

Record Detail \* (This section is required.)

Permit Type

Building/Residential/Addition/SFD

Permit Number

B23003420

Opened Date

08/22/2023

Description of Work

SFD/FIRST FLOOR REAR AND SIDE ADDITION TO EXISTING ACCESSORY STRUCTURE, SECOND FLOOR ADDITION TO EXISTING ACCESSORY STRUCTURE (ABOVEPROPOSED FIRST FLOOR ADDITION FOOTPRINT). MISC - NEW LIGHTING, NEW HVAC, NEW PLUMBING, 2 STORY, Slab on Grade, 3R, 0FB, 1HB, 0FP, OTHER STRUCTURE = None, 0BR, PORCH/DECK = N/A, ENERGY METHOD = Prescriptive Method,

[check spelling](#)

Address \* (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type	
6680	GUILFORD	RD	
Unit Type	Unit #	X Coordinate	Y Coordinate
--Select--		-76.93007	39.18804
City	State	Zip Code	Primary
CLARKSVILLE	MD	21029	Yes

Online BP.  
 2/2 11/8/24

Parcel \* (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
853164	360	24.02	385900	942100	556200	RURAL
<b>Legal Description</b>						
IMPSP/O LOT 10 24.0213 A [ ]6680 GUILFORD ROAD [ ]FOX PAUSE SEC 2 LOT 2						

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	10	605102	4				
Plan Area	State Tax Id	Subdivision Name					
	1405385202	FOX PAUSE					
Section	Area	Tax Map					
		35					
Grid	Zoning District	ADC Map					
35-19	RR-DEO	4934-B10					
SDP No.	Final Plan No.	WP File No.					
Record Plat No.	WS Contract No.	FDP No.	Primary				
6665			Yes				
Owner Occupied	Year Built	Historic District					
<input type="radio"/> Yes <input type="radio"/> No	1979	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Historic District Registry No.	Stat Area	Flood Plain					
	5-15A	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner (This section is not required.)

Search Reset Clear

Name \*  
 STRAIL  
 Address Line 1  
 6680 GUILFORD RD  
 Address Line 2  
  
 Address Line 3  
  
 Mail City  
 CLARKSVILLE  
 Mail State  
 MD  
 Mail Zip Code  
 21029  
 Phone  
 202-642-4729  
 Primary  
 Yes  
 E-mail

Cell Number Fax Number

Professionals (This section is not required.)

License # \* 0  
 License Type \* Home Owner  
 Primary Yes

Business Name HOME OWNER  
 First Name PAUL Middle Name Last Name STRAIN  
 Address Line 1 6680 GUILFORD ROAD  
 Address Line 2

City CLARKSVILLE State MD ZIP Code  
 Phone 1 Phone 2 Fax

E-mail

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type \* Applicant  
 Relationship Applicant  
 Primary Yes

First Name JOY MI Last Name RICHMAN  
 Full Name JOY RICHMAN  
 Organization Name

Street Address 3467 ANDREW CT, APT 302  
 Address Line 2

City Laurel State MD Zip Code 20724  
 Phone 240-517-3082 Cell Fax  
 E-mail \* joyrichman@outlook.com

Contact (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type Contact  
 Relationship --Select--  
 Primary No

First Name MI Last Name  
 Full Name  
 Organization Name

Street Address  
 Address Line 2

City State Zip Code  
 Phone Cell Fax  
 E-mail

Addtl Info

Est Construction Cost \* 75000  
 Housing Units \* 0  
 Number of Buildings \* 0  
 Public Owned No

Construction Type 434 - Additions, Alterations and Conversions - Residential

RESIDENTIAL ADDITION INFORMATION

RESIDENTIAL ADDITION INFORMATION

Capital Project-No Fee \*

Yes  No

Capital Project Number

(Text)

Fee Exempt \*

Yes  No

Roadside Tree Project Permit

Yes  No

Roadside Tree Pr

No of Stories \* 2 (Text) Foundation \* Slab on Grade Basement \* N/A No of Rooms \* 3 (Text) Full Baths \* 0 (Number) Ha 1

Model \* SFD/FIRST FLOOR REAR AND SIDE ADDITION TO EXISTING ACCESSORY STRUCTURE, SECOND FLOOR ADDITION  
[check spelling](#)

Other Structure \* None Bedrooms \* 0 (Number) Porch Deck \* N/A No of Fireplaces \* 0 (Number) Type of Fireplace --Select--  
W & S Fees Paid Water \* Private Sewage \* Private Utilities \* Electric Heating System \* Electric Sprinkler System \* None  
 Yes  No  
1st Floor Width 37 FT (Number) 1st Floor Depth 18 FT (Number) 2nd Floor Width 47 FT (Number) 2nd Floor Depth 18 FT (Number) Basement Width FT (Number) Basement Depth FT (Number) Height FT (Number)  
Total Square Footage \* 1414 SQFT (Number) Occupiable Square Footage \* 1414 SQFT (Number) Affordable Housing Funding \* N/A Foundation Measurement 19X37 (Text)  
Walls 2x6 16oc (Text) Roof hip/asp (Text) Change In Use  Yes  No Grading Permit No (Text) Senior Housing  Yes  No MIHU Outside Downtown Columbia  Yes  No  
Additional Description Info

Expiration Date  
5/6/2025

MIHU Required Units  
0 (Num)

[check spelling](#)

GREEN INFORMATION

Goal Level --Select-- Actual Level --Select-- Leed Registration Number (Text) Date of Leed Certification

STORM WATER MANAGEMENT

Green Roofs A1  Yes  No Permeable Pavements A2  Yes  No Reinforced Turf A3  Yes  No Disconnection of Rooftop Runoff N1 (Number)  
Sheetflow to Conservation Areas N3  Yes  No Rainwater Harvesting M1 (Number) Submerged Gravel Wetlands M2 (Number) Landscape Infiltration  
Dry Wells M5 (Number) Micro Bioretention M6 (Number) Rain Gardens M7 (Number) Swales M8 (Number)  
PSWM Certification Received in CID on

Submit Cancel

Record Detail \* (This section is required.)

<b>Permit Type</b>	<b>Permit Number</b>	<b>Opened Date</b>
Building/Residential/Addition/SFD	B23003420	08/22/2023

**Description of Work**

SFD/FIRST FLOOR REAR AND SIDE ADDITION TO EXISTING ADU  
 2. SECOND FLOOR SIDE ADDITION TO EXISTING ADU (ABOVE PROPOSED FIRST FLOOR ADDITION FOOTPRINT)  
 3. MISC - NEW LIGHTING, NEW HVAC, NEW PLUMBING, 2 STORY, Slab on Grade, 0R, 0FB, 0HB, 0FP,  
 OTHER STRUCTURE = None, 0BR, PORCH/DECK = N/A, ENERGY METHOD = N/A,

[check spelling](#)

Assigned to DB, Online BP.  
 9/8 9/12/23

Address \* (This section is required.)

<b>Search</b>	<b>Reset</b>	<b>Clear</b>	<b>Get Parcel &amp; Owner</b>
<b>Street #</b>	<b>Street Name</b>	<b>Street Type</b>	
6680	GUILFORD	RD	
<b>Unit Type</b>	<b>Unit #</b>	<b>X Coordinate</b>	<b>Y Coordinate</b>
--Select--		-76.93007	39.18804
<b>City</b>	<b>State</b>	<b>Zip Code</b>	<b>Primary</b>
CLARKSVILLE	MD	21029	Yes

Parcel \* (This section is required.)

<b>Search</b>	<b>Reset</b>	<b>Clear</b>	<b>Get Address &amp; Owner</b>			
<b>GIS ID *</b>	<b>Parcel</b>	<b>Parcel Area</b>	<b>Land Value</b>	<b>Improved Value</b>	<b>Exemption Value</b>	<b>Plan Area</b>
853164	360	24.02	385900	942100	556200	RURAL

**Legal Description**  
 IMPSP/O LOT 10 24.0213 A[ ]6680 GUILFORD ROAD[ ]FOX PAUSE SEC 2 LOT 2

[check spelling](#)

<b>Block</b>	<b>Lot</b>	<b>Census Tract</b>	<b>Council Dist</b>	<b>Inspection Dist</b>	<b>Supervisor Dist</b>	<b>Map #</b>	<b>DAP Zone</b>
	10	605102	4				
<b>Plan Area</b>	<b>State Tax Id</b>	<b>Subdivision Name</b>					
	1405385202	FOX PAUSE					
<b>Section</b>	<b>Area</b>	<b>Tax Map</b>					
		35					
<b>Grid</b>	<b>Zoning District</b>	<b>ADC Map</b>					
35-19	RR-DEO	4934-B10					
<b>SDP No.</b>	<b>Final Plan No.</b>	<b>WP File No.</b>					
<b>Record Plat No.</b>	<b>WS Contract No.</b>	<b>FDP No.</b>	<b>Primary</b>				
6665			Yes				
<b>Owner Occupied</b>	<b>Year Built</b>	<b>Historic District</b>					
<input type="radio"/> Yes <input type="radio"/> No	1979	<input type="radio"/> Yes <input checked="" type="radio"/> No					
<b>Historic District Registry No.</b>	<b>Stat Area</b>	<b>Flood Plain</b>					
	5-15A	<input type="radio"/> Yes <input checked="" type="radio"/> No					
<b>Building No</b>							

Owner (This section is not required.)

<b>Search</b>	<b>Reset</b>	<b>Clear</b>
<b>Name *</b>		
STRAIN PAUL FARRELL		
<b>Address Line 1</b>		
6680 GUILFORD RD		
<b>Address Line 2</b>		
<b>Address Line 3</b>		
<b>Mail City</b>	<b>Mail State</b>	<b>Mail Zip Code</b>
CLARKSVILLE	MD	21029
<b>Phone</b>	<b>Primary</b>	
202-642-4729	Yes	
<b>E-mail</b>		
contractorservicesdc@gmail.com		
<b>Cell Number</b>	<b>Fax Number</b>	

Professionals (This section is not required.)

License # *	Business Name		
08050125753	ANTHONY WILDER DESIGN BUILD INC		
License Type *	First Name	Middle Name	Last Name
MHIC Co	▼ ANTHONY		WILDER
Primary	Address Line 1		
Yes	▼ 7913 MACARTHUR BOULEVARD		
	Address Line 2		
	7913 MACARTHUR BOULEVARD		
	City	State	ZIP Code
	CABIN JOHN	MD	20818-0000
	Phone 1	Phone 2	Fax
	3019070100		3019073300
	E-mail		
	MARK@ANTHONYWILDER.COM		

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type *	First Name	MI	Last Name
Applicant	▼ BETH		DAVIS
Relationship	Full Name		
Applicant	▼ BETH DAVIS		
Primary	Organization Name		
No	▼ BD Contractor Services		
	Street Address		
	14508 CHESTERFIELD RD		
	Address Line 2		
	City	State	Zip Code
	Rockville	MD	▼ 20853
	Phone	Cell	Fax
	301-370-0369		
	E-mail *		
	contractorservicesdc@gmail.com		

Contact (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type	First Name	MI	Last Name
Contact	▼ BETH		DAVIS
Relationship	Full Name		
Licensed Professional	▼ BETH DAVIS		
Primary	Organization Name		
Yes	▼ BD Contractor Services		
	Street Address		
	14508 CHESTERFIELD RD		
	Address Line 2		
	City	State	Zip Code
	Rockville	MD	▼ 20853
	Phone	Cell	Fax
	301-370-0369		
	E-mail		
	contractorservicesdc@gmail.com		

Addtl Info

Est Construction Cost *	Housing Units *	Number of Buildings *	Public Owned
75000	0	0	No
Construction Type			
434 - Additions, Alterations and Conversions - Residential			

RESIDENTIAL ADDITION INFORMATION

RESIDENTIAL ADDITION INFORMATION

Capital Project-No Fee *	Capital Project Number	Fee Exempt *	Roadside Tree Project Permit	Roadside Tree Project Permit #		
<input type="radio"/> Yes <input checked="" type="radio"/> No		<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No			
No of Stories *	Foundation *	Basement *	No of Rooms *	Full Baths *	Half Baths *	Existing Use *
2	Slab on Grade	N/A	0	0	0	Existing Structure
Model *						Condominium *
SFD/FIRST FLOOR REAR AND SIDE ADDITION TO EXISTING ADU						<input type="radio"/> Yes <input checked="" type="radio"/> No

[check spelling](#)

