIOR TO CONSTRUCTION. IF THEY ARE DIFFERENT FROM THE CONDITIONS SHOWN ON THE CONTRACT DRAWINGS, THE M-NCPPC CONSTRUCTION MANAGER SHALL BE NOTIFIED BEFORE PROCEEDING WITH THE WORK. ALL OTHER DAMAGES SHALL BE CORRECTED AND RESTORATION WORK SHALL BE PERFORMED IN ACCORDANCE WITH M-NCPPC REQUIREMENTS AND TO THE SATISFACTION OF THE M-NCPPC CONSTRUCTION MANAGER AT NO ADDITIONAL COST TO M-NCPPC.
- ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL MEET CURRENT MONTGOMERY COUNTY DPS STANDARDS AND INSPECTOR DIRECTIVES. THESE SHALL BE APPROVED BY THE PERMITTING AUTHORITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS REQUIRED TO MEET THE REQUIREMENTS OF THE MDE NOI. BEFORE THE START OF CONSTRUCTION, A SITE REPRESENTATIVE OF THE CONTRACTOR SHALL HAVE PROOF OF COMPLETION OF THE MDE RESPONSIBLE PERSONNEL CERTIFICATION.
- ANY WORK WITHIN THE MONTGOMERY COUNTY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST MCDOT STANDARDS AND

- SPECIFICATIONS. ANY WORK WITHIN THE MARYLAND STATE HIGHWAY ADMINISTRATION RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST MSHA STANDARDS AND SPECIFICATIONS. THIS WORK INCLUDES, BUT IS NOT LIMITED TO, REPAIRING, RESTORING, AND OBTAINING FINAL INSPECTION APPROVAL.
- IF IT IS DETERMINED THAT TREES ARE DAMAGED DURING CONSTRUCTION, A CERTIFIED ARBORIST SHALL INSPECT THEM AND SUBMIT A REPORT RECOMMENDING APPROPRIATE ACTION EITHER TO REPAIR OR REPLACE. IF APPROVED BY M-NCPPC CONSTRUCTION MANAGER, CORRECTIVE WORK AND/OR REPLACEMENT SHALL BE PERFORMED AT NO ADDITIONAL COST TO M-NCPPC.
 - LOCATION FOR STABILIZED CONSTRUCTION ENTRANCE, STAGING AND STORAGE AREAS AND ACCESS ROUTES SHALL BE IDENTIFIED AND ADJUSTED IN THE FIELD WITH APPROVAL FROM THE M-NCPPC CONSTRUCTION MANAGER.
 - THE CONTRACTOR IS RESPONSIBLE FOR CLEARING ALL UTILITIES, INCLUDING CALLING "MISS UTILITY" AND ALL OTHER PRIVATE UTILITY LOCATING SERVICES FOR UTILITY LOCATION AT LEAST 48 HOURS PRIOR TO THE START OF ANY WORK. ALL THE EXISTING UTILITIES MAY NOT BE SHOWN ON THE DRAWINGS. PRIOR TO THE START OF CONSTRUCTION RELATED ACTIVITY, ALL UTILITIES WITHIN THE LOD OR TREE PLANTING AREAS SHALL BE LOCATED AND IDENTIFIED UTILIZING APPROPRIATED INSTRUMENTS. THE LOCATIONS SHALL BE STAKED AND FLAGGED.
 - THE CONTRACTOR SHALL NOTIFY THE M-NCPPC CONSTRUCTION MANAGER IMMEDIATELY IF EXISTING UTILITIES ARE FOUND WITHIN THE WORK AREA THAT ARE NOT SHOWN ON THE DRAWINGS AND IMPACT THE CONTRACT WORK.
 - EXISTING SIGNS, FENCES, AND OTHER MINOR SITE FEATURES IN THE WAY OF PROPOSED CONSTRUCTION, WHETHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE REMOVED AND REPLACED AT NO ADDITIONAL COST TO M-NCPPC.
 - DAMAGES TO EXISTING UTILITIES SHALL BE CORRECTED IMMEDIATELY IN ACCORDANCE WITH THE REQUIREMENTS OF THE AFFECTED UTILITY. UPON COMPLETION OF THE CORRECTIVE ACTION A COPY OF THE APPROVAL DOCUMENTATION FROM THE UTILITY SHALL BE SUBMITTED TO THE M-NCPPC CONSTRUCTION MANAGER. REPAIR WORK WILL BE AT NO COST TO M-NCPPC. NO WORK SHALL BE PERFORMED OUTSIDE OF THE LOD WITHOUT PRIOR APPROVAL OF THE M-NCPPC CONSTRUCTION MANAGER. AREAS DISTURBED OUTSIDE APPROVED LOD SHALL BE RESTORED IMMEDIATELY TO THE SATISFACTION OF M-NCPPC CONSTRUCTION MANAGER AT NO COST TO M-NCPPC.
 - UNLESS OTHERWISE NOTED, THE PARK FACILITIES SHALL REMAIN OPEN THROUGHOUT CONSTRUCTION FOR USE BY PARKS STAFF AND THE PUBLIC. SAFE ACCESS FOR ALL USERS SHALL BE PROVIDED WITH APPROPRIATE DETOURS, FENCING, TEMPORARY FACILITIES, SIGNAGE, ETC. AND SHALL BE APPROVED BY M-NCPPC CONSTRUCTION MANAGER.
 - IF THE CONTRACTOR FINDS THAT CONFLICTS EXIST AMONG VARIOUS CONTRACT/PERMIT REQUIREMENTS, THE CONTRACTOR SHALL COMPLY WITH THE MOST STRINGENT REQUIREMENT.
 - ONLY APPROVED PLANS THAT HAVE BEEN SIGNED BY THE APPROPRIATE AUTHORITIES SHALL BE USED FOR THE CONSTRUCTION OF THE IMPROVEMENTS.
 - PRIOR TO VEGETATIVE STABILIZATION, ALL DISTURBED AREAS MUST BE TOPSOILED PER THE MONTGOMERY COUNTY "STANDARDS AND SPECIFICATIONS FOR TOPSOIL". IF ON-SITE MATERIALS DO NOT MEET REQUIREMENTS OF TOPSOIL, COORDINATE WITH M-NCPPC REGARDING TILLING-IN OF CERTIFIED COMPOST TO ON-SITE SOILS TO MEET SPECIFICATIONS. IF THERE IS A CONFLICT BETWEEN MONTGOMERY COUNTY AND M-NCPPC SPECIFICATIONS, THE STRICTER SPECIFICATION WILL BE USED.
 - METAL LANDSCAPE STAPLES ARE NOT ALLOWED TO BE USED FOR ANCHORING ANYTHING ON PARK PROPERTY. ALSO, EROSION CONTROL MATTING WITH PLASTIC NON-BIODEGRADABLE FIBERS OR FILAMENTS IN THEM WILL NOT BE ALLOWED ON PARK PROPERTY.
 - PAVEMENT REMOVAL SHALL INCLUDE REMOVAL OF GRAVEL SUBBASE AND SCARIFICATION OF SUBGRADE, UNLESS OTHERWISE DIRECTED BY M-NCPPC CONSTRUCTION MANAGER.
 - FIELD RUN TOPOGRAPHIC SURVEY PROVIDED BY POTOMAC VALLEY SURVEYS ON DECEMBER 20, 2023. SURVEY IS IN MARYLAND STATE PLANE DATUM (NAD83/2011 AND NAVD88). THE PROPERTY LINES ON THIS PLAN ARE SHOWN "BEST FIT".
 - THIS SITE IS LOCATED WITHIN THE ROCK CREEK WATERSHED OF MONTGOMERY COUNTY. RUNOFF FROM THIS SITE DRAINS INTO LAKE NEEDWOOD. THE CONTRACTOR SHALL TAKE PRECAUTIONS NOT TO CONTAMINATE THE RECEIVING WATERS.

ARCHAEOLOGY

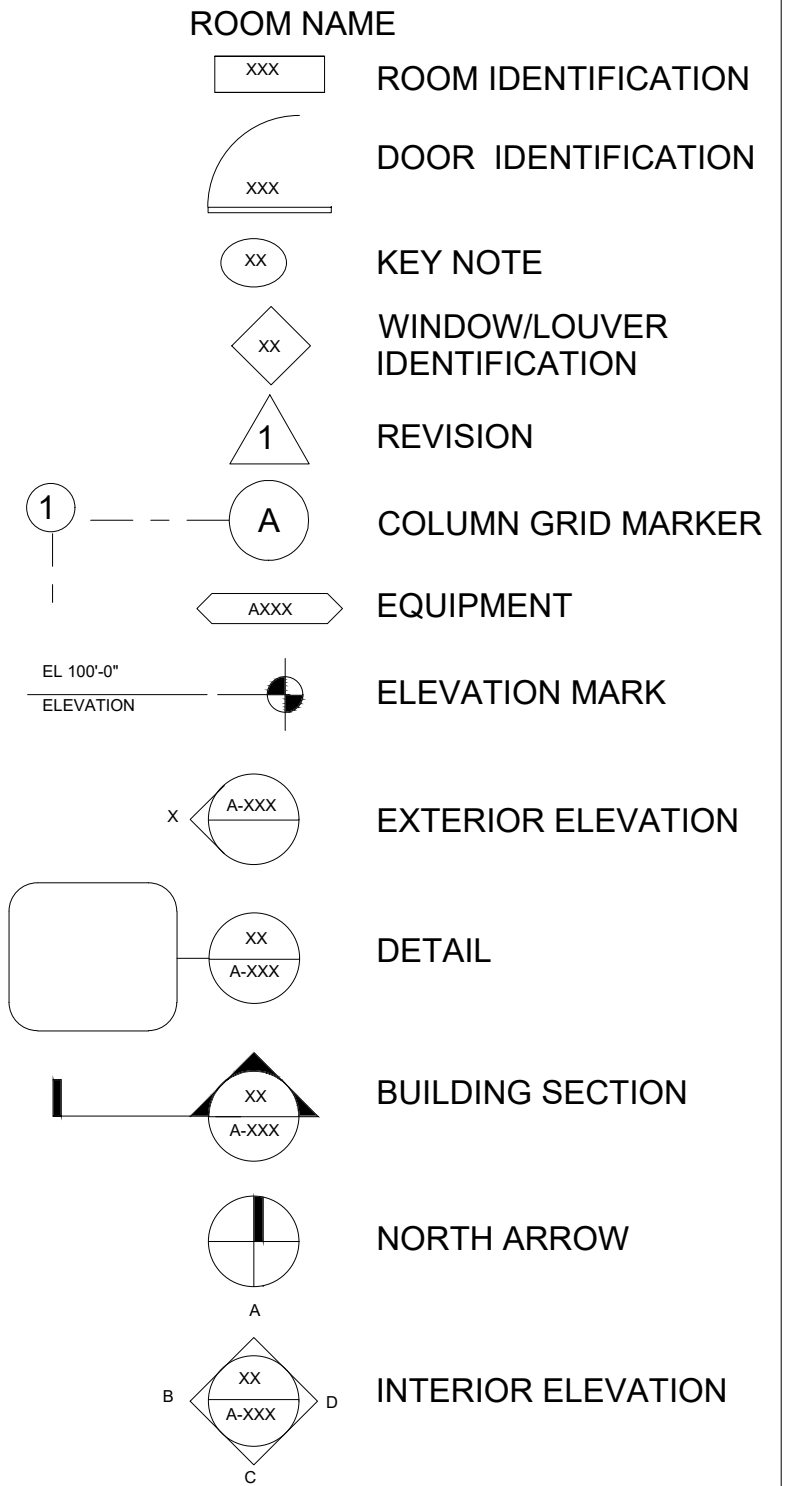
- AN ARCHAEOLOGICAL MONITOR WILL BE REQUIRED TO BE ON-SITE DURING ANY GROUND DISTURBING ACTIVITY OR ARCHAEOLOGICALLY SENSITIVE AREAS, INCLUDING REMOVAL OF LARGE PLANTS, GRADING, ETC. IF ARTIFACTS SURFACE, WORK WILL BE HALTED WHILE THE MONITOR ASSESSES THE SITUATION.
- PRIOR TO REMOVAL OF ANY HISTORICAL BUILDING FEATURE OR MATERIAL FOR THE PURPOSE OF SALVAGE OR DEMOLITION, THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 72-HOURS WRITTEN ADVANCE NOTICE TO THE M-NCPPC.
- IF THE CONTRACTOR PROPOSES CHANGES TO HISTORIC FEATURES OR MATERIALS THAT RESULT IN DEVIATION FROM THESE APPROVED PLANS, THE CONTRACTOR SHALL NOTIFY THE M-NCPPC IN ADVANCE. THE PROPOSED CHANGE MAY REQUIRE APPROVAL OF THE HISTORIC AUTHORITIES HAVING JURISDICTION BEFORE ANY CHANGE IS ALLOWED TO PROCEED.
- WHERE DRAWINGS INDICATE "REPAIR" OR "REPLACE", UNLESS NOTED OTHERWISE DO SO WITH IN-KIND MATERIALS THAT MATCHES THE EXISTING CONDITION WITH RESPECT TO MATERIAL TYPE, THICKNESS, FINISH AND/OR TEXTURE.
- THE M-NCPPC SHALL BE THE JUDGE OF THE RELATIVE HISTORIC SIGNIFICANCE OF ANY FEATURE. NO ELEMENT SHALL BE ALTERED, REMOVED, REUSED OR TAKEN FROM THE PREMISES WITHOUT PRIOR APPROVAL OF THE M-NCPPC.

LANDSCAPE

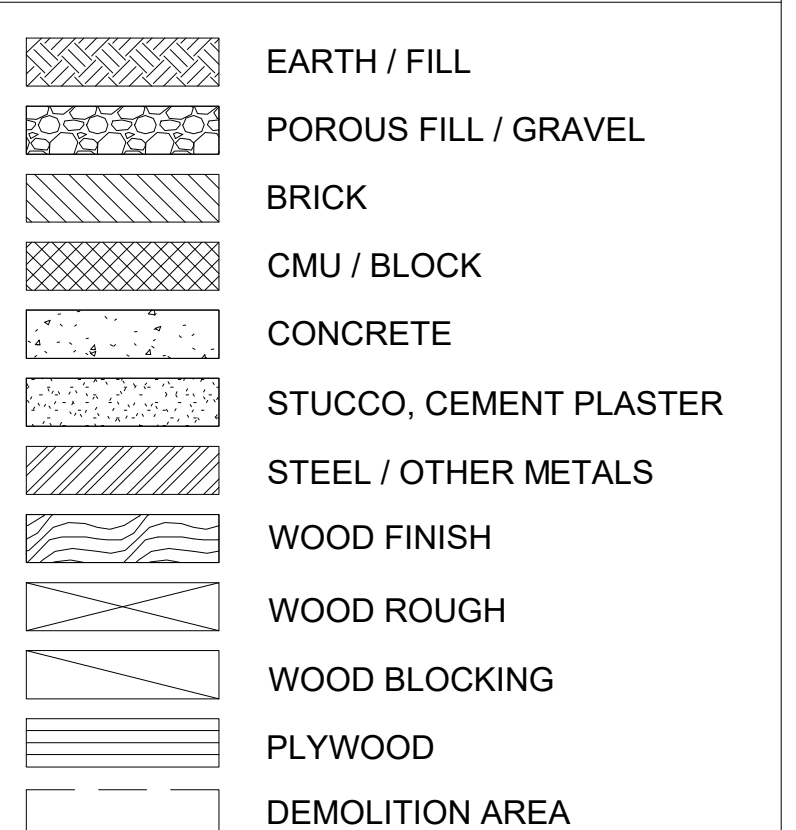
- GENERAL NOTES ON THIS SHEET APPLY TO ALL LANDSCAPE DRAWINGS.
- ABBREVIATIONS THROUGHOUT THE PLANS ARE THOSE IN COMMON USE. IF THE MEANING OF AN ABBREVIATION IS UNCLEAR, NOTIFY M-NCPPC FOR CLARIFICATION.
- DO NOT SCALE DRAWINGS.
- ALL DIMENSIONS SHOWN ON DRAWINGS ARE NOTED FROM FINISH MATERIAL TO FINISH MATERIAL UNLESS OTHERWISE NOTED.
- FLOOR ELEVATIONS ARE TO THE TOP OF FINISHED FLOOR UNLESS OTHERWISE NOTED.
- ONLY APPROVED PLANS THAT HAVE BEEN SIGNED BY THE APPROPRIATE AUTHORITIES SHALL BE USED FOR THE CONSTRUCTION OF THE IMPROVEMENTS.
- THE CONTRACTOR IS SPECIFICALLY RESPONSIBLE FOR ALL MEANS AND METHODS OF JOB SITE SAFETY.
- ALL WORK SHALL BE DONE IN A WORKMAN LIKE MANNER AND IN CONFORMANCE WITH MANUFACTURER'S INSTALLATION AND GUARANTEE REQUIREMENTS.
- CONTRACTOR SHALL VERIFY IN FIELD (VIF) ALL SITE CONDITIONS, UTILITIES, ELEVATIONS, SECTIONS, AND DIMENSIONS PRIOR TO THE START OF WORK. CONTRACTOR IS RESPONSIBLE FOR SURVEY, LAYOUT, AND COORDINATION OF ALL WORK. ANY DISCREPANCIES IN DIMENSIONS AND CONDITIONS, OR DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE M-NCPPC CONSTRUCTION MANAGER.
- REMOVE ALL DEBRIS PROPERLY FROM SITE, EXCEPT THAT LISTED OR MARKED FOR RETENTION. DISPOSE OF DEBRIS LEGALLY AND DO NOT BURN ON SITE NOR ALLOW DEBRIS TO ENTER SEWER OR STORMWATER SYSTEMS. DO NOT LET PILED DEBRIS ENDANGER STRUCTURE, BLOCK EXITS, OR ROADWAYS.
- UPON DISCOVERY OF ANY HAZARDOUS MATERIAL, NOTIFY M-NCPPC OF THE TYPE, LOCATION, AND EXTENT OF SAME
- CARE SHOULD BE TAKEN NOT TO REMOVE MORE THAN IS NECESSARY TO ACCOMMODATE NEW CONSTRUCTION. ANY SURFACES DISTURBED BY REMOVAL ARE TO BE RETURNED TO LIKE-NEW CONDITION WITH NEW MATERIAL TO MATCH SURROUNDING SURFACES.
- ALL ITEMS AND FEATURES OF THE PROPERTY SHALL REMAIN THE PROPERTY OF M-NCPPC. VERIFY THOSE ITEMS TO REMAIN AND CAREFULLY REMOVE AND/OR STORE ON SITE AS DIRECTED BY M-NCPPC. DO NOT DISPOSE OF ANY ITEMS WITHOUT CONFIRMATION.
- ALL FIRE RATED CONSTRUCTION, IF INDICATED, SHALL CONFORM WITH UL TESTED STANDARDS AND/OR LOCAL REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.
- FLASH PATCH ALL HOLES AND DEPRESSED AREAS IN FLOORS, WALLS, AND CEILINGS. HIGH AREAS SHALL BE REMOVED BY GRINDING PRIOR TO INSTALLATION OF NEW FINISHES.
- CONTACT BETWEEN DISSIMILAR MATERIALS SHALL BE PROTECTED TO PREVENT GALVANIC CORROSION.
- PROVIDE SEALANT AT ALL FIXTURES AND CHANGE IN MATERIAL - TYPICAL.
- PROVIDE SAMPLES OF ALL FINISHES FOR APPROVAL PRIOR TO ORDERING OR INSTALLATION.
- WHERE INDICATED IN DRAWINGS OR OTHER CONTRACT DOCUMENTS SUBMIT SHOP DRAWINGS TO M-NCPPC FOR REVIEW AND APPROVAL.
- PROVIDE PORTABLE FIRE EXTINGUISHERS DURING CONSTRUCTION.

LEGEND AND SYMBOLS

A.B.	ANCHOR BOLT	MAS. MAX. MFR. M.H. MTL. M.T. MIN. MISC. MLDG. M.O. MTD.	MASONRY MAXIMUM MANUFACTURED MANUFACTURER MANHOLE METAL METAL THRESHOLD MINIMUM MISCELLANEOUS MOUNTING MASONRY OPENING MOUNTED
ADJ. A.F.F.	ADJUSTABLE ABOVE FINISH FLOOR		
ALT. ALUM. ANOD.	ALTERNATE ALUMINUM ANODIZED		
APP. ARCH.	APPROXIMATE ARCHITECTURAL		
BD. BM. BOT. B.T. BLDG.	BOARD BEAM BOTTOM BORATE TREATED BUILDING	N.I.C. NOM. NTS.	NOT IN CONTRACT NOMINAL NOT TO SCALE
C.G. C.I. C.J. CL. C.M.U. COL. CONC. CONST. CONT. CONTR.	CORNER GUARD CAST IRON CONTROL JOINT CLEAR CONCRETE MASONRY UNIT COLUMN CONCRETE CONSTRUCTION CONTINUOUS CONTRACTOR	OA. O.C. O.D.	OVERALL ON CENTER OUTSIDE DIAMETER
DET. DIA. DIAG. DIM. DISP. DN. D.S. DWG.	DETAIL DIAMETER DIAGONAL DIMENSION DISPENSER DOWN DOWN SPOUT DRAWING	PL. P.LAM. PLAS. PLWLD. P.V.C.	PLATE PLASTIC LAMINATE PLASTER PLYWOOD POLYVINYL CHLORIDE
E.B. E.J. EL. EQ. EQUIP. EX. EXP. EXT.	EXPANSION BOLT EXPANSION JOINT ELEVATION EQUAL EQUIPMENT EXISTING EXPOSED EXTERIOR	Q.T.	QUARRY TILE
F.C. F.D. F.F. FIN. FL. F.B. F.R.	FURRING CHANNEL FLOOR DRAIN FINISH FLOOR FINISH FLOOR FLOOR BASE FIRE RATED	R. R.B. R.C.P. REG. REINF. REQD. RM. R.O.	RADIUS RUBBER BASE REINFORCED CONCRETE PIPE REGLET REINFORCED REQUIRED ROOM ROUGH OPENING
GA. GALV. G.C. GL. GR. GU. GYP. G.W.B.	GAUGE GALVANIZED GENERAL CONTRACTOR GLASS GRADE GUTTER GYPSUM GYPSUM WALL BOARD	SCHD. SCR.N. SEC. SH.T. SIM. SP. SP.ECS. STL. STRUC. SUPP. SUSP.	SCHEDULE SCREEN SECTION SHEET SIMILAR SPACE SPECIFICATIONS STEEL STRUCTURAL SUPPORT SUSPENDED
HT. H.B. H.D.	HEIGHT HOSE BIBB HOLD DIMENSION	T.B. TYP.	TOGGLE BOLT TYPICAL
I.D. I.E. I.N.C.	INSIDE DIAMETER INVERT ELEVATION INSULATED CONCRETE	U.C. U.O.N. UTIL.	UNDER COUNTER UNLESS OTHERWISE NOTED UTILITY
JT.	JOINT	VERT. VIF.	VERTICAL VERIFY IN FIELD
LG. L.F. L.L.	LENGTH LINEAR FEET LEAD LINED	W.B. W.CO. W. W.P. W.W.F. WD.	WALL BASE WALL COVERING WIDTH WITH WEATHER PROOF WELDED WIRE FABRIC WOOD



MATERIAL SYMBOLS



DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION



DRAWING CHECKED BY:

Submission Name	Initials	Date

PROFESSIONAL CERTIFICATION: I certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws under the State of Maryland.

LICENSE NO. _____ DocuSeal _____ Professional Seal _____

EXPIRATION DATE: _____

The Maryland-National Capital Park and Planning Commission
 Montgomery County Department of Parks
 Park Development Division
 2425 Reedie Drive, 11th Floor
 Wheaton, Maryland 20902
 301.495.2535

SUBMISSION / REVISION

Rev. No.	Date	Description
	10/23/2024	HAWP APPLICATION

Landscape General

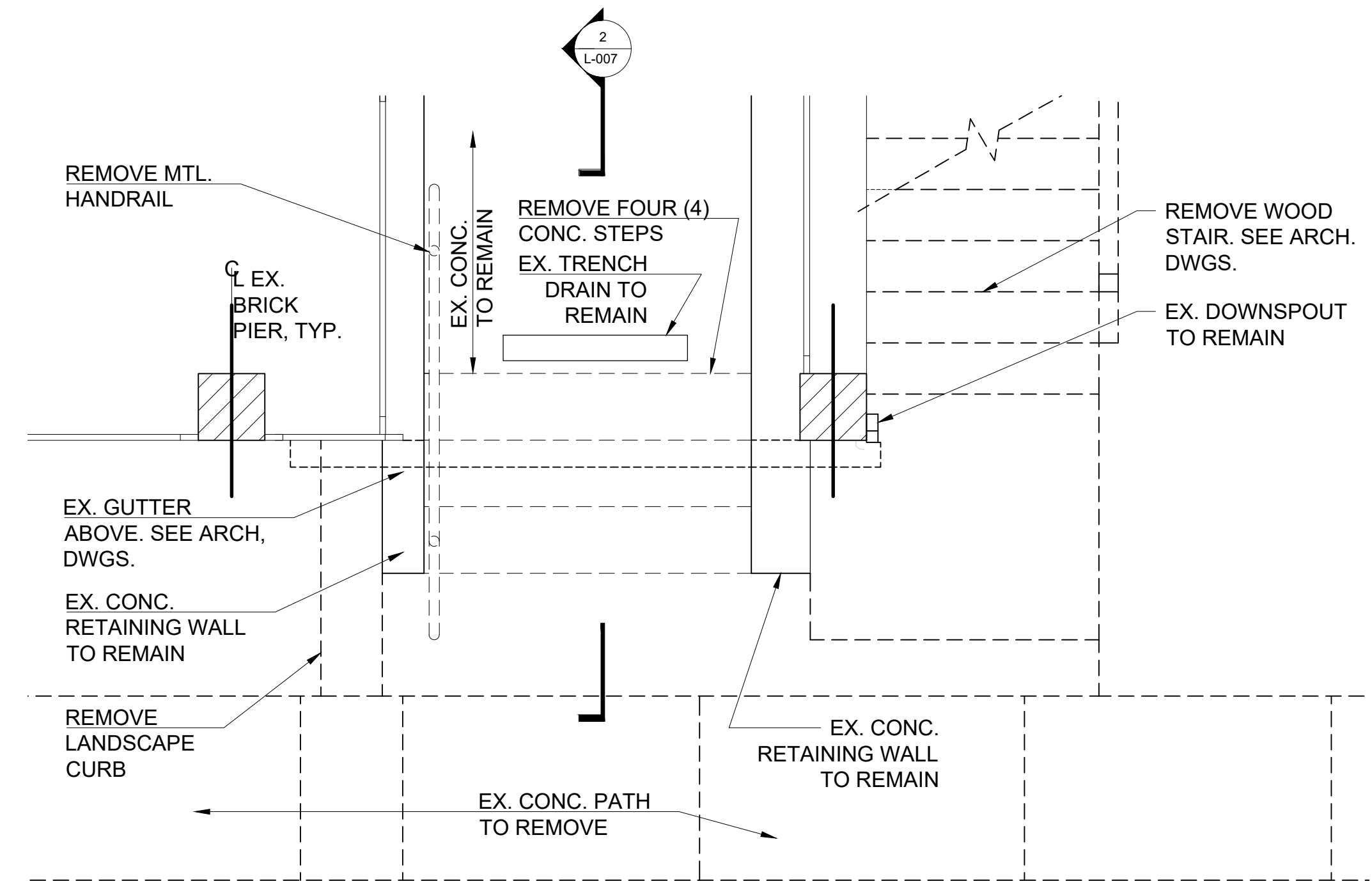
HISTORIC NEEDWOOD MANSION Building and Site Improvements

6700 NEEDWOOD RD DERWOOD, MD 20855
 SCALE: As Shown

DWG. #

L-000

DPS PERMIT USE

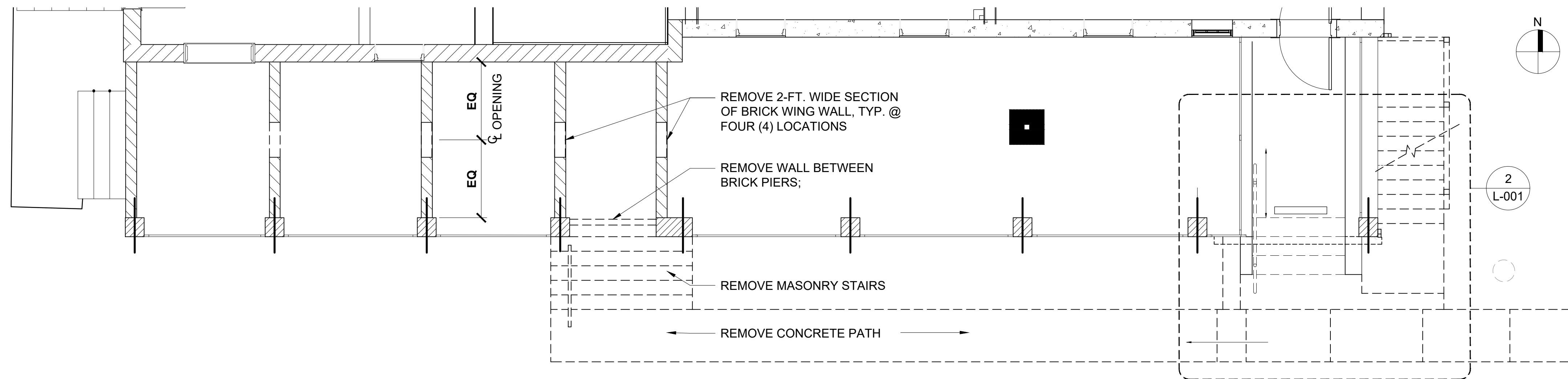


2 BASEMENT AREAWAY DEMO PLAN

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



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



1 ON GRADE DEMO PLAN

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



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

DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION

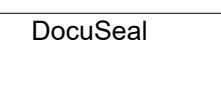


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Montgomery County Department of Parks
Park Development Division
2425 Reedie Drive, 11th Floor
Wheaton, Maryland 20902
301.495.2535

SUBMISSION / REVISION

Rev. No.	Date	Description

On Grade Demo Plans

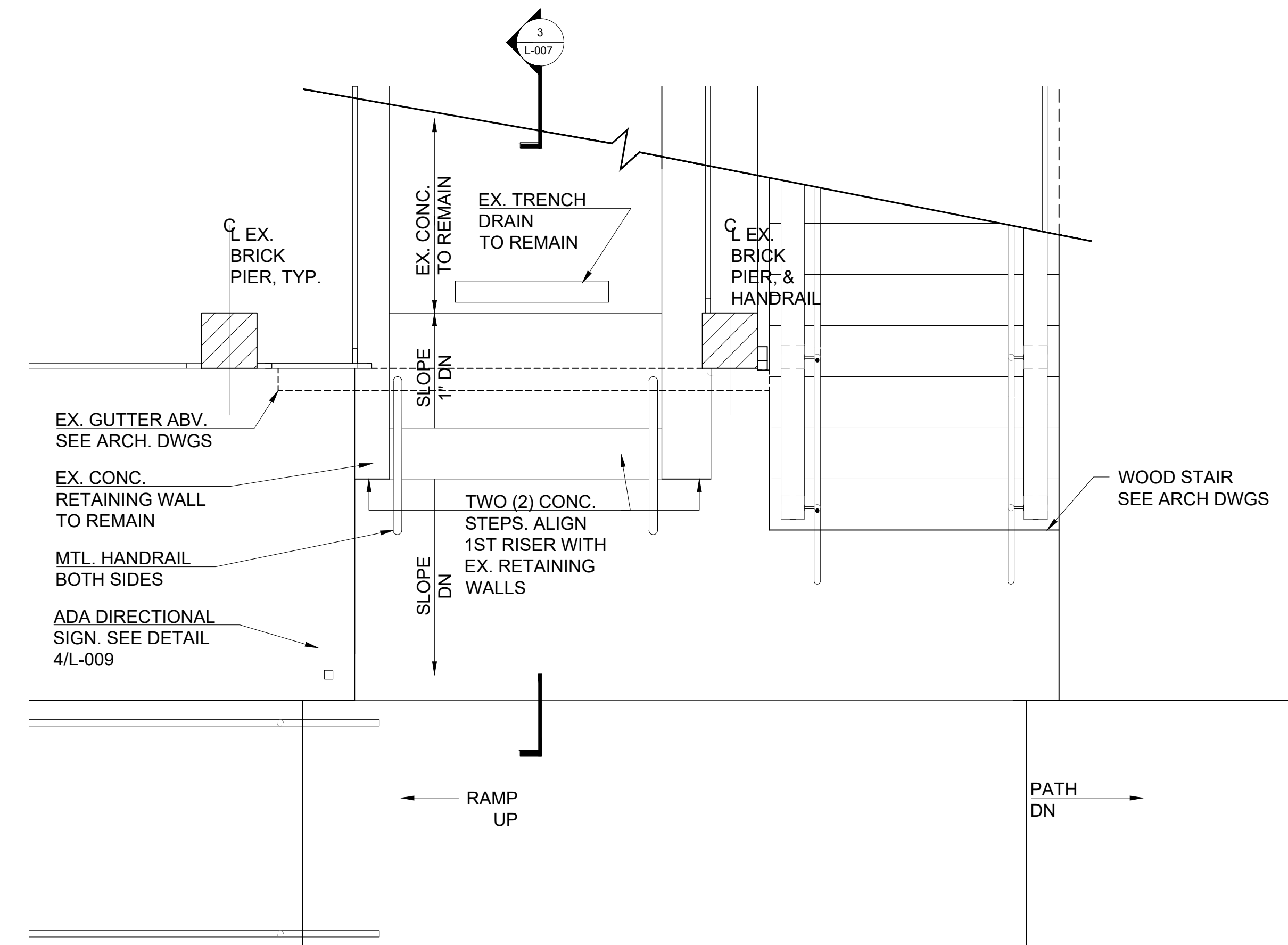
**HISTORIC NEEDWOOD MANSION
Building and Site Improvements**

6700 NEEDWOOD RD DERWOOD, MD 20855
SCALE: As Shown

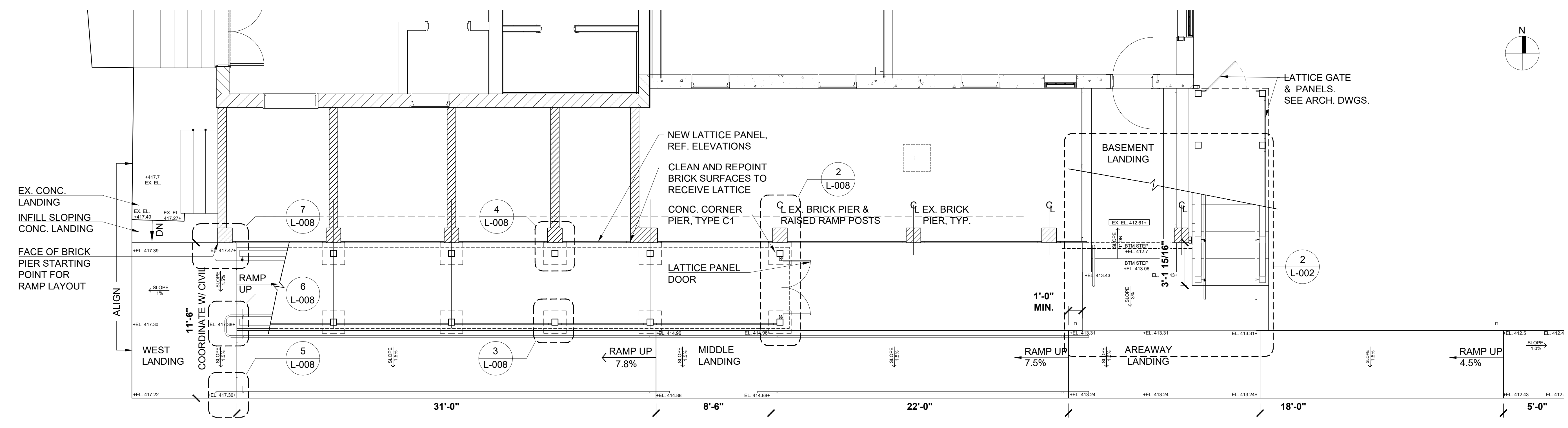
DWG. #

L-001

DPS PERMIT USE



2 BASEMENT AREAWAY
SCALE: 1/2" = 1'-0"
Scale: 1/2" = 1'-0"



1 ON GRADE RAMP PLAN
SCALE: 1/4" = 1'-0"
Scale: 1/4" = 1'-0"

DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION



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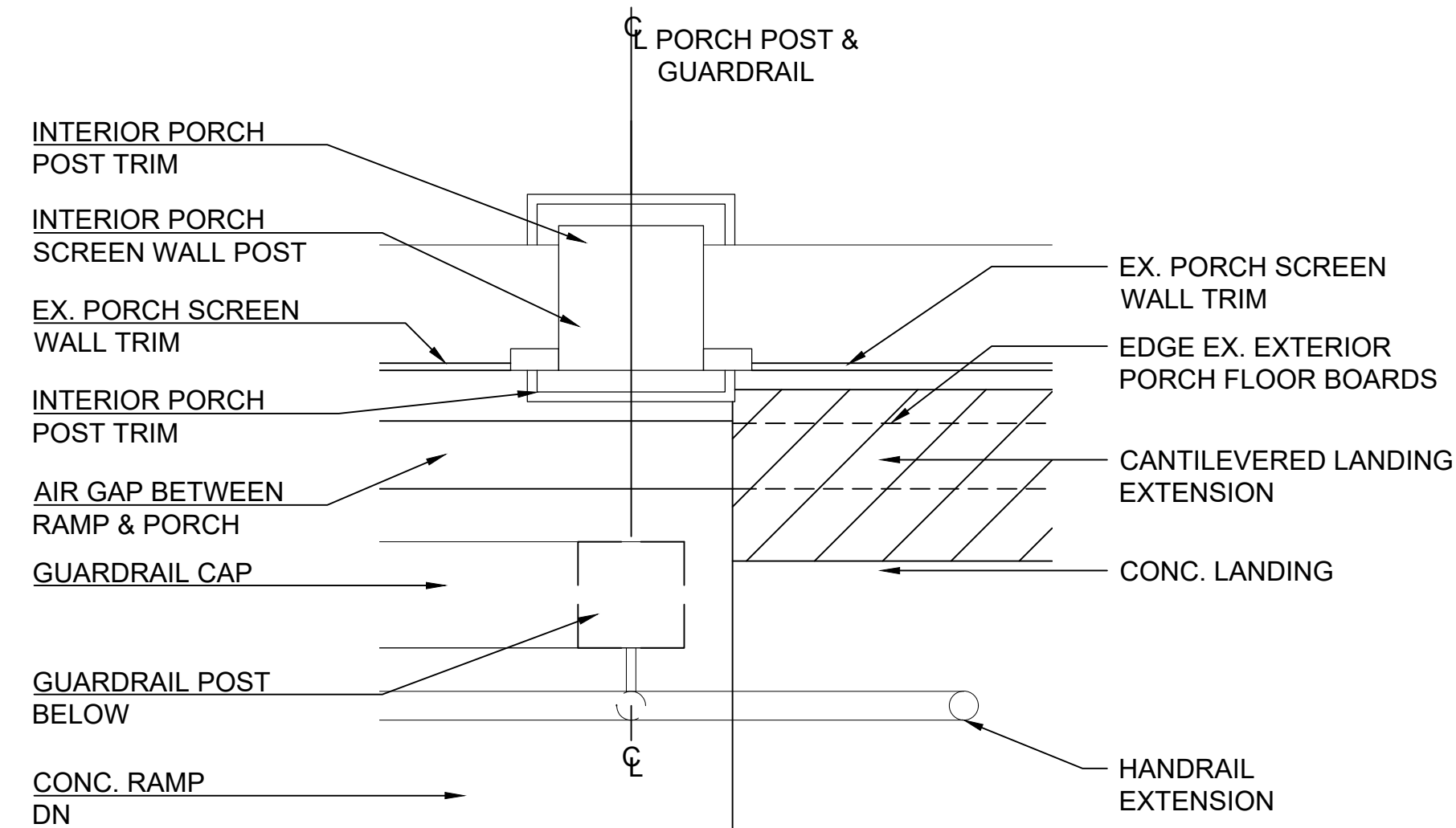
The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
Park Development Division
2425 Reedie Drive, 11th Floor
Wheaton, Maryland 20902
301.495.2535

SUBMISSION / REVISION		
Rev. No.	Date	Description

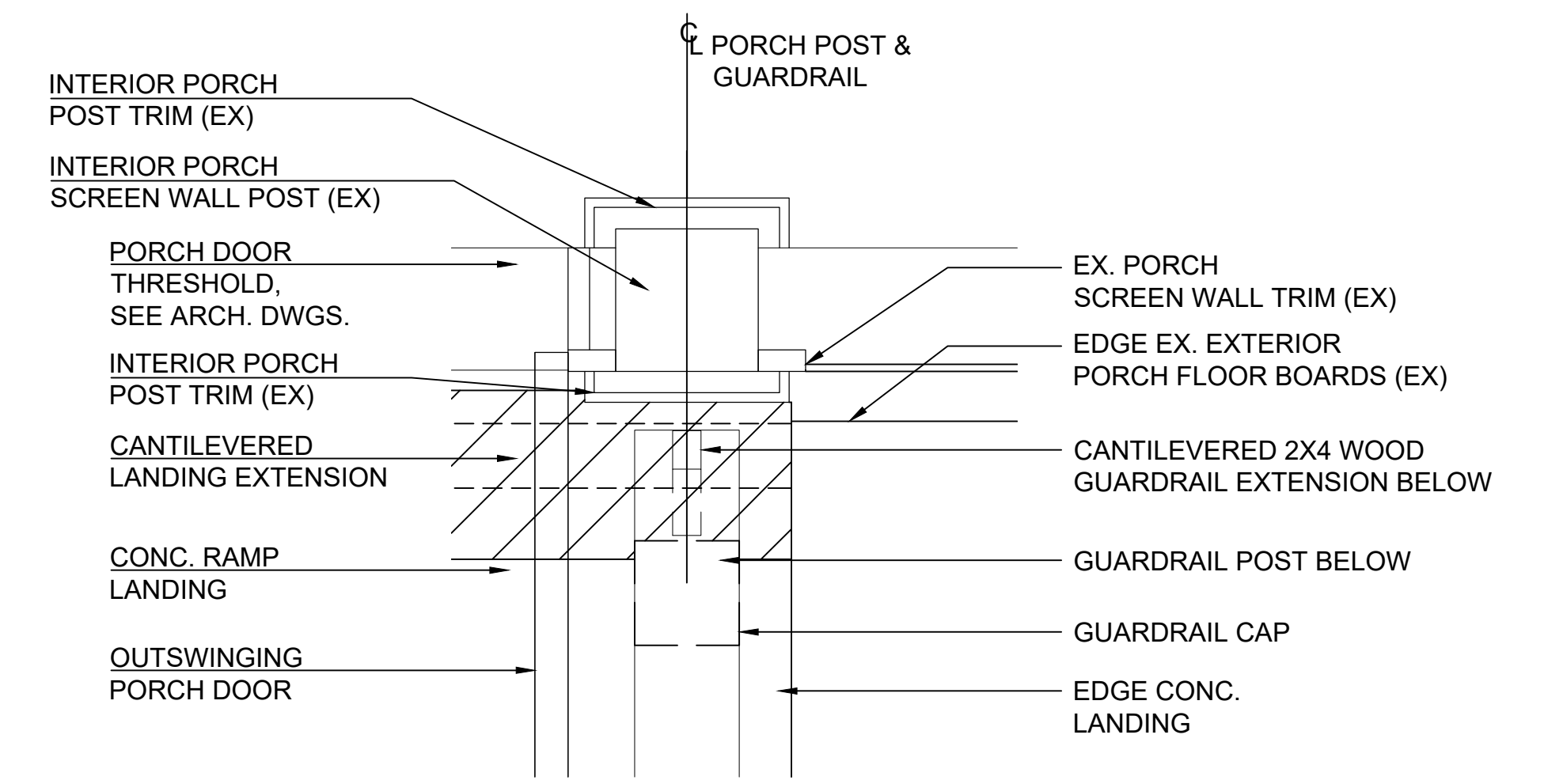
On Grade Ramp Plans
HISTORIC NEEDWOOD MANSION
Building and Site Improvements
6700 NEEDWOOD RD DERWOOD, MD 20855
SCALE: As Shown

DWG. #
L-002

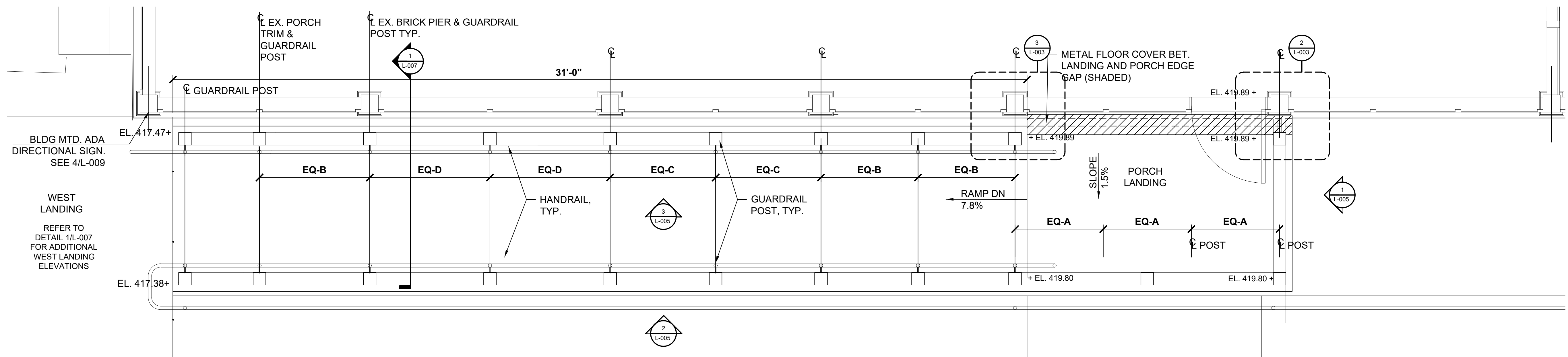
DPS PERMIT USE



3 DETAIL
SCALE: 1-1/2" = 1'-0"
0 4" 8" 1'-4"
Scale: 1-1/2" = 1'-0"



2 DETAIL
SCALE: 1-1/2" = 1'-0"
0 4" 8" 1'-4"
Scale: 1-1/2" = 1'-0"



1 RAISED RAMP PLAN
SCALE: 1/2" = 1'-0"
0 1' 2' 4"
Scale: 1/2" = 1'-0"

DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION



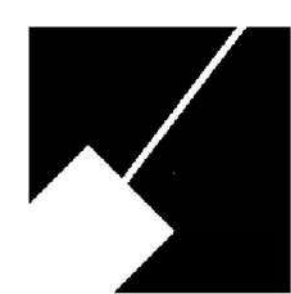
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Park Development Division
2425 Reedie Drive, 11th Floor
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301.495.2535

SUBMISSION / REVISION

Rev. No.	Date	Description

Raised Ramp Plan & Details

HISTORIC NEEDWOOD MANSION Building and Site Improvements

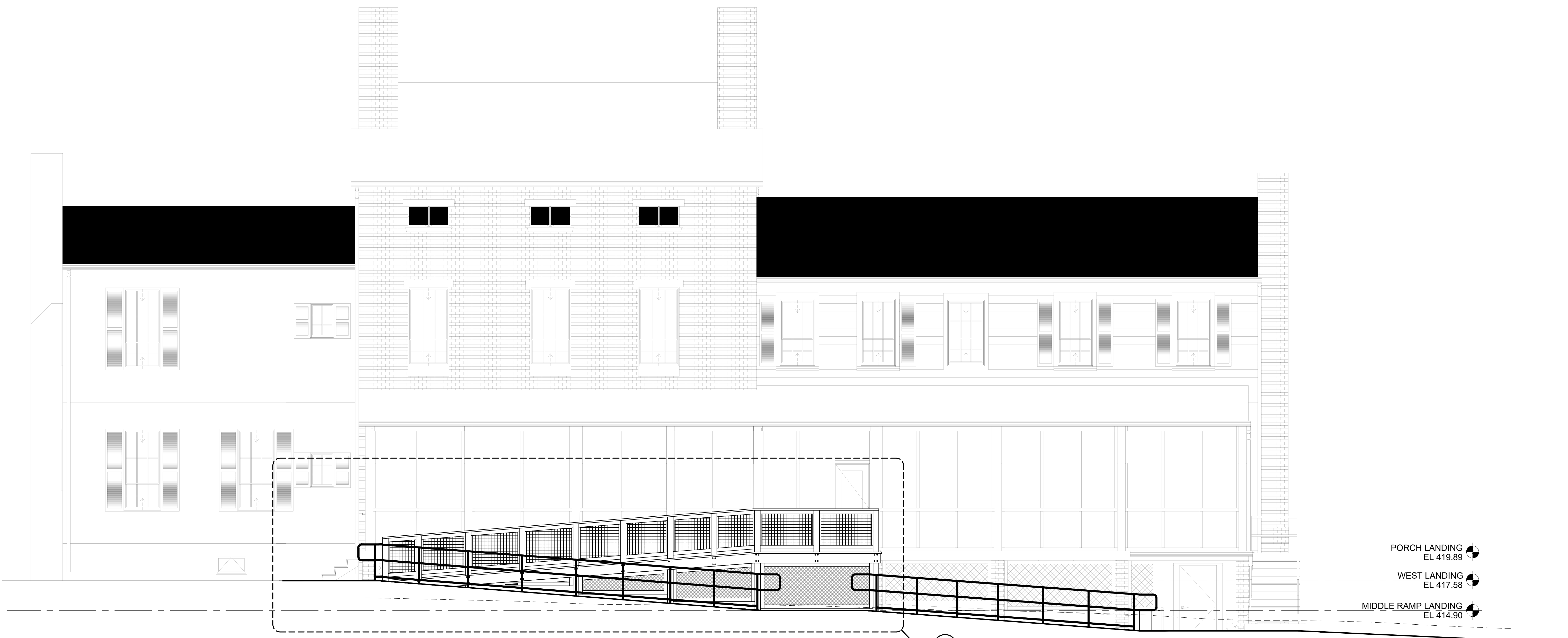
6700 NEEDWOOD RD DERWOOD, MD 20855
SCALE: As Shown

DWG. #

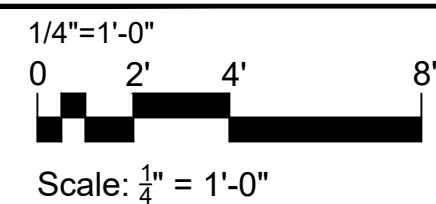
L-003

DPS PERMIT USE

— PROPOSED GRADE LINES
 - - - EXISTING GRADE LINES



1 BUILDING ELEVATION - SOUTH



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Ramp Elevation

**HISTORIC NEEDWOOD MANSION
 Building and Site Improvements**

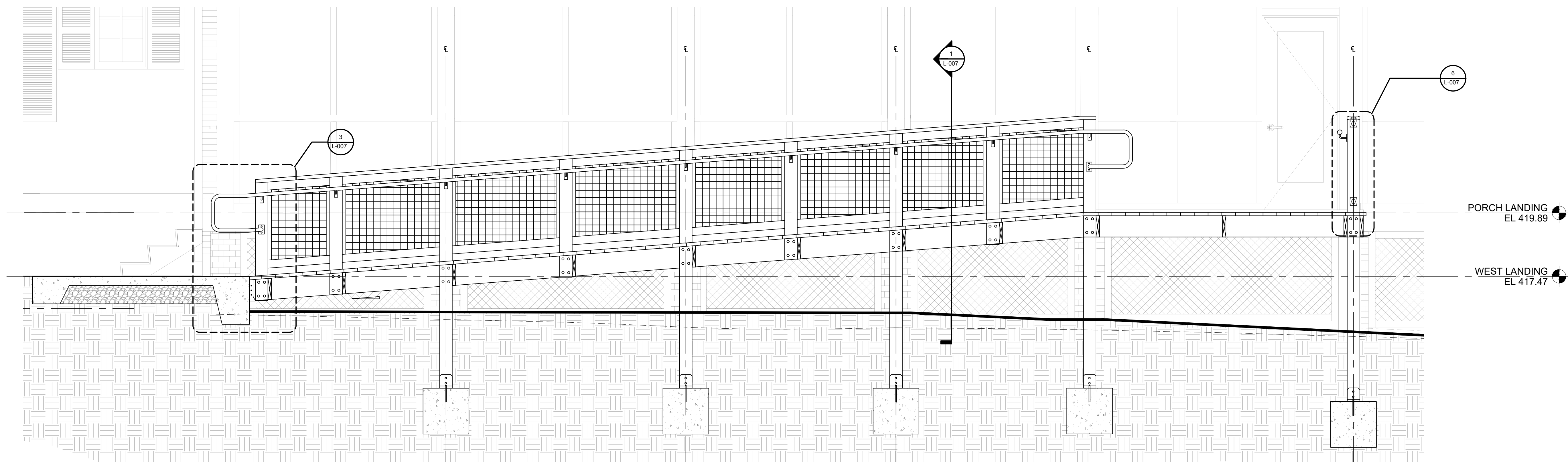
6700 NEEDWOOD RD DERWOOD, MD 20855
 SCALE: As Shown

DWG. #

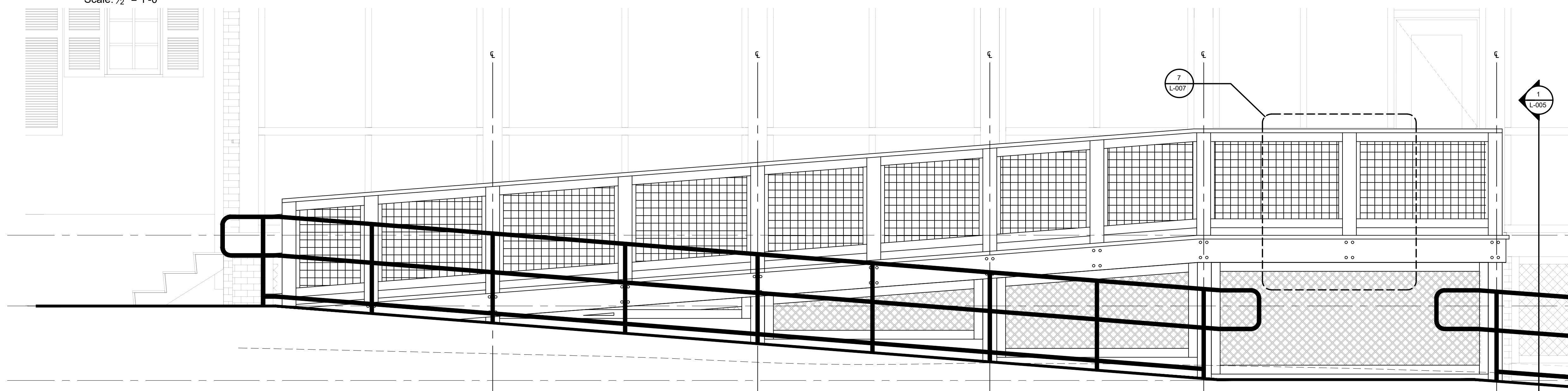
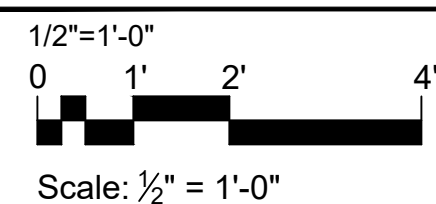
L-004

DPS PERMIT USE

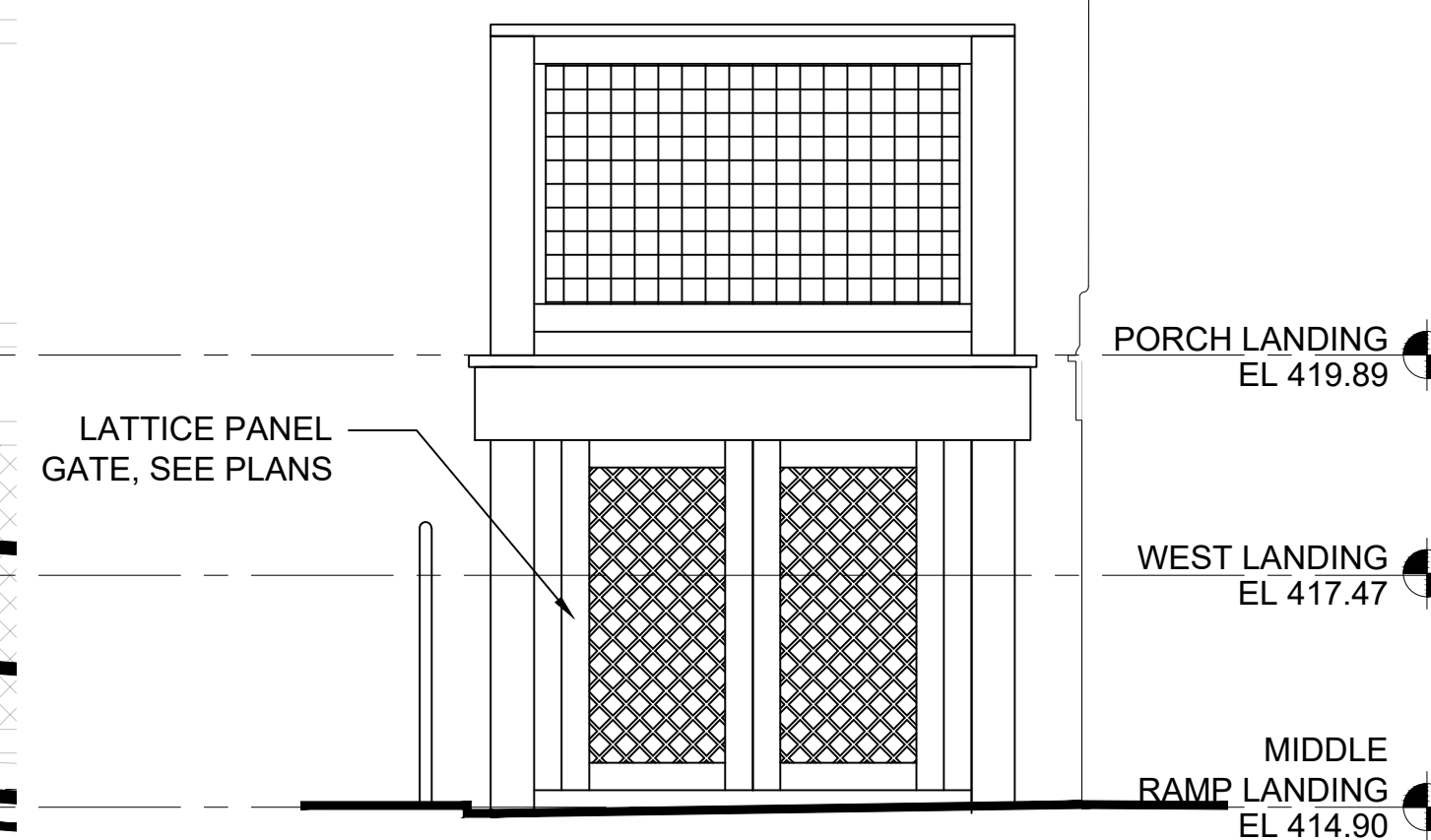
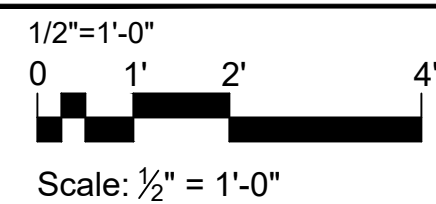
PROPOSED GRADE LINES
 EXISTING GRADE LINES



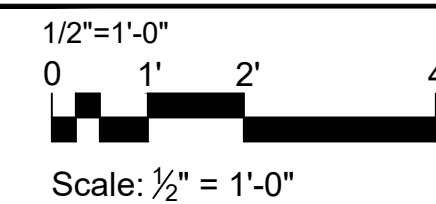
3 RAISED RAMP SECTION



2 RAISED RAMP ELEVATION - SOUTH



1 RAISED RAMP ELEVATION - EAST



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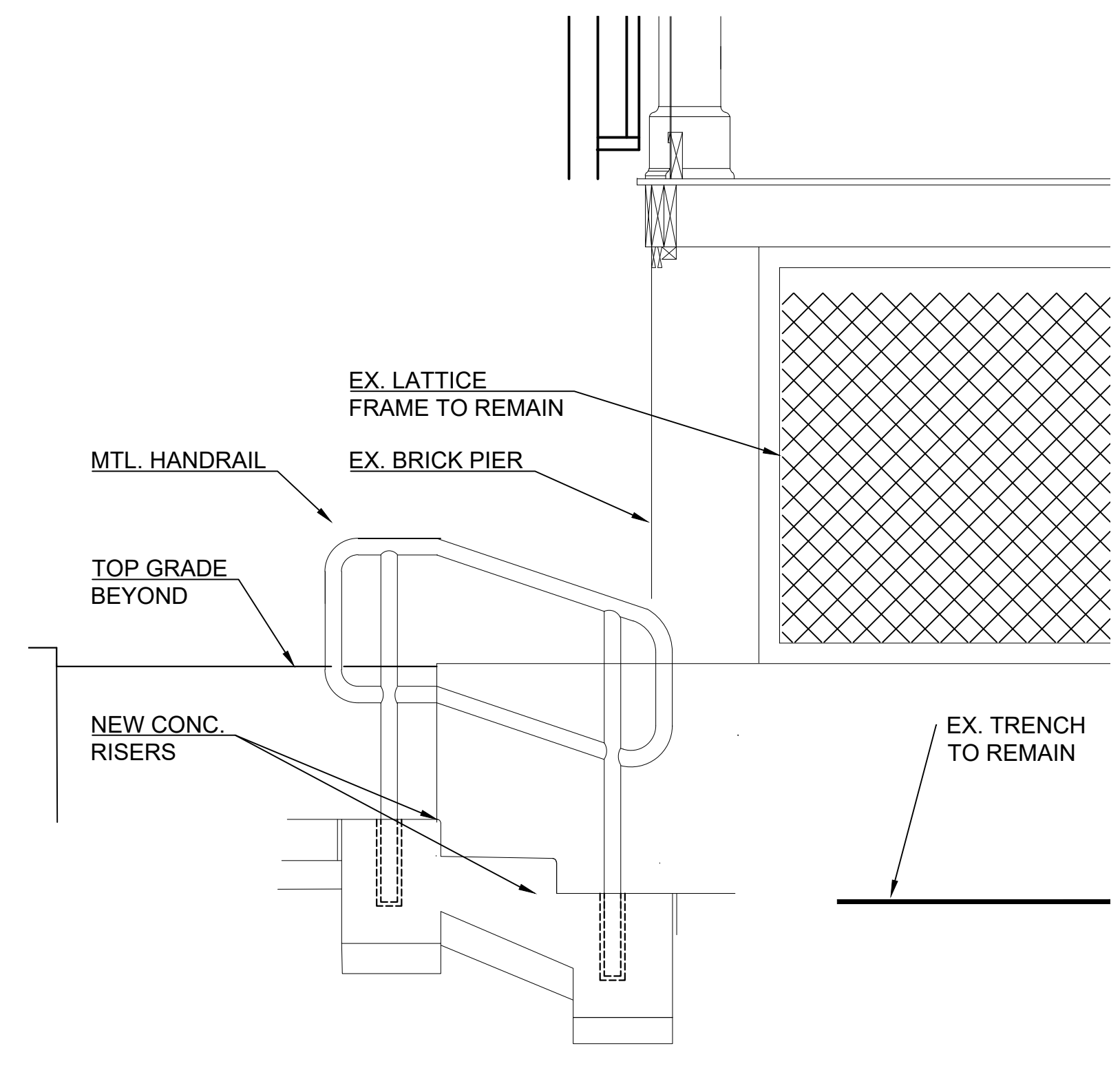
Raised Ramp Elevations & Section

HISTORIC NEEDWOOD MANSION Building and Site Improvements

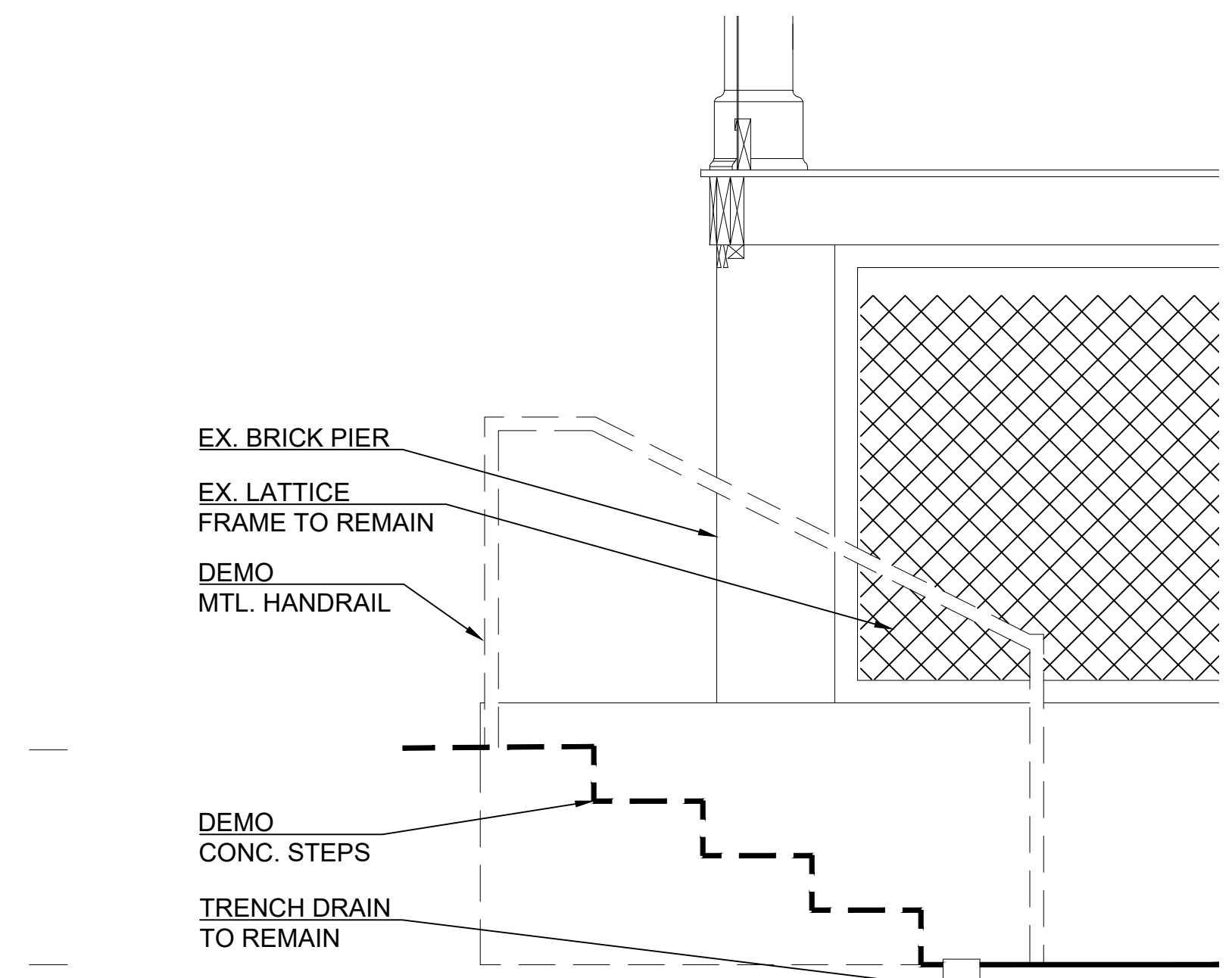
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 SCALE: As Shown

DWG. #

L-005

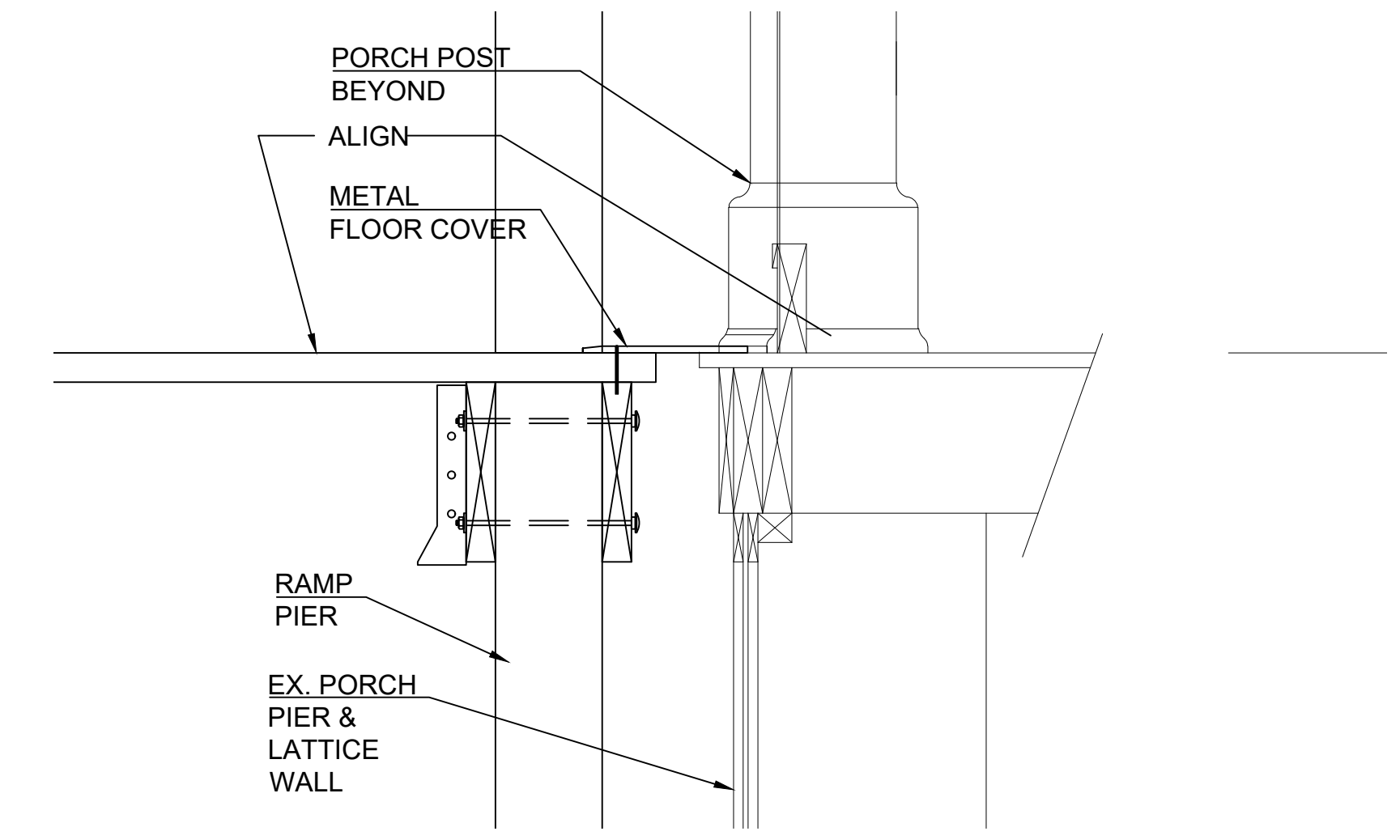


3 BASEMENT AREAWAY PROPOSED
 SCALE: 3/4" = 1'-0"
 0 8" 1'-4" 2'-8"
 Scale: 3/4" = 1'-0"

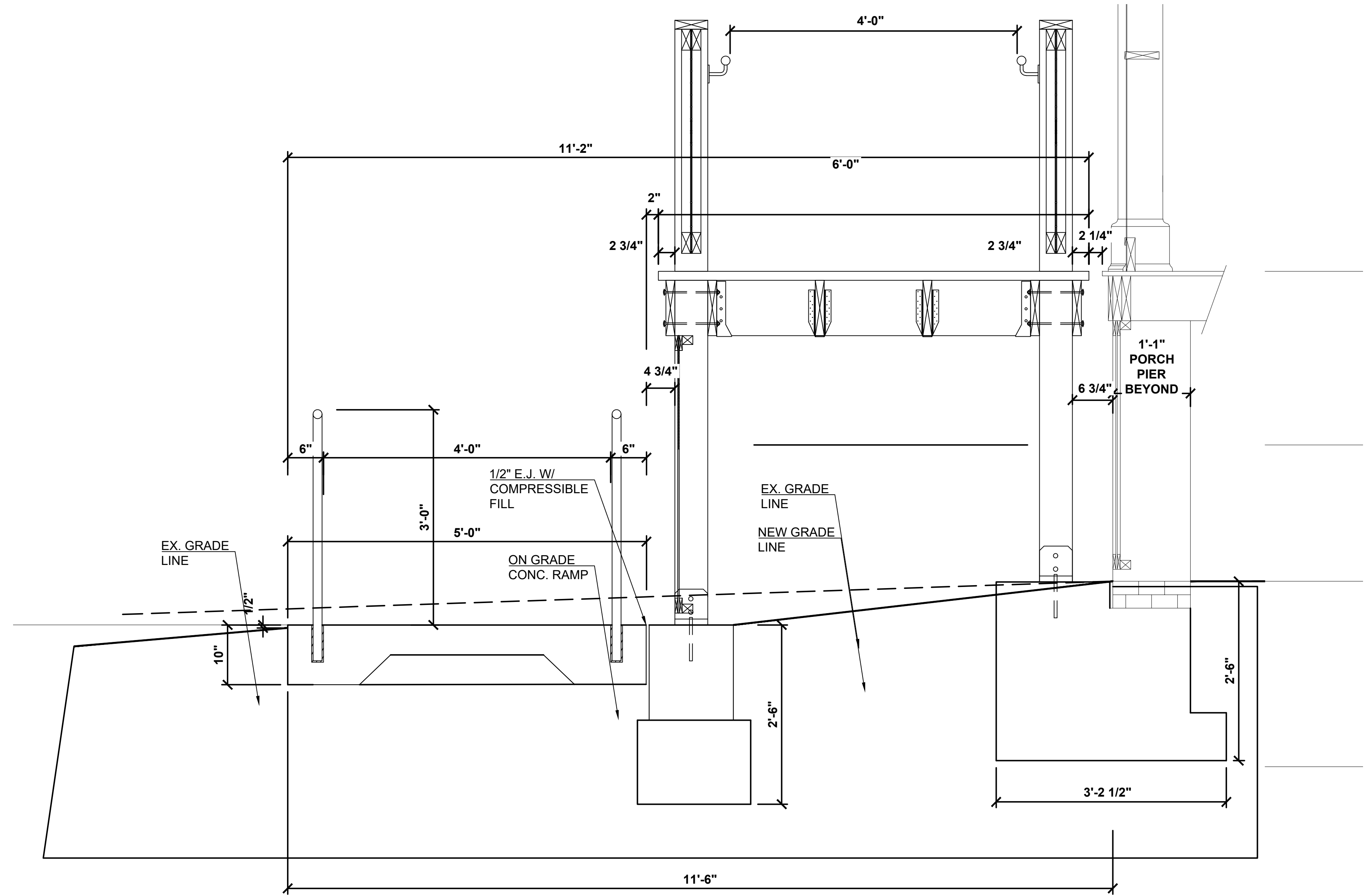


2 BASEMENT AREAWAY DEMO
 SCALE: 3/4" = 1'-0"
 0 8" 1'-4" 2'-8"
 Scale: 3/4" = 1'-0"

DPS PERMIT USE



4 LANDING DETAIL @ PORCH
 SCALE: 1-1/2" = 1'-0"
 0 4" 8" 1'-4"
 Scale: 1-1/2" = 1'-0"



1 RAMP SECTION
 SCALE: 1" = 1'-0"
 0 6" 1' 2"
 Scale: 1" = 1'-0"

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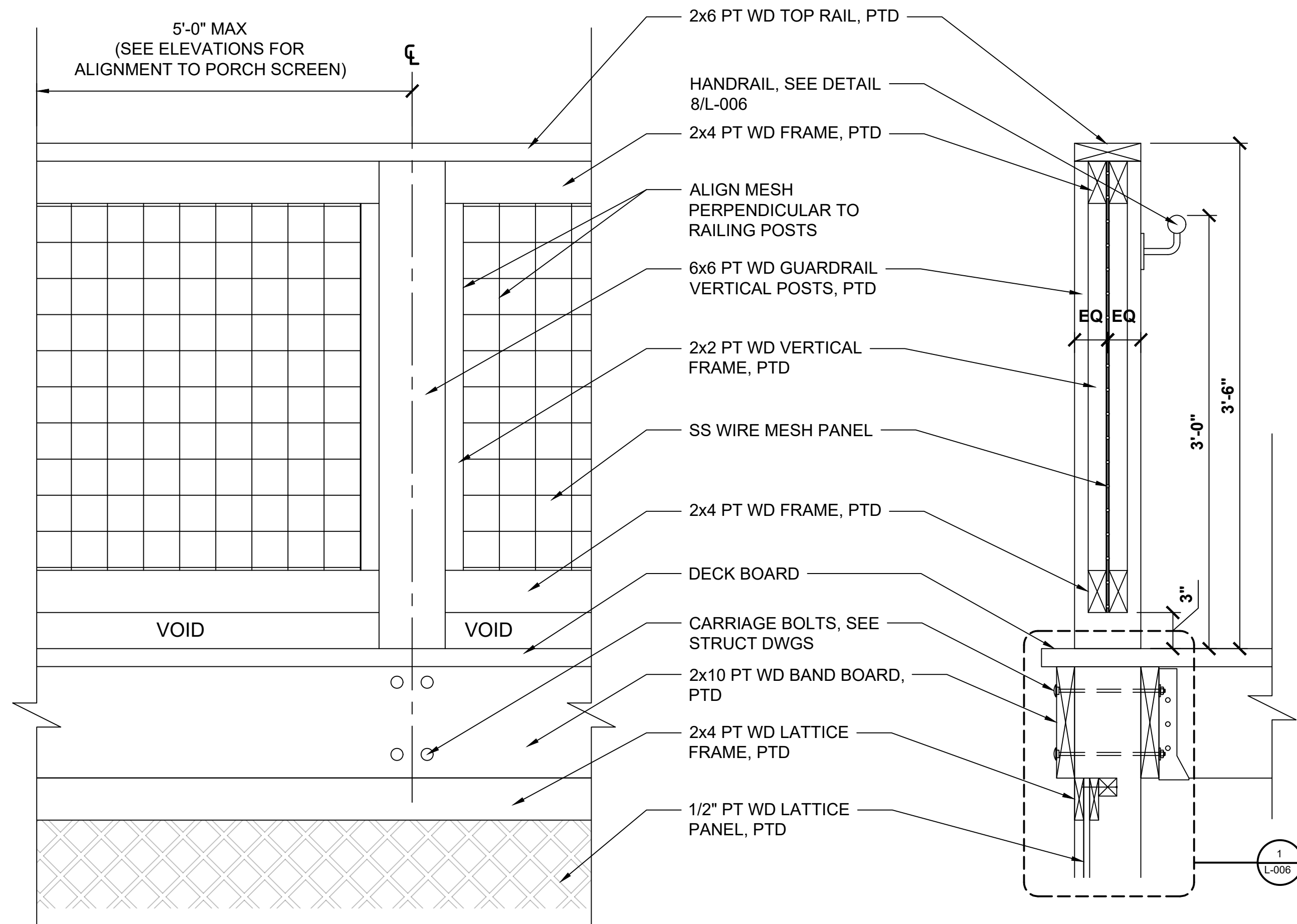
Ramp Sections & Details

**HISTORIC NEEDWOOD MANSION
 Building and Site Improvements**

6700 NEEDWOOD RD DERWOOD, MD 20855
 SCALE: As Shown

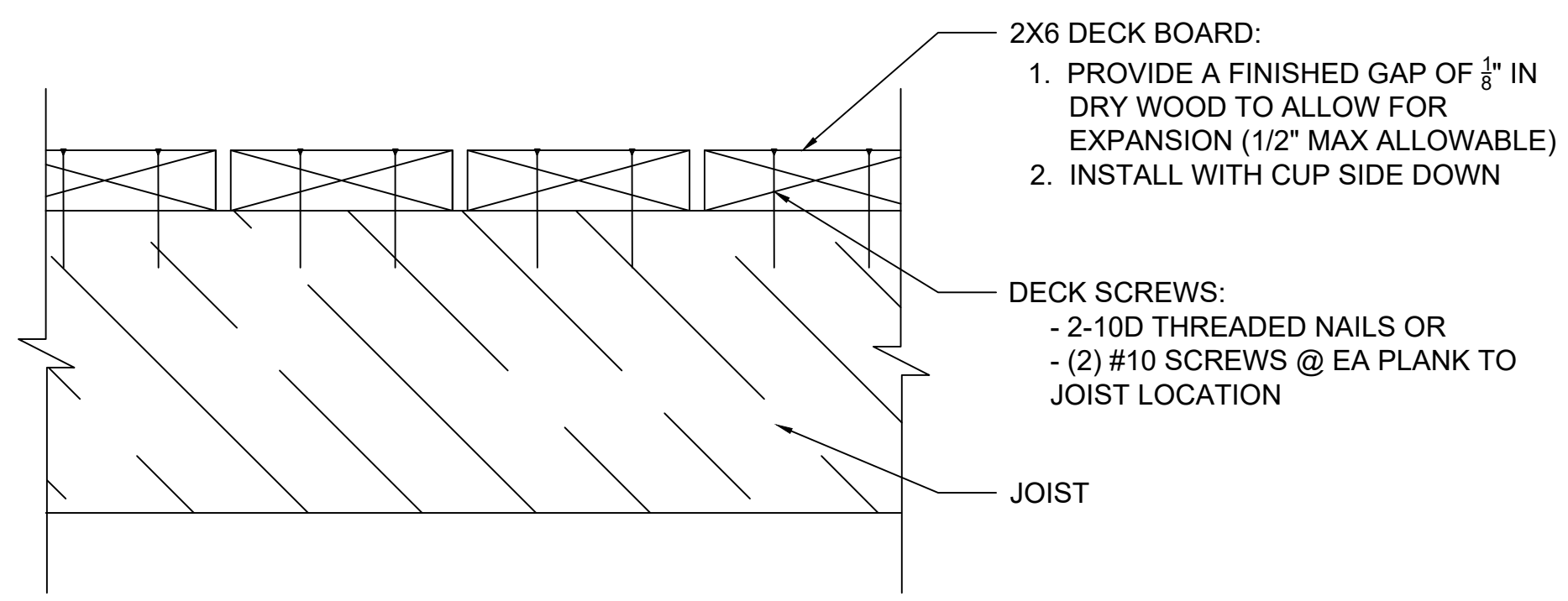
DWG. #

L-006

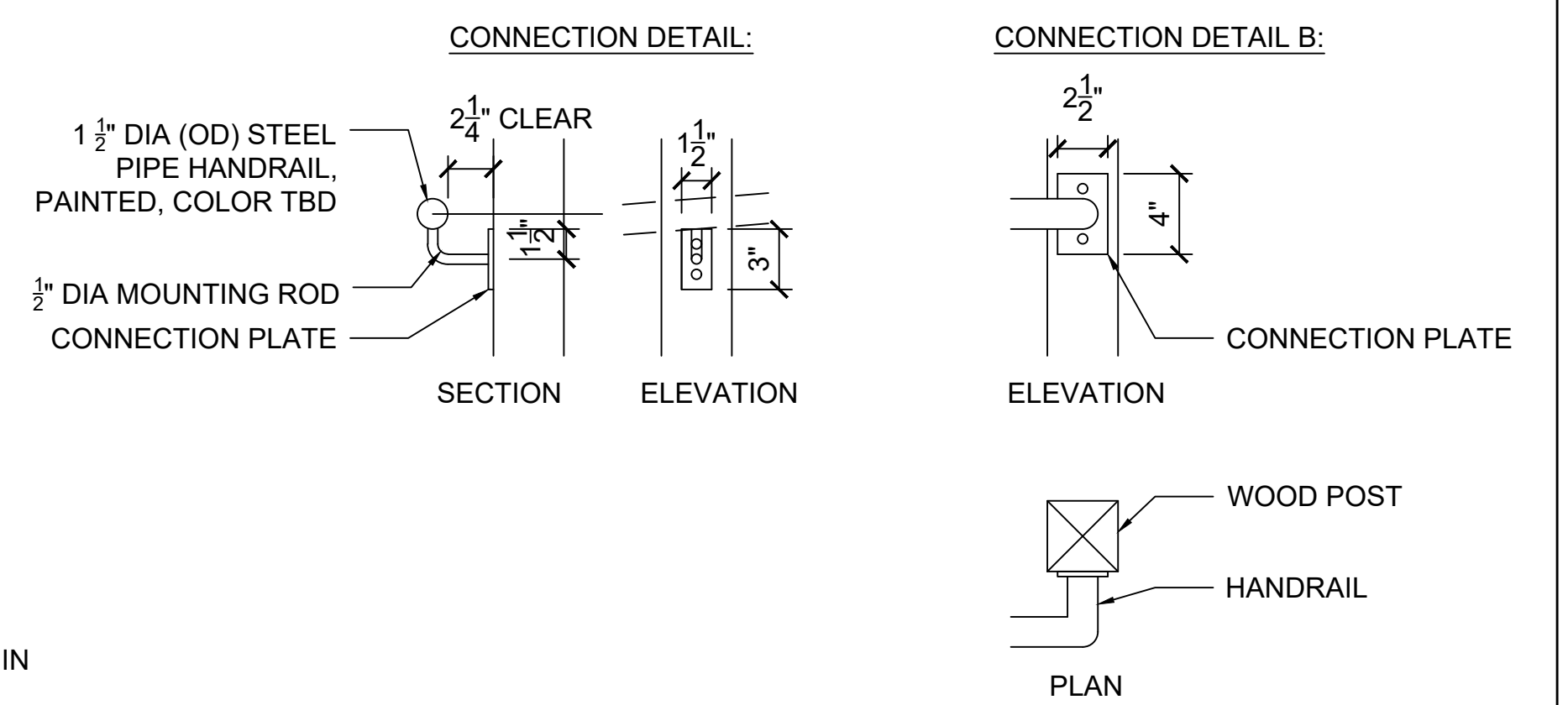


7 RAMP ELEVATION - GUARDRAIL
 1-1/2"=1'-0"
 0 4" 8" 1'-4"
 Scale: 1-1/2" = 1'-0"

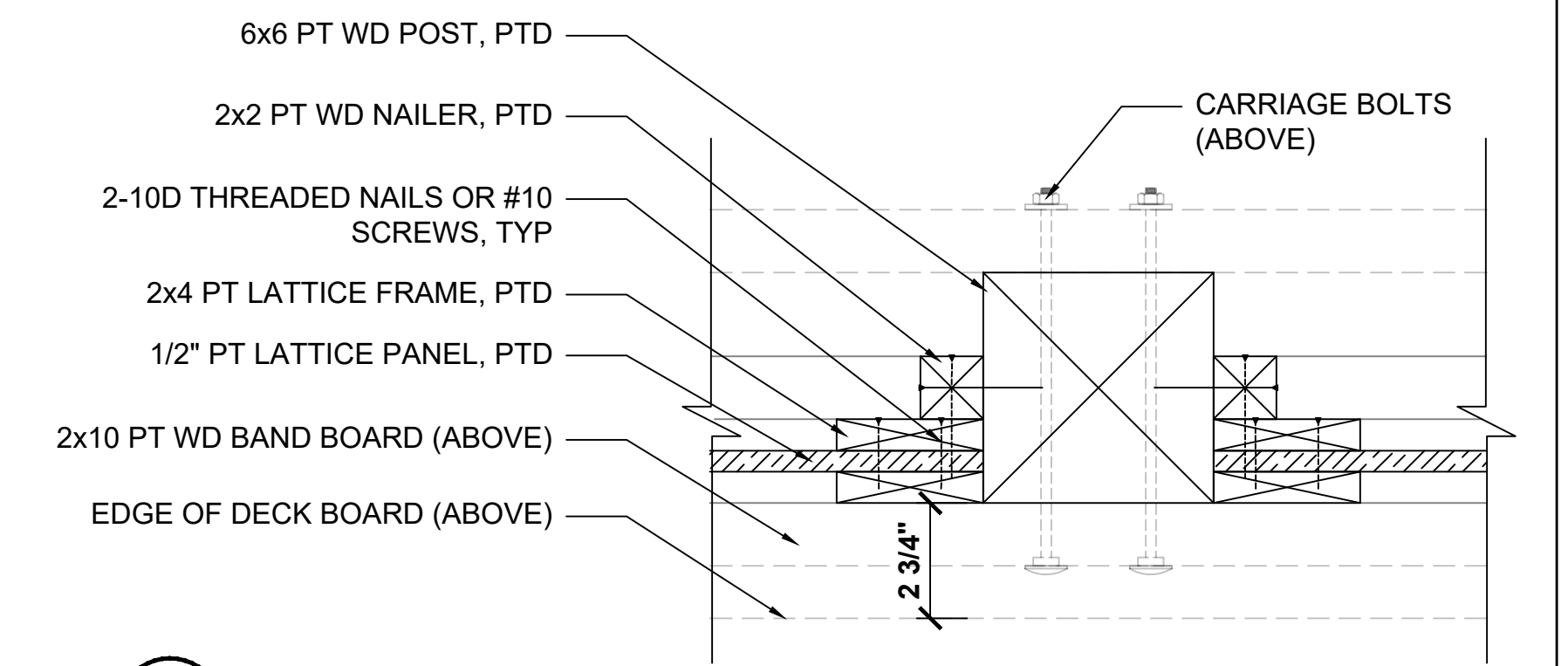
DPS PERMIT USE



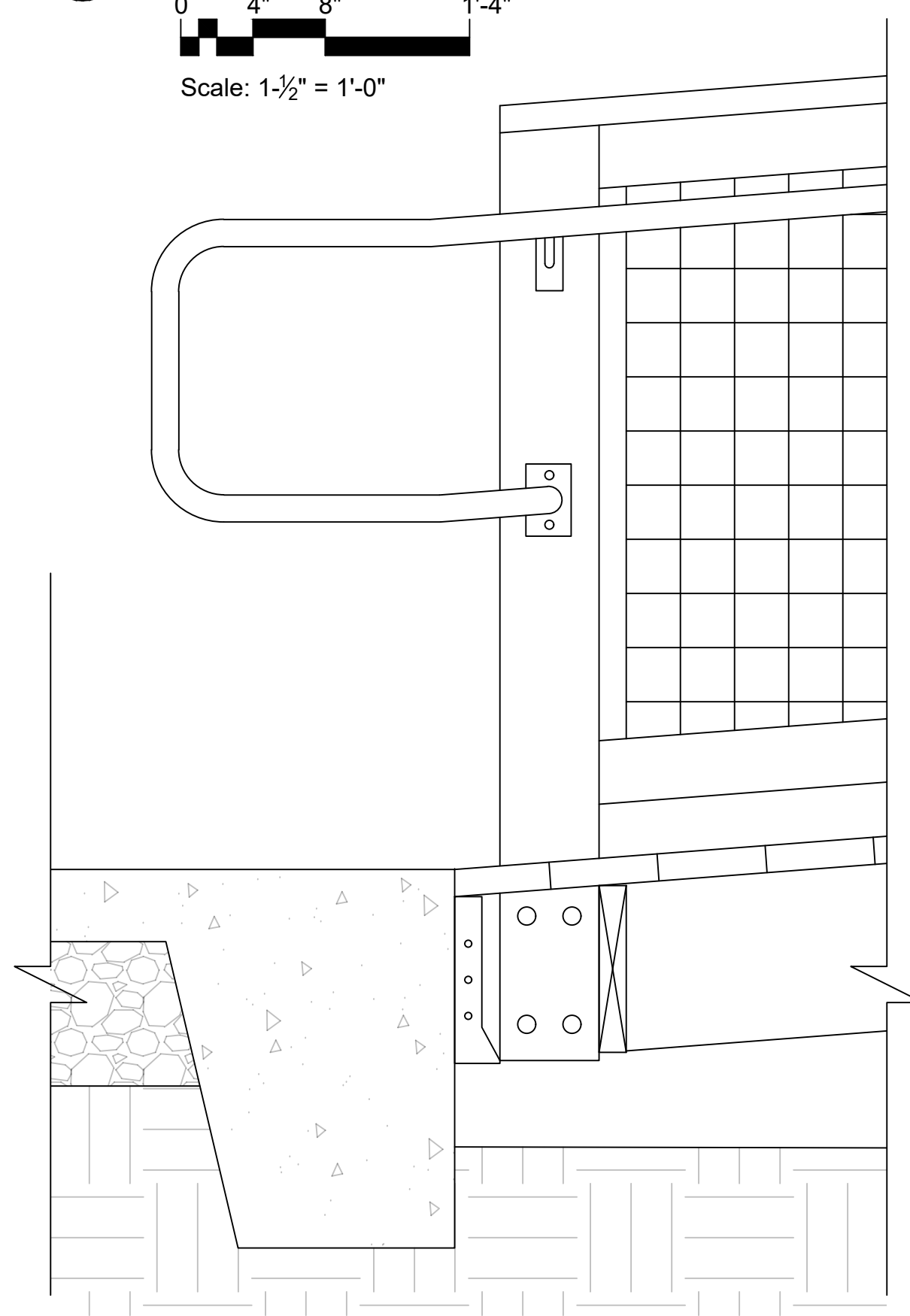
5 DECKING DETAIL
 3"=1'-0"
 0 2" 4" 8"
 Scale: 3" = 1'-0"



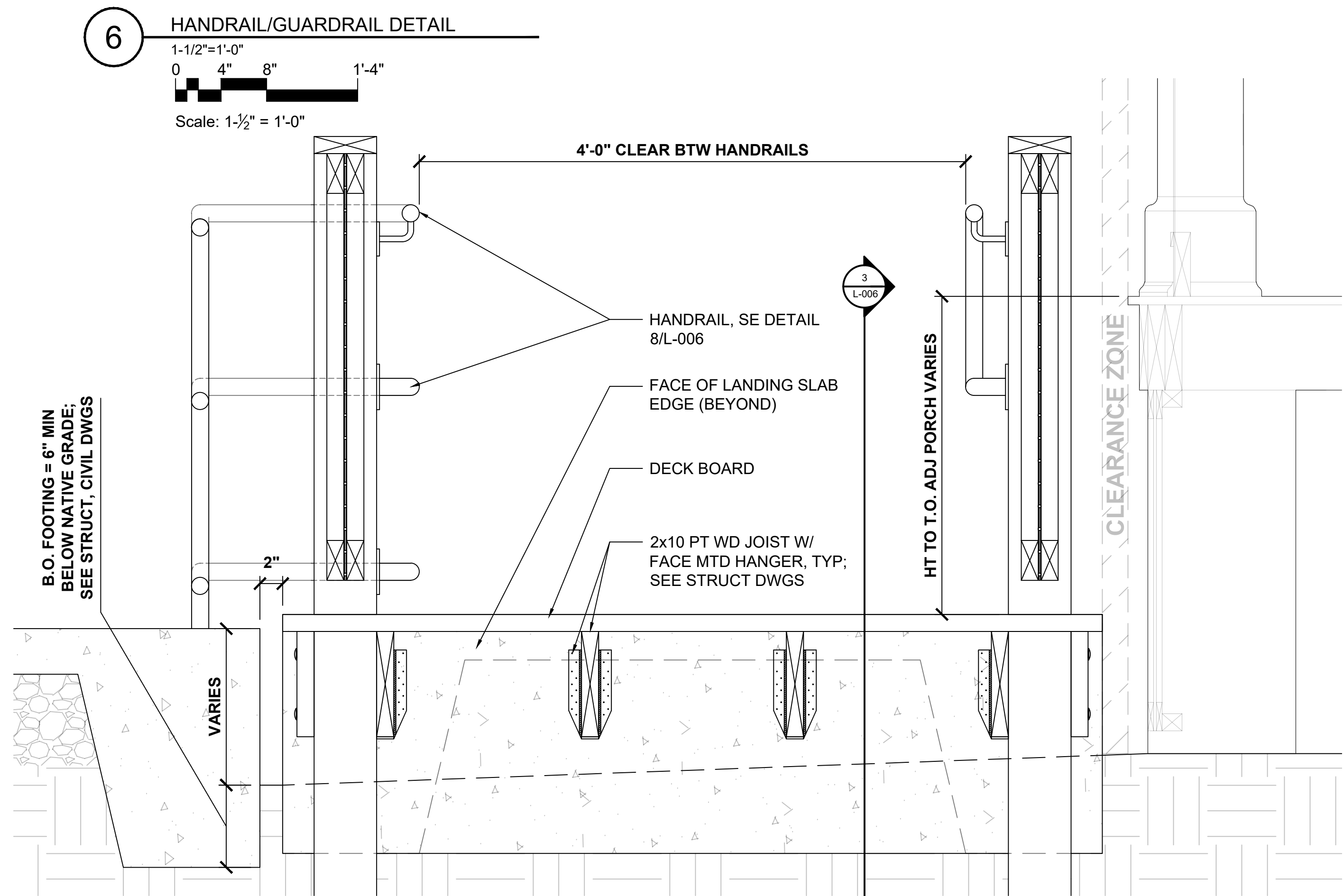
8 HANDRAIL/GUARDRAIL CONNECTION DETAIL
 1-1/2"=1'-0"
 0 4" 8" 1'-4"
 Scale: 1-1/2" = 1'-0"



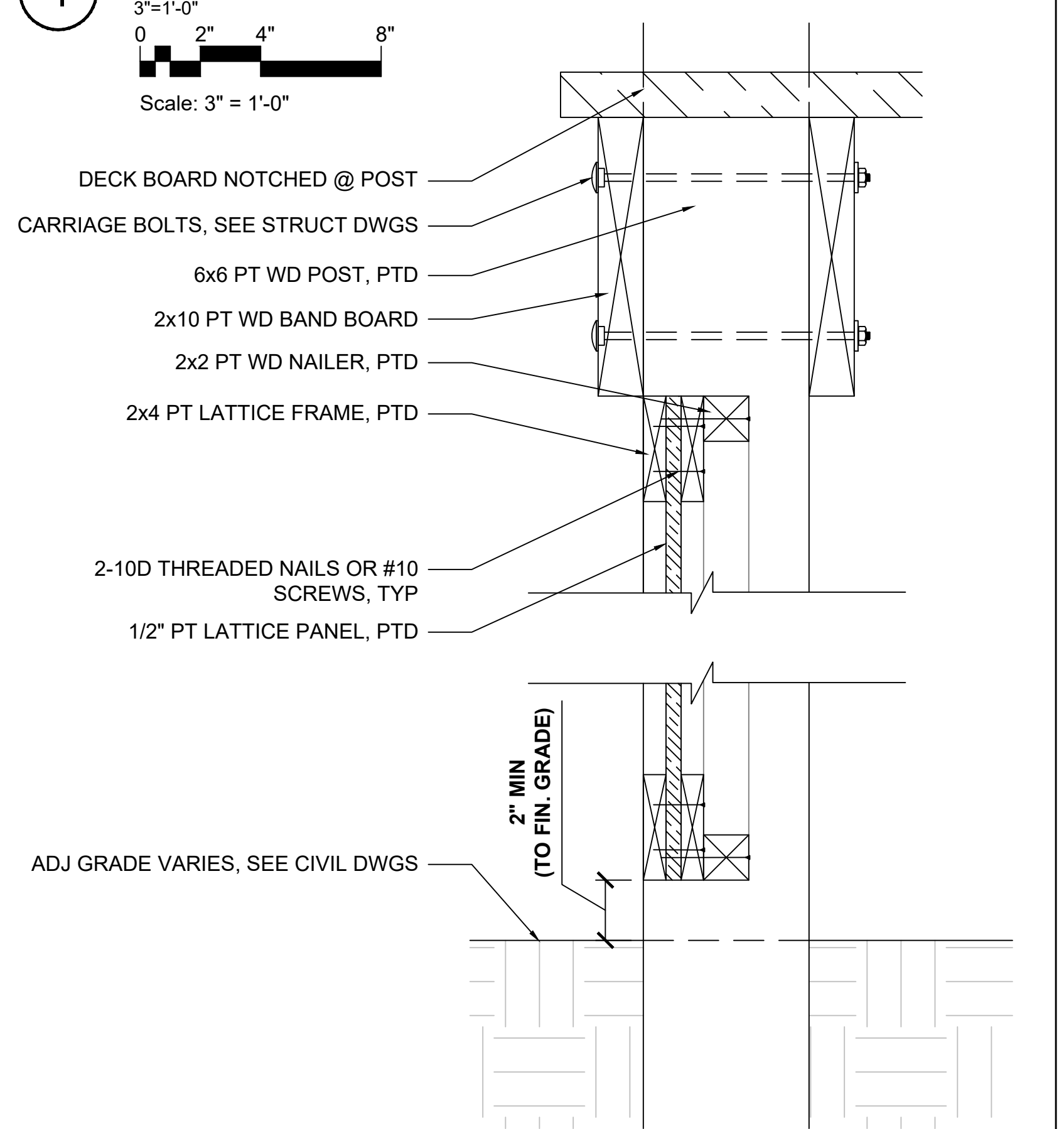
4 PRIVACY LATTICE DETAIL - PLAN
 3"=1'-0"
 0 2" 4" 8"
 Scale: 3" = 1'-0"



3 RAMP SECTION DETAIL
 1-1/2"=1'-0"
 0 4" 8" 1'-4"
 Scale: 1-1/2" = 1'-0"



2 RAMP SECTION DETAIL
 1-1/2"=1'-0"
 0 4" 8" 1'-4"
 Scale: 1-1/2" = 1'-0"



1 PRIVACY LATTICE DETAIL - SECTION
 3"=1'-0"
 0 2" 4" 8"
 Scale: 3" = 1'-0"

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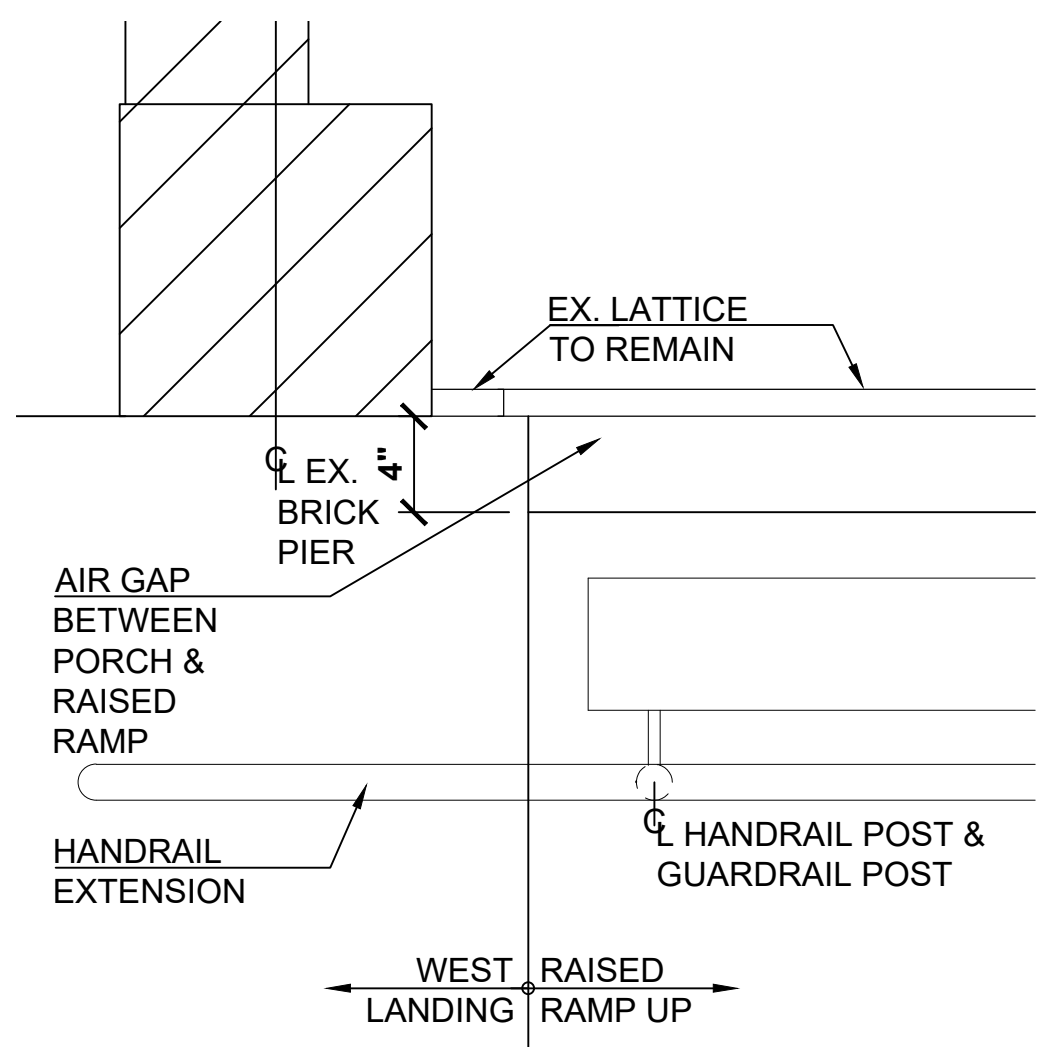
Ramp Sections & Details

HISTORIC NEEDWOOD MANSION Building and Site Improvements

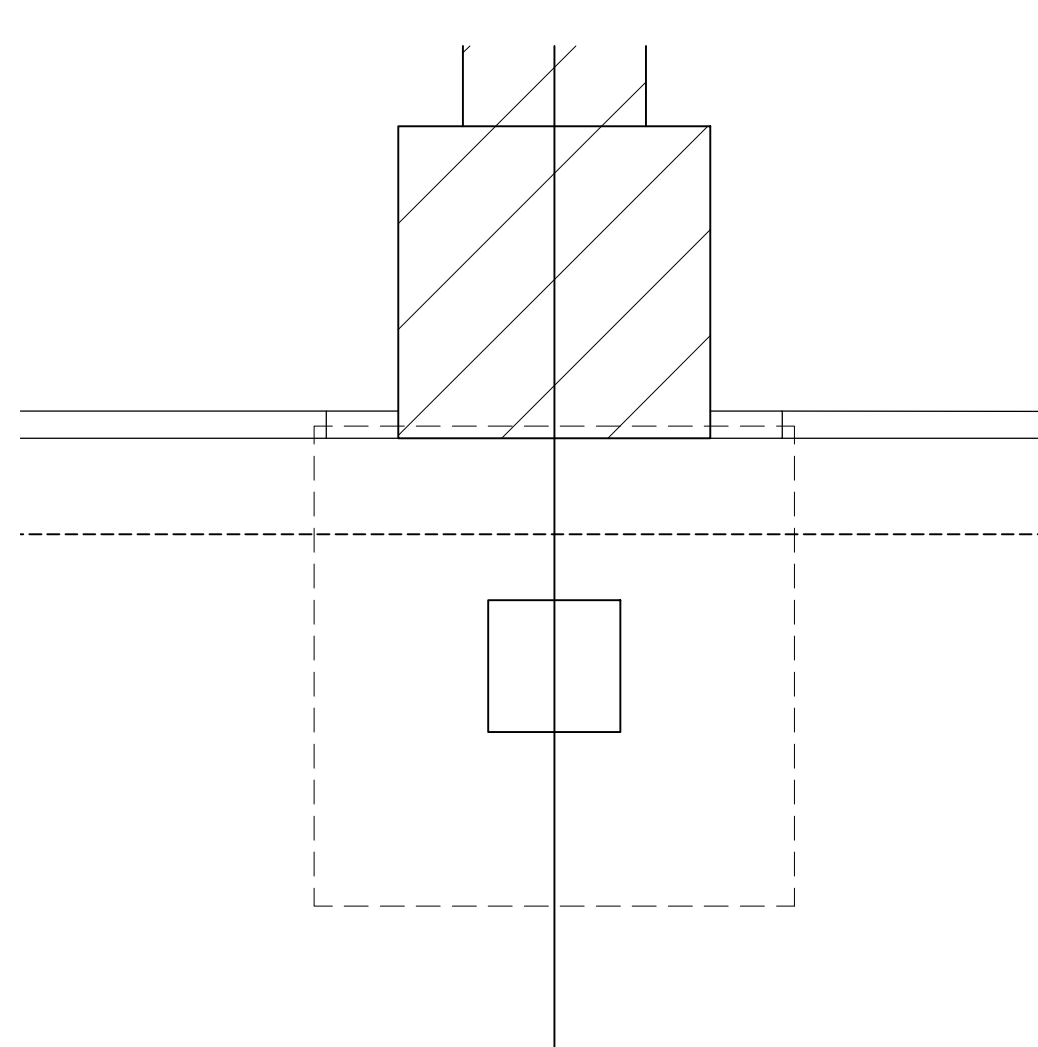
6700 NEEDWOOD RD DERWOOD, MD 20855
 SCALE: As Shown

