

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	15114 Barnesville Road, Boyds	Meeting Date:	10/23/2024
Resource:	Primary (1850-1935) Resource Boyds Historic District	Report Date:	10/16/2024
Applicant:	SRK LLC Jesse Tarr, Agent	Public Notice:	10/9/2024
Review:	Preliminary Consultation	Tax Credit:	Partial
Proposal:	New ADA access, porch alterations, fenestration alterations and other work	Staff:	Laura DiPasquale

STAFF RECOMMENDATION

Staff recommends the applicant make any revisions recommended by the HPC and return for a HAWP or another preliminary consultation..

PROPERTY DESCRIPTION

SIGNIFICANCE: Primary (1850-1935) Resource within the Boyds Historic District
STYLE: Vernacular commercial
DATE: c. 1890-1900



Figure 1: The Boyds Historic District is shown in red cross hatch on this aerial. The subject property is marked with a star.

PROPOSAL

The applicant proposes numerous alterations to the property, including construction of an ADA ramp, alterations to the front porch, replacement of select doors and windows, construction of a side deck and egress stairs, installation of new siding, and roof repairs.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Boyd's Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Vision of Boyds: A Long-Range Preservation Plan (Vision)*¹, Montgomery County Code Chapter 24A (Chapter 24A), and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*, and the HPC's *Policy No. 24-01: Policy for the Appropriateness of Substitute Materials for Porch and Deck Flooring (Policy No. 24-01)*. The pertinent information in these documents is outlined below. Additionally, the HPC should use the parameters for compatibility established by the Board of Appeals in their review of the appealed HAWP from 2002.

Vision of Boyds: A Long-Range Preservation Plan

The *Vision* provides the following analysis on the buildings in the Boyds Historic District:

Building Setbacks

Dwellings for the most part are set back from the main street. and occupy a small percentage of the lot. The distance between the house and the street is remarkably similar in the Boyds residential sections ranging from 20 feet to 50 feet. This characteristic is one of the most important elements that unifies a residential block.

Rhythm and Spacing Between Buildings

In the residential district around the Boyds Presbyterian Church, a major component of the streetscape, the houses are constructed on regular parcels of land with similar setbacks from White Grounds Road. These buildings are spaced evenly from each other, with similar setbacks creating the strongest sense of continuity along the streetscape in the district. These buildings have small front yards and larger rear yards, many with barns or outbuildings.

Geographic and Landscape Features

Boyds is dominated by large, impressive trees that line White Grounds Road. In the summer, these trees create an alley of shade along the winding course of the road. Dwellings are primarily located in the middle of the parcel of land, with fences or landscaping defining the setting of the house. Many of the houses are framed by two large trees with smaller more manicured plantings and flowers in front, and immediately surrounding the dwelling. Grass is the primary ground cover. Large expanses of grass or cultivated gardens are located behind the primary resources.

Scale and Building Height

The historic houses in Boyds are very similar in height, ranging only from two stories to two-and-a-half stories. Of the 27 historic houses in Boyds, 76% are two-and-one-half stories in height. Twenty-three percent of the dwellings are two stories high. This uniform scale contributes and is critical to the reading of the village streetscape, particularly as it winds along White Grounds Road.

¹ Vision of Boyds: A Long Range Preservation Plan can accessed here: <https://montgomeryplanning.org/wp-content/uploads/2019/09/Vision-of-Boyds.pdf>

Directional Expression of Building

The historic houses in Boyds show a balance between horizontal and vertically emphasized facade composition. This variety reflects the changing styles of the 19th and early 20th century that generally tended to be more horizontal than the vertically-oriented houses of the Victorian era in the late 19th century.

Roof Form and Material

While the majority of Boyd's historic residences have gable roof forms, there are numerous variations including end gables, cross gables and elongated gables.

Porch

A wide variety of porch types are located in Boyds reflecting all of Boyds' historic house styles. The dominate porch type is the one-story full width porch which characterizes the streetscape particularly along White Grounds Road. Seventy-six percent of the dwellings in Boyds have full one-story front porches.

Dominant Building Material

The dominant building material in Boyds is wood, executed in clapboard and weatherboard.

Architectural Style – Gothic Revival

The Gothic Revival style as executed in Boyds is characterized by its symmetrical facade with side gables and a prominent cross gable, oftentimes decorated with bargeboards. Typically the houses have a one-story entry or full-width porch with decorative brackets, spindles or posts.

Montgomery County Code, Chapter 24A Historic Resources Preservation

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to 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.
 - (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; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

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

The Secretary of the Interior's Standards for Rehabilitation

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

Historic Preservation Commission Policy No. 24-01: Policy for the Appropriateness of Substitute Materials for Porch and Deck Flooring

The Historic Preservation Commission (HPC) has reviewed several porch replacement projects over the last several years where the previous porch flooring/decking failed in only a few years. This failure is largely due to the quality of the materials available. Most domestic wood species available in the market for porch flooring/decking is significantly weaker, less durable, and less resistant to rot.

A review of the available substitute materials available for porch flooring/decking shows substantial growth in the quality and variety of products in the marketplace. While many of these products fail to accurately reproduce the physical and visual characteristics of wood, some accurately portray the physical and material characteristics of traditional wood flooring. To aid in the review of Historic Area Work Permit (HAWP) applications for replacing porch flooring and decking the HPC adopts the following:

Now, THEREFORE:

WHEREAS, Section 24A-8(b) of the Montgomery County Code identifies seven criteria to evaluate approvable HAWPs for properties designated on the Master Plan for Historic Preservation or properties that are in a historic district designated on the Master Plan for Historic Preservation;

WHEREAS, nothing in this policy may supersede Council-adopted Design Guidelines for Historic Districts or Sites that already specify the use of certain materials and finishes;

WHEREAS, porches and decks are identified as character-defining features of historic buildings;

WHEREAS, if the HPC determines the porch flooring/decking has deteriorated beyond repair, it shall be the policy of the Historic Preservation Commission that:

1. Sites listed on the Master Plan for Historic Preservation are properties that have been

- designated to the Master Plan for Historic Preservation based on their individual historic significance, including architectural significance. Because of the significance of these sites, preserving its historic character is of paramount concern. Wood is the appropriate material to maintain the historic appearance, materials, and construction methods at Master Plan sites. The HPC does not evaluate wood and species. The finish applied needs to be compatible with the species selected.
2. Historic districts are comprised of groups of cohesive historic resources that collectively contribute to the county's historic, architectural, archaeological, or cultural values. Resources in many districts are categorized as 'Outstanding,' 'Contributing,' or 'Non-Contributing' and the treatment of these resources varies based on their categorization.
 3. Outstanding Resources/Primary – These resources have the highest level of architectural or historical significance in the historic district and the objective for Outstanding/Primary resources is to preserve the historic and architectural character to the greatest extent possible. Wood should be used on all porches and decks for Outstanding/Primary resources. The wood should be painted and installed in a historically appropriate method. Porches on building additions and new construction to Outstanding/Primary resources will be evaluated on a case-by-case basis. As with Master Plan Sites, the HPC does not evaluate wood species and the applied finish needs to be appropriate for the material selected.
 6. Compatible substitute materials for replacement porch flooring/decking – On buildings where a substitute material is acceptable under this policy, the material must satisfy the following criteria:
 - It must match the dimensions and installation method (i.e.) of the existing material or a historically appropriate porch flooring, (e.g., boards must run perpendicular to the house for porches);
 - It must be millable;
 - It can be painted without voiding the product warranty; or,
 - Has a uniform appearance consistent with painted wood;
 - It has a minimal (or no) stamped or embossed texture on the surface; and,
 - It has a finished edge that appears as a cut solid board.

STAFF DISCUSSION

Background

The subject property is located within the Boyds Historic District on the south side of Barnesville Road. The rear of the property abuts the MARC's Brunswick line (formerly B&O Railroad). Constructed around the turn of the twentieth century, the subject property has served various commercial and industrial functions over the last 125 years. The historic front portion of the building dates to c. 1900 and is clad in wood clapboard siding with a standing-seam metal front-gable roof. Based on historic aerials, the rear CMU addition was constructed prior to 1957. A gable roof was added to the addition to match the historic portion of the building between 1986 and 2003 (see *Figure 2* and *Figure 3* versus *Figure 4*). Staff finds no record of a HAWP for this alteration. Likewise, other alterations, including replacement of windows and doors, were undertaken without HAWPS in recent years by previous owners.



Figure 2: 15114 Barnesville Road, c. 1980 (MCAtlas).



Figure 3: 15114 Barnesville Road, front (north) and east side elevations, 1986 (MCAtlas).



Figure 4: 15114 Barnesville Road, front (north) and east side elevations, October 2024 (Historic Preservation Office).

ADA Ramp and Porch Alterations:

The applicants propose to install a switchback ADA ramp constructed of pressure treated wood along the west side elevation, leading to the front porch. The existing concrete porch floor would be built up with new wood supports, decking and fascia to accommodate for the change in elevation between the existing porch floor and interior floor height. A new pressure treated wood railing with vertical balusters is proposed around the perimeter of the porch, as well as along the ramp. Staff notes that early-twentieth century commercial buildings with porches did not typically feature porch railings, and recommends that any new railing introduced be as minimal as possible. Staff also finds that unpainted pressure treated lumber is generally not a compatible material for use on a Primary resource, and recommends that the applicants use painted wood installed in a historically appropriate method for all porch alterations, including decking, railings, posts, fascia, and steps, in keeping with the HPC's *Policy No. 24-01* and Chapter 24A-8(b)(2). The applicants should submit samples and details of the proposed porch flooring and railings for the HAWP.



Figure 5: Front (north) and west side elevations, October 2024 (Historic Preservation Office). The red arrow points to the location of the proposed ADA ramp.

Staff conceptually supports the construction of an ADA ramp or lift, but suggests additional consideration be given to the proposed ramp location and materials. Staff suggests that the applicants explore accessibility options that are less conspicuous than the proposed switchback ramp with its pressure-treated railing and closely-spaced vertical balusters. Other options may include railings without vertical balusters, which would allow for greater transparency, a vertical platform lift, or installation of a small ramp in lieu of the front steps, with minor grading alterations and an ADA-accessible parking space in front of the store.

The Secretary of the Interior’s *Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings (Guidelines)*, which extrapolates upon the more succinct *Standards*, includes “recommended” and “not recommended” practices as they relate to code-required work. Regarding accessibility, the *Guidelines* recommend “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.”² Staff finds that, while the proposal limits the removal of historic materials and physical impact to the historic building and could be removed in the future without impairing the essential form and integrity of the property, in keeping with *Standard 10*, the currently-proposed materials and design would have a negative visual impact on the historic resource, failing to satisfy the *Guidelines*, and Chapter 24A-8(b)(2).

² [The Secretary of the Interior's Standards for the Treatment of Historic Properties With Guidelines For Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings \(nps.gov\): https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf](https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf)

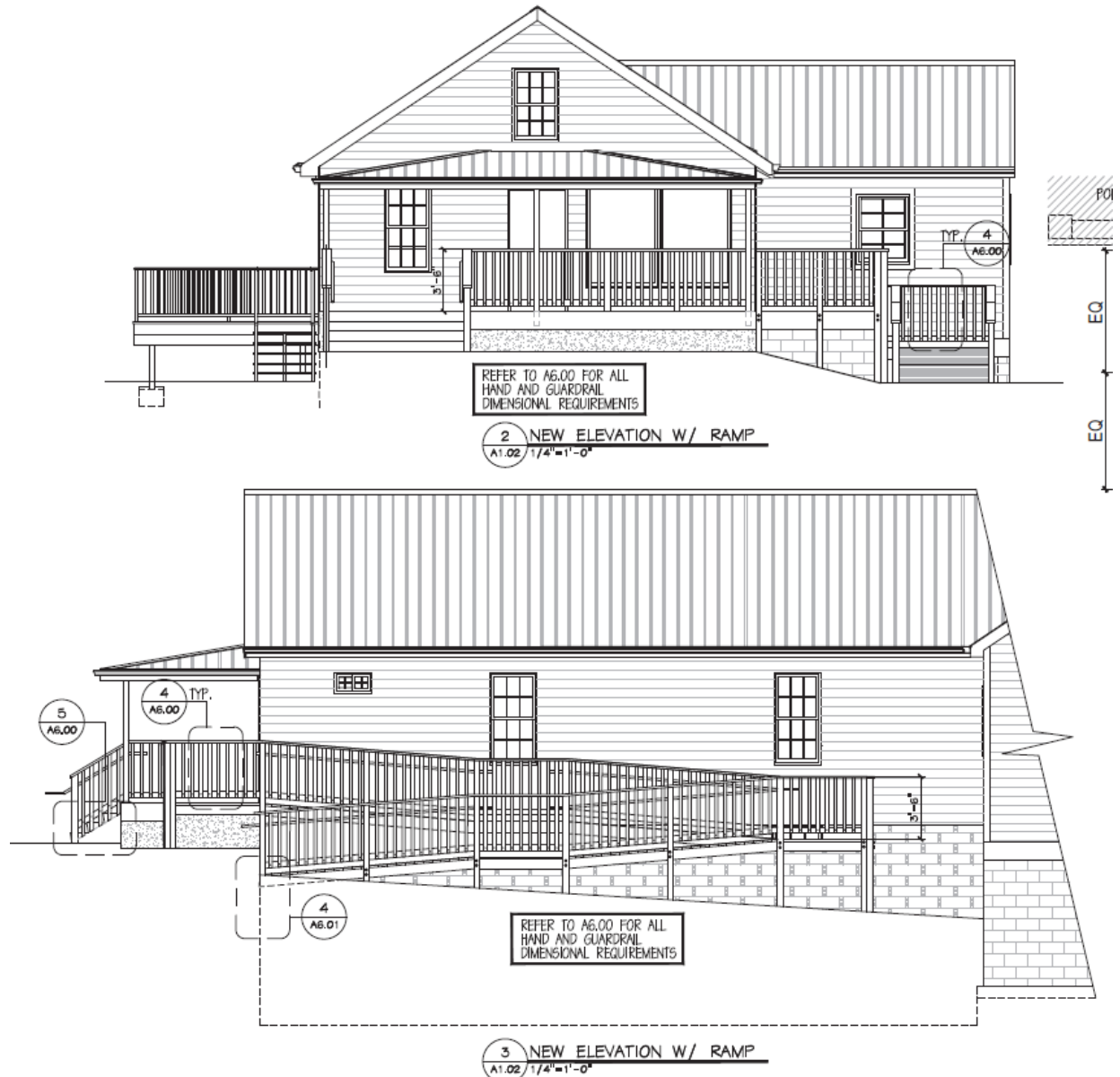


Figure 6: Front and side elevation drawings showing the proposed ramp.

Doors

The application proposes to replace the front door, two sets of doors on the west side elevation of the rear addition, and one pair of below-grade doors on the east elevation of the rear addition. The existing non-historic Craftsman style front door was installed between 2012 and 2018 without a HAWP, replacing what appears to have been the original door, or an early, compatible door. Staff finds that neither the existing Craftsman style door nor the proposed Craftsman style front door are compatible with the late-nineteenth/early twentieth century vernacular commercial style of the historic building. Staff suggests that the applicants approximate the appearance of the earlier door, visible in Google Streetview and in the MCAAtlas photographs of the property (Figure 7 and Figure 9) from the 1980s, which show a half-light wood door with two horizontal panels below.³ A similar door can also be found on the neighboring

³ One example of a door similar to the early-20th century door visible in early photographs of the property is available here: <https://www.simpsondoor.com/find-a-door/doors/7114>.

Boyd's Country Store at 15110 Barnesville Road (*Figure 8*).

Staff finds that the remaining sets of doors to be replaced on the non-historic rear addition are minimally visible from the public right-of-way and do not constitute character-defining features of the building. As such, staff recommends leniency in their review.



Figure 7: Existing non-historic door (left); Proposed front door (center-left); previous/original door (center-right, MCAAtlas); example of staff-recommended door style (right).



Figure 8: The neighboring Boyd's Country Store shows a similar half-light door with horizontal panels below.



Figure 9: Front elevation, 1986 (MCAtlas).



Figure 10: Front elevation, October 2024 (Historic Preservation Office).

Windows:

The applicants propose to replace the front double picture window, one side basement window on the east elevation of the historic building, and to install two sets of paired windows in new openings on the west side elevation of the rear addition. Staff notes that the front double picture window is likely an early alteration for commercial purposes, and may have replaced an earlier single window double-hung window opening. Staff have not found any photographs of the property that show the elevation prior to this alteration. The applicants propose to replace the front picture window, which is currently plexiglass, with new glazing in a wood frame. Staff supports this alteration, finding that it will not substantially alter the exterior features of the historic resource and is compatible with the commercial character of the historic property, in keeping with Chapter 24A-8(b)(1) and (2).



Figure 11: Front elevation showing the location of the picture window to be replaced.

On the west side elevation, the applicants propose to cut two double-width openings and install two sets of windows, shown in the drawings with six-over-six muntin (grille) patterns. No information is provided on the material or other details of these windows, but visibility of the side elevation is limited owing to the projecting side addition and neighboring buildings. The side elevation is obliquely visible from the west along Barnesville Road, and at a distance. Staff supports this alteration, and suggests that six-over-six, two-over-two, or one-over-one windows would be appropriate for this elevation, depending on the applicant's preference.

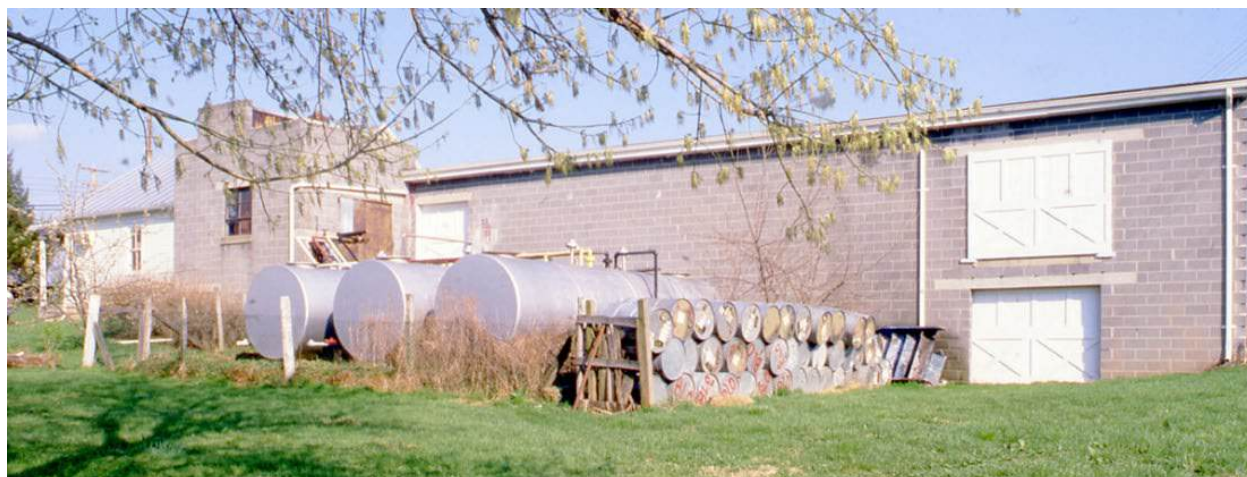


Figure 12: West side elevation of 15114 Barnesville Road, National Solvents Company, April 1986 (MCAtlas, Historic Preservation Office).



Figure 13: West elevation of the rear CMU addition, October 2024 (Historic Preservation Office). Recent window alterations have been undertaken, and additional alterations are proposed.



Figure 14: West elevation drawings (demo above, proposed below) showing the windows, deck and egress stairs, and siding to be added to be added.



Figure 15: Visibility of the non-historic rear addition at 15114 Barnesville Road from farther west along Barnesville Road.

Staff notes that the majority of the existing windows throughout the building are vinyl with between-glass grilles. These were installed between 2018 and 2021 without a HAWP. Google Streetview images from 2018 and earlier and photographs of the property from the time of designation show that the historic portion of the building had two-over-two wood windows. These windows were consistent with the late-nineteenth/early-twentieth century construction of the building, and with windows of other commercial, industrial, and residential buildings found throughout Boyds.⁴ Staff recommends that the windows on the historic portion of the property be restored to their original two-over-two appearance if and when the applicant applies to replace them; however, that work is not part of the current application.

Rear Side Deck and Stairs:

The applicants also propose to install a new egress stair and landing accessed by new doors in an existing opening. Staff finds that, as with other alterations to this elevation, the work would be minimally visible from the public right-of-way, does not propose to remove historic materials that characterize the property, satisfying *Standard 9*, and is reversible, satisfying *Standard 10*. Given the limited visibility from the public right-of-way and location along a non-historic rear addition, staff does not object to the use of pressure-treated wood stairs and decking in this location.

Siding:

The applicants propose to install new fiber cement Hardie siding over the existing CMU rear addition. New wood trim would be added around the existing and new window openings on the rear addition. Staff does not find that the CMU exterior has any historical significance, and finds that the proposed Hardie siding and wood window trim would be compatible with, but differentiated from, the historic wood clapboard siding, satisfying Chapter 24A-8(b)(2) and *Standard 9*.

⁴ Photographs of 15114 Barnesville Road and other businesses in Boyds are available here: <https://boydspics.weebly.com/businesses.html>

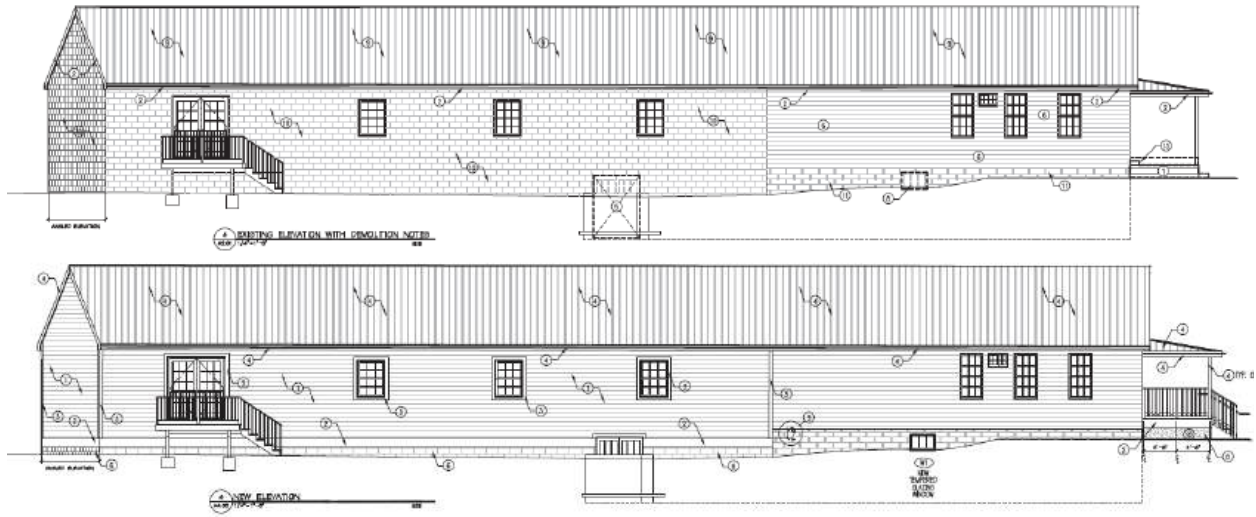


Figure 16: East elevation drawings (existing/demo above, proposed below) showing the addition of Hardie siding over the CMU rear addition.

STAFF RECOMMENDATION

Staff recommends the applicant make any revisions recommended by the HPC and return for a HAWP or another preliminary consultation.



APPLICATION FOR HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

HAWP# 1087171 DATE ASSIGNED

APPLICANT:

Name: SRK LLC Address: 481 N Frederick Ave. #435 Daytime Phone: 2027691958

E-mail: info@citypermit.us City: Gaithersburg, MD Zip: 20878 Tax Account No.: 81-4253645

AGENT/CONTACT (if applicable):

Name: Jesse Tarr Address: 3191 Grand Ave Daytime Phone: 202-769-1958

E-mail: info@citypermit.us City: Miami Zip: 33133 Contractor Registration No.: N/A

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

Is the Property Located within an Historic District? Yes/District Name Boyds Historic District 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: 15114 Street: Barnesville Rd Town/City: Boyds Nearest Cross Street: Clarksburg RD Lot: n/a Block: n/a Subdivision: 001 Parcel: 105

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:

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other: ramp

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 9/20/2024

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

Owner's mailing address
 481 N Frederick Ave #435
 Gaithersburg MD 20877

Owner's Agent's mailing address

Name: Jesse Tarr Email: info@citypermit.us
 Address: 3191 Grand Ave City: Miami Zip: 33133
 Daytime Phone: 202-769-1958 Contractor Registration No.: _____

Adjacent and confronting Property Owners mailing addresses

(ACROSS STREET)
 15121 Barnesville RD.
 Boyds, 20841

(NEIGHBOR)
 15110 Barnesville RD.
 Boyds, 20841



THIS SHEET REFORMATTED TO CLEARLY ADDRESS FULL SCOPE

WORK ITEM #1 CONDITION N/A

1. FRONT PORCH/ACCESSIBLE RAMPING: FRONT PORCH ELEVATION NEEDS TO BE BROUGHT UP TO FINISH FIRST FLOOR ELEVATION FOR COMPLIANT ADA BUILDING ACCESS, ALL RAMPING TO BE ALLOCATED TO THE BUILDING'S SIDE AS SHOWN AS NOT TO COMPLICATE THE FRONT FACADE'S ELEVATION. NEW GUARDRAIL PROPOSED AROUND FRONT PORCH AS REQUIRED OWING TO THE INCREASE IN ELEVATION.

WORK ITEM #2 CONDITION FAIR

2. REPLACEMENT OF FRONT DOOR/REPLACEMENT OF SIDE EXTERIOR DOORS: REBECCA HAD INDICATED THAT THE NEW FRONT DOOR SELECTION WOULD BE REQUIRED FOR REVIEW AND APPROVAL, SEE DOOR SCHEDULE/SHEET FOR DOOR SELECTED. EXISTING FRONT DOOR IS NOT PERIOD CORRECT AND WAS REPLACED AT SOME POINT. REBECCA HAD INDICATED SIDE DOORS WERE NOT CRITICAL TO THE BUILDING'S OVERALL HISTORICAL VALUE AND THEREFOR WOULD NOT NEED TO BE REVIEWED FOR APPROVALS AS LONG AS DOORS SELECTED ARE IN THE SAME DESIGN LANGUAGE AS THE REST OF THE BUILDING.

WORK ITEM #3 CONDITION POOR/N/A

3. REPLACEMENT OF FRONT WINDOW/REPLACEMENT OF SIDE WINDOWS: REBECCA HAD INDICATED THAT THE NEW FRONT WINDOW SELECTION WOULD BE REQUIRED FOR REVIEW AND APPROVAL, SEE WINDOW SCHEDULE/SHEET FOR WINDOW SELECTED. NEW WINDOW FRAME TO BE WOOD, NOT VINYL OR ALUMINUM. EXISTING FRONT WINDOW SUBJECT TO REPLACEMENT IS NOT PERIOD CORRECT AND WAS REPLACED AT SOME POINT. REBECCA HAD INDICATED SIDE WINDOWS WERE NOT CRITICAL TO THE BUILDING'S OVERALL HISTORICAL VALUE AND THEREFOR WOULD NOT NEED TO BE REVIEWED FOR APPROVALS AS LONG AS WINDOWS SELECTED ARE IN THE SAME DESIGN LANGUAGE AS THE REST OF THE BUILDING.

WORK ITEM #4 CONDITON POOR/N/A

4. DECK REPAIR/NEW REQUIRED SIDE EGRESS STAIRS: SIDE DECK WILL REQUIRE SELECTIVE DEMOLITION AND TO BE REBUILT IN KIND OWING TO EXISTING WOOD DETERIORATION. NEW SIDE EGRESS STAIRS WILL BE NEEDED OFF THIS DECK TO MEET CODE (DISTANCE BETWEEN EGRESS POINTS). REFER TO A6.00 FOR NEW STAIR/GUARDRAIL CONSTRUCTION. ALL NEW CONSTRUCTION TO BE PRESSURE TREATED LUMBER.

WORK ITEM #5 CONDITION N/A

5. NEW PROPOSED SIDING/FACADE ENHANCEMENTS AT CMU BUILDING PORTION. REFER TO A4.00 FOR NEW BUILDING ELEVATIONS/MATERIAL CALL OUTS. THE CMU (PRIOR ADDITION) PORTION OF THE BUILDING TO RECEIVE HARDIE PLANK LAP SIDING (WOOD) AND TRIM AS CALLED FOR. EXPOSED CMU TO BE SEALED AND PAINTED.

WORK ITEM #6 CONDITION FAIR

6. ROOF REPAIR: EXISTING ROOF TO BE INSPECTED AND REPAIRED TO AS NEW CONDITION AS REQUIRED. OVERALL ROOF TO RECEIVE PAINT.

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

Response to be same as below (regarding description). Property backs train tracks with no significant landscaping or property features to note. Refer to architectural set for photo documentation and additional information. First story front has walk-out porch/stoop. Historic structure is wood siding, later addition exposed CMU block. Both portions have metal roof. Overall property is in fair condition in need of rehabilitation.

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

15114 BARNESVILLE RD. BOYDS, MD IS A 6,184 SF GROSS 1 STORY BUILDING WITH A WALKOUT BASEMENT AND IS LOCATED IN A HISTORICAL DISTRICT. THE BUILDING OWNER WANTS TO CONVERT IT TO HIS PERSONAL OFFICE SRK-LLC. WHICH IS A CONSTRUCTION FIRM. CURRENT TAX RECORDS ON FILE INDICATE THAT THE BUILDING'S USE IS "RETAIL." THE DESIRED USE IS FOR THIS TO BE AN OFFICE SO THERE WILL BE A CHANGE OF USE FROM RETAIL (MERCANTILE ESTABLISHMENT) TO AN OFFICE (BUSINESS ESTABLISHMENT). INTERIOR ALTERATIONS ARE TO MODIFY THE FACILITY TO BETTER SUIT THE NEEDS OF AN OFFICE SPACE AND BRING THE BUILDING UP TO CURRENT ACCESSIBILITY AND LIFE SAFETY CODES. PROPOSED EXTERIOR CONSTRUCTION TO THE BUILDING IS ACCESSIBLE RAMPING TO THE MAIN ENTRY, EGRESS DOORS TO BE REPLACED SO LIFE SAFETY CODES CAN BE MET, NEW WOOD STAIRS OFF THE SIDE DECK AS REQUIRED FOR IT TO FUNCTION AS A SECOND MEANS OF EGRESS, AND FACADE IMPROVEMENTS AS OUTLINED IN THIS NEW CONSTRUCTION DOCUMENTATION. REFER TO CIVIL DOCUMENTATION FOR ANY PROPOSED SITE CHANGES.

PRIOR OUTREACH:

FULL INTENDED PROJECT NARRATIVE WAS PROVIDED AND DISCUSSED WITH JONATHAN CASEY PLANNER II UPCOUNTY DIVISION. ON 8/9/24 CASEY PROVIDED VIA A CALL/EMAIL THAT THIS PROJECT WAS DISCUSSED INTERNALLY AND HE DOES NOT FORESEE ANY PUSH BACK OR ISSUES ON THE PLANNING DEPARTMENT'S END OWING TO THE MINOR SCOPE OF WORK PROPOSED. HE HOWEVER RECOMMENDED WE REACH OUT TO REBECCA BALLO HISTORIC PRESERVATION SUPERVISOR @ MCPD TO DISCUSS. ARCHITECT AND OWNERSHIP MET ON SITE WITH REBECCA ON 8/28/24 TO DISCUSS THE PROJECT IN DEPTH REGARDING SCOPE OF WORK AND DESIRED EXTERIOR ALTERATIONS. REBECCA HAD GIVEN TENTATIVE APPROVALS TO THE EXTERIOR IMPROVEMENTS/ALTERATIONS PROPOSED. FINAL DESIGN DOCUMENTATION WILL BE SUBMITTED TO HISTORIC/MCPD FOR REVIEW.

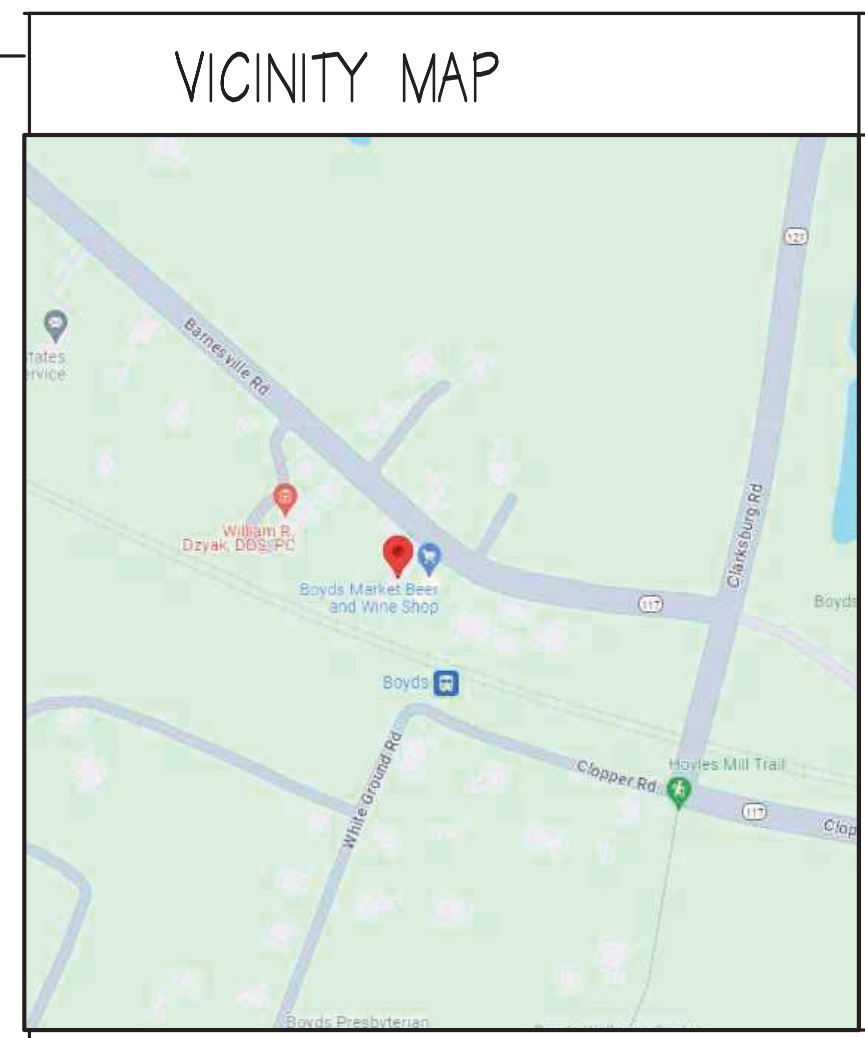
GORDON & GREENBERG ARCHITECTS
 SCOTT A. GREENBERG / ROBERT D. GREENBERG, RA 301-706-7991
 13521 HARRIER WAY CLARKSBURG, MD 20871
 Sgreenberg@gordonandgreenberg.com

ARCHITECT

PROFESSIONAL CERTIFICATION, I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AN ARCHITECT REGISTERED UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 17-18-2023.

15114 BARNESVILLE RD. BOYDS, MD 20841
 BUILDING ALTERATIONS & CHANGE OF USE
 SRK LLC. OFFICE
 COVER SHEET

JOB NO. SRK807505OFFICE
 DRAWN BY SG
 CHECKED BY RDG
 SCALE AS NOTED
 DATE 9-15-24
 SHEET A0.00
 OF -- SHEETS



BRIEF SCOPE OF WORK

15114 BARNESVILLE RD. BOYDS, MD IS A 6,184 SF GROSS 1 STORY BUILDING WITH A WALKOUT BASEMENT AND IS LOCATED IN A HISTORICAL DISTRICT. THE BUILDING OWNER WANTS TO CONVERT IT TO HIS PERSONAL OFFICE SRK-LLC, WHICH IS A CONSTRUCTION FIRM. CURRENT TAX RECORDS ON FILE INDICATE THAT THE BUILDING'S USE IS "RETAIL," THE DESIRED USE IS FOR THIS TO BE AN OFFICE SO THERE WILL BE A CHANGE OF USE FROM RETAIL (MERCANTILE ESTABLISHMENT) TO AN OFFICE (BUSINESS ESTABLISHMENT). INTERIOR ALTERATIONS ARE TO MODIFY THE FACILITY TO BETTER SUIT THE NEEDS OF AN OFFICE SPACE AND BRING THE BUILDING UP TO CURRENT ACCESSIBILITY AND LIFE SAFETY CODES. PROPOSED EXTERIOR CONSTRUCTION TO THE BUILDING IS ACCESSIBLE RAMPING TO THE MAIN ENTRY, EGRESS DOORS TO BE REPLACED SO LIFE SAFETY CODES CAN BE MET, NEW WOOD STAIRS OFF THE SIDE DECK AS REQUIRED FOR IT TO FUNCTION AS A SECOND MEANS OF EGRESS, AND FACADE IMPROVEMENTS AS OUTLINED IN THIS NEW CONSTRUCTION DOCUMENTATION. REFER TO CIVIL DOCUMENTATION FOR ANY PROPOSED SITE CHANGES.



15114 BARNESVILLE RD. BOYDS, MD 20841
 BUILDING ALTERATIONS & CHANGE OF USE
 SRK LLC. OFFICE
PERMIT ISSUE 9-15-24

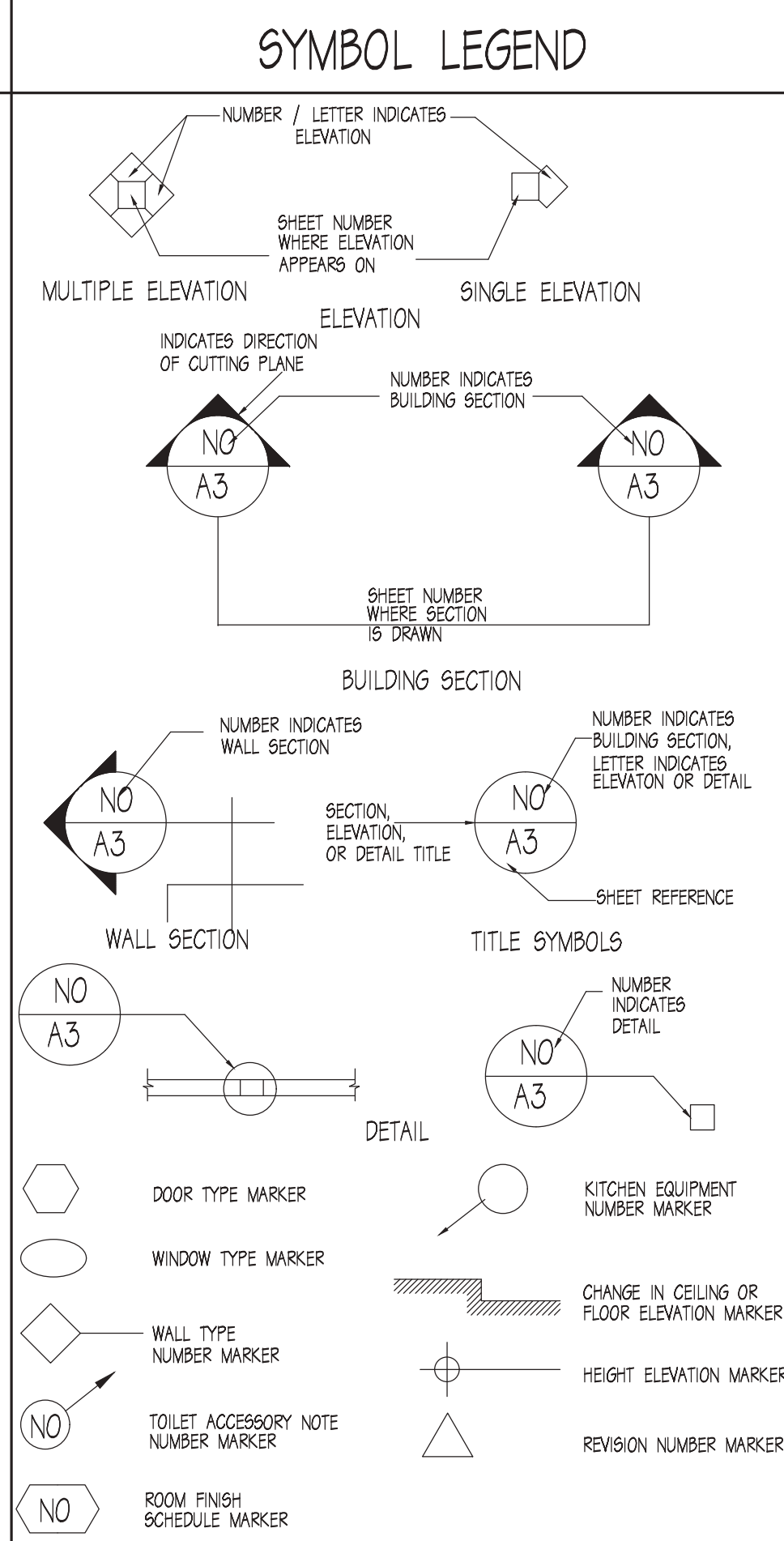
ABBREVIATIONS

NOTE: ALL ABBREVIATIONS MAY NOT BE USED

A	ACOUS	ACOUSTICAL
ADJ	ADJACENT	
AF	ABOVE FINISHED FLOOR	
ALUM	ALUMINUM	
APPROX	APPROXIMATE	
ARCH	ARCHITECTURAL	
BC	BASE CABINET	
BD	BOARD	
BLDG	BUILDING	
BLK	BLOCKING	
BLKT	BLANKET	
BLTN	BUILT-IN	
BOT	BOTTOM	
BP	BASE PLATE	
BS	BOTH SIDES	
BW	BOTH WAYS	
CAB	CABINET	
CER	CERAMIC	
CL	CENTER LINE	
CLG	CEILING	
CLR	CLEAR	
COL	COLUMN	
CONC	CONCRETE	
CONN	CONNECTION	
CONT	CONTINUOUS	
CONST	CONSTRUCTION	
CONST JT	CONSTRUCTION JOINT	
CTR	CERAMIC TILE	
CT	CENTER	
CY	CUBIC YARD	
DEMO	DEMOLISH	
DET	DETAIL	
DIA	DIAMETER	
DM	DIMENSION	
DN	DOWN	
DR	DOOR	
DWG	DRAWING(S)	
EA	EACH	
EF	EACH FACE	
EJ	EXPANSION JOINT	
ELEC	ELECTRICAL	
EL	ELEVATION	
ELEV	ELEVATOR	
EQ	EQUAL	
EQUIP	EQUIPMENT	
ETR	EXISTING TO REMAIN	
EW	ELECTRICAL WATER	
EXIST	EXISTING	
E.W.	EACH WAY	
FF	FINISHED FLOOR	
FIN	FINISH	
FLR	FLOOR	
FT	FOOT, FEET	
FV	FIELD VERIFY	
GA	GAUGE	
GLV	GALVANIZED	
GL	GLASS	
GOVT	GOVERNMENT	
GWB	GYPSUM WALL BOARD	
H	HIGH	
HG	HOLLOW CORE	
HD	HEAD	
HT	HEIGHT	
HM	HOLLOW METAL	
HRZ	HORIZONTAL	
HR (S)	HOUR(S)	
HWAC	HEATING, VENTILATION, & AIR CONDITIONING	
ID	INSIDE DIAMETER	
INST	INSTALL (ATION)	
INS	INSULATION	
INT	INTERIOR	
JLP	J.L. METAL PARTITION	
JT	JOINT	
L	LAVATORY	
LB	POUND	
LEV	LEVEL	
LOC	LOCATION	
M	MATERIAL	
MAX	MAXIMUM	
MECH	MECHANICAL	
MEMB	MEMBER	
MFR	MANUFACTURER	
MIN	MINIMUM	
MISC	MISCELLANEOUS	
MTD	MOUNTED	
MSTRY	MASONRY	
MTL	METAL	
N	NORTH	
N/A	NOT APPLICABLE	
NC	NOT IN CONTRACT	
NO	NUMBER	
NOM	NOMINAL	
NTS	NOT TO SCALE	
O	ON CENTER	
OC	ON CENTER DIAMETER	
OD	OUTSIDE DIAMETER	
OPNG	OPENING	
OPP	OPPOSITE	
ORIG	ORIGINAL	
P	PANEL	
PLYWD	PLYWOOD	
PNL (S)	PANEL (S)	
PAINT (ED/NG)	PAINT (ED/NG)	
PRTN	PARTITION	
PVT	PAVEMENT	
R	RISER	
RAD	RADIUS	
RECT	RECTANGULAR	
REQD	REQUIRED	
RHT	RIGHT HAND	
RM	ROOM	
REMOVE	REMOVE	
S	SOUTH	
SCH	SCHEDULE	
SECT	SECTION	
SF	SQUARE FOOT	
SHT	SHEET	
SHLW(S)	SHELVES (NO)	
SHW	SHOWER	
SP	SPACE	
SPEC (S)	SPECIFICATION (S)	
SQ	SQUARE	
SS	STAINLESS STEEL	
STD	STANDARD	
STL	STEEL	
STR	STRUCTURE	
STRCT	STRUCTURAL	
SUSP	SUSPENDED	
T	TEMPORARY	
TEMP	TEMPERATURE	
TILE	TILE	
THK	THICK	
THRESH	THRESHOLD	
TYP	TYPICAL	
U	UNDER COUNTER	
UL	UTILITY LEAD	
UNL	UNLESS NOTED OTHERWISE	
V	VERTICAL	
VERIFY	VERIFY IN FIELD	
W	WEST	
W/O	WITHOUT	
WD	WOOD	
WIND	WINDOW	
WR	WATERPROOF (ING)	
WTF	WALL TO WALL	

MATERIAL LEGEND

LIGHT WEIGHT CONCRETE	PRECAST CONCRETE/CAST-IN-PLACE
GRAVEL	CONCRETE BLOCK
COMMON/FACE BRICK	CONCRETE PLANK
MARBLE	STEEL/OTHER METALS
FINISH WOOD	PLYWOOD-LARGE SCALE
BLOCKING	GLASS
BATT/LOOSE FILL INSULATION	RIGID INSULATION
CARPET AND PAD	METAL STUD W/ DRYWALL
CERAMIC TILE	EARTH/COMPACT FILL
EIFS	GROUT-BUILD



DRAWINGS INDEX

CIVIL	ARCHITECTURAL	MEP
SI - SITE PLAN (INCLUDED IN ARCHITECTURAL DRAWING SET)	A0.00 - COVER SHEET A0.01 - ACCESSIBILITY DETAILS A0.02 - ACCESSIBILITY DETAILS A0.03 - ACCESSIBILITY DETAILS SI - SITE PLAN A1.00 - HISTORIC NARRATIVE/PHOTO DOCUMENTATION A1.02 - ACCESSIBILITY RAMP A2.00 - EXISTING CONDITION PLANS WITH DEMOLITION NOTES A2.01 - EXISTING CONDITION ELEVATIONS WITH DEMOLITION NOTES A3.00 - NEW FLOOR PLANS A3.01 - NEW PLANS-CODE ANALYSIS/EGRESS PLANS A3.02 - NEW RCP PLANS A4.00 - NEW ELEVATIONS A5.00 - NEW/EXISTING BUILDING SECTIONS A6.00 - DETAILS A7.00 - FINISH & NEW WINDOW SCHEDULES A7.01 - DOOR SCHEDULE	MECHANICAL PLANS M001 MECH LEGEND-SPECS M01 EXISTING HVAC PLANS M02 HVAC PLANS PLUMBING PLANS P01 PLUMBING PLANS ELECTRICAL PLANS E01 ELEC LEGEND & SPECS E01 LIGHTING & POWER DEMOLITION PLANS E02 LIGHTING PLANS E03 POWER PLANS

OWNER REP: JOSE LEGUNA/SRK,LLC
 481 N FREDERICK AVE GAITHERSBURG, MD 20877
 PH: 240-498-9801
 EMAIL: SERVICE@SRK,LLC

CIVIL ENGINEER: JAS ENGINEERING 7 DESIGN, LLC
 5105 MOUNT OAKS SANCTUARY DR. BOWIE, MD 20720
 PH: 301-262-1630
 CONTACT: JON SHIANCOE, P.E.
 EMAIL: JSHIANCOE@JASDCLLC.COM

ARCHITECT: GORDON & GREENBERG ARCHITECTS
 13521 HARRIER WAY CLARKSBURG, MD 20871
 PH: 301-706-7991
 CONTACT: SCOTT A. GREENBERG
 EMAIL: SGREENBERG@GORDONANDGREENBERG.COM

MPE ENGINEERING: TOOMEY ENGINEERING CORPORATION
 2410 COBBLESTONE WAY FREDERICK, MD 21702
 PH: 301-620-2801
 CONTACT: GERALD TOOMEY
 EMAIL: GTOOMEY@TOOMEYCORP.COM

CODE ANALYSIS/ BUILDING DATA	EXISTING BASE BUILDING/TENANT SPACE INCLUDES TENANT SPACES 108 & 109	PROPOSED BASE BUILDING/TENANT SPACE INCLUDES TENANT SPACES 108 & 109
TENANT SEPARATION	NA	NA (NO CHANGE)
USE GROUP	M	B
TYPE OF CONSTRUCTION (IBC)	5B	5B (NO CHANGE)
HEIGHT/ NO. OF STORIES	1	1 (NO CHANGE)
HIGH RISE? (Y/N)	N	N (NO CHANGE)
COVERED MALL? (Y/N)	N	N (NO CHANGE)
FULLY SUPPRESSED (SPRINKLED)? (Y/N)	N	N (NO CHANGE)
FLOOR AREA OF TENANT SPACE OR AREA OF RENOVATION	1ST FL. 3,092 SF +/- GROSS BSMT. 3,092 SF +/- GROSS TOTAL 6,184 SF +/- GROSS	1ST FL. 3,092 SF +/- GROSS BSMT. 3,092 SF +/- GROSS TOTAL 6,184 SF +/- GROSS (NO CHANGE)

APPLICABLE BUILDING CODES AS AMENDED BY MONTGOMERY COUNTY MARYLAND

2018 INTERNATIONAL BUILDING CODE ER 31-19
 CHAPTER 8 COUNTY BUILDING CODE
 2018 INTERNATIONAL BUILDING CODE
 2018 INTERNATIONAL EXISTING BUILDING CODE
 MARYLAND ACCESSIBILITY CODE
 2015 NFPA FIRE CODE
 2015 NFPA 101 LIFE SAFETY CODE
 2012 INTERNATIONAL GREEN CONSTRUCTION CODE
 2015 IBC AMENDMENTS
 2015 FIRE CODE-NFPA 1
 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
 2018 INTERNATIONAL MECHANICAL CODE (IMC)
 MONTGOMERY COUNTY CODE CHAPTER 8 (MECHANICAL)
 MONTGOMERY COUNTY CODE CHAPTER 17 (ELECTRICAL)
 NFPA 70 (NATIONAL ELECTRIC CODE)
 CHAPTER 35 OF IBC-2018 REFERENCED STANDARDS

MINIMUM INSULATION REQUIREMENTS FOR NEW CONSTRUCTION

Windows/Doors - Maximum U-Factor SPECIFIED U FACTORS SHALL NOT EXCEED THE MAXIMUM LISTED IN TABLE C402.3 PER IECC AS OUTLINED BELOW-NOTE: CLIMATE ZONE 4	U Factor	VARIABLES
Fixed fenestration	U Factor	0.30
Operable fenestration	U Factor	0.45
Entrance doors	U Factor	0.77
Skylights - Maximum U-Factor	U Factor	.50
Max SHGC	U Factor	0.40
Max SHGC - glazed fenestration	U Factor	0.40
Ceilings	R-value	R-49
Walls (wood framing)	R-value	R-20 or 13+5
Mass Walls	R-value	**R-8/13
Basement Walls	R-value	**R-10/13
Floors	R-value	R-19
Slab perimeter	R-value	R-10, 2ft
Crawlspace	R-value	**R-10/13

GENERAL NOTES:

CONTRACTOR SHALL VERIFY AND FAMILIARIZE HIMSELF WITH ALL FIELD CONDITIONS PRIOR TO SUBMITTING PROPOSALS AND COMMENCING CONSTRUCTION. FIELD CONDITIONS NOT AGREEING WITH CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER & DESIGNER PRIOR TO BEGINNING WORK. ALL ADDITIONAL WORK NEEDED TO COMPLETE THE PROPOSED PROJECT WHICH IS NOT INDICATED ON DRAWINGS SHALL RECEIVE PRIOR AUTHORIZATION FROM THE HOMEOWNER.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE INCLUSION OF ALL WORK NECESSARY FOR A COMPLETE INSTALLATION WHETHER SUCH WORK IS INDICATED ON DRAWINGS OR SPECIFICATIONS.

ALL MANUFACTURED / PREFABRICATED ITEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE WRITTEN MANUFACTURES SPECIFICATIONS.

JOB SITE SHALL BE KEPT IN A CLEAN AND ORDERLY FASHION AT THE END OF EACH DAYS WORK. ALL WARRANTIES, GUARANTIES AND MANUFACTURERS INSTRUCTIONS SHALL BE PRESENTED TO THE HOMEOWNER IN A COMPLETE AND ORDERLY MANNER AT THE CONCLUSION OF CONSTRUCTION. ALL WORK PERFORMED SHALL BE EXECUTED TO GREATER THAN STANDARD BUILDING QUALITY AND SHALL COMPLY WITH ALL LOCAL CODES AND ORDINANCES.