<b>Other Structure *</b> None	<b>Bedrooms *</b> 0	<b>Porch Deck *</b> N/A	<b>No of Fireplaces *</b> 0	<b>Type of Fireplace</b> --Select--	<b>Energy Code *</b> N/A		
<b>W &amp; S Fees Paid</b> <input type="radio"/> Yes <input type="radio"/> No	<b>Water *</b> Private	<b>Sewage *</b> Private	<b>Utilities *</b> Electric	<b>Heating System *</b> Electric	<b>Sprinkler System *</b> None	<b>Road Frontage</b> County	
<b>1st Floor Width</b> FT	<b>1st Floor Depth</b> FT	<b>2nd Floor Width</b> FT	<b>2nd Floor Depth</b> FT	<b>Basement Width</b> FT	<b>Basement Depth</b> FT	<b>Height</b> FT	<b>Building Construction Type</b> Conventional
<b>Total Square Footage *</b> 1437	<b>Occupiable Square Footage *</b> SQFT 0	<b>Affordable Housing Funding *</b> SQFT N/A		<b>Foundation Measurement</b>		<b>Footings</b>	
<b>Walls</b>	<b>Roof</b>	<b>Change In Use</b> <input type="radio"/> Yes <input checked="" type="radio"/> No	<b>Grading Permit No</b>	<b>Senior Housing</b> <input type="radio"/> Yes <input checked="" type="radio"/> No	<b>MIHU Outside Downtown Columbia</b> <input type="radio"/> Yes <input checked="" type="radio"/> No	<b>MIHU Provided Units</b> 0	<b>Affordable Downtown Columbia</b> <input type="radio"/> Yes <input checked="" type="radio"/> No
<b>Additional Description Info</b>				<b>Expiration Date</b> 3/9/2024	<b>MIHU Required Units</b> 0	<b>Plan Submittal *</b> Electronically by Invitation from ProjectDox	

[check spelling](#)

**GREEN INFORMATION**

<b>Goal Level</b> --Select--	<b>Actual Level</b> --Select--	<b>Leed Registration Number</b>	<b>Date of Leed Certification</b>
---------------------------------	-----------------------------------	---------------------------------	-----------------------------------

**STORM WATER MANAGEMENT**

<b>Green Roofs A1</b> <input type="radio"/> Yes <input type="radio"/> No	<b>Permeable Pavements A2</b> <input type="radio"/> Yes <input type="radio"/> No	<b>Reinforced Turf A3</b> <input type="radio"/> Yes <input type="radio"/> No	<b>Disconnection of Rooftop Runoff N1</b>	<b>Disconnection of Non Rooftop Runoff N2</b> <input type="radio"/> Yes <input type="radio"/> No
<b>Sheetflow to Conservation Areas N3</b> <input type="radio"/> Yes <input type="radio"/> No	<b>Rainwater Harvesting M1</b>	<b>Submerged Gravel Wetlands M2</b>	<b>Landscape Infiltration M3</b>	<b>Infiltration Berms M4</b>
<b>Dry Wells M5</b>	<b>Micro Bioretention M6</b>	<b>Rain Gardens M7</b>	<b>Swales M8</b>	<b>Enhanced Filters M9</b>
<b>PSWM Certification Received in CID on</b>				

Submit Cancel



# 6680 GUILFORD ROAD

CLARKSVILLE MARYLAND 21029

## PROJECT INFO:

### BUILDING USE:

EXISTING: ADU

PROPOSED: NO CHANGE

ADU GFA: EX: 900 SF PROP: 1437.52 SF

### NUMBER OF STORIES ABOVE GRADE:

EXISTING: 1 STORY(SLAB ON GRADE)

PROPOSED: 2 STORIES (SLAB ON GRADE)

EXISTING BLDG HT = 20.0' PROPOSED = 25.0'

STRUCTURAL FRAMING SYSTEM: WOOD STUDS AT WALLS ABOVE GRADE, CMU AT FOUNDATION/BEARING WALLS

USE GROUP: R-3 ZONE: RR-DEO

PARCEL: 0360 LOT: 10

LOT SIZE: 24.0200 AC

SPRINKLERED: NO

SMOKE DETECTORS: HARDWIRED

GAS FUEL: YES (CO DETECTORS PROVIDED)

FIRE RATING: 0

EXISTING UNITS: 1 PROPOSED UNITS: 1

CONSTRUCTION TYPE: V-A

### INSULATION:

EXT. WALLS: R20 INT + R5 CONT EXT

FLOOR: R30

CEILING: R49

## LOCAL DESIGN LOAD CRITIA

WIND SPEED: 115 MPH

FROST DEPTH: 30in.

EARTHQUAKE: AT SHORT PERIODS / 0.16 AT 1 SEC PERIOD / .053

SEISMIC DESIGN: B

WEATHERING FOR CONCRETE: SEVERE

TERMITE: MODERATE TO HEAVY

DECAY: SLIGHT TO MODERATE

ICE SHEILD UNDERLAYMENT: YES

FLOOD HAZARDS: 3/5/1990

WINTER DESIGN: 15 D/F ; 9 D/C

AIR FREEZING: LESS THAN 1500 D/F ; 815 D/F

MEAN ANNUAL TEMP: 50 D/F ; 10 D/F

## LOCATION MAP



## BUILDING CODES

--2021 International Residential Code

--2021 International Energy Conservation Code

--2021 Mechanical Code

--2021 International Plumbing Code

--2021 NFPA 101 Life Safety Code

--2020 NFPA 70 National Electrical Code

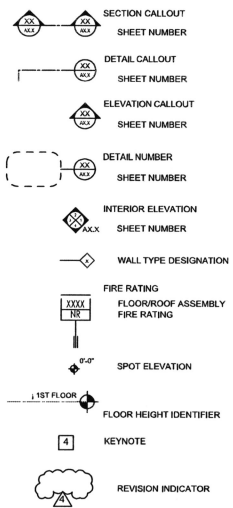
## SCOPE OF WORK

1. FIRST FLOOR REAR AND SIDE ADDITION TO EXISTING ADU
2. SECOND FLOOR SIDE ADDITION TO EXISTING ADU (ABOVE PROPOSED FIRST FLOOR ADDITION FOOTPRINT)
3. MISC - NEW LIGHTING, NEW HVAC, NEW PLUMBING

## INDEX

T1	COVER SHEET
T2	GENERAL NOTES
D1.1	EXISTING AND DEMOLITION PLANS
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A1.2	FLOOR PLANS
A2.1	ELEVATIONS
A3.1	SCHEDULES
A3.3	WALL ASSEMBLY DETAILS
S0.1	STRUCTURAL NOTES
S1.0	WINDBRACING PLANS
S1.1	STRUCTURAL PLANS
S1.2	STRUCTURAL PLANS
S2.1	SECTION CUTS, STRUCTURAL DETAILS
M1.0	MECHANICAL NOTES
M1.1	MECHANICAL DETAILS
M1.2	MECHANICAL PLANS
E1.1	ELECTRICAL PLANS

**GRAPHIC SYMBOLS**



**ABBREVIATIONS**

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

<b>B</b>	
BLKG	Blocking
B.M	Bench Mark
BD	Board
BF	Backface
BL	Building Line
BLDG	Beam
BM	Bearing
BRG	Building Restriction Line
BRL	Bottom
BTM	Between
BTWN	

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

<b>D</b>	
D	Depth
DTLS	Details
STL	Detail
DIA	Diameter
DM	Dimension
DL	Dead Load
DN	Down
DS	Down Spout
DWGS	Drawings
DWLS	Dowels

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

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

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

<b>H</b>	
H	High
HDW	Hardware
HDR	Header
HORIZ	Horizontal
HP	High Point
HRT	Hour
HT	Height
HWD	Hardwood

<b>I</b>	
IBC	International Building Code
ID	Inside Diameter
INDO	Information
INSUL	Insulation

<b>J</b>	
J	

<b>K</b>	
K	

<b>L</b>	
LDGR	Ledger
LG	Long
LOC	Location
LP	Low Point
LSL	Laminated Strand Lumber
LT	Light
LWC	Lightweight Concrete

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

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

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

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

<b>R</b>	
R	Riser
RAD	Radius
RCP	Reflected Ceiling Plan
RD	Roof Drain
REFAR	Reference
REF	Refer
REFURB	Reinforcing
REINF	Relocate/Relocated
RELOC	Require
RECD	Recessed Fire Valve
RFVC	Cabinet
RO	Rough Opening

<b>S</b>	
S.A.B.	Sound Attenuation Board
SCHED	Schedule
SECT	Section
SF	Square Feet
SHTG	Sheathing
SHT	Sheet
SIM	Similar
SISTERD	Slistered
SP	Structural Opening
SOG	Slab on Grade
SPEC	Specification
SQ	SSquare
S.S.	Stainless Steel
SSF	Solid Surface
STAGGERD	Staggered
STD	Standard
STIDD	Stiffener
STR	Stirrup
STC	Sound Transmission Class
STL	Steel
STRUCT	Structural
SYM	Symmetrical
SYS	System

<b>T</b>	
T	Tread
TAPERD	Tapered
TB	Towed Bar
T&B	Top and Bottom
T&G	Tongue and Groove
TRK	Track
THRU	Through
T.JS	Trus Joist I Joist
TO	Top of
TOB	Top of Beam
TOC	Top of Concrete
TOCB	Top of Curb
TOG	Top of Footing
TOM	Top of Mullion
TOS	Top of Slab
TOSTL	Top of Steel
TP	Toilet Paper Holder
TR	Towel Ring
TW	Top of Wall
TYP	Typical

<b>U</b>	
UC	Under Counter
UG	Underground
U.L.	Underwriters Laboratory
U.N.O.	Unless Noted Otherwise
UP_NS	Unprotected, Non Sprinklered

<b>V</b>	
VAR	Varies
VERT	Vertical
V.I.F.	Verify in Field

<b>W</b>	
W	With
WO	Without
W	Width
WP	Waterproofing
WD	Wood
WF	Wide Flange
WL	Wind Load
WP	Work Point
WPO	Work Point Point of Origin
WP1	Work Point - Numbered
W.R.	Weather/Water Resistant
WWF	Welded Wire Fabric

**GENERAL NOTES**

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

**Reynolds**  
Engineering & Construction, Inc.

**6660 Guilford Road**  
**Clarksville MD 21029**

**Annotations, Abbreviations and**  
**General Notes**

Whether dimensions on these drawings shall have precedence over notes hereon, the Contractor shall verify the dimensions by all dimensions and conditions on the job and they shall be bound by any conditions from the drawings and conditions.

Drawing Scale: \_\_\_\_\_

Drawn by: \_\_\_\_\_ Date: 07.23.23

Checked by: \_\_\_\_\_ Date: \_\_\_\_\_



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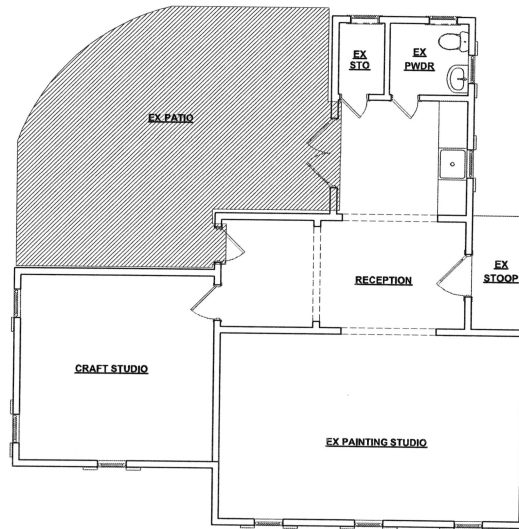
**T2**