DWG. #
L-007

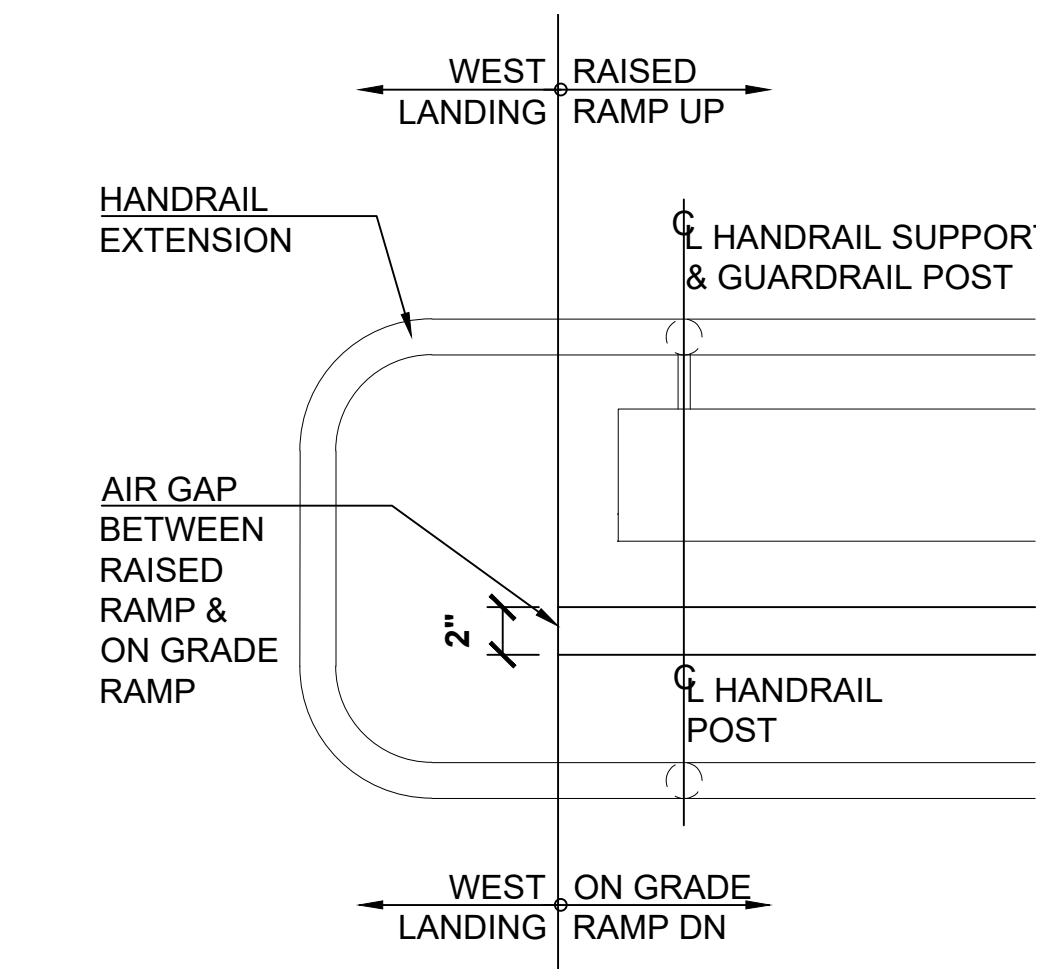
DPS PERMIT USE



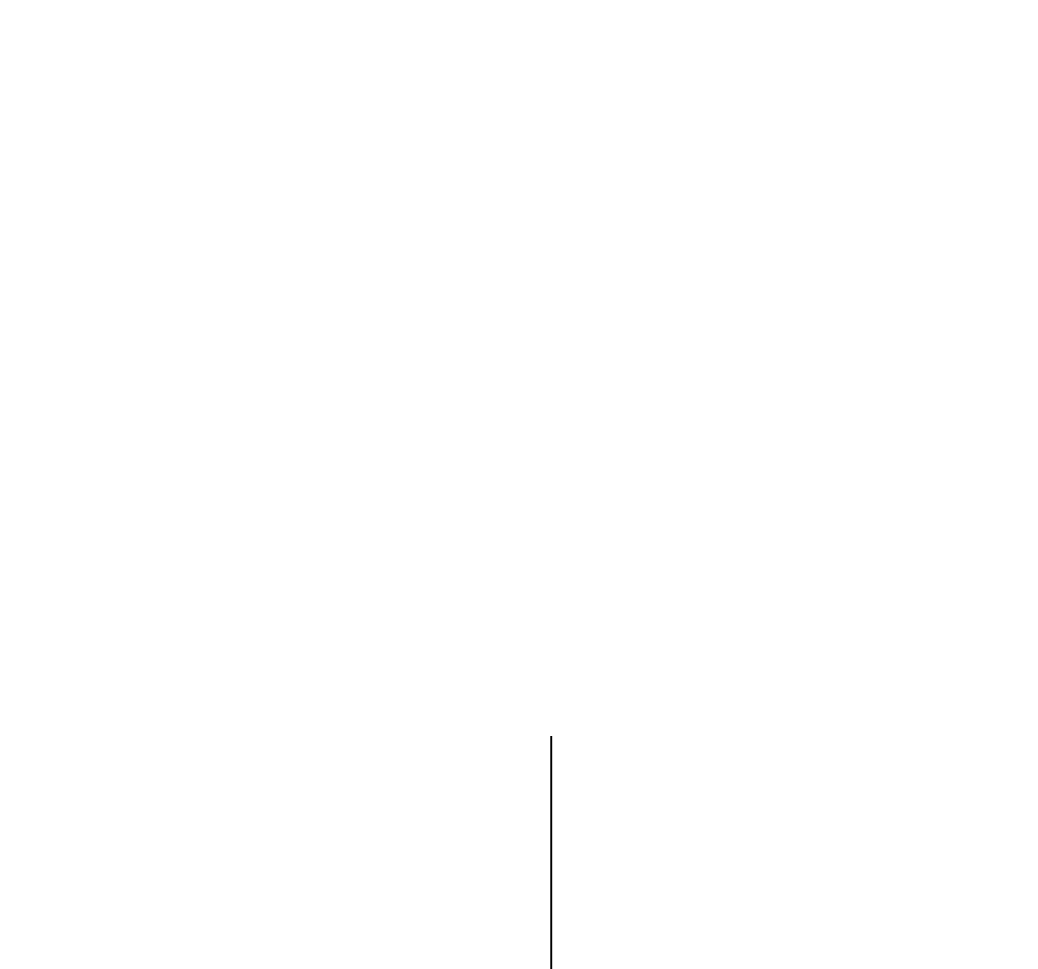
7 RAMP DETAIL
SCALE: 1-1/2" = 1'-0"
0 4" 8" 1'-4"
Scale: 1-1/2" = 1'-0"



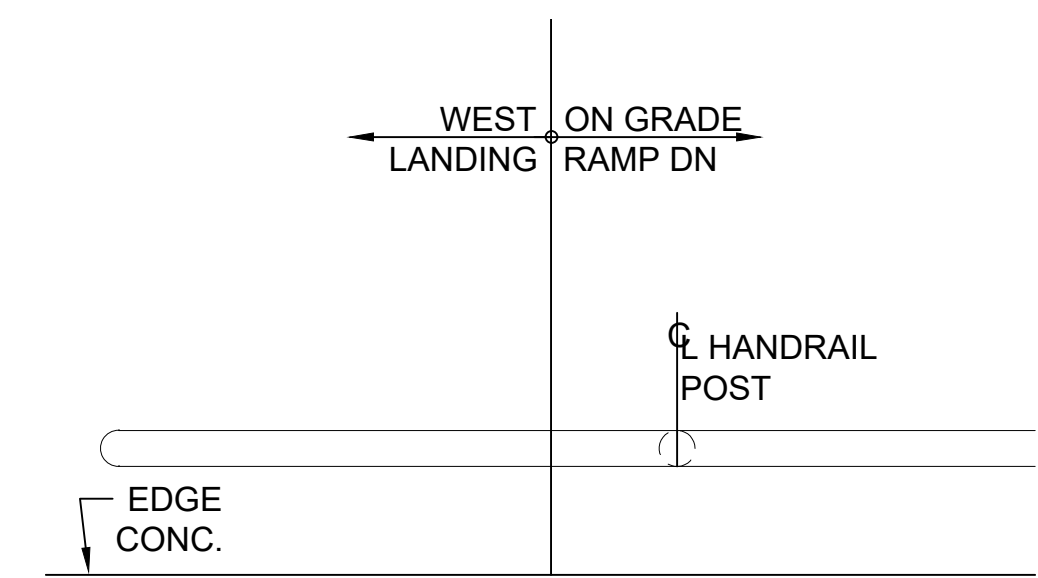
4 RAMP POST BASE @ EX. BRICK PIER
SCALE: 1-1/2" = 1'-0"
0 4" 8" 1'-4"
Scale: 1-1/2" = 1'-0"



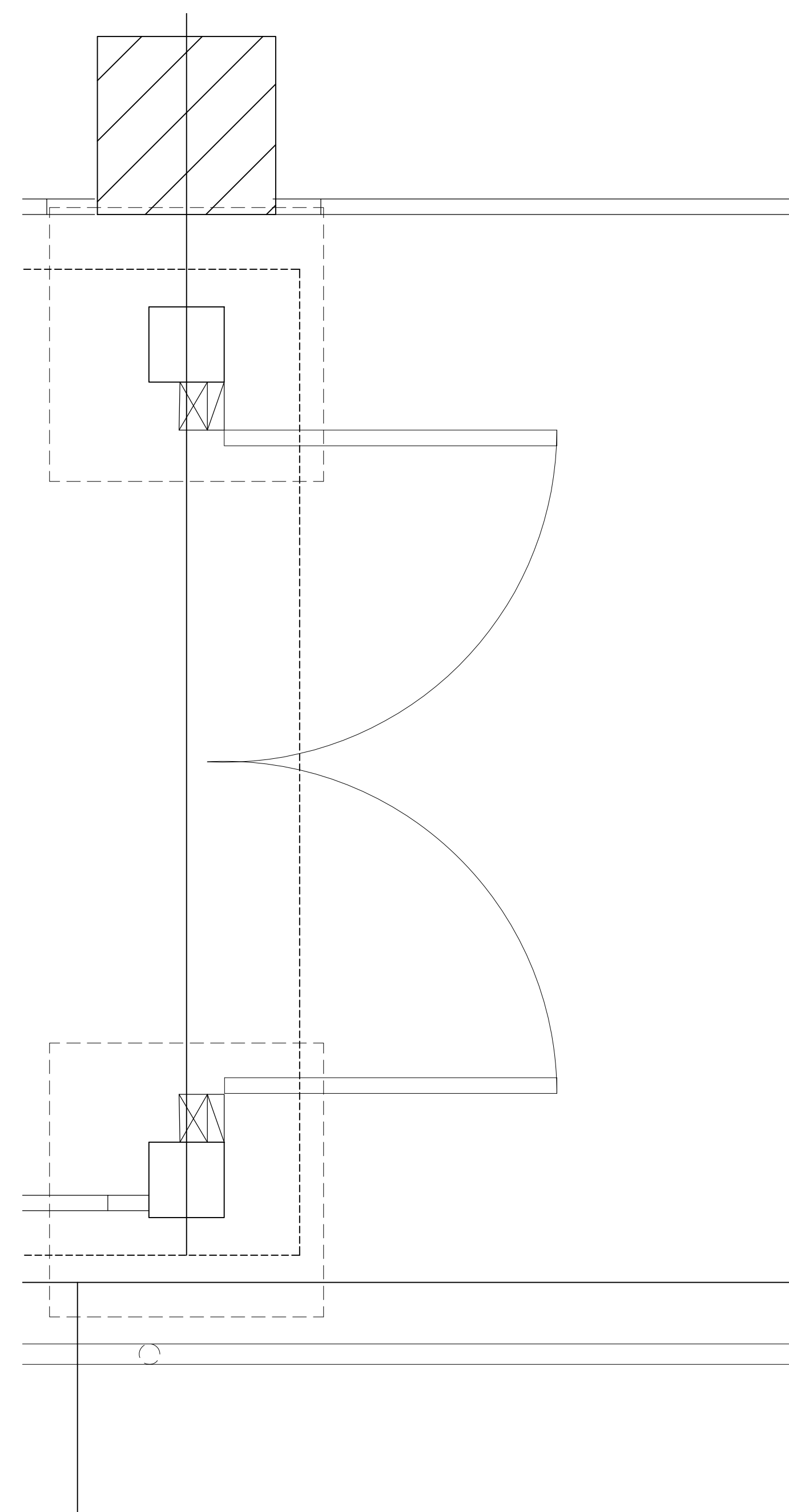
6 RAMP DETAIL
SCALE: 1/2" = 1'-0"
0 1' 2' 4'
Scale: 1/2" = 1'-0"



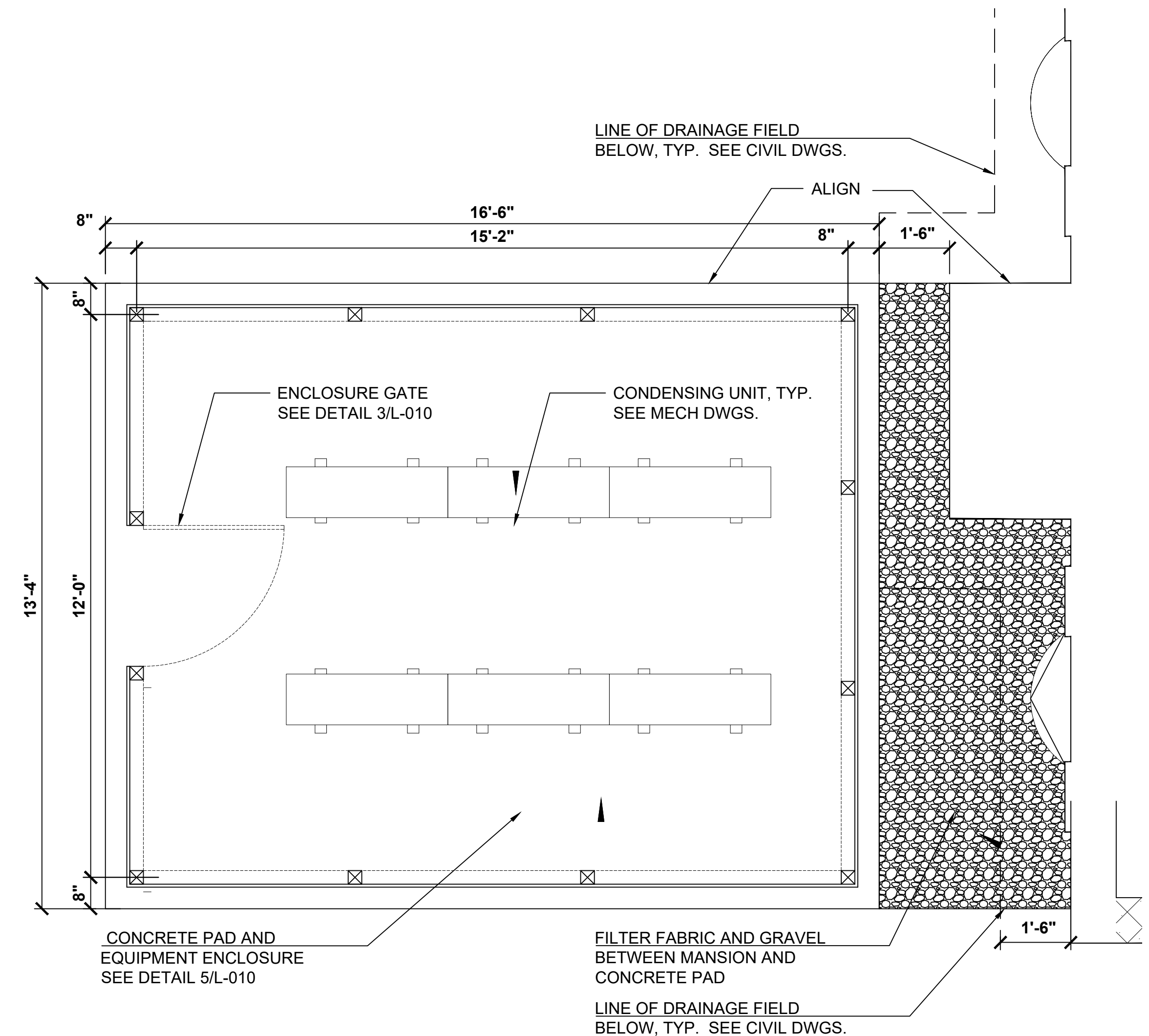
3 RAMP POST BASE, TYPICAL
SCALE: 1-1/2" = 1'-0"
0 4" 8" 1'-4"
Scale: 1-1/2" = 1'-0"



5 RAMP DETAIL
SCALE: 1/2" = 1'-0"
0 1' 2' 4'
Scale: 1/2" = 1'-0"



2 LATTICE GATE
SCALE: 1-1/2" = 1'-0"
0 4" 8" 1'-4"
Scale: 1-1/2" = 1'-0"



1 CONDENSING UNIT ENCLOSURE
SCALE: 1/2" = 1'-0"
0 1' 2' 4'
Scale: 1/2" = 1'-0"

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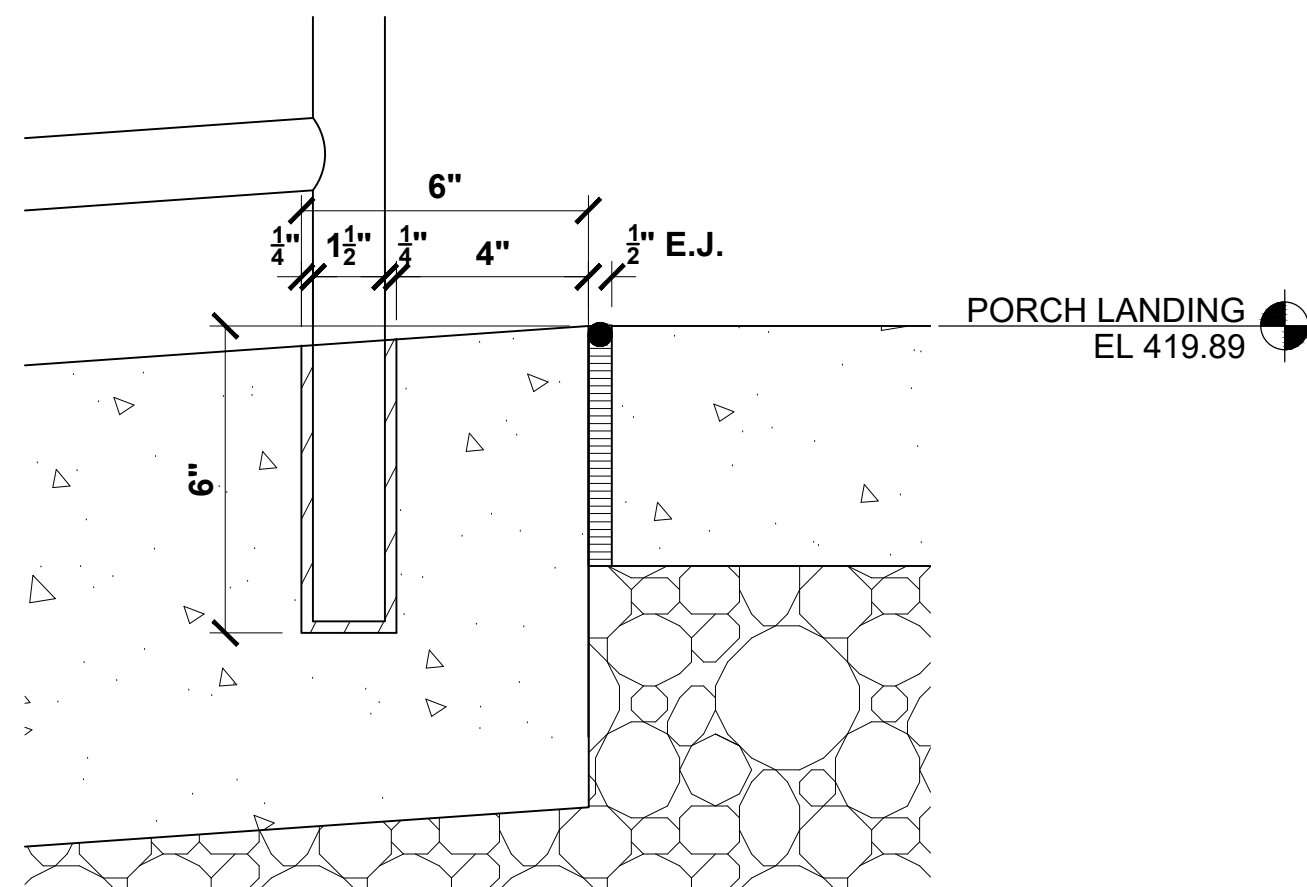
Ramp Plan Details

HISTORIC NEEDWOOD MANSION Building and Site Improvements

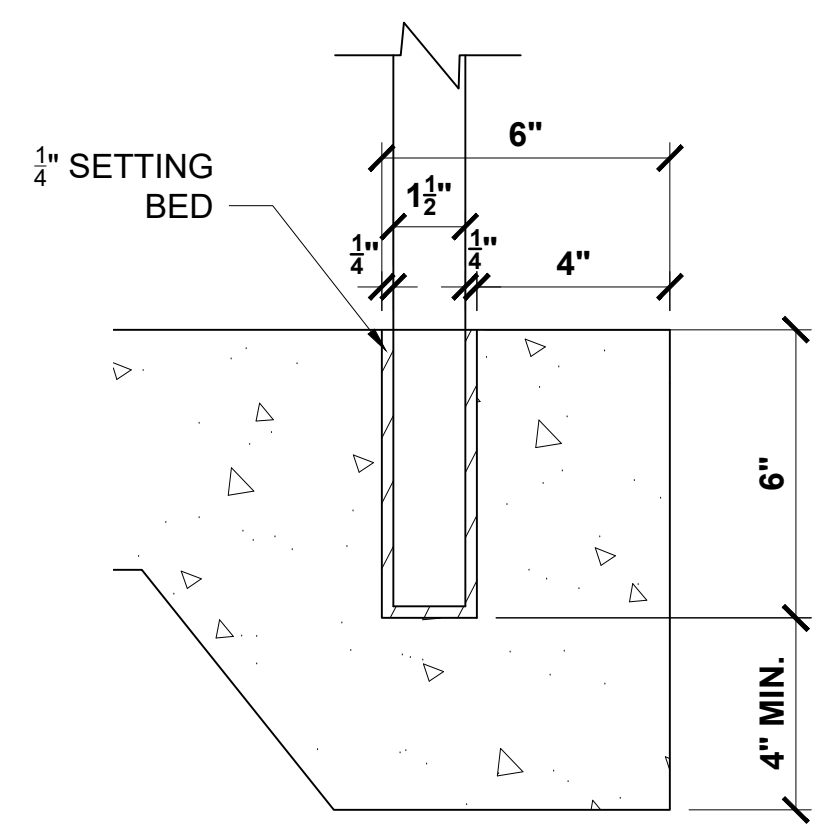
6700 NEEDWOOD RD DERWOOD, MD 20855
SCALE: As Shown

DWG. #
L-008

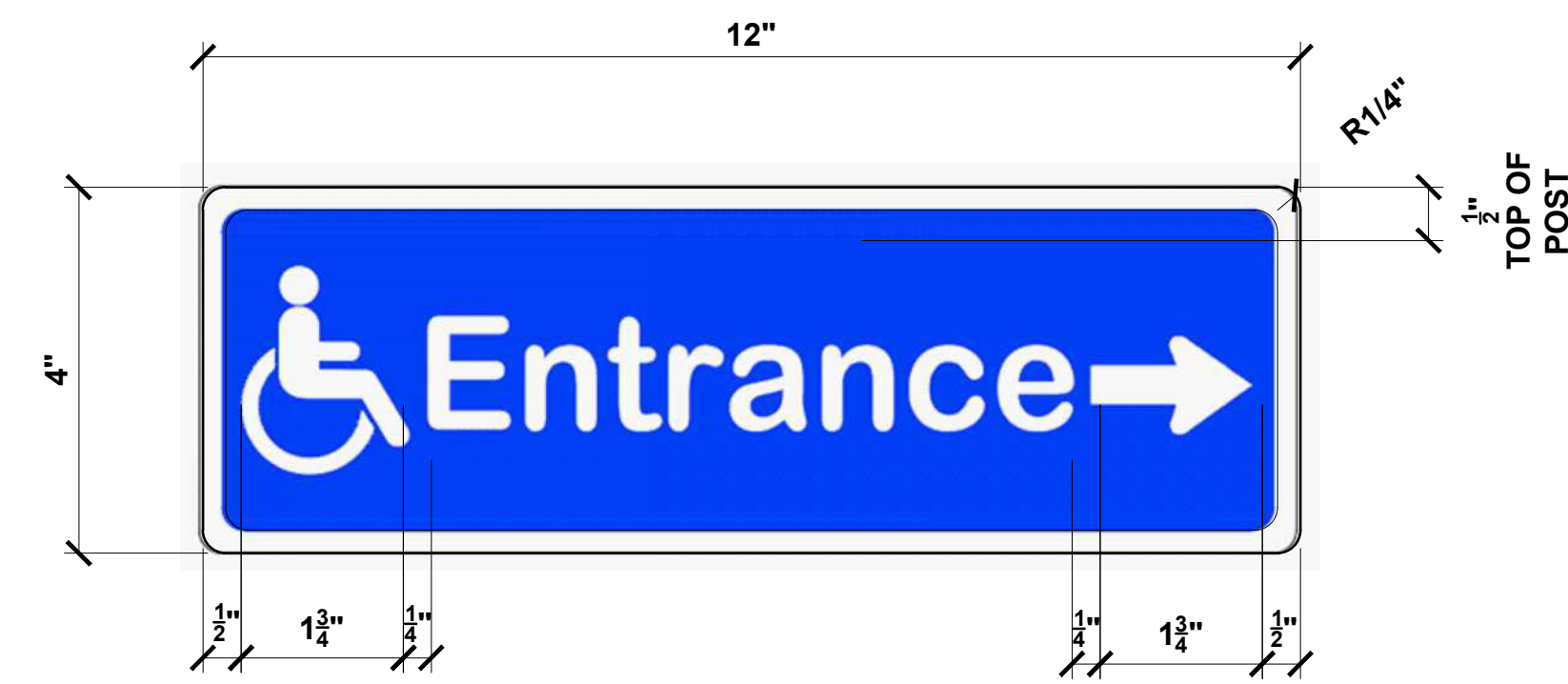
DPS PERMIT USE



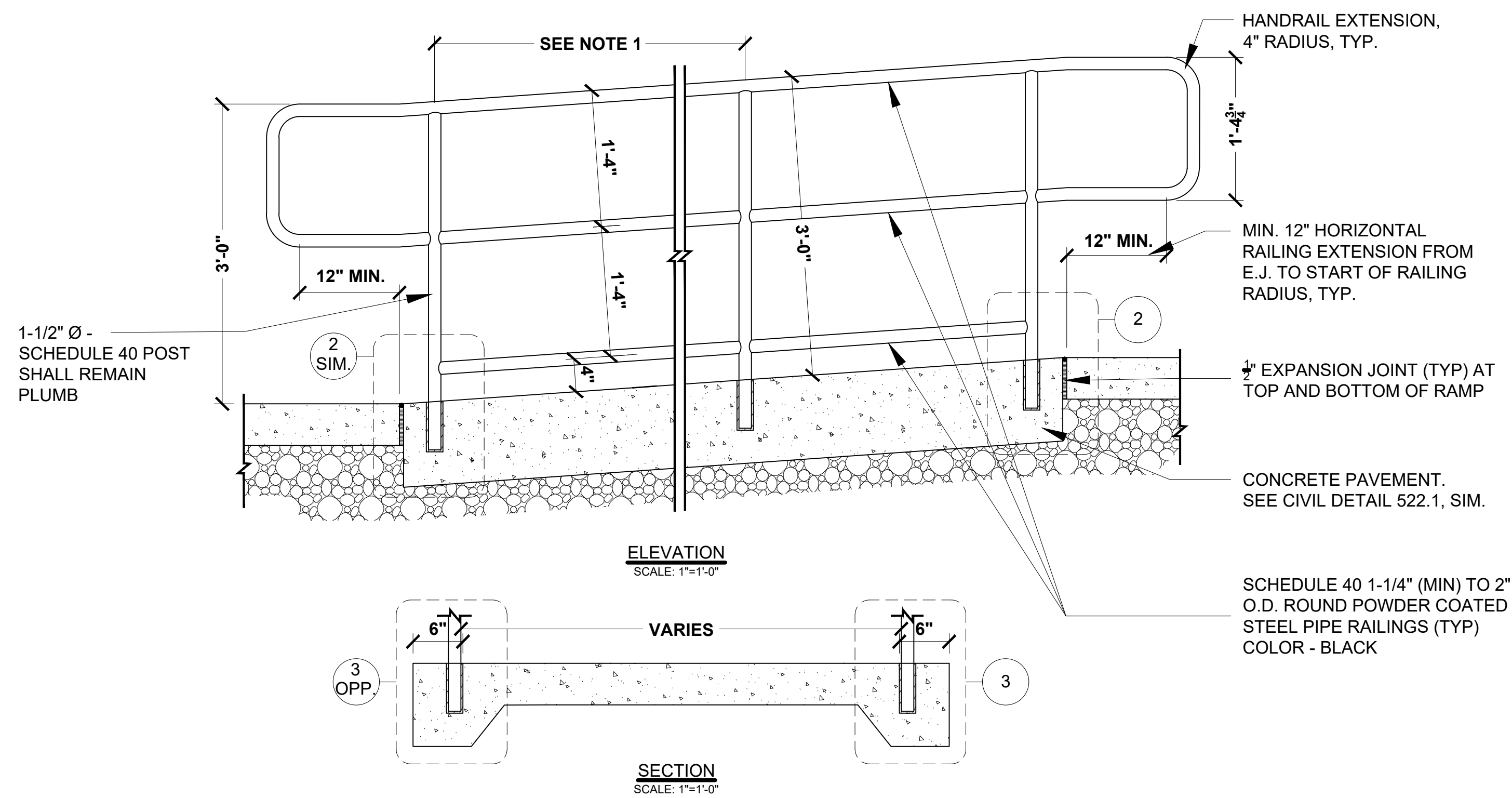
2 SECTION DETAIL A
SCALE: 3"=1'-0"
0 2" 4" 8"
Scale: 3" = 1'-0"



3 SECTION DETAIL B
SCALE: 3"=1'-0"
0 2" 4" 8"
Scale: 3" = 1'-0"

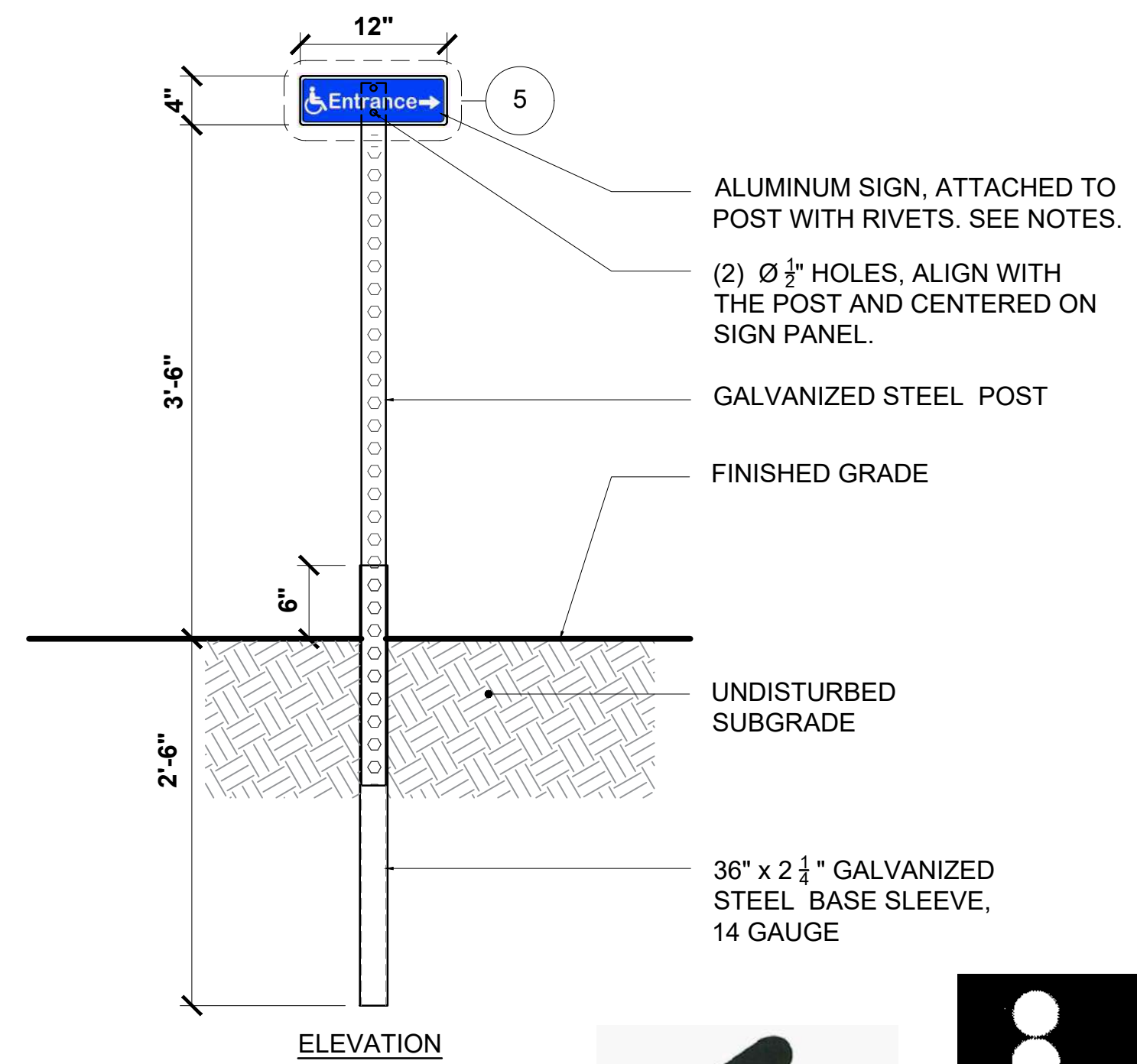


5 ENLARGED ADA DIRECTIONAL SIGN DETAIL
SCALE: 6"=1'-0"
0 1" 2" 4"
Scale: 6" = 1'-0"



- NOTES:**
1. MAXIMUM POST SPACING SHALL BE 5' ON STRAIGHT ALIGNMENTS AND 4' ON CURVED ALIGNMENTS WITH A RADIUS LESS THAN 30'.
 2. ALL PIPE JOINTS TO BE WELDED AND GROUND SMOOTH.
 3. HANDRAILS SHALL COMPLY WITH THE 2010 ADA STANDARDS, SECTION 505.
 4. GRIPPING SURFACE MUST BE CONTINUOUS ALONG THE HANDRAIL LENGTH AND SHALL NOT BE OBSTRUCTED.
 5. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF RAMP. AND SHALL BE CONTINUOUS ALONG LANDING TO THE HANDRAIL OF AN ADJACENT RAMP RUN. HANDRAIL IS PARALLEL TO RAMP.
 6. MAINTAIN 2" MIN. COVER FOR ALL REBAR.
 7. PROVIDE SHOP DRAWINGS FOR REVIEW BY M-NCPPC CONSTRUCTION MANAGER.
 8. FINISH: POWDER COAT. COLOR: BLACK (UNLESS OTHERWISE NOTED).
 9. SEE SITE PLAN FOR LANDING LOCATIONS.
 10. PROVIDE CONSTRUCTION (CRACK CONTROL) JOINTS WHERE SPECIFIED BY THE MNCPC CONSTRUCTION MANAGER.
 11. ALTERNATE EDGE PROTECTION IN LIEU OF BOTTOM RAIL MAY BE PROVIDED SUBJECT TO APPROVAL BY M-NCPPC CONSTRUCTION MANAGER.
 12. CONCRETE SLEEVES MAY BE USED IF LIEU OF CORE DRILLING.
 13. CROSS SLOPE OF RAMP SHOULD BE 0%.

1 RAMP RAILING DETAILS NOTE: M-NCPPC STANDARD DETAIL #521, DATE: 5-12-24
SCALE: 1"=1'-0"
0 6" 1' 2'
Scale: 1" = 1'-0"



4 ADA DIRECTIONAL SIGN DETAILS NOTE: SIGN PANEL SIZE AND GRAPHICS UNDER DEVELOPMENT. PANEL SIZE WILL NOT EXCEED 12" x 12".
SCALE: 1"=1'-0"
0 6" 1' 2'
Scale: 1" = 1'-0"



ADA SIGN TYPE SCHEDULE			
	SIGN CONTENT		QUANTITY
TYPE 1	ENTRANCE → (RIGHTWARDS ARROW)		#
TYPE 2	ENTRANCE ↑ (UPWARDS ARROW)		#
TYPE 3	ENTRANCE ← (LEFTWARDS ARROW)		#

REFER TO CIVIL AND LANDSCAPE PLANS FOR LOCATIONS AND QUANTITIES

- NOTES:**
1. ALUMINUM SIGN BOARDS, FREE-STANDING AND WALL-MOUNTED:
 2. FONTS SHALL BE ARIEL ROUNDED, 1.25-IN. HIGH.
 3. 4-IN. HIGH X 12-IN WIDE, .080 ALUMINUM, BEADED ENGINEER GRADE (EG) REFLECTIVE SIGN WITH 1/4-IN. ROUNDED CORNERS; BLUE BACKGROUND; 1/4-IN WHITE BORDER ROUNDED ON INSIDE EDGE; WHITE LETTERS, ADA SYMBOL AND DIRECTIONAL ARROW. FONT AND STYLES AS INDICATED HEREIN.
 4. TWO 1/2-IN. DIAMETER, PRE-DRILLED HOLES CENTERED VERTICALLY AND HORIZONTALLY TO ALIGN WITH POST HOLES. DO NOT DRILL THROUGH TEXT.
 5. POST SIGNS ATTACHED WITH TAMPER-PROOF, 1-IN. O.D. JUMBO HEAD ALUMINUM DRIVE RIVETS, 1/4-IN. GRIP DEPTH, AND NYLON WASHER.
 6. SIGNS AT HISTORIC PROPERTIES: SAME AS NOTE 1 AND 2, EXCEPT BACKGROUND TO MATCH MC PARKS DARK BROWN.
 7. WALL MOUNTED SIGN BOARDS: SAME AS NOTE 1 ABOVE, EXCEPT: DO NOT ROUND SIGN CORNERS. DO NOT PROVIDE PRE-DRILLED HOLES. DO SUBMIT METHOD OF SURFACE ATTACHMENT FOR OWNER APPROVAL.
- STEEL POSTS:**
7. BASE SLEEVE: SQUARE TELESCOPING POST, 1 1/2-IN GALVANIZED STEEL, 14 GAUGE.
 8. SIGN POST: SQUARE TELESCOPING POST, 1 1/2-IN GALVANIZED STEEL, 14 GAUGE INSERTED INTO BASE SLEEVE, TRIMMED AT HEIGHT OF SIGN BOARD SUPPORT.

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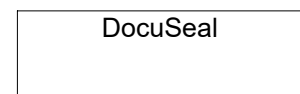


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Standard Details

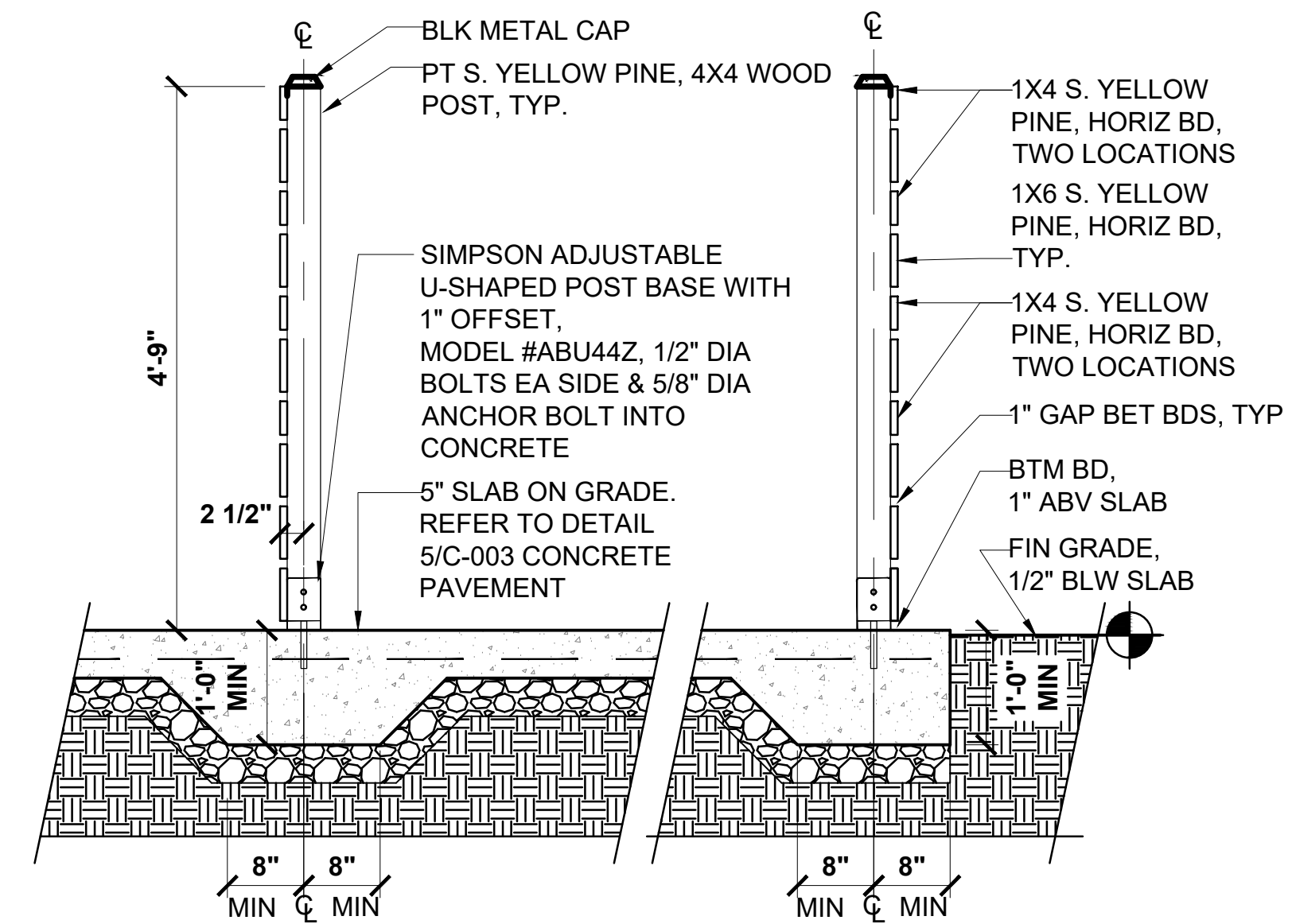
HISTORIC NEEDWOOD MANSION Building and Site Improvements

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SCALE: As Shown

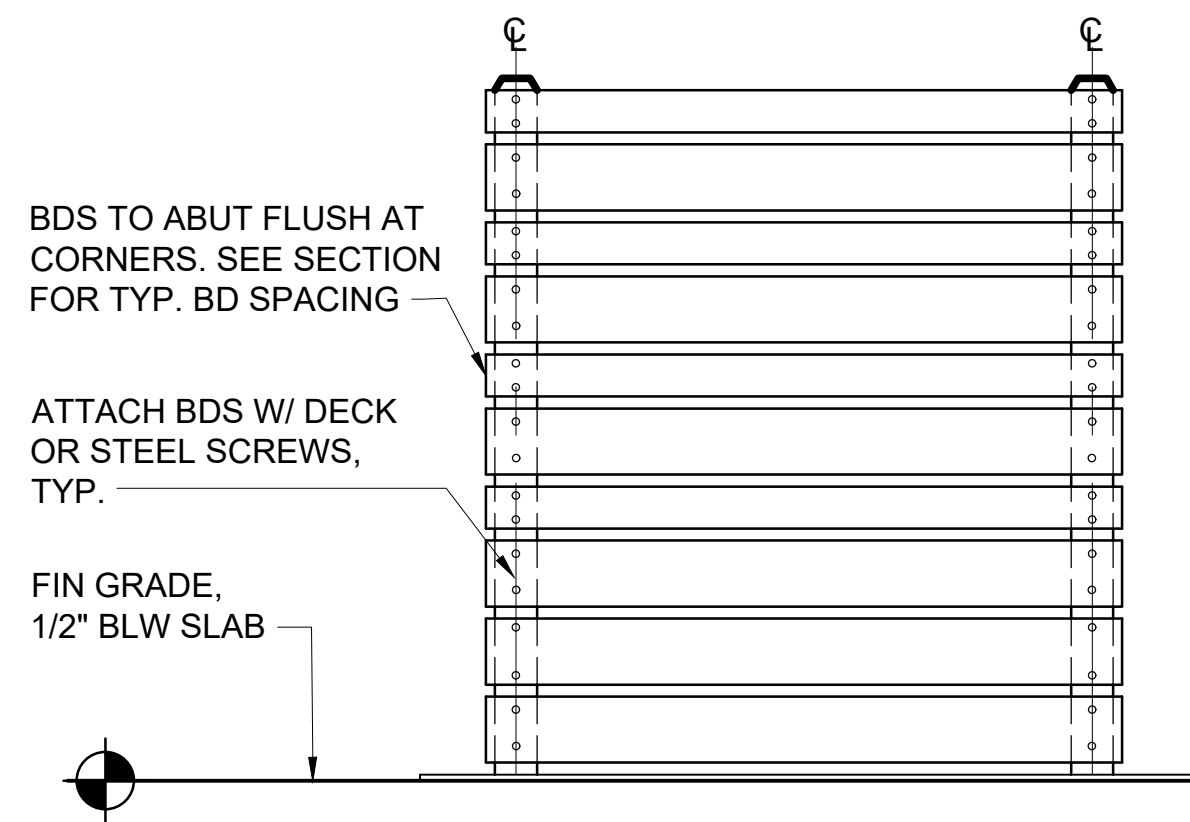
DWG. #

L-009

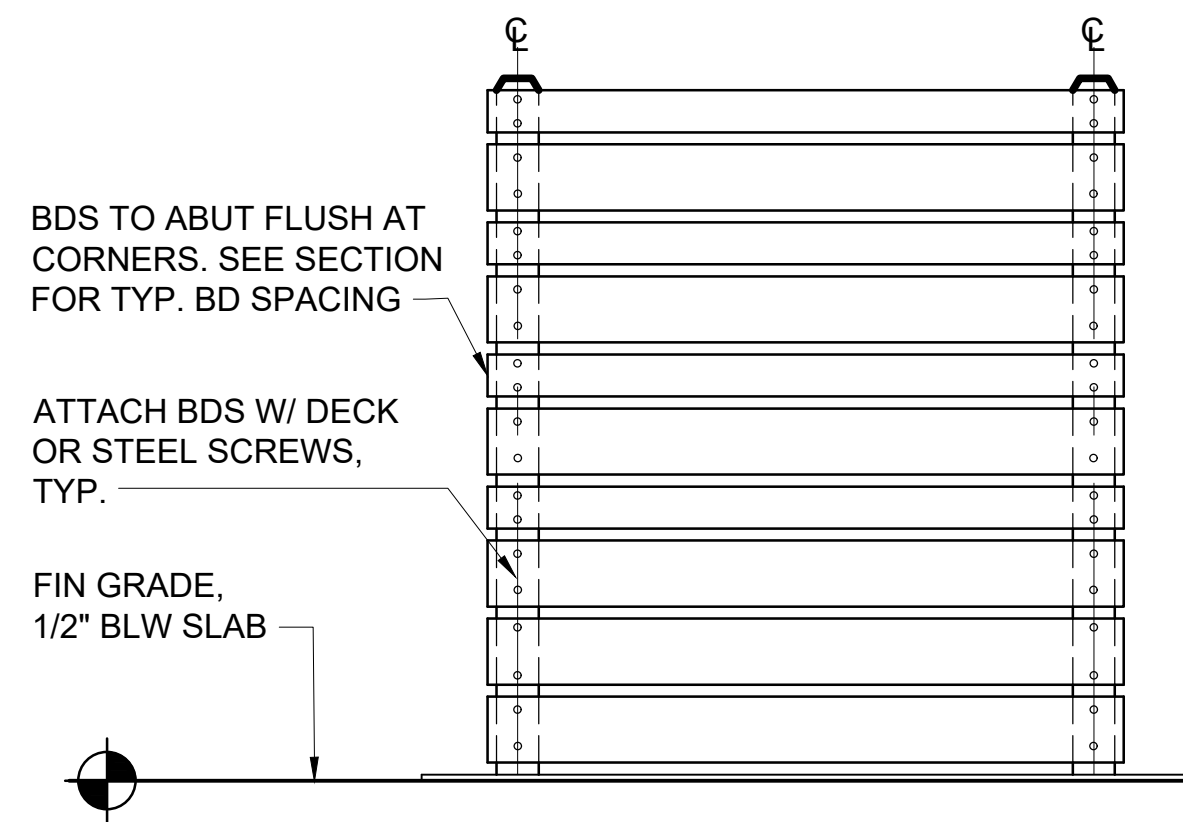
DPS PERMIT USE



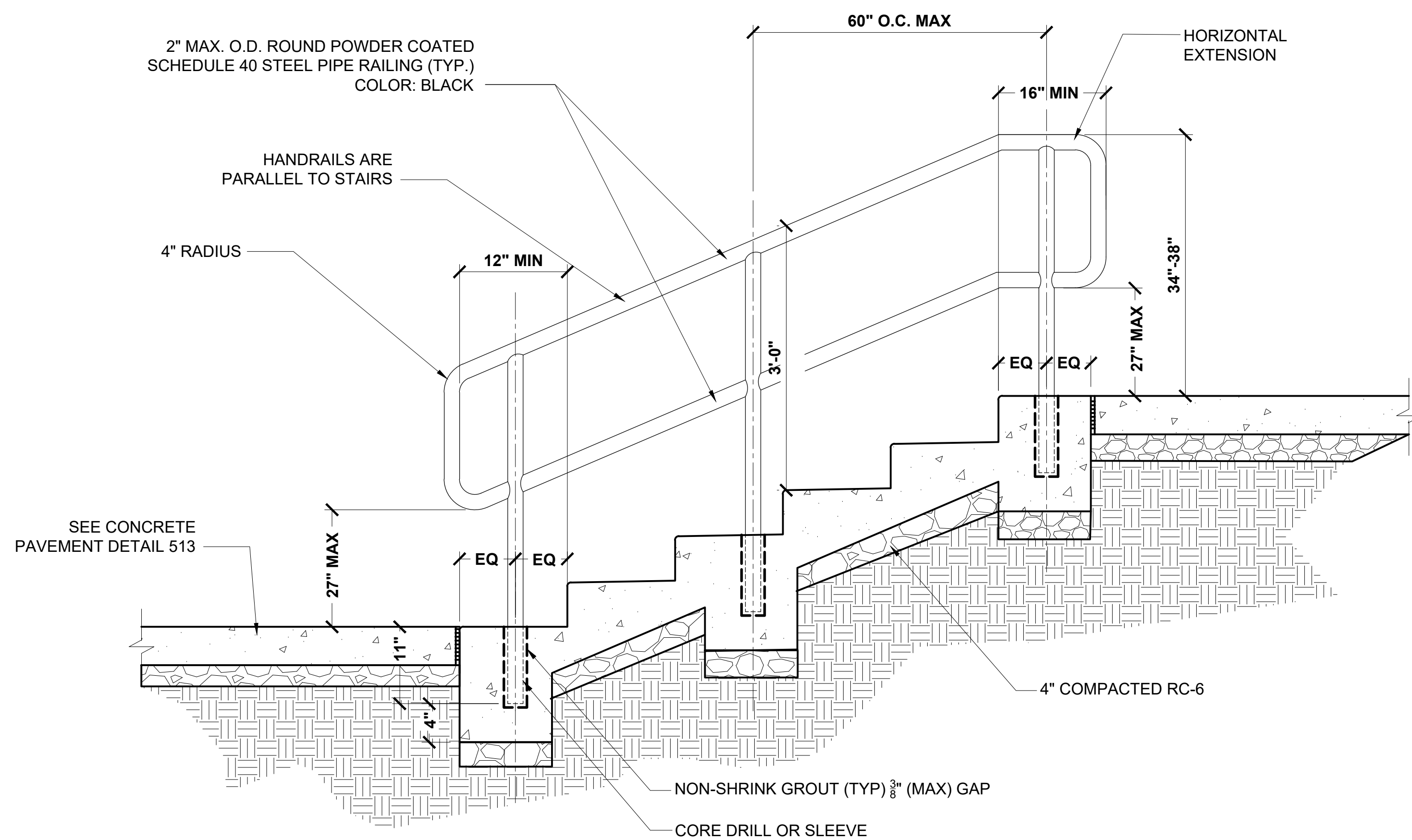
5 WOOD FENCE ENCLOSURE SECTION
SCALE: 3/4" = 1'-0"
0 8" 1'-4" 2'-8"
Scale: 3/4" = 1'-0"



3 WOOD FENCE GATE DETAIL
SCALE: 3/4" = 1'-0"
0 8" 1'-4" 2'-8"
Scale: 3/4" = 1'-0"



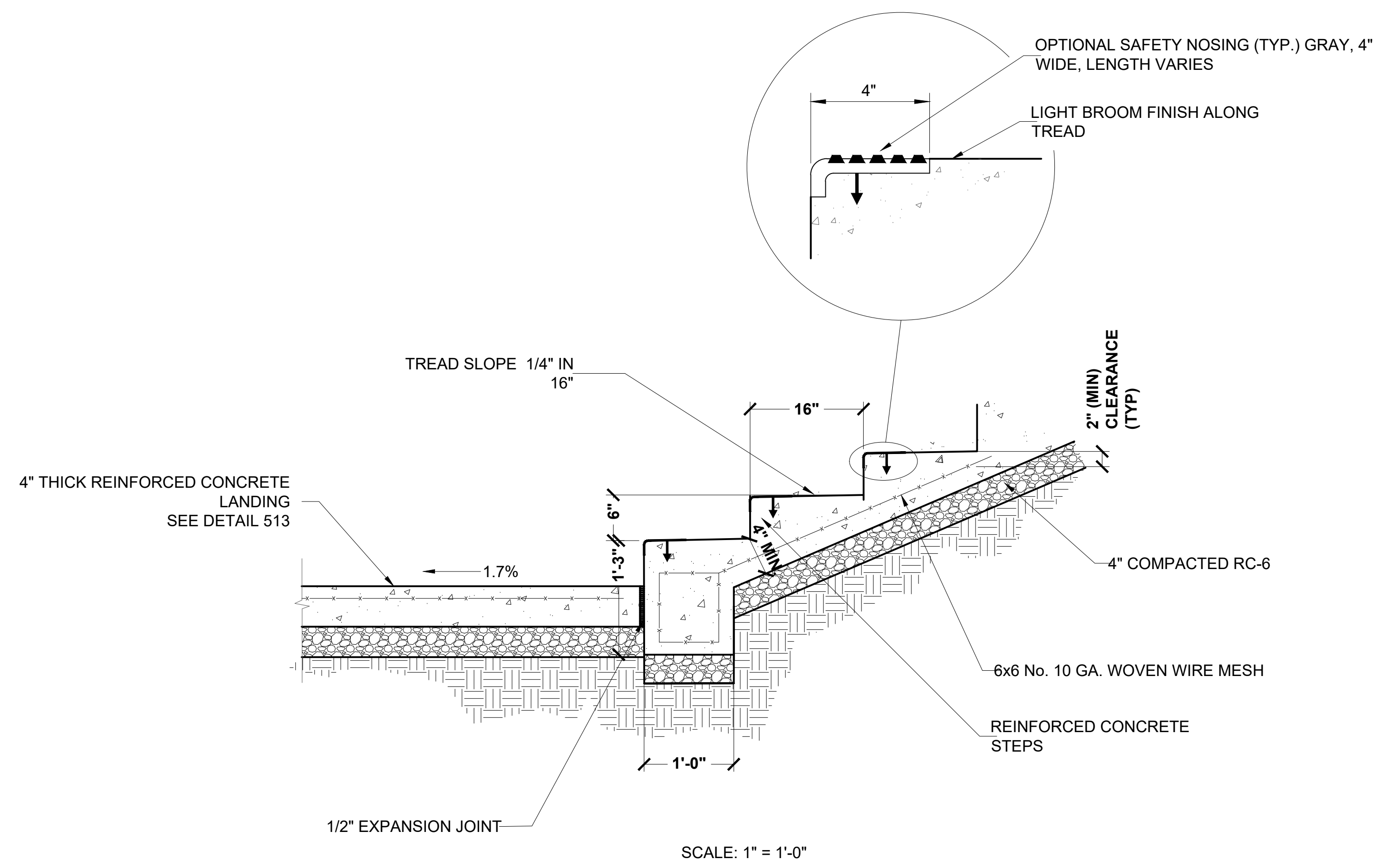
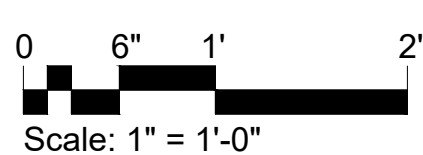
4 WOOD FENCE ENCLOSURE ELEVATION
SCALE: 3/4" = 1'-0"
0 8" 1'-4" 2'-8"
Scale: 3/4" = 1'-0"



NOTES:

1. SLOPE STAIR TREADS @ 1/4" IN 16" TO PROVIDE POSITIVE DRAINAGE.
2. ALL PIPE JOINTS TO BE WELDED AND GROUND SMOOTH.
3. GRIPPING SURFACE MUST BE CONTINUOUS ALONG THE HANDRAIL LENGTH AND SHALL NOT BE OBSTRUCTED.
4. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS
5. PROVIDE SHOP DRAWING FOR REVIEW BY M-NCPPC CONSTRUCTION MANAGER.
6. FINISH: POWDER COAT. COLOR: BLACK (UNLESS OTHERWISE NOTED).
7. CONCRETE SLEEVES MAY BE USED IN LIEU OF CORE DRILLING.

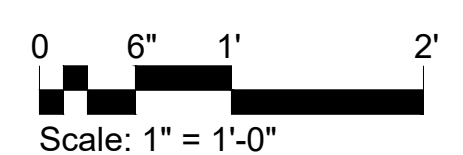
2 CONCRETE STAIR WITH HANDRAIL DETAIL (2 OF 2)
SCALE: 1" = 1'-0"



NOTES:

1. CONCRETE MIX: SHA MIX NO.3
2. LIGHT BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAVEL

1 CONCRETE STAIR WITH HANDRAIL DETAIL (1 OF 2)
SCALE: 1" = 1'-0"



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L-010

GENERAL

- CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, BRACING, SHEETING AND MAKE SAFE ALL FLOORS, ROOFS, WALLS AND ADJACENT PROPERTY, AS PROJECT CONDITIONS REQUIRE. A PROFESSIONAL ENGINEER, LICENSED BY THE GOVERNING STATE IN WHICH THE PROJECT IS LOCATED AND HIRED BY THE CONTRACTOR, SHALL DESIGN ALL SHORING AND SHEETING AND SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR THE OWNER'S REVIEW.
- ALL STRUCTURAL WORK SHALL BE COORDINATED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS AND SHALL CONFORM TO THE PROJECT SPECIFICATIONS, INCLUDING THE INTERNATIONAL RESIDENTIAL CODE (LOCALLY APPROVED EDITION) AS MODIFIED BY THE GOVERNING LOCALITY.
- DIMENSIONS AND ELEVATIONS OF EXISTING CONSTRUCTION GIVEN IN STRUCTURAL DRAWINGS ARE BASED ON INFORMATION CONTAINED IN VARIOUS ORIGINAL DESIGN AND CONSTRUCTION DOCUMENTS PROVIDED BY THE OWNER, AND LIMITED FIELD OBSERVATIONS AND MEASUREMENTS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PERTAINING TO EXISTING CONDITIONS BY ACTUAL MEASUREMENT AND OBSERVATION AT THE SITE. ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT FOR EVALUATION BEFORE THE AFFECTED CONSTRUCTION IS PUT IN PLACE.
- THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS REPRESENTS THE DESIGN INTENT OF THE PROPOSED CONSTRUCTION. ELECTRONIC VERSIONS (PDF, DWG) OF THESE DRAWINGS SHOULD NOT BE USED TO DETERMINE DIMENSIONS OR GATHER ANY INFORMATION THAT IS NOT SPECIFICALLY LABELED OR OTHERWISE DENOTED IN PLAN, SECTION, OR DETAIL. DUPLICATION OF THESE DRAWINGS FOR USE IN THE PREPARATION OF SHOP DRAWINGS IS NOT ACCEPTABLE. THIS INCLUDES ANNOTATED HARD-COPIES AND DIRECT REUSE OF ELECTRONIC FILES.

FOUNDATIONS

- BUILDING FOUNDATIONS SHALL BEAR ON UNDISTURBED SOIL HAVING MINIMUM BEARING CAPACITY OF 1500 PSF PER IBC CODE MINIMUMS. ADEQUACY OF BEARING STRATUM SHALL BE VERIFIED IN FIELD PRIOR TO PLACING CONCRETE. ADJUST BOTTOM OF FOOTING ELEVATIONS AS REQUIRED.
- FINISH ALL FOOTING EXCAVATIONS BY HAND. NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND. PROTECT FOOTINGS FROM FROST AFTER THEY ARE PLACED.
- AT INTERSECTIONS BETWEEN NEW AND EXISTING WALLS, STEP NEW FOOTING TO MATCH EXISTING. DRILL AND GROUT 2-#5 BARS x 2'-6" LONG INTO EXISTING FOOTING IN HILT HIT-HY200 ADHESIVE WITH 6" EMBEDMENT.
- DO NOT PLACE FILL AGAINST FOUNDATION WALLS UNLESS ADEQUATELY BRACED BY COMPLETED FLOORS OR OTHER MEANS DEEMED APPROPRIATE BY THE ARCHITECT.
- FILL AND BACKFILL MATERIAL- CLEAN RUN OF BANK MATERIAL, FREE OF DELETERIOUS ORGANIC MATERIALS.
- ALL EXTERIOR FOOTINGS SHALL BE PLACED A MINIMUM OF 2'-6" BELOW FINAL GRADE.

CAST-IN-PLACE CONCRETE

- ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS. SLUMP SHALL BE 4" FOR SLABS ON GRADE AND 5" FOR ALL OTHER CONCRETE.
- SLABS ON GRADE SHALL BE 4" CONCRETE REINFORCED WITH WVF6x6-W1.4xW1.4 ON 10 MIL. POLY. VAPOR BARRIER OR 4" CRUSHED STONE, U.N.C.
- ALL FOUNDATION CONCRETE AND GARAGE FLOOR SLABS SHALL INCLUDE 5% AIR ENTRAINMENT (+1.5%). ADJUST AIR ENTRAINMENT FOR EXPOSURE CLASS AS REQUIRED.
- REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60. REINFORCING STEEL SHALL BE DETAILED ACCORDING TO THE ACI MANUAL OF CONCRETE PRACTICE (ACI 315), LOCALLY APPROVED EDITION.
- WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185, WITH A MINIMUM ULTIMATE TENSILE STRENGTH OF 70,000 PSI.
- CONCRETE WORK SHALL BE DESIGNED, REINFORCED, PLACED AND CURED IN CONFORMANCE WITH THE LOCALLY APPROVED EDITION OF ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE", AND ALL RECOMMENDED PRACTICES CONTAINED THEREIN SHALL BE CONSIDERED MANDATORY FOR THIS PROJECT.
- PROVIDE MINIMUM TEMPERATURE REINFORCEMENT, AS REQUIRED BY ACI-318, IN ALL SLABS AND WALLS WHERE REINFORCEMENT IS NOT INDICATED ON DRAWINGS.
- COORDINATE SIZE AND LOCATION OF ALL OPENINGS AND PIPE SLEEVES WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. MINIMUM CONCRETE BETWEEN SLEEVES SHALL BE 6".
- PROVIDE CLEARANCE FROM FACE OF CONCRETE TO REINFORCEMENT AS FOLLOWS:
SLABS: 3/4"
FOOTINGS: 3"
EXTERIOR WALLS: 2" FOR #6 OR LARGER, 1 1/2" FOR #5 OR SMALLER
- ALL GROUT SHALL BE NON-SHRINK WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI.
- UNLESS SPECIFICALLY WAIVED BY ENGINEER OF RECORD, CEMENTITIOUS MATERIAL REPLACEMENT FOR CONCRETE MIXES AT ALL CAST-IN-PLACE CONCRETE SHALL BE 10% MINIMUM AND 33% MAXIMUM USING ONE OF THE FOLLOWING: GROUND GRANULATED BLAST FURNACE SLAG (GGBS) OR FLY ASH.
- WHERE CONCRETE IS PLACED AGAINST AND DOWELED TO HARDENED CONCRETE AND/OR WHERE A ROUGHENED SURFACE IS INDICATED IN THE STRUCTURAL DRAWINGS, THE HARDENED CONCRETE SURFACE SHALL BE CLEAN AND FREE OF LANTAGE AND SHALL BE ROUGHENED TO A FULL AMPLITUDE OF APPROXIMATELY 1/4".

SHOP DRAWINGS REQUIRED

- THE FOLLOWING SHOP DRAWINGS ARE REQUIRED FOR REVIEW. ADDITIONAL SHOP DRAWINGS MAY BE SUBMITTED FOR REVIEW PER REQUIREMENTS OF THE CONTRACTOR OR THEIR SUB-CONTRACTOR:
A. STEEL REINFORCING SHOP DRAWINGS

INSPECTION AND TESTING

- THE FOLLOWING MINIMUM INSPECTIONS SHALL BE PERFORMED BY A TESTING AGENCY ENGAGED BY THE OWNER. ADDITIONAL INSPECTIONS MAY BE REQUIRED BY THE LOCAL JURISDICTION'S SPECIAL INSPECTIONS PROGRAM (SEE ITEM 2):
A. SUBGRADE FOR FOUNDATIONS
B. QUALITY CONTROL OF CONCRETE MATERIALS, BATCHING, STRENGTH, SLUMP, AIR CONTENT, UNIT WEIGHT, TEMPERATURE, FORMS, SIZE AND PLACEMENT OF REINFORCEMENT.
C. STABILITY OF BUILDING CONSTRUCTION.
- WHERE REQUIRED BY THE LOCAL JURISDICTION, A SEPARATE SCHEDULE OF INSPECTIONS WILL BE COMPLETED IN ACCORDANCE WITH THE JURISDICTION'S REQUIREMENTS. THE TESTING AGENCY SHALL FILE THIS SCHEDULE AND ALL OTHER NECESSARY FORMS WITH THE BUILDING DEPARTMENT.
- CAST-IN-PLACE CONCRETE (IF NO SPECIFICATION DOCUMENT PROVIDED):
A. INSPECT THE FORMWORK AND REINFORCING STEEL PLACEMENT FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS AND SHOP DRAWINGS.
B. MONITOR STRUCTURAL CONCRETE PLACEMENT FOR CONFORMANCE BASED ON ACI STANDARDS.
C. AT THE TIME OF CONCRETE PLACEMENT, CAST CYLINDERS AND TAKE COMPOSITE CONCRETE SAMPLES FOR THE PURPOSES OF TESTING AIR ENTRAINMENT, SLUMP, DENSITY, AND COMPRESSIVE STRENGTH AS FOLLOWS:
1. SAMPLE FRESH CONCRETE IN ACCORDANCE WITH ASTM C172. MOLD TEST CYLINDERS IN ACCORDANCE WITH ASTM C31.
2. CAST AND LAB CURE THE FOLLOWING NUMBER OF TEST CYLINDERS FOR EACH DAY'S POUR OR EACH 50 CUBIC YARDS, WHICHEVER RESULTS IN MORE TEST CYLINDERS:
- 2 FOR 7-DAY TEST
- 2 FOR 14-DAY TEST
- 2 FOR 28-DAY TEST,
- 1 HELD FOR CHECKING LOW BREAK RESULTS.
3. FIELD-CURED CYLINDERS SHALL BE CAST FOR HOT AND COLD WEATHER CONCRETE PLACEMENTS (2 FOR 7-DAY AND 2 FOR 28-DAY). COLD WEATHER CONCRETE PLACEMENTS OCCUR WHEN THE AVERAGE EXPECTED AIR TEMPERATURES FOR 3 CONSECUTIVE DAYS FOLLOWING THE PLACEMENT ARE LESS THAN 40 DEGREES, RESPECTIVELY. HOT WEATHER CONCRETE PLACEMENTS OCCUR WHEN THE AIR TEMPERATURE AT THE TIME OF PLACEMENT EXCEEDS 90 DEGREES.
3. FOR LIGHTWEIGHT CONCRETE, TESTS SHALL BE MADE TO VERIFY THAT THE CONCRETE DENSITY CONFORMS TO THE RANGE OF 110-115 PCF (NOT REQUIRED FOR NORMAL WEIGHT CONCRETE).
4. MAKE ADDITIONAL TESTS OF IN-PLACE CONCRETE AT THE CONTRACTOR'S EXPENSE WHEN CYLINDER TEST RESULTS INDICATE SPECIFIED CONCRETE STRENGTHS HAVE NOT BEEN ATTAINED (DIRECTED BY THE A/E TEAM), OR WHEN REQUESTED BY THE CONTRACTOR FOR EARLY FORMWORK REMOVAL.

FRAMING LUMBER

- FRAMING LUMBER SHALL HAVE EACH PIECE GRADE STAMPED. SHALL BE SURFACED DRY (EXCEPT STUDS, WHICH SHALL BE KILN-DRIED) AND SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADE:
RAFTERS AND JOISTS: HEM-FIR #2 OR SPRUCE-PINE-FIR #2
BEAMS, GIRDERS AND HEADERS: HEM-FIR #1 OR SPRUCE-PINE-FIR #1
STUDS AND PLATES: HEM-FIR STUD GRADE OR SPRUCE-PINE-FIR STUD GRADE
- TIMBER LUMBER SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADE:
POST AND TIMBER: HEM-FIR #1 OR SPRUCE-PINE-FIR #1
BEAMS AND STRINGERS: HEM-FIR #1 OR SPRUCE-PINE-FIR #1
- PRESERVATIVE-TREATED WOOD: PROVIDE TREATED SOUTHERN PINE #2 LUMBER COMPLYING WITH ACC-D (CARBONATE), COPPER AZOLE (CA-B), OR SODIUM BORATE (SBX (DOT) WITH NaSiO₂) AT ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY, OR AS OTHERWISE INDICATED ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. ACZA TREATMENT IS NOT PERMITTED. TREATED LUMBER AND/OR PLYWOOD SHALL BEAR THE LABEL OF AN ACCREDITED AGENCY SHOWING 0.40 PCF RETENTION. WHERE LUMBER AND/OR PLYWOOD IS CUT OR DRILLED AFTER TREATMENT, THE TREATED SURFACE SHALL BE FIELD-TREATED WITH COPPER NAPHTHENATE (THE CONCENTRATION OF WHICH SHALL CONTAIN A MINIMUM OF 2% COPPER METAL) BY REPEATED BRUSHING, DIPPING, OR SOAKING UNTIL THE WOOD ABSORBS NO MORE PRESERVATIVE.
- ALL WOOD FRAMING INCLUDING DETAILS FOR BRIDGING, BLOCKING, FIRE STOPPING, ETC., SHALL CONFORM TO THE LOCALLY APPROVED EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND ITS SUPPLEMENTS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (SEE DESIGN LOADS AND FACTORS TABLE FOR IRC EDITION).
- FASTENING SHALL BE IN ACCORDANCE WITH THE MOST RESTRICTIVE OF: THE INTERNATIONAL RESIDENTIAL CODE, OR THE MANUFACTURER'S RECOMMENDED FASTENING SCHEDULES. (SEE DESIGN LOADS AND FACTORS TABLE FOR IRC EDITION)
- ALL FLUSH FRAMED CONNECTIONS SHALL BE MADE WITH APPROVED GALVANIZED STEEL JOIST OR BEAM HANGERS, MINIMUM 18 GAUGE, INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- BUILT-UP BEAMS LESS THAN 8" DEEP SHALL BE SPIKED TOGETHER WITH (2) 16D NAILS @ 16" O.C.
- BUILT-UP BEAMS GREATER THAN 8" DEEP SHALL BE SPIKED TOGETHER WITH (3) 16D NAILS @ 16" O.C.
- NO NEW OR EXISTING JOISTS SHALL BE CUT OR NOTCHED WITHOUT APPROVAL.
- ALL LIGHT-GAGE HANGERS SUPPORTING PRESERVATIVE TREATED WOOD SHALL MEET OR EXCEED G185 (1.85 oz OF ZINC PER SQUARE FOOT). ALTERNATIVELY, STAINLESS STEEL CONNECTORS MAY BE USED. FASTENERS SHALL MATCH THE SELECTED HANGER FINISH AND MATERIAL.

DPS PERMIT USE

STANDARD ABBREVIATIONS

ADD'L	ADDITIONAL	E.S.	EACH SIDE	REQ'D	REQUIRED
ADJ.	ADJACENT	EXT.	EXTERIOR	REV.	REVISION
ALT.	ALTERNATIVE	E.W.	EACH WAY	SCHED.	SCHEDULE
APPROX.	APPROXIMATE	FNDN	FOUNDATION	SECT.	SECTION
ARCH.	ARCHITECTURAL/ARCHITECT	FIN.	FINISH	SIM.	SIMILAR
B.O.	BOTTOM OF	FLR.	FLOOR	S.I.F.	STEP IN FOOTING
B.LDC.	BUILDING	FRMG	FRAMING	S.O.G.	SLAB ON GRADE
BM	BEAM	F.S.	FAR SIDE	SPEC.	SPECIFICATION
BOT.	BOTTOM	FTG	FOOTING	SQR.	SQUARE
BRG	BEARING	F.P.	FIRE PROTECTION	S.S.	STAINLESS STEEL
CANT.	CANTILEVERED	F.W.	FLAT WISE	STD.	STANDARD
CFS	COLD FORMED STEEL	GA.	GAUGE	STIFF.	STIFFENER
C.I.	CAST IRON	GALV.	GALVANIZE	STIR.	STIRRUP
C.I.P.	CAST IN PLACE	HORIZ.	HORIZONTAL	STL.	STEEL
C.J.	CONTROL JOINT	HT.	HEIGHT	SQR.	SQUARE
CLG	CEILING	HVAC	HEATING, VENTILATION & AIR CONDITIONING	S-W	SHORT WAY
CLR	CLEAR	I.F.	INSIDE FACE	SYM.	SYMMETRICAL
CMU	CONCRETE MASONRY UNIT	I.J.	ISOLATE JOINT	T.C.	TERRA COTTA
COL.	COLUmn	INT.	INTERIOR	T.O.	TOP OF
CONC.	CONCRETE	JT.	JOINT	T&B	TOP AND BOTTOM
COORD.	COORDINATE	LLH	LONG LEG HORIZONTAL	TEMP.	TEMPORARY
CONTR.	CONTRACTOR	LLV	LONG LEG VERTICAL	T&G	TONGUE AND GROOVE
CTR.	CENTER	L-W	LONG WAY	THK.	THICK(NESS)
DBL	DOUBLE	L.W.	LIGHT WEIGHT	TYP.	TYPICAL
DEMO	DEMOLITION	MAX.	MAXIMUM	U.N.O.	UNLESS NOTED OTHERWISE
DTL	DETAIL	MECH.	MECHANICAL	VERT.	VERTICAL
DIA.	DIAMETER	MEP	MECHANICAL, ELECTRICAL, PLUMBING & F.P.	V.I.F.	VERIFY IN FIELD
DIAG.	DIAGONAL	MFR.	MANUFACTURER	W/	WITH
DIM.	DIMENSION	MIN.	MINIMUM	W-P	WATER PROOF
DN	DOWN	MISC.	MISCELLANEOUS	WWF	WELDED WIRE FABRIC
DWG(S)	DRAWING(S)	NO.	NUMBER	#	NUMBER
DWL	DOWEL	NOM.	NOMINAL	⊕	CENTER LINE
(E)	EXISTING MEMBER OR DIMENSION	N.S.	NEAR SIDE	⊖	DIAMETER
EXIST.	EXISTING	N.T.S.	NOT TO SCALE	⊞	PLATE
EA.	EACH	O.C.	ON CENTER		
E/	EDGE OF	OPNG.	OPENING		
E.A.	EACH FACE	OPP.	OPPOSITE		
E.J.	EXPANSION JOINT	P.A.F.	POWER ACTUATED FASTENER		
E.L.	ELEVATION	PERP.	PERPENDICULAR		
EMBED.	EMBEDMENT	PL	PLATE		
ENGR	ENGINEER	P.T.	PRESERVATIVE TREATED		
E.O.R.	ENGINEER OF RECORD	REINF.	REINFORCED		
EQ.	EQUAL				

DESIGN LOADS AND FACTORS

LIVE LOADS		SNOW LOADS		WIND DESIGN PARAMETERS		SEISMIC DESIGN PARAMETERS	
FLOOR OR ROOF AREA	LOAD (PSF)	LOAD TYPE	LOAD (PSF)	PARAMETER	VALUE	PARAMETER	VALUE
RAMP	100	SNOW	30	BASIC WIND SPEED	115 MPH	SEISMIC DESIGN CATEGORY	B
		DRIFT	N/A	WIND EXPOSURE	B	RISK CATEGORY	II
						SITE CLASS*	D
						SHORT PERIOD MAP VALUE (S _s)	0.144g
						1.0 SEC. PERIOD MAP VALUE (S _p)	0.069g
						RESPONSE MODIFICATION (R)	6.5
						* DEFAULT SITE CLASS	
		PARAMETER	VALUE				
		GROUND SNOW LOAD (P _g)	30				
		SNOW EXPOSURE FACTOR (C _e)	1.0				
		SNOW LOAD IMPORTANCE FACTOR (I)	1.0				
		TERRAIN EXPOSURE	B				
SPECIAL CONSIDERATIONS:		SPECIAL CONSIDERATIONS:		SPECIAL CONSIDERATIONS:		SPECIAL CONSIDERATIONS:	

LEGEND

	CONCRETE FOOTING
	EXIST. BRICK MASONRY
	CONCRETE WALL
	INDICATES WOOD POST THRU OR DOWN
	INDICATES WOOD POST ABOVE
	WOOD JOIST

CONCRETE MIX DESIGN SCHEDULE (PER ACI 318)

LOCATION	EXPOSURE CATEGORIES & CLASS				MIX PROPERTIES						
	FREEZING/ THAWING (F)	SULFATE (S)	IN CONTACT WITH WATER (W)	CORROSION PROTECTION (C)	MAX AGGREGATE (IN)	MAX WATER/CEMENT	MIN f'c (PSI)	MIN. AIR CONTENT (+ 1.5%)	MAX Cl (% WT. CEMENT)	RP SLUMP (IN)	OTHER
FOUNDATIONS/WALLS	F1	S0	W1	C1	0.75	0.45	4500	5%	0.15	5	
EXTERIOR SLABS AND STAIRS ON GRADE	F3	S0	W1	C2	0.75	0.40	5000	7%	0.15	4	SEE ACI 318-11 TABLE 4.4.2 FOR ADD'L REQUIREMENTS FOR CONCRETE SUBJECTED TO EXPOSURE CLASS F3

NOTE: AT AREAS OF SLABS TO RECEIVE HARD-TROWEL FINISH, CONTRACTOR TO ELIMINATE AIR CONTENT/ENTRAINMENT

DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION

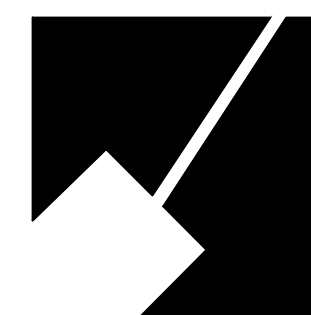
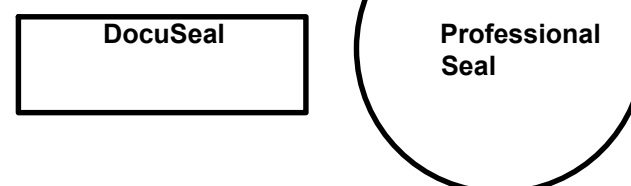
MTF
MATTEO FERRAN
 STRUCTURAL ENGINEERS PLLC
 210 N. Lee St., Suite 210, Alexandria, VA 22314
 T: 703.350.4151 mattoferran.com

DRAWING CHECKED BY:

Submission Name	Initials	Date

PROFESSIONAL CERTIFICATION:
 I certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws under of the State of Maryland.

LICENSE NO. 57428
 EXPIRATION DATE: 4/5/2025



The Maryland-National Capital Park and Planning Commission
 Montgomery County Department of Parks
 2425 Reedie Drive
 Wheaton, Maryland 20902
 (301) 495-2535

SUBMISSION / REVISION

Rev. No.	Date	Description
	3/05/2024	DD Set
	9/16/2024	90% CD Set
	10/23/2024	HAWP Application

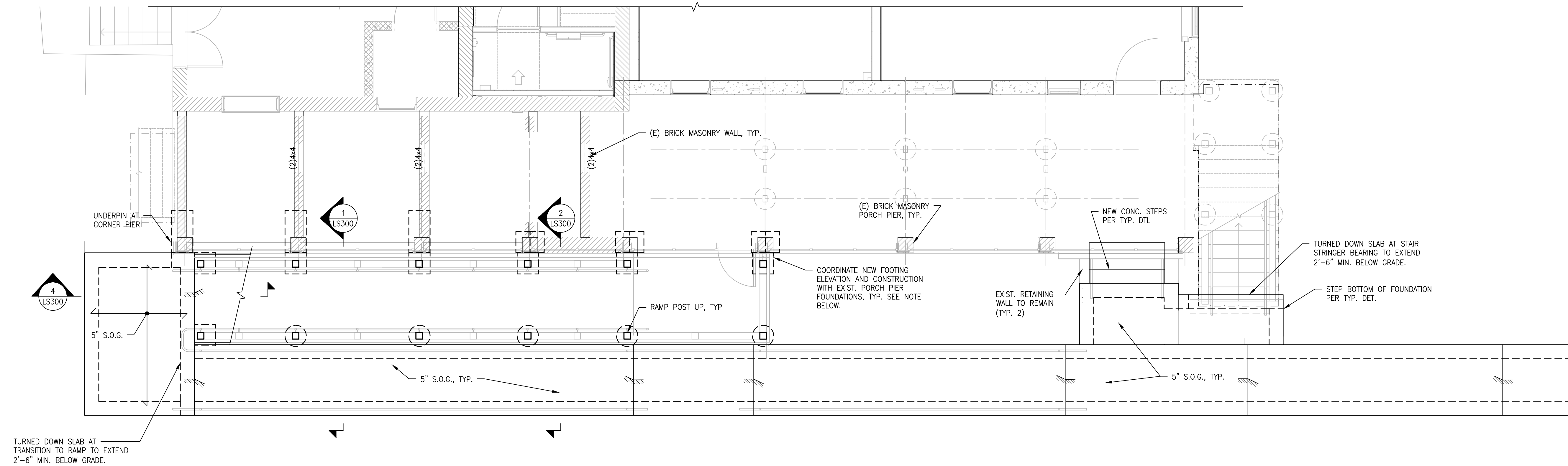
RAMP GENERAL NOTES

HISTORIC NEEDWOOD MANSION
 Renovation
 6700 Needwood Road, Derwood, MD 20855
 SCALE: As Shown

DWG. #

LS-001

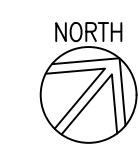
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TURNED DOWN SLAB AT TRANSITION TO RAMP TO EXTEND 2'-6" MIN. BELOW GRADE.

- FOUNDATION NOTES:**
- FOUNDATION MUST BE SUPPORTED ON SOIL WITH 1500 PSF BEARING CAPACITY UNLESS OTHERWISE NOTED. BEARING STRATUM AND ADEQUACY TO BE VERIFIED BY QUALIFIED INSPECTOR AT TIME OF CONSTRUCTION. SEE GENERAL NOTES ON LS001 FOR ADDITIONAL INFORMATION.
 - SEE S500 SERIES SHEETS FOR DETAILS APPLICABLE TO TYPICAL CONDITIONS, INCLUDING REINFORCEMENT LAP AND DEVELOPMENT SCHEDULES. REFERENCES TO THESE DETAILS HAVE BEEN ADDED TO PLAN AT SOME, BUT NOT ALL, LOCATIONS.
 - SEE LANDSCAPE DRAWINGS FOR RAMP SLOPES AND ELEVATIONS.
 - THESE DRAWINGS WERE CREATED USING THE ARCHITECTURAL AND LANDSCAPE CAD FILES AS A BACKGROUND. ARCHITECTURAL AND LANDSCAPE DRAWINGS SHALL BE USED TO DETERMINE ALL PLAN DIMENSIONS. VERIFY ALL DIMENSIONS OF EXISTING CONSTRUCTION ADJACENT TO RAMP IN FIELD.

1 RAMP FOUNDATION PLAN
LS-101 SCALE: 1/4" = 1'-0"



DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION

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Park and Planning Commission
Montgomery County Department of Parks
2425 Reedie Drive
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(301) 495-2535

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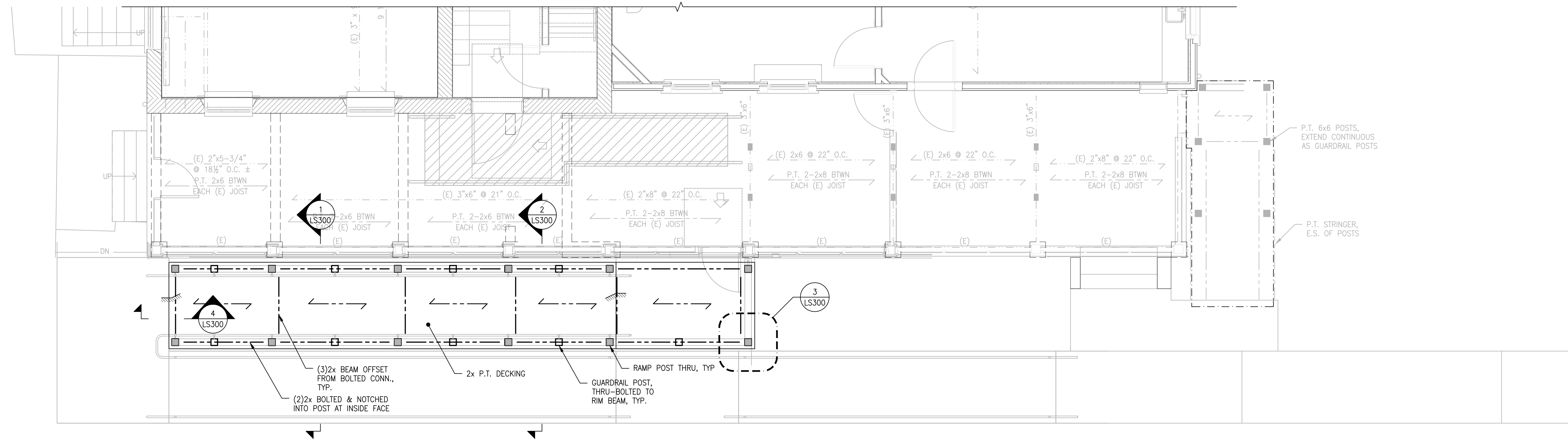
Rev. No.	Date	Description
3/05/2024	3/05/2024	DD Set
9/16/2024	9/16/2024	90% CD Set
10/23/2024	10/23/2024	HAWP Application

RAMP FOUNDATION PLAN

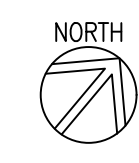
HISTORIC NEEDWOOD MANSION
Renovation
6700 Needwood Road, Derwood, MD 20855
SCALE: As Shown

DWG. #
LS-101

DPS PERMIT USE



1 FIRST FLOOR FRAMING PLAN
LS-102 SCALE: 1/4" = 1'-0"



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1ST FLOOR FRAMING PLAN

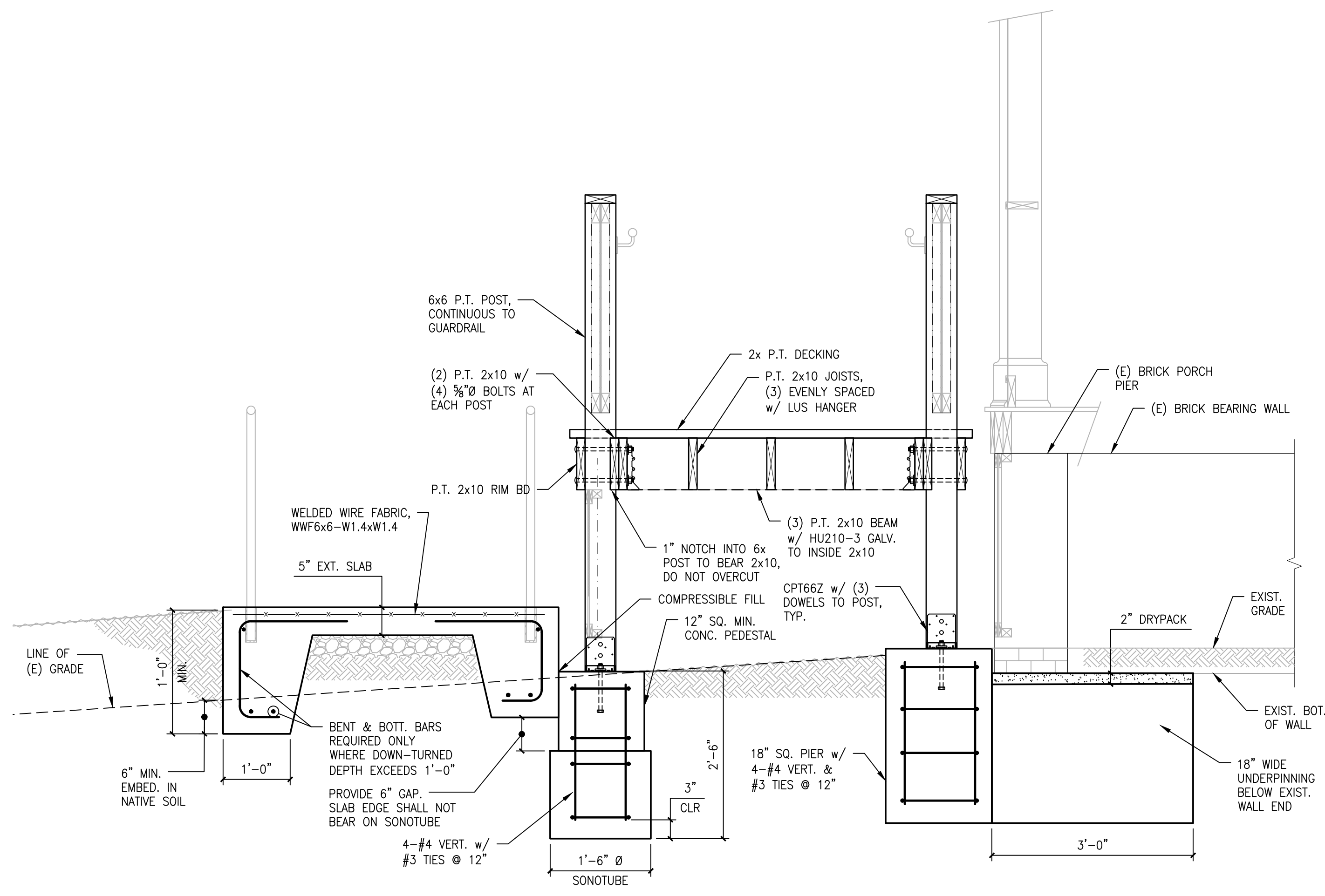
HISTORIC NEEDWOOD MANSION

Renovation
6700 Needwood Road, Derwood, MD 20855
SCALE: As Shown

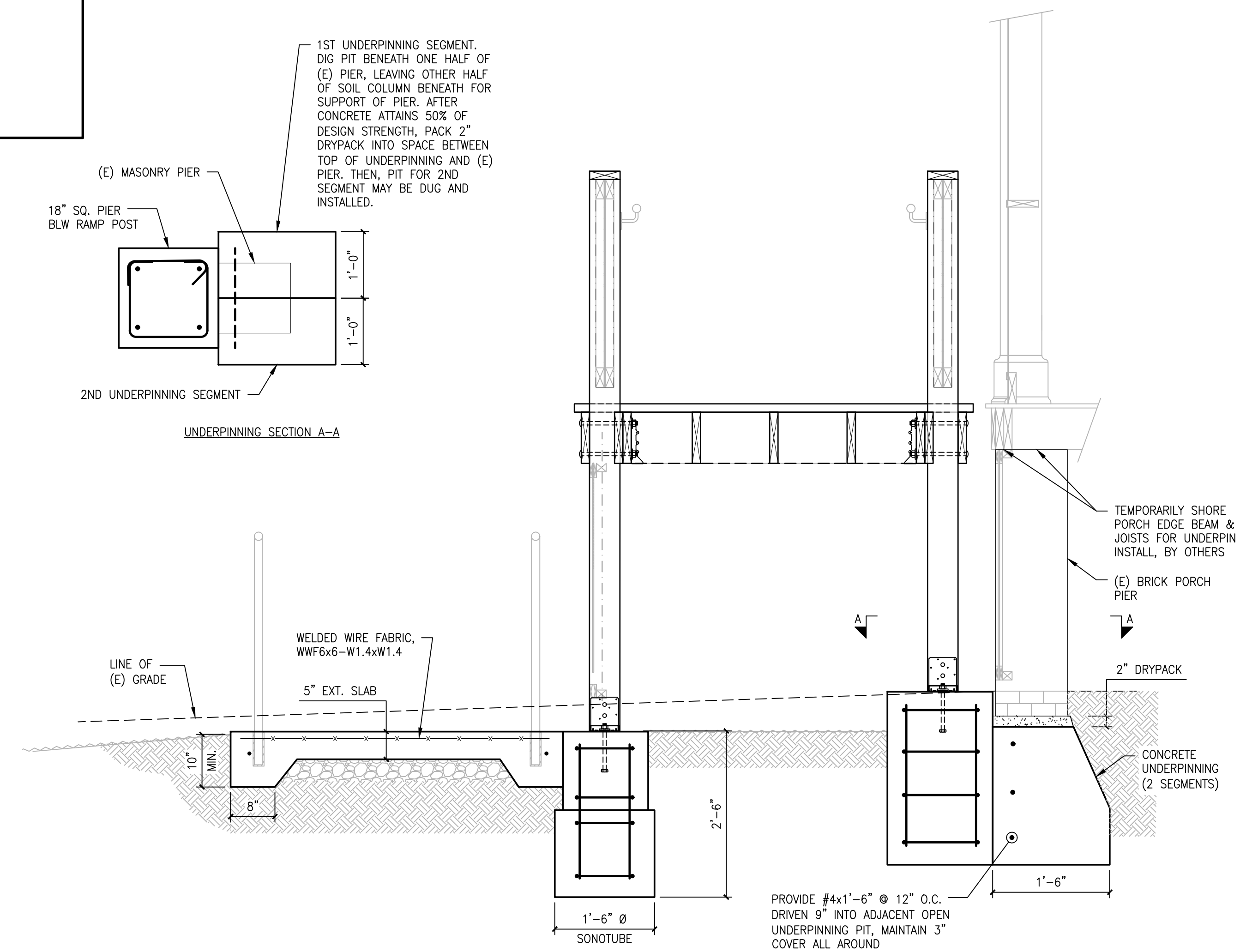
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LS-102

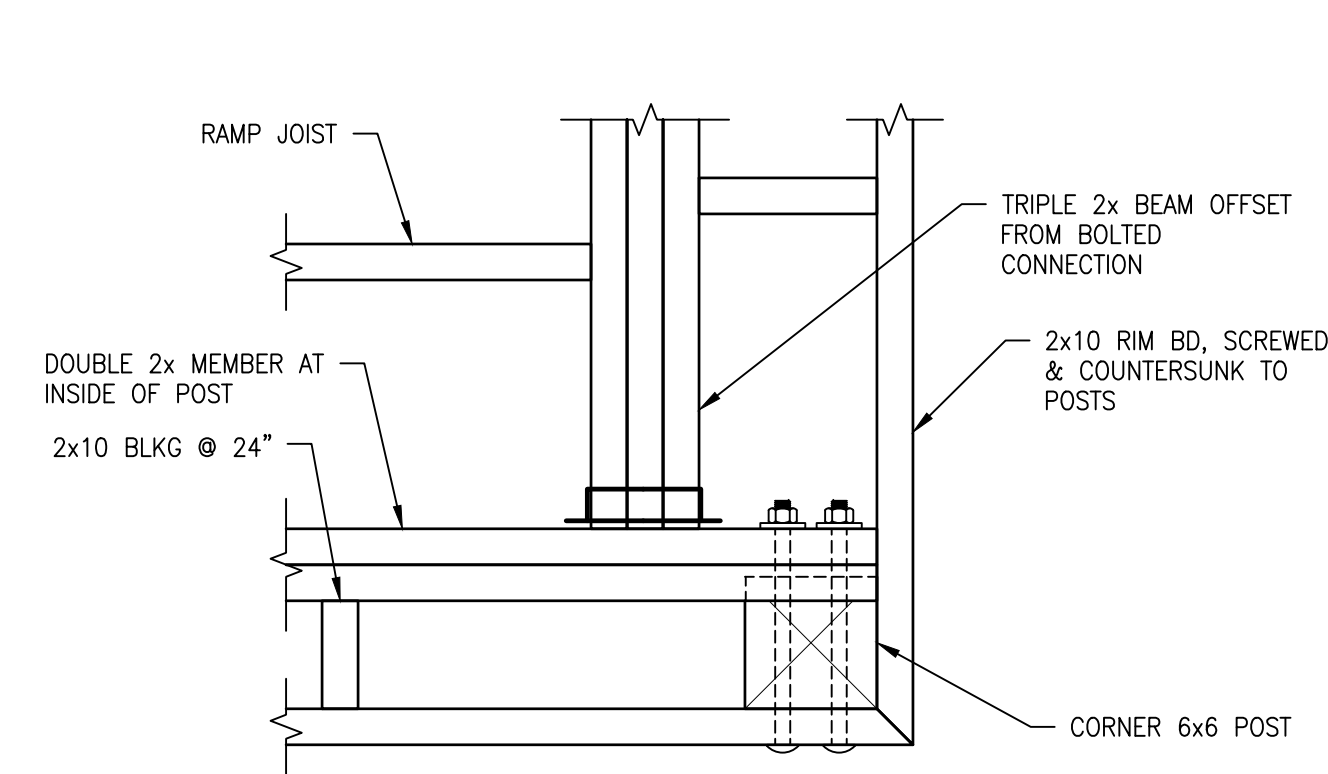
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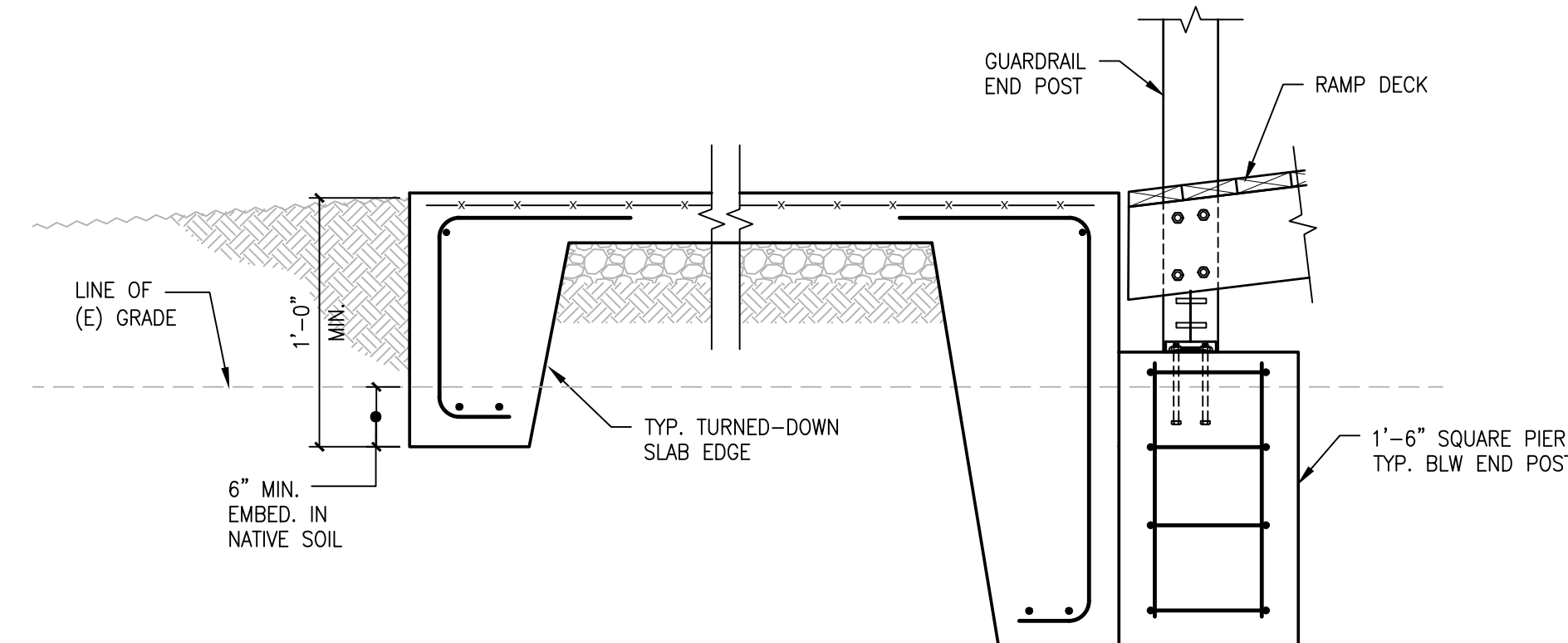
1 TRANSVERSE SECTION THROUGH RAMP
 LS-300 SCALE: 3/4" = 1'-0"



2 TRANSVERSE SECTION THROUGH RAMP
 LS-300 SCALE: 3/4" = 1'-0"



3 GUARDRAIL POST AT CORNER - PLAN
 LS-300 SCALE: 1" = 1'-0"



4 RAMP TRANSITION AT SLAB
 LS-300 SCALE: 3/4" = 1'-0"

DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION

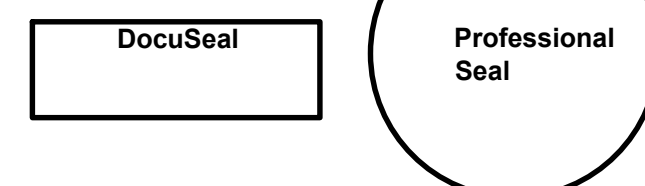
MF MATTEO FERRAN
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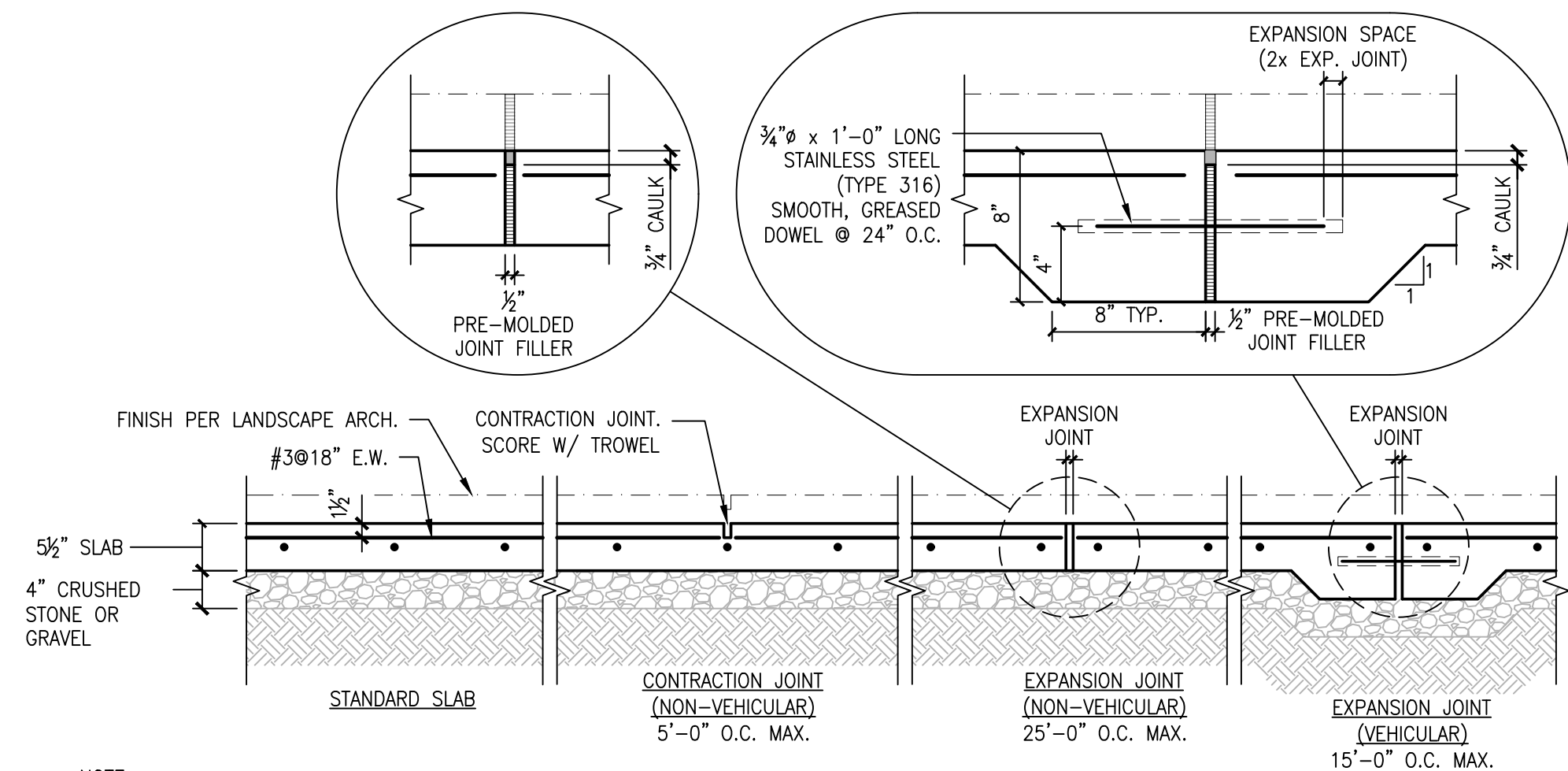
SECTIONS & DETAILS

HISTORIC NEEDWOOD MANSION
 Renovation
 6700 Needwood Road, Derwood, MD 20855
 SCALE: As Shown

DWG. #

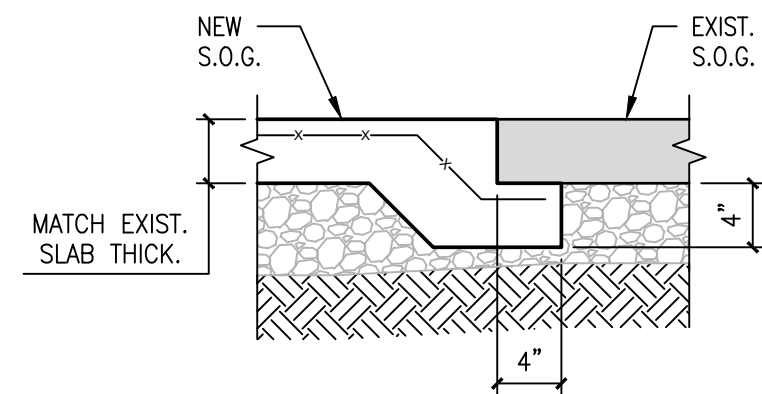
LS-300

DPS PERMIT USE



- NOTE:
1. CRUSHED STONE AND BEARING SURFACE SUB-BASE SHALL COMPLY WITH TREE ROOT PROTECTION REQUIREMENTS. WHERE TREE PROTECTION IS NOT REQUIRED, PROVIDE UNDISTURBED SOIL OR STRUCTURAL FILL, COMPACTED TO 95% MIN. OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT. ALL ORGANIC MATERIAL SHALL BE REMOVED.
 2. REFER TO ARCH. FOR SLAB FINISH.
 3. AT DEPRESSIONS LESS THAN 6", STEP SLAB AND MAINTAIN SLAB THICKNESS ON ALL SIDES.
 4. REFER TO THE GENERAL NOTES 'CONCRETE MIX DESIGN SCHEDULE' FOR CONCRETE SPECIFICATIONS.

