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
		Public Notice:	10/9/2024
Applicant:	SRK LLC Jesse Tarr, Agent	**Tax Credit:**	Partial
Review:	Preliminary Consultation	**Staff:**	Laura DiPasquale
Proposal:	New ADA access, porch alterations, fenestration alterations and other work		

STAFF RECOMMENDATION

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

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

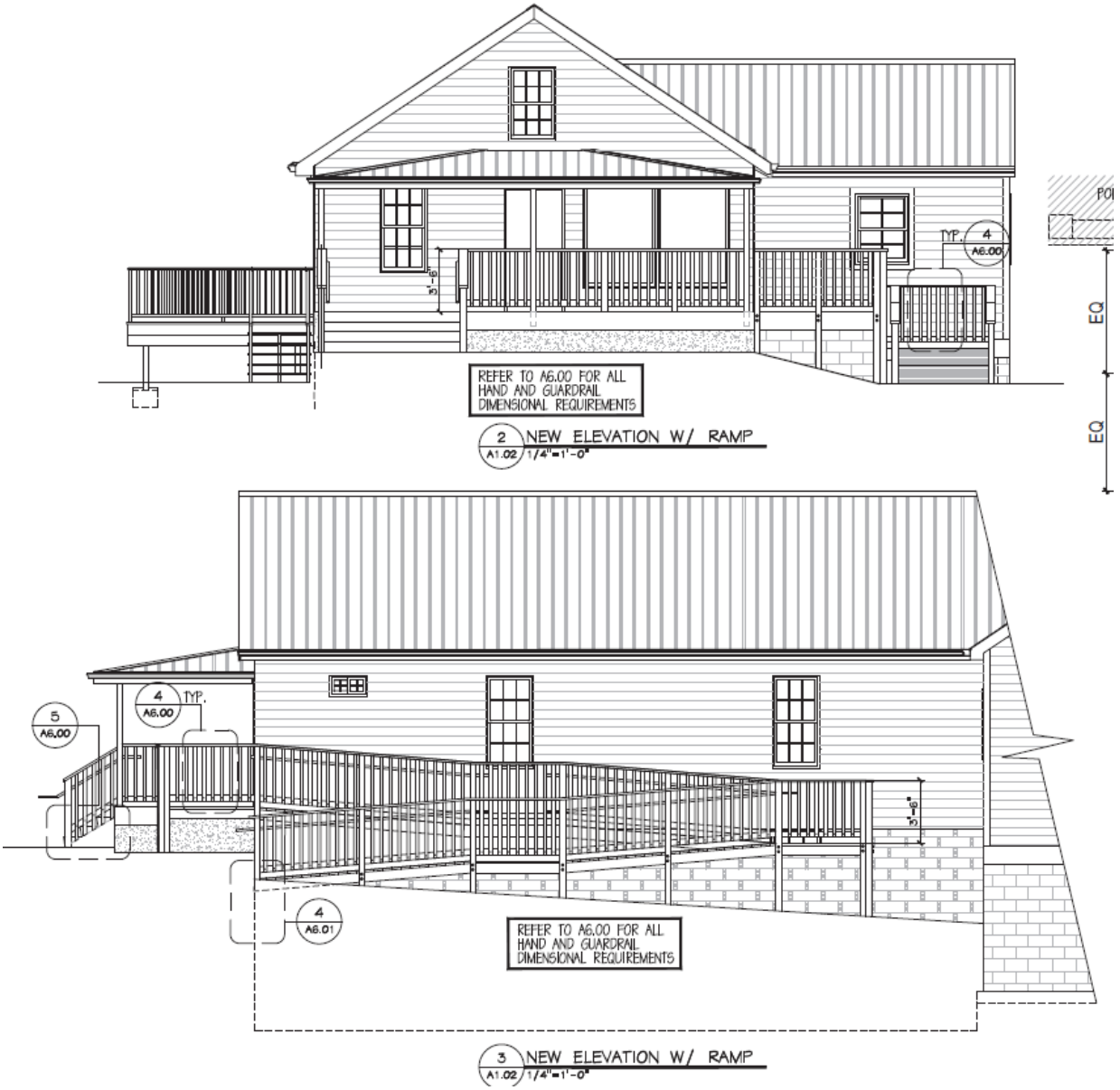


Figure 6: Front and side elevation drawings showing the proposed ramp.

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 MCAtlas 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, MCAtlas); example of staff-recommended door style (right).

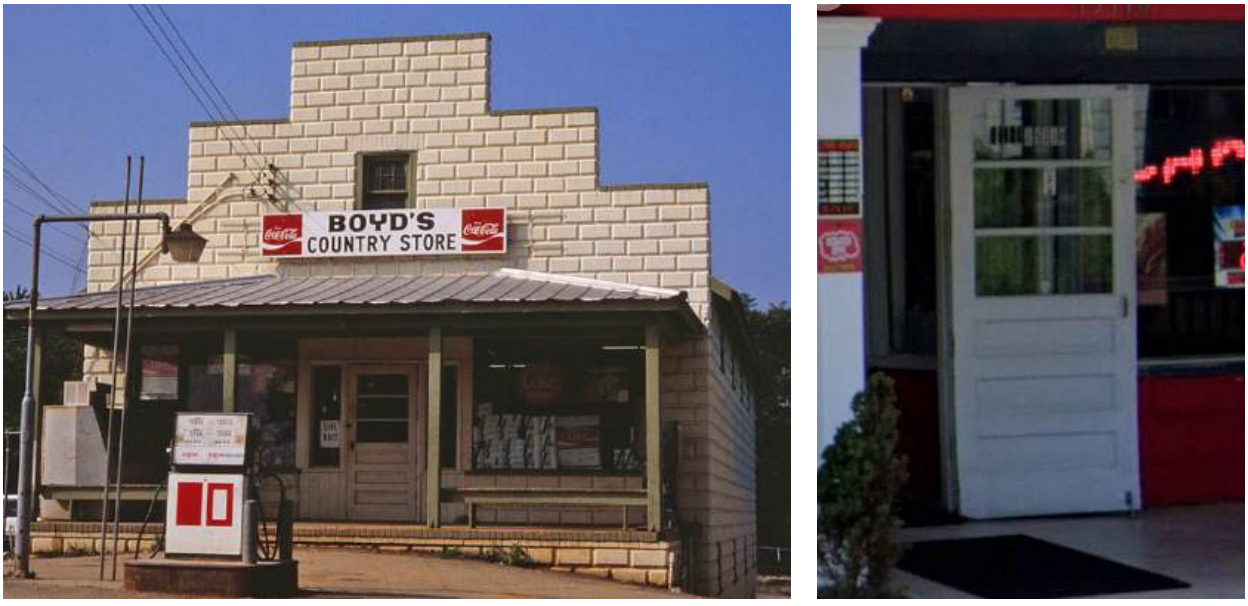


Figure 8: The neighboring Boyd's Country Store shows a similar half-light door with horizontal panels below.

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.

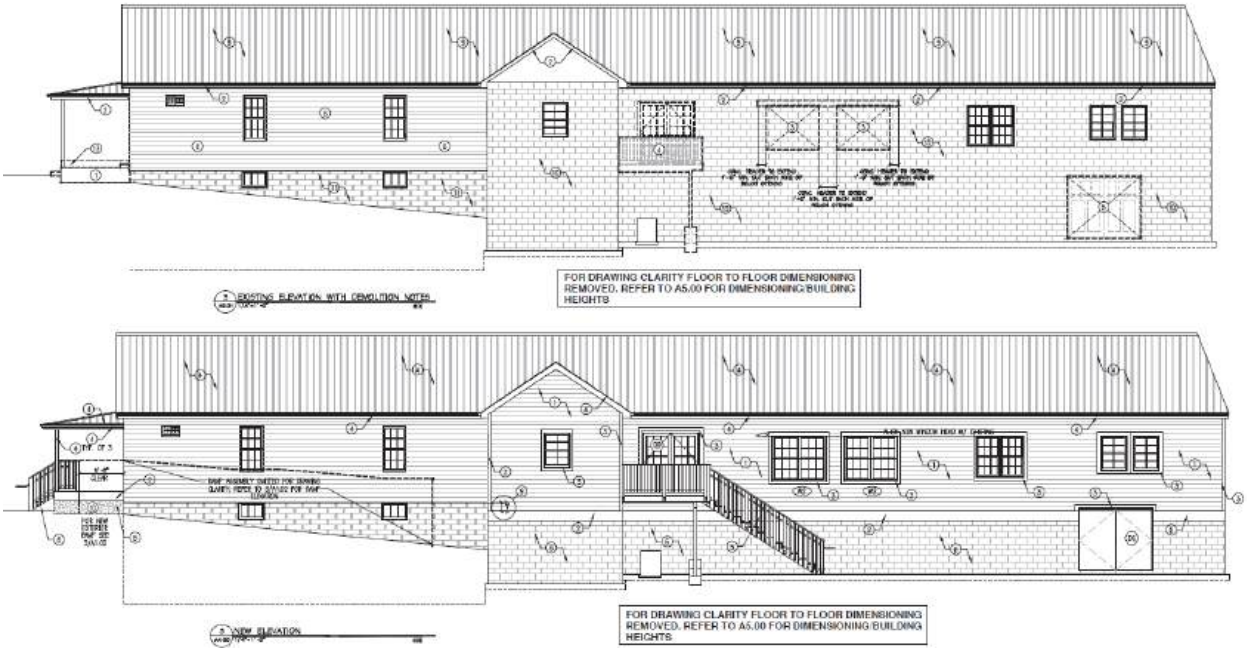


Figure 14: West elevation drawings (demo above, proposed below) showing the windows, deck and egress stairs, and siding to be added to be added.

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

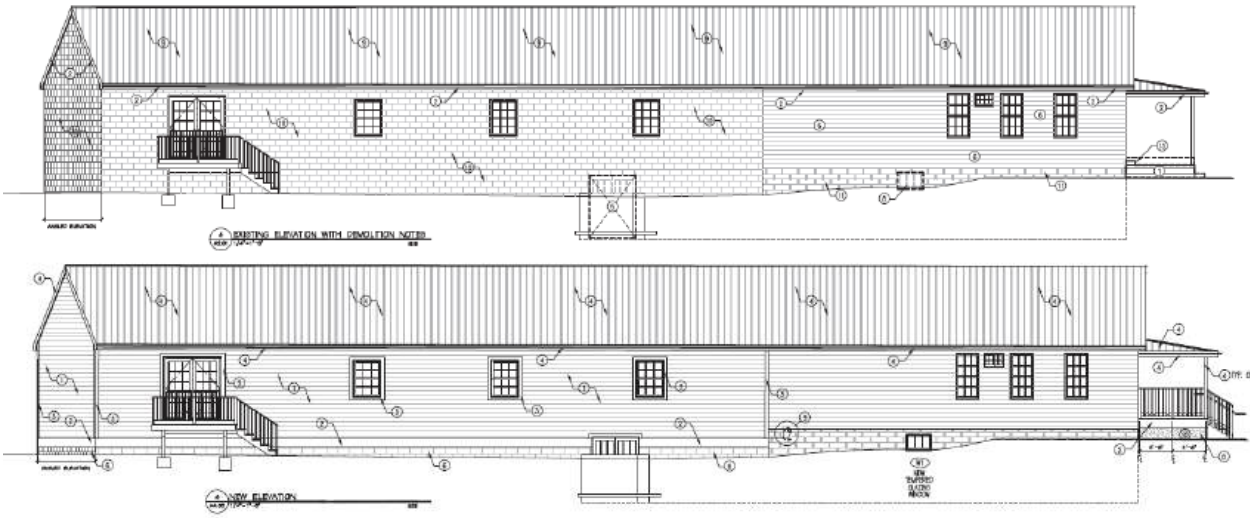


Figure 16: East elevation drawings (existing/demo above, proposed below) showing the addition of Hardie siding over the CMU rear addition.

STAFF RECOMMENDATION

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

FOR STAFF ONLY:
HAWP# 1087171
DATE ASSIGNED_____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: SRK LLC E-mail: info@citypermit.us

Address: 481 N Frederick Ave. #435 City: Gaithersburg, MD Zip: 20878

Daytime Phone: 2027691958 Tax Account No.: 81-4253645

AGENT/CONTACT (if applicable):

Name: Jesse Tarr E-mail: info@citypermit.us

Address: 3191 Grand Ave City: Miami Zip: 33133

Daytime Phone: 202-769-1958 Contractor Registration No.: N/A

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

Is the Property Located within an Historic District? Y Yes/District Name Boyds Historic Distric
__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:

- [✓] 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.

_____ 9/20/2024

Signature of owner or authorized agent Date

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING

[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
E-mail: 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)
1511o 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: REBECCAH 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. REBECCAH 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/NA

3. REPLACEMENT OF FRONT WINDOW/REPLACEMENT OF SIDE WINDOWS: REBECCAH 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. REBECCAH 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 CONDTION 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 significat 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 PROPOSSED. HE HOWEVER RECOMMENDED WE REACH OUT TO REBECCAH BALLO HISTORIC PRESERVATION SUPERVISOR @ MCPD TO DISCUSS. ARCHITECT AND OWNERSHIP MET ON SITE WITH REBECCAH ON 8/28/24 TO DISCUSS THE PROJECT IN DEPTH REGARDING SCOPE OF WORK AND DESIRED EXTERIOR ALTERATIONS. REBECCAH HAD GIVEN TENTATIVE APPROVALS TO THE EXTERIOR IMPROVEMENTS/ALTERATIONS PROPOSED. FINAL DESIGN DOCUMENTATION WILL BE SUBMITTED TO HISTORIC/MCPD FOR REVIEW.

PERMIT ISSUE 9/15/24
BID ISSUE ----
CONSTRUCTION ISSUE ----

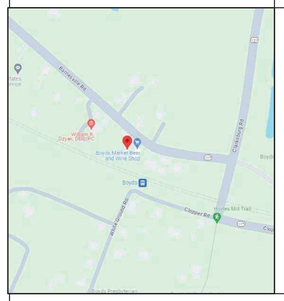
DATE	REVISIONS	BY

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, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 30718, EXPIRATION DATE: 10-10-2025"

VICINITY MAP



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

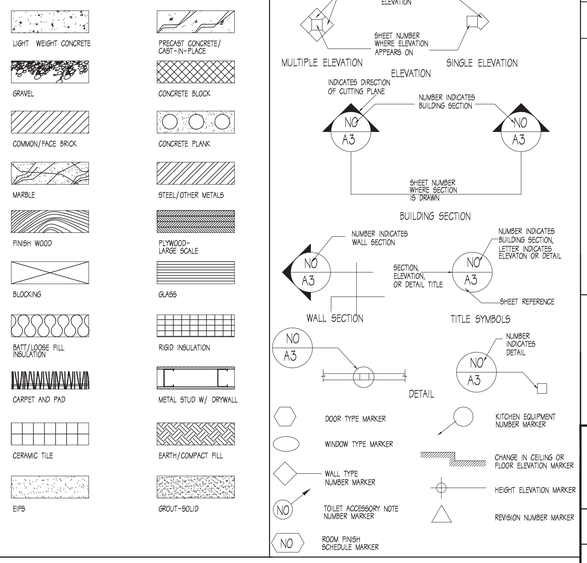
PERMIT ISSUE 9-15-24

ABBREVIATIONS

NOTE: ALL ABBREVIATIONS MAY NOT BE USED

A			
ACOUS	ACOUSTICAL	LAV	LAVATORY
ADJ	ADJACENT	LB	POUND
AFF	ABOVE FINISHED FLOOR	LOC	LOCATION
ALUM	ALUMINUM	**M**	
APPROX	APPROXIMATE	MAT	MATERIAL
ARCH	ARCHITECTURAL	MAX	MAXIMUM
B		MECH	MECHANICAL
BC	BASE CABINET	MEMB	MEMBER
BD	BOARD	MFR	MANUFACTURER
BLDG	BUILDING	MIN	MINIMUM
BLK	BLOCK(ING)	MISC	MISCELLANEOUS
BLKT	BLANKET	MTD	MOUNTED
BLTN	BUILT-IN	MTL	METAL
BOT	BOTTOM	**N**	
BP	BASE PLATE	N	NORTH
BS	BOTH SIDES	N/A	NOT APPLICABLE
BW	BOTH WAYS	NIC	NOT IN CONTRACT
C		NO	NUMBER
CAB	CABINET	NOM	NOMINAL
CER	CERAMIC	NTS	NOT TO SCALE
CL	CENTER LINE	**O**	
CLG	CEILING	OC	ON CENTER
CLR	CLEAR	OD	OUTSIDE DIAMETER
COL	COLUMN	OPNG	OPENING
CONC	CONCRETE	OPP	OPPOSITE
CONN	CONNECTION	ORIG	ORIGINAL
CONT	CONTINUOUS	**P**	
CONST	CONSTRUCTION	PLYWD	PLYWOOD
CONST JT	CONSTRUCTION JOINT	PNL (S)	PANEL
CT	CERAMIC TILE	PNT	PAINT (ED/ING)
CTR	CENTER	PTN	PARTITION
CY	CUBIC YARD	PVT	PAVEMENT
D		**R**	
DEMO	DEMOLISH, DEMOLITION	RAD	RADIUS
DET	DETAIL	RECT	RECTANGULAR
DIA	DIAMETER	REQD	REQUIRED
DIM	DIMENSION	RH	RIGHT HAND
DN	DOWN	RM	ROOM
DR	DOOR	RMV	REMOVE
DWG	DRAWING (S)	**S**	
E		S	SOUTH
E	EAST	SCH	SCHEDULE
EA	EACH	SECT	SECTION
EF	EACH FACE	SF	SQUARE FOOT
EJ	EXPANSION JOINT		
ELEC	ELECTRICAL	SHT	SHEET
EL. ELEV	ELEVATION	SHLV(G)	SHELVES (ING)
ELEV	ELEVATOR	SIM	SIMILAR
EQ	EQUAL	SP	SPACE
EQUIP	EQUIPMENT	SPEC (S)	SPECIFICATION (S)
ETR	EXISTING TO REMAIN	SQ	SQUARE
EWC	ELECTRICAL WATER COOLER	SS	STAINLESS STEEL
		STD	STANDARD
EXIST	EXISTING	STL	STEEL
E.W.	EACH WAY	STOR	STORAGE
F		STRUCT	STRUCTURAL
FF	FINISHED FLOOR	SUSP	SUSPENDED
FIN	FINISH	**T**	
FLR	FLOOR	TEMP	TEMPORARY
FT	FOOT, FEET	TLT	TOILET
FV	FIELD VERIFY	TH, THK	THICK
G		THRSH	THRESHOLD
GA	GAUGE	TYP	TYPICAL
GALV	GALVANIZED	**U**	
GL	GLASS	UC	UNDER COUNTER
GOVT	GOVERNMENT	UL	UTILITY LEDGE
GWB	GYPSUM WALL BOARD	UNO	UNLESS NOTED OTHERWISE
H		VERT	VERTICAL
H	HIGH	VIF	VERIFY IN FIELD
HC	HOLLOW CORE		
HDW	HARDWARE		
HD	HEAD	**W**	
HT	HEIGHT	W	WEST
HM	HOLLOW METAL	W/	WITH
HORZ	HORIZONTAL	W/O	WITHOUT
HR (S)	HOUR (S)	WD	WOOD
HVAC	HEATING, VENTILATION, & AIR CONDITIONING	WIND	WINDOW
		WP	WATERPROOF (ING)
I		WTW	WALL TO WALL
ID	INSIDE DIAMETER		
INST	INSTALL (ATION)		
IBUL	INSULATION		
INT	INTERIOR		
J			
JLP	J.L. METAL PARTITION		
JT	JOINT		

MATERIAL LEGEND



SYMBOL LEGEND

GENERAL NOTES:

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.