**GENERAL DEMOLITION NOTES**

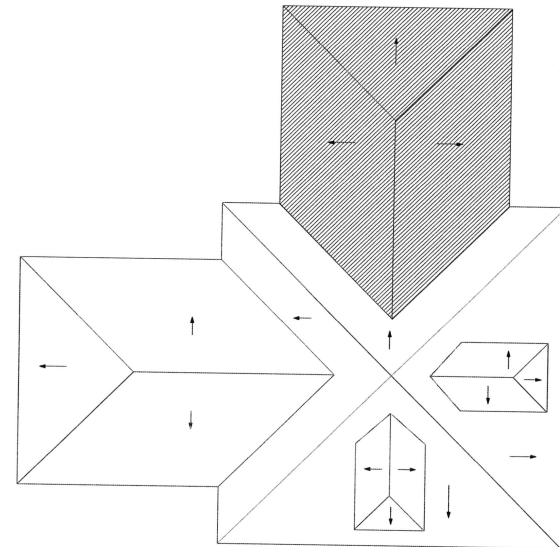
- A. CONTRACTOR TO VERIFY IN FIELD EXISTING CONDITIONS. ANY DEVIATION FROM THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER/ENGINEER IMMEDIATELY.
- B. BUILDING AND SITE WILL BE CONTINUED OPERATIONS DURING DEMOLITION AND REMODELING PHASES.
- C. THE DEMOLITION PLAN AND EXISTING CONDITIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INCLUDE IN THEIR BID. ITEMS WHICH ARE INTENDED TO BE REMOVED, RELOCATED, OR SALVAGED ARE SHOWN AS DIAGONAL LINES. ALL OTHER ITEMS ARE INTENDED TO REMAIN IN PLACE.
- D. COORDINATE DEMOLITION AND REPAIRS, PROVIDE TEMPORARY ROOFING AS REQUIRED. DO NOT LEAVE ANY AREAS EXPOSED TO ELEMENTS, WITHOUT TEMPORARY ROOFING.
- E. DEMOLITION SHALL INCLUDE, BUT IS NOT LIMITED TO, THE TIMES IDENTIFIED. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED RENOVATION AND NEW CONSTRUCTION WITH THE EXISTING BUILDING TO IDENTIFY THE TOTAL EXTENT OF THE DEMOLITION REQUIRED AND AS LISTED HERE-IN.
- F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL EXISTING BUILDING COMPONENTS, MATERIALS, EQUIPMENT, AND APPURTENANCES AS REQUIRED TO BUILD, ERECT, INSTALL, OR ACCOMMODATE ALL NEW CONSTRUCTION, WITH THE CONTRACTING OFFICE HAVING FIRST RIGHT OF REFUSAL ON ALL REMOVED ITEMS.
- G. ITEMS NOTED TO BE REMOVED AND SALVAGED OR REINSTALLED SHALL BE CAREFULLY REMOVED BY THE CONTRACTOR WITHOUT DAMAGE AND STORED OR REINSTALLED ON THE SITE AS DIRECTED. REMOVED AND SALVAGED ITEMS SHALL REMAIN THE PROPERTY OF THE OWNER.
- H. IN THE EVENT THE CONTRACTOR ENCOUNTERS ON THE SITE MATERIAL REASONABLE BELIEVED TO BE ASBESTOS, LEAD-BASED PAINT, OR ANY HAZARDOUS MATERIAL WHICH HAS NOT BEEN RENDERED HARMLESS, THE CONTRACTOR SHALL IMMEDIATELY REPORT THE CONDITION TO THE OWNER AND PROPER ABATEMENT SHALL BE DONE.
- I. THE CONTRACTOR IS RESPONSIBLE FOR THE ERECTION, MAINTENANCE AND REMOVAL OF ALL CONSTRUCTION ASSISTANCE DEVICES SUCH AS SCAFFOLDING AND BARRIERS.

**DEMOLITION LEGEND**

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



Existing and Demolition Plan  
1/4" = 1'-0" 1.  
D1.1



Roof Existing and Demolition Plan  
1/4" = 1'-0" 2.  
D1.1



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Existing and Demolition Plans

Without Alterations or From Drawings and  
New Construction and shall be responsible for all  
demolition and construction work and for the  
accuracy and condition of all information.

Drawing Scale: \_\_\_\_\_  
Drawn by: \_\_\_\_\_ Date: 07.03.23  
Checked by: \_\_\_\_\_ Date: \_\_\_\_\_

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**GENERAL NOTES:**

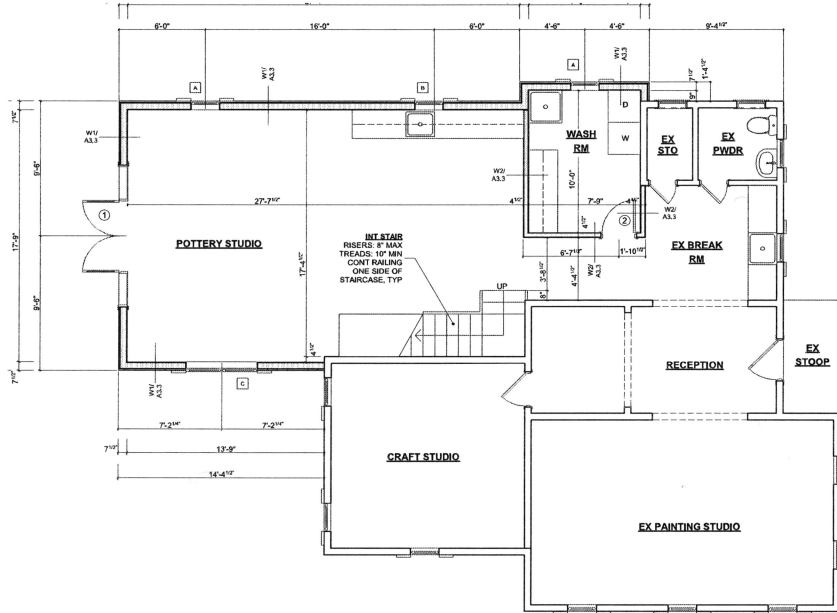
1. STUD MEASUREMENTS ARE FROM FINISHED MATERIAL TO FINISHED MATERIAL.
2. COORDINATE ALL FINISH MATERIALS AND ALL FINAL PRODUCTS WITH OWNER.
3. ALL MEASUREMENTS NEED TO BE VERIFIED IN FIELD.
4. UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND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

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

15. THE CONTRACTOR SHALL COORDINATE THE WORK WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ALL NECESSARY OPENINGS AND PENETRATIONS THROUGH WALLS, CEILINGS AND FLOORS.
16. ALL EXPOSED PIPES, CONDUITS OR DUCTS IN FINISHED AREAS, WHETHER SHOWN ON DRAWINGS OR NOT, SHALL BE FURRED OUT WITH GYP BD.
17. ALL PLUMBING, ELECTRICAL AND MECHANICAL WORK WHICH SHALL BE ABANDONED FOR PROPOSED CONSTRUCTION WORK SHALL BE CUT BACK, REROUTED, CAPPED AND SAFFED OFF.
18. ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS APPLICABLE AND SHALL CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES (A.C.I., A.I.S.C., ETC).

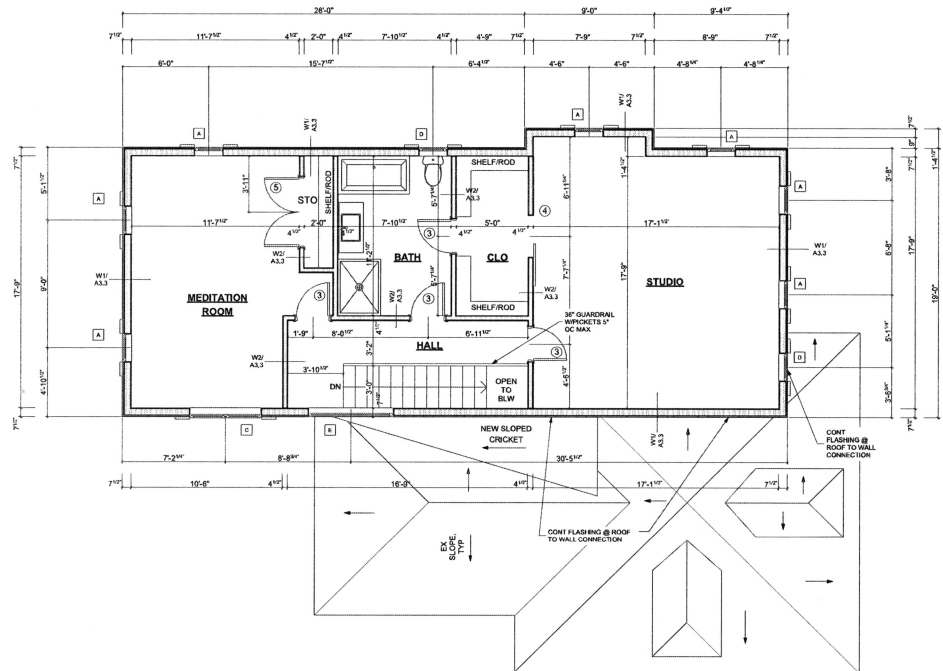
**WALL LEGEND**

-  EXISTING WALL TO REMAIN
-  NEW PARTITION WALL



Ex Studio Plan @ 1st Floor  
1/4" = 1'-0"

1.  
A1.2



Studio Plan @ 2nd Floor  
1/4" = 1'-0"

2.  
A1.2



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Ex Studio Plan @ 1st Floor, Studio  
Plan @ 2nd Floor

Notes: Drawings are for design only. They do not constitute a contract. All dimensions and conditions on the job shall take precedence over any dimensions, notes, specifications and conditions on these drawings.

Drawing Scale:

Drawn by: L.B. Date: 07.25.13

Checked by: Date:

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**GENERAL NOTES:**

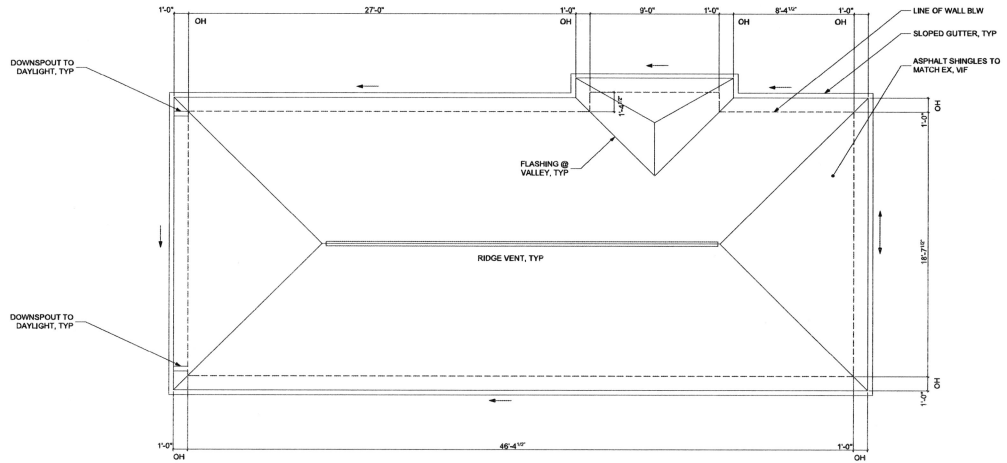
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**WALL LEGEND**

-  EXISTING WALL TO REMAIN
-  NEW PARTITION WALL



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

1.  
A1.2



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Clarksville MD 21029

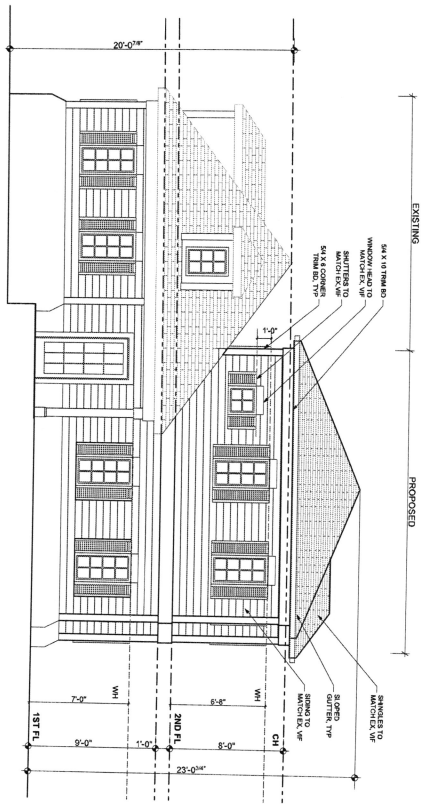
Roof Plan

Notes: Drawings on these sheets shall have been prepared and checked by the Designer. Contractor shall verify and be responsible for all dimensions and conditions on the job and the office shall be notified of any variations from the drawings and conditions.