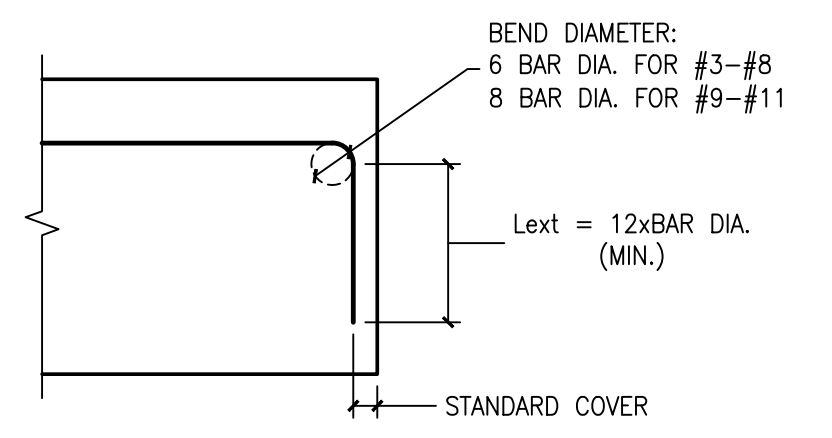
1 STANDARD DETAIL: EXTERIOR SLAB ON GRADE
LS-500 SCALE: N.T.S.



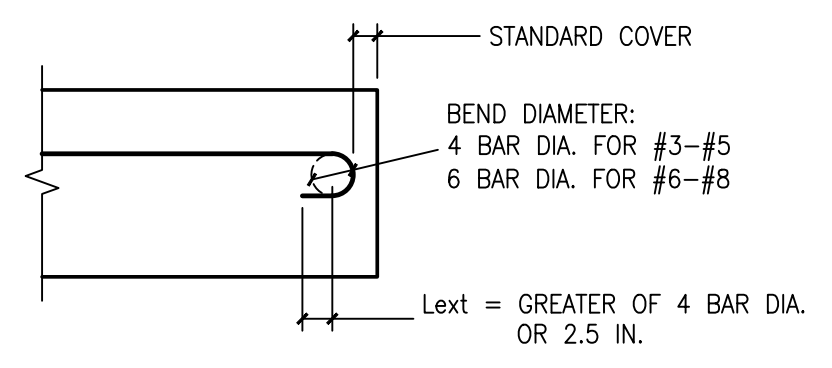
2 STANDARD DETAIL: ATTACHMENT OF NEW SLAB ON GRADE TO EXISTING
LS-500 SCALE: N.T.S.

DEFORMED BAR TENSION DEVELOPMENT LENGTH (L_d)

BAR SIZE	3000 PSI		3500 PSI		4000 PSI		4500 PSI		5000 PSI	
	CASE I	CASE II	CASE I	CASE II	CASE I	CASE II	CASE I	CASE II	CASE I	CASE II
#3	17	25	16	23	15	22	14	21	13	20
#4	22	33	21	30	19	29	18	27	17	26
#5	28	42	26	38	24	36	23	34	22	32
#6	33	50	31	46	29	43	27	41	26	39
#7	48	72	45	67	42	63	40	59	38	56
#8	55	83	51	77	48	72	45	68	43	64
#9	62	93	58	86	54	81	51	76	48	72
#10	70	105	65	97	61	91	57	86	54	81
#11	78	116	72	108	67	101	64	95	60	90



STANDARD HOOK (90 DEGREE)



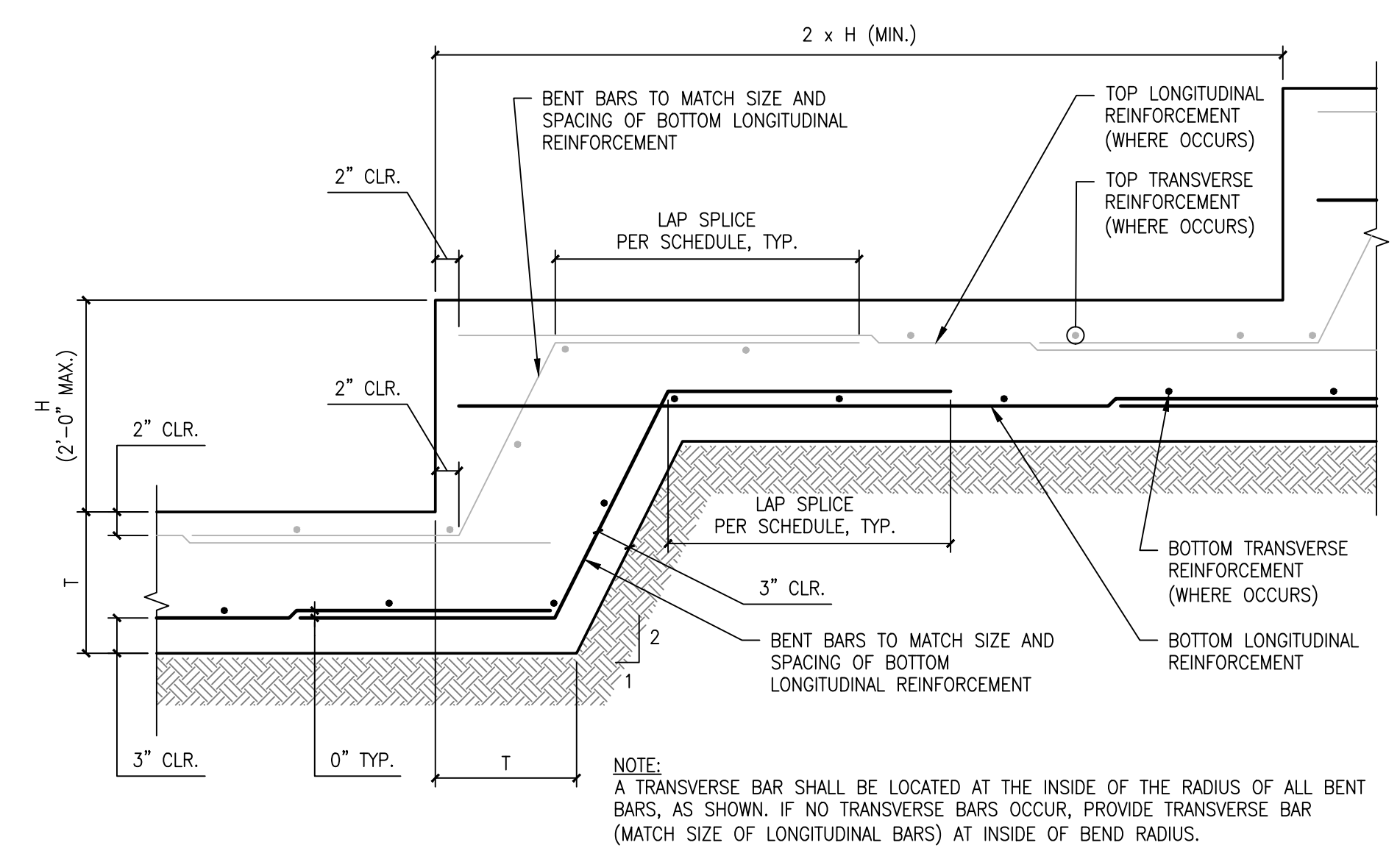
STANDARD HOOK (180 DEGREE)

TENSION LAP SPLICE - CLASS B (L_s)

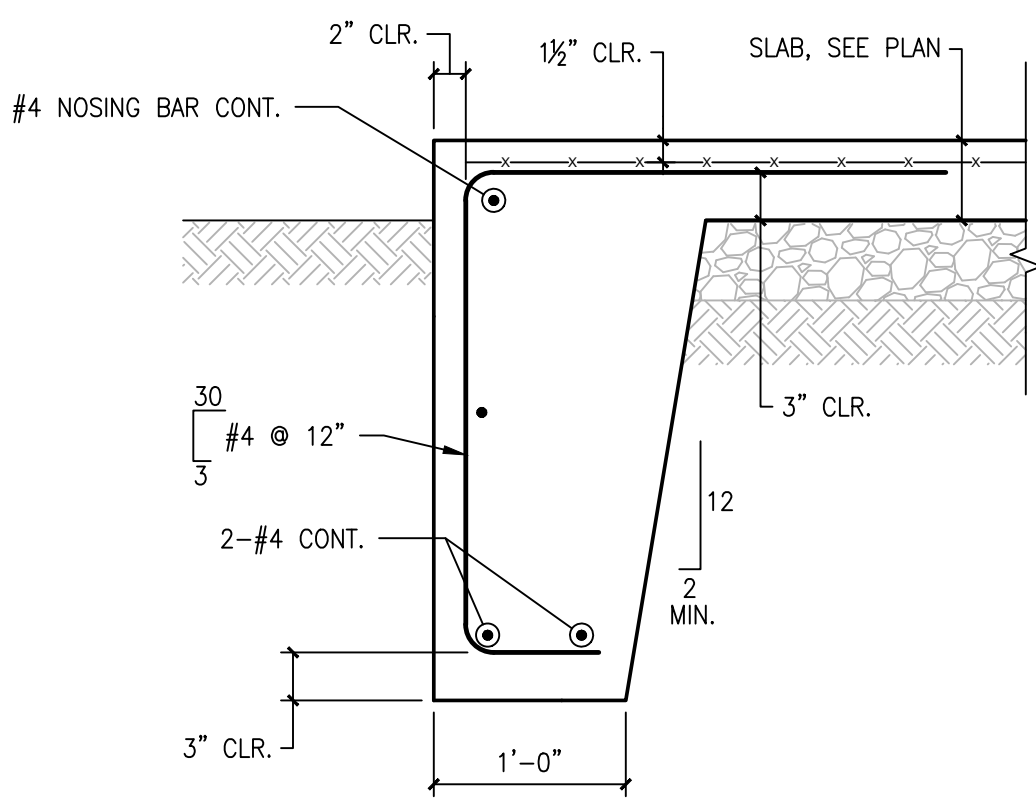
BAR SIZE	3000 PSI		3500 PSI		4000 PSI		4500 PSI		5000 PSI	
	CASE I	CASE II	CASE I	CASE II	CASE I	CASE II	CASE I	CASE II	CASE I	CASE II
#3	23	33	21	30	20	29	19	28	17	26
#4	29	43	28	40	25	38	24	36	23	34
#5	37	55	34	50	32	47	30	45	29	42
#6	43	65	41	60	38	56	36	54	34	51
#7	63	94	59	88	55	82	52	77	50	73
#8	72	108	67	101	63	94	59	89	56	84
#9	81	121	76	112	71	106	67	99	63	94
#10	91	137	85	127	80	119	75	112	71	106
#11	102	151	94	141	88	132	84	124	78	117

- NOTES:
1. VALUES PROVIDED IN THE TENSION DEVELOPMENT LENGTH AND TENSION LAP SPLICE TABLES CORRESPOND TO NORMAL WEIGHT CONCRETE AND UNCOATED BARS.
 2. TABLES ARE NOT APPLICABLE FOR HOOKED BARS, HEADED BARS, OR MECHANICALLY ANCHORED BARS.
 3. THE FOLLOWING CASES SHALL BE CONSIDERED IN THE DETERMINATION OF REQUIRED DEVELOPMENT LENGTH AND TENSION LAP SPLICES:
 - CASE I:
 - CLEAR SPACING AND CLEAR COVER OF BARS OR WIRES BEING DEVELOPED OR LAP SPICED IS NOT LESS THAN THE BAR DIAMETER, AND STIRRUPS OR TIES THROUGHOUT L_d NOT LESS THAN CODE MINIMUM; OR
 - CLEAR SPACING OF BARS OR WIRES BEING DEVELOPED OR LAP SPICED NOT LESS THAN 2x BAR DIAMETER, AND CLEAR COVER NOT LESS THAN THE BAR DIAMETER.
 - CASE II: ALL OTHER CONDITIONS
 4. FOR LIGHTWEIGHT CONCRETE, MULTIPLY TABLE VALUES BY 1.33.
 5. FOR EPOXY COATED BARS WITH:
 - CLEAR COVER LESS THAN 3 BAR DIAMETER OR CLEAR SPACING LESS THAN 6 BAR DIAMETER, MULTIPLY TABLE VALUES BY 1.5.
 - ALL OTHER CONDITIONS, MULTIPLY TABLE VALUES BY 1.2.
 6. IF MORE THAN 12 IN. OF FRESH CONCRETE IS PLACED BELOW HORIZONTAL REINFORCEMENT, MULTIPLY TABLE VALUES BY 1.3. THIS CONDITION INCLUDES, BUT IS NOT LIMITED TO, TOP BARS IN SLABS, FOOTINGS AND BEAMS THAT ARE GREATER THAN 13" THICK, AND ALL HORIZONTAL WALL REINFORCING.

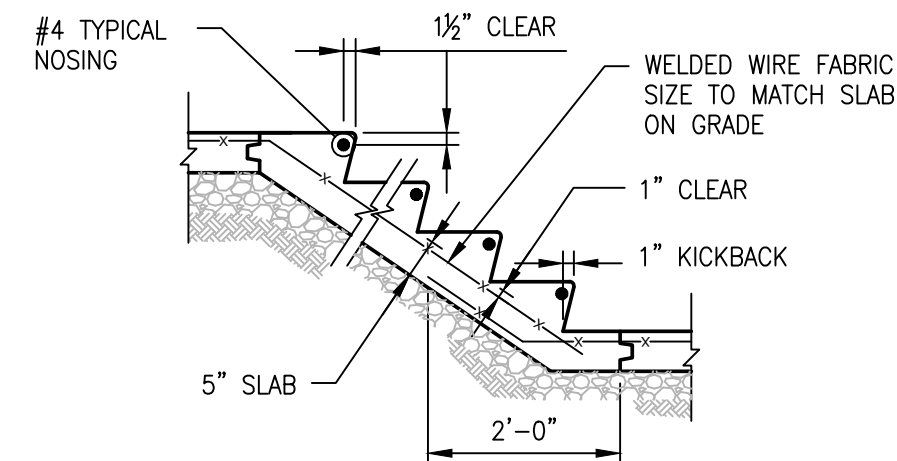
5 STANDARD DETAIL: TENSION DEVELOPMENT LENGTH AND SPLICING OF REINFORCEMENT
LS-500 SCALE: N.T.S.



3 STANDARD DETAIL: STEP IN WALL FOOTING
LS-500 SCALE: N.T.S.



4 STANDARD DETAIL: TURNED-DOWN SLAB EDGE
LS-500 SCALE: N.T.S.



6 STANDARD DETAIL: STAIR ON GRADE
LS-500 SCALE: N.T.S.

DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION

MATTEO FERRAN
STRUCTURAL ENGINEERS PLLC
210 N. Lee St., Suite 210, Alexandria, VA 22314
T: 703.350.4151 mattoeferran.com

DRAWING CHECKED BY:

Submission Name	Initials	Date

PROFESSIONAL CERTIFICATION:
I certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws under of the State of Maryland.

LICENSE NO. 57428
EXPIRATION DATE: 4/5/2025

DocuSeal Professional Seal

The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
2425 Reedie Drive
Wheaton, Maryland 20902
(301) 495-2535

SUBMISSION / REVISION

Rev. No.	Date	Description

TYPICAL FDTN DETAILS

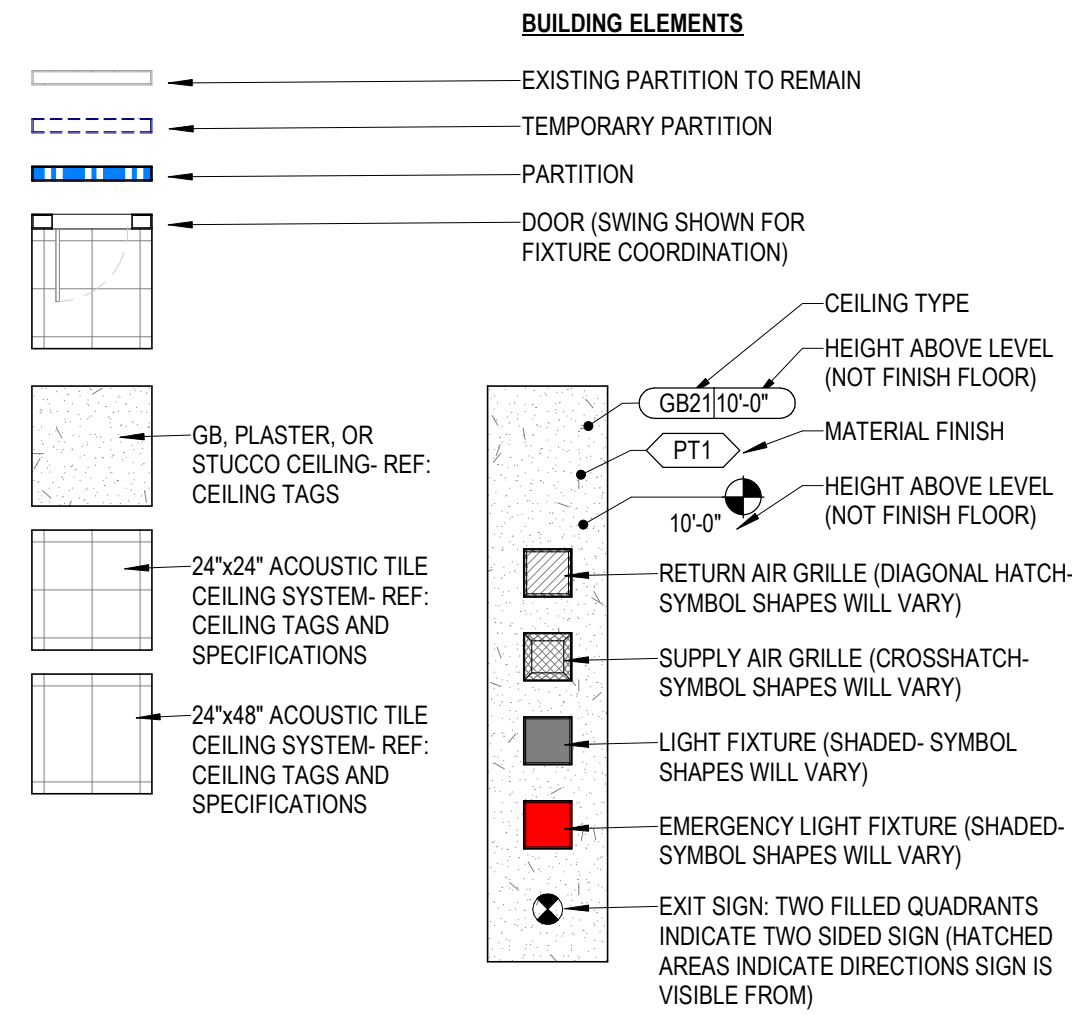
HISTORIC NEEDWOOD MANSION
Renovation
6700 Needwood Road, Derwood, MD 20855
SCALE: As Shown

DWG. #
LS-500

FINAL PLAN
PLAN CODE
PARK CODE

DPS PERMIT USE

LEGEND- RCP'S

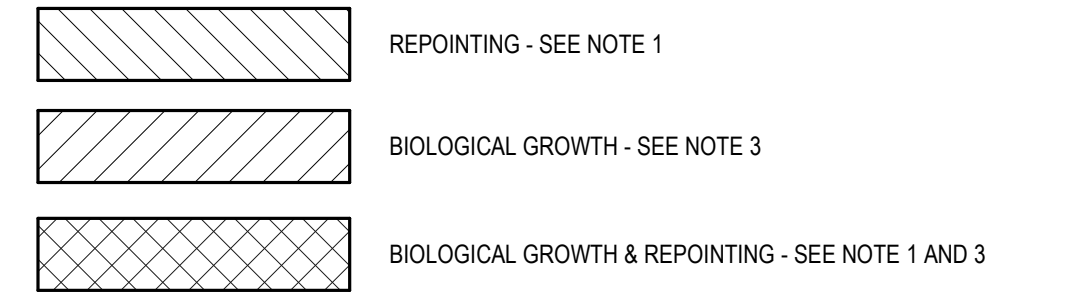


GENERAL NOTES- RCP'S

- LIGHT FIXTURES, AIR TERMINALS, GRILLES, ELECTRICAL FIXTURES, OUTLETS, DATA RECEPTACLES, AUDIO/VIDEO CONNECTIONS AND MEDICAL GAS FIXTURES SHOWN ARE FOR ARCHITECTURAL COORDINATION AND DIMENSIONAL CONTROL ONLY. REF: MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS AND SPECIFICATIONS.
- NOT ALL FIXTURES MAY BE SHOWN ON ARCHITECTURAL ELEVATIONS
- EXISTING LIGHT FIXTURES TO REMAIN UNLESS NOTED OTHERWISE.

B3 GA0.10	LEGEND- RCP'S	1/8" = 1'-0"
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LEGEND- EXTERIOR ELEVATIONS

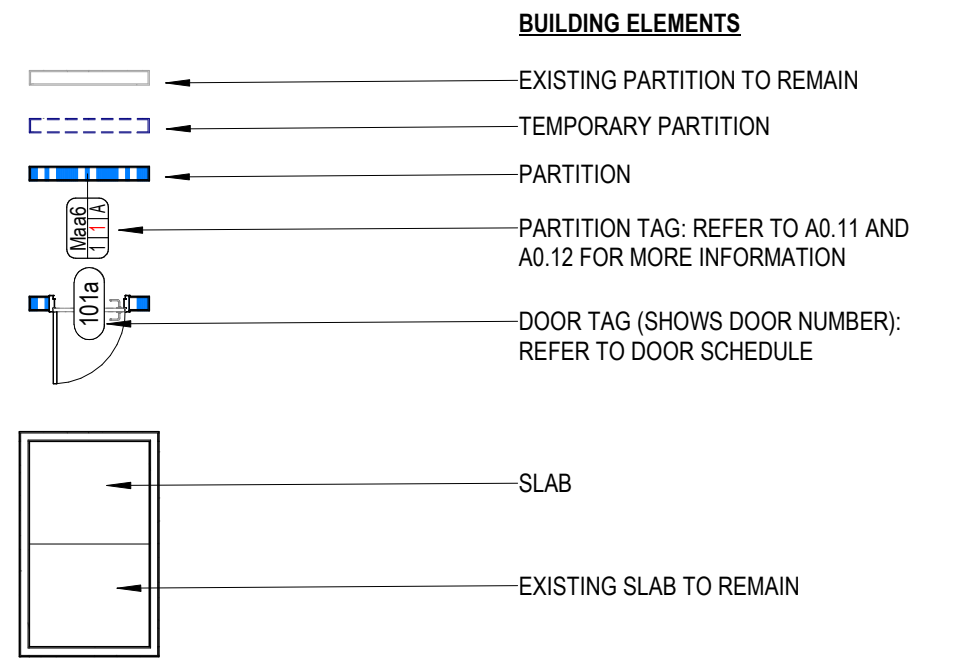


GENERAL NOTES- EXTERIOR ELEVATIONS

- ONCE REPAIRS ARE COMPLETE, PREP, PRIME, AND PAINT ALL EXTERIOR WINDOWS WITH TWO (2) FINISH COATS. PAINTED WINDOWS TO INCLUDE WINDOWS THAT WERE NOT REPAIRED.

	LEGEND- ELEVATIONS	12" = 1'-0"
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LEGEND- PARTIAL FLOOR PLANS



GENERAL NOTES- PARTIAL PLANS

- DIMENSIONS TO FACE OF PARTITIONS ARE TO FACE OF SUBSTRATE LAYER AS SHOWN IN PARTITION TYPES ON A0.11. FINISHES DEPICTED IN FINISH PLANS AND ELEVATIONS ARE NOT SHOWN ON PARTIAL FLOOR PLANS. REFER TO ENLARGED PLANS, ELEVATIONS, AND DETAILS.
- REFER TO PARTIAL PLANS FOR MORE INFORMATION. OVERALL PLANS ARE INTENDED TO PROVIDE CONTEXT FOR PARTIAL PLANS.

C4 GA0.10	LEGEND- PARTIAL PLANS	1/8" = 1'-0"
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DEFINITIONS

DISASSEMBLE: CAREFULLY TAKE APART MATERIALS (OR COMPONENTS) THAT ARE TO BE SALVAGED AND STORED.

REMOVE: TAKE AWAY MATERIALS THAT ARE NOT TO BE SALVAGED, AND DISPOSE OF THEM IN A PROPER AND LEGAL MANNER.

REFINISH: MAKE SURFACE REPAIRS AND APPLY A NEW PERMANENT FINISH.

REFURBISH: REPAIR SURFACE AND FUNCTIONALITY OF ITEM TO ASSURE PERMANENT INTEGRITY, OPERATION AND FINISH APPEARANCE.

REPLACE: REMOVE MATERIAL OR ITEM AND DISPOSE OF IN A PROPER AND LEGAL MANNER. MANUFACTURER REPLACEMENT THAT MATCHES THE EXISTING IN KIND.

REPAIR: FIX OR MEND EXISTING TO ASSURE PERMANENT INTEGRITY, OPERATION, AND FINISH APPEARANCE.

RESTORE: REMOVE FINISHES AS NECESSARY, AS WELL AS MATERIAL DAMAGE, IF ANY. MAKE REPAIRS TO BASE MATERIALS AND REFINISH MATERIAL.

SALVAGE: RETAIN MATERIAL OR ITEM FOR REPAIR AND REINSTALLATION IN PLACE.

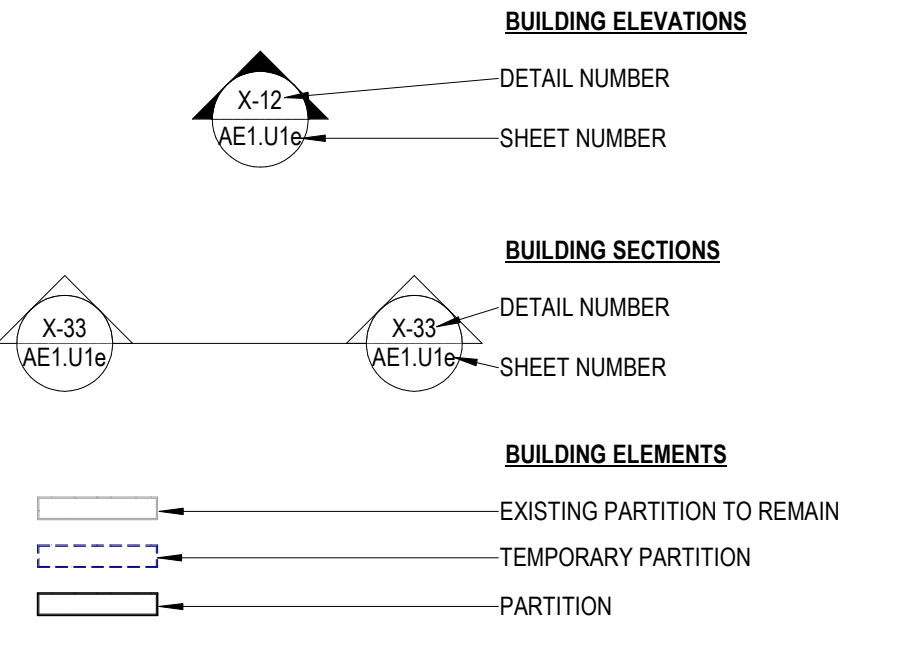
TME: TO MATCH EXISTING IN LIKEKIND MATERIAL, FINISH AND COLOR.

HISTORICAL NOTES

- AN ARCHEOLOGICAL MONITOR WILL BE REQUIRED TO BE ON-SITE DURING ANY GROUND DISTURBING ACTIVITY OR WORK IN ARCHEOLOGICALLY SENSITIVE AREAS, INCLUDING REMOVAL OF LARGE PLANTS, GRADING, ETC. IF ARTIFACTS SURFACE, WORK WILL BE HALTED WHILE THE MONITOR ASSESSES THE SITUATION.
- PRIOR TO REMOVAL OF ANY HISTORICAL BUILDING FEATURE OR MATERIAL FOR THE PURPOSE OF SALVAGE OR DEMOLITION, THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 72-HOURS WRITTEN ADVANCE NOTICE TO THE M-NCPPC.
- IF THE CONTRACTOR PROPOSES CHANGES TO HISTORIC FEATURES OR MATERIALS THAT RESULT IN DEVIATION FROM THESE APPROVED PLANS, THE CONTRACTOR SHALL NOTIFY THE M-NCPPC IN ADVANCE. THE PROPOSED CHANGE MAY REQUIRE APPROVAL OF THE HISTORIC AUTHORITIES HAVING JURISDICTION BEFORE ANY CHANGE IS ALLOWED TO PROCEED.
- WHERE DRAWINGS INDICATE "REPAIR" OR "REPLACE", UNLESS NOTED OTHERWISE DO SO WITH IN-KIND MATERIALS THAT MATCHES THE EXISTING CONDITION WITH RESPECT TO MATERIAL TYPE, THICKNESS, FINISH AND/OR TEXTURE.
- THE M-NCPPC SHALL BE THE JUDGE OF THE RELATIVE HISTORIC SIGNIFICANCE OF ANY FEATURE. NO ELEMENT SHALL BE ALTERED, REMOVED, REUSED OR TAKEN FROM THE PREMISES WITHOUT PRIOR APPROVAL OF THE M-NCPPC.

	HISTORICAL NOTES	12" = 1'-0"
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LEGEND- OVERALL FLOOR PLANS

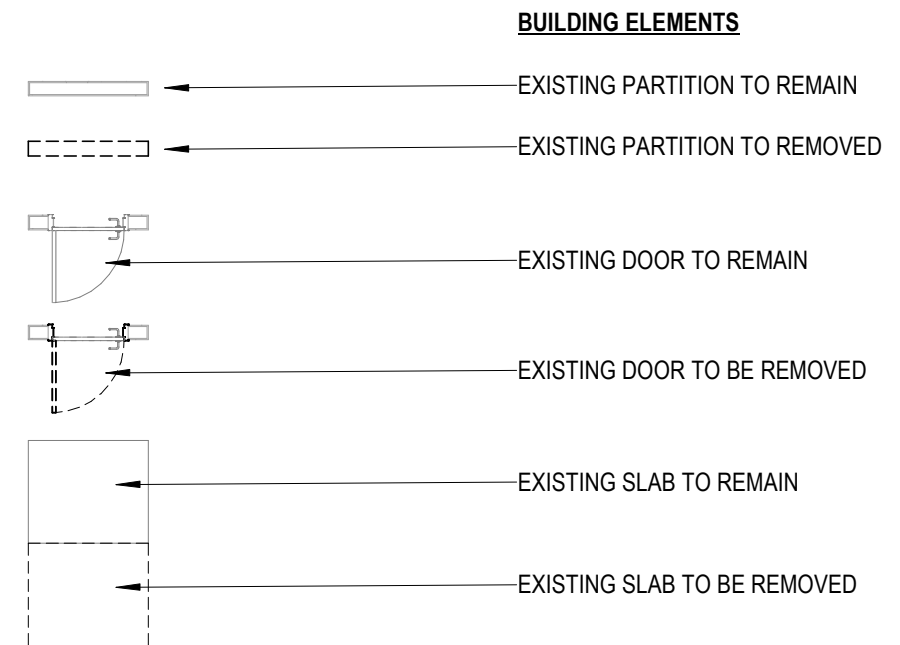


GENERAL NOTES- FLOOR PLANS

- DIMENSIONS TO FACE OF PARTITIONS ARE TO FACE OF SUBSTRATE LAYER AS SHOWN IN PARTITION TYPES ON A0.11. FINISHES DEPICTED IN FINISH PLANS AND ELEVATIONS ARE NOT SHOWN ON OVERALL FLOOR PLANS. REFER TO ENLARGED PLANS, ELEVATIONS, AND DETAILS.
- REFER TO PARTIAL PLANS FOR MORE INFORMATION. OVERALL PLANS ARE INTENDED TO PROVIDE CONTEXT FOR PARTIAL PLANS.
- WHERE WALLS ARE DEMOLISHED, REPAIR FLOOR AND CEILING TO MATCH EXISTING ADJACENT IN PROFILE, SIZE, AND COLOR.

C5 GA0.10	LEGEND- FLOOR PLANS	1/8" = 1'-0"
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LEGEND- DEMOLITION PLANS



GENERAL NOTES- DEMO PLANS

- DIMENSIONS TO FACE OF PARTITIONS ARE TO FACE OF SUBSTRATE LAYER AS SHOWN IN PARTITION TYPES ON A0.11. FINISHES DEPICTED IN FINISH PLANS AND ELEVATIONS ARE NOT SHOWN ON OVERALL FLOOR PLANS. REFER TO ENLARGED PLANS, ELEVATIONS, AND DETAILS.
- REFER TO PARTIAL PLANS FOR MORE INFORMATION. OVERALL PLANS ARE INTENDED TO PROVIDE CONTEXT FOR PARTIAL PLANS.

1 GA0.10	LEGEND- DEMO PLANS	1/8" = 1'-0"
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DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION

MICHAEL GRAVES

BALTIMORE, MD
233 E. Redwood Street, 12th Floor
Baltimore, MD 21202
T 410 290 9680
MICHAELGRAVES.COM

DRAWING CHECKED BY: KLG

Submission Name	Initials	Date
SCHEMATIC DESIGN	KLK	2024.01.08
DESIGN DEVELOPMENT (60% CDs)	KLK	2024.03.05
CONSTRUCTION DOCUMENTS (90% CDs)	NMM	2024.09.16

PROFESSIONAL CERTIFICATION:
I certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws under of the State of Maryland.

LICENSE NO. _____

EXPIRATION DATE: _____

DocuSeal

Professional Seal

The Maryland-National Capital Park and Planning Commission

Montgomery County Department of Parks
2425 Reedle Drive
Wheaton, Maryland 20902
(301) 495-2535

SUBMISSION / REVISION

Rev. No.	Date	Description
1	10/23/2024	HAWP APPLICATION

LEGENDS (ARCHITECTURAL)

HISTORIC NEEDWOOD MANSION
Renovation
6700 NEEDWOOD ROAD DERWOOD, MD 20855
SCALE: As Shown

DWG. #

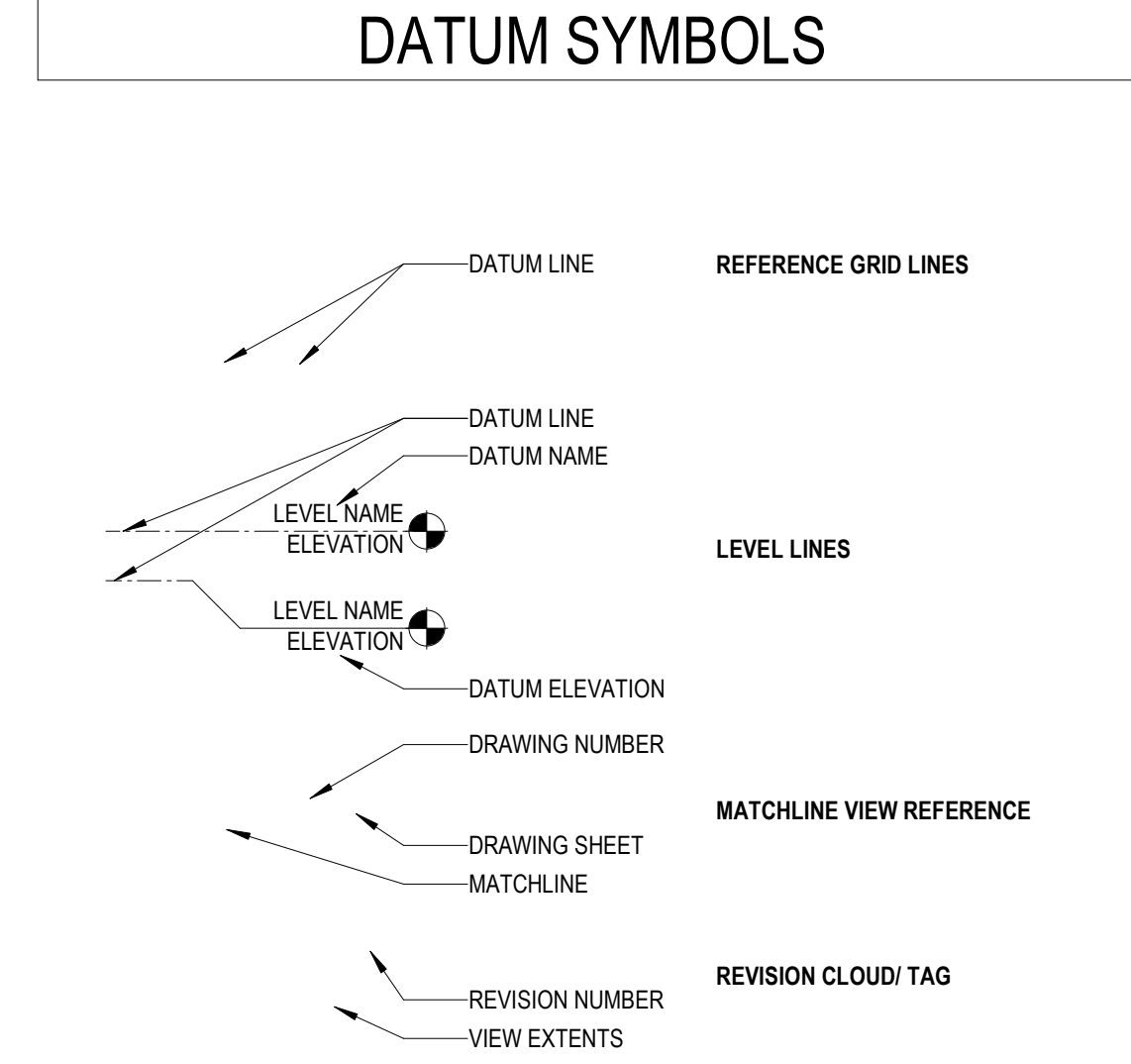
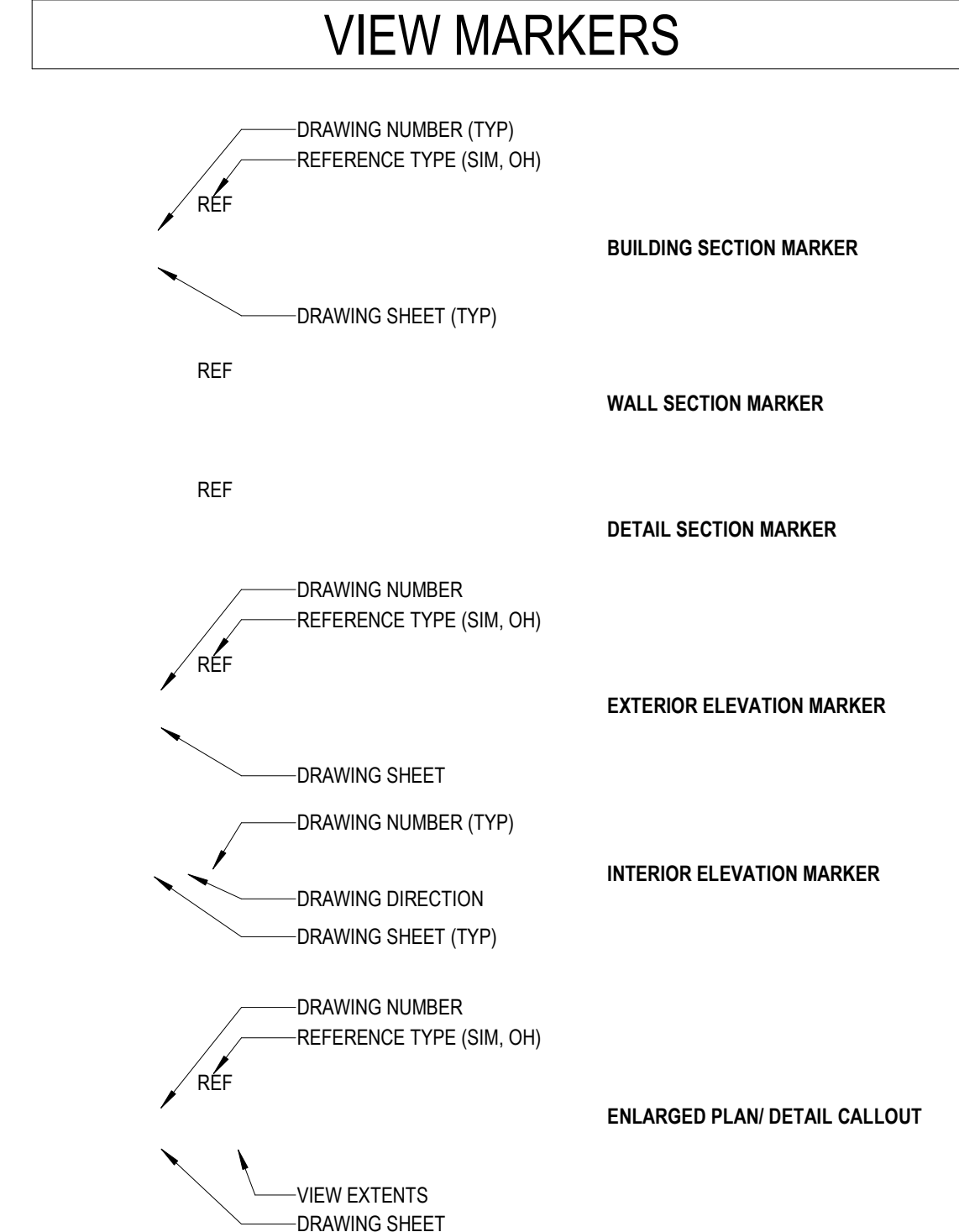
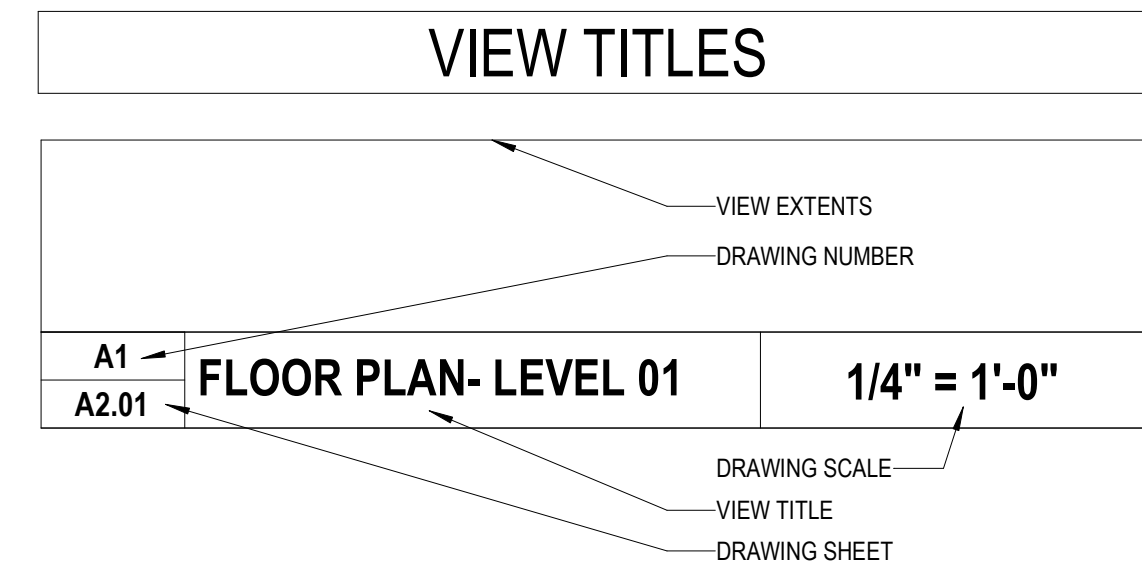
GA0.10

ABBREVIATIONS
THESE ABBREVIATIONS ARE BASED ON STANDARD ABBREVIATIONS THAT ARE USED IN CONSTRUCTION. HOWEVER, ALL ABBREVIATIONS MUST BE REVIEWED IN CONTEXT AND FINAL INTERPRETATION IS BY THE ARCHITECT. NOT ALL ABBREVIATIONS THAT ARE LISTED ARE USED IN THE ATTACHED DOCUMENTS.

Table with 4 columns: Abbreviation (e.g., #, &, '), Definition (e.g., INCHES, AND, FOOT (FEET)), and Category (e.g., DOOR, ELECTRICAL, PLUMBING). Includes entries for various building components and materials.

DPS PERMIT USE

Table listing symbols and their meanings for use in the permit application, such as T (TREAD(S)), T&B (TOP & BOTTOM), and T&G (TONGUE & GROOVE).



APPLICABLE CODES:
LIFE SAFETY CODE: 2015 NFPA Life Safety Code
BUILDING CODE: 2018 International Building Code, 2018 International Existing Building Code, 2015 International Building Code Amendments
PLUMBING & FUEL CODE: 2021 WSSC Water Plumbing and Fuel Gas Code
MECHANICAL CODE: 2018 International Mechanical Code (IMC)
ELECTRICAL CODE: 2018 International Energy Conservation Code (IECC)
FIRE CODE: 2015 NFPA Fire Code
ENERGY CODE: 2018 International Green Construction Code
ACCESSIBILITY CODE: MARYLAND ACCESSIBILITY CODE

JURISDICTION: **MONTGOMERY COUNTY, MD**

B5 GC0.00 **APPLICABLE CODES** **1" = 1'-0"**

PROJECT SCOPE DESCRIPTION:
THIS SCOPE IS WITHIN AN EXISTING BUILDING WITH LIMITED WORK AREAS INCLUDING THE BASEMENT, FIRST, SECOND, AND THIRD FLOORS. WORK INCLUDES A NEW ACCESSIBLE RESTROOM, UPDATED FINISHES, INSTALLATION OF VENTILATION AIR AND COOLING SYSTEMS, AND THE RECONFIGURATION OF SECOND FLOOR OFFICES. A NEW EXTERIOR RAMP OR LIFT WILL BE INSTALLED FOR ADA ACCESSIBILITY. NO EXITS OR EXIT ACCESS WILL BE MODIFIED.

BUILDING INFORMATION:
A) OCCUPANCY AND CONSTRUCTION TYPE:
CONSTRUCTION TYPE: IIB & IIBB
OCCUPANCY TYPE: BUSINESS (B)
ACTUAL BUILDING HEIGHT- EXISTING
ALLOWED BUILDING HEIGHT: 55 FEET
CLASSIFICATION OF WORK (IEBC CH. 5): ALTERATION LEVEL 2
ACTUAL STORIES ABOVE GRADE: 3
ALLOWABLE STORIES ABOVE GRADE (IBC TABLE 504.4): 3

B) FIRE RESISTANCE RATING REQUIREMENTS
IBC TABLE 601
PRIMARY STRUCTURAL FRAME: 0 HR
BEARING WALLS - EXTERIOR: 2 HR
BEARING WALLS - INTERIOR: 1 HR
NON BEARING WALLS AND PARTITIONS - EXTERIOR: 0 HR
NON BEARING WALLS AND PARTITIONS - INTERIOR: 0 HR
FLOOR CONSTRUCTION: 0 HR
ROOF CONSTRUCTION: 0 HR
NOTE: WORK SCOPE WILL NOT INCLUDE CHANGES TO EXISTING FIRE RATINGS OR EXISTING RATED ASSEMBLIES.

C) MEANS OF EGRESS ANALYSIS
OCCUPANT LOAD CALCULATION (IBC 1004):
BUSINESS OCCUPANCY: 150 GROSS PER OCCUPANT
STORAGE: 300 GROSS PER OCCUPANT
ASSEMBLY (TABLES AND CHAIRS): 15 NET PER OCCUPANT
MECHANICAL EQUIPMENT ROOM: 300 GROSS
NUMBER OF EXITS REQUIRED (IBC 1006): 2
NUMBER OF EXITS PROVIDED: 4
MAXIMUM COMMON PATH OF EGRESS TRAVEL (IBC TABLE 1006.2.1): 75 FEET
MAXIMUM COMMON PATH OF EGRESS TRAVEL PROVIDED: 45 FEET 3 INCHES
MAXIMUM EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2): 200 FEET
MAXIMUM EXIT ACCESS TRAVEL DISTANCE PROVIDED: 129 FEET 7 INCHES
CORRIDOR FIRE RESISTANCE RATING REQUIRED (IBC TABLE 1020.1): 0 HR
MINIMUM CORRIDOR WIDTH REQUIRED (IBC TABLE 1020.2): 44 INCHES
MINIMUM CORRIDOR WIDTH PROVIDED: 51 INCHES
MAXIMUM DEAD END CORRIDOR LENGTH (IBC 1020.5): 20 FT
MAXIMUM DEAD END CORRIDOR PROVIDED:

D) FIRE PROTECTION SYSTEMS
AUTOMATIC SPRINKLER SYSTEM (IBC SECTION 903): NOT REQUIRED
FIRE ALARM SYSTEM: NOT REQUIRED
AUTOMATIC FIRE DETECTION (SMOKE DETECTION): NOT REQUIRED

E) AREA TABULATION	
BUILDING AREA	WORK SCOPE
BASEMENT: 2,440 SF	BASEMENT: 2,440 SF
FIRST FLOOR: 2,440 SF	FIRST FLOOR: 2,440 SF
SECOND FLOOR: 2,440 SF	SECOND FLOOR: 1,152 SF
THIRD FLOOR: 1,152 SF	THIRD FLOOR:
TOTAL BUILDING AREA: 8,472 SF	TOTAL BUILDING AREA:

A1 GC0.00 **ABBREVIATIONS** **12" = 1'-0"** **A4 GC0.00** **SYMBOLS LEGEND** **1/8" = 1'-0"** **A5 GC0.00** **PROJECT DESCRIPTION** **1" = 1'-0"**

DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION
MICHAEL GRAVES
BALTIMORE, MD
233 E. Redwood Street, 12th Floor
Baltimore, MD 21202
T 410 290 9680
MICHAELGRAVES.COM

DRAWING CHECKED BY: KLG
Table with columns: Submission Name, Initials, Date
- SCHEMATIC DESIGN, KLG, 2024.01.08
- DESIGN DEVELOPMENT (60% CDs), KLG, 2024.03.05
- CONSTRUCTION DOCUMENTS (90% CDs), NMM, 2024.09.16

PROFESSIONAL CERTIFICATION:
I certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws under of the State of Maryland.
LICENCE NO. _____
EXPIRATION DATE: _____
DocuSeal Professional Seal

The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
2425 Reedie Drive
Wheaton, Maryland 20902
(301) 495-2535

SUBMISSION / REVISION
Table with columns: Rev. No., Date, Description
- 1, 10/23/2024, HAWP APPLICATION

PROJECT GENERAL INFORMATION
DWG. #
HISTORIC NEEDWOOD MANSION
Renovation
6700 NEEDWOOD ROAD DERWOOD, MD 20855
SCALE: As Shown

GC0.00

DPS PERMIT USE

PLUMBING FIXTURES REQUIRED

NUMBER	NAME	PLUMBING OCCUPANCY KEY	AREA PER OCCUPANT	OCCUPANTS	WATER CLOSETS		LAVS		BATHING	DRINKING	CURRENT REV
					MALE	FEMALE	MALE	FEMALE			
LEVEL U1											
002	STORAGE	(IBC 2018) B: BUSINESSES, PROFESSIONAL SERVICES, MERCHANDISING, OFFICE BUILDINGS, LIGHT INDUSTRIAL	300.00 SF	1	0.015952	0.015952	0.012202	0.012202		0.01	
004	MECHANICAL ROOM	(IBC 2018) B: BUSINESSES, PROFESSIONAL SERVICES, MERCHANDISING, OFFICE BUILDINGS, LIGHT INDUSTRIAL	300.00 SF	2	0.031905	0.031905	0.024405	0.024405		0.02	
005	STORAGE	(IBC 2018) B: BUSINESSES, PROFESSIONAL SERVICES, MERCHANDISING, OFFICE BUILDINGS, LIGHT INDUSTRIAL	300.00 SF	2	0.031905	0.031905	0.024405	0.024405		0.02	
006	STORAGE	(IBC 2018) B: BUSINESSES, PROFESSIONAL SERVICES, MERCHANDISING, OFFICE BUILDINGS, LIGHT INDUSTRIAL	300.00 SF	1	0.015952	0.015952	0.012202	0.012202		0.01	
007	STORAGE	(IBC 2018) B: BUSINESSES, PROFESSIONAL SERVICES, MERCHANDISING, OFFICE BUILDINGS, LIGHT INDUSTRIAL	300.00 SF	1	0.015952	0.015952	0.012202	0.012202		0.01	
008	STORAGE	(IBC 2018) B: BUSINESSES, PROFESSIONAL SERVICES, MERCHANDISING, OFFICE BUILDINGS, LIGHT INDUSTRIAL	300.00 SF	1	0.015952	0.015952	0.012202	0.012202		0.01	
009	STORAGE	(IBC 2018) B: BUSINESSES, PROFESSIONAL SERVICES, MERCHANDISING, OFFICE BUILDINGS, LIGHT INDUSTRIAL	300.00 SF	2	0.031905	0.031905	0.024405	0.024405		0.02	
010	STORAGE	(IBC 2018) B: BUSINESSES, PROFESSIONAL SERVICES, MERCHANDISING, OFFICE BUILDINGS, LIGHT INDUSTRIAL	300.00 SF	2	0.031905	0.031905	0.024405	0.024405		0.02	
LEVEL 01											
104	CONFERENCE ROOM	(IBC 2018) B: BUSINESSES, PROFESSIONAL SERVICES, MERCHANDISING, OFFICE BUILDINGS, LIGHT INDUSTRIAL	15.00 SF	23	0.366905	0.366905	0.280655	0.280655		0.23	
105	ADMINISTRATION ROOM	(IBC 2018) B: BUSINESSES, PROFESSIONAL SERVICES, MERCHANDISING, OFFICE BUILDINGS, LIGHT INDUSTRIAL	150.00 SF	3	0.047857	0.047857	0.036607	0.036607		0.03	
107	ACCESSIBLE RESTROOM	(IBC 2018) B: BUSINESSES, PROFESSIONAL SERVICES, MERCHANDISING, OFFICE BUILDINGS, LIGHT INDUSTRIAL	150.00 SF	1	0.015952	0.015952	0.012202	0.012202		0.01	
108	CATALOGING ROOM	(IBC 2018) B: BUSINESSES, PROFESSIONAL SERVICES, MERCHANDISING, OFFICE BUILDINGS, LIGHT INDUSTRIAL	150.00 SF	3	0.047857	0.047857	0.036607	0.036607		0.03	
109	STAFF BREAK ROOM	(IBC 2018) B: BUSINESSES, PROFESSIONAL SERVICES, MERCHANDISING, OFFICE BUILDINGS, LIGHT INDUSTRIAL	150.00 SF	3	0.047857	0.047857	0.036607	0.036607		0.03	
110	WET PROCESSING ROOM	(IBC 2018) B: BUSINESSES, PROFESSIONAL SERVICES, MERCHANDISING, OFFICE BUILDINGS, LIGHT INDUSTRIAL	150.00 SF	3	0.047857	0.047857	0.036607	0.036607		0.03	
112A	SOUTH PORCH	(none)	7.00 SF	71							
112B	SOUTH PORCH	(none)	7.00 SF	30							
LEVEL 02											
204	NORTH OFFICE	(IBC 2018) B: BUSINESSES, PROFESSIONAL SERVICES, MERCHANDISING, OFFICE BUILDINGS, LIGHT INDUSTRIAL	150.00 SF	3	0.047857	0.047857	0.036607	0.036607		0.03	
205	SOUTH OFFICE	(IBC 2018) B: BUSINESSES, PROFESSIONAL SERVICES, MERCHANDISING, OFFICE BUILDINGS, LIGHT INDUSTRIAL	150.00 SF	2	0.031905	0.031905	0.024405	0.024405		0.02	
207	STORAGE ROOM	(IBC 2018) B: BUSINESSES, PROFESSIONAL SERVICES, MERCHANDISING, OFFICE BUILDINGS, LIGHT INDUSTRIAL	300.00 SF	1	0.015952	0.015952	0.012202	0.012202		0.01	
208	WEST OFFICE	(IBC 2018) B: BUSINESSES, PROFESSIONAL SERVICES, MERCHANDISING, OFFICE BUILDINGS, LIGHT INDUSTRIAL	150.00 SF	3	0.047857	0.047857	0.036607	0.036607		0.03	
208A	MECHANICAL CLOSET	(IBC 2018) B: BUSINESSES, PROFESSIONAL SERVICES, MERCHANDISING, OFFICE BUILDINGS, LIGHT INDUSTRIAL	300.00 SF	1	0.015952	0.015952	0.012202	0.012202		0.01	
209	OFFICE	(IBC 2018) B: BUSINESSES, PROFESSIONAL SERVICES, MERCHANDISING, OFFICE BUILDINGS, LIGHT INDUSTRIAL	150.00 SF	2	0.031905	0.031905	0.024405	0.024405		0.02	
212	OFFICE	(IBC 2018) B: BUSINESSES, PROFESSIONAL SERVICES, MERCHANDISING, OFFICE BUILDINGS, LIGHT INDUSTRIAL	150.00 SF	1	0.015952	0.015952	0.012202	0.012202		0.01	
213	OFFICE	(IBC 2018) B: BUSINESSES, PROFESSIONAL SERVICES, MERCHANDISING, OFFICE BUILDINGS, LIGHT INDUSTRIAL	150.00 SF	2	0.031905	0.031905	0.024405	0.024405		0.02	
LEVEL 03											
304	STORAGE - FURNITURE	(IBC 2018) B: BUSINESSES, PROFESSIONAL SERVICES, MERCHANDISING, OFFICE BUILDINGS, LIGHT INDUSTRIAL	300.00 SF	2	0.031905	0.031905	0.024405	0.024405		0.02	
305	STORAGE - EDUCATION MATERIALS	(IBC 2018) B: BUSINESSES, PROFESSIONAL SERVICES, MERCHANDISING, OFFICE BUILDINGS, LIGHT INDUSTRIAL	300.00 SF	2	0.031905	0.031905	0.024405	0.024405		0.02	
				168	1.06881	1.06881	0.81756	0.81756	0	0.67	

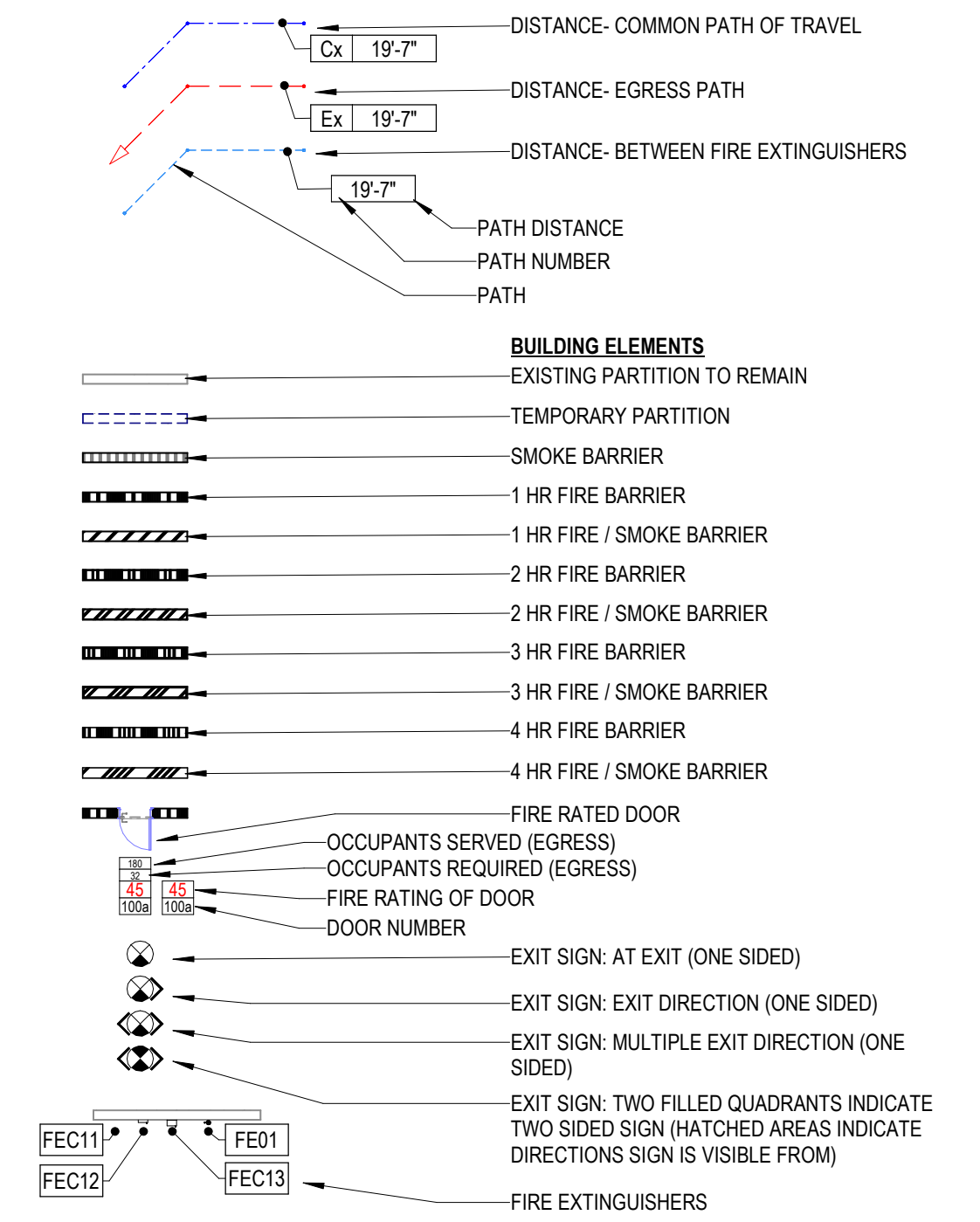
PLUMBING FIXTURES PROVIDED

LEVEL SERVED	SEX SERVED	TAG	DESCRIPTION	COUNT	CURRENT REV
LEVEL U1	MF		TOILET, TANK STYLE	1	
				1	
LEVEL 01	MF		TOILET, TANK STYLE	1	
				1	
LEVEL 02	MF		LAVATORY, WALL MOUNTED	3	
LEVEL 02	MF		BATHTUB	2	
LEVEL 02	MF		BATHTUB	1	
LEVEL 02	MF		TOILET, TANK STYLE	3	
				9	
LEVEL 03	MF		LAVATORY, WALL MOUNTED	1	
LEVEL 03	MF		BATHTUB	1	
LEVEL 03	MF		TOILET, TANK STYLE	1	
				3	

LIFE SAFETY-OCCUPANCY- BUILDING

NUMBER	NAME	AREA	AREA PER OCCUPANT	OCCUPANTS	CURRENT REV
002	STORAGE	149.84 SF	300.00 SF	1	
004	MECHANICAL ROOM	314.70 SF	300.00 SF	2	
005	STORAGE	342.33 SF	300.00 SF	2	
006	STORAGE	27.66 SF	300.00 SF	1	
007	STORAGE	233.22 SF	300.00 SF	1	
008	STORAGE	233.22 SF	300.00 SF	1	
009	STORAGE	312.82 SF	300.00 SF	2	
010	STORAGE	398.68 SF	300.00 SF	2	
		2012.48 SF		12	
104	CONFERENCE ROOM	340.68 SF	15.00 SF	23	
105	ADMINISTRATION ROOM	347.53 SF	150.00 SF	3	
107	ACCESSIBLE RESTROOM	60.12 SF	150.00 SF	1	
108	CATALOGING ROOM	384.34 SF	150.00 SF	3	
109	STAFF BREAK ROOM	340.74 SF	150.00 SF	3	
110	WET PROCESSING ROOM	373.50 SF	150.00 SF	3	
112A	SOUTH PORCH	496.16 SF	7.00 SF	71	
112B	SOUTH PORCH	208.79 SF	7.00 SF	30	
		2551.85 SF		137	
204	NORTH OFFICE	342.80 SF	150.00 SF	3	
205	SOUTH OFFICE	254.51 SF	150.00 SF	2	
207	STORAGE ROOM	57.46 SF	300.00 SF	1	
208	WEST OFFICE	394.80 SF	150.00 SF	3	
208A	MECHANICAL CLOSET	18.00 SF	300.00 SF	1	
209	OFFICE	194.94 SF	150.00 SF	2	
212	OFFICE	112.47 SF	150.00 SF	1	
213	OFFICE	161.73 SF	150.00 SF	2	
		1536.71 SF		15	
304	STORAGE - FURNITURE	360.89 SF	300.00 SF	2	
305	STORAGE - EDUCATION MATERIALS	371.73 SF	300.00 SF	2	
		732.63 SF		4	
		6833.66 SF		168	

LEGEND- CODE COMP PLANS



GENERAL NOTES- CODE PLANS

- FIRE RESISTANCE RATINGS SHOWN ARE MINIMUM RATINGS REQUIRED. REFER TO PARTITION TYPES ON A0.11, AND SPECIFICATIONS, FOR MORE INFORMATION
- FIRE RESISTANCE RATINGS IN PARTITIONS ARE SHOWN WHERE PARTITIONS ARE NOT CUT BY DOORS, WINDOWS, STOREFRONTS, OR OTHER OBJECTS. RATED PARTITION MAY EXIST ABOVE OBJECTS.

D6
GC1.00 **LEGEND- CODE PLAN** 1/16" = 1'-0"

DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION

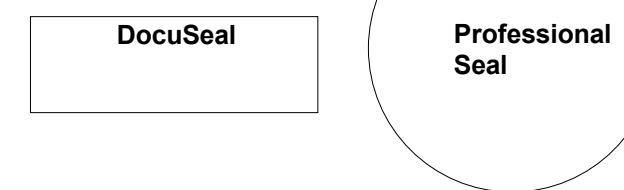
MICHAEL GRAVES
BALTIMORE, MD
233 E. Redwood Street, 12th Floor
Baltimore, MD 21202
T 410 290 9680
MICHAELGRAVES.COM

DRAWING CHECKED BY: KLG

Submission Name	Initials	Date
SCHEMATIC DESIGN	KLK	2024.01.08
DESIGN DEVELOPMENT (60% CDs)	KLK	2024.03.05
CONSTRUCTION DOCUMENTS (90% CDs)	NMM	2024.09.16

PROFESSIONAL CERTIFICATION:
I certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws under of the State of Maryland.

LICENSE NO. _____
EXPIRATION DATE: _____



The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
2425 Reedie Drive
Wheaton, Maryland 20902
(301) 495-2535

SUBMISSION / REVISION

Rev. No.	Date	Description
1	10/23/2024	HAWP APPLICATION

CODE COMPLIANCE SERIES INFORMATION
HISTORIC NEEDWOOD MANSION
Renovation
6700 NEEDWOOD ROAD DERWOOD, MD 20855
SCALE: As Shown

DWG. #

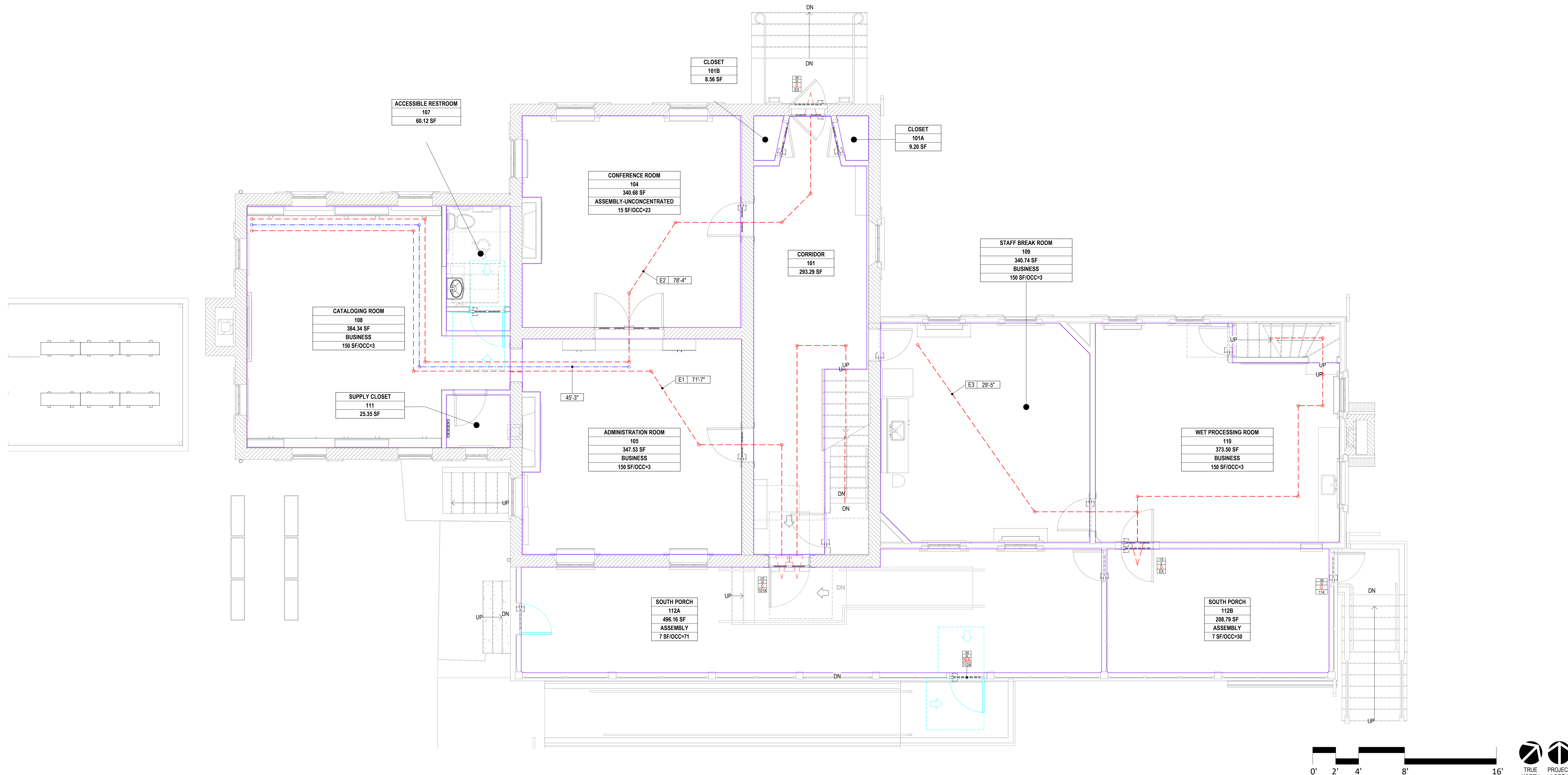
GC1.00

EXITING REQUIREMENTS- LEVEL 01					
NAME	AREA	OCCUPANTS	EXIT WIDTHS REQUIRED		CURRENT REV
			HORIZ EXITS	STAIRS	
<varies>	2888.26 SF	137	27.40"	41.10"	

DPS PERMIT USE

LIFE SAFETY-OCCUPANCY- LEVEL 01					
NUMBER	NAME	AREA	AREA PER OCCUPANT	OCCUPANTS	CURRENT REV
104	CONFERENCE ROOM	340.68 SF	15.00 SF	23	
105	ADMINISTRATION ROOM	347.53 SF	150.00 SF	3	
107	ACCESSIBLE RESTROOM	60.12 SF	150.00 SF	1	
108	CATALOGING ROOM	384.34 SF	150.00 SF	3	
109	STAFF BREAK ROOM	340.74 SF	150.00 SF	3	
110	WET PROCESSING ROOM	373.50 SF	150.00 SF	3	
		1846.90 SF		36	

LIFE SAFETY-OCCUPANCY- LEVEL 01 PORCH					
NUMBER	NAME	AREA	AREA PER OCCUPANT	OCCUPANTS	CURRENT REV
112A	SOUTH PORCH	496.16 SF	7.00 SF	71	
112B	SOUTH PORCH	208.79 SF	7.00 SF	30	
		704.95 SF		101	



FINAL PLAN

A1
GC1.01 **CODE COMPLIANCE PLAN- LEVEL 01**

DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION

MICHAEL GRAVES
BALTIMORE, MD
233 E. Redwood Street, 12th Floor
Baltimore, MD 21202
T 410 290 9680
MICHAELGRAVES.COM

DRAWING CHECKED BY: KLG

Submission Name	Initials	Date
SCHEMATIC DESIGN	KLK	2024.01.08
DESIGN DEVELOPMENT (60% CDs)	KLK	2024.03.05
CONSTRUCTION DOCUMENTS (90% CDs)	NMM	2024.09.16

PROFESSIONAL CERTIFICATION:
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LICENSE NO. _____
EXPIRATION DATE: _____

DocuSeal Professional Seal

The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
2425 Reedie Drive
Wheaton, Maryland 20902
(301) 495-2535

SUBMISSION / REVISION

Rev. No.	Date	Description
1	10/23/2024	HAWP APPLICATION

CODE COMPLIANCE PLAN- LEVEL 01

HISTORIC NEEDWOOD MANSION
Renovation
6700 NEEDWOOD ROAD DERWOOD, MD 20855
SCALE: As Shown

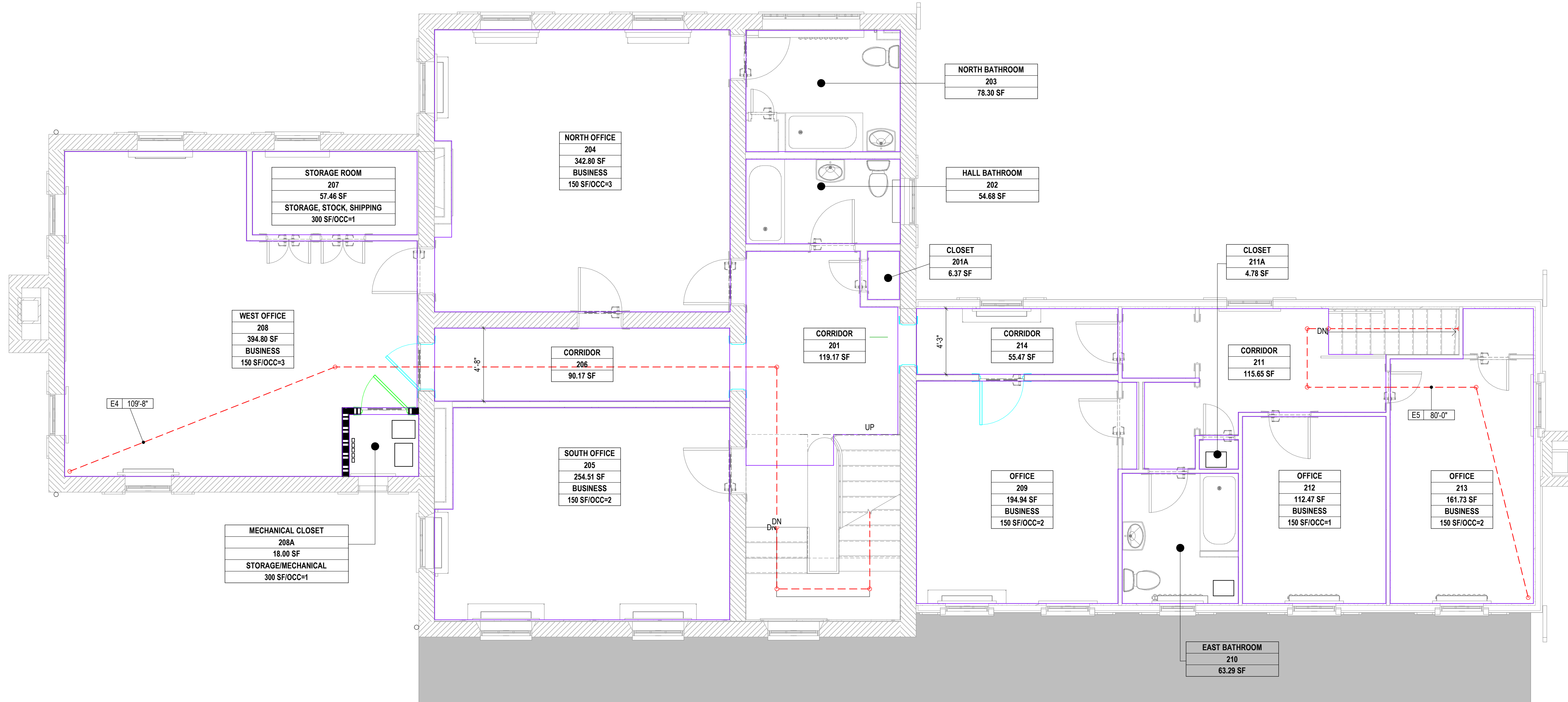
1/4" = 1'-0"

DWG. #
GC1.01

EXITING REQUIREMENTS- LEVEL 02					
NAME	AREA	OCCUPANTS	EXIT WIDTHS REQUIRED		CURRENT REV
			HORIZ EXITS	STAIRS	
<varies>	2124.59 SF	15	3.00"	4.50"	

DPS PERMIT USE

LIFE SAFETY-OCCUPANCY- LEVEL 02					
NUMBER	NAME	AREA	AREA PER OCCUPANT	OCCUPANTS	CURRENT REV
204	NORTH OFFICE	342.80 SF	150.00 SF	3	
205	SOUTH OFFICE	254.51 SF	150.00 SF	2	
207	STORAGE ROOM	57.46 SF	300.00 SF	1	
208	WEST OFFICE	394.80 SF	150.00 SF	3	
208A	MECHANICAL CLOSET	18.00 SF	300.00 SF	1	
209	OFFICE	194.94 SF	150.00 SF	2	
212	OFFICE	112.47 SF	150.00 SF	1	
213	OFFICE	161.73 SF	150.00 SF	2	
		1536.71 SF		15	



A1
GC1.02 CODE COMPLIANCE PLAN- LEVEL 02

DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION

MICHAEL GRAVES
BALTIMORE, MD
233 E. Redwood Street, 12th Floor
Baltimore, MD 21202
T 410 290 9680
MICHAELGRAVES.COM

DRAWING CHECKED BY: KLG			
Submission Name	Initials	Date	
SCHEMATIC DESIGN	KLK	2024.01.08	
DESIGN DEVELOPMENT (60% CDs)	KLK	2024.03.05	
CONSTRUCTION DOCUMENTS (90% CDs)	NMM	2024.09.16	

PROFESSIONAL CERTIFICATION:
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LICENSE NO. _____
EXPIRATION DATE: _____

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The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
2425 Reedie Drive
Wheaton, Maryland 20902
(301) 495-2535

SUBMISSION / REVISION		
Rev. No.	Date	Description
1	10/23/2024	HAWP APPLICATION

CODE COMPLIANCE PLAN- LEVEL 02

HISTORIC NEEDWOOD MANSION
Renovation
6700 NEEDWOOD ROAD DERWOOD, MD 20855
SCALE: As Shown

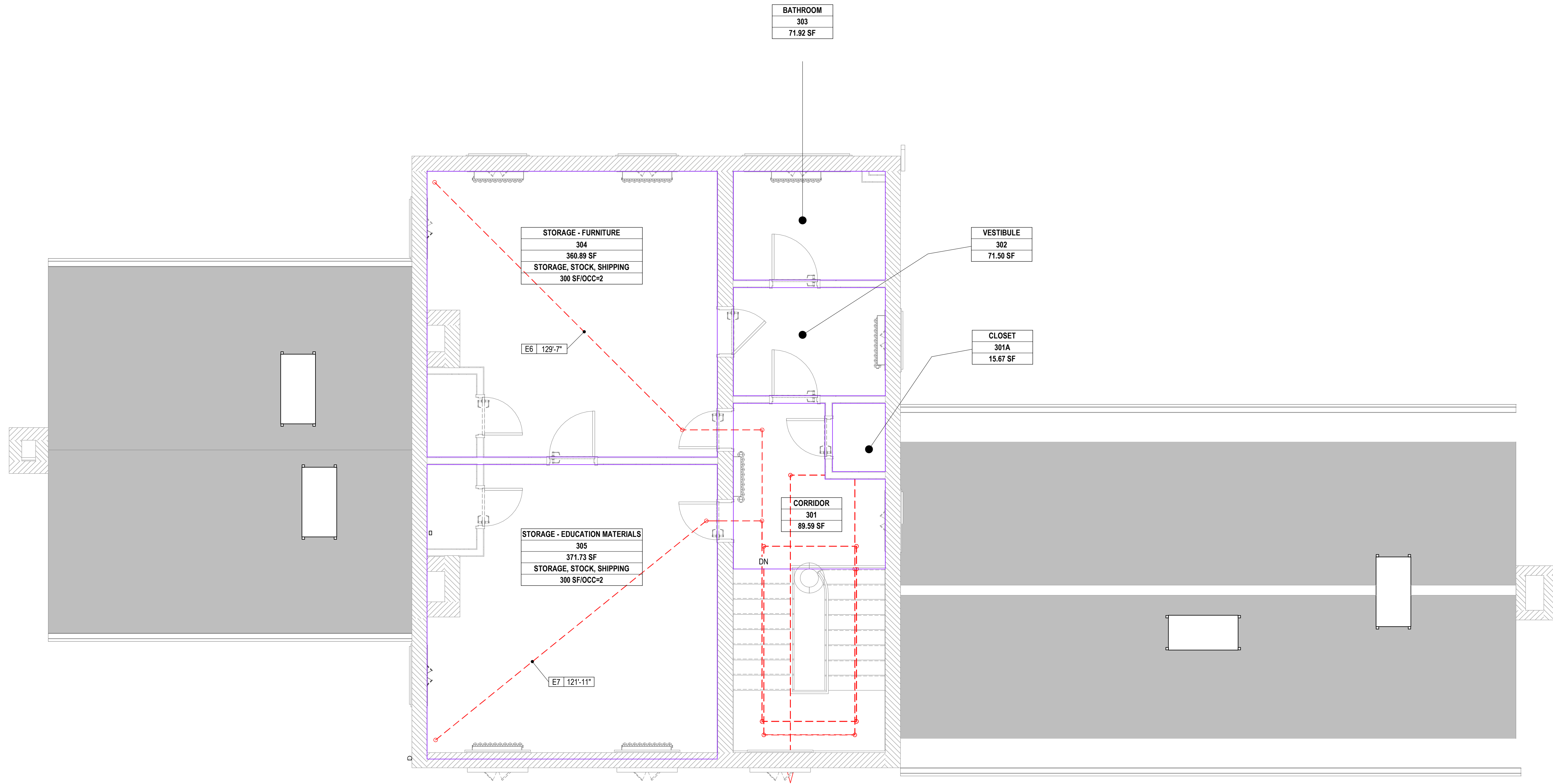
1/4" = 1'-0"

DWG. #
GC1.02

EXITING REQUIREMENTS- LEVEL 03					
NAME	AREA	OCCUPANTS	EXIT WIDTHS REQUIRED		CURRENT REV
			HORIZ EXITS	STAIRS	
<varies>	981.31 SF	4	0.80"	1.20"	

DPS PERMIT USE

LIFE SAFETY-OCCUPANCY- LEVEL 03					
NUMBER	NAME	AREA	AREA PER OCCUPANT	OCCUPANTS	CURRENT REV
304	STORAGE - FURNITURE	360.89 SF	300.00 SF	2	
305	STORAGE - EDUCATION MATERIALS	371.73 SF	300.00 SF	2	
		732.63 SF		4	



A1
GC1.03 **CODE COMPLIANCE PLAN- LEVEL 03**

DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION

BALTIMORE, MD
233 E. Redwood Street, 12th Floor
Baltimore, MD 21202
T 410 290 9680
MICHAELGRAVES.COM

DRAWING CHECKED BY: KLG

Submission Name	Initials	Date
SCHEMATIC DESIGN	KLK	2024.01.08
DESIGN DEVELOPMENT (60% CDs)	KLK	2024.03.05
CONSTRUCTION DOCUMENTS (90% CDs)	NMM	2024.09.16

PROFESSIONAL CERTIFICATION:
I certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws under of the State of Maryland.

LICENSE NO. _____
EXPIRATION DATE: _____

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The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
2425 Reedie Drive
Wheaton, Maryland 20902
(301) 495-2535

SUBMISSION / REVISION

Rev. No.	Date	Description
1	10/23/2024	HAWP APPLICATION

CODE COMPLIANCE PLAN- LEVEL 03

HISTORIC NEEDWOOD MANSION
Renovation
6700 NEEDWOOD ROAD DERWOOD, MD 20855
SCALE: As Shown

1/4" = 1'-0"

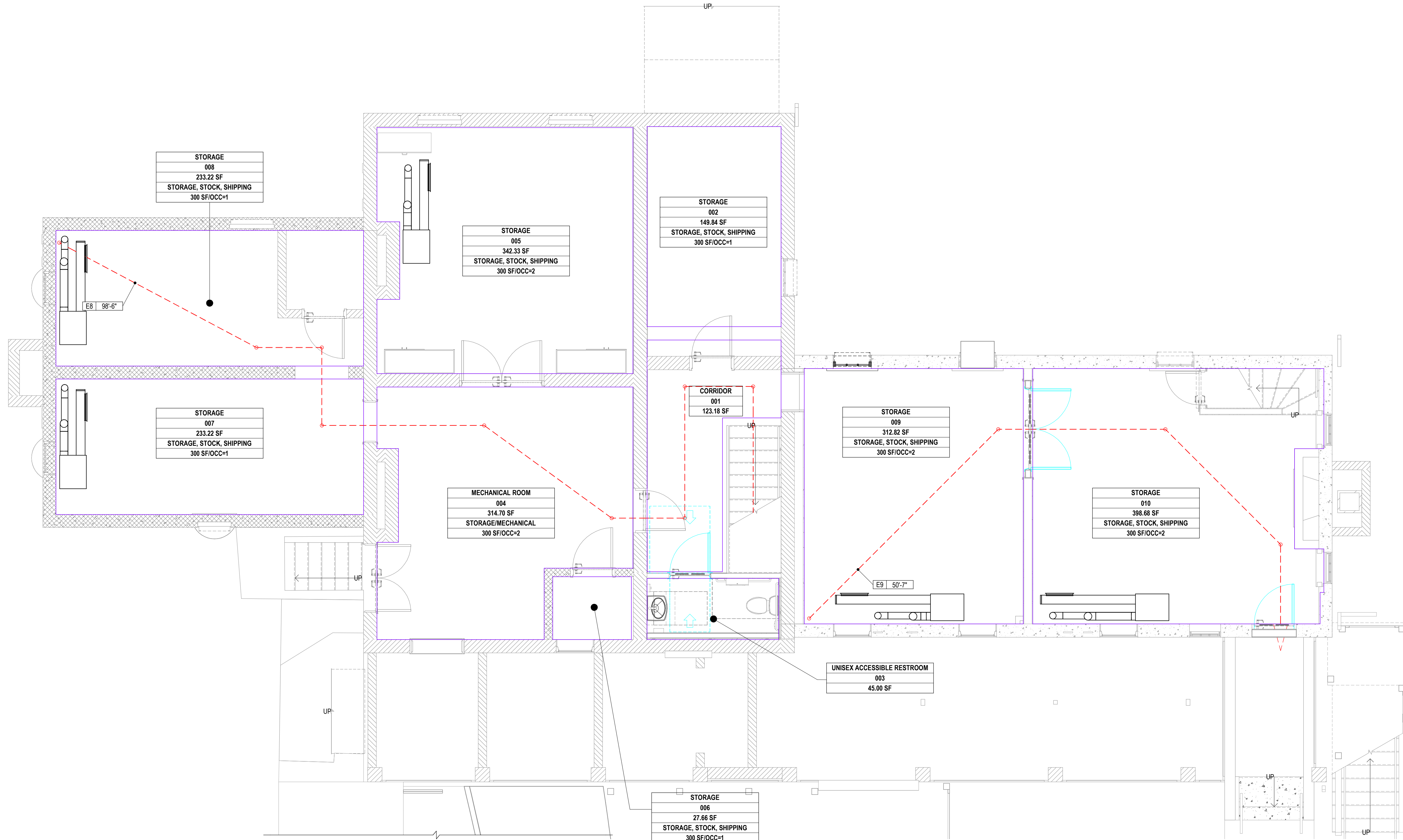
DWG. #
GC1.03

FINAL PLAN SHOWN

EXITING REQUIREMENTS- LEVEL U1					
NAME	AREA	OCCUPANTS	EXIT WIDTHS REQUIRED		CURRENT REV
			HORIZ EXITS	STAIRS	
<varies>	2180.66 SF	12	2.40"	3.60"	

DPS PERMIT USE

LIFE SAFETY-OCCUPANCY- LEVEL U1						
NUMBER	NAME	AREA	Level	AREA PER OCCUPANT	OCCUPANTS	CURRENT REV
002	STORAGE	149.84 SF	LEVEL U1	300.00 SF	1	
004	MECHANICAL ROOM	314.70 SF	LEVEL U1	300.00 SF	2	
005	STORAGE	342.33 SF	LEVEL U1	300.00 SF	2	
006	STORAGE	27.66 SF	LEVEL U1	300.00 SF	1	
007	STORAGE	233.22 SF	LEVEL U1	300.00 SF	1	
008	STORAGE	233.22 SF	LEVEL U1	300.00 SF	1	
009	STORAGE	312.82 SF	LEVEL U1	300.00 SF	2	
010	STORAGE	398.68 SF	LEVEL U1	300.00 SF	2	
		2012.48 SF			12	



A1 GC1.U1	CODE COMPLIANCE PLAN- LEVEL U1	1/4" = 1'-0"												
DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION	DRAWING CHECKED BY: Checker	PROFESSIONAL CERTIFICATION: I certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws under of the State of Maryland.												
BALTIMORE, MD 233 E. Redwood Street, 12th Floor Baltimore, MD 21202 T 410 290 9680 MICHAELGRAVES.COM	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Submission Name</th> <th>Initials</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>SCHEMATIC DESIGN</td> <td>KLG</td> <td>2024.01.08</td> </tr> <tr> <td>DESIGN DEVELOPMENT (60% CDs)</td> <td>KLG</td> <td>2024.03.05</td> </tr> <tr> <td>CONSTRUCTION DOCUMENTS (90% CDs)</td> <td>NMM</td> <td>2024.09.16</td> </tr> </tbody> </table>	Submission Name	Initials	Date	SCHEMATIC DESIGN	KLG	2024.01.08	DESIGN DEVELOPMENT (60% CDs)	KLG	2024.03.05	CONSTRUCTION DOCUMENTS (90% CDs)	NMM	2024.09.16	LICENSE NO. _____ EXPIRATION DATE: _____ <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; padding: 2px;">DocuSeal</div> <div style="border: 1px solid black; border-radius: 50%; padding: 5px;">Professional Seal</div> </div>
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The Maryland-National Capital Park and Planning Commission Montgomery County Department of Parks 2425 Reedie Drive Wheaton, Maryland 20902 (301) 495-2535	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3">SUBMISSION / REVISION</th> </tr> <tr> <th>Rev. No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/23/2024</td> <td>HAWP APPLICATION</td> </tr> </tbody> </table>	SUBMISSION / REVISION			Rev. No.	Date	Description	1	10/23/2024	HAWP APPLICATION	CODE COMPLIANCE PLAN- LEVEL U1 DWG. # <h1 style="margin: 0;">GC1.U1</h1>			
SUBMISSION / REVISION														
Rev. No.	Date	Description												
1	10/23/2024	HAWP APPLICATION												
HISTORIC NEEDWOOD MANSION Renovation 6700 NEEDWOOD ROAD DERWOOD, MD 20855 SCALE: As Shown														

DPS PERMIT USE

DEMOLITION PLAN NOTES	
NUM.	NOTE
2	SALVAGE WOOD PANELS AND ASSOCIATED TRIM FOR REINSTALLATION.
3	DEMOLISH FRAME WALL.
4	REMOVE TOILET
5	REMOVE SINK, CASEWORK, AND COUNTER
9	REMOVE PLUMBING FIXTURES
9	SALVAGE DOOR PANEL FOR REINSTALLATION. EXISTING FRAME AND TRIM TO REMAIN.
11	SALVAGE DOOR FOR REINSTALLATION.
14	ADD ALTERNATE: REMOVE BASE AND WALL CASEWORK, ASSOCIATED COUNTERS, APPLIANCES, WALL FINISHES, EXISTING FLOOR FINISH AND SUBFLOOR, AND EXISTING CEILING FINISH IN WET PROCESSING ROOM ONLY.
15	REMOVE EXISTING RAILING(S).
16	REMOVE EXISTING STAIRS.
17	SALVAGE SCREEN PORCH FRAMING FOR REINSTALLATION.
23	REMOVE DOOR.
24	DEMOLISH CONCRETE WALL
25	AT INDICATED LOCATION, REMOVE GYPSUM BOARD.



<p>A3 AD1.01</p>	<p>DEMOLITION PLAN-OVERALL- LEVEL 01</p> <p>DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION</p> <div style="display: flex; align-items: center;"> <div style="margin-right: 20px;"> <p>MICHAEL GRAVES</p> <p>BALTIMORE, MD 233 E. Redwood Street, 12th Floor Baltimore, MD 21202 T 410 290 9680 MICHAELGRAVES.COM</p> </div> <table border="1" style="font-size: 8px;"> <thead> <tr> <th colspan="4">DRAWING CHECKED BY: KLG</th> </tr> <tr> <th>Submission Name</th> <th>Initials</th> <th>Date</th> <th></th> </tr> </thead> <tbody> <tr> <td>SCHEMATIC DESIGN</td> <td>KLK</td> <td>2024.01.08</td> <td></td> </tr> <tr> <td>DESIGN DEVELOPMENT (60% CDs)</td> <td>KLK</td> <td>2024.03.05</td> <td></td> </tr> <tr> <td>CONSTRUCTION DOCUMENTS (90% CDs)</td> <td>NMM</td> <td>2024.09.16</td> <td></td> </tr> </tbody> </table> <div style="margin-left: 20px;"> <p>PROFESSIONAL CERTIFICATION: I certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws under of the State of Maryland.</p> <p>LICENSE NO. _____</p> <p>EXPIRATION DATE: _____</p> <div style="display: flex; align-items: center; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px 5px; margin-right: 10px;">DocuSeal</div> <div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-left: 10px;"> <div style="font-size: 8px; text-align: center;">Professional Seal</div> </div> </div> </div> </div>	DRAWING CHECKED BY: KLG				Submission Name	Initials	Date		SCHEMATIC DESIGN	KLK	2024.01.08		DESIGN DEVELOPMENT (60% CDs)	KLK	2024.03.05		CONSTRUCTION DOCUMENTS (90% CDs)	NMM	2024.09.16		<p>SUBMISSION / REVISION</p> <table border="1" style="font-size: 8px;"> <thead> <tr> <th>Rev. No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/23/2024</td> <td>HAWP APPLICATION</td> </tr> </tbody> </table>	Rev. No.	Date	Description	1	10/23/2024	HAWP APPLICATION	<p>DEMOLITION PLAN- LEVEL 01</p> <p>HISTORIC NEEDWOOD MANSION Renovation 6700 NEEDWOOD ROAD DERWOOD, MD 20855 SCALE: As Shown</p>	<p>DWG. #</p> <p style="font-size: 24px; font-weight: bold;">AD1.01</p>
DRAWING CHECKED BY: KLG																														
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DPS PERMIT USE

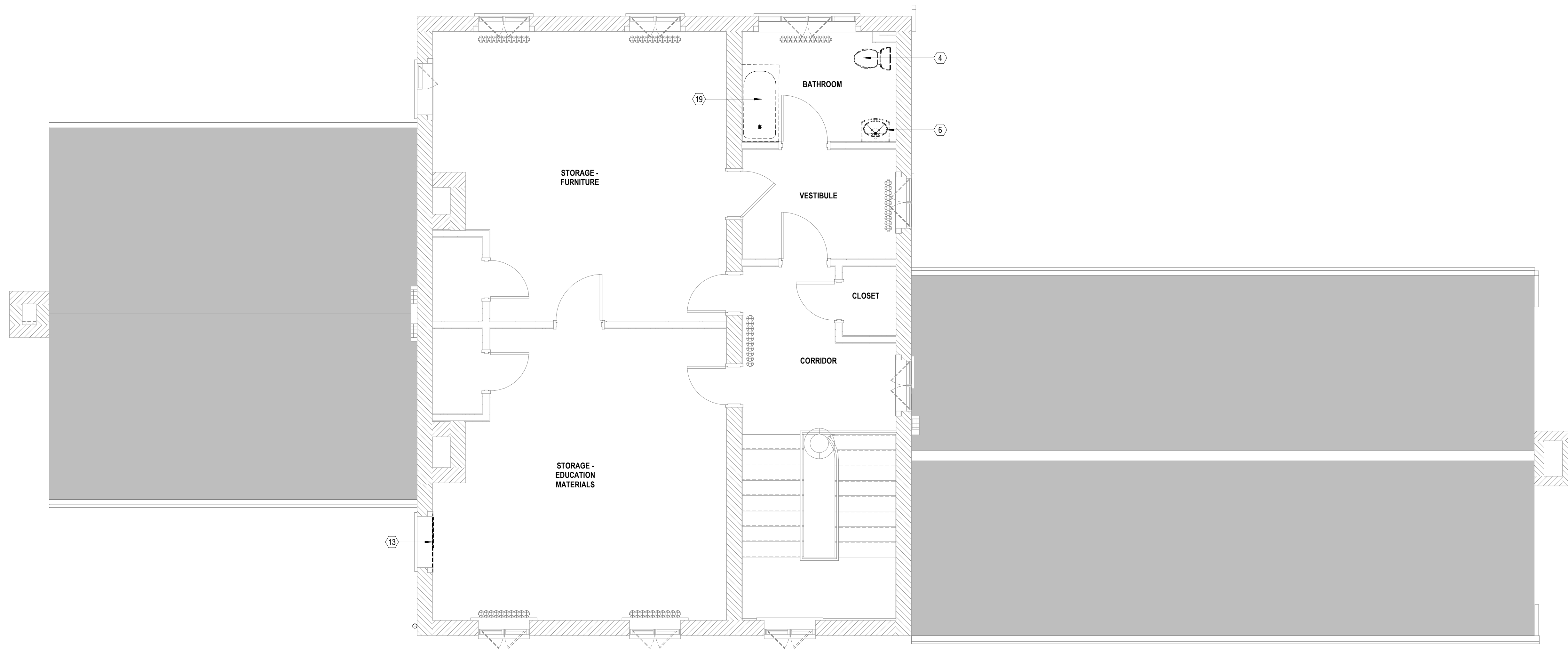
DEMOLITION PLAN NOTES	
NUM.	NOTE
1	SALVAGE DOOR AND ASSOCIATED TRIM AND DELIVER TO OWNER. LOCATION TO BE DETERMINED BY OWNER.
4	REMOVE TOILET
6	REMOVE LAVATORY
7	DEMOLISH SHOWER
8	SALVAGE RADIATOR AND RADIATOR COVER. CONTRACTOR TO SET ASIDE FOR OWNER REMOVAL FROM SITE.
20	REMOVE WALL TILE
21	SALVAGE WOOD WALL TRIM.
23	REMOVE DOOR.
26	SALVAGE DOOR, FRAME, AND ASSOCIATED TRIM FOR REINSTALLATION.



<p>A1 AD1.02</p> <p>DEMOLITION PLAN-OVERALL- LEVEL 02</p> <p>DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION</p> <div style="display: flex; align-items: center;"> <p style="font-size: 8px; margin: 0;">BALTIMORE, MD 233 E. Redwood Street, 12th Floor Baltimore, MD 21202 T 410 290 9680 MICHAELGRAVES.COM</p> </div>	<p>DRAWING CHECKED BY: KLG</p> <table border="1" style="width:100%; border-collapse: collapse; font-size: 8px;"> <thead> <tr> <th>Submission Name</th> <th>Initials</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>SCHEMATIC DESIGN</td> <td>KLG</td> <td>2024.01.08</td> </tr> <tr> <td>DESIGN DEVELOPMENT (60% CDs)</td> <td>KLG</td> <td>2024.03.05</td> </tr> <tr> <td>CONSTRUCTION DOCUMENTS (90% CDs)</td> <td>NMM</td> <td>2024.09.16</td> </tr> </tbody> </table>	Submission Name	Initials	Date	SCHEMATIC DESIGN	KLG	2024.01.08	DESIGN DEVELOPMENT (60% CDs)	KLG	2024.03.05	CONSTRUCTION DOCUMENTS (90% CDs)	NMM	2024.09.16	<p>PROFESSIONAL CERTIFICATION: I certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws under of the State of Maryland.</p> <p>LICENSE NO. _____</p> <p>EXPIRATION DATE: _____</p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; padding: 2px;">DocuSeal</div> <div style="border: 1px solid black; border-radius: 50%; padding: 5px; text-align: center;">Professional Seal</div> </div>	<p>The Maryland-National Capital Park and Planning Commission Montgomery County Department of Parks 2425 Reedie Drive Wheaton, Maryland 20902 (301) 495-2535</p>	<p>SUBMISSION / REVISION</p> <table border="1" style="width:100%; border-collapse: collapse; font-size: 8px;"> <thead> <tr> <th>Rev. No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/23/2024</td> <td>HAWP APPLICATION</td> </tr> </tbody> </table>	Rev. No.	Date	Description	1	10/23/2024	HAWP APPLICATION	<p>DEMOLITION PLAN- LEVEL 02</p> <p>HISTORIC NEEDWOOD MANSION Renovation 6700 NEEDWOOD ROAD DERWOOD, MD 20855 SCALE: As Shown</p>	<p>DWG. #</p> <p style="font-size: 24px; font-weight: bold;">AD1.02</p>
Submission Name	Initials	Date																						
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Rev. No.	Date	Description																						
1	10/23/2024	HAWP APPLICATION																						

DPS PERMIT USE

DEMOLITION PLAN NOTES	
NUM.	NOTE
4	REMOVE TOILET
6	REMOVE LAVATORY
13	REMOVE FLYWOOD AND WOOD PANEL COVERING OPENING.
19	REMOVE BATHTUB



A1
AD1.03 **DEMOLITION PLAN-OVERALL- LEVEL 03**

DESIGN PROFESSIONAL / FIRM(S) LOGO
AND CONTACT INFORMATION

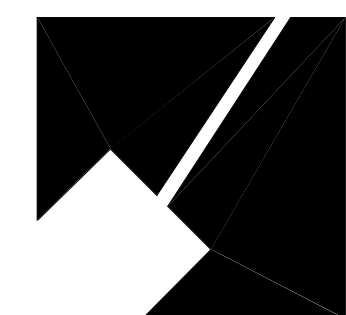
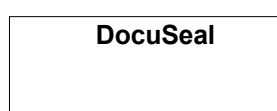
MICHAEL GRAVES
BALTIMORE, MD
233 E. Redwood Street, 12th Floor
Baltimore, MD 21202
T 410 290 9680
MICHAELGRAVES.COM

DRAWING CHECKED BY: KLG

Submission Name	Initials	Date
SCHEMATIC DESIGN	KLK	2024.01.08
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CONSTRUCTION DOCUMENTS (90% CDs)	NMM	2024.09.16

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Montgomery County Department of Parks
2425 Reedle Drive
Wheaton, Maryland 20902
(301) 495-2535

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Rev. No.	Date	Description
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DEMOLITION PLAN- LEVEL 03

HISTORIC NEEDWOOD MANSION
Renovation
6700 NEEDWOOD ROAD DERWOOD, MD 20855
SCALE: As Shown

1/4" = 1'-0"

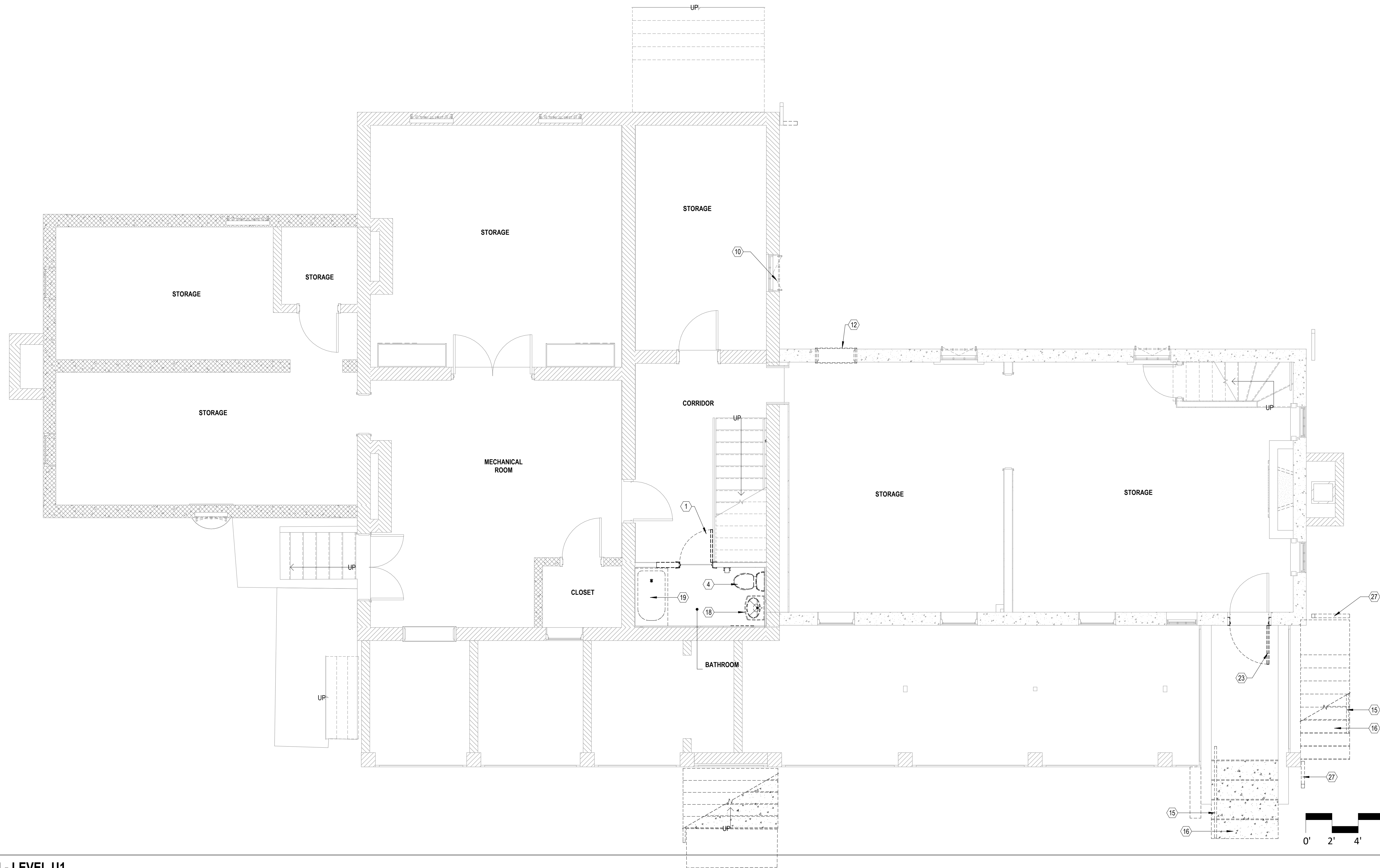
DWG. #

AD1.03

PARK CODE
PLAN SHOWN
FINAL SHOWN

DPS PERMIT USE

DEMOLITION PLAN NOTES	
NUM.	NOTE
1	SALVAGE DOOR AND ASSOCIATED TRIM AND DELIVER TO OWNER. LOCATION TO BE DETERMINED BY OWNER.
4	REMOVE TOILET
10	REMOVE FLYWOOD
12	REMOVE WINDOW AC UNIT AND METAL PANEL
15	REMOVE EXISTING RAILING(S)
16	REMOVE EXISTING STAIRS.
18	REMOVE LAVATORY
19	REMOVE BATHTUB
23	REMOVE DOOR.
27	RELOCATED DOWNSPOUT. REFER TO CIVIL DRAWINGS FOR NEW LOCATION.