THE DESIGNER SHALL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE FAILURE OF THE CLIENT OR HIS CONTRACTORS, SUBCONTRACTORS OR ANYONE PERFORMING WORK, TO CARRY OUT THE WORK IN ACCORDANCE WITH THE APPLICABLE RESIDENTIAL CODES, REGULATIONS, AND CONTRACT DOCUMENTS.

BY A LICENSED GENERAL CONTRACTOR ENTERING INTO AGREEMENT WITH THE HOMEOWNER/PROPERTY OWNER, HE AGREES TO KEEP CURRENT ALL INSURANCES, WORKER'S COMPENSATION AS REQUIRED, AND AGREES TO INDEMNIFY/HOLD HARMLESS THE HOMEOWNER/PROPERTY OWNER FROM ANY ACCIDENTS OCCURRING FROM THE SCOPE OF WORK REQUIRED TO COMPLETE THE PROPOSED PROJECT.

CONTRACTORS SHALL BE RESPONSIBLE FOR REMOVING & DISPOSING OF DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM WORK AT THE JOB SITE. CONTRACTOR SHALL PROVIDE PROTECTION BETWEEN THE NEW CONSTRUCTION AND THE EXISTING BUILDING AND TAKE ADEQUATE MEASURES TO KEEP DUST TO A MINIMUM. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL CLEAN THE ENTIRE PREMISES AND TURN OVER ALL KEYS USED DURING CONSTRUCTION, OLD AND NEW. SEE NOTE ABOVE.

ALL EXISTING CONDITIONS SHOULD BE FIELD VERIFIED INCLUDING DIMENSIONS AND STRUCTURE. SOME VARIATIONS COULD EXIST AND IT IS THE RESPONSIBILITY OF OTHERS TO CONFIRM THE INFORMATION HEREIN.

Department of Permitting Services
 Division of Commercial Building Construction
 2425 Reside Drive, 7th Floor, Wheaton, MD 20902
 Phone: 311 in Montgomery County or (240) 777-4311
<http://www.montgomerycountymd.gov/permitservices>

MARYLAND ACCESSIBILITY COMPLIANCE FORM
 For Alteration and Addition to Existing Commercial Buildings

To be completed by Architect:

Project Name: SRK LLC. OFFICE BUILDING
 Project Address: 15114 BARNESVILLE RD. BOYDS, MD 20841
 Permit Application Number (AP #):

This is to certify that (check all that apply):

The "path of travel", which includes bathrooms and drinking fountains serving the altered area, conforms with the ADAAG.

The cost of providing an accessible "path of travel" (including bathrooms and drinking fountains serving the altered area) exceeds 20% of the alteration cost as listed below:

A = Cost of alterations to the "primary function" areas = \$ **100,000.00**
 B = 20% x cost of alteration to the "primary function" area = 0.2 x A = \$

List elements that will be made accessible up to 20% of the alteration cost "B" (See "Excerpts From ADA, Title III" for the priority of elements that provide the greatest degree of access).

The tenant only is making the alteration. The "path of travel" outside the tenant area is under the landlord's authority and is not being altered.

I, **ROBERT D. GREENBERG**, as the licensed Architect for the project do hereby certify that the alteration/addition complies with the provisions of the Maryland Accessibility Code.

Signature:

Date: **9-6-2024**

Maryland Registration Seal:


Page 1 of 1 12/30/2021

These drawings and specifications are the property and copyright of the architect and shall not be used on any other work except by agreement with the architect. Written dimensions shall take precedence over the graphic dimensions and shall be used in the event of any discrepancy shall be brought to the notice of the architect prior to the commencement of any work.

GORDON & GREENBERG ARCHITECTS
 SCOTT A GREENBERG / ROBERT D. GREENBERG, RA 301-706-7991
 13521 HARRIER WAY CLARKSBURG, MD 20871
 Sgreenberg@gordonandgreenberg.com

ARCHITECT

PROFESSIONAL CERTIFICATION, I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AN ARCHITECT REGISTERED UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 11-18-2023.



15114 BARNESVILLE RD. BOYDS, MD 20841
BUILDING ALTERATIONS & CHANGE OF USE
 SRK LLC, OFFICE ACCESSIBILITY DETAILS

404 DOORS AND DOORWAYS

404.1 General. Doors and doorways that are part of an accessible route shall comply with Section 404.

404.2 Manual Doors. Manual doors and doorways, and manual gates, including ticket gates, shall comply with the requirements of Section 404.2.

404.2.2 Double-Leaf Doors and Gates. At least one of the active leaves of doorways with two leaves shall comply with Sections 404.2.2 and 404.2.3.

404.2.3 Clear Width. Doorways shall have a clear opening width of 32 inches minimum. Clear opening width of doorways with swinging doors shall be measured between the face of door and stop, with the door open 90 degrees. Openings, doors and doorways without doors more than 24 inches in depth shall provide a clear opening width of 36 inches minimum. There shall be no projections into the clear opening width lower than 34 inches above the floor. Projections into the clear opening width between 34 inches and 80 inches above the floor shall not exceed 4 inches.

404.2.4 Maneuvering Clearances at Doors. Minimum maneuvering clearances at doors shall comply with Section 404.2.3 and shall include the full clear opening width of the doorway.

404.2.4.1 Swinging Doors. Swinging doors shall have maneuvering clearances complying with Table 404.2.3.1.

404.2.4.2 Sliding and Folding Doors. Sliding doors and folding doors shall have maneuvering clearance complying with Table 404.2.3.2.

404.2.4.2 Doorways without Doors. Doorways without doors that are less than 36 inches in width shall have maneuvering clearances complying with Table 404.2.3.3

404.2.4.3 Recessed Doors. Where any obstruction within 18 inches of the latch side of a doorway projects more than 8 inches beyond the face of the door, measured perpendicular to the face of the door, maneuvering clearances for a forward approach shall be provided.

404.2.4.4 Floor Surface. Floor surface within the maneuvering clearances shall have a slope not steeper than 1:48 and shall comply with Section 302.

404.2.5 Thresholds at Doorways. If provided, thresholds at doorways shall be 1/2 inch maximum height. Raised thresholds and changes in level at doorways shall comply with Sections 302 and 303.

404.3 Automatic Doors. Automatic doors and automatic gates shall comply with Section 404.3. Full powered automatic doors shall comply with ANSI/BHMA A156.10 listed in Section 105.2.4. Power-assist and low-energy doors shall comply with ANSI/BHMA A156.19 listed in Section 105.2.3.

404.3.1 Clear Opening Width. Doorways shall have a clear opening width of 32 inches in power-on and power-off mode. The minimum clear opening width for automatic door systems shall be based on the clear opening width provided with all leaves in the open position.

404.3.2 Maneuvering Clearances. Maneuvering clearances at power-assisted doors shall comply with Section 404.2.3.

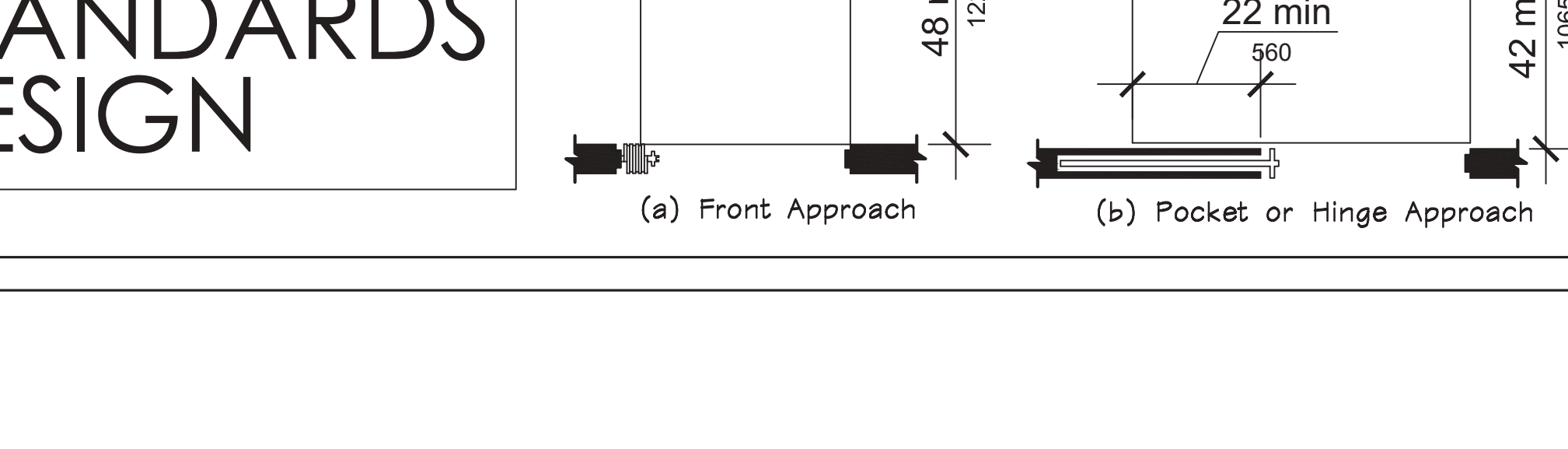
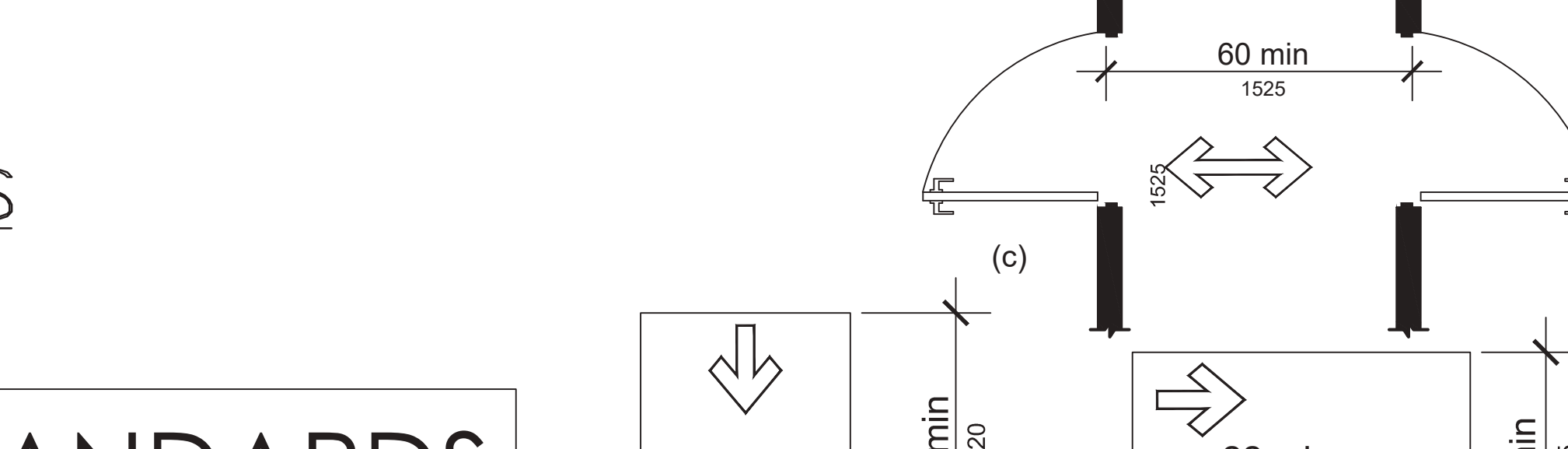
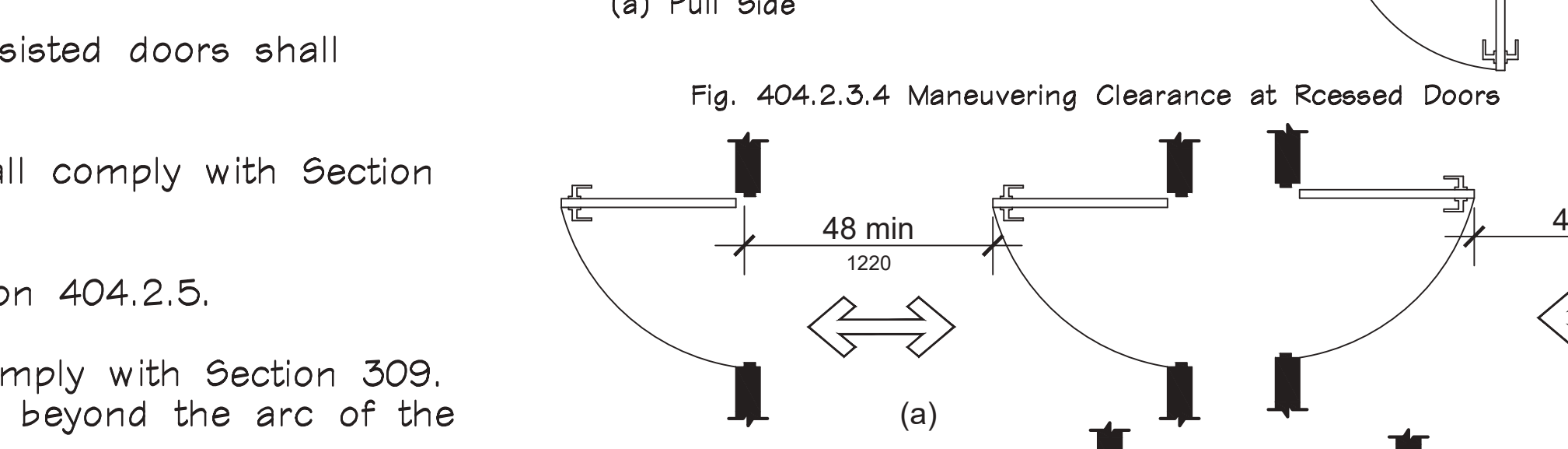
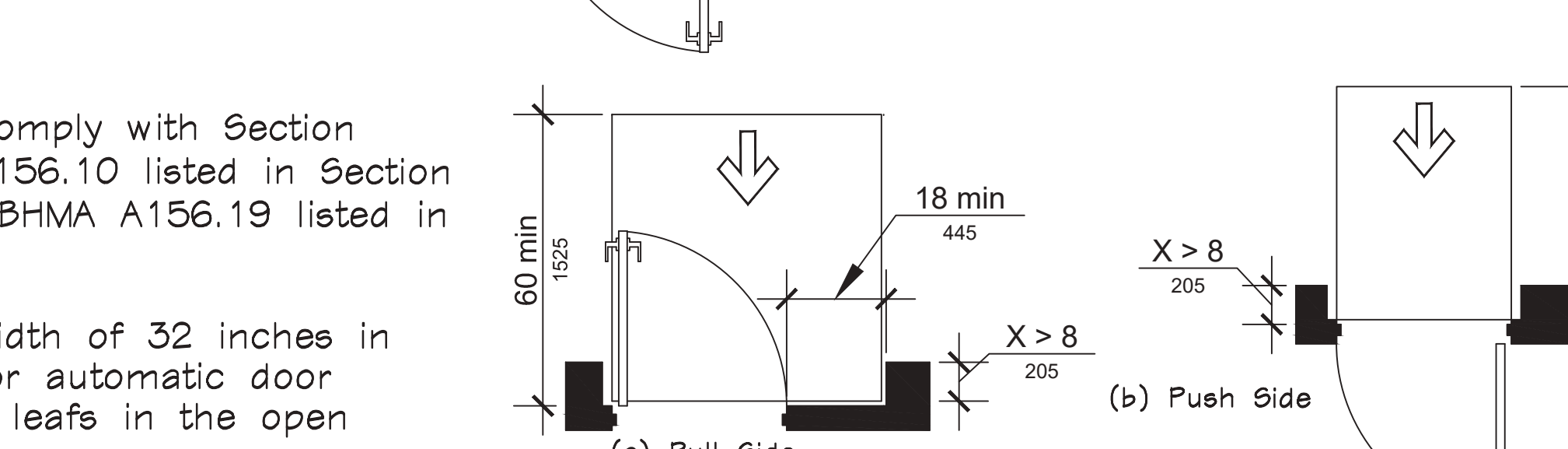
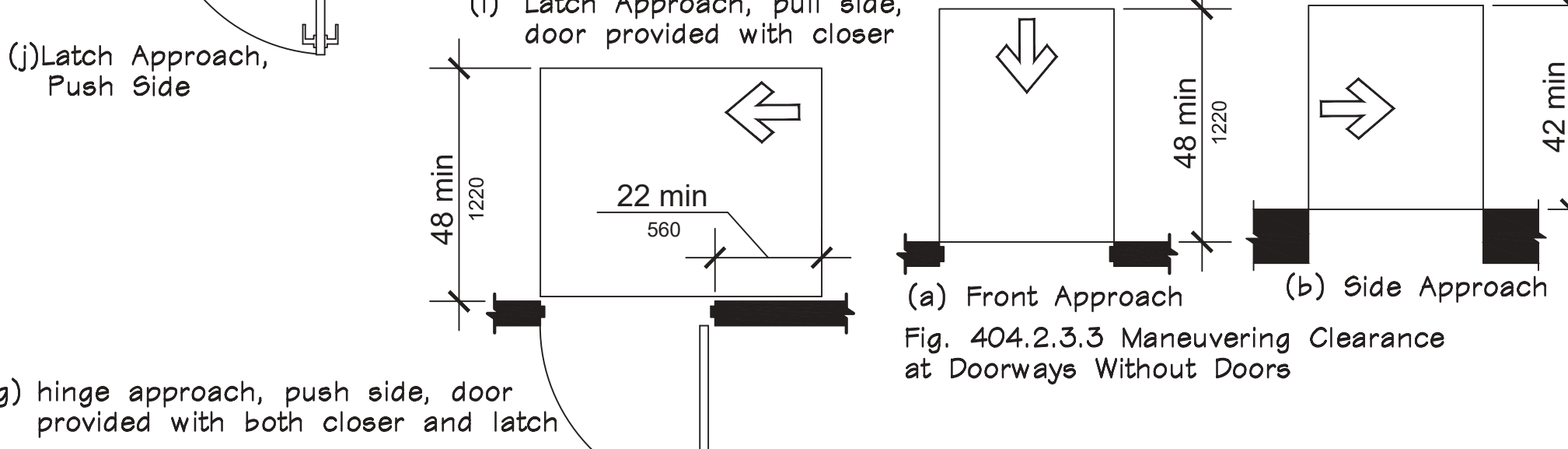
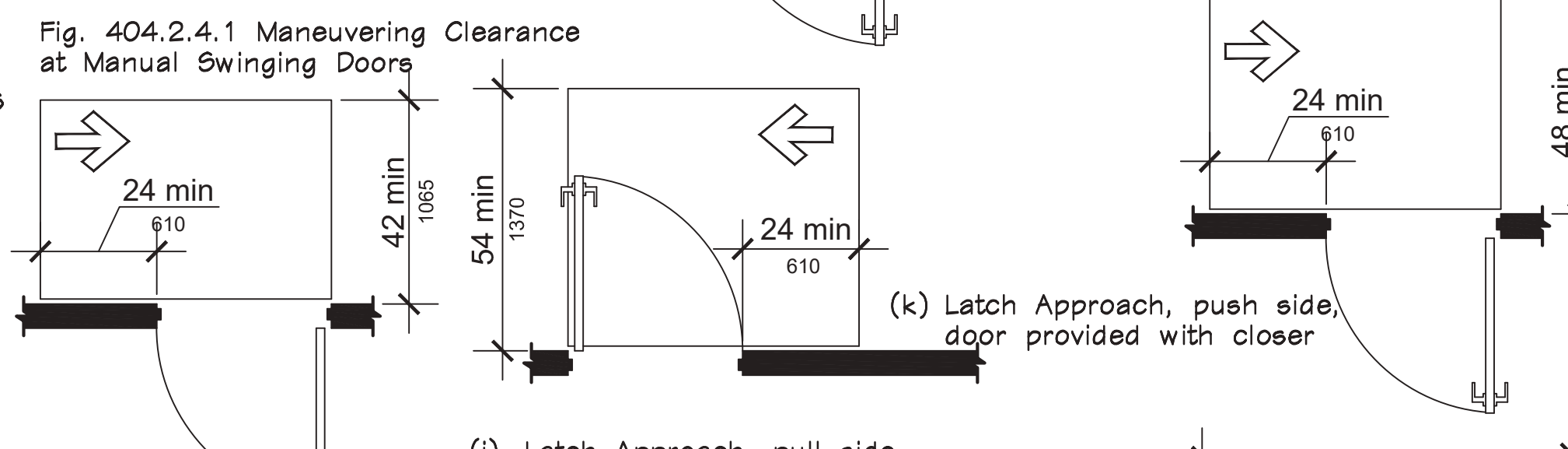
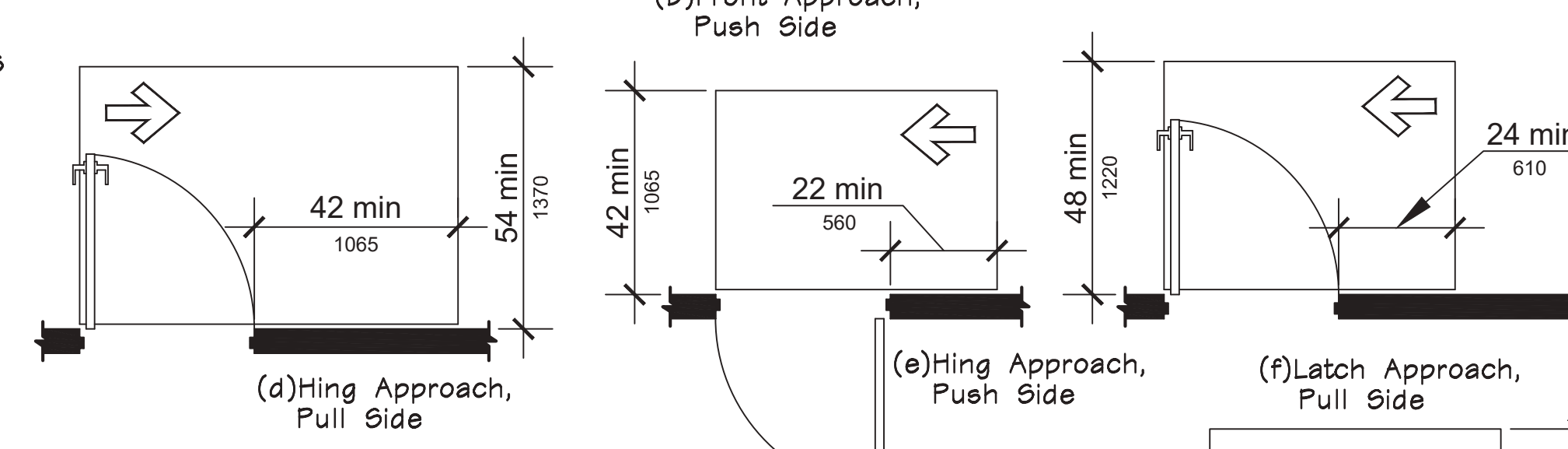
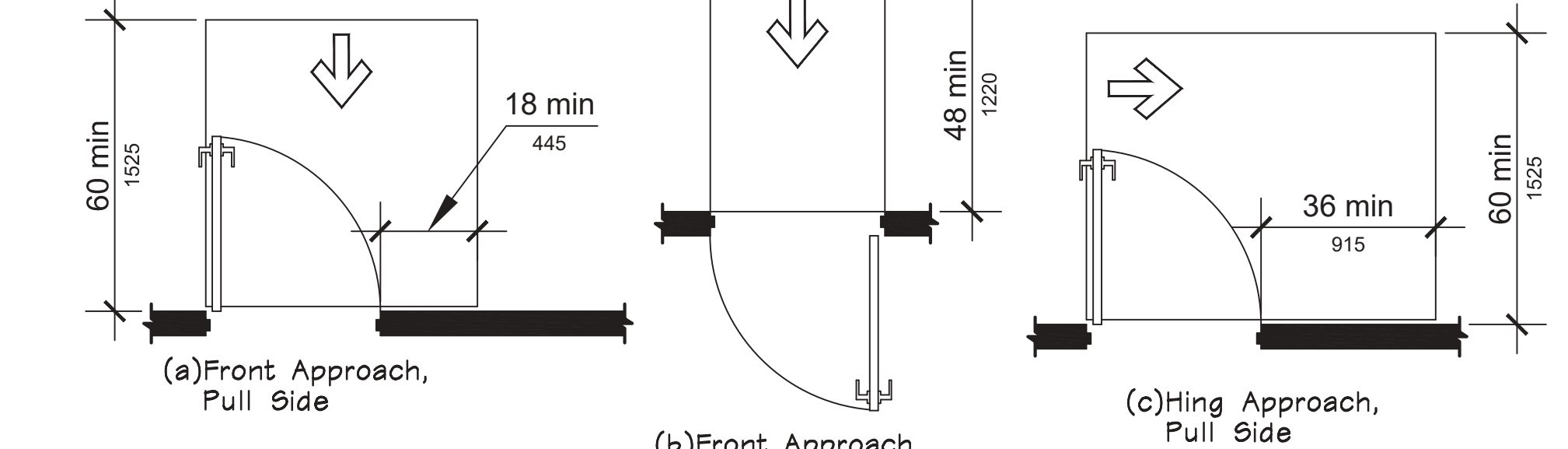
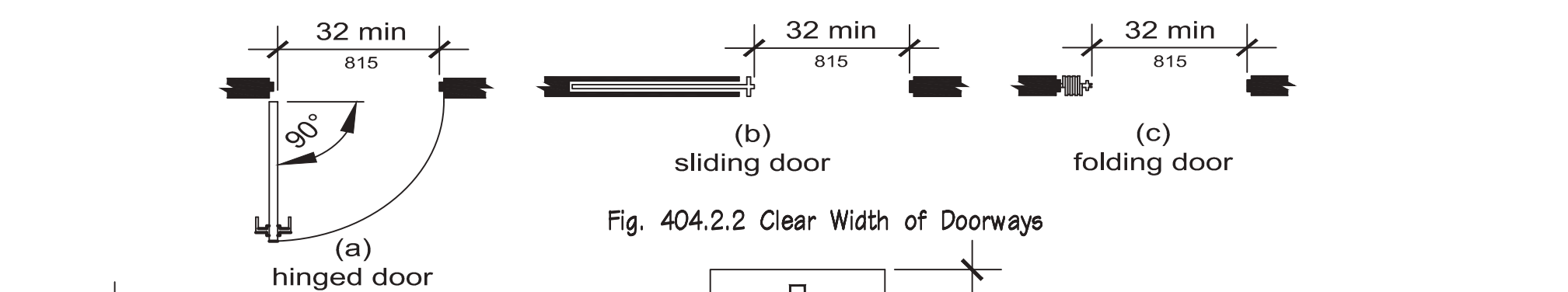
404.3.3 Thresholds. Thresholds and changes in level at doorways shall comply with Section 404.2.4.

404.3.4 Two Doors in Series. Doors in series shall comply with Section 404.2.5.

404.3.5 Control Switches. Manually operated control switches shall comply with Section 309. The clear floor space adjacent to the control switch shall be located beyond the arc of the door swing.

DOORS AND DOORWAYS

TAKEN FROM: 2018 ADA STANDARDS FROM ACCESSIBLE DESIGN



404.2.5 Two Doors in Series. Distance between two hinged or pivoted doors in series shall be 48 inches minimum plus the width of any door swinging into the space.

404.2.6 Door Hardware. Handles, pulls, latches, locks, and other operable parts on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching, or twisting of the wrist to operate. Operable parts of such hardware shall be 34 inches minimum and 48 inches maximum above the floor. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

404.2.8 Closing Speed.

404.2.8.1 Door Closers. Door closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to an open position of 12 degrees shall be 5 seconds minimum.

404.2.8.2 Spring Hinges. Door spring hinges shall be adjusted so that from the open position of 70 degrees, the door shall move to the closed position in 1.5 seconds minimum.

404.2.9 Door-Opening Force. Fire doors shall have the minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open doors other than fire doors shall be as follows:

1. Interior hinged door: 5.0 pounds (22.2 N) maximum
 2. Sliding or folding door: 5.0 pounds (22.2 N) maximum
- These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door in a closed position.

404.2.10 Door Surface. Door surfaces within 10 inches of the floor, measured vertically, shall be a smooth surface on the push side extending the full width of the door. Parts creating horizontal or vertical joints in such surface shall be within 1/16 inch of the same plane as the other. Cavities created by added kick plates shall be capped.

404.2.11 Vision Lites. Doors and sidelites adjacent to doors containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one panel on either the door or an adjacent sidelite 43 inches maximum above the floor.

GRAB BARS

609 GRAB BARS

609.1 General. Grab bars in accessible toilet or bathing facilities shall comply with Section 609.

609.2 Cross Section. Grab bars shall have a cross section complying with Section 609.2.1 or 609.2.2.

609.2.1 Circular Cross Section. Grab bars with a circular cross section shall have an outside diameter of 1-1/4 inch minimum and 2 inches maximum.

609.2.2 Noncircular Cross Section. Grab bars with a noncircular cross section shall have a cross section dimension of 2 inches maximum, and a perimeter dimension of 4 inches minimum and 4.8 inches maximum.

609.3 Spacing. The space between the wall and the grab bar shall be 1-1/2 inches. The space between the grab bar and projecting objects below and at the ends of the grab bar shall be 1-1/2 inches minimum. The space between the grab bar and projecting objects above the grab bar shall be 12 inches minimum.

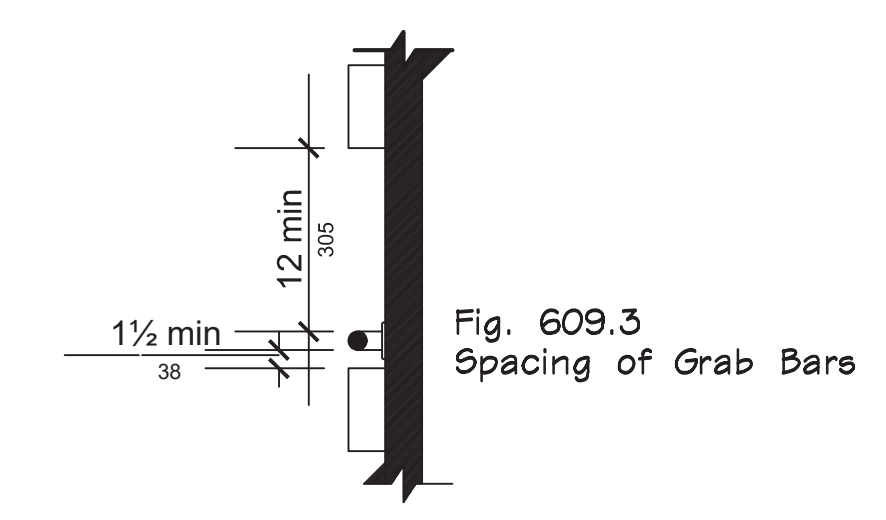
609.4 Position of Grab Bars. Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the floor measured to the top of the gripping surface. At water closets primarily for children's use complying with Section 604.10, grab bars shall be installed in a horizontal position 18 inches minimum to 27 inches maximum above the floor measured to the top of the gripping surface.

609.5 Surface Hazards. Grab bars, and any wall or other surfaces adjacent to grab bars, shall be free of sharp or abrasive elements. Edges shall be rounded.

609.6 Fittings. Grab bars shall not rotate within their fittings.

609.7 Installation. Grab bars shall be installed in any manner that provides a gripping surface at the locations specified in this standard and does not obstruct the clear floor space.

609.8 Structural Strength. Allowable stresses shall not be exceeded for materials used where a vertical or horizontal force of 250 pounds is applied at any point on the grab bar, fastener mounting device, or supporting structure.



REACH RANGES

308 REACH RANGES

308.1 General. Reach ranges shall comply with Section 308.

308.2 Forward Reach.

308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above the floor.

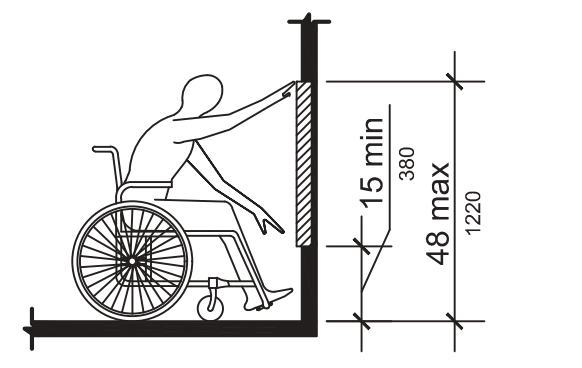


Fig. 308.2.1 Unobstructed Forward Reach

308.2.2 Obstructed High Reach. Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches maximum where the reach depth is 20 inches maximum. Where the reach depth exceeds 20 inches, the high forward reach shall be 44 inches maximum, and the reach depth shall be 25 inches maximum.

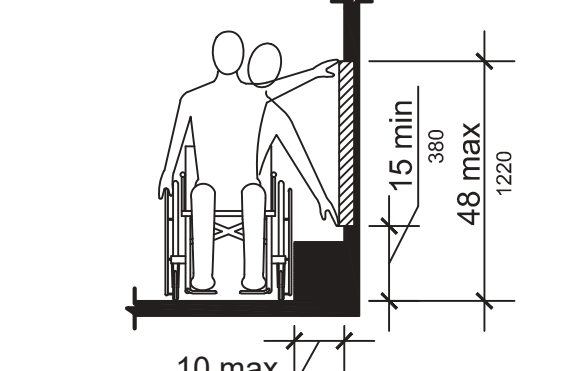


Fig. 308.3.1 Unobstructed Side Reach

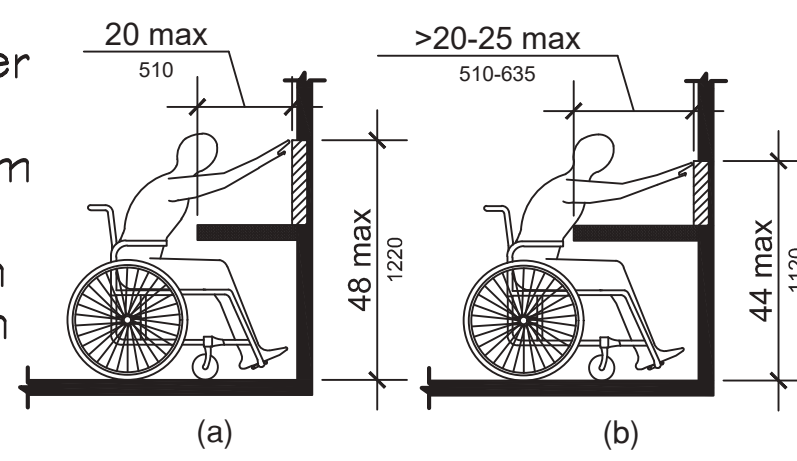


Fig. 308.2.2 Obstructed High Forward Reach

308.3.1 Unobstructed. Where a clear floor space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches maximum and the low side reach shall be 15 inches minimum above the floor.

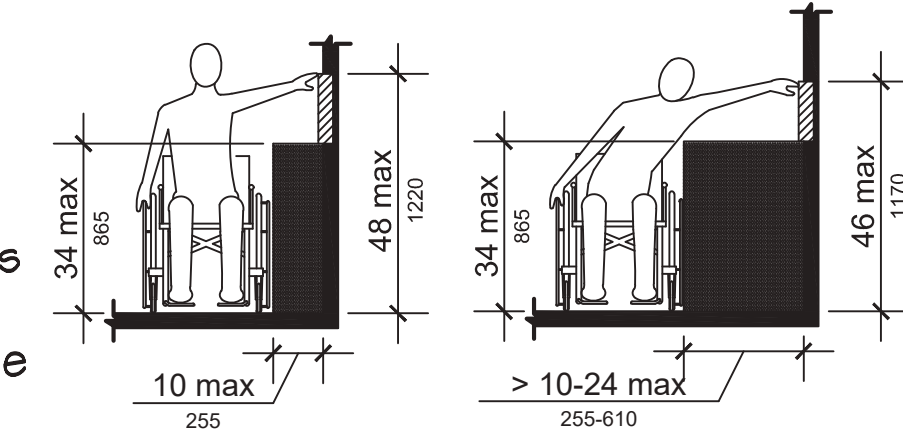


Fig. 308.3.2 Obstructed High Side Reach

308.3.2 Obstructed High Reach. Where a clear floor space allows a parallel approach to an object and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches maximum and the depth of the obstruction shall be 24 inches maximum. The high side reach shall be 48 inches maximum for a reach depth of 10 inches maximum. Where the reach depth exceeds 10 inches, the high side reach shall be 46 inches maximum for a reach depth of 24 inches maximum.

LAVATORIES & SINKS

605 URINALS

605.1 General. Accessible urinals shall comply with Section 605.

605.2 Height. Urinals shall be of the stall type or shall be of the wall hung type with the rim at 17 inches maximum above the floor.

605.3 Clear Floor Space. A clear floor space complying with Section 305.3, positioned for forward approach, shall be provided.

605.4 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Section 309.

606 LAVATORIES AND SINKS

606.1 General. Accessible lavatories and sinks shall comply with Section 606.

606.2 Clear Floor Space. A clear floor space complying with Section 305.3, positioned for forward approach, shall be provided. Knee and toe clearance complying with Section 306 shall be provided. The dip of the overflow shall not be considered in determining knee and toe clearances.

606.3 Height. The front of lavatories and sinks shall be 34 inches maximum above the floor, measured to the higher of the rim or counter surface.

606.4 Faucets. Faucets shall comply with Section 309. Hand & operated metering faucets shall remain open for 10 seconds minimum.

606.5 Lavatories with Enhanced Reach Range. Where enhanced reach range is required at lavatories, faucets and soap dispenser controls shall have a reach depth of 11 inches maximum or, if automatic, shall be activated within a reach depth of 11 inches maximum. Water and soap flow shall be provided with a reach depth of 11 inches maximum.

606.6 Exposed Pipes and Surfaces. Water supply and drainpipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

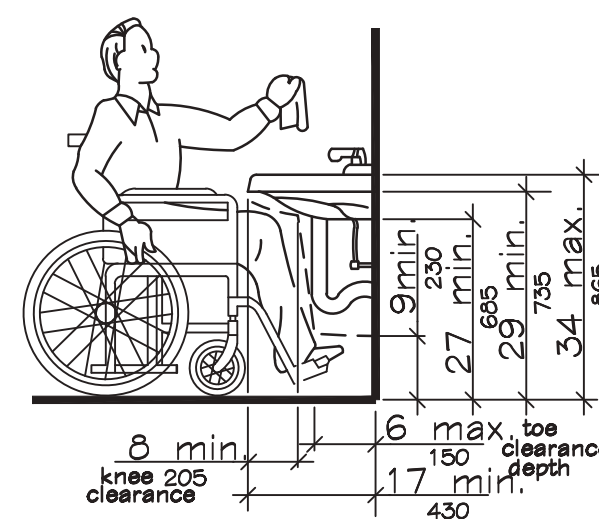


Fig. 606.3 Height of Lavatories and Sinks

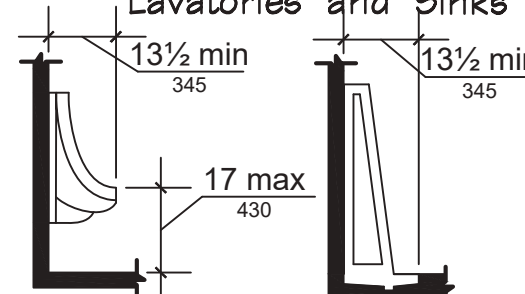


Fig. 605.2 Height of Urinals

WATER CLOSETS and TOILET COMPARTMENTS

604 WATER CLOSETS & TOILET COMPARTMENTS

604.1 General. Accessible water closets and toilet compartments shall comply with Section 604. Compartments containing more than one plumbing fixture shall comply with Section 603. Wheelchair accessible compartments shall comply with Section 604.8. Ambulatory accessible compartments shall comply with Section 604.9.

604.2 Location. The water closet shall be located with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches minimum to 18 inches maximum from the side wall or partition. Water closets located in ambulatory accessible compartments specified in Section 604.9 shall have the centerline of the water closet 17 inches minimum to 19 inches maximum from the side wall or partition.

604.3 Clearance.

604.3.1 Size. A clearance around a water closet 60 inches minimum, measured perpendicular from the sidewall, and 56 inches minimum, measured perpendicular from the rear wall, shall be provided.

604.3.2 Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, paper dispensers, sanitary napkin receptacles, coat hooks, shelves, accessible routes, clear floor space at other fixtures and the turning space. No other fixtures or obstructions shall be within the required water closet clearance.

604.4 Height. The height of water closet seats shall be 17 inches minimum and 19 inches maximum above the floor, measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

604.5 Grab Bars. Grab bars for water closets shall comply with Section 609 and shall be provided in accordance with Sections 604.5.1 and 604.5.2. Grab bars shall be provided on the rear wall and on the side wall closest to the water closet.

604.5.1 Fixed Side Wall Grab Bars. Fixed sidewall grab bars shall be 42 inches minimum in length, located 12 inches maximum from the rear wall and extending 54 inches minimum from the rear wall. In addition, a vertical grab bar 18 inches minimum in length shall be mounted with the bottom of the bar located between 39 inches and 41 inches above the floor, and with the center line of the bar located between 39 inches and 41 inches from the rear wall.

604.5.2 Rear Wall Grab Bars. The rear wall grab bar shall be 36 inches minimum in length, and extend from the centerline of the water closet 12 inches minimum on the side closest to the wall, and 24 inches minimum on the transfer side.

604.7 Dispensers. Toilet paper dispensers shall comply with Section 309.4 and shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches minimum and 48 inches maximum above the floor, and shall not be located behind the grab bars. Dispensers shall not be of a type that control delivery, or do not allow continuous paper flow.

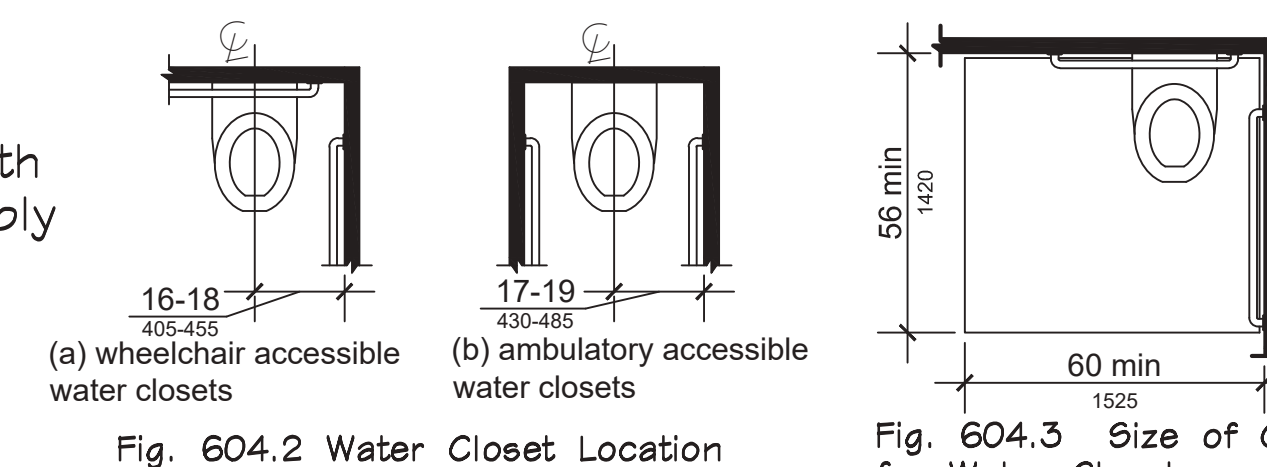


Fig. 604.2 Water Closet Location

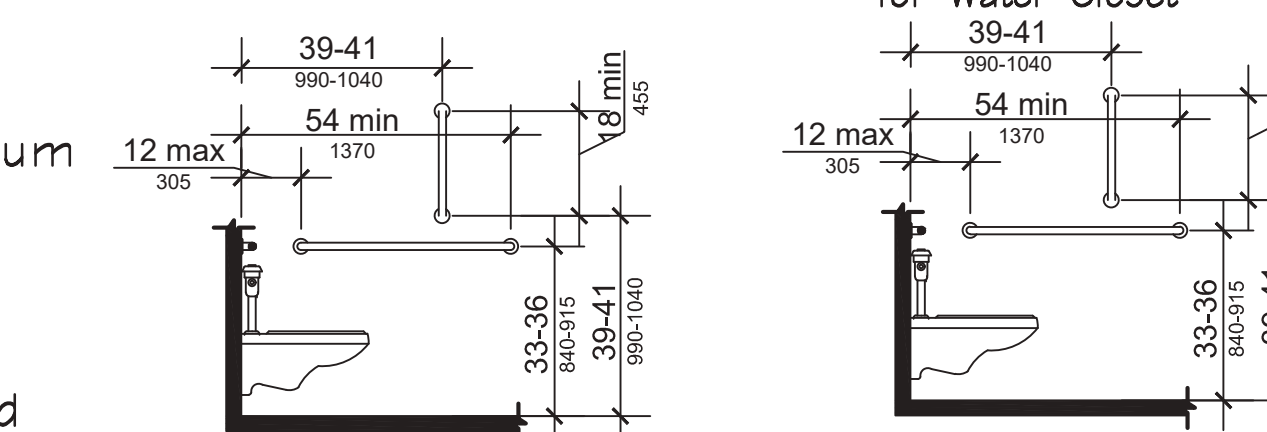


Fig. 604.3 Size of Clearance for Water Closet

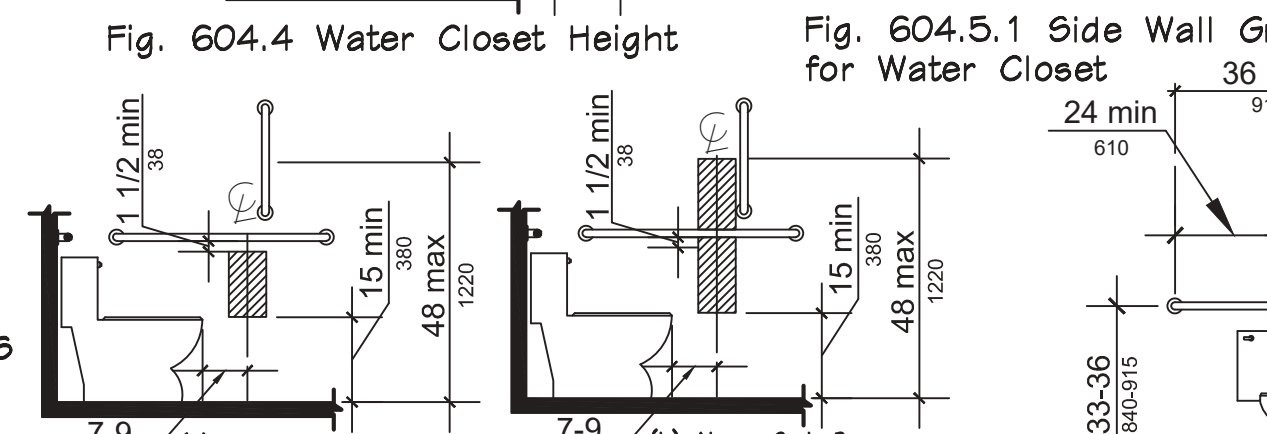


Fig. 604.4 Water Closet Height

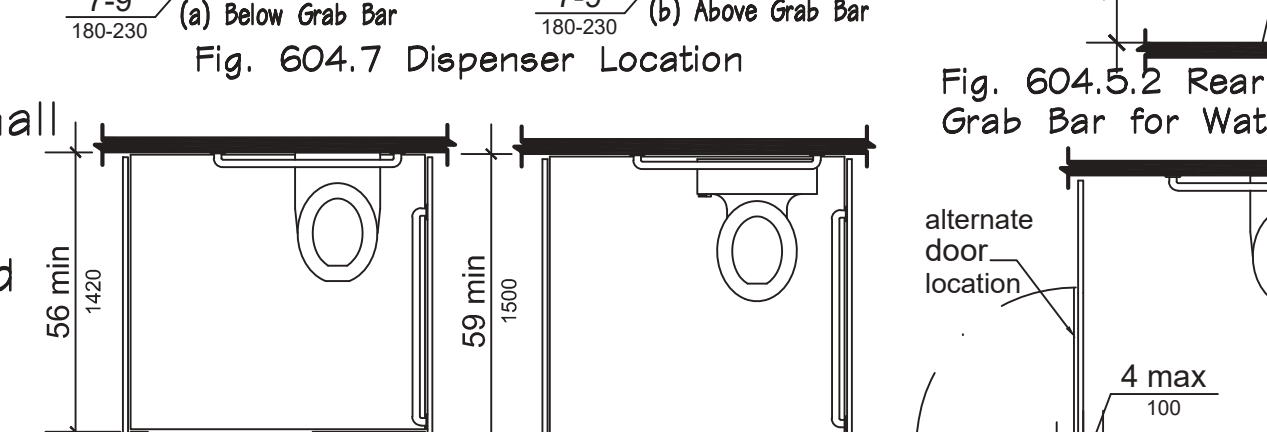


Fig. 604.5.1 Side Wall Grab Bar for Water Closet

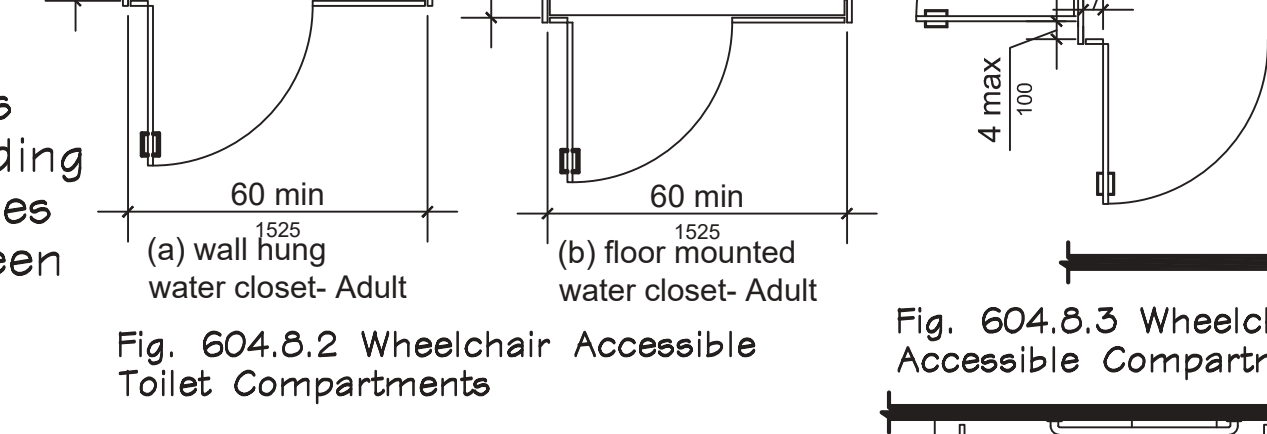


Fig. 604.5.2 Rear Wall Grab Bar for Water Closet

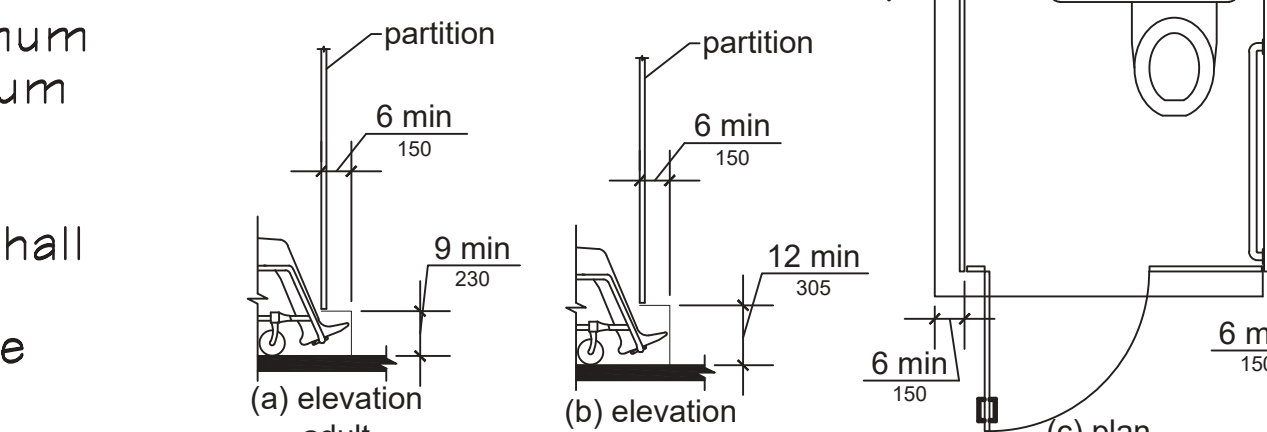


Fig. 604.7 Dispenser Location

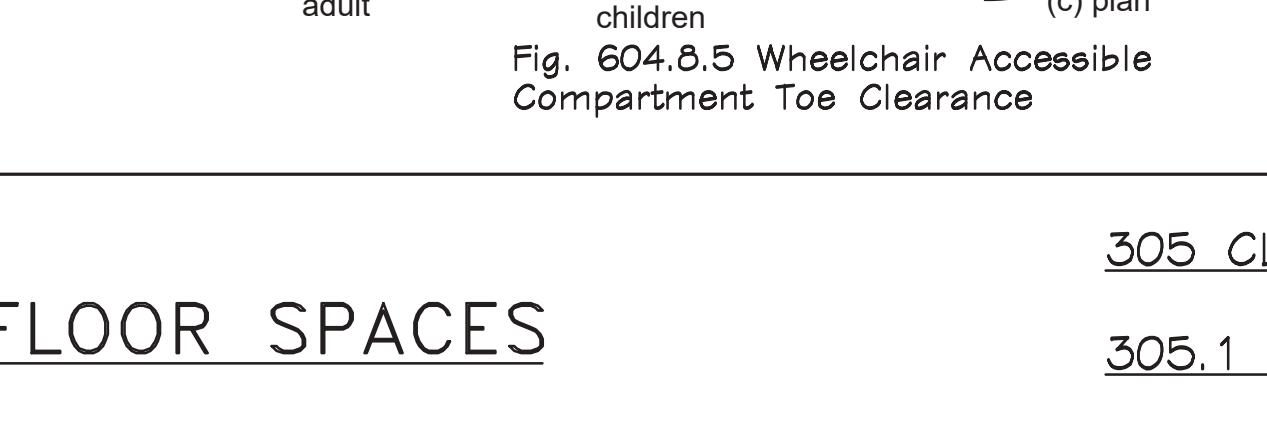


Fig. 604.8.2 Wheelchair Accessible Toilet Compartments

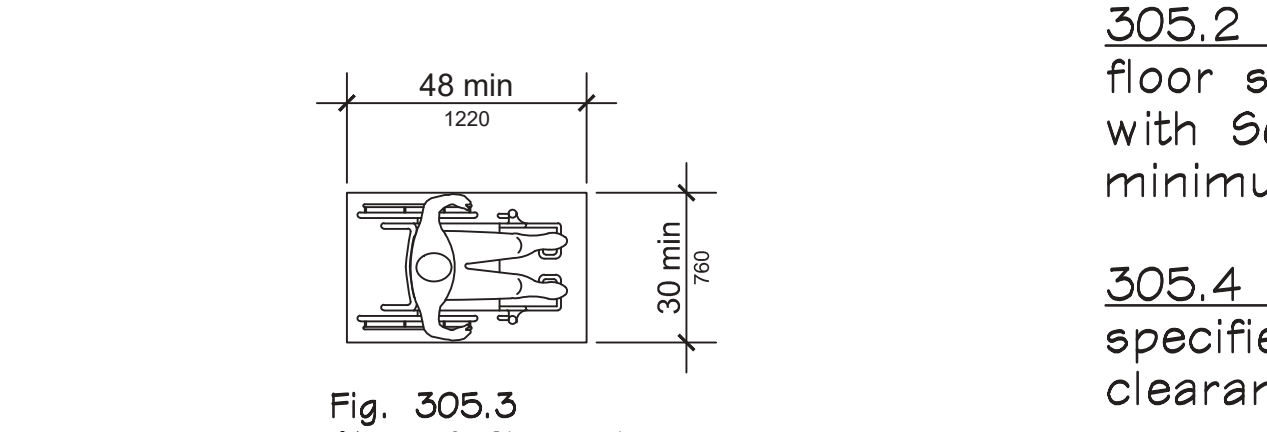


Fig. 604.8.3 Wheelchair Accessible Compartment Doors

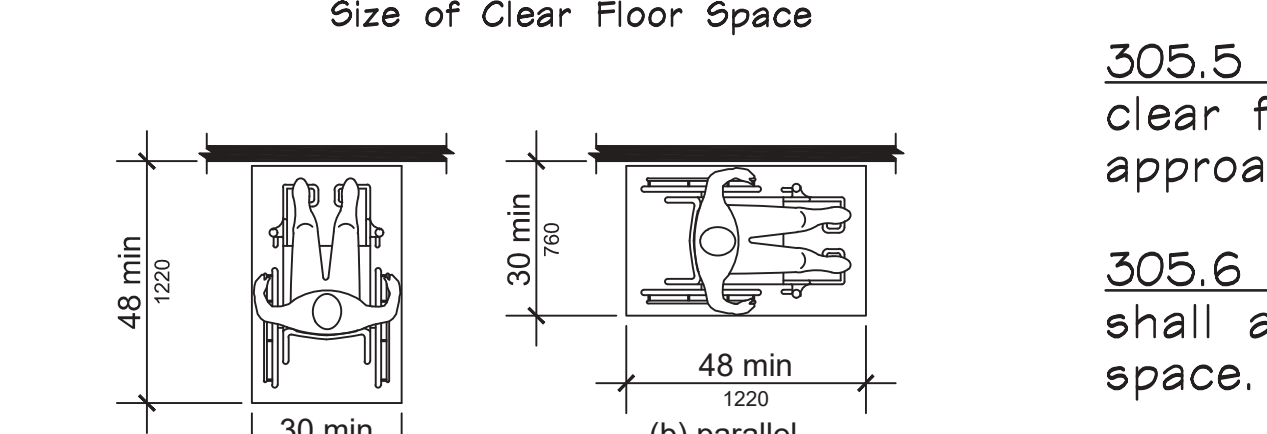


Fig. 604.8.5 Wheelchair Accessible Compartment Toe Clearance

604.8 Wheelchair Accessible Compartments.

604.8.1 General. Wheelchair accessible compartments shall comply with Section 604.8.

604.8.1.1 Size. The minimum area of a wheelchair accessible compartment shall be 60 inches minimum in width measured perpendicular to the side wall, and 56 inches minimum in depth for wall hung water closets, and 59 inches minimum in depth for floor mounted water closets measured perpendicular to the rear wall. The minimum area of a wheelchair accessible compartment for primarily children's use shall be 60 inches minimum in width measured perpendicular to the side wall, and 59 inches minimum in depth for wall hung and floor mounted water closets measured perpendicular to the rear wall.