Drawing Date	
Drawn by	Date
LB	07.03.23
Checked by	Date

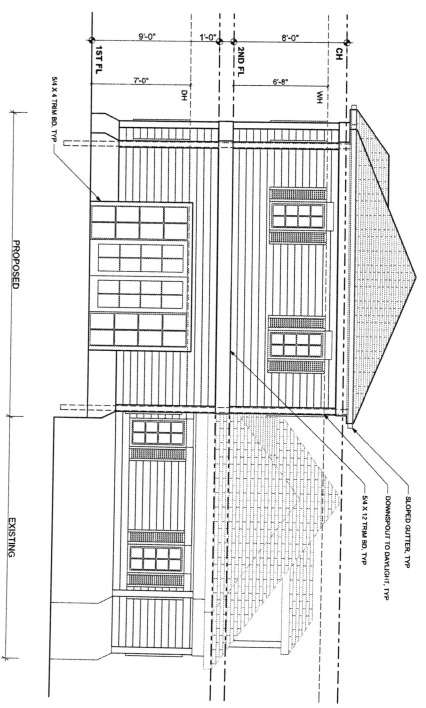
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A1.2



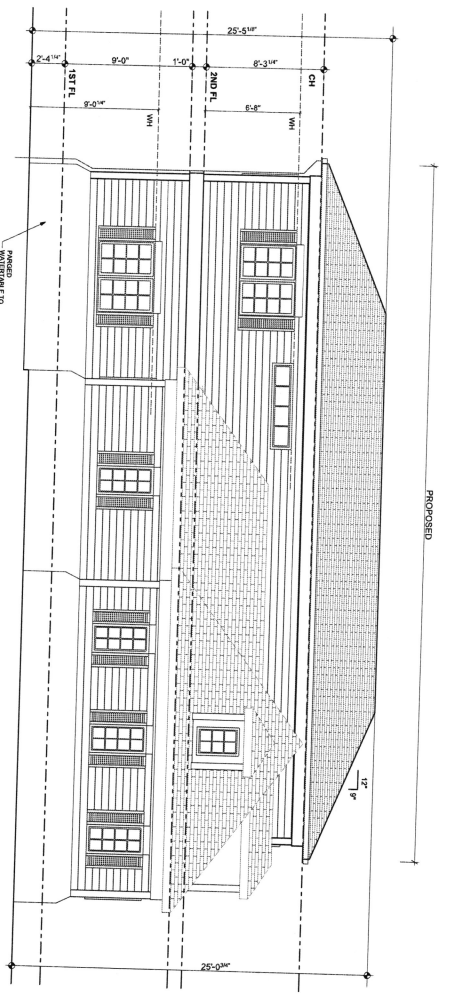
1. Studio Front Elevation  
1/4" = 1'-0"

1.  
A1.1



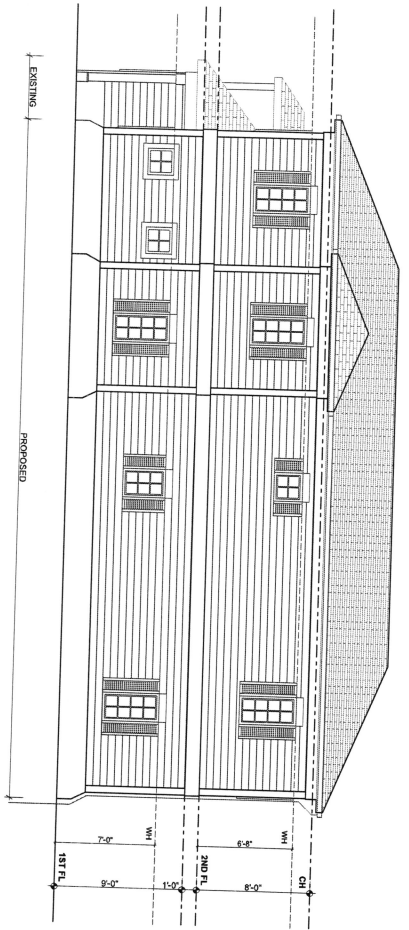
2. Studio Rear Elevation  
1/4" = 1'-0"

2.  
A1.1



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

3.  
A1.1



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

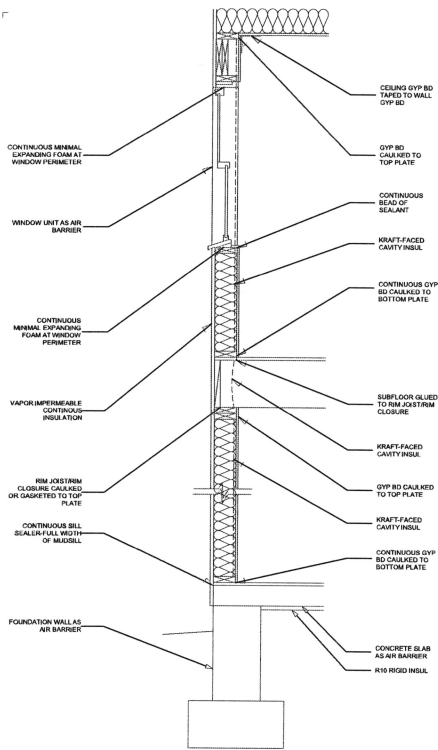
4.  
A1.1

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Clarksville MD 21029**

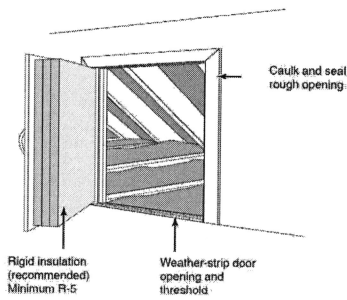
**Studio Front Elevation, Studio Rear  
Elevation, Left Side Elevation, Right  
Side Elevation**

2012.12.15.0148  
**Reyde & Co.**  
Architectural Firm, Inc.  
10728 Tucker Street  
Clarksville, MD 21029  
301.529.4433

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



ATTIC HATCH DOOR DETAIL

WINDOW SCHEDULE						
SYL	QTY	CAT. NO.	U-FACTOR	W	H	INFORMATION
A	9		.30	2.0	4.0	CASEMENT
B	1		.30	3.0	3.0	CASEMENT
C	2		.30	5.0	4.0	CASEMENT
D	1		.30	2.0	2.0	FIXED
E	1		.30	5.0	1.6	FIXED

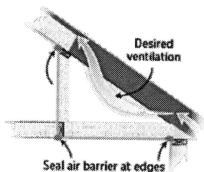
- WINDOWS SPECIFIED ARE BY CONSULT WINDOWERS
- WINDOWS ARE ALUM. LOW "E" COATING W/ARGON GAS UNLESS OTHERWISE NOTED
- PROVIDE ALL THE NECESSARY HARDWARE, WEATHER STRIPPING, TRIM PIECES, ETC.
- PROVIDE SCREENS FOR ALL OPERABLE WINDOWS. COLOR TO BE SELECTED BY OWNER.
- REFER TO PLANS AND ELEVATIONS FOR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

DOOR SCHEDULE									
DOOR NO	HGT	WIDTH	THICK	MATERIAL	FINISH COLOR	MATERIAL	FINISH COLOR	QTY	REMARKS
1	6'-8"	10'-0"	1 1/2"	FIBRGLS	PAINTED	FIBRGLS	PAINTED	5	EXTERIOR DOOR (2'-0" SIDELITES)
2	6'-8"	2'-4"	1 1/2"	WOOD	PAINTED	WOOD	PAINTED	5	INTERIOR LOUVER DOOR
3	6'-8"	2'-4"	1 1/2"	WOOD	PAINTED	WOOD	PAINTED	5	INTERIOR DOOR
4	6'-8"	3'-4"	1 1/2"	WOOD	PAINTED	WOOD	PAINTED	5	INTERIOR BARN DOOR
5	6'-8"	8'-0"	1 1/2"	WOOD	PAINTED	WOOD	PAINTED	5	INTERIOR DOUBLE DOOR

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

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

TABLE R303.1(2) DEFAULT DOOR U-FACTORS		
DOOR TYPE	U-FACTOR	
Uninsulated Metal	1.20	
Insulated Metal	0.60	
Wood	0.50	
Insulated, nonmetal edge, max 45% glazing, any glazing double pane	0.35	



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

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

BUILDING ENVELOPE DETAIL: AT ROOF/EAVE/SOFFIT

TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION		
COMPONENT	AIR BARRIER CRITERIA	
	INSULATION INSTALLATION CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous six-sided air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material. All ceiling, wall, floor and slab insulation shall achieve Grade 1 insulation per the RESNET Standards or, alternatively, Grade II for surfaces that contain a layer of continuous, air impermeable insulation > R-5.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop-down stairs or knee wall doors to unconditioned attic space shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and borders of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of not less than R-3 per inch. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jamb and framing, and skylights and framing shall be sealed. Doors adjacent to substantially air-tight with weather stripping or equivalent gasket.	Continuous exterior insulation shall continue over window and door headers. Skylight and window chases through unconditioned attic space must be insulated to exterior wall values per table 402.1.2.
Rim joists	Rim joists shall include continuous air barrier.	Rim joists shall be insulated per Table 402.1.2.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed on any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of sill/loor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints sealed.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	Duct shafts or chases next to exterior or unconditioned space shall be insulated.
Narrow cavities	Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.	Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	Walls next to unconditioned garage space shall be insulated.
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring	Seal any plumbing or wiring that penetrates the building envelope.	Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.	
Common wall separating dwelling units	An air barrier is installed in common wall between dwelling units.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	
Fireplace	An air barrier shall be installed on fireplace walls.	

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-600.

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

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

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



6880 Guilford Road  
Clarksville MD 21029

Schedules

When alterations or new drawings are submitted, the contractor shall verify and be responsible for all dimensions and conditions of the job and the dimensions and conditions of the job shall be the responsibility of the contractor.

Drawing Scale:  
Drawn by: Date: 07.03.23  
Checked by: Date:

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A3.1



**GENERAL NOTES**

- A) DESIGN LOADS FOR NEW WORK
- 1) FLOOR LIVE LOADS
    - A) BEDROOM = 30 PSF
    - B) LIVING AREAS = 40 PSF
    - C) UNHABITABLE ATTICS WITHOUT STORAGE = 10 PSF
    - D) UNHABITABLE ATTICS WITH STORAGE = 20 PSF
  - 2) ROOF SNOW LOAD
    - A) Pg = 30 PSF
    - B) Pf = 18.5 AMR PER DCMR = 30 PSF
    - C) EXPOSURE = B
    - D) Ce = 0.9
    - E) I = 1.0
    - F) Ct = 1.0
  - 3) IN ADDITION TO THE FLAT ROOF SNOW LOAD STATED ABOVE, A SNOW LOAD PROVISION FOR DRAFTING SNOW AND SLOPED ROOF HAS BEEN PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE 2017, SECTION 1608.7
  - 3) WIND LOAD
    - A) BASIC WIND SPEED (3-SECOND GUST), V = 115 MPH
    - B) IMPORTANCE FACTOR = 1.0
    - C) EXPOSURE = B
    - D) BUILDING CATEGORY = II
  - 4) BRACED WALL PANEL CONSTRUCTION: WSP AND CS-WSP CONTINUOUS SHEATING STRUCTURAL WOOD PANEL PER THE REQUIREMENTS OF THE 2021 INTERNATIONAL RESIDENTIAL CODE SECTION R602.10
  - 5) IMPOSED CONSTRUCTION LOADS IN EXCESS OF STATED DESIGN LOADS MUST BE APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO THE IMPOSITION OF SUCH LOADS.
  - 6) THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE/2021

**B) GENERAL**

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

**C) DEMOLITION**

- 1) ALL WORK SHALL BE IN GENERAL COMPLIANCE WITH THE INTERNATIONAL RESIDENTIAL CODE/2021
- 2) FURNISH ALL LABOR AND MATERIAL NECESSARY TO PERFORM THE DEMOLITION WORK IN A COMPLETED MANNER SUCH THAT NEW WORK CAN BE INSTALLED WITH MINIMUM PREPARATION.
- 3) CONTRACTOR SHALL INCLUDE IN THE SCOPE OF WORK ALL ASPECTS OF REQUIRED DEMOLITION, SHORING OF EXISTING STRUCTURE, STAGING THE REPAIR TASKS AND SCHEDULING THE WORK IN A MANNER APPROVED BY THE BUILDING MANAGEMENT. CLEAN UP AFTER PORTIONS OF WORK ARE PERFORMED AND CLEAN UP AFTER THE ENTIRE REPAIR IS COMPLETED.
- 4) CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL TEMPORARY SHORING AND BRACING REQUIRED FOR DEMOLITION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF AND PROCEDURES FOR THE REQUIRED TEMPORARY SHORING. TEMPORARY SHORING SHALL BE IN CONFORMANCE WITH OSHA REGULATIONS.
- 5) THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT DAMAGE OF THE EXISTING STRUCTURE, IN THE EVENT OF DAMAGE. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND CONTRACT THE STRUCTURAL ENGINEER FOR ASSESSMENT OF THE DAMAGE.
- 6) SCHEDULE ALL WORK IN A CAREFUL MANNER WITH ALL NECESSARY CONSIDERATION FOR THE HOME OWNER. ANY DAMAGE TO PERSON OR PROPERTY AS A RESULT OF DEMOLITION AND RELATED WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