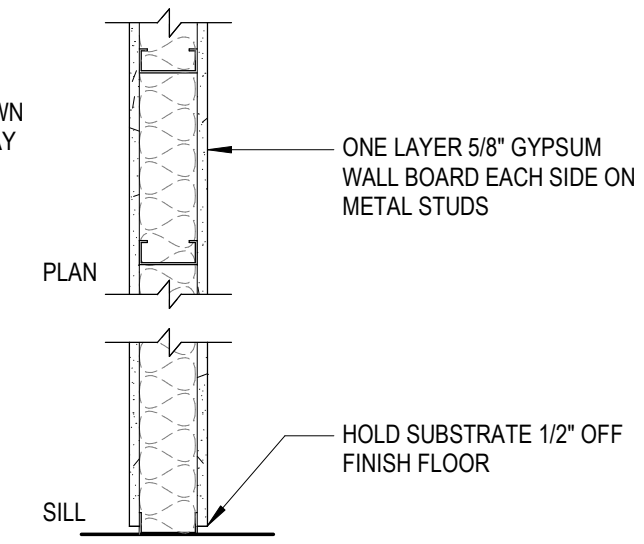


<p>A1 AD1.U1</p> <p>DEMOLITION PLAN-OVERALL- LEVEL U1</p> <p>DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION</p>	<p>DRAWING CHECKED BY: KLG</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Submission Name</th> <th>Initials</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>SCHEMATIC DESIGN</td> <td>KLG</td> <td>2024.01.08</td> </tr> <tr> <td>DESIGN DEVELOPMENT (60% CDs)</td> <td>KLG</td> <td>2024.03.05</td> </tr> <tr> <td>CONSTRUCTION DOCUMENTS (90% CDs)</td> <td>NMM</td> <td>2024.09.16</td> </tr> </tbody> </table>	Submission Name	Initials	Date	SCHEMATIC DESIGN	KLG	2024.01.08	DESIGN DEVELOPMENT (60% CDs)	KLG	2024.03.05	CONSTRUCTION DOCUMENTS (90% CDs)	NMM	2024.09.16	<p>PROFESSIONAL CERTIFICATION: I certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws under of the State of Maryland.</p> <p>LICENSE NO. _____</p> <p>EXPIRATION DATE: _____</p> <div style="text-align: center;"> </div>	<div style="text-align: center;"> <p>The Maryland-National Capital Park and Planning Commission Montgomery County Department of Parks 2425 Reedle Drive Wheaton, Maryland 20902 (301) 495-2535</p> </div>	<p>SUBMISSION / REVISION</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Rev. No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/23/2024</td> <td>HAWP APPLICATION</td> </tr> </tbody> </table>	Rev. No.	Date	Description	1	10/23/2024	HAWP APPLICATION	<p>DEMOLITION PLAN- LEVEL U1</p> <p>HISTORIC NEEDWOOD MANSION Renovation 6700 NEEDWOOD ROAD DERWOOD, MD 20855 SCALE: As Shown</p>	<p>DWG. #</p> <p style="font-size: 2em; font-weight: bold;">AD1.U1</p>
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FINAL PLAN

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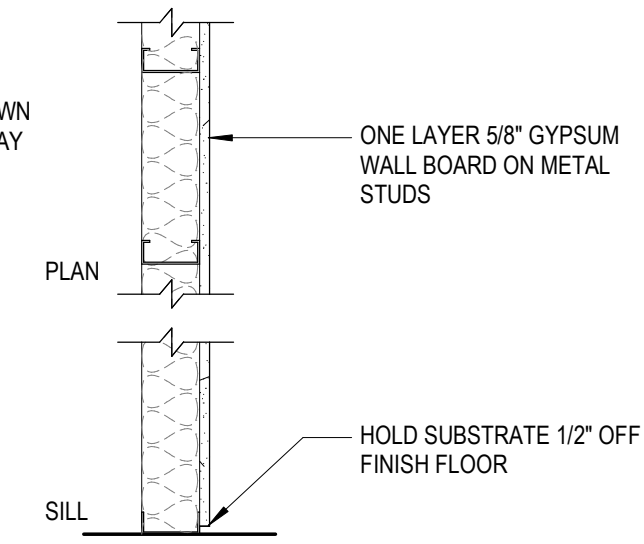
REFER TO PARTITION TAG FOR FIRE RATING, HEIGHT / HEAD CONDITION DETAIL, AND INSULATION INFORMATION (SHOWN HERE FOR REFERENCE ONLY- MAY NOT EXIST)



TAG	STUD SIZE	OVERALL THICKNESS	UL ASSEMB (IF RATED)
Maa4	4"	5 1/4"	U419
Maa4	4"	5 1/4"	U419
Maa6	6"	7 1/4"	U419

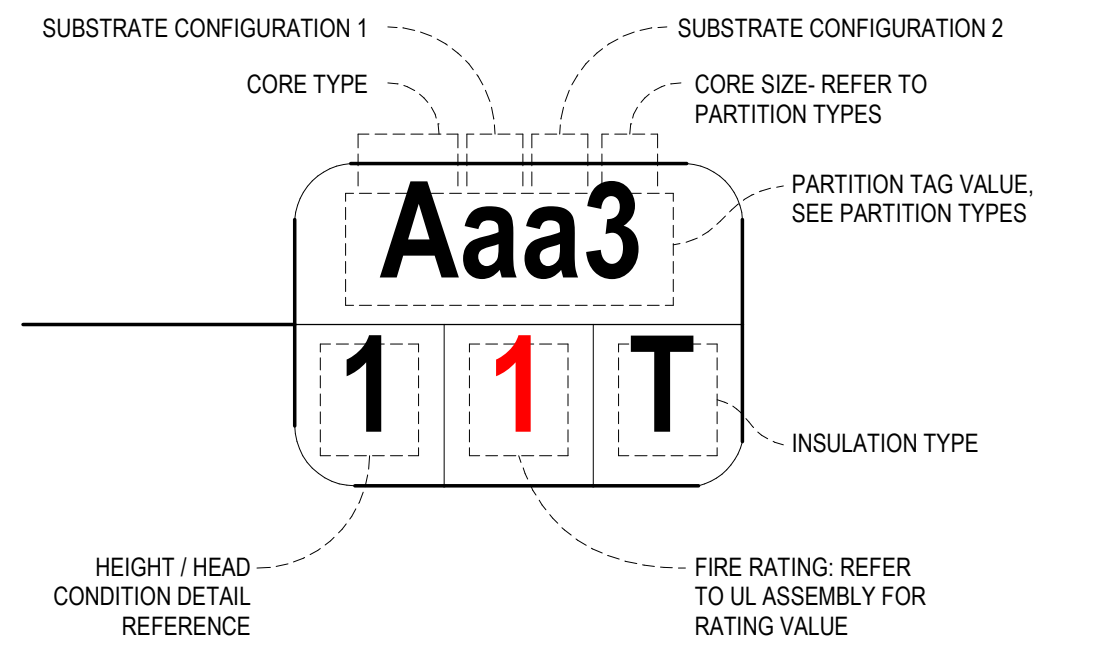
PARTITION TYPE - Maa_

REFER TO PARTITION TAG FOR FIRE RATING, HEIGHT / HEAD CONDITION DETAIL, AND INSULATION INFORMATION (SHOWN HERE FOR REFERENCE ONLY- MAY NOT EXIST)



TAG	STUD SIZE	OVERALL THICKNESS	UL ASSEMB (IF RATED)
Ma3	3-5/8"	4 1/4"	
Ma4	3-5/8"	4 5/8"	

PARTITION TYPE - Ma_



CORE TYPES

- C. CAST IN PLACE CONCRETE
- G. CONCRETE MASONRY UNIT (GROUTED SOLID)
- H. CONCRETE MASONRY UNIT (HOLLOW)
- M. METAL STUD FRAMING / METAL FURRING
- MM. METAL STUD FRAMING (2 ROWS, PARALLEL WITH PRESCRIBED AIR GAP BETWEEN)
- S. METAL SHAFT WALL CH STUD
- T. TILT-UP CONCRETE PANEL
- W. WOOD STUD FRAMING / WOOD FURRING
- WW. WOOD STUD FRAMING (2 ROWS, PARALLEL WITH PRESCRIBED AIR GAP BETWEEN)

SUBSTRATE CONFIGURATIONS

- a. 5/8" GWB (1 LAYER)
- b. 5/8" GWB (2 LAYER)
- c. 5/8" GWB (3 LAYER)
- d. 5/8" GWB (4 LAYER)
- e. 1/2" GWB (1 LAYER)
- f. 1/2" GWB (2 LAYER)
- g. 3/4" PLWD (1 LAYER)
- h. 1/2" PLWD (1 LAYER)
- i. 5/8" GWB (1 LAYER), 3/4" PLYWD (1 LAYER)
- j. 5/8" GWB (1 LAYER), 1/2" PLYWD (1 LAYER)
- k. 1/2" GWB (1 LAYER), 3/4" PLYWD (1 LAYER)
- l. 1/2" GWB (1 LAYER), 1/2" PLYWD (1 LAYER)
- n. 5/8" CMT (1 LAYER)
- o. 5/8" CMT (1 LAYER), 5/8" GWB (1 LAYER)
- p. 1/2" CMT (1 LAYER)
- q. 1/2" CMT (1 LAYER), 1/2" GWB (1 LAYER)
- r. 1/2" RESILIENT CHANNEL, 5/8" GWB (1 LAYER)
- s. 1" SHAFT LINER (1 LAYER)
- u. 5/8" GWB (1 LAYER), 1-1/8" ISOLATION CLIP
- v. 5/8" GWB (1 LAYER), 1-1/8" ISOLATION CLIP, 5/8" GWB (1 LAYER)
- w. 5/8" GWB (1 LAYER), 1-1/8" ISOLATION CLIP, 3/4" PLYWD (1 LAYER)
- x. 5/8" GWB (2 LAYER), 1-1/8" ISOLATION CLIP
- y. 5/8" GWB (2 LAYER), 1-1/8" ISOLATION CLIP, 5/8" GWB (1 LAYER)
- z. 5/8" GWB (2 LAYER), 1-1/8" ISOLATION CLIP, 3/4" PLYWD. (1 LAYER)
- (None) CORE ONLY

INSULATION TYPES

- A. ACOUSTIC- 2.5" GLASS FIBER
- B. ACOUSTIC- 3.5" GLASS FIBER
- C. ACOUSTIC- TYPE 3
- T. THERMAL INSULATION

A6	PARTITION TYPE LEGEND	1" = 1'-0"
AE6.01L		

DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION

BALTIMORE, MD
233 E. Redwood Street, 12th Floor
Baltimore, MD 21202
T 410 290 9680
MICHAELGRAVES.COM

DRAWING CHECKED BY: Checker

Submission Name	Initials	Date
SCHEMATIC DESIGN	KLG	2024.01.08
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2425 Reedie Drive
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PARTITION TYPES - METAL STUD

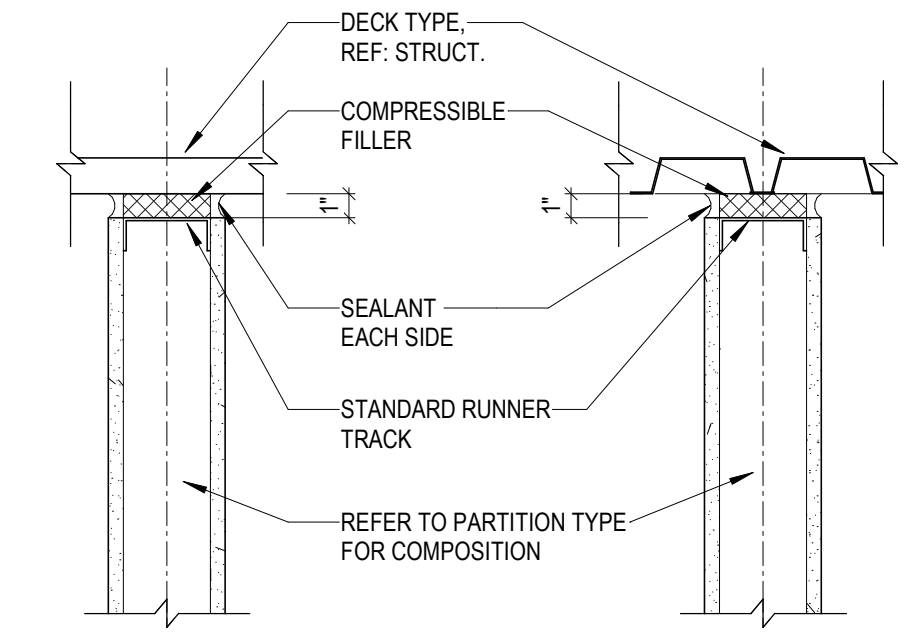
HISTORIC NEEDWOOD MANSION
Renovation
6700 NEEDWOOD ROAD DERWOOD, MD 20855
SCALE: As Shown

DWG. #

AE6.01L

FINAL PRINTED PLAN SHOWN PARK CODE

DPS PERMIT USE

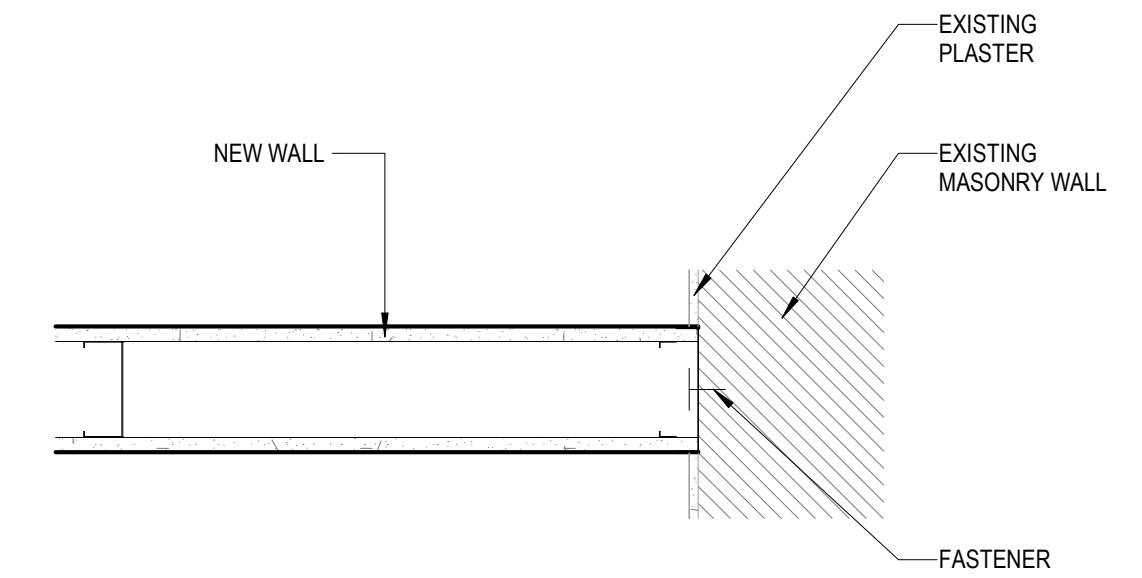


PERPENDICULAR TO DECK RIBS, OR FLAT CONC. DECK PARALLEL TO DECK RIBS

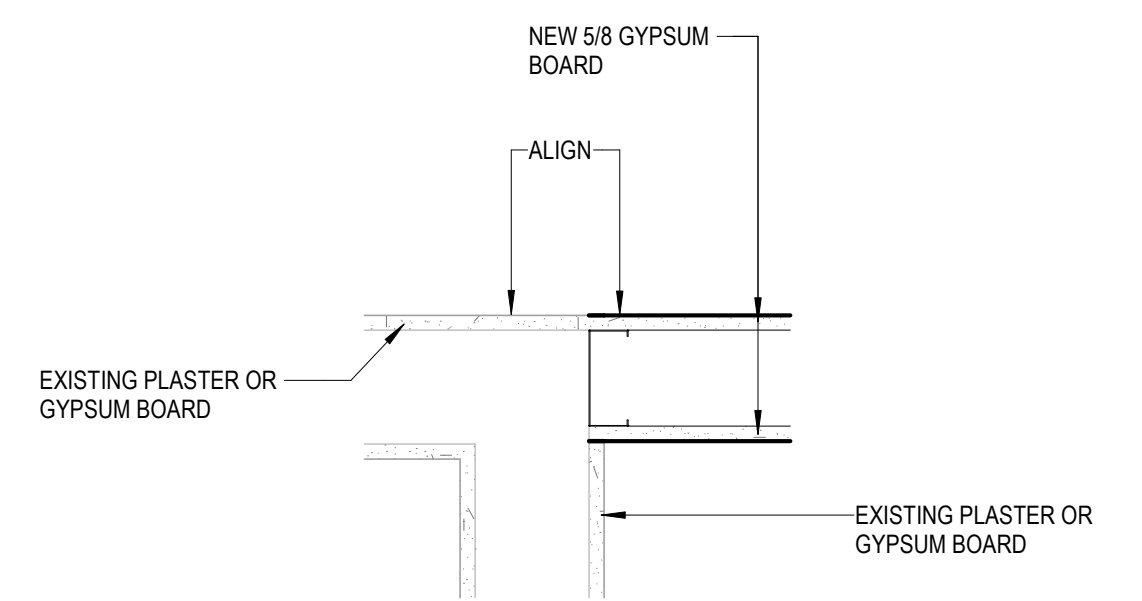
(PARTITION TO DECK)



C5 AE6.05	HEAD CONDITION "1"	1 1/2" = 1'-0"
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B5 AE6.05	NEW WALL AT EXISTING MASONRY WALL 1 1/2" = 1'-0"	
--------------	--	--



A5 AE6.05	NEW WALL AT EXISTING WALL	1 1/2" = 1'-0"
--------------	---------------------------	----------------

FINAL, SEANNED

PLAN, SEANNED

PARK CODE

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MICHAEL GRAVES
 BALTIMORE, MD
 233 E. Redwood Street, 12th Floor
 Baltimore, MD 21202
 T 410 290 9680
 MICHAELGRAVES.COM

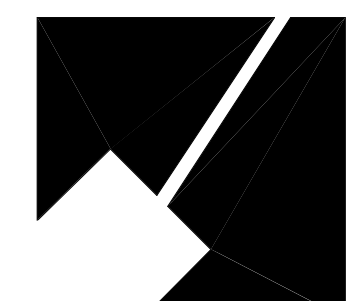
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 Montgomery County Department of Parks
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SUBMISSION / REVISION

Rev. No.	Date	Description
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PARTITION DETAILS

HISTORIC NEEDWOOD MANSION
 Renovation
 6700 NEEDWOOD ROAD DERWOOD, MD 20855
 SCALE: As Shown

DWG. #

AE6.05

DPS PERMIT USE

FINISH SCHEDULE

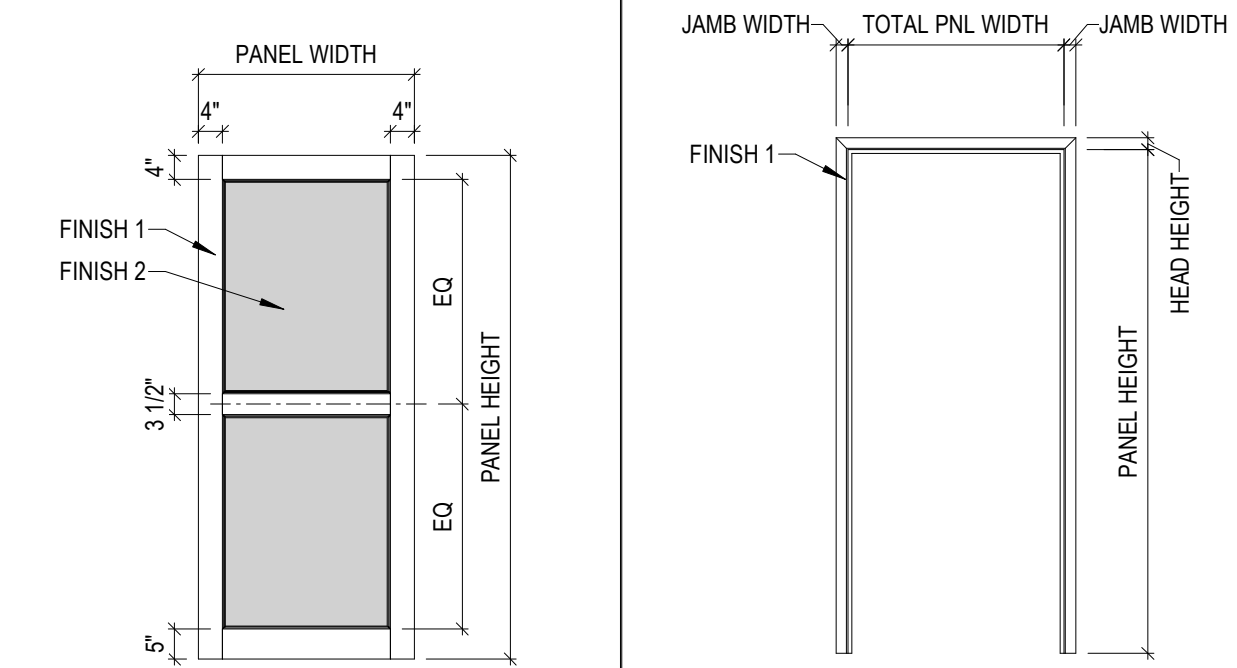
Table with columns: LEVEL, NUMBER, NAME, Base Finish, Floor Finish, Wall Finish, Ceiling Finish, Comments. Rows include LEVEL U1 (CORRIDOR, BATHROOM, STORAGE) and LEVEL 02 (CORRIDOR, SOUTH OFFICE, WEST OFFICE, etc.).

DOOR SCHEDULE (NEW)

Table with columns: Prfx_Loc_Descript on, DOOR (NUMBER, FIRE RATING, NUM OF PNLS), DOOR PANELS (PANEL TYPE, DIMENSIONS), DOOR FRAME (FACE DIMENSIONS, JAMB WIDTH, HEAD HEIGHT, DEPTH), COMMENTS, NUMBER, CURRENT REV. Rows include LEVEL U1 and LEVEL 02.

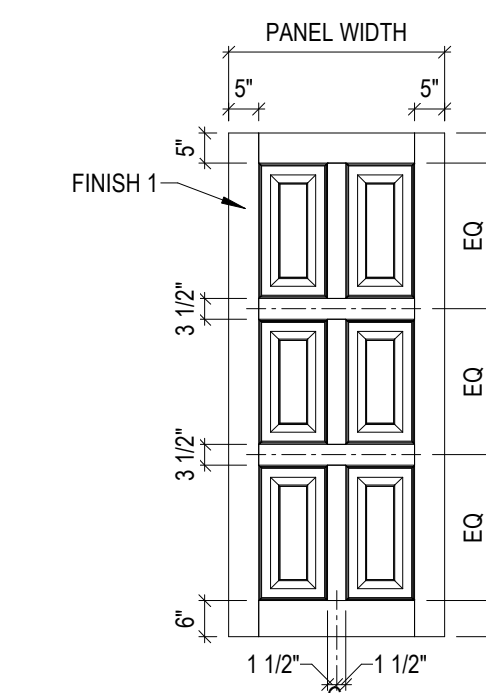
DOOR SCHEDULE- CORE AND SHELL (EXISTING)

Table with columns: DOOR (NUMBER, FIRE RATING, NUM OF PNLS), DOOR PANELS (PANEL TYPE, DIMENSIONS), DOOR FRAME (FACE DIMENSIONS, JAMB WIDTH, HEAD HEIGHT, DEPTH), COMMENTS, NUMBER, CURRENT REV. Rows include LEVEL U1, PORCH FLOOR, LEVEL 01, and LEVEL 02.



PNL.E21G.WD

FRM.001.WD4



PNL.E32.WD

PLAN DRAWING

PARK CODE

DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION. MICHAEL GRAVES, BALTIMORE, MD. 233 E. Redwood Street, 12th Floor.

Table with columns: Submission Name, Initials, Date. Rows include SCHEMATIC DESIGN, DESIGN DEVELOPMENT (60% CDs), CONSTRUCTION DOCUMENTS (90% CDs).

PROFESSIONAL CERTIFICATION: I certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws under of the State of Maryland. Includes DocuSeal and Professional Seal.

The Maryland-National Capital Park and Planning Commission. Montgomery County Department of Parks, 2425 Reedie Drive, Wheaton, Maryland 20902, (301) 495-2535.

SUBMISSION / REVISION table with columns: Rev. No., Date, Description. Row 1: 1, 10/23/2024, HAWP APPLICATION.

SCHEDULES: HISTORIC NEEDWOOD MANSION Renovation, 6700 NEEDWOOD ROAD DERWOOD, MD 20855, SCALE: As Shown. DWG. # AE6.13

DPS PERMIT USE

WINDOW REHABILITATION SCHEDULE

ELEVATION	NUMBER	WINDOW MATERIAL	GENERAL			FRAME	SASH			GLAZING		MISCELLANEOUS		
			PREP, PRIME, AND PAINT WINDOW	INSTALL NEW WINDOW	INSTALL OPERABLE METAL STORM WINDOW	REPAIR WINDOW FRAME	REPAIR WINDOW SASH(ES)	INSTALL MISSING SASH(ES)	MAKE OPERABLE	REPLACE GLAZING PUTTY	REPLACE BROKEN LITE	REMOVE MULCH/VEGETATION FROM WINDOW WELL	REMOVE WINDOW AC UNIT	REMOVE PLYWOOD
LEVEL U1														
NORTH	N003	WOOD	X	X	X								X	
	N005	WOOD	X			X			X					
	N006	METAL	X		X							X		
EAST	E003	WOOD	X						X		X			X
	S001	METAL	X						X			X		
SOUTH	S004	WOOD	X								X			
	S006	WOOD	X								X			
	W001	METAL	X									X		
WEST	W002	METAL	X									X		X
LEVEL 1														
NORTH	N101	WOOD	X										X	
	N107	WOOD	X		X								X	
WEST	W101	WOOD	X		X								X	
	W104	WOOD	X										X	
LEVEL 2														
NORTH	N204	WOOD	X		X									
	N206	WOOD	X		X									
	N207	WOOD	X		X									
EAST	E201	WOOD	X										X	
	S203	WOOD	X										X	
SOUTH	S206	WOOD	X						X		X			
	S207	WOOD	X										X	
	S210	WOOD	X										X	
WEST	W201	WOOD	X		X								X	
LEVEL 3														
NORTH	N301	WOOD	X			X	X		X					
	N302	WOOD	X		X	X	X		X					
	N303	WOOD	X			X	X		X					
EAST	E301	WOOD	X			X			X					
	E302	WOOD	X		X	X	X		X					
SOUTH	S302	WOOD	X			X	X		X					
	W301	WOOD	X					X						
WEST	W301	WOOD	X					X						
	W302	WOOD	X					X					X	

FINAL SEANNED

PLAN SEANNED

PARK CODE

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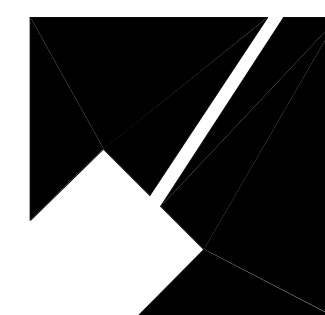
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SCHEDULES

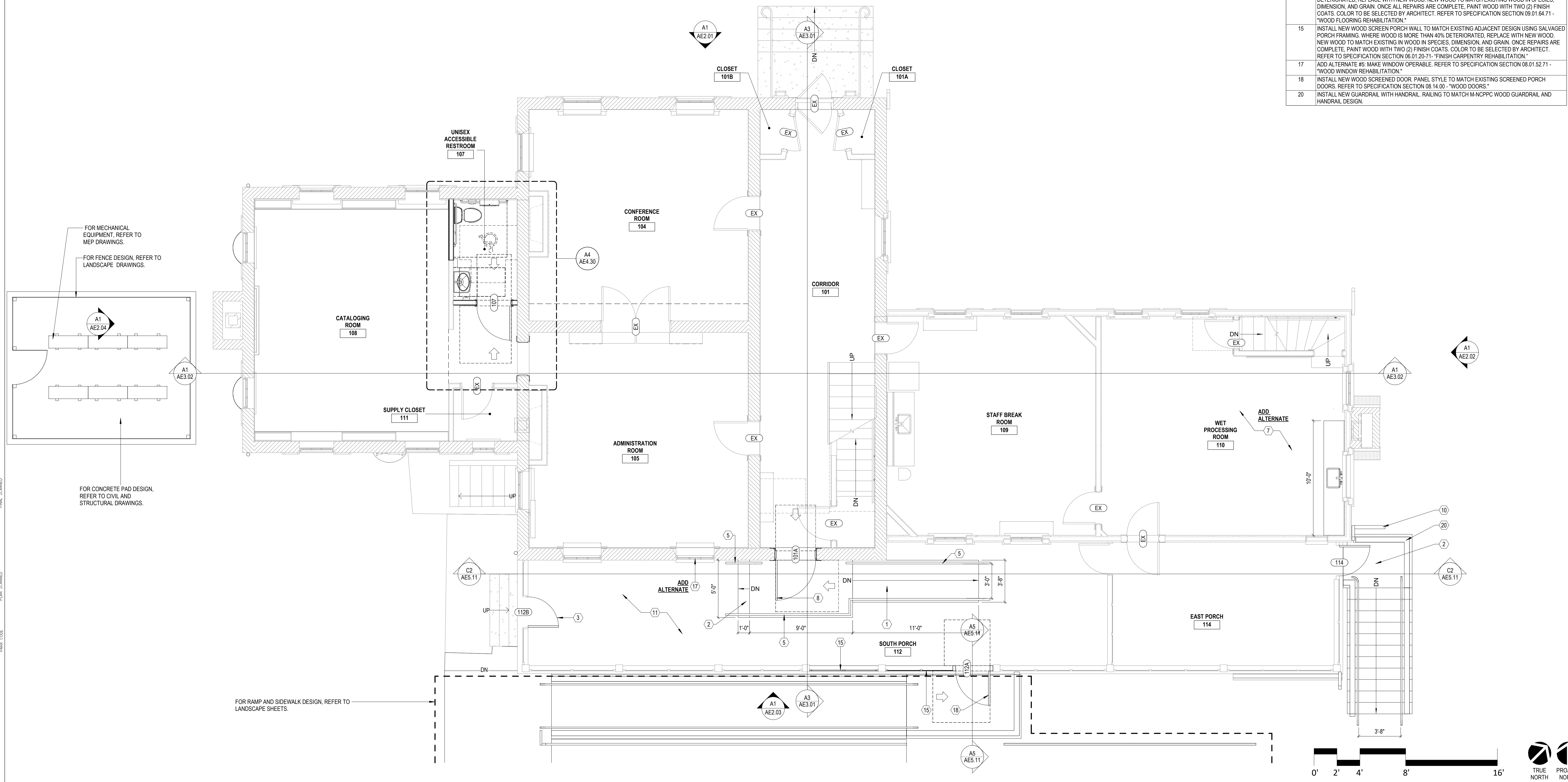
HISTORIC NEEDWOOD MANSION
 Renovation
 6700 NEEDWOOD ROAD DERWOOD, MD 20855
 SCALE: As Shown

DWG. #

AE6.14

DPS PERMIT USE

NUM.	NOTE
1	INSTALL NEW WOOD RAMP AND LANDING.
2	INSTALL NEW WOOD STAIRS AND LANDING. REFER TO SPECIFICATION SECTION 06.43.00 - "WOOD STAIR AND RAILINGS."
3	INSTALL SALVAGED DOOR AND TRIM. REFER TO DOOR SCHEDULE FOR SIZE.
5	INSTALL NEW METAL HANDRAIL. REFER TO LANDSCAPE SHEETS FOR DESIGN.
7	ADD ALTERNATE: INSTALL PLYWOOD SUBFLOOR, NEW FLOOR FINISH, NEW GYPSUM BOARD CEILING, AND NEW COUNTERTOP SINK IN WET PROCESSING ROOM ONLY.
8	INSTALL SALVAGED MAIN ENTRANCE DOOR PANELS. COMBINE DOOR PANELS TO CREATE ONE DOOR PANEL. REFER TO SHEET A6.13L.
10	RELOCATED DOWNSPOUT. REFER TO CIVIL DRAWINGS.
11	REPAIR EXISTING WOOD PORCH FLOOR. REPAIR DAMAGED WOOD AS REQUIRED, USING EPOXY WOOD REPAIR SYSTEM ON DETERIORATED PORTIONS. WHERE WOOD IS MORE THAN 40% DETERIORATED, REPLACE WITH NEW WOOD. NEW WOOD TO MATCH EXISTING WOOD IN SPECIES, DIMENSION, AND GRAIN. ONCE ALL REPAIRS ARE COMPLETE, PAINT WOOD WITH TWO (2) FINISH COATS. COLOR TO BE SELECTED BY ARCHITECT. REFER TO SPECIFICATION SECTION 09.01.64.71 - "WOOD FLOORING REHABILITATION."
15	INSTALL NEW WOOD SCREEN PORCH WALL TO MATCH EXISTING ADJACENT DESIGN USING SALVAGED PORCH FRAMING. WHERE WOOD IS MORE THAN 40% DETERIORATED, REPLACE WITH NEW WOOD. NEW WOOD TO MATCH EXISTING IN WOOD IN SPECIES, DIMENSION, AND GRAIN. ONCE REPAIRS ARE COMPLETE, PAINT WOOD WITH TWO (2) FINISH COATS. COLOR TO BE SELECTED BY ARCHITECT. REFER TO SPECIFICATION SECTION 06.01.20-71 - "FINISH CARPENTRY REHABILITATION."
17	ADD ALTERNATE #5: MAKE WINDOW OPERABLE. REFER TO SPECIFICATION SECTION 08.01.52.71 - "WOOD WINDOW REHABILITATION."
18	INSTALL NEW WOOD SCREENED DOOR. PANEL STYLE TO MATCH EXISTING SCREENED PORCH DOORS. REFER TO SPECIFICATION SECTION 08.14.00 - "WOOD DOORS."
20	INSTALL NEW GUARDRAIL WITH HANDRAIL. RAILING TO MATCH M-NCPPC WOOD GUARDRAIL AND HANDRAIL DESIGN.



FINAL PRINTED PLAN CODE



A1 AE1.01 FLOOR PLAN-OVERALL- LEVEL 01 **1/4" = 1'-0"**

DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION

MICHAEL GRAVES
 BALTIMORE, MD
 233 E. Redwood Street, 12th Floor
 Baltimore, MD 21202
 T 410 290 9680
 MICHAELGRAVES.COM

DRAWING CHECKED BY: KLG

Submission Name	Initials	Date
SCHEMATIC DESIGN	KLK	2024.01.08
DESIGN DEVELOPMENT (60% CDs)	KLK	2024.03.05
CONSTRUCTION DOCUMENTS (90% CDs)	NMM	2024.09.16

PROFESSIONAL CERTIFICATION:
 I certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws under of the State of Maryland.

LICENSE NO. _____
 EXPIRATION DATE: _____

DocuSeal Professional Seal

The Maryland-National Capital Park and Planning Commission
 Montgomery County Department of Parks
 2425 Reedie Drive
 Wheaton, Maryland 20902
 (301) 495-2535

SUBMISSION / REVISION

Rev. No.	Date	Description
1	10/23/2024	HAWP APPLICATION

FLOOR PLAN- LEVEL 01

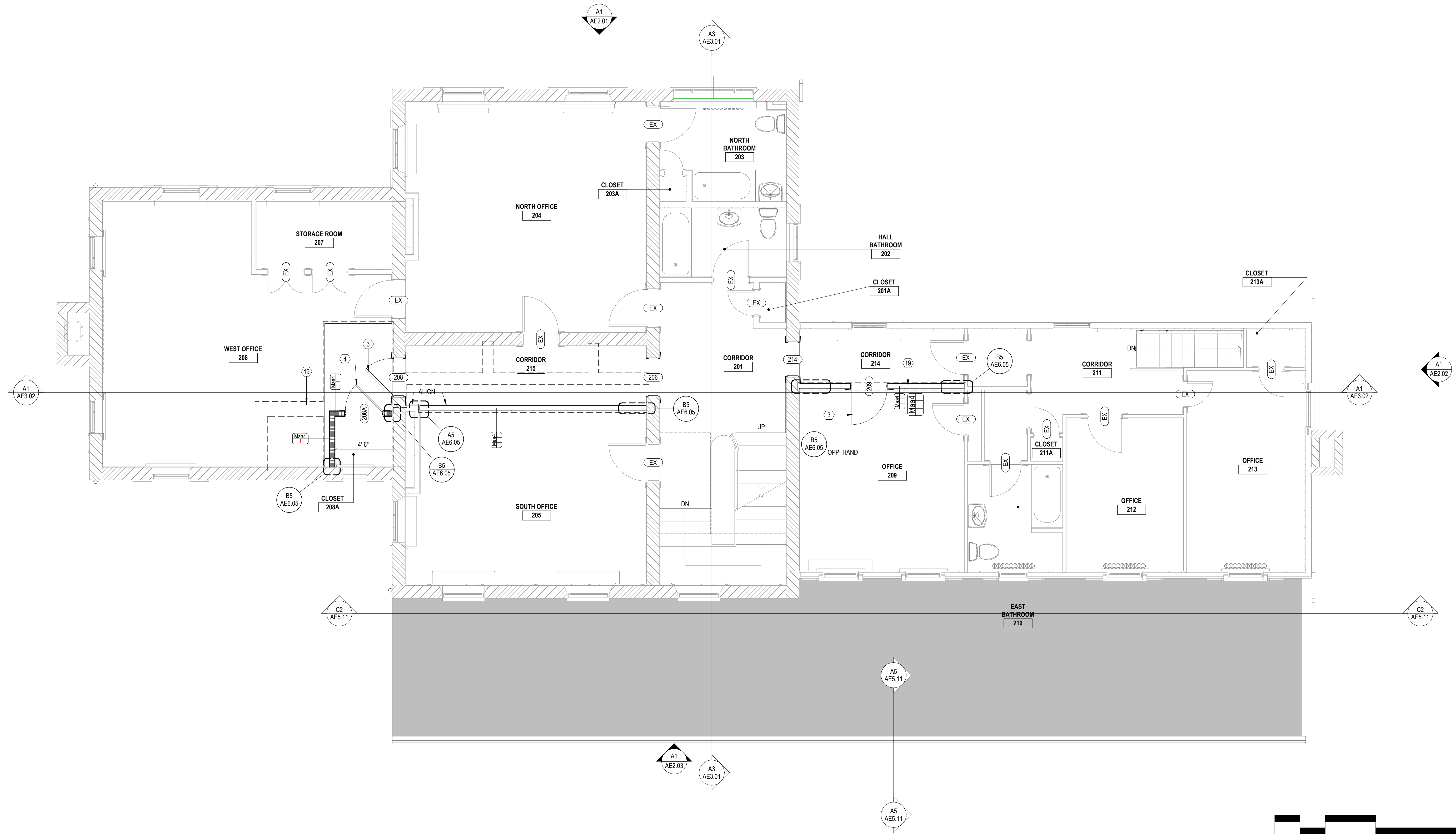
HISTORIC NEEDWOOD MANSION
 Renovation
 6700 NEEDWOOD ROAD DERWOOD, MD 20855
 SCALE: As Shown

DWG. #

AE1.01

DPS PERMIT USE

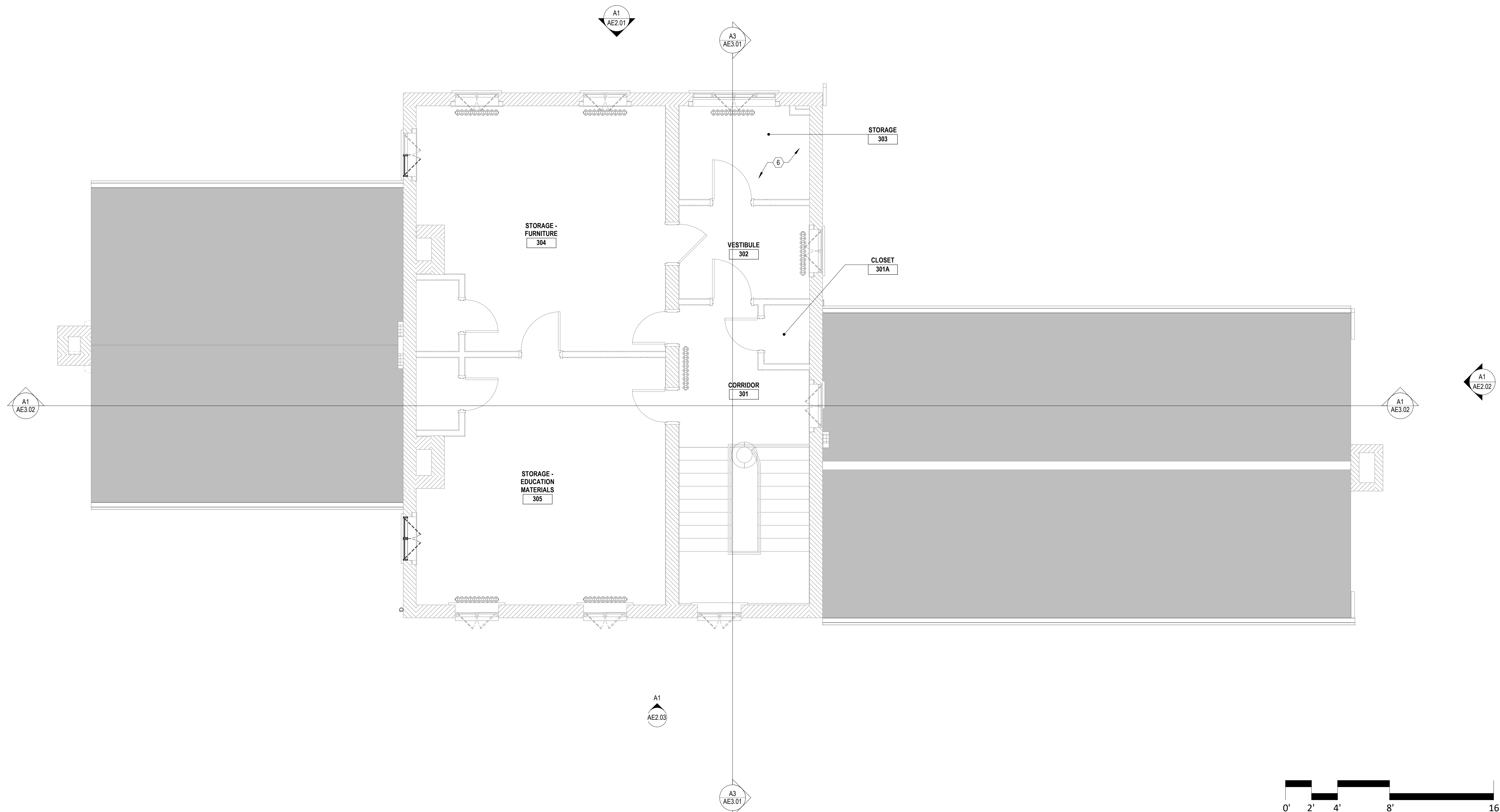
NUM.	NOTE
3	INSTALL SALVAGED DOOR AND TRIM. REFER TO DOOR SCHEDULE FOR SIZE.
4	INSTALL NEW DOOR.
19	REPAIR EXISTING WOOD FLOOR IN INDICATED AREA. REPAIR DAMAGED WOOD AS REQUIRED USING EPOXY WOOD REPAIR SYSTEM ON DETERIORATED PORTIONS. WHERE WOOD IS MORE THAN 40% DETERIORATED OR MISSING, REPLACE WITH NEW WOOD TO MATCH EXISTING WOOD IN SPECIES, DIMENSION, AND GRAIN. ONCE ALL REPAIRS ARE COMPLETE, REFINISH WOOD IN ENTIRE ROOM. REFER TO SPECIFICATION SECTION 09.01.64.71 - "WOOD FLOORING REHABILITATION."



<p>A1 AE1.02</p>	<p>FLOOR PLAN-OVERALL- LEVEL 02</p> <p>DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION</p> <div style="display: flex; align-items: center;"> <div style="margin-right: 20px;"> <p>MICHAEL GRAVES</p> <p>BALTIMORE, MD 233 E. Redwood Street, 12th Floor Baltimore, MD 21202 T 410 290 9680 MICHAELGRAVES.COM</p> </div> <div> <p>DRAWING CHECKED BY: KLG</p> <table border="1" style="font-size: 8px;"> <thead> <tr> <th>Submission Name</th> <th>Initials</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>SCHEMATIC DESIGN</td> <td>KLK</td> <td>2024.01.08</td> </tr> <tr> <td>DESIGN DEVELOPMENT (60% CDs)</td> <td>KLK</td> <td>2024.03.05</td> </tr> <tr> <td>CONSTRUCTION DOCUMENTS (90% CDs)</td> <td>NMM</td> <td>2024.09.16</td> </tr> </tbody> </table> </div> </div> <p>PROFESSIONAL CERTIFICATION: I certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws under of the State of Maryland.</p> <p>LICENSE NO. _____</p> <p>EXPIRATION DATE: _____</p> <div style="display: flex; align-items: center; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px 5px; margin-right: 10px;">DocuSeal</div> <div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-left: 10px;">Professional Seal</div> </div>	Submission Name	Initials	Date	SCHEMATIC DESIGN	KLK	2024.01.08	DESIGN DEVELOPMENT (60% CDs)	KLK	2024.03.05	CONSTRUCTION DOCUMENTS (90% CDs)	NMM	2024.09.16	<p>SUBMISSION / REVISION</p> <table border="1" style="font-size: 8px;"> <thead> <tr> <th>Rev. No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/23/2024</td> <td>HAWP APPLICATION</td> </tr> </tbody> </table>	Rev. No.	Date	Description	1	10/23/2024	HAWP APPLICATION	<p>FLOOR PLAN- LEVEL 02</p> <p>HISTORIC NEEDWOOD MANSION Renovation 6700 NEEDWOOD ROAD DERWOOD, MD 20855 SCALE: As Shown</p>	<p>DWG. #</p> <p style="font-size: 24px; font-weight: bold;">AE1.02</p>
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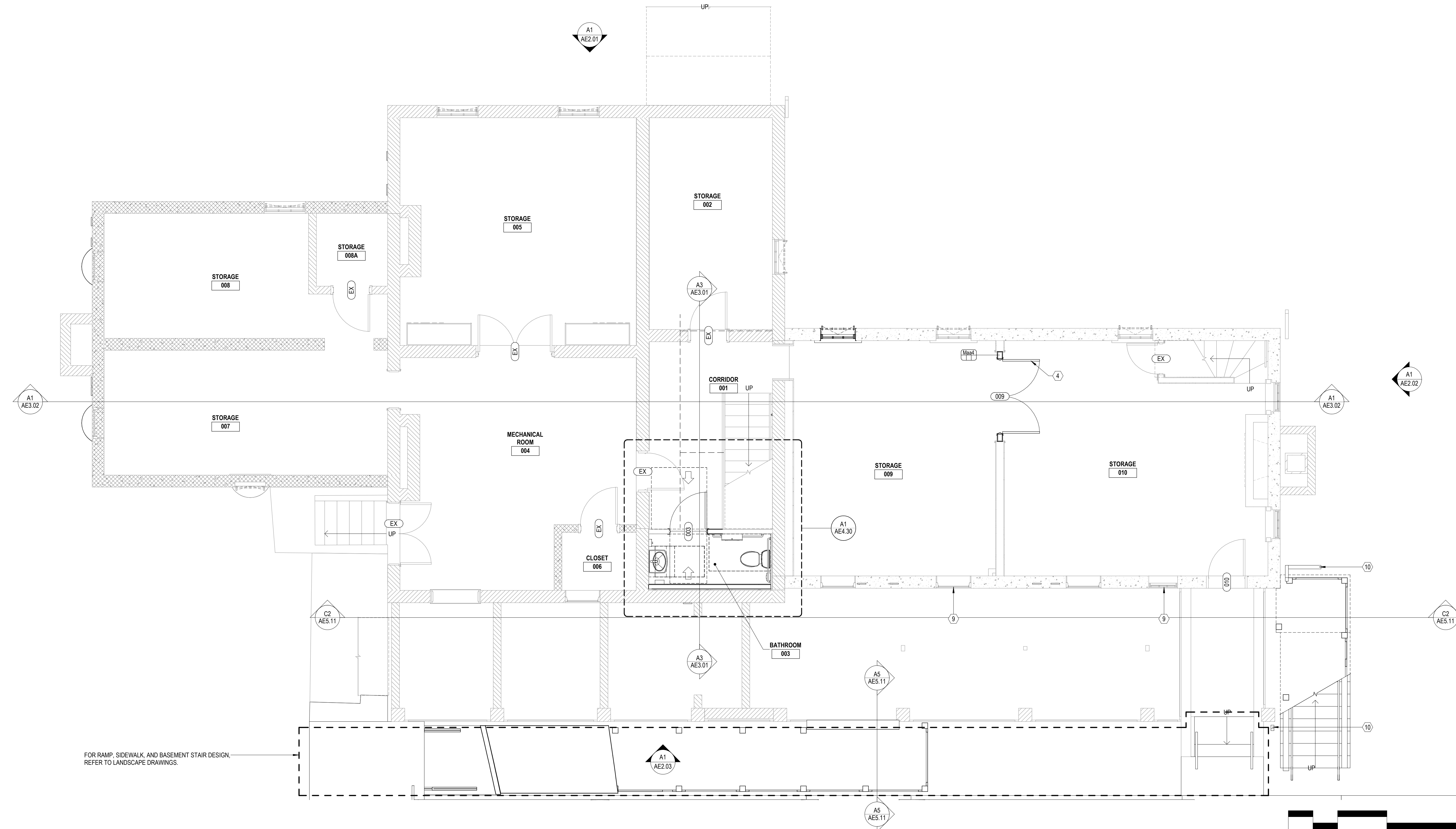
FLOOR PLAN NOTES	
NUM.	NOTE
6	INSTALL NEW PLYWOOD SUBFLOOR



<p>A1 AE1.03</p>	<p>FLOOR PLAN-OVERALL- LEVEL 03</p> <p>DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION</p> <div style="display: flex; align-items: flex-start;"> <div style="margin-right: 20px;"> <p>MICHAEL GRAVES</p> <p>BALTIMORE, MD 233 E. Redwood Street, 12th Floor Baltimore, MD 21202 T 410 290 9680 MICHAELGRAVES.COM</p> </div> <table border="1" style="font-size: 8px;"> <thead> <tr> <th colspan="4">DRAWING CHECKED BY: KLG</th> </tr> <tr> <th>Submission Name</th> <th>Initials</th> <th colspan="2">Date</th> </tr> </thead> <tbody> <tr> <td>SCHEMATIC DESIGN</td> <td>KLG</td> <td colspan="2">2024.01.08</td> </tr> <tr> <td>DESIGN DEVELOPMENT (60% CDs)</td> <td>KLG</td> <td colspan="2">2024.03.05</td> </tr> <tr> <td>CONSTRUCTION DOCUMENTS (90% CDs)</td> <td>NMM</td> <td colspan="2">2024.09.16</td> </tr> </tbody> </table> <div style="margin-right: 20px;"> <p>PROFESSIONAL CERTIFICATION: I certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws under of the State of Maryland.</p> <p>LICENSE NO. _____</p> <p>EXPIRATION DATE: _____</p> </div> <div style="margin-right: 20px;"> <p>DocuSeal</p> </div> <div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center;"> <p>Professional Seal</p> </div> </div>	DRAWING CHECKED BY: KLG				Submission Name	Initials	Date		SCHEMATIC DESIGN	KLG	2024.01.08		DESIGN DEVELOPMENT (60% CDs)	KLG	2024.03.05		CONSTRUCTION DOCUMENTS (90% CDs)	NMM	2024.09.16		<p>SUBMISSION / REVISION</p> <table border="1" style="font-size: 8px;"> <thead> <tr> <th>Rev. No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/23/2024</td> <td>HAWP APPLICATION</td> </tr> </tbody> </table>	Rev. No.	Date	Description	1	10/23/2024	HAWP APPLICATION	<p>FLOOR PLAN- LEVEL 03</p> <p>HISTORIC NEEDWOOD MANSION Renovation 6700 NEEDWOOD ROAD DERWOOD, MD 20855 SCALE: As Shown</p>	<p>DWG. #</p> <p style="font-size: 24px; font-weight: bold;">AE1.03</p>
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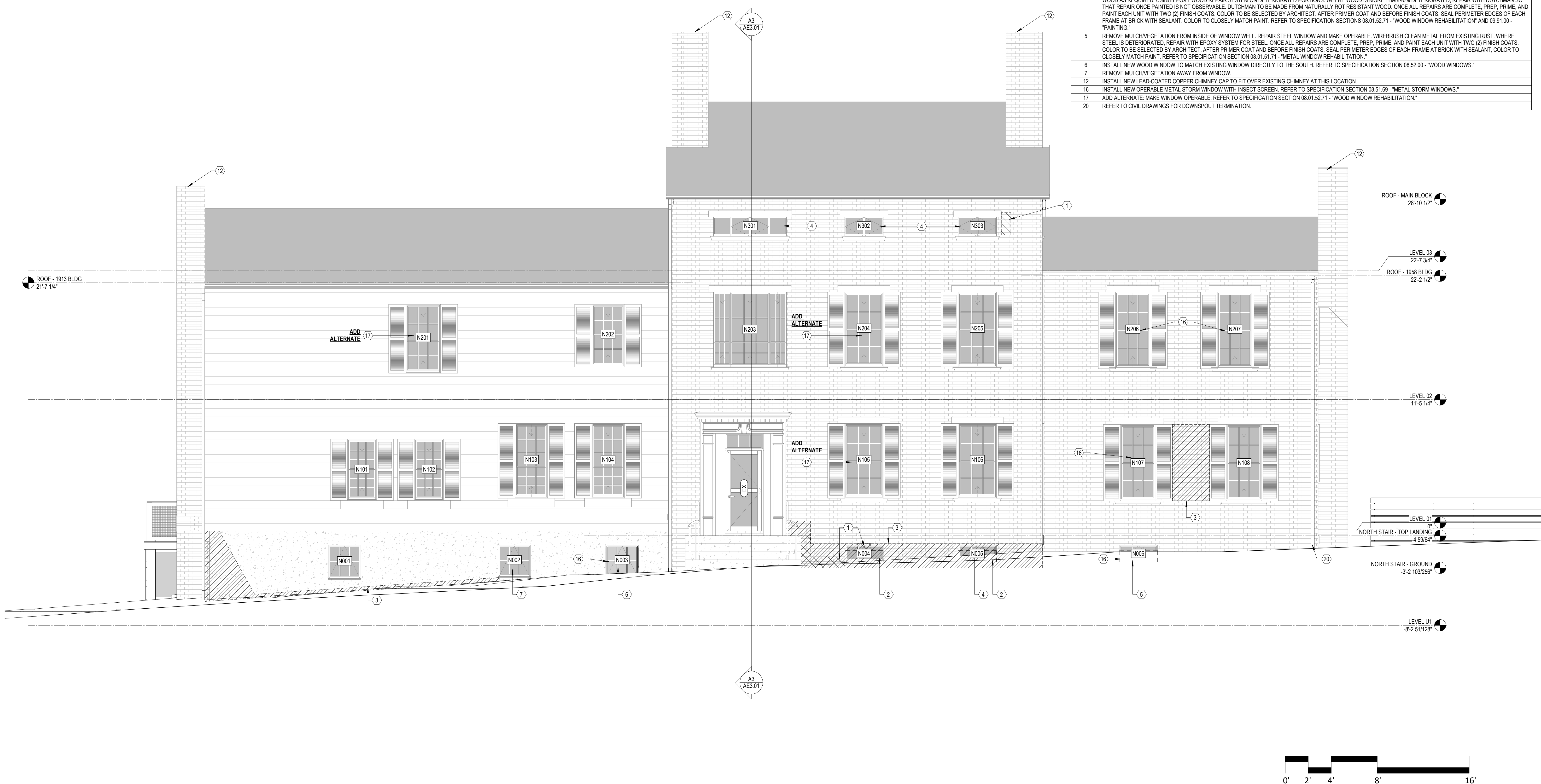
NUM.	NOTE
4	INSTALL NEW DOOR.
9	RESTORE EXISTING WOOD WINDOW AND FRAMES AND MAKE OPERABLE. WHERE SASH IS MISSING, REPLACE WITH NEW TO MATCH EXISTING ADJACENT. REPAIR DAMAGED WOOD AS REQUIRED, USING EPOXY WOOD REPAIR SYSTEM ON DETERIORATED PORTIONS. WHERE WOOD IS MORE THAN 40% DETERIORATED, REPAIR WITH DUTCHMAN SO THAT REPAIR ONCE PAINTED IS NOT OBSERVABLE. DUTCHMAN TO BE MADE FROM NATURALLY ROT RESISTANT WOOD. ONCE ALL REPAIRS ARE COMPLETE, PREP, PRIME, AND PAINT EACH UNIT WITH TWO (2) FINISH COATS. COLOR TO BE SELECTED BY ARCHITECT. AFTER PRIMER COAT AND BEFORE FINISH COATS, SEAL PERIMETER EDGES OF EACH FRAME AT BRICK WITH SEALANT. COLOR TO CLOSELY MATCH PAINT. REFER TO SPECIFICATION SECTION 08.01.52.71 - "WOOD WINDOW REHABILITATION."
10	RELOCATED DOWNSPOUT. REFER TO CIVIL DRAWINGS FOR NEW LOCATION.



<p>A1 AE1.U1</p> <p>DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION</p> <p>MICHAEL GRAVES BALTIMORE, MD 233 E. Redwood Street, 12th Floor Baltimore, MD 21202 T 410 290 9680 MICHAELGRAVES.COM</p>	<p>DRAWING CHECKED BY: KLG</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Submission Name</th> <th>Initials</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>SCHEMATIC DESIGN</td> <td>KLK</td> <td>2024.01.08</td> </tr> <tr> <td>DESIGN DEVELOPMENT (60% CDs)</td> <td>KLK</td> <td>2024.03.05</td> </tr> <tr> <td>CONSTRUCTION DOCUMENTS (90% CDs)</td> <td>NMM</td> <td>2024.09.16</td> </tr> </tbody> </table>	Submission Name	Initials	Date	SCHEMATIC DESIGN	KLK	2024.01.08	DESIGN DEVELOPMENT (60% CDs)	KLK	2024.03.05	CONSTRUCTION DOCUMENTS (90% CDs)	NMM	2024.09.16	<p>PROFESSIONAL CERTIFICATION: I certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws under of the State of Maryland.</p> <p>LICENSE NO. _____</p> <p>EXPIRATION DATE: _____</p> <div style="text-align: center;"> </div>	<p>The Maryland-National Capital Park and Planning Commission</p> <p>Montgomery County Department of Parks 2425 Reedie Drive Wheaton, Maryland 20902 (301) 495-2535</p>	<p>SUBMISSION / REVISION</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Rev. No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/23/2024</td> <td>HAWP APPLICATION</td> </tr> </tbody> </table>	Rev. No.	Date	Description	1	10/23/2024	HAWP APPLICATION	<p>FLOOR PLAN- LEVEL U1</p> <p>HISTORIC NEEDWOOD MANSION Renovation 6700 NEEDWOOD ROAD DERWOOD, MD 20855 SCALE: As Shown</p>	<p>DWG. #</p> <p style="font-size: 2em; font-weight: bold;">AE1.U1</p>
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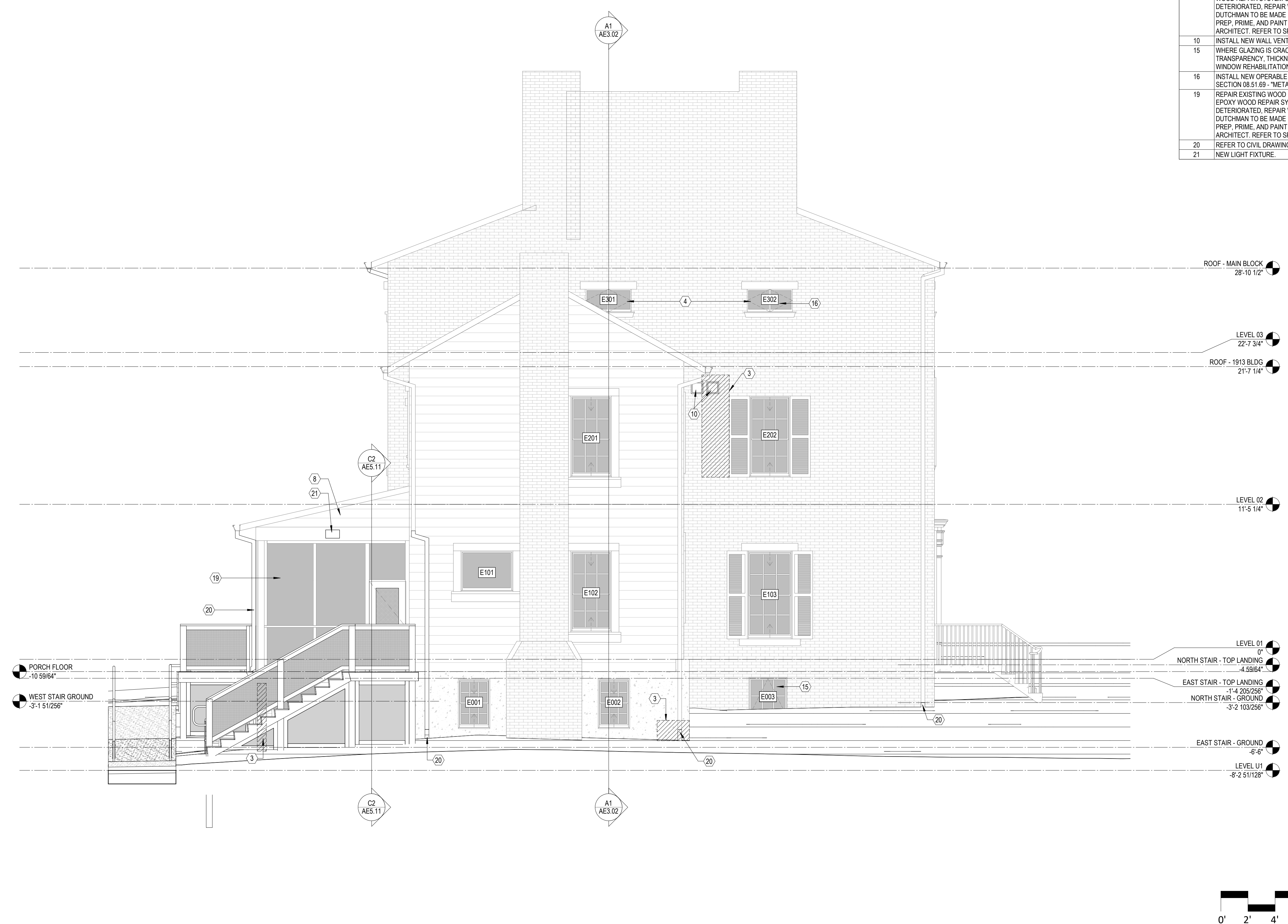
EXTERIOR ELEVATION NOTES	
NUM.	NOTE
1	REMOVE EXISTING POINTING OCCURRING AT BRICK TO BRICK JOINTS WITHIN INDICATED AREA. CAREFULLY REMOVE BY USE OF HAND TOOLS ONLY. CLEAN OFF ANY MATERIAL REMAINING ON SURFACE USING APPROVED METHODS OR MATERIALS. WHEN REMOVAL IS COMPLETE, REPOINT JOINTS WITH NEW MORTAR AS PER THE SPECIFICATIONS. REMOVAL PROCEDURES SHALL BE SUBJECT TO TESTING AS PER SPECIFICATION SECTION 04.01.20-71 - "UNIT MASONRY REHABILITATION" & 04.05.13-91 - "MASONRY RESTORATION MORTARING."
2	AT INTERIOR SIDE OF WINDOW WELL, REMOVE EXISTING POINTING OCCURRING AT BRICK TO BRICK JOINTS. CAREFULLY REMOVE BY USE OF HAND TOOLS ONLY. CLEAN OFF ANY MATERIAL REMAINING ON SURFACE USING APPROVED METHODS OR MATERIALS. WHEN REMOVAL IS COMPLETE, REPOINT JOINTS WITH NEW MORTAR AS PER THE SPECIFICATIONS. REMOVAL PROCEDURES SHALL BE SUBJECT TO TESTING AS PER SPECIFICATION SECTION 04.01.20-71 - "UNIT MASONRY REHABILITATION" & 04.05.13-91 - "MASONRY RESTORATION MORTARING." AT INDICATED LOCATION, REPLACE BRICK WHICH IS LOOSE, SPALLING, DETERIORATED, CHIPPED OR MISSING AND SURROUNDING MORTAR UNTIL SOUND BRICK IS REACHED. INSTALL NEW BRICK AND MORTAR TO MATCH EXISTING ORIGINAL IN SHAPE, SIZE, COLOR, TEXTURE, AND STYLE, INCLUDING MOLDED SHAPES.
3	AT INDICATED AREA, CLEAN ALL BIOLOGICAL GROWTH BUILT UP ON BRICK SURFACE. REFER TO SPECIFICATION SECTION 04.01.20-52 - "UNIT MASONRY CLEANING."
4	RESTORE EXISTING WOOD WINDOW AND FRAMES AND MAKE OPERABLE. WHERE SASH IS MISSING, REPLACE WITH NEW TO MATCH EXISTING ADJACENT. REPAIR DAMAGED WOOD AS REQUIRED, USING EPOXY WOOD REPAIR SYSTEM ON DETERIORATED PORTIONS. WHERE WOOD IS MORE THAN 40% DETERIORATED, REPAIR WITH DUTCHMAN SO THAT REPAIR ONCE PAINTED IS NOT OBSERVABLE. DUTCHMAN TO BE MADE FROM NATURALLY ROT RESISTANT WOOD. ONCE ALL REPAIRS ARE COMPLETE, PREP, PRIME, AND PAINT EACH UNIT WITH TWO (2) FINISH COATS. COLOR TO BE SELECTED BY ARCHITECT. AFTER PRIMER COAT AND BEFORE FINISH COATS, SEAL PERIMETER EDGES OF EACH FRAME AT BRICK WITH SEALANT. COLOR TO CLOSELY MATCH PAINT. REFER TO SPECIFICATION SECTIONS 08.01.52-71 - "WOOD WINDOW REHABILITATION" AND 09.91-00 - "PAINTING."
5	REMOVE MULCH/VEGETATION FROM INSIDE OF WINDOW WELL. REPAIR STEEL WINDOW AND MAKE OPERABLE. WIREBRUSH CLEAN METAL FROM EXISTING RUST. WHERE STEEL IS DETERIORATED, REPAIR WITH EPOXY SYSTEM FOR STEEL. ONCE ALL REPAIRS ARE COMPLETE, PREP, PRIME, AND PAINT EACH UNIT WITH TWO (2) FINISH COATS. COLOR TO BE SELECTED BY ARCHITECT. AFTER PRIMER COAT AND BEFORE FINISH COATS, SEAL PERIMETER EDGES OF EACH FRAME AT BRICK WITH SEALANT, COLOR TO CLOSELY MATCH PAINT. REFER TO SPECIFICATION SECTION 08.01.51-71 - "METAL WINDOW REHABILITATION."
6	INSTALL NEW WOOD WINDOW TO MATCH EXISTING WINDOW DIRECTLY TO THE SOUTH. REFER TO SPECIFICATION SECTION 08.52-00 - "WOOD WINDOWS."
7	REMOVE MULCH/VEGETATION AWAY FROM WINDOW.
12	INSTALL NEW LEAD-COATED COPPER CHIMNEY CAP TO FIT OVER EXISTING CHIMNEY AT THIS LOCATION.
16	INSTALL NEW OPERABLE METAL STORM WINDOW WITH INSECT SCREEN. REFER TO SPECIFICATION SECTION 08.51-69 - "METAL STORM WINDOWS."
17	ADD ALTERNATE: MAKE WINDOW OPERABLE. REFER TO SPECIFICATION SECTION 08.01.52-71 - "WOOD WINDOW REHABILITATION."
20	REFER TO CIVIL DRAWINGS FOR DOWNSPOUT TERMINATION.



<p>A1 AE2.01</p>	<p>ELEVATION- EXTERIOR- NORTH</p> <p>DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION</p> <div style="display: flex; align-items: center;"> <div style="margin-right: 10px;"> <p>MICHAEL GRAVES</p> <p>BALTIMORE, MD 233 E. Redwood Street, 12th Floor Baltimore, MD 21202 T 410 290 9680 MICHAELGRAVES.COM</p> </div> <div> <p>DRAWING CHECKED BY: KLG</p> <table border="1" style="font-size: 8px;"> <thead> <tr> <th>Submission Name</th> <th>Initials</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>SCHEMATIC DESIGN</td> <td>KLK</td> <td>2024.01.08</td> </tr> <tr> <td>DESIGN DEVELOPMENT (60% CDs)</td> <td>KLK</td> <td>2024.03.05</td> </tr> <tr> <td>CONSTRUCTION DOCUMENTS (90% CDs)</td> <td>NMM</td> <td>2024.09.16</td> </tr> </tbody> </table> </div> </div> <p>PROFESSIONAL CERTIFICATION: I certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws under of the State of Maryland.</p> <p>LICENSE NO. _____</p> <p>EXPIRATION DATE: _____</p> <div style="display: flex; align-items: center; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px; margin-right: 10px;">DocuSeal</div> <div style="border: 1px solid black; border-radius: 50%; padding: 5px; text-align: center; margin-left: 10px;">Professional Seal</div> </div>	Submission Name	Initials	Date	SCHEMATIC DESIGN	KLK	2024.01.08	DESIGN DEVELOPMENT (60% CDs)	KLK	2024.03.05	CONSTRUCTION DOCUMENTS (90% CDs)	NMM	2024.09.16	<p>SUBMISSION / REVISION</p> <table border="1" style="font-size: 8px;"> <thead> <tr> <th>Rev. No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/23/2024</td> <td>HAWP APPLICATION</td> </tr> </tbody> </table>	Rev. No.	Date	Description	1	10/23/2024	HAWP APPLICATION	<p>ELEVATIONS- EXTERIOR- BUILDING</p> <p>HISTORIC NEEDWOOD MANSION Renovation 6700 NEEDWOOD ROAD DERWOOD, MD 20855 SCALE: As Shown</p>	<p>DWG. #</p> <p style="font-size: 24px; font-weight: bold;">AE2.01</p>
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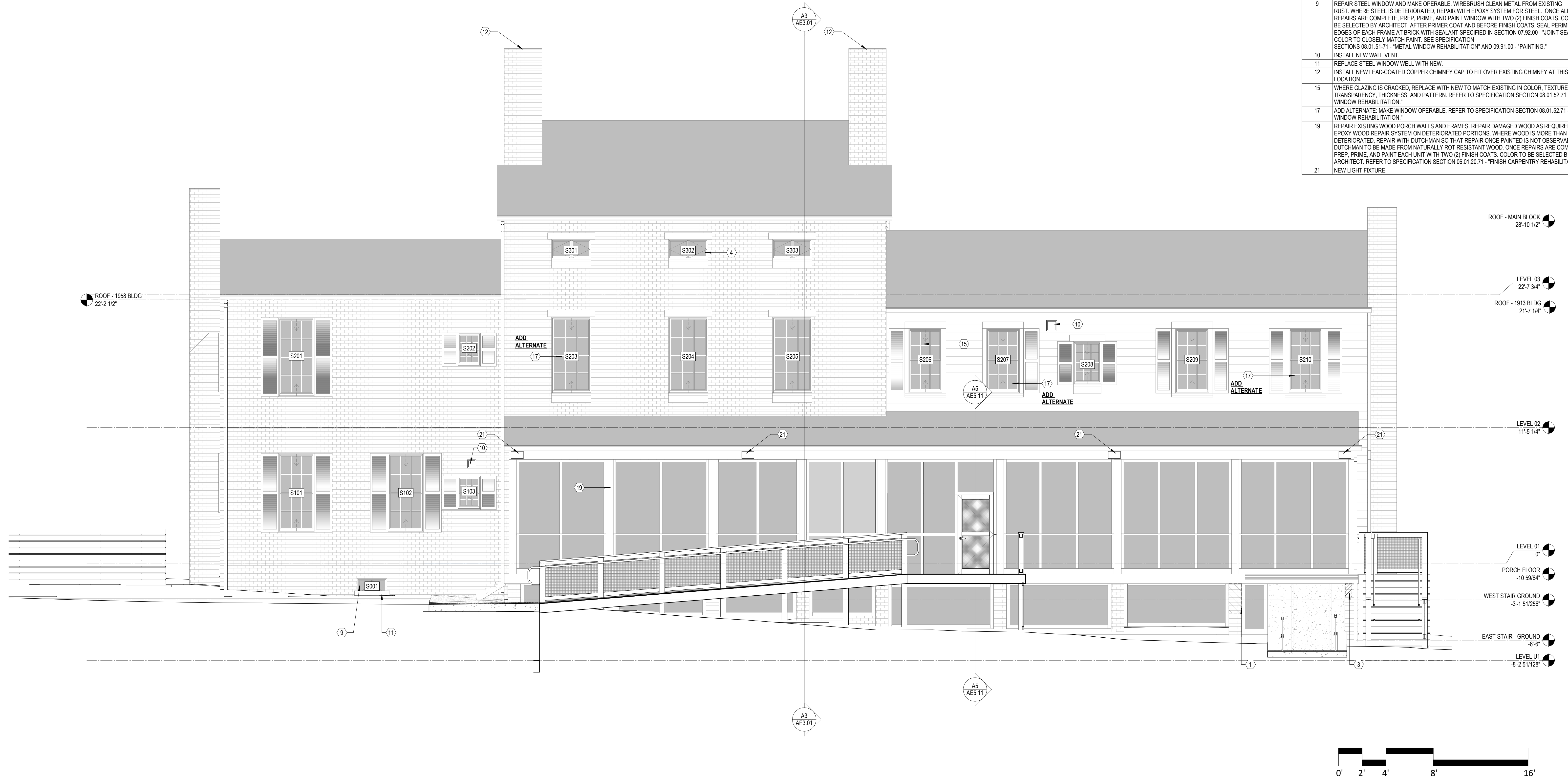
EXTERIOR ELEVATION NOTES	
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3	AT INDICATED AREA, CLEAN ALL BIOLOGICAL GROWTH BUILT UP ON BRICK SURFACE. REFER TO SPECIFICATION SECTION 04.01.20.52 - "UNIT MASONRY CLEANING."
4	RESTORE EXISTING WOOD WINDOW AND FRAMES AND MAKE OPERABLE. WHERE SASH IS MISSING, REPLACE WITH NEW TO MATCH EXISTING ADJACENT. REPAIR DAMAGED WOOD AS REQUIRED, USING EPOXY WOOD REPAIR SYSTEM ON DETERIORATED PORTIONS. WHERE WOOD IS MORE THAN 40% DETERIORATED, REPAIR WITH DUTCHMAN SO THAT REPAIR ONCE PAINTED IS NOT OBSERVABLE. DUTCHMAN TO BE MADE FROM NATURALLY ROT RESISTANT WOOD. ONCE ALL REPAIRS ARE COMPLETE, PREP, PRIME, AND PAINT EACH UNIT WITH TWO (2) FINISH COATS. COLOR TO BE SELECTED BY ARCHITECT. AFTER PRIMER COAT AND BEFORE FINISH COATS, SEAL PERIMETER EDGES OF EACH FRAME AT BRICK WITH SEALANT. COLOR TO CLOSELY MATCH PAINT. REFER TO SPECIFICATION SECTIONS 08.01.52.71 - "WOOD WINDOW REHABILITATION" AND 09.01.00 - "PAINTING."
8	REPAIR EXISTING WOOD SIDING AT PORCH. REPAIR DAMAGED WOOD AS REQUIRED, USING EPOXY WOOD REPAIR SYSTEM ON DETERIORATED PORTIONS. WHERE WOOD IS MORE THAN 40% DETERIORATED, REPAIR WITH DUTCHMAN SO THAT REPAIR ONCE PAINTED IS NOT OBSERVABLE. DUTCHMAN TO BE MADE FROM NATURALLY ROT RESISTANT WOOD. ONCE REPAIRS ARE COMPLETE, PREP, PRIME, AND PAINT EACH UNIT WITH TWO (2) FINISH COATS. COLOR TO BE SELECTED BY ARCHITECT. REFER TO SPECIFICATION SECTION 06.01.20.71 - "FINISH CARPENTRY REHABILITATION."
10	INSTALL NEW WALL VENT.
15	WHERE GLAZING IS CRACKED, REPLACE WITH NEW TO MATCH EXISTING IN COLOR, TEXTURE, TRANSPARENCY, THICKNESS, AND PATTERN. REFER TO SPECIFICATION SECTION 08.01.52.71 - "WOOD WINDOW REHABILITATION."
16	INSTALL NEW OPERABLE METAL STORM WINDOW WITH INSECT SCREEN. REFER TO SPECIFICATION SECTION 08.51.69 - "METAL STORM WINDOWS."
19	REPAIR EXISTING WOOD PORCH WALLS AND FRAMES. REPAIR DAMAGED WOOD AS REQUIRED, USING EPOXY WOOD REPAIR SYSTEM ON DETERIORATED PORTIONS. WHERE WOOD IS MORE THAN 40% DETERIORATED, REPAIR WITH DUTCHMAN SO THAT REPAIR ONCE PAINTED IS NOT OBSERVABLE. DUTCHMAN TO BE MADE FROM NATURALLY ROT RESISTANT WOOD. ONCE REPAIRS ARE COMPLETE, PREP, PRIME, AND PAINT EACH UNIT WITH TWO (2) FINISH COATS. COLOR TO BE SELECTED BY ARCHITECT. REFER TO SPECIFICATION SECTION 06.01.20.71 - "FINISH CARPENTRY REHABILITATION."
20	REFER TO CIVIL DRAWINGS FOR DOWNSPOUT TERMINATION.
21	NEW LIGHT FIXTURE.



A1 AE2.02	ELEVATION- EXTERIOR- EAST		1/4" = 1'-0"												
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<small>DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION</small> The Maryland-National Capital Park and Planning Commission Montgomery County Department of Parks 2425 Reedle Drive Wheaton, Maryland 20902 (301) 495-2535		<small>SUBMISSION / REVISION</small> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Rev. No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/23/2024</td> <td>HAWP APPLICATION</td> </tr> </tbody> </table>	Rev. No.	Date	Description	1	10/23/2024	HAWP APPLICATION	<small>ELEVATIONS- EXTERIOR- BUILDING</small> HISTORIC NEEDWOOD MANSION Renovation 6700 NEEDWOOD ROAD DERWOOD, MD 20855 SCALE: As Shown						
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		<small>DWG. #</small>	AE2.02												

DPS PERMIT USE

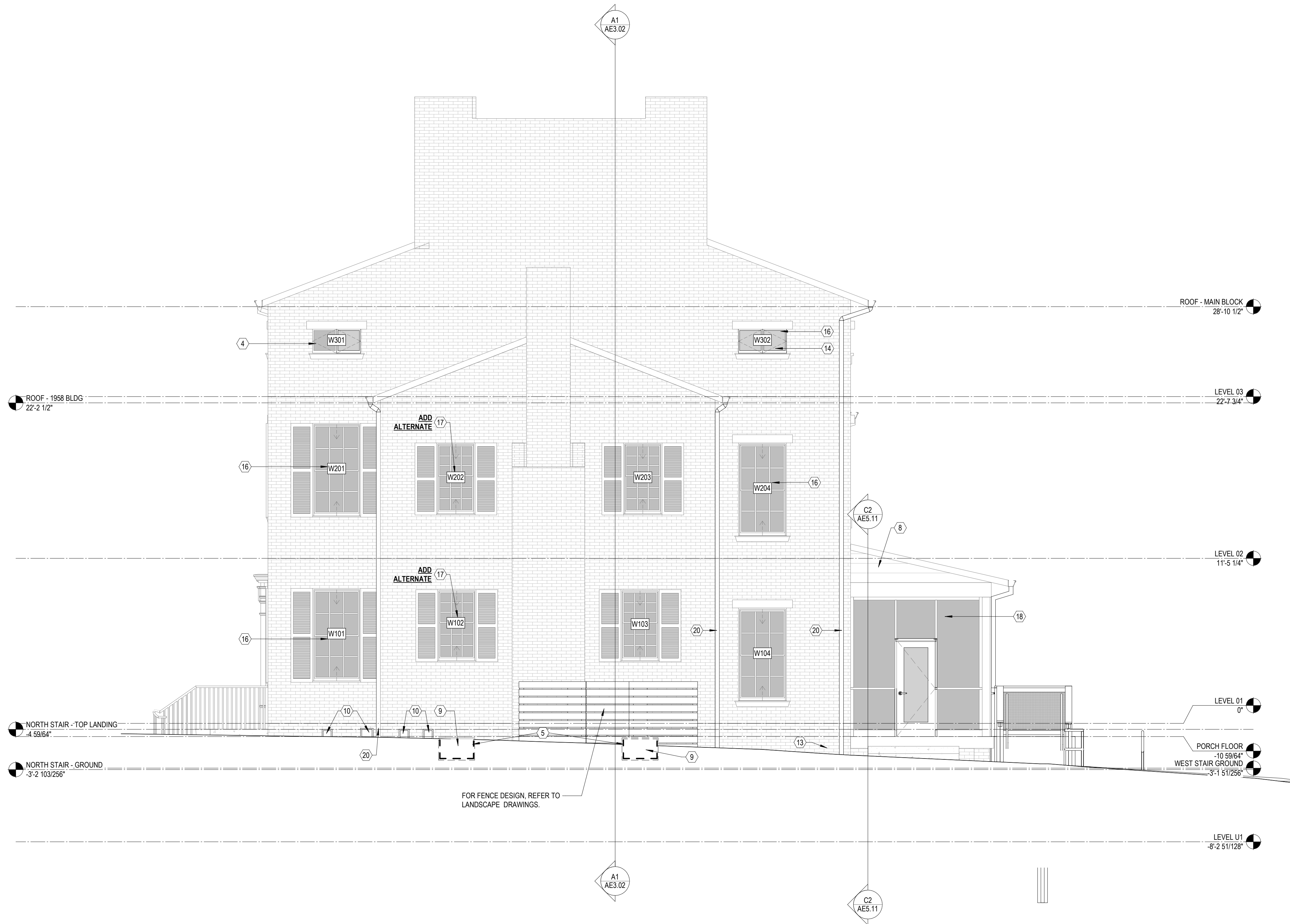
EXTERIOR ELEVATION NOTES	
NUM.	NOTE
1	REMOVE EXISTING POINTING OCCURRING AT BRICK TO BRICK JOINTS WITHIN INDICATED AREA. CAREFULLY REMOVE BY USE OF HAND TOOLS ONLY. CLEAN OFF ANY MATERIAL REMAINING ON SURFACE USING APPROVED METHODS OR MATERIALS. WHEN REMOVAL IS COMPLETE, REPOINT JOINTS WITH NEW MORTAR AS PER THE SPECIFICATIONS. REMOVAL PROCEDURES SHALL BE SUBJECT TO TESTING AS PER SPECIFICATION SECTION 04.01.20-71 - "UNIT MASONRY REHABILITATION" & 04.05.13-91 - "MASONRY RESTORATION MORTARS."
3	AT INDICATED AREA, CLEAN ALL BIOLOGICAL GROWTH BUILT UP ON BRICK SURFACE. REFER TO SPECIFICATION SECTION 04.01.20-52 - "UNIT MASONRY CLEANING."
4	RESTORE EXISTING WOOD WINDOW AND FRAMES AND MAKE OPERABLE. WHERE SASH IS MISSING, REPLACE WITH NEW TO MATCH EXISTING ADJACENT. REPAIR DAMAGED WOOD AS REQUIRED, USING EPOXY WOOD REPAIR SYSTEM ON DETERIORATED PORTIONS. WHERE WOOD IS MORE THAN 40% DETERIORATED, REPAIR WITH DUTCHMAN SO THAT REPAIR ONCE PAINTED IS NOT OBSERVABLE. DUTCHMAN TO BE MADE FROM NATURALLY ROT RESISTANT WOOD. ONCE ALL REPAIRS ARE COMPLETE, PREP, PRIME, AND PAINT EACH UNIT WITH TWO (2) FINISH COATS. COLOR TO BE SELECTED BY ARCHITECT. AFTER PRIMER COAT AND BEFORE FINISH COATS, SEAL PERIMETER EDGES OF EACH FRAME AT BRICK WITH SEALANT. COLOR TO CLOSELY MATCH PAINT. REFER TO SPECIFICATION SECTIONS 08.01.52-71 - "WOOD WINDOW REHABILITATION" AND 09.91.00 - "PAINTING."
9	REPAIR STEEL WINDOW AND MAKE OPERABLE. WIREBRUSH CLEAN METAL FROM EXISTING RUST. WHERE STEEL IS DETERIORATED, REPAIR WITH EPOXY SYSTEM FOR STEEL. ONCE ALL REPAIRS ARE COMPLETE, PREP, PRIME, AND PAINT WINDOW WITH TWO (2) FINISH COATS. COLOR TO BE SELECTED BY ARCHITECT. AFTER PRIMER COAT AND BEFORE FINISH COATS, SEAL PERIMETER EDGES OF EACH FRAME AT BRICK WITH SEALANT SPECIFIED IN SECTION 07.92.00 - "JOINT SEALANTS; COLOR TO CLOSELY MATCH PAINT. SEE SPECIFICATION SECTIONS 08.01.51-71 - "METAL WINDOW REHABILITATION" AND 09.91.00 - "PAINTING."
10	INSTALL NEW WALL VENT.
11	REPLACE STEEL WINDOW WELL WITH NEW.
12	INSTALL NEW LEAD-COATED COPPER CHIMNEY CAP TO FIT OVER EXISTING CHIMNEY AT THIS LOCATION.
15	WHERE GLAZING IS CRACKED, REPLACE WITH NEW TO MATCH EXISTING IN COLOR, TEXTURE, TRANSPARENCY, THICKNESS, AND PATTERN. REFER TO SPECIFICATION SECTION 08.01.52-71 - "WOOD WINDOW REHABILITATION."
17	ADD ALTERNATE: MAKE WINDOW OPERABLE. REFER TO SPECIFICATION SECTION 08.01.52-71 - "WOOD WINDOW REHABILITATION."
19	REPAIR EXISTING WOOD PORCH WALLS AND FRAMES. REPAIR DAMAGED WOOD AS REQUIRED, USING EPOXY WOOD REPAIR SYSTEM ON DETERIORATED PORTIONS. WHERE WOOD IS MORE THAN 40% DETERIORATED, REPAIR WITH DUTCHMAN SO THAT REPAIR ONCE PAINTED IS NOT OBSERVABLE. DUTCHMAN TO BE MADE FROM NATURALLY ROT RESISTANT WOOD. ONCE REPAIRS ARE COMPLETE, PREP, PRIME, AND PAINT EACH UNIT WITH TWO (2) FINISH COATS. COLOR TO BE SELECTED BY ARCHITECT. REFER TO SPECIFICATION SECTION 06.01.20-71 - "FINISH CARPENTRY REHABILITATION."
21	NEW LIGHT FIXTURE.



A1 AE2.03	ELEVATION- EXTERIOR- SOUTH		1/4" = 1'-0"												
DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION															
MICHAEL GRAVES BALTIMORE, MD 233 E. Redwood Street, 12th Floor Baltimore, MD 21202 T 410 290 9680 MICHAELGRAVES.COM		ELEVATIONS- EXTERIOR- BUILDING HISTORIC NEEDWOOD MANSION Renovation 6700 NEEDWOOD ROAD DERWOOD, MD 20855 SCALE: As Shown													
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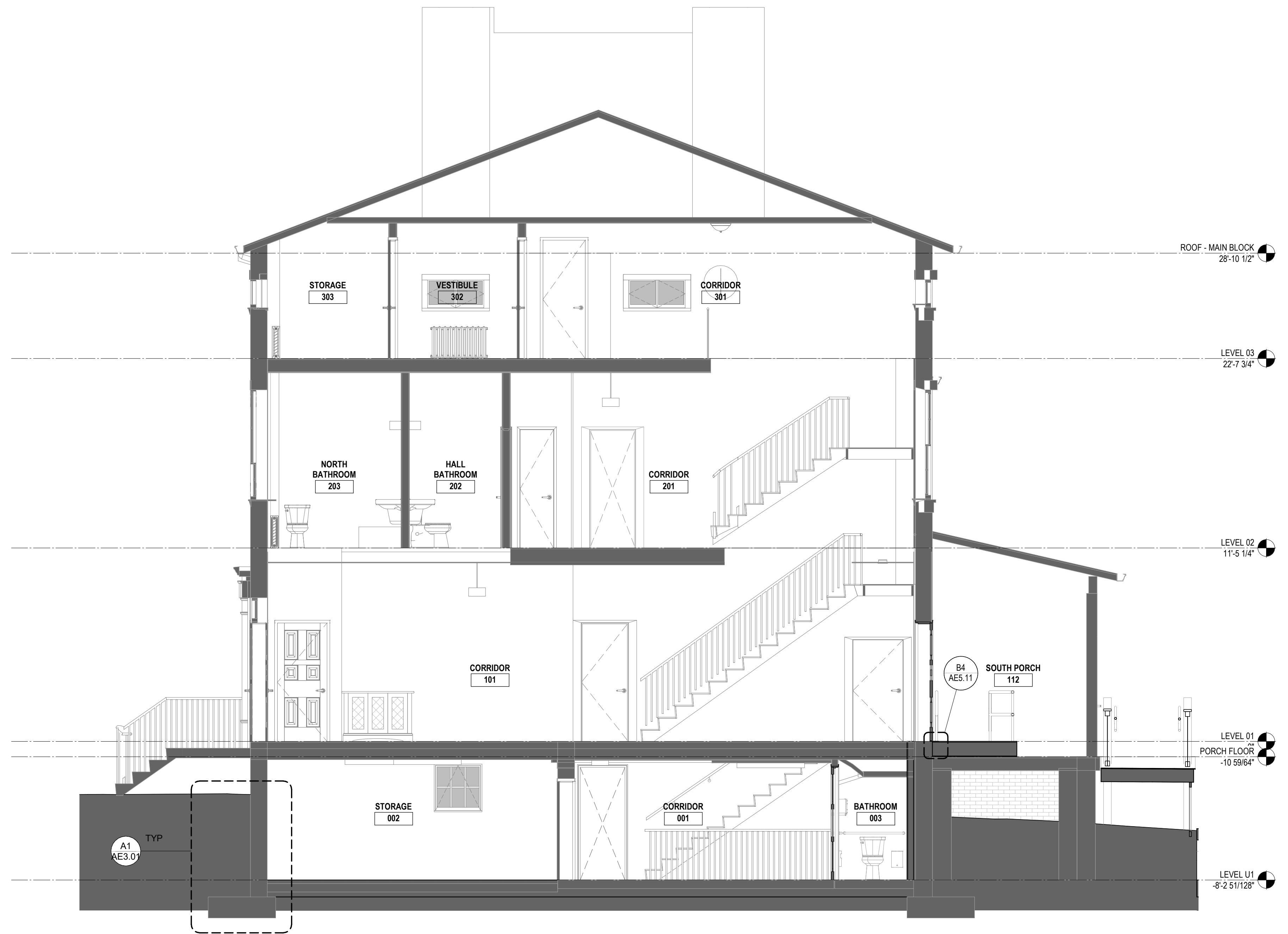
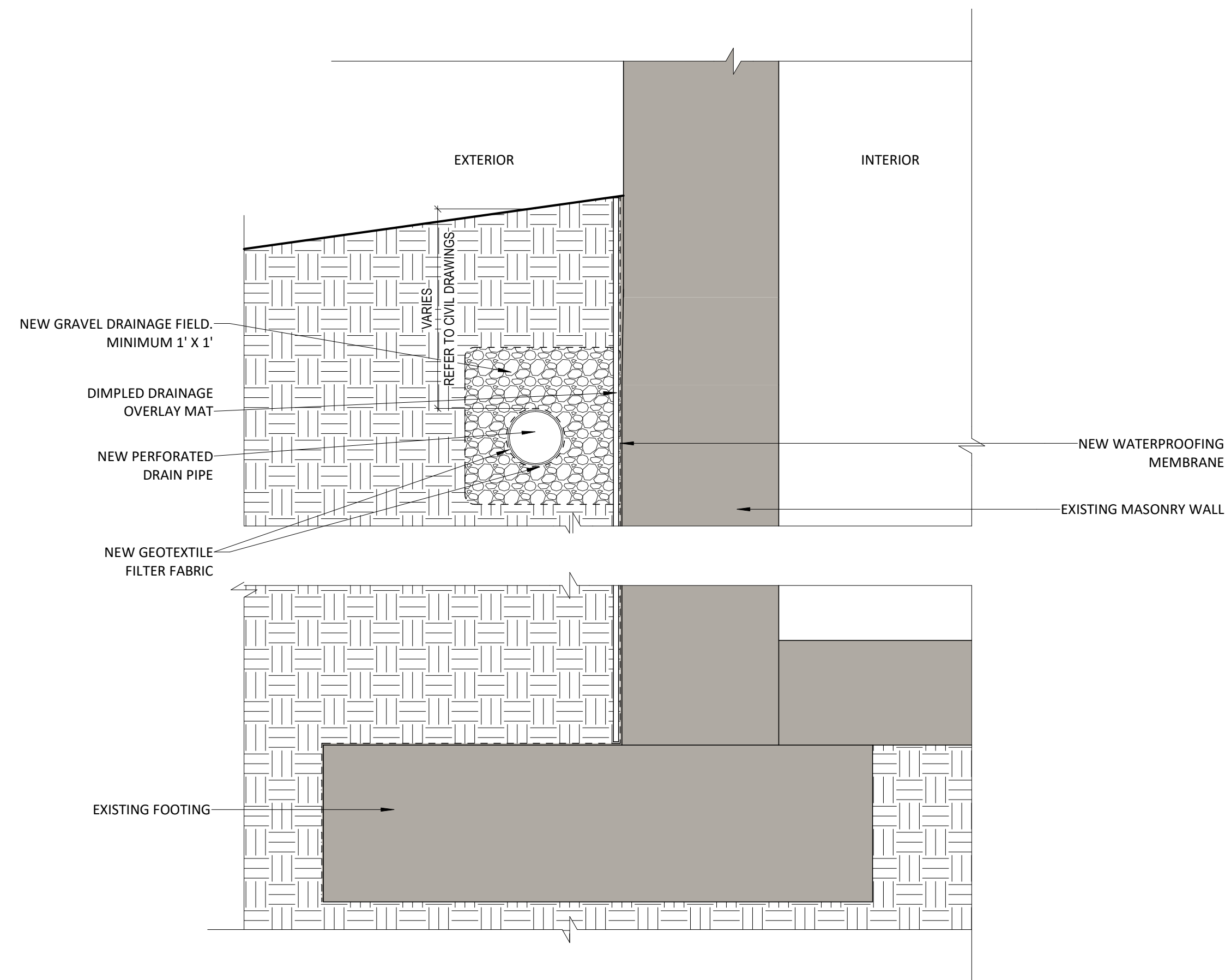
DPS PERMIT USE

EXTERIOR ELEVATION NOTES	
NUM.	NOTE
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5	REMOVE MULCH/VEGETATION FROM INSIDE OF WINDOW WELL. REPAIR STEEL WINDOW AND MAKE OPERABLE. WIREBRUSH CLEAN METAL FROM EXISTING RUST. WHERE STEEL IS DETERIORATED, REPAIR WITH EPOXY SYSTEM FOR STEEL. ONCE ALL REPAIRS ARE COMPLETE, PREP, PRIME, AND PAINT EACH UNIT WITH TWO (2) FINISH COATS. COLOR TO BE SELECTED BY ARCHITECT. AFTER PRIMER COAT AND BEFORE FINISH COATS, SEAL PERIMETER EDGES OF EACH FRAME AT BRICK WITH SEALANT. COLOR TO CLOSELY MATCH PAINT. REFER TO SPECIFICATION SECTION 08.01.51.71 - "METAL WINDOW REHABILITATION."
8	REPAIR EXISTING WOOD SIDING AT PORCH. REPAIR DAMAGED WOOD AS REQUIRED, USING EPOXY WOOD REPAIR SYSTEM ON DETERIORATED PORTIONS. WHERE WOOD IS MORE THAN 40% DETERIORATED, REPAIR WITH DUTCHMAN SO THAT REPAIR ONCE PAINTED IS NOT OBSERVABLE. DUTCHMAN TO BE MADE FROM NATURALLY ROT RESISTANT WOOD. ONCE REPAIRS ARE COMPLETE, PREP, PRIME, AND PAINT EACH UNIT WITH TWO (2) FINISH COATS. COLOR TO BE SELECTED BY ARCHITECT. REFER TO SPECIFICATION SECTION 06.01.20.71 - "FINISH CARPENTRY REHABILITATION."
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10	INSTALL NEW WALL VENT.
13	SEAL OPEN PENETRATIONS IN BRICK. REFER TO SPECIFICATION SECTION 07.92.00 - "JOINT SEALANTS."
14	INSTALL NEW WOOD WINDOW TO MATCH EXISTING THIRD FLOOR WINDOWS. REFER TO SPECIFICATION SECTION 08.52.00 - "WOOD WINDOWS."
16	INSTALL NEW OPERABLE METAL STORM WINDOW WITH INSECT SCREEN. REFER TO SPECIFICATION SECTION 08.51.69 - "METAL STORM WINDOWS."
17	ADD ALTERNATE: MAKE WINDOW OPERABLE. REFER TO SPECIFICATION SECTION 08.01.52.71 - "WOOD WINDOW REHABILITATION."
18	INSTALL NEW WOOD SCREEN PORCH WALL USING SALVAGED PORCH FRAMING. REPAIR DAMAGED WOOD AS REQUIRED, USING EPOXY WOOD REPAIR SYSTEM ON DETERIORATED PORTIONS. WHERE WOOD IS MORE THAN 40% DETERIORATED, REPAIR WITH DUTCHMAN SO THAT REPAIR ONCE PAINTED IS NOT OBSERVABLE. DUTCHMAN TO BE MADE FROM NATURALLY ROT RESISTANT WOOD. ONCE REPAIRS ARE COMPLETE, PREP, PRIME, AND PAINT EACH UNIT WITH TWO (2) FINISH COATS. COLOR TO BE SELECTED BY ARCHITECT. REFER TO SPECIFICATION SECTION 06.01.20.71 - "FINISH CARPENTRY REHABILITATION."
20	REFER TO CIVIL DRAWINGS FOR DOWNSPOUT TERMINATION.