DRAWINGS INDEX

CIVIL

S1 - SITE PLAN
(INCLUDED IN ARCHITECTURAL DRAWING SET)

ARCHITECTURAL

MEP

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PH: 301-706-7991

CONTACT: SCOTT A. GREENBERG
EMAIL: SGREENBERG@GORDONANDGREENBERG.COM

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TOOMEY ENGINEERING CORPORATION

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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 (NO CHANGE) BSMT. 3,092 SF +/- GROSS (NO CHANGE) 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	VARIES
Fixed fenestration	U Factor	0.38
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 and Depth	R-value	R-10, 2ft
Crawlspace	R-value	*R-10/13

DPS | Montgomery County Department of Permitting Services

Department of Permitting Services
Division of Commercial Building Construction
2425 Reedie Drive, 7th Floor, Wheaton, MD 20902
Phone: 311 in Montgomery County or (240) 777-0311
http://www.montgomerycountymd.gov/permitting/services

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 crinking 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.

Print Name

Signature

9-6-2024
Date

Maryland Registration Seal

Page 1 of 1 12/30/2021

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

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

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 fullclear 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 ½ inch maximumin height.Raised thresholds and changes in level at doorways shall comply with Sections 302 and 303.

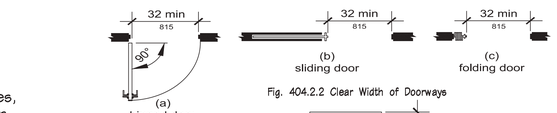

Fig. 404.2.2 Clear Width of Doorways

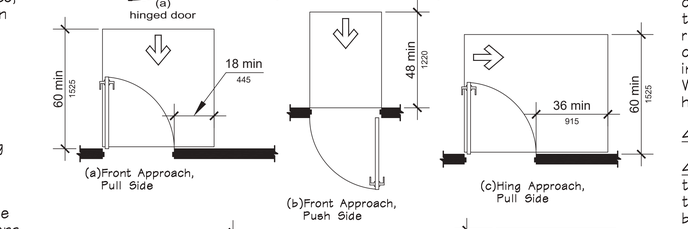

Fig. 404.2.4.1 Maneuvering Clearance at Manual Swinging Doors

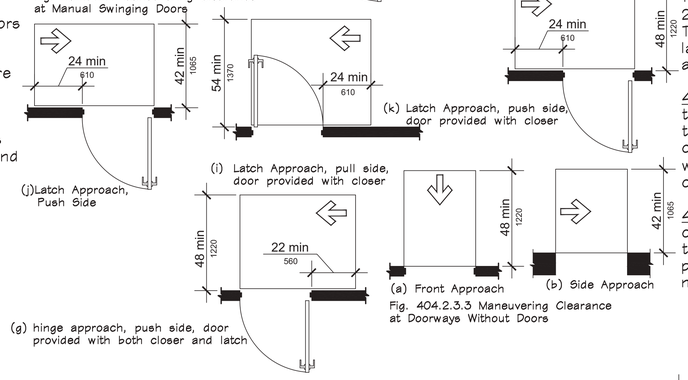

Fig. 404.2.3.3 Maneuvering Clearance at Doorways Without Doors

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 leafs 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.

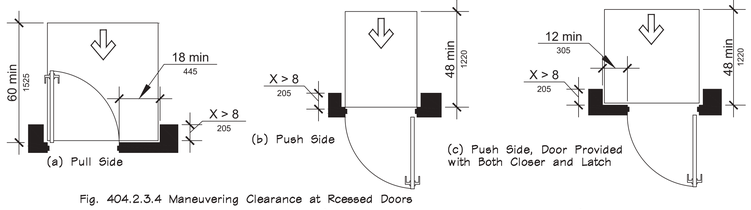

Fig. 404.2.3.4 Maneuvering Clearance at Rcessed Doors

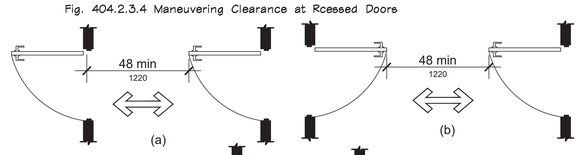

Fig. 404.2.5 Two Doors in a Series

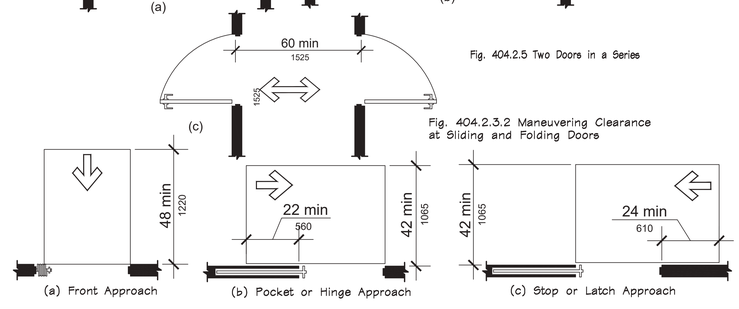

Fig. 404.2.3.2 Maneuvering Clearance at Sliding and Folding Doors

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.

DOORS AND DOORWAYS

TAKEN FROM: 2018 ADA STANDARDS FROM ACCESSIBLE DESIGN

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.

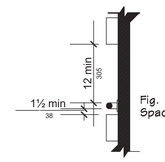

Fig. 609.3
Spacing of Grab Bars

PERMIT ISSUE 9/15/24
BID ISSUE ----
CONSTRUCTION ISSUE ----

DATE	REVISIONS	BY

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

ARCHITECT

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

JOB NO	SRKBOYDSOFFICE
DRAWN	SG
CHECKED	RDG
SCALE	AS NOTED
DATE	9-15-24
SHEET	A0.01
OF	-- SHEETS

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 maximumand the lowforward reach shall be 15 inches minimum above the floor.

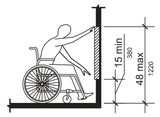

Fig. 308.2.1
Unobstructed Forward Reach

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.
308.3 Side Reach.

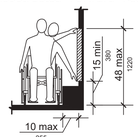

Fig. 308.3.1
Unobstructed Side Reach

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.

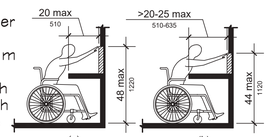

Fig. 308.2.2
Obstructed High Forward Reach

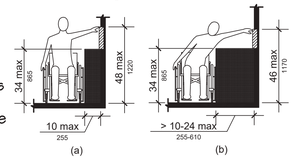

Fig. 308.3.2
Obstructed High Side Reach

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.

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 rearwall, 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 54inches 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.

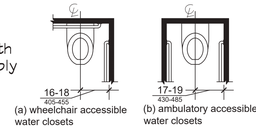

Fig. 604.2 Water Closet Location

Fig. 604.3 Size of Clearance for Water Closet

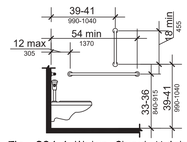

Fig. 604.4 Water Closet Height

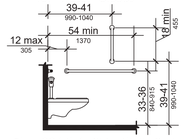

Fig. 604.5.1 Side Wall Grab Bar for Water Closet

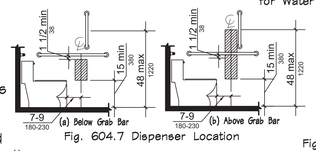

Fig. 604.7 Dispenser Location

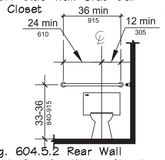

Fig. 604.5.2 Rear Wall Grab Bar for Water Closet

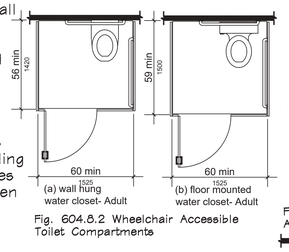

Fig. 604.8.2 Wheelchair Accessible Toilet Compartments

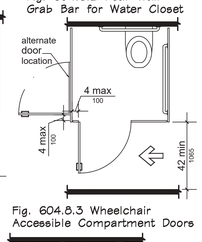

Fig. 604.8.3 Wheelchair Accessible Compartment Doors

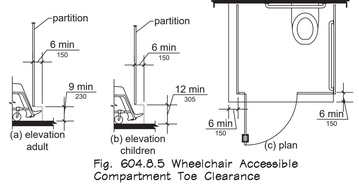

Fig. 604.8.5 Wheelchair Accessible Compartment Toe Clearance

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

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, 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.

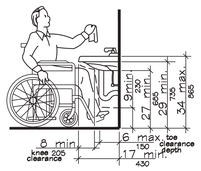

Fig. 606.3 Height of Lavatories and Sinks

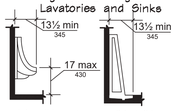

Fig. 605.2 Height of Urinals

CLEAR FLOOR SPACES

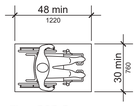

Fig. 305.3
Size of Clear Floor Space

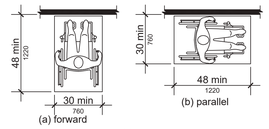

Fig. 305.5
Position of Clear Floor Space

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 alcoveor 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.

TAKEN FROM: 2018 ADA STANDARDS FROM ACCESSIBLE DESIGN

PERMIT ISSUE 9/15/24
BID ISSUE ----
CONSTRUCTION ISSUE ----

DATE	REVISIONS	BY

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

"PROFESSIONAL CERTIFICATION. I, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 30758, EXPIRATION DATE: 10-10-2025"

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

JOB NO • SRKBOYDSOFFICE
DRAWN • SG
CHECKED• RDG
SCALE • AS NOTED
DATE • 9-15-24
SHEET A0.02
OF -- SHEETS

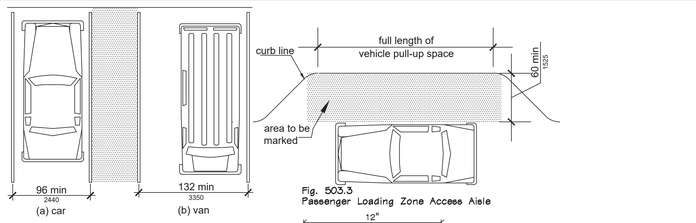
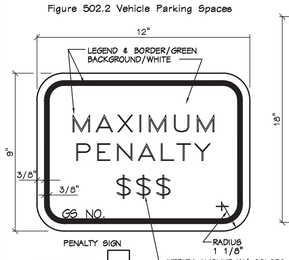


Figure 502.2 Vehicle Parking Spaces

Fig. 503.3
Passenger Loading Zone Access Aisle



CONTRACTOR NOTE:
SEE CIVIL DWGS FOR LOCATION & ADDITIONAL INFORMATION
LOCAL JURISDICTION REGULATION TAKES PRECEDENT OVER INFORMATION SHOWN.

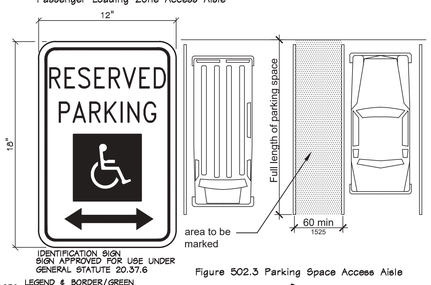
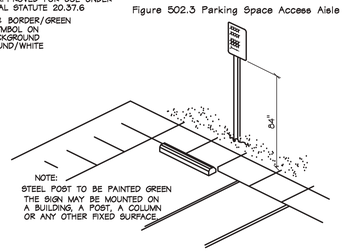


Figure 502.3 Parking Space Access Aisle



ACCESSIBLE PARKING

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 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. Parking spaces for vans and access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2490 mm) minimum.

Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches (1525 mm) minimum above the finish floor or ground surface measured to the bottom of the sign.

Relationship to Accessible Routes. Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.

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 302. 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

504 STAIRWAYS

504.1 General. Accessible stairs shall comply with Section 504.

504.2 Treads and Risers. All steps on a flight of stairs shall have uniform riser height and uniform tread depth. Risers shall be 4 inches minimum and 7 inches maximum in height. Treads shall be 11 inches minimum in depth.

504.3 Open Risers. Open risers shall not be permitted.

504.4 Tread Surface. Stair treads shall comply with Section 302 and shall have a slope not steeper than 1:48.

504.5 Nosings. The radius of curvature at the leading edge of the tread shall be ½ inch maximum. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosing shall be 11/2 inches maximum over the tread or floor below. The leading 2 inches of the tread shall have visual contrast of dark&on&light or light & on & dark from the remainder of the tread.

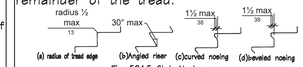


Fig. 504.5 Stair Nosings

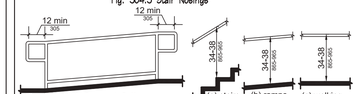
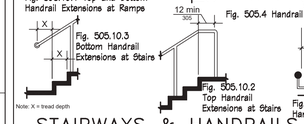


Fig. 505.10.1 Top and Bottom Handrail Extensions at Ramps

Fig. 505.4 Handrail Height



STAIRWAYS & HANDRAILS

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 HANDRIALS

505.1 General.Handrails required by Section405.8 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 1½ inches 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.

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.

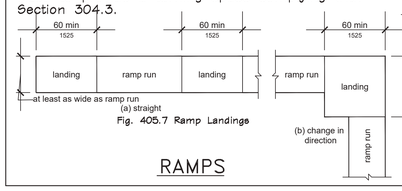


Fig. 405.7 Ramp Landings

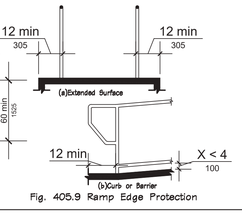


Fig. 405.9 Ramp Edge Protection

RAMPS

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. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides.

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 minimumin 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 curbramps 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.

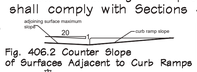


Fig. 406.2 Counter Slope
of Surfaces Adjacent to Curb Ramps

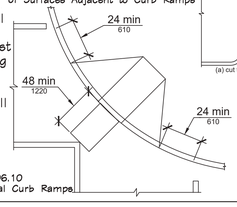


Fig. 406.10
Diagonal Curb Ramps

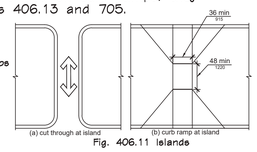


Fig. 406.11 Islands

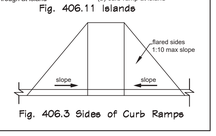


Fig. 406.3 Sides of Curb Ramps

CURBING

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 Symbols.

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 pictogramof a telephone handset with radiating sound waves on a square field complying with Figure 703.6.3.4

Fig. 703.6.3.1
International Symbol
of Accessibility

Fig. 703.6.3.2
International TTY
Symbol

Fig. 703.6.3.3
International Symbol of
Access for Hearing Loss

Fig. 703.6.3.4
Volume-Controlled
Telephone

SIGNAGE

PERMIT ISSUE 9/15/24
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"PROFESSIONAL CERTIFICATION. I, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 30718, EXPIRATION DATE 10-10-2025"

STATE OF MARYLAND
SCOTT ALAN GREENBERG
30718
REGISTERED
ARCHITECT

15114 BARNESVILLE RD. BOYDS, MD 20841

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

JOB NO	SRKBOYDSOFFICE
DRAWN	SG
CHECKED	RDG
SCALE	AS NOTED
DATE	9-15-24
SHEET	A0.03
OF	-- SHEETS

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 REBECCAH BALLO HISTORIC PRESERVATION SUPERVISOR @ MCPD TO DISCUSS. ARCHITECT AND OWNERSHIP MET ON SITE WITH REBECCAH ON 8/28/24 TO DISCUSS THE PROJECT IN DEPTH REGARDING SCOPE OF WORK AND DESIRED EXTERIOR ALTERATIONS. REBECCAH 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.