**D) FOUNDATION AND SLAB ON GRADE**

- 1) ESTIMATED ALLOWABLE SOIL BEARING PRESSURE FOR SHALLOW FOOTINGS IS 1500 PSF. BEARING CAPACITY SHALL BE FIELD DETERMINED BY A LICENSED GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF CONCRETE. SHOULD UNSUITABLE MATERIAL BE ENCOUNTERED, FOOTING SHALL BE OVEREXCAVATED AND REPLACED WITH LEAN CONCRETE, Fc = 2000 PSI. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE MINIMUM OF 2 FEET 6 INCHES BELOW EXTERIOR GRADE, UNLESS NOTED OTHERWISE.
- 2) THE FOUNDATION FOR THE STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING LATERAL EARTH PRESSURES:
  - a) WALLS SUPPORTED TOP AND BOTTOM = 35 PSF
- 3) ALL FOOTING EXCAVATIONS SHALL BE INSPECTED BY THE BUILDING OFFICIAL PRIOR TO THE PLACING OF ANY CONCRETE. THE BUILDING OFFICIAL SHALL BE GIVEN NOTICE FOR THIS OBSERVATION.
- 4) TOP OF FOOTINGS SHALL EXTEND TO ELEVATIONS SHOWN. SHOULD UNSUITABLE MATERIAL BE ENCOUNTERED, FOOTING SHALL BE OVEREXCAVATED AND REPLACED WITH LEAN CONCRETE, Fc = 2000 PSI.
- 5) EXCAVATIONS FOR FOOTINGS AND/OR CONTINUOUS FOOTINGS SHALL BE CLEANED AND HAND TAMPED TO A UNIFORM SURFACE.
- 6) WALLS RETAINING EARTH BACKFILL HAVE BEEN DESIGNED FOR IN SERVICE LOADS ONLY. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION. THE SHORING SHALL NOT BE REMOVED UNTIL THE SUPPORTING ELEMENTS ARE IN PLACE. THE CONCRETE IN THE WALLS AND SUPPORTING ELEMENTS HAS ATTAINED THE SPECIFIED 28 DAY COMPRESSIVE STRENGTH (Fc) AND COMPACTION OF THE BACKFILL HAS BEEN COMPLETED.
- 7) SLAB ON GRADE SHALL BE UNDERLAIN BY A MINIMUM OF 4 INCHES OF GRANULAR MATERIAL HAVING A MAXIMUM AGGREGATE SIZE OF 1.5 INCHES AND NOT MORE THAN 10% OF MATERIAL PASSING THROUGH A NO. 4 SIEVE. PRIOR TO PLACING THE GRANULAR MATERIAL THE FLOOR SUBGRADE SHALL BE PROPERLY COMPACTED, PROOFROLLED, FREE OF STANDING WATER, MUD, ORGANIC MATERIAL AND FROZEN SOIL BEFORE PLACEMENT OF THE CONCRETE, A VAPOR BARRIER SHALL BE PLACED ON TOP OF THE GRANULAR MATERIAL.

**G) CAST-IN-PLACE CONCRETE**

- 1) ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 301, ACI 318 AND ACI 302.
- 2) CAST IN PLACE CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH Fc AS FOLLOWS:
  - a) SLAB-ON-GRADE AND FOOTINGS = 3000 PSI
  - b) GEMENT SHALL COMPLY WITH A STM C150, TYPE I OR TYPE II.
  - c) THE USE OF FLY ASH OR OTHER GRANULATED BLAST-FURNACE SLAG IS NOT PERMITTED.
  - d) CONCRETE SLUMP SHALL 4 INCHES +/- 1 INCH.
  - e) ALL CONCRETE EXPOSED TO WEATHER SHALL HAVE A MINIMUM AIR ENTRAINMENT OF 5% +/- 1.5%.
  - f) CONCRETE REINFORCEMENT BARS SHALL CONFORM TO ASTM A615, GRADE 60. REINFORCEMENT BARS SHALL NOT BE TACK WELDED, WELDED, HEATED OR CUT UNLESS INDICATED ON THE CONTRACT DOCUMENTS OR APPROVED BY THE STRUCTURAL ENGINEER.
  - g) PROVIDED WELDED WIRE FABRIC 6 X 6 - W1 X W1.4 IN ALL SLAB ON GRADE. ALL WIRE FABRIC SHALL CONFORM TO ASTM #16S. ALL MESH EDGES SHALL LAP A MINIMUM OF 2 SQUARES.
  - h) MINIMUM CONCRETE COVER BETWEEN FACE OF REINFORCING BAR AND FACE OF CONCRETE SHALL BE AS FOLLOWS:
    - = 3"
  - i) FORMED CONCRETE EXPOSED TO WEATHER OR EARTH = 2"
- 3) DETAILING OF CONCRETE REINFORCEMENT BARS AND ACCESSORIES SHALL CONFORM TO THE RECOMMENDATIONS OF ACI 315 DETAILS AND DETAILING OF CONCRETE REINFORCEMENT AND ACI SP-68 'DETAILING MANUAL'. PLACING OF REINFORCING BARS SHALL CONFORM TO THE RECOMMENDATIONS OF ACI 315R 'MANUAL OF ENGINEERING AND PLACING DRAWINGS FOR REINFORCED CONCRETE STRUCTURES' AND CRSI 'MANUAL OF STANDARD PRACTICE'.
- 4) REINFORCEMENT DESIGNATED AS 'CONTINUOUS' SHALL LAP 36 BAR DIAMETERS AT SPLICES UNLESS NOTED OTHERWISE.

**H) STRUCTURAL STEEL**

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

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

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



6680 Guilford Road  
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Structural Notes

Notes: Information on these drawings shall have precedence over any information on other drawings and specifications on the job and the contractor shall verify the accuracy of the information and conditions.

Drawing Scale: \_\_\_\_\_

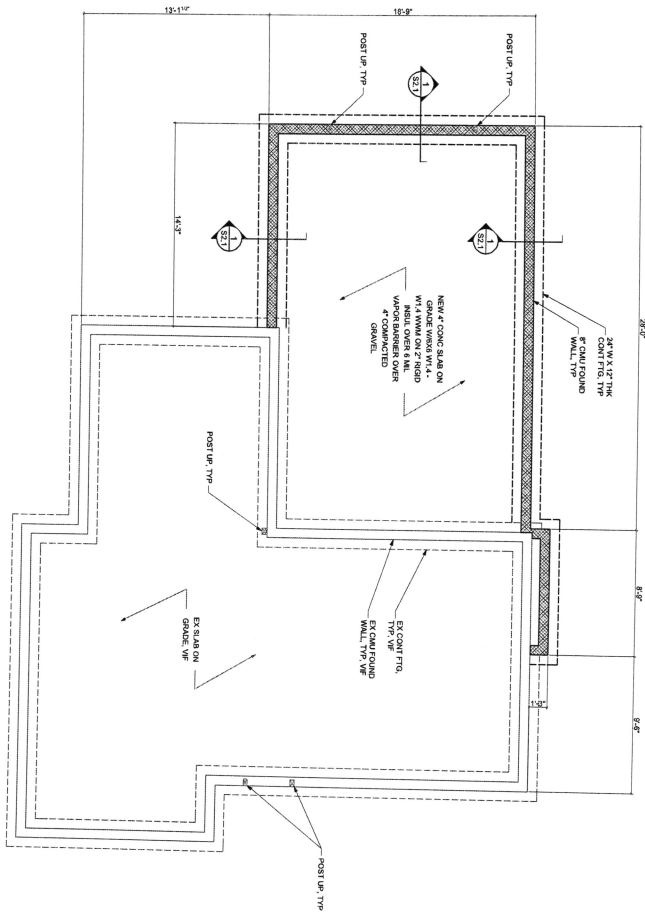
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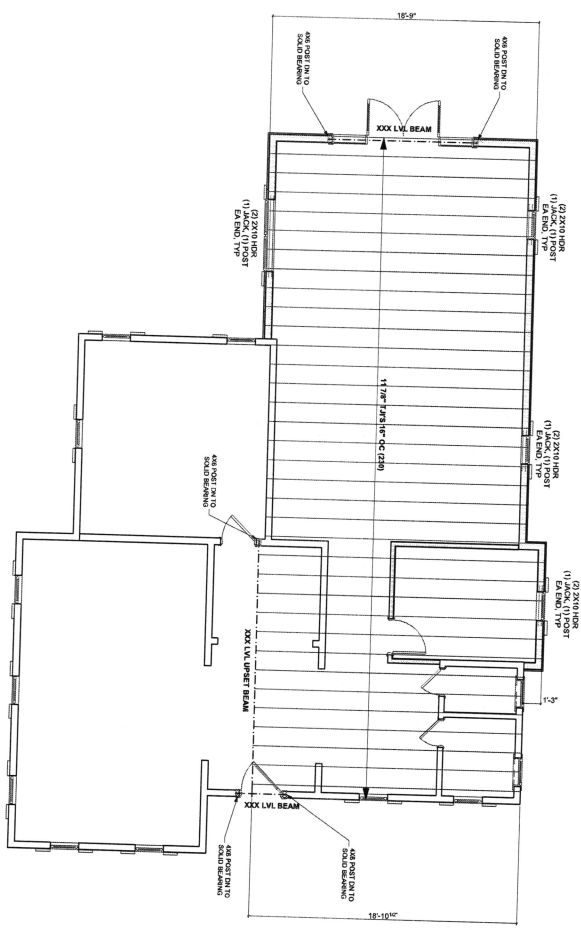






Foundation Plan  
1/4" = 1'-0"

1.  
S1.1



First Floor Framing Plan  
1/4" = 1'-0"

2.  
S1.1

Foundation Plan, First Floor Framing Plan

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Client	6680
Contract No.	10720
Date	10/10/10
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S1.1





**I. GENERAL MECHANICAL NOTES**

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

**II. DUCT, PIPE, & EQUIPMENT INSTALLATION NOTES**

- A. FURNISH AND INSTALL NEW DUCTWORK AS SHOWN ON THE DRAWINGS (DIMENSIONS SHOWN ARE CLEAR INSIDE DIMENSION OF DUCT). ALL DUCTWORK SHALL BE GALVANIZED SHEET METAL CONSTRUCTED IN ACCORDANCE WITH THE 1985 EDITION OF THE SMACNA HANG DUCT CONSTRUCTION STANDARDS, METAL AND FLEXIBLE (DOCS). THE ABOVE GUIDE AND DATA "HANDBOOK OF FUNDAMENTALS" (LATEST EDITION) AND NFPA 90A "STANDARD FOR THE INSTALLATION OF AIR CONDITIONING AND HEATING SYSTEMS" (LATEST EDITION). DUCTWORK SHALL BE SUITABLE FOR PRESSURES UP TO 2" WG AT VELOCITIES UP TO 2500 FPM.
- B. PROMISE REQUIRED SUPPORTS AND HANGERS FOR DUCTWORK, PIPING AND EQUIPMENT, SUCH THAT LOADS WILL NOT EXCEED ALLOWABLE LOADS OF STRUCTURE. SUBSTITUTION OF A HANG SHALL BE PERMITTED ONLY IF THE CONTRACTOR SUBMITTALS SHOWS SUCH HAS BEEN ASCERTAINED ALLOWABLE LOADS AND HAS INCLUDED IN HIS ESTIMATES. THE LOADS ASSUMED IN FURNISHING REQUIRED SUPPORTS AND HANGERS, ALL DUCTWORK, PIPING AND EQUIPMENT SUPPORTS SHALL BE INDEPENDENT OF THE CEILING SUPPORT SYSTEM.
- C. CAREFULLY CHECK THE DOCUMENTS TO ASCERTAIN THE REQUIREMENTS OF ANY MATERIALS OR EQUIPMENT BEING FURNISHED OR INSTALLED AND PROVIDE THE PROPER INSTALLATION OR CONTROLS.
- D. PROVIDE 1" ACOUSTIC LINING IN THE MAIN SA & RA DUCTS TO 10 FT OF THE AIR HANDLER.
- E. INSTALL EXTERNAL DUCTWORK INSULATION WITH VAPOR BARRIER ON ALL SUPPLY AND RETURN DUCT THAT IS NOT LISTED IN INSULATION SCHEDULE.
- F. PROVIDE AND INSTALL FLEX CONNECTIONS BETWEEN ALL AIR HANDLERS / AIR FANS AND THE DUCT WORK.
- G. REFRIGERANT PIPES SHALL BE COVERED TYPE-L FOR REFRIGERATION APPLICATIONS. CONNECTIONS SHALL BE EITHER COMPRESSION OR GREAT TYPE. INSULATE REFRIGERANT SUCTION WITH RUBBERX R-1000S, ARMSTRONG TYPE B OR APPROVED EQUAL. CLOSED CELL INSULATION SPEC IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION. SEAL ALL JOINT UNITS USING THE MANUFACTURER'S RECOMMENDED ADHESIVE. THE INSULATION, WHERE EXPOSED TO THE OUTDOORS, SHALL BE FINISHED WITH TWO COATS OF MANUFACTURER'S FINISH COATING, VINYL-LACQUER COATING OR APPROVED EQUAL.
- H. CONDENSATE PIPING SHALL BE PVC OR COPPER TYPE L.
- I. FURNISH AND INSTALL PREMIUM-GLASS FIBERGLASS PIPE INSULATION/VAPOR BARRIER ON ALL PIPING LISTED BELOW.