<p>A1 AE2.04</p>	<p>ELEVATION- EXTERIOR- WEST</p> <p>DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION</p> <div style="display: flex; align-items: center;"> <div style="margin-right: 20px;"> <p>MICHAEL GRAVES</p> <p>BALTIMORE, MD 233 E. Redwood Street, 12th Floor Baltimore, MD 21202 T 410 290 9680 MICHAELGRAVES.COM</p> </div> <div> <p>DRAWING CHECKED BY: Checker</p> <table border="1" style="font-size: 8px;"> <thead> <tr> <th>Submission Name</th> <th>Initials</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>SCHEMATIC DESIGN</td> <td>KLG</td> <td>2024.01.08</td> </tr> <tr> <td>DESIGN DEVELOPMENT (60% CDs)</td> <td>KLG</td> <td>2024.03.05</td> </tr> <tr> <td>CONSTRUCTION DOCUMENTS (90% CDs)</td> <td>NMM</td> <td>2024.09.16</td> </tr> </tbody> </table> </div> </div> <p>PROFESSIONAL CERTIFICATION: I certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws under of the State of Maryland.</p> <p>LICENSE NO. _____</p> <p>EXPIRATION DATE: _____</p> <div style="display: flex; align-items: center; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px; margin-right: 10px;">DocuSeal</div> <div style="border: 1px solid black; border-radius: 50%; padding: 10px; text-align: center; margin-left: 10px;"> <p>Professional Seal</p> </div> </div>	Submission Name	Initials	Date	SCHEMATIC DESIGN	KLG	2024.01.08	DESIGN DEVELOPMENT (60% CDs)	KLG	2024.03.05	CONSTRUCTION DOCUMENTS (90% CDs)	NMM	2024.09.16	<p>1/4" = 1'-0"</p>	<p>ELEVATIONS- EXTERIOR- BUILDING</p> <p>HISTORIC NEEDWOOD MANSION Renovation 6700 NEEDWOOD ROAD DERWOOD, MD 20855 SCALE: As Shown</p>	<p>DWG. #</p> <p style="font-size: 24px; font-weight: bold;">AE2.04</p>
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DPS PERMIT USE



A1 AE3.01 FOUNDATION DRAINAGE WATERPROOFING 1 1/2" = 1'-0"

A3 AE3.01 BUILDING SECTION AT ENTRANCE CORRIDOR 1/4" = 1'-0"

DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION

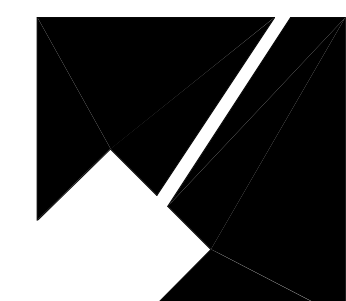
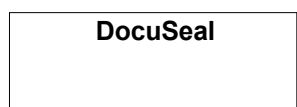
MICHAEL GRAVES
 BALTIMORE, MD
 233 E. Redwood Street, 12th Floor
 Baltimore, MD 21202
 T 410 290 9680
 MICHAELGRAVES.COM

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The Maryland-National Capital Park and Planning Commission
 Montgomery County Department of Parks
 2425 Reedie Drive
 Wheaton, Maryland 20902
 (301) 495-2535

SUBMISSION / REVISION

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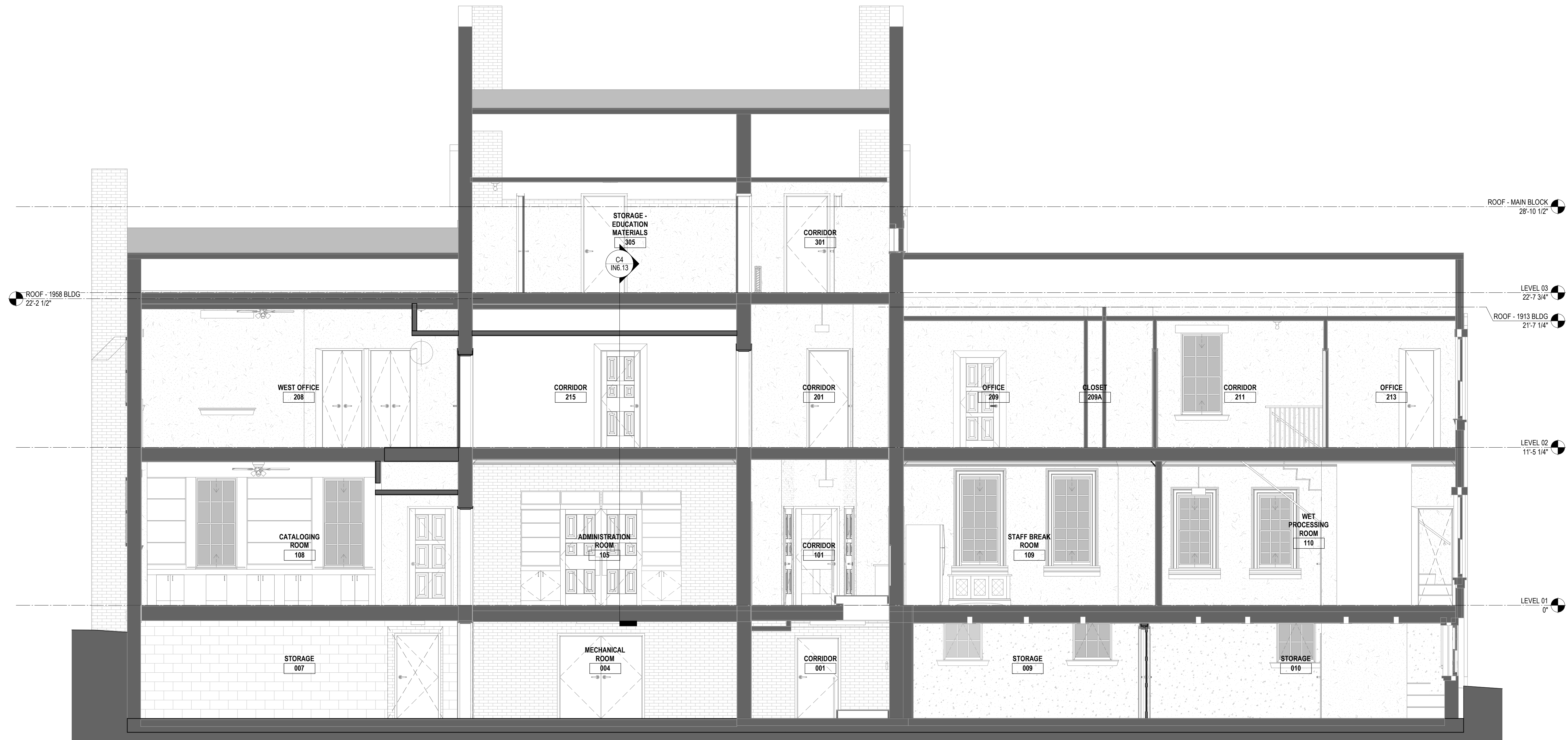
BUILDING SECTIONS

HISTORIC NEEDWOOD MANSION
 Renovation
 6700 NEEDWOOD ROAD DERWOOD, MD 20855
 SCALE: As Shown

DWG. #

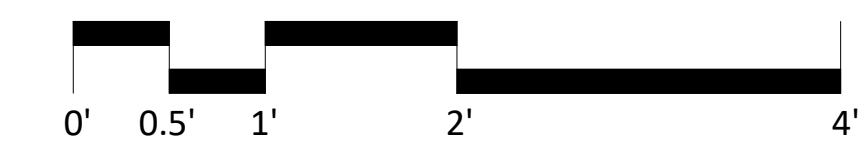
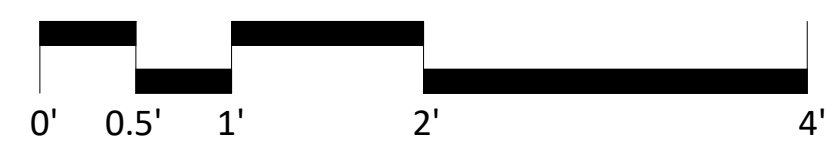
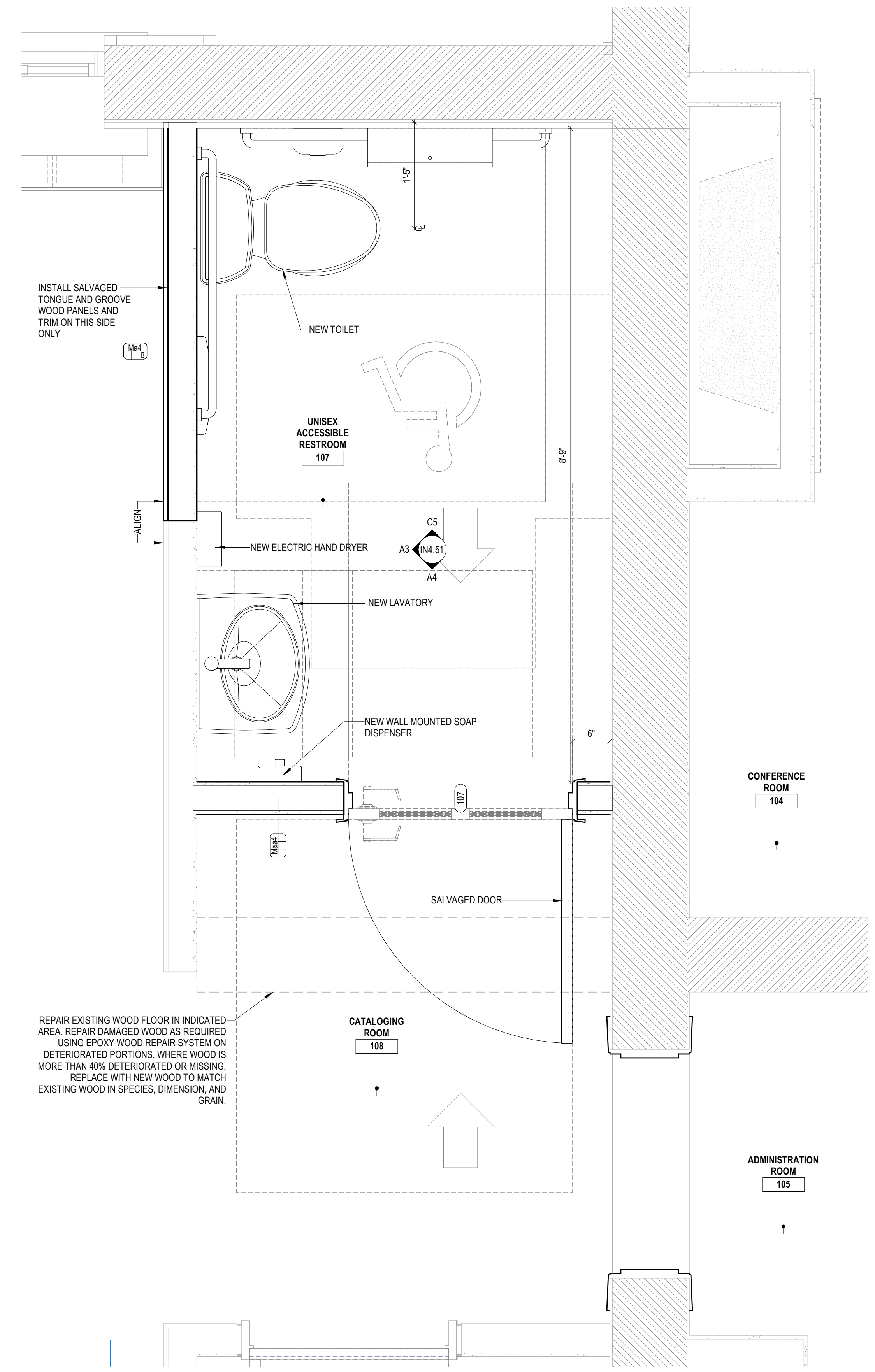
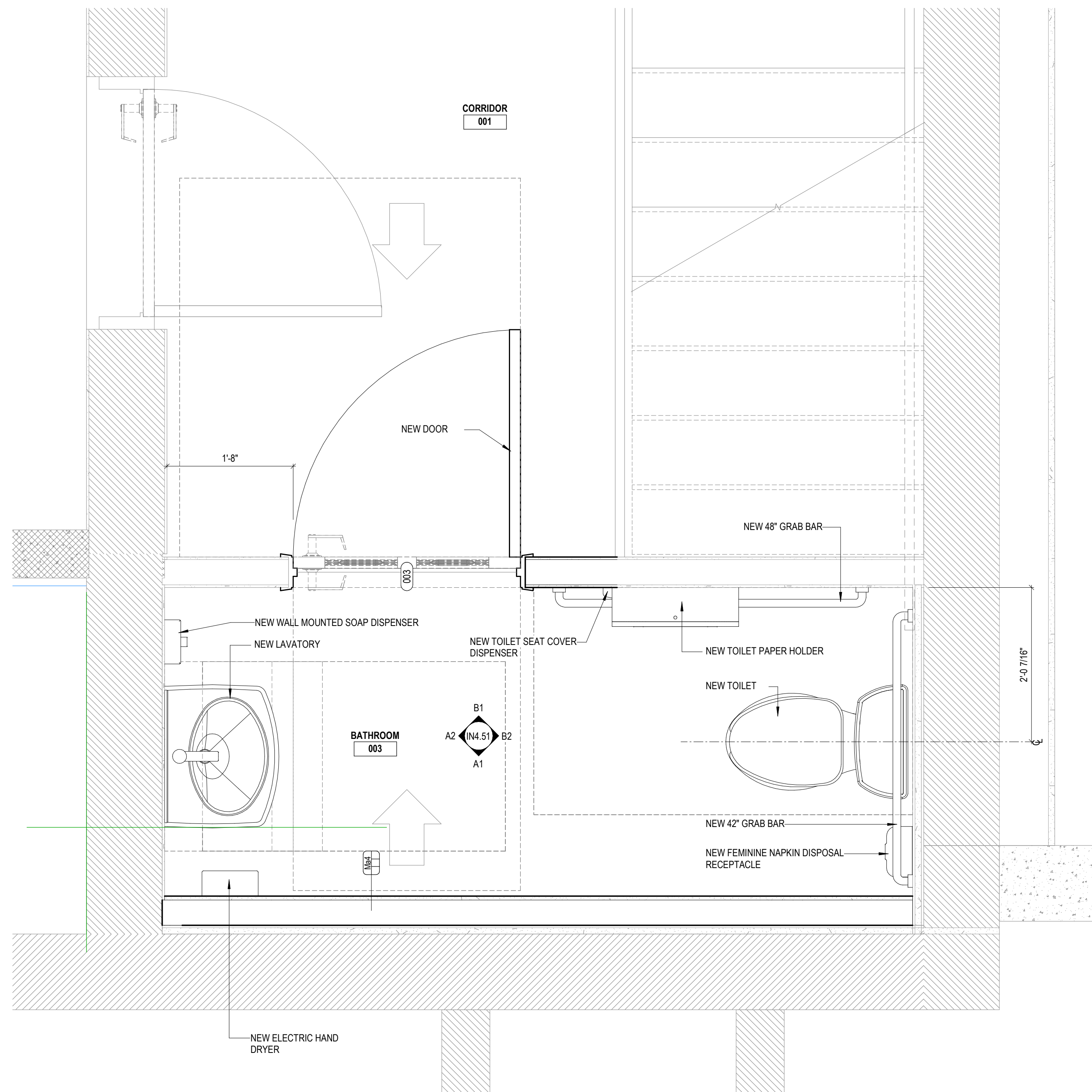
AE3.01

DPS PERMIT USE



A1 AE3.02	LONGITUDINAL SECTION						1/4" = 1'-0"																		
DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION BALTIMORE, MD 233 E. Redwood Street, 12th Floor Baltimore, MD 21202 T 410 390 9680 MICHAELGRAVES.COM		DRAWING CHECKED BY: Checker <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Submission Name</th> <th>Initials</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>SCHEMATIC DESIGN</td> <td>KLG</td> <td>2024.01.08</td> </tr> <tr> <td>DESIGN DEVELOPMENT (60% CDs)</td> <td>KLG</td> <td>2024.03.05</td> </tr> <tr> <td>CONSTRUCTION DOCUMENTS (90% CDs)</td> <td>NMM</td> <td>2024.09.16</td> </tr> </tbody> </table>	Submission Name	Initials	Date	SCHEMATIC DESIGN	KLG	2024.01.08	DESIGN DEVELOPMENT (60% CDs)	KLG	2024.03.05	CONSTRUCTION DOCUMENTS (90% CDs)	NMM	2024.09.16	PROFESSIONAL CERTIFICATION: I certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws under of the State of Maryland. LICENSE NO. _____ EXPIRATION DATE: _____ <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; padding: 2px;">DocuSeal</div> <div style="border: 1px solid black; border-radius: 50%; padding: 5px; text-align: center;">Professional Seal</div> </div>	The Maryland-National Capital Park and Planning Commission Montgomery County Department of Parks 2425 Reedie Drive Wheaton, Maryland 20902 (301) 495-2535	SUBMISSION / REVISION <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Rev. No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/23/2024</td> <td>HAWP APPLICATION</td> </tr> </tbody> </table>	Rev. No.	Date	Description	1	10/23/2024	HAWP APPLICATION	BUILDING SECTIONS HISTORIC NEEDWOOD MANSION Renovation 6700 NEEDWOOD ROAD DERWOOD, MD 20855 SCALE: As Shown	DWG. # AE3.02
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DPS PERMIT USE



A1
AE4.30 UNISEX AMBULATORY RESTROOM 003

A4
AE4.30 UNISEX ACCESSIBLE RESTROOM 107

1" = 1'-0"

DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION

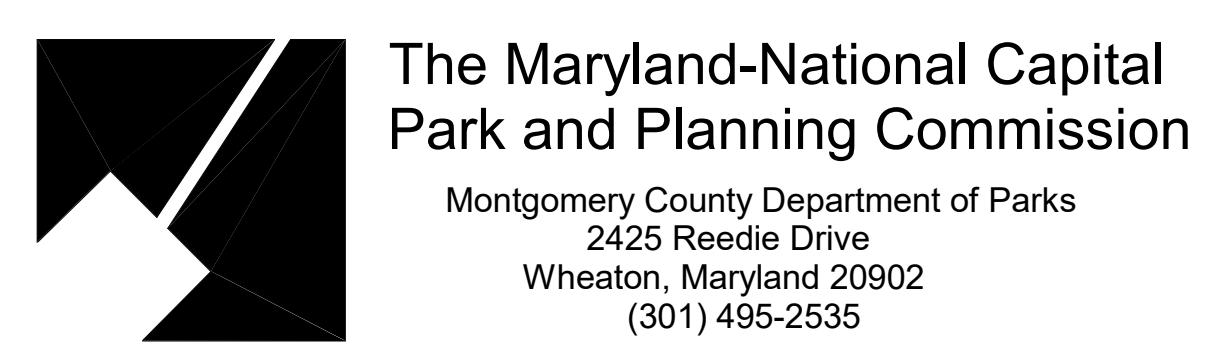
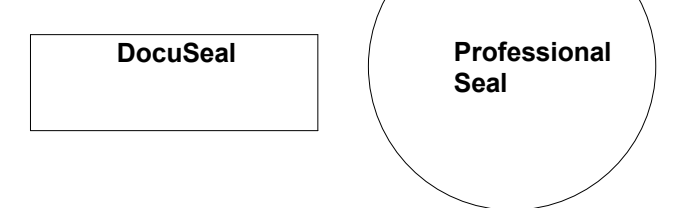
DRAWING CHECKED BY: KLG

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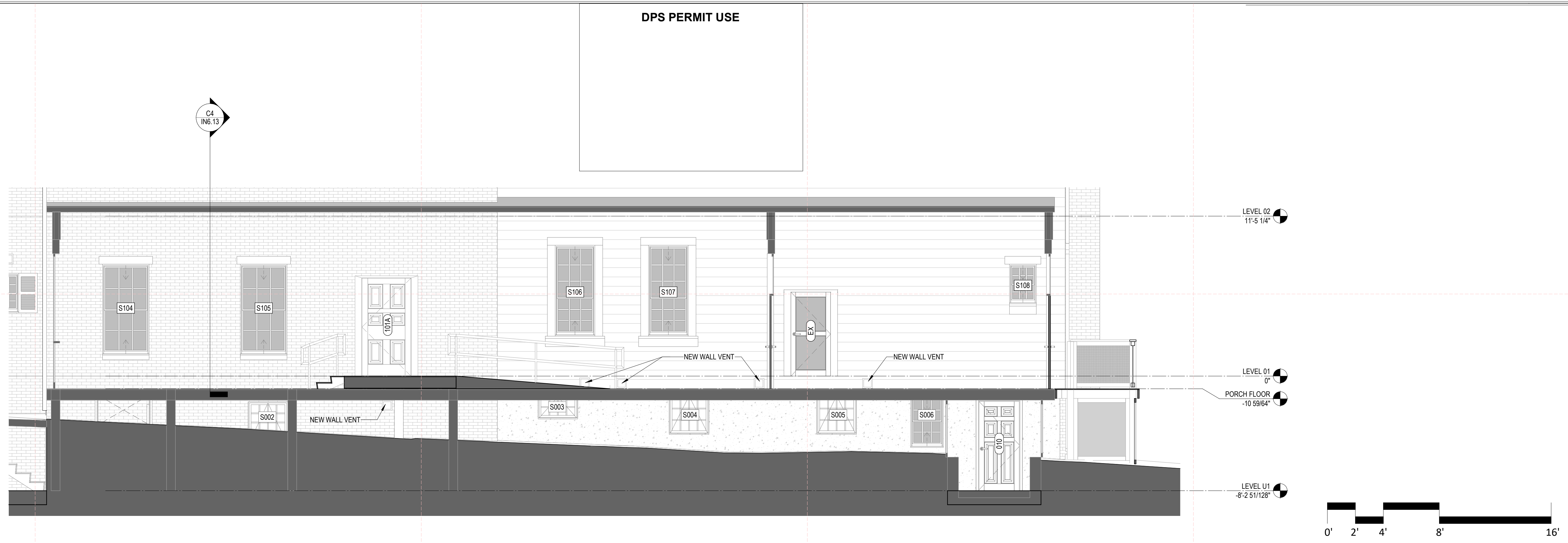
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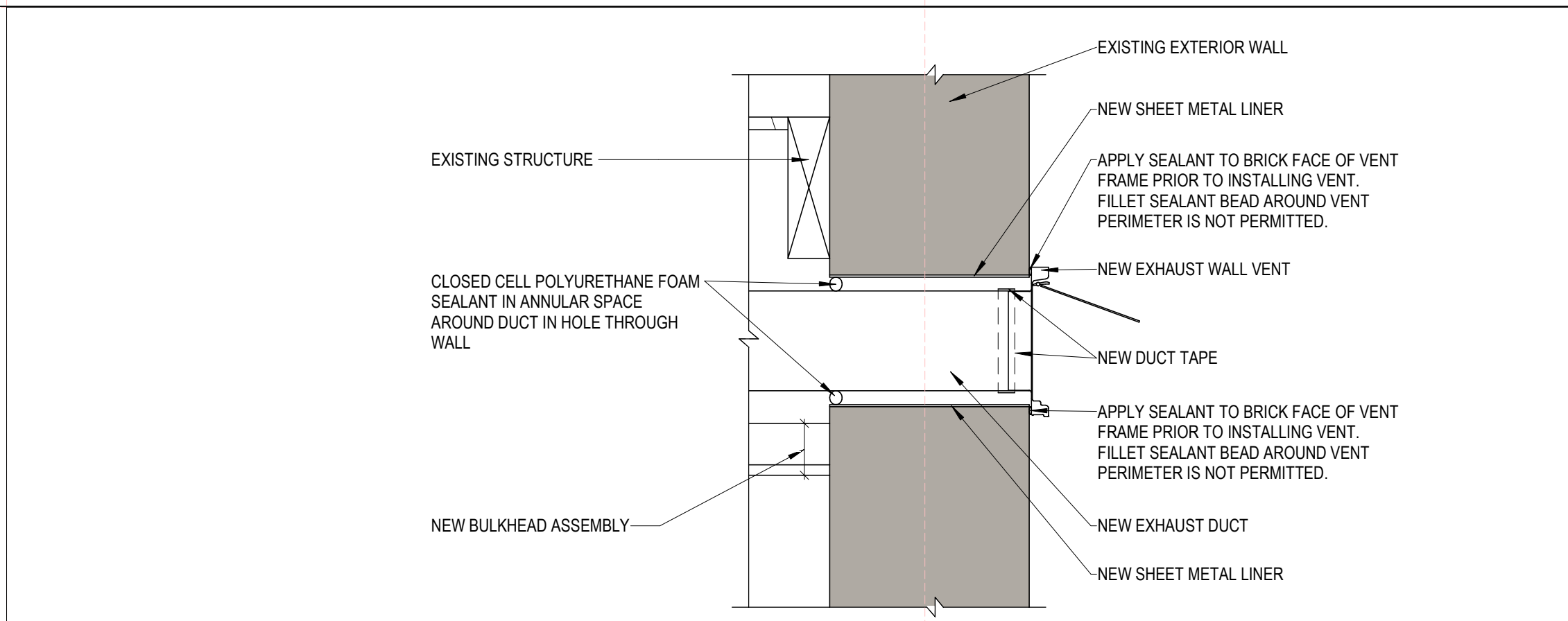
ENLARGED PLANS
HISTORIC NEEDWOOD MANSION
Renovation
6700 NEEDWOOD ROAD DERWOOD, MD 20855
SCALE: As Shown

DWG. #
AE4.30



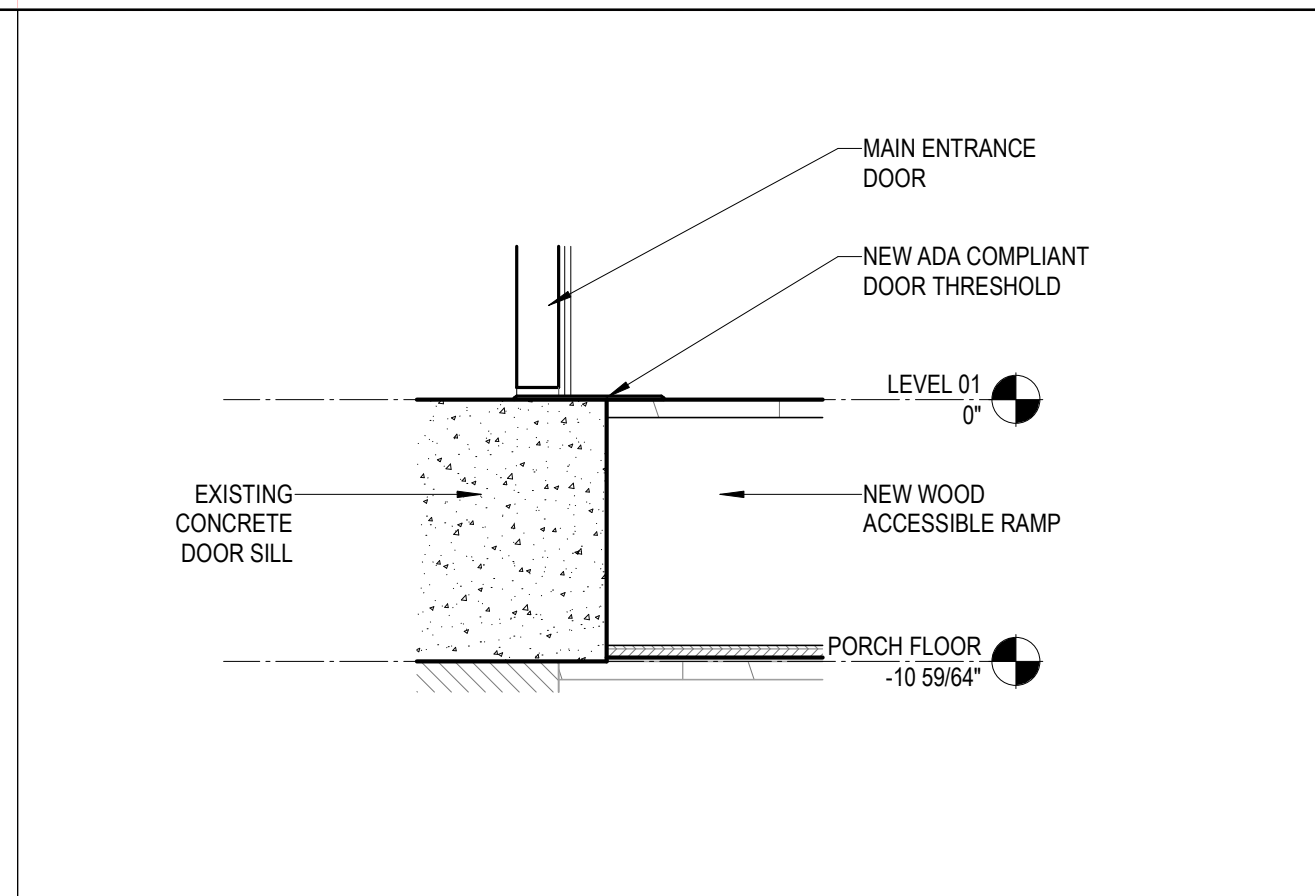
C2
AE5.11 SECTION AT SOUTH PORCH

1/4" = 1'-0"



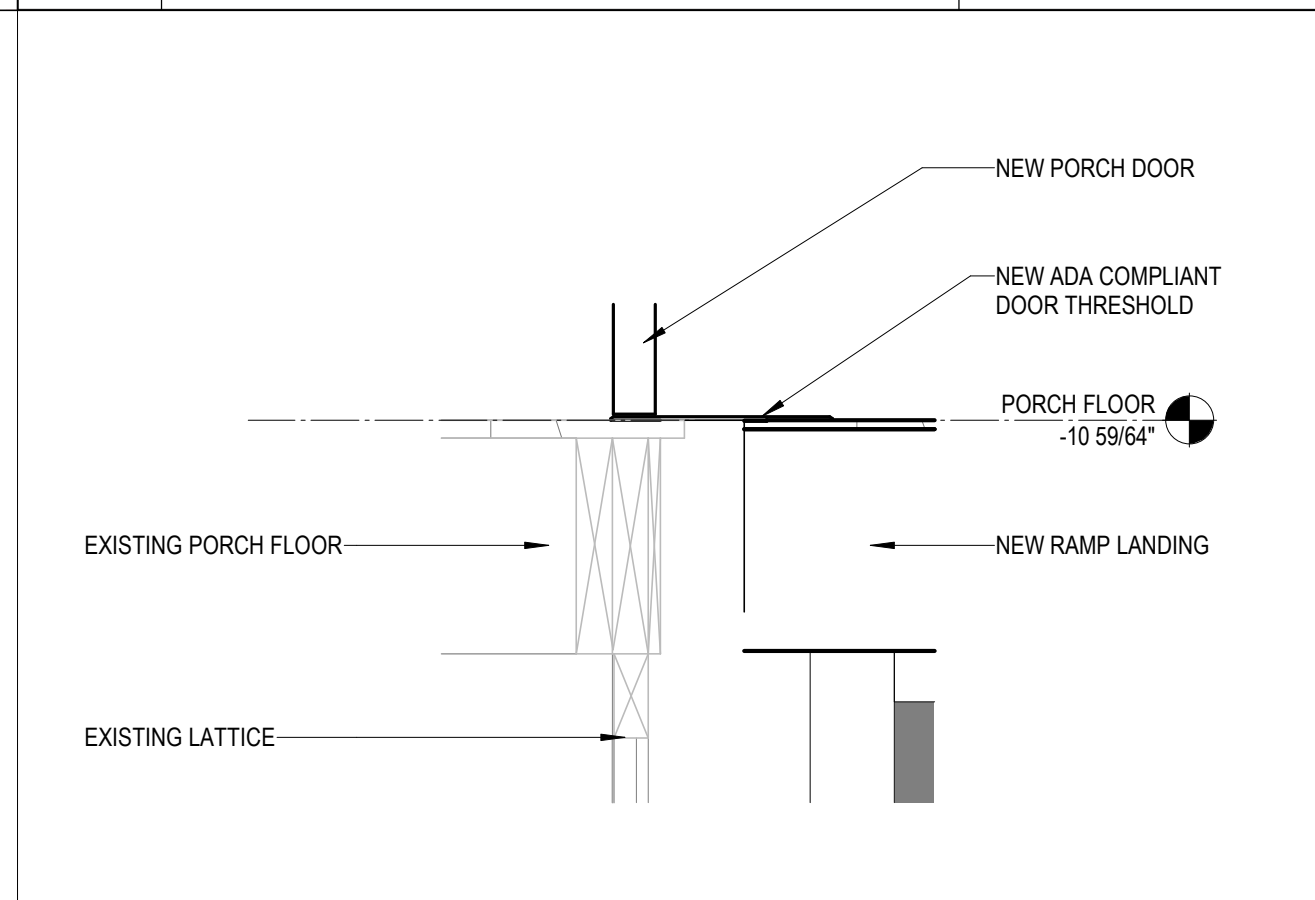
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AE5.11 THRU-WALL VENT DETAIL

1 1/2" = 1'-0"



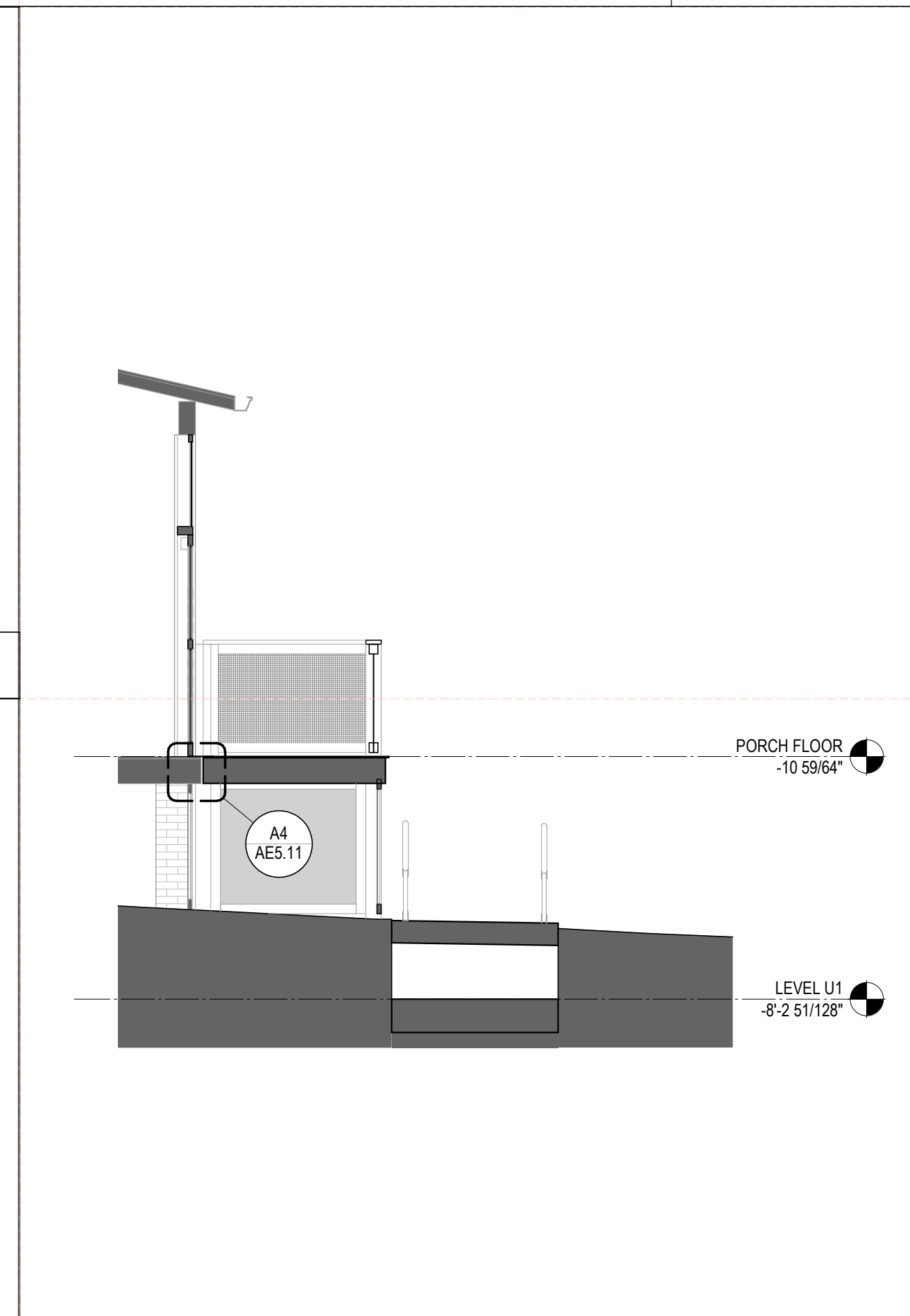
B4
AE5.11 MAIN ENTRANCE THRESHOLD DETAIL

1 1/2" = 1'-0"



A4
AE5.11 PORCH DOOR THRESHOLD DETAIL

1 1/2" = 1'-0"



A5
AE5.11 PARTIAL SECTION AT PORCH ACCESSIBLE ENTRANCE DOOR

1/4" = 1'-0"

DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION

MICHAEL GRAVES
BALTIMORE, MD
233 E. Redwood Street, 12th Floor
Baltimore, MD 21202
T 410 290 9680
MICHAELGRAVES.COM

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DocuSeal Professional Seal

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(301) 495-2535

SUBMISSION / REVISION

Rev. No.	Date	Description
1	10/23/2024	HAWP APPLICATION

EXTERIOR SECTION DETAILS

HISTORIC NEEDWOOD MANSION
Renovation
6700 NEEDWOOD ROAD DERWOOD, MD 20855
SCALE: As Shown

DWG. #
AE5.11

DPS PERMIT USE

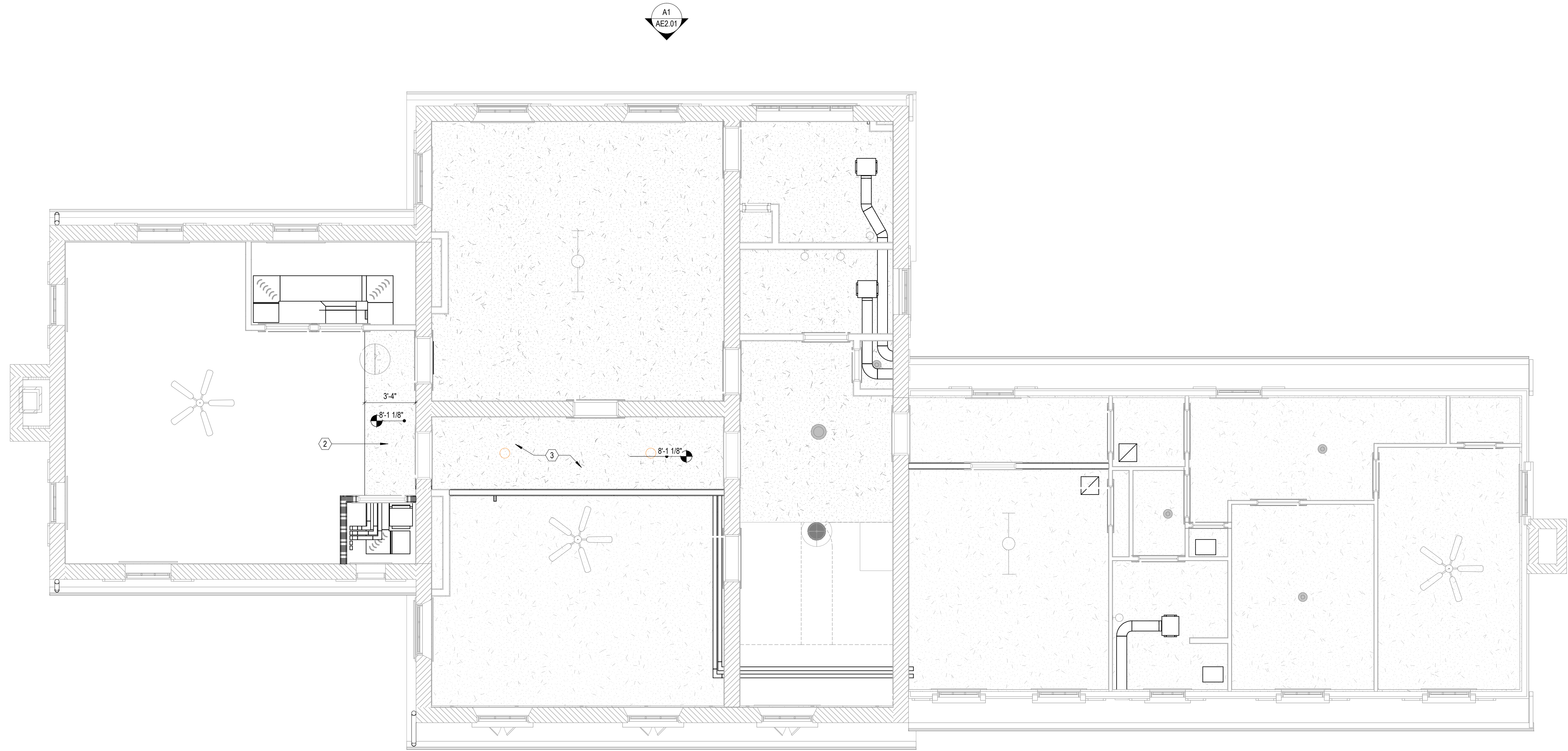
REFLECTED CEILING PLAN NOTES	
NUM.	NOTE
1	INSTALL NEW LIGHT
2	INSTALL NEW BULKHEAD



<p>A1 AC1.01</p>	<p>REFLECTED CEILING PLAN- LEVEL 01</p> <p>DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION</p> <div style="display: flex; align-items: center;"> <div style="margin-right: 10px;"> <p>MICHAEL GRAVES</p> <p>BALTIMORE, MD 233 E. Redwood Street, 12th Floor Baltimore, MD 21202 T 410 290 9680 MICHAELGRAVES.COM</p> </div> <div> <p>DRAWING CHECKED BY: Checker</p> <table border="1" style="font-size: 8px;"> <thead> <tr> <th>Submission Name</th> <th>Initials</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>SCHEMATIC DESIGN</td> <td>KLG</td> <td>2024.01.08</td> </tr> <tr> <td>DESIGN DEVELOPMENT (60% CDs)</td> <td>KLG</td> <td>2024.03.05</td> </tr> <tr> <td>CONSTRUCTION DOCUMENTS (90% CDs)</td> <td>NMM</td> <td>2024.09.16</td> </tr> </tbody> </table> </div> </div>	Submission Name	Initials	Date	SCHEMATIC DESIGN	KLG	2024.01.08	DESIGN DEVELOPMENT (60% CDs)	KLG	2024.03.05	CONSTRUCTION DOCUMENTS (90% CDs)	NMM	2024.09.16	<p>PROFESSIONAL CERTIFICATION: I certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws under of the State of Maryland.</p> <p>LICENSE NO. _____</p> <p>EXPIRATION DATE: _____</p> <div style="display: flex; align-items: center; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px 5px; margin-right: 5px;">DocuSeal</div> <div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-left: 10px;"> <p style="font-size: 8px;">Professional Seal</p> </div> </div>	<p>SUBMISSION / REVISION</p> <table border="1" style="font-size: 8px;"> <thead> <tr> <th>Rev. No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/23/2024</td> <td>HAWP APPLICATION</td> </tr> </tbody> </table>	Rev. No.	Date	Description	1	10/23/2024	HAWP APPLICATION	<p>REFLECTED CEILING PLAN- LEVEL 01</p> <p>HISTORIC NEEDWOOD MANSION Renovation 6700 NEEDWOOD ROAD DERWOOD, MD 20855 SCALE: As Shown</p>	<p>DWG. #</p> <p style="font-size: 24px; font-weight: bold;">AC1.01</p>
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Rev. No.	Date	Description																					
1	10/23/2024	HAWP APPLICATION																					

DPS PERMIT USE

REFLECTED CEILING PLAN NOTES	
NUM.	NOTE
2	INSTALL NEW BULKHEAD
3	INSTALL NEW DROP CEILING



A1 AC1.02	REFLECTED CEILING PLAN- LEVEL 02	1/4" = 1'-0"															
DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION BALTIMORE, MD 233 E. Redwood Street, 12th Floor Baltimore, MD 21202 T 410 290 9680 MICHAELGRAVES.COM	DRAWING CHECKED BY: Checker <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Submission Name</th> <th>Initials</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>SCHEMATIC DESIGN</td> <td>KLG</td> <td>2024.01.08</td> </tr> <tr> <td>DESIGN DEVELOPMENT (60% CDs)</td> <td>KLG</td> <td>2024.03.05</td> </tr> <tr> <td>CONSTRUCTION DOCUMENTS (90% CDs)</td> <td>NMM</td> <td>2024.09.16</td> </tr> </tbody> </table>	Submission Name	Initials	Date	SCHEMATIC DESIGN	KLG	2024.01.08	DESIGN DEVELOPMENT (60% CDs)	KLG	2024.03.05	CONSTRUCTION DOCUMENTS (90% CDs)	NMM	2024.09.16	PROFESSIONAL CERTIFICATION: I certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws under of the State of Maryland. LICENSE NO. _____ EXPIRATION DATE: _____ <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; padding: 2px;">DocuSeal</div> <div style="border: 1px solid black; border-radius: 50%; padding: 5px;">Professional Seal</div> </div>			
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The Maryland-National Capital Park and Planning Commission Montgomery County Department of Parks 2425 Reedie Drive Wheaton, Maryland 20902 (301) 495-2535		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3">SUBMISSION / REVISION</th> </tr> <tr> <th>Rev. No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/23/2024</td> <td>HAWP APPLICATION</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	SUBMISSION / REVISION			Rev. No.	Date	Description	1	10/23/2024	HAWP APPLICATION						
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DPS PERMIT USE

REFLECTED CEILING PLAN NOTES	
NUM.	NOTE
4	MODIFY SOFFIT TO ACCOMMODATE DOOR SWING



A1 REFLECTED CEILING PLAN- LEVEL U1

AC1.U1

DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION

MICHAEL GRAVES
 BALTIMORE, MD
 233 E. Redwood Street, 12th Floor
 Baltimore, MD 21202
 T 410 290 9680
 MICHAELGRAVES.COM

DRAWING CHECKED BY: Checker

Submission Name	Initials	Date
SCHEMATIC DESIGN	KLG	2024.01.08
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DocuSeal Professional Seal

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 Montgomery County Department of Parks
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 (301) 495-2535

SUBMISSION / REVISION

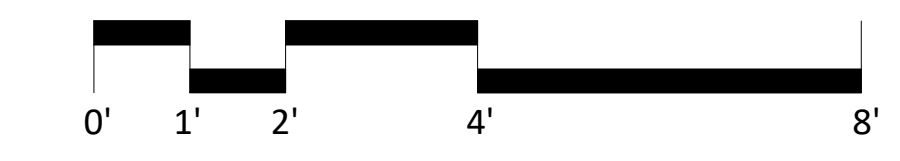
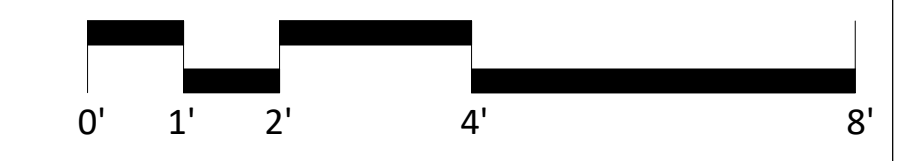
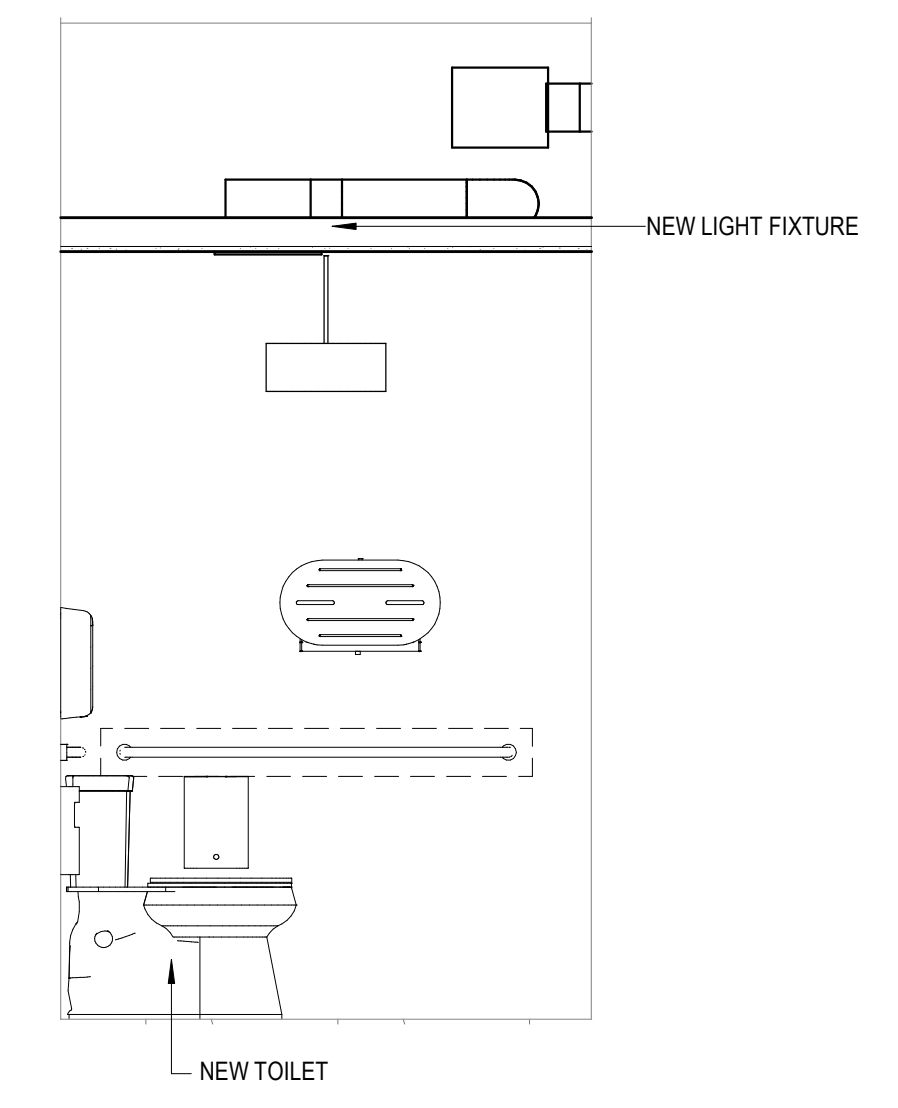
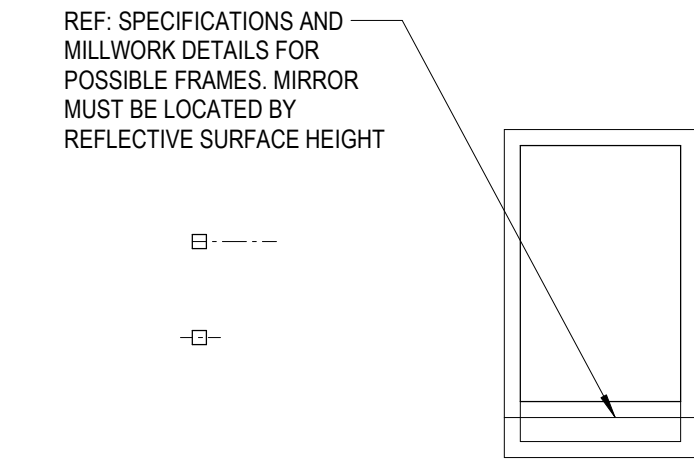
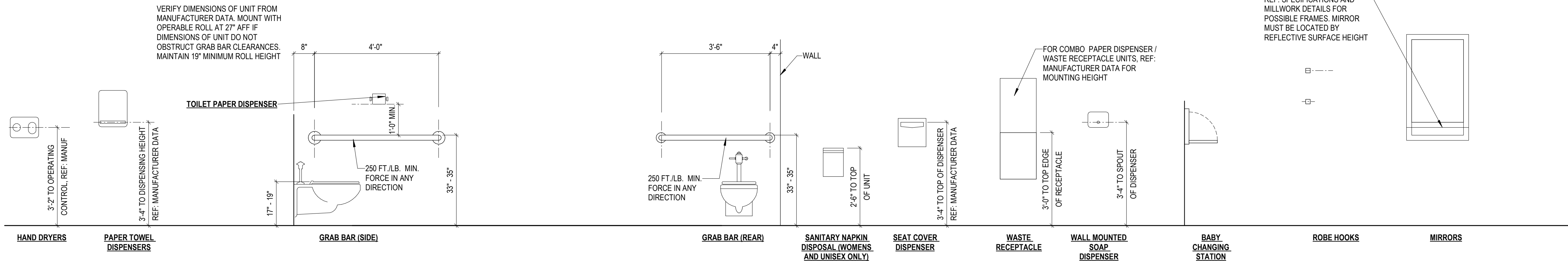
Rev. No.	Date	Description
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REFLECTED CEILING PLAN- LEVEL U1
 HISTORIC NEEDWOOD MANSION
 Renovation
 6700 NEEDWOOD ROAD DERWOOD, MD 20855
 SCALE: As Shown

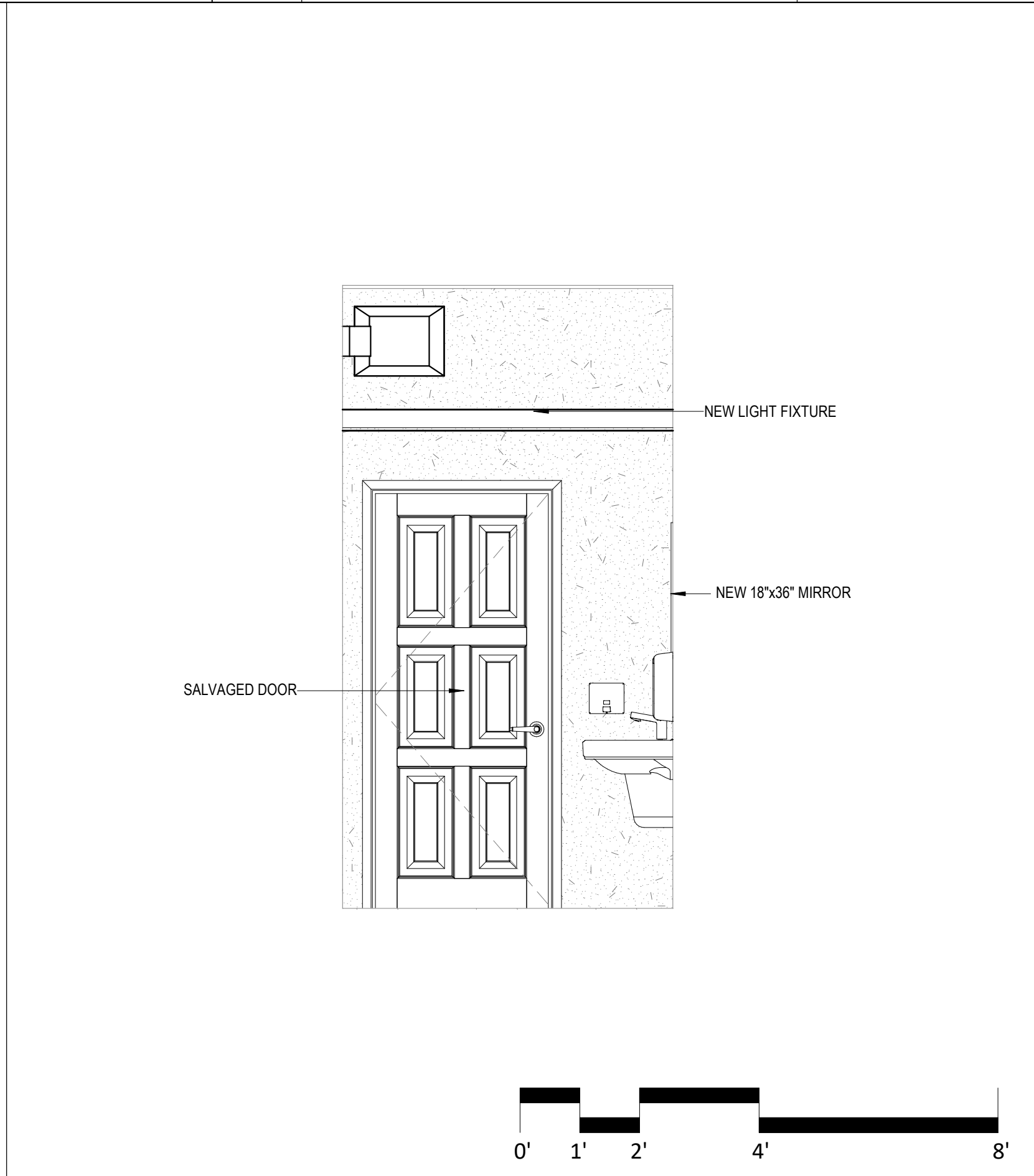
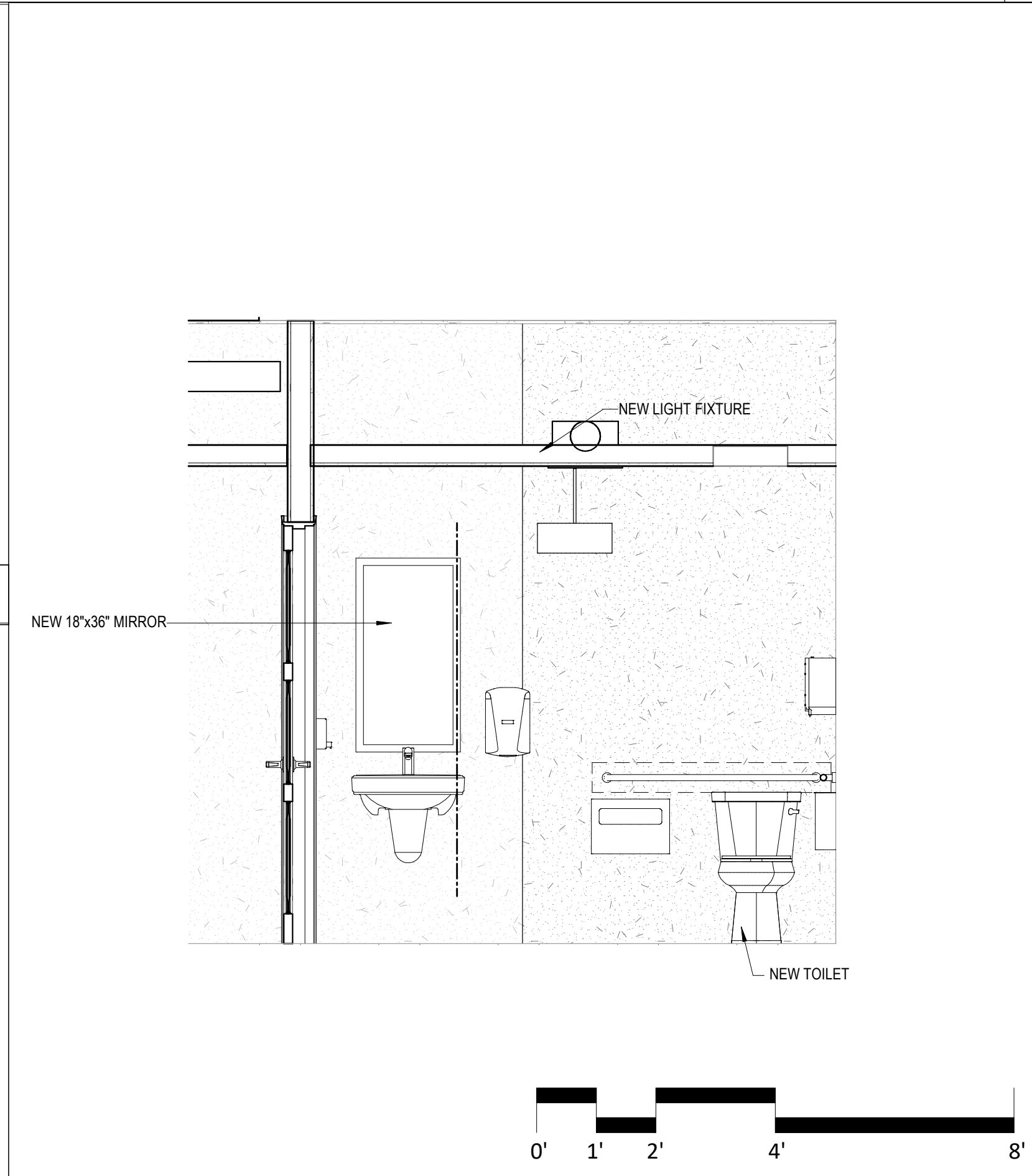
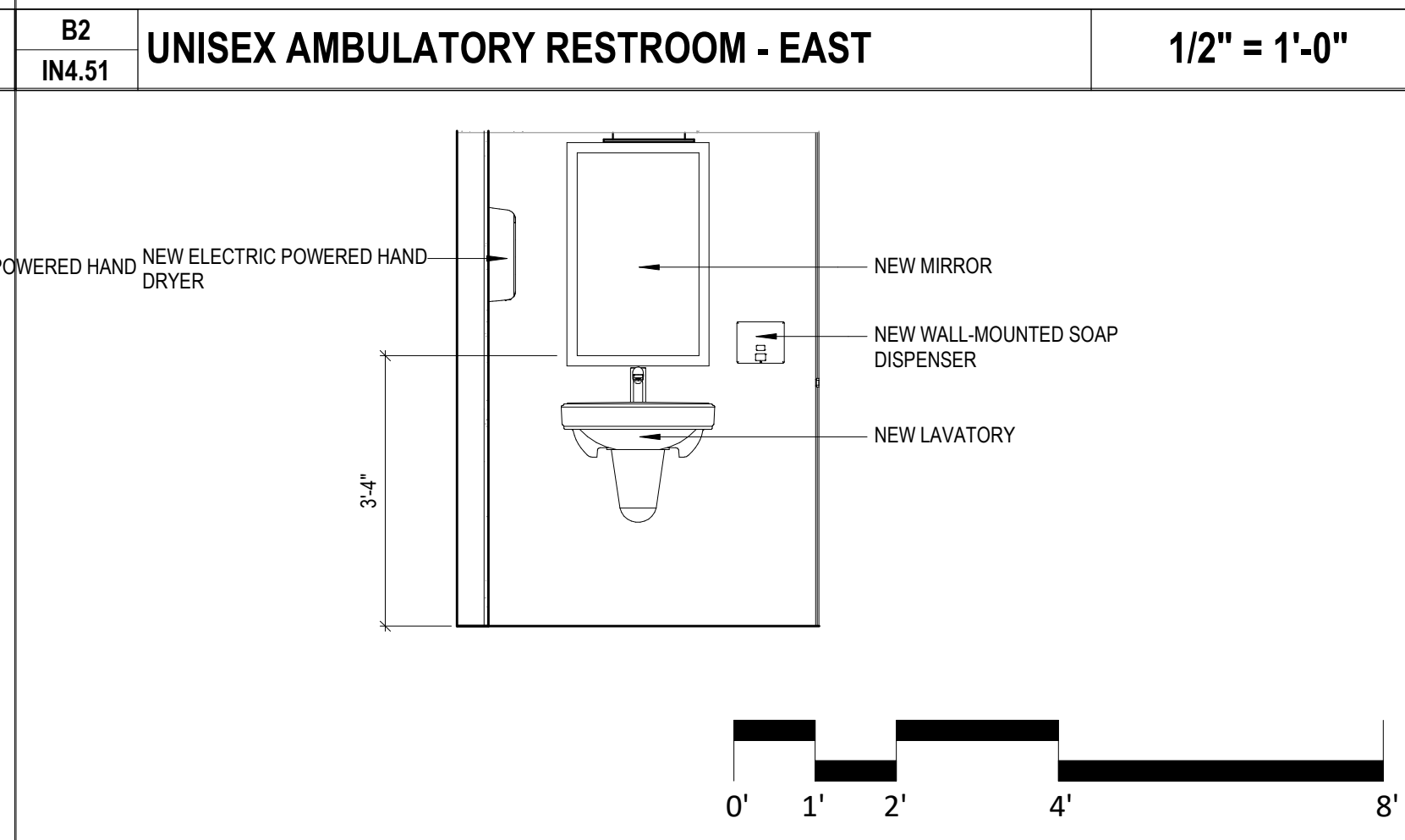
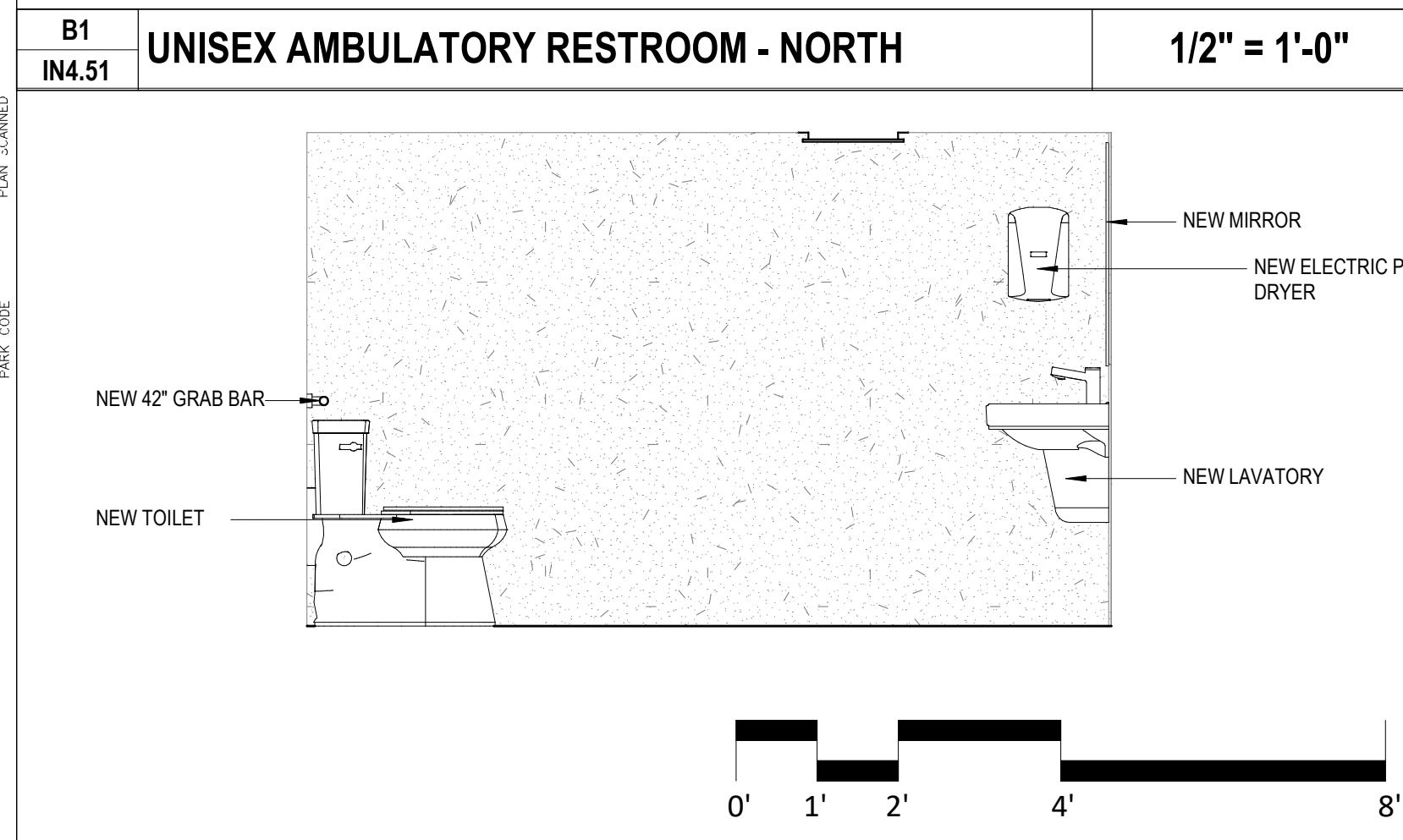
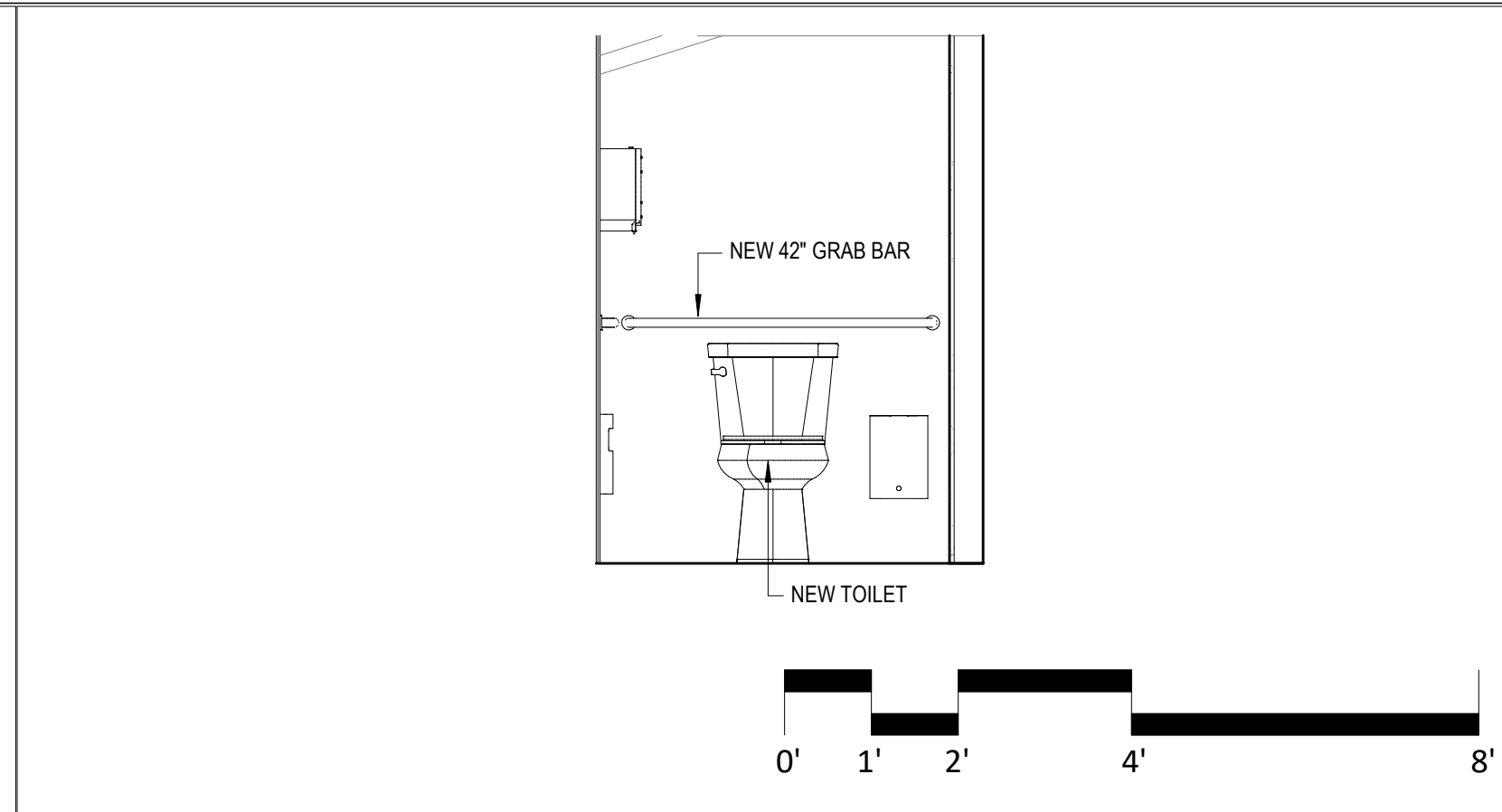
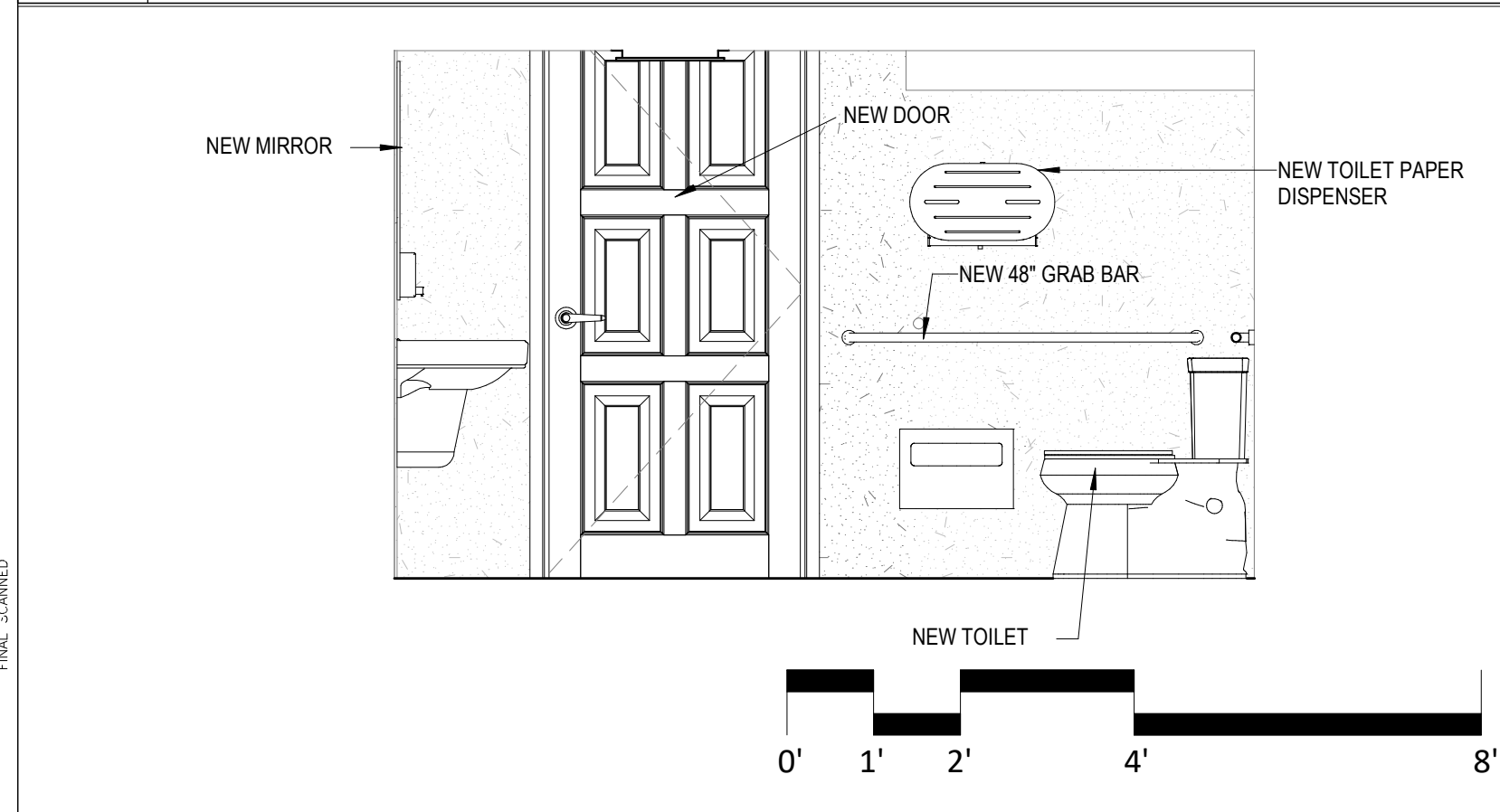
DWG. #
AC1.U1

FINAL PLAN

DPS PERMIT USE



C1 IN4.51 MOUNTING HEIGHTS **C5 IN4.51 UNISEX ACCESSIBLE RESTROOM - NORTH 1/2" = 1'-0"**



A1 IN4.51 UNISEX AMBULATORY RESTROOM - SOUTH **A2 IN4.51 UNISEX AMBULATORY RESTROOM - WEST** **A3 IN4.51 UNISEX ACCESSIBLE RESTROOM - WEST** **A4 IN4.51 UNISEX ACCESSIBLE RESTROOM - SOUTH**

DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION

MICHAEL GRAVES
 BALTIMORE, MD
 233 E. Redwood Street, 12th Floor
 Baltimore, MD 21202
 T 410 290 9680
 MICHAELGRAVES.COM

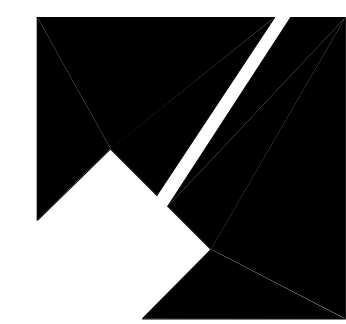
DRAWING CHECKED BY: KLG

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The Maryland-National Capital Park and Planning Commission
 Montgomery County Department of Parks
 2425 Reedle Drive
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INTERIOR ELEVATIONS

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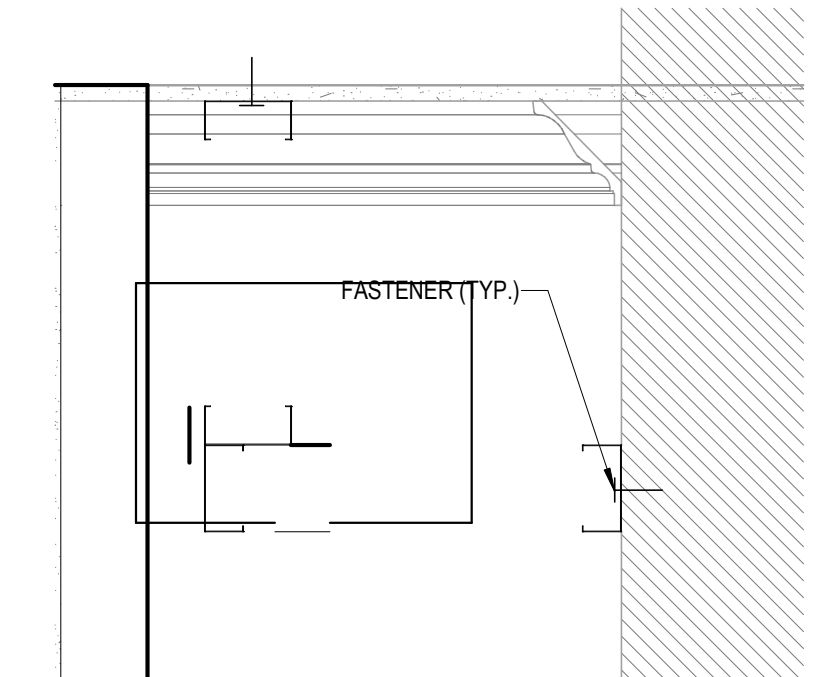
DWG. #
IN4.51

DPS PERMIT USE



C4
IN6.13 Section 11

1/4" = 1'-0"



B5
IN6.13 TYPICAL BULKHEAD DETAIL

1 1/2" = 1'-0"

DESIGN PROFESSIONAL / FIRM(S) LOGO
AND CONTACT INFORMATION

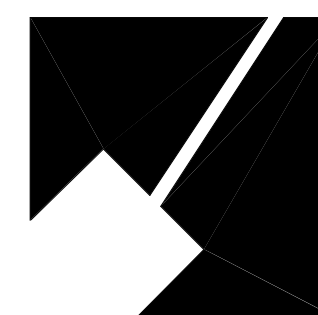
MICHAEL GRAVES
BALTIMORE, MD
233 E. Redwood Street, 12th Floor
Baltimore, MD 21202
T 410 290 9690
MICHAELGRAVES.COM

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INTERIOR SECTION DETAILS

HISTORIC NEEDWOOD MANSION
Renovation
6700 NEEDWOOD ROAD DERWOOD, MD 20855
SCALE: As Shown

DWG. #

IN6.13

FINAL DRAWING

PLAN DRAWING

PARK CODE

GENERAL

- 1. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, BRACING, SHEETING AND MAKE SAFE ALL FLOORS, ROOFS, WALLS AND ADJACENT PROPERTY, AS PROJECT CONDITIONS REQUIRE. A PROFESSIONAL ENGINEER, LICENSED BY THE GOVERNING STATE IN WHICH THE PROJECT IS LOCATED AND HIRED BY THE CONTRACTOR, SHALL DESIGN ALL SHORING AND SHEETING AND SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR THE OWNER'S REVIEW...

FOUNDATIONS

- 1. BUILDING FOUNDATIONS SHALL BEAR ON UNDISTURBED SOIL HAVING MINIMUM BEARING CAPACITY OF 1500 PSF PER IBC CODE MINIMUMS. ADEQUACY OF BEARING STRATUM SHALL BE VERIFIED IN FIELD PRIOR TO PLACING CONCRETE. ADJUST BOTTOM OF FOOTING ELEVATIONS AS REQUIRED.

CAST-IN-PLACE CONCRETE

- 1. ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS. SLUMP SHALL BE 4" FOR SLABS ON GRADE AND 5" FOR ALL OTHER CONCRETE.

CONCRETE MASONRY WORK

- 1. ALL CONCRETE MASONRY WORK SHALL CONFORM TO THE "NATIONAL CONCRETE MASONRY ASSOCIATION SPECIFICATIONS," (LOCALLY APPROVED EDITION) AND THE MASONRY STANDARDS JOINT COMMITTEE SPECIFICATIONS (ACI 530.1 - LOCALLY APPROVED EDITION).

WOOD STRUCTURAL PANEL SHEATHING

- 1. PROVIDE STRUCTURAL I PLYWOOD OR OSB SHEATHING WITH BOND CLASSIFICATIONS APPROPRIATE TO THE END USE: "EXTERIOR" (PERMANENT EXPOSURE), OR "EXPOSURE 1" (CONSTRUCTION EXPOSURE ONLY).

FRAMING LUMBER

- 1. FRAMING LUMBER SHALL HAVE EACH PIECE GRADE STAMPED, SHALL BE SURFACED DRY (EXCEPT STUDS, WHICH SHALL BE KILN-DRIED) AND SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADE:

WOOD HEADER SCHEDULE

Table with columns: ROUGH OPENING WIDTH, HEADER, JACK STUDS, KING STUDS (INTERIOR, EXTERIOR). Rows include sizes like 2x4 WALL, 2x6 WALL, 2x8, 2x10, 2x12.

ENGINEERED WOOD PRODUCTS

- 1. MICROLAM BEAMS: PROVIDE ENGINEERED BEAMS, SIZES AS SHOWN, MICROLAM LVL (Fb=2600 PSI, E=2,000,000 PSI) OR PARALLAM PSL (Fb=2900 PSI, E=2,000,000 PSI) AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUAL.

SHOP DRAWINGS REQUIRED

- 1. THE FOLLOWING SHOP DRAWINGS ARE REQUIRED FOR REVIEW. ADDITIONAL SHOP DRAWINGS MAY BE SUBMITTED FOR REVIEW PER REQUIREMENTS OF THE CONTRACTOR OR THEIR SUB-CONTRACTOR:

DPS PERMIT USE

STRUCTURAL STEEL

- 1. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE FOLLOWING GOVERNING STANDARDS: A. AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS AND BRIDGES," LOCALLY APPROVED EDITIONS.

INSPECTION AND TESTING

- 1. THE FOLLOWING MINIMUM INSPECTIONS SHALL BE PERFORMED BY A TESTING AGENCY ENGAGED BY THE OWNER. ADDITIONAL INSPECTIONS MAY BE REQUIRED BY THE LOCAL JURISDICTION'S SPECIAL INSPECTIONS PROGRAM (SEE ITEM 2.):

LEGEND: Diagrams and symbols for CONCRETE FOOTING, BRICK MASONRY, CONCRETE MASONRY (CMU), CONCRETE WALL, BEARING WALL ABOVE, WOOD JOIST, WOOD RAFTER, WOOD BEAM, WOOD HEADER, STEEL BEAM, and various steel post symbols.

STANDARD ABBREVIATIONS

Table of standard abbreviations with columns: ABBR., FULL NAME, ABBR., FULL NAME, ABBR., FULL NAME, ABBR., FULL NAME. Includes terms like ADD'L, ADJ., ALT., APPROX., ARCH., B.O., BLDG., BM, BOT., BRG., CANT., CFS, C.I., C.I.P., C.J., CLG., CLR., CMU, COL., CONC., COORD., CONTR., CTR., DBL., DEMO., DTL., DIA., DIAG., DIM., DN, DWG(S), DWL, (E), EXIST., EA, E/, E.A., E.J., E.L., EMBD., ENGR, E.O.R., EQ., E.S., EXT., E.W., FNDN, FIN., FLR., FRMG, F.S., FTG, F.P., F.W., GA, GALV., HORIZ., HEIGHT, HVAC, CONDITIONING, I.F., I.S.O.G., INT., JOINT, LLH, LLV, L-W, L.W., MAX., MECH., MEP, MFR., MIN., MISC., NO., NOM., N.S., N.T.S., O.C., O.P.C., OPP., P.A.F., PERP., PL., P.T., REIN.F., REQ'D, REV., SCHED., SECT., SIM., S.I.F., S.O.G., SPEC., SQ., S.S., STD., STIFF., STIRRUP, STL., SQ., S-W, SYM., T.C., T.O.P., T&B, TEMP., T&G, THK., TYP., U.N.O., VERT., V.I.F., W/, W-P, WWF, #, @, Ø, R.

DESIGN LOADS AND FACTORS

Table with columns: LIVE LOADS, SNOW LOADS, WIND DESIGN PARAMETERS, SEISMIC DESIGN PARAMETERS. Rows include Residential Sleeping Areas, Residential Living Areas, Residential Stairs, Offices, Conference Room, Storage - Light, Porch, Roof, Terrain Exposure, and Special Considerations.

DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION: MATTEO FERRAN, STRUCTURAL ENGINEERS PLLC, 210 N. Lee St., Suite 210, Alexandria, VA 22314. T: 703.350.4151 mattoeferran.com

DRAWING CHECKED BY: Table with columns: Submission Name, Initials, Date.

PROFESSIONAL CERTIFICATION: I certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws under of the State of Maryland. License No. 57428, Expiration Date: 4/5/2025. Includes DocuSeal and Professional Seal.

The Maryland-National Capital Park and Planning Commission, Montgomery County Department of Parks, 2425 Reedie Drive, Wheaton, Maryland 20902 (301) 495-2535

SUBMISSION / REVISION: Table with columns: Rev. No., Date, Description. Rows include 3/05/2024 DD Set, 9/16/2024 90% CD Set, 10/23/2024 HAWP Application.

GENERAL NOTES: HISTORIC NEEDWOOD MANSION, Renovation, 6700 Needwood Road, Derwood, MD 20855, SCALE: As Shown

DWG. # S-001

DPS PERMIT USE

PATCH (E) MASONRY WINDOWELL WALLS AND PROVIDE STITCHING PER TYP. DETAIL

REMOVE (E) SHORING POST

REMOVE (E) SHORING POST

FILL VOID IN WALL AROUND (E) CONDUIT WITH BRICK MASONRY & MORTAR

REMOVE (E) WIRE SCREEN AND PATCH MISSING BRICK

(E) STAIR TO REMAIN

FILL VOIDS IN SUBGRADE AT BASE OF WALL WHERE ANIMAL HAS DUG IN. RE-BUILD HOLES IN MASONRY WALL AS REQUIRED

ACCESS OPNG. REMOVE FULL HT. OF WALL AND PROVIDE P.T. HEADER AS SHOWN BLW PORCH FRAMING

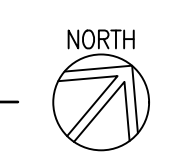
PROVIDE NEW POST AND CONCRETE FOOTING BELOW (E) DECK BEAM (TYP. 6)

DEMO (E) WOOD POST AFTER NEW FOOTING & POST INSTALL

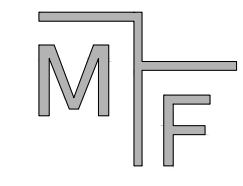
(E) BRICK PIER, TYP.

NEW P.T. POST AND 18" CONCRETE FOOTING AT STAIR

1 BASEMENT / FOUNDATION PLAN
S100 SCALE: 1/4" = 1'-0"



DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION



MATTEO FERRAN
STRUCTURAL ENGINEERS PLLC
210 N. Lee St., Suite 210, Alexandria, VA 22314
T: 703.350.4151 matteoferran.com

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EXPIRATION DATE: 4/5/2025

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	9/16/2024	90% CD Set
	10/23/2024	HAWP Application

BASEMENT / FDTN PLAN

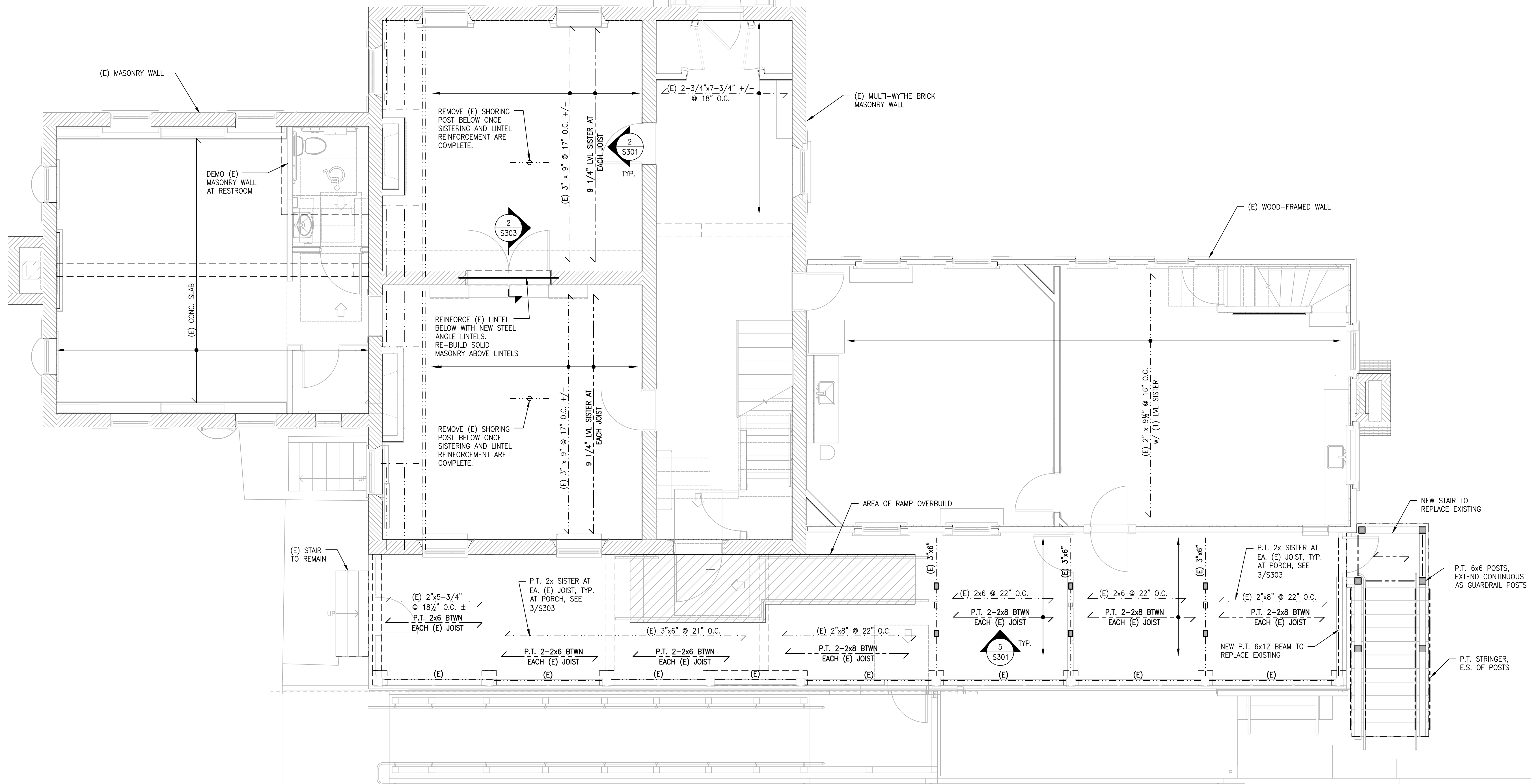
HISTORIC NEEDWOOD MANSION

Renovation
6700 Needwood Road, Derwood, MD 20855
SCALE: As Shown

DWG. #

S-100

DPS PERMIT USE



1 FIRST FLOOR FRAMING PLAN
S101 SCALE: 1/4" = 1'-0"



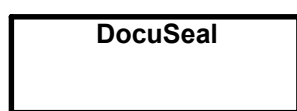
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M F
MATTEO FERRAN
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210 N. Lee St., Suite 210, Alexandria, VA 22314
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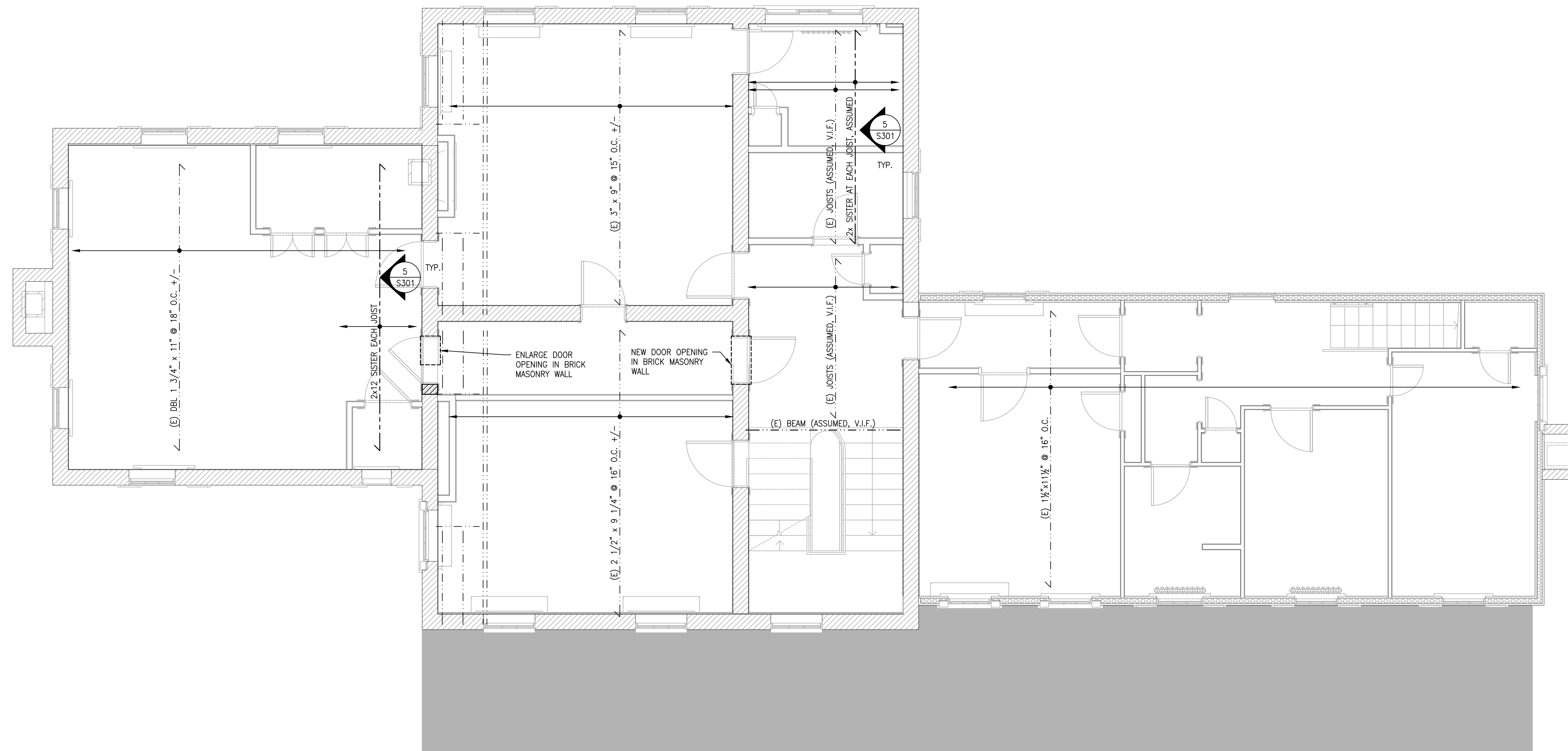
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1ST FLOOR FRAMING PLAN
HISTORIC NEEDWOOD MANSION
Renovation
6700 Needwood Road, Derwood, MD 20855
SCALE: As Shown

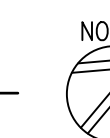
DWG. #

S-101

DPS PERMIT USE



1 SECOND FLOOR FRAMING PLAN
S102 SCALE: 1/4" = 1'-0"



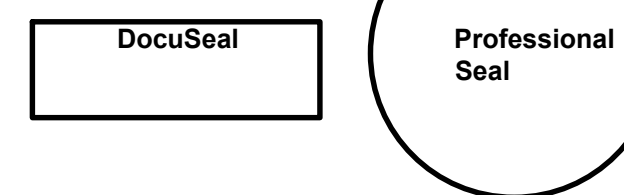
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AND CONTACT INFORMATION

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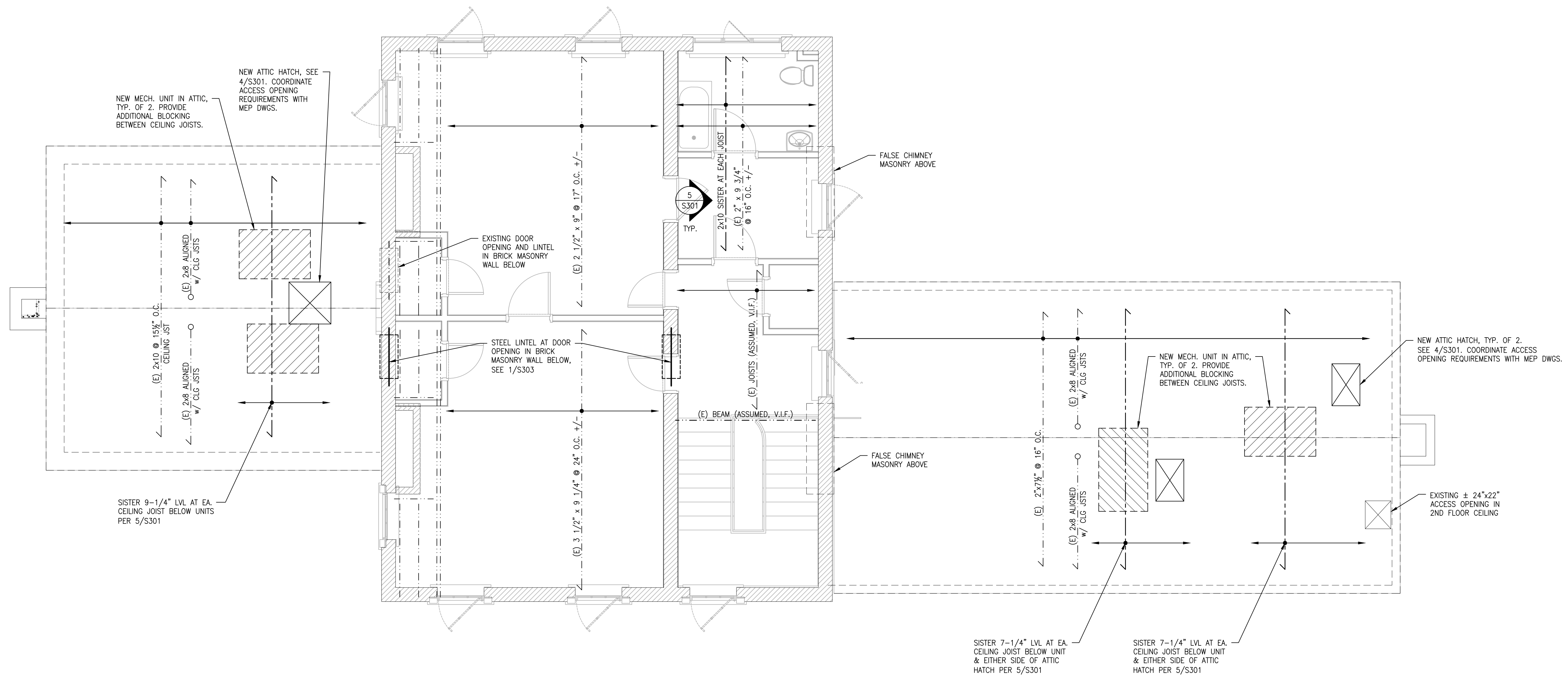


**The Maryland-National Capital
Park and Planning Commission**
Montgomery County Department of Parks
2425 Reedie Drive
Wheaton, Maryland 20902
(301) 495-2535

SUBMISSION / REVISION		
Rev. No.	Date	Description

2ND FLOOR FRAMING PLAN
HISTORIC NEEDWOOD MANSION
Renovation
6700 Needwood Road, Derwood, MD 20855
SCALE: As Shown

DWG. #
S-102



1 THIRD FLOOR / LOW ROOF FRAMING PLAN
S103 SCALE: 1/4" = 1'-0"



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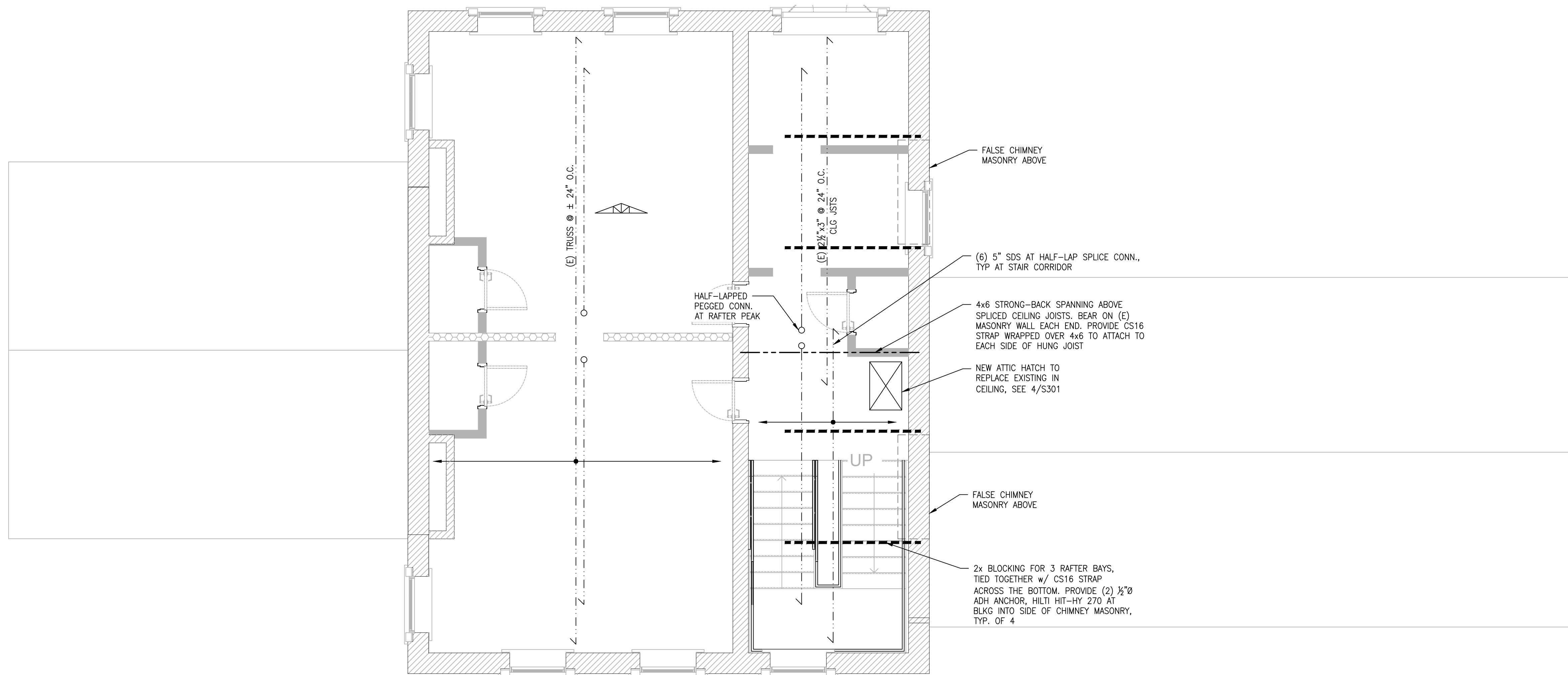
SUBMISSION / REVISION

Rev. No.	Date	Description

3RD FLOOR FRAMING PLAN
HISTORIC NEEDWOOD MANSION
Renovation
6700 Needwood Road, Derwood, MD 20855
SCALE: As Shown

DWG. #
S-103

DPS PERMIT USE



1 HIGH ROOF FRAMING PLAN
S104 SCALE: 1/4" = 1'-0"



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HIGH ROOF FRAMING PLAN

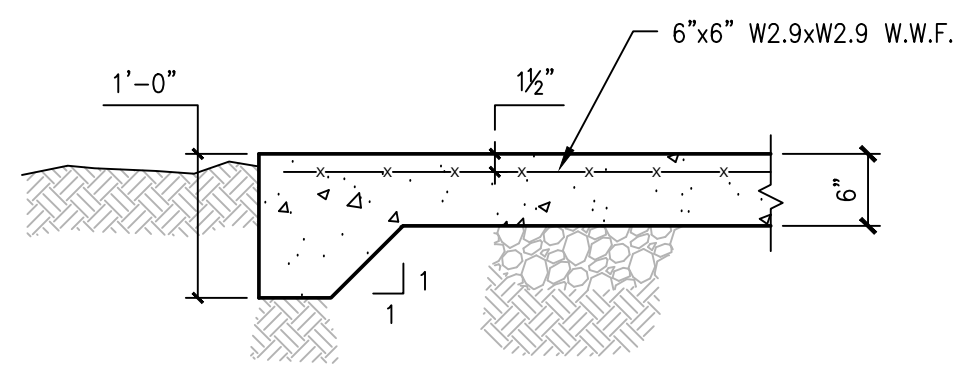
HISTORIC NEEDWOOD MANSION
Renovation
6700 Needwood Road, Derwood, MD 20855
SCALE: As Shown

DWG. #

S-104

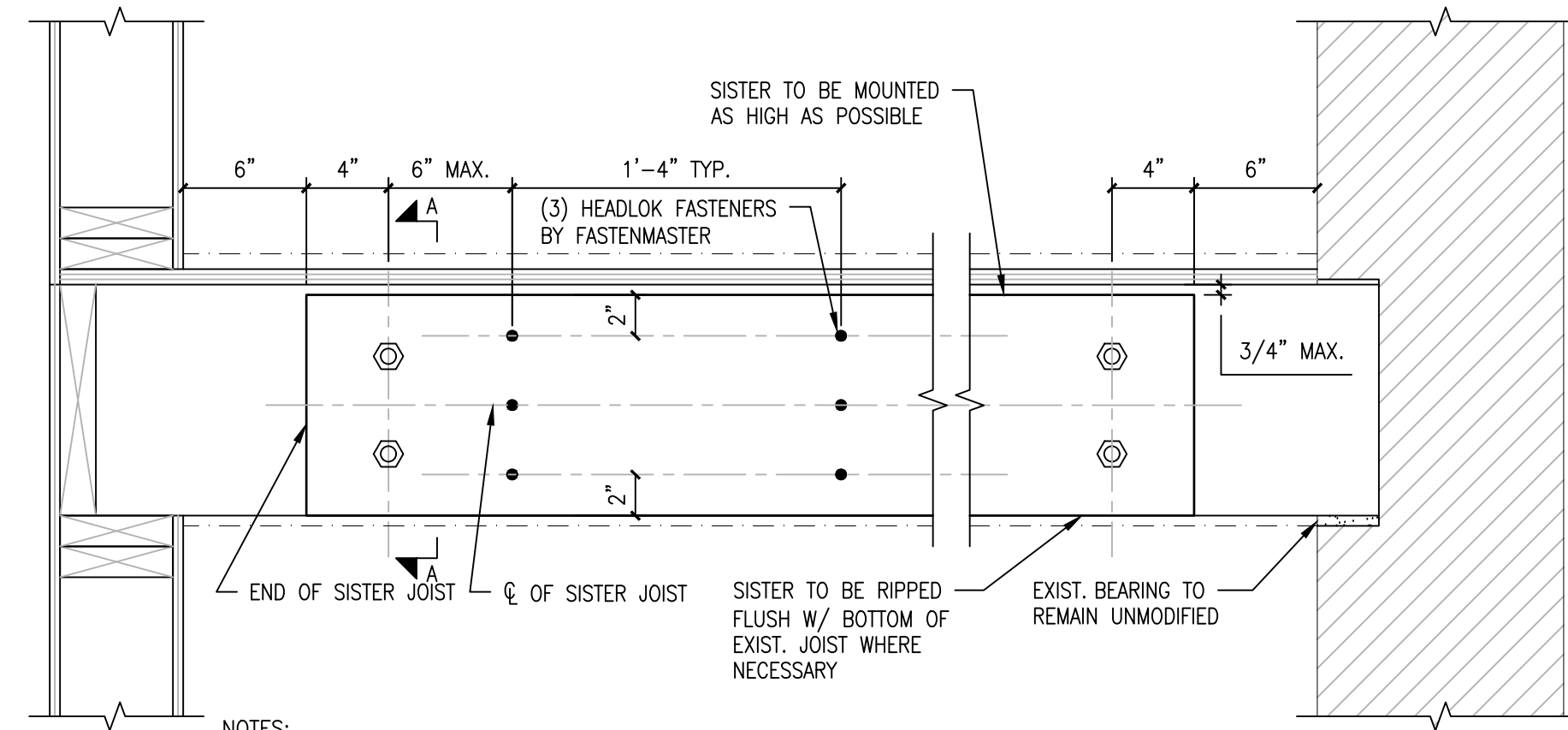
PLAN SCANNED: PAK CODE

DPS PERMIT USE



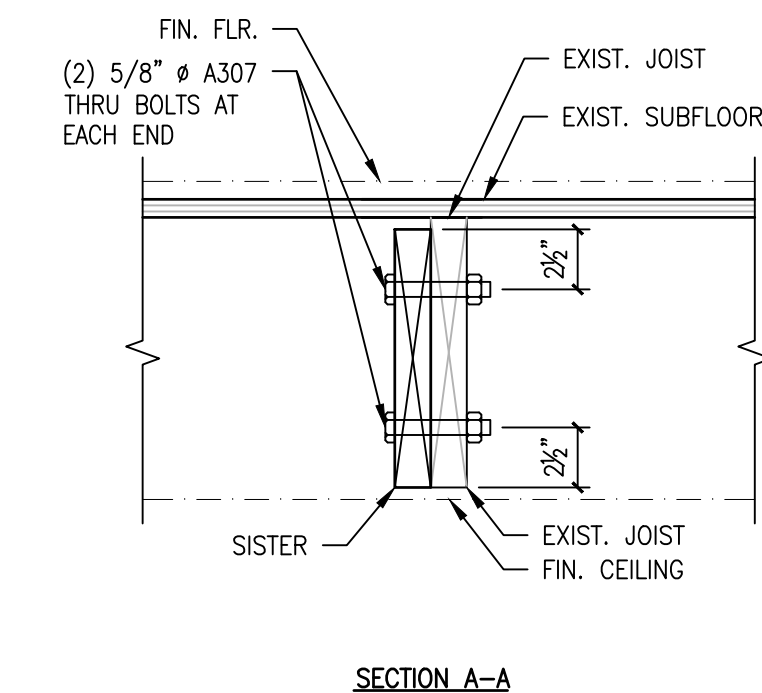
NOTES:
 1. FOR SIZE AND LOCATION SEE ARCHITECTURAL AND MECHANICAL DRAWINGS.
 2. CONCRETE FOR PADS SHALL BE NORMAL WEIGHT WITH $f_c = 4,000$ PSI.

1
 S301
 TYPICAL DETAIL
 EXTERIOR EQUIPMENT PAD ON GRADE
 SCALE: N.T.S.

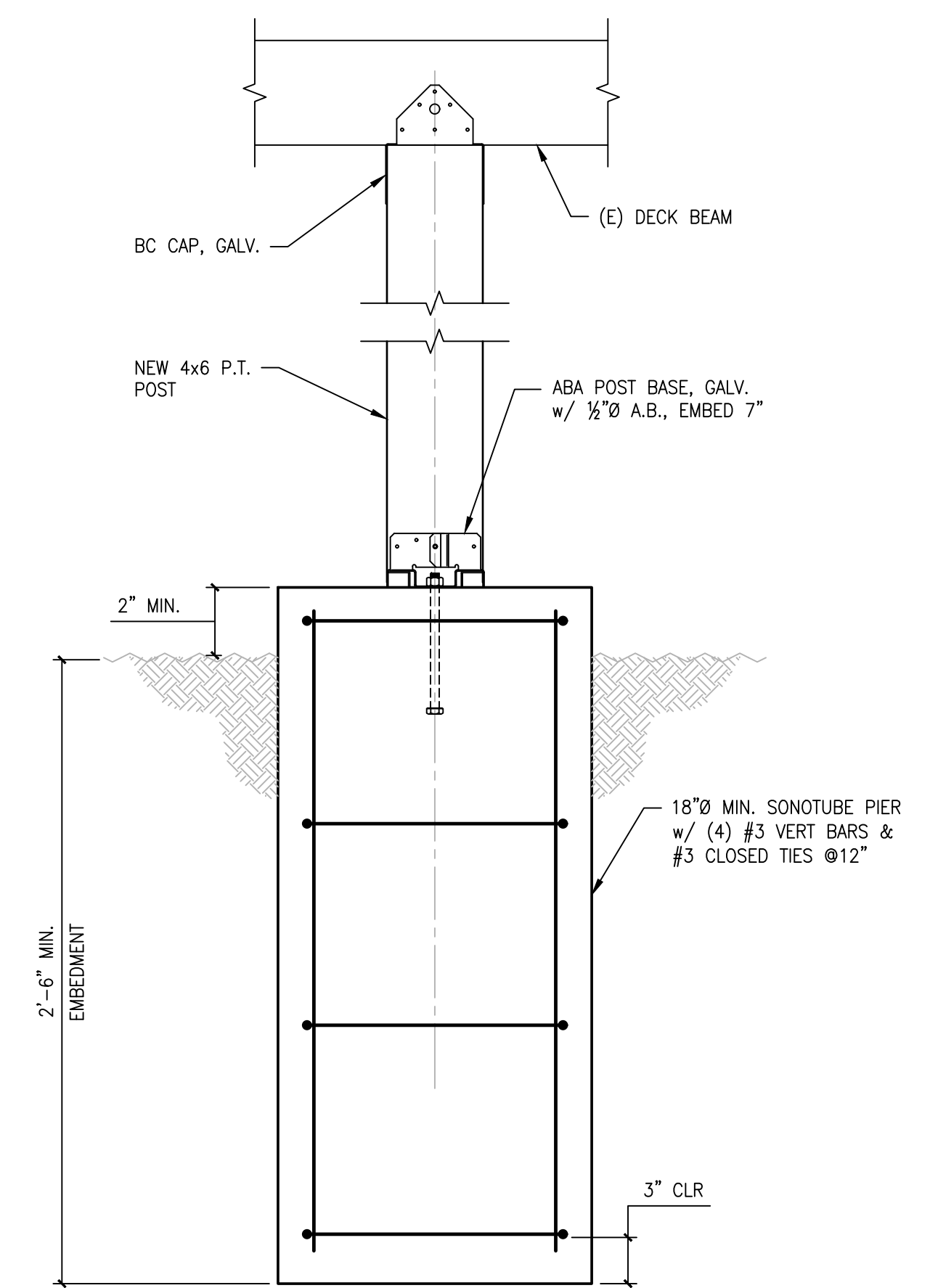


NOTES:
 1. REPLACE AND/OR PROVIDE BLOCKING AND BRIDGING AS NECESSARY. SEE PROJECT GENERAL NOTES.
 2. SISTERS CAN BE KEPT 6" SHORT OF END SUPPORTS AS SHOWN ABOVE, U.N.O. ON PLAN.

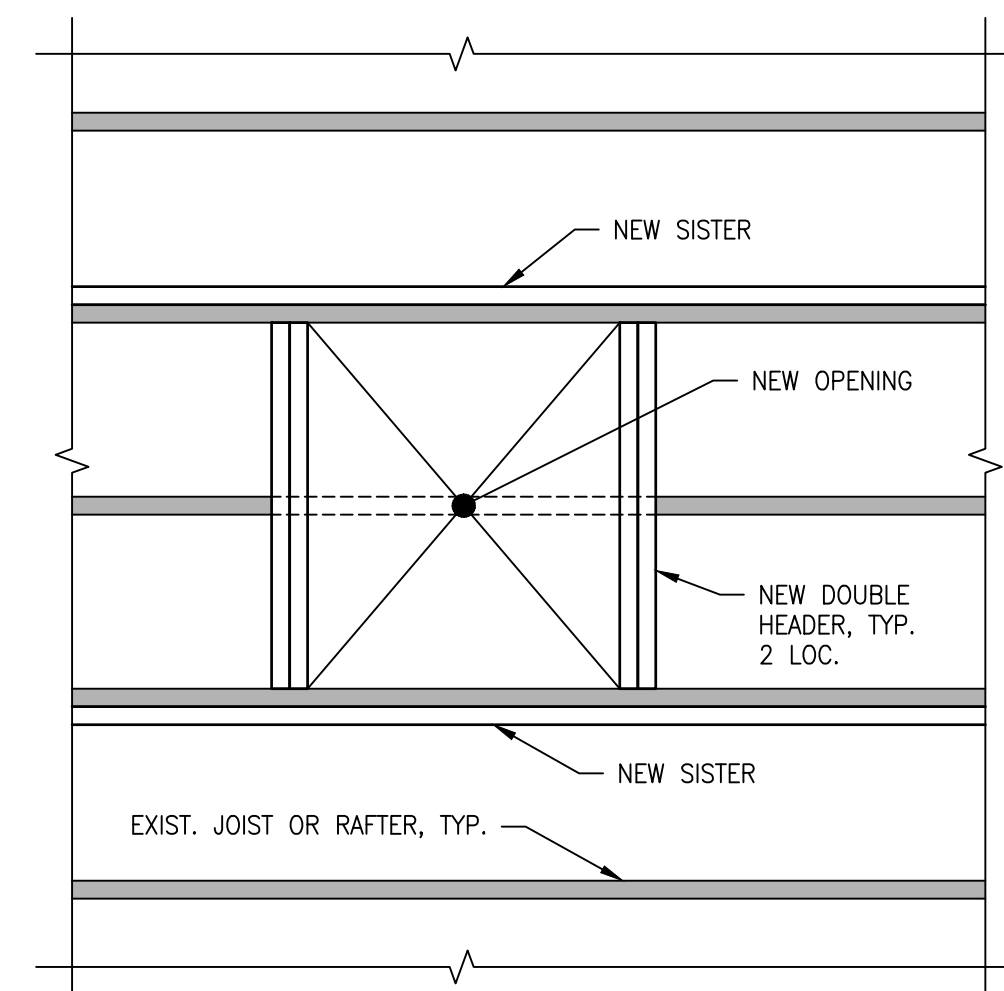
2
 S301
 SCREWED AND BOLTED WOOD SISTER AT FIRST FLOOR
 SCALE: N.T.S.