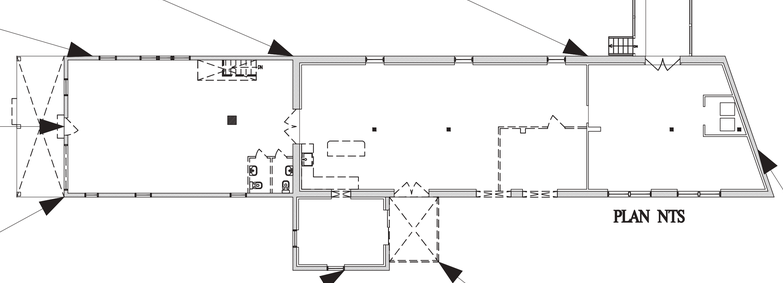
2. REPLACEMENT OF FRONT DOOR/REPLACEMENT OF SIDE EXTERIOR DOORS: REBECCAH HAD INDICATED THAT THE NEW FRONT DOOR SELECTION WOULD BE REQUIRED FOR REVIEW AND APPROVAL, SEE DOOR SCHEDULE/SHEET FOR DOOR SELECTED. EXISTING FRONT DOOR IS NOT PERIOD CORRECT AND WAS REPLACED AT SOME POINT. REBECCAH INDICATED 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.

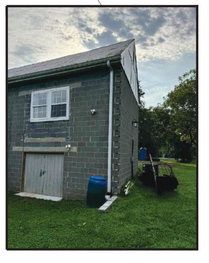
3. REPLACEMENT OF FRONT WINDOW/REPLACEMENT OF SIDE WINDOWS: REBECCAH HAD INDICATED THAT THE NEW FRONT WINDOW SELECTION WOULD BE REQUIRED FOR REVIEW AND APPROVAL, SEE WINDOW SCHEDULE/SHEET FOR WINDOW SELECTED. NEW WINDOW FRAME TO BE WOOD, NOT VINYL OR ALUMINUM. EXISTING FRONT WINDOW SUBJECT TO REPLACEMENT IS NOT PERIOD CORRECT AND WAS REPLACED AT SOME POINT. REBECCAH 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.





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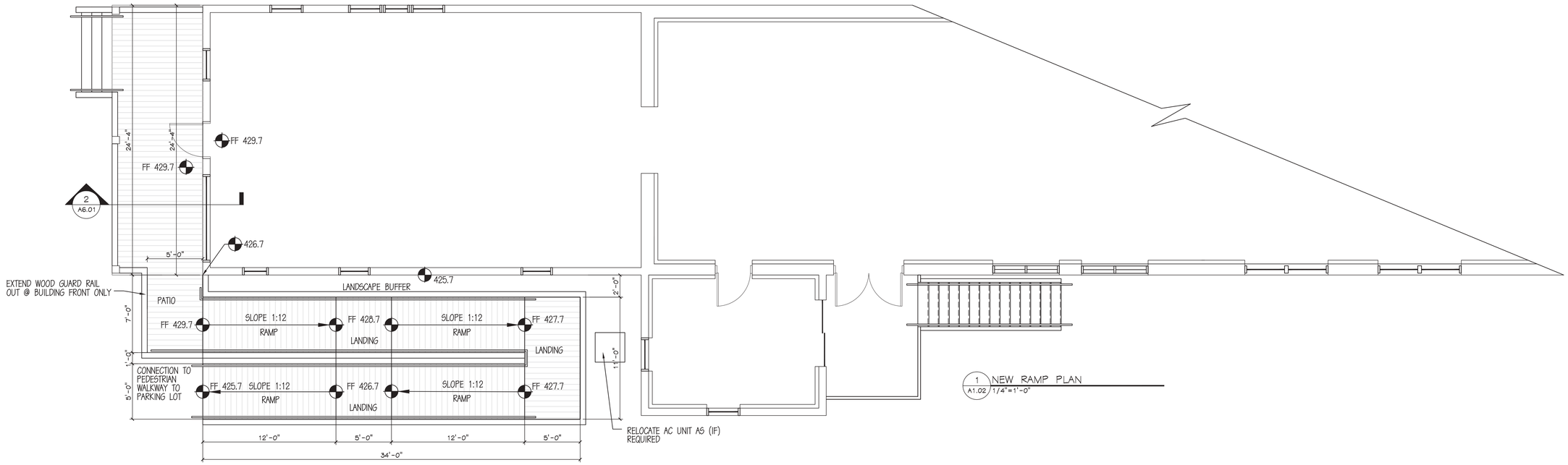
15114 BARNESVILLE RD. BOYDS, MD 20841

BUILDING ALTERATIONS & CHANGE OF USE
SRK LLC. OFFICE

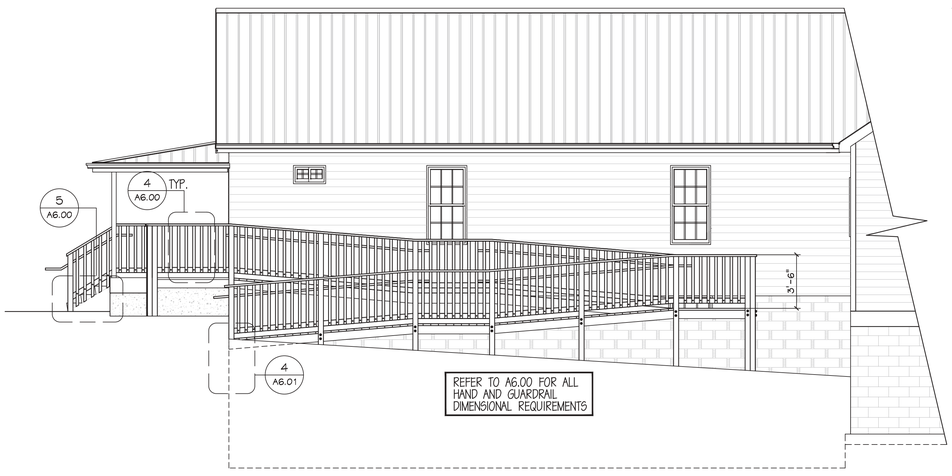
HISTORIC NARRATIVE/PHOTO DOCUMENTATION

JOB NO • SRKBOYDSOFFICE
DRAWN • SG
CHECKED• RDG
SCALE • AS NOTED
DATE • 9-15-24
SHEET A1.01
OF -- SHEETS

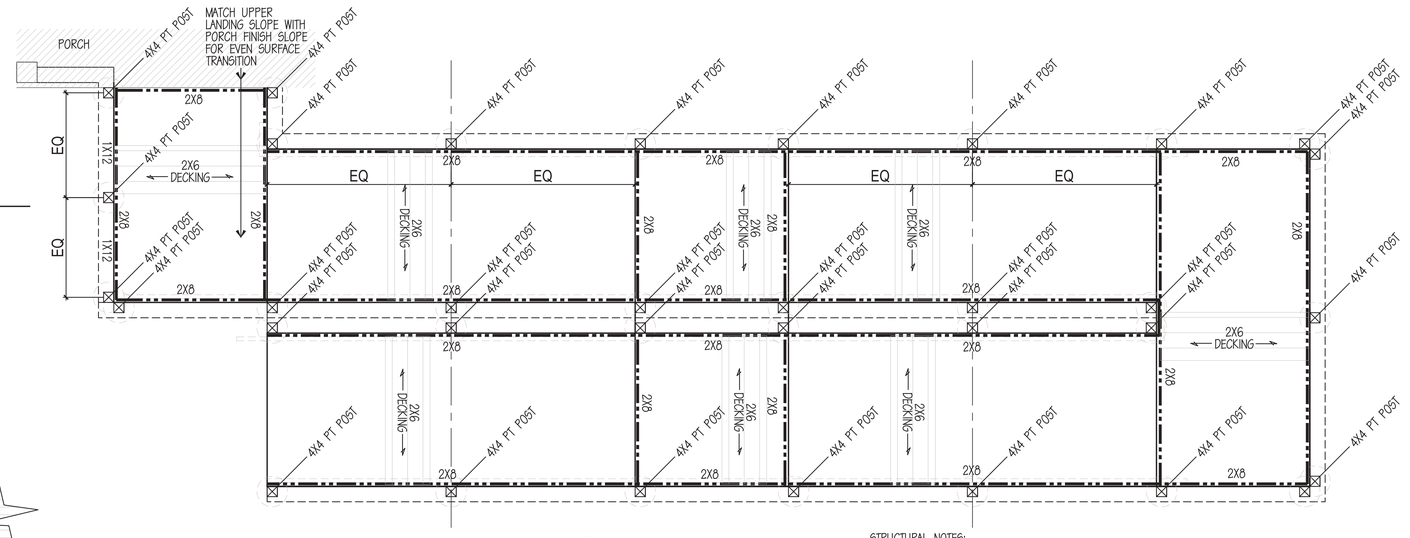


1 A1.02 NEW RAMP PLAN
1/4"=1'-0"

2 A1.02 NEW ELEVATION W/ RAMP
1/4"=1'-0"



3 A1.02 NEW ELEVATION W/ RAMP
1/4"=1'-0"



4 A1.02 NEW RAMP STRUCTURAL PLAN
1/2"=1'-0"

STRUCTURAL NOTES:
1. ALL 4X4 POSTS FOOTINGS IN KIND TO FOUNDATION DETAIL 3/A6.01. COMBINE FOOTINGS WHEN YOU HAVE NEIGHBORING POSTS CONDITIONS
2. ALL LUMBER TO BE PRESSURE TREATED
3. REFER TO 1/A1.02 FOR DIMENSIONING
4. REFER TO 4/A6.00 FOR GUARDRAIL ASSEMBLY CONSTRUCTION AND REQUIRED DIMENSIONING
5. CONTINUOUS HANDRAIL REQUIREMENTS PER 7/A6.00

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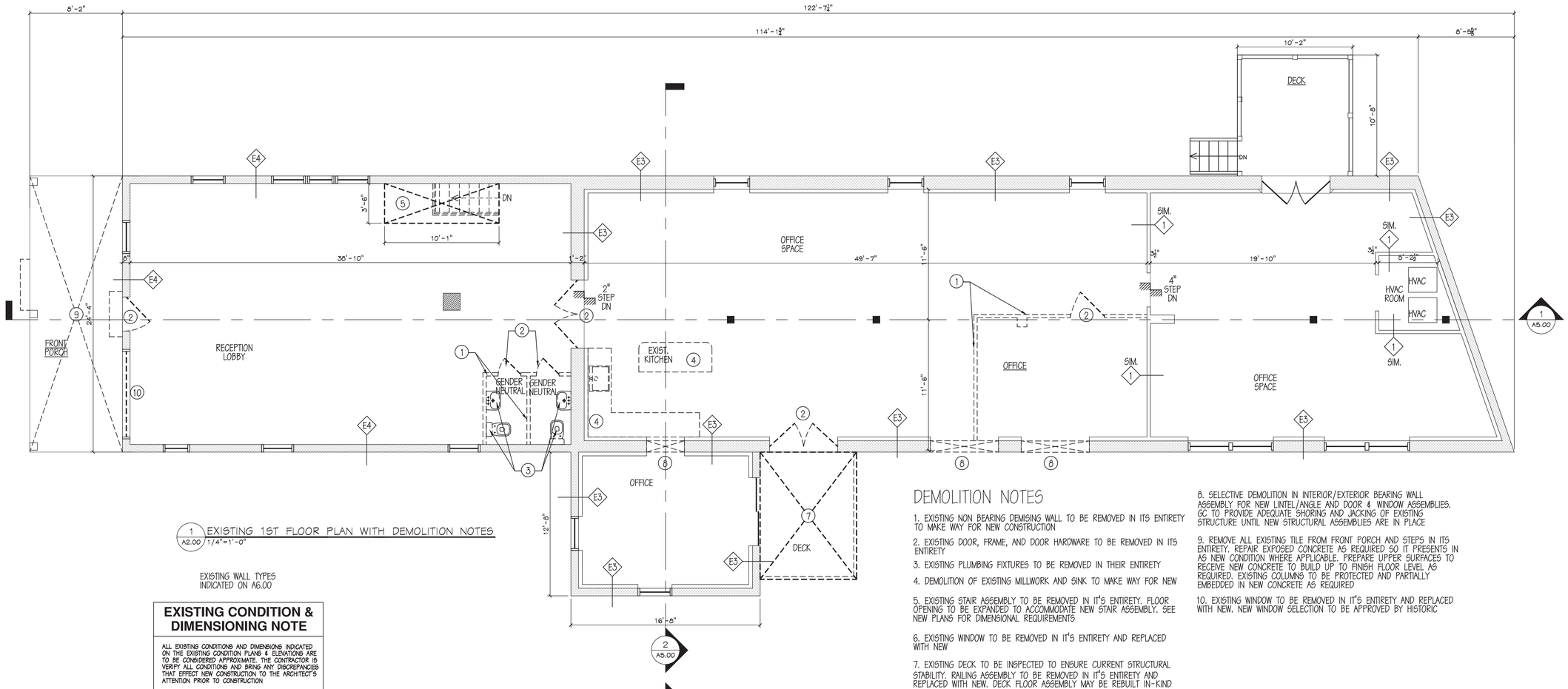
STATE OF MARYLAND
ROBERT DAVID GREENBERG
30718
REGISTERED
ARCHITECT

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

ACCESSIBILITY RAMP

JOB NO	SRKBOYDSOFFICE
DRAWN	SG
CHECKED	RDG
SCALE	AS NOTED
DATE	9-15-24
SHEET	A1.02
OF	-- SHEETS



1 A2.00 EXISTING 1ST FLOOR PLAN WITH DEMOLITION NOTES
1/4"=1'-0"

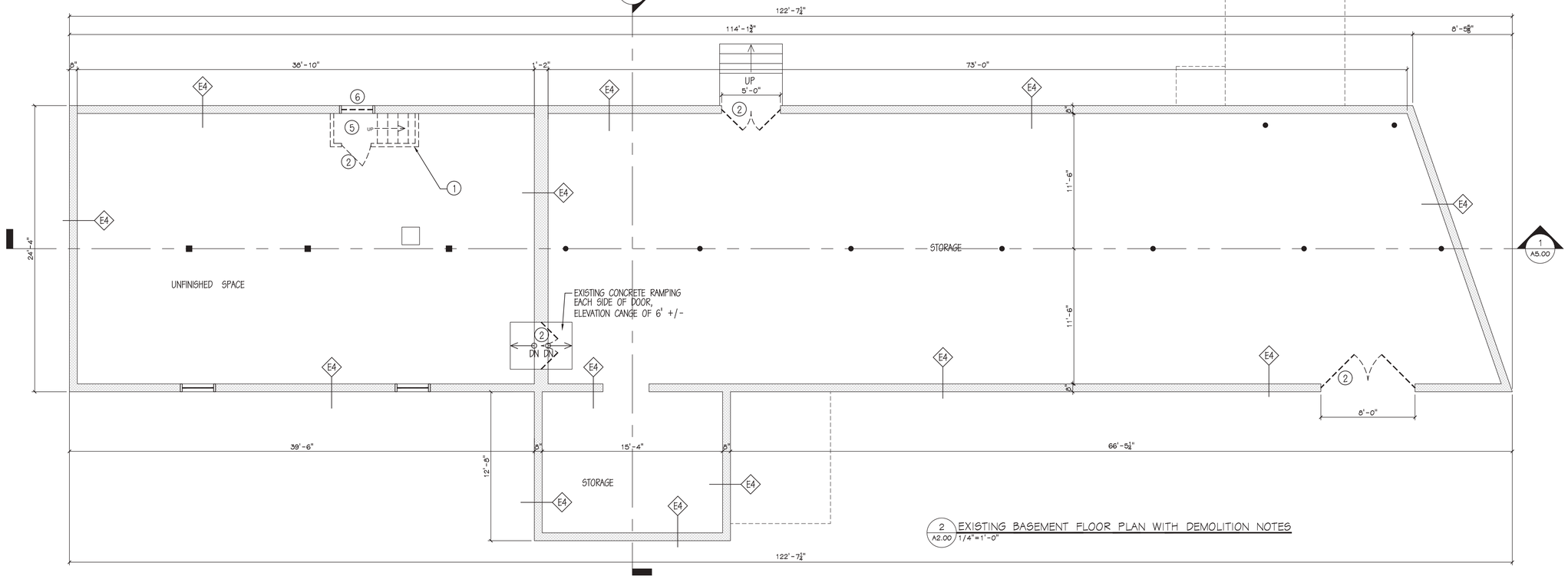
EXISTING WALL TYPES INDICATED ON A6.00

EXISTING CONDITION & DIMENSIONING NOTE

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

DEMOLITION NOTES

1. EXISTING NON BEARING DEMISING WALL TO BE REMOVED IN ITS ENTIRETY TO MAKE WAY FOR NEW CONSTRUCTION
2. EXISTING DOOR, FRAME, AND DOOR HARDWARE TO BE REMOVED IN ITS ENTIRETY
3. EXISTING PLUMBING FIXTURES TO BE REMOVED IN THEIR ENTIRETY
4. DEMOLITION OF EXISTING MILLWORK AND SINK TO MAKE WAY FOR NEW
5. EXISTING STAIR ASSEMBLY TO BE REMOVED IN IT'S ENTIRETY. FLOOR OPENING TO BE EXPANDED TO ACCOMMODATE NEW STAIR ASSEMBLY. SEE NEW PLANS FOR DIMENSIONAL REQUIREMENTS
6. EXISTING WINDOW TO BE REMOVED IN IT'S ENTIRETY AND REPLACED WITH NEW
7. EXISTING DECK TO BE INSPECTED TO ENSURE CURRENT STRUCTURAL STABILITY. RAILING ASSEMBLY TO BE REMOVED IN IT'S 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
8. SELECTIVE DEMOLITION IN INTERIOR/EXTERIOR BEARING WALL ASSEMBLY FOR NEW LINTEL/ANGLE AND DOOR & WINDOW ASSEMBLIES. GC TO PROVIDE ADEQUATE SHORING AND JACKING OF EXISTING STRUCTURE UNTIL NEW STRUCTURAL ASSEMBLIES ARE IN PLACE
9. REMOVE ALL EXISTING TILE FROM FRONT PORCH AND STEPS IN ITS ENTIRETY. REPAIR EXPOSED CONCRETE AS REQUIRED SO IT PRESENTS IN AS NEW CONDITION WHERE APPLICABLE. PREPARE UPPER SURFACES TO RECEIVE NEW CONCRETE TO BUILD UP TO FINISH FLOOR LEVEL AS REQUIRED. EXISTING COLUMNS TO BE PROTECTED AND PARTIALLY EMBEDDED IN NEW CONCRETE AS REQUIRED
10. EXISTING WINDOW TO BE REMOVED IN IT'S ENTIRETY AND REPLACED WITH NEW. NEW WINDOW SELECTION TO BE APPROVED BY HISTORIC