604.8.1.2 Doors. Toilet compartment doors, including door hardware, shall comply with Section 404.1, except if the approach is to the latch side of the compartment door clearance between the door side of the stall and any obstruction shall be 42 inches minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be inches maximum from the front partition. The door shall be self-closing. A door pull complying with Section 404.2.6 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the required minimum area of the compartment.

604.8.4 Approach. Wheelchair accessible compartments shall be arranged for left-hand or right-hand approach to the water closet.

604.8.1.4 Toe Clearance. The front partition and at least one side partition shall provide a toe clearance of 9 inches minimum above the floor and extending 6 inches beyond the compartment side face of the partition, exclusive of partition support members. Compartments primarily for children's use shall provide a toe clearance of 12 inches minimum above the floor and extending 6 inches beyond the compartment side face of the partition, exclusive of partition support members.

604.8.1.5 Grab Bars. Grab bars shall comply with Section 609. Side wall grab bars complying with Section 604.5.1 located on the wall closest to the water closet, and a rear wall grab bar complying with Section 604.5.2, shall be provided.

CLEAR FLOOR SPACES

305 CLEAR FLOOR SPACE

305.1 General. A clear floor space shall comply with Section 305.

305.2 Floor Surfaces. Floor surfaces of a clear floor space shall have a slope not steeper than 1:48 and shall comply with Section 302. 305.3 Size. The clear floor space shall be 48 inches minimum in length and 30 inches minimum in width.

305.4 Knee and Toe Clearance. Unless otherwise specified, clear floor space shall be permitted to include knee and toe clearance complying with Section 306.

305.5 Position. Unless otherwise specified, the clear floor space shall be positioned for either forward or parallel approach to an element.

305.6 Approach. One full, unobstructed side of the clear floor space shall adjoin or overlap an accessible route or adjoin another clear floor space.

305.7 Alcoves. If a clear floor space is in an alcove otherwise confined on all or part of three sides, additional maneuvering clearances complying with Sections 305.7.1 and 305.7.2 shall be provided, as applicable.

305.7.1 Parallel Approach. Where the clear floor space is positioned for a parallel approach, the alcove shall be 60 inches minimum in width where the depth exceeds 15 inches.

305.7.2 Forward Approach. Where the clear floor space is positioned for a forward approach, the alcove shall be 36 inches minimum in width where the depth exceeds 24 inches.

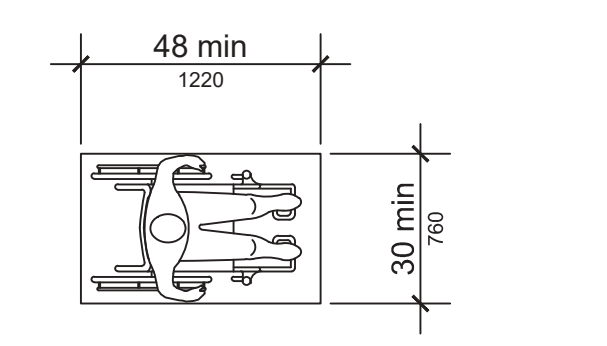


Fig. 305.3 Size of Clear Floor Space

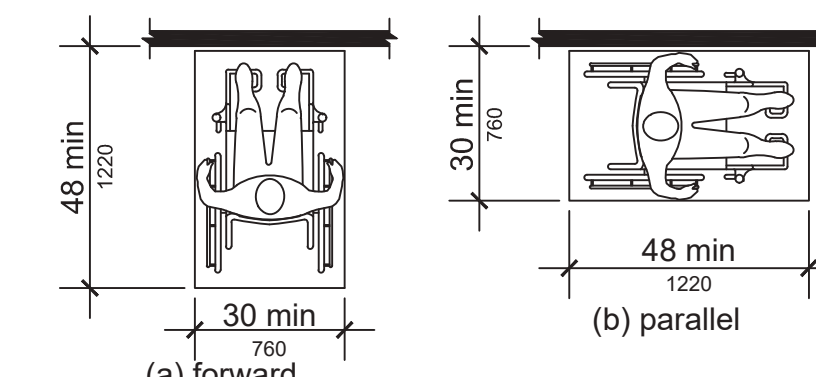


Fig. 305.5 Position of Clear Floor Space

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GORDON & GREENBERG ARCHITECTS
SCOTT A. GREENBERG / ROBERT D. GREENBERG, RA. 301-706-7991
13521 HARRIS WAY
CLARKSBURG, MD 20841
Sgreenberg@gordonandgreenberg.com

ARCHITECT

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STATE OF MARYLAND
DEPARTMENT OF GENERAL SERVICES
ARCHITECT

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BUILDING ALTERATIONS & CHANGE OF USE
SRK LLC, OFFICE
ACCESSIBILITY DETAILS

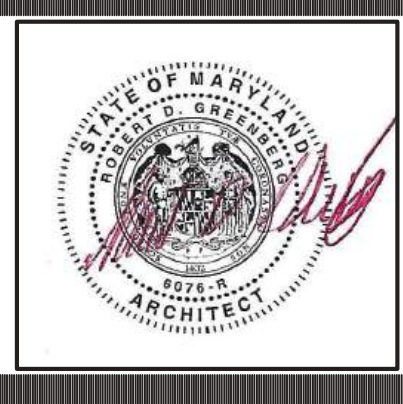
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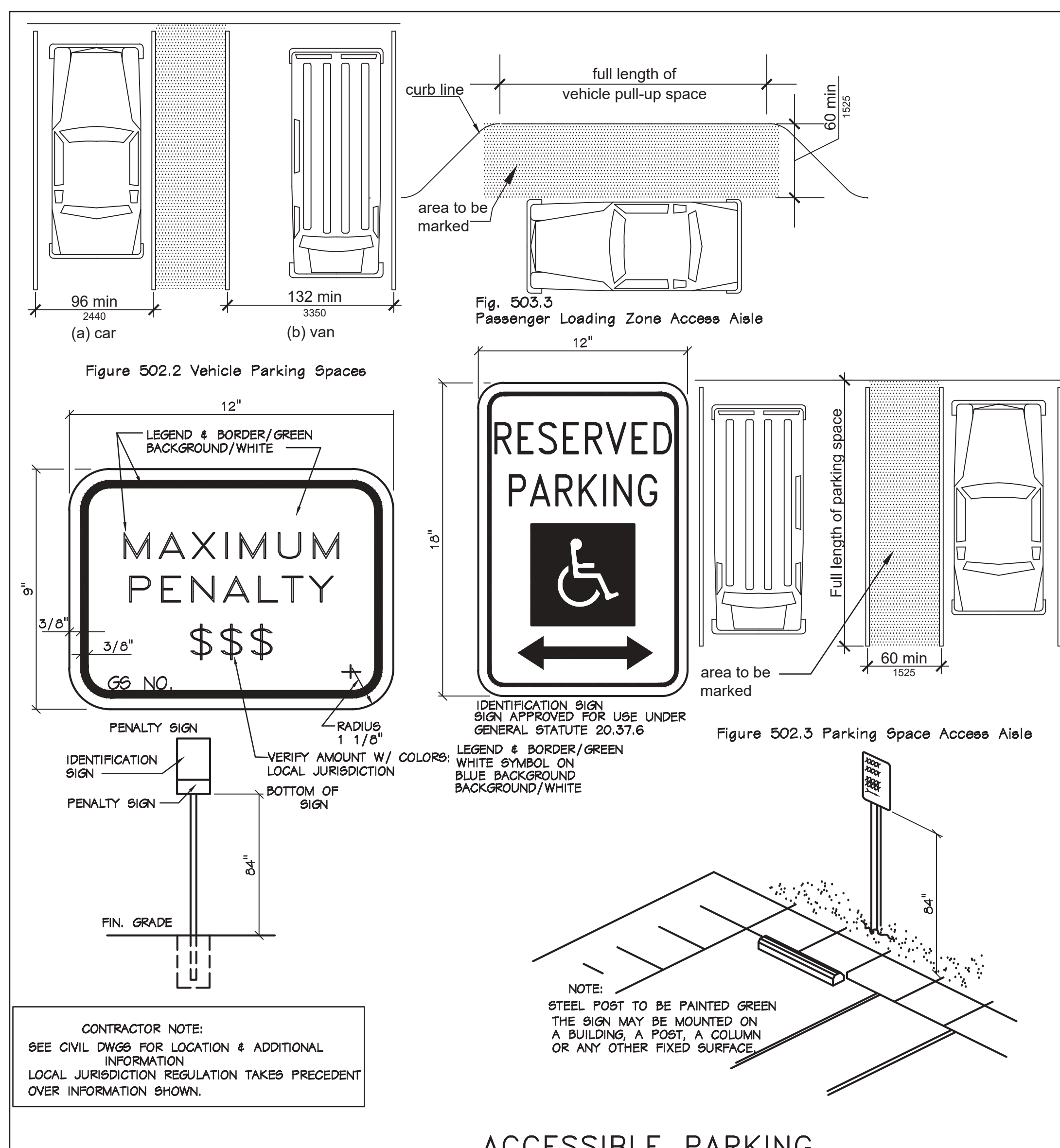
GORDON & GREENBERG
 ARCHITECTS
 SCOTT A GREENBERG / ROBERT D. GREENBERG, RA 301-706-7991
 13521 HARRIER WAY
 CLARKSBURG, MD 20841
 ggreenberg@gordonandgreenberg.com

ARCHITECT

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 BUILDING ALTERATIONS & CHANGE OF USE
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 ACCESSIBILITY DETAILS



502 Parking Spaces

General. Car and van parking spaces shall comply with 502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.

EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.

Vehicle Spaces. Car parking spaces shall be 96 inches (2440 mm) wide minimum and van parking spaces shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.

EXCEPTION: Van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440 mm) wide minimum.

Access Aisle. Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

Width. Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.

Length. Access aisles shall extend the full length of the parking spaces they serve.

Marking. Access aisles shall be marked so as to discourage parking in them.

Location. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

Floor or Ground Surfaces. Parking spaces and access aisles serving them shall comply with 502.3. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

Vertical Clearance. Vehicle pull-up spaces, access aisles serving them, and a vehicular route from an entrance to the passenger loading zone, and from the passenger loading zone to a vehicular exit shall provide a vertical clearance of 114 inches (2895 mm) minimum.

503 Passenger Loading Zones

General. Passenger loading zones shall comply with 503.

Vehicle Pull-Up Space. Passenger loading zones shall provide a vehicular pull-up space 96 inches (2440 mm) wide minimum and 20 feet (6100 mm) long minimum.

Access Aisle. Passenger loading zones shall provide access aisles complying with 503 adjacent to the vehicle pull-up space. Access aisles shall adjoin an accessible route and shall not overlap the vehicular way.

Width. Access aisles serving vehicle pull-up spaces shall be 60 inches (1525 mm) wide minimum.

Length. Access aisles shall extend the full length of the vehicle pull-up spaces they serve.

Marking. Access aisles shall be marked so as to discourage parking in them.

Floor and Ground Surfaces. Vehicle pull-up spaces and access aisles serving them shall comply with 502. Access aisles shall be at the same level as the vehicle pull-up space they serve. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

Vertical Clearance. Vehicle pull-up spaces, access aisles serving them, and a vehicular route from an entrance to the passenger loading zone, and from the passenger loading zone to a vehicular exit shall provide a vertical clearance of 114 inches (2895 mm) minimum.

TAKEN FROM: 2018 ADA STANDARDS FROM ACCESSIBLE DESIGN

405 RAMPS

405.1 General. Ramps along accessible routes shall comply with Section 405.

405.2 Slope. Ramp runs shall have a running slope not steeper than 1:12.

405.3 Cross Slope. Cross slope of ramp runs shall not be steeper than 1:48.

405.4 Floor Surfaces. Floor surfaces of ramp runs shall comply with Section 302.

405.5 Clear Width. The clear width of a ramp run shall be 36 inches minimum. Where handrails are provided on the ramp run, the clear width shall be measured between the handrails.

405.6 Rise. The rise for any ramp run shall be 30 inches maximum.

405.7 Landings. Ramps shall have landings at bottom and top of each ramp run. Landings shall comply with Section 405.7.

405.7.1 Slope. Landings shall have a slope not steeper than 1:48 and shall comply with Section 302.

405.7.2 Width. Clear width of landings shall be at least as wide as the widest ramp run leading to the landing.

405.7.3 Length. Landings shall have a clear length of 60 inches minimum.

405.7.4 Change in Direction. Ramps that change direction at ramp landings shall be sized to provide a turning space complying with Section 304.3.

405.7.5 Doorways. Where doorways are adjacent to a ramp landing, maneuvering clearances required by Sections 404.2.3 and 404.3.2 shall be permitted to overlap the landing area. Where doors that are subject to locking are adjacent to a ramp landing, landings shall be sized to provide a turning space complying with Section 304.3.

405.8 Handrails. Ramp runs with a rise greater than 6 inches shall have handrails complying with Section 505.

405.9 Edge Protection. Edge protection complying with Section 405.9.1 or 405.9.2 shall be provided on each side of ramp runs and at each side of ramp landings.

405.9.1 Extended Floor Surface. The floor surface of the ramp run or ramp landing shall extend 12 inches minimum beyond the inside face of a railing complying with Section 505.1

405.9.2 Curb or Barrier. A curb or barrier shall be provided that prevents the passage of a 4-inch diameter sphere where any portion of the sphere is within 4 inches of the floor.

405.10 Wet Conditions. Landings subject to wet conditions shall be designed to prevent the accumulation of water.

406 CURB RAMPS

406.1 General. Curb ramps on accessible routes shall comply with Sections 406, 405.2, 405.3, and 405.10.

406.2 Counter Slope. Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters and streets shall be at the same level.

406.3 Sides of Curb Ramps. Where provided, curb ramp flares shall not be steeper than 1:10.

406.4 Width. Curb ramps shall be 36 inches minimum in width, exclusive of flared sides.

406.5 Floor Surface. Floor surfaces of curb ramps shall comply with Section 302.

406.6 Location. Curb ramps and the flared sides of curb ramps shall be located so they do not project into vehicular traffic lanes, parking spaces, or parking access aisles.

406.7 Landings. Landings shall be provided at the tops of curb ramps. The clear length of the landing shall be 36 inches minimum. The clear width of the landing shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing.

406.8 Obstructions. Curb ramps shall be located or protected to prevent their obstruction by parked vehicles.

406.9 Handrails. Handrails are not required on curb ramps.

406.10 Diagonal Curb Ramps. Diagonal or corner type curb ramps with returned curbs or other well-defined edges shall have the edges parallel to the direction of pedestrian flow. The bottoms of diagonal curb ramps shall have 48 inches minimum clear space outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches minimum clear space within the markings. Diagonal curb ramps with flared sides shall have a segment of curb 24 inches minimum length on each side of the curb ramp and within the marked crossing.

406.11 Islands. Raised islands in crossings shall be a cut-through level with the street or have curbs at both sides. Each curb ramp shall have a level area 48 inches minimum in length and 36 inches minimum in width at the top of the curb ramp in the part of the island intersected by the crossings. Each 48-inch by 36-inch area shall be oriented so the 48-inch length is in the direction of the running slope of the curb ramp it serves. The 48-inch by 36-inch areas and the accessible route shall be permitted to overlap.

406.12 Detectable Warnings at Raised Marked Crossings. Marked crossings that are raised to the same level as the adjoining sidewalk shall be preceded by a 24-inch deep detectable warning complying with Section 705, extending the full width of the marked crossing.

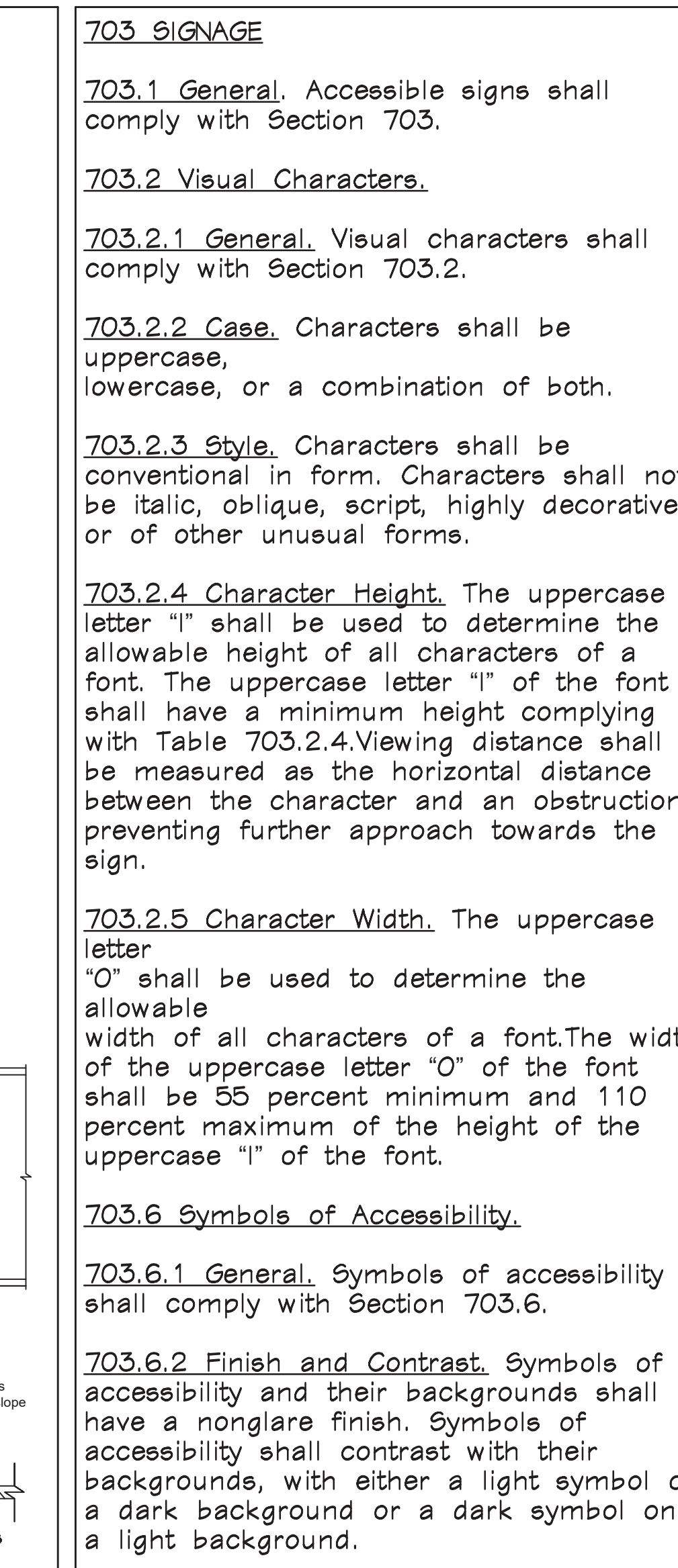
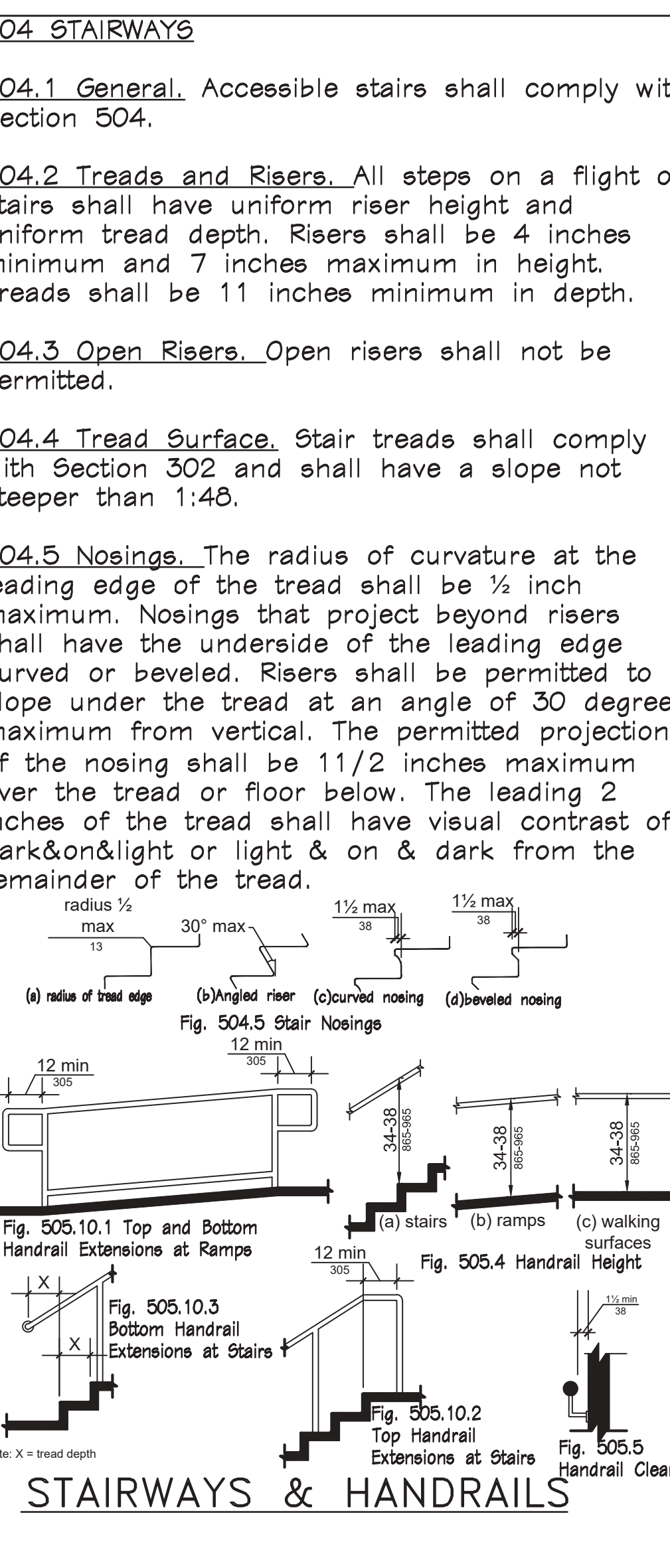
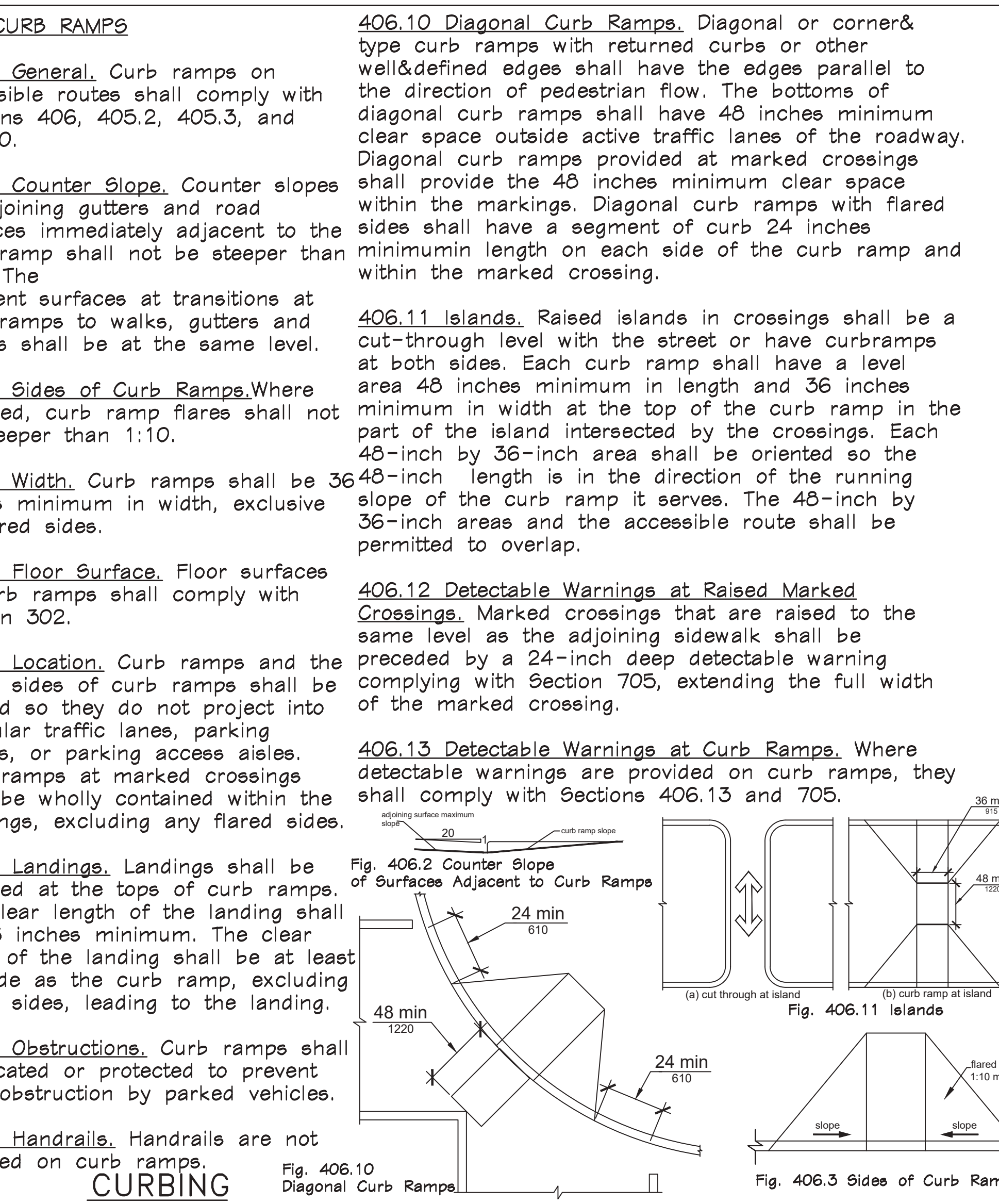
406.13 Detectable Warnings at Curb Ramps. Where detectable warnings are provided on curb ramps, they shall comply with Sections 406.13 and 705.

406.2 Counter Slope of Surfaces Adjacent to Curb Ramps

406.11 Islands

406.10 Diagonal Curb Ramps

406.3 Sides of Curb Ramps



504.6 Handrails. Stairs shall have handrails complying with Section 505.

504.7 Wet Conditions. Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water.

504.8 Lighting. Lighting for interior stairways shall comply with Section 504.8.

504.8.1 Luminance Level. Lighting facilities shall be capable of providing 10 foot-candles of luminance measured at the center of tread surfaces and on landing surfaces within 24 inches of step nosings.

504.8.2 Lighting Controls. If provided, occupancy-sensing automatic controls shall activate the stairway lighting so the luminance level required by Section 504.8.1 is provided on the entrance landing, each stair flight adjacent to the entrance landing, and on the landings above and below the entrance landing prior to any step being used.

504.9 Stair Level Identification. Stair level identification signs in tactile characters complying with Section 703.3 shall be located at each floor level landing in all enclosed stairways adjacent to the door leading from the stairwell into the corridor to identify the floor level. The exit door discharging to the outside or to the level of exit discharge shall have a tactile sign stating "EXIT."

505 HANDRAILS

505.1 General. Handrails required by Section 405.8 for ramps, or Section 504.6 for stairs, shall comply with Section 505.

505.2 Location. Handrails shall be provided on both sides of stairs and ramps.

505.3 Continuity. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs or ramps shall be continuous between flights or runs. Other handrails shall comply with Sections 505.10 and 307.

505.4 Height. Top of gripping surfaces of handrails shall be 34 inches minimum and 38 inches maximum vertically above stair nosings, ramp surfaces and walking surfaces. Handrails shall be at a consistent height above stair nosings, ramp surfaces and walking surfaces.

505.5 Clearance. Clearance between handrail gripping surface and adjacent surfaces shall be 1/2 inch minimum.

505.6 Gripping Surface. Gripping surfaces shall be continuous, without interruption by newel posts, other construction elements, or obstructions.

505.10 Handrail Extensions. Handrails shall extend beyond and in the same direction of stair flights and ramp runs in accordance with Section

505.10.1 Top and Bottom Extension at Ramps. Ramp handrails shall extend horizontally above the landing 12 inches minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or floor, or shall be continuous to the handrail of an adjacent ramp run.

505.10.2 Top Extension at Stairs. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches minimum beginning directly above the landing nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

505.10.3 Bottom Extension at Stairs. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance equal to one tread depth beyond the bottom tread nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

703 SIGNAGE

703.1 General. Accessible signs shall comply with Section 703.

703.2 Visual Characters.

703.2.1 General. Visual characters shall comply with Section 703.2.

703.2.2 Case. Characters shall be uppercase, lowercase, or a combination of both.

703.2.3 Style. Characters shall be conventional in form. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.

703.2.4 Character Height. The uppercase letter "I" shall be used to determine the allowable height of all characters of a font. The uppercase letter "I" of the font shall have a minimum height complying with Table 703.2.4. Viewing distance shall be measured as the horizontal distance between the character and an obstruction preventing further approach towards the sign.

703.2.5 Character Width. The uppercase letter "O" shall be used to determine the allowable width of all characters of a font. The width of the uppercase letter "O" of the font shall be 55 percent minimum and 110 percent maximum of the height of the uppercase "I" of the font.

703.6 Symbols of Accessibility.

703.6.1 General. Symbols of accessibility shall comply with Section 703.6.

703.6.2 Finish and Contrast. Symbols of accessibility and their backgrounds shall have a nonglare finish. Symbols of accessibility shall contrast with their backgrounds, with either a light symbol on a dark background or a dark symbol on a light background.

703.6.3.1 International Symbol of Accessibility. The International Symbol of Accessibility shall comply with Figure 703.6.3.1.

703.6.3.2 International Symbol of TTY. The International Symbol of TTY shall comply with Figure 703.6.3.2.

703.6.3.3 Assistive Listening Systems. Assistive listening systems shall be identified by the International Symbol of Access for Hearing Loss complying with Figure 703.6.3.3.

703.6.3.4 Volume-Controlled Telephones. Telephones with volume controls shall be identified by a pictogram of a telephone handset with radiating sound waves on a square field complying with Figure 703.6.3.4.

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PRIOR OUTREACH:

FULL INTENDED PROJECT NARRATIVE WAS PROVIDED AND DISCUSSED WITH JONATHAN CASEY PLANNER II UP COUNTY DIVISION. ON 8/9/24 CASEY PROVIDED VIA A CALL/EMAIL THAT THIS PROJECT WAS DISCUSSED INTERNALLY AND HE DOES NOT FORESEE ANY PUSH BACK OR ISSUES ON THE PLANNING DEPARTMENT'S END OWING TO THE MINOR SCOPE OF WORK PROPOSED. HE HOWEVER RECOMMENDED WE REACH OUT TO REBECCA BALLO HISTORIC PRESERVATION SUPERVISOR @ MCPD TO DISCUSS. ARCHITECT AND OWNERSHIP MET ON SITE WITH REBECCA ON 8/28/24 TO DISCUSS THE PROJECT IN DEPTH REGARDING SCOPE OF WORK AND DESIRED EXTERIOR ALTERATIONS. REBECCA HAD GIVEN TENTATIVE APPROVALS TO THE EXTERIOR IMPROVEMENTS/ALTERATIONS PROPOSED. FINAL DESIGN DOCUMENTATION WILL BE SUBMITTED TO HISTORIC/MCPD FOR REVIEW.

NARRATIVE OF EXTERIOR MODIFICATIONS:

REFER TO SCOPE OF WORK PORTION ON THE COVER SHEET FOR ADDITIONAL INFORMATION REGARDING THIS PROJECT.

EXTERIOR MODIFICATIONS ARE BEING MADE TO BRING THIS BUILDING UP TO ADA & LIFE SAFETY COMPLIANCE AND TO MAKE FACADE IMPROVEMENTS AS NEEDED.

THERE ARE NO MAJOR PROPOSED EXTERIOR ALTERATIONS BEING MADE AS TO RETAIN THE EXISTING BUILDING'S CHARACTER.

IN NO PARTICULAR ORDER THE SCOPE OF ALTERATIONS ARE AS FOLLOWS:

1. FRONT PORCH/ACCESSIBLE RAMPING: FRONT PORCH ELEVATION NEEDS TO BE BROUGHT UP TO FINISH FIRST FLOOR ELEVATION FOR COMPLIANT ADA BUILDING ACCESS. ALL RAMPING TO BE ALLOCATED TO THE BUILDING'S SIDE AS SHOWN AS NOT TO COMPLICATE THE FRONT FACADE'S ELEVATION. NEW GUARDRAIL PROPOSED AROUND FRONT PORCH AS REQUIRED OWING TO THE INCREASE IN ELEVATION.

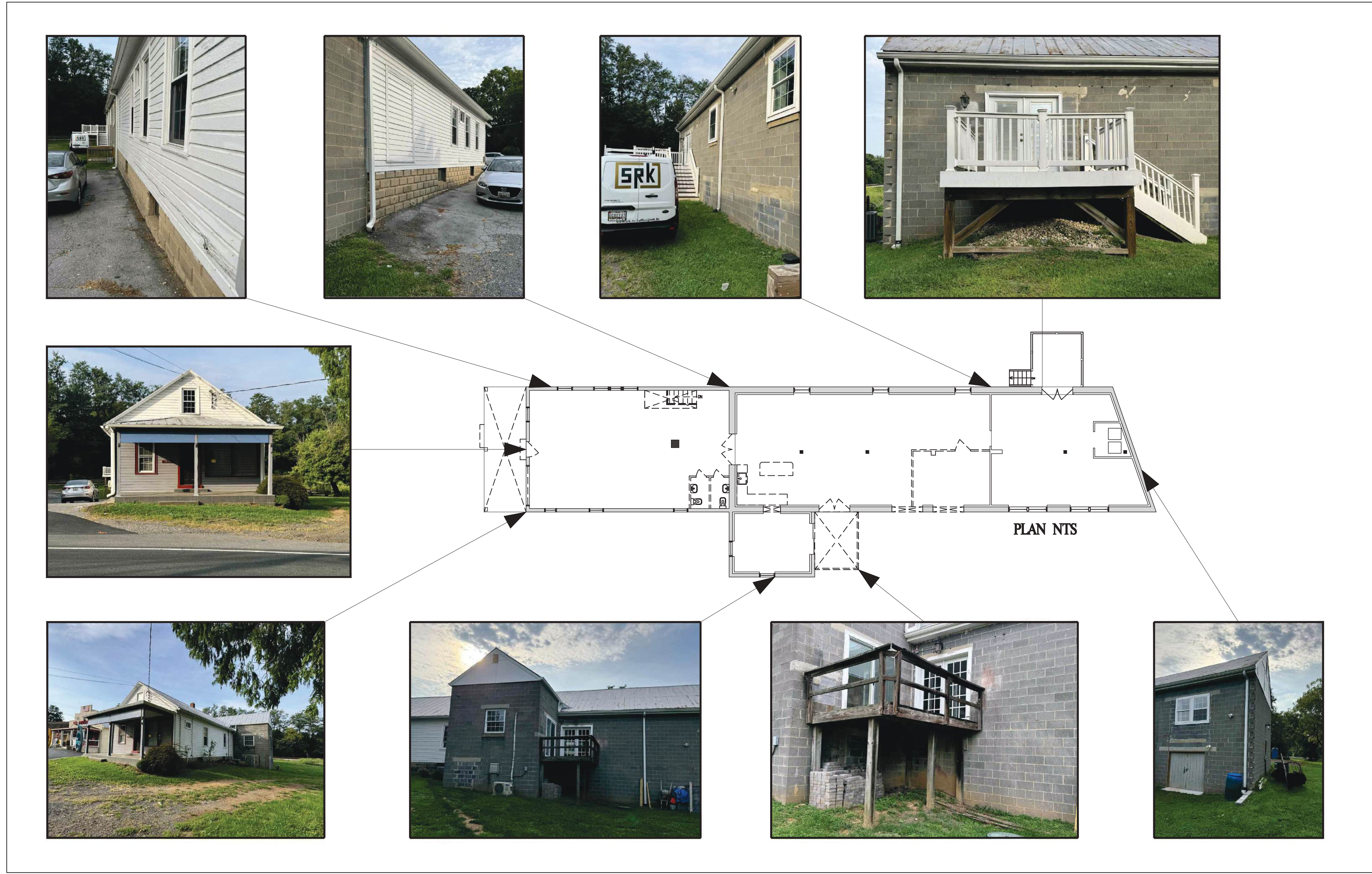
2. REPLACEMENT OF FRONT DOOR/REPLACEMENT OF SIDE EXTERIOR DOORS: REBECCA HAD INDICATED THAT THE NEW FRONT DOOR SELECTION WOULD BE REQUIRED FOR REVIEW AND APPROVAL. SEE DOOR SCHEDULE/SHEET FOR DOOR SELECTED. EXISTING FRONT DOOR IS NOT PERIOD CORRECT AND WAS REPLACED AT SOME POINT. REBECCA INDICATED SIDE DOORS WERE NOT CRITICAL TO THE BUILDING'S OVERALL HISTORICAL VALUE AND THEREFOR WOULD NOT NEED TO BE REVIEWED FOR APPROVALS AS LONG AS DOORS SELECTED ARE IN THE SAME DESIGN LANGUAGE AS THE REST OF THE BUILDING.

3. REPLACEMENT OF FRONT WINDOW/REPLACEMENT OF SIDE WINDOWS: REBECCA HAD INDICATED THAT THE NEW FRONT WINDOW SELECTION WOULD BE REQUIRED FOR REVIEW AND APPROVAL. SEE WINDOW SCHEDULE/SHEET FOR WINDOW SELECTED. NEW WINDOW FRAME TO BE WOOD, NOT VINYL OR ALUMINUM. EXISTING FRONT WINDOW SUBJECT TO REPLACEMENT IS NOT PERIOD CORRECT AND WAS REPLACED AT SOME POINT. REBECCA INDICATED SIDE WINDOWS WERE NOT CRITICAL TO THE BUILDING'S OVERALL HISTORICAL VALUE AND THEREFOR WOULD NOT NEED TO BE REVIEWED FOR APPROVALS AS LONG AS WINDOWS SELECTED ARE IN THE SAME DESIGN LANGUAGE AS THE REST OF THE BUILDING.

4. DECK REPAIR/NEW REQUIRED SIDE EGRESS STAIRS: SIDE DECK WILL REQUIRE SELECTIVE DEMOLITION AND TO BE REBUILT IN KIND OWING TO EXISTING WOOD DETERIORATION. NEW SIDE EGRESS STAIRS WILL BE NEEDED OFF THIS DECK TO MEET CODE (DISTANCE BETWEEN EGRESS POINTS). REFER TO A6.00 FOR NEW STAIR/GUARDRAIL CONSTRUCTION. ALL NEW CONSTRUCTION TO BE PRESSURE TREATED LUMBER.

5. NEW PROPOSED SIDING/FACADE ENHANCEMENTS AT CMU BUILDING PORTION. REFER TO A4.00 FOR NEW BUILDING ELEVATIONS/MATERIAL CALL OUTS. THE CMU (PRIOR ADDITION) PORTION OF THE BUILDING TO RECEIVE HARDIE PLANK LAP SIDING (WOOD) AND TRIM AS CALLED FOR. EXPOSED CMU TO BE SEALED AND PAINTED.

6. ROOF REPAIR: EXISTING ROOF TO BE INSPECTED AND REPAIRED TO AS NEW CONDITION AS REQUIRED. OVERALL ROOF TO RECEIVE PAINT.



GORDON & GREENBERG
ARCHITECTS
SCOTT A GREENBERG / ROBERT D. GREENBERG, RA 301-706-7991
13521 HARRIER WAY
CLARKSBURG, MD 20881
sgreenberg@gordonandgreenberg.com



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BUILDING ALTERATIONS & CHANGE OF USE
SRK LLC. OFFICE
HISTORIC NARRATIVE/PHOTO DOCUMENTATION

JOB NO.	SRKBOYDSOFFICE
DRAWN	EG
CHECKED	RDX
SCALE	AS NOTED
DATE	9-15-24
SHEET	A1.01
OF	SHEETS

PERMIT ISSUE 9/15/24		
BID ISSUE ----		
CONSTRUCTION ISSUE ----		
DATE	REVISIONS	BY

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GORDON & GREENBERG
 ARCHITECTS
 SCOTT A GREENBERG / ROBERT D. GREENBERG, RA 301-705-7991
 13521 HARRIER WAY
 CLARKSBURG, MD 20871
 Sgreenberg@gordonandgreenberg.com

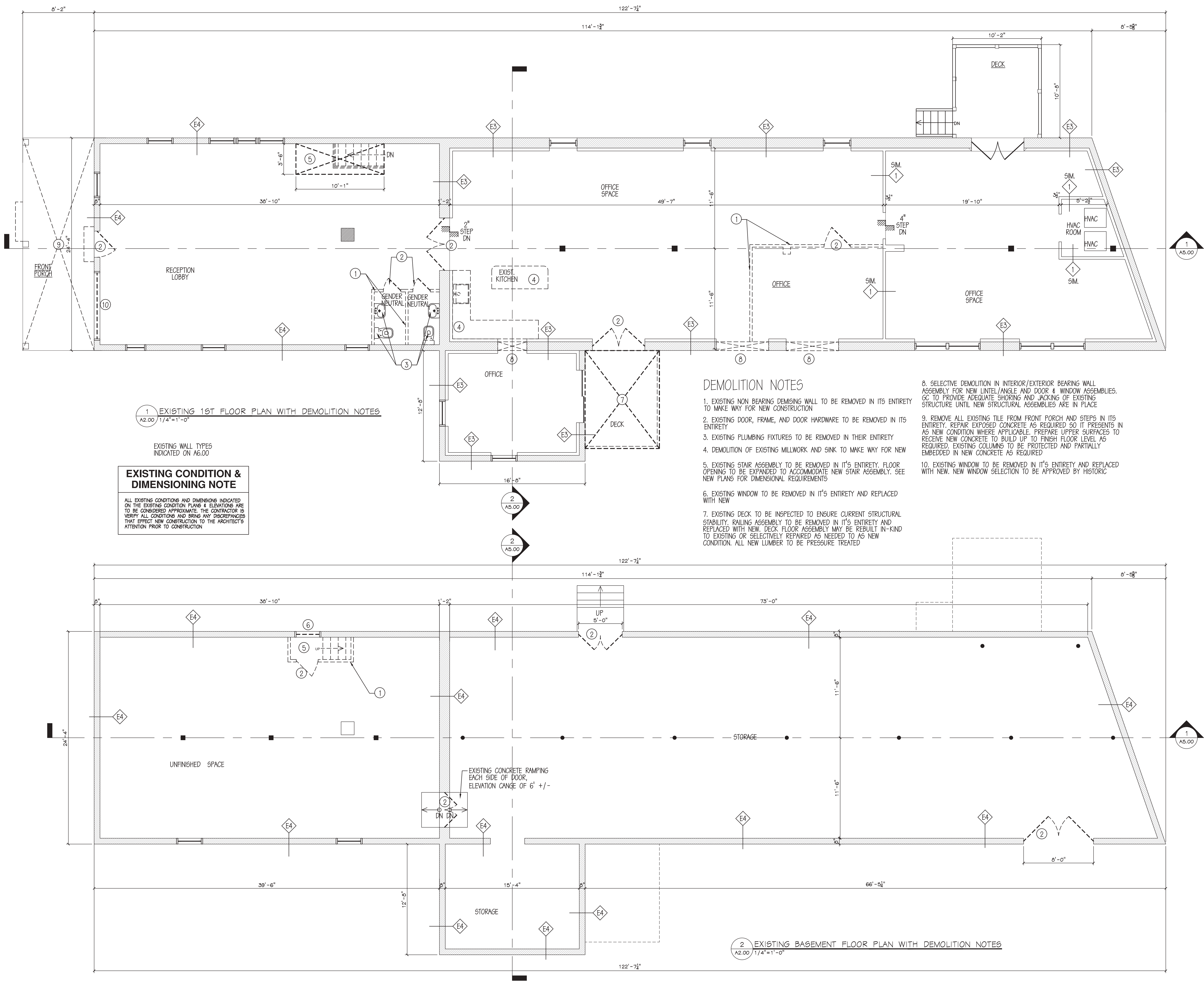


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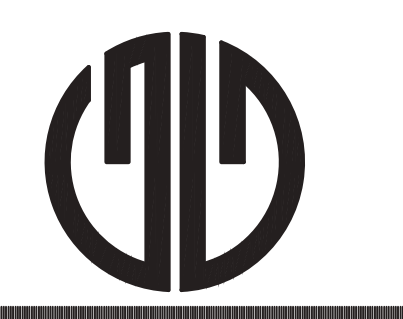
15114 BARNESVILLE RD., BOYDS, MD 20841
 BUILDING ALTERATIONS & CHANGE OF USE
 SRK LLC, OFFICE
 EXISTING CONDITION PLANS WITH DEMOLITION NOTES

JOB NO.	SRKBOYDSOFFICE
DRAWN	EG
CHECKED	RDG
SCALE	A5 NOTED
DATE	9-15-24
SHEET	A2.00
OF	--- SHEETS



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GORDON & GREENBERG
 ARCHITECTS
 SCOTT A GREENBERG / ROBERT D. GREENBERG, RA 301-706-7991
 13521 HARRIER WAY
 CLARKSBURG, MD 20871
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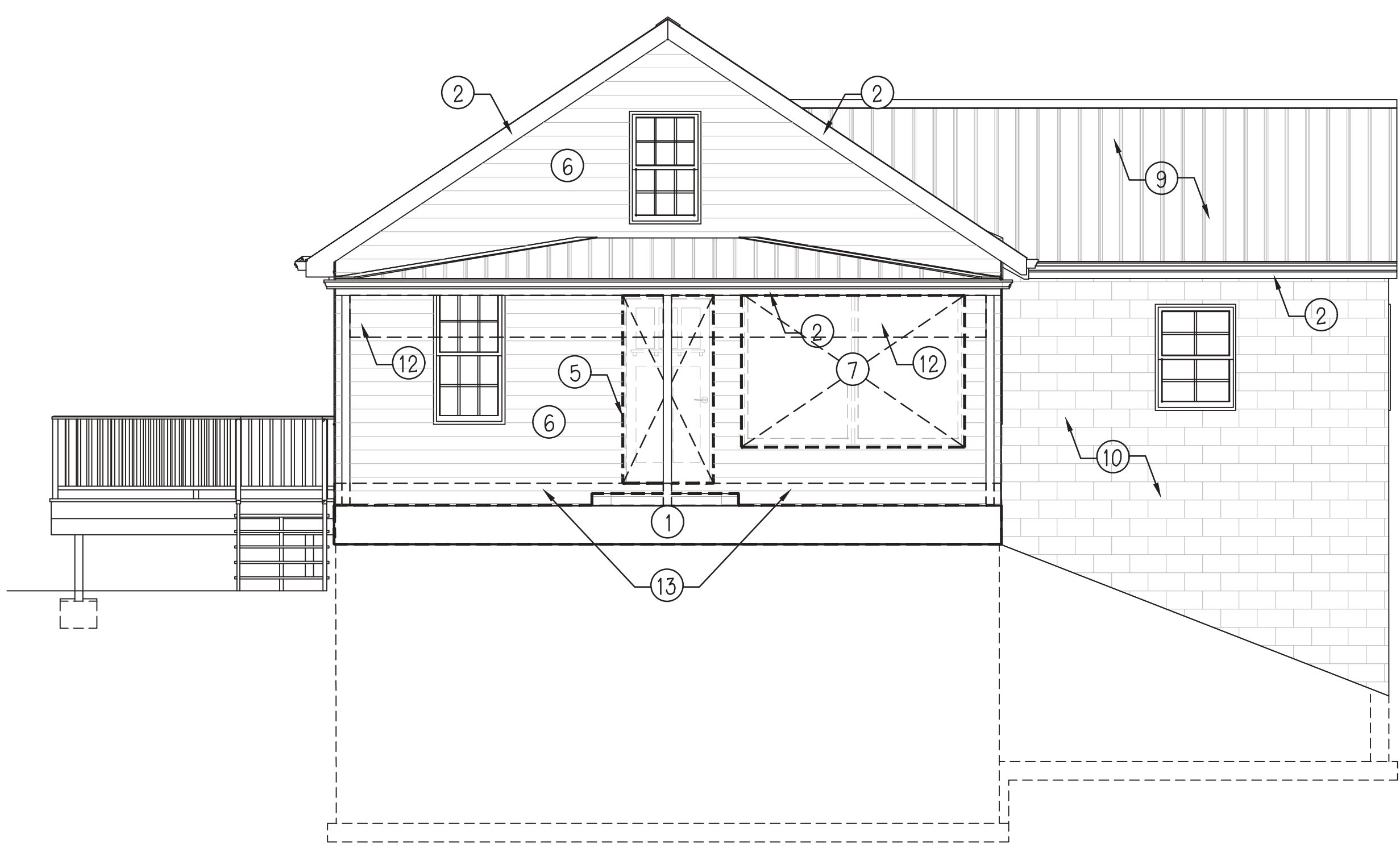