SECTION A-A

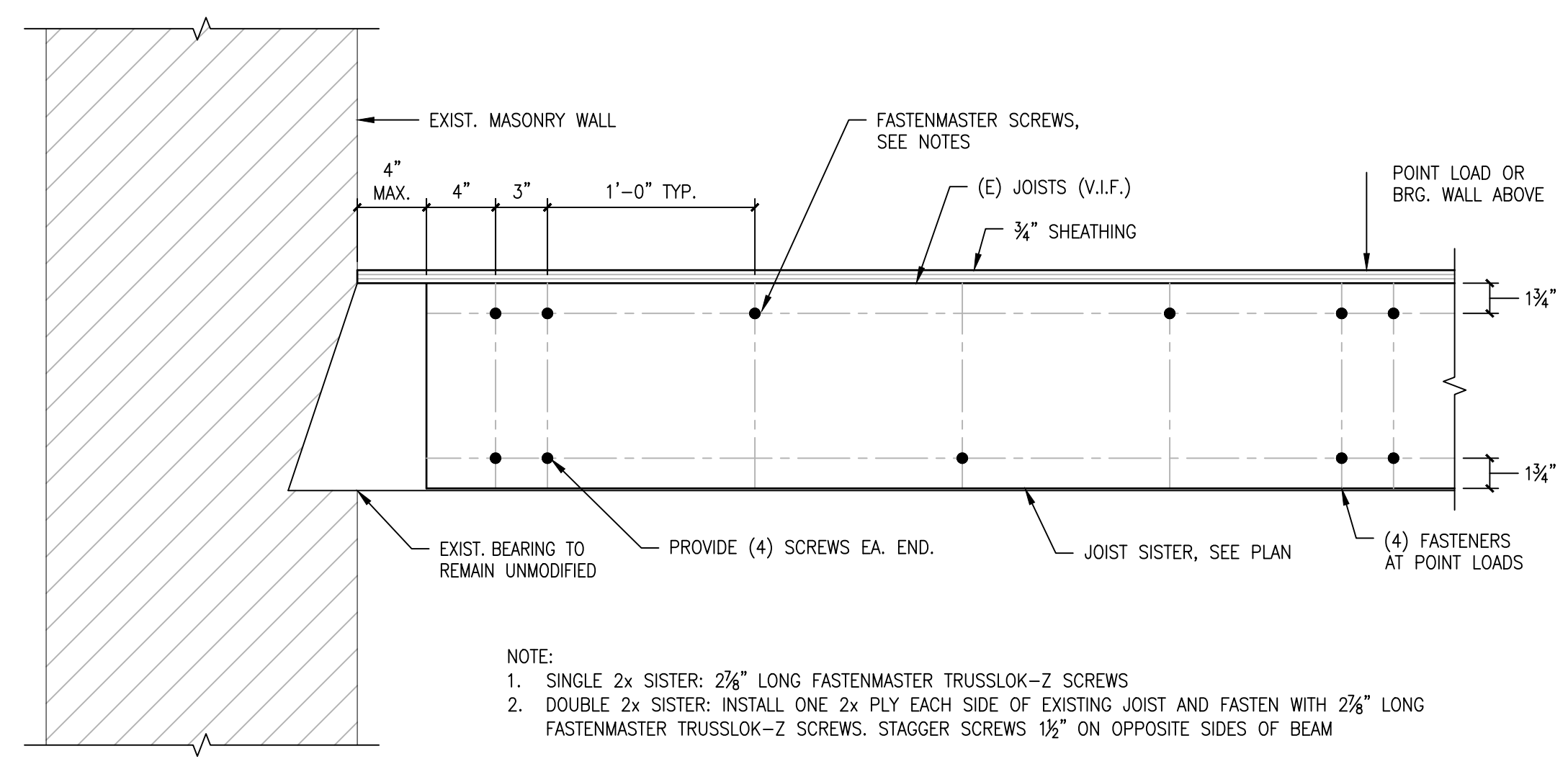


3
 S301
 NEW FOUNDATION AT EXISTING POST
 SCALE: 1-1/2"=1'-0"



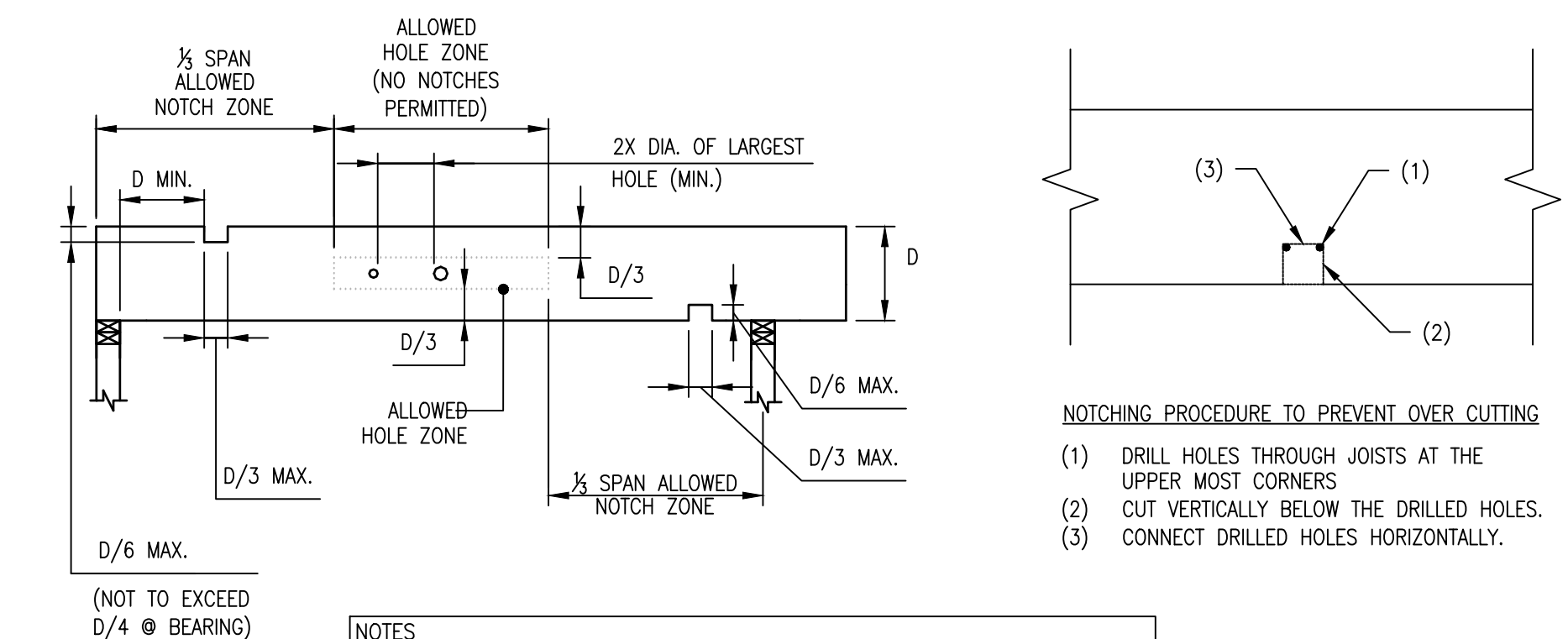
NOTES:
 1. PROVIDE DOUBLE 2x HEADER AT CUT JOIST / RAFTER, MATCHING EXISTING IN DEPTH (NOMINALLY).
 2. SISTER EXISTING ADJACENT JOISTS OR RAFTERS WITH 2x MEMBER MATCHING EXISTING IN DEPTH (NOMINALLY), PER TYPICAL DETAIL.
 3. APPLICABLE WHERE ONLY ONE JOIST OR RAFTER IS CUT. IF MORE THAN ONE JOIST OR RAFTERS IS CUT, NOTIFY E.O.R.

4
 S301
 TYPICAL FRAMING AT OPENING
 IN WOOD-FRAMED FLOOR OR ROOF
 SCALE: N.T.S.



NOTE:
 1. SINGLE 2x SISTER: 2 7/8" LONG FASTENMASTER TRUSSLOK-Z SCREWS
 2. DOUBLE 2x SISTER: INSTALL ONE 2x PLY EACH SIDE OF EXISTING JOIST AND FASTEN WITH 2 7/8" LONG FASTENMASTER TRUSSLOK-Z SCREWS. STAGGER SCREWS 1 1/2" ON OPPOSITE SIDES OF BEAM

5
 S301
 SCREWED WOOD SISTER AT PORCH AND UPPER FLOORS
 SCALE: N.T.S.



NOTES:
 A. DETAIL APPLIES TO UNIFORMLY LOADED BEAMS ONLY.
 B. RECTANGULAR HOLES ARE NOT ALLOWED.
 C. NO HOLES ARE ALLOWED IN CANTILEVERS.
 D. NO HOLES ARE ALLOWED IN HEADERS OR BEAMS IN PLANK ORIENTATION.

6
 S301
 ALLOWABLE HOLES AND NOTCHES IN WOOD FRAMING
 SCALE: N.T.S.

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Rev. No.	Date	Description

SECTIONS AND DETAILS

HISTORIC NEEDWOOD MANSION

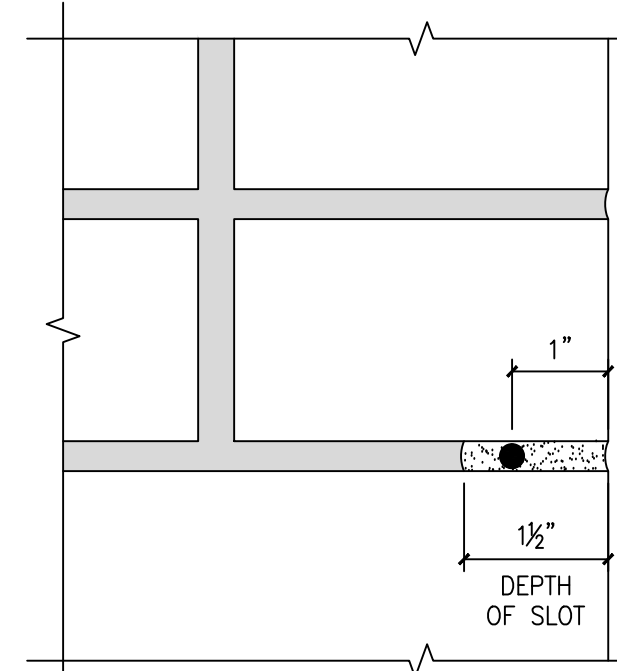
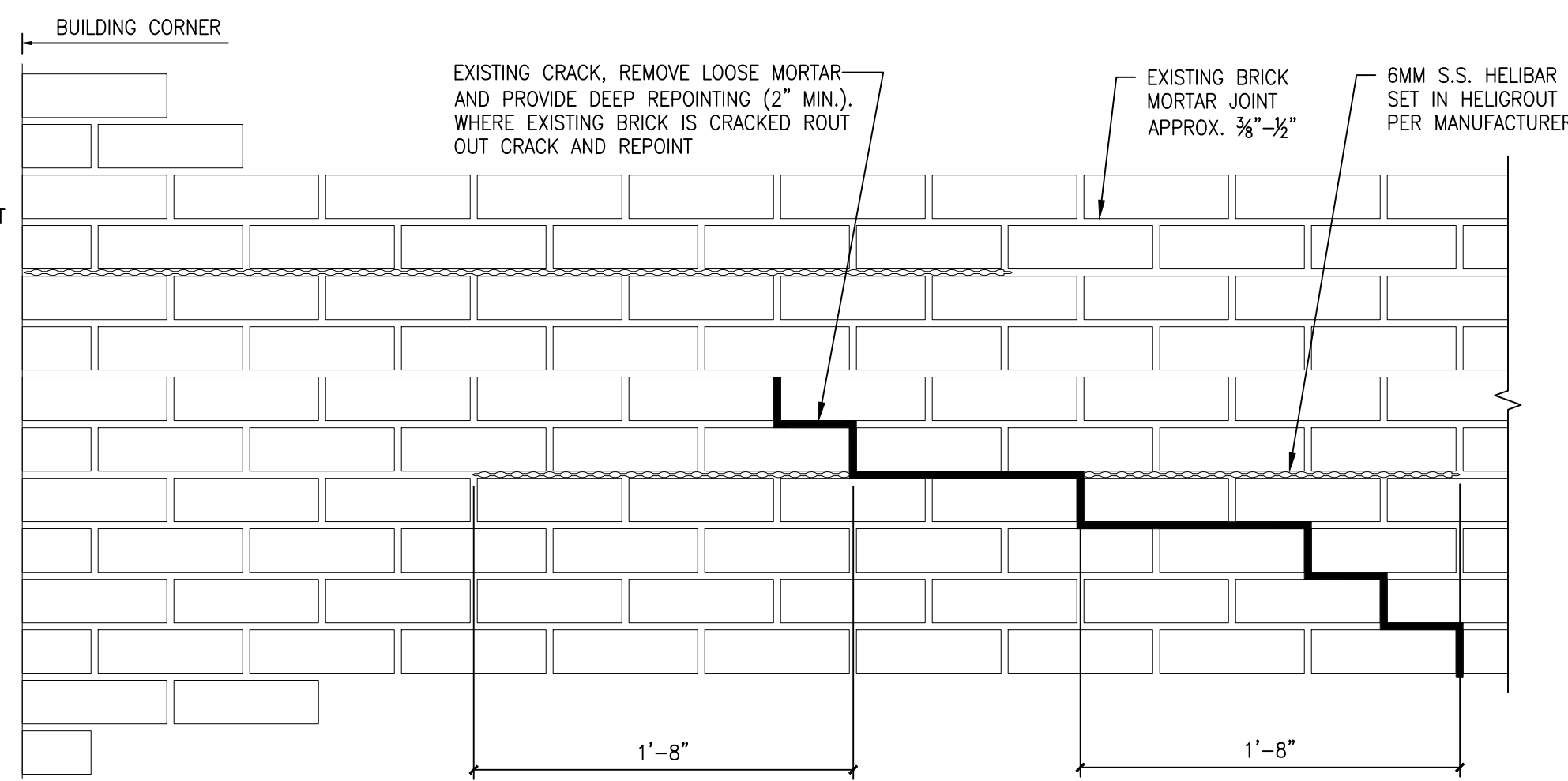
Renovation
 6700 Needwood Road, Derwood, MD 20855
 SCALE: As Shown

DWG. #

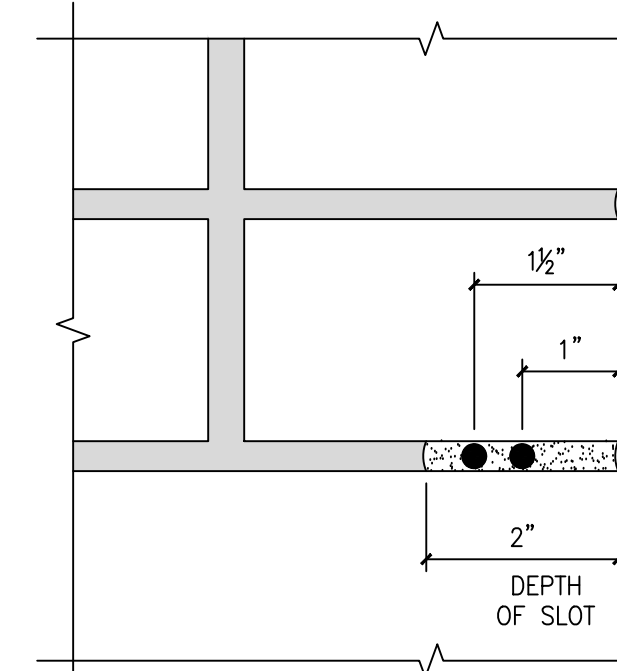
S-301

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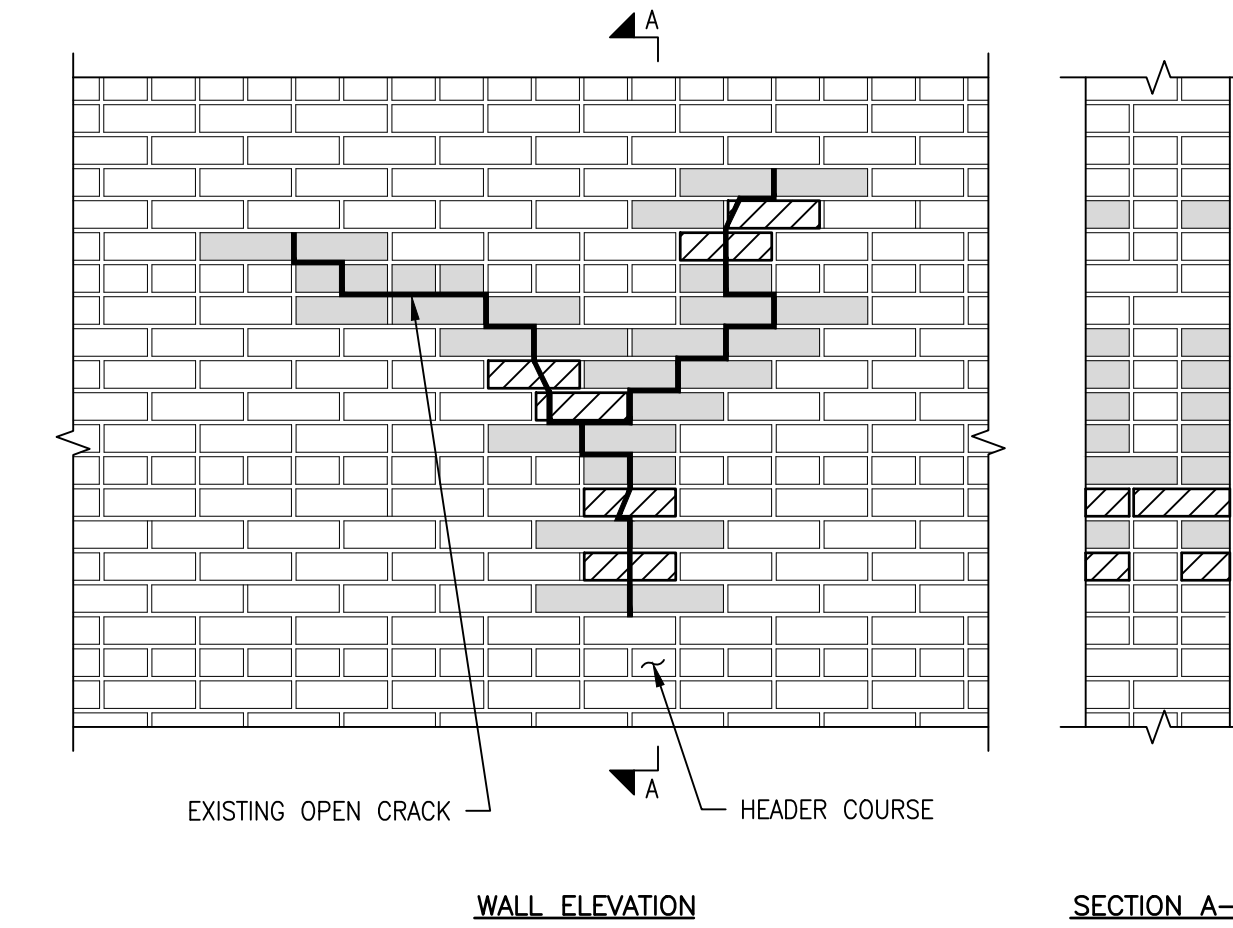
- NOTES:
1. STITCHING REINFORCEMENT TO BE 6mm HALFEN HELIFIX HELIBAR STAINLESS STEEL REINFORCING OR APPROVED EQUAL.
 2. 6mm HELIBAR REINFORCEMENT SHOULD BE INSTALLED APPROX. 16" VERTICALLY, ALONG HEIGHT OF EXISTING CRACK. HORIZONTAL REINFORCEMENT SHALL BE INSTALLED FOR FULL HEIGHT OF CRACK AND AT LEAST 16" ABOVE AND BELOW CRACK EXTENTS.
 3. THE DEPTH OF SLOT FOR HELIBAR INSTALLATION SHALL BE 1/2" MINIMUM (SEE SECTION A-A). GROUT BAR PER HELIFIX AND REPOINT OUTER PORTION OF JOINT WITH APPROVED POINTING MORTAR.
 4. SEE HELIFIX- HELIBAR MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS FOR SUGGESTED INSTALLATION PROCEDURE.



SECTION A-A
TYPICAL DETAIL AT SINGLE
HELISTITCH BAR



SECTION B-B
TYPICAL DETAIL AT HELISTITCH
BAR OVERLAP

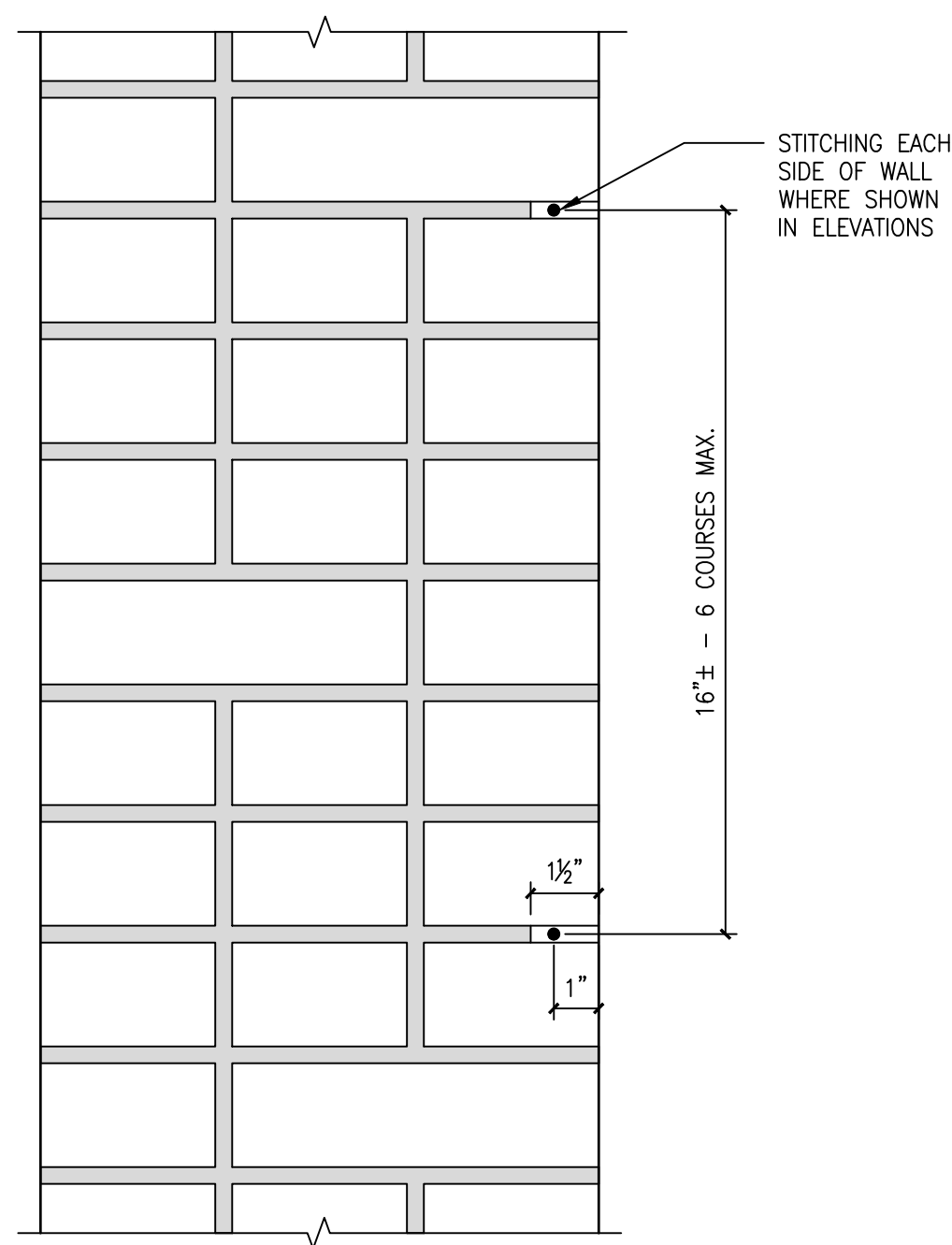


NOTES:

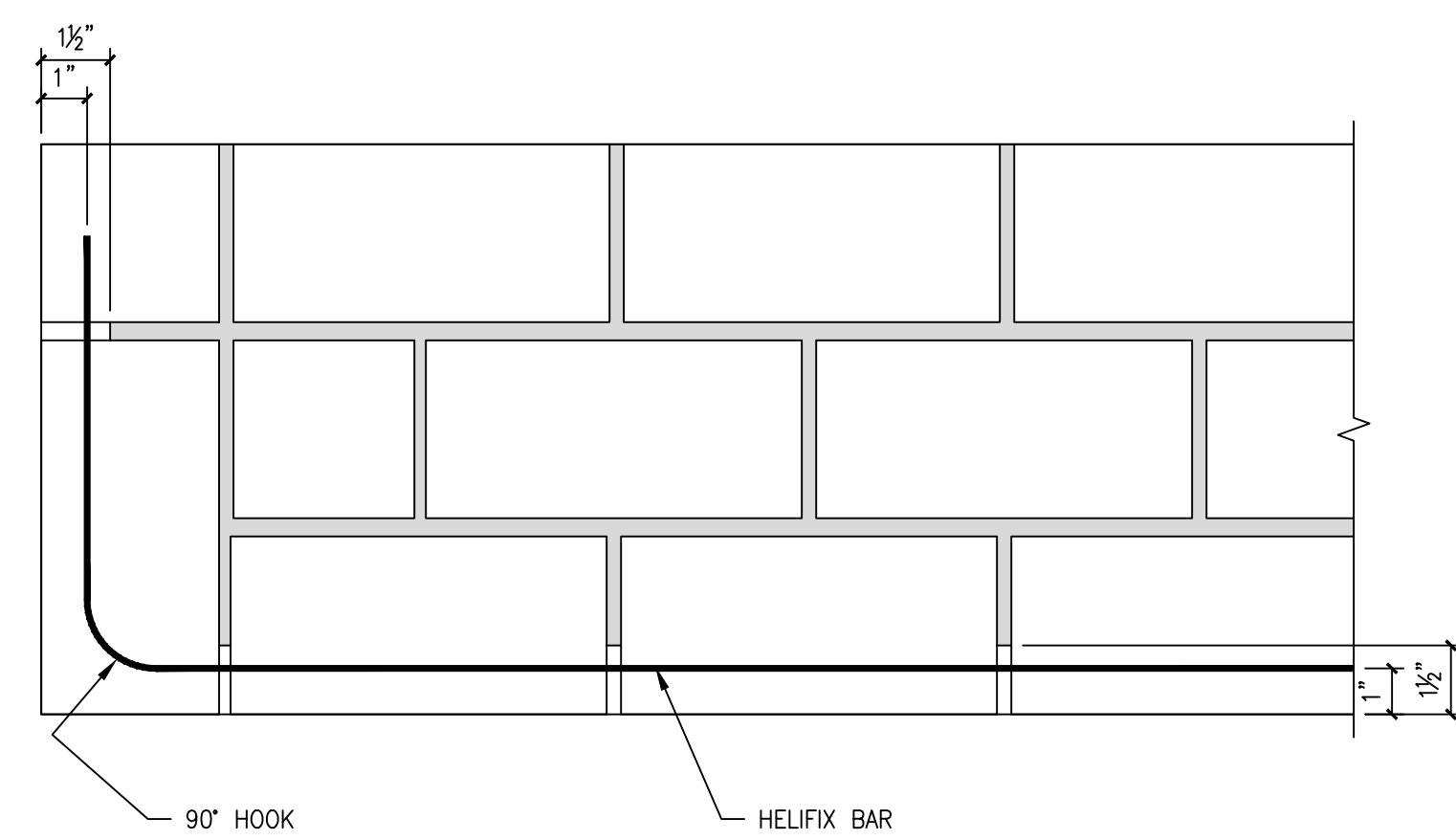
1. DENOTES BRICKS TO BE REMOVED, SALVAGED AND RESET IN NEW MORTAR THAT IS COMPATIBLE WITH EXISTING MASONRY CONSTRUCTION. WHERE CRACK IS THROUGH FULL WALL THICKNESS, REBUILD AS SUCH AT OUTERMOST WYTHES. FILL CRACK WITHIN INNER WYTHES OF WALL WITH MORTAR OR APPROVED GROUT.
2. DENOTES CRACKED BRICKS TO BE REPLACED WITH FULL SIZED BRICKS TO MATCH EXISTING WITH COMPATIBILITY FOR BOTH MATERIAL STRENGTH AND APPEARANCE. WHERE ADEQUATE REPLACEMENT BRICK IS NOT AVAILABLE, AND WITH EXPLICIT APPROVAL BY ARCHITECT AND OWNER, CRACKS IN BRICKS MAY BE ROUTED OUT AND REPOINTED FOR FULL DEPTH.

1 BRICK STITCHING REPAIR ELEVATION
SCALE: N.T.S.

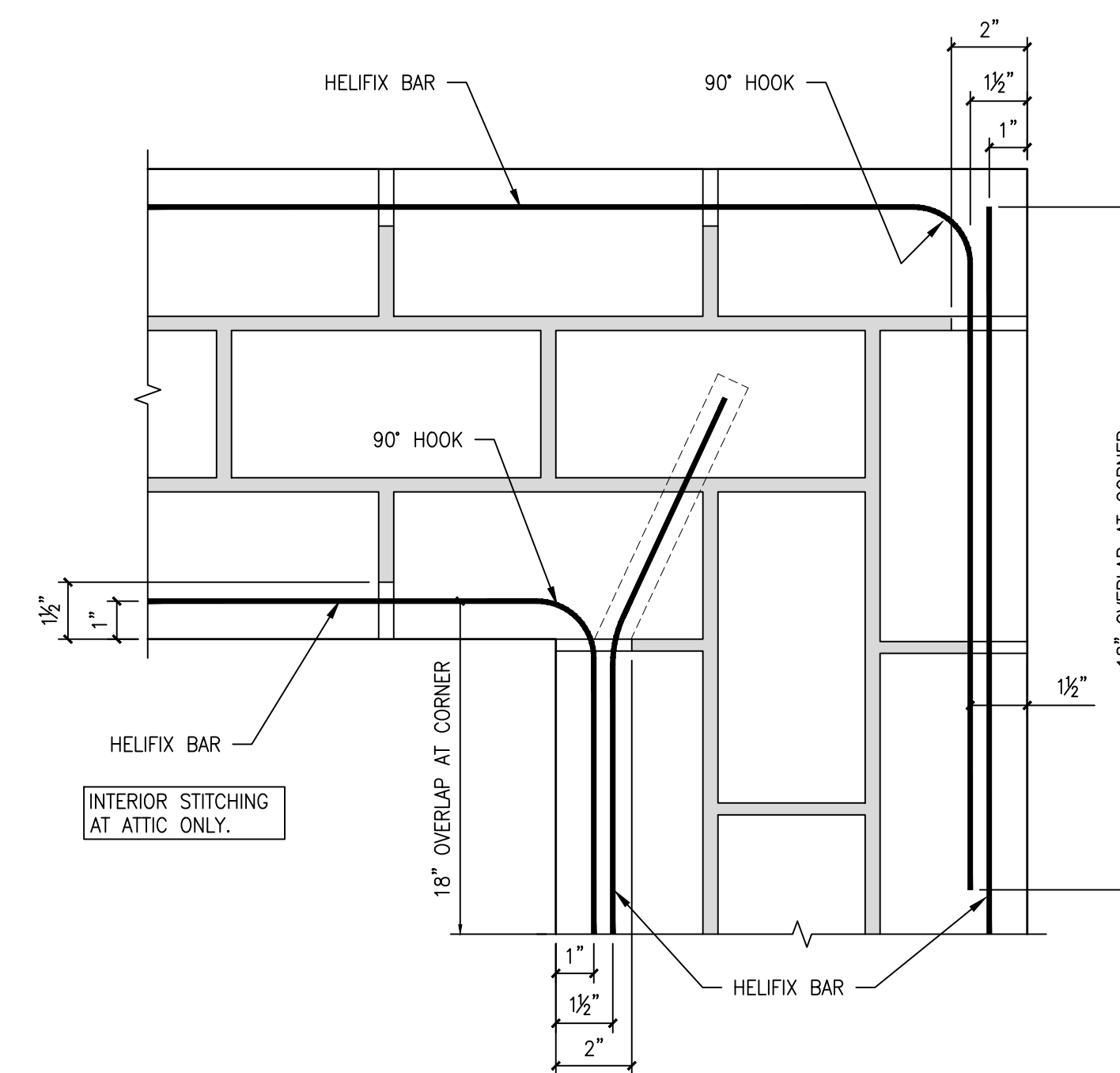
2 TYPICAL DETAIL - BRICK REPAIR ELEVATION
SCALE: N.T.S.



3 BRICK REPAIR SECTION
SCALE: N.T.S.



4 BRICK REPAIR PLAN DETAIL @ OPENING
SCALE: N.T.S.



5 BRICK REPAIR PLAN DETAIL @ CORNER
SCALE: N.T.S.

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Rev. No.	Date	Description
3/05/2024	DD Set	
9/16/2024	90% CD Set	
10/23/2024	HAWP Application	

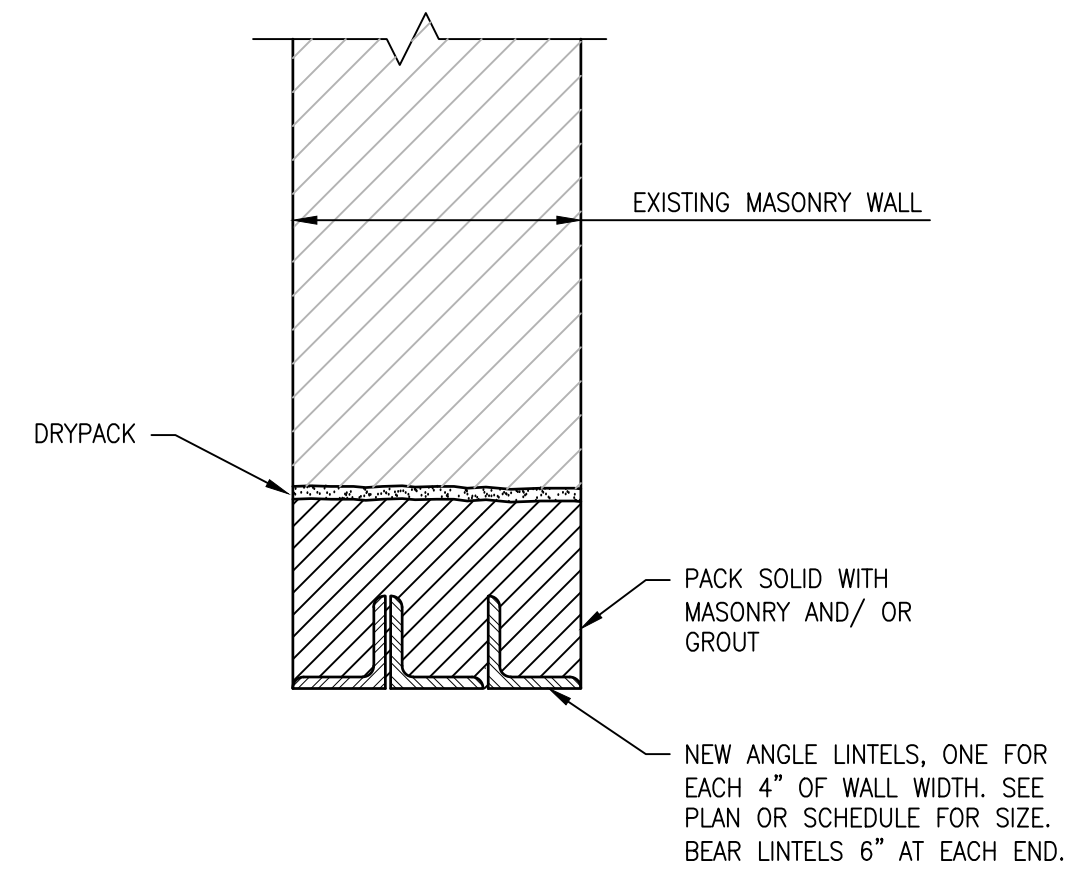
MASONRY DETAILS

HISTORIC NEEDWOOD MANSION
Renovation
6700 Needwood Road, Derwood, MD 20855
SCALE: As Shown

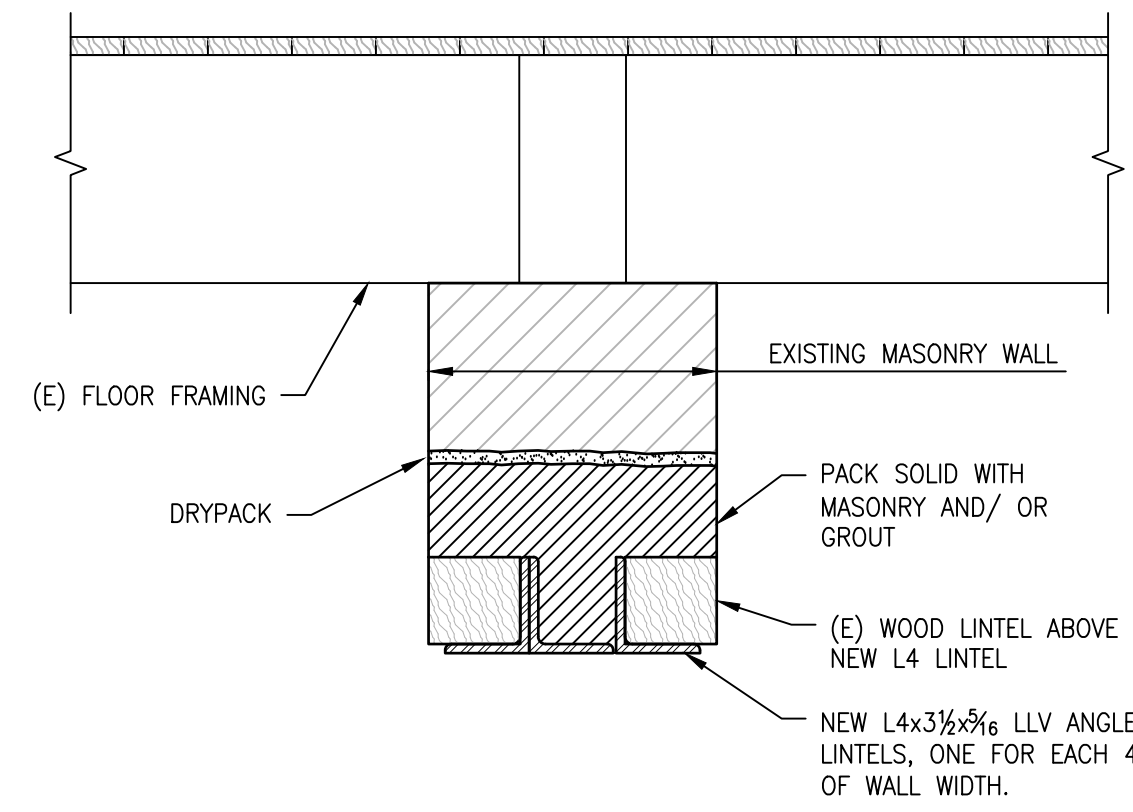
DWG. #

S-302

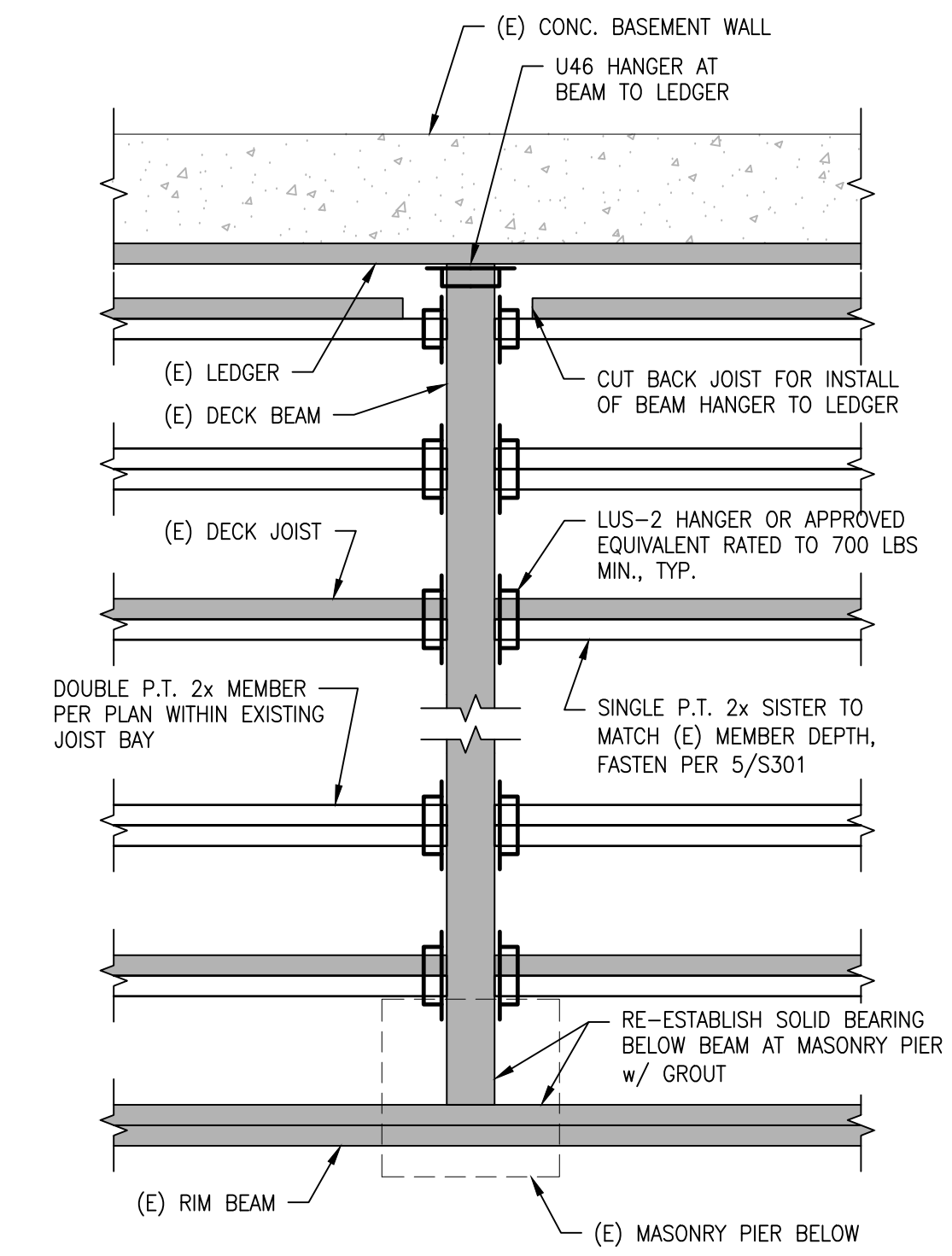
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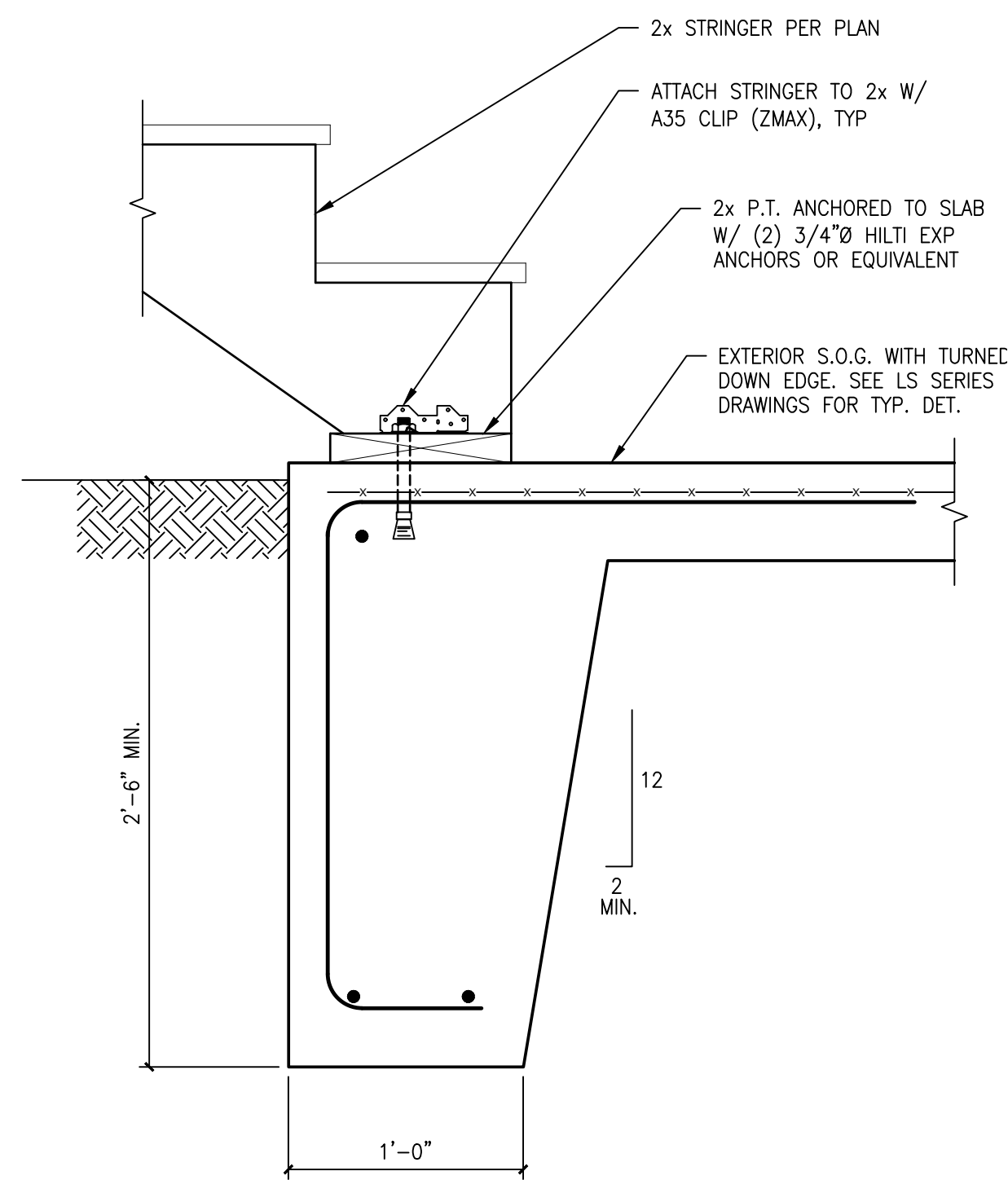
1 TYPICAL ANGLE LINTEL IN EXISTING MASONRY WALL
S303 SCALE: N.T.S.



2 NEW LINTEL AT EXISTING BASEMENT OPENING
S303 SCALE: N.T.S.



3 TYPICAL REINFORCING OF WOOD FRAMING AT PORCH
S303 SCALE: 1"=1'-0"



4 SECTION AT STAIR STRINGER BEARING
S303 SCALE: 1-1/2" = 1'-0"

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Rev. No.	Date	Description

LINTEL DETAILS
HISTORIC NEEDWOOD MANSION
Renovation
6700 Needwood Road, Derwood, MD 20855
SCALE: As Shown

DWG. #
S-303

GENERAL NOTES: (PLUMBING)

GENERAL NOTES AND CONDITIONS:

- A. COORDINATE NEW WORK BETWEEN ALL DISCIPLINES.
- B. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, REGULATIONS, AND REQUIREMENTS OF ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
- C. IT IS THE INTENT OF THESE DRAWINGS FOR ALL DISCIPLINES AND SPECIFICATIONS TO PRODUCE A COMPLETE PROJECT INCLUSIVE OF ALL SYSTEMS. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL, FINISHES, EQUIPMENT, INSTALLATION, AND SERVICES NECESSARY FOR AND INCIDENTAL WITH THE WORK. TO PROVIDE THE OWNER WITH A COMPLETE PROJECT. IN ALL CASES THE DRAWINGS AND SPECIFICATIONS MUST BE REVIEWED, PRICED, ESTIMATED, AND CONSTRUCTED IN THEIR ENTIRETY. THE DRAWINGS ARE COMPLEMENTARY TO ONE ANOTHER AND THE SPECIFICATIONS. ANYTHING SHOWN OR IMPLIED ON ANY ONE DRAWING MUST BE PROVIDED, INSTALLED AND CONNECTED AS THOUGH IT WAS SHOWN ON ALL DRAWINGS AND INCLUDED IN THE ORIGINAL PRICING. NO REQUEST FOR ADDITIONAL COST OR CHANGE ORDER WILL BE ACCEPTED BY THE OWNER FROM ANY CONTRACTOR, SUPPLIER, OR INSTALLER THAT RESULTS FROM A FAILURE TO THOROUGHLY REVIEW ALL DRAWINGS AND SPECIFICATIONS, COORDINATE WITH OTHER TRADES, OR THOROUGHLY INSPECT THE SITE TO DETERMINE ALL EXISTING CONDITIONS.
- D. PRIOR TO INITIATING ANY PORTION OF THE WORK, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATE ALL PORTIONS OF THE CONTRACT DOCUMENTS RELATING TO THAT PORTION OF THE WORK AND AFFECTING ADJOINING PORTIONS. IF AN ASSUMED OR ACTUAL CONFLICT IS DISCOVERED IN THE CONTRACT DOCUMENTS, THE MORE EXPENSIVE OR HIGHER QUALITY OPTION (AS DETERMINED BY THE ARCHITECT/ENGINEER) SHALL BE ASSUMED TO APPLY UNLESS DIRECTED OTHERWISE BY THE ARCHITECT/ENGINEER. IF DISCREPANCIES EXIST, THEY SHALL BE REPORTED TO THE CONSTRUCTION MANAGER FOR CLARIFICATION AND/OR RESOLUTION BEFORE COMMENCING SUCH WORK.
- E. BY SUBMITTING A BID PROPOSAL THE CONTRACTOR CERTIFIES THAT THEY HAVE VISITED THE SITE, FAMILIARIZED THEMSELVES WITH THE LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND AS ARE NECESSARY FOR CONSTRUCTION, AND CORRELATED THEIR OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. IT IS ASSUMED THAT THE CONTRACTOR HAS OBTAINED, BEFORE AWARD OF THE CONTRACT, CLARIFICATION OF ALL QUESTIONS AS TO THE INTENT OF THE CONTRACT DOCUMENTS AND OF ASSUMED OR ACTUAL CONFLICT BETWEEN TWO OR MORE ITEMS IN CONTRACT DOCUMENTS. SHOULD THE CONTRACTOR FAIL TO OBTAIN SUCH CLARIFICATION, THE ARCHITECT/ENGINEER SHALL DIRECT WORK TO PROCEED BY THE METHOD INDICATED, SPECIFIED OR REQUIRED BY CONTRACT DOCUMENTS WHICH WILL PRODUCE THE BEST RESULTS, AS JUDGED BY THE ARCHITECT/ENGINEER. SUCH DIRECTION BY THE ARCHITECT/ENGINEER SHALL NOT ENTITLE THE CONTRACTOR TO ANY CLAIM FOR EXTRA COST.
- F. DEFINITIONS: "PROVIDE" MEANS "FURNISH AND INSTALL". "VERIFY" MEANS "VERIFY IN THE FIELD AND COORDINATE DIMENSIONS AND DISCREPANCIES".
- G. THESE NOTES AND OTHER NOTES ON THE DRAWINGS ARE DIRECTIONS FOR THE CONTRACTOR'S PERFORMANCE, UNLESS NOTED OTHERWISE (U.N.O.), FOR EXAMPLE, THE VERB "INSTALL" MEANS "CONTRACTOR SHALL INSTALL", "RELOCATE" MEANS "CONTRACTOR SHALL RELOCATE", ETC.
- H. UNLESS NOTED OTHERWISE, NUMBERED DIMENSIONS SHOWN ON DRAWINGS TAKE PRECEDENCE OVER SCALED DRAWINGS. DETAIL DRAWINGS TAKE PRECEDENCE OVER GENERAL DRAWINGS. IF CONFLICTS EXIST ON THE DRAWINGS, THEN THE MORE STRINGENT REQUIREMENT SHALL APPLY. FINAL INTERPRETATION SHALL BE MADE BY THE ENGINEER.
- I. SAMPLES AND SHOP DRAWINGS MUST BE SUBMITTED BY THE CONTRACTOR TO THE CONSTRUCTION MANAGER FOR REVIEW AND PROCESSING BEFORE THE PURCHASE OR FABRICATION OF ANY MATERIALS.
- J. DURING THE WORK, ANY CONDITION DISCOVERED THAT CAUSES CONFLICT WITH THE INTENDED DESIGN MUST BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
- K. CONTRACTOR SHALL STAGE WORK IN SUCH A WAY AS TO ENSURE SAFE EMERGENCY EGRESS AT ALL TIMES.
- L. GENERAL NOTES, THOSE FOUND ON THIS SHEET, APPLY TO ALL DRAWINGS RELATED TO THIS PROJECT.
- M. DRAWING NOTES SPECIFICALLY REFER TO ITEMS NOTED WITH NUMBER OR LETTER DESIGNATIONS ON THE RESPECTIVE DRAWING WHERE THE DESIGNATIONS ARE SHOWN.

GENERAL CONSTRUCTION NOTES:

- A. LEAVE SPACE CLEAN ON COMPLETION, INCLUDING THE CLEANING OF GLASS, DOORS, FRAMES, FLOORS, GRILLES, LIGHT LENSES, ETC.
- B. EXCEPT FOR PREFINISHED SURFACES, ALL ITEMS DISTURBED OR DAMAGED BY WORK SHALL BE REFINISHED TO MATCH SURROUNDING AREA OR FINISHED AS INDICATED.
- C. ALL HOLES AND PENETRATIONS IN WALLS AND CEILING SURFACES SHALL BE PATCHED AND FIRE STOPPED.
- D. ANY ALTERATION TO THE STRUCTURE (I.E. CORE DRILLING CONCRETE, ETC.) SHALL BE COORDINATED.
- E. REFER TO STRUCTURAL DRAWINGS FOR TYPICAL PENETRATION/PENNING/INFILL DETAILS.
- F. UNLESS OTHERWISE INDICATED, ALL PIPING, CONDUIT, DUCTWORK, AND SIMILAR SERVICES SHALL BE CONCEALED.
- G. CONDENSATE FROM HVAC EQUIPMENT COILS SHALL BE PIPED OUTSIDE THE BUILDING TO GRADE.
- H. COORDINATE PLUMBING PIPING ENCLOSURES WITH ARCHITECTURAL DRAWINGS PRIOR TO SETTING PIPING BELOW SLABS.
- I. FIELD VERIFY PIPING MATERIALS AND SIZES PRIOR TO CONNECTION THERETO.
- J. PROVIDE SHUTOFF VALVES IN DOMESTIC WATER SYSTEM BRANCH LINES SERVING TWO OR MORE FIXTURES.
- K. INSTALL PIPING TO ALLOW ACCESS TO VALVES.
- L. ITEMS SUCH AS ACCESS DOORS, RISE AND DROPS IN PIPING, ETC., ARE INDICATED ON THE DRAWINGS FOR CLARITY OR A SPECIFIC LOCATION REQUIREMENT AND SHALL NOT BE INTERPRETED AS THE EXTENT OF THE REQUIREMENTS FOR THESE ITEMS. THE CONTRACTOR IS RESPONSIBLE FOR THESE ITEMS AS REQUIRED ELSEWHERE IN THE CONTRACT DOCUMENTS.
- M. ALL PLUMBING FIXTURES SHALL HAVE A MINIMUM AIR GAP FROM THE LOWEST END OF A POTABLE WATER OUTLET TO THE FLOOD RIM OR LINE OF THE FIXTURE INTO WHICH IT DISCHARGES (FLOOR DRAIN, FLOOR SINK, ETC.). THE AIR GAP SHALL BE A MINIMUM OF TWICE THE EFFECTIVE OPENING OF A POTABLE WATER OUTLET UNLESS THE OUTLET IS A DISTANCE LESS THAN 3 TIMES THE EFFECTIVE OPENING AWAY FROM A WALL OR SIMILAR VERTICAL SURFACE IN WHICH CASE THE MINIMUM REQUIRED AIR GAP SHALL BE 3 TIMES THE EFFECTIVE OPENING OF THE OUTLET.
- N. FIXTURES SUBJECT TO INTERMITTENT OR CONTINUOUS PRESSURE BACK-SIPHONAGE SHALL BE PROVIDED WITH A BACKFLOW PREVENTION DEVICE.
- O. ALL PIPING NOT INDICATED IN CHASES SHALL BE LOCATED ABOVE CEILING AS HIGH AS POSSIBLE. COORDINATE ROUTING OF PIPING WITH OTHER DISCIPLINES.
- P. REFER TO ALL ARCHITECTURAL DRAWINGS FOR RATED WALL ASSEMBLY LOCATIONS.
- Q. ALL COMPONENTS OF THE DOMESTIC WATER SYSTEMS SHALL BE NSF-61 CERTIFIED.
- R. INSTALL DIELECTRIC FITTINGS IN ABOVEGROUND AND BELOWGROUND PIPING AT CONNECTIONS OF DISSIMILAR METAL PIPING AND TUBING. DIELECTRIC UNIONS AND COUPLINGS ARE PROHIBITED.

GENERAL NOTES: (PLUMBING)

GENERAL DEMOLITION NOTES:

- A. LEAVE SPACE CLEAN ON COMPLETION, INCLUDING THE CLEANING OF GLASS, DOORS, FRAMES, FLOORS, GRILLES, LIGHT LENSES, ETC.
- B. EXCEPT FOR PREFINISHED SURFACES, ALL ITEMS DISTURBED OR DAMAGED BY WORK SHALL BE REFINISHED TO MATCH SURROUNDING AREA OR FINISHED AS INDICATED.
- C. ALL HOLES AND PENETRATIONS IN WALLS AND CEILING SURFACES SHALL BE PATCHED AND FIRE STOPPED.
- D. ANY ALTERATION TO THE STRUCTURE (I.E. CORE DRILLING CONCRETE, ETC.) SHALL BE COORDINATED.
- E. DEMOLITION WORK IS BASED ON INFORMATION AVAILABLE AT THE TIME OF DOCUMENT PREPARATION AND MAY NOT REFLECT ALL ITEMS TO BE REMOVED. EXISTING MECHANICAL EQUIPMENT, PIPING, HANGERS, SUPPORT, INSULATION, CONTROLS, ETC. IS TO BE REMOVED IN ITS ENTIRETY UNLESS NOTED OTHERWISE.
- F. THE OWNER HAS THE RIGHT OF FIRST REFUSAL FOR ANY ITEMS BEING DEMOLISHED. THE CONTRACTOR SHALL MEET WITH THE OWNER PRIOR TO ANY DEMOLITION TO DETERMINE ALL EQUIPMENT AND MATERIALS TO BE SALVAGED AND WHERE THE SALVAGED MATERIALS SHALL BE DELIVERED.
- G. ALL OTHER MATERIALS AND EQUIPMENT WHICH ARE REMOVED SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE PROMPTLY REMOVED FROM THE PREMISES AND DISPOSED OF IN AN APPROVED MANNER.
- H. EXISTING PIPING, EQUIPMENT, MATERIALS, ETC. NOT REQUIRED FOR RE-USE OR RE-INSTALLATION IN THIS PROJECT, SHALL BE REMOVED.
- I. WHERE PIPING IS INDICATED TO BE REMOVED, REMOVE ALL PIPE HANGERS OR SUPPORTS WHICH WERE SUPPORTING THE REMOVED PIPING.

PLUMBING FIXTURE SCHEDULE

DESIG.	FIXTURE	ROUGH-IN CONNECTION				FIXTURE UNIT VALUES			FLOW RATE (GPM)	WATER TEMPERING DEVICE (WTD)	REMARKS
		CW	HW	SAN	VENT	CW	HW	SAN			
P1	WATER CLOSET	1"	---	4"	2"	5	---	4	1.6 GPF	---	ADULT STANDARD; FLOOR MOUNTED, BOTTOM OUTLET; FLUSH TANK
P1A	WATER CLOSET	1"	---	4"	2"	5	---	4	1.6 GPF	---	ADULT ADA ACCESSIBLE; FLOOR MOUNTED, BOTTOM OUTLET; FLUSH TANK
P2	LAVATORY (FAUCET ONLY)	1/2"	1/2"	1-1/2"	1-1/2"	1.5	1.5	1	0.35	WTD-1	
P2A	LAVATORY	1/2"	1/2"	1-1/2"	1-1/2"	1.5	1.5	1	0.35	WTD-1	ADA ACCESSIBLE

PLUMBING EQUIPMENT NOTES

- 1. **WATER TEMPERING DEVICES:**
 - A. **WATER TEMPERING DEVICE #1 (WTD-1):** (LAVATORIES & SINKS)
 - a. PROVIDE FOR ALL FIXTURES FOR WHICH HOT WATER IS PROVIDED.
 - b. TEMPER WATER FROM 120°F TO 105°F.
 - c. ASSE 1070 RATED, NSF-61 CERTIFIED.
 - d. BASED ON: WATTS MODEL LFMV OR AS APPROVED EQUAL.

PLUMBING LEGEND

SYMBOLS	
SYMBOL	DEFINITION
---	COLD WATER
----	DOMESTIC HOT WATER
-.-.-.-	DOMESTIC HOT WATER RETURN
—T—	TEMPERED WATER
—F—	FIRE LINE
—SP—	SPRINKLER LINE
—S—	SANITARY
----	VENT
---	STORM WATER
—CD—	CONDENSATE DRAIN
—FD—	FOUNDATION DRAIN
—G—	NATURAL GAS
—B—	BALL VALVE
—//—	PIPING BELOW GRADE OR SLAB
—F—	BUTTERFLY VALVE
—U—	UNION
—G—	GATE VALVE
—G—	GLOBE VALVE
—B—	BALANCING VALVE
—R—	REDUCED PRESS. BACKFLOW PREVENTER
—R—	PRESSURE REDUCING VALVE
—C—	CHECK VALVE
—B—	BACKWATER VALVE
—O—	FLOOR CLEANOUT
—W—	WALL CLEANOUT
—O—	PIPE UP
—D—	PIPE DOWN
—O—	PIPE UP & DOWN
—O—	FLOOR DRAIN
—O—	FLOOR DRAIN WITH TRAP PRIMER
—U—	TRAP (ELEVATION)
—O—	VENT THROUGH ROOF (ELEVATION)
—O—	VENT THROUGH ROOF (PLAN)
—M—	MIXING VALVE
—M—	METER (FLUID OR GAS)
—O—	HOSE BIBB (PLAN)
—O—	NON-FREEZE WALL HYDRANT
—O—	HOSE BIBB (ELEV.)
—O—	HOSE END DRAIN
—O—	FLOW SWITCH
—O—	TAMPER SWITCH
—O—	PRESSURE SWITCH
—O—	'Y' STRAINER
—O—	WATER HAMMER ARRESTOR
—O—	ACCESS PANEL
—O—	POINT OF CONN. TO SITE UTILITIES
—O—	ECCENTRIC REDUCER
—O—	CONCENTRIC REDUCER
—O—	FLEXIBLE CONNECTION
—O—	CAPPED PIPE
—O—	BLIND FLANGE
---	CENTER LINE
—O—	THERMOMETER
—O—	PRESSURE GAUGE W/ NEEDLE VALVE
—O—	SOLENOID VALVE
—O—	SLOPE OF PIPE (W/ % OF SLOPE SHOWN)
—O—	DIRECTION OF FLOW
—O—	FUNNEL CONNECTION @ FLOOR DRAIN
—O—	SANITARY/WATER RISER DESIGNATION
—O—	DEMOLITION ENDS HERE
—O—	CONNECT TO EXISTING
—O—	DRAWING NOTE DESIGNATION

NOTE: NOT ALL SYMBOLS MAY BE USED.

ABBREVIATIONS	
ABBREV.	DEFINITION
ΔP	PESSURE DIFFERENCE
ΔT	TEMPERATURE DIFFERENCE
∅	DIAMETER (OR ELECTRICAL PHASE)
%	PERCENT
140°	140° DOMESTIC HOT WATER
140°R	140° DOMESTIC HOT WATER RETURN
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AP	ACCESS PANEL
AQ	AQUASTAT
BFP	BACKFLOW PREVENTER
BHP	BRAKE HORSEPOWER
BOTT	BOTTOM
BTU	BRITISH THERMAL UNIT
BTUH	BRITISH THERMAL UNIT PER HOUR
BWV	BACK WATER VALVE W/ ACCESS COVER
CAP	CAPACITY
CD, COND	CONDENSATE DRAIN
CI	CAST IRON
CLG	CEILING
CO	CLEANOUT
CONN	CONNECT
CONC	CONCRETE
CU FT	CUBIC FEET
CW	COLD WATER
CX	CONNECT TO EXISTING
DFU	DRAINAGE FIXTURE UNITS
DIA	DIAMETER
DN	DOWN
DWG	DRAWING
EFF	EFFICIENCY
ELEC	ELECTRIC
ELEC CHAR	ELECTRICAL CHARACTERISTICS
ELEV	ELEVATION
EMS	ENERGY MANAGEMENT SYSTEM
EWT	ENTERING WATER TEMPERATURE
EX	EXISTING
F	FIRE LINE
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FFM	FEET PER MINUTE
FS	FLOW SWITCH, FLOOR SINK
FT, '	FEET
FT HD	FEET OF HEAD
G	GAS
GA	GAUGE
GALV	GALVANIZED
GPM	GALLONS PER MINUTE
HB	HOSE BIBB
HP	HORSEPOWER
HW	HOT WATER (120°)
HWR	HOT WATER RETURN (120°)
HYD	HYDRAULIC
Hz	HERTZ
IN, "	INCHES
INV ELEV	INVERT ELEVATION
IW	INDIRECT WASTE
KW	KILOWATT
LBS	POUNDS
LF	LINEAR FOOT
MAX	MAXIMUM
MBH	BTU PER HOUR (THOUSAND)
MIN	MINIMUM
No.	NUMBER
NFVH	NON-FREEZE WALL HYDRANT
OC	ON CENTER
OH	OPEN HUB DRAIN
OS&Y	OUTSIDE STEM & YOKE VALVE
P	PRESSURE
PD	PRESSURE DROP
PRV	PRESSURE REDUCING VALVE
PS	PRESSURE SWITCH
PSI	POUNDS PER SQUARE INCH
RD	ROOF DRAIN
RPM	REVOLUTIONS PER MINUTE
RX	REMOVE EXISTING
SAN, S	SANITARY
SB	STAND-BY
SC	STEAM CONDENSATE
SCH	SCHEDULE
SP	SPRINKLER LINE
SS	STAINLESS STEEL
STD	STANDARD
SW	STORM WATER
T, TEMP	TEMPERATURE
TD	TRENCH DRAIN
TW	TEMPERED WATER
TYP	TYPICAL
V	VENT, VOLTAGE
VB	VACUUM BREAKER
VEL	VELOCITY
VTR	VENT THROUGH ROOF
W	WITH
WC	WATER COLUMN
WCO	WALL CLEANOUT
WG	WATER GAUGE
WHA	WATER HAMMER ARRESTOR
WPD	WATER PRESSURE DROP
WSFU	WATER SUPPLY FIXTURE UNITS

NOTE: NOT ALL ABBREVIATIONS MAY BE USED.

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Engineering Consultants, LLC

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Submission Name	Initials	Date
90% CONSTRUCTION DOCUMENTS	ALBAN	09/16/24

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Montgomery County Department of Parks
2425 Reedle Drive
Wheaton, Maryland 20902
(301) 495-2535

SUBMISSION / REVISION

Rev. No.	Date	Description
	10/23/2024	HAWP APPLICATION

PLUMBING NOTES & LEGEND

HISTORIC NEEDWOOD MANSION
Renovation
6700 NEEDWOOD ROAD DERWOOD, MD 20855
SCALE: As Shown

DWG. #
P0.01

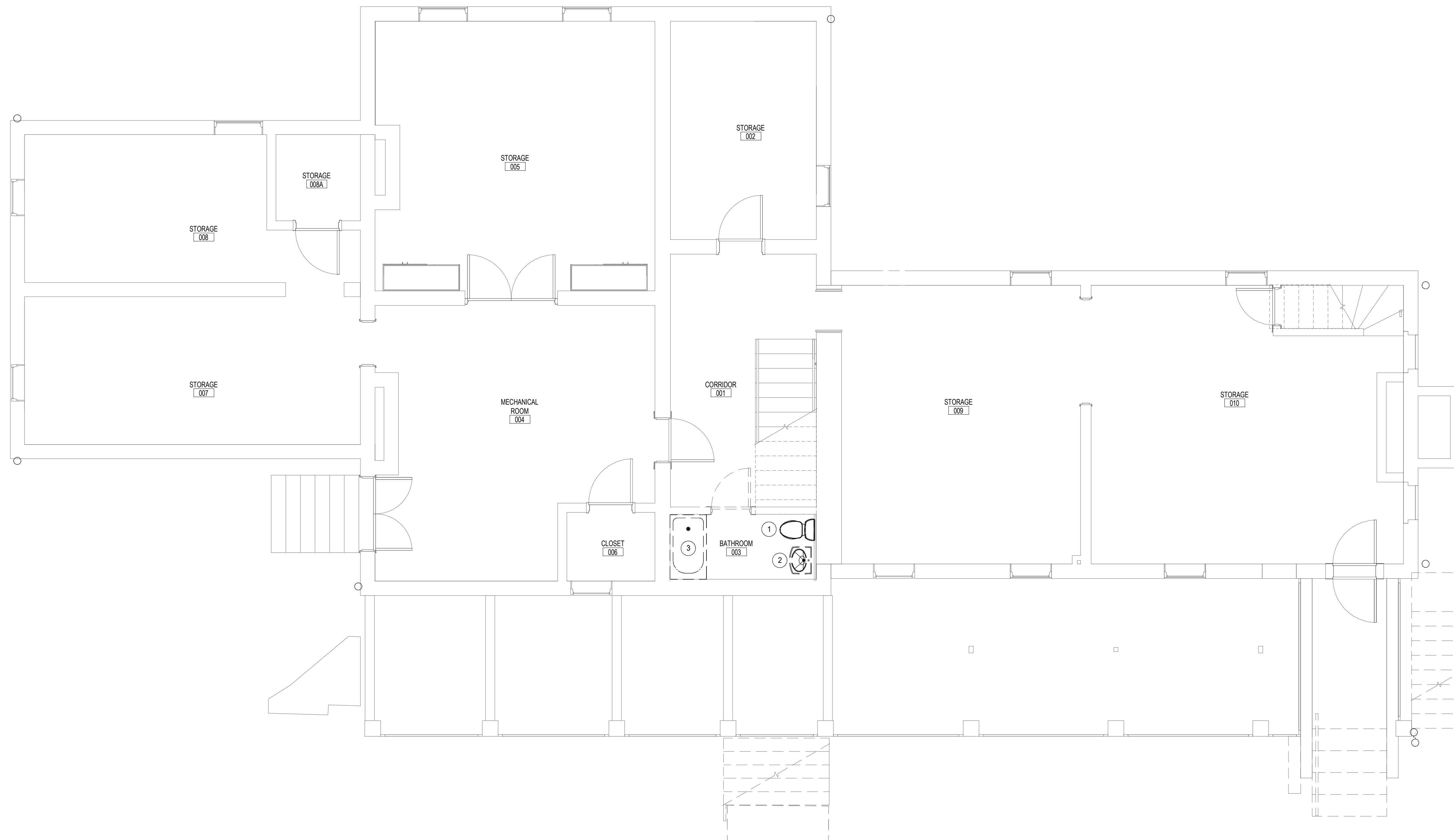
DPS PERMIT USE

GENERAL NOTES:

1. PATCH ALL HOLES, PENETRATIONS, ETC. (IN WALLS, FLOORS, ROOF, ETC.) TO MATCH EXISTING MATERIALS, FINISHES, ETC. AND PAINT TO MATCH EXISTING.

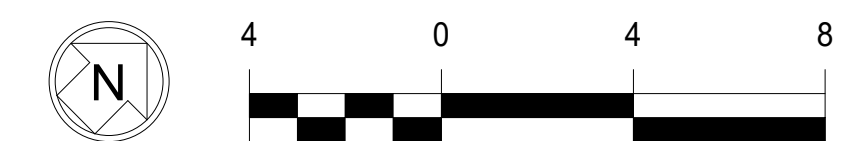
DRAWING NOTES:

1. RX WATER CLOSET AND PREPARE ROUGH IN CONNECTIONS FOR REPLACEMENT FIXTURE.
2. RX LAVATORY AND CUT/CAP ASSOCIATED PIPING BEHIND WALL.
3. RX SHOWER/TUB AND PREPARE ROUGH IN CONNECTIONS FOR RE-USE.



FLOOR PLAN - BASEMENT - DEMOLITION
1/4" = 1'-0"

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



FINAL PLAN

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FLOOR PLAN - BASEMENT - DEMO

HISTORIC NEEDWOOD MANSION
Renovation
6700 NEEDWOOD ROAD DERWOOD, MD 20855
SCALE: As Shown

DWG. #
PD1.00

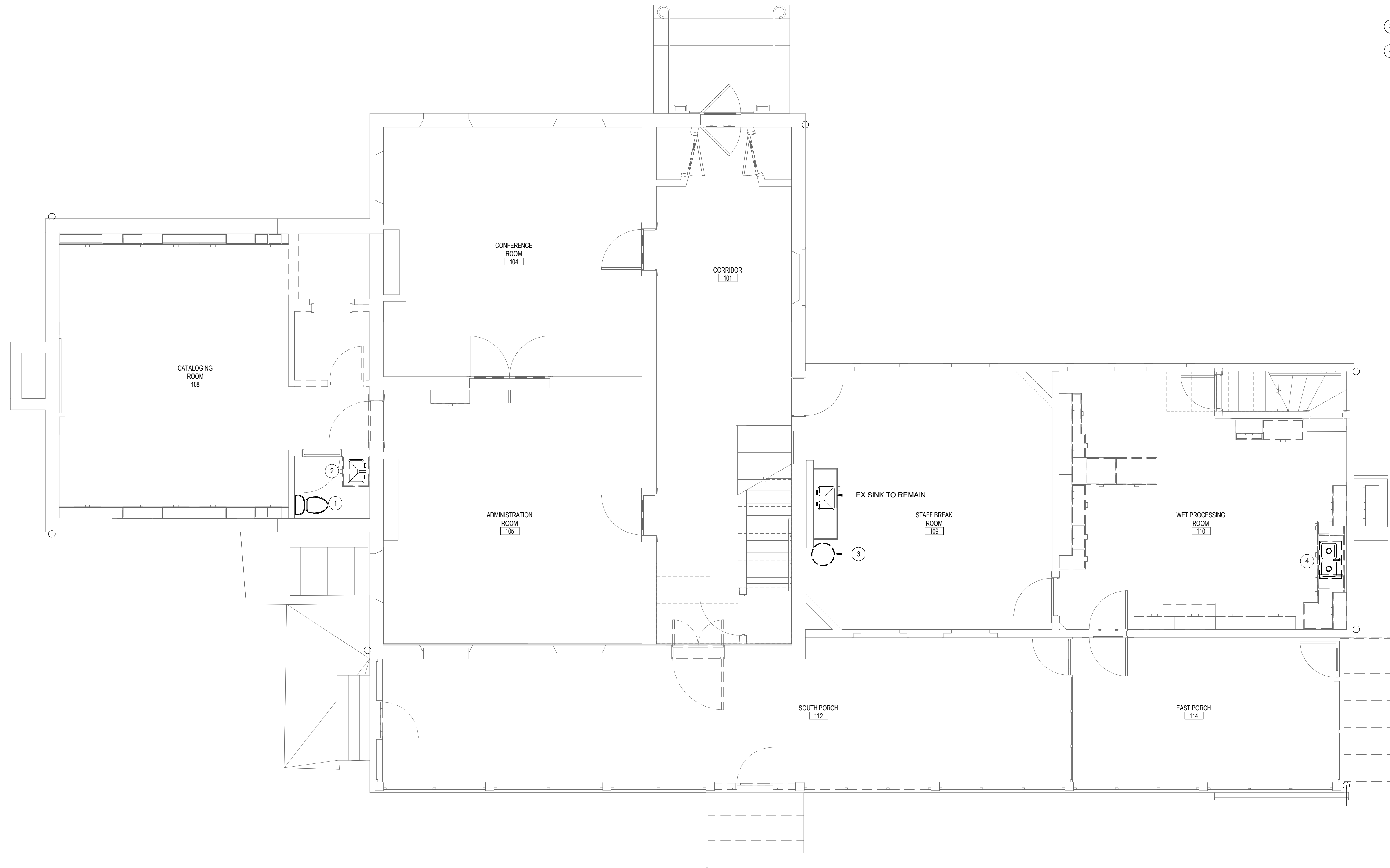
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GENERAL NOTES:

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DRAWING NOTES:

1. RX WATER CLOSET AND ALL ASSOCIATED DOMESTIC WATER, SANITARY, & VENT PIPING. CAP PIPING BELOW FLOOR/BEHIND WALL AND PATCH PENETRATION TO MATCH EXISTING MATERIALS.
2. RX LAVATORY AND ALL ASSOCIATED DOMESTIC WATER, SANITARY, & VENT PIPING. CAP PIPING BELOW FLOOR/BEHIND WALL AND PATCH PENETRATION TO MATCH EXISTING MATERIALS.
3. RX WATER DISPENSER. PREPARE WATER CONNECTION ROUGH IN FOR REPLACEMENT FIXTURE.
4. RX COUNTER SINK. PREPARE ROUGH IN CONNECTIONS FOR REPLACEMENT FIXTURE.



FLOOR PLAN - LEVEL 1 - DEMOLITION
1/4" = 1'-0"

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



DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION

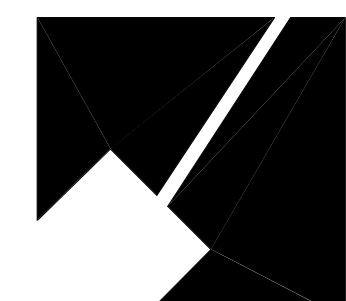
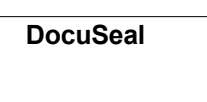


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FLOOR PLAN - LEVEL 1 - DEMO

HISTORIC NEEDWOOD MANSION
Renovation
6700 NEEDWOOD ROAD DERWOOD, MD 20855
SCALE: As Shown

DWG. #

PD1.01

FINAL SEANNED
PLAN SEANNED
PARK CODE

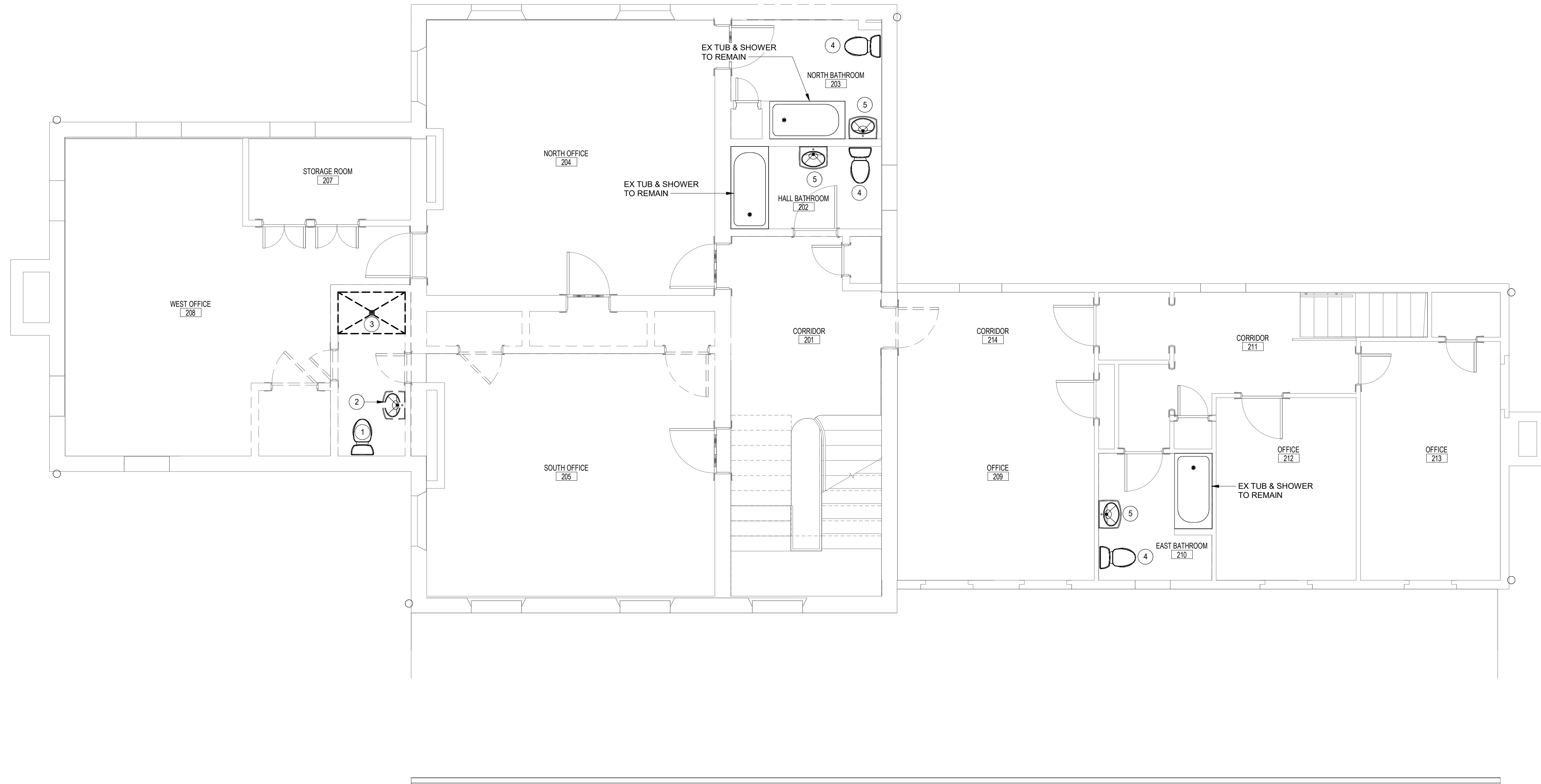
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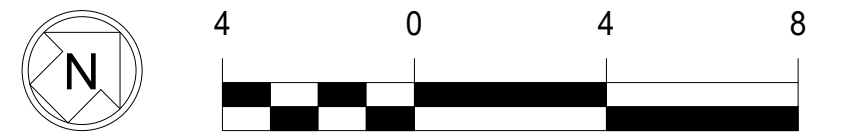
DRAWING NOTES:

- 1 RX WATER CLOSET AND ALL ASSOCIATED DOMESTIC WATER, SANITARY, & VENT PIPING, CAP PIPING BELOW FLOOR/BEHIND WALL AND PATCH PENETRATION TO MATCH EXISTING MATERIALS.
- 2 RX LAVATORY AND ALL ASSOCIATED DOMESTIC WATER, SANITARY, & VENT PIPING, CAP PIPING BELOW FLOOR/BEHIND WALL AND PATCH PENETRATION TO MATCH EXISTING MATERIALS.
- 3 RX SHOWER AND ALL ASSOCIATED DOMESTIC WATER, SANITARY, & VENT PIPING, CAP PIPING BELOW FLOOR/BEHIND WALL AND PATCH PENETRATION TO MATCH EXISTING MATERIALS.
- 4 RX WATER CLOSET AND PREPARE ROUGH IN CONNECTIONS FOR REPLACEMENT FIXTURE.
- 5 RX LAVATORY FAUCET AND PREPARE ROUGH IN CONNECTIONS FOR REPLACEMENT FIXTURE. EX LAVATORY SINK TO REMAIN.



FLOOR PLAN - LEVEL 2 - DEMOLITION
1/4" = 1'-0"

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



DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION

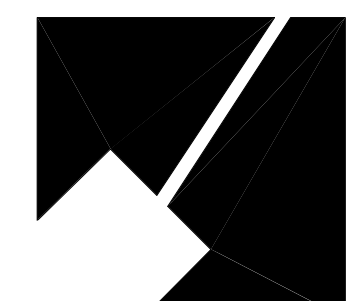
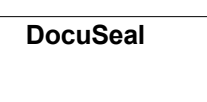


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SUBMISSION / REVISION

Rev. No.	Date	Description
	10/23/2024	HAWP APPLICATION

FLOOR PLAN - LEVEL 2 - DEMO

HISTORIC NEEDWOOD MANSION
Renovation
6700 NEEDWOOD ROAD DERWOOD, MD 20855
SCALE: As Shown

DWG. #

PD1.02

FINAL PLAN DRAWING

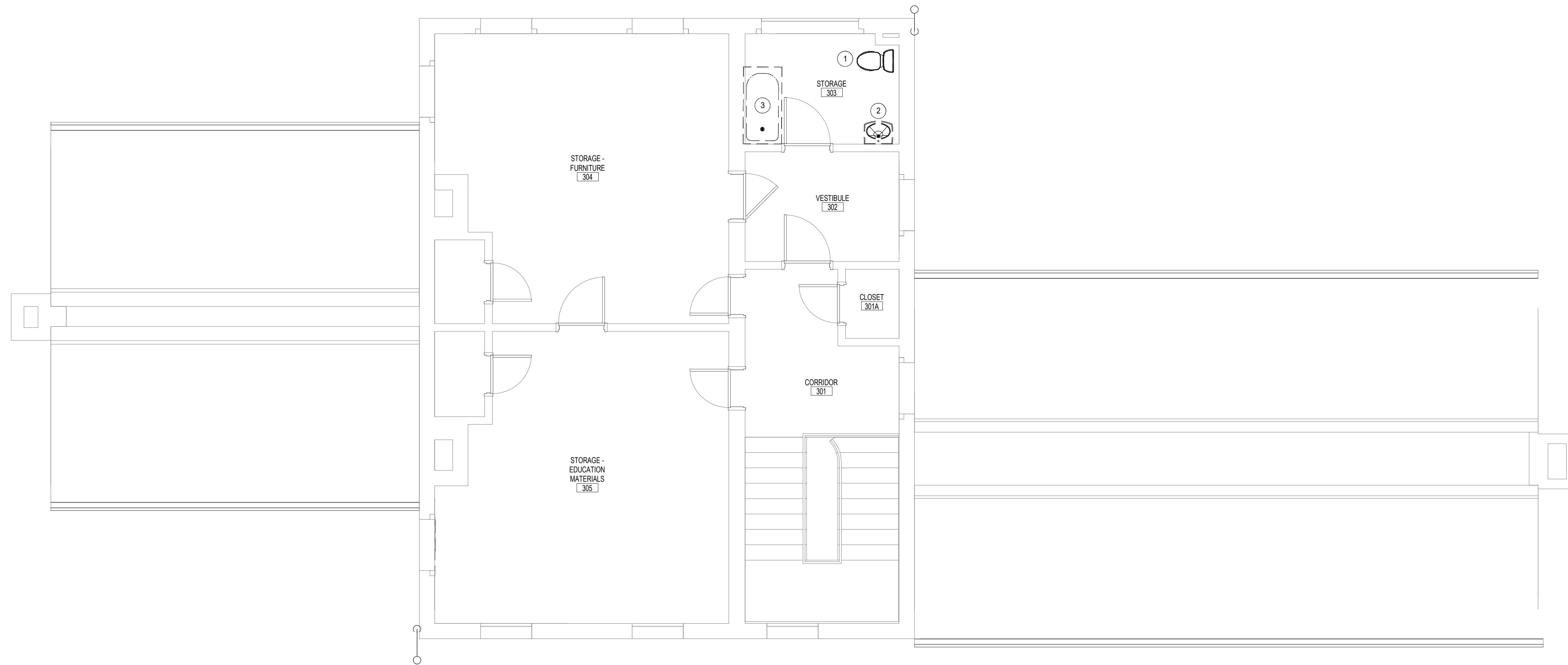
DPS PERMIT USE

GENERAL NOTES:

1. PATCH ALL HOLES, PENETRATIONS, ETC. (IN WALLS, FLOORS, ROOF, ETC.) TO MATCH EXISTING MATERIALS, FINISHES, ETC. AND PAINT TO MATCH EXISTING.

DRAWING NOTES:

- ① RX WATER CLOSET AND ALL ASSOCIATED DOMESTIC WATER, SANITARY, & VENT PIPING, CAP PIPING BELOW FLOOR/BEHIND WALL AND PATCH PENETRATION TO MATCH EXISTING MATERIALS.
- ② RX LAVATORY AND ALL ASSOCIATED DOMESTIC WATER, SANITARY, & VENT PIPING, CAP PIPING BELOW FLOOR/BEHIND WALL AND PATCH PENETRATION TO MATCH EXISTING MATERIALS.
- ③ RX TUB & SHOWER AND ALL ASSOCIATED DOMESTIC WATER, SANITARY, & VENT PIPING, CAP PIPING BELOW FLOOR/BEHIND WALL AND PATCH PENETRATION TO MATCH EXISTING MATERIALS.



FLOOR PLAN - LEVEL 3 - DEMOLITION

1/4" = 1'-0"

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



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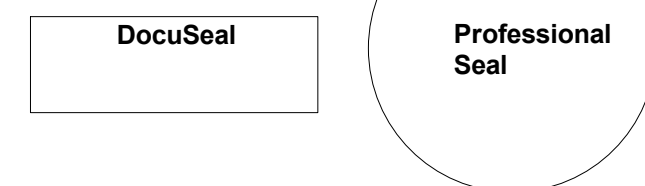


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Submission Name	Initials	Date
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SUBMISSION / REVISION

Rev. No.	Date	Description
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FLOOR PLAN - LEVEL 3 - DEMO

HISTORIC NEEDWOOD MANSION
Renovation
6700 NEEDWOOD ROAD DERWOOD, MD 20855
SCALE: As Shown

DWG. #

PD1.03

PARK CODE PLAN 30000

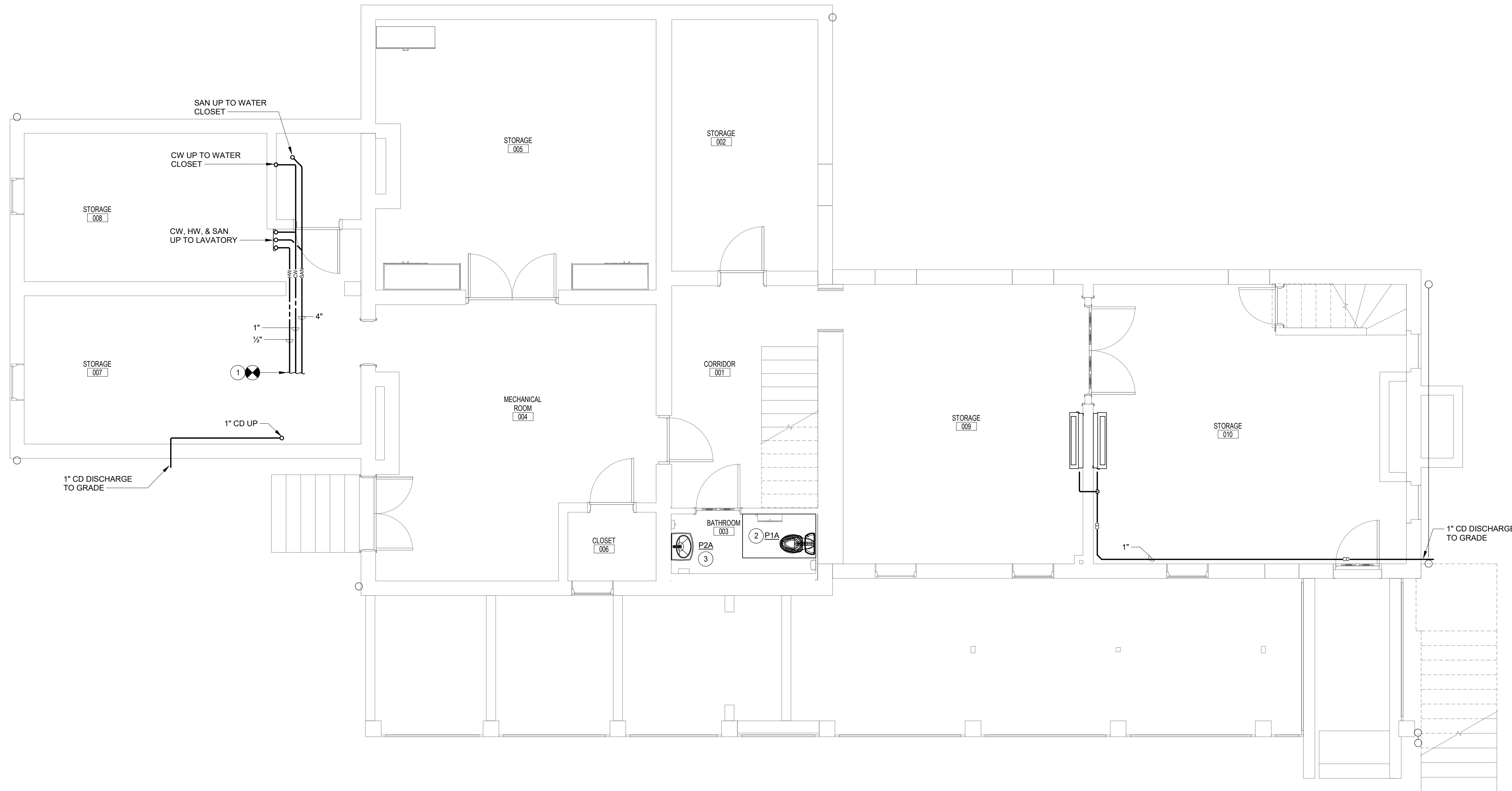
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GENERAL NOTES:

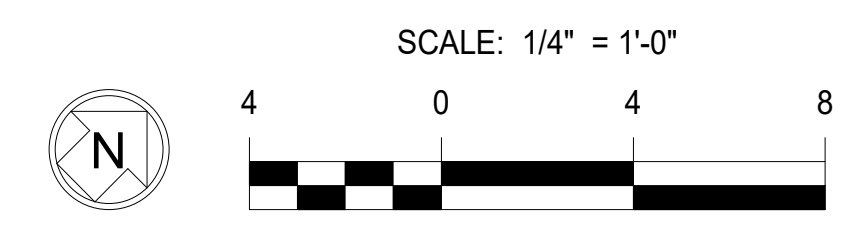
1. PATCH ALL HOLES, PENETRATIONS, ETC. (IN WALLS, FLOORS, ROOF, ETC.) TO MATCH EXISTING MATERIALS, FINISHES, ETC. AND PAINT TO MATCH EXISTING.

DRAWING NOTES:

1. EXTEND AND CONNECT DOMESTIC COLD WATER, HOT WATER, & SANITARY TO EX PIPING IN APPROXIMATELY THIS AREA.
2. PROVIDE WATER CLOSET AND CONNECT TO EX PLUMBING ROUGH-INS. PROVIDE WATER SUPPLY CONNECTION AND ANGLE STOP VALVES.
3. PROVIDE LOW FLOW FAUCET LAVATORY SINK. EXTEND AND CONNECT DOMESTIC WATER AND SANITARY/VENT PIPING FROM EXISTING TUB ROUGH-INS.



FLOOR PLAN - BASEMENT
1/4" = 1'-0"



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SUBMISSION / REVISION

Rev. No.	Date	Description

FLOOR PLAN - BASEMENT

HISTORIC NEEDWOOD MANSION
Renovation
6700 NEEDWOOD ROAD DERWOOD, MD 20855
SCALE: As Shown

DWG. #

P1.00

FINAL PLAN

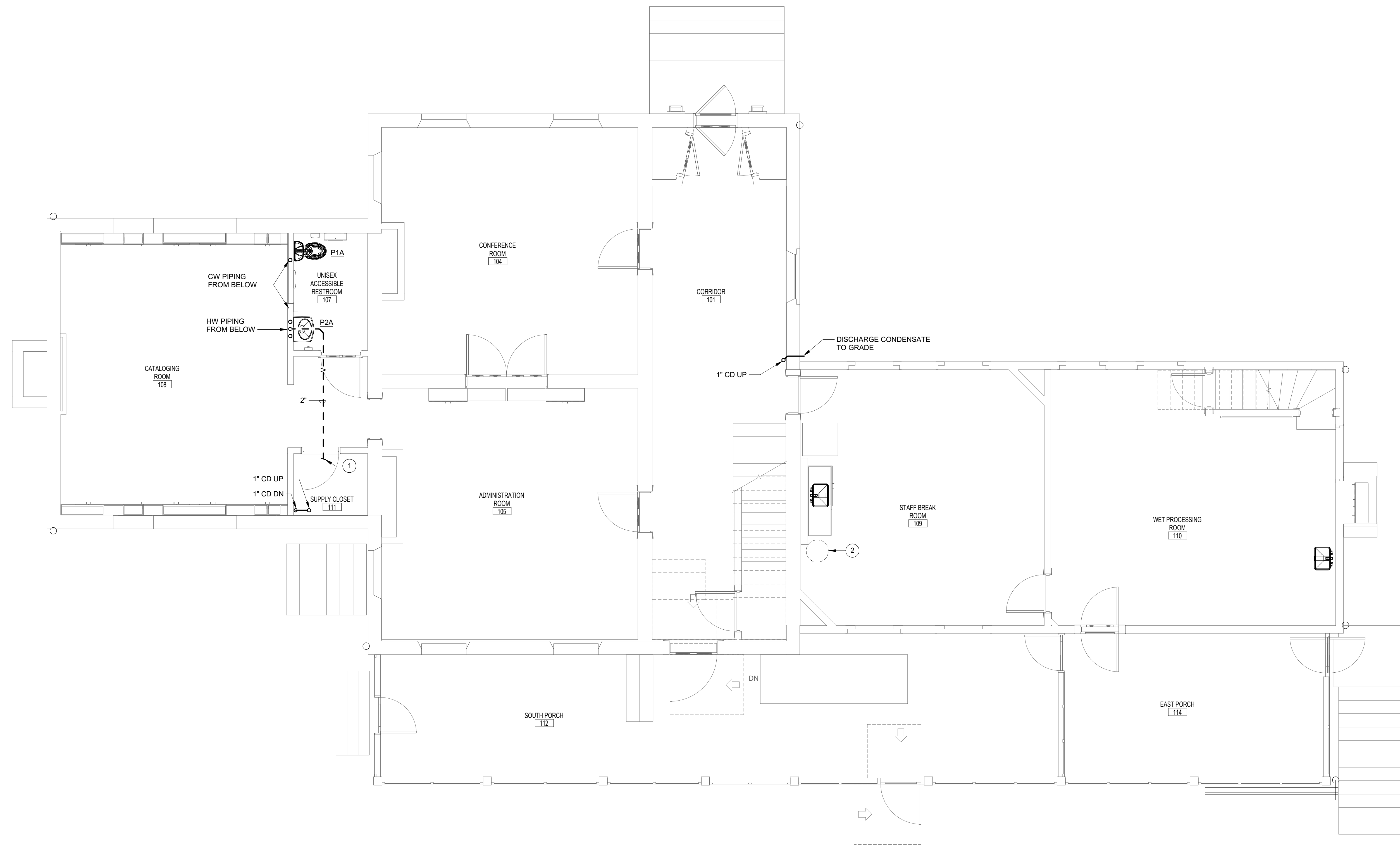
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GENERAL NOTES:

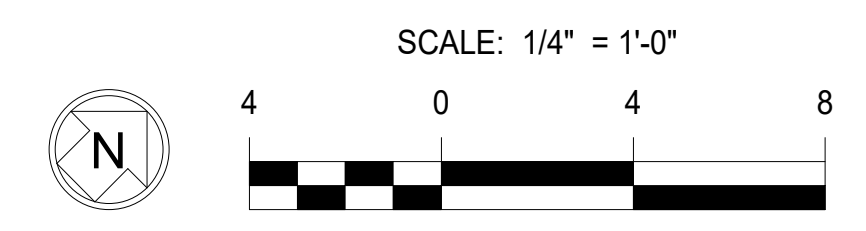
1. PATCH ALL HOLES, PENETRATIONS, ETC. (IN WALLS, FLOORS, ROOF, ETC.) TO MATCH EXISTING MATERIALS, FINISHES, ETC. AND PAINT TO MATCH EXISTING.

DRAWING NOTES:

1. EXTEND AND CONNECT VENT PIPING TO EX PIPING IN APPROXIMATELY THIS AREA.
2. OWNER PROVIDED ADA COMPLIANT WATER DISPENSER. CONNECT TO EX WATER CONNECTION ROUGH IN.



FLOOR PLAN - LEVEL 1
1/4" = 1'-0"



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Submission Name	Initials	Date
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SUBMISSION / REVISION

Rev. No.	Date	Description

FLOOR PLAN - LEVEL 1

HISTORIC NEEDWOOD MANSION
Renovation
6700 NEEDWOOD ROAD DERWOOD, MD 20855
SCALE: As Shown

DWG. #
P1.01

FINAL PLAN

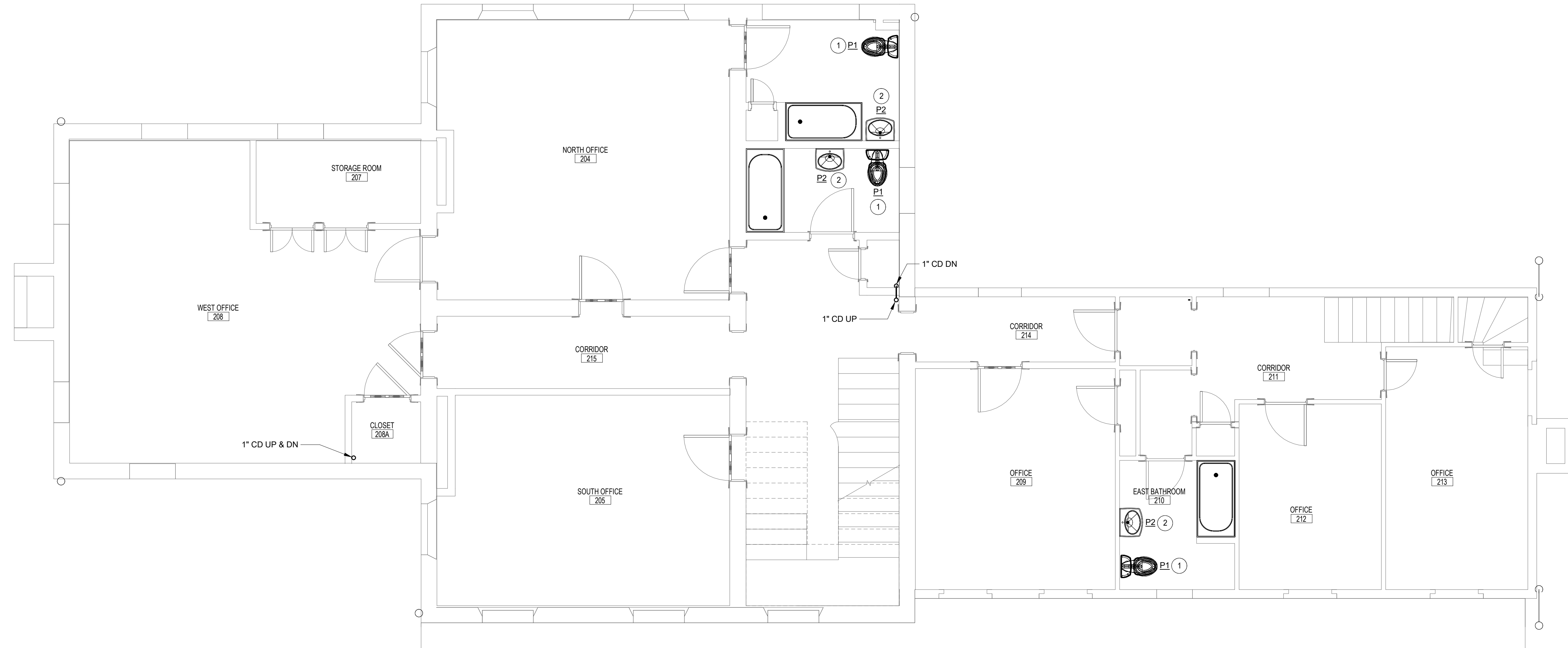
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DRAWING NOTES:

1. PROVIDE WATER CLOSET AND CONNECT TO EX. PLUMBING ROUGH-INS. PROVIDE WATER SUPPLY CONNECTION AND ANGLE STOP VALVES.
2. PROVIDE LOW FLOW FAUCET AND INSTALL ON EX. LAVATORY SINK. PROVIDE WATER SUPPLY CONNECTION AND ANGLE STOP VALVES.



FLOOR PLAN - LEVEL 2
1/4" = 1'-0"



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FLOOR PLAN - LEVEL 2

HISTORIC NEEDWOOD MANSION
Renovation
6700 NEEDWOOD ROAD DERWOOD, MD 20855
SCALE: As Shown

DWG. #
P1.02

PARK CODE PLAN SHOWN FINAL SHOWN

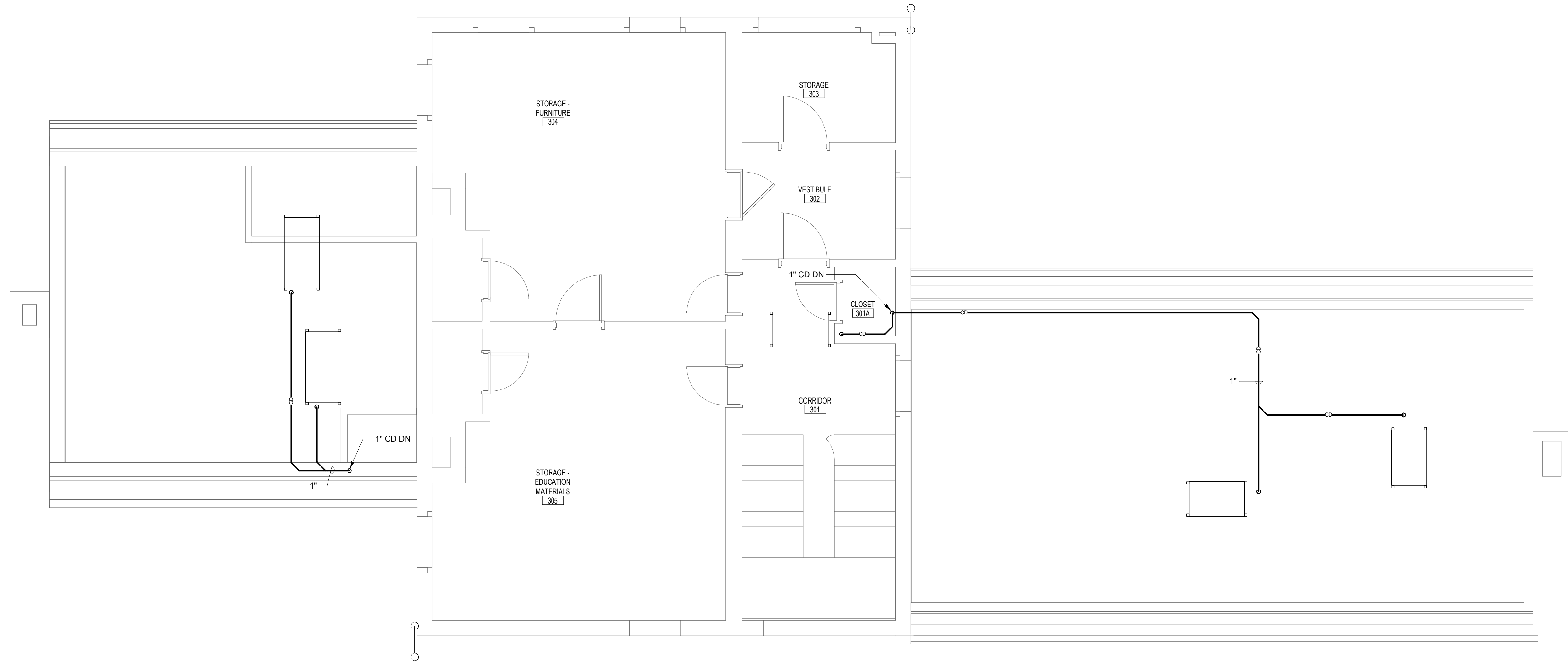
DPS PERMIT USE

GENERAL NOTES:

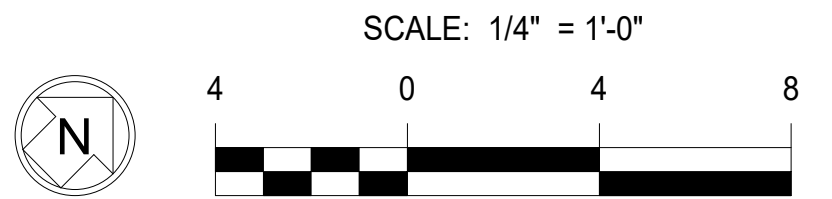
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DRAWING NOTES:

1. PROVIDE WATER CLOSET AND CONNECT TO EX PLUMBING ROUGH-INS. PROVIDE WATER SUPPLY CONNECTION AND ANGLE STOP VALVES.
2. PROVIDE LOW FLOW FAUCET AND INSTALL ON EX LAVATORY SINK. PROVIDE WATER SUPPLY CONNECTION AND ANGLE STOP VALVES.



FLOOR PLAN - LEVEL 3
1/4" = 1'-0"



DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION

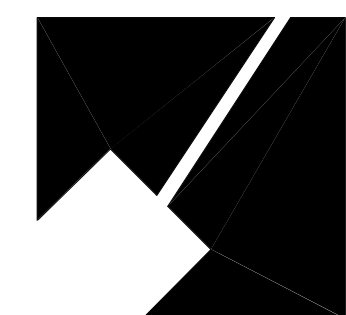


DRAWING CHECKED BY: ALBAN

Submission Name	Initials	Date
90% CONSTRUCTION DOCUMENTS	ALBAN	09/16/24

PROFESSIONAL CERTIFICATION:
I certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws under of the State of Maryland.