2 A2.00 EXISTING BASEMENT FLOOR PLAN WITH DEMOLITION NOTES
1/4"=1'-0"

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CONSTRUCTION ISSUE ----

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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	SG
CHECKED	RDG
SCALE	AS NOTED
DATE	9-15-24
SHEET	A2.00
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 IT'S 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 IT'S ENTIRETY AND REPLACED WITH NEW. NEW WINDOW SELECTION TO BE APPROVED BY HISTORIC

8. EXISTING WINDOW TO BE REMOVED IN IT'S ENTIRETY AND REPLACED WITH NEW.

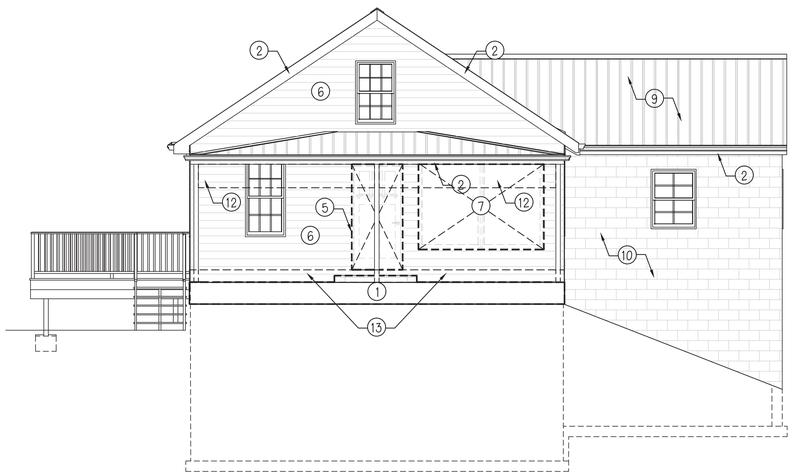
9. EXISTING STANDING SEAM METAL ROOF TO REMAIN. ROOF TO BE REPAIRED AS NEEDED TO AS NEW CONDITION. ROOF IN IT'S ENTIRETY TO BE PREPPED TO RECEIVE NEW PAINT

10. EXISTING CMU BLOCK PREPPED TO RECEIVE NEW EXTERIOR FINISH. REPAIR AS NEEDED

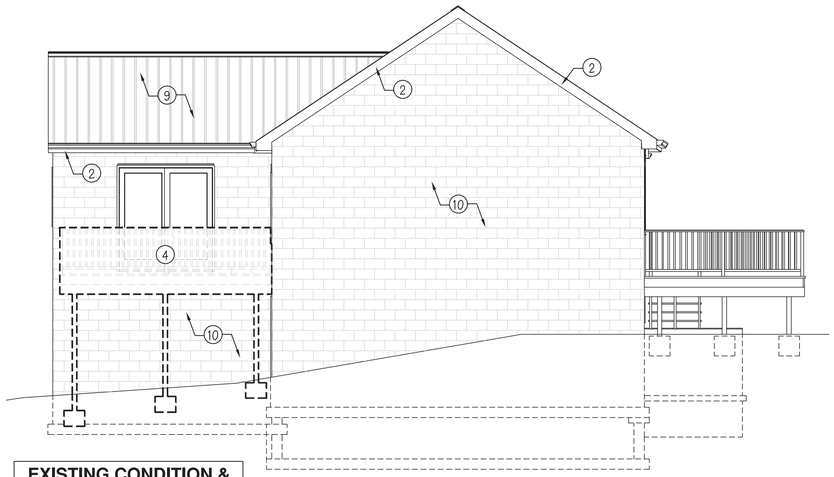
11. PRESSURE WASH EXISTING CAST CONCRETE BLOCK-RETAIN NATURAL FINISH-NO PAINT

12. ADDED NON-PERIOD CURRENTLY PAINTED OVER SIGNAGE TO BE REMOVED IN IT'S ENTIRETY

13. PREP SURFACES TO RECEIVE CONCRETE INFILL TO RAISE FINISH PORCH GRADE TO DOOR LEVEL



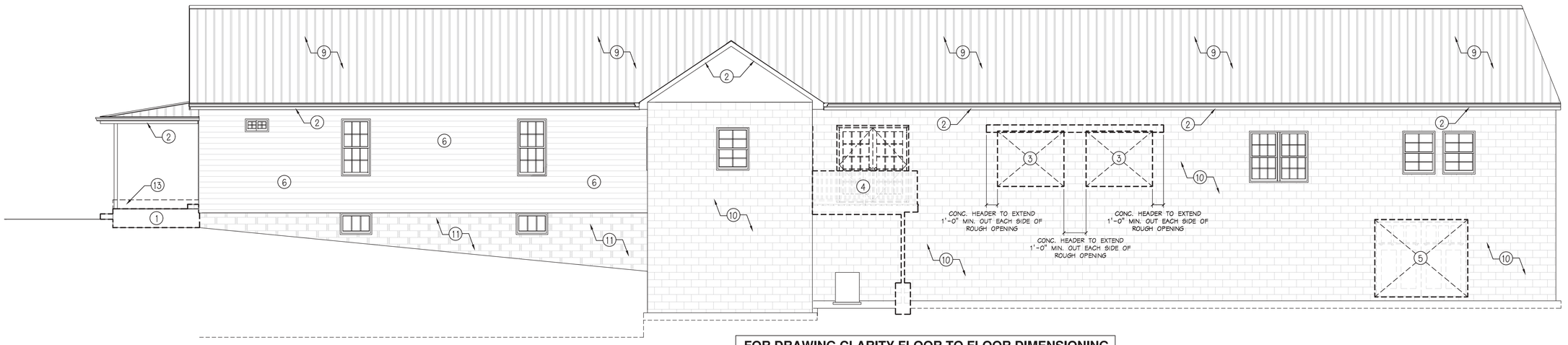
1 A2.01 EXISTING ELEVATION WITH DEMOLITION NOTES
1/4"=1'-0" FRONT



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

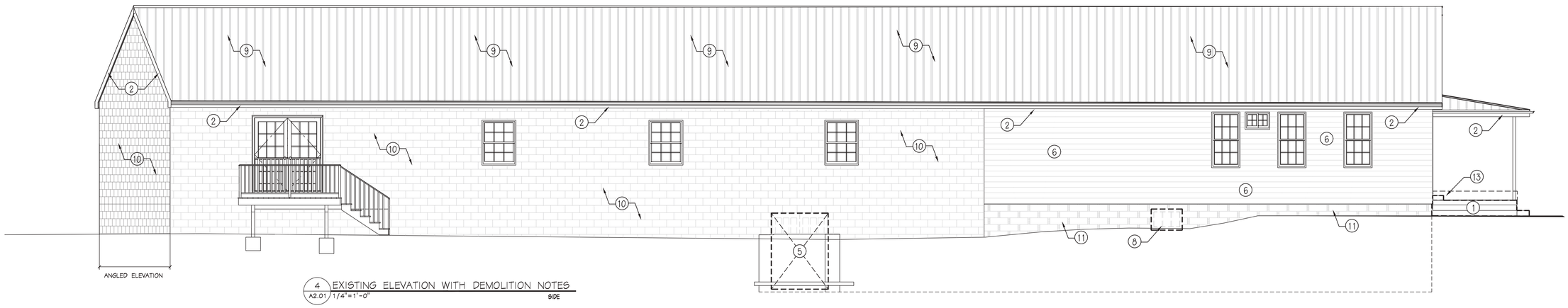
EXISTING CONDITION & DIMENSIONING NOTE

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



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

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



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

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BID ISSUE ----
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DATE	REVISIONS	BY

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CLARKSBURG, MD 20871

ARCHITECT

"PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 6078, EXPIRATION DATE: 6-5-2026"

15114 BARNESVILLE RD. BOYDS, MD 20841

BUILDING ALTERATIONS & CHANGE OF USE
SRK LLC. OFFICE

EXISTING CONDITION ELEVATIONS WITH DEMOLITION NOTES

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

NEW STAIR NOTE: TREAD AND RISER DIMENSIONING TO CONFORM TO 6/A6.00 AND HAND RAIL REQUIREMENTS TO CONFORM TO 7/8 A6.0. REFER TO 10/11 A6.0 FOR NEW STAIR CONSTRUCTION

NEW STAIR-NON EGRESS

DECK
NOT FOR USE

NOT AN EGRESS DOOR
(DOOR NOT USED)

SLOPE
1/4" PER 1'-0"

ACCESSIBLE ENTRY/EXIT

FRONT PORCH

OFFICE RECEPTION LOBBY 12

DRINKING FOUNTAINS

HALL 14

GENDER NEUTRAL 016

ADA GENDER NEUTRAL 17

CLO.

JC

BUILT-IN KITCHENETTE

MILLWORK BY OWNER. ENSURE COUNTER HEIGHT IS NO GREATER THAN 2'-10" AFF

F.E. SEE DETAILS 2/3 A6.00 FOR MOUNTING HEIGHTS AND REQUIREMENTS

NEW RAMP SLOPE 1:12

OFFICE SPACE 20

OF OF FINISH BUILDING FACE MIN.

OFFICE SPACE

HVAC CLOSET 21

HVAC

FOR NEW EXTERIOR RAMP SEE 1/A1.02

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

OFFICE 19

DECK

NEW WD PRESSURE TREATED STAIR ASSEMBLY WITH HANDRAILS-SEE A6.00 FOR CONSTRUCTION DETAILS

4 A6.00 NEW GUARDRAIL ASSEMBLY TYP.

1 A3.00 NEW 1ST FLOOR PLAN 1/4"=1'-0"

WALL TYPES INDICATED ON A6.00

SHADED WALL INDICATES NEW-NON RATED WALL ASSEMBLY

SEE PLAN

EXISTING CONDITION & DIMENSIONING NOTE

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

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

REV.

FURR STUD WALL OUT 1/2" @ EXISTING WALLS

ADA GENDER NEUTRAL 05

FV-TERMINATE WALL @ BEGINNING RISER

UNFINISHED/UNUSED SPACE PASS THROUGH AREA 01

TOOL STORAGE 04

CORRIDOR 03

FIELD VERIFY JOG LOCATION TYP. OF 4. ALLOW 2" MIN. CLEARANCE BETWEEN NEW STUD WALL ASSEMBLY AND EXISTING COLUMN

F.E. SEE DETAILS 2/3 A6.00 FOR MOUNTING HEIGHTS AND REQUIREMENTS

TYPICAL OPENING TO BE 36" CLEAR MIN.

UNFINISHED/UNUSED SPACE 02

LANDING

NEW RAMP SLOPE 1:12

ACCESSIBLE ENTRY/EXIT

STORAGE NOTE: ALL STORAGE TO BE NON-COMBUSTIBLE TOOLS USED BY SRK.LLC'S BUSINESS OPERATION. THERE IS TO BE NO BUILDING MATERIAL STORAGE AND OR STORAGE OF ANY COMBUSTIBLE ITEMS OF ANY KIND.

2 A3.00 NEW BASEMENT PLAN 1/4"=1'-0"

PERMIT ISSUE 9/15/24
BID ISSUE ----
CONSTRUCTION ISSUE ----

DATE	REVISIONS	BY

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

ARCHITECT

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STATE OF MARYLAND — SCOTT ALAN GREENBERG — LICENSED ARCHITECT

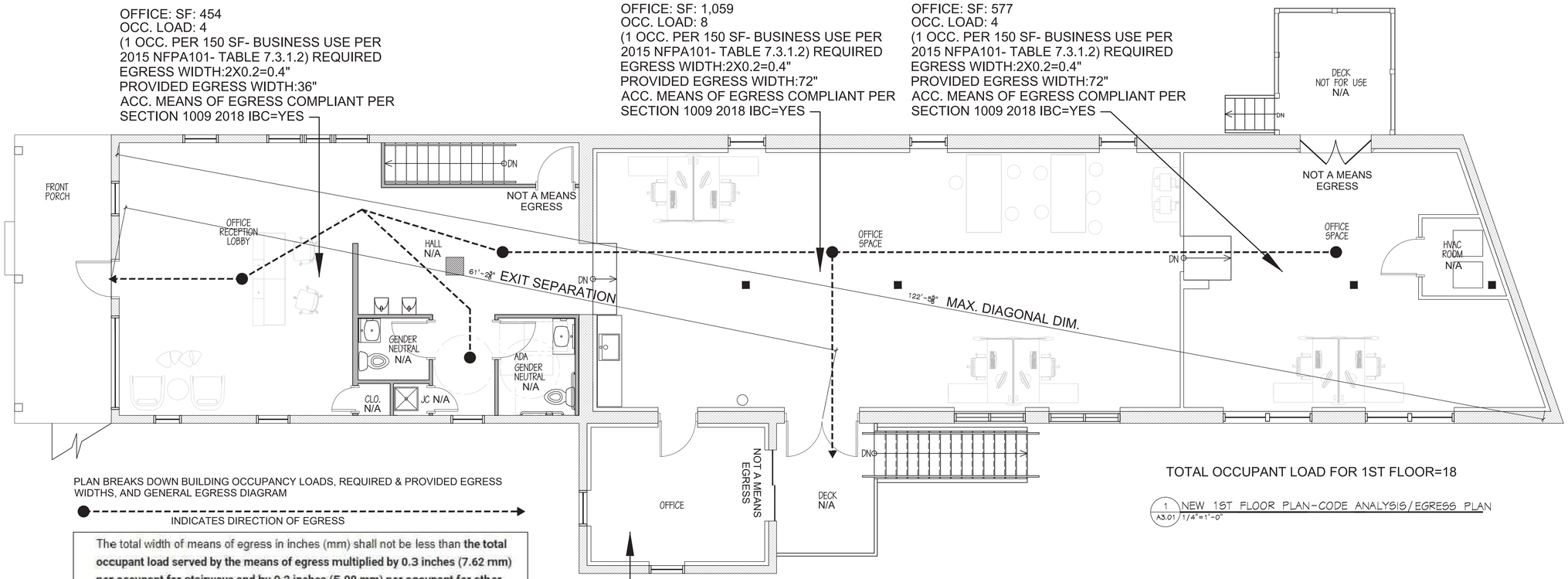
15114 BARNESVILLE RD. BOYDS, MD 20841
BUILDING ALTERATIONS & CHANGE OF USE
SRK LLC. OFFICE
NEW FLOOR PLANS

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

OFFICE: SF: 454
OCC. LOAD: 4
(1 OCC. PER 150 SF- BUSINESS USE PER 2015 NFPA101- TABLE 7.3.1.2) REQUIRED
EGRESS WIDTH:2X0.2=0.4"
PROVIDED EGRESS WIDTH:36"
ACC. MEANS OF EGRESS COMPLIANT PER SECTION 1009 2018 IBC=YES

OFFICE: SF: 1,059
OCC. LOAD: 8
(1 OCC. PER 150 SF- BUSINESS USE PER 2015 NFPA101- TABLE 7.3.1.2) REQUIRED
EGRESS WIDTH:2X0.2=0.4"
PROVIDED EGRESS WIDTH:72"
ACC. MEANS OF EGRESS COMPLIANT PER SECTION 1009 2018 IBC=YES

OFFICE: SF: 577
OCC. LOAD: 4
(1 OCC. PER 150 SF- BUSINESS USE PER 2015 NFPA101- TABLE 7.3.1.2) REQUIRED
EGRESS WIDTH:2X0.2=0.4"
PROVIDED EGRESS WIDTH:72"
ACC. MEANS OF EGRESS COMPLIANT PER SECTION 1009 2018 IBC=YES



TOTAL OCCUPANT LOAD FOR 1ST FLOOR=18

1 A3.01 NEW 1ST FLOOR PLAN-CODE ANALYSIS/EGRESS PLAN
1/4"=1'-0"

PLAN BREAKS DOWN BUILDING OCCUPANCY LOADS, REQUIRED & PROVIDED EGRESS WIDTHS, AND GENERAL EGRESS DIAGRAM

INDICATES DIRECTION OF EGRESS

The total width of means of egress in inches (mm) shall not be less than **the total occupant load served by the means of egress multiplied by 0.3 inches (7.62 mm) per occupant for stairways and by 0.2 inches (5.08 mm) per occupant for other egress components**.