15114 BARNESVILLE RD., BOYDS, MD 20841
 BUILDING ALTERATIONS & CHANGE OF USE
 SRK LLC, OFFICE
 EXISTING CONDITION ELEVATIONS WITH DEMOLITION NOTES

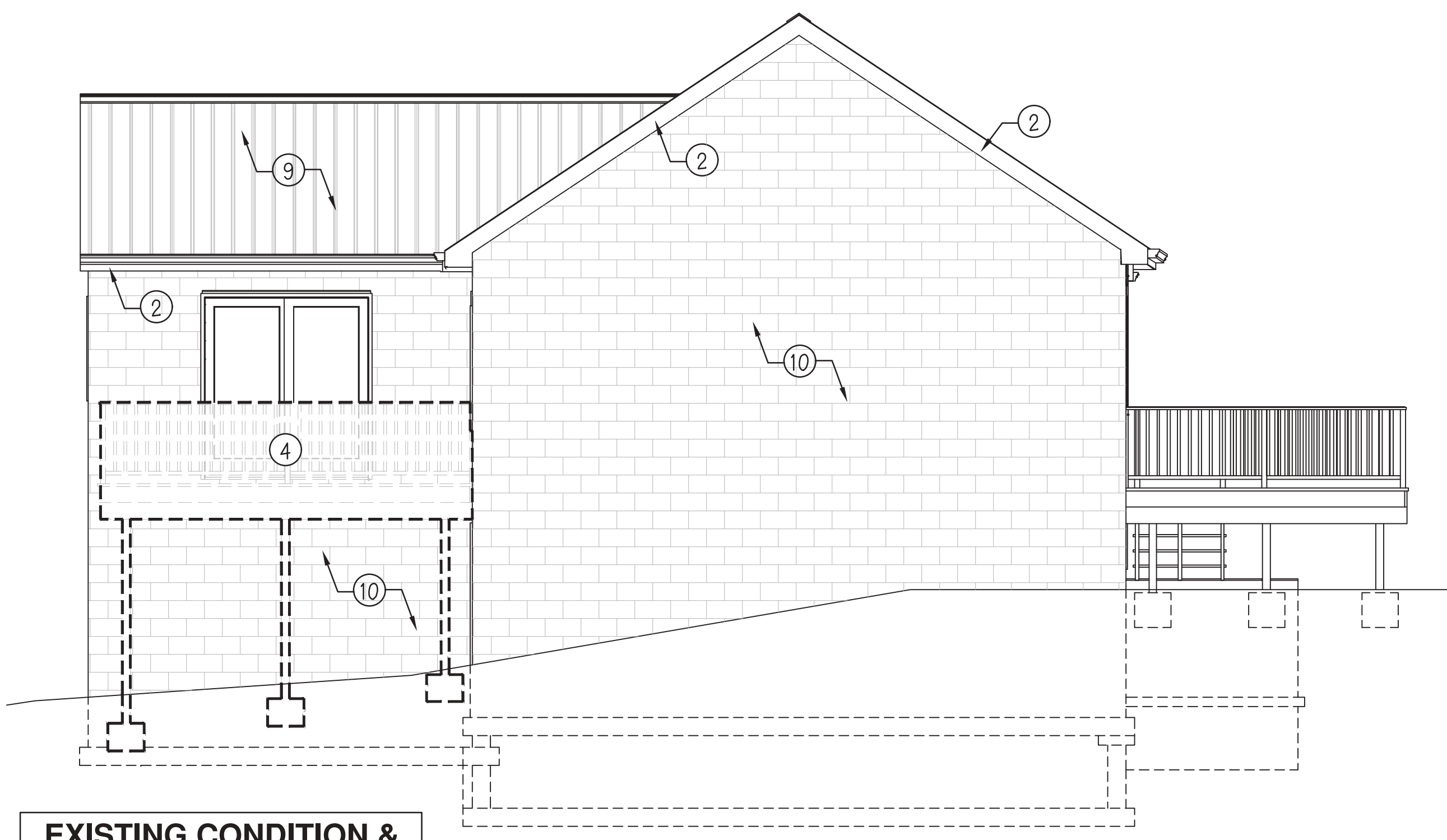
JOB NO. SRKBOYDSOFFICE
 DRAWN: BG
 CHECKED: RDG
 SCALE: AS NOTED
 DATE: 9-15-24
 SHEET: A2.01
 OF -- SHEETS

DEMOLITION/REPAIR NOTES:

1. REMOVE ALL EXISTING TILE FROM FRONT PORCH AND STEPS IN ITS ENTIRETY. REPAIR EXPOSED CONCRETE AS REQUIRED SO IT PRESENTS IN AS NEW CONDITION
2. ALL EXISTING OVERHANG TRIM TO BE PREPPED TO RECEIVE NEW PAINT. REPAIR TO AS NEW CONDITION WHERE DETERIORATION AND DAMAGE IS PRESENT. ALL PROFILES AND SIZING TO BE MAINTAIN AS IS-NO CHANGE
3. SELECTIVE DEMOLITION FOR NEW WINDOWS AND HEADER ASSEMBLIES. REFER TO NEW PLANS FOR DIMENSIONING/LOCATIONS
4. EXISTING DECK TO BE INSPECTED TO ENSURE CURRENT STRUCTURAL STABILITY. RAILING ASSEMBLY TO BE REMOVED IN ITS ENTIRETY AND REPLACED WITH NEW. DECK FLOOR ASSEMBLY MAY BE REBUILT IN-KIND TO EXISTING OR SELECTIVELY REPAIRED AS NEEDED TO AS NEW CONDITION. ALL NEW LUMBER TO BE PRESSURE TREATED
5. EXISTING DOOR, FRAME, AND DOOR HARDWARE TO BE REMOVED IN ITS ENTIRETY TO MAKE WAY FOR NEW. CURRENT DOORS ARE NOT PERIOD CORRECT OR ARE IN ANYWAY ORIGINAL. FRONT DOOR ASSEMBLY SELECTION TO HAVE HISTORICAL APPROVAL
6. EXISTING SIDING TO BE PREPPED TO RECEIVE NEW PAINT
7. EXISTING WINDOW TO BE REMOVED IN ITS ENTIRETY AND REPLACED WITH NEW. NEW WINDOW SELECTION TO BE APPROVED BY HISTORIC
8. EXISTING WINDOW TO BE REMOVED IN ITS ENTIRETY AND REPLACED WITH NEW.
9. EXISTING STANDING SEAM METAL ROOF TO REMAIN. ROOF TO BE REPAIRED AS NEEDED TO AS NEW CONDITION. ROOF IN ITS ENTIRETY TO BE PREPPED TO RECEIVE NEW PAINT
10. EXISTING CMU BLOCK PREPPED TO RECEIVE NEW EXTERIOR FINISH. REPAIR AS NEEDED
11. PRESSURE WASH EXISTING CAST CONCRETE BLOCK-RETAIN NATURAL FINISH-NO PAINT
12. ADDED NON-PERIOD CURRENTLY PAINTED OVER SIGNAGE TO BE REMOVED IN ITS ENTIRETY
13. PREP SURFACES TO RECEIVE CONCRETE INFILL TO RAISE FINISH PORCH GRADE TO DOOR LEVEL

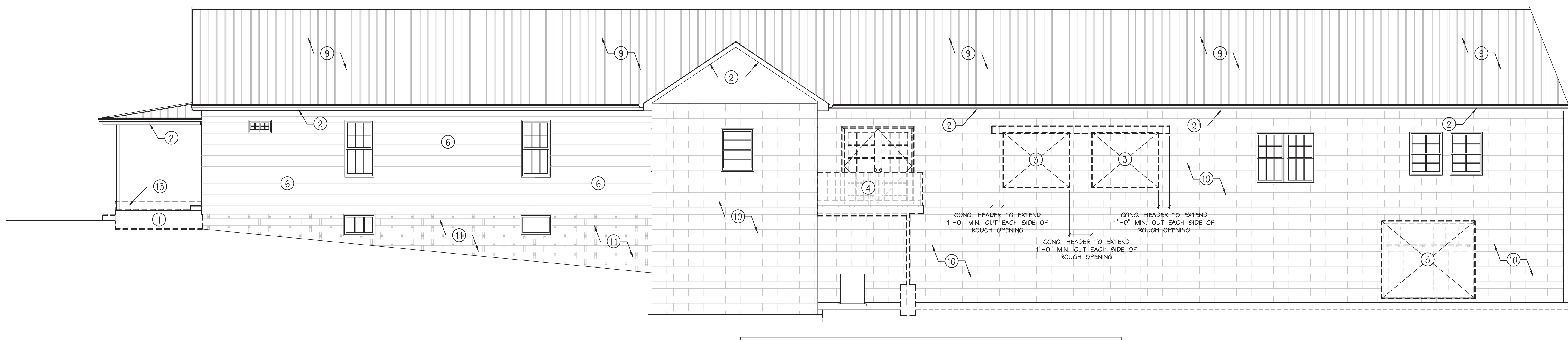


1 EXISTING ELEVATION WITH DEMOLITION NOTES
 A2.01 1/4"=1'-0" FRONT



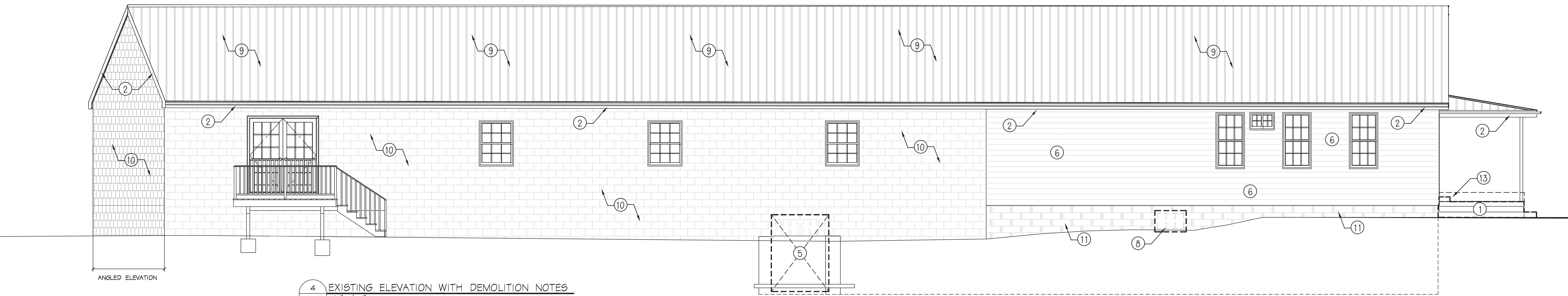
2 EXISTING ELEVATION WITH DEMOLITION NOTES
 A2.01 1/4"=1'-0" REAR

EXISTING CONDITION & DIMENSIONING NOTE
 ALL EXISTING CONDITIONS AND DIMENSIONS INDICATED ON THE EXISTING CONDITION PLANS & ELEVATIONS ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR IS TO VERIFY ALL CONDITIONS AND BRING ANY DISCREPANCIES THAT AFFECT NEW CONSTRUCTION TO THE ARCHITECT'S ATTENTION PRIOR TO CONSTRUCTION



3 EXISTING ELEVATION WITH DEMOLITION NOTES
 A2.01 1/4"=1'-0" SIDE

FOR DRAWING CLARITY FLOOR TO FLOOR DIMENSIONING REMOVED. REFER TO A5.00 FOR DIMENSIONING/BUILDING HEIGHTS



4 EXISTING ELEVATION WITH DEMOLITION NOTES
 A2.01 1/4"=1'-0" SIDE

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GORDON & GREENBERG
 ARCHITECTS
 SCOTT A GREENBERG / ROBERT D. GREENBERG, RA 301-706-7991
 13571 HARRIER WAY
 CLARKSBURG, MD 20841
 Sgreenberg@gordonandgreenberg.com

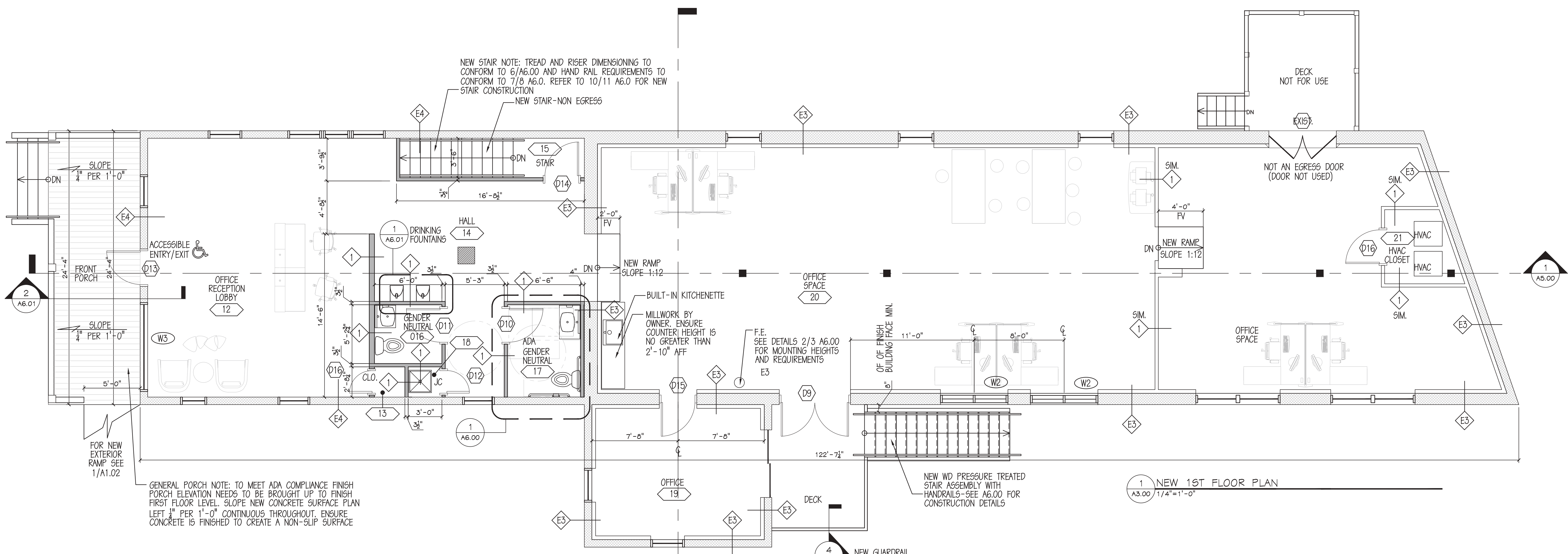


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15114 BARNESVILLE RD. BOYDS, MD 20841
 BUILDING ALTERATIONS & CHANGE OF USE
 SRK LLC OFFICE
 NEW FLOOR PLANS

JOB NO. SRKBOYDSOFFICE
 DRAWN BY BG
 CHECKED BY RDG
 SCALE AS NOTED
 DATE 9-15-24
 SHEET **A3.00**
 OF -- SHEETS



GENERAL PORCH NOTE: TO MEET ADA COMPLIANCE FINISH PORCH ELEVATION NEEDS TO BE BROUGHT UP TO FINISH FIRST FLOOR LEVEL. SLOPE NEW CONCRETE SURFACE PLAN LEFT 1/4" PER 1'-0" CONTINUOUS THROUGHOUT. ENSURE CONCRETE IS FINISHED TO CREATE A NON-SLIP SURFACE.

WALL TYPES INDICATED ON A6.00

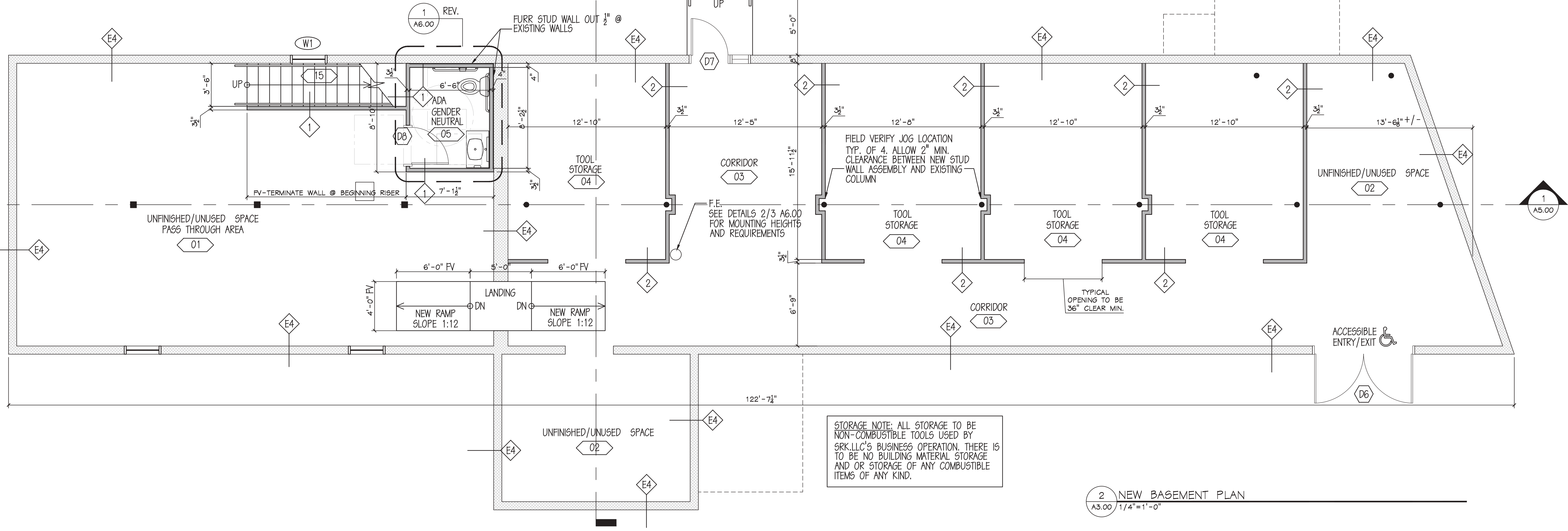
SEE PLAN

SHADED WALL INDICATES NEW-NON RATED WALL ASSEMBLY

EXISTING CONDITION & DIMENSIONING NOTE

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NEW CONC. STAIR ASSEMBLY WITH HANDRAILS-SEE DETAIL ON SHEET



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 ARCHITECTS
 SCOTT A. GORDON / ROBERT D. GREENBERG, RA 301-706-7991
 13521 HARBORWAY
 CLARKSBURG, MD 20871
 Sgordon@gordonandgreenberg.com

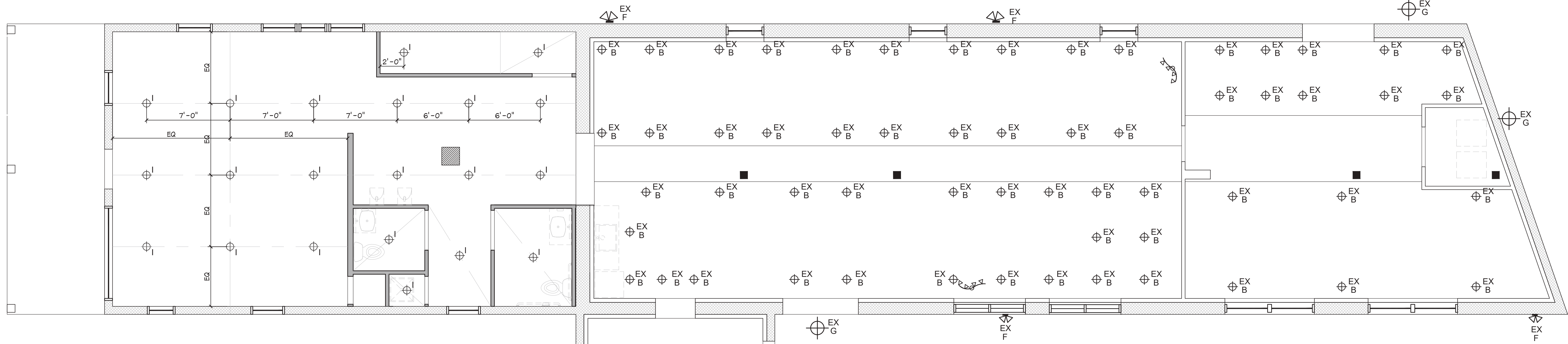


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 BUILDING ALTERATIONS & CHANGE OF USE
 SRK LLC. OFFICE
 NEW RCP PLAN

JOB NO. • SRKBOYDSOFFICE
 DRAWN • BG
 CHECKED • RDG
 SCALE • AS NOTED
 DATE • 9-15-24
 SHEET
A3.02
 OF -- SHEETS



EXISTING CONDITION & DIMENSIONING NOTE

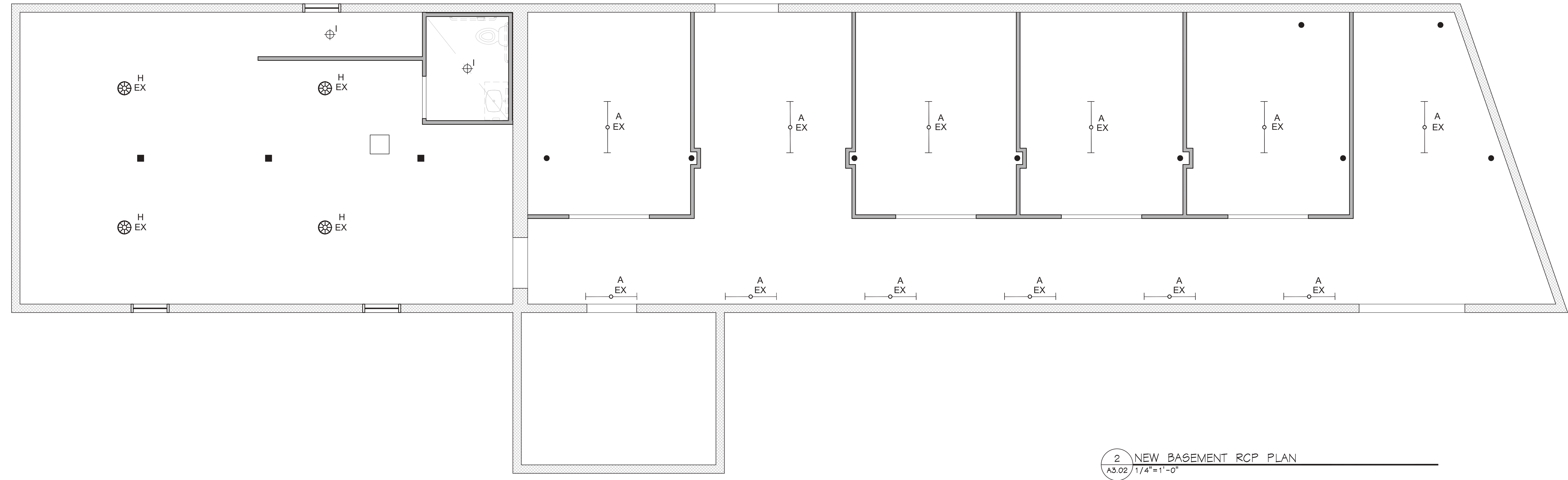
ALL EXISTING CONDITIONS AND DIMENSIONS INDICATED ON THE EXISTING CONDITION PLANS & ELEVATIONS ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR IS TO VERIFY ALL CONDITIONS AND BRING ANY DISCREPANCIES THAT AFFECT NEW CONSTRUCTION TO THE ARCHITECT'S ATTENTION PRIOR TO CONSTRUCTION.

RCP LIGHTING DRAWING NOTE

THIS DRAWING SHOWS EXISTING FIXTURES TO REMAIN AND NEW FIXTURES TO BE INSTALLED. REFER TO ELECTRICAL DEMOLITION DRAWINGS FOR EXISTING FIXTURES TO BE REMOVED TO MAKE WAY FOR NEW LAYOUT. THIS DRAWING DOES NOT INDICATE EMERGENCY LIGHTING, EXIT SIGNAGE, ETC. THIS DRAWING IS FOR REFERENCE ONLY. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

1 NEW 1ST FLOOR RCP PLAN
 A3.02 1/4"=1'-0"

LIGHTING/CEILING LEGEND			
A		EX	EXISTING CEILING MOUNTED 1X4 FLUORESCENT FIXTURE
B		EX	EXISTING RECESSED CAN LIGHTING
C		EX	EXISTING PENDANT FIXTURE
D		EX	EXISTING CEILING MOUNTED DECORATIVE FIXTURE
E		EX	EXISTING CEILING FAN
F		EX	EXISTING EXTERIOR DIRECTIONAL LIGHTING
G		EX	EXISTING EXTERIOR PENDANT
H		EX	EXISTING CEILING MOUNTED FIXTURE
I		NEW	NEW RECESSED LED CAN LIGHTING



2 NEW BASEMENT RCP PLAN
 A3.02 1/4"=1'-0"

DATE	REVISIONS	BY

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GORDON & GREENBERG
 ARCHITECTS
 SCOTT A GREENBERG / ROBERT D. GREENBERG, RA 301-706-7991
 13521 HARRIER WAY
 CLARKSBURG, MD 20871
 Sgreenberg@gordonandgreenberg.com



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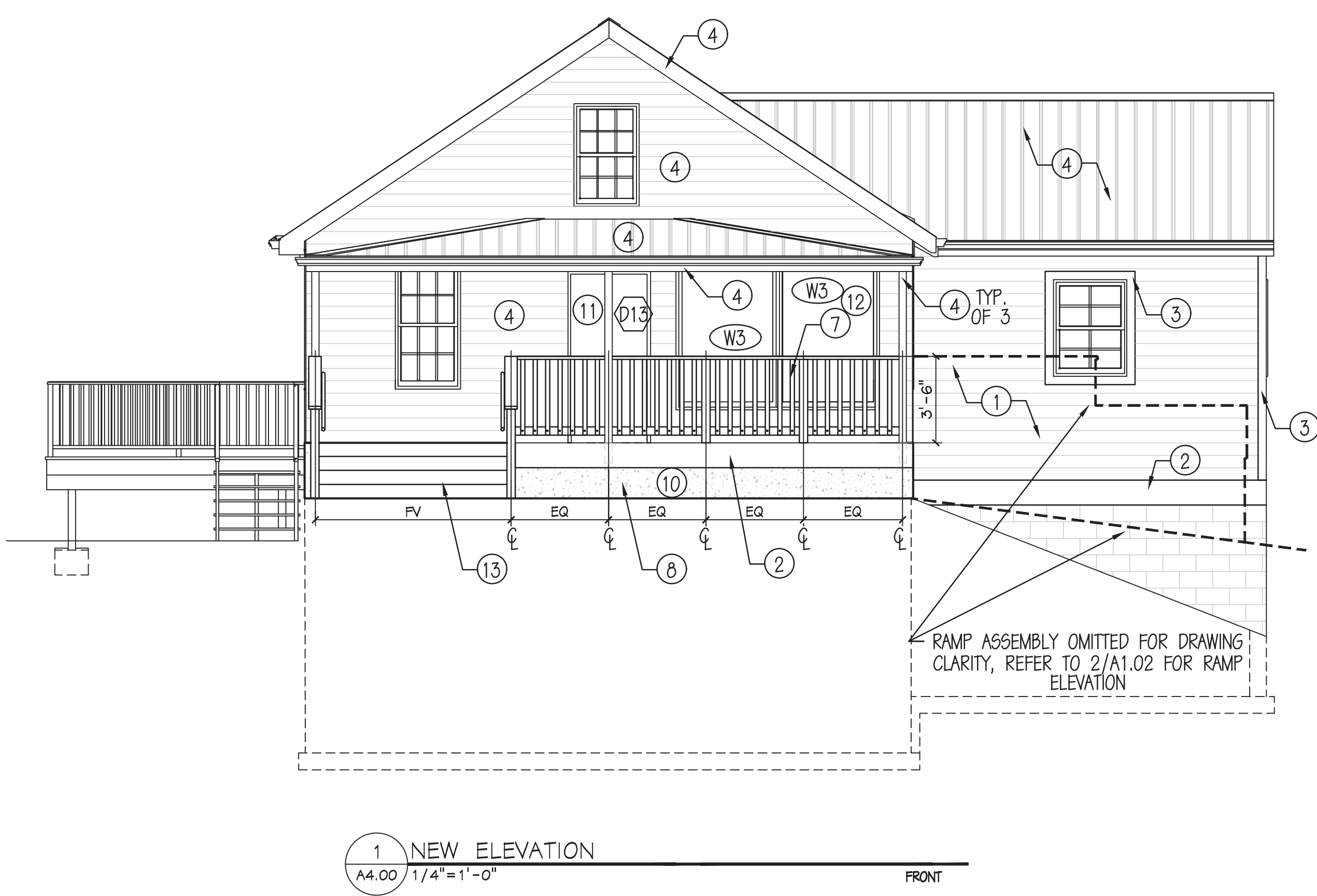


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 BUILDING ALTERATIONS & CHANGE OF USE
 SRK LLC. OFFICE
 NEW ELEVATIONS

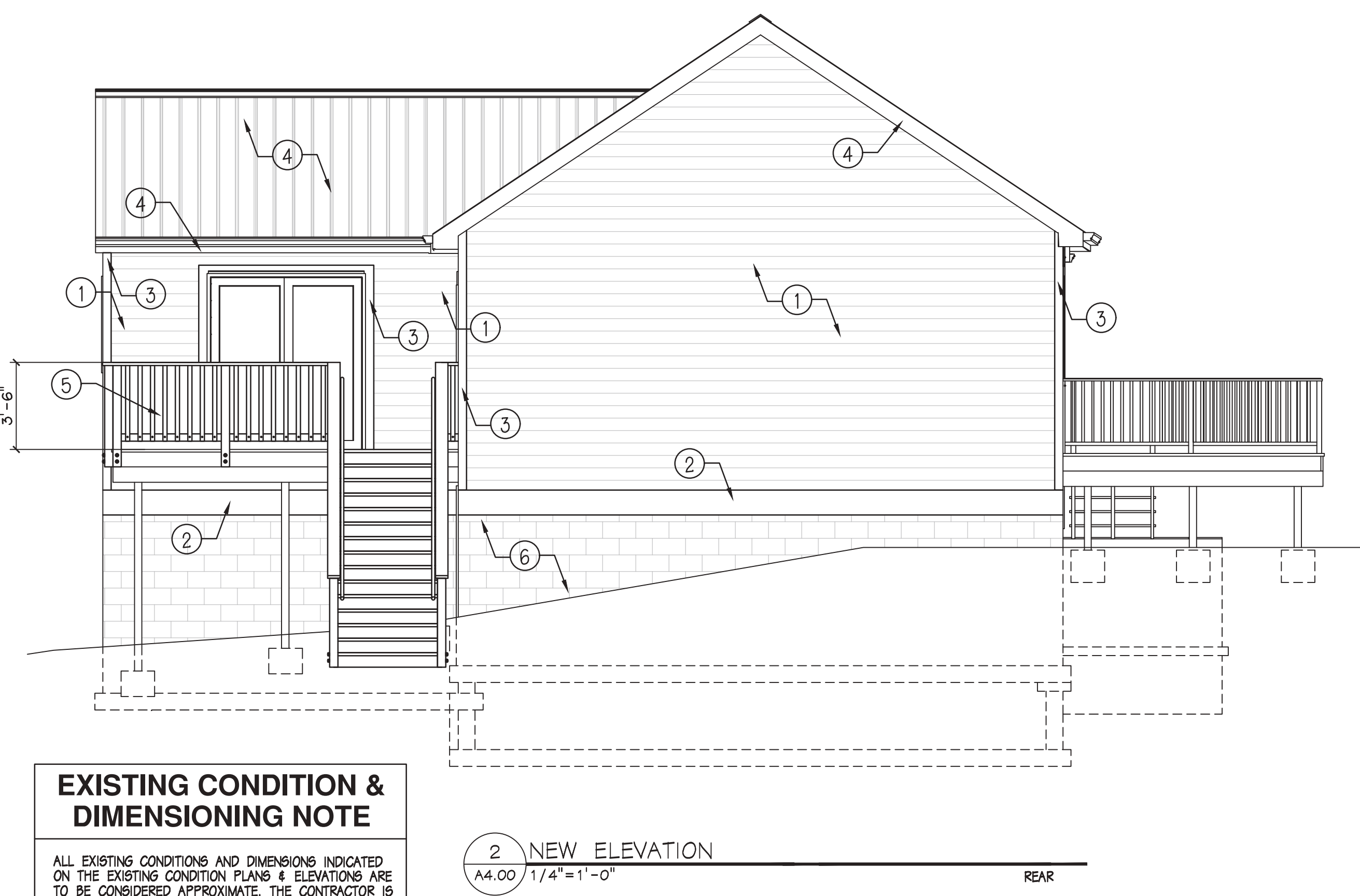
JOB NO. SRKBOYDSOFFICE
 DRAWN BY BG
 CHECKED BY RDG
 SCALE AS NOTED
 DATE 9-15-24
 SHEET **A4.00**
 OF -- SHEETS

NEW/REFURBISHED MATERIAL LEGEND AND NOTES:

1. NEW WOOD HARDIE PLANK LAP SIDING (6" EXPOSED PLANK) TO ALIGN W/EXISTING (VINYL OR SYNTHETIC SUBSTITUTE NOT ACCEPTABLE)
2. 1"x12" WOOD WATER TABLE BANDING CONTINUOUS
3. 1"x4" WOOD WINDOW/DOOR SURROUND AND EDGE TRIM
4. EXISTING MATERIAL PAINTED, SEE DEMOLITION NOTES FOR PREP OR REPAIR NOTES IF APPLICABLE
5. SELECTIVELY REBUILT DECK W/ NEW RAILING AND STAIR ASSEMBLY-PRESSURE TREATED WOOD. SEE A6.00 FOR ALL CONSTRUCTION DETAILS AND DIMENSIONAL REQUIREMENTS
6. EXISTING CMU PAINTED
7. NEW FRONT PRESSURE TREATED RAILING ASSEMBLY, FOLLOW CONSTRUCTION DETAILS ON A6.00 (SIMILAR)-SEE A6.00 FOR ALL DIMENSIONAL REQUIREMENTS
8. REFURBISHED/REPAIRED/NEW EXPOSED CONCRETE PORCH BASE W/ NEW STAIRS TO GRADE
9. OFF SET WATER TABLE BANDING FROM HISTORIC BUILDING'S SIDING TO CAST CONCRETE TRANSITION TO BETTER DISTINGUISH THE HISTORIC STRUCTURE FROM NEWER ADDITION
10. TO MEET ADA COMPLIANCE FINISH FLOOR ELEVATION OF PORCH MUST BE BROUGHT UP TO 1ST FLOOR FINISH FLOOR LEVEL. PARGE SIDES OF THE EXISTING AND NEWLY POURED CONCRETE TO UNIFY PORCH CONCRETE BASE ASSEMBLY
11. SEE DOOR SCHEDULE FOR FRONT DOOR ELEVATION/SELECTION
12. SEE WINDOW SCHEDULE FOR HISTORIC NOTE-WINDOW TO BE REPLACED IN KIND AS NOTED
13. PRESSURE TREATED FRONT STAIR/RAILING ASSEMBLY



1 NEW ELEVATION
 A4.00 1/4"=1'-0" FRONT



2 NEW ELEVATION
 A4.00 1/4"=1'-0" REAR

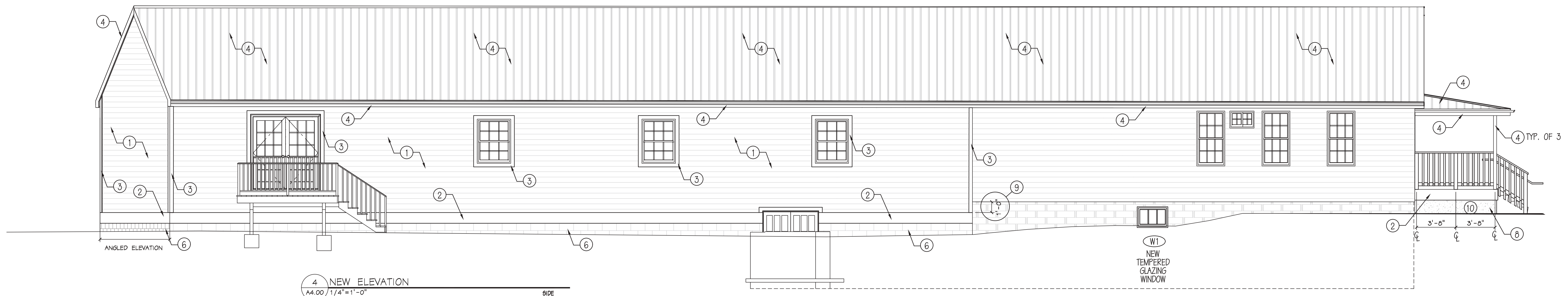
EXISTING CONDITION & DIMENSIONING NOTE

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3 NEW ELEVATION
 A4.00 1/4"=1'-0" SIDE