LICENSE NO. _____
EXPIRATION DATE: _____



The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks
2425 Reedle Drive
Wheaton, Maryland 20902
(301) 495-2535

SUBMISSION / REVISION

Rev. No.	Date	Description
	10/23/2024	HAWP APPLICATION

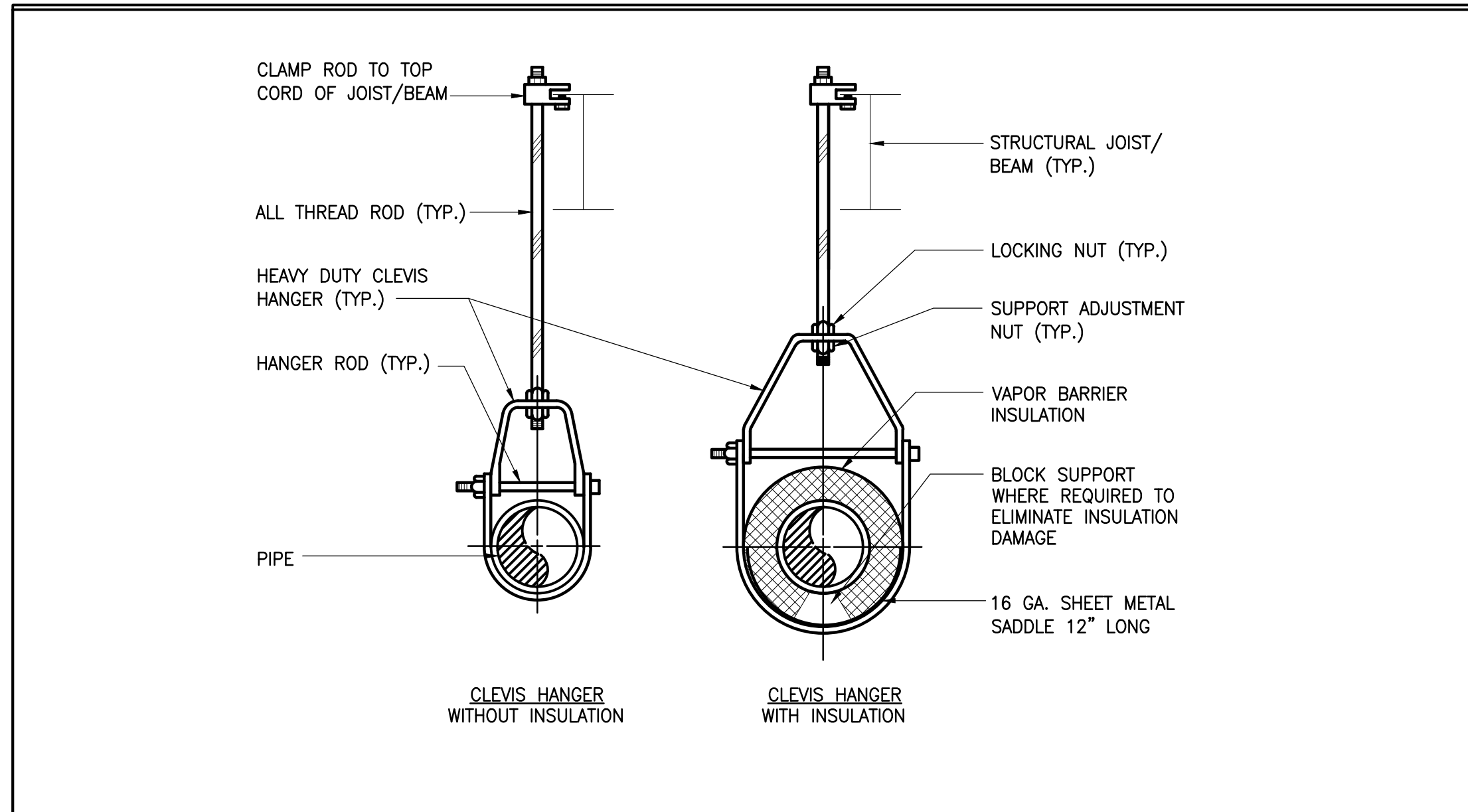
FLOOR PLAN - LEVEL 3

HISTORIC NEEDWOOD MANSION
Renovation
6700 NEEDWOOD ROAD DERWOOD, MD 20855
SCALE: As Shown

DWG. #

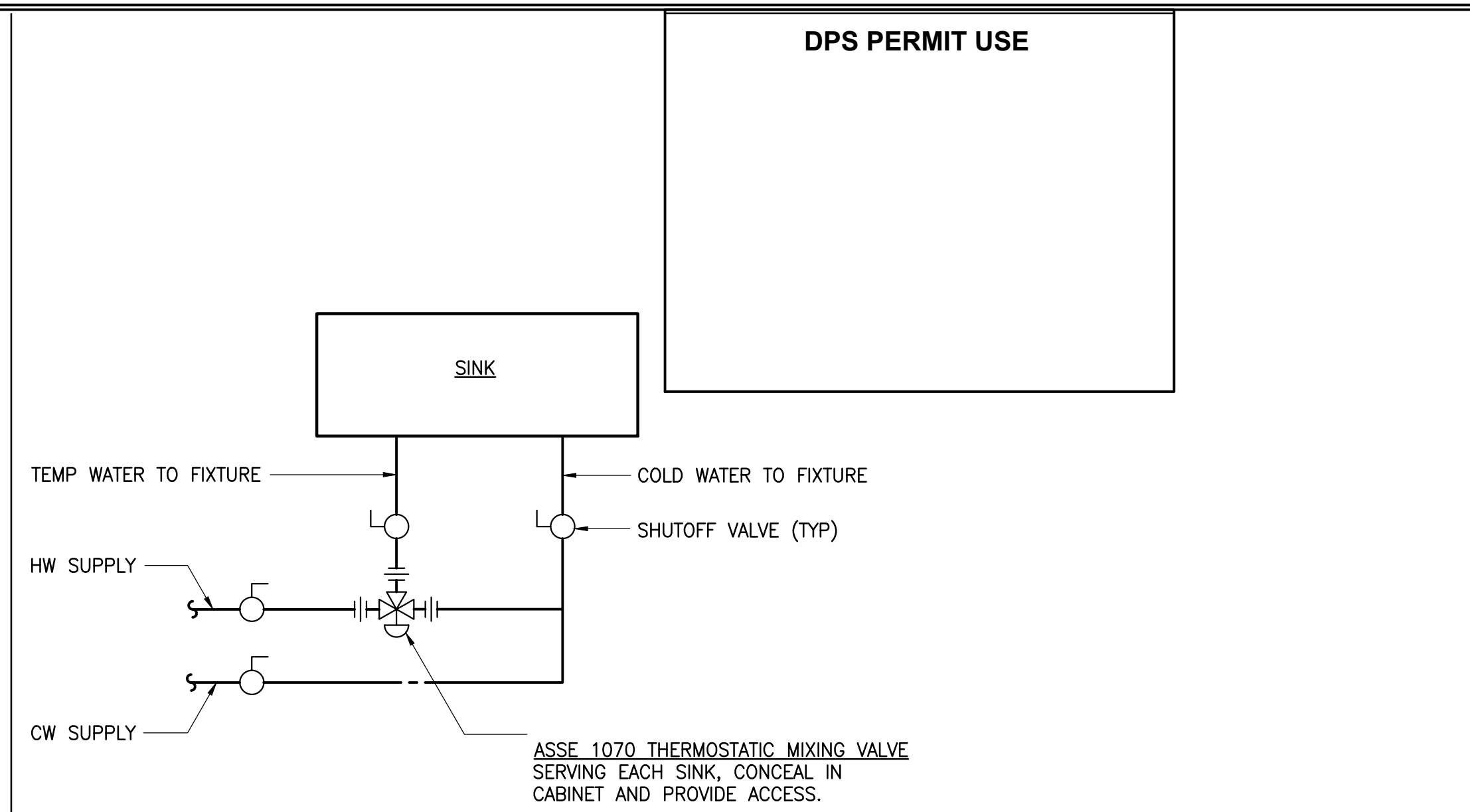
P1.03

FINAL PLAN



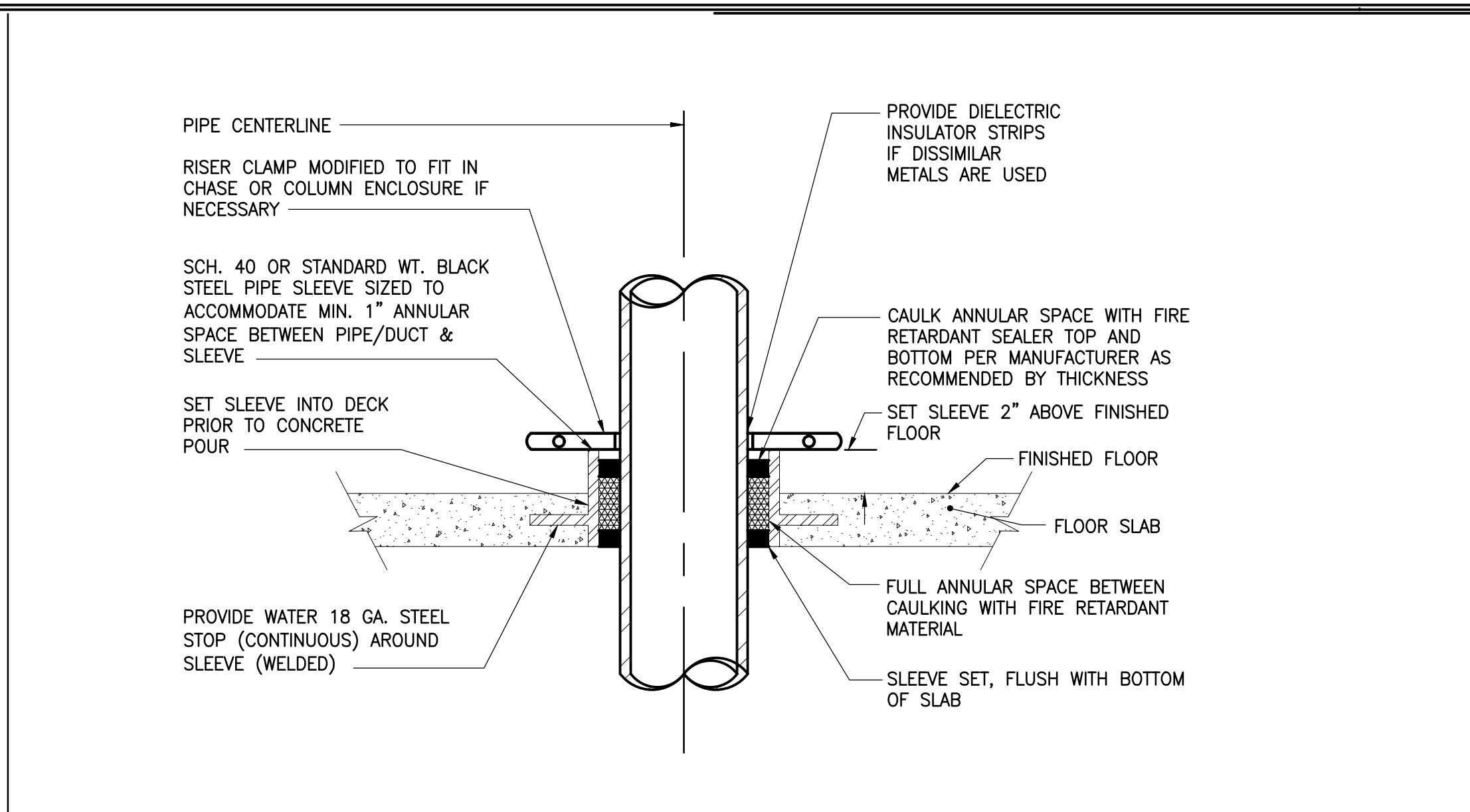
1 TYPICAL PIPE SUPPORT DETAIL

SCALE: NONE



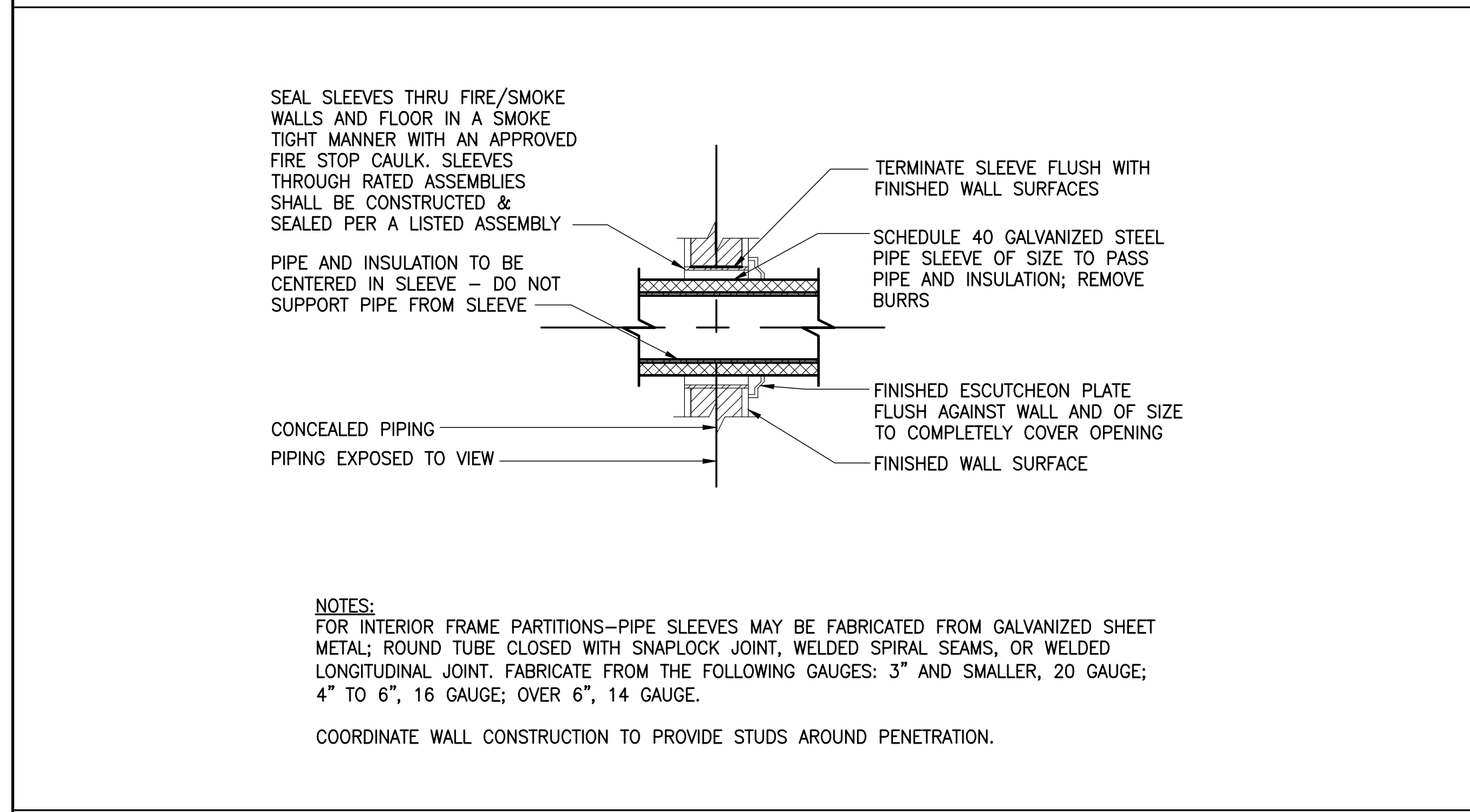
2 TYPICAL SINK ASSE 1070 MIXING VALVE INSTALLATION DETAIL

SCALE: NONE



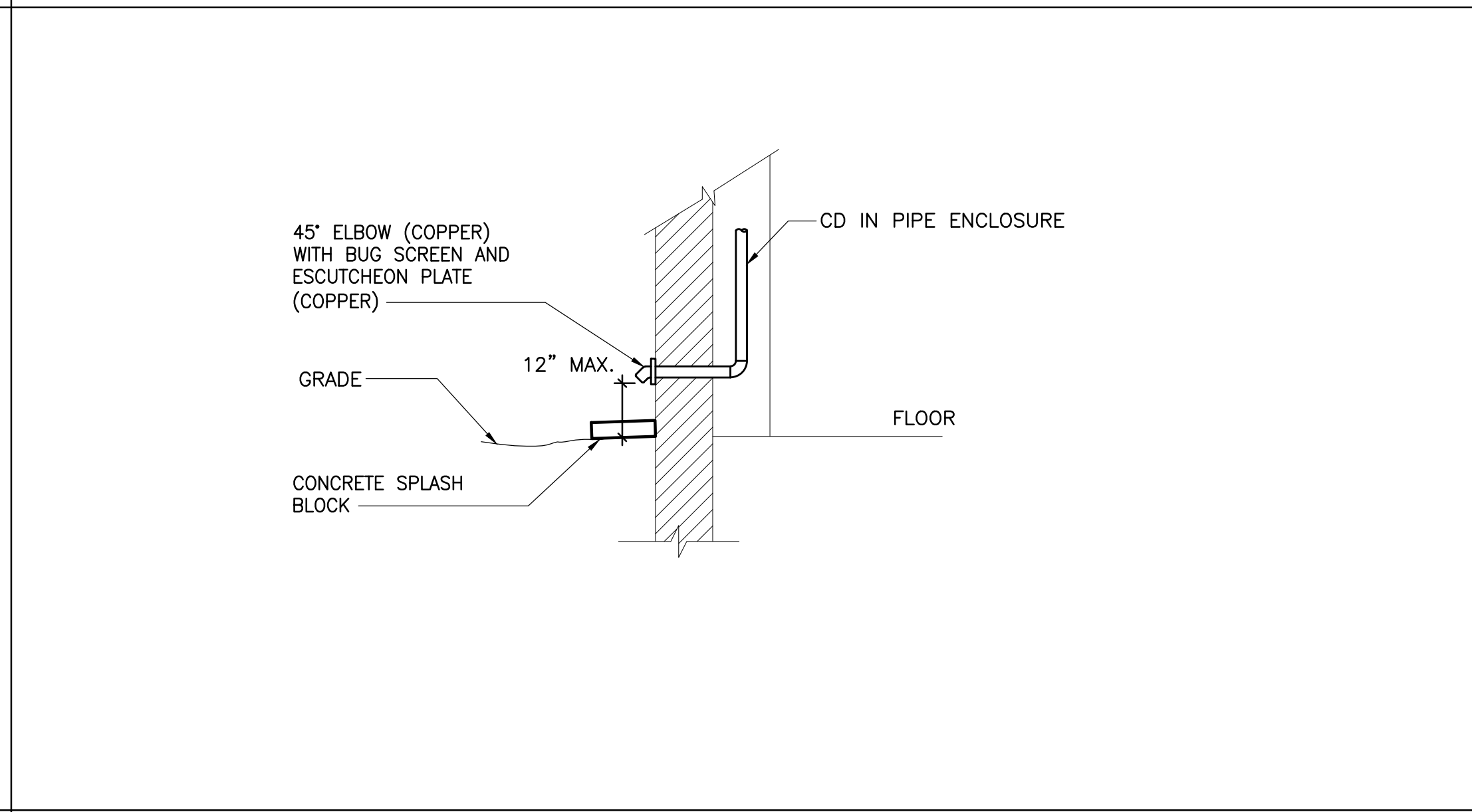
3 TYPICAL SLEEVE THROUGH FLOOR DETAIL

SCALE: NONE



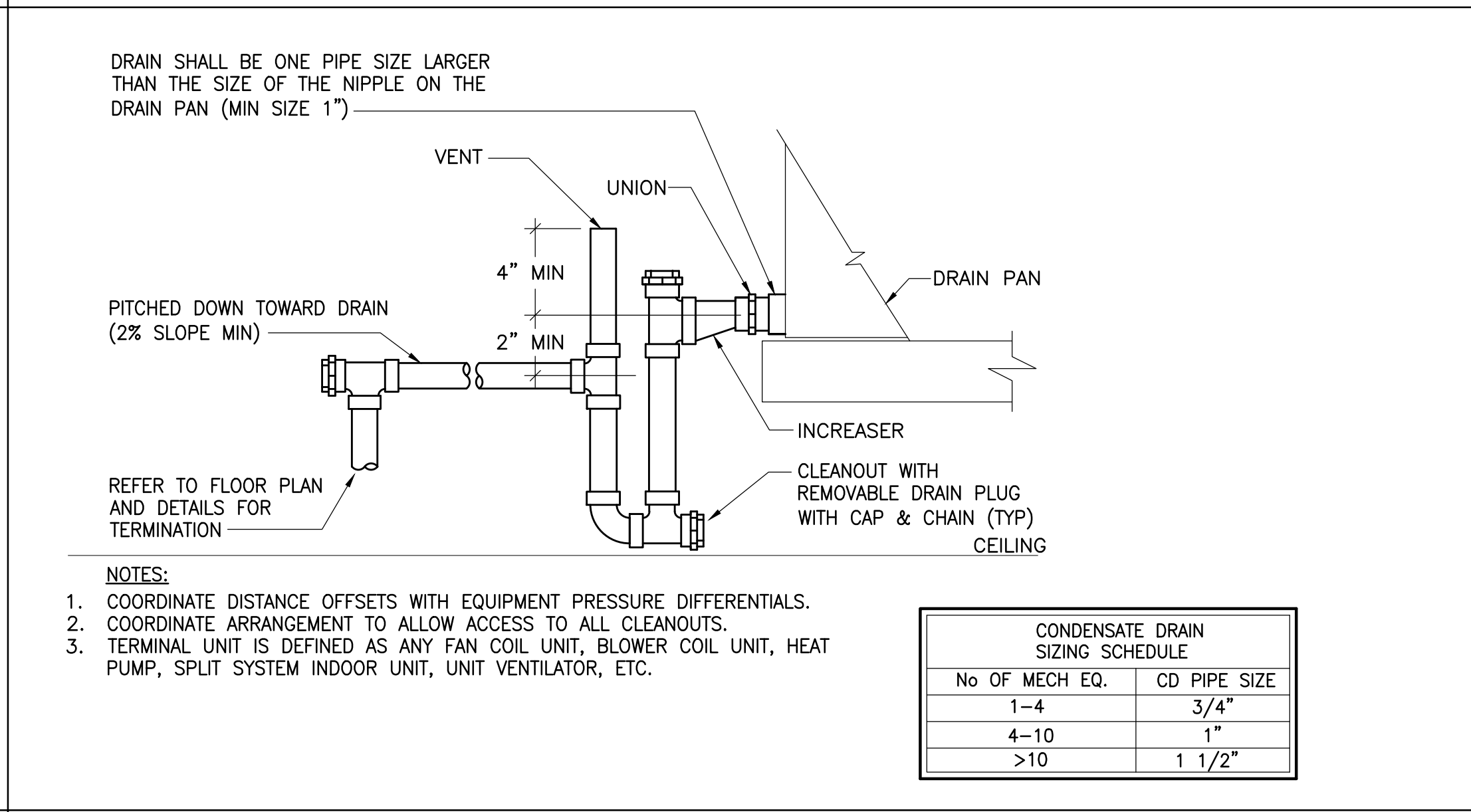
4 TYPICAL PIPE SLEEVE THRU INTERNAL WALL DETAIL

SCALE: NONE



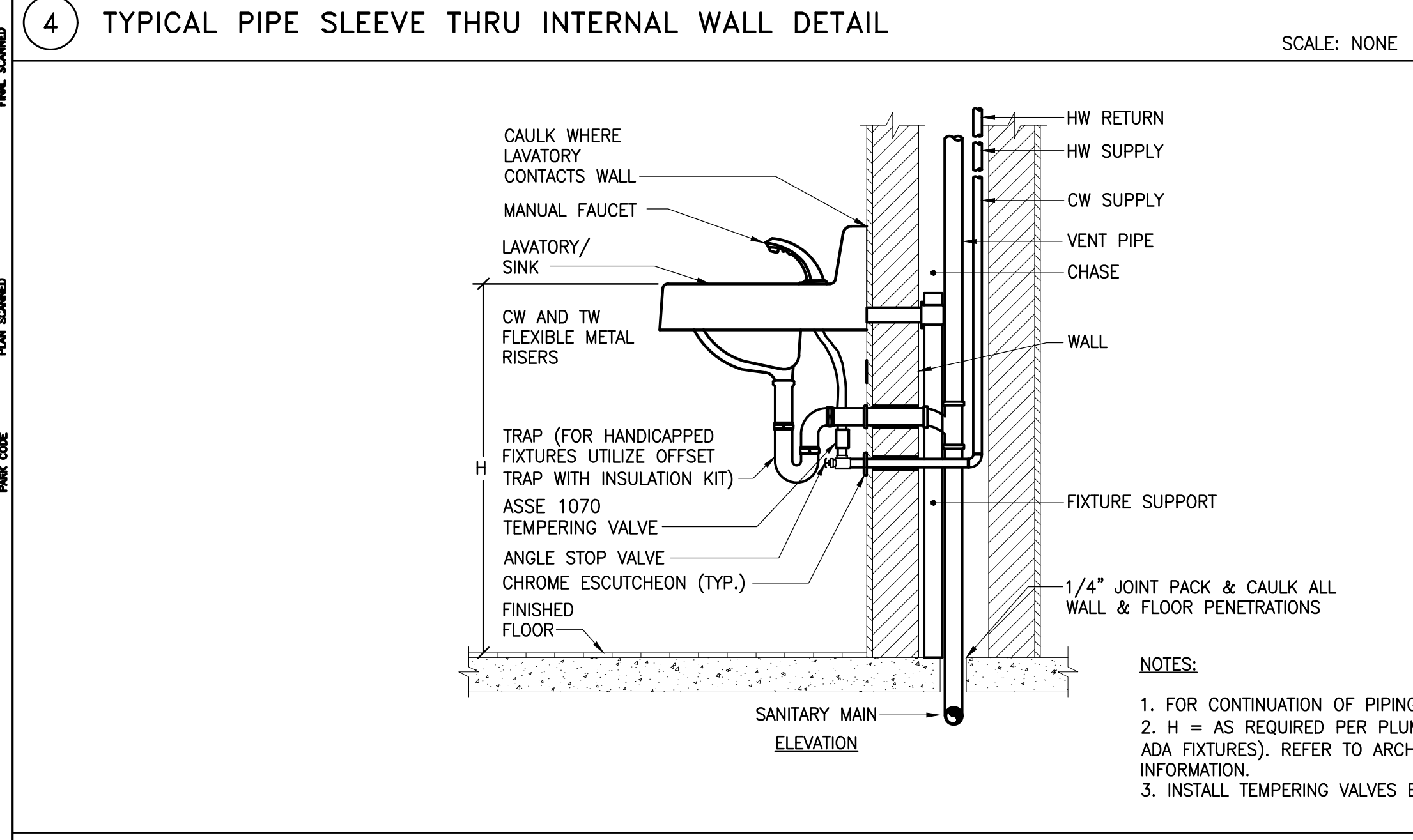
5 TYPICAL CONDENSATE DRAIN AT GRADE DETAIL

SCALE: NONE



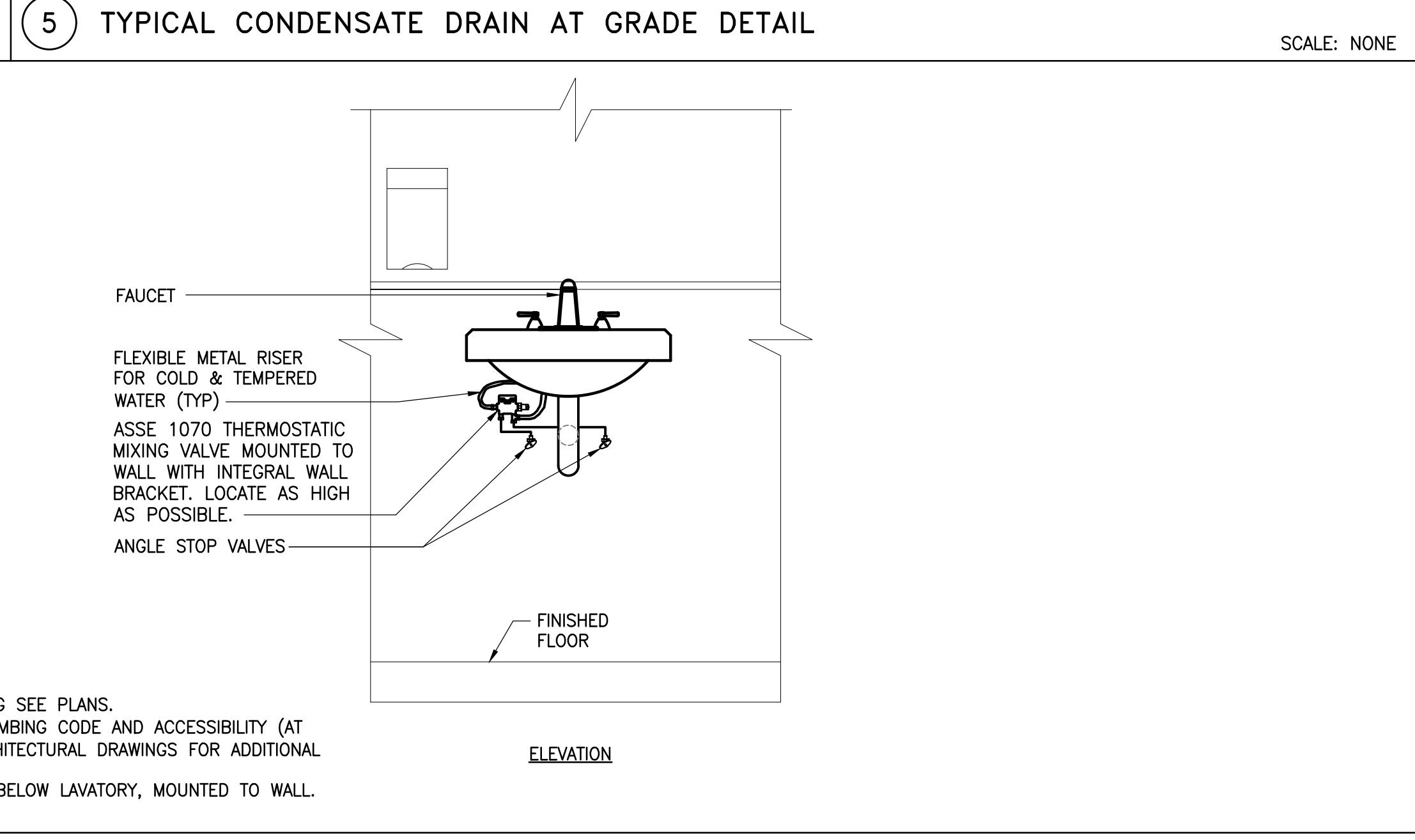
6 TYPICAL TERMINAL UNIT CONDENSATE DRAIN TRAP DETAIL

SCALE: NONE



7 TYPICAL WALL MOUNTED LAVATORY DETAIL

SCALE: NONE



9 TYPICAL WATER CLOSET WITH TRAP PRIMING DETAIL

SCALE: NONE

DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION

ALBAN ENGINEERING, INC **rtm** Engineering Consultants, LLC

303 International Circle | Suite #450 | Hunt Valley, MD 21030
T: 410.842.6411 | www.albanengineering.com

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PLUMBING PIPING DETAILS

HISTORIC NEEDWOOD MANSION
Renovation
6700 NEEDWOOD ROAD DERWOOD, MD 20855
SCALE: As Shown

DWG. #
P7.01

GENERAL NOTES: (MECHANICAL)

GENERAL NOTES AND CONDITIONS:

- A. COORDINATE NEW WORK BETWEEN ALL DISCIPLINES.
- B. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, REGULATIONS, AND REQUIREMENTS OF ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
- C. IT IS THE INTENT OF THESE DRAWINGS FOR ALL DISCIPLINES AND SPECIFICATIONS TO PRODUCE A COMPLETE PROJECT INCLUSIVE OF ALL SYSTEMS. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL, FINISHES, EQUIPMENT, INSTALLATION, AND SERVICES NECESSARY FOR AND INCIDENTAL WITH THE WORK, TO PROVIDE THE OWNER WITH A COMPLETE PROJECT. IN ALL CASES THE DRAWINGS AND SPECIFICATIONS MUST BE REVIEWED, PRICED, ESTIMATED, AND CONSTRUCTED IN THEIR ENTIRETY. THE DRAWINGS ARE COMPLEMENTARY TO ONE ANOTHER AND THE SPECIFICATIONS. ANYTHING SHOWN OR IMPLIED ON ANY ONE DRAWING MUST BE PROVIDED, INSTALLED AND CONNECTED AS THOUGH IT WAS SHOWN ON ALL DRAWINGS AND INCLUDED IN THE ORIGINAL PRICING. NO REQUEST FOR ADDITIONAL COST OR CHANGE ORDER WILL BE ACCEPTED BY THE OWNER FROM ANY CONTRACTOR, SUPPLIER, OR INSTALLER THAT RESULTS FROM A FAILURE TO THOROUGHLY REVIEW ALL DRAWINGS AND SPECIFICATIONS, COORDINATE WITH OTHER TRADES, OR THOROUGHLY INSPECT THE SITE TO DETERMINE ALL EXISTING CONDITIONS.
- D. PRIOR TO INITIATING ANY PORTION OF THE WORK, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATE ALL PORTIONS OF THE CONTRACT DOCUMENTS RELATING TO THAT PORTION OF THE WORK AND AFFECTING ADJOINING PORTIONS. IF AN ASSUMED OR ACTUAL CONFLICT IS DISCOVERED IN THE CONTRACT DOCUMENTS, THE MORE EXPENSIVE OR HIGHER QUALITY OPTION (AS DETERMINED BY THE ARCHITECT/ENGINEER) SHALL BE ASSUMED TO APPLY UNLESS DIRECTED OTHERWISE BY THE ARCHITECT/ENGINEER. IF DISCREPANCIES EXIST, THEY SHALL BE REPORTED TO THE CONSTRUCTION MANAGER FOR CLARIFICATION AND/OR RESOLUTION BEFORE COMMENCING SUCH WORK.
- E. BY SUBMITTING A BID PROPOSAL THE CONTRACTOR CERTIFIES THAT THEY HAVE VISITED THE SITE, FAMILIARIZED THEMSELVES WITH THE LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND AS ARE NECESSARY FOR CONSTRUCTION, AND CORRELATED THEIR OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. IT IS ASSUMED THAT THE CONTRACTOR HAS OBTAINED, BEFORE AWARD OF THE CONTRACT, CLARIFICATION OF ALL QUESTIONS AS TO THE INTENT OF THE CONTRACT DOCUMENTS AND OF ASSUMED OR ACTUAL CONFLICT BETWEEN TWO OR MORE ITEMS IN CONTRACT DOCUMENTS. SHOULD THE CONTRACTOR FAIL TO OBTAIN SUCH CLARIFICATION, THE ARCHITECT/ENGINEER SHALL DIRECT WORK TO PROCEED BY THE METHOD INDICATED, SPECIFIED OR REQUIRED BY CONTRACT DOCUMENTS WHICH WILL PRODUCE THE BEST RESULTS, AS JUDGED BY THE ARCHITECT/ENGINEER. SUCH DIRECTION BY THE ARCHITECT/ENGINEER SHALL NOT ENTITLE THE CONTRACTOR TO ANY CLAIM FOR EXTRA COST.
- F. DEFINITIONS: "PROVIDE" MEANS "FURNISH AND INSTALL". "VERIFY" MEANS "VERIFY IN THE FIELD AND COORDINATE DIMENSIONS AND DISCREPANCIES".
- G. THESE NOTES AND OTHER NOTES ON THE DRAWINGS ARE DIRECTIONS FOR THE CONTRACTOR'S PERFORMANCE, UNLESS NOTED OTHERWISE (U.N.O.). FOR EXAMPLE, THE VERB "INSTALL" MEANS "CONTRACTOR SHALL INSTALL", "RELOCATE" MEANS "CONTRACTOR SHALL RELOCATE", ETC.
- H. UNLESS NOTED OTHERWISE, NUMBERED DIMENSIONS SHOWN ON DRAWINGS TAKE PRECEDENCE OVER SCALED DRAWINGS. DETAIL DRAWINGS TAKE PRECEDENCE OVER GENERAL DRAWINGS. IF CONFLICTS EXIST ON THE DRAWINGS, THEN THE MORE STRINGENT REQUIREMENT SHALL APPLY. FINAL INTERPRETATION SHALL BE MADE BY THE ENGINEER.
- I. SAMPLES AND SHOP DRAWINGS MUST BE SUBMITTED BY THE CONTRACTOR TO THE CONSTRUCTION MANAGER FOR REVIEW AND PROCESSING BEFORE THE PURCHASE OR FABRICATION OF ANY MATERIALS.
- J. DURING THE WORK, ANY CONDITION DISCOVERED THAT CAUSES CONFLICT WITH THE INTENDED DESIGN MUST BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
- K. CONTRACTOR SHALL STAGE WORK IN SUCH A WAY AS TO ENSURE SAFE EMERGENCY EGRESS AT ALL TIMES.
- L. GENERAL NOTES, THOSE FOUND ON THIS SHEET, APPLY TO ALL DRAWINGS RELATED TO THIS PROJECT.
- M. DRAWING NOTES SPECIFICALLY REFER TO ITEMS NOTED WITH NUMBER OR LETTER DESIGNATIONS ON THE RESPECTIVE DRAWING WHERE THE DESIGNATIONS ARE SHOWN.

GENERAL CONSTRUCTION NOTES:

- A. LEAVE SPACE CLEAN ON COMPLETION, INCLUDING THE CLEANING OF GLASS, DOORS, FRAMES, FLOORS, GRILLES, LIGHT LENSES, ETC.
- B. EXCEPT FOR PREFINISHED SURFACES, ALL ITEMS DISTURBED OR DAMAGED BY WORK SHALL BE REFINISHED TO MATCH SURROUNDING AREA OR FINISHED AS INDICATED.
- C. ALL HOLES AND PENETRATIONS IN WALLS AND CEILING SURFACES SHALL BE PATCHED AND FIRE STOPPED.
- D. ANY ALTERATION TO THE STRUCTURE (I.E. CORE DRILLING CONCRETE, ETC.) SHALL BE COORDINATED.
- E. REFER TO STRUCTURAL DRAWINGS FOR TYPICAL PENETRATION/OPENING/INFILL DETAILS.
- F. UNLESS OTHERWISE INDICATED, ALL PIPING, CONDUIT, DUCTWORK, AND SIMILAR SERVICES SHALL BE CONCEALED.
- G. PROVIDE 1/2" x 1/2" MESH BIRD SCREEN OVER ALL OPEN END DUCTS IN THE BUILDING.
- H. PRIOR TO CERTIFYING AND TESTING THE ENTIRE SYSTEM, THE CONTRACTOR SHALL TEST ALL REFRIGERANT PIPING IN THE VRF SYSTEM AND HAVE IT WITNESSED/CERTIFIED BY THE OWNER AND MANUFACTURER.
- I. ALL TRANSFER DUCTS SHALL HAVE 1" MIN ACOUSTIC SOUND LINING.
- J. ALL EXPOSED DUCTWORK SHALL BE DOUBLE WALL CONSTRUCTION WITH A PERFORATED, GALVANIZED INNER LINER

GENERAL DEMOLITION NOTES:

- A. LEAVE SPACE CLEAN ON COMPLETION, INCLUDING THE CLEANING OF GLASS, DOORS, FRAMES, FLOORS, GRILLES, LIGHT LENSES, ETC.
- B. EXCEPT FOR PREFINISHED SURFACES, ALL ITEMS DISTURBED OR DAMAGED BY WORK SHALL BE REFINISHED TO MATCH SURROUNDING AREA OR FINISHED AS INDICATED.
- C. ALL HOLES AND PENETRATIONS IN WALLS AND CEILING SURFACES SHALL BE PATCHED AND FIRE STOPPED.
- D. ANY ALTERATION TO THE STRUCTURE (I.E. CORE DRILLING CONCRETE, ETC.) SHALL BE COORDINATED.
- E. DEMOLITION WORK IS BASED ON INFORMATION AVAILABLE AT THE TIME OF DOCUMENT PREPARATION AND MAY NOT REFLECT ALL ITEMS TO BE REMOVED. EXISTING MECHANICAL EQUIPMENT, PIPING, HANGERS, SUPPORT, INSULATION, CONTROLS, ETC. IS TO BE REMOVED IN ITS ENTIRETY UNLESS NOTED OTHERWISE.
- F. THE OWNER HAS THE RIGHT OF FIRST REFUSAL FOR ANY ITEMS BEING DEMOLISHED. THE CONTRACTOR SHALL MEET WITH THE OWNER PRIOR TO ANY DEMOLITION TO DETERMINE ALL EQUIPMENT AND MATERIALS TO BE SALVAGED AND WHERE THE SALVAGED MATERIALS SHALL BE DELIVERED.
- G. ALL OTHER MATERIALS AND EQUIPMENT WHICH ARE REMOVED SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE PROMPTLY REMOVED FROM THE PREMISES AND DISPOSED OF IN AN APPROVED MANNER.
- H. EXISTING PIPING, EQUIPMENT, MATERIALS, ETC. NOT REQUIRED FOR RE-USE OR RE-INSTALLATION IN THIS PROJECT, SHALL BE REMOVED.
- I. WHERE PIPING IS INDICATED TO BE REMOVED, REMOVE ALL PIPE HANGERS OR SUPPORTS WHICH WERE SUPPORTING THE REMOVED PIPING.

DPS PERMIT USE

MECHANICAL LEGEND

SYMBOLS		ABBREVIATIONS	
SYMBOL	DEFINITION	ABBREV.	DEFINITION
	SUPPLY AIR DUCT UP, DOWN	ΔP	PESSURE DIFFERENCE
	RETURN AIR DUCT UP, DOWN	ΔT	TEMPERATURE DIFFERENCE
	EXHAUST AIR DUCT UP, DOWN	∅	DIAMETER (OR ELECTRICAL PHASE)
	OUTSIDE AIR DUCT UP, DOWN	%	PERCENT
	RECT. TO ROUND TRANSITION	ADJ	ADJUSTABLE
	FLEXIBLE CONNECTION (DUCTWORK)	AFF	ABOVE FINISHED FLOOR
	FLEXIBLE DUCT	AHU	AIR HANDLING UNIT
	MANUAL VOLUME DAMPER	APD	AIR PRESSURE DROP
	FIRE DAMPER	AFPP	AIRFOIL PLENUM FAN
	MOTOR OPERATED DAMPER	AMS	AIR MONITORING STATION
	SMOKE DAMPER	ATC	AUTOMATIC TEMPERATURE CONTROL
	COMBINATION FIRE/SMOKE DAMPER	BHP	BRAKE HORSEPOWER
	DUCT SMOKE DETECTOR	BOS	BOTTOM OF STRUCTURE
	ELBOW W/ TURNING VANES	BTU	BRITISH THERMAL UNIT
	RADIUS ELBOW	BTUH	BRITISH THERMAL UNIT PER HOUR
	ACOUSTICAL SOUND LINING	CAP	CAPACITY
	DUCT TRANSITION	CD, COND	CONDENSATE DRAIN
	CHANGE IN ELEVATION RISE(R), DROP(D)	CFM	CUBIC FEET PER MINUTE
	POWER ROOF VENTILATOR	CLG	CEILING
	HEATING WATER SUPPLY	CO	CLEANOUT
	HEATING WATER RETURN	CU FT	CUBIC FEET
	REFRIGERANT LIQUID	CW	COLD WATER
	REFRIGERANT SUCTION	CX	CONNECT TO EXISTING
	CONDENSATE	∅B	DECIBEL
	COLD WATER	DB	DRY BULB
	GATE VALVE	DD	DUCT SMOKE DETECTOR
	BALL VALVE	DDC	DIRECT DIGITAL CONTROLLER
	MULTI-PURPOSE VALVE	DIA	DIAMETER
	CHECK VALVE	DIFF	DIFFUSER
	BUTTERFLY VALVE	DN	DOWN
	3-WAY MODULATING VALVE (ATC)	DP	DIFFERENTIAL PRESSURE CONTROLLER
	2-WAY MODULATING VALVE (ATC)	DPT	DIFFERENTIAL PRESSURE TRANSMITTER
	PRESSURE REDUCING VALVE	DWG	DRAWING
	SOLENOID VALVE	EA	EXHAUST AIR
	PRESSURE RELIEF OR SAFETY VALVE	EAT	ENTERING AIR TEMPERATURE
	HOSE END DRAIN VALVE	EF	EXHAUST FAN
	STRAINER WHOSE END DRAIN VALVE & CAP	EFF	EFFICIENCY
	MANUAL AIR VENT	ELEC	ELECTRICAL
	COMBINATION SHUT-OFF/BALANCING VALVE	ELEC CHAR	ELECTRICAL CHARACTERISTICS
	UNION	ELEV	ELEVATION
	FLANGE	EMS	ENERGY MANAGEMENT SYSTEM
	FLEXIBLE CONNECTION (PIPING)	ESP	EXTERNAL STATIC PRESSURE
	THERMOMETER	EWI	ENTERING WATER TEMPERATURE
	PRESSURE GAUGE W/ NEEDLE VALVE	EX	EXISTING
	THERMOSTAT	FD	FIRE DAMPER
	FAN SWITCH	FPM	FEET PER MINUTE
	DIFFERENTIAL PRESSURE CONTROLLER	FS	FLOW SWITCH
	DIFFERENTIAL PRESSURE TRANSMITTER	FT	FEET
	AUTOMATIC FLOW CONTROL VALVE	FT HD	FEET OF HEAD
	FLOW SWITCH	FT H.O	FEET WATER GAUGE
	UNIT HEATER	FZ	FREEZE STAT
	PITCH OF PIPE, % SLOPE	GA	GAUGE
	PIPE UP	GALV	GALVANIZED
	PIPE DOWN	GPM	GALLONS PER MINUTE
	PIPE UP & DOWN	HP	HORSEPOWER
	CAPPED PIPE	HR	HEATING WATER RETURN
	DIRECTION OF FLOW	HS	HEATING WATER SUPPLY
	DEMOLITION ENDS HERE	Hz	HERTZ
	CONNECT TO EXISTING	IN	INCHES
	DRAWING NOTE DESIGNATION	IN H.O	INCHES WATER GAUGE
	AIR DEVICE DESIGNATION	INV ELEV	INVERT ELEVATION
	EQUIPMENT BOX DESIGNATION	KW	KILOWATT
		LAT	LEAVING AIR TEMPERATURE
		LBS	POUNDS
		LWT	LEAVING WATER TEMPERATURE
		MBH	BTU PER HOUR (THOUSAND)
		MOD	MOTOR OPERATED DAMPER
		NC	NOISE CRITERIA, NORMALLY CLOSED
		NO	NORMALLY OPEN
		NO	NUMBER
		OA	OUTSIDE AIR
		OAT	OUTSIDE AIR TEMPERATURE
		OC	ON CENTER
		P	PRESSURE
		PD	PRESSURE DROP
		PSI	POUNDS PER SQUARE INCH
		RA	RETURN AIR
		REQ'D	REQUIRED
		RPM	REVOLUTIONS PER MINUTE
		RX	REMOVE EXISTING
		SA	SUPPLY AIR
		SCH	SCHEDULE
		SD	SMOKE DAMPER
		SENS	SENSIBLE
		SL	ACOUSTICAL SOUND LINING
		SP	STATIC PRESSURE
		SS	STAINLESS STEEL
		T, TEMP	TEMPERATURE
		TSTAT	THERMOSTAT
		TONS	TONS OF REFRIGERATION
		TYP	TYPICAL
		V	VOLTAGE
		VAV	VARIABLE AIR VOLUME
		VD	MANUAL VOLUME DAMPER
		VEL	VELOCITY
		VSD	VARIABLE SPEED DRIVE
		W	WITH
		WB	WET BULB
		WC	WATER COLUMN
		WG	WATER GAUGE
		WPD	WATER PRESSURE DROP

NOTE: NOT ALL SYMBOLS MAY BE USED.

NOTE: NOT ALL ABBREVIATIONS MAY BE USED.

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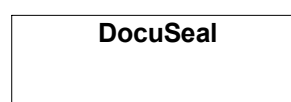
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MECHANICAL NOTES & LEGEND

HISTORIC NEEDWOOD MANSION
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SCALE: As Shown

DWG. #

M0.01

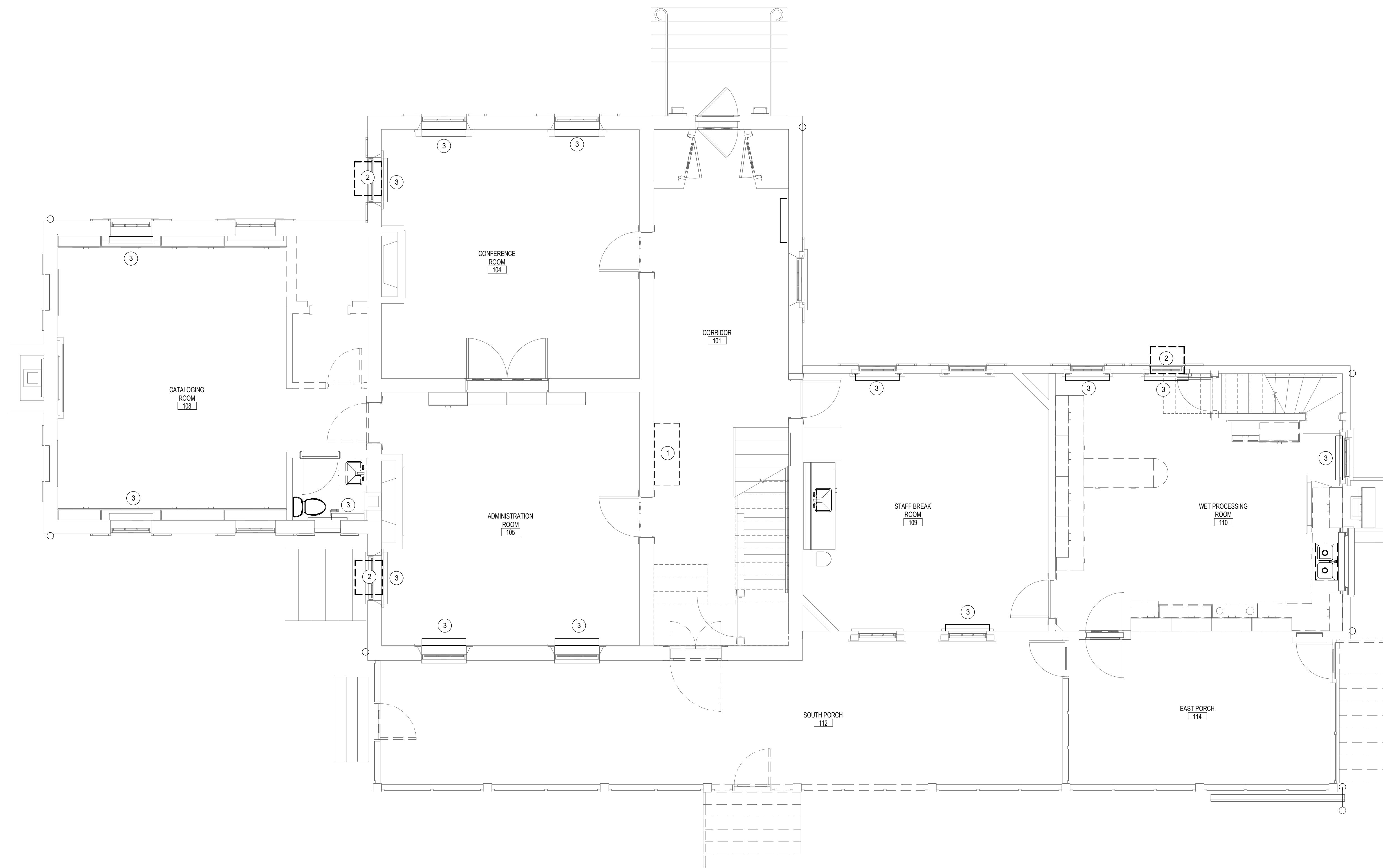
DPS PERMIT USE

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- PATCH ALL HOLES, PENETRATIONS, ETC. (IN WALLS, FLOORS, ROOF, ETC.) TO MATCH MATERIALS, FINISHES, ETC. AND PAINT TO MATCH.
- THE BUILDING IS CURRENTLY SERVED BY A HOT WATER HEATING SYSTEM WITH A BOILER LOCATED IN THE BASEMENT. THIS SYSTEM AND ASSOCIATED RADIATORS THROUGHOUT THE BUILDING ARE TO REMAIN IN USE UNLESS OTHERWISE NOTED TO BE REMOVED.
- THE BUILDING IS CURRENTLY ONLY COOLED WITH IN-WINDOW A/C UNITS. THESE UNITS ARE TO BE REMOVED AND COOLING TO BE PROVIDED AS SHOWN ON PROPOSED PLANS.

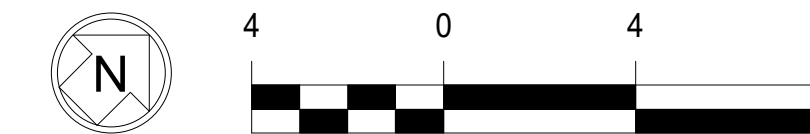
DRAWING NOTES:

- REMOVE AND CAP PIPING ABOVE CEILING AS NECESSARY FOR WORK ABOVE THIS AREA. REFER TO DRAWING MD1.02 FOR ADDITIONAL INFORMATION.
- RX WINDOW AC UNIT AND ALL ASSOCIATED WIRING, CONTROLS, ETC. IN ITS ENTIRETY.
- EX RADIATOR TO REMAIN (TYPICAL UNLESS OTHERWISE NOTED)



FLOOR PLAN - LEVEL 1 - DEMOLITION
1/4" = 1'-0"

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



FINAL SEANED
PLAN SEANED
PARK CODE

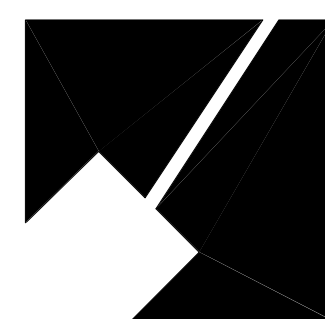
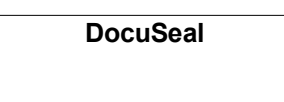
DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION



DRAWING CHECKED BY: NJM		
Submission Name	Initials	Date
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SUBMISSION / REVISION		
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FLOOR PLAN - LEVEL 1 - DEMO

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DWG. #

MD1.01

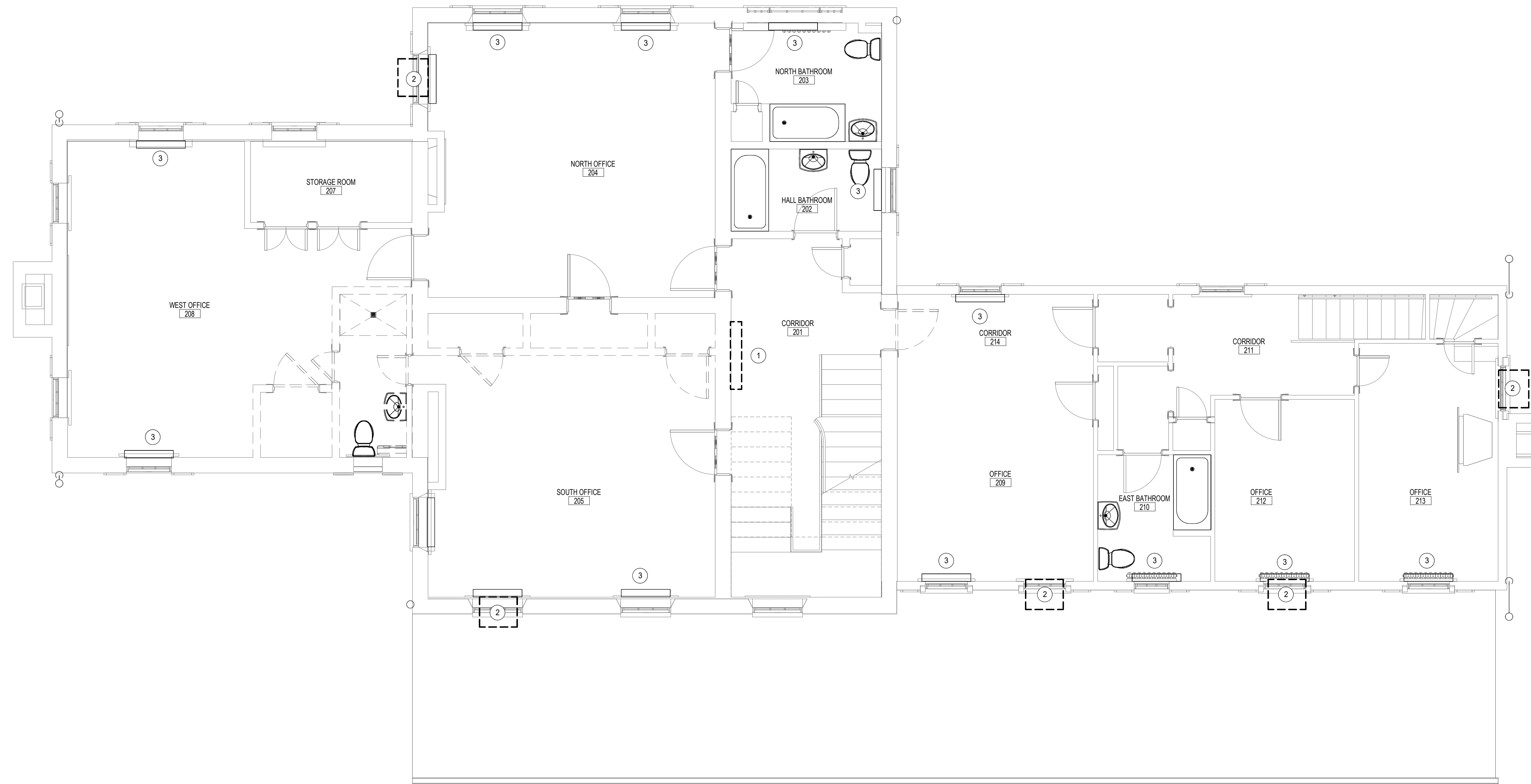
DPS PERMIT USE

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3. THE BUILDING IS CURRENTLY ONLY COOLED WITH IN-WINDOW A/C UNITS. THESE UNITS ARE TO BE REMOVED AND COOLING TO BE PROVIDED AS SHOWN ON PROPOSED PLANS.

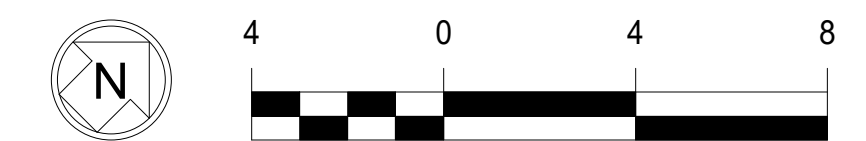
DRAWING NOTES:

- ① RX RADIATOR AND ASSOCIATED PIPING THROUGH FLOOR. CAP PIPING BELOW FLOOR.
- ② RX WINDOW AC UNIT AND ALL ASSOCIATED WIRING, CONTROLS, ETC. IN ITS ENTIRETY.
- ③ EX RADIATOR TO REMAIN (TYPICAL UNLESS OTHERWISE NOTED)



FLOOR PLAN - LEVEL 2 - DEMOLITION
1/4" = 1'-0"

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



DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION

ALBAN | NOW PART OF **rtm**
ENGINEERING, INC | ENGINEERING CONSULTANTS, LLC

303 International Circle | Suite #450 | Hunt Valley, MD 21030
T: 410.842.6411 | www.albanengineering.com

DRAWING CHECKED BY: ALBAN

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FLOOR PLAN - LEVEL 2 - DEMO

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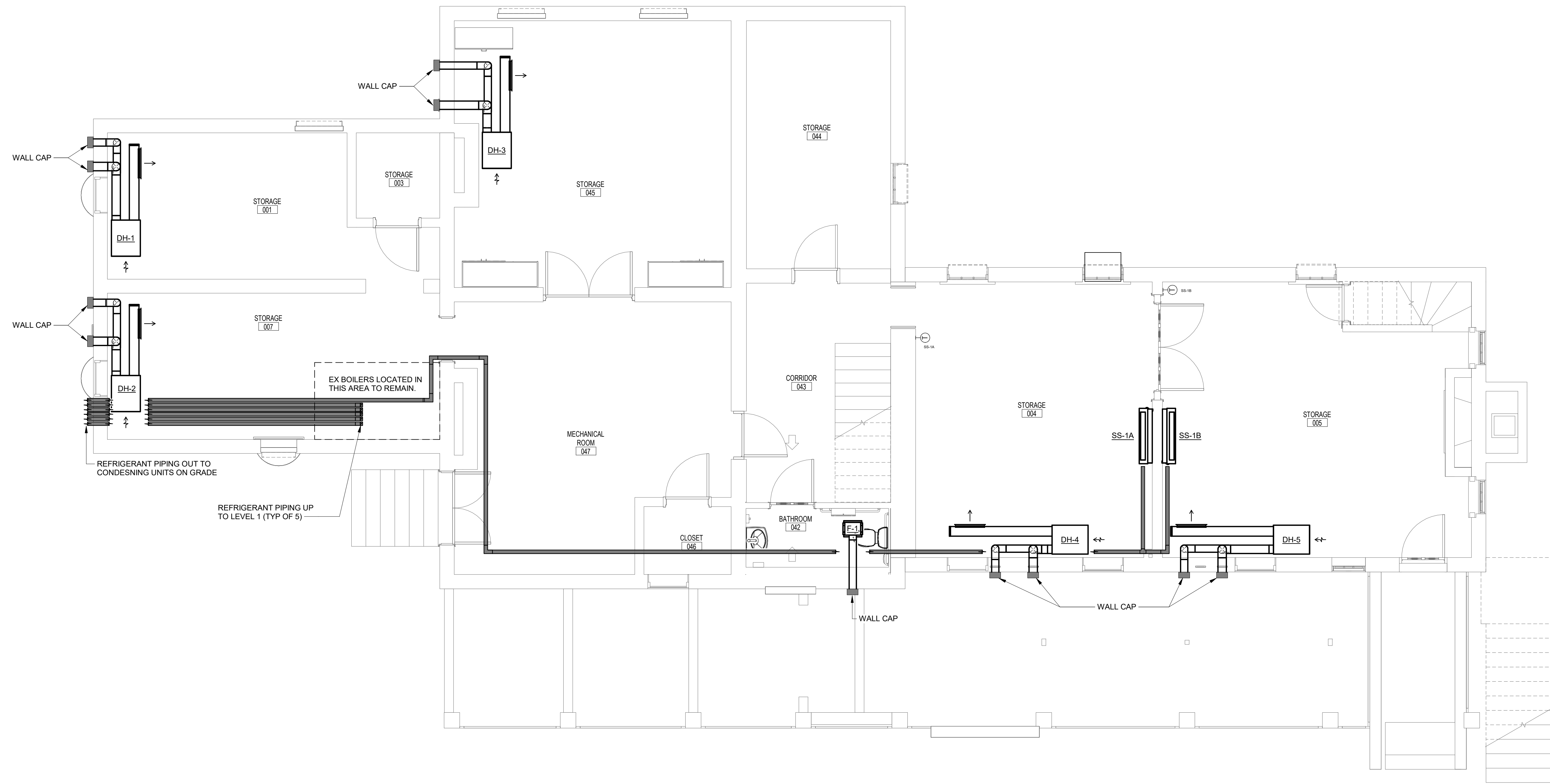
DWG. #
MD1.02

FINAL DRAWING PLAN 2/20/24 PARK CODE

DPS PERMIT USE

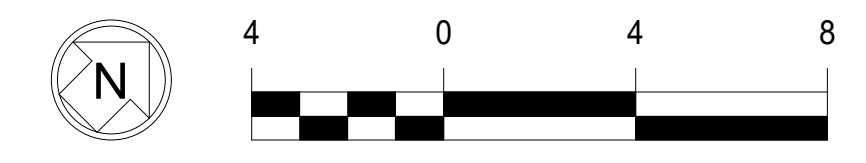
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2. THE BUILDING IS CURRENTLY SERVED BY A HOT WATER HEATING SYSTEM WITH A BOILER LOCATED IN THE BASEMENT. THIS SYSTEM AND ASSOCIATED RADIATORS THROUGHOUT THE BUILDING ARE TO REMAIN IN USE UNLESS OTHERWISE NOTED TO BE REMOVED.



FLOOR PLAN - BASEMENT
1/4" = 1'-0"

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



DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION

ALBAN | NOW PART OF **rtm**
ENGINEERING, INC | Engineering Consultants, LLC

303 International Circle | Suite #450 | Hunt Valley, MD 21030
T: 410.842.6411 | www.albanengineering.com

DRAWING CHECKED BY: ALBAN

Submission Name	Initials	Date
90% CONSTRUCTION DOCUMENTS	ALBAN	09/16/24

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Montgomery County Department of Parks
2425 Reedle Drive
Wheaton, Maryland 20902
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Rev. No.	Date	Description

FLOOR PLAN - BASEMENT

HISTORIC NEEDWOOD MANSION
Renovation
6700 NEEDWOOD ROAD DERWOOD, MD 20855
SCALE: As Shown

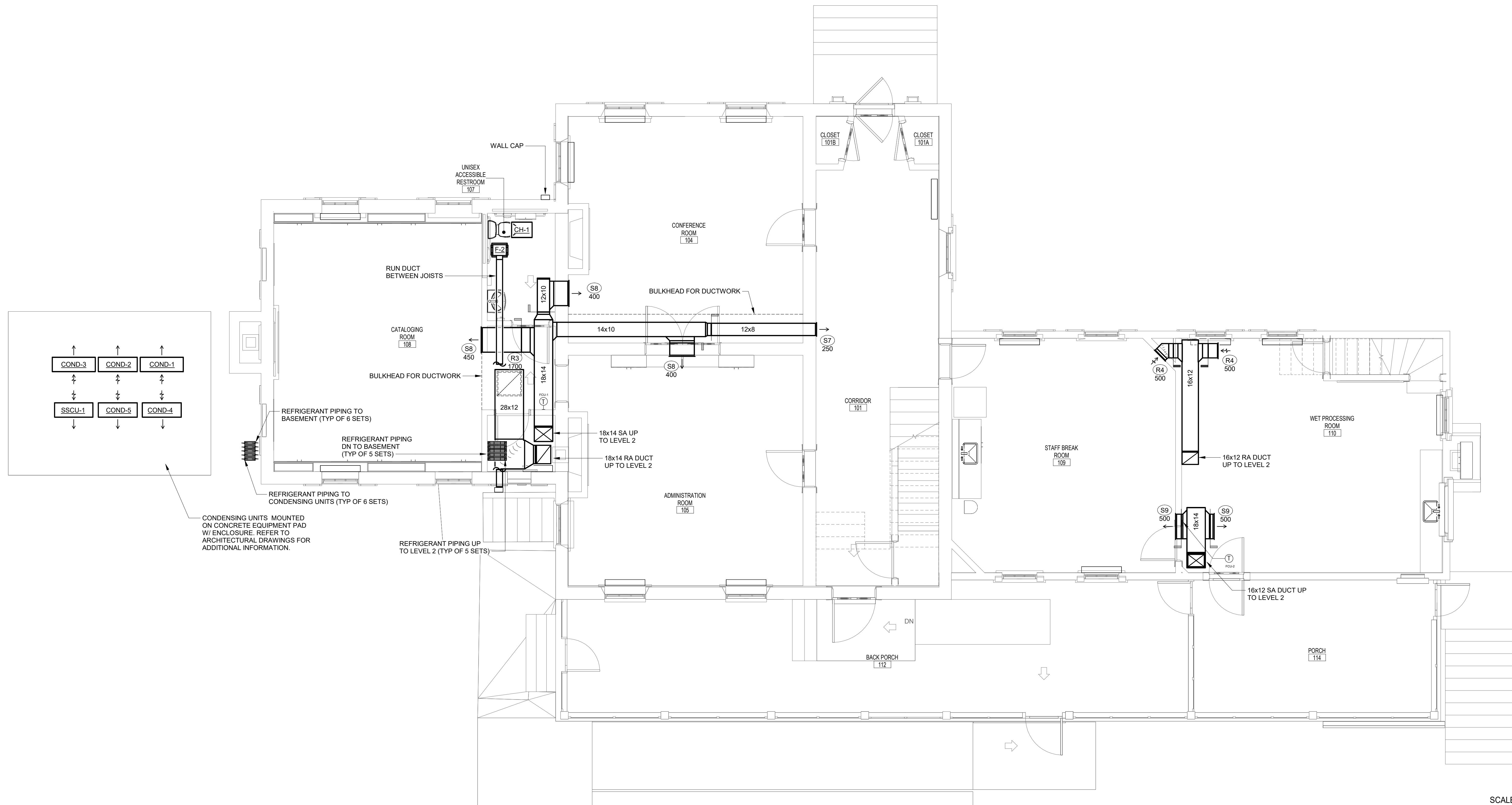
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M1.00

FINAL DRAWING PLAN DRAWING PERM CODE

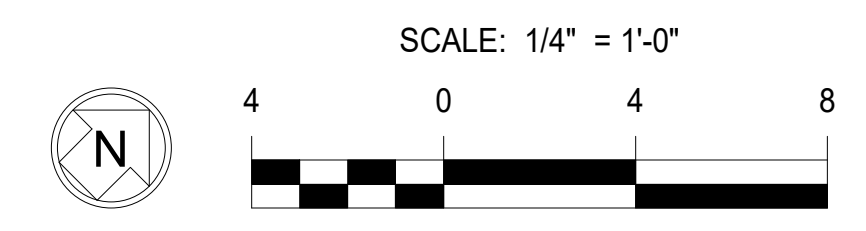
DPS PERMIT USE

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3. RETURN GRILLES SHALL BE FILTER TYPE.



FLOOR PLAN - LEVEL 1
1/4" = 1'-0"



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FLOOR PLAN - LEVEL 1

HISTORIC NEEDWOOD MANSION
Renovation
6700 NEEDWOOD ROAD DERWOOD, MD 20855
SCALE: As Shown

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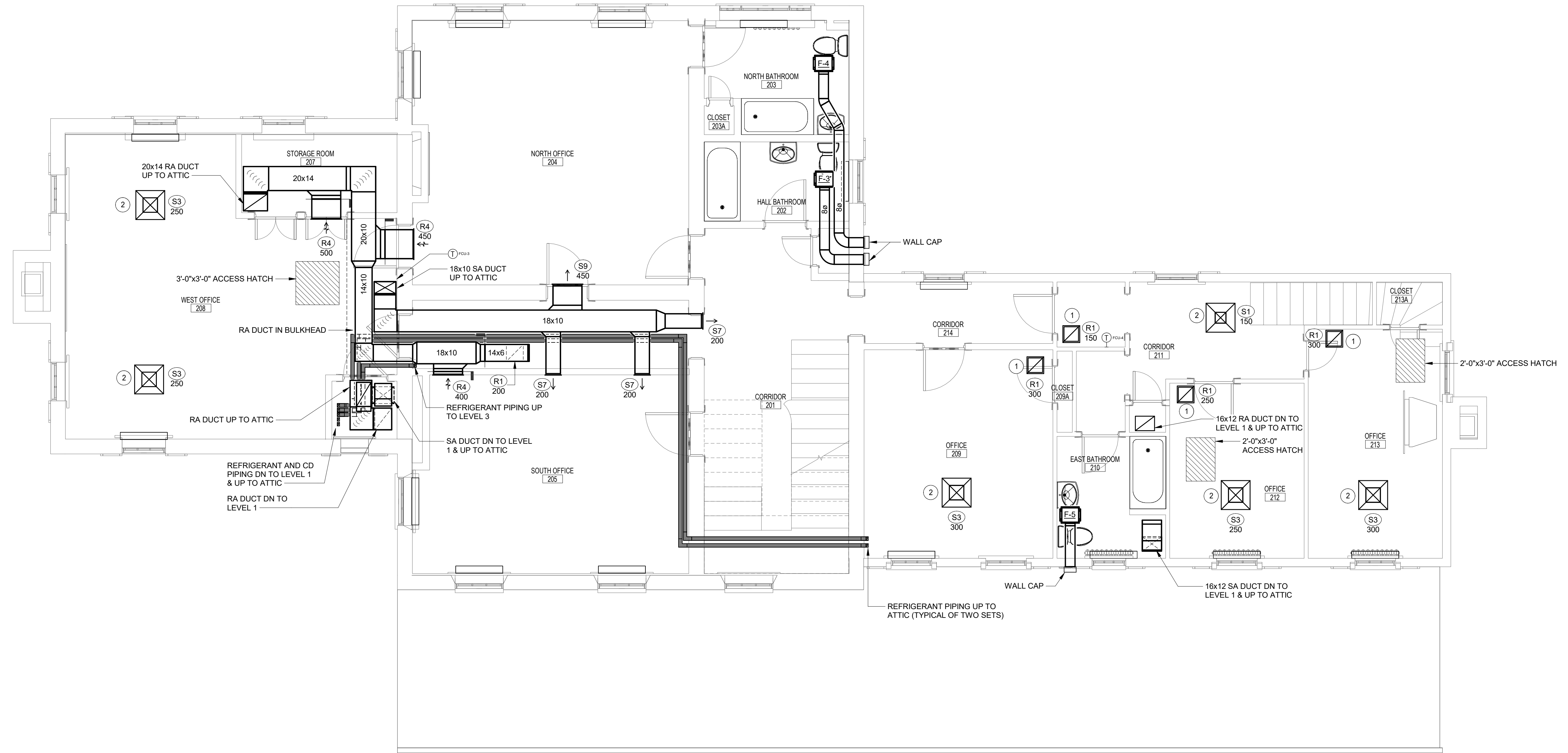
DPS PERMIT USE

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3. RETURN GRILLES SHALL BE FILTER TYPE.

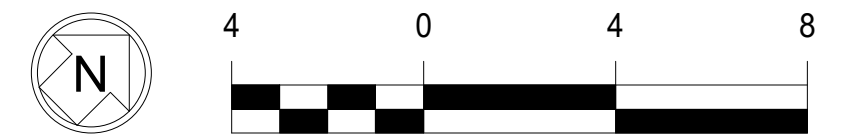
DRAWING NOTES:

- 1 12x12 RA DUCT UP TO ATTIC. REFER TO DRAWING M1.03 FOR CONTINUATION.
- 2 AIR DEVICE CONNECTED IN ATTIC SPACE. REFER TO DRAWING M1.03 FOR CONTINUATION.



FLOOR PLAN - LEVEL 2
1/4" = 1'-0"

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



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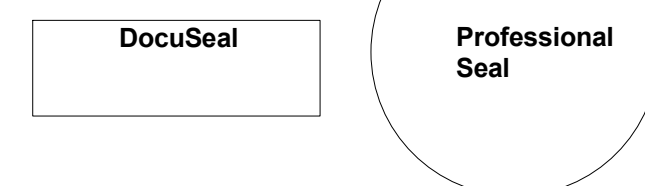
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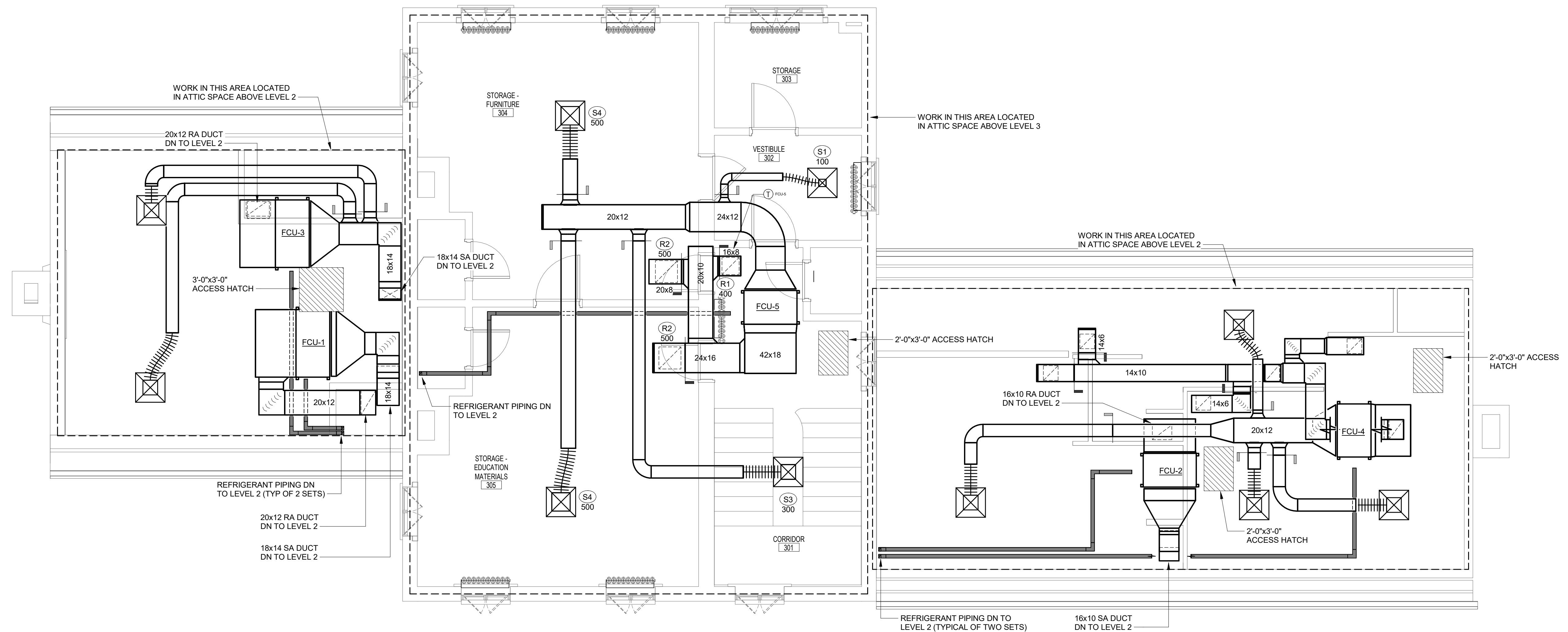
FLOOR PLAN - LEVEL 2
HISTORIC NEEDWOOD MANSION
Renovation
6700 NEEDWOOD ROAD DERWOOD, MD 20855
SCALE: As Shown

DWG. #
M1.02

DPS PERMIT USE

GENERAL NOTES:

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- RETURN GRILLES SHALL BE FILTER TYPE.



FLOOR PLAN - LEVEL 3
1/4" = 1'-0"

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



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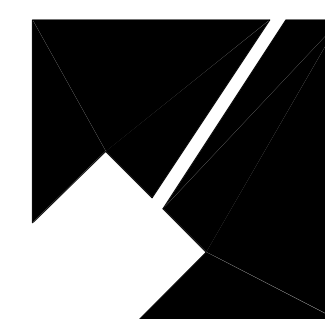
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Rev. No.	Date	Description

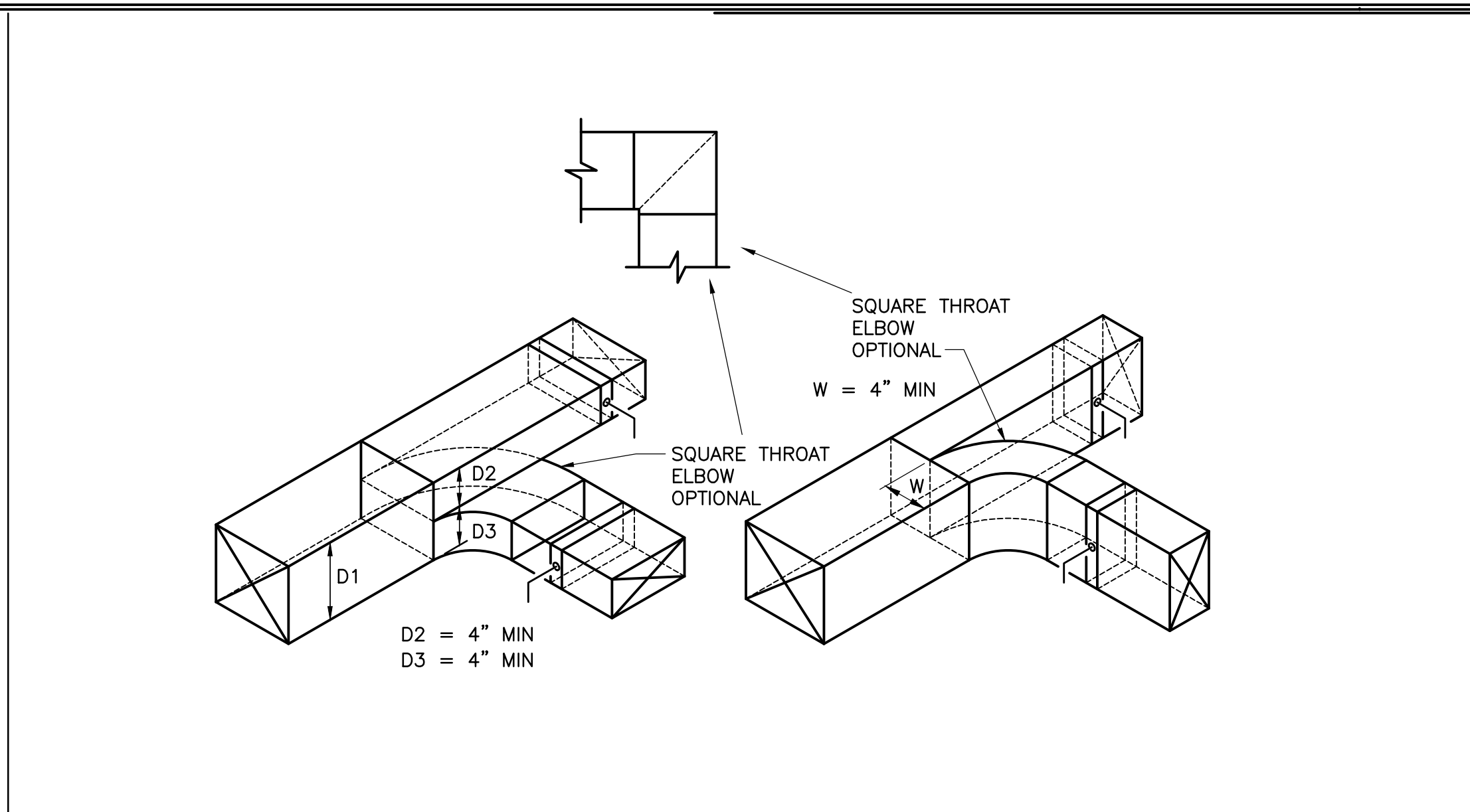
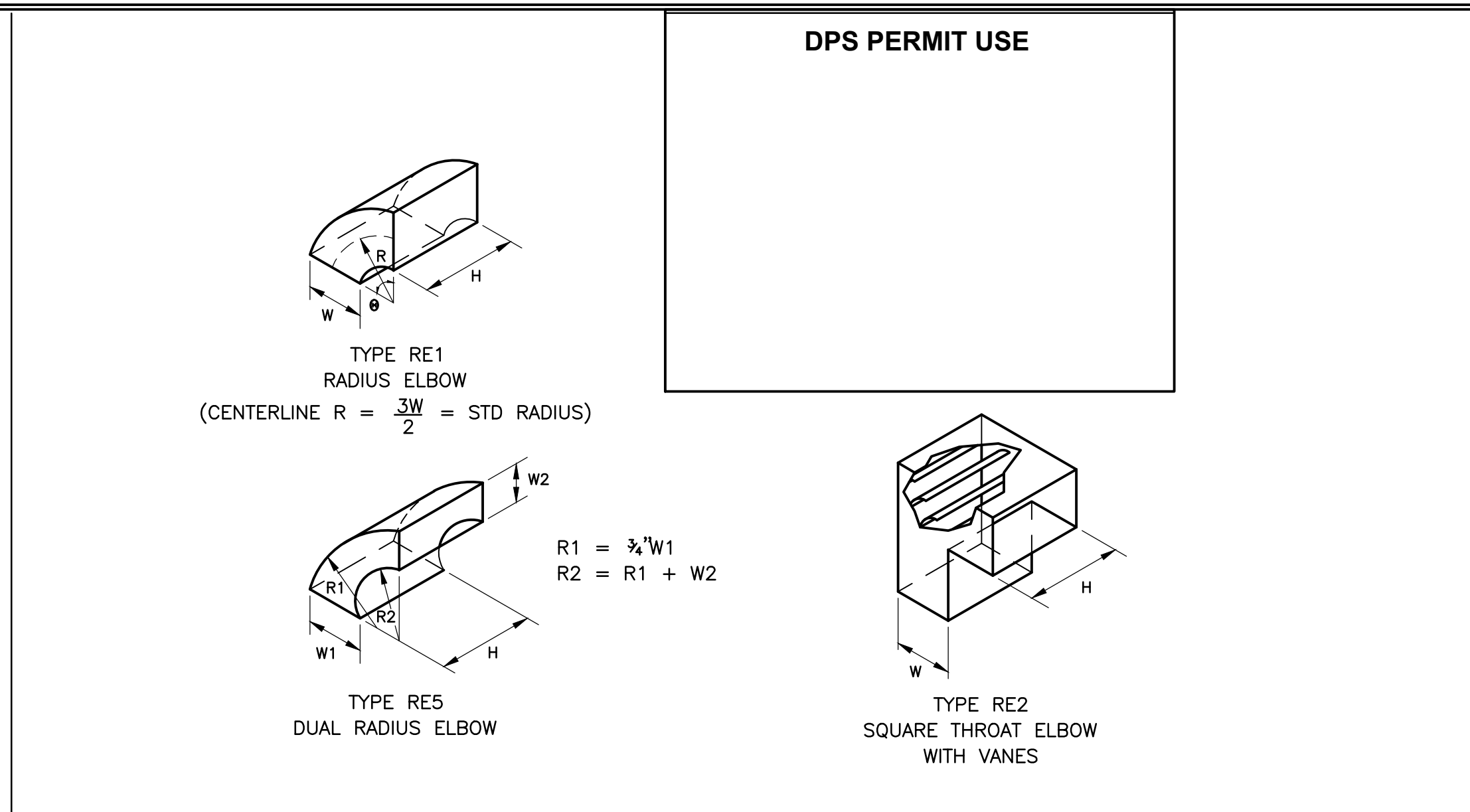
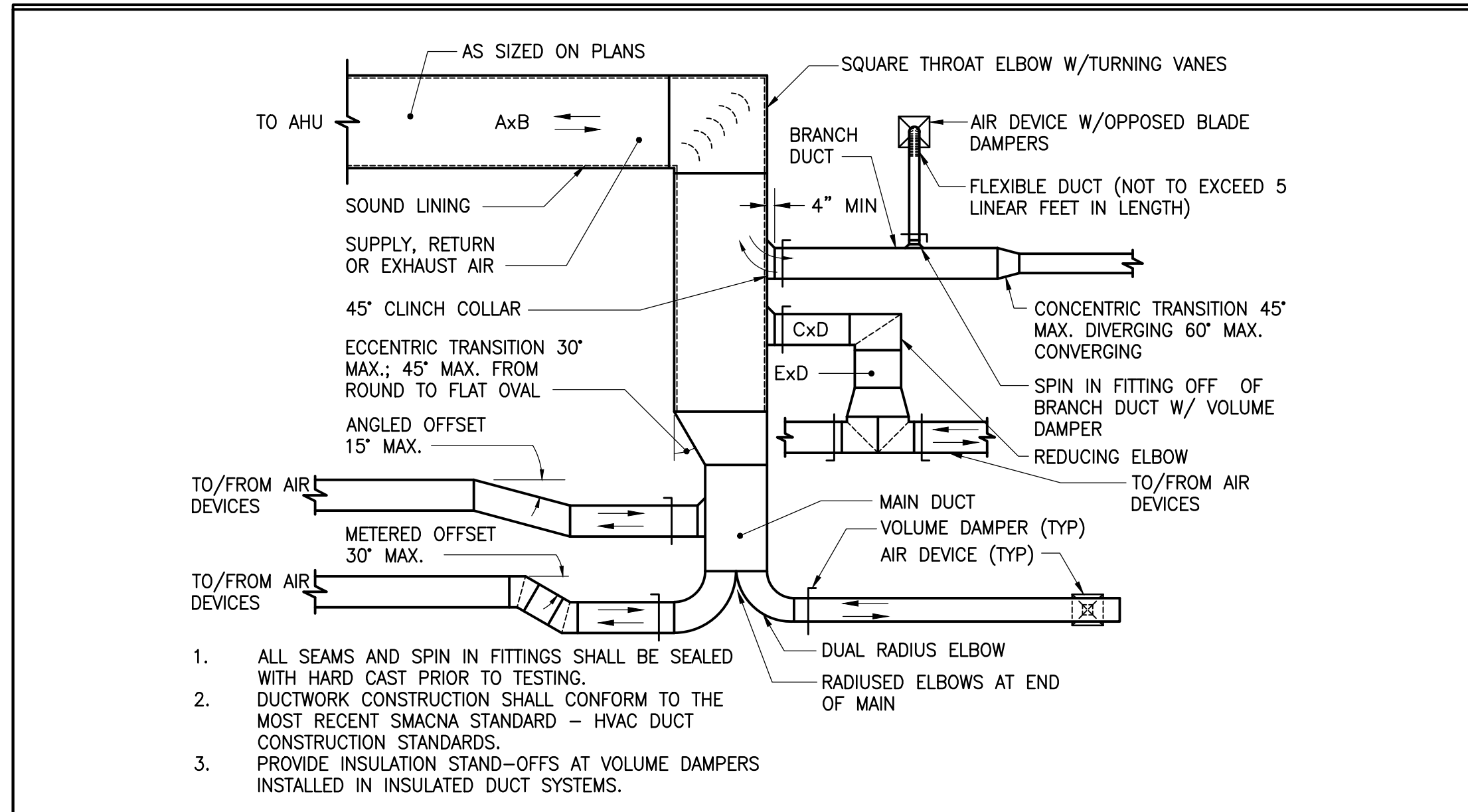
FLOOR PLAN - LEVEL 3

HISTORIC NEEDWOOD MANSION
Renovation
6700 NEEDWOOD ROAD DERWOOD, MD 20855
SCALE: As Shown

DWG. #

M1.03

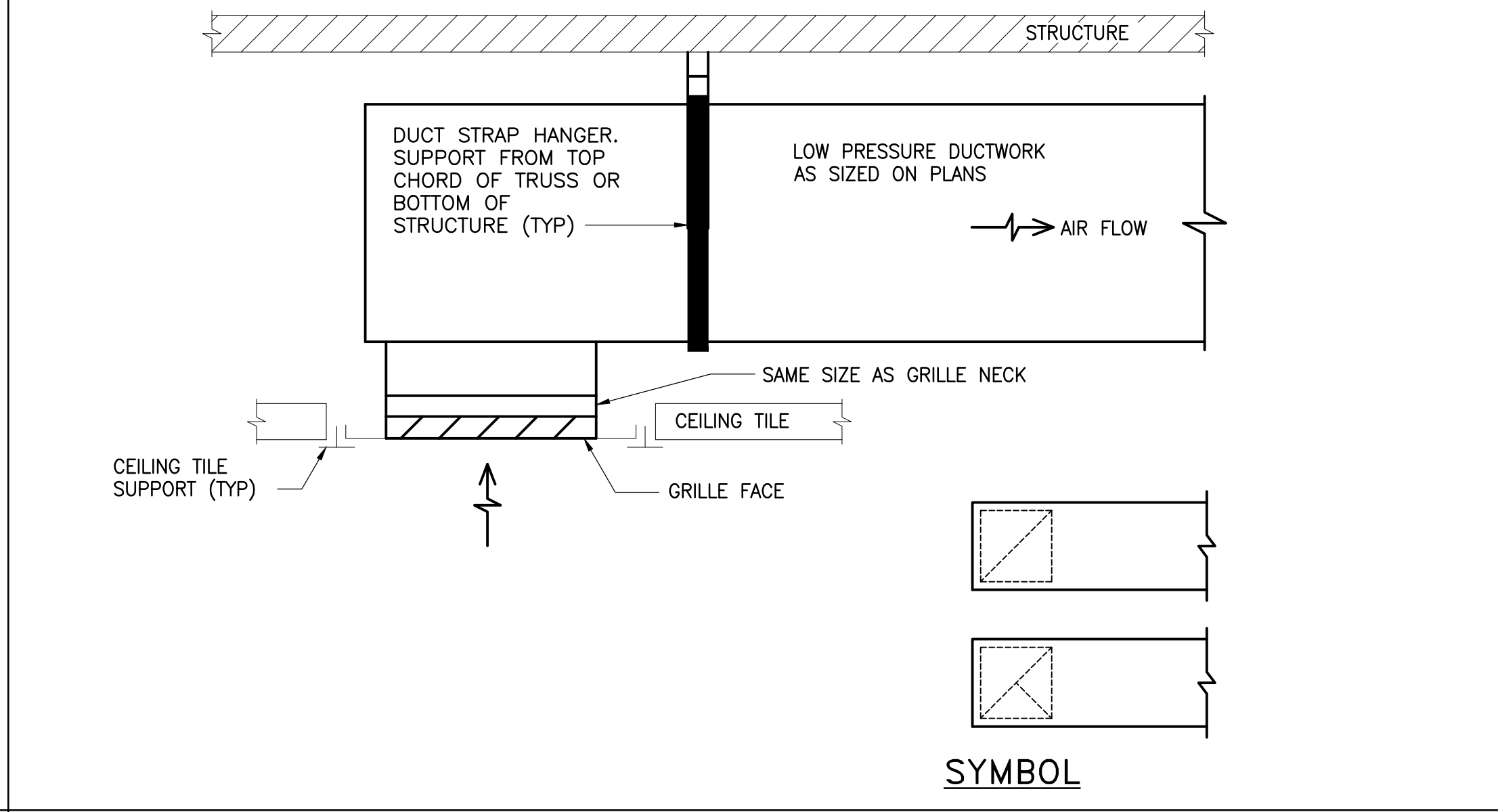
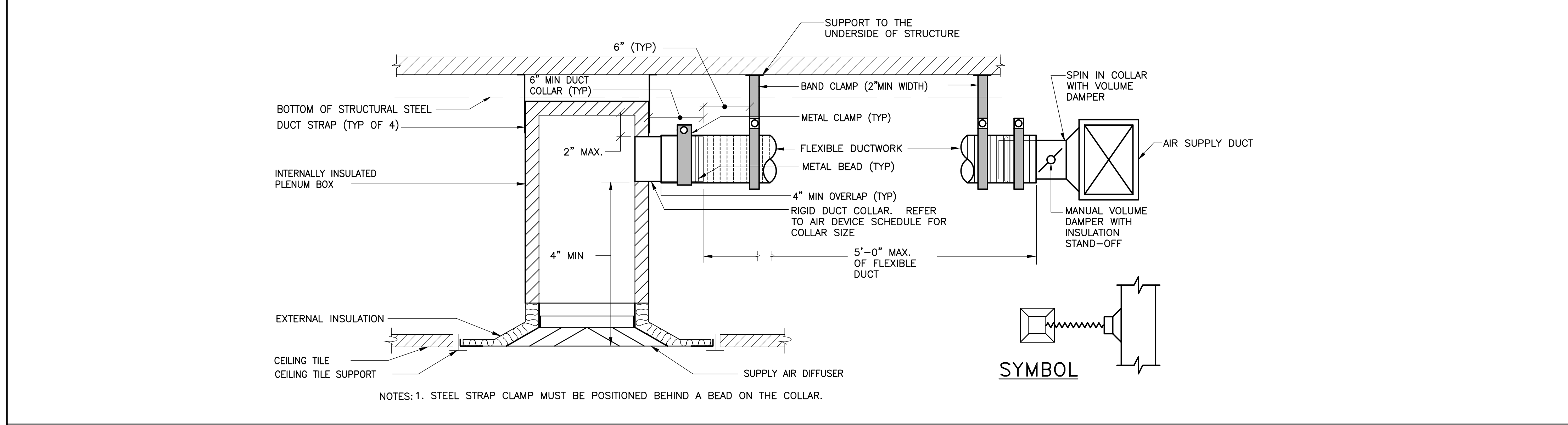
FINAL DRAWING
PLAN STAMPED
PARK CODE



1 TYPICAL DUCT OFFSET AND TRANSITION DETAILS SCALE: NONE

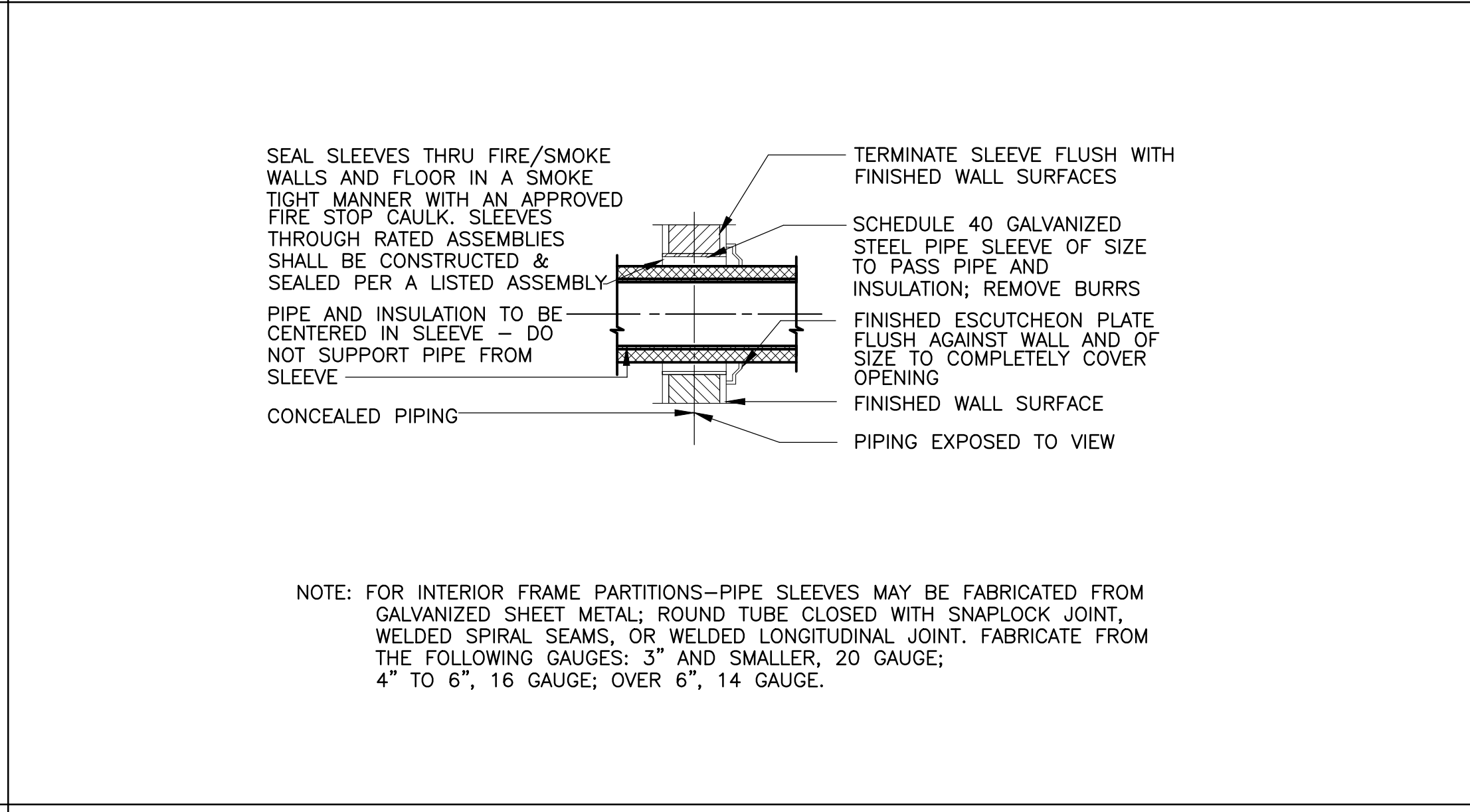
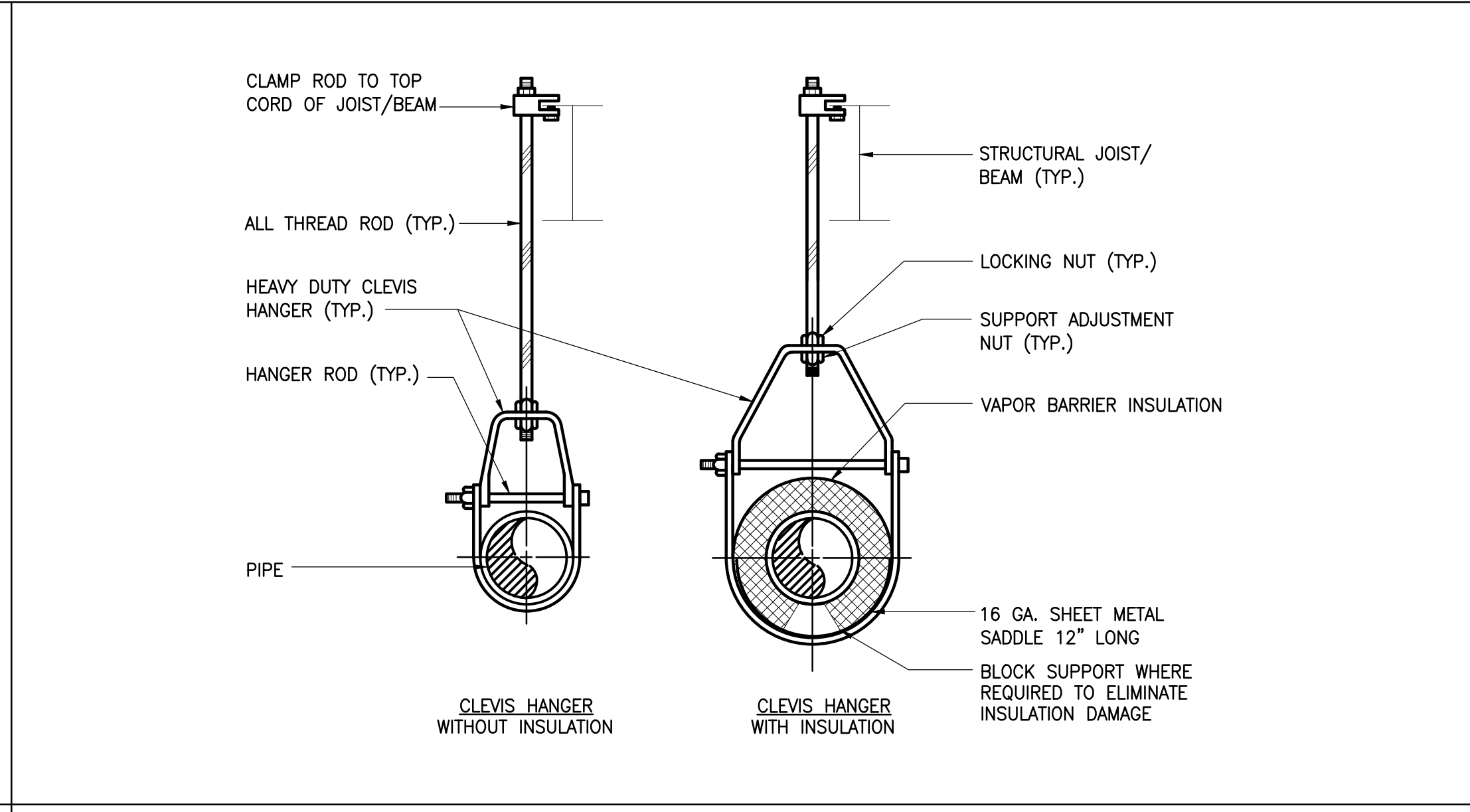
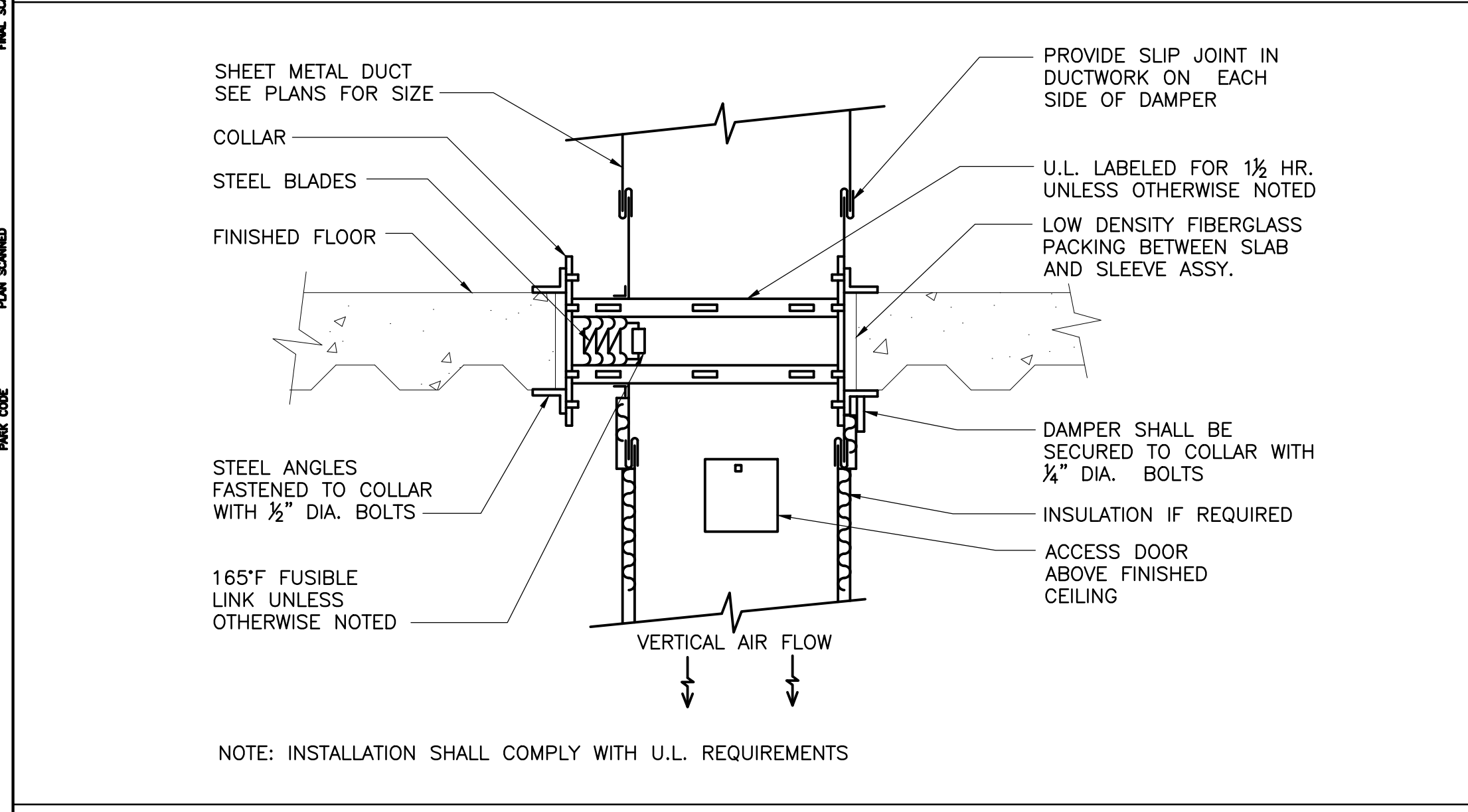
2 TYPICAL RECTANGULAR DUCT CONSTRUCTION DETAIL SCALE: NONE