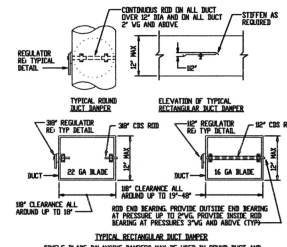
**INSULATION THICKNESS**

FORM TYPE  
A/C CONDENSATE

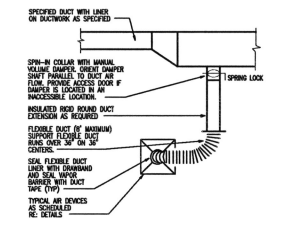
- A. VOLUME DAMPERS: PROMISE ADJUSTABLE DAMPERS AT ALL DUCTWORK JUNCTIONS ON LOW PRESSURE SUPPLY DUCTWORK.
- B. FLEXIBLE DUCT: FLEX DUCT SHALL BE INSULATED TYPE CLASSIFIED AS CLASS 1 AIR DUCT IN ACCORDANCE WITH UL 710A. MAXIMUM 10 FEET IN LENGTH. PROMISE SPIN-IN DUCT TAP WITH VOLUME DAMPER FOR EACH FLEX DUCT. PROVIDE ROUND ROUND DUCT ON LENGTH OF RUNS OVER 10 FEET.
- C. COORDINATION: COORDINATE WITH OTHER TRADES (INCLUDING PLUMBING, ELECTRICAL, CIVIL, STRUCTURAL, AND ARCHITECTURAL) FOR AVAILABLE SPACE, SEQUENCE OF INSTALLATION, AND INSULATION REQUIREMENTS PRIOR TO COMMENCING CONSTRUCTION. ADVISE THE ARCHITECT OF ANY CHANGES IN THE CONTRACT DOCUMENTS THAT MAY BE REQUIRED FOR WORK COMPLETION. VERIFY ADEQUATE CLEARANCES REGARDING DUCTWORK, PLUMBING, HVAC PIPING, AND ELECTRICAL TO PARALLELIZATION.
- D. SIZES: WHEN PIPE OR DUCT SIZE IS NOT INDICATED, SIZE THAT SECTION EQUAL TO THE ADJACENT UPSTREAM SIZE, UNLESS OTHERWISE APPROVED BY THE ENGINEER. DUCT RUNWAYS SHALL BE MINIMALLY SIZED ACCORDING TO NECK SIZE OF THE RESTRICTED DIFFUSER.
- E. CONTRACTOR SHALL INSPECT ALL DUCT WORK, FITTINGS, INSULATION AND VAPOR BARRIER FOR DEFECTS OR DAMAGE AND, CIVIL, REPAIRS, AND TAPES AS REQUIRED TO PROMOTE REASONABLY WELL SEALED DUCT SYSTEM WITH APPROPRIATE INSULATION AND VAPOR BARRIER.
- F. ALL PRESSURIZED PIPING SHALL BE LEAK TESTED PRIOR TO ENCLOSURE OR COVER-UP. PIPING SHALL BE LEAK TESTED FOR 24 HOURS UNDER A HYDROSTATIC PRESSURE OF 100% OF THE SYSTEM DESIGN WORKING PRESSURE. CARE SHALL BE TAKEN TO PROTECT ANY EQUIPMENT WHICH MAY BE DAMAGED BY HYDROSTATIC TESTING.
- G. ALL SYSTEMS AND EQUIPMENT INSTALLED ON THE PROJECT SHALL BE BALANCED AND/OR ADJUSTED TO PROVIDE PROPER OPERATION OR FUNCTION IN ACCORDANCE WITH THE DOMAINS, SPECIFICATIONS, AND MANUFACTURER'S RECOMMENDATIONS. ALL TEMPERATURE CONTROL, AIR AND WATER BALANCING SHALL BE DETERMINED BY THE INSTALLING CONTRACTOR. ALL TEST AND BALANCE RESULTS SHALL BE DOCUMENTED WITH A COPY SUBMITTED TO THE OWNER FOR RECORD.

**MECHANICAL ABBREVIATIONS AND SYMBOLS**

ASH	AIR HANDLING UNIT	□	SUPPLY AIR DIFFUSER
BLDG	ADJUT BUILDING	○	RETURN AIR OR EXHAUST GRILL
BSU	BRISTOL THERMAL UNIT	□	FLEXIBLE DUCT
CFM	CUBIC FEET PER MINUTE	□	FLEXIBLE DUCT CONNECTION
DA	DAMPER	□	SUPPLY OR OUTSIDE AIR DUCT UP
DA	DOWN	□	SUPPLY OR OUTSIDE AIR DUCT DOWN
DA	DOWN	□	RETURN OR EXHAUST AIR DUCT UP
DA	DOWN	□	RETURN OR EXHAUST AIR DUCT DOWN
EA	EXHAUST FAN	○	DRAWING NOTE REFERENCE
EA	EXHAUST AIR FAN	○	MECHANICAL EQUIPMENT REFERENCE, "A" DENOTES TYPE, "V" DENOTES NUMBER
EA	EXHAUST AIR FAN	○	AIR DISTRIBUTION DEVICE REFERENCE, "A" DENOTES TYPE, "V" DENOTES NUMBER, "C"/"F" DENOTES RISK SIZE
EA	EXHAUST AIR FAN	○	HEATING, VENTILATING, AND AIR CONDITIONING
EA	EXHAUST AIR FAN	○	HEAT
EA	EXHAUST AIR FAN	○	INCH
EA	EXHAUST AIR FAN	○	KILOWATT
EA	EXHAUST AIR FAN	○	MAXIMUM
EA	EXHAUST AIR FAN	○	MINIMUM
EA	EXHAUST AIR FAN	○	TENSORS OF BR'S
EA	EXHAUST AIR FAN	○	MECH
EA	EXHAUST AIR FAN	○	NOT TO SCALE
EA	EXHAUST AIR FAN	○	OUTSIDE AIR
EA	EXHAUST AIR FAN	○	OPEN END RETURN
EA	EXHAUST AIR FAN	○	PHASE
EA	EXHAUST AIR FAN	○	RETURN AIR
EA	EXHAUST AIR FAN	○	REVOLUTIONS PER MINUTE
EA	EXHAUST AIR FAN	○	STATIC PRESSURE
EA	EXHAUST AIR FAN	○	TRANSFER AIR
EA	EXHAUST AIR FAN	○	TOLERANCE
EA	EXHAUST AIR FAN	○	TYPICAL
EA	EXHAUST AIR FAN	○	UNIT
EA	EXHAUST AIR FAN	○	WITH
EA	EXHAUST AIR FAN	○	WITHOUT



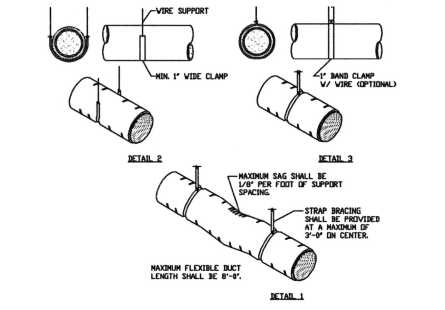
**TYPICAL DUCT MOUNTED SINGLE BLADE BALANCING DAMPERS**  
SCALE: N.T.S.



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

**NOTES:**

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



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

**DUCT CONSTRUCTION SPECIFIED GAGE THICKNESS AND REINFORCEMENT**

DIMENSION OF LONGEST SIDE (INCHES)	SHEET METAL GAGE (ALL FOUR SIDES)	MINIMUM REINFORCING ANGLE SIZE AND MINIMUM LONGITUDINAL SPACING BETWEEN TRANSVERSE JOINT A/B OR INTERMEDIATE REINFORCING	TRANSVERSE REINFORCING (1)				
			AT JOINTS				
			MIN H PLAN (INCHES)	ORNE S PLAN (INCHES)	REINFORCED PLAN S SLP (INCHES)	REINFORCED DWR SLP (INCHES)	
UP THRU 12	26	NONE REQUIRED	1	26	26	26	24
13-18	24	NONE REQUIRED	1	24	24	24	24
19-30	24	1"x1/4" @ 60"	1	-	24	24	24
31-36	22	1"x1/4" @ 60"	1	-	22	22	22

(1) TRANSVERSE REINFORCING SIZE IS DETERMINED BY DIRECTION OF SIDE TO WHICH ANGLE IS APPLIED.  
(2) LONGITUDINAL JOINTS TO BE PITTSBURG OR SWAP LOCK TYPE.

**EXTERIOR DESIGN CONDITIONS**

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

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

**DUCT INSULATION SCHEDULE**

SERVICE	LOCATION	MINIMUM R-VALUE
SUPPLY AIR	UNCONDITIONED	6
RETURN AIR	ATTIC OR OUTSIDE	6
OUTDOOR AIR	OUTSIDE	6
TRANSFER AIR	BUILDING	6
RETURN AIR	SPACES INCLUDING TRANSFER AIR	1.5
OUTDOOR AIR	BASEMENTS, CRAWL SPACES, GARAGES AND ABOVE CEILING	1.5

1. VALUES ARE BASED ON 2021 ICC REQUIREMENTS, 4500 HEATING DEGREE DAY TYPICAL FOR NORTHERN VIRGINIA, AND WASHINGTON DC AREA AND GENERAL GOOD PRACTICE.
2. UNCONDITIONED SPACES REFERS TO SPACES THAT SEPARATE CONDITIONED SPACE FROM OUTSIDE (E. VENTILATED CRAWL SPACES, FRAMED CAVITIES WITHIN EXTERIOR WALLS, OR CEILING ASSEMBLIES SEPARATING CONDITIONED FLOOR SPACE FROM UNCONDITIONED ATTIC).
3. WHERE REQUIRED AS SPECIFIED IN NOTES OR DRAWINGS DUCT LITER SHALL BE INSTALL OF EQUAL VALUE TO REQUIRED INSULATION R-VALUE OR SO THAT THE COMBINED R-VALUE OF DUCT LITER PLUS INSULATION MEETS OR EXCEEDS VALUES INDICATED ABOVE.

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



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Clarksville MD 21029

Mechanical HVAC Notes

Values dimension on these drawings shall be taken from the title block unless otherwise specified. Contractor shall verify to be responsible for all dimensions and conditions on the job which do not affect the number of quantities from the drawings and specifications.

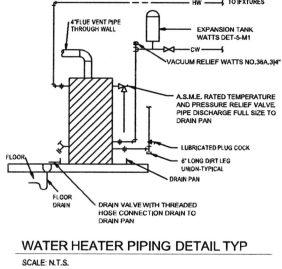
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**MO.1**