FOR DRAWING CLARITY FLOOR TO FLOOR DIMENSIONING REMOVED. REFER TO A5.00 FOR DIMENSIONING/BUILDING HEIGHTS



4 NEW ELEVATION
 A4.00 1/4"=1'-0" ANGLD ELEVATION

PERMIT 156UE 9/15/24		
BID 156UE ----		
CONSTRUCTION 156UE ----		
DATE	REVISIONS	BY

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 SCOTT A. GREENBERG / ROBERT D. GREENBERG, RA 301.706.7991
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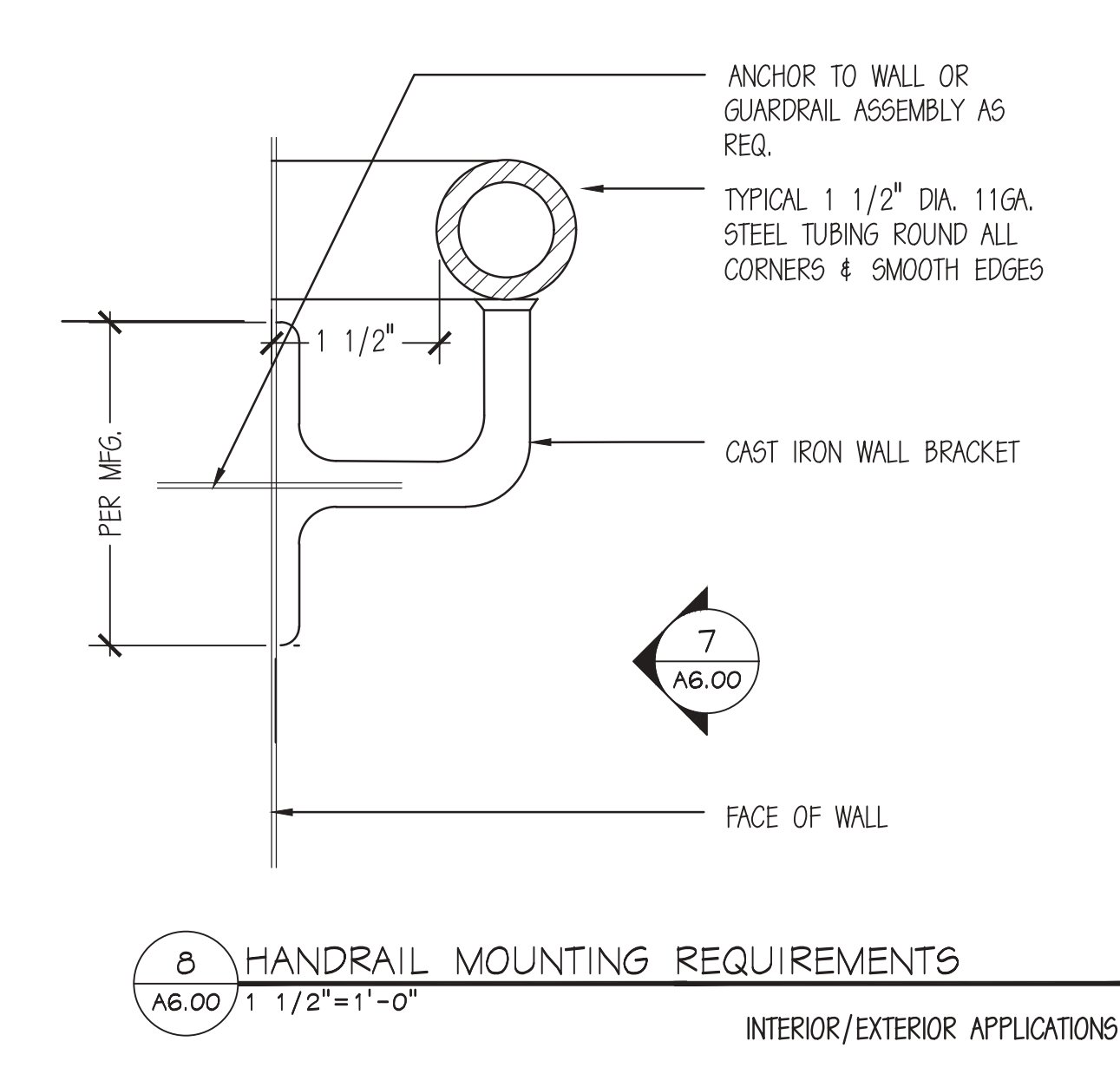
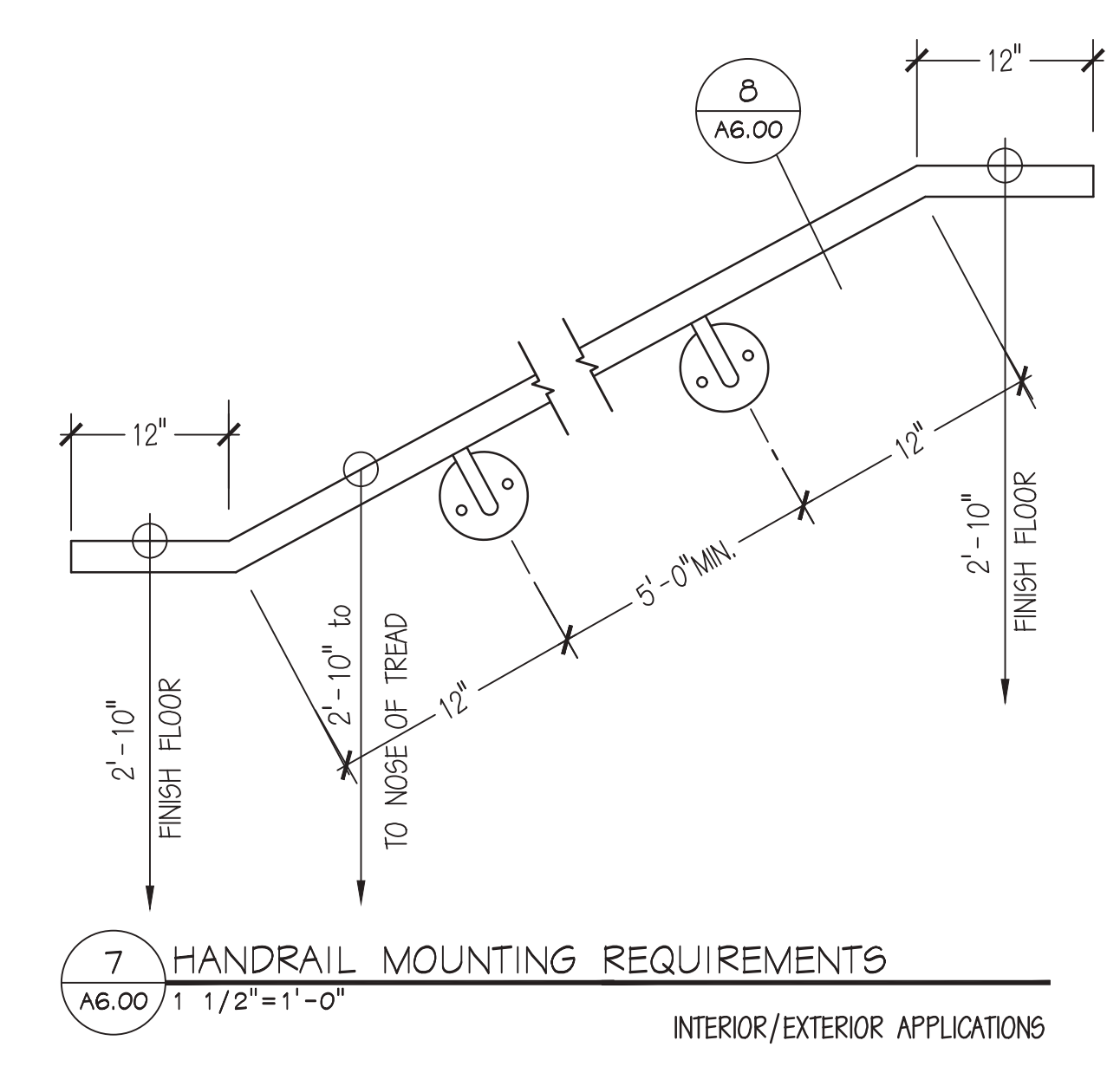
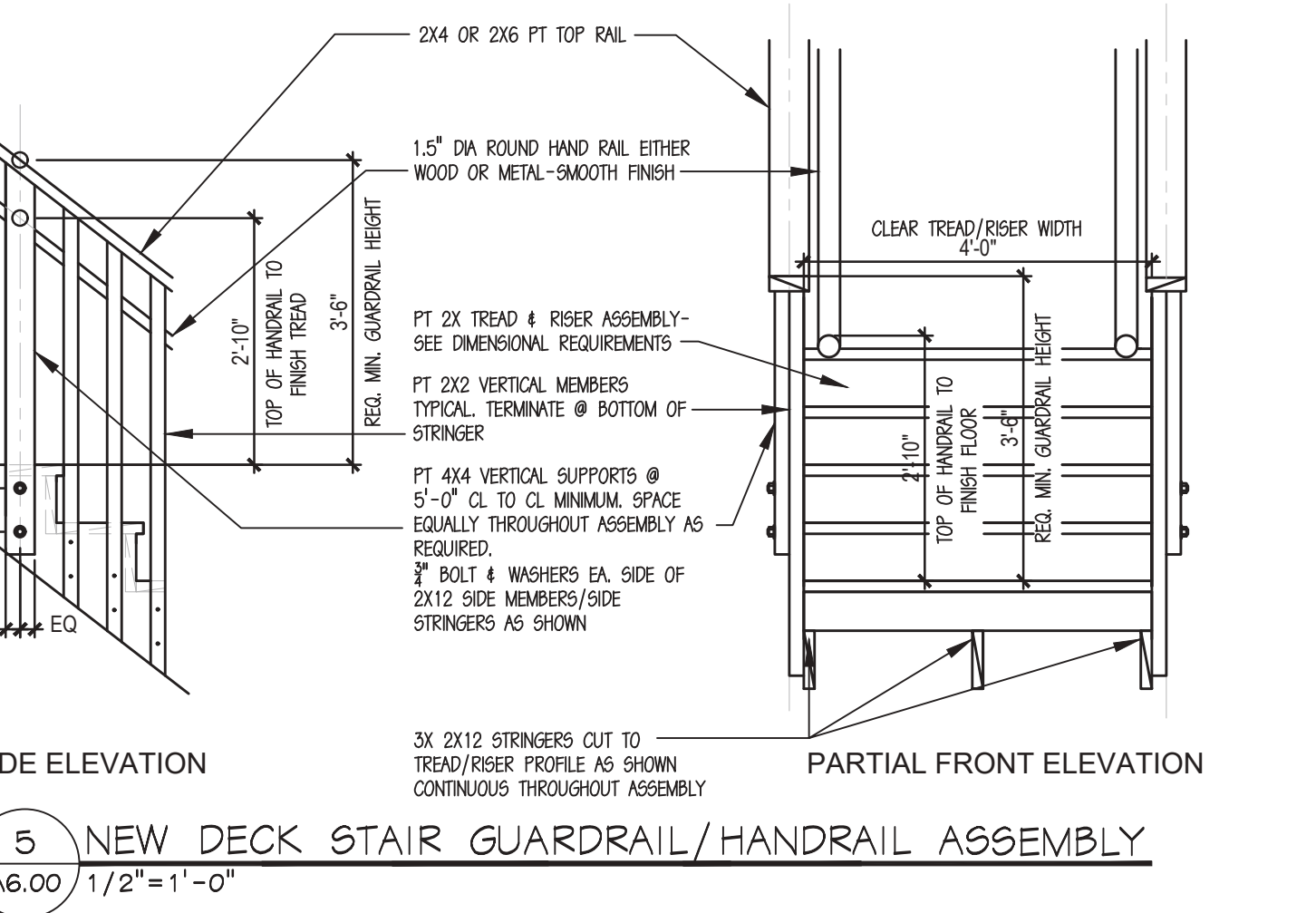
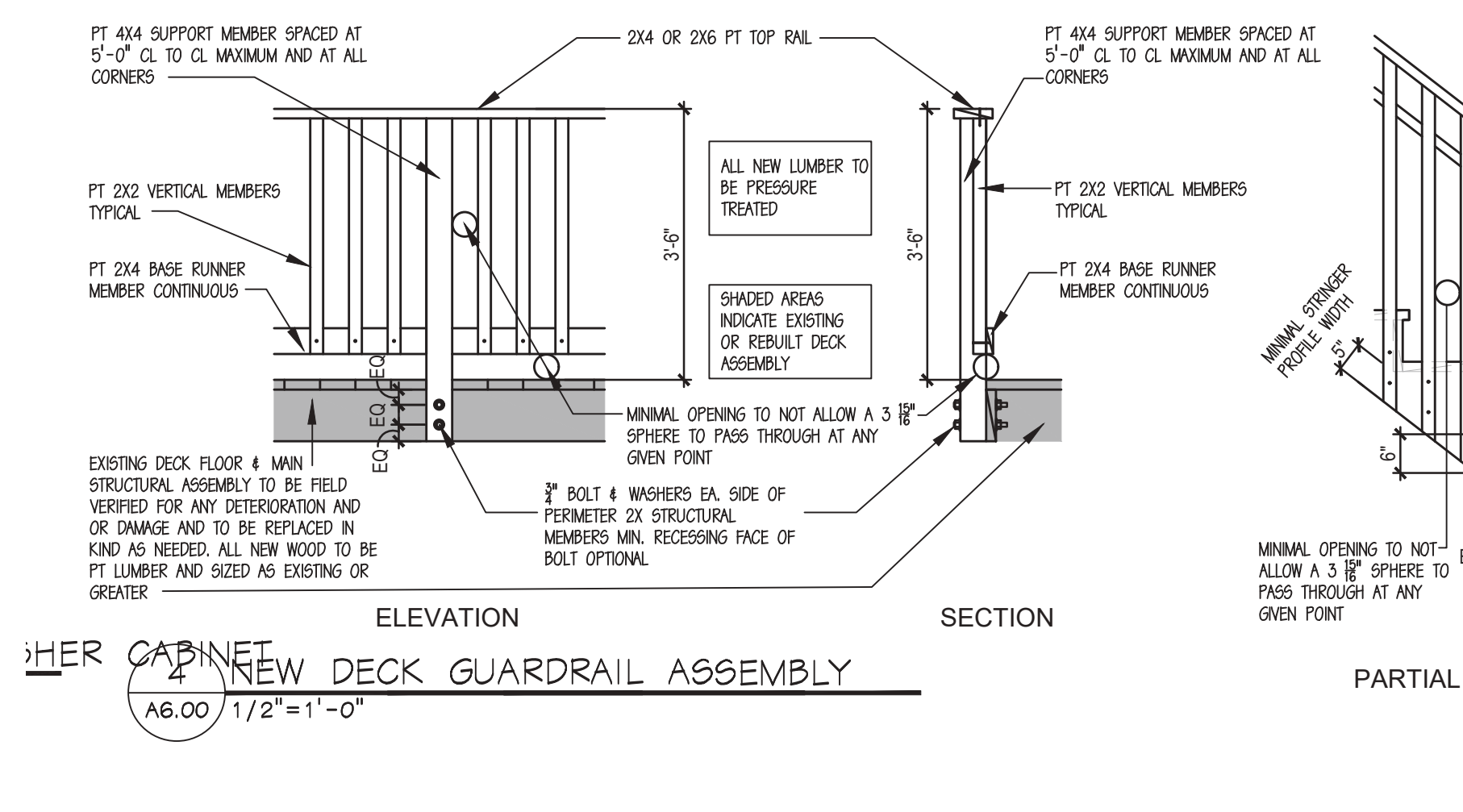
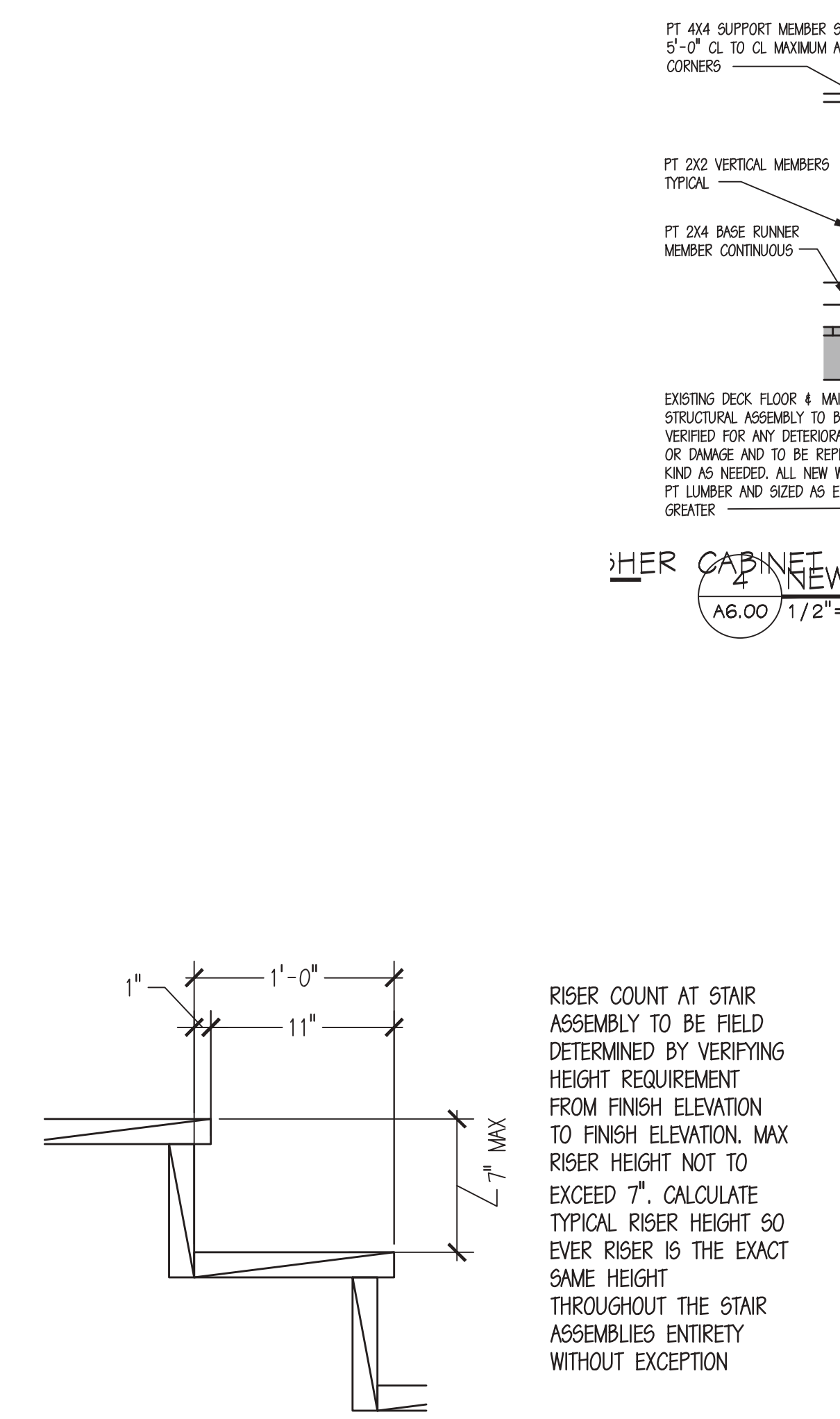
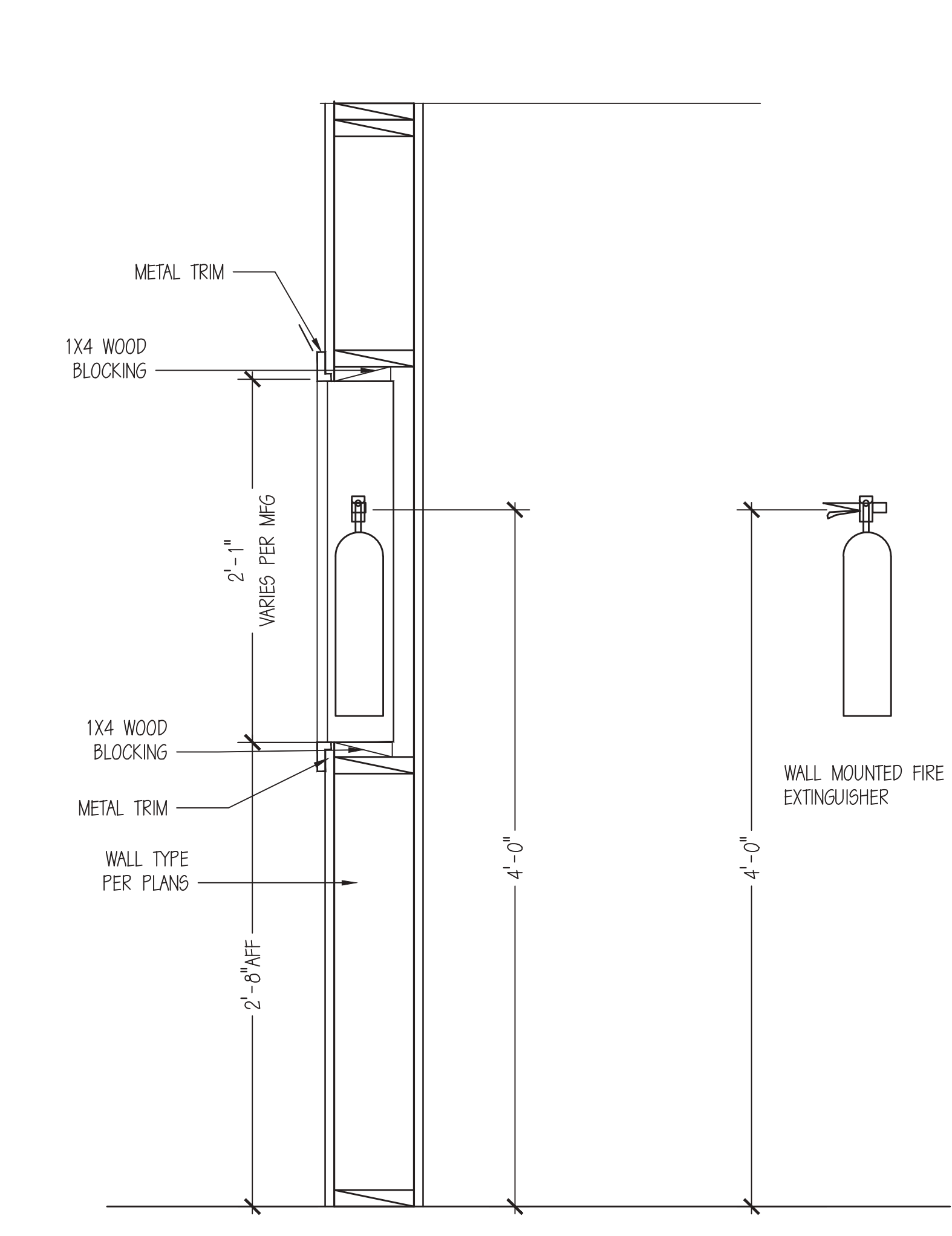
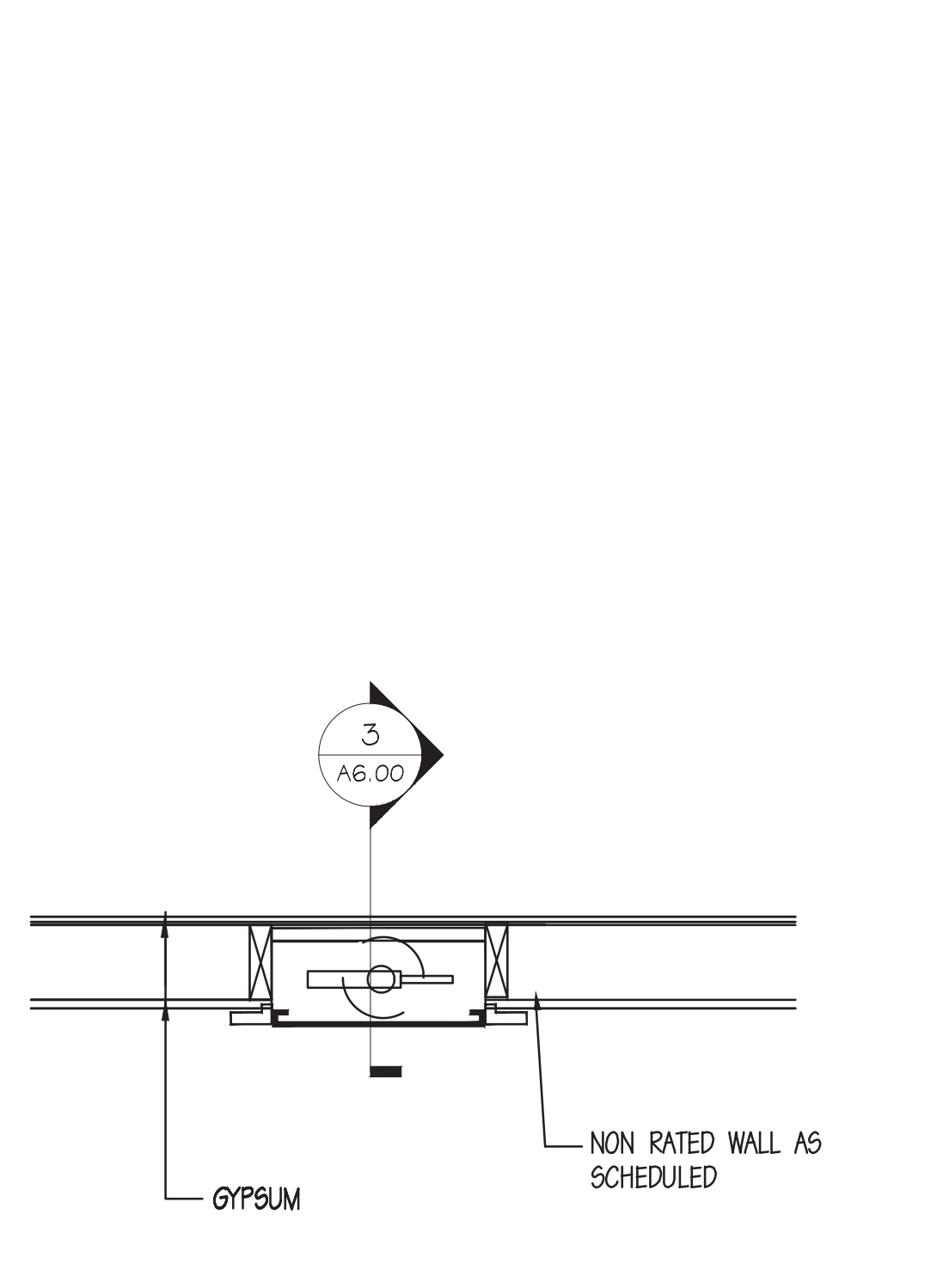
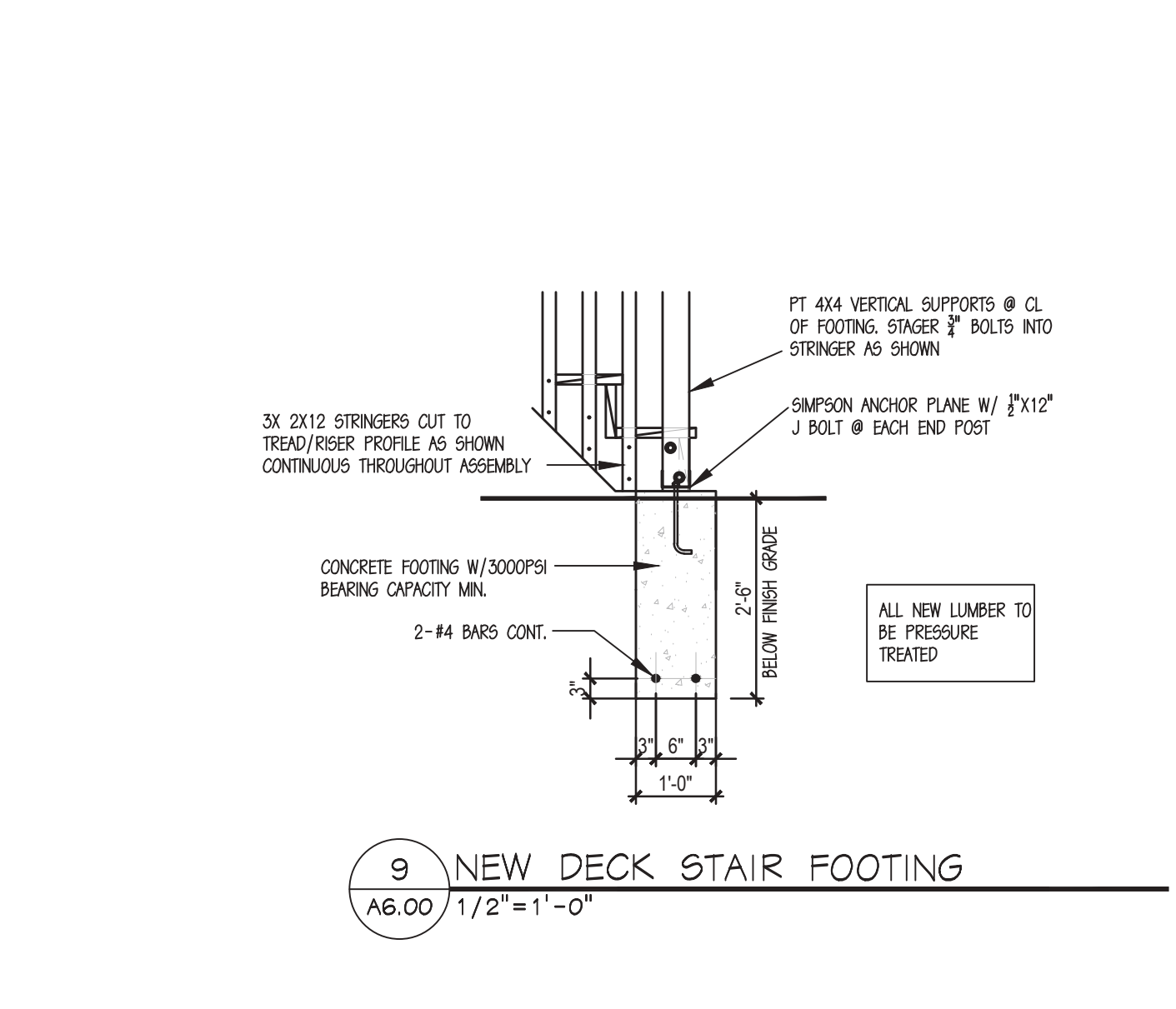
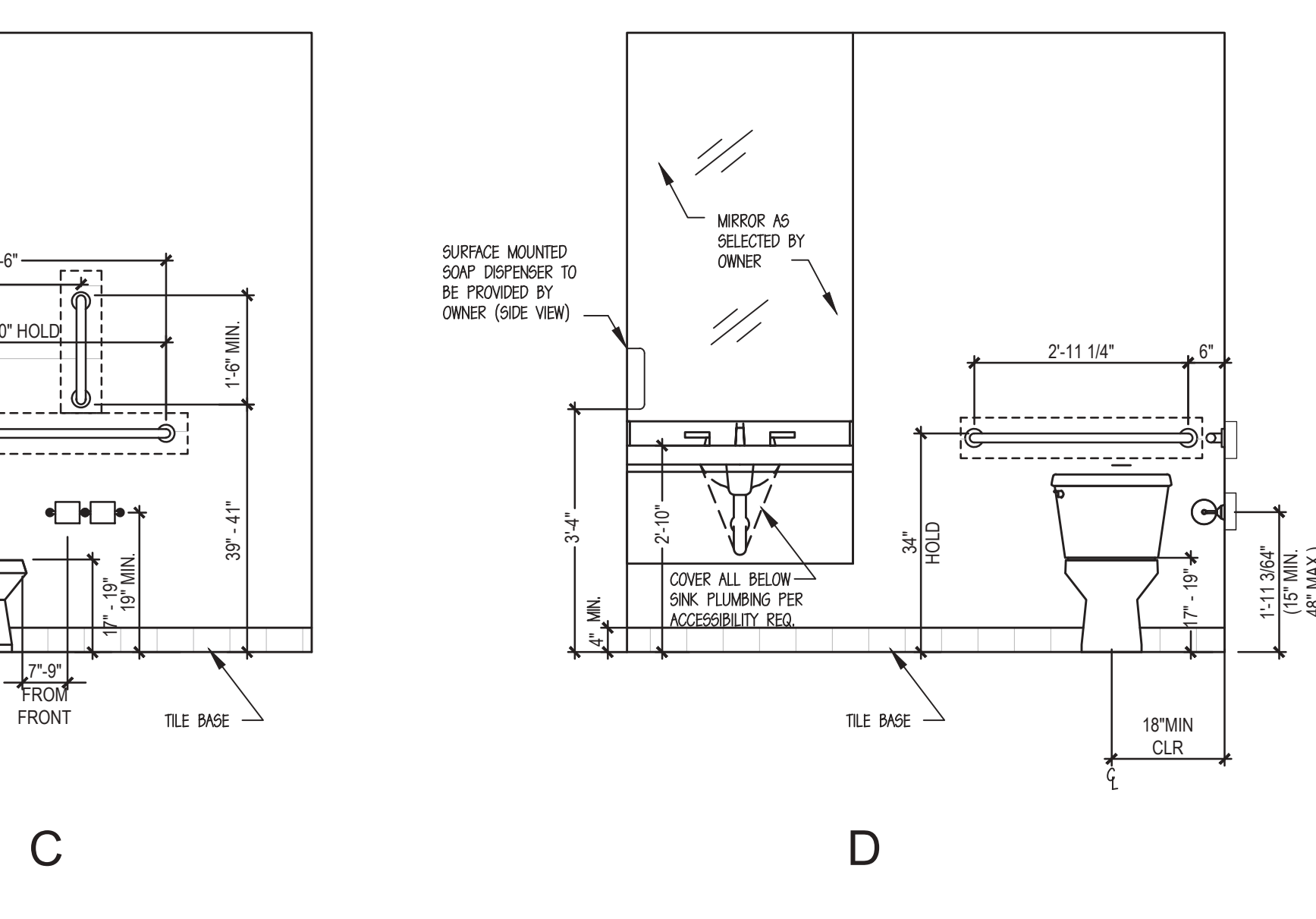
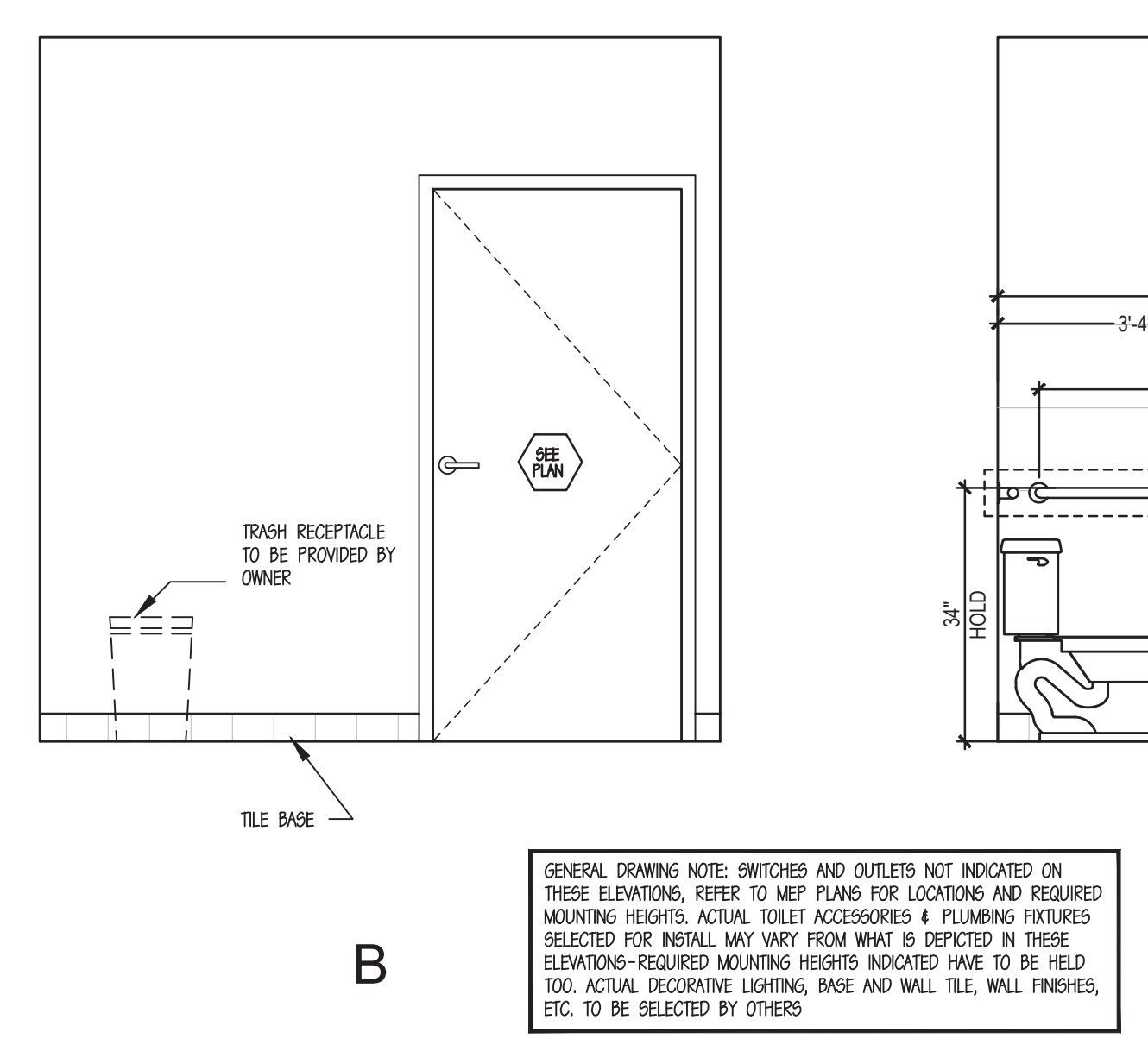
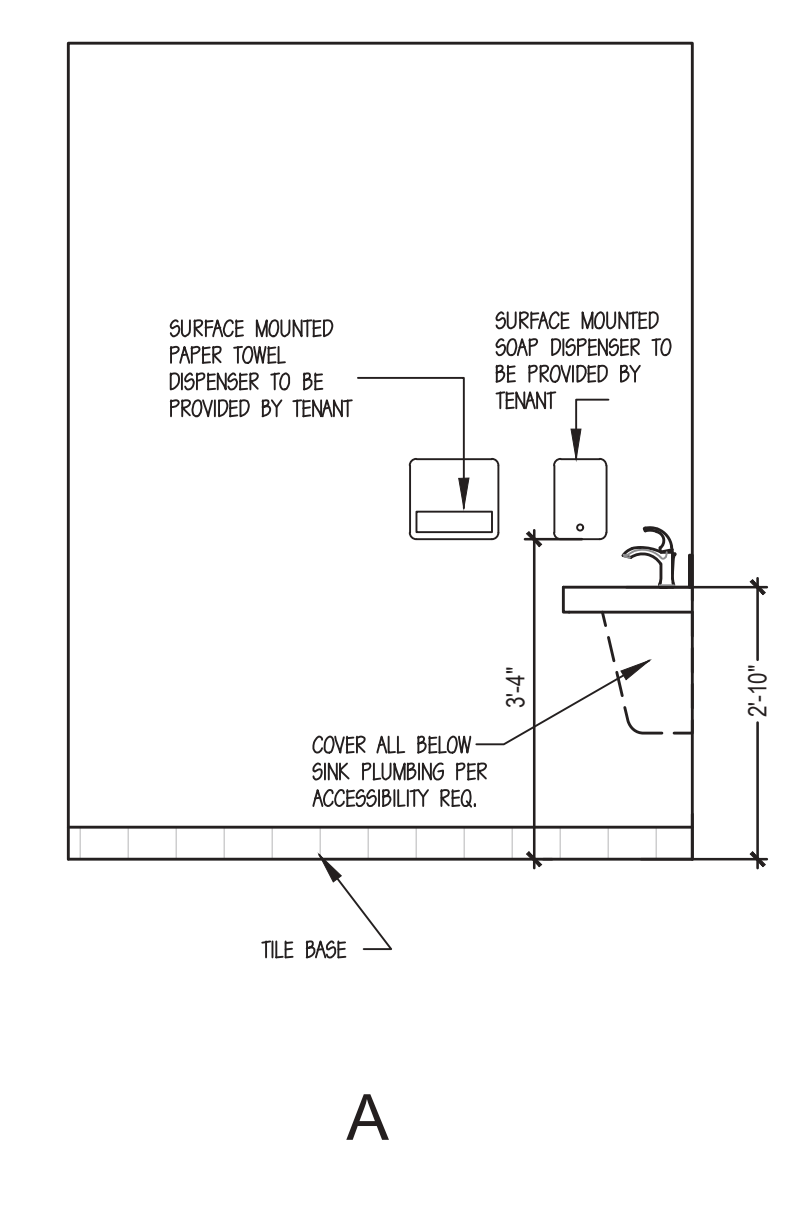
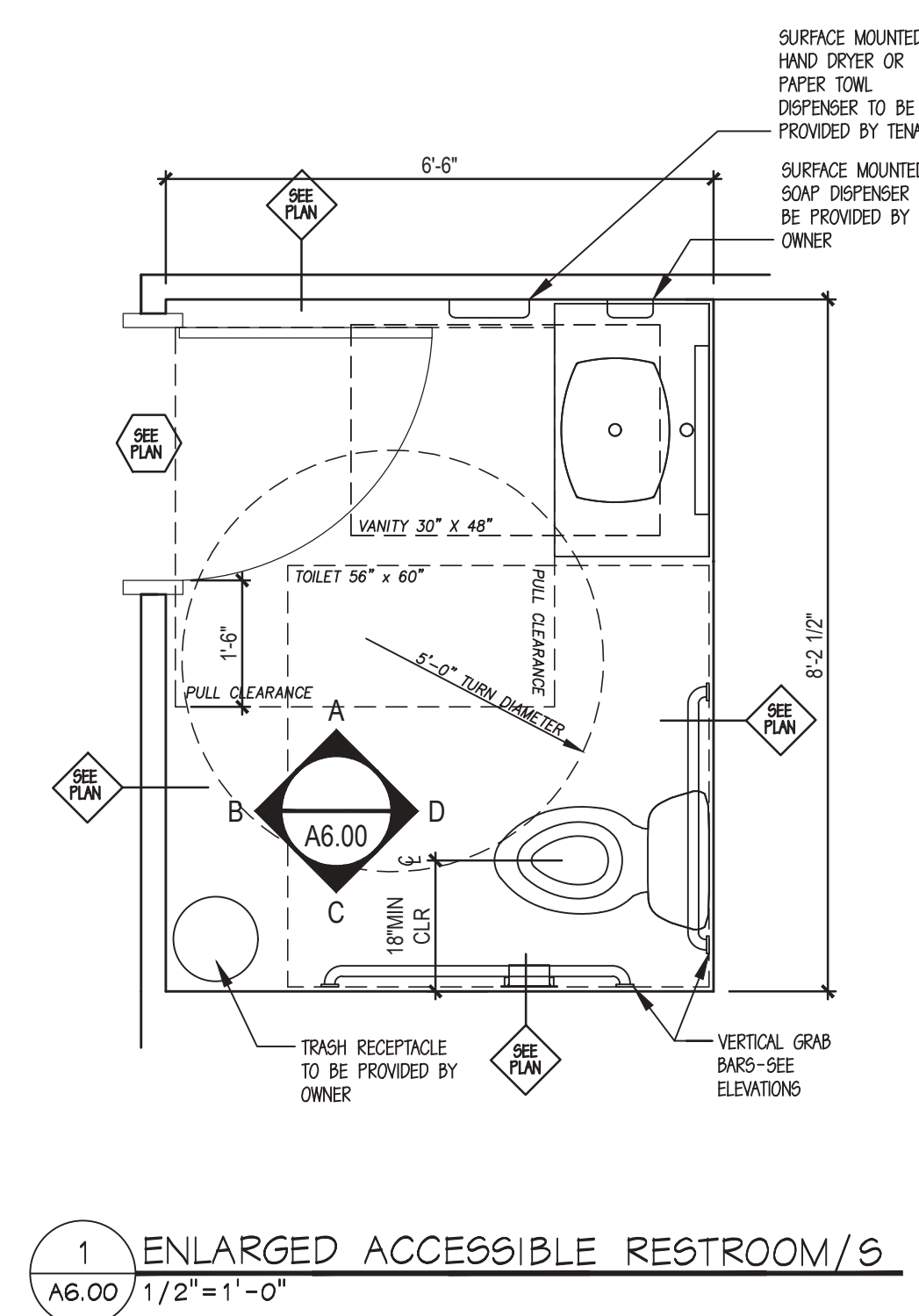
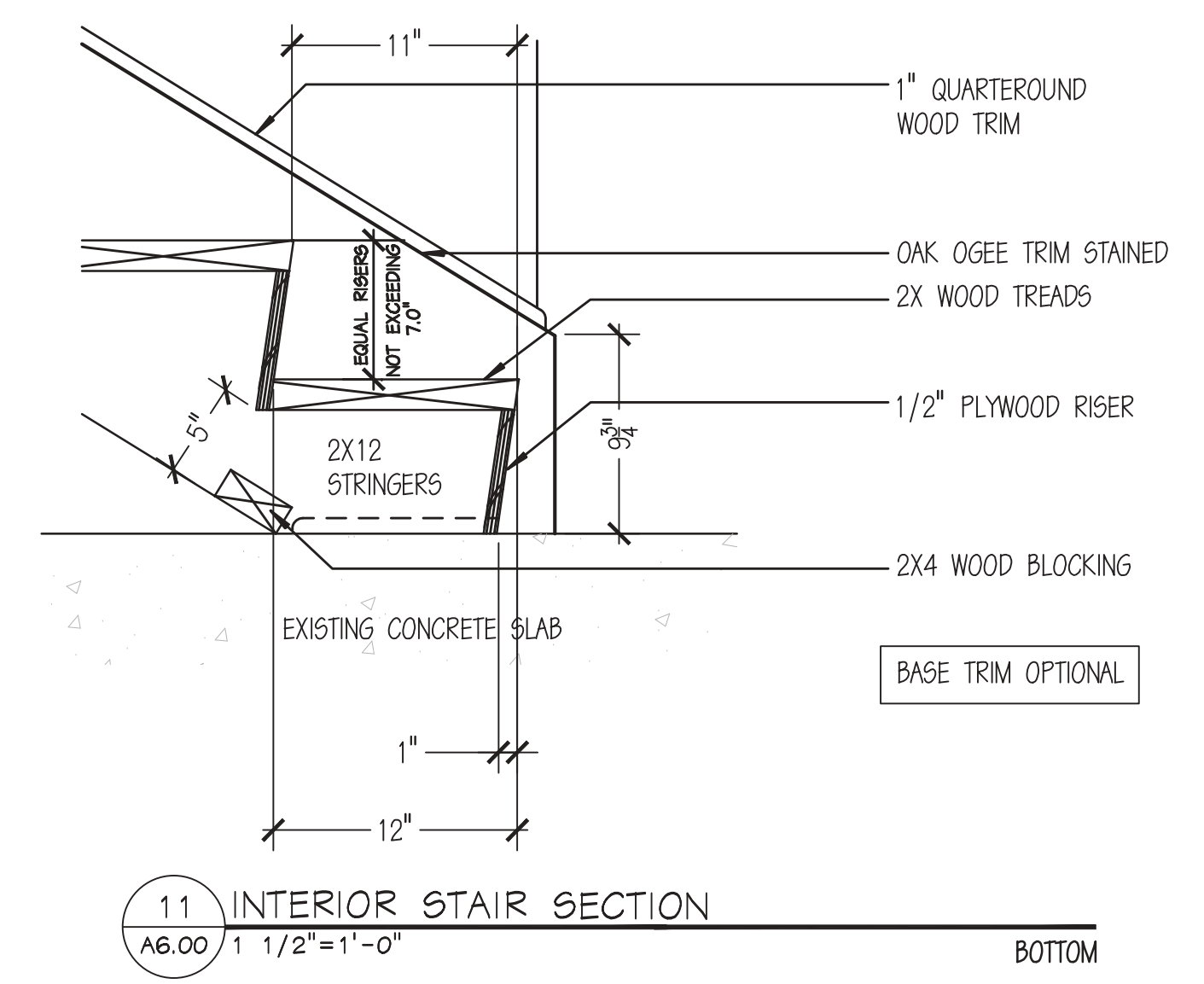
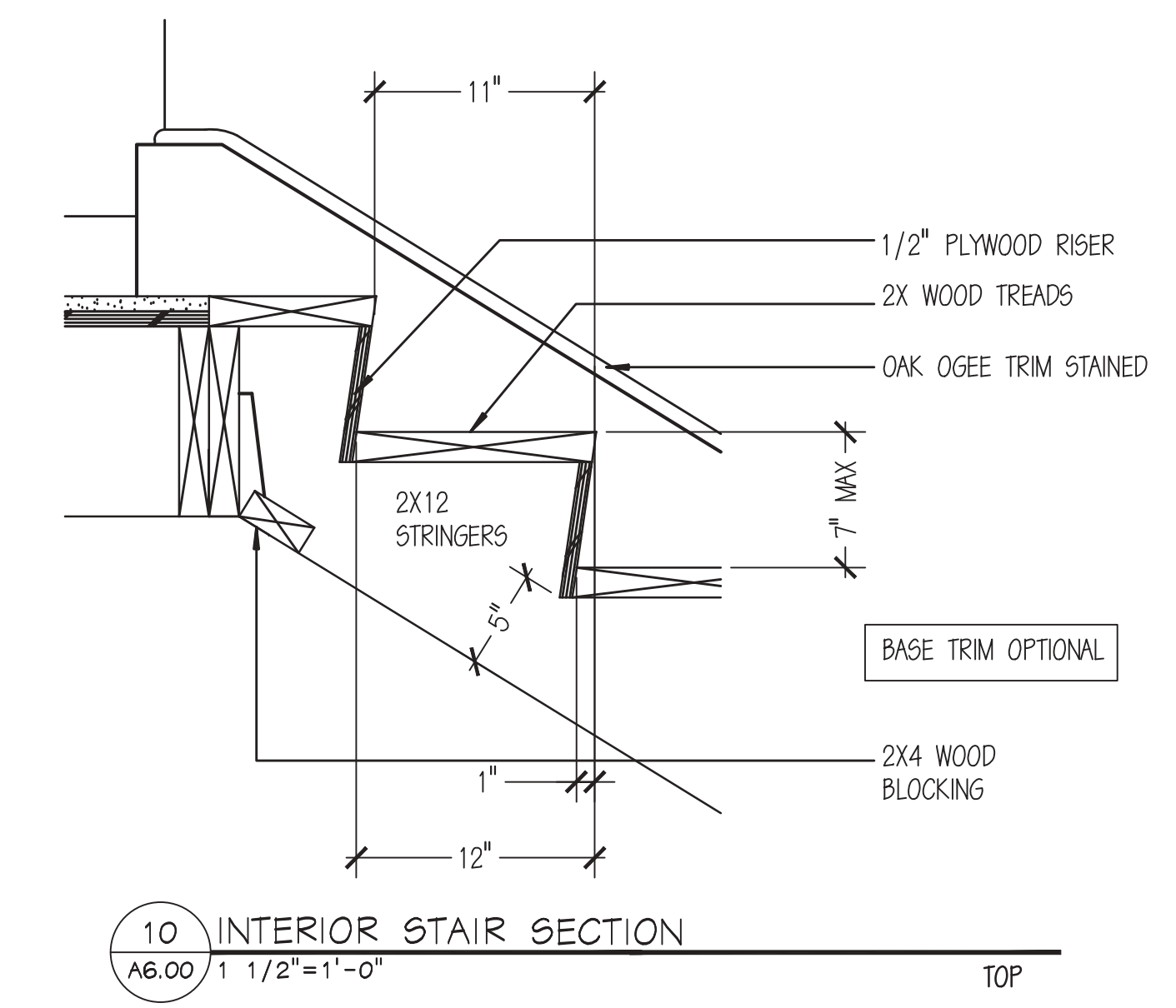
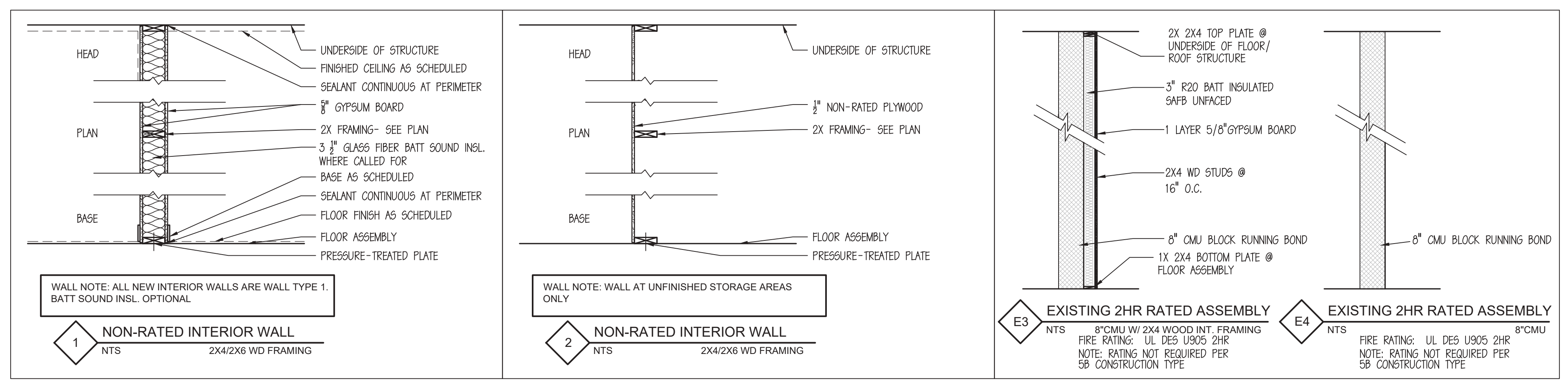
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 SRK LLC, OFFICE

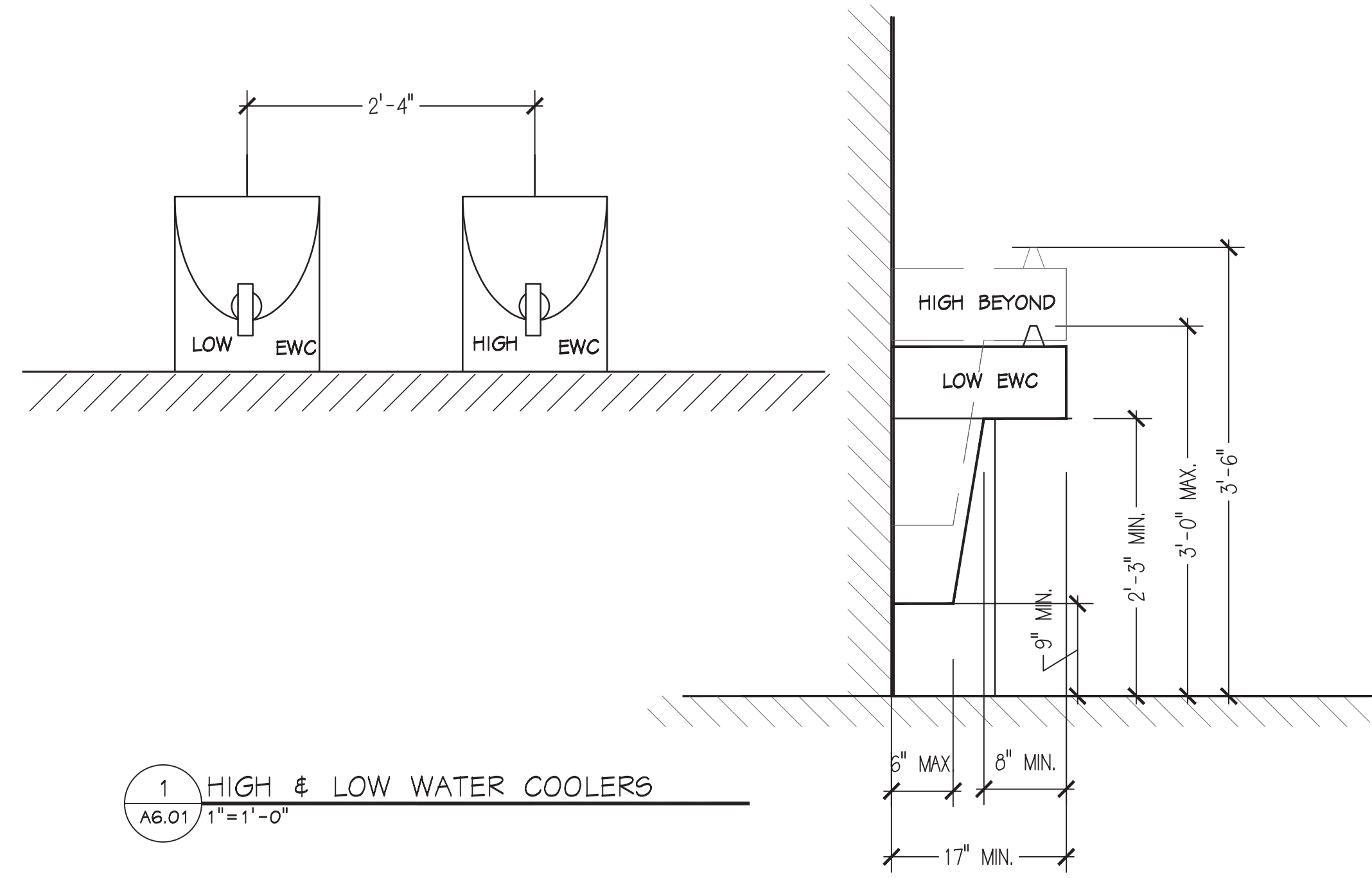
DETAILS

JOB NO. • SRKBOYDS05OFFICE
 DRAWN • BG
 CHECKED • RDG
 SCALE • AS NOTED
 DATE • 9-15-24
 SHEET **A6.00**
 OF -- SHEETS

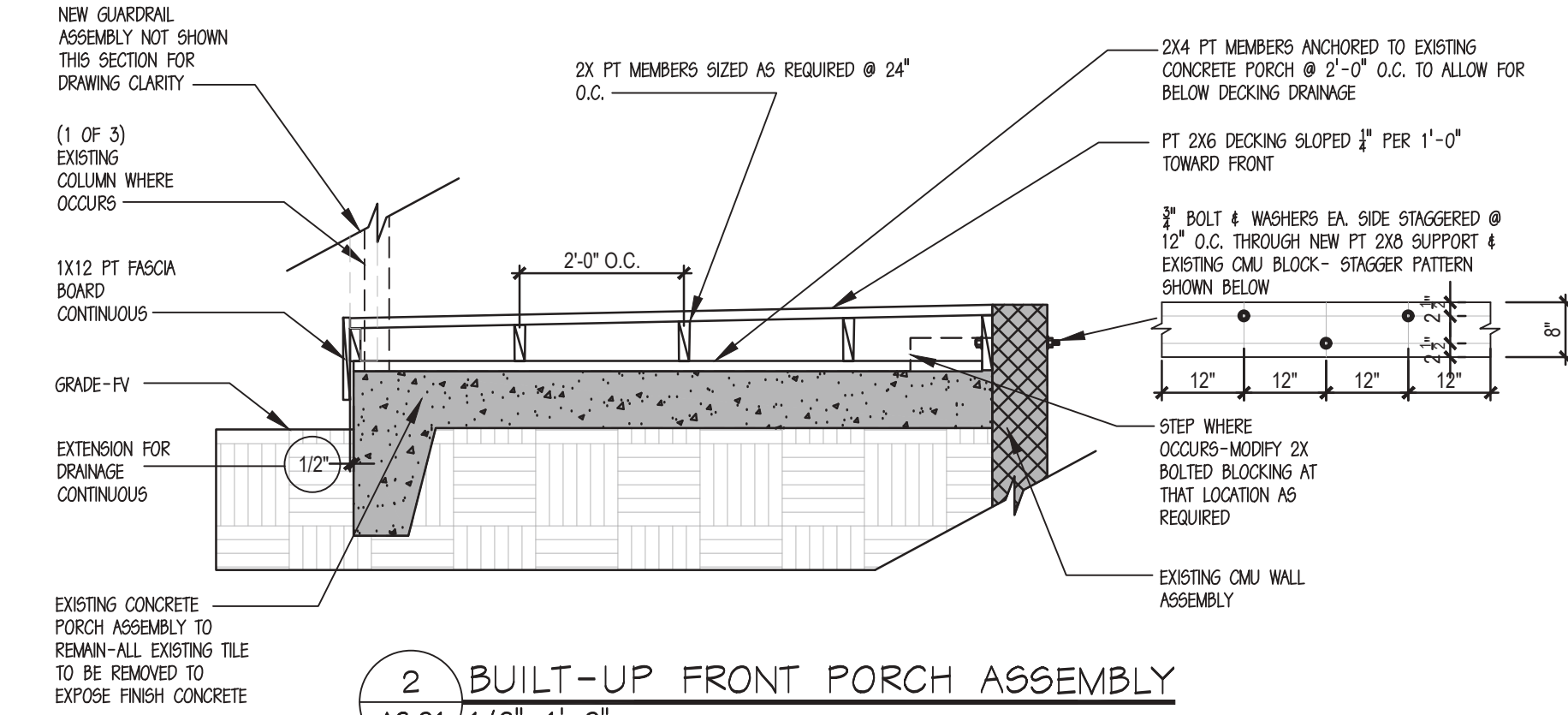


DATE	REVISIONS	BY

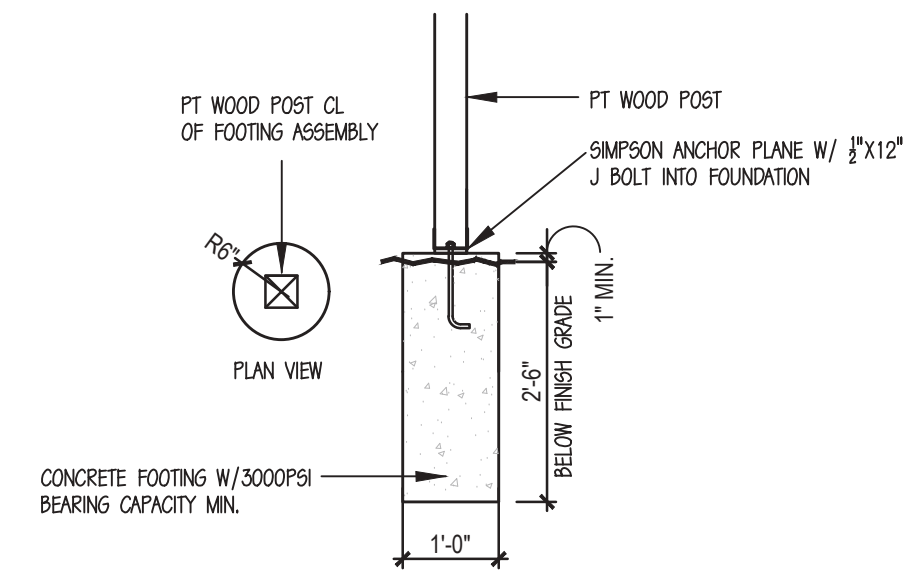
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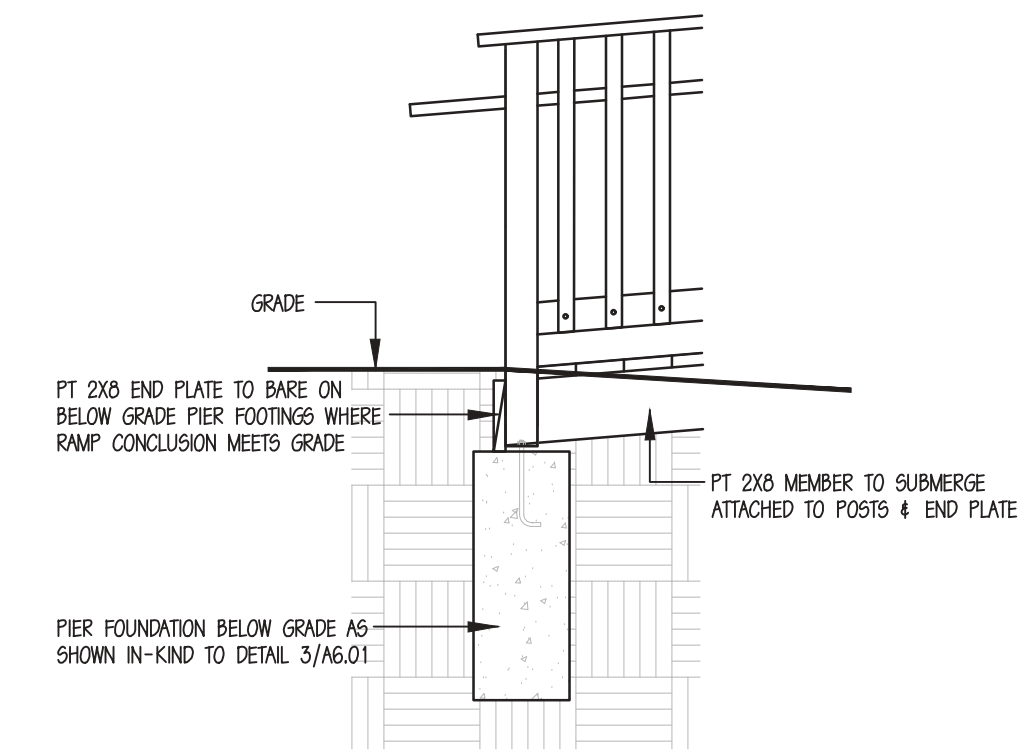
1 HIGH & LOW WATER COOLERS
A6.01 1"=1'-0"



2 BUILT-UP FRONT PORCH ASSEMBLY
A6.01 1/2"=1'-0"



3 TYPICAL POST PILE FOOTING
A6.01 1/2"=1'-0"



4 RAMP @ GRADE
A6.01 1/2"=1'-0"

GORDON & GREENBERG
ARCHITECTS
SCOTT A GREENBERG / ROBERT D. GREENBERG, RA 301-706-7991
13521 HARRIER WAY
CLARKSBURG, MD 20871
Sgreenberg@gordongreenberg.com



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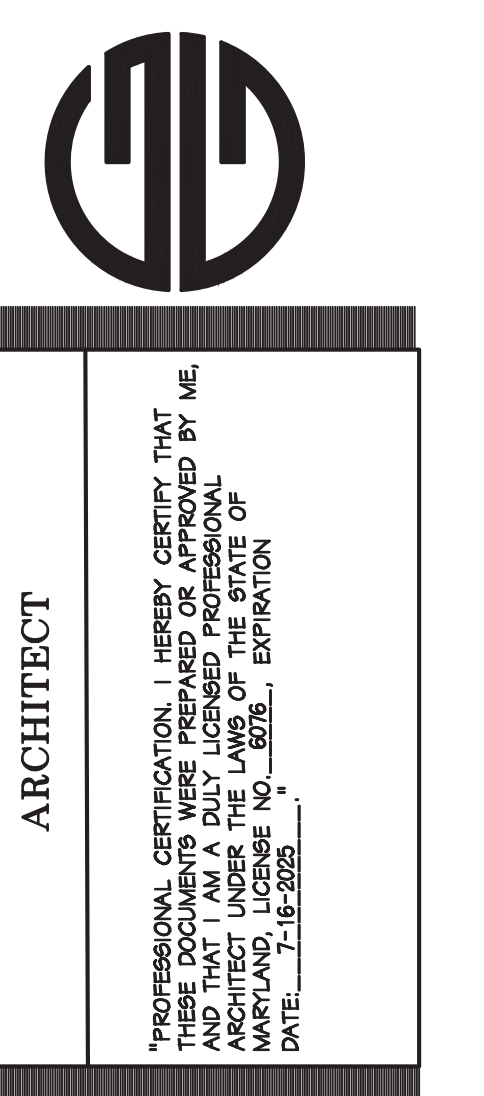
DETAILS

JOB NO.	SRKBOYDSOFFICE
DRAWN	SG
CHECKED	RDX
SCALE	A5 NOTED
DATE	9-15-24
SHEET	A6.01
OF	-- SHEETS

PERMIT 156UE 9/15/24	BID 156UE ----	CONSTRUCTION 156UE ----
DATE	REVISIONS	BY

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GORDON & GREENBERG ARCHITECTS
 SCOTT A GREENBERG / ROBERT D. GREENBERG, RA 301-706-7991
 13521 HARBORWAY CLARKSBURG, MD 20871
 Sgreenberg@gordonandgreenberg.com