3 TYPICAL PARALLEL FLOW BRANCHES DETAIL SCALE: NONE



4 TYPICAL SUPPLY AIR DEVICE INSTALLATION DETAIL SCALE: NONE

5 TYPICAL CEILING RETURN AND EXHAUST AIR DEVICE DETAIL SCALE: NONE



6 TYPICAL HORIZONTAL FIRE DAMPER DETAIL SCALE: NONE

7 TYPICAL PIPE SUPPORT DETAIL SCALE: NONE

8 TYPICAL PIPE SLEEVE THROUGH INTERNAL WALL DETAIL SCALE: NONE

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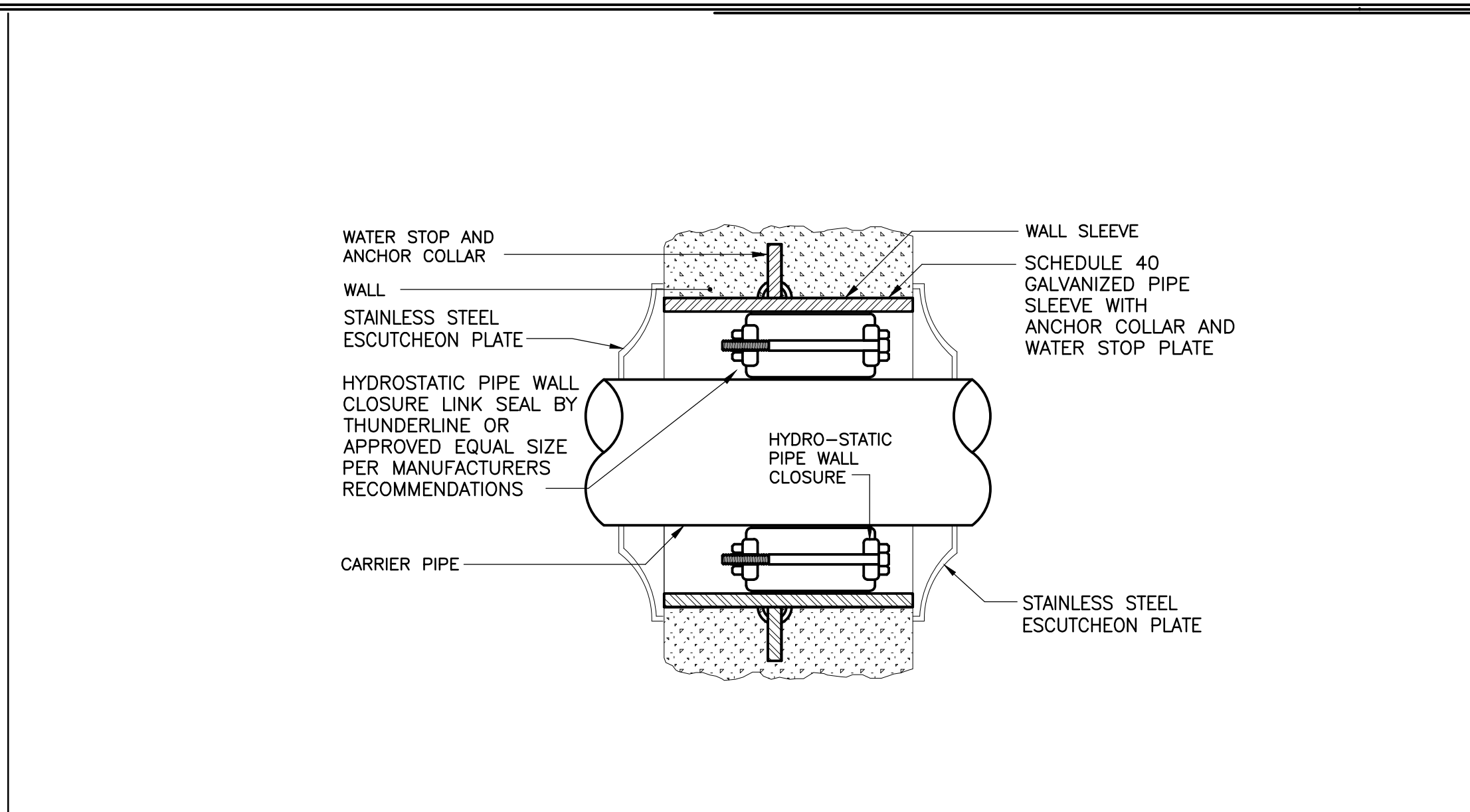
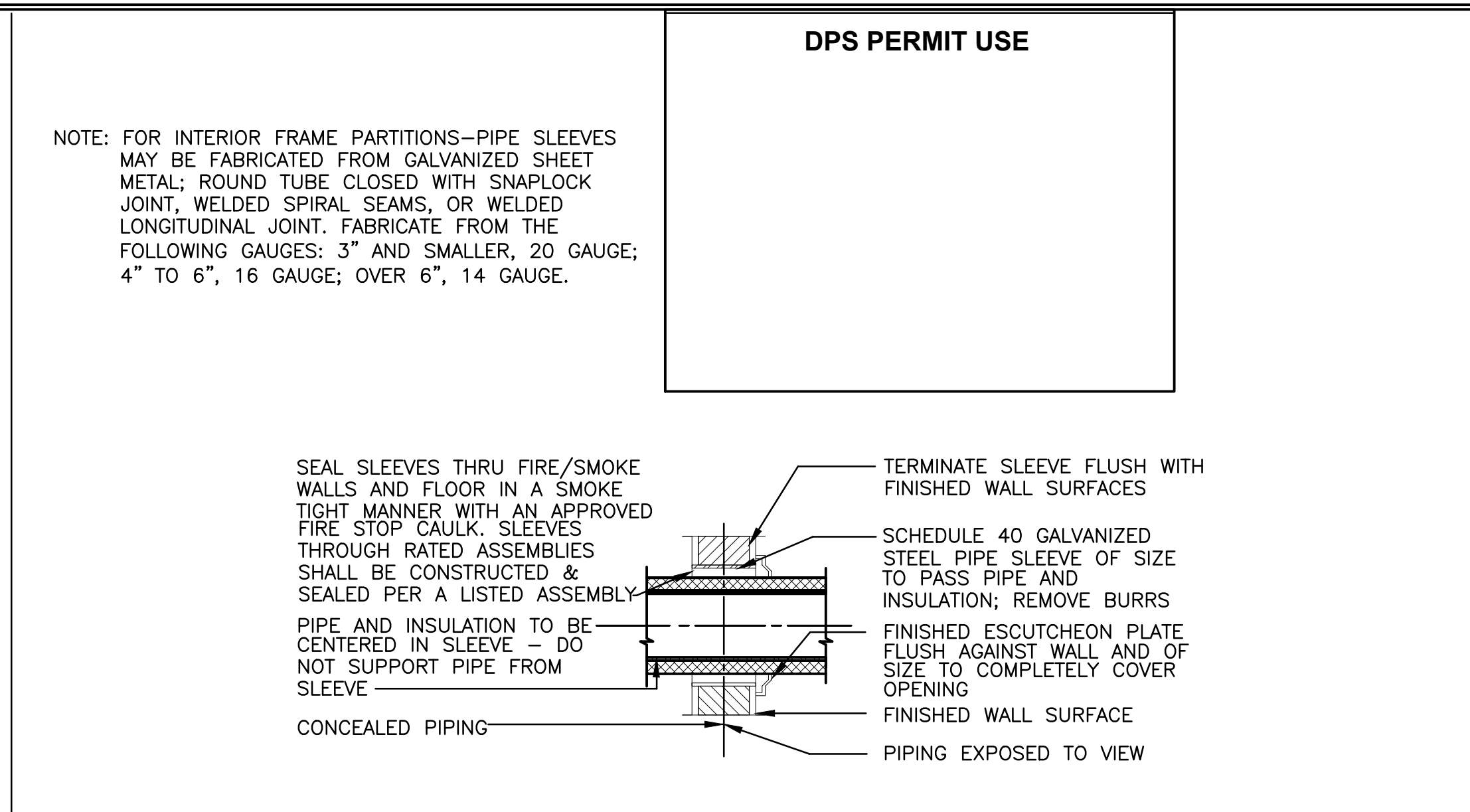
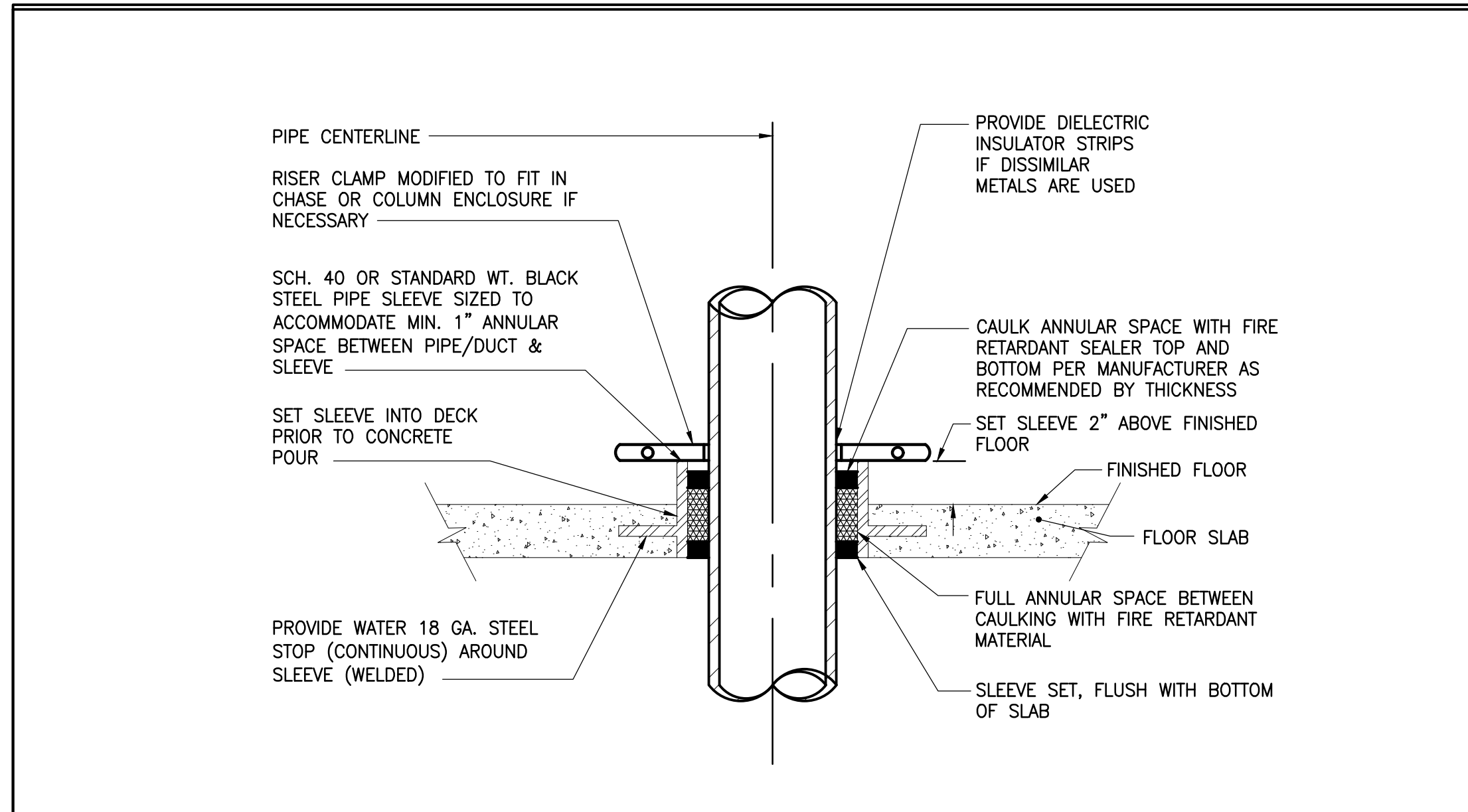
SUBMISSION / REVISION

Rev. No.	Date	Description
	10/23/2024	HAWP APPLICATION

DUCTWORK & AIR DEVICE DETAILS

HISTORIC NEEDWOOD MANSION
Renovation
6700 NEEDWOOD ROAD DERWOOD, MD 20855
SCALE: As Shown

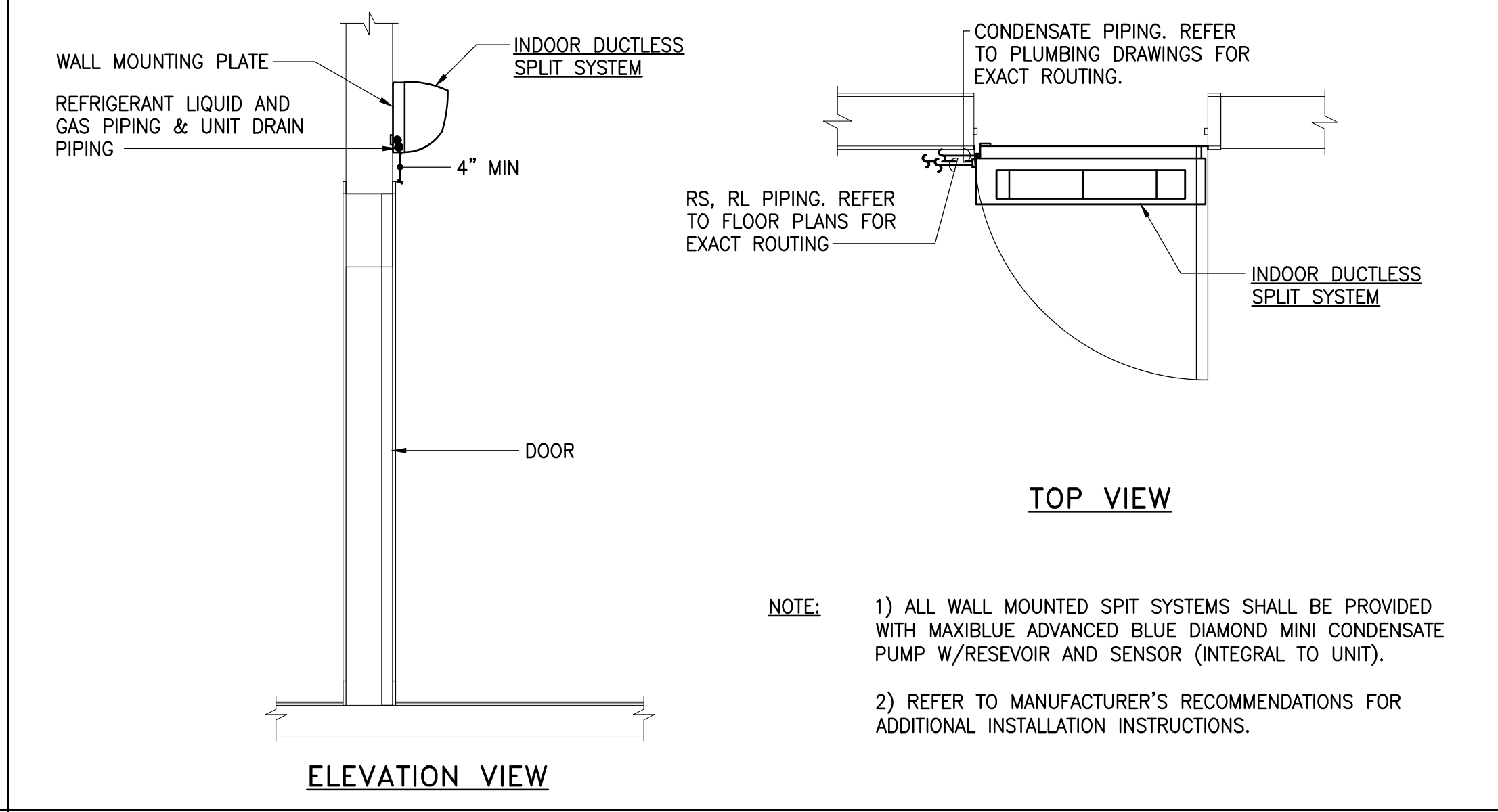
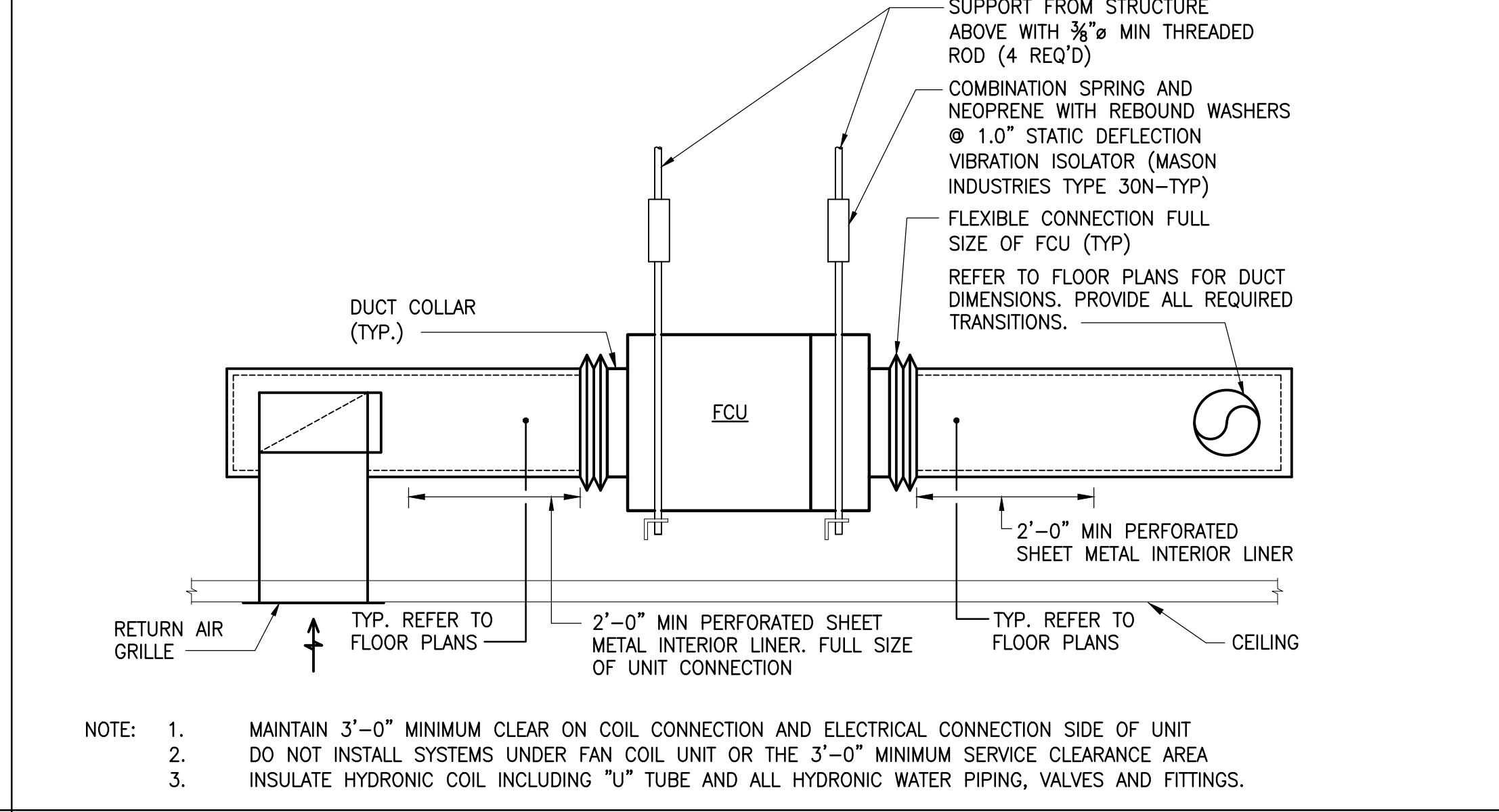
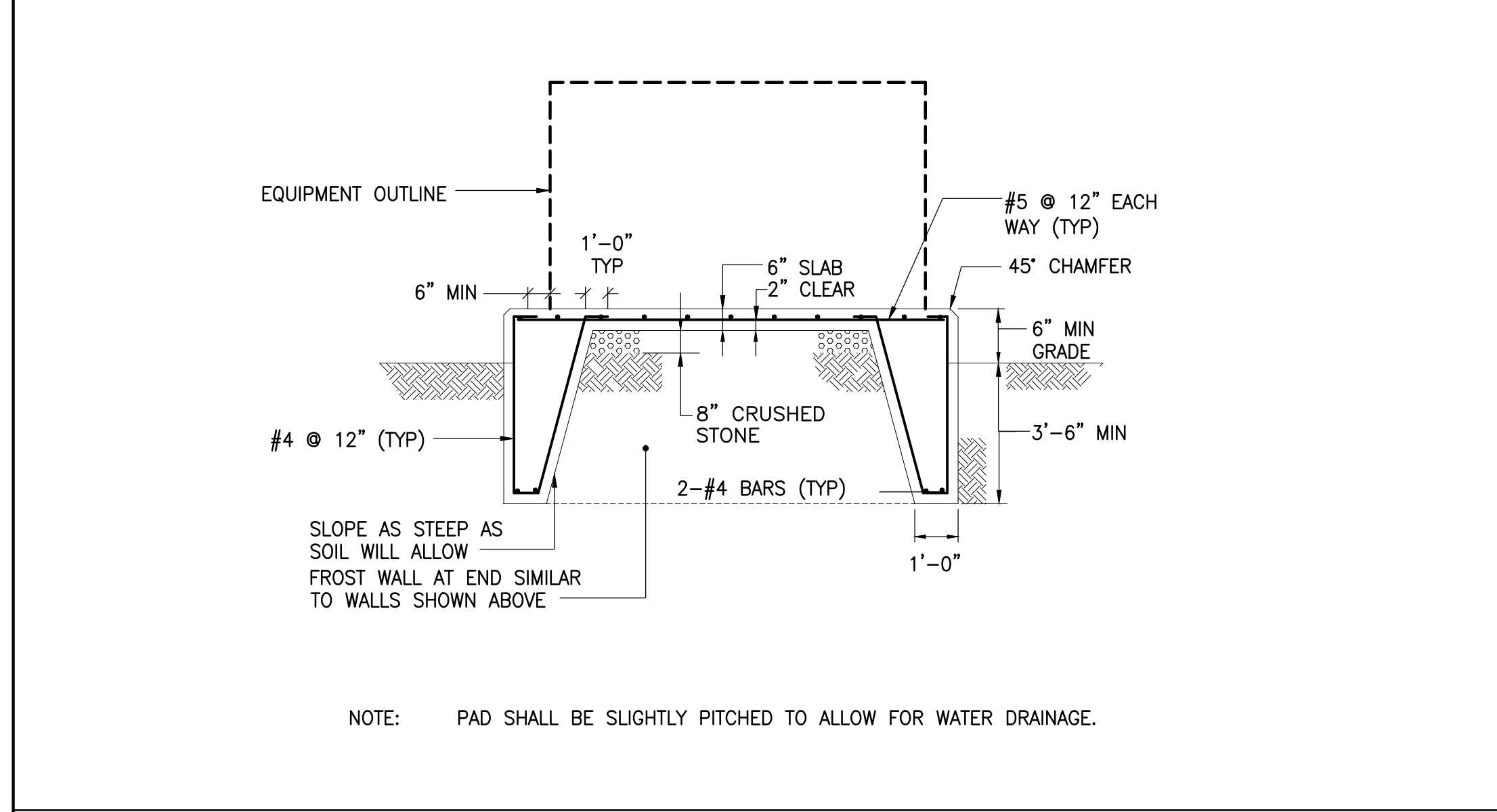
DWG. #
M7.01



9 TYPICAL SLEEVE THROUGH FLOOR DETAIL SCALE: NONE

10 TYPICAL PIPE SLEEVE THRU INTERNAL WALL DETAIL SCALE: NONE

11 TYPICAL PIPE SLEEVE THRU EXTERIOR WALL ABOVE GRADE DETAIL SCALE: NONE



12 CONCRETE EQUIPMENT PAD DETAIL SCALE: NONE

13 TYPICAL HORIZONTAL FCU/AHU MOUNTING DETAIL SCALE: NONE

14 TYPICAL WALL MOUNTED SPLIT SYSTEM UNIT INSTALLATION DETAIL SCALE: NONE



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ALBAN ENGINEERING, INC

NOW PART OF **rtm**

Engineering Consultants, LLC

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DRAWING CHECKED BY: ALBAN

Submission Name	Initials	Date
90% CONSTRUCTION DOCUMENTS	NJM	09/16/2024

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Montgomery County Department of Parks
2425 Reedie Drive
Wheaton, Maryland 20902
(301) 495-2535

SUBMISSION / REVISION

Rev. No.	Date	Description
	10/23/2024	HAWP APPLICATION

PIPING & EQUIPMENT DETAILS

HISTORIC NEEDWOOD MANSION
Renovation
6700 NEEDWOOD ROAD DERWOOD, MD 20855
SCALE: As Shown

DWG. #

M7.02

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SPLIT SYSTEM SCHEDULE

Table with columns for INDOOR, OUTDOOR, SERVICE, LOCATION, MAX CFM, REFRIGERANT TYPE, COOLING CAPACITY, HEATING CAPACITY, MAX CAPACITY, INDOOR CONDITIONS, OUTDOOR, ELECTRIC, EMERGENCY POWER, INDOOR UNIT, OUTDOOR UNIT, and BASED ON LG.

- NOTES: 1. BASED ON MITSUBISHI INVERTER DRIVEN COMPRESSOR R410A REFRIGERANT AND DEHUMIDIFICATION MODE OR EQUAL. 2. LOW AMBIENT CONTROL (COOLING TO 0°F OUTDOOR AIR TEMPERATURE) AND WIND BAFFLE. 3. SPLIT SYSTEMS LOCATED IN IDF/MDF SPACES SHALL HAVE TEMPERATURE SENSOR WITH HI-TEMP ALARM FURNISHED BY THE ATC CONTRACTOR. 4. SPLIT SYSTEMS SHALL BE PROVIDED WITH INTEGRAL CONDENSATE PUMP MODEL MAXIBLUE ADVANCED BY BLUEDIAMOND.

AIR DEVICE SCHEDULE

Table with columns for No., CFM MAX, NECK SIZE, COLLAR SIZE, MAX NC, and TYPE (SEE SPEC.). Includes sub-sections for SUPPLY AIR DEVICE and RETURN AIR DEVICE.

- NOTES: 1. ALL SUPPLY AIR DIFFUSERS SHALL BE 4-WAY BLOW UNLESS OTHERWISE SHOWN ON THE DRAWINGS. 2. ALL SUPPLY AIR REGISTERS SHALL BE DOUBLE DEFLECTION WITH FRONT BLADES PARALLEL TO THE SHORT DIMENSION (VERTICAL). 3. PROVIDE 24x24 OR 48x24 MODULE FOR ALL LAY-IN SUPPLY, RETURN AND EXHAUST AIR DEVICES. 4. EGGRATE REGISTERS SHALL HAVE 1/2" x 1/2" x 1" DEEP ALUMINUM CORES. 5. EXHAUST REGISTERS CONNECTED TO STAINLESS STEEL DUCTWORK SHALL BE CONSTRUCTED OF STAINLESS STEEL. 6. FOR SUPPLY AIR DEVICES CONNECTED TO THE BOTTOM OF BRANCH DUCTS (to SERVING MORE THAN ONE AIR DEVICE) PROVIDE DAMPER WITH GRID, TITUS AG-65 OR EQUAL. 7. NOT ALL AIR DEVICES SCHEDULED MAY BE USED. 8. COLLAR SIZE REFERS TO RUNNOUT CONNECTION TO SOUND LINED PLENUM BOX FABRICATED BY THE SHEET METAL CONTRACTOR CONNECTING TO THE DIFFUSER NECK. 9. TITUS 350RLF GRILLES ARE FILTERED RETURN GRILLES.

FAN COIL UNIT SCHEDULE

Table with columns for FCU-X, SERVICE, TYPE, FAN CHARACTERISTICS, DX COIL COOLING CHARACTERISTICS, HEAT PUMP HEATING CHAR., TYPE OF CONTROL, and FCU-X.

- NOTES: 1. ATC CONTRACTOR TO PROVIDE ALL CONTROLS AND COORDINATE WITH MANUFACTURER

MECHANICAL EQUIPMENT NOTES

- 1. DEHUMIDIFICATION UNIT #1-#5 (DH-1,2,3,4,5) PROCESS VOLUME: 300 CFM ELECTRICAL: 208V/1Ø/60 HZ, 31A FLA PROCESS ESP: 1.75" WG REACTIVATION VOLUME: 100 CFM REACTIVATION ESP: 1.25" WG MUNTERTS MODEL HC-300

SPLIT CONDENSING UNIT SCHEDULE

Table with columns for UNIT COND-X, AREA SERVED, UNIT LOCATION, COOLING CAPACITY, OAT (°F), HEATING CAPACITY, OAT (°F), MODULE, SEER/EER, HSPF @ 47°F, ELECTRICAL, EMER. POWER, and BASED ON MITSUBISHI.

- NOTES: 1. COOLING CAPACITIES BASED ON 95°F OUTSIDE AIR TEMP. 2. HEATING CAPACITIES BASED ON 10°F OUTSIDE AIR TEMP. 3. VRF CONDENSING UNIT CAPACITIES ARE BASED ON THE PEAK COINCIDENT LOAD OF ALL INDOOR FAN COIL UNITS CONNECTED TO THE SYSTEM.

ELECTRIC CEILING HEATER SCHEDULE

Table with columns for UNIT CH-XX, AREA SERVED, SUPPLY FAN, ELECTRIC COIL CHARACTERISTICS, EMERGENCY POWER, CONFIGURATION, TYPE, and BASED ON (MARKEL).

- NOTES: 1. PROVIDE CUSTOM COLOR AS SELECTED BY ARCHITECT 2. ALL UNITS SHALL BE PROVIDED WITH A DPST DISCONNECT SWITCH.

FAN SCHEDULE

Table with columns for FAN # (F-X), AREA SERVED, INTERLOCK, CHARACTERISTICS, TYPE, and BASED ON (GREENHECK).

- NOTES: 1. TSTAT= THERMOSTAT; HSTAT= HUMIDISTAT; SW= SWITCH; SP= STATIC PRESSURE, TD= WITH 15 MINUTE TIME DELAY 2. PROVIDE FACTORY MOUNTED DISCONNECT SWITCH FOR ALL EXHAUST FANS, COORDINATING REQUIREMENTS AND INTERLOCKS WITH ELECTRICAL. 3. REFER TO CONTROL DIAGRAMS FOR SPECIFIC SEQUENCES OF OPERATION AND INTERLOCK ARRANGEMENTS.

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Table with columns for DRAWING CHECKED BY: ALBAN, Submission Name, Initials, Date.

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LICENSE NO. EXPIRATION DATE:

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The Maryland-National Capital Park and Planning Commission Montgomery County Department of Parks 2425 Reedie Drive Wheaton, Maryland 20902 (301) 495-2535

Table with columns for SUBMISSION / REVISION, Rev. No., Date, Description.

MECHANICAL SCHEDULES HISTORIC NEEDWOOD MANSION Renovation 6700 NEEDWOOD ROAD DERWOOD, MD 20855 SCALE: As Shown

DWG. #

M9.01

DPS PERMIT USE

ABBREVIATIONS:

A	AMPERE, AMPERES
A.F.F.	ABOVE FINISHED FLOOR
A.F.G.	ABOVE FINISHED GRADE
AHU	AIR HANDLING UNIT
AIC	AMPERE INTERRUPTING CAPACITY
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
B.O.D.	BASIS OF DESIGN
BLC	BUILDING LIGHTING CONTROL PANEL
CATV	CABLE TELEVISION
CCTV	CLOSED CIRCUIT TELEVISION
C	CONDUIT
CB	CIRCUIT BREAKER
DWG	DRAWING
ECB	ENCLOSED CIRCUIT BREAKER
EF	EXHAUST FAN
EPO	EMERGENCY POWER OFF
ETR	EXISTING TO REMAIN
EWC	ELECTRIC WATER COOLER
EX	EXISTING
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FAFCP	FIRE ALARM CONTROL PANEL
FLA	FULL LOAD AMPERES
FSS	FUSED SAFETY SWITCH
G	GROUND
GFEP	GROUND FAULT EQUIPMENT PROTECTION
GFI	GROUND FAULT INTERRUPTING
HOA	HAND-OFF-AUTOMATIC
HP	HORSEPOWER
HWG	HOT WATER HEATER GENERATOR
IDF	INTERMEDIATE DISTRIBUTION FRAME
IMC	INTERMEDIATE METAL CONDUIT
KCML	THOUSAND CIRCULAR MILS
KVA	KILOVOLT-AMPERES
KW	KILOWATT
LFS	LIGHT FIXTURE SCHEDULE
LOS	LIGHTING OVERRIDE SWITCH
LRA	LOCKED ROTOR AMPERES
LMS	LUMENS
MCA	MINIMUM CIRCUIT AMPERES
MCB	MAIN CIRCUIT BREAKER
MDF	MAIN DISTRIBUTION FRAME
MLO	MAIN LUGS ONLY
MPOP	MAIN POINT OF PRESENCE
MSB	MAIN SWITCHBOARD
MTD	MOUNTED
MH	MOUNTING HEIGHT/MANHOLE
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
N.L.P.	NETWORKED LIGHTING CONTROL PANEL
NFSS	NON-FUSED SAFETY SWITCH
NO	NUMBER
OS	OCCUPANCY SENSOR
OC	ON CENTERS
P	POLE, POLES
Ø	PHASE
PML	PANEL
PVC	POLYVINYL CHLORIDE
RAF	RETURN AIR FAN
RGS	RIGID GALVANIZED STEEL
RX	REMOVE EXISTING
SSBJ	SUPPLY SIDE BONDING JUMPER
TYP	TYPICAL
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
UH	UNIT HEATER
VS	VACANCY SENSOR
V	VOLT, VOLTS
VR	VANDAL RESISTANT
WP	WEATHERPROOF
W	WATTS, WIRE, WIRES
XFMR	TRANSFORMER
TTB	TELEPHONE TERMINAL BOARD
UTP	UNSHIELDED TWISTED PAIR
U.O.N.	UNLESS OTHERWISE NOTED

GENERAL NOTES:

- THE ELECTRICAL CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE DRAWINGS OF ALL OTHER TRADES ON THE PROJECT. ELECTRICAL OR SYSTEMS CONNECTIONS INDICATED ON ARCHITECTURAL, MECHANICAL, CIVIL, STRUCTURAL, KITCHEN AND ALL OTHER DRAWINGS WHICH ARE PART OF THIS PROJECT, SHALL BE CONSIDERED A PART OF THIS CONTRACT AND SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC IN NATURE AND AS SUCH SHALL NOT BE SCALED. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF DEVICES AND EQUIPMENT AND DIMENSIONAL INFORMATION PRIOR TO ROUGH-IN. COORDINATE LOCATIONS OF MECHANICAL EQUIPMENT WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN OF SERVICE EQUIPMENT AND WIRING.
- COORDINATE MOUNTING HEIGHTS OF ALL DEVICES WITH ARCHITECTURAL PLANS, SECTIONS, ELEVATIONS AND CASEWORK DRAWINGS.
- COORDINATE WALLS THAT ARE TO REMAIN AND NEW WALLS WITH ARCHITECTURAL PLANS.
- WIRING AND CONDUIT SIZES INDICATED IN PANEL SCHEDULES ARE MINIMUM ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT WIRING AND CONDUIT SIZES. CONTRACTOR SHALL PROVIDE SPLICE BLOCKS AND REDUCING PINS AS REQUIRED TO TERMINATE WIRING AND MAKE FINAL CONNECTIONS.
- ELECTRICAL BOXES IN FIRE RATED PARTITIONS SHALL NOT EXCEED 16 SQUARE INCHES IN AREA (IF 4"x4"), SHALL BE MADE OF STEEL, AND SHALL BE SUCH THAT THE CUMULATIVE AREA OF BOX "CUTOUTS" IN THE FIREWALL DOES NOT EXCEED 100 SQUARE INCHES PER 100 SQUARE FEET OF WALL AREA. ELECTRICAL BOXES ON OPPOSITE SIDES OF THE SAME FIREWALL SHALL BE SEPARATED BY A HORIZONTAL AND VERTICAL DISTANCE OF NOT LESS THAN 24 INCHES. THE ELECTRICAL CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS, AS NECESSARY, TO ELECTRICAL BOX LOCATIONS TO ENSURE COMPLIANCE WITH THIS REQUIREMENT SINCE BOX LOCATIONS ARE TYPICALLY NOT DIMENSIONED ON THE DRAWINGS. CONSULT ARCHITECT IF CLARIFICATION IS REQUIRED.
- ALL CONDUIT SHALL BE CONCEALED IN WALLS, FLOORS, ABOVE CEILINGS OR THROUGH MILLWORK. AT TIMES CONDUIT ROUTING IS SHOWN FOR CLARITY AND IN NO WAY PROVIDES THE CONTRACTOR ABILITY TO NOT PROVIDE CONCEALED CONDUIT AT ANY POINT OTHER POINT NOT SHOWN IN THE BUILDING. REFER TO SPECIFICATIONS FOR CONDUIT AND WIRING REQUIREMENTS BASED ON APPLICATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT ROUTING OF WIRING AND CONDUITS AND SHALL BE RESPONSIBLE FOR SIZING ALL BRANCH CIRCUIT WIRING TO LIMIT VOLTAGE DROP TO 3%. CONTRACTOR SHALL SIZE CONDUIT TO ACCOMMODATE WIRING PER NEC.

DEMOLITION NOTES:

- DEMOLITION DRAWING IS DIAGRAMMATIC IN NATURE; AN ATTEMPT HAS BEEN MADE TO SHOW ALL EXISTING ELECTRICAL WORK IN AREAS INDICATED TO BE RENOVATED. ALL EXISTING ELECTRICAL WORK IS TO REMAIN UNLESS OTHERWISE NOTED. WHEN AN ITEM IS INDICATED TO BE REMOVED, REMOVE ALL ASSOCIATED ELECTRICAL WORK BACK TO POINT OF SOURCE.
- WHERE WORK PASSES THROUGH THE RENOVATION AREA TO SERVE OTHER PORTIONS OF THE BUILDING, OR WORK IN THE RENOVATION AREA INDICATED TO REMAIN, IT SHALL BE SUITABLY RELOCATED AND THE SYSTEMS RESTORED TO NORMAL. COORDINATE ANY OUTAGES WITH OWNER 7 DAYS IN ADVANCE.
- WHEN A RECEPTACLE SHOWN TO BE DEMOLISHED INTERRUPTS AN ETR CIRCUIT, CONTRACTOR SHALL RE-ROUTE WIRING AS REQUIRED TO KEEP CIRCUIT IN USE.
- WORK INDICATED TO REMAIN SHALL BE SUITABLY PROTECTED AGAINST DAMAGE.
- DISPOSE OF ALL PCB CONTAINING FLUORESCENT AND HID BALLASTS IN ACCORDANCE WITH EPA, DOT, STATE AND LOCAL REGULATIONS. IF THE PCB CONTENT IS NOT STATED ON THE BALLAST LABEL, THE BALLAST LABEL SHALL BE HANDLED AS A PCB BALLAST. DISPOSE OF ALL FLUORESCENT, INCANDESCENT AND HID LAMPS IN ACCORDANCE WITH EPA, DOT, STATE AND LOCAL REGULATIONS.
- ALL PA PHONES AND PA HEAD EQUIPMENT SHALL BE TURNED OVER TO OWNER.
- COORDINATE ALL DEMOLITION AND CONSTRUCTION ACTIVITIES WITH THE OWNER TO MINIMIZE DISRUPTION OF THE NORMAL DAILY FUNCTIONING OF THE OWNERS OCCUPIED AREAS.
- REFER TO ARCHITECTURAL FLOOR PLANS FOR EXISTING WALLS. ALL NEW DEVICES LOCATED ON EXISTING WALLS SHALL BE FISHED TO BE INSTALLED CONCEALED AND FLUSH TO THE WALL. IF FISHING CANNOT OCCUR, PROVIDE APPROPRIATE SERIES WIREMOLD TO SURFACE MOUNTED DEVICES.
- ALL REMOVED DEVICE WALL PENETRATIONS SHALL BE PATCHED AND PAINTED TO MATCH EXISTING WALL COLOR OR WALL COLOR PER ARCHITECT'S DIRECTION.
- ANY WIRING THAT BECOMES EXPOSED AS A RESULT OF WALLS BEING DEMOLISHED SHALL BE SUITABLE RE-ROUTED BE CONCEALED AS MUCH AS POSSIBLE AND REMAIN ACTIVE.

OUTLETS

- DUPLEX RECEPTACLE; TAMPER RESISTANT 2P, 3W, 20A, 125V, NEMA 5-20R; MOUNT AT 18" A.F.F. U.O.N. SUBSCRIPT DENOTES INDICATES BRANCH CIRCUIT CONNECTION. REFER TO SPECIFICATIONS AND THIS DRAWING FOR WIRE AND CONDUIT REQUIREMENTS.
- DOUBLE DUPLEX RECEPTACLE; TAMPER RESISTANT 2P, 3W, 20A, 125V, NEMA 5-20R; MOUNT AT 18" A.F.F. U.O.N. SUBSCRIPTS: USB - PROVIDE USB IN FACEPLATE
- DUPLEX RECEPTACLE; TAMPER RESISTANT 2P, 3W, 20A, 125V, NEMA 5-20R; GROUND FAULT INTERRUPTER MOUNT AT 18" A.F.F. U.O.N.
- SPECIAL RECEPTACLE; TYPE AS NOTED; MOUNT AT 18" A.F.F. U.O.N.
- SLASH INDICATES DEVICE TO BE MOUNTED AT 42" A.F.F. OR 6" ABOVE COUNTER U.O.N.
- DUPLEX RECEPTACLE; 2P, 3W, 20A, 125V, NEMA 5-20R; WEATHER RESISTANT, GROUND FAULT INTERRUPTER WITH WHILE IN-USE WEATHERPROOF COVER; MOUNT AT 18" A.F.F. U.O.N.

POWER

- PANELBOARD; RECESSED, SURFACE MOUNTED. MOUNT AT 5'-6" A.F.F. TO TOP OF PANEL.
- SINGLE POLE MANUAL MOTOR STARTING SWITCH WITH HOA SWITCH; MOUNT AT 48" A.F.F. IN NEMA 1 ENCLOSURE U.O.N.
- MOTOR; TYPE AS NOTED.
- SAFETY DISCONNECT SWITCH - FUSED, NON-FUSED. MOUNT AT 48" A.F.F. U.O.N. FUSED AS NOTED. REFER TO SPECIFICATION FOR NEMA RATING.
- ENCLOSED CIRCUIT BREAKER. MOUNT AT 5'-6" A.F.F. TO TOP U.O.N. FUSE SIZE AS NOTED. REFER TO SPECIFICATIONS FOR NEMA RATING.
- JUNCTION BOX - CEILING MOUNTED, WALL MOUNTED. TYPE AS NOTED.

FIRE ALARM

- FIRE ALARM PULL STATION. MOUNT AT 48" A.F.F.
- SMOKE DETECTOR.
- DUCT TYPE SMOKE DETECTOR. PROVIDE EACH DUCT DETECTOR WITH REMOTE TEST SWITCH. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
- HEAT DETECTOR.
- COMBINATION SMOKE/FIRE DAMPER. PROVIDE MONITOR MODULE FOR SMOKE DETECTOR FURNISHED WITH UNIT AND 120/24V TRANSFORMER WITH PRIMARY AND SECONDARY FUSING FOR POWER CONNECTION TO DAMPER AS REQUIRED.

LIGHTING

- LIGHT FIXTURE. TYPE AS SPECIFIED. REFER TO LIGHT FIXTURE SCHEDULE.
- WALL MOUNTED LIGHT FIXTURE - TYPE AS SPECIFIED. REFER TO LIGHT FIXTURE SCHEDULE.
- EXIT SIGNAGE - CEILING MOUNTED, WALL MOUNTED 6" ABOVE DOOR. SHADING INDICATES ILLUMINATED FACE. DIRECTIONAL ARROWS AS INDICATED.

SWITCHES

- LINE VOLTAGE TOGGLE SWITCH. MOUNT AT 48" A.F.F. U.O.N.
- THREE WAY LINE VOLTAGE TOGGLE SWITCH. MOUNT AT 48" A.F.F. U.O.N.

TELECOMMUNICATIONS

- DATA OUTLET - (2) RJ45 MODULAR JACK. MOUNT AT 18" A.F.F. U.O.N. SUBSCRIPT 'C' INDICATES DEVICE TO BE MOUNTED AT 42" A.F.F. OR 6" ABOVE COUNTER U.O.N.
- CEILING MOUNTED WIRELESS ACCESS POINT OUTLET. (1) CAT6 CABLE TERMINATED IN MALE RJ45 CONNECTOR ABOVE CEILING.

CONDUIT

- HOMERUN TO PANELBOARD; REFER TO PANEL SCHEDULES FOR MINIMUM WIRE AND CONDUIT SIZES.
- BRANCH CIRCUIT CONDUIT AND WIRING CONCEALED IN CEILING OR WALL SPACE, OR SURFACE MOUNTED WHERE NO CEILING OR WALL SPACE EXISTS. REFER TO PANEL SCHEDULES FOR MINIMUM WIRE AND CONDUIT SIZES.
- BRANCH CIRCUIT CONDUIT AND WIRING IN SLAB, UNDER FLOOR OR UNDERGROUND. REFER TO PANEL SCHEDULES FOR MINIMUM WIRE AND CONDUIT SIZES.

MISCELLANEOUS

- REFERENCE TO DRAWING NOTE.
- DETAIL REFERENCE: DETAIL NUMBER/DRAWING NUMBER
- ITEMS SHOWN DASHED/HEAVY ARE TO BE REMOVED.
- ITEMS SHOWN SOLID/LIGHT ARE EXISTING TO REMAIN.
- ELEVATION VIEW REFERENCE.

DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION



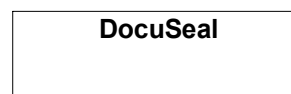

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DRAWING CHECKED BY: ALBAN		
Submission Name	Initials	Date
90% CONSTRUCTION DOCUMENTS	ALBAN	09/16/24

PROFESSIONAL CERTIFICATION:
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The Maryland-National Capital Park and Planning Commission

Montgomery County Department of Parks
2425 Reedle Drive
Wheaton, Maryland 20902
(301) 495-2535

SUBMISSION / REVISION		
Rev. No.	Date	Description
	10/23/2024	HAWP APPLICATION

ELECTRICAL LEGEND

NEEDWOOD MANSION
Renovation
6700 NEEDWOOD ROAD DERWOOD, MD 20855
SCALE: As Shown

DWG. #

E0.01

PLAN: 25/2024

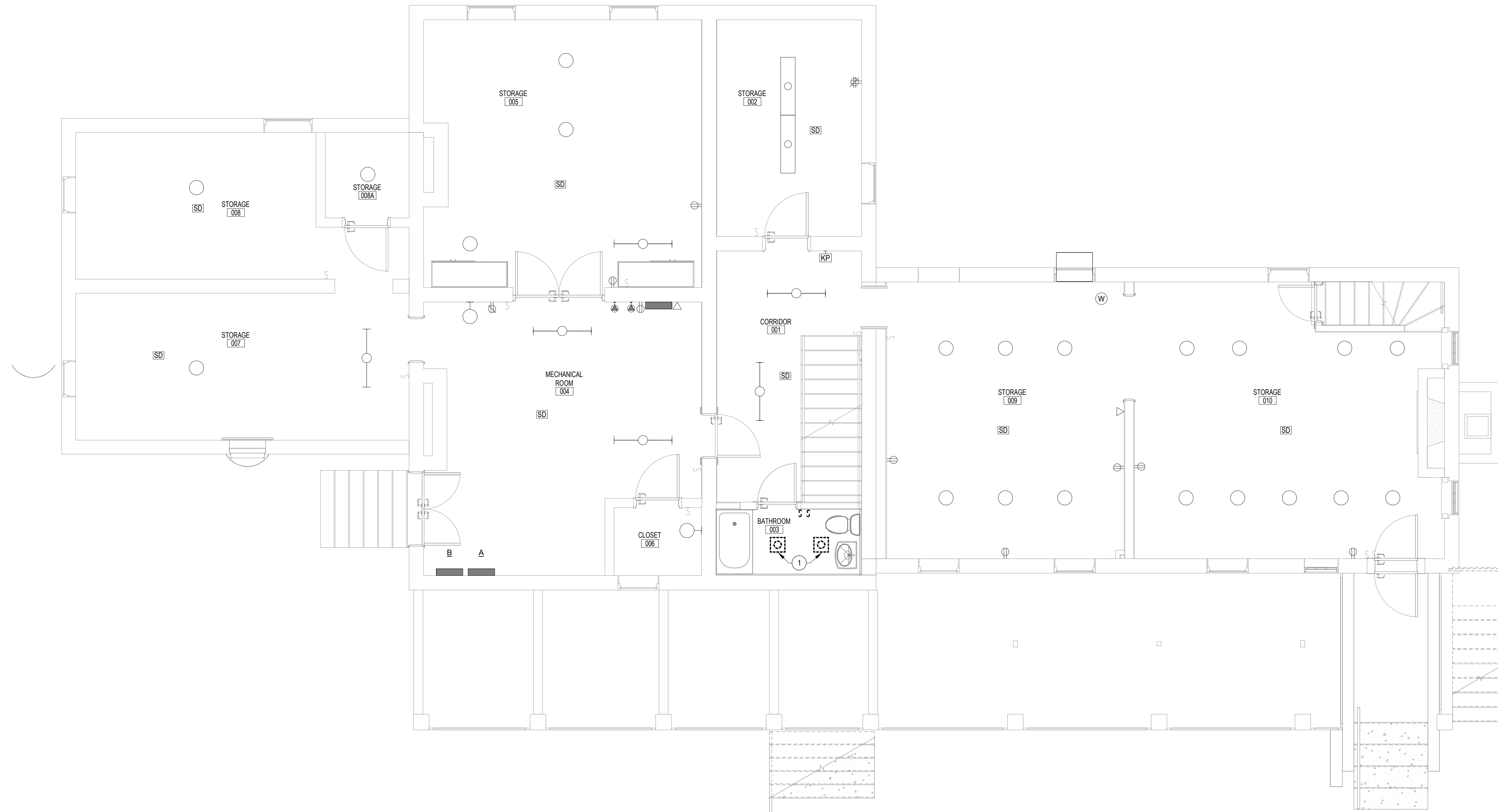
DPS PERMIT USE

GENERAL NOTES:

1. REMOVE AND REINSTALL CEILING DEVICES AS NECESSARY TO ACCOMMODATE ANY MECHANICAL/PLUMBING WORK.
2. PATCH/SEAL ALL PENETRATIONS TO MATCH EXISTING WALLS.

DRAWING NOTES:

1. MAINTAIN CIRCUIT FOR RECONNECTION OF NEW FIXTURE. MAINTAINED/EXTENDED CIRCUIT AS REQUIRED TO ACCOMMODATE NEW FIXTURE.



FLOOR PLAN - BASEMENT - DEMOLITION
1/4" = 1'-0"



DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION

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Submission Name	Initials	Date
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	10/23/2024	HAWP APPLICATION

FLOOR PLAN - BASEMENT - DEMO

NEEDWOOD MANSION
Renovation
6700 NEEDWOOD ROAD DERWOOD, MD 20855
SCALE: As Shown

DWG. #

ED1.00

FINAL PLAN DRAWING

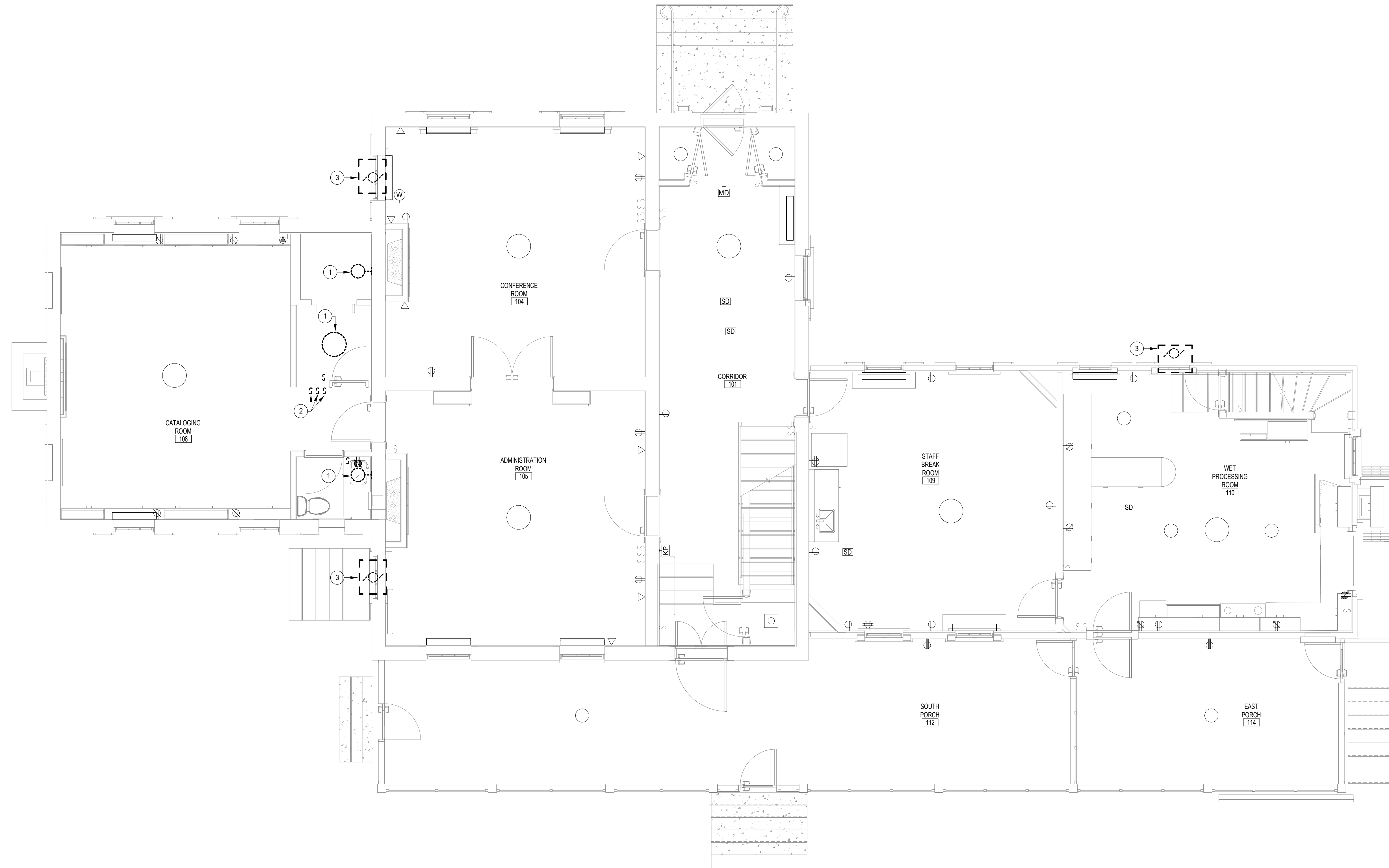
DPS PERMIT USE

GENERAL NOTES:

1. REMOVE AND REINSTALL CEILING DEVICES AS NECESSARY TO ACCOMMODATE ANY MECHANICAL/PLUMBING WORK.
2. PATCH/SEAL ALL PENETRATIONS TO MATCH EXISTING WALLS.

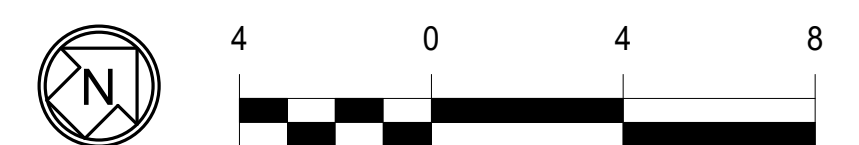
DRAWING NOTES:

- ① MAINTAIN CIRCUIT FOR RECONNECTION OF NEW FIXTURE. MAINTAINED/EXTENDED CIRCUIT AS REQUIRED TO ACCOMMODATE NEW FIXTURE.
- ② DEVICE TO BE RELOCATED. MAINTAIN/EXTEND/MODIFY CIRCUIT AS NECESSARY TO ACCOMMODATE NEW LOCATION.
- ③ RX. MECHANICAL EQUIPMENT AND ALL ASSOCIATED ELECTRICAL APPURTENANCES.



FLOOR PLAN - LEVEL 1 - DEMOLITION
1/4" = 1'-0"

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



DESIGN PROFESSIONAL / FIRM(S) LOGO
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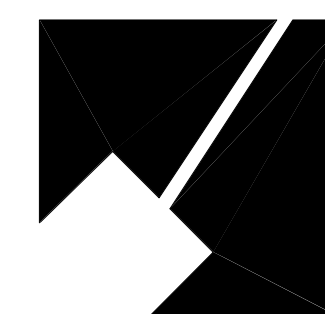
Submission Name	Initials	Date
90% CONSTRUCTION DOCUMENTS	ALBAN	03/04/2024

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FLOOR PLAN - LEVEL 1 - DEMO

NEEDWOOD MANSION
Renovation
6700 NEEDWOOD ROAD DERWOOD, MD 20855
SCALE: As Shown

DWG. #

ED1.01

FINAL SEANNED
PLAN SEANNED
PARK CODE

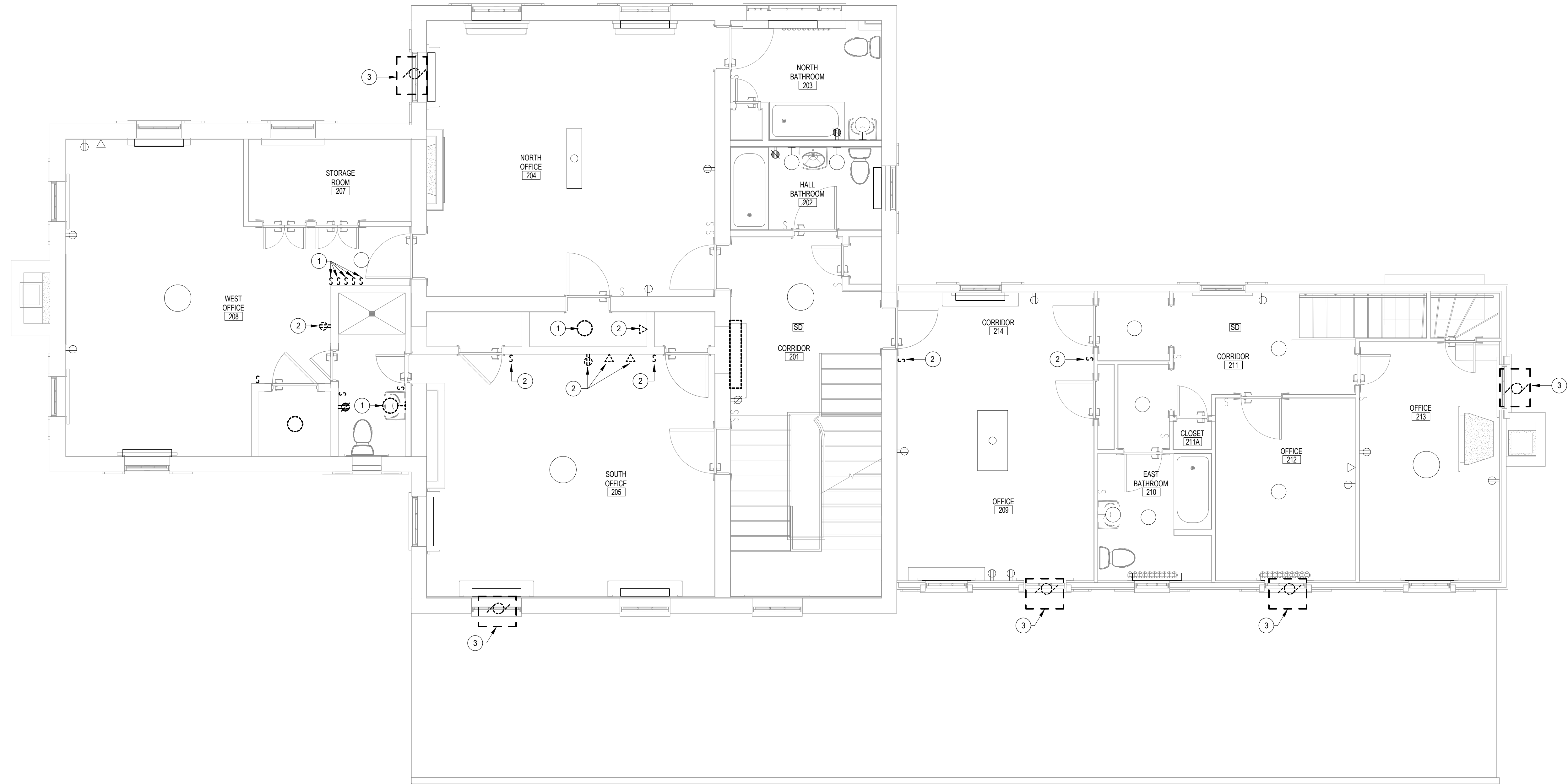
DPS PERMIT USE

GENERAL NOTES:

1. REMOVE AND REINSTALL CEILING DEVICES AS NECESSARY TO ACCOMMODATE ANY MECHANICAL/PLUMBING WORK.
2. PATCH/SEAL ALL PENETRATIONS TO MATCH EXISTING WALLS.

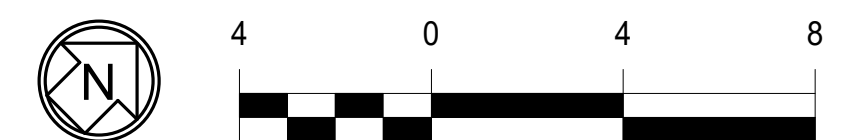
DRAWING NOTES:

- ① MAINTAIN CIRCUIT FOR RECONNECTION OF NEW DEVICE/FIXTURE. MAINTAINED/EXTENDED CIRCUIT AS REQUIRED TO ACCOMMODATE NEW FIXTURE.
- ② DEVICE TO BE RELOCATED. MAINTAIN/EXTEND/MODIFY CIRCUIT AS NECESSARY TO ACCOMMODATE NEW LOCATION.
- ③ RX. MECHANICAL EQUIPMENT AND ALL ASSOCIATED ELECTRICAL APPURTENANCES.



FLOOR PLAN - LEVEL 2 - DEMOLITION
1/4" = 1'-0"

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



DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION

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Submission Name	Initials	Date
90% CONSTRUCTION DOCUMENTS	ALBAN	03/04/2024

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FLOOR PLAN - LEVEL 2 - DEMO

NEEDWOOD MANSION
Renovation
6700 NEEDWOOD ROAD DERWOOD, MD 20855
SCALE: As Shown

DWG. #

ED1.02

FINAL SEANED

PLAN SEANED

PARK CODE

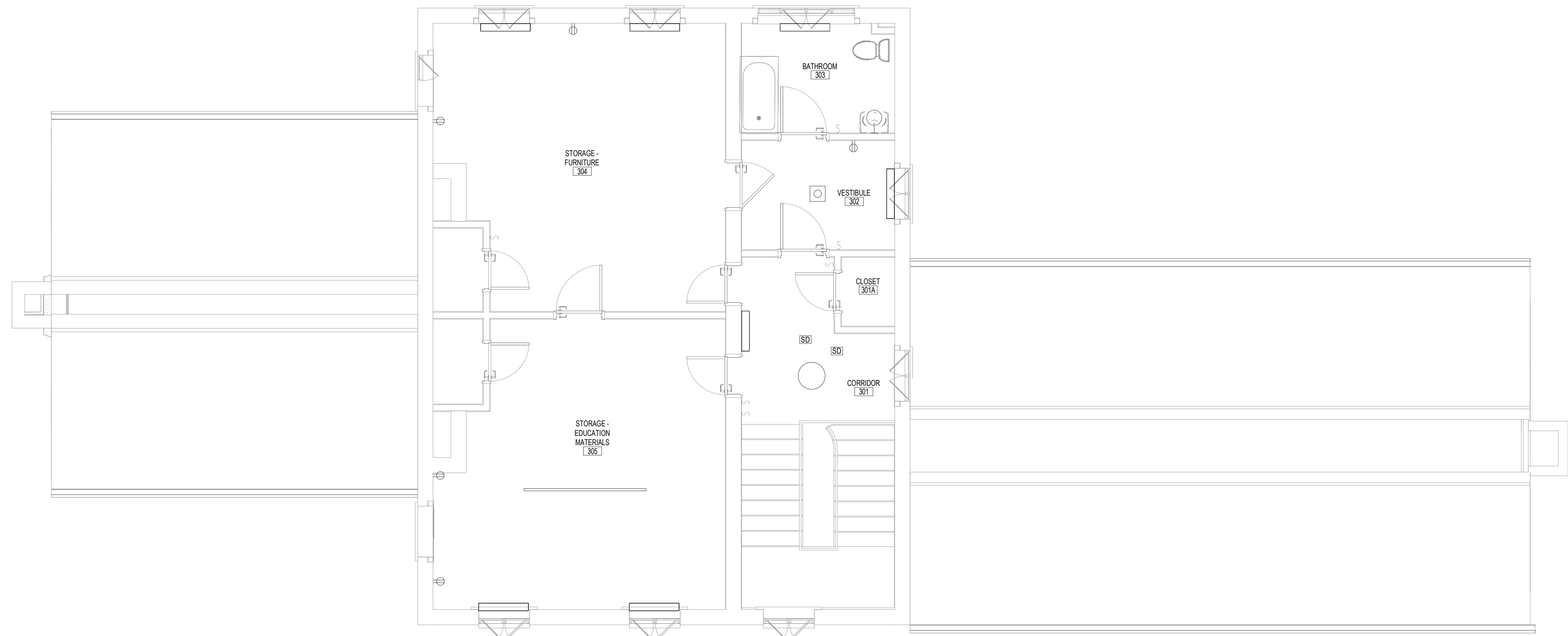
DPS PERMIT USE

GENERAL NOTES:

1. REMOVE AND REINSTALL CEILING DEVICES AS NECESSARY TO ACCOMMODATE ANY MECHANICAL/PLUMBING WORK.
2. PATCH/SEAL ALL PENETRATIONS TO MATCH EXISTING WALLS.

DRAWING NOTES:

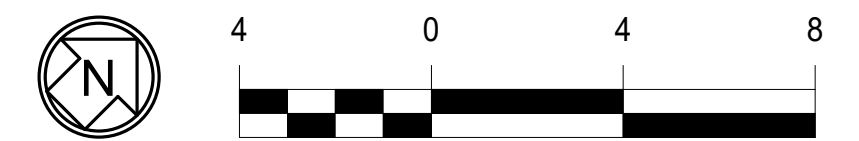
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FLOOR PLAN - LEVEL 3 - DEMOLITION

1/4" = 1'-0"

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



DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION

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Submission Name	Initials	Date
90% CONSTRUCTION DOCUMENTS	ALBAN	03/04/2024

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Rev. No.	Date	Description
	10/23/2024	HAWP APPLICATION

FLOOR PLAN - LEVEL 3 - DEMO

NEEDWOOD MANSION
Renovation
6700 NEEDWOOD ROAD DERWOOD, MD 20855
SCALE: As Shown

DWG. #

ED1.03

FINAL DRAWING

PLAN DRAWING

PARK CODE

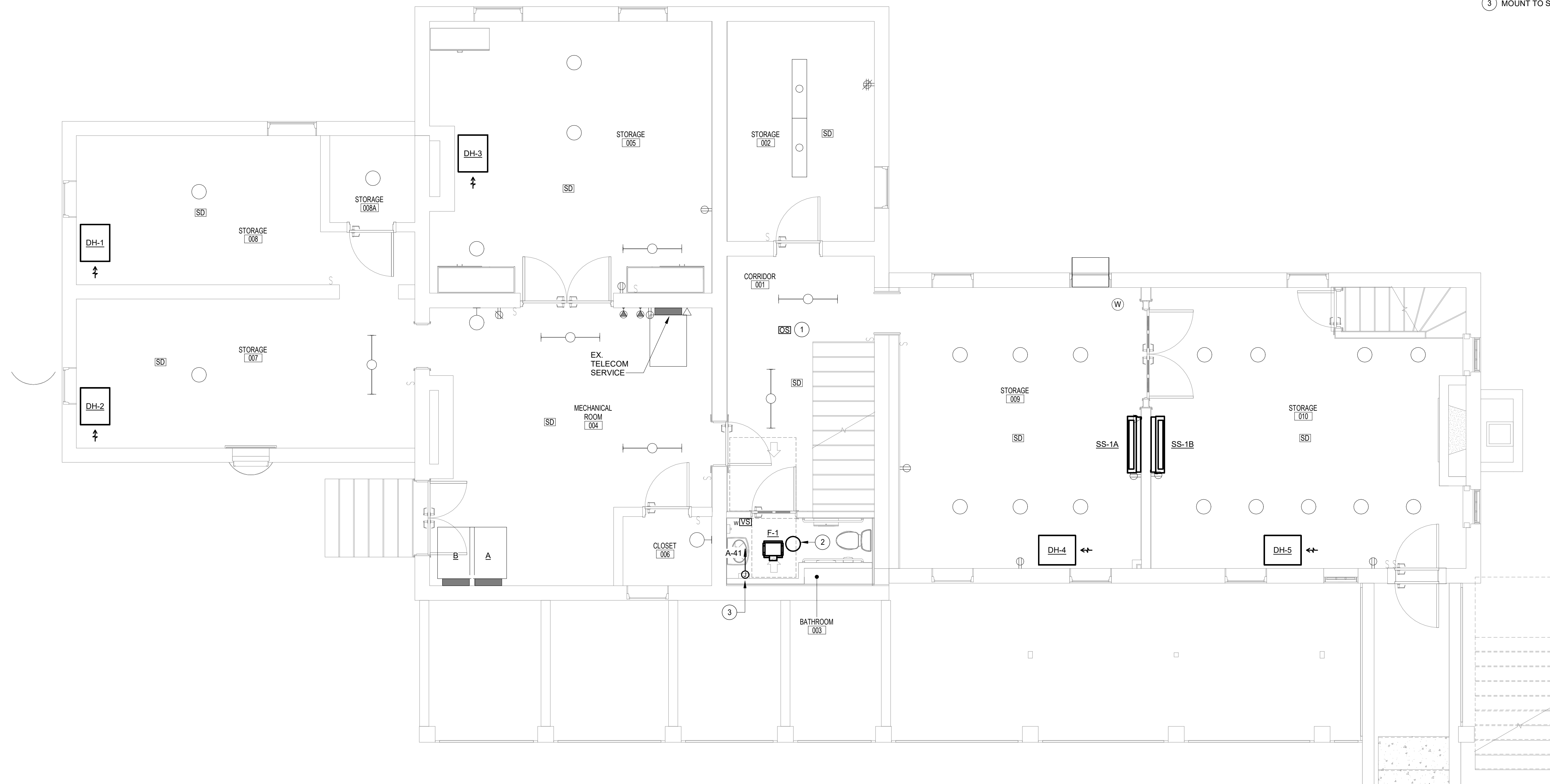
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GENERAL NOTES:

1. REMOVE AND REINSTALL CEILING DEVICES AS NECESSARY TO ACCOMMODATE ANY MECHANICAL/PLUMBING WORK.
2. PATCH/SEAL ALL PENETRATIONS TO MATCH EXISTING WALLS.

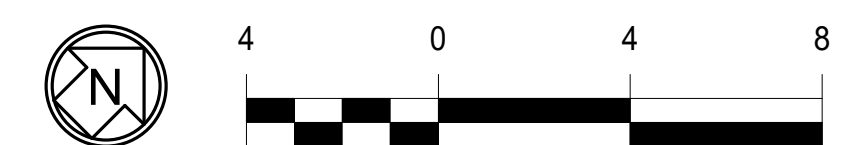
DRAWING NOTES:

- ① LIGHTS IN BASEMENT AREAWAY TO BE CONTROLLED BY OCCUPANCY SENSOR.
- ② PROVIDE XXX STYLE LED FIXTURE. XXX SERIES OR APPROVED EQUAL. MODIFY CIRCUITING TO ACCOMMODATE NEW SWITCHING ARRANGEMENT. RECONNECT TO EXISTING CIRCUIT MAINTAINED DURING DEMOLITION AND MAKE ALL CONNECTIONS AS REQUIRED.
- ③ MOUNT TO SUIT ELECTRIC HAND DRYER.



FLOOR PLAN - BASEMENT
1/4" = 1'-0"

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



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Submission Name	Initials	Date
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FLOOR PLAN - BASEMENT

NEEDWOOD MANSION
Renovation
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SCALE: As Shown

DWG. #

E1.00

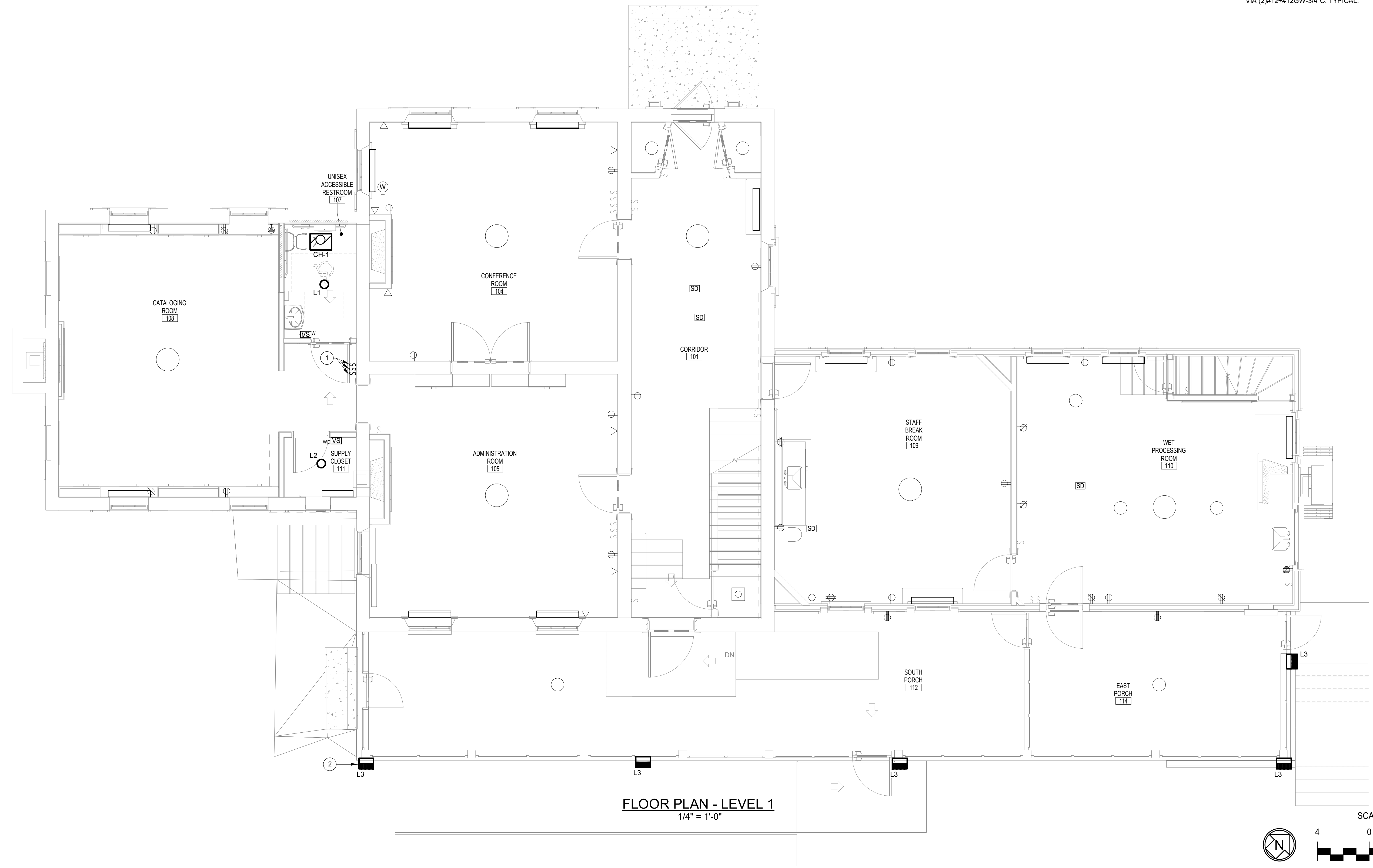
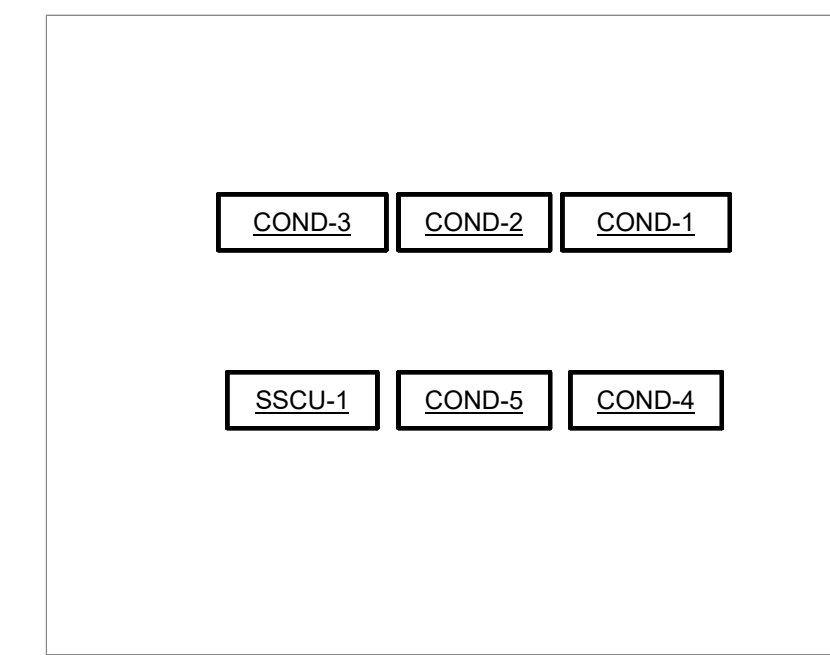
DPS PERMIT USE

GENERAL NOTES:

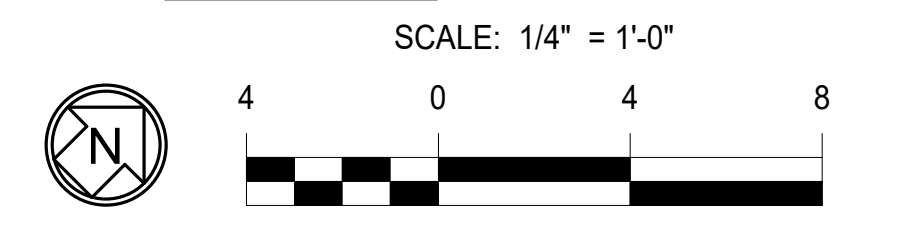
1. REMOVE AND REINSTALL CEILING DEVICES AS NECESSARY TO ACCOMMODATE ANY MECHANICAL/PLUMBING WORK.
2. PATCH/SEAL ALL PENETRATIONS TO MATCH EXISTING WALLS.
3. FOR ALL NEW LIGHTING FIXTURES, MODIFY CIRCUITING TO ACCOMMODATE NEW SWITCHING ARRANGEMENT. RECONNECT TO EXISTING CIRCUIT MAINTAINED DURING DEMOLITION AND MAKE ALL CONNECTIONS AS REQUIRED.

DRAWING NOTES:

- ① RELOCATED DEVICE. CONNECT TO CIRCUIT MAINTAINED/EXTENDED/MODIFIED DURING DEMOLITION.
- ② CONNECT NEW EXTERIOR FIXTURES TO PORCH LIGHT CIRCUIT VIA (2)#12-#12GW-3/4". TYPICAL.



FLOOR PLAN - LEVEL 1
1/4" = 1'-0"



DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION

ALBAN | NOW PART OF **rtm**
ENGINEERING, INC | ENGINEERING CONSULTANTS, LLC

303 International Circle | Suite #450 | Hunt Valley, MD 21030
T: 410.842.6411 | www.albanengineering.com

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Submission Name	Initials	Date
SCHEMATIC DESIGN	ALBAN	03/06/24

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EXPIRATION DATE: _____

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Rev. No.	Date	Description

FLOOR PLAN - LEVEL 1

HISTORIC NEEDWOOD MANSION
Renovation
6700 NEEDWOOD ROAD DERWOOD, MD 20855
SCALE: As Shown

DWG. #
E1.01

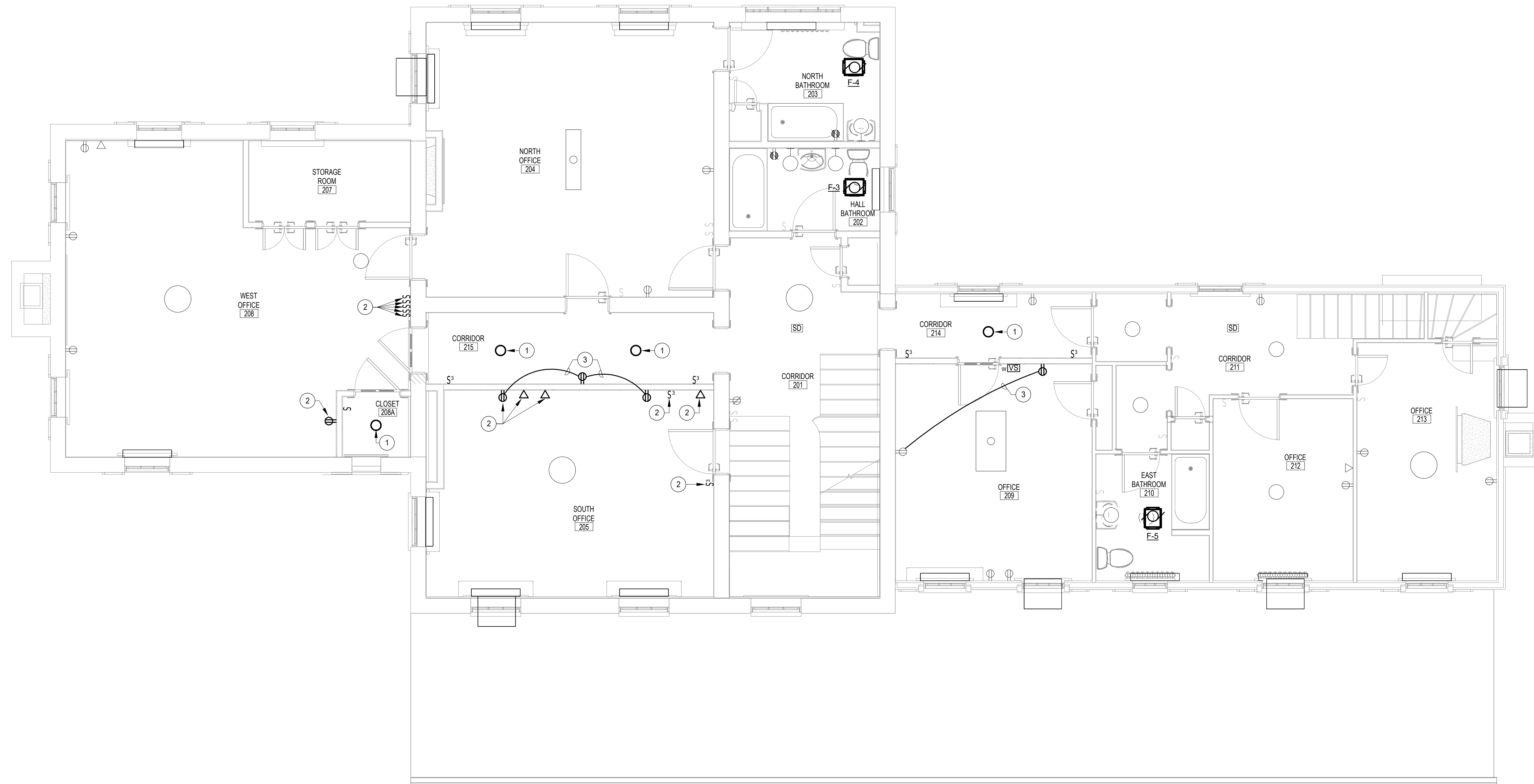
DPS PERMIT USE

GENERAL NOTES:

1. REMOVE AND REINSTALL CEILING DEVICES AS NECESSARY TO ACCOMMODATE ANY MECHANICAL/PLUMBING WORK.
2. PATCH/SEAL ALL PENETRATIONS TO MATCH EXISTING WALLS.

DRAWING NOTES:

1. PROVIDE XXX STYLE LED FIXTURE. XXX SERIES OR APPROVED EQUAL. MODIFY CIRCUITING TO ACCOMMODATE NEW SWITCHING ARRANGEMENT. RECONNECT TO EXISTING CIRCUIT MAINTAINED DURING DEMOLITION AND MAKE ALL CONNECTIONS AS REQUIRED.
2. RELOCATED DEVICE. CONNECT TO CIRCUIT MAINTAINED/EXTENDED/MODIFIED DURING DEMOLITION.
3. (2)#12 + #12GW - 3/4"C.



FLOOR PLAN - LEVEL 2
1/4" = 1'-0"

DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION

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Submission Name	Initials	Date
90% CONSTRUCTION DOCUMENTS	ALBAN	03/06/24

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SUBMISSION / REVISION

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	10/23/2024	HAWP APPLICATION

FLOOR PLAN - LEVEL 2

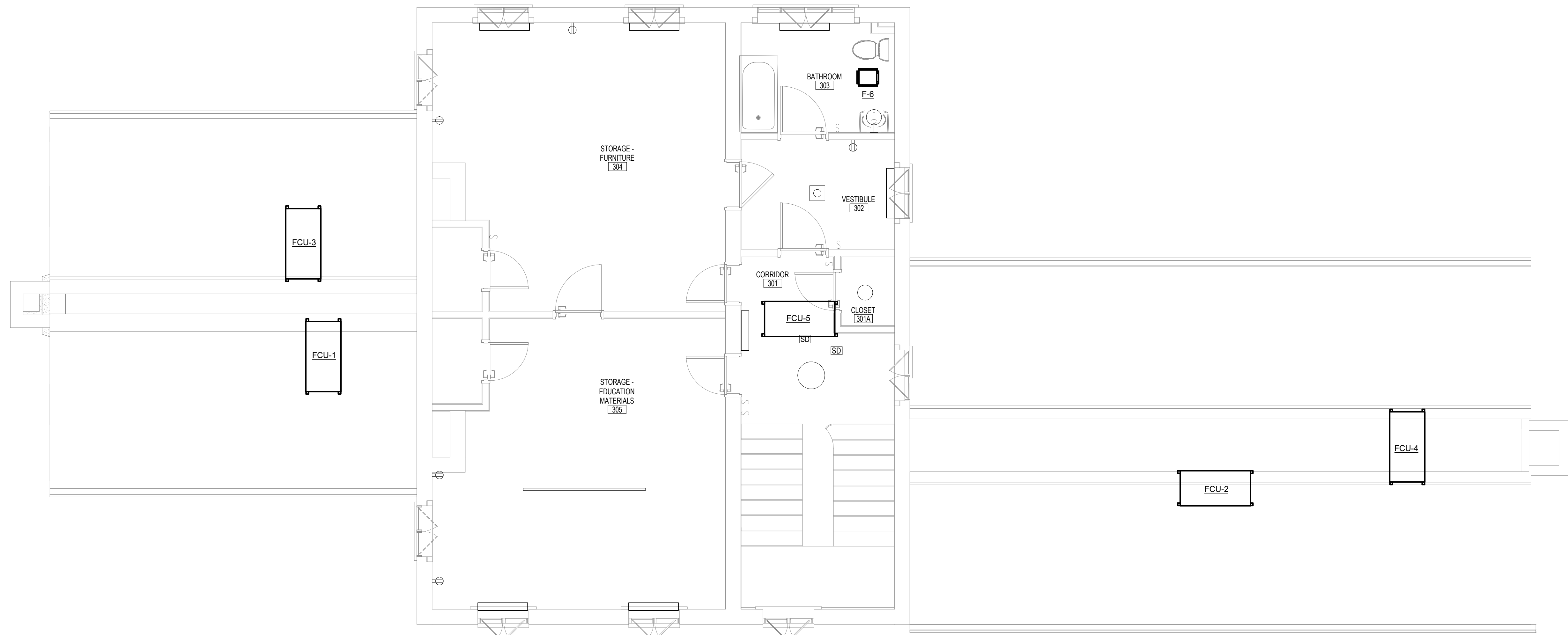
NEEDWOOD MANSION
Renovation
6700 NEEDWOOD ROAD DERWOOD, MD 20855
SCALE: As Shown

DWG. #

E1.02

FINAL PLAN DRAWING

DPS PERMIT USE



FLOOR PLAN - LEVEL 3
1/4" = 1'-0"

FINAL PLAN

DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION

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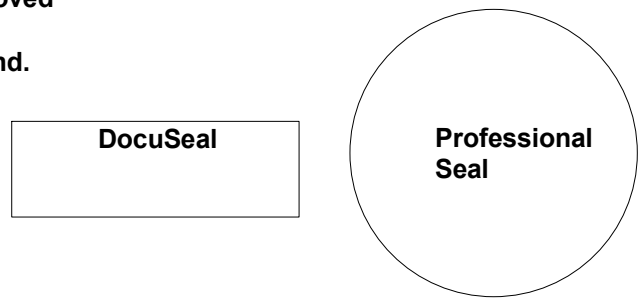
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Submission Name	Initials	Date
90% CONSTRUCTION DOCUMENTS	ALBAN	03/06/24

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FLOOR PLAN - LEVEL 3

NEEDWOOD MANSION
Renovation
6700 NEEDWOOD ROAD DERWOOD, MD 20855
SCALE: As Shown

DWG. #

E1.03

DPS PERMIT USE

MECHANICAL EQUIPMENT NOTES:

- PROVIDE 2P DISCONNECT AND MAKE ALL CONNECTIONS AS REQUIRED.
- PROVIDE 2P-60A-F/SS (FUSED PER MANUFACTURER'S NAMEPLATE DATA). MOUNT AT UNIT AND MAKE ALL CONNECTIONS.
- PROVIDE 2P-100A-F/SS (FUSED PER MANUFACTURER'S NAMEPLATE DATA). MOUNT AT OUTDOOR UNIT AND MAKE ALL CONNECTIONS TO ASSOCIATED INDOOR UNITS. PROVIDE 2P-30A-F/SS (FUSED PER MANUFACTURER'S NAMEPLATE DATA). MOUNT AT INDOOR UNITS AND MAKE ALL CONNECTIONS.
- PROVIDE 2P-30A-F/SS (FUSED PER MANUFACTURER'S NAMEPLATE DATA). MOUNT AT UNIT AND MAKE ALL CONNECTIONS.
- MAKE ALL CONNECTIONS TO DISCONNECT PROVIDED WITH UNIT.

Modified Panel: A

LOCATION: MECHANICAL ROOM 004
 SUPPLY FROM:
 MOUNTING: Surface

VOLTAGE: 120/240 Single
 PHASE: 1
 WIRES: 3

A.I.C. RATING:
 MAINS RATING: 200 A
 MCB RATING: 200 A
 NEUTRAL RATING: 100%

Notes:

CKT	CIRCUIT	WIRE SIZE	P	CB	A	B	C	CB	P	WIRE SIZE	CIRCUIT	CKT
A-1	EXISTING CIRCUIT	--	1	20 A	0.0 kVA	0.0 kVA				20 A	1	A-2
A-3	EXISTING CIRCUIT	--	1	20 A		0.0 kVA	0.0 kVA			15 A	1	A-4
A-5	EXISTING CIRCUIT	--	1	15 A	0.0 kVA	0.0 kVA				15 A	1	A-6
A-7	EXISTING CIRCUIT	--	1	15 A		0.0 kVA	0.0 kVA			15 A	1	A-8
A-9	EXISTING CIRCUIT	--	1	15 A	0.0 kVA	0.0 kVA				15 A	1	A-10
A-11	EXISTING CIRCUIT	--	2	50 A		0.0 kVA	0.0 kVA			15 A	1	A-12
A-13	EXISTING CIRCUIT	--	1	20 A	0.0 kVA	0.0 kVA				15 A	1	A-14
A-15	EXISTING CIRCUIT	--	1	20 A		0.0 kVA	0.0 kVA			15 A	1	A-16
A-17	EXISTING CIRCUIT	--	1	20 A	0.0 kVA	0.0 kVA				15 A	1	A-18
A-19	EXISTING CIRCUIT	--	1	20 A		0.0 kVA	0.0 kVA			15 A	1	A-20
A-21	EXISTING CIRCUIT	--	1	20 A	0.0 kVA	0.0 kVA				20 A	1	A-22
A-23	DH-1	(2)#6 + #10GW - 3/4" C	2	50 A		3.2 kVA	3.2 kVA			50 A	2	A-24
A-25					3.2 kVA	3.2 kVA						A-26
A-27	EXISTING CIRCUIT	--	2	60 A		0.0 kVA	0.0 kVA			15 A	1	A-28
A-29	EXISTING CIRCUIT	--	1	15 A	0.0 kVA	3.2 kVA				50 A	2	A-30
A-31	EXISTING CIRCUIT	--	1	15 A		0.0 kVA	3.2 kVA					A-32
A-33	EXISTING CIRCUIT	--	1	15 A	0.0 kVA	3.2 kVA				50 A	2	A-34
A-35	EXISTING CIRCUIT	--	1	20 A		0.0 kVA	3.2 kVA					A-36
A-37	SSCU-1	(2)#3 + #1GW - 1" C	2	80 A	6.1 kVA	0.0 kVA				15 A	1	A-38
A-39					6.1 kVA	0.0 kVA				20 A	1	A-40
A-41	BATHROOM HAND DRYER	(2)#12 + #12GW - 3/4" C	1	20 A	0.2 kVA	0.7 kVA				20 A	1	A-42
Total Connected Load:					39.0...	19.9 kVA	19.0 kVA	0.0 kVA				

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	ESTIMATED DEMAND	PANELBOARD TOTALS
MOTOR -	0.0 kVA	0.00%	0.0 kVA	Total Conn. Load: 39.0 kVA
REC -	0.0 kVA	0.00%	0.0 kVA	Total Est. Demand: 39.0 kVA
MECHANICAL -	38.8 kVA	100.00%	38.8 kVA	Total Conn.: 162 A
LTG. -	0.0 kVA	0.00%	0.0 kVA	Total Est. Demand: 162 A

Modified Panel: B

LOCATION: MECHANICAL ROOM 004
 SUPPLY FROM:
 MOUNTING: Surface

VOLTAGE: 120/240 Single
 PHASE: 1
 WIRES: 3

A.I.C. RATING:
 MAINS RATING: 200 A
 MCB RATING: 200 A
 NEUTRAL RATING: 100%

Notes:

*RELOCATED CIRCUIT FROM PANEL A

CKT	CIRCUIT	WIRE SIZE	P	CB	A	B	C	CB	P	WIRE SIZE	CIRCUIT	CKT
B-1	EXISTING CIRCUIT	--	1	15 A	0.0 kVA	0.0 kVA				20 A	2	B-2
B-3	EXISTING CIRCUIT	--	2	30 A		0.0 kVA	0.0 kVA			20 A	1	B-4
B-5	EXISTING CIRCUIT	--	1	20 A	0.0 kVA	0.0 kVA				20 A	1	B-6
B-7	EXISTING CIRCUIT	--	1	20 A		0.0 kVA	0.0 kVA			20 A	1	B-8
B-9	EXISTING CIRCUIT	--	1	20 A	0.0 kVA	0.0 kVA				20 A	2	B-10
B-11	EXISTING CIRCUIT	--	1	20 A		0.0 kVA	0.0 kVA			20 A	1	B-12
B-13	EXISTING CIRCUIT	--	1	20 A	0.0 kVA	0.0 kVA				15 A	1	B-14
B-15	EXISTING CIRCUIT	--	1	20 A		0.0 kVA	0.0 kVA			20 A	1	B-16
B-17	EXISTING CIRCUIT	--	1	15 A	0.0 kVA	0.0 kVA				20 A	1	B-18
B-19	EXISTING CIRCUIT	--	1	15 A		0.0 kVA	0.0 kVA			20 A	1	B-20
B-21	EXISTING CIRCUIT	--	1	30 A	0.0 kVA	1.3 kVA				20 A	2	B-22
B-23	EXISTING CIRCUIT*	--	1	20 A		0.0 kVA	1.3 kVA			20 A	2	B-24
B-25	EXISTING CIRCUIT*	--	1	20 A	0.0 kVA	0.0 kVA				20 A	1	B-26
B-27	COND-1	(2)#6 + #10GW - 3/4" C	2	50 A	4.3 kVA	0.8 kVA				20 A	2	B-28
B-29					4.3 kVA	0.8 kVA						B-30
B-31	COND-2	(2)#6 + #10GW - 3/4" C	2	40 A	2.9 kVA	0.1 kVA				20 A	1	B-32
B-33					2.9 kVA	0.1 kVA				20 A	1	B-34
B-35	COND-3	(2)#6 + #10GW - 3/4" C	2	50 A	4.3 kVA	3.2 kVA				50 A	2	B-36
B-37					4.3 kVA	3.2 kVA						B-38
B-39	COND-4	(2)#6 + #10GW - 3/4" C	2	40 A	2.9 kVA	4.3 kVA				50 A	2	B-40
B-41					2.9 kVA	4.3 kVA						B-42
Total Connected Load:					48.2...	24.2 kVA	24.0 kVA	0.0 kVA				

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	ESTIMATED DEMAND	PANELBOARD TOTALS
MOTOR -	0.0 kVA	0.00%	0.0 kVA	Total Conn. Load: 48.2 kVA
REC -	0.0 kVA	0.00%	0.0 kVA	Total Est. Demand: 48.2 kVA
MECHANICAL -	48.2 kVA	100.00%	48.2 kVA	Total Conn.: 201 A
LTG. -	0.0 kVA	0.00%	0.0 kVA	Total Est. Demand: 201 A

MECHANICAL EQUIPMENT CONNECTION SCHEDULE (DHs)

EQUIPMENT DESIG.	VOLTAGE	φ	AMPS	kVA	CIRCUIT DESIG.	MECS NOTES
DH-1	240 V	1	31.0 A	6.4 kVA	A-23,25	1
DH-2	240 V	1	31.0 A	6.4 kVA	A-24,26	1
DH-3	240 V	1	31.0 A	6.4 kVA	A-30,32	1
DH-4	240 V	1	31.0 A	6.4 kVA	A-34,36	1
DH-5	240 V	1	31.0 A	6.4 kVA	B-36,38	1

MECHANICAL EQUIPMENT CONNECTION SCHEDULE (FCUs)

EQUIPMENT DESIG.	VOLTAGE	φ	AMPS	kVA	CIRCUIT DESIG.	MECS NOTES
FCU-1	240 V	1	3.5 A	0.8 kVA	B-22,24	4
FCU-2	240 V	1	3.5 A	0.8 kVA	B-28,30	4
FCU-3	240 V	1	3.5 A	0.8 kVA	B-22,24	4
FCU-4	240 V	1	3.5 A	0.8 kVA	B-28,30	4
FCU-5	240 V	1	3.5 A	0.8 kVA	B-22,24	4

MECHANICAL EQUIPMENT CONNECTION SCHEDULE (CONDs)

EQUIPMENT DESIG.	VOLTAGE	φ	AMPS	kVA	CIRCUIT DESIG.	MECS NOTES
COND-1	240 V	1	36.0 A	8.6 kVA	B-27,29	2
COND-2	240 V	1	24.0 A	5.8 kVA	B-31,33	2
COND-3	240 V	1	36.0 A	8.6 kVA	B-35,37	2
COND-4	240 V	1	24.0 A	5.8 kVA	B-39,41	2
COND-5	240 V	1	36.0 A	8.6 kVA	B-40,42	2

MECHANICAL EQUIPMENT CONNECTION SCHEDULE (FANs)

EQUIPMENT DESIG.	VOLTAGE	φ	AMPS	kVA	CIRCUIT DESIG.	MECS NOTES
F-1	120 V	1	1.0 A	0.1 kVA	A-42	5
F-2	120 V	1	1.0 A	0.1 kVA	A-42	5
F-3	120 V	1	1.0 A	0.1 kVA	A-42	5
F-4	120 V	1	1.0 A	0.1 kVA	A-42	5
F-5	120 V	1	1.0 A	0.1 kVA	A-42	5
F-6	120 V	1	1.0 A	0.1 kVA	A-42	5

MECHANICAL EQUIPMENT CONNECTION SCHEDULE (SPLIT SYSTEMS)

EQUIPMENT DESIG.	VOLTAGE	φ	AMPS	kVA	CIRCUIT DESIG.	MECS NOTES
SSCU-1	240 V	1	51.0 A	12.2 kVA	A-37,39	3

MECHANICAL EQUIPMENT CONNECTION SCHEDULE (CHs)

EQUIPMENT DESIG.	VOLTAGE	φ	AMPS	kVA	CIRCUIT DESIG.	MECS NOTES
CH-1	120 V	1	1.0 A	0.1 kVA	B-34	5

PLAN STAMPED

PLAN STAMPED

PLAN CODE

DESIGN PROFESSIONAL / FIRM(S) LOGO AND CONTACT INFORMATION

MICHAEL GRAVES

BALTIMORE, MD
 31 Light Street, Suite #500
 Baltimore, MD 21202
 T 410 250 9680
 MICHAELGRAVES.COM

DRAWING CHECKED BY: ALBAN

Submission Name	Initials	Date
90% CONSTRUCTION DOCUMENTS	ALBAN	03/06/24

PROFESSIONAL CERTIFICATION:
 I certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws under of the State of Maryland.

LICENSE NO. _____
 EXPIRATION DATE: _____

DocuSeal



The Maryland-National Capital Park and Planning Commission
 Montgomery County Department of Parks
 2425 Reedle Drive
 Wheaton, Maryland 20902
 (301) 495-2535

SUBMISSION / REVISION

Rev. No.	Date	Description
	10/23/2024	HAWP APPLICATION

PANEL SCHEDULES

NEEDWOOD MANSION
 Renovation
 6700 NEEDWOOD ROAD DERWOOD, MD 20855
 SCALE: As Shown

DWG. #

E7.01

Low-Profile Vent Closure for Kitchen & Bath Venting

Premium 6" Wall Vent

Lasting Beauty



The low-profile aesthetic of the 6" Wall Vent helps keep home exteriors beautiful. It is designed to support kitchen and bath systems with six inch diameter duct.

Galvalume® steel that is also powder coated ensures a long duty life, clearly outpacing plastics and light-weight metal hoods.

Model 6WVW

Available in White (shown), Tan, Brown, and Black
Custom RAL Match Colors Available for Large Projects.

Uniform, Sleek Exterior Aesthetics

Model 6WV is designed to accent or blend in to any home's exterior. It's clean, low-profile lines help to enhance exterior beauty. Manufactured to the exacting specifications of the DryerWallVent, it keeps a consistent look for the entire home.

Durability & Performance

The heavy gauge Galvalume and powder coated steel body stands the test of time. Unlike plastics, or lightweight metal, the 6WV Series is engineered to provide long-lasting performance.

Ease of Installation

Choose this vent for a quick, perfect fit in both retrofit and new construction 6" duct exhaust systems.



6WVW Shown

INOVATE

888-443-7937

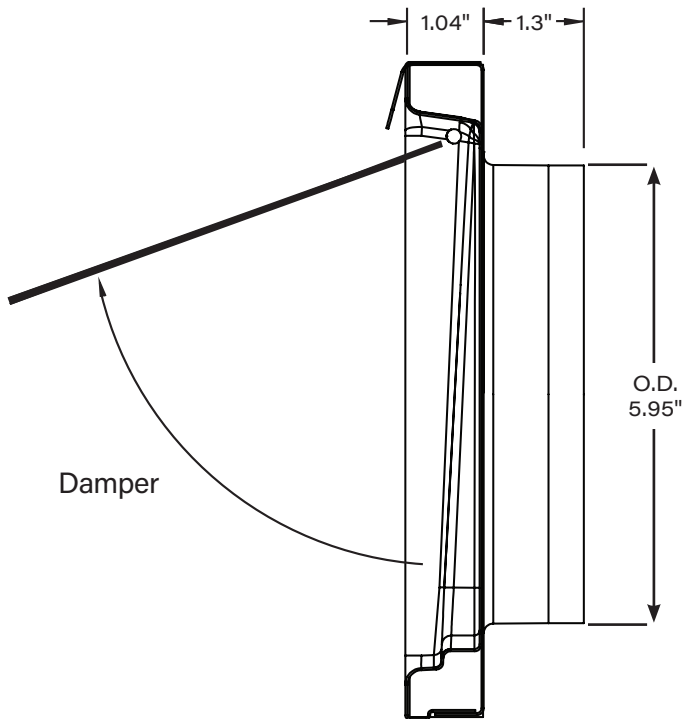
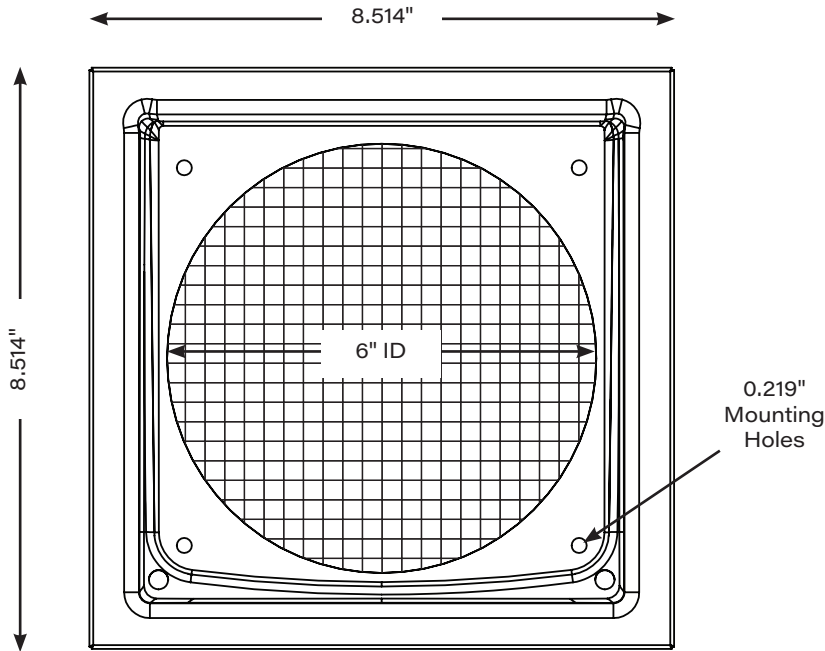
*The Dryerbox®
People*

PremiumWallVent.com

250 South Central Boulevard • Suite 207 • Jupiter FL 33458-8812 • Fax: 561-745-9723

Premium 6" Wall Vent

Technical Product Specifications



Model Number	Color
6WVW	White
6WVT	Tan
6WVB	Brown
6WVK	Black

Performance Data

Product Use:

Venting exhaust systems through exterior walls for applications such as kitchen & bath systems.

Note: If used for dryer venting, the screen must be removed to meet standard code requirements.

Materials:

- 26 Gauge Galvalume® Steel Housing
- 30 Gauge Galvalume® Steel Damper
- Polyester TGIC Powder Coating
- Removable Galvanized .025" Dia. Wire Screen

General Information

Benefits:

- Improves Aesthetics with Flush Installation
- Installs Easily in New and Existing Construction
- Stands the Test of Time with Durable Materials
- Simplifies Duct Cleaning with Easy Accessibility
- Maximizes Airflow Efficiency
- Maintains consistent look when used in concert with the Dryer Wall Vent.

Features:

- Galvanized & Powder Coated Steel Construction
- Lightweight Damper and Heavier Frame
- Damper Opens Freely to 130°
- Four Built-in Mounting Holes

Manufactured By

InOvate Technologies, Inc.
 250 S. Central Blvd. Suite 207
 Jupiter, FL 33458
 Phone: (888) 443-7937
 Fax: (561) 745-9723
<https://premiumwallvent.com>



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Architectural Adjustable LED Dark Sky Wall Pack Light with Photocell

[LBS Lighting](#)

Have a product question? [Ask us](#)

SKU: WSD-903.0355



Typically ships in 2-3 business days*

[View full description](#)

SALE


Was ~~\$200.00~~
\$124.50

Optional Motion Sensor:

Choose Options

Quantity:

▼ 1 ▲

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Description

Bronze Commercial Grade Full Cut-Off Outdoor Fixture | Selectable Wattage & CCT 3000K 4000K 5000K

This Bronze LED Architectural Wall Pack series can be widely used in indoor or outdoor lighting (wet location). Ideal for museums, art galleries, shopping malls, office buildings, walls and many other applications.

Features

- LED high luminous efficiency and long working life.
- Dark Sky Compliant with Full Cut Off
- High efficiency LED Driver, the wide range input voltage AC120-277V.
- Die-cast aluminum cooling design, high quality and better cooling for LED Tj < 85°C.
- Excellent optics design, greatly improve the light utilization and evenness.
- Photocell (Standard), Wireless bluetooth system and Motion sensor control available (Optional)

Optional Accessories (Field Installed)

- [Wireless bluetooth system](#)
- [Motion Sensor](#)
- [Emergency Battery Back Up](#)

Downloads



Disclaimers

**This product typically ships in 2 to 3 business days. Larger quantities may take longer than stated lead-time. All lead-times are estimates and you will be notified by email if it will take longer than 5 business days to ship. This is fixture is considered custom when photocell is installed. This product is not returnable except for issues covered by the manufactures warranty. Price is per Fixture.*

Extra Information

Brand:	LBS Lighting
Catalog No:	WSD-AFW2842567W27-345K-D-T4-P
Fixture Type:	Wall Security
Wattage:	28W, 42W, 56W or 70W
Lumens:	5211, 7048, 8901, 11156
Efficacy:	170 lm/W,165 lm/W,160 lm/W,170 lm/W
Color Temperature:	Selectable 3000K 4000K 5000K
CRI:	70
Input Voltage:	120-277V
Beam Angle:	Type III: 93.5 Å° X 87.4Å° (option) / Type IV: 94.3Å° X 76.8Å° (standard) / Type V:107.3Å° X1 04.9Å° (option)
Power Factor:	0.90
Driver Efficacy:	90%
Dimming:	1-10V Dimming