**MECHANICAL NOTES:**

- THE DRAWINGS CONVEY THE GENERAL INTENT OF THE DESIGN. CONTRACTOR SHALL EXAMINE THE SIDE AND ALL DRAWINGS BEFORE PROCEEDING WITH THE LAYOUT AND INSTALLATION OF WORK. THE CONTRACTOR IS RESPONSIBLE FOR ASCERTAINING THE EXISTING CONDITIONS, LOCATIONS, RUNS, SIZES, MATERIALS, SLOPES, ETC.
- ARRANGE THE WORK ESSENTIALLY AS SHOWN, EXACT LAYOUT TO BE MADE ON THE JOB TO SUIT ACTUAL CONDITIONS. CONFER AND COOPERATE WITH OTHER TRADES ON THE JOBS SO ALL WORK WILL BE INSTALLED IN PROPER RELATIONSHIP. PRECISE LOCATION OF PARTS TO COORDINATE WITH OTHER WORK IS THE RESPONSIBILITY OF THE CONTRACTOR.
- TOILET EXHAUST FANS WITH A RATED FLOOR/CEILING ASSEMBLY SHALL BE WALL MOUNTED OR UNDER CEILING MOUNTED AND SHALL HAVE A FIRE DAMPER INSTALLED IN THE DISCHARGE DUCT AT EACH PENETRATION OF A RATED FLOOR/CEILING/WALL ASSEMBLY.
- ENSURE THAT TOILET ROOM DOORS ARE UNDERCUT ONE INCH TO ALLOW FOR MAKEUP AIR FOR THE EXHAUST.
- FIRE DAMPERS SHALL BE INSTALLED AT ALL DUCT PENETRATIONS OF FIRE RATED WALLS. FIRE DAMPERS ARE NOT REQUIRED AT PENETRATIONS OF FLOORS FOR DUCTING ENCLOSED IN FIRE RATED CHASES.
- ALL FIRE DAMPERS SHALL BE ACCESSIBLE. PROVIDE ACCESS DOORS IN DUCTS AND ADJACENT FINISHES AS NEEDED.
- THE CONDENSING UNIT SHALL BE INSTALLED ON PRECAST CONCRETE OR COMPOSITION PAD SUPPLIED BY THE MECHANICAL CONTRACTOR.
- CONSULT WITH HVAC UNIT MANUFACTURER FOR INSTALLATION REQUIREMENTS PRIOR TO INSTALL.
- PROGRAMMABLE THERMOSTAT WHERE THE PRIMARY HEATING SYSTEM IS A FORCED-AIR FURNACE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY. THIS THERMOSTAT SHALL INCLUDE THE CAPABILITY TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES DOWN TO 55°F (13°C) OR UP TO 85°F (29°C). THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70°F (21°C) AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 78°F (28°C).
- THIS PROJECT IS REQUIRED TO SUBMIT AT FINAL INSPECTION A DUCT LEAKAGE TEST SHOWING A PASSING RATING OF  $\leq 8$  CFM/100 SQUARE FEET CONDITIONED FLOOR AREA AT A PRESSURE OF 25 PASCAL. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL UPON REQUEST.
- SEALING: DUCT SEALING - DUCTS, AIR HANDLERS, AND FILTER BOXES SEALED PER IRC/MCC AND TESTED - ROUGH-IN OR POST-CONSTRUCTION TESTING MUST DEMONSTRATE  $\leq 4$  CFM/100 SF, OR 4% CFM25. SEALED AIR HANDLER - MANUFACTURER'S DESIGNATION OF (MAX) 2% OF DESIGN AIRFLOW RATE.
- AUTOMATIC DAMPERS ARE INSTALLED IN ALL AIR INTAKES AND EXHAUSTS VENTS PER IRC AND IRC CODE.
- HEAT PUMPS HAVING SUPPLEMENTARY ELECTRIC RESISTANCE HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DEFROST, PREVENT SUPPLEMENTAL HEAT OPERATION WHEN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD.
- HOT WATER BOILERS THAT SUPPLY HEAT TO THE BUILDING THROUGH ONE- OR TWO-PIPE HEATING SYSTEMS SHALL HAVE AN OUTDOOR SETBACK CONTROL THAT LOWERS THE BOILER WATER TEMPERATURE BASED ON THE OUTDOOR TEMPERATURE.
- THE TOTAL LEAKAGE OF THE DUCTS, WHEN MEASURED IN ACCORDANCE WITH SECTION R403.3.3, SHALL BE AS FOLLOWS:  
1. ROUGH-IN TEST: THE TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CUBIC FEET PER MINUTE (113.3 L/MIN) PER 100 SQUARE FEET (9.29 M<sup>2</sup>) OF CONDITIONED FLOOR AREA WHERE THE AIR HANDLER IS INSTALLED AT THE TIME OF THE TEST, WHERE THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, THE TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CUBIC FEET PER MINUTE (85 L/MIN) PER 100 SQUARE FEET (9.29 M<sup>2</sup>) OF CONDITIONED FLOOR AREA.  
2. POST-CONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CUBIC FEET PER MINUTE (113.3 L/MIN) PER 100 SQUARE FEET (9.29 M<sup>2</sup>) OF CONDITIONED FLOOR AREA.
- BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.
- THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THE RESIDENTIAL CODE OR THE MECHANICAL CODE, AS APPLICABLE. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
- MECHANICAL VENTILATION SYSTEM FANS SHALL MEET THE EFFICACY REQUIREMENTS OF TABLE R403.6.1 OR BE CERTIFIED TO THE MOST CURRENT VERSION OF ENERGY STAR.
- SNOW- AND ICE-MELTING SYSTEMS, SUPPLIED THROUGH ENERGY SERVICE TO THE BUILDING, SHALL INCLUDE AUTOMATIC CONTROLS CAPABLE OF SHUTTING OFF THE SYSTEM WHEN THE PAVEMENT TEMPERATURE IS ABOVE 50°F (10°C), AND NO PRECIPITATION IS FALLING AND AN AUTOMATIC OR MANUAL CONTROL THAT WILL ALLOW SHUTOFF WHEN THE OUTDOOR TEMPERATURE IS ABOVE 40°F (4.8°C).
- THE ELECTRIC POWER TO HEATERS SHALL BE CONTROLLED BY A READILY ACCESSIBLE ON-OFF SWITCH THAT IS AN INTEGRAL PART OF THE HEATER MOUNTED ON THE EXTERIOR OF THE HEATER, OR EXTERNAL TO AND WITHIN 3 FEET (914 MM) OF THE HEATER. OPERATION OF SUCH SWITCH SHALL NOT CHANGE THE SETTING OF THE HEATER THERMOSTAT. SUCH SWITCHES SHALL BE IN ADDITION TO A CIRCUIT BREAKER FOR THE POWER TO THE HEATER. GAS-FIRED HEATERS SHALL NOT BE EQUIPPED WITH CONTINUOUSLY BURNING IGNITION PILOTS.



**WATER HEATER PIPING DETAIL TP**

SCALE: N.T.S.

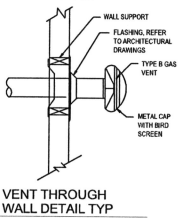
**NOTE:**

Heated water circulation systems shall be in accordance with Section R403.5.1.2. Automatic controls, temperature sensors and pumps shall be readily accessible. Manual controls shall be readily accessible.

**NOTES:**

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2017 INTERNATIONAL FUEL GAS CODE, REGULATIONS OF LOCAL AUTHORITIES HAVING JURISDICTION AND THE OWNERS INSURANCE UNDERWRITER.
- FURNISH AND INSTALL ALL LABOR, MATERIAL, AND EQUIPMENT AND SERVICES NECESSARY FOR COMPLETE AND SAFE INSTALLATION OF THE PLUMBING SYSTEM(S) INDICATED ON THE DRAWINGS AND NOTED IN THE SPECIFICATIONS HEREINAFTER.
- OBTAIN AND PAY FOR ALL INSPECTIONS, LICENSES, PERMITS AND APPROVALS REQUIRED BY GOVERNING AUTHORITIES AND INSTALL ALL WORK IN COMPLIANCE THEREOF.
- THESE DRAWINGS ARE CONSIDERED DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF WORK AND SYSTEMS. ALL PIPING AND SYSTEMS SHOWN SCHEMATIC. IT IS NOT POSSIBLE TO INDICATE EVERY OFFSET, ELBOW, UNION, VALVE, TRAP, ACCESS PANEL, ETC. THAT IS REQUIRED FOR A PROPER WORKING SYSTEM. NO ADDITIONAL COST WILL BE ALLOWED FOR FITTINGS THAT ARE REQUIRED TO INSTALL THE ENTIRE GAS SYSTEM IN THE SPACE PROVIDED AND NECESSARY FOR A COMPLETE WORKING SYSTEM.
- REFER TO ARCHITECTURAL DRAWINGS TO VERIFY LOCATION OF EQUIPMENT, ETC.
- CONTRACTOR SHALL EXAMINE ALL DRAWINGS RELATED TO THIS AND OTHER TRADES, AND SHALL BE FULLY INFORMED AS TO THE EXTENT OF THIS CONTRACT AND OVERALL INCLUDED WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR TRADE COORDINATION AND SHALL COMMUNICATE ADEQUATELY WITH ALL OTHER DISCIPLINES AS REQUIRED TO MAKE CLEARANCE ALL WORKS AS REQUIRED BY ALL TRADES TO AVOID INTERFERENCE OF DISCIPLINES.
- THE CONTRACTOR SHALL CONNECT ALL ITEMS OF EQUIPMENT FURNISHED BY OTHERS AND UNDER OTHER SECTIONS OF THE SPECIFICATIONS. CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO COMPLETE THE GAS INSTALLATION.
- PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES, ETC. PROVIDE UNIONS FOR ALL PIPING CONNECTIONS TO EQUIPMENT. ALL EXPOSED PIPING AND FITTINGS SHALL BE CHROME PLATED.
- QUALITY OF MATERIALS SHALL BE NEW, BEST OF THEIR RESPECTIVE KIND, FREE FROM DEFECTS.
- PROVIDE ALL REQUIRED LABOR AND MATERIAL. REPAIR OR REPLACE DEFECTIVE WORK AS DIRECTED.
- ALL VALVES AND ACCESSORIES SERVING EQUIPMENT SHALL BE INSTALLED TO ALLOW PROPER SERVICING AND/OR REMOVAL WITHOUT DISCONNECTING ALL PIPING AND ACCESSORIES.
- INSTALLATION OF EQUIPMENT, PIPING, WIRING, ETC., SHALL BE DONE IN NEAT AND WORKMANLIKE MANNER AND SHALL CONFORM TO THE LATEST TRADE PRACTICES. WATER PIPING AND SANITARY DRAIN LINES SHALL BE RUN CONCEALED IN WALL AND FLOOR FINISHES WHERE PRACTICABLE. EACH FITTURE SHALL BE COMPLETE WITH ALL TRIM, ANGLE STOPS, ESCUTCHEONS, TRAPS AND TAIL PICES. ALL EXPOSED TRIM SHALL BE CHROME PLATED. ALL FITTURES SHALL BE PROPERLY SUPPORTED AND INSTALLED. ATTACHMENTS SHALL BE OF STRONG AND DURABLE NATURE.
- CONNECTION OF DISSIMILAR PIPING MATERIALS SHALL BE MADE BY MEANS OF DI-ELECTRIC FITTINGS.
- NATURAL GAS PIPING, 3" AND SMALLER, INTENDED FOR OPERATION AT PRESSURES LESS THAN 5 PSIG SHALL BE ASTM A53, SCHEDULE 40 BLACK STEEL, JOINED BY CLASS 150 SOCKET WELD FITTINGS EXCEPT THAT CLASS 150, BANDED, BLACK MALLEABLE IRON, THREADED FITTINGS MAY BE USED AT VALVES AND EQUIPMENT CONNECTIONS. PROVIDE CONDENSATION TRAPS WITH REMOVABLE CAPS AT ALL EQUIPMENT CONNECTIONS.
- NATURAL GAS PIPING: SCHEDULE 40 BLACK STEEL PIPE (ASTM A53) WITH 150 PSI FITTINGS AND WELDED JOINTS.
- BUILDING WILL BE TESTED FOR COMBUSTION APPLIANCE COMPLIANCE IN ACCORDANCE WITH THE IECC 2015, APPENDIX RB, COMBUSTION APPLIANCE ZONE (CAZ) SHALL BE TESTED FOR SPILLAGE, ACCEPTABLE DRAFT AND CARBON MONOXIDE CO. EXCEPTIONS:  
1. POWER-VENTED EQUIPMENT AND APPLIANCES.  
2. FIREPLACES AND STOVES COMPLYING WITH SECTION R402.4.2 AND SECTION R106 OF IRC 2017

- HEATED WATER CIRCULATION SYSTEMS SHALL BE PROVIDED WITH A CIRCULATION PUMP. THE SYSTEM RETURN PIPE SHALL BE A DEDICATED RETURN PIPE OR A COLD WATER SUPPLY PIPE. GRAVITY AND THERMOSTATIC CIRCULATION SYSTEMS SHALL BE PROHIBITED. CONTROLS FOR CIRCULATING HOT WATER SYSTEM PUMPS SHALL START THE PUMP BASED ON THE IDENTIFICATION OF A DEMAND FOR HOT WATER WITHIN THE OCCUPANCY. THE CONTROLS SHALL AUTOMATICALLY TURN OFF THE PUMP WHEN THE WATER IN THE CIRCULATION LOOP IS AT THE DESIRED TEMPERATURE AND WHEN THERE IS NO DEMAND FOR HOT WATER.
- A WATER DISTRIBUTION SYSTEM HAVING ONE OR MORE RECIRCULATION PUMPS THAT PUMP WATER FROM A HEATED WATER SUPPLY PIPE BACK TO THE HEATED WATER SOURCE THROUGH A COLD WATER SUPPLY PIPE SHALL BE A DEMAND RECIRCULATION WATER SYSTEM. PUMPS SHALL HAVE CONTROLS THAT COMPLY WITH BOTH OF THE FOLLOWING:  
1. THE CONTROL SHALL START THE PUMP UPON RECEIVING A SIGNAL FROM THE ACTION OF A USER OF A FIXTURE OR APPLIANCE, SENSING THE PRESENCE OF A USER OF A FIXTURE OR SENSING THE FLOW OF HOT OR TEMPERED WATER TO A FIXTURE FITTING OR APPLIANCE.  
2. THE CONTROL SHALL LIMIT THE TEMPERATURE OF THE WATER ENTERING THE COLD WATER PIPING TO 104°F (40°C)
- ALL REFRIGERATORS, FREEZERS, DISHWASHERS, CLOTHES WASHERS, AND CEILING FANS MUST BE ENERGY STAR QUALIFIED, AND WATER HEATERS SHALL MEET THE MINIMUM EFFICIENCY REQUIREMENTS OF TABLE R405.5
- BUILDINGS SHALL MEET THE MINIMUM AIR LEAKAGE REQUIREMENTS OF TABLE R405.4 AND INSTALL A HEAT OR ENERGY RECOVERY VENTILATION SYSTEM.