GENERAL OCCUPANCY LOAD NOTE: ALL OCCUPANCIES ARE CALCULATED PER 2018 IBC TABLE 1004.5 OR 2015 NFPA101- TABLE 7.3.1.2 (WHICHEVER IS STRICTER OR CALLS FOR GREATER REQUIREMENTS IS USED IN THESE CALCULATIONS)

N/A= AREAS WHERE CALCULATION OF OCCUPANCY IS NOT APPLICABLE TO 2018 IBC TABLE 1004.5 OR 2015 NFPA101- TABLE 7.3.1.2

OCCUPANCY LOAD TOTALS

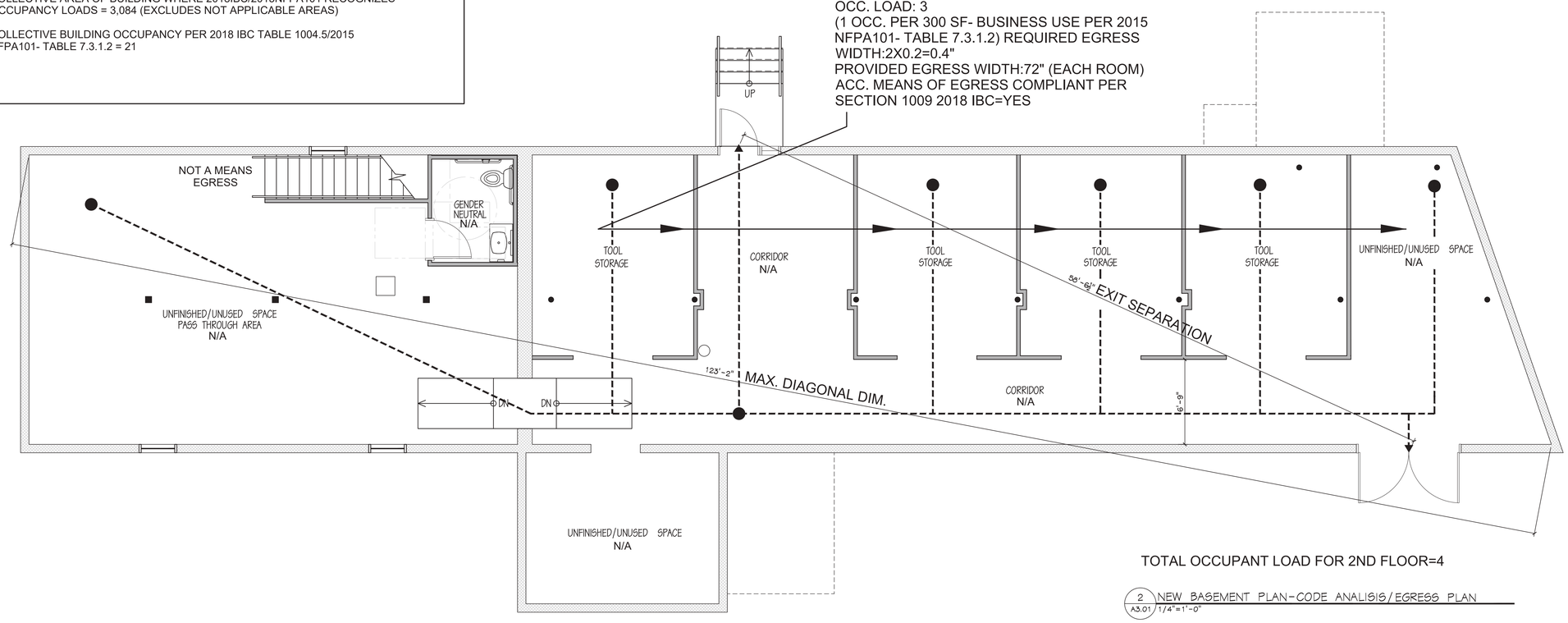
BUILDING GROSS SF AREA = 6,184 (INCLUDES BASEMENT; EXCLUDES PORCH/DECKS)

COLLECTIVE AREA OF BUILDING WHERE 2018IBC/2015NFPA101 RECOGNIZES OCCUPANCY LOADS = 3,084 (EXCLUDES NOT APPLICABLE AREAS)

COLLECTIVE BUILDING OCCUPANCY PER 2018 IBC TABLE 1004.5/2015 NFPA101- TABLE 7.3.1.2 = 21

OFFICE: SF: 167
OCC. LOAD: 2
(1 OCC. PER 150 SF- BUSINESS USE PER 2015 NFPA101- TABLE 7.3.1.2) REQUIRED
EGRESS WIDTH:2X0.2=0.4"
PROVIDED EGRESS WIDTH:36"
ACC. MEANS OF EGRESS COMPLIANT PER SECTION 1009 2018 IBC=YES

COMBINE TOOL STORAGE AREA: SF: 827
OCC. LOAD: 3
(1 OCC. PER 300 SF- BUSINESS USE PER 2015 NFPA101- TABLE 7.3.1.2) REQUIRED EGRESS WIDTH:2X0.2=0.4"
PROVIDED EGRESS WIDTH:72" (EACH ROOM)
ACC. MEANS OF EGRESS COMPLIANT PER SECTION 1009 2018 IBC=YES



TOTAL OCCUPANT LOAD FOR 2ND FLOOR=4

2 A3.01 NEW BASEMENT PLAN-CODE ANALISIS/EGRESS PLAN
1/4"=1'-0"

PERMIT ISSUE 9/15/24
BID ISSUE ----
CONSTRUCTION ISSUE ----

DATE	REVISIONS	BY

GORDON & GREENBERG
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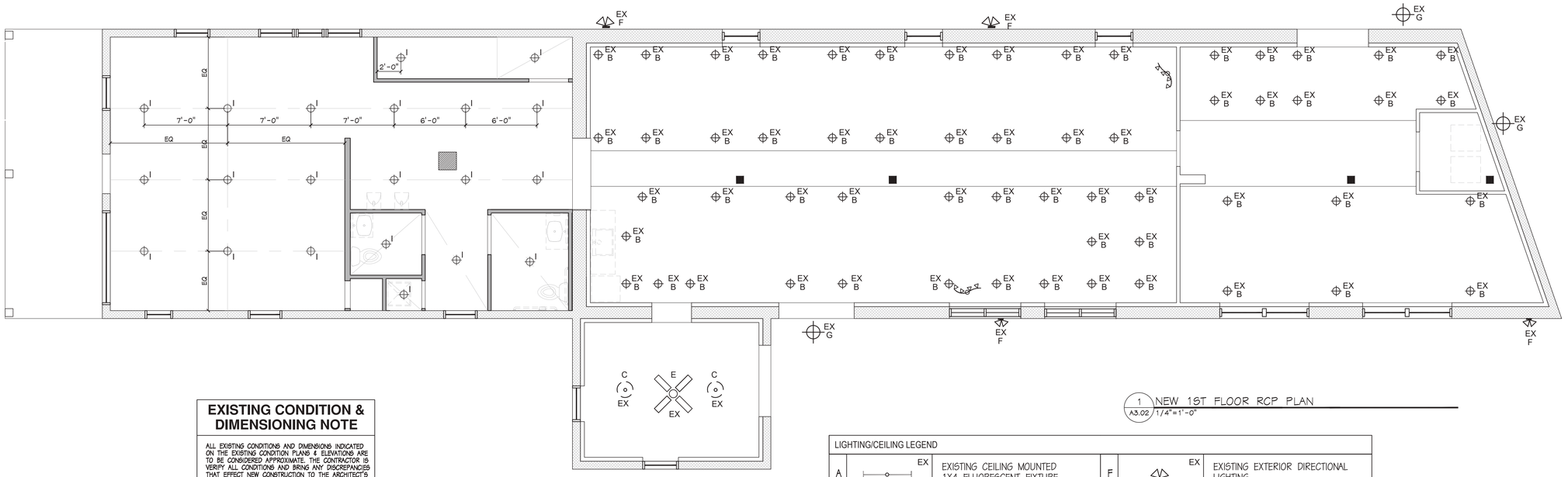
STATE OF MARYLAND SCOTT ALAN GREENBERG 30718 REGISTERED ARCHITECT

15114 BARNESVILLE RD, BOYDS, MD 20841

BUILDING ALTERATIONS & CHANGE OF USE
SRK LLC. OFFICE

NEW FLOOR PLANS-CODE ANALYSIS/EGRESS PLANS

JOB NO	SRKBOYDSOFFICE
DRAWN	SG
CHECKED	RDG
SCALE	AS NOTED
DATE	9-15-24
SHEET	A3.01
OF	-- SHEETS



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

EXISTING CONDITION & DIMENSIONING NOTE

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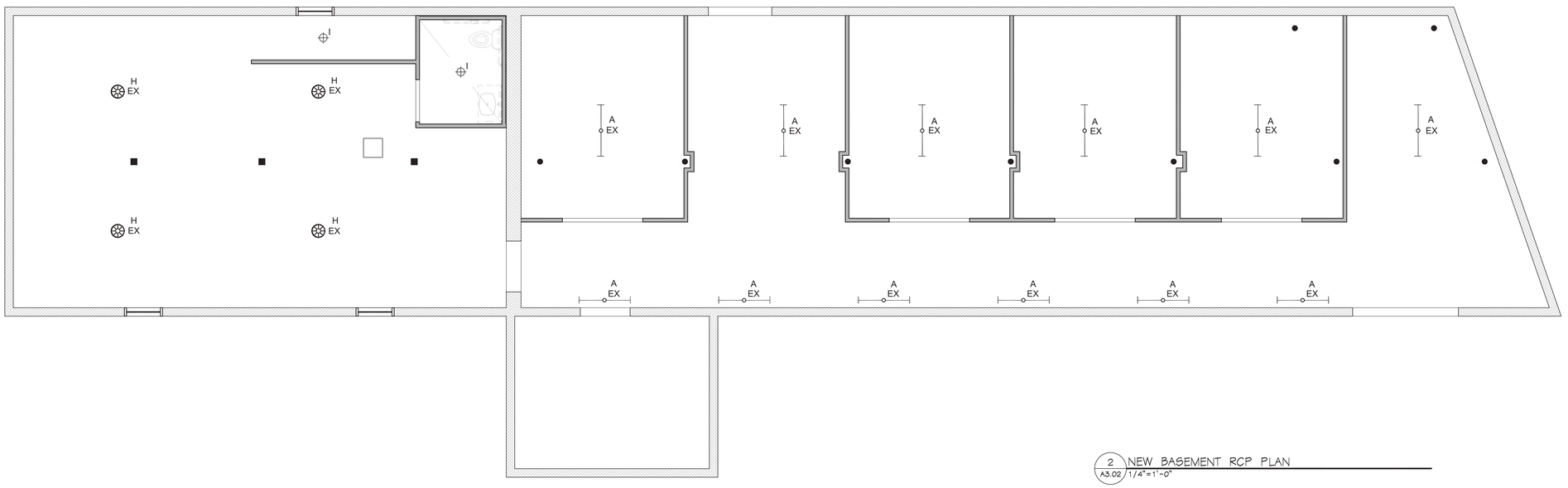
RCP LIGHTING DRAWING NOTE

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.

LIGHTING/CEILING LEGEND

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



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

PERMIT ISSUE 9/15/24
BID ISSUE ----
CONSTRUCTION ISSUE ----

DATE	REVISIONS	BY

GORDON & GREENBERG
ARCHITECTS
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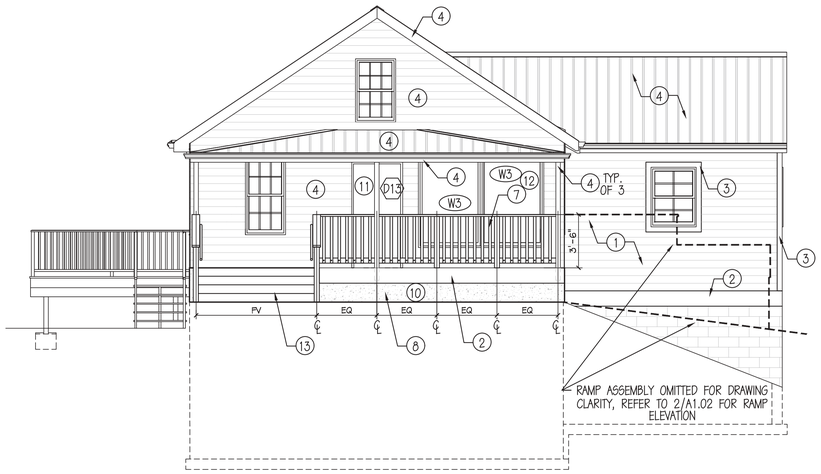
STATE OF MARYLAND ROBERT DAVID GREENBERG 30758 REGISTERED ARCHITECT

15114 BARNESVILLE RD. BOYDS, MD 20841

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

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



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

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

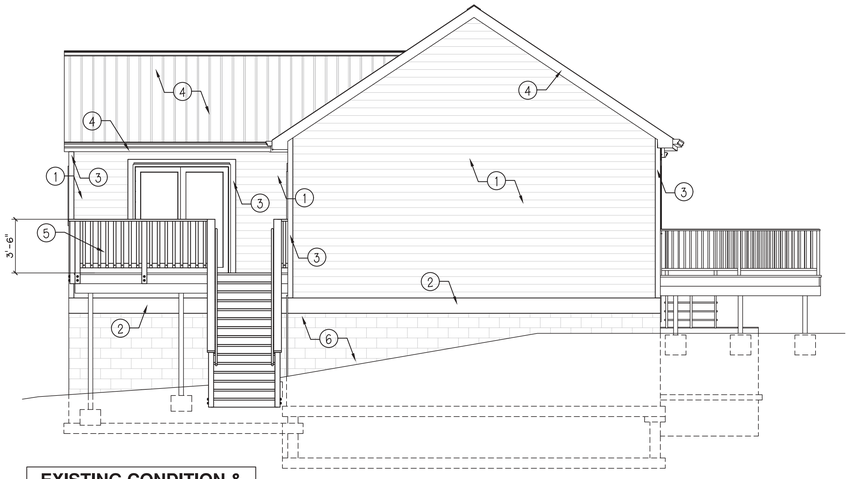
9. OFF SET WATER TABLE BANDING FROM HISTORIC BUILDING'S SIDING TO CAST CONCRETE TRANSITION TO BETTER DISTINGUISH THE HISTORIC STRUCTURE FROM NEWER ADDITION

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



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

EXISTING CONDITION & DIMENSIONING NOTE

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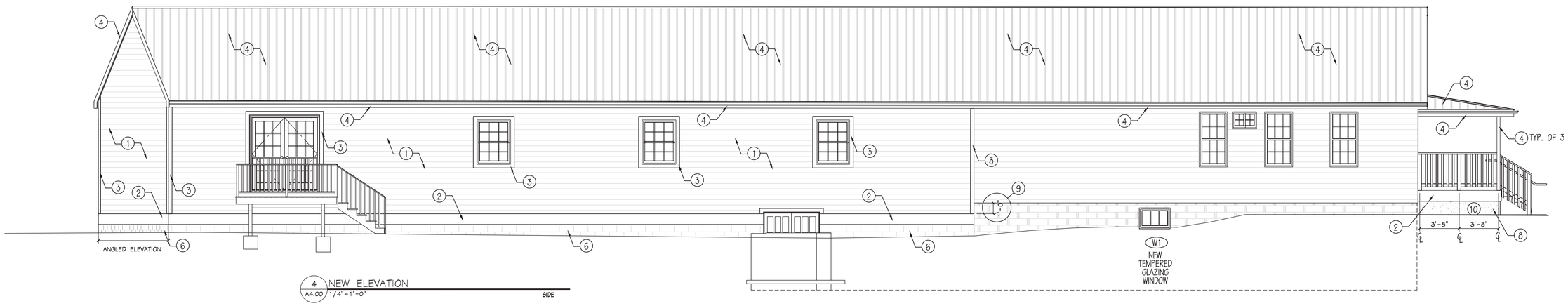
3 NEW ELEVATION
A4.00 1/4"=1'-0" SIDE

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" SIDE

PERMIT ISSUE 9/15/24
BID ISSUE ----
CONSTRUCTION ISSUE ----

DATE	REVISIONS	BY

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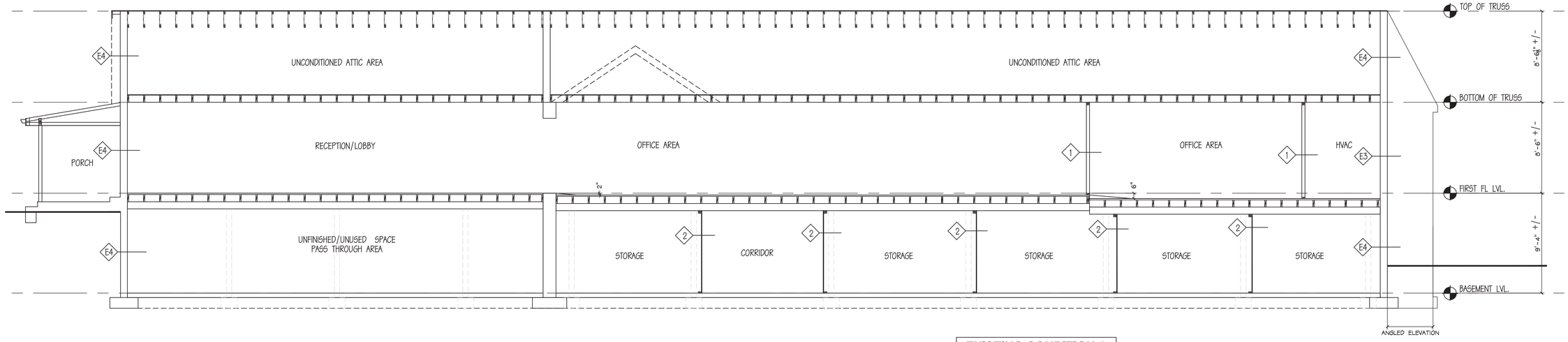
15114 BARNESVILLE RD. BOYDS, MD 20841
BUILDING ALTERATIONS & CHANGE OF USE
SRK LLC. OFFICE