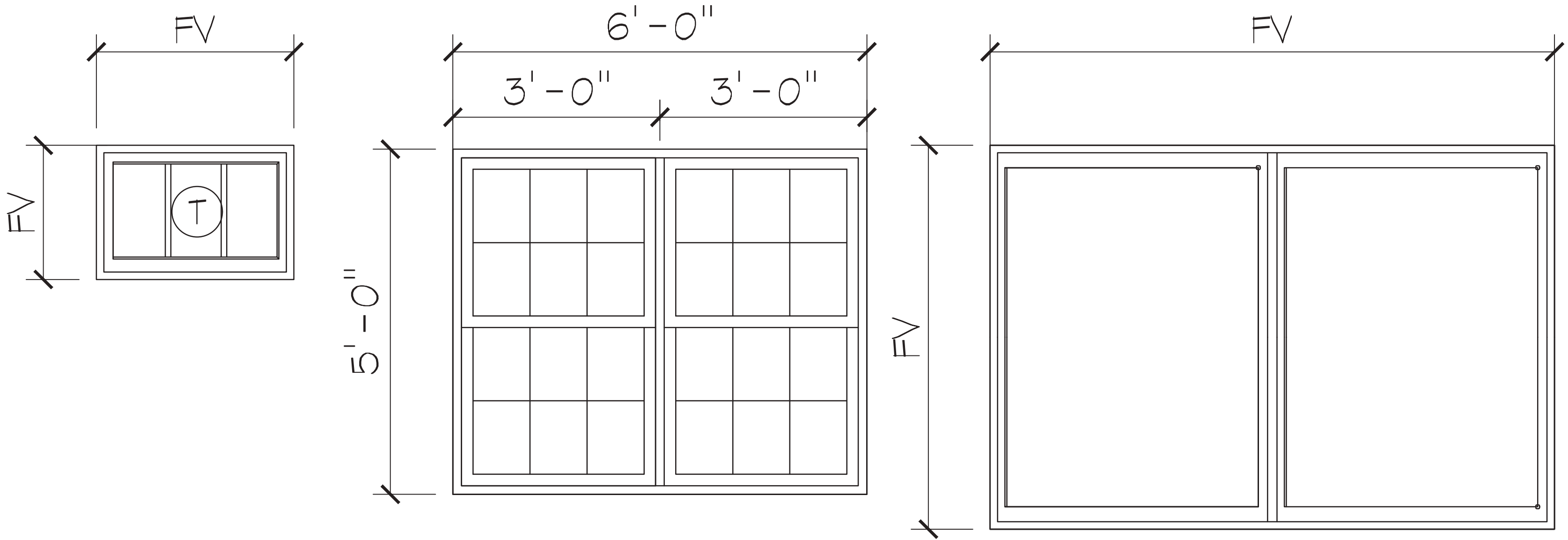
15114 BARNESVILLE RD. BOYDS, MD 20841
 BUILDING ALTERATIONS & CHANGE OF USE
 SRK LLC. OFFICE
 FINISH & NEW WINDOW SCHEDULES

JOB NO.	SRKBOYDSOFFICE
DRAWN	EG
CHECKED	RDG
SCALE	AS NOTED
DATE	9-15-24
SHEET	A7.00
OF	— SHEETS

LOCATION	ROOM NUMBER	ROOM NAME	FINISH SCHEDULE																CEILING HEIGHT	REMARKS
			FLOOR		BASE		WALLS SEE WALL KEY THIS SHEET								CEILING					
			TYPE	FINISH	TYPE	FINISH	A		B		C		D		TYPE	FINISH				
BASEMENT	01	UNFINISHED UNUSED SPACE/ PASS THROUGH AREA	1	1	2	2	2	2	2	2	2	2	2	1	EXISTING					
	02	UNFINISHED UNUSED SPACE	1	1	2	2	2	2	2	2	2	2	2	1	EXISTING					
	03	CORRIDOR	1	1	2/4	2/4	2	2	2/4	1	EXISTING									
	04	TOOL STORAGE AREAS	1	1	4	4	4	4	4	4	1	EXISTING								
	05	ADA GENDER NEUTRAL RESTROOM	3	3	1	1	1	1	1	1	2	8'-6"								
	06																			
	07																			
	08																			
	09																			
	10																			
	11																			
1ST FLOOR	12	OFFICE RECEPTION LOBBY	2	2	3/1	3/1	3/1	3/1	2	EXISTING										
	13	CLOSET	2	2	1	1	1	1	2	8'-6"										
	14	HALL	2	2	1	1	1	1	1	2	EXISTING									
	15	STAIR	2	2	1	1	1	1	1	2	EXISTING									
	16	GENDER NEUTRAL RESTROOM	3	3	1	1	1	1	1	2	8'-6"									
	17	ADA GENDER NEUTRAL RESTROOM	3	3	1	1	1	1	1	2	8'-6"									
	18	JANITOR CLOSET	3	3	1	1	1	1	1	2	8'-6"									
	19	OFFICE	4	2	1	1	1	1	1	2	EXISTING									
	20	OFFICE SPACE/S	4	2	1	1	1	1	1	2	EXISTING									
	21	HVAC CLOSET	2	2	1	1	1	1	1	1	EXISTING									
	22																			
	23																			

W- WINDOW SCHEDULE			
MARK	SIZE	STYLE	REMARKS
W1	FV H X FV W	PICTURE	REPLACE EXISTING IN KIND, GLAZING TO BE TEMPERED. SEE ADDITIONAL NOTES BELOW ELEVATION REFER TO INSULATION (U-FACTOR) REQUIREMENTS ON COVER SHEET-SEE STANDARD NOTES FOR ADDITIONAL REQUIREMENTS
W2	5'-0"H X 6'-0"W	DOUBLE HOPPER	REFER TO INSULATION (U-FACTOR) REQUIREMENTS ON COVER SHEET-SEE STANDARD NOTES FOR ADDITIONAL REQUIREMENTS
W3	FV H X FV W	PICTURE	REPLACE EXISTING IN KIND, REPLICATE EXISTING CONFIGURATION, FRAME TO BE WOOD REFER TO INSULATION (U-FACTOR) REQUIREMENTS ON COVER SHEET-SEE STANDARD NOTES FOR ADDITIONAL REQUIREMENTS

- * DIMENSIONS ARE GENERIC SIZES
 GENERAL NOTES:
- FOR HEAD HEIGHTS = SEE ELEVATIONS
 - ALL OPERABLE WINDOWS TO BE FITTED W/SCREENS.
 - MINIMUM U FACTOR INDICATED ON COVER SHEET UNDER MINIMUM INSULATION REQUIREMENTS
 - CHECK WALL THICKNESS FOR REQUIRED JAMB EXTENSIONS
 - ACTUAL MANUFACTURER TO BE SELECTED BY OWNER/CONTRACTOR
 - ALL OPERABLE WINDOWS TO HAVE LOCKING ASSEMBLIES
 - REFER TO ELEVATIONS FOR TEMPERED GLAZING REQUIREMENTS
 - FINISH TBD BY OWNER
 - ELEVATIONS AND SIZING INDICATED FOR REFERENCE. CONTRACTOR TO REFER TO ACTUAL SHOP DRAWINGS FOR REQUIRED FRAMED OPENINGS

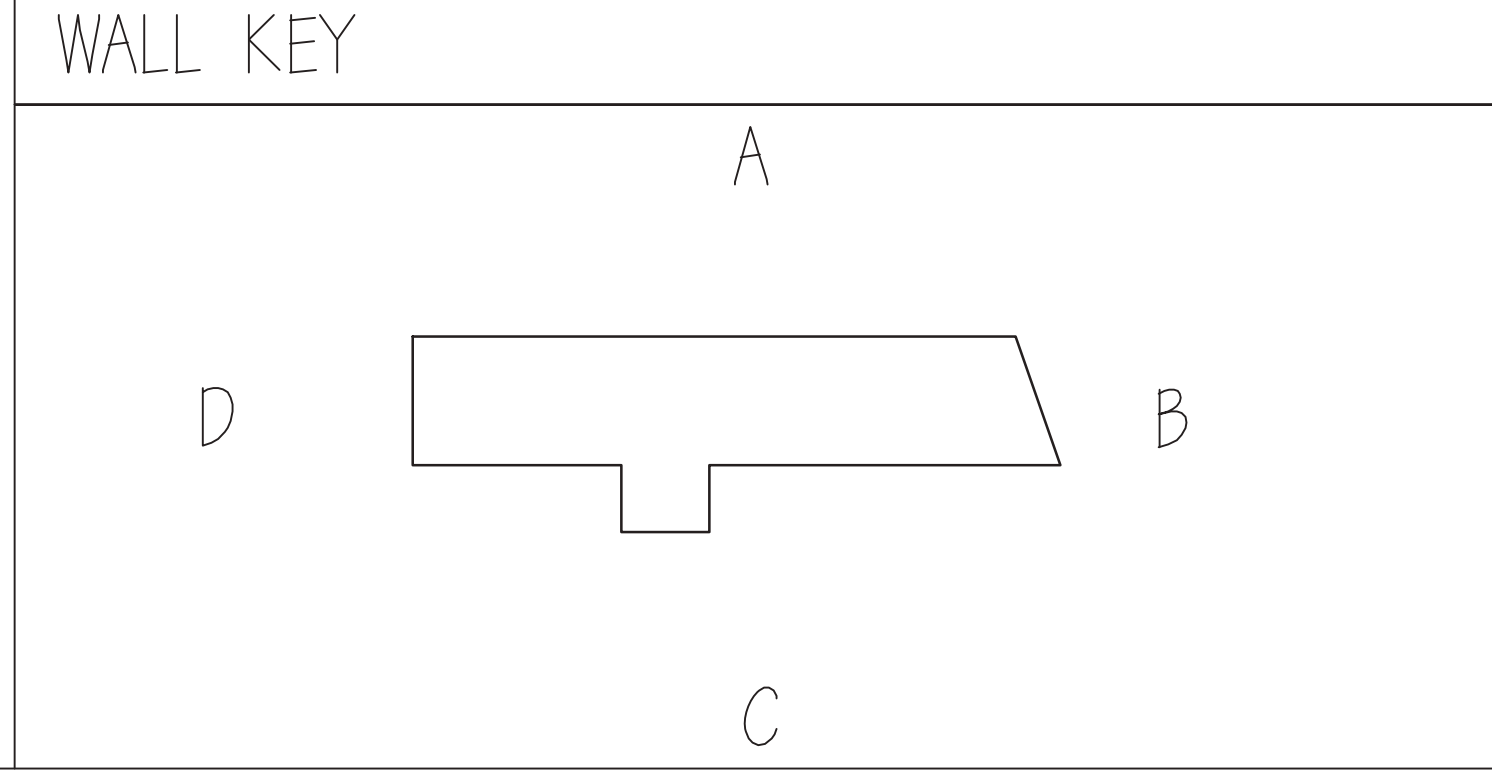


W1
 W2
 W3
 WINDOWS NTS
 (T) TEMPERED GLAZING

NOTES FOR HISTORIC REVIEW:
 REASON FOR EXISTING WINDOW TO BE REPLACED IS IT IS IN A STATE OF DETERIORATION AND DISREPAIR AND RIGHT SIDE GLAZING WAS REMOVED AND REPLACED WITH PLEXIGLASS PANEL. OWNERSHIP DESIRES TO REPLACE IN KIND WINDOW TO BE A CUSTOM UNIT-MANUFACTURER AND SPECIFICATIONS WILL BE SUBMITTED FOR HISTORICAL REVIEW AND APPROVAL AT A LATER DATE IF REQUIRED. WINDOW TO BE WOOD FRAME, NOT ALUMINUM OR VINYL

KEY SCHEDULE					
FLOOR FINISH TYPE			WALL FINISH TYPE		
1	EXISTING CONCRETE	7	1	PAINTED GYPSUM BOARD	7
2	EXISTING WOOD PLANK	8	2	UNFINISHED CMU	8
3	CERAMIC TILE (CT)	9	3	EXISTING WOOD PANEL	9
4	VINYL PLANK FLOORING OR HARDWOOD	10	4	UNFINISHED PLYWOOD	10
5		11	5		11
6		12	6		12
BASE FINISH TYPE			CEILING FINISH TYPE		
1	NONE	7	1	EXPOSED STRUCTURE	7
2	WOOD	8	2	PAINTED GYPSUM BOARD	8
3	CERAMIC TILE	9	3		9
4		10	4		10
5		11	5		11
6		12	6		12

CONTRACTOR NOTE
 ALL FINAL FINISH SELECTIONS TO BE SELECTED BY OWNER AND ARE TO CONFORM WITH ALL CODE REQUIREMENTS. SELECTIONS INDICATED ARE GENERIC IN NATURE AND ARE TO SERVE AS A RECOMMENDATION FOR ACTUAL SELECTIONS



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GORDON & GREENBERG
 ARCHITECTS
 SCOTT A GREENBERG / ROBERT D. GREENBERG, RA 301-706-7991
 13521 HARRIER WAY
 CLARKSBURG, MD 20871
 Sgreenberg@gordonandgreenberg.com

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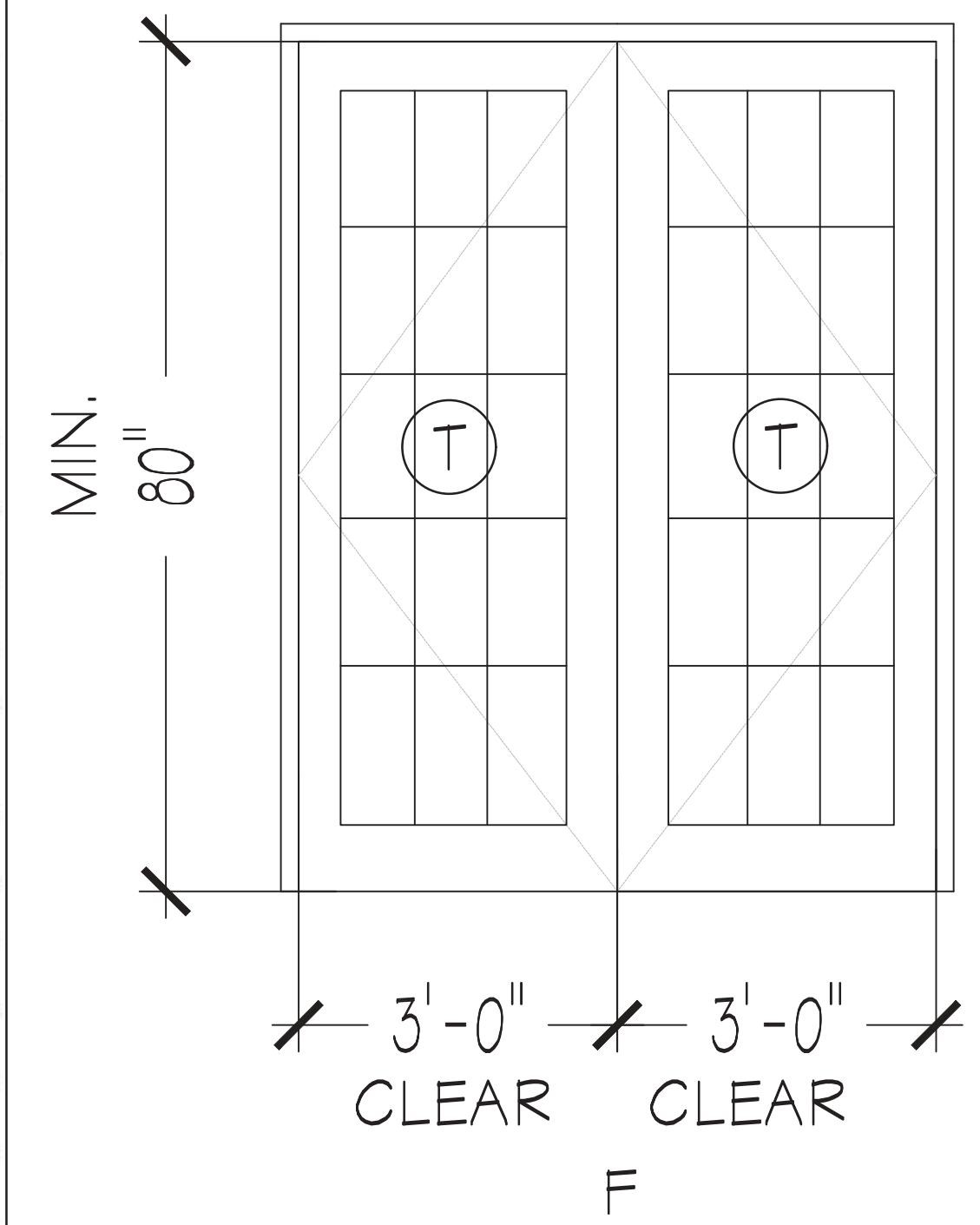
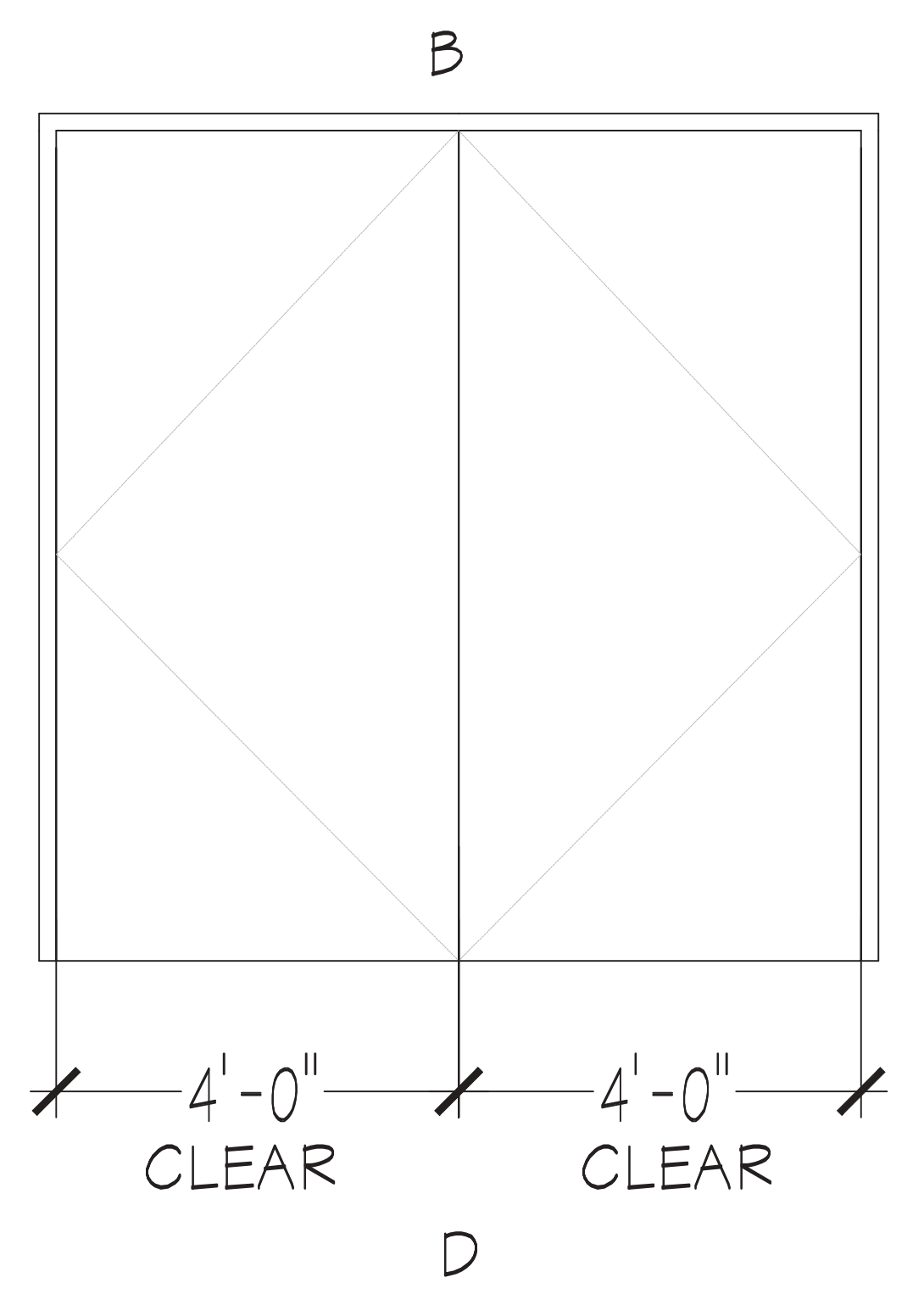
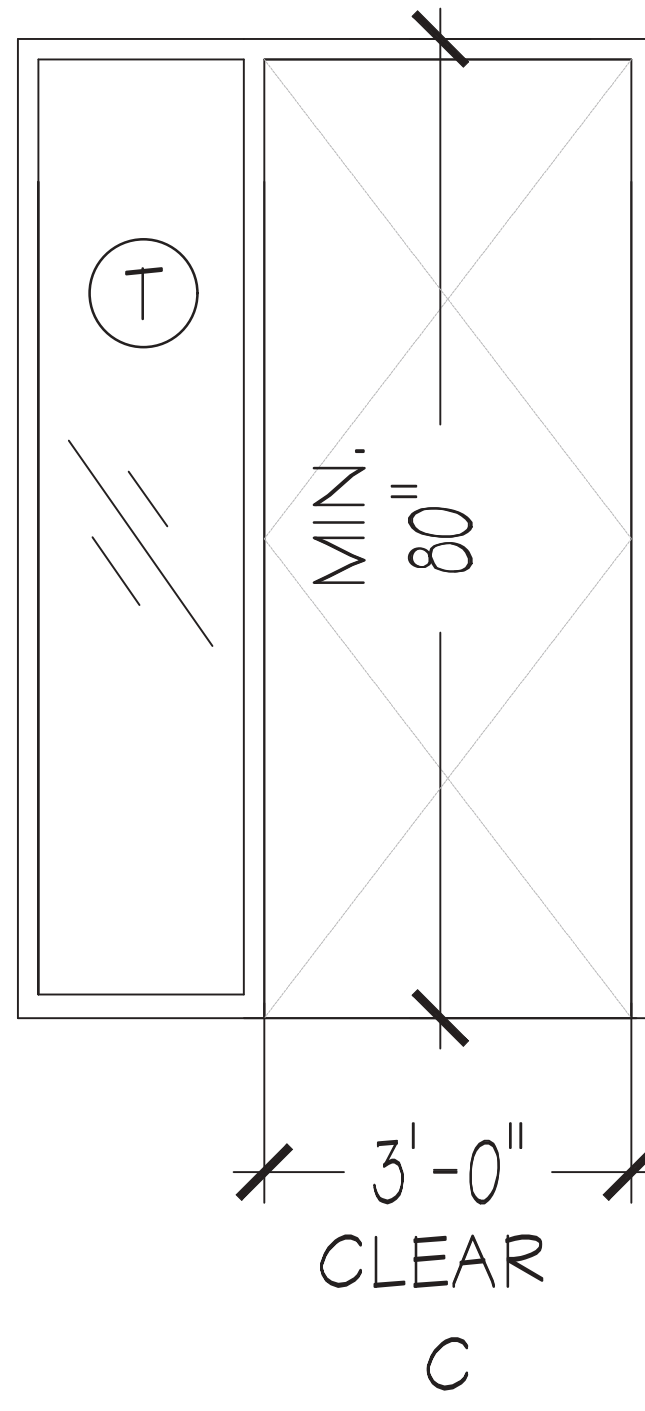
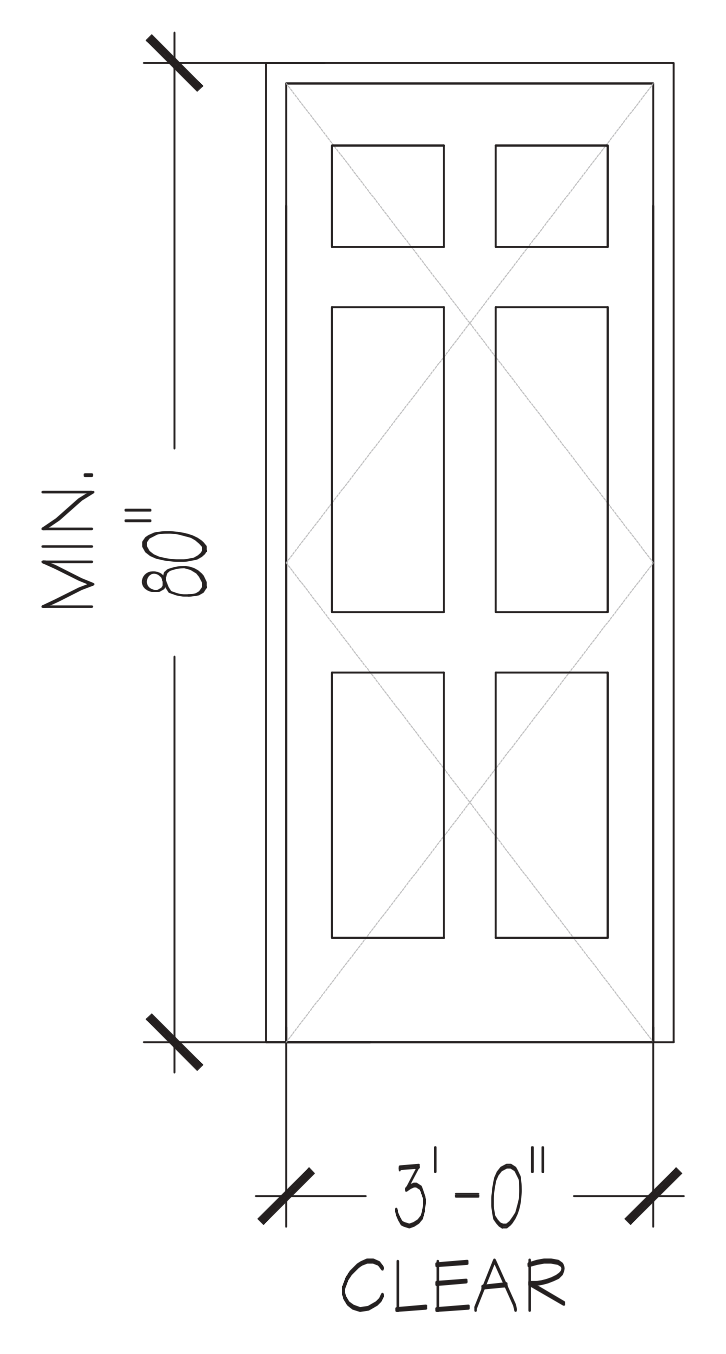
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 BUILDING ALTERATIONS & CHANGE OF USE
 SRK LLC. OFFICE
 DOOR SCHEDULE

JOB NO. - SRKBOYDSOFFICE
 DRAWN - BG
 CHECKED - RDG
 SCALE - AS NOTED
 DATE - 9-15-24
 SHEET - A7.01
 OF - - SHEETS

DOOR NUMBER	DOOR LOCATION				DOOR TYPE (THIS SHEET)	FRAME DATA		DOOR DATA							FINISH	REMARKS	DOOR NUMBER
	FROM PUSH SIDE		FROM PULL SIDE			DOOR SIZE		MATERIAL	UL LABEL / FIRE RATING	MATERIAL	GLASS	THICKNESS	SELF CLOSING *SEE NOTE 5	PANIC HARDWARE			
	ROOM NAME	ROOM NO.	ROOM NAME	ROOM NO.		WIDTH	HEIGHT										
D-1		NOT USED														D-1	
D-2		NOT USED														D-2	
D-3		NOT USED														D-3	
D-4		NOT USED														D-4	
D-5		NOT USED														D-5	
D-6		CORRIDOR		EXTERIOR	D	2X 4'-0"	80" MIN.	AL	NA	AL	PER MFG	NO	NO	SELECTION BY OWNER	FULLY WEATHER STRIPPED, LOCKING ASSEMBLY KEYED PER OWNERSHIP	D-6	
D-7		CORRIDOR		EXTERIOR	C	3'-0"	80" MIN.	AL	NA	AL/GL	PER MFG	NO	NO	SELECTION BY OWNER	TEMPERED SIDE LITE GLAZING INTEGRAL TO DOOR ASSEMBLY, FULLY WEATHER STRIPPED, LOCKING ASSEMBLY KEYED PER OWNERSHIP	D-7	
D-8		PASS THROUGH		ADA GENDER NEUTRAL	A	3'-0"	80" MIN.	WD	NA	WD	PER MFG	NO	NO	SELECTION BY OWNER	PRIVACY LOCKING ASSEMBLY	D-8	
D-9		OFFICE SPACE		DECK	F	2X 3'-0"	80" MIN.	WD	NA	WD	PER MFG	NO	NO	SELECTION BY OWNER	TEMPERED GLAZING, FULLY WEATHER STRIPPED, LOCKING ASSEMBLY KEYED PER OWNERSHIP	D-9	
D-10		HALL		ADA GENDER NEUTRAL	A	3'-0"	80" MIN.	WD	NA	WD	PER MFG	NO	NO	SELECTION BY OWNER	PRIVACY LOCKING ASSEMBLY	D-10	
D-11		HALL		GENDER NEUTRAL	A	3'-0"	80" MIN.	WD	NA	WD	PER MFG	NO	NO	SELECTION BY OWNER	PRIVACY LOCKING ASSEMBLY	D-11	
D-12		JANITOR CLOSET		HALL	A	2'-0"	80" MIN.	WD	NA	WD	PER MFG	NO	NO	SELECTION BY OWNER		D-12	
D-13		OFFICE RECEPTION LOBBY		PORCH	E	3'-0"	80" MIN.	WD	NA	WD	PER MFG	NO	NO	SELECTION BY OWNER	TEMPERED GLAZING, FULLY WEATHER STRIPPED, LOCKING ASSEMBLY KEYED PER OWNERSHIP	D-13	
D-14		HALL		STAIR	A	3'-0"	80" MIN.	WD	NA	WD	PER MFG	NO	NO	SELECTION BY OWNER		D-14	
D-15		OFFICE SPACE		OFFICE	A	3'-0"	80" MIN.	WD	NA	WD	PER MFG	NO	NO	SELECTION BY OWNER		D-15	
D-16		CLOSET		OFFICE RECEPTION LOBBY	A	2'-0"	80" MIN.	WD	NA	WD	PER MFG	NO	NO	SELECTION BY OWNER		D-16	
D-17																D-17	
D-18																D-18	
D-19																D-19	
D-20																D-20	
D-21																D-21	
D-22																D-22	
D-23																D-23	

- DOOR NOTES:**
1. NOT USED
 2. ALL EXTERIOR DOORS TO BE WEATHERSTRIPPED.
 3. DOOR FINISH TYPES TO BE SELECTED BY OWNER/ CONTRACTOR
 4. ALL EXTERIOR DOORS TO HAVE LOCKING ASSEMBLY- KEY AS REQUESTED BY OWNER
 5. 90 DEGREE CLOSERS TO BE INSTALLED AT ALL EXTERIOR DOORS & FRAMES
 6. ALL GLASS TO BE TEMPERED GLAZING
 7. ALL HARDWARE TO COMPLY W/ ACCESSIBILITY REQUIREMENTS
 8. DOOR STOPS TO BE PROVIDED AS REQUIRED
 9. HARDWARE AND DOOR SUPPLIER VERIFY LOCAL CODES AND REGULATIONS FOR REQUIREMENTS FOR FIRE DOOR ASSEMBLIES, GLAZING REQUIREMENTS AND HARDWARE.
 10. HARDWARE AND DOOR SUPPLIER VERIFY LOCAL CODES AND REGULATIONS FOR ACCESSIBILITY AND SIGNAGE REQUIREMENTS FOR DOORS AND HARDWARE.
 11. EXTERIOR DOORS WITH GLAZING TO BE INSULATED GLASS. GLASS TYPE TO MATCH OVERALL GLAZING SELECTION
 12. ALL INTERIOR DOOR FINISHES TBD BY OWNER
 13. OVERALL EXTERIOR DOOR ASSEMBLY TO HAVE A U FACTOR OF 0.77 UNLESS NOTED OTHERWISE

DOOR HARDWARE NOTE: HARDWARE AND FINISH SELECTIONS OF HARDWARE ARE BY OWNER. HARDWARE SPECIFICATIONS MAY DIFFER PER MANUFACTURER. ALL DOOR TO MEET CURRENT ACCESSIBILITY REQUIREMENTS AS OUTLINED IN 2018 IBC/MARYLAND ACCESSIBILITY CODE/ANSI STANDARDS



DOORS NT5
 (T) TEMPERED GLAZING

Krosswood Doors
32 in. x 80 in. Craftsman Knotty Alder Left-Hand/Inswing 6 Lite Clear Glass Red Chestnut Stain Wood Prehung Front Door



Dimensions			
Door Height (in.)	80 in	Door Thickness (in.)	1.75 in
Door Width (in.)	32 in	Jamb Size (in.)	5-1/2"
Nominal Door Height (in.)	80 in	Nominal Door Thickness (in.)	2 in
Nominal Door Width (in.)	32 in	Rough Opening Height (in.)	82 in
Rough Opening Width (in.)	34 in		

Details			
Bore Type	Double Bore	Color Family	Chestnut
Color/Finish	Red Chestnut Stain	Door Configuration	Single Door
Door Glass Insulation	Dual Pane, Low-E, Tempered	Door Handing	Right-Hand/Inswing
Door Style	Craftsman, Mid Century	Door Type	Exterior Prehung
Features	Glass Panel, Lockset Bore (Double Bore), No Additional Features, Weatherstripping	Finish Type	Stained
Frame Material	Wood	Glass Gaming Finish	No caming
Glass Layout	1/4 Lite	Glass Shape	Square Lite
Glass Style	Clear Glass	Hinge Finish	Oil Rubbed Bronze
Hinge Type	Standard	Included	Instructions, No Additional Items Included
Material	Wood	Number of Hinges	3
Number of Lites	6 Lite	Panel Type	2 Panel
Product Weight (lb.)	103 lb	Returnable	90-Day
Suggested Application	Front		

Warranty / Certifications			
Energy Star Qualified	Not Qualified	Manufacturer Warranty	1-Year Limited

LIGHTING FIXTURE SCHEDULE									
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NO.	LAMPS			VOLTS	MOUNTING	REMARKS
				NO.	WATTS	TYPE			
A	1x4 LED SURFACE MOUNT (EXISTING)	LIGHTOLIER OR EQUAL	2SR7L F L48 5000LM LAW AFL MVOLT G21 80CRI MSEBWL	1	39	LED	120	RECESSED	NSF RATED LED, LAY IN FIXTURE WITH 5000 LUMENS 35K ENERGY SAVING LAMPS AND BALLAST. WITH NIGHT CONTROLS WHERE INDICATED.
B	6" ROUND LED NSF DOWNLIGHT (EXISTING & NEW)	GOTHAM OR EQUAL	WF6 LED 27K30K35K 90CRI MW MVLT EZB 80CRO	1	13.9	LED	120	RECESSED	NSF RATED LED FIXTURE WITH 3500 LUMENS 35K ENERGY SAVING LAMPS AND BALLAST. WITH NIGHT CONTROLS WHERE INDICATED.
C	54" PADDEL FAN & BLADE OUTDOOR	CASABLANCA	ARIS OUT DOOR 54 INCH WITHOUT LIGHT	0	53		120	ROD MOUNT	54" PADDEL FAN BRUSHED NICKEL MAYSE FINISH 4 SPEED WALL MOUNTED CONTROL.
	EXIT LIGHT	LITHONIA OR EQUAL	QUANTUM LOU SW 3R M6		.62	LED	120	WALL CEILING	COMB. EXTLIGHT WHERE INDICATED WITH 90 MIN BATTERY LIFE.
	EMERGENCY/EXIT LIGHT	LITHONIA OR EQUAL	QUANTUM ECC R M6		.62	LED	120	WALL CEILING	COMB. EXTLIGHT WHERE INDICATED WITH 90 MIN BATTERY LIFE.

GENERAL NOTES

- THE ELECTRICAL DRAWINGS, SPECIFICATIONS AND GENERAL NOTES DESCRIBE THE RECOMMENDED SCOPE OF WORK AND THE DOCUMENTS SHALL BE USED FOR THE PURPOSE OF BIDDING, BUILDINGS DEPARTMENT REVIEW, AND TO SECURE THE NECESSARY CONSTRUCTION PERMIT ONLY. CONTRACTOR SHALL PROVIDE CONSTRUCTION DRAWINGS AND OBTAIN WRITTEN APPROVAL OF ALL INSPECTION AUTHORIZED GOVERNMENTAL AGENCIES AND UTILITY COMPANIES PRIOR TO START OF AFFECTED WORK.
- CONTRACTOR SHALL PROVIDE CONSTRUCTION AND SHOP DRAWINGS BASED ON THESE DRAWINGS, SPECIFICATIONS AND ADDITIONAL DESIGN CRITERIAS FURNISHED BY OWNER AND SUBMIT TO ARCHITECT. CONTRACTOR SUBMIT CONSTRUCTION DRAWINGS TO ALL GOVERNMENTAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION INCLUDING POLICE AND FIRE DEPARTMENT FOR THEIR REVIEW AND APPROVAL FOR CONSTRUCTION.
- CONTRACTOR'S BID SHALL NOT BE LIMITED TO THE WORK SHOWN ON THE PLANS AND SPECIFICATIONS. ALL PREMIUM OVERTIME COSTS, UTILITY CHARGES, COST FOR TEMPORARY UTILITY SERVICES, ALTERATION, DEMOLITION AND EXTENSIONWORKS, FEES, MISCELLANEOUS CONTINGENCY COSTS, ETC., SHALL BE INCLUDED IN THE BID.
- ALL EQUIPMENT SHOWN IS NEW, CONTRACTOR FURNISHED AND INSTALLED, UNLESS OTHERWISE NOTED. IF CONTRACTOR PROPOSED TO SUBSTITUTE FOR EQUIPMENT SPECIFIED, HE SHALL SUBMIT HIS REQUEST FOR CONSIDERATION TO THE OWNER AND ENGINEER PRIOR TO THE BID IN WRITING. ALL SUBSTITUTIONS MUST BE REVIEWED BY THE ENGINEER. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE AT HIS OWN EXPENSE FOR ANY CHANGE RESULTING FROM HIS PROPOSED SUBSTITUTIONS WHICH AFFECT OTHER PARTS OF HIS OWN WORK OR SUBSTITUTIONS WHICH AFFECT OTHER PARTS OF HIS OWN WORK OR THE WORK OF OTHER CONTRACTORS.
- THE ELECTRICAL DRAWINGS, CONDUIT RUNS, WIRINGS AND ELECTRICAL INFORMATIONS ARE DIAGRAMMATIC ONLY. DO NOT SCALE THE ELECTRICAL DRAWINGS TO DETERMINE THE LOCATION OF EQUIPMENT OR OUTLETS.
- REFER TO THE ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATIONS OF ALL LIGHTING FIXTURES, CEILING MOUNTED OUTLETS AND EQUIPMENTS.
- ALL RECEPTACLES AND OUTLETS MOUNTING HEIGHTS AND EXACT LOCATION SHALL BE COORDINATED WITH ARCHITECTURAL DRAWINGS ELEVATIONS PRIOR TO ROUGH-IN WORK.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY TYPES OF CEILING SYSTEM AND TO FURNISH APPROVED LIGHTING FIXTURES OF THE TYPE REQUIRED FOR MOUNTING IN RELATED CEILINGS. FIXTURES SHALL BE COMPLETED WITH NECESSARY MOUNTING HARDWARE AND ACCESSORIES. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SHALL BE LABELED FOR USE IN SUCH LOCATIONS.
- ALL RECESSED LIGHTING FIXTURES, PANEL BOARDS, SWITCHES, ETC., MOUNTED IN FIRE RATED STRUCTURES SHALL BE ENCLOSED WITH AN APPROVED ENCLOSURE CARRYING THE SAME FIRE RATING AS THE STRUCTURE.
- PORTIONS OF THE CEILING SYSTEMS MAY BE INACCESSIBLE. THEREFORE, THE CONTRACTOR SHALL STRATEGICALLY LOCATE ACCESS BOXES, ETC., WHICH SHALL BE READILY ACCESSIBLE. ALL LIGHTING FIXTURE WIRING, BALLASTS, J-BOXES, ETC. SHALL BE ACCESSIBLE FROM FIXTURE OPENING.
- ALL WIRING AND ELECTRICAL EQUIPMENT INSTALLED FOR MECHANICAL AND PLUMBING EQUIPMENT SHALL BE IN ACCORDANCE WITH DIVISION 15 AND ASSOCIATED DRAWINGS. CONTRACTOR OBTAIN THE REQUIRED MECHANICAL AND PLUMBING DRAWINGS AND PROVIDE ALL EQUIPMENTS, RACEWAYS, WIRINGS, ETC., AS INDICATED THEREON AS PROVIDED UNDER THE ELECTRICAL WORK.
- ALL FINAL CONNECTIONS TO OWNER FURNISHED EQUIPMENT SHALL BE MADE BY THE CONTRACTOR UNLESS OTHERWISE NOTED. VERIFY ELECTRICAL CHARACTERISTICS AND U.L. LISTING PRIOR TO CONNECTION.
- THE CONTRACTOR SHALL VERIFY THE LOAD INPUT VOLTAGE OF ALL EQUIPMENT PRIOR TO INSTALLATION. ACCEPTING ANY EQUIPMENT RESULT IN LOAD INCREASE SHALL BE THE RESPONSIBILITY OF CONTRACTOR.
- ELECTRICAL OUTLETS ON OPPOSITE SIDES OF FIRE RATED WALLS AND PARTITIONS MUST BE SEPARATED BY DISTANCE OF 24 IN. HORIZONTAL, U.B.C. SEC. 709 OPENINGS IN FIRE RATED WALLS GREATER THAN 16 SQ. IN. MUST BE FIRE STOPPED.
- PROVIDE AN ADDITIONAL JUNCTION BOX (SIZE AS REQUIRED) WHERE THE NUMBER OF CONDUCTORS EXCEEDS THE MAXIMUM ALLOWED FOR A GIVEN JUNCTION POINT OR OUTLET.
- CONDUCTORS SHALL BE COPPER THHN/THWN 600 VOLT INSULATION UNLESS OTHERWISE NOTED. USE PROPER TEMPERATURE RATING OF CONDUCTORS BASED ON THE AMBIENT AIR TEMPERATURE WHERE CONDUCTORS ARE BEING USED. HIGHER AMPACITY CONDUCTOR AND LARGER RACEWAY SHALL BE PROVIDED TO OFFSET THE AMPACITY CORRECTION FACTORS AS INDICATED IN NEC TABLE 310 AND ELSEWHERE IN CODE.
- ALL LIGHT FIXTURES, BALLASTS AND LAMPS SHALL BE GREEN ENERGY CERTIFIED ENERGY SAVING TYPE.
- DO ALL DRILLING, CUTTING, CHANNELING AS REQUIRE TO ELECTRICAL WORK AND INDICATED OR HEREIN SPECIFIED. ALL HOLES, CURBS, ETC., IN FLOORS, CEILINGS AND WALLS SHALL BE PATCHED, UNLESS INDICATED OTHERWISE, PAINT ALL EXPOSED ELECTRICAL RACEWAYS, CABINETS, ENCLOSURES AND FITTING TO MATCH IN COLOR ADJACENT SURFACES IN FINISHED AREAS.
- SEAL ALL PENETRATIONS THROUGH FIRE RATED WALLS, CEILINGS, FLOORS, ETC., TO MAINTAIN THE FIRE RATING. FURNISH AND INSTALL FIRE RATED ENCLOSURE FOR ALL EQUIPMENTS PENETRATING INTO FIRE RATED ENVELOPS, SPACES ETC.
- EMERGENCY LIGHTING SHALL BE PROVIDED PER U.B.C. AND SHALL BE DESIGN TO PROVIDE MINIMUM REQUIRE FOOT CANDLES AND LUMENS. PROVIDE ADDITIONAL EMERGENCY ILLUMINATION AS REQUIRED BY INSPECTION AUTHORITIES HAVING JURISDICTIONS.
- ALL ELECTRICAL EQUIPMENT SHALL BE BRACED OR ANCHORED TO RESIST A HORIZONTAL FORCE ACTING IN ANY DIRECTION USING THE FOLLOWING CRITERIA. (NON HEALTH CARE FACILITY INCLUDE OSHPD NOTES FOR HEALTH CARE FACILITY)

FIXED EQUIPMENT ON GRADE	33% OF OPERATING WEIGHT
FIXED EQUIPMENT ON STRUCTURE	50% OF OPERATING WEIGHT
EMERGENCY POWER AND COMMUNICATION EQUIPMENT ON GRADE	50% OF OPERATING WEIGHT
EMERGENCY POWER AND COMMUNICATION ON STRUCTURE	75% OF OPERATING WEIGHT

 FOR FLEXIBLE MOUNTED EQUIPMENT USE 2 X THE ABOVE VALUES. SIMULTANEOUS VERTICAL FORCE - USE 1/3 X HORIZONTAL FORCE.
- CONDUIT, BUS DUCT, CABLE TRAY, WIRE WAYS, ETC., SHALL BE BRACED IN A ACCORDANCE WITH "GUILDELINE", PUBLISHED BY SMACNA AND PPIC.
- BRANCH CONTROL CIRCUITING AND WIRE COUNT MAY NOT BE INDICATED ON THESE PLANS. CONTRACTOR IS RESPONSIBLE TO COMPLETE THE BRANCH CIRCUIT WIRING IN ACCORDANCE WITH PLAN NOTES AND AS PERMITTED BY AUTHORITY. CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS AS A PART OF RECORD DRAWING SUBMITTAL TO ARCHITECT AND AUTHORITY HAVING JURISDICTION (ANA).
- ELECTRICAL INSTALLATION SHALL COMPLY WITH NATIONAL ELECTRICAL CODE ADAPTED BY THE JURISDICTION AND ANY LOCAL SUPPLEMENT.

FUNCTIONAL TESTING OF LIGHTING CONTROL

Occupant sensor controls

Occupant sensor controls shall be tested & inspected as follows:

- Certify that the occupant sensor has been located and aimed in accordance with manufacturer recommendations.
- All occupant sensors shall be tested.
- Where occupant sensor controls include status indicators, verify correct operation.
- The controlled lights turn off or down to the permitted level within the required time.
- For auto-on occupant sensor controls, the lights turn on to the permitted level when an occupant enters the space.
- For manual-on occupant sensor controls the lights turn on only when manually activated.
- The lights are not incorrectly turned on by movement in adjacent areas or by HVAC operation.

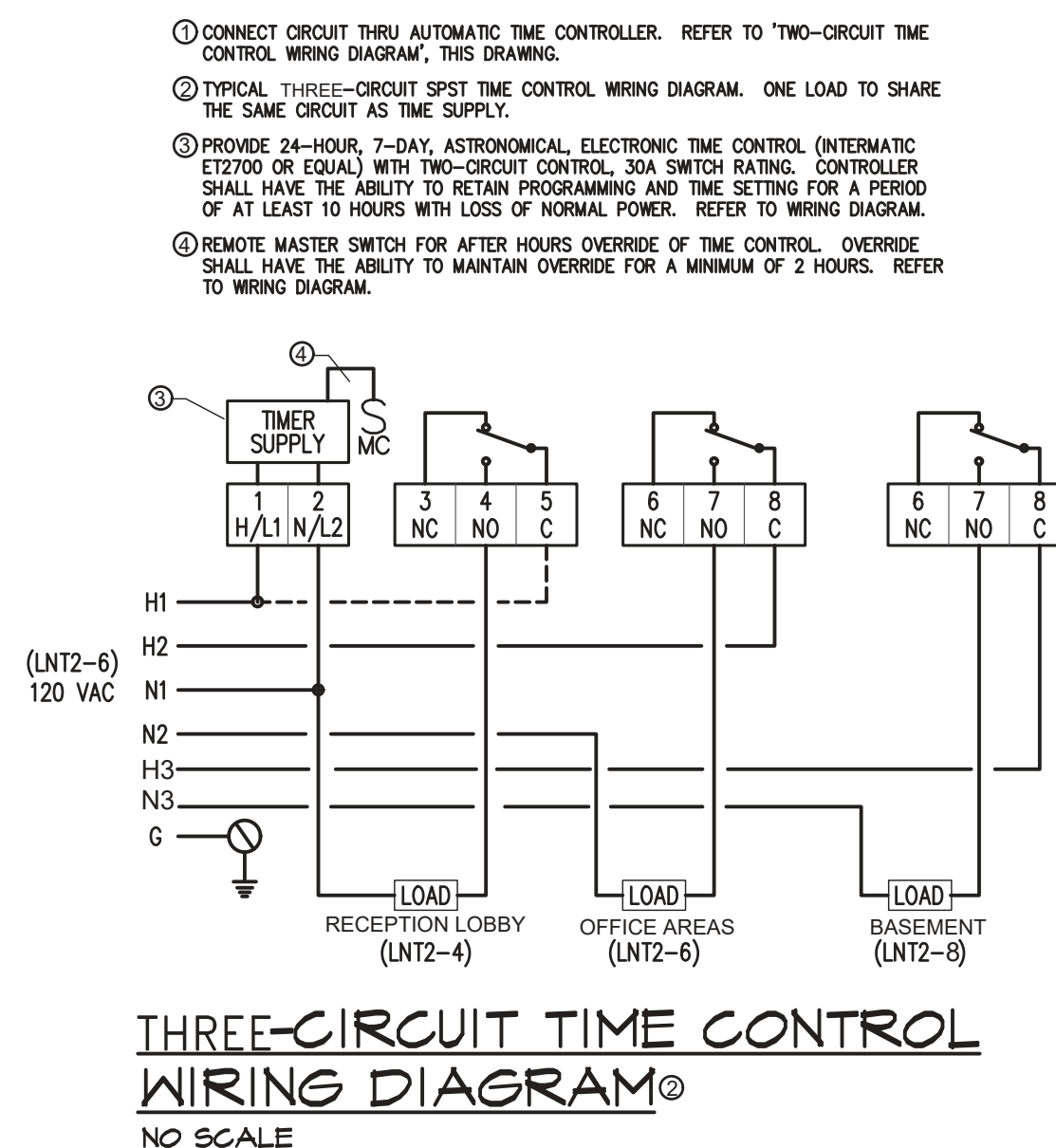
Time-switch controls

Time-switch shall be tested & inspected as follows:

- Confirm that the time-switch control is programmed with accurate weekday, weekend and holiday schedules.
- Provide documentation to the owner of time-switch controls programming including weekday, weekend, holiday schedules, and set-up and preference program settings.
- Verify the correct time and date in the time switch.
- Verify that any battery back-up is installed and energized.
- Verify that the override time limit is set to not more than 2 hours.
- Simulate occupied condition. Verify and document the following:
 - All lights can be turned on and off by their respective area control switch.
 - The switch only operates lighting in the enclosed space in which the switch is located.
- Simulate unoccupied condition. Verify and document the following:
 - Nonexempt lighting turns off.
 - Manual override switch allows only the lights in the enclosed space where the over-ride
 - Switch is located to turn on or remain on until the next scheduled shutoff occurs.