**VENT THROUGH WALL DETAIL TP**

SCALE: N.T.S.

**NOTE:**

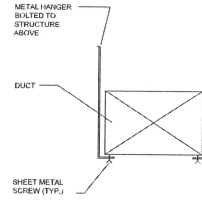
Electric heat trace systems shall comply with IEEE 515.1 or UL 515. Controls for such systems shall automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping in accordance with the times when heated water is used in the occupancy.

**TEMPERED WATER CONNECTION DETAIL**

SCALE: N.T.S.

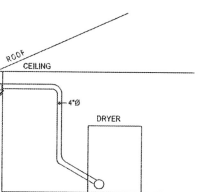
- R402.4.4 Rooms containing fuel-burning appliances. In Climate Zones 3 through 6, where open combustion air ducts provide combustion air to open combustion fuel-burning appliances, the appliances and combustion air opening shall be located outside the building thermal envelope or enclosed in a room that is isolated from inside the thermal envelope. Such rooms shall be sealed and insulated in accordance with the envelope requirements of Table R402.1.3, where the walls, floors and ceilings shall meet a minimum of the basement wall R-value requirement. The door into the room shall be fully gasketed and any water lines and ducts in the room insulated in accordance with Section R403. The combustion air duct shall be insulated where it passes through conditioned space to an R-value of not less than R-8.

- Exceptions:  
1. Direct vent appliances with both intake and exhaust pipes installed continuously to the outside.  
2. Fireplaces and stoves complying with Section R402.4.2 and Section R106 of the International Residential Code



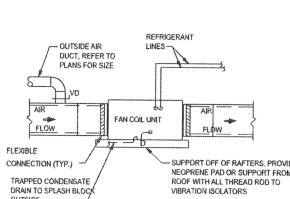
**TYPICAL DUCT SUPPORT DETAILS**

NTS



**CLOTHES DRYER DETAIL**

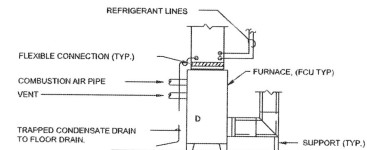
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**FAN COIL UNIT INSTALLATION DETAIL**

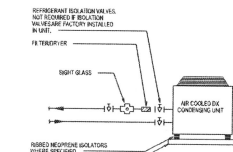
SCALE: NOT TO SCALE

- NOTES:**
- ALL DUCTWORK AND EQUIPMENT SUPPORT TO BUILDING STRUCTURE SHALL COMPLY WITH THE LATEST EDITION OF THE SMACNA STANDARDS FOR UPPER ATTACHMENT DEVICES.
  - CONTRACTOR SHALL COORDINATE TYPE HANGERS AND ANCHORING SYSTEM WITH THE BUILDING STRUCTURE.



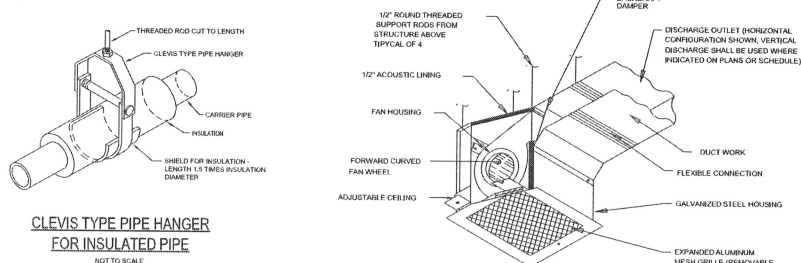
**FURNACE INSTALLATION DETAIL**

SCALE: NOT TO SCALE



**TYPICAL CONDENSING UNIT PIPING DETAIL**

NTS

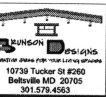


**CLEVIS TYPE PIPE HANGER FOR INSULATED PIPE**

NOT TO SCALE

**CABINET CEILING EXHAUST FAN DETAIL**

NOT TO SCALE



6680 Guilford Road  
Clarksville MD 21029

Mechanical Gas Notes

Notes: (Reference to other drawings shall have precedence over these notes.) All dimensions and materials are to be as shown unless otherwise noted. All dimensions are in inches unless otherwise noted.

Drawing Date: \_\_\_\_\_

Drawn by: \_\_\_\_\_ Date: \_\_\_\_\_

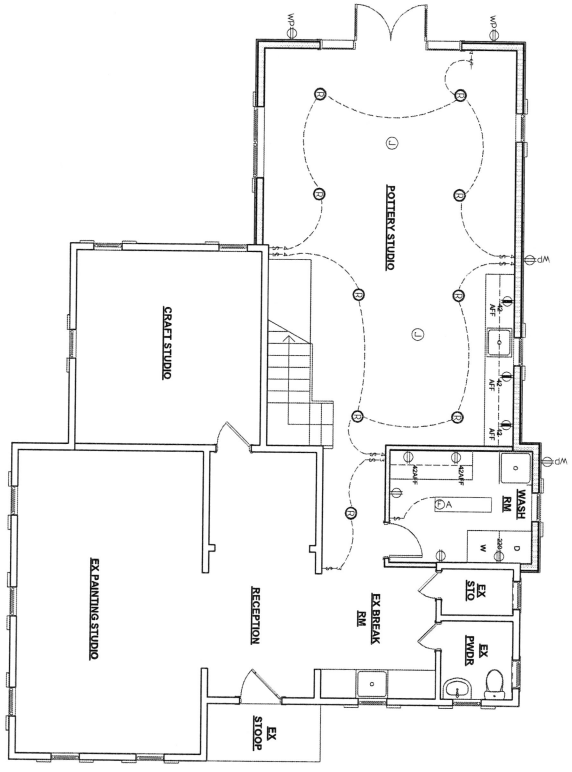
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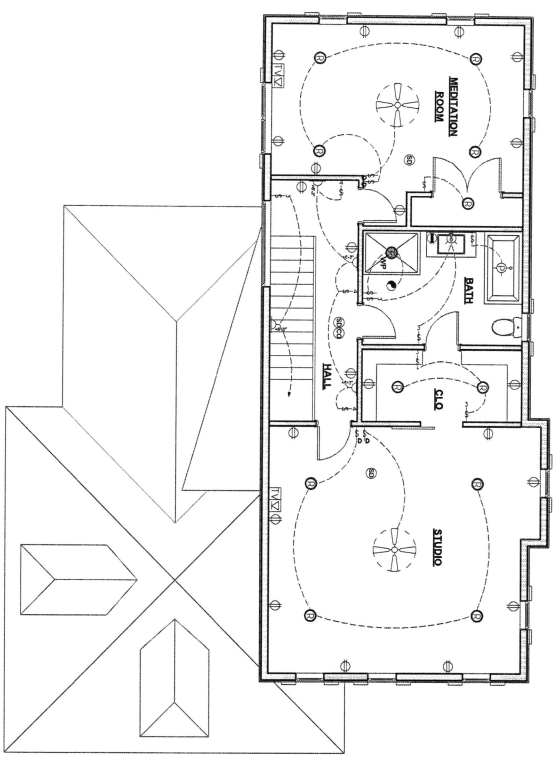
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ELECTRICAL SCHEDULE	
	CEILING FAN/LIGHT
	FLOOR/SCONCE LIGHT
	SURFACE LIGHT
	PENDANT LIGHT
	RECESSED DOWN LIGHT
	CEILING JUNCTION BOX
	VENTI SWITCHING
	WALL SCONCE
	RECEPTACLE DIMMER OUTLET
	NIGHT/LIGHT DIMMER RECEPTACLE
	RECEPTACLE OUTLET
	RECEPTACLE ZONE
	RECEPTACLE DIMMER SWITCHING
	SWITCH
	DINNER SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	EXHAUST FAN
	FAN/LIGHT COMBO
	SMOKE DETECTOR
	INTERCONNECTED CARBON MONOXIDE ALARM
	TELEPHONE
	DATA TELEPHONE RECEPTACLE



First Floor Electrical Plan  
1/4" = 1'-0"  
1  
E1.1



Second Floor Electrical Plan  
1/4" = 1'-0"  
1  
E1.1

<p>Roper's ELECTRICAL SERVICES, INC. 201-615-8708 10001-10000 Baltimore, MD 21285 501.782.8538</p>	<p>6680 Guilford Road Clarksville MD 21029</p>	<p>Second Floor Electrical Plan, First Floor Electrical Plan</p>	<p>E1.1</p>
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# Building Permit Application

Howard County Maryland  
Department of Inspections, Licenses and Permits  
3430 Court House Drive  
Permits: 410-313-2455  
www.howardcountymd.gov

Date Received: \_\_\_\_\_

Permit No.: \_\_\_\_\_

Building Address: 6680 Goldford Rd  
 City: Cloakville State: Md Zip Code: 21029  
 Suite/Apt. #: \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
 Census Tract: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
 Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: \_\_\_\_\_  
 Tax Map: \_\_\_\_\_ Parcel: \_\_\_\_\_ Grid: \_\_\_\_\_  
 Zoning: \_\_\_\_\_ Map Coordinates: \_\_\_\_\_ Lot Size: \_\_\_\_\_

Existing Use: Kitchen  
 Proposed Use: Kitchen  
 Estimated Construction Cost: \$ 60,000.00  
 Description of Work: Re place existing cabinets and add island  
APPROX SQFT 288  
 Occupant/Tenant Name: \_\_\_\_\_  
 Was tenant space previously occupied?  Yes  No  
 Contact Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Property Owner's Name: Paul & Susan Strawn  
 Address: 6600 Goldford Rd  
 City: Cloakville State: Md Zip Code: 21029  
 Phone: 410-404-2476 Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Applicant's Name & Mailing Address, (if other than stated herein)  
 Applicant's Name: Paul Strawn  
 Address: 41756 Wood Lake Rd  
 City: Ellicott City State: Md Zip Code: 21042  
 Phone: 410-417-4471 Fax: 410-964-9612  
 Email: KMA Assoc (Verizon.net)

Contractor Company: KMA Assoc Inc  
 Contact Person: Brian Cougno  
 Address: See Above  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 License No.: 29416  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: See above

Engineer/Architect Company: \_\_\_\_\_  
 Responsible Design Prof.: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Commercial Building Characteristics	Residential Building Characteristics	
Height:	<input type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	
No. of stories:	Depth	Width
Gross area, sq. ft./floor:	1 <sup>st</sup> floor:	
	2 <sup>nd</sup> floor:	
Area of construction (sq. ft.):	Basement:	
	<input type="checkbox"/> Finished Basement	
Use group:	<input type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
<b>Construction type:</b>	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms:	
<input type="checkbox"/> Structural Steel	<b>Multi-Family Dwelling</b>	
<input type="checkbox"/> Masonry	No. of efficiency units:	
<input type="checkbox"/> Wood Frame	No. of 1 BR units:	
<input type="checkbox"/> State Certified Modular	No. of 2 BR units:	
	No. of 3 BR units:	
	Other Structure:	
	Dimensions:	
<b>Roadside Tree Project Permit</b>	Footings:	
<input type="checkbox"/> Yes <input type="checkbox"/> No	Roof:	
<b>Roadside Tree Project Permit #</b>	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Utilities
Electric: <input type="checkbox"/> Yes <input type="checkbox"/> No
Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Water Supply</b>
<input type="checkbox"/> Public
<input checked="" type="checkbox"/> Private
<b>Sewage Disposal</b>
<input type="checkbox"/> Public
<input checked="" type="checkbox"/> Private
<b>Heating System</b>
<input type="checkbox"/> Electric <input type="checkbox"/> Oil
<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas
<input type="checkbox"/> Other:
<b>Sprinkler System:</b>
<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Grading Permit Number:</b>
<b>Building Shell Permit Number:</b>

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Applicant's Signature: [Signature]  
 Email Address: KMA Assoc Paul Strawn  
 Title/Company: Paul Strawn

Print Name: Paul Strawn  
 Date: 07/15/2018

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY

\*\*PLEASE WRITE NEATLY & LEGIBLY\*\*  
-FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA ( Zoning )		
PSZA ( Engineering )		
Health		<u>[Signature]</u>

Is Sediment Control approval required for issuance?  Yes  No  
 CONTINGENCY CONSTRUCTION START

DPZ SETBACK INFORMATION
Front:
Rear:
Side:
Side St.:
All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone:
SDP/Red-line approval date:

Filing Fee	\$
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$
Check	#

Distribution of Copies: White: Building Officials Green: PSZA, Zoning Yellow: PSZA, Engineering Pink: Health Gold: SHA