NEW ELEVATIONS

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



1 A5.00 EXISTING/NEW BUILDING SECTIONS
1/4"=1'-0" SIDE

EXISTING CONDITION & DIMENSIONING NOTE

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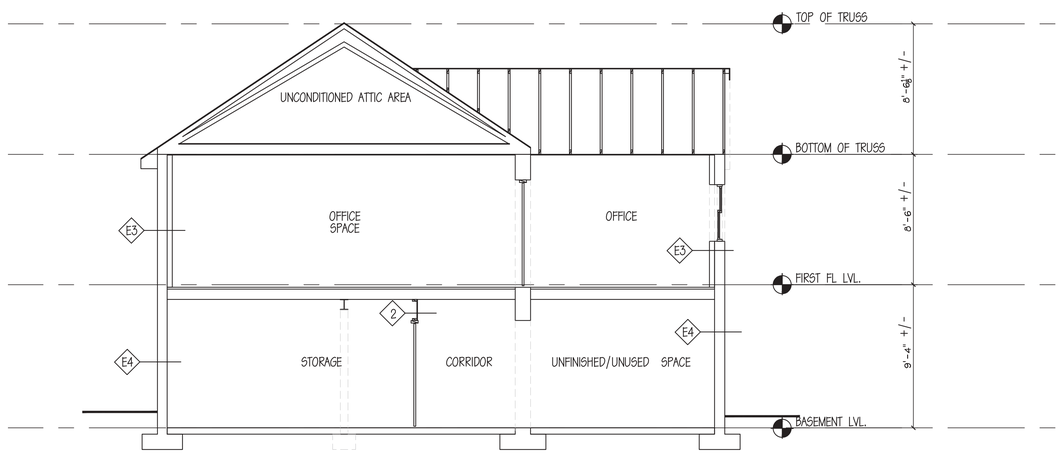

2 A5.00 EXISTING/NEW BUILDING SECTIONS
1/4"=1'-0" SIDE

PERMIT ISSUE 9/15/24
BID ISSUE ----
CONSTRUCTION ISSUE ----

DATE	REVISIONS	BY

GORDON & GREENBERG
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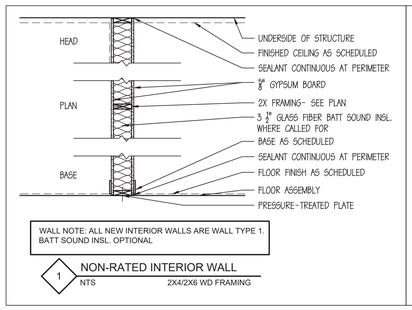
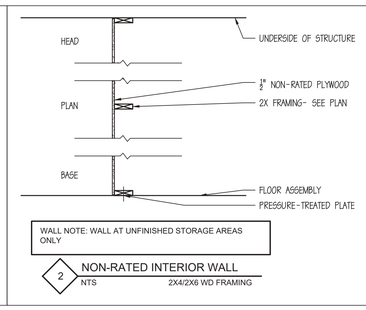
15114 BARNESVILLE RD. BOYDS, MD 20841
BUILDING ALTERATIONS & CHANGE OF USE
SRK LLC. OFFICE
EXISTING/NEW BUILDING SECTIONS

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



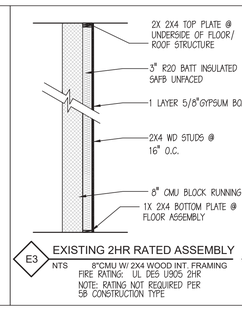
WALL NOTE: ALL NEW INTERIOR WALLS ARE WALL TYPE 1. BATT SOUND INSL. OPTIONAL

1 NON-RATED INTERIOR WALL
NTS 2X4/2X6 WD FRAMING

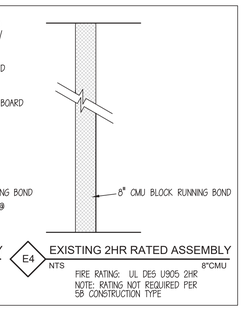


WALL NOTE: WALL AT UNFINISHED STORAGE AREAS ONLY

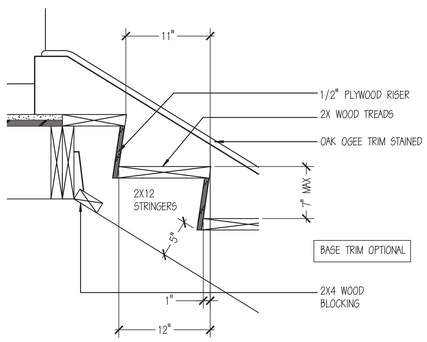
2 NON-RATED INTERIOR WALL
NTS 2X4/2X6 WD FRAMING



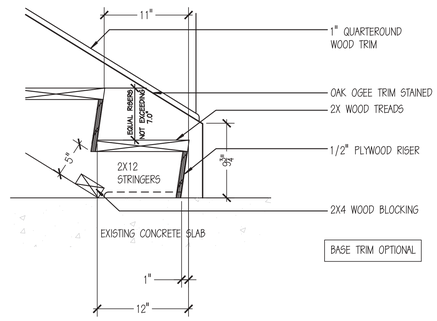
E3 EXISTING 2HR RATED ASSEMBLY
NTS 8"CMU W/ 2X4 WOOD INT. FRAMING
FIRE RATING: UL DES U905 2HR
NOTE: RATING NOT REQUIRED PER 5B CONSTRUCTION TYPE



E4 EXISTING 2HR RATED ASSEMBLY
NTS 8"CMU
FIRE RATING: UL DES U905 2HR
NOTE: RATING NOT REQUIRED PER 5B CONSTRUCTION TYPE



10 INTERIOR STAIR SECTION
A6.00 1 1/2"=1'-0" TOP



11 INTERIOR STAIR SECTION
A6.00 1 1/2"=1'-0" BOTTOM

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PERMIT ISSUE 9/15/24
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CONSTRUCTION ISSUE ----

DATE	REVISIONS	BY

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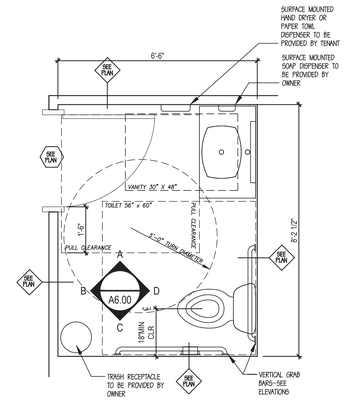
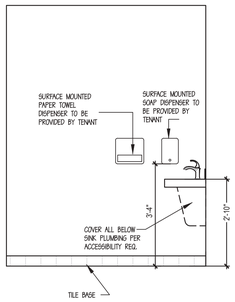


1 ENLARGED ACCESSIBLE RESTROOM/S
A6.00 1/2"=1'-0"



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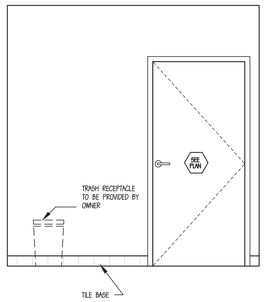

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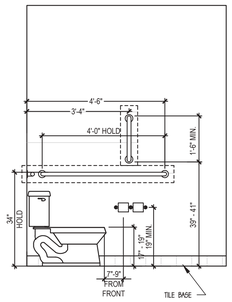

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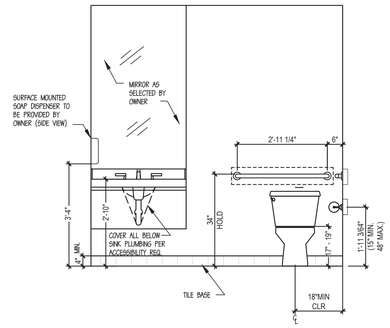
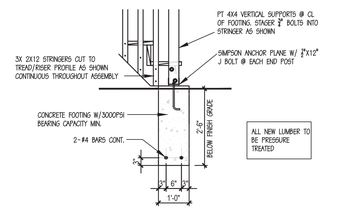
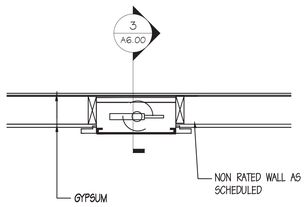


D

GENERAL DRAWING NOTE: SWITCHES AND OUTLETS NOT INDICATED ON THESE ELEVATIONS, REFER TO MEP PLANS FOR LOCATIONS AND REQUIRED MOUNTING HEIGHTS. ACTUAL TOILET ACCESSORIES & PLUMBING FIXTURES SELECTED FOR INSTALL MAY VARY FROM WHAT IS DEPICTED IN THESE ELEVATIONS- REQUIRED MOUNTING HEIGHTS INDICATED HAVE TO BE HELD TOO. ACTUAL DECORATIVE LIGHTING, BASE AND WALL TILE, WALL FINISHES, ETC. TO BE SELECTED BY OTHERS

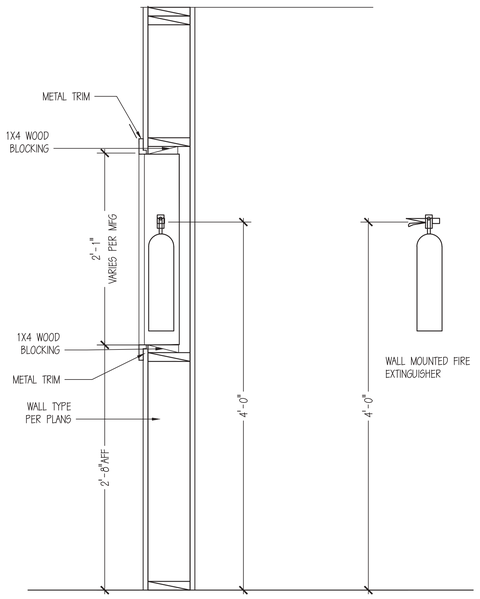


9 NEW DECK STAIR FOOTING
A6.00 1/2"=1'-0"

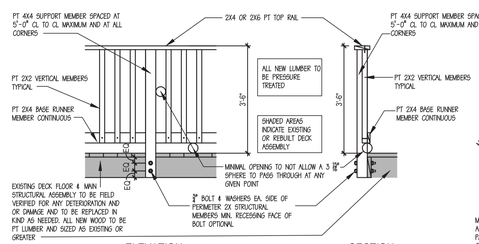


2 RECESSED FIRE EXTINGUISHER CABINET
A6.00 1 1/2"=1'-0" PLAN

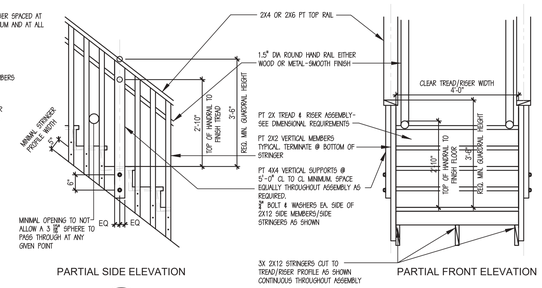
RECESSING FIRE EXTINGUISHER IN WALL OPTIONAL. OWNER TO ENSURE MOUNTING HEIGHT INDICATED IS HELD TO. ONE FIRE EXTINGUISHER PER FLOOR MINIMUM.



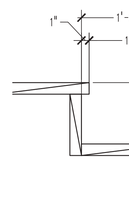
3 RECESSED FIRE EXTINGUISHER CABINET
A6.00 1 1/2"=1'-0" ELEVATION



HER CABINET
4 NEW DECK GUARDRAIL ASSEMBLY
A6.00 1/2"=1'-0"

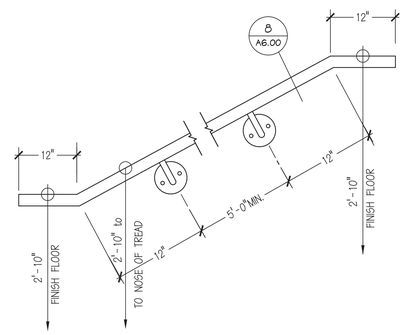


5 NEW DECK STAIR GUARDRAIL/HANDRAIL ASSEMBLY
A6.00 1/2"=1'-0"

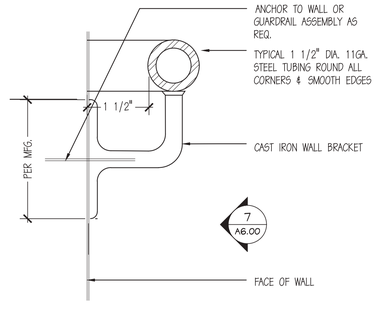


RISER COUNT AT STAIR ASSEMBLY TO BE FIELD DETERMINED BY VERIFYING HEIGHT REQUIREMENT FROM FINISH ELEVATION TO FINISH ELEVATION. MAX RISER HEIGHT NOT TO EXCEED 7". CALCULATE TYPICAL RISER HEIGHT SO EVER RISER IS THE EXACT SAME HEIGHT THROUGHOUT THE STAIR ASSEMBLIES ENTIRETY WITHOUT EXCEPTION

6 TREAD & RISER DIMENSIONAL REQUIREMENTS
A6.00 1 1/2"=1'-0"



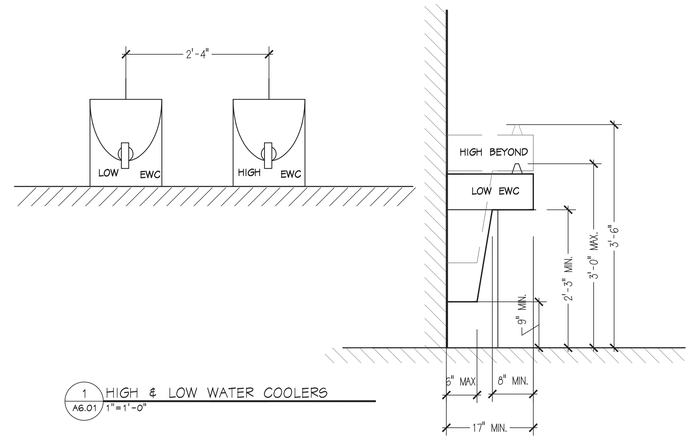
7 HANDRAIL MOUNTING REQUIREMENTS
A6.00 1 1/2"=1'-0" INTERIOR/EXTERIOR APPLICATIONS



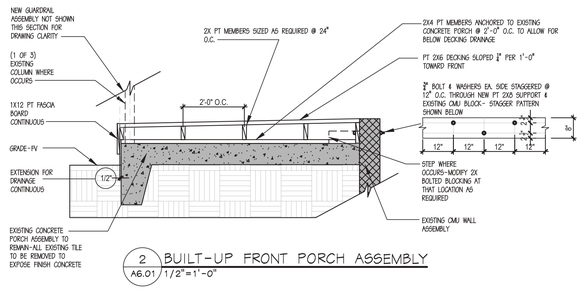
8 HANDRAIL MOUNTING REQUIREMENTS
A6.00 1 1/2"=1'-0" INTERIOR/EXTERIOR APPLICATIONS

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

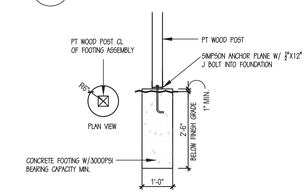
JOB NO	SRKBOYDSOFFICE
DRAWN	SG
CHECKED	RDG
SCALE	AS NOTED
DATE	9-15-24
SHEET	A6.00
OF	-- SHEETS



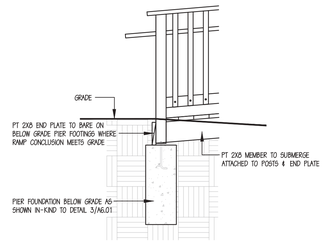
1 A6.01 HIGH & LOW WATER COOLERS
1"=1'-0"



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



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



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

PERMIT ISSUE 9/15/24
BID ISSUE ----
CONSTRUCTION ISSUE ----

DATE	REVISIONS	BY

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

ARCHITECT

"PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 30798, EXPIRATION DATE: 10-2026"