ELECTRICAL SYMBOLS AND ABBREVIATIONS

SYMBOLS	DESCRIPTION
	NEW HOMERUN TO PANEL INDICATES CIRCUIT, 2 CONDUCTORS & GROUND PER HOMERUN UNLESS OTHERWISE INDICATED BY HASH MARKS.
	EXISTING HOMERUN TO PANEL INDICATES CIRCUIT, 2 CONDUCTORS & GROUND PER HOMERUN UNLESS OTHERWISE INDICATED BY HASH MARKS.
	LIGHTING AND RECEPTACLE POWER CIRCUIT.
	SURFACE MOUNTED UTILITY BOX
	WHITE DUPLEX RECEPTACLE W/WHITE COVER PLATE. MOUNTING HEIGHT 18" AFF UNLESS OTHERWISE NOTED.
	240V RECEPTACLE W/WHITE COVER PLATE MOUNTING HEIGHT
	NEW 20 AMP SINGLE POLE SWITCH W/WHITE COVER PLATE. MOUNT 48" AFF.
	NEW 20 AMP MOTION DETECTOR SWITCH W/WHITE COVER PLATE. MOUNT 48" AFF.
	NEW 20 AMP DIMMER SWITCH, W/WHITE COVER PLATE. MOUNT 48" AFF.
	NEW 20 AMP THREE-WAY SWITCH, W/WHITE COVER PLATE. MOUNT 48" AFF.
	NEW 4' STRIP FLORESCENT LIGHT FIXTURE WITH 2 LAMPS, SURFACE MOUNTED WITH BALLAST AND LENS. SEE LIGHTING FIXTURE SCHEDULE
	EXISTING 2x4 LIGHT FIXTURE WITH 1 LAMP, CEILING MOUNTED WITH BALLAST AND LENS.
	NEW 2x4 LED LIGHT FIXTURE WITH 1 LAMP, CEILING MOUNTED WITH BALLAST AND LENS. SEE LIGHTING FIXTURE SCHEDULE
	LED COVE LIGHT FIXTURE LENGTH PER COVE DIMENSIONS SEE LIGHTING FIXTURE SCHEDULE
	NEW PENDANT MOUNTED LED LIGHT FIXTURE WITH REFLECTOR, TRIM AND PENDANT WIRING, SEE LIGHTING FIXTURE SCHEDULE
	NEW 6" ROUND RECESSED LED DOWN LIGHT, WITH REFLECTOR, TRIM SEE LIGHTING FIXTURE SCHEDULE
	NEW UNIVERSAL EMERGENCY/EXIT LIGHT FIXTURE FIXTURE TO BE CONNECTED TO LOCAL LIGHTING CIRCUIT. SEE LIGHTING FIXTURE
	NEW EMERGENCY BATTERY POWERED LIGHT CONNECTED TO AREA LIGHT CIRCUIT
	VOICE & DATA OUTLET PROVIDE UTILITY BOX, CAT5 COVER PLATE & RING & STRING TO ABV CEILING
AFF	ABOVE FINISHED FLOOR
NFSS	NON FUSIBLE SAFETY SWITCH.
FSS	FUSIBLE SAFETY SWITCH.
NL	NIGHT LIGHT



MEP Engineer:
TOOMEY ENGINEERING CORPORATION
 2410 COBBLESTONE WAY, FREDERICK, MD 21701
 PHONE 301.620.2801 FAX 301.620.8782
 toomey@corp.com

Project:
BOYD'S OFFICE BUILDING RENOVATION
 15114 BARNESVILLE ROAD
 BOYD'S, MD 20841

Owner:

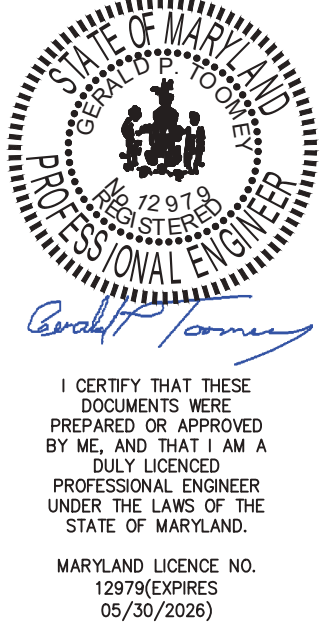
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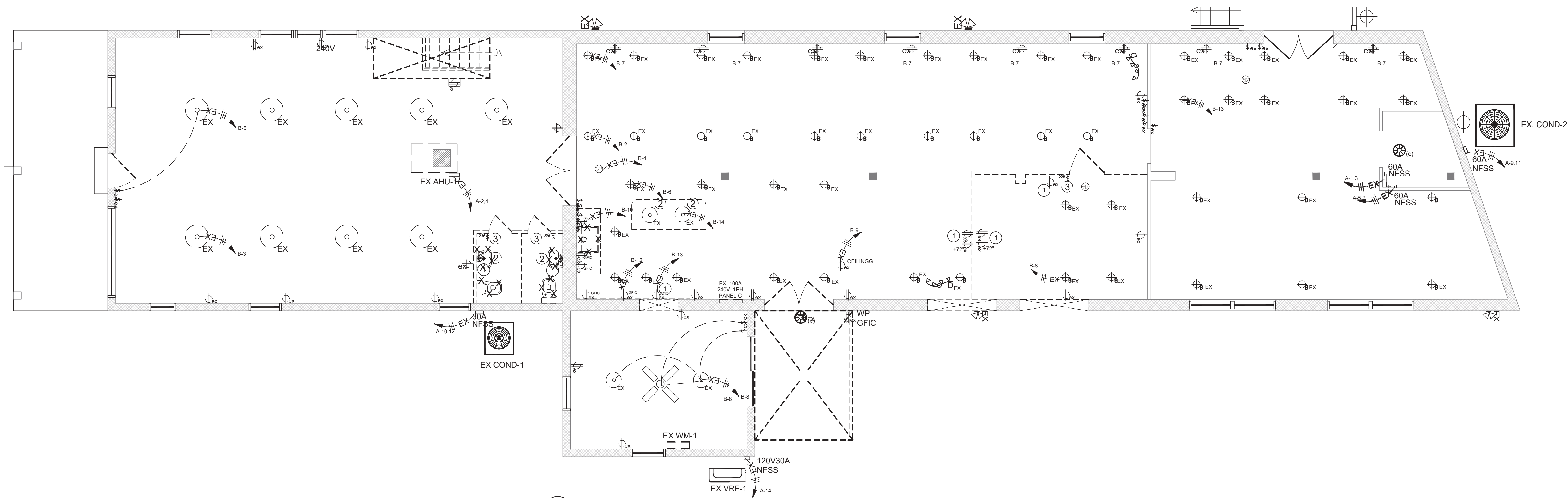
Sheet No.
E001
 ELECTRICAL LEGEND & SPECIFICATIONS



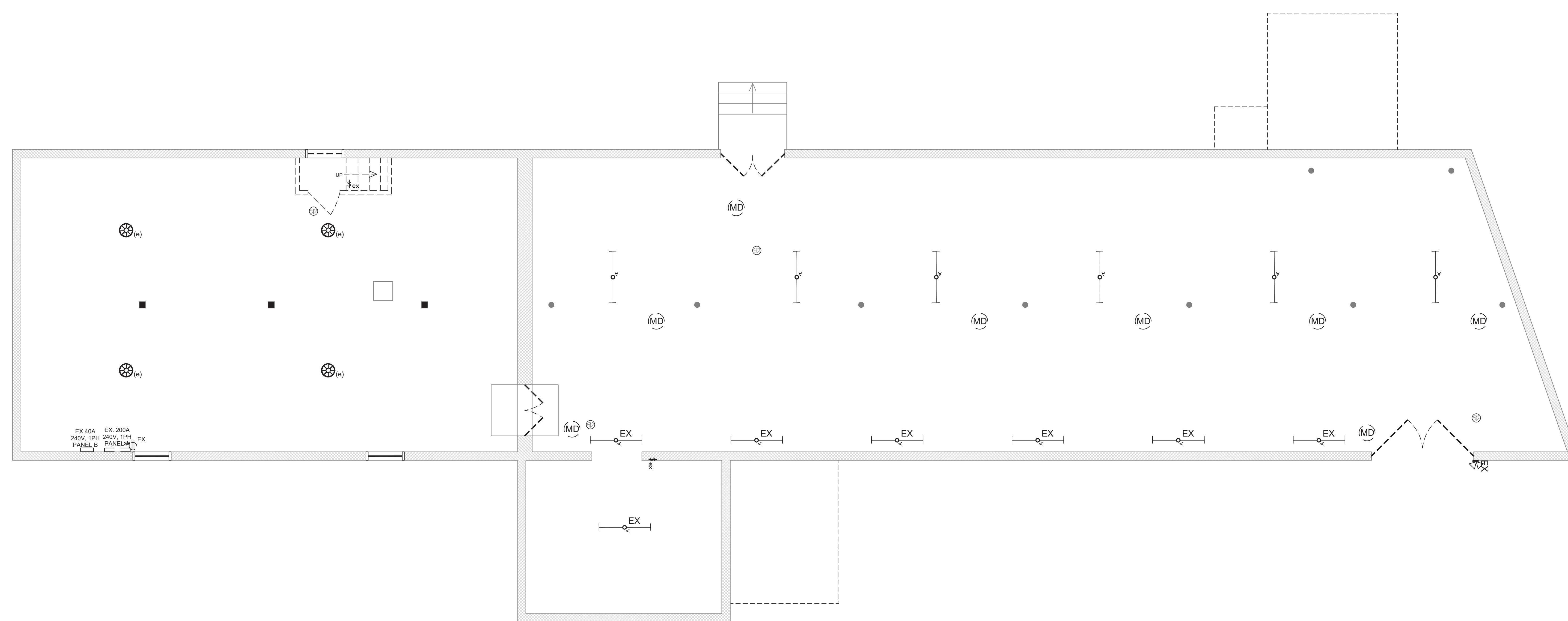
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ELECTRICAL DEMOLITION NOTES

- EXISTING WALL TO BE REMOVED. REMOVE EXISTING RECEPTACLE & MAINTAIN CIRCUIT CONTINUITY FOR DOWN STREAM DEVICES. PROVIDE JUNCTION BOX IF REQUIRED FOR SPLICE.
- EXISTING WALL TO BE REMOVED. REMOVE EXISTING LIGHT FIXTURE & PREPARE EXTEND EXISTING CIRCUIT FOR CONNECTION TO NEW LIGHT FIXTURE SEE NEW LIGHTING PLAN.
- EXISTING WALL TO BE REMOVED. REMOVE AND RELOCATE EXISTING LIGHT SWITCH. SEE NEW LIGHTING PLAN.



1 EXISTING 1ST FLOOR LIGHTING & POWER DEMO PLAN
1/4" = 1'-0"



2 EXISTING BASE, EMT LIGHTING PLAN
1/4" = 1'-0"

MEP Engineer:
TOOMEY ENGINEERING CORPORATION
 2410 COBBLESTONE WAY, FREDERICK, MD 21701
 PHONE 301.620.2801 FAX 301.620.0262
 toomeycorp.com

Project:
**BOYD'S OFFICE BUILDING
 RENOVATION
 15114 BARNESVILLE ROAD
 BOYD'S, MD 20841**

Owner:

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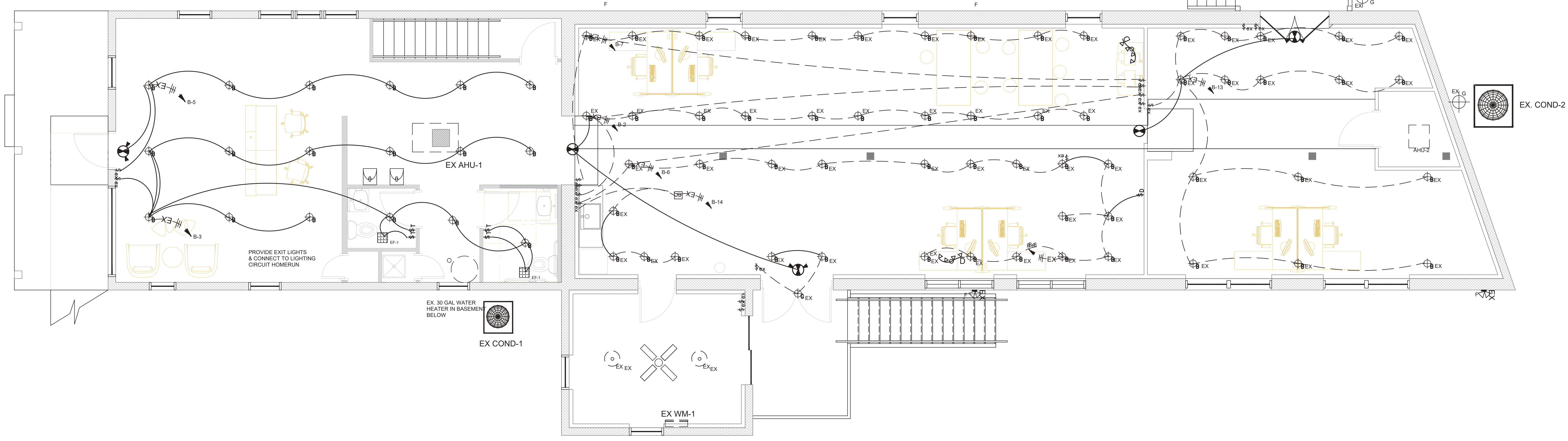
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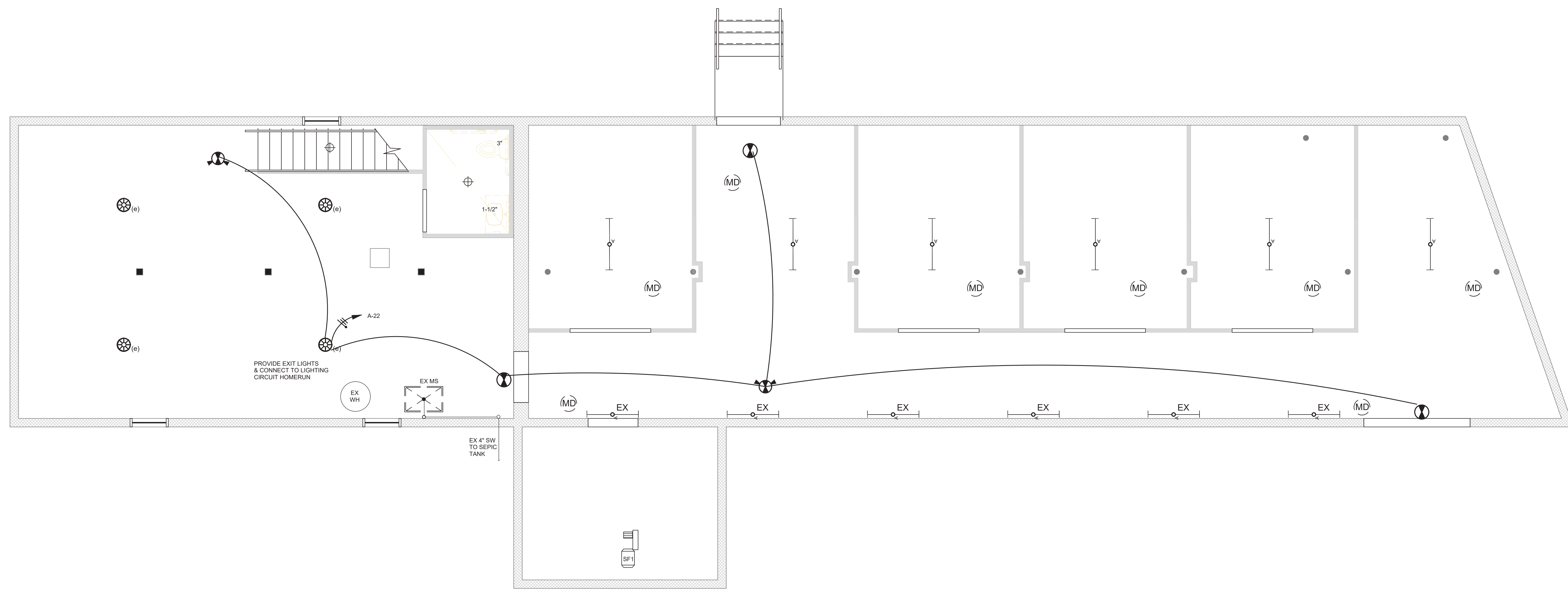
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 MARYLAND LICENSE NO. 12617 (MECHANICAL)
 (02/21/2024)

Sheet No.
E101
 LIGHTING PLANS

LIGHTING FIXTURE SCHEDULE									
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NO.	LAMPS		VOLTS	MOUNTING	REMARKS	
				NO.	WATTS				
A	1x4 LED SURFACE MOUNT (EXISTING)	LIGHTOLIER OR EQUAL	2SRFL F 148 5000LM LAW AFL MVOLT GZ1 80CRI MSE6WL	1	39	LED	120	RECESSED	NSF RATED LED. LAY IN FIXTURE WITH 5000 LUMENS 35K ENERGY SAVING LAMPS AND BALLAST. WITH NIGHT CONTROLS WHERE INDICATED.
B	6" ROUND LED NSF DOWNLIGHT (EXISTING & NEW)	GOHAM OR EQUAL	WF6 LED 27K30K35K 90CRI MW MVLT EZB 80CR0	1	13.9	LED	120	RECESSED	NSF RATED LED FIXTURE WITH 3500 LUMENS 35K ENERGY SAVING LAMPS AND BALLAST. WITH NIGHT CONTROLS WHERE INDICATED.
C	54" PADDLE FAN 4 BLADE OUTDOOR	CASABLANCA	ARIS OUT DOOR 54 INCH WITHOUT LIGHT	0	53		120	ROD MOUNT	54" PADDLE FAN BRUSHED NICKEL MAYSE FINISH 4 SPEED WALL MOUNTED CONTROL.
⊕	EXIT LIGHT	LITHONIA OR EQUAL	QUANTUM LOU SW 3R M6		.62	LED	120	WALL CEILING	COMB. EXITLIGHT WHERE INDICATED WITH 90 MIN BATTERY LIFE.
⊕	EMERGENCY/EXIT LIGHT	LITHONIA OR EQUAL	QUANTUM ECC R M6		.62	LED	120	WALL CEILING	COMB. EXITLIGHT WHERE INDICATED WITH 90 MIN BATTERY LIFE.



1 NEW 1ST FLOOR LIGHTING PLAN
1/4" = 1'-0"



2 NEW BASE, EMT LIGHTING PLAN
1/4" = 1'-0"

MEP Engineer:

TOOMEY ENGINEERING CORPORATION
2410 COBBLESTONE WAY, FREDERICK, MD 21701
PHONE 301.620.2801 FAX 301.620.0762
toomeycorp.com

Project:
**BOYD'S OFFICE BUILDING
RENOVATION**
15114 BARNESVILLE ROAD
BOYD'S, MD 20841

Owner:

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MARYLAND LICENSE NO. 12976/MECH/ENR (02/01/2008)

Sheet No.
E102
LIGHTING PLANS

Project:
**BOYD'S OFFICE BUILDING
 RENOVATION**
 15114 BARNESVILLE ROAD
 BOYD'S, MD 20841

Owner:

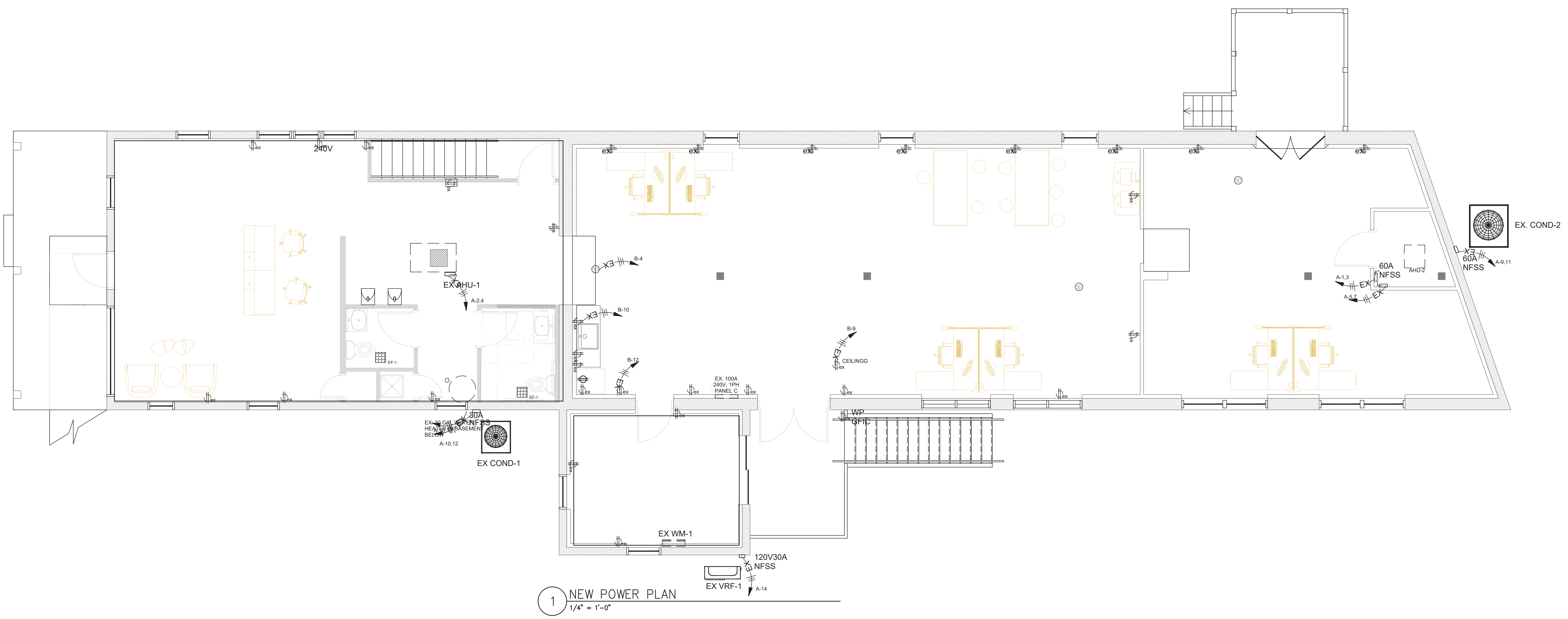
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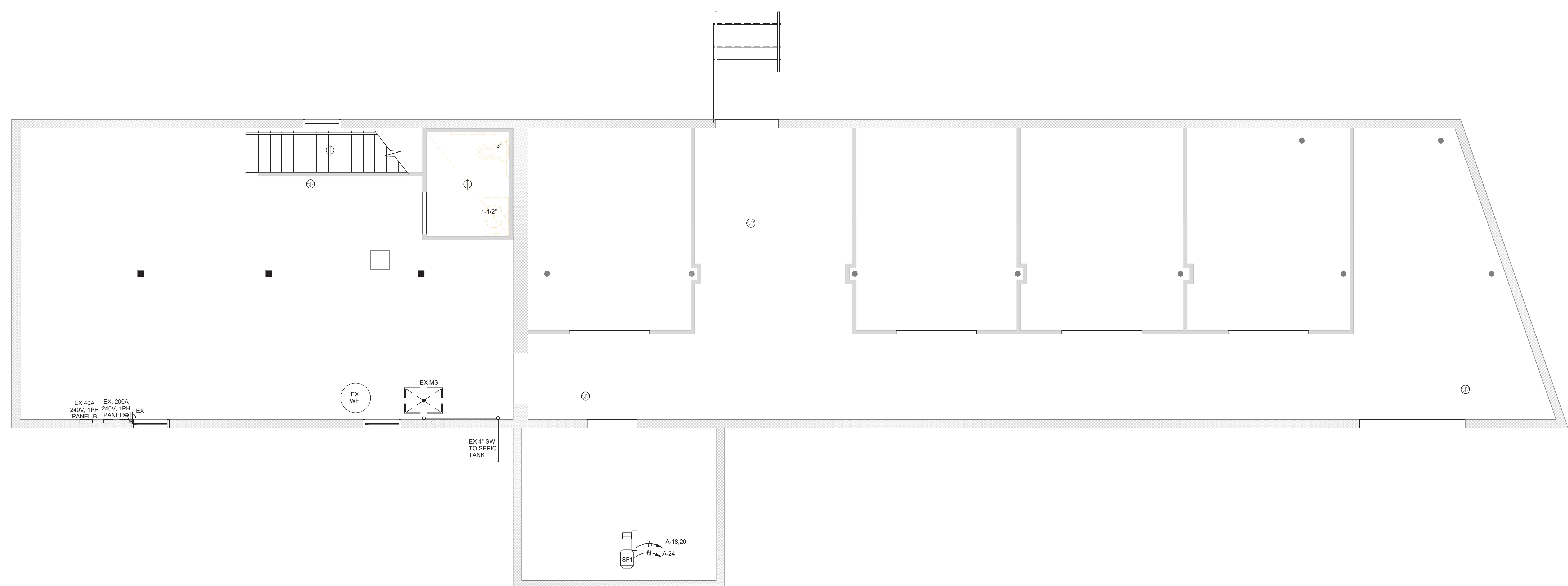
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Sheet No.
E103
 POWER PLANS



1 NEW POWER PLAN
 1/4" = 1'-0"



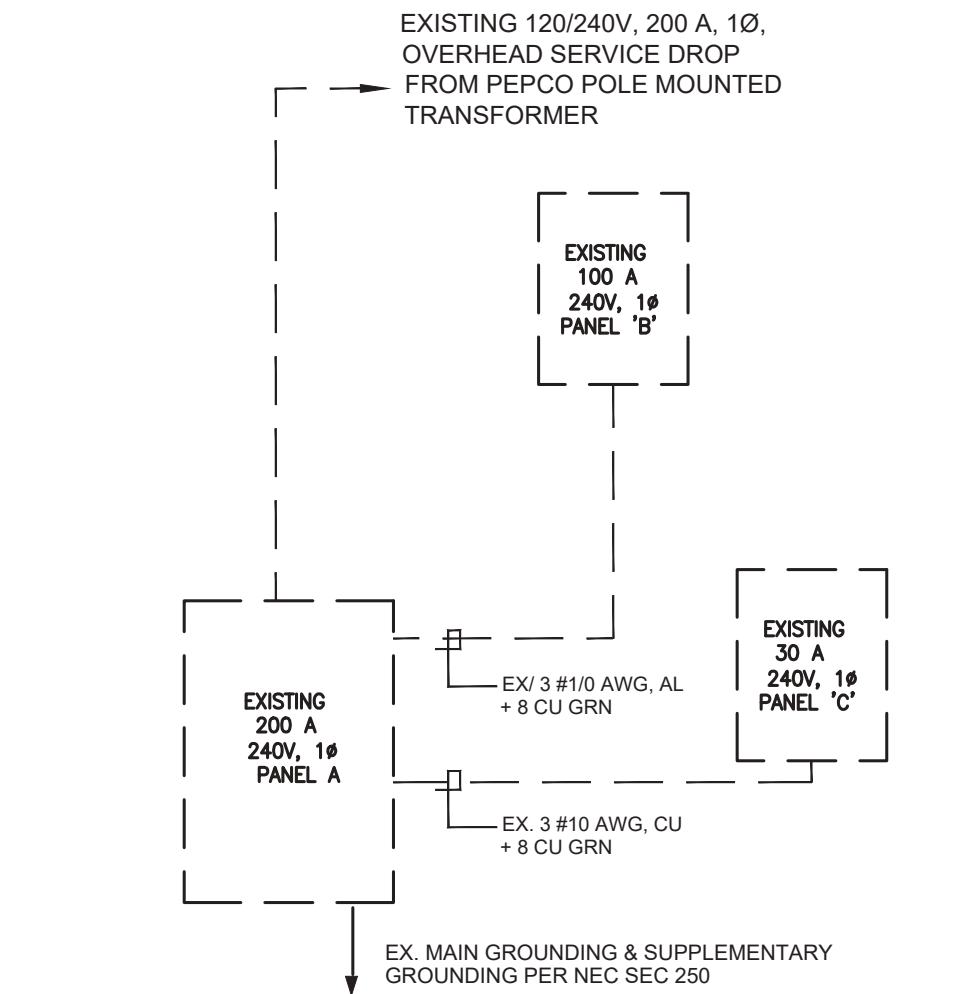
2 NEW POWER PLAN
 1/4" = 1'-0"



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 MARYLAND LICENSE NO. 12618/MEPHRES (02/20/2008)

Panel schedule table for EX LOADCENTER A, listing equipment, wire, and KVA details.

Summary table for EX LOADCENTER A showing demand, design KVA, and ampacity.



EXISTING BOYD OFFICE RISER DIAGRAM

Panel schedule table for EX LOADCENTER B, listing equipment, wire, and KVA details.

Summary table for EX LOADCENTER B showing demand, design KVA, and ampacity.

Panel schedule table for EX LOADCENTER C, listing equipment, wire, and KVA details.

Summary table for EX LOADCENTER C showing demand, design KVA, and ampacity.

- Electrical notes detailing material requirements, conduit types, and installation standards.

MEP Engineer contact information for TOOMEY ENGINEERING CORPORATION, including address and phone number.

COMcheck Software Version 4.1.5.1 Interior Lighting Compliance Certificate

COMcheck Interior Lighting Compliance Certificate form, including project info, allowed/proposed lighting power, and compliance status.

Interior Lighting PASSES
Interior Lighting Compliance Statement
Compliance Statement: The proposed interior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application.

Gerald Toomey, PE
Name - Title Signature Date 09/15/2024

COMcheck Software Version 4.1.5.1 Exterior Lighting Compliance Certificate

COMcheck Exterior Lighting Compliance Certificate form, including project info, allowed/proposed exterior lighting power, and compliance status.

Exterior Lighting PASSES
Exterior Lighting Compliance Statement
Compliance Statement: The proposed exterior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application.

Gerald Toomey, PE
Name - Title Signature Date 09/15/2024

COMcheck Software Version 4.1.5.1 Inspection Checklist

Inspection checklist table with columns for Section # & Req ID, Plan Review, Complies?, and Comments/Assumptions.

Additional Comments/Assumptions:
Requirements: 0.0% were addressed directly in the COMcheck software.

Project Title: SKR OFFICE BUILDING
Data filename: D:\Users\TEC Main PC\Dropbox\240801 - Boyd's Office Building\DESIGN\SKR OFFICE BUILDING.r
Page 1 of 7

Section # & Req ID inspection checklist table for interior lighting, including rough-in electrical inspection items.

Additional Comments/Assumptions:

Project Title: SKR OFFICE BUILDING
Data filename: D:\Users\TEC Main PC\Dropbox\240801 - Boyd's Office Building\DESIGN\SKR OFFICE BUILDING.r
Page 2 of 7

Section # & Req ID inspection checklist table for exterior lighting, including final inspection items.

Additional Comments/Assumptions:

Project Title: SKR OFFICE BUILDING
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Page 3 of 7

Section # & Req ID inspection checklist table for occupancy sensors and emergency lighting.

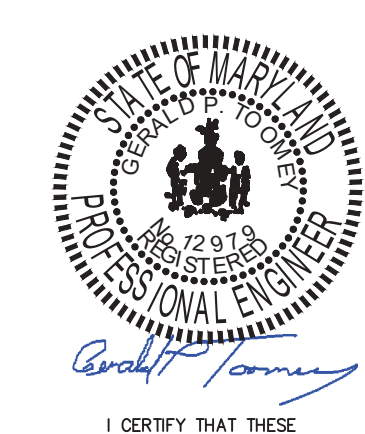
Project: BOYD'S OFFICE BUILDING RENOVATION 15114 BARNESVILLE ROAD BOYD'S, MD 20841

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Job Number: 240801
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Sheet No. E200
ELECTRICAL SCHEDULES & DETAILS



MECHANICAL SPECIFICATIONS

GENERAL: THE CONTRACTOR SHALL VISIT SITE PRIOR TO BID AND SHALL INDICATE TO OWNER ALL ITEMS EXCLUDED FROM BID. CONTRACTOR SHALL PROVIDE ALL ITEMS, MATERIALS, OPERATIONS OR METHODS LISTED, MENTIONED OR SCHEDULED ON THE DRAWINGS AND/OR SPECIFIED HEREIN, INCLUDING ALL LABOR, MATERIALS, EQUIPMENT AND INCIDENTALS NECESSARY AND REQUIRED FOR THEIR COMPLETION. THE COMPLETE INSTALLATION AS A WHOLE SHALL BE LEFT READY FOR SATISFACTORY OPERATION.

THE CONTRACTOR SHALL LAYOUT HIS OWN WORK AND SHALL ASSUME RESPONSIBILITY FOR ALL LINES, ELEVATIONS, INVERTS AND MEASUREMENTS OF WORK EXECUTED BY HIM. CONTRACTOR SHALL EXERCISE EVERY PRECAUTION TO VERIFY FIGURES SHOWN ON THE DRAWINGS BEFORE LAYING OUT WORK AND SHALL BE RESPONSIBLE FOR ANY ERROR RESULTING FROM FAILURE TO EXERCISE SUCH PRECAUTIONS.

ELECTRICAL FOR MECHANICAL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE ELECTRICAL DRAWINGS.

PAINTING OF MECHANICAL EQUIPMENT AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE PAINTING SECTIONS OF THE ARCHITECTURAL SPECIFICATIONS.

ITEMS REMOVED: COORDINATE WITH OWNER FOR ITEMS TO BE TURNED OVER TO THE OWNER/LANDLORD. OTHER ITEMS INDICATED TO BE REMOVED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A SAFE AND LEGAL MANNER, IF NOT INDICATED TO BE RE-USED.

SHOP DRAWINGS SHALL BE SUBMITTED ON THE FOLLOWING ITEMS, IF THE MANUFACTURER AND MODEL NUMBERS INDICATED ARE NOT PROVIDED:

AIR BALANCE REPORT AC-1/HP-1
DIFFUSERS, REGISTERS & GRILLES -

WARRANTY FOR ALL EQUIPMENT FURNISHED UNDER THESE SPECIFICATIONS SHALL BE ONE (1) YEAR FROM DATE OF OCCUPANCY, UNLESS A LONGER PERIOD IS SPECIFIED HEREINAFTER OR LONGER PERIOD IS STANDARD WITH MANUFACTURER.

START-UP AIR CONDITIONING UNIT, IN ACCORDANCE WITH THE MANUFACTURER'S START-UP INSTRUCTIONS. TEST CONTROLS AND DEMONSTRATE COMPLIANCE WITH REQUIREMENTS. PROVIDE DEMONSTRATION OF SYSTEM TO OWNER, LASTING UP TO TWO HOURS.

IF AIR CONDITIONING UNIT ARE OPERATED DURING CONSTRUCTION, THE FILTERS SHALL BE REPLACED JUST BEFORE ACCEPTANCE.

DUCTWORK FOR AIR CONDITIONING AND HEATING SHALL CONFORM TO THE REQUIREMENTS OF SMACNA "HVAC DUCT CONSTRUCTION STANDARD" AND LOCAL CODES. ALL DUCTWORK SHALL BE GALVANIZED SHEET STEEL. FABRICATE DUCT FITTINGS TO MATCH ADJOINING DUCTS AND FABRICATE ELBOWS WITH CENTERLINE RADIUS EQUAL TO ASSOCIATED DUCT WIDTH; AND FABRICATE TO INCLUDE TURNING VANES IN ELBOWS WHERE SHORTER RADIUS IS NECESSARY, LIMIT ANGULAR TAPERS TO 30 DEGREES FOR CONTRACTING TAPERS AND 20 DEGREES FOR EXPANDING TAPERS.

VOLUME CONTROL DAMPERS SHALL BE PROVIDED WHERE INDICATED ON THE DRAWINGS. THE DAMPERS SHALL BE SINGLE-BLADE OR MULTI-BLADE, CONSTRUCTED IN ACCORDANCE WITH SMACNA "HVAC DUCT CONSTRUCTION STANDARDS". MAXIMUM WIDTH OF SINGLE BLADE DAMPERS IS 8-INCHES. THE DAMPERS SHALL BE INSTALLED IN THE BRANCH AS CLOSE TO THE BRANCH AS POSSIBLE AND THEY SHALL BE ADJUSTABLE FROM OUTSIDE THE DUCT USING A VENTLOCK MODEL 64 OPERATOR, WHEN LOCATED IN EXPOSED DUCTS OR IN DUCTS ABOVE ACCESSIBLE CEILINGS. SPLITTER DAMPERS ARE NOT PERMITTED.

ALL OFFSETS REQUIRED IN THE DUCTWORK ARE NOT SHOWN ON THE DRAWINGS. PROVIDE ADDITIONAL OFFSETS REQUIRED TO INSTALL DUCTWORK AS HIGH AS POSSIBLE BY AVOIDING BEAMS, CONDUIT AND PIPES. SEE ARCHITECTURAL DRAWINGS FOR MINIMUM CEILING HEIGHTS.

THE SUPPLY AND RETURN DUCTS, AS INDICATED ON THE FLOOR PLAN, SHALL BE PROVIDED WITH 1-INCH DUCT LINER COMPLYING WITH TMA AHC-101 AND INSTALLED WITH ADHESIVES COMPLYING WITH ASC-A-7001 AND FASTENERS COMPLYING WITH SMACNA MF-1. INSTALLATION SHALL ALSO COMPLY WITH SMACNA "DUCT LINER APPLICATION STANDARD." LINED DUCTS DO NOT NEED TO BE INSULATED ON THE OUTSIDE, DUCT DIMENSIONS ON DRAWINGS ARE NET INSIDE DIMENSIONS.

DUCTWORK AIR LEAKAGE SHALL NOT EXCEED FIVE (5) PERCENT AND SHALL NOT BE NOTICEABLE BY FEEL OR SOUND. DUCT SEALANTS, IF USED, SHALL BE NON-HARDENING, NON-MIGRATING MASTIC OR LIQUID ELASTIC SEALANT AND RECOMMENDED FOR THIS APPLICATION BY THE MANUFACTURER.

DUCT INSULATION FOR AIR CONDITIONING SUPPLY, RETURN AND OUTSIDE AIR DUCTS SHALL BE FLEXIBLE OR RIGID FIBERGLASS INSULATION WITH VAPOR BARRIER CONFORMING WITH FED. SPEC. HH-1-558, FORM A OR B. TYPE RIGID OR I. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. THICKNESS SHALL BE A MINIMUM OF 1 INCH AND MINIMUM R-VALUE OF 6. INSULATION NEED NOT BE INSTALLED ON DUCTS WITH DUCT LINING.

WELDED WIRE MESH (WWM): STAINLESS STEEL 1/2" WELDED WIRE MESH SHALL BE 302 OR EQUAL. BASIS OF DESIGN: METECH - PROVIDE WITH FRAME SCREWED TO END OF DUCT WITH NO OBSTRUCTION TO AIRFLOW.

CONNECTIONS TO EXISTING WORK: THE LOCATION AND SIZE OF EXISTING DUCTS AND PIPES COULD NOT BE READILY DETERMINED DURING DESIGN. THE APPROXIMATE SIZE AND LOCATION ARE SHOWN ON THE DRAWINGS. THE CONTRACTOR IS TO PROVIDE DUCT TRANSITIONS AND OFFSETS AND REDUCERS OR INCREASES IN PIPING AS NECESSARY TO PERMIT CONNECTION OF NEW DUCTS AND PIPING TO EXISTING, AT NO ADDITIONAL COST TO THE OWN.

TESTING AND BALANCING OF ALL SUPPLY, RETURN AND EXHAUST AIR SYSTEMS SHALL BE PERFORMED BY A FIRM CERTIFIED BY THE NATIONAL ENVIRONMENTAL BALANCING BUREAU (NEBB) IN COMPLIANCE WITH NEBB'S "PROCEDURAL STANDARDS FOR TESTING, ADJUSTING AND BALANCING OF ENVIRONMENTAL SYSTEMS." SUBMIT CERTIFIED TEST REPORTS SIGNED BY TEST AND BALANCING SUPERVISOR WHO PERFORMED TAB WORK. INCLUDE IN REPORT IDENTIFICATION AND TYPES OF INSTRUMENTS USED AND THEIR MOST RECENT CALIBRATION DATE. TAB FIRM SHALL INSPECT SYSTEMS BEFORE STARTING TESTING AND BALANCING TO ENSURE THAT ALL WORK ON THE SYSTEMS IS COMPLETED AND SHALL INFORM THE CONTRACTOR AND CONSTRUCTION MANAGER OF ANY PROBLEMS. IF THE AIR BALANCING CONTRACTOR IS NOT NEBB CERTIFIED, THE CONTRACTOR SHALL GET APPROVAL FROM DESIGN TEAM AND CLIENT PRIOR TO BALANCING THE PROJECT.

OPERATION AND MAINTENANCE INSTRUCTIONS SHALL BE PROVIDED IN TWO (2) BOUND COPIES FOR THE FOLLOWING EQUIPMENT:

AC-1/HP-1 -

PIPES AND FITTINGS:

PIPING SHALL BE STORED AND INSTALLED IN SUCH A MANNER THAT DIRT AND RAINWATER CANNOT FLUSH WASTE AND DOMESTIC WATER PIPING BEFORE TESTING. DISINFECT DOMESTIC WATER PIPE IN ACCORDANCE WITH AWWA C601 OR LOCAL CODES, WHICHEVER IS MORE STRINGENT. CONTRACTOR IS TO CONFIRM ALL EXISTING PIPE SIZES INDICATED ON DRAWINGS.

ABOVE GROUND WASTE AND VENT - CAST-IRON SOIL PIPE, COPPER TUBE, D.W.V. TYPE OR GALVANIZED STEEL, SCHEDULE 40, DRAINAGE PATTERN FITTINGS. COPPER MAY BE USED ON VENT PIPES 2 INCHES OR SMALLER. NO PVC PIPING IN RETURN AIR PLENUM CEILINGS.

ABOVE GROUND DOMESTIC WATER - COPPER TUBE, HARD-DRAWN TEMPER, TYPE L, WROUGHT COPPER FITTINGS, TIN-ANTIMONY SOLDER.

REFRIGERANT - COPPER TUBE, HARD-DRAWN TEMPER, TYPE K, WROUGHT-COPPER SOLDER JOINT

CONDENSATE DRAINS - COPPER TUBE, HARD-DRAWN TEMPER.

PIPE INSULATION: FOR DOMESTIC COLD AND CONDENSATE PIPING SHALL BE FIBERGLASS INSULATION, FED. SPEC. HH-1-558, FORM D, TYPE III, CLASS 12, WITH FITTING INSULATION OF FORM E, CLASS 16, THICKNESS OF INSULATION SHALL BE ONE INCH. INSULATION SHALL HAVE A MAXIMUM THERMAL K VALUE OF 0.21 BTU-IN/HR-F²-F AND MINIMUM R-VALUE OF 3. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. INSULATION FOR REFRIGERANT SUCTION SHALL A BE CLOSED-CELL ELASTOMERIC THERMAL INSTALLATION WITH A FLAME SPREAD OF LESS THAN 25 AND A SMOKE DEVELOPED RATING OF 50 OR LESS. INSULATION FOR REFRIGERANT PIPING SHALL HAVE A MAXIMUM THERMAL K VALUE OF 0.25 BTU-IN/HR-F²-F. PIPING SHALL HAVE A MINIMUM PIPE INSULATION THICKNESS PER TABLE C403.2.8 OF THE 2012 IECC.

ESCUTCHEONS SHALL BE PROVIDED WHERE PIPING ENTERS WALLS OR PARTITIONS IN EXPOSED AREAS. THEY ARE TO BE CHROME PLATED.

SLEEVES SHALL BE INSTALLED FOR ALL PIPING PENETRATIONS OF WALLS AND PARTITIONS. OTHER SLEEVES SHALL BE SHEET METAL. SEAL BETWEEN SLEEVES AND PIPE WITH LEAD AND OAKUM ON BOTH SIDES, MECHANICAL SEAL BETWEEN SEALS, OR A FIRE-RESISTANT FOAM MATERIAL INTENDED FOR THIS PURPOSE.

PIPE SUPPORTS SHALL BE SELECTED AND INSTALLED IN ACCORDANCE WITH THE MSS SP-69 OR LOCAL CODES, WHICHEVER IS MORE STRINGENT. UTILIZE TRAPEZE HANGERS FOR PARALLEL RUNS OR PIPING, OTHER THAN SPRINKLER AND WASTE PIPING. COPPER PIPING SYSTEMS SHALL BE SUPPORTED ON COPPER OR COPPER-PLATED SUPPORTS. HANG PIPE FROM SUBSTANTIAL BUILDING STRUCTURE. PIPING SHALL NOT BE HUNG FROM OTHER PIPING. ALL RIGID HANGERS SHALL PROVIDE A MEANS OF VERTICAL ADJUSTMENT AFTER ERECTION. SHIELD SHALL BE PROVIDED BETWEEN HANGERS AND INSULATION.

SUPPORT OF EQUIPMENT, INCLUDING PLUMBING FIXTURES, FROM PARTITIONS SHALL REQUIRE THAT THE PARTITIONS BE REINFORCED BY PROVIDING BACK-TO-BACK STUDS OR A WOOD STUD WITHIN THE METAL STUD AT EACH SUPPORT POINT. THE REINFORCEMENT SHALL EXTEND FROM THE FLOOR TO THE TOP OF THE PARTITION.

VALVES:

DOMESTIC WATER - SOLDER END, CLASS 125, BRONZE BODY, SCREWED BONNET, RISING STEM, SOLID WEDGE FOR GATE VALVES AND COMPOSITION DISC FOR GLOBE VALVES.

NATURAL GAS - ALL SPECIALTIES IN NATURAL GAS PIPING, VALVES, UNIONS, ETC., SHALL BE OF THE THREADED TYPE. VALVES SHALL BE 150 PSI NON-SHOCK WOG, BRONZE STRAIGHTWAY, ONE-QUARTER TURN, SQUARE HEAD COCKS WITH THE POSITION OF THE GATE INDICATED ON THE HEAD. VALVES SHALL BE INSTALLED UP-STREAM OF UNIONS ON ALL EQUIPMENT. VALVES, UNIONS, PLUGGED TEES, OR CAPPED PIPES SHALL NOT BE INSTALLED IN CONCEALED PLACES UNLESS THE PIPE IS IDENTIFIED AS A GAS PIPE.

TEST WATER AND WASTE PIPING IN ACCORDANCE WITH LOCAL CODES OR UTILITY COMPANY REQUIREMENTS. DOMESTIC WATER PIPING IS TO BE PRESSURE TESTED AT 150% OF OPERATING PRESSURE FOR TWO HOURS.

IDENTIFICATION SHALL BE PROVIDED FOR ALL PIPING AND EQUIPMENT. USE STENCILS OR PRESSURE SENSITIVE LABELS TO CLEARLY IDENTIFY MATERIALS WITHIN PIPE AND DIRECTION OF FLOW. PRESSURE SENSITIVE LABELS SHALL ALSO BE FASTENED TO PIPES WITH TAPE AROUND THE PIPE. USE STENCILS TO LABEL EQUIPMENT WITH THE NAME OF THE EQUIPMENT INDICATED ON THE PLANS. LETTER SIZE, COLOR, AND LOCATION SHALL BE SUCH THAT MARKER IS CLEARLY VISIBLE FROM THE FLOOR.

FIRE PROTECTION SPRINKLER SYSTEM - MODIFY FIRE PROTECTION SYSTEM AS REQUIRED TO ACCOMMODATE ARCHITECTURAL PLANS. THE SYSTEM SHALL BE DESIGNED AND INSTALLED BY AN EXPERIENCED FIRE PROTECTION CONTRACTOR IN ACCORDANCE WITH NFPA 13 AND MONTGOMERY COUNTY AUTHORITIES. PIPING SHALL BE BLACK STEEL, SCHEDULE 40. SPRINKLER HEADS FOR WET SYSTEM SHALL MATCH BUILDING STANDARD, PERFORM HYDROSTATIC TEST OF ALL SYSTEMS. CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO BRING ENTIRE SPACE UP TO CODE. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND HYDRAULIC CALCULATIONS TO LOCAL FIRE MARSHAL AND ARCHITECT FOR APPROVAL.

SPLIT SYSTEM SCHEDULE			
UNIT SYMBOL	$\frac{AC}{1}$ / $\frac{AHU}{1}$ EXISTING	$\frac{AC}{2}$ / $\frac{AHU}{2}$ EXISTING	$\frac{AC}{3}$ / $\frac{AHU}{3}$ EXISTING
LOCATION	GROUNDATTIC	GROUNDATTIC	GROUNDATTIC
BLOWER	CFM	840	1800
	OUTSIDE AIR CFM	100	100
	TSP (IN W.G.)	1.0"	1.0"
	TOTAL (BTU/HR)	24,000	24,000
COOLING	SENSIBLE (BTU/HR)	17,400	17,400
	AMBIENT (F)	95"	95"
	COIL ENTERING	80"DB/67"WB	80"DB/67"WB
	TOTAL (BTU/HR)	24,000	24,000
HEATING	AMBIENT (F)	17"	17"
	ELECTRIC DUCT HEATER (KW)	7.2	9.6
	POWER SUPPLY	240V/1Ø/60HZ - 28.0 AMPS	240V/1Ø/60HZ - 40.0 AMPS
ELECTRICAL	POWER SUPPLY	240V/1Ø/60HZ	120V/1Ø/60HZ
	COMPRESSOR (FLA)	10.3A	26.3A
	CONDENSER MOTOR (FLA)	0.75A	1.2A
	MIN. CIRCUIT AMPACITY	14A MCA/20A MOP	38A MCA/50A MOP
	EVAPORATOR MOTOR (FLA)	8.0A	0.3A
	MIN. CIRCUIT AMPACITY	5.3 A MCA/15A MOP	5.3 A MCA/15A MOP
	REMARK	EXISTING REHEEM MODEL RP142ALJ04 R919V2417STACU	EXISTING REHEEM MODEL 13P4,65A01 RHV9V624STACU

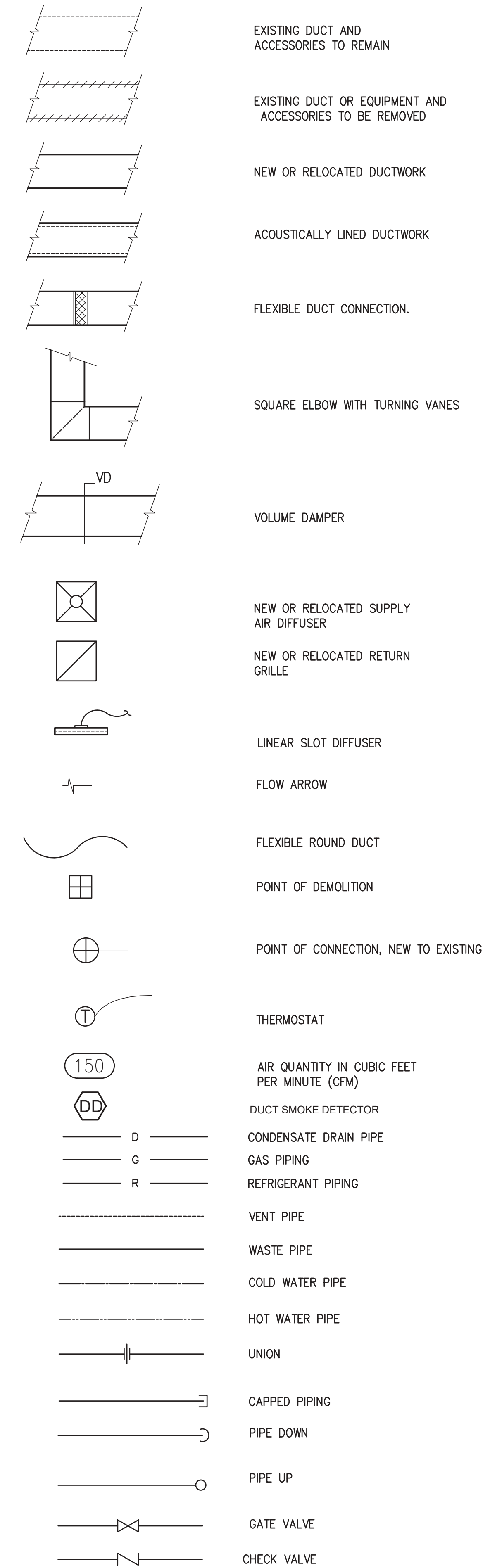
O.A. FAN SCHEDULE

FAN NO.	$\frac{SF}{1}$	
LOCATION	WALL	
AREA SERVED	BASEMENT	
FAN DUTY	OUTSIDE AIR	
FAN TYPE	INLINE DIRECT	
FAN ARRANGEMENT	HORIZONTAL	
SIZE	15"X18"15"	
PERFORMANCE	C.F.M.	895
	T.S.P.	0.25"
	B.H.P.	0.05
	FAN R.P.M.	1350
	MOTOR H.P.	1/8
MOTOR	ELEC. CHARACTERISTICS	120V/1PH/80
	MOTOR R.P.M.	-
ELECTRIC DUCT HEATER	240V1PH/60 42A/60 MOP	
ACCESSORIES	1.GREENHECK OR EQUAL 2.10 KW DUCT HEATER MODEL DCHB 3.ZERO CLEARANCE 4.FAN INTERLOCK 5.THERMAL SAFETY SWITCH 6.BACKDRAFT DAMPER	
MANUFACTURER	GREENHECK MODEL 8048-056XKD WT. 15 LBS	

EXHAUST FAN SCHEDULE

FAN NO.	$\frac{EF}{1}$	
LOCATION	ROOF	
AREA SERVED	EMPLOYEES TOILET	
FAN DUTY	AIR EXHAUST	
FAN TYPE	INLINE DIRECT	
FAN ARRANGEMENT	DOWNBLAST	
MIN. WHEEL DIAMETER	-	
PERFORMANCE	C.F.M.	70
	T.S.P.	0.05"
	B.H.P.	0.05
	FAN R.P.M.	1350
	MOTOR H.P.	1/8
MOTOR	ELEC. CHARACTERISTICS	120V/1PH/80
	MOTOR R.P.M.	-
MOTOR SPECIAL FEATURES	-	
ACCESSORIES	1.BROWN OR EQUAL 2.UL LISTED UL 705 3.ENERGY STAR CERTIFIED 4.INTEGRAL EXHAUST GRILL 5.BACKDRAFT DAMPER	
MANUFACTURER	BROWN MODEL 1PH WT. 15 LBS	

MECHANICAL LEGEND



MEP Engineer:

TOOMEY ENGINEERING CORPORATION
2410 COBBLESTONE WAY, FREDERICK, MD 21701
PHONE 301.620.2801 FAX 301.620.0762
toomeycorp.com

Project:
**BOYD'S OFFICE BUILDING
RENOVATION
15114 BARNESVILLE ROAD
BOYD'S, MD 20841**

Owner:

Structural:

Issued

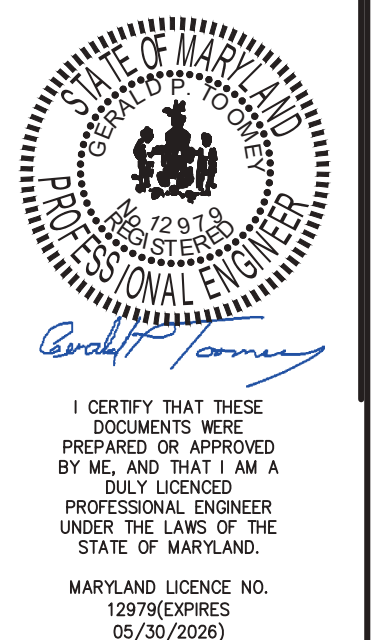
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Job Number	240801
Date	09/15/2024
Owner	
Contractor	
Sales	
Scale	AS NOTED
Issued For	PERMIT

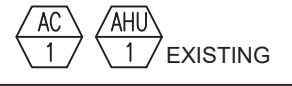
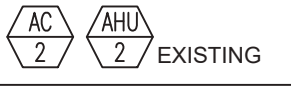

Sheet No.