STATE OF MARYLAND
ROBERT DAVID GREENBERG
LICENSED ARCHITECT

15114 BARNESVILLE RD. BOYDS, MD 20841

BUILDING ALTERATIONS & CHANGE OF USE
SRK LLC. OFFICE

DETAILS

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

FINISH SCHEDULE

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

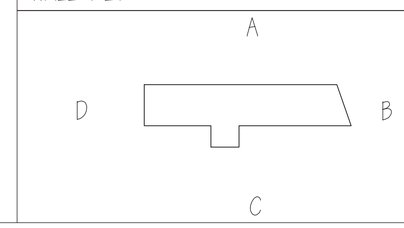
KEY SCHEDULE

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

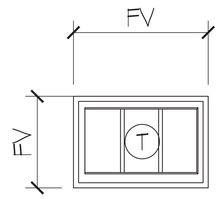
WALL KEY



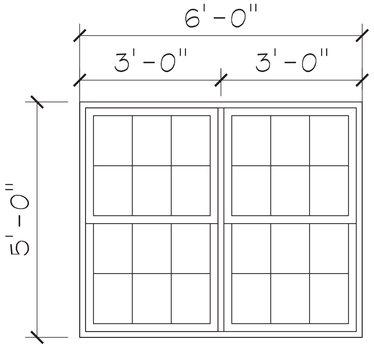
WINDOW SCHEDULE

W-

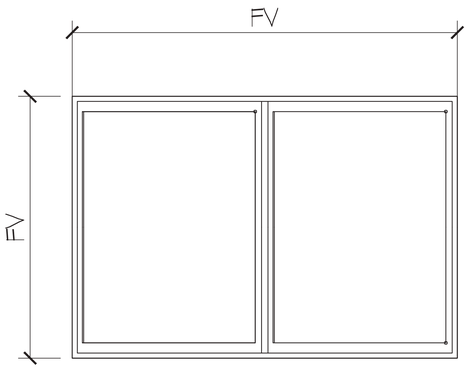
MARK	SIZE	STYLE	REMARKS
W1	FV H X FV W	PICTURE	REPLACE EXISTING IN KIND, GLAZING TO BE TEMPERED. SEE ADDITIONAL NOTES BELOW ELEVATION REFER TO INSULATION (U-FACTOR) REQUIREMENTS ON COVER SHEET-SEE STANDARD NOTES FOR ADDITIONAL REQUIREMENTS
W2	5'-0"H X 6'-0"W	DOUBLE HOPPER	REFER TO INSULATION (U-FACTOR)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



W1



W2



W3

* DIMENSIONS ARE GENERIC SIZES

GENERAL NOTES:

1. FOR HEAD HEIGHTS = SEE ELEVATIONS
2. ALL OPERABLE WINDOWS TO BE FITTED W/SCREENS.
3. MINIMUM U FACTOR INDICATED ON COVER SHEET UNDER MINIMUM INSULATION REQUIREMENTS
4. CHECK WALL THICKNESS FOR REQUIRED JAMB EXTENSIONS
5. ACTUAL MANUFACTURER TO BE SELECTED BY OWNER/CONTRACTOR
6. ALL OPERABLE WINDOWS TO HAVE LOCKING ASSEMBLIES
7. REFER TO ELEVATIONS FOR TEMPERED GLAZING REQUIREMENTS
8. FINISH TBD BY OWNER
9. ELEVATIONS AND SIZING INDICATED FOR REFERENCE. CONTRACTOR TO REFER TO ACTUAL SHOP DRAWINGS FOR REQUIRED FRAMED OPENINGS

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

PERMIT ISSUE 9/15/24
BID ISSUE ----
CONSTRUCTION ISSUE ----

DATE	REVISIONS	BY

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

ARCHITECT

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STATE OF MARYLAND
SCOTT ALAN GREENBERG
30718
REGISTERED
ARCHITECT

15114 BARNESVILLE RD, BOYDS, MD 20841

BUILDING ALTERATIONS & CHANGE OF USE
SRK LLC. OFFICE

FINISH & NEW WINDOW SCHEDULES

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

DOOR SCHEDULE

	DOOR NUMBER	DOOR LOCATION: FROM PUSH SIDE ROOM NAME	ROOM NO.	DOOR LOCATION: FROM PULL SIDE ROOM NAME		DOOR TYPE (THIS SHEET)	FRAME DATA: DOOR SIZE WIDTH	HEIGHT	MATERIAL	U.L. LABEL/ FIRE RATING	DOOR DATA: MATERIAL		THICKNESS	SELF CLOSING *SEE NOTE 5	PANIC HARDWARE	FINISH	REMARKS	DOOR NUMBER
BASEMENT	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 NUETRAL		A	3'-0"	80" MIN.	WD	NA	WD		PER MFG	NO	NO	SELECTION BY OWNER	PRIVACY LOCKING ASSEMBLY	D-8
FIRST FLOOR	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 NUETRAL		A	3'-0"	80" MIN.	WD	NA	WD		PER MFG	NO	NO	SELECTION BY OWNER	PRIVACY LOCKING ASSEMBLY	D-10
	D-11	HALL		GENDER NUETRAL		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 GLASS. GLASS TYPE TO MATCH OVERALL GLAZING SELECTION
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

Krosswood Doors

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

★★★½☆ (112) Questions & Answers (63)






Hover Image to Zoom

E

Dimensions

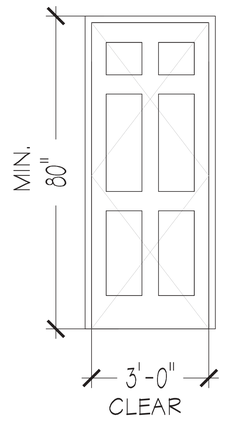
Door Height (in.)	80 in	Door Thickness (in.)	1.75 in
Door Width (in.)	32 in	Jamb Size (in.)	5-1/2"
Nominal Door Height (in.)	80 in	Nominal Door Thickness (in.)	2 in
Nominal Door Width (in.)	32 in	Rough Opening Height (in.)	82 in
Rough Opening Width (in.)	34 in		

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 gaming
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



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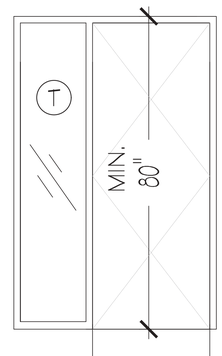
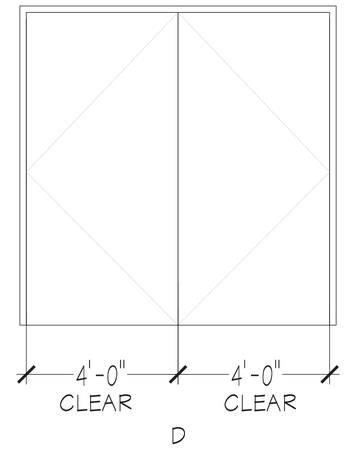


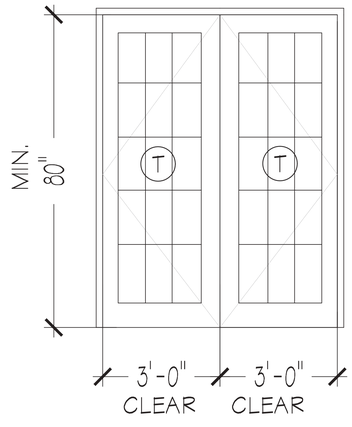
NOT USED

B



C

D



F

DOORS NTS

(T) TEMPERED GLAZING

PERMIT ISSUE 9/15/24
BID ISSUE ----
CONSTRUCTION ISSUE ----

DATE	REVISIONS	BY

GORDON & GREENBERG
ARCHITECTS
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13521 HARRIER WAY Sgreenberg@gordonandgreenberg.com
CLARKSBURG, MD 20871

ARCHITECT

"PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 30716, EXPIRATION DATE: 10-2026"

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

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

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NO.	LAMPS NO.	LAMPS WATTS	LAMPS TYPE	VOLTS	MOUNTING	REMARKS
A	**1x4 LED SURFACE MOUNT (EXISTING)**	LIGHTOLIER OR EQUAL	2SRTL F L48 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)	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" PADDLE FAN 4 BLADE OUTDOOR	CASABLANCA	ARIS OUT DOOR 54 INCH WITHOUT LIGHT	0	53		120	ROD MOUNT	54" PADDEL FAN BRUSHED NICKEL MAYSE FINIISH 4 SPEED WALL MOUNTED CONTROL
	EXIT LIGHT	LITHONIA OR EQUAL	QUANTUM LQU 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

GENERAL NOTES

1. THE ELECTRICAL DRAWINGS, SPECIFICATIONS AND GENERAL NOTES DESCRIBE THE RECOMMENDED SCOPE OF WORK AND THE DOCUMENTS SHALL BE USED FOR THE PRUPOSE 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.

2. 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.

3. 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.

4. 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 SUBSTITIONS 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 SUBSTITIONS WHICH AFFECT OTHER PARTS OF HIS OWN WORK OR SUBSTITUTIONS WHICH AFFECT OTHER PARTS OF HIS OWN WORK OR THE WORK OF OTHER CONTRACTORS.

5. 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.

6. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATIONS OF ALL LIGHTING FIXTURES, CEILING MOUNTED OUTLETS AND EQUIPMENTS.

7. ALL RECEPTACLES AND OUTLETS MOUNTING HEIGHTS AND EXACT LOCATION SHALL BE COORDINATED WITH ARCHITECTURAL DRAWINGS ELEVATIONS PRIOR TO ROUGH-IN WORK.

8. 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.

9. 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.

10. 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.

11. ALL WIRING AND ELECTRICAL EQUIPMENT INSTALLED FOR MECHANICAL AND PLUMBING EQUIPMENT SHALL BE IN ACCORDANCE WITH DIVISION 15 AND ASSOCIATED DRAWIGS. CONTRACTOR OBTAIN THE REQUIRED MECHANICAL AND PLUMBING DRAWINGS AND PROVIDE ALL EQUIPMENTS, RACEWAYS, WIRINGS, ETC., AS INDICATED THEREON AS PROVIDED UNDER THE ELECTRICAL WORK.

12. 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.

13. 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.

14. 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.

15. PROVIDE AN ADDITIONAL JUNCTION BOX (SIZE AS REQUIRED) WHERE THE NUMBER OF CONDUCTORS EXCEEDS THE MAXIMUM ALLOWED FOR A GIVEN JUNCTION POINT OR OUTLET.

16. 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.

17. ALL LIGHT FIXTURES, BALLASTS AND LAMPS SHALL BE GREEN ENERGY CERTIFIED ENERGY SAVING TYPE.

18. 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.

19. 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.

20. 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.

21. 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.

22. 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 (AHJ).

23. 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:

1. Certify that the occupant sensor has been located and aimed in accordance with manufacturer recommendations.
2. All occupant sensors shall be tested.
3. Where occupant sensor controls include status indicators, verify correct operation.
4. The controlled lights turn off or down to the permitted level within the required time.
5. For auto-on occupant sensor controls, the lights turn on to the permitted level when an occupant enters the space.
6. For manual-on occupant sensor controls the lights turn on only when manually activated.
7. 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:

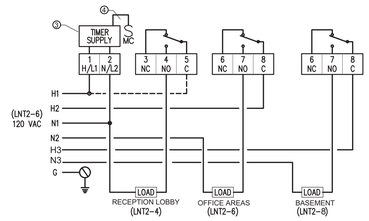
1. Confirm that the time-switch control is programmed with accurate weekday, weekend and holiday schedules.
2. Provide documentation to the owner of time-switch controls programming including weekday, weekend, holiday schedules, and set-up and preference program settings.
3. Verify the correct time and date in the time switch.
4. Verify that any battery back-up is installed and energized.
5. Verify that the override time limit is set to not more than 2 hours.
6. 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.
7. 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.

① CONNECT CIRCUIT THRU AUTOMATIC TIME CONTROLLER. REFER TO "TWO-CIRCUIT TIME CONTROL WIRING DIAGRAM", THIS DRAWING.

② TYPICAL THREE-CIRCUIT SPST TIME CONTROL WIRING DIAGRAM. ONE LOAD TO SHARE THE SAME CIRCUIT AS TIME SUPPLY.

③ PROVIDE 24-HOUR, 7-DAY, ASTRONOMICAL, ELECTRONIC TIME CONTROL (INTERMATIC ET2700 OR EQUAL) WITH TWO-CIRCUIT CONTROL, 30A SWITCH RATING. CONTROLLER SHALL HAVE THE ABILITY TO RETAIN PROGRAMMING AND TIME SETTING FOR A PERIOD OF AT LEAST 10 HOURS WITH LOSS OF NORMAL POWER. REFER TO WIRING DIAGRAM.

④ REMOTE MASTER SWITCH FOR AFTER HOURS OVERRIDE OF TIME CONTROL. OVERRIDE SHALL HAVE THE ABILITY TO MAINTAIN OVERRIDE FOR A MINIMUM OF 2 HOURS. REFER TO WIRING DIAGRAM.



THREE-CIRCUIT TIME CONTROL WIRING DIAGRAM②

NO SCALE

ELECTRICAL SYMBOLS AND ABBREVIATIONS

SYMBOLS	DESCRIPTION
	NEW HOMERUN TO PANEL INDICATES CIRCUIT, 2 CONDUCTORS & GROUND PER HOMERUN UNLESS OTHERWISE INDICATED BY HASH MARKS.
EX	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.
$M	NEW 20 AMP MOTION DETECTOR SWITCH W/WHITE COVER PLATE. MOUNT 48" AFF.
$D	NEW 20 AMP DIMMER SWITCH, W/WHITE COVER PLATE. MOUNT 48" AFF.
$3	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 BALAST AND LENS. SEE LIGHTING FIXTURE SCHEDULE
	EXISTING 2x4 LIGHT FIXTURE WITH 1 LAMP, CEILING MOUNTED WITH BALAST AND LENS,
A	NEW 2x4 LED LIGHT FIXTURE WITH 1 LAMP, CEILING MOUNTED WITH BALAST AND LENS, SEE LIGHTING FIXTURE SCHEDULE
	LED COVE LIGHT FIXTURE LENGTH PER COVE DIMENSIONS SEE LIGHTING FIXTURE SCHEDULE
E	NEW PENDANT MOUNTED LED LIGHT FIXTURE WITH REFLECTOR. TRIM AND PENDANT WIRING, SEE LIGHTING FIXTURE SCHEDULE
B	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.
	NEW EMERGENCY BATTERY POWERED LIGHT CONNECTED TO AREA LIGHT CIRCUIT SEE LIGHTING FIXTURE
	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
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tcomeycorp.com

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

Owner:

Structural:

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3		

Job Number	240801
Date	09/15/2024
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Contractor	
Sales	
Scale	AS NOTED
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STATE OF MARYLAND
ARAM TOOMEY
No. 12913
REGISTERED
PROFESSIONAL ENGINEER

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENCED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

MARYLAND LICENCE NO. 12913(EXPIRES 05/30/2026)

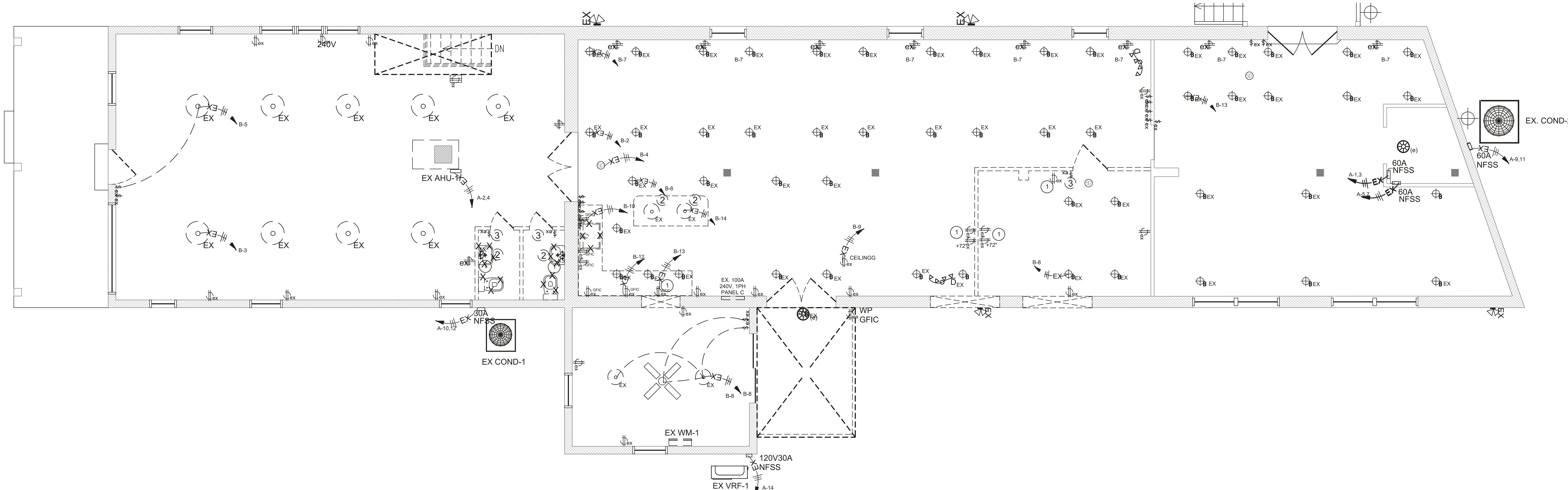
Sheet No.