M001
MECHANICAL LEGEND & SPECIFICATIONS

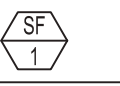
BOYD OFFICE OUTDOOR AIR REQUIREMENTS PER 2018 IMC TABLE 403.3 & ASHRAE-62.1																
Room	Net Area	Occupant Classification	Occupant Load per 1000 SF	Area Outdoor Air Flow Rate per Person	Total Occupants	Area Outside Air Required CFM	Breathing Zone Outdoor Air CFM/Sf	Zone Distribution Effectiveness	Zone Outdoor Air	Total Outside Air Required	Supply Air Design CFM	Outdoor Air Percent	Total Outside Air Provided CFM	Exhaust Air Required CFM/Sf	Total Exhaust Air Required	Total Exhaust Air Provided
RECEPTION LOBBY	890	OFFICE	5	5	4.45	22.25	0.06	0.8	53.4	94.6	840	11%	100	150	150	160
OPEN AREA OFFICE	900	OFFICE	5	5	4.5	22.5	0.06	0.8	54.0	95.6	1800	5%	100			
OFFICE	160	OFFICE	5	5	0.8	4	0.06	0.8	9.6	17.0	300	6%	20			
BASEMENT	1790	Storage	0	0	0	0	0	0	0.1	89.5	0	0%	90			
Total Outside Air										296.7	2940.0	11%	310		150.0	160.0




I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
MARYLAND LICENSE NO. 12679000000905 (09/26/2008)

SPLIT SYSTEM SCHEDULE			
UNIT SYMBOL	 EXISTING	 EXISTING	 EXISTING
LOCATION	GROUND/ATTC	GROUND/ATTC	GROUND/ATTC
BLOWER	CFM	940	1800
	OUTSIDE AIR CFM	100	100
	TSP (IN W.G.)	1.0"	1.0"
COOLING	TOTAL (BTUHR)	24,000	24,000
	SENSIBLE (BTUHR)	17,400	17,400
	AMBIENT (F)	95F	95F
HEATING	TOTAL (BTUHR)	24,000	24,000
	AMBIENT (F)	17F	17F
	ELECTRIC DUCT HEATER (KW)	7.2	9.6
ELECTRICAL	POWER SUPPLY	240V/1Ø/60HZ - 26.0 AMPS	240V/1Ø/60HZ - 40.0 AMPS
	COMPRESSOR (FLA)	10.3A	26.3A
	CONDENSER MOTOR (FLA)	0.75A	1.2A
	MIN. CIRCUIT AMPACITY	14A MCA/20A MOP	36A MCA/60A MOP
	EVAPORATOR MOTOR (FLA)	8.0A	8.0A
	MIN. CIRCUIT AMPACITY	5.3 A MCA/15A MOP	5.3 A MCA/15A MOP
	REMARK	EXISTING REHEEM MODEL RPH3424C4M RHDV2417STACUJ PROGRAMMABLE THERMOSTAT. OPER. WT. 145 LBS APPROX. SEER=14.0 EER=11.0 AFUE=NA	EXISTING REHEEM MODEL RPH3424C4M RHDV2417STACUJ PROGRAMMABLE THERMOSTAT. OPER. WT. 145 LBS APPROX. SEER=14.0 EER=11.0 AFUE=NA

EXHAUST FAN SCHEDULE		
FAN NO.		
LOCATION	ROOF	
AREA SERVED	EMPLOYEES TOILET	
FAN DUTY	AIR EXHAUST	
FAN TYPE	INLINE DIRECT	
FAN ARRANGEMENT	DOWNBLAST	
MIN. WHEEL DIAMETER	-	
PERFORMANCE	C.F.M.	70
	T.S.P.	0.05"
	B.H.P.	0.05
	FAN R.P.M.	1350
	MOTOR H.P.	1/8
MOTOR	ELEC. CHARACTERISTICS	120V/1PH/60
	MOTOR R.P.M.	-
ACCESSORIES	1. BRONZE OR EQUAL 2. UL LISTED 0.175 3. ENERGY STAR CERTIFIED 4. INTEGRAL EXHAUST GRILL 5. BACKDRAFT DAMPER	
MANUFACTURER	BRONZE MODEL LP80 WT. 15 LBS	

O.A. FAN SCHEDULE		
FAN NO.		
LOCATION	WALL	
AREA SERVED	BASEMENT	
FAN DUTY	OUTSIDE AIR	
FAN TYPE	INLINE DIRECT	
FAN ARRANGEMENT	HORIZONTAL	
SIZE	15"x16"x15"	
PERFORMANCE	C.F.M.	895
	T.S.P.	0.25"
	B.H.P.	0.05
	FAN R.P.M.	1250
	MOTOR H.P.	1/8
MOTOR	ELEC. CHARACTERISTICS	120V/1PH/60
	MOTOR R.P.M.	-
ELECTRIC DUCT HEATER	240V/1PH/60 42A/60 MOP	
ACCESSORIES	1. GREENHECK OR EQUAL 2. 10 KW DUCT HEATER MODEL IDH8 3. ZERO CLEARANCE 4. FAN INTERLOCK 5. THERMAL SAFETY SWITCH 6. BACKDRAFT DAMPER	
MANUFACTURER	GREENHECK MODEL S046-20EX-00 WT. 15 LBS	

MEP Engineer:

 TOOMEY ENGINEERING CORPORATION
 2410 COBBLESTONE WAY, FREDERICK, MD 21701
 PHONE 301.620.8762 FAX 301.620.8762
 toomeycorp.com

Project:
**BOYD'S OFFICE BUILDING
 RENOVATION**
 15114 BARNESVILLE ROAD
 BOYD'S, MD 20841


Owner:

Structural:

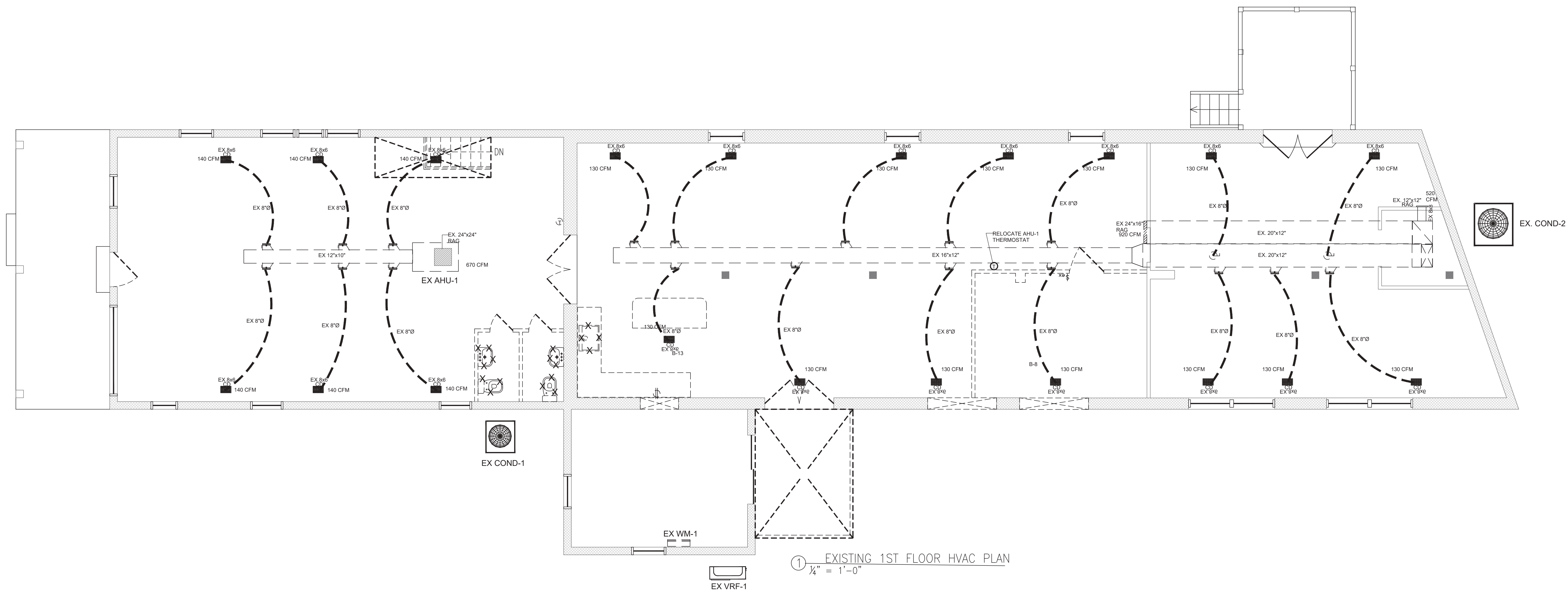
BOYD OFFICE OUTDOOR AIR REQUIREMENTS PER 2018 IMC TABLE 403.3 & ASHRAE-62.1																
Room	Net Area	Occupant Classification	Occupant Load per 1000 SF	Area Outdoor Air Flow Rate per Person CFM	Total Occupants	Area Outside Air Required CFM	Breathing Zone Outdoor Air CFM/Sf	Zone Distribution Effectiveness	Zone Outdoor Air	Total Outside Air Required CFM	Supply Air Design CFM	Outdoor Air Precent	Total Outside Air Provided CFM	Exhaust Air Required CFM/Sf	Total Exhaust Air Required	Total Exhaust Air Provided
RECEPTION LOBBY	890	OFFICE	5	5	4.45	22.25	0.06	0.8	53.4	94.6	840	11%	100	150	150	160
OPEN AREA OFFICE	900	OFFICE	5	5	4.5	22.5	0.06	0.8	54.0	95.6	1800	5%	100			
OFFICE	160	OFFICE	5	5	0.8	4	0.06	0.8	9.6	17.0	300	6%	20			
BASEMENT	1790	Storage	0	0	0	0	0	0	0.1	89.5	0	0%	90			
Total Outside Air										296.7	2940.0	11%	310		150.0	160.0

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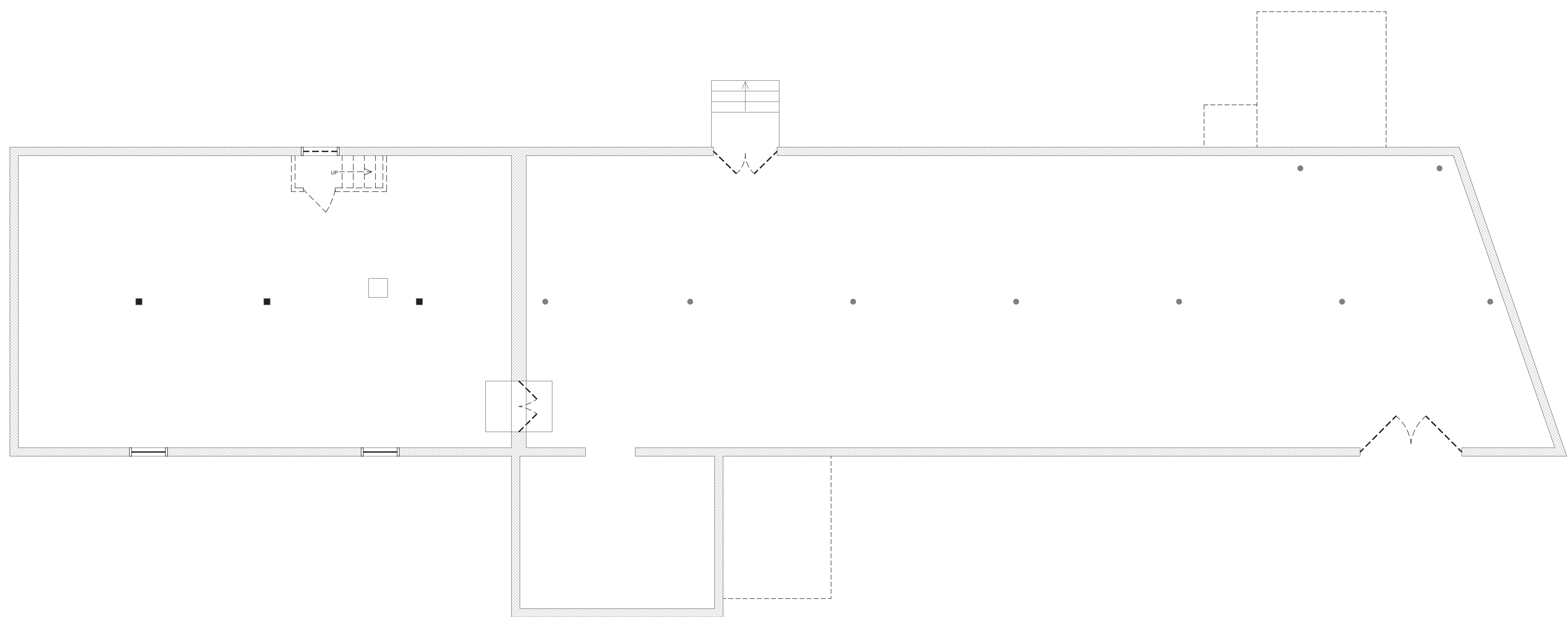
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Contractor	
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 I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 MARYLAND LICENSE NO. 129762/PRES 05/20/2009

Sheet No.
M002
 MECHANICAL SCHEDULES + DETAILS



① EXISTING 1ST FLOOR HVAC PLAN
1/4" = 1'-0"



② EXISTING BASEMENT HVAC PLAN
1/4" = 1'-0"

MEP Engineer:
TOOMEY ENGINEERING CORPORATION
 2410 COBBLESTONE WAY, FREDERICK, MD 21701
 PHONE 301.620.2801 FAX 301.620.8762
 toomeycorp.com

Project:
**BOYD'S OFFICE BUILDING
 RENOVATION**
 15114 BARNESVILLE ROAD
 BOYD'S, MD 20841

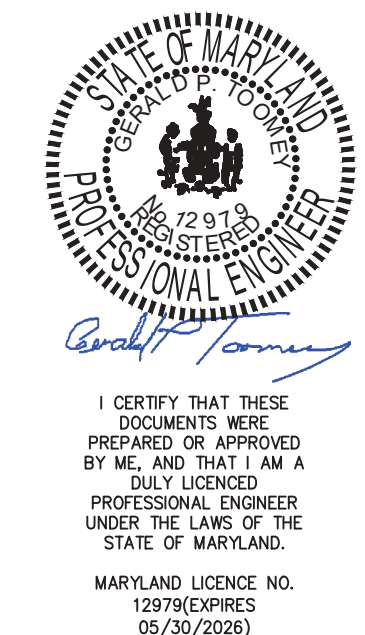
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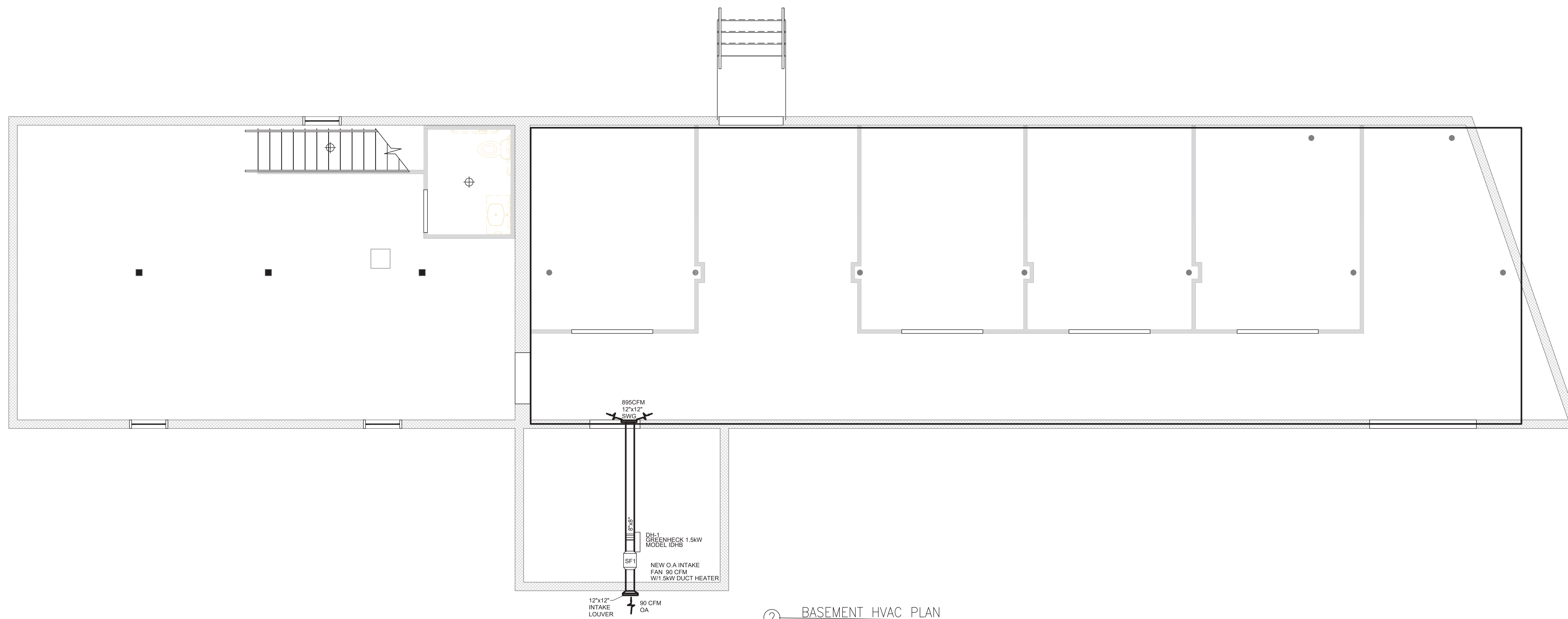
Job Number	240801
Date	09/15/2024
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Scale	AS NOTED
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Sheet No.
M101
 HVAC MAIN LEVEL
 PLAN



① 1ST FLOOR HVAC PLAN
1/4" = 1'-0"



② BASEMENT HVAC PLAN
1/4" = 1'-0"

MEP Engineer:
TOOMEY ENGINEERING CORPORATION
 2410 COBBLESTONE WAY, FREDERICK, MD 21701
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Project:
**BOYD'S OFFICE BUILDING
 RENOVATION
 15114 BARNESVILLE ROAD
 BOYD'S, MD 20841**

Owner:

Structural:

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PERMIT ISSUE	09/15/2024
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Job Number	240801
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Owner	
Contractor	
Sales	
Scale	AS NOTED
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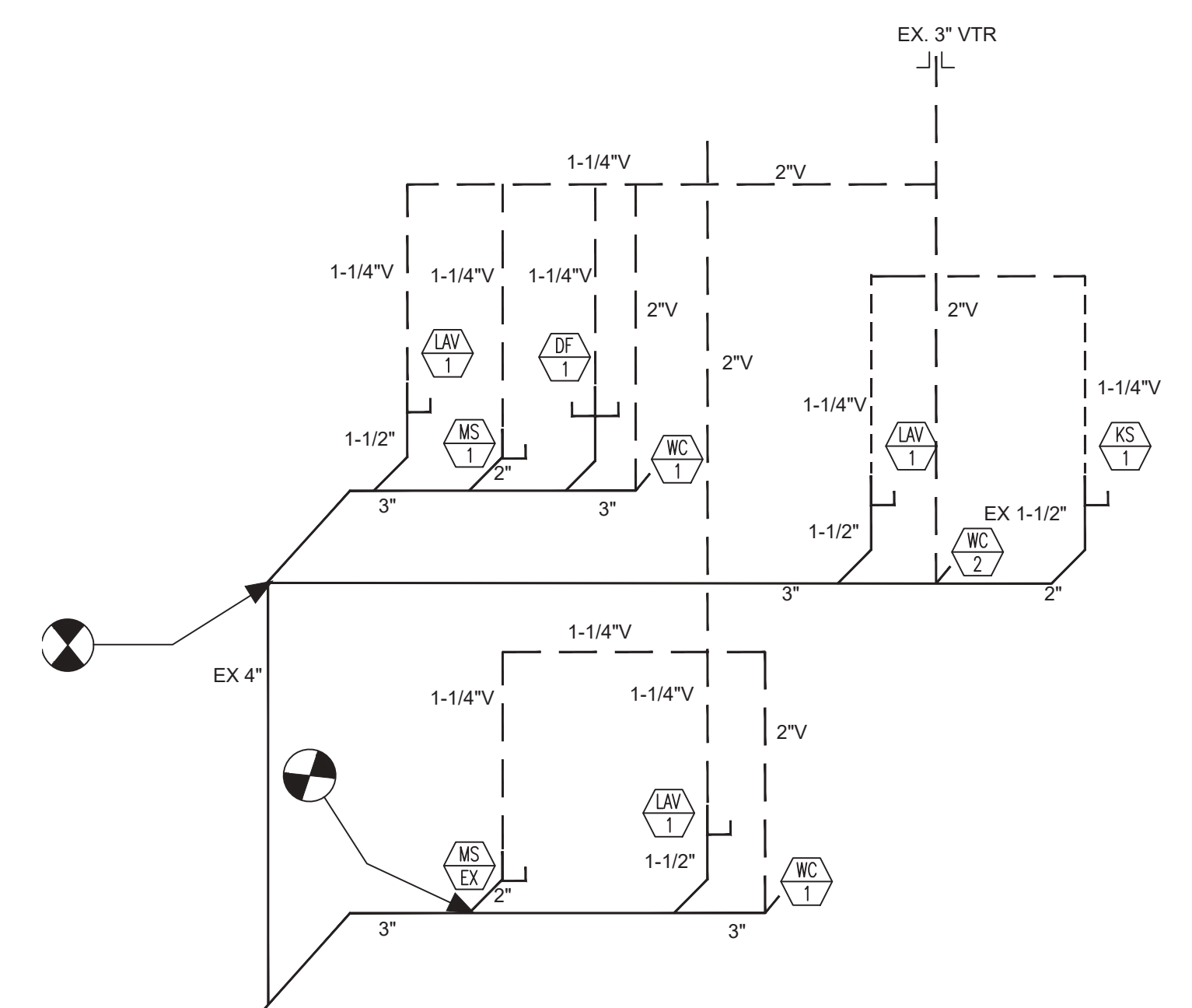


Sheet No.
M102
 HVAC MAIN LEVEL
 PLAN

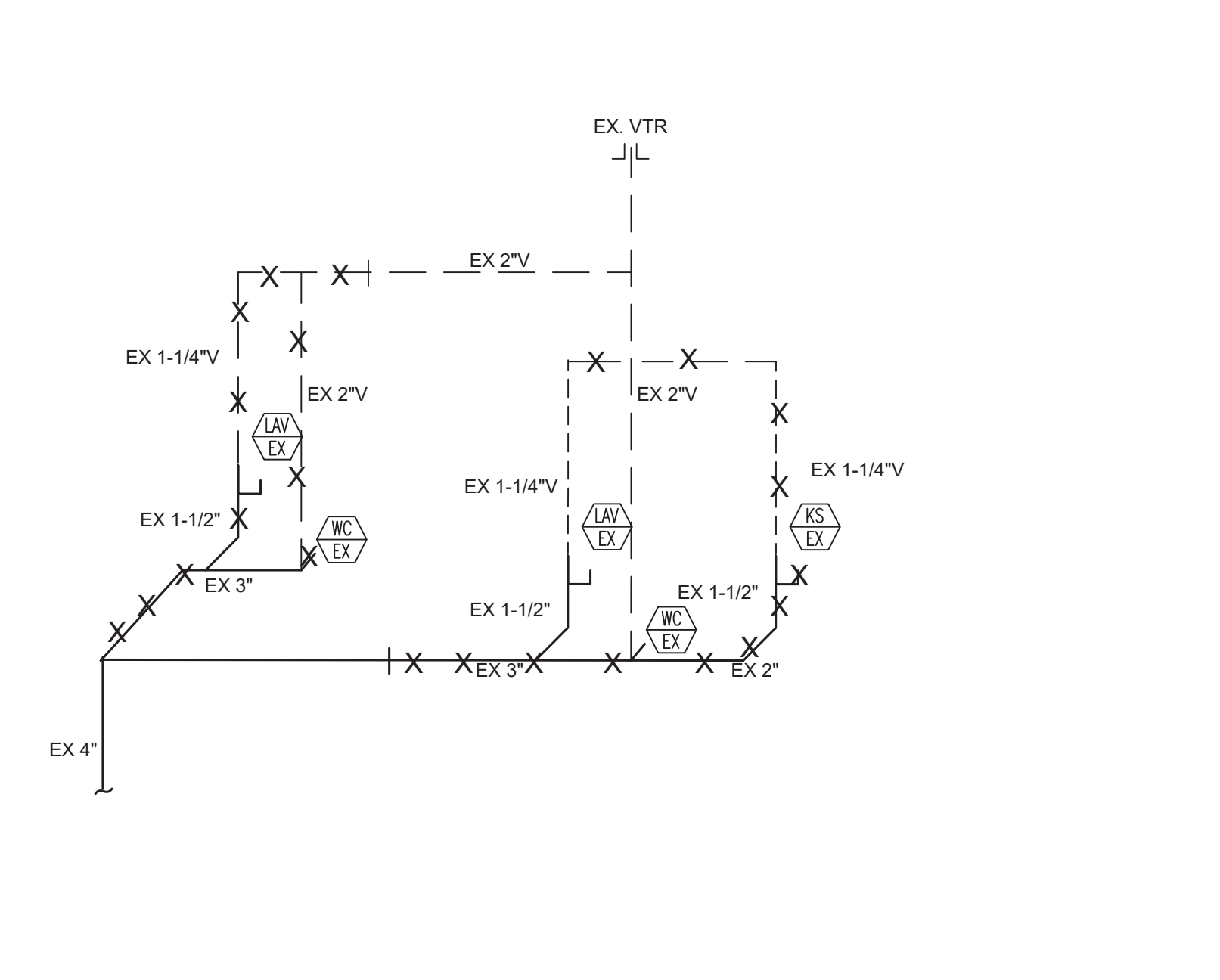
PLUMBING FIXTURES SPECIFICATIONS

- Items in this schedule or their approved equivalent are furnished and installed by the Plumbing Contractor.
- ⊕ KITCHEN SINK: ELKAY DSEW4012522 STAINLESS STEEL SINK, 29"X22"x8-1/16"H WITH SINGLE HANDLE PULL-DOWN KITCHEN FAUCET, SYMONS S-3519-PD-1.5, ADA CHROME FINISH, ELKAY LK-18 STAMPED BRASS DRAIN, 3/8" ANGLE SUPPLIES WITH STOPS.
 - ⊕ HANDICAPPED KITCHEN SINK: ELKAY GEGR2321 STAINLESS STEEL SINK, 25"x21-1/4"x5-2/8"H WITH PULL-OUT SPRAY & LEVER HANDLE FAUCET, SYMONS S-3519-PD-1.5, ADA CHROME FINISH, ELKAY LK99 STAMPED BRASS DRAIN, 3/8" ANGLE SUPPLIES WITH STOPS.
 - ⊕ WATER CLOSET: AMERICAN STANDARD H2OPTIMUM #288DA114.020 ELONGATED TOILET, 1.1 GPF WITH CARDIFF SLOW-CLOSE PLASTIC TOILET SEAT #2028869MT.020, BOLT CAPS, TOILET RING FLANGE & WAX RING SEAL, SUPPLY WITH STOPS.
 - ⊕ HANDICAPPED WATER CLOSET: ADA AMERICAN STANDARD H2OPTIMUM ELONGATED TOILET #288DA114.020, 1.1 GPF WITH CARDIFF SLOW-CLOSE ELONGATED PLASTIC TOILET SEAT #321.110, BOLT CAPS, TOILET RING FLANGE & WAX RING SEAL, SUPPLY WITH STOPS.
 - ⊕ LAVATORY: AMERICAN STANDARD STUDIO S33-INCH #1298001, WHITE, WALL HANGER CLEAN-1R FAUCET, #7020255.02 DC POWERED, LESS POP-UJ WITH GRID DRAIN, 0.5 GPM FLOW, APPROVED P TRAMP & ANGEL STOPS
 - ⊕ MOP SINK: STERN-WILLIAMS #MTB-2424 24"x24" TERRAZO UNIT WITH 10" HIGH SIDES, STAINLESS STEEL BODY INTEGRALLY CAST, VINYL TRIM GUARD, CHICAGO FAUCET #897 WITH INTEGRAL STOP/SN SHANKS, WALL BRACE, HOSE THREADS, PAIL HOOK, VACUUM BREAKER ROUGH BRASS FINISH, RUBBER HOSE TRAPPED & VENTED WASTE CONNECTION.

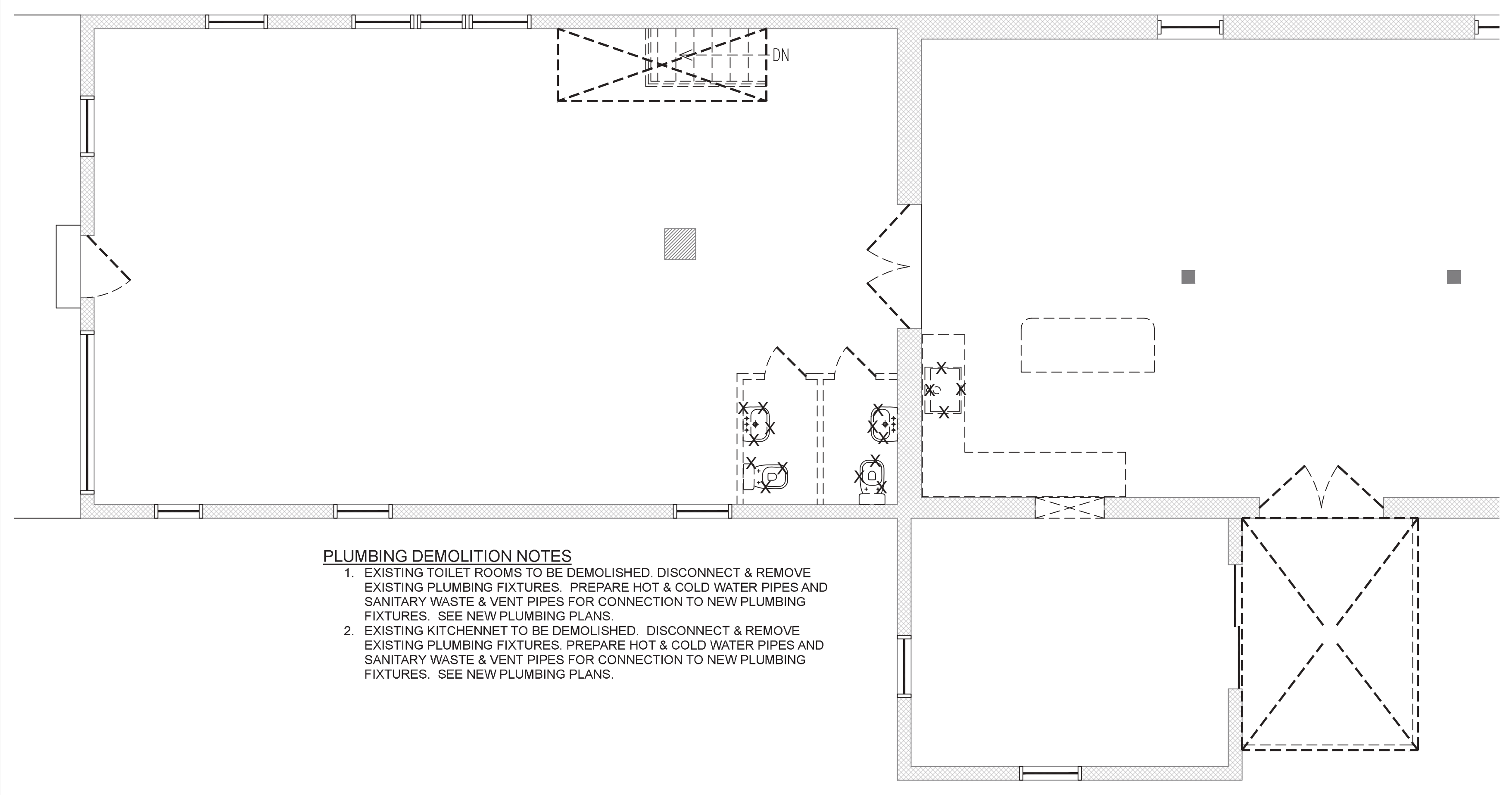
SYMBOL DESCRIPTION	ABBREV DESCRIPTION
—	SEWER LINE
—OW	GREASE WASTE LINE
—IW	INDIRECT WASTE LINE
—CO	CLEAN OUT TO GRADE
—	COLD WATER SUPPLY
—	HOT WATER SUPPLY
—	VENT LINE
⊕	BALL VALVE
⊕	ELBOW DOWN
⊕	ELBOW UP
—CO	CONDENSATE DRAIN
—D	EQUIPMENT DRAIN
⊕	PLUMBING FIXTURE OR EQUIPMENT DESIGNATION
AFF	ABOVE FINISHED FLOOR
ABV	ABOVE
HP	HEAT PUMP
BFP	BACKFLOW PREVENTER
BV	BALL VALVE
CLG	CEILING
COTG	CLEANOUT TO GRADE
CW	COLD WATER
DN	DOWN
FCO	FLOOR CLEAN OUT
FCW	FILTERED + SOFTENED COLD WATER (TYPE I)
FMCW	FILTERED + SOFTENED + REMINERALIZED COLD WATER (TYPE II)
FS	FLOOR SINK
FU	FLOOR SINK
HW	HOT WATER
IW	INDIRECT WASTE
SOV	SHUT-OFF VALVE
V	VENT
VTR	VENT THROUGH ROOF
W or S	WASTE OR SOIL
WCO	WALL CLEANOUT



P1 SANITARY WASTE & VENT RISERS DIAGRAM

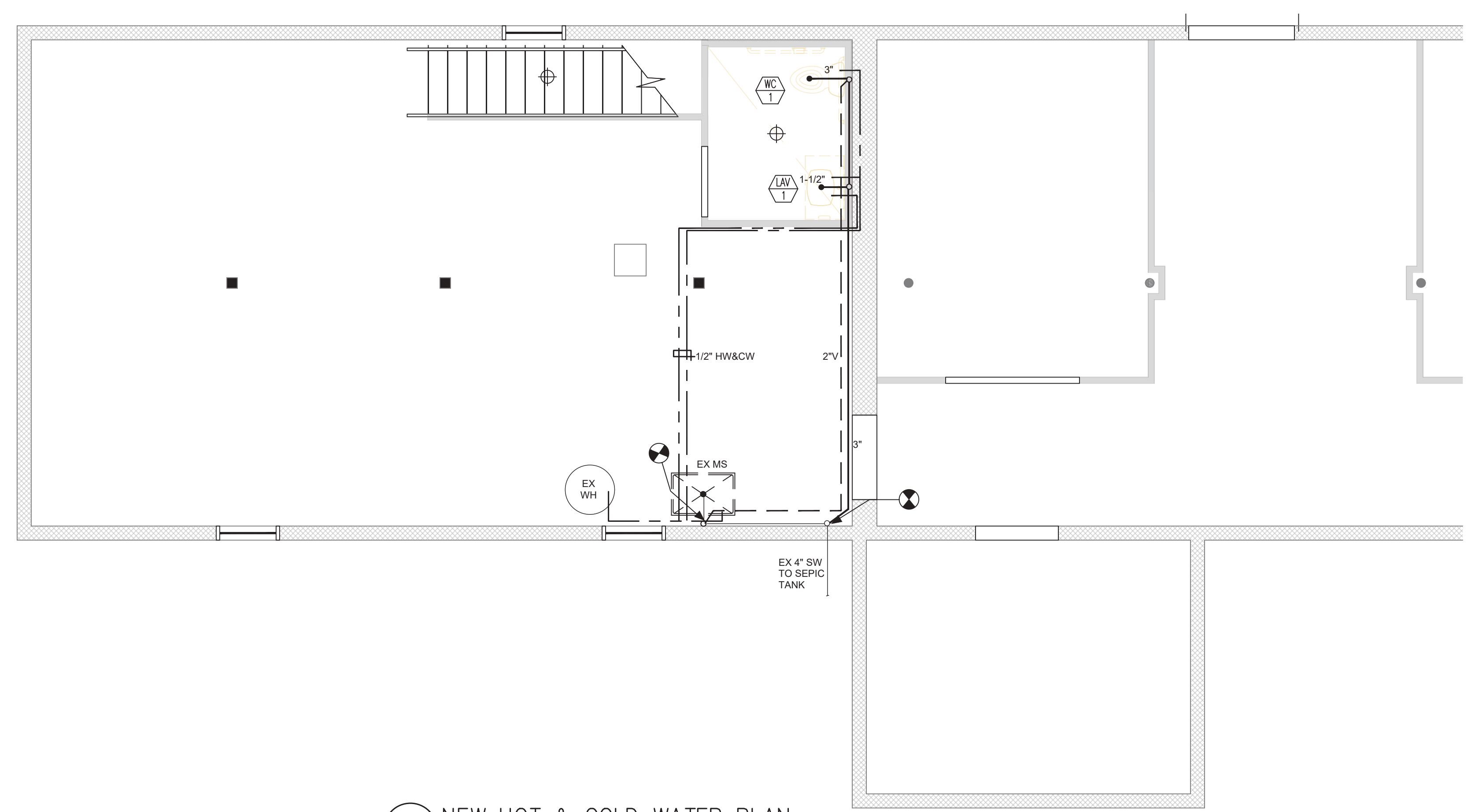


P1 SANITARY WASTE & VENT RISERS DEMOLITION DIAGRAM

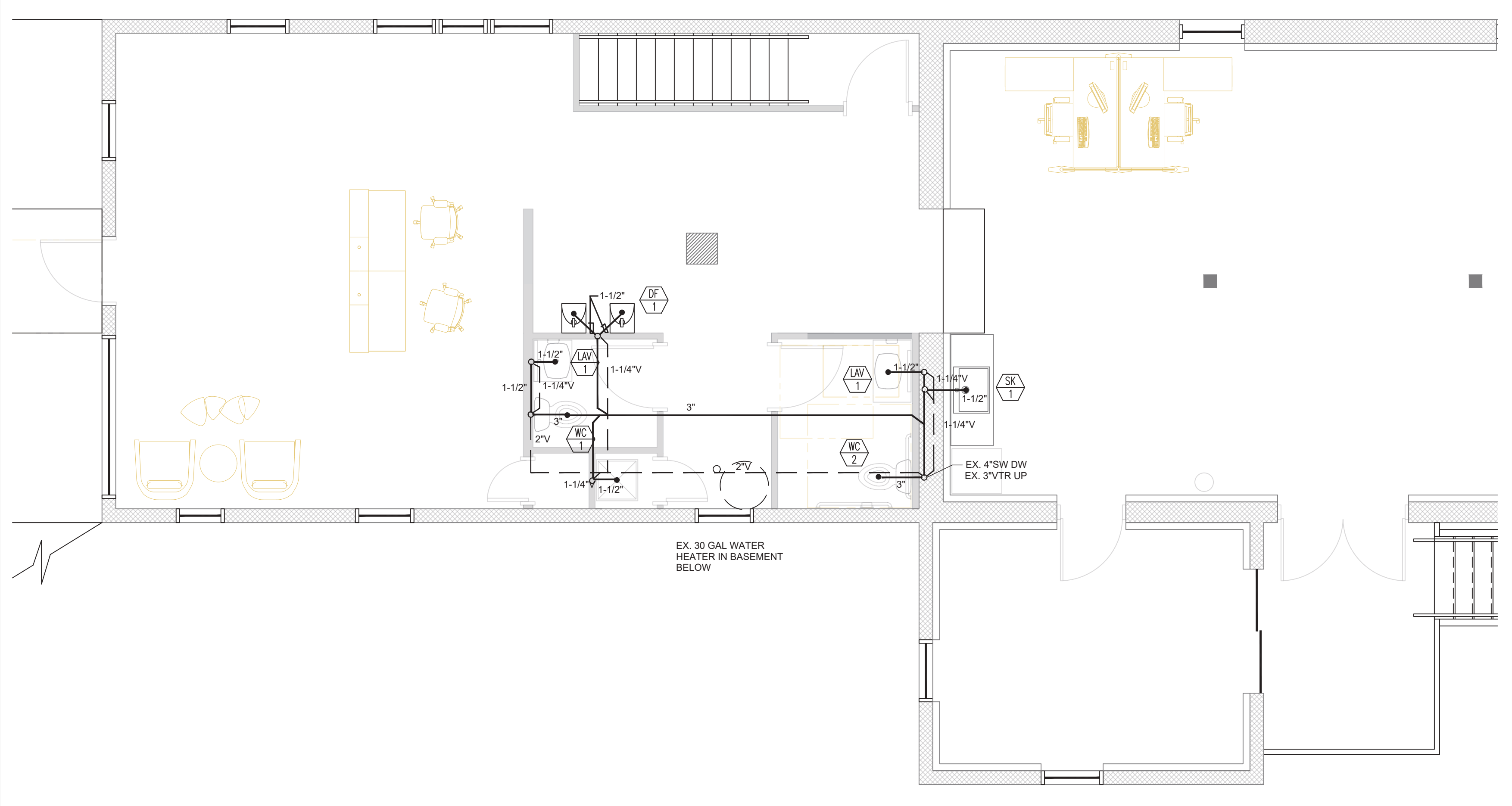


- PLUMBING DEMOLITION NOTES**
- EXISTING TOILET ROOMS TO BE DEMOLISHED. DISCONNECT & REMOVE EXISTING PLUMBING FIXTURES. PREPARE HOT & COLD WATER PIPES AND SANITARY WASTE & VENT PIPES FOR CONNECTION TO NEW PLUMBING FIXTURES. SEE NEW PLUMBING PLANS.
 - EXISTING KITCHENNET TO BE DEMOLISHED. DISCONNECT & REMOVE EXISTING PLUMBING FIXTURES. PREPARE HOT & COLD WATER PIPES AND SANITARY WASTE & VENT PIPES FOR CONNECTION TO NEW PLUMBING FIXTURES. SEE NEW PLUMBING PLANS.

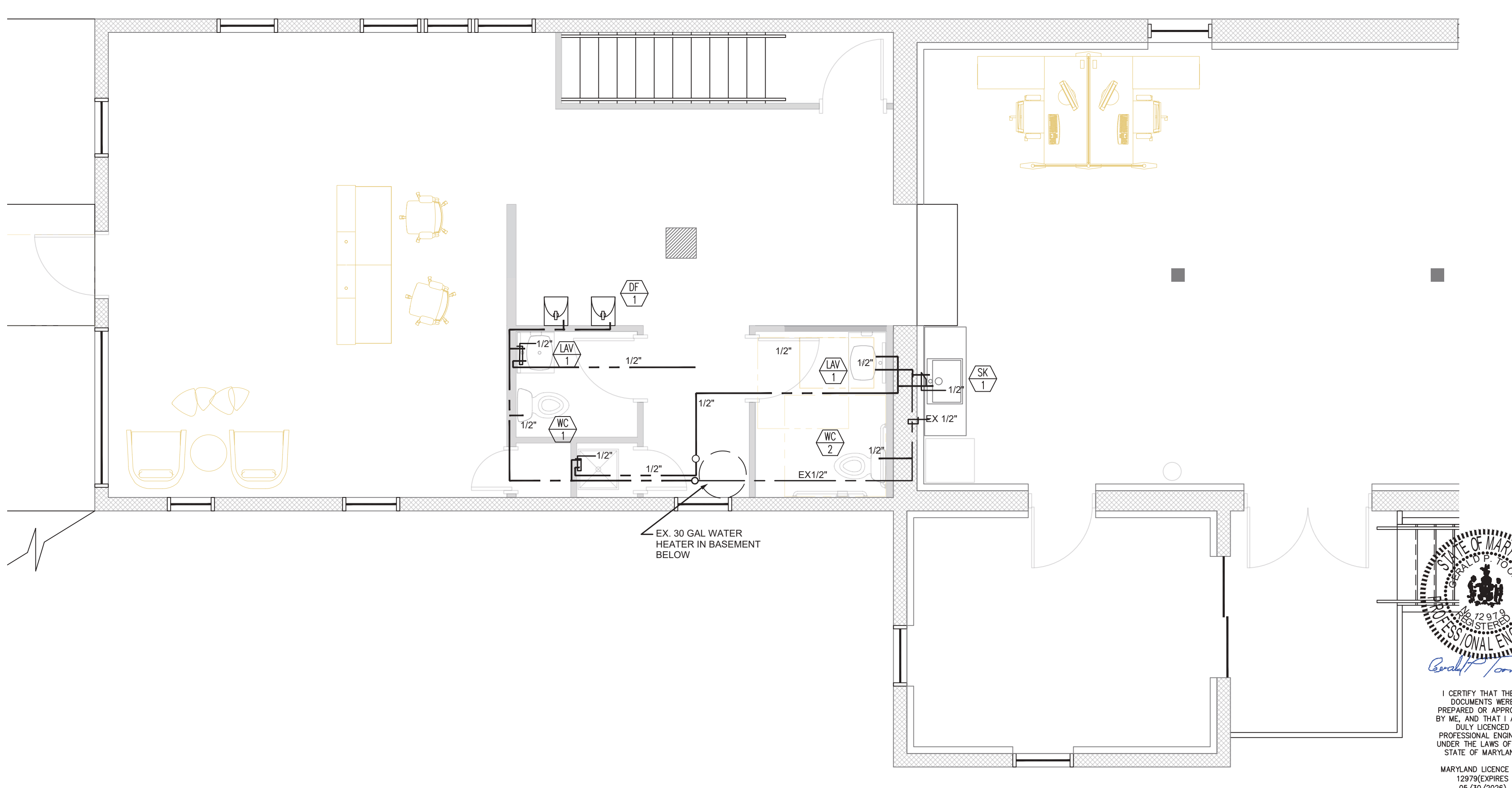
1 SANITARY WASTE & VENT DEMO PLAN
1/4" = 1'-0"



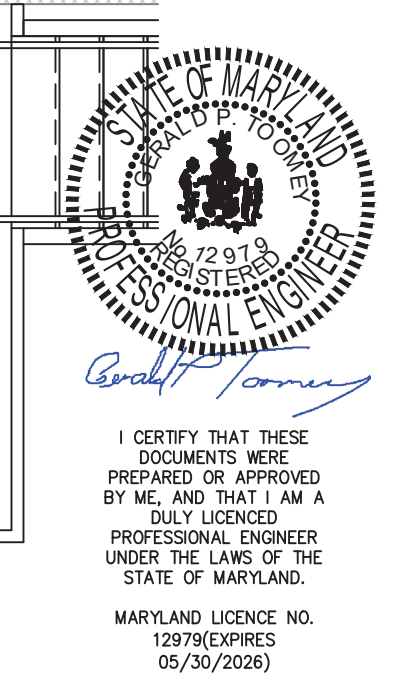
1 NEW HOT & COLD WATER PLAN
1/4" = 1'-0"



2 NEW SANITARY WASTE & VENT PLAN
1/4" = 1'-0"



1 NEW HOT & COLD WATER PLAN
1/4" = 1'-0"



MEP Engineer:
TOOMEY ENGINEERING CORPORATION
 2410 COBBLESTONE WAY, FREDERICK, MD 21701
 PHONE 301.620.2801 FAX 301.620.0762
 toomeycorp.com

Project:
**BOYD'S OFFICE BUILDING
 RENOVATION
 15114 BARNESVILLE ROAD
 BOYD'S, MD 20841**

Owner:

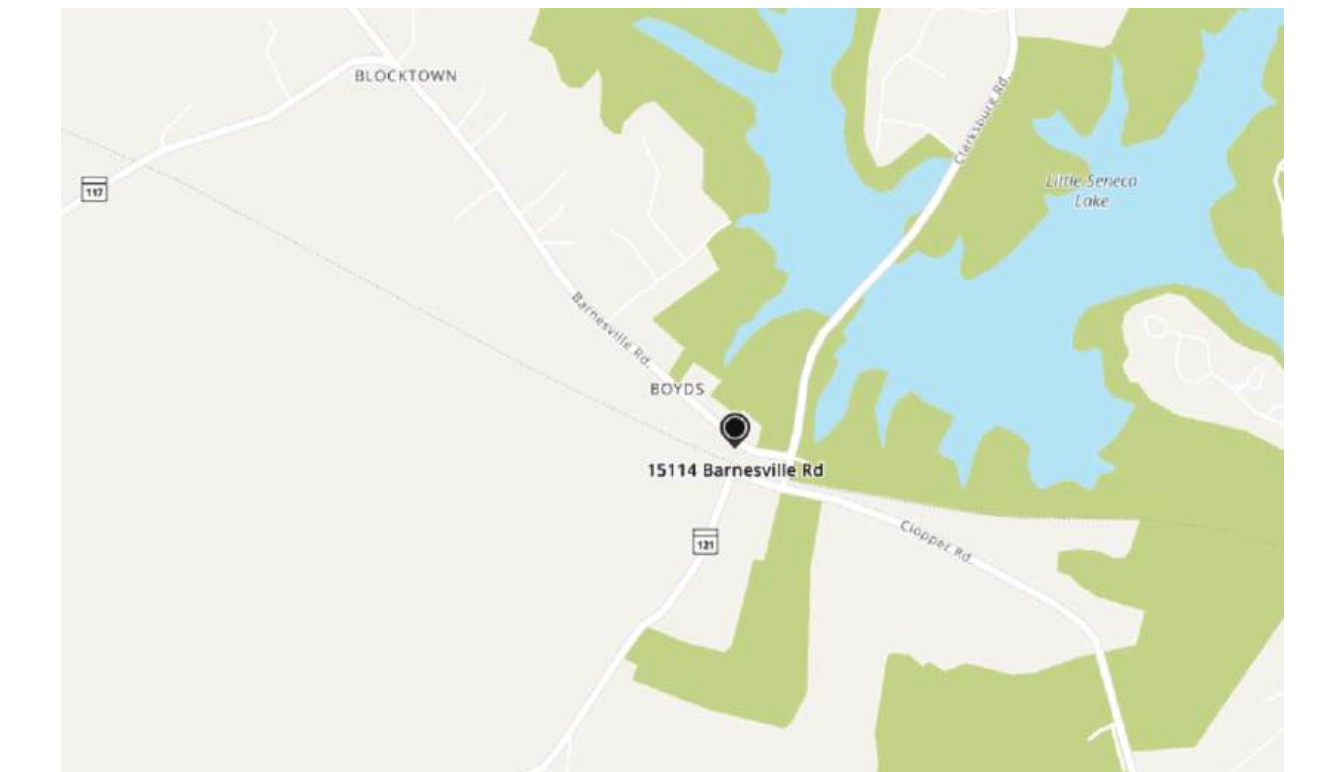
Structural:

Issued

PERMIT ISSUE	09/15/2024
1	
2	
3	

Job Number	240801
Date	09/15/2024
Owner	
Contractor	
Sales	
Scale	AS NOTED
Issued For	PERMIT

Sheet No.
P101
 WASTE + VENT
 PLUMBING PLANS



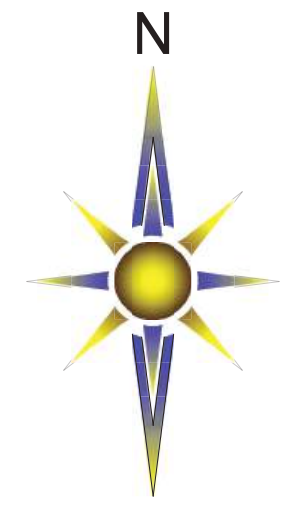
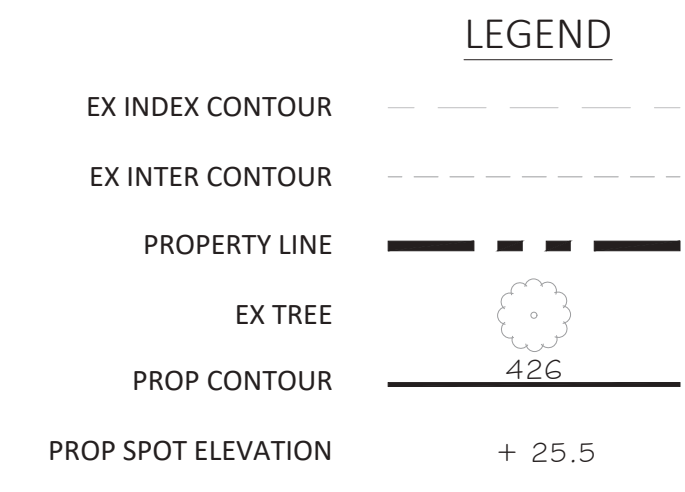
VICINITY MAP
SCALE: 1" = 2000'

- GENERAL NOTES:**
- The subject property is located on tax map DU62 and WSSC sheet 227NW15.
 - The subject property is within the Little Seneca Creek watershed.
 - The subject property is within the CRN-0.25, C-0.25, R-0.25, H-45 zone.
 - Area of property: 0.388 ac.
 - The property is historic, and within the Boyds Historic District.
 - There are no wetlands or floodplain on the property.
 - The property is served by well and septic systems.
 - Existing service categories: W-6, S-6.
 - Topographic & planimetric information shown is based on a 1-foot field survey by DeeTec Engineers & Surveyors completed in August of 2024.
 - Vertical datum is NAVD 88.
 - Horizontal datum is based on plat datum, and coordinates are per MD State Plane NAV 83/93.
 - No title report furnished (boundary lines are approximate).

- DEVELOPMENT NOTES**
- Proposed LOD: 2,600 s.f.
 - Proposed cut: 10 c.y.
 - Proposed fill: 2 c.y.

- PARKING/LOADING SCHEDULE**
- Building Gross Floor Area = 6,184 s.f.
 - Building Use: Office
 - Parking Spaces Required: (1 per 1,000 s.f. of GFA) = 7
 - Handicap Spaces Required = 1
 - Parking Spaces Provided = 0*
 - Handicap Spaces Provided = 1

- *PARKING/LOADING SCHEDULE NOTES**
- Given the septic appurtenance location(s), there is not enough space to provide a compliant parking lot, drive aisle & walkway to the proposed renovated structure. Any parking facility would most likely need to be overtop the existing septic field.
 - If the proposed ADA ramping is moved to the front of the structure, it would be potentially feasible to provide a compliant 20-foot (two-way) drive aisle & 5-ft walkway between the existing buildings, with a parking lot containing 3 or 4 total spaces.
 - The historic commission has indicated that the proposed ADA ramping cannot be relocated to the front of the structure, nor be integrated into the existing porch.



PARCEL 105
0.388 ac
L.66292 F.364

***MISS UTILITY* NOTE**
CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION.

Utility locations shown hereon are based on field observations and available records. Their locations are to be considered approximate and must be verified by the appropriate utility provider and located by test pitting prior to any construction.

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, license No. 25725, expiration date: 6-20-2025.
Jon A. Shiancoe
JON A. SHIANCOE DATE: 9-17-2024
MD PE#25725



ENGINEERING **JAS** DESIGN
LLC
5105 MOUNT OAKS SANCTUARY DRIVE
BOWIE, MD 20720
PHONE (301) 262-1630 WWW.JASEDLIC.COM

DRAWN BY: JAS
DATE: SEPTEMBER 17, 2024
SCALE: 1 INCH = 10 FEET
SHEET NO.: S1
DWG FILE: 505-SITEPLAN.DWG

PARCEL 105
15114 BARNESVILLE ROAD
BARNESVILLE
ELECTION DISTRICT NO. 11
MONTGOMERY COUNTY, MARYLAND

SITE PLAN

NO.	DATE	REVISIONS