E001

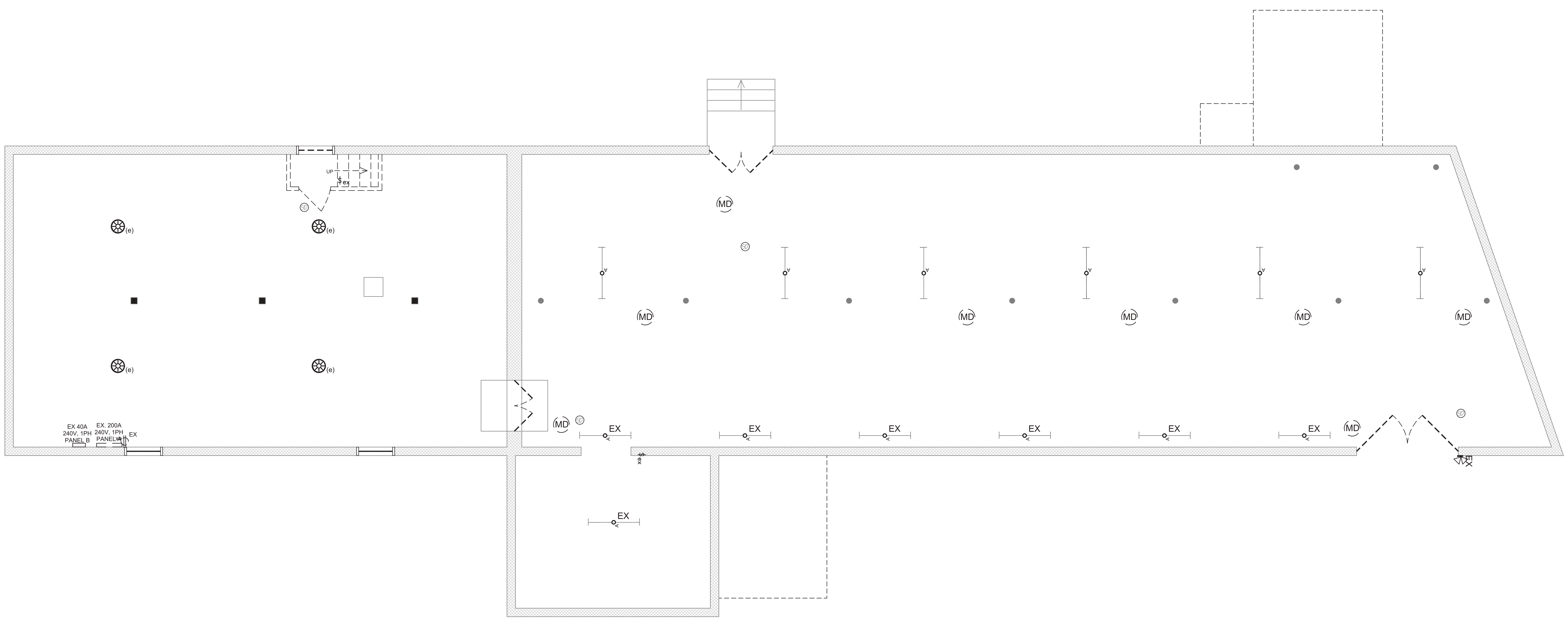
ELECTRICAL LEGEND & SPECIFICATIONS

ELECTICAL DEMOLITION NOTES

1. EXISTING WALL TO BE REMOVED. REMOVE EXISTING RECEPTACLE & MAINTAIN CIRCUIT CONTINUNITY FOR DOWN STREAM DEVICES. PROVIDE JUNCTION BOX IF REQUIRED FOR SPLICE.
2. EXISTING WALL TO BE REMOVED. REMOVE EXISTING LIGHT FIXTURE & PREPARE/EXTEND EXISTING CIRCUIT FOR CONNECTION TO NEW LIGHT FIXTURE SEE NEW LIGHING PLAN
3. EXISTING WALL TO BE REMOVE. 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
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toomeycorp.com

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BOYD'S, MD 20841

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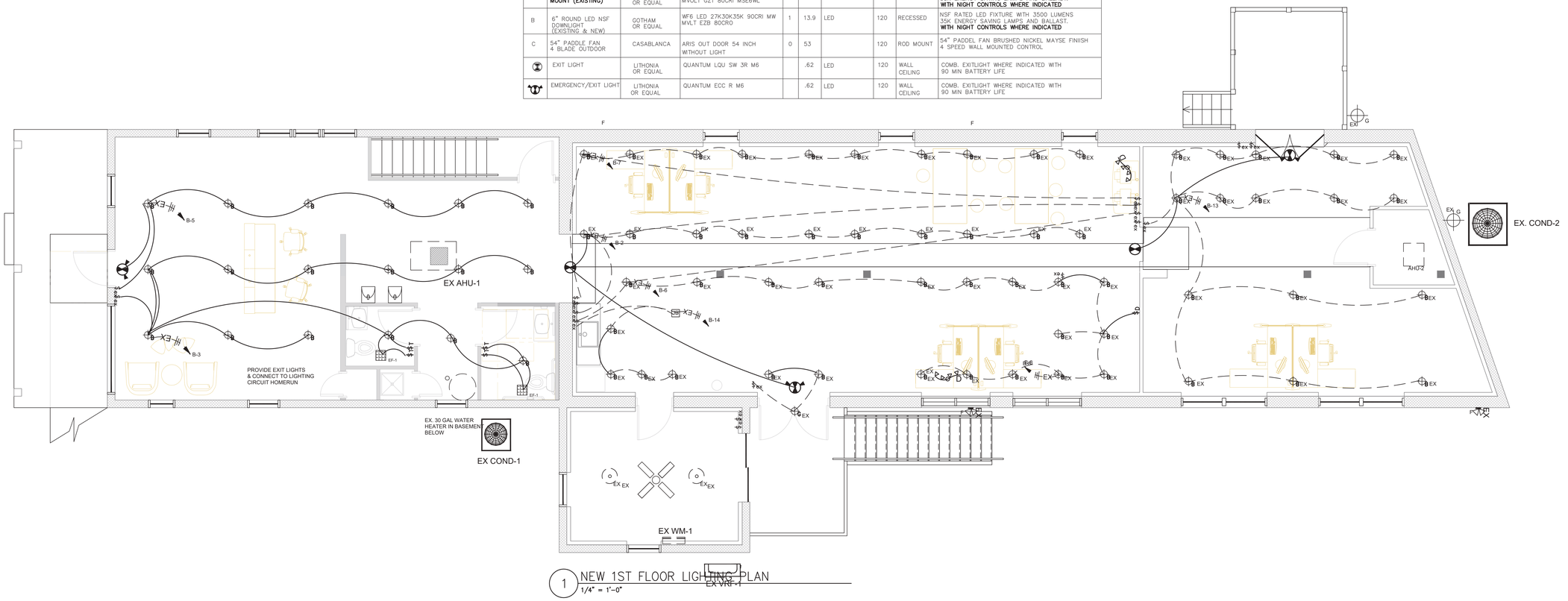
MARYLAND LICENCE NO. 12979 EXPIRES 05/30/2026

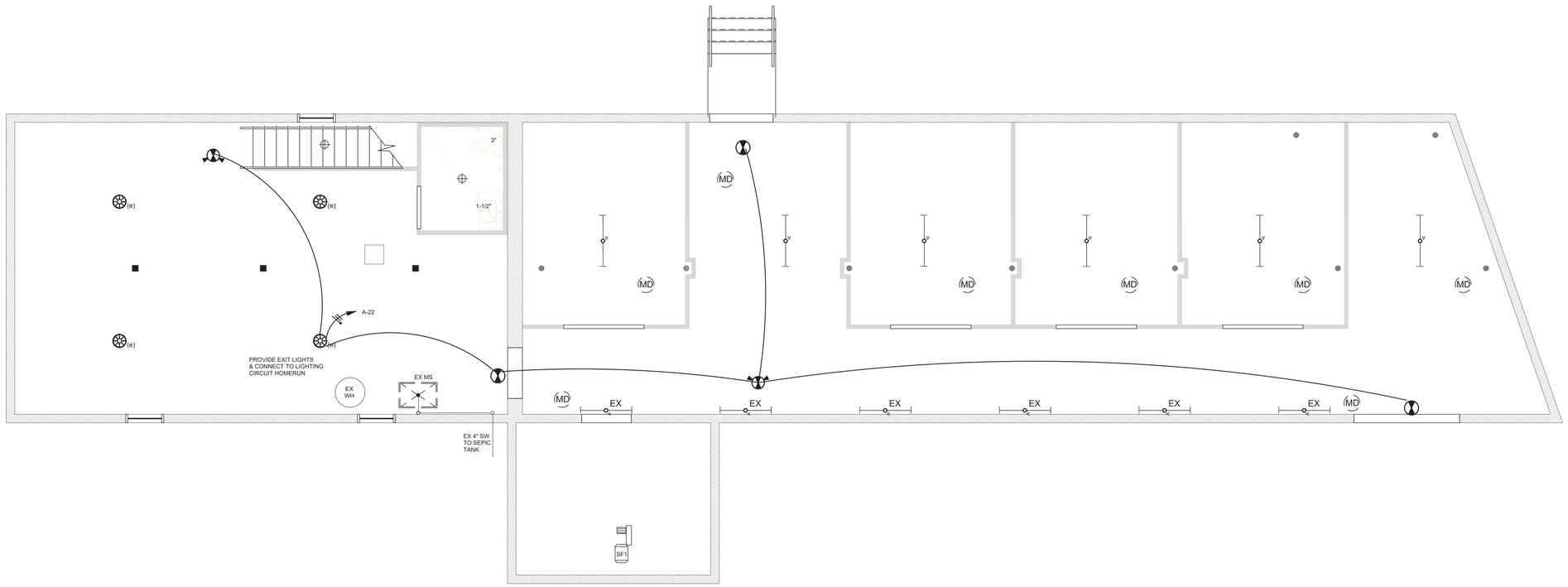
Sheet No.
E101
LIGHTING PLANS

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NO.	LAMPS NO.	LAMPS WATTS	LAMPS TYPE	VOLTS	MOUNTING	REMARKS
A	**1x4 LED SURFACE MOUNT (EXISTING)**	LIGHTOLIER OR EQUAL	2SRTL F L48 5000LM LAW AFL MVOLT GZ1 80CRI MSEEWL	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" PADDLE FAN 4 BLADE OUTDOOR	CASABLANCA	ARIS OUT DOOR 54 INCH WITHOUT LIGHT	0	53		120	ROD MOUNT	54" PADDEL FAN BRUSHED NICKEL MAYSE FINIISH 4 SPEED WALL MOUNTED CONTROL
	EXIT LIGHT	LITHONIA OR EQUAL	QUANTUM LQU 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:
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STATE OF MARYLAND
ANDREW JOSEPH TOOMEY
No. 19132
REGISTERED
PROFESSIONAL ENGINEER

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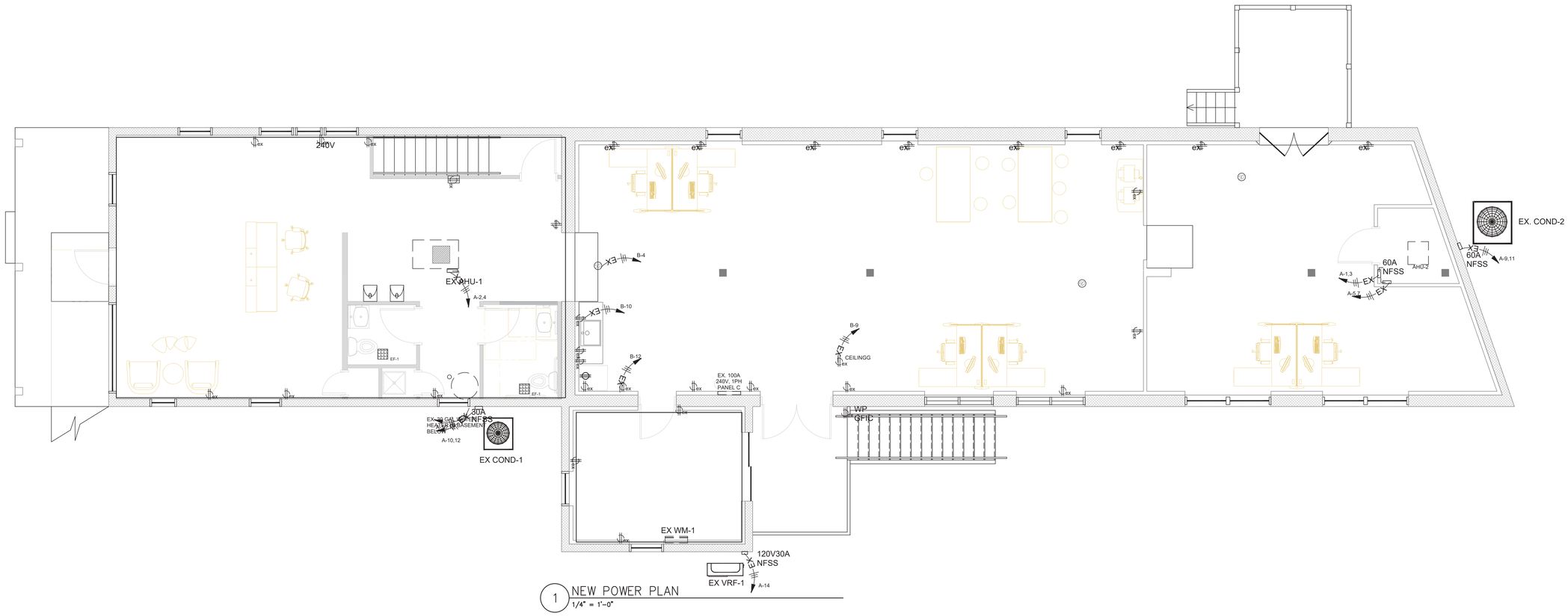
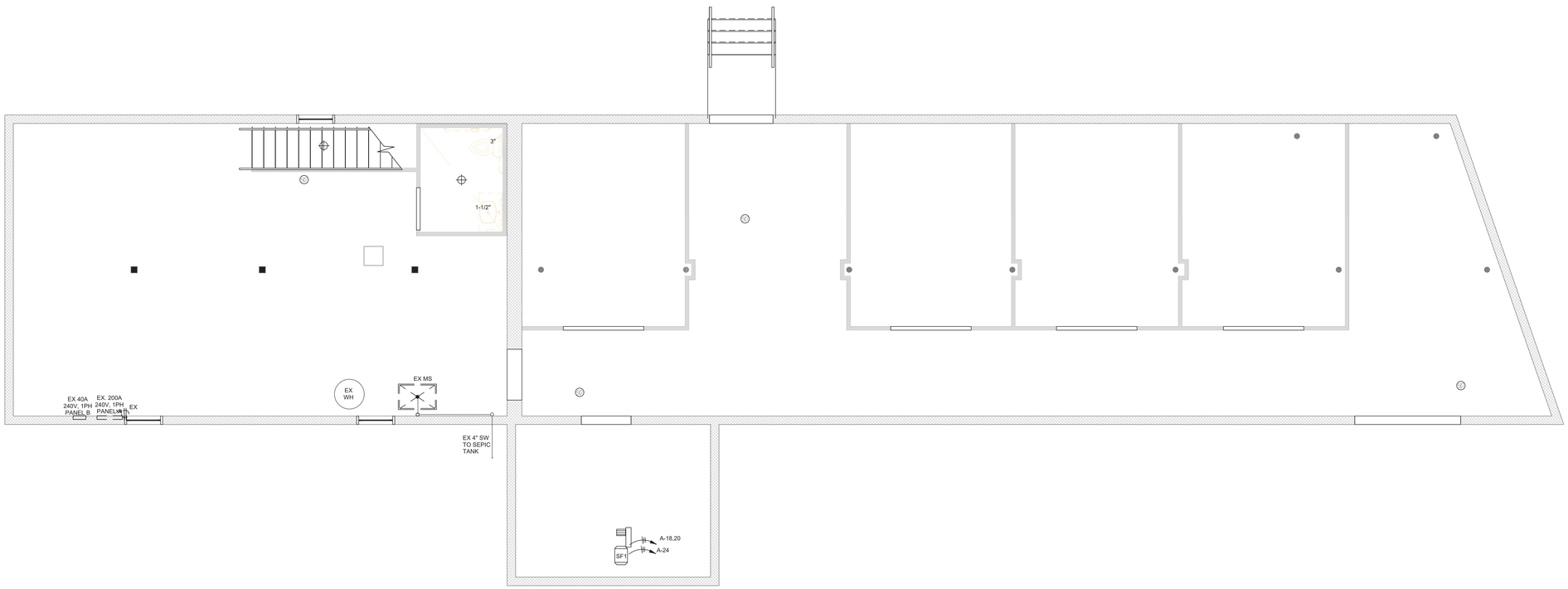
MARYLAND LICENCE NO. 19979(EXPIRES 05/30/2026)

Sheet No.
E102
LIGHTING PLANS



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



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

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STATE OF MARYLAND
ANDREW JOSEPH TOOMEY
No. 12979
REGISTERED
PROFESSIONAL ENGINEER

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MARYLAND LICENCE NO. 12979 EXPIRES 05/30/2026

Sheet No.
E103
POWER PLANS

TOOMEY ENGINEERING CORPORATION — **PANEL SCHEDULE**

PROJECT: SKR BOYD'S OFFICE
PROJECT NO.: 240801
PREPARED BY: DWG
DATE: 09/08/24

EX LOADCENTER A

VOLTAGE: 120 / 240 — PHASE, WIRE: 1 , 3 — 200 AMP MAIN C/B — A.I.C.: 10k — MOUNTED: FLUSH

KVA CODE	CKT	SERVING	C/B P	C/B TRIP	WIRE QTY	WIRE AWG	KVA	PH	KVA	WIRE QTY	WIRE AWG	C/B P	C/B TRIP	SERVING	CKT	KVA CODE
	1	AHU-2 FURNACE HEATER	2	60	3	6	4.8	A				2	50	SPARE	2	
	3						4.8	B							4	
H	5	AHU-2 FURNACE HEATER	2	60	3	6	4.8	A	3.6	3	8	2	40	AHU-1 FURNACE	6	H
H	7						4.8	B	3.6						8	H
AC	9	HP-2 CONDENSER	2	50	3	6	3.2	A	1.2	3	12	2	20	HP-1 CONDENSER	10	AC
AC	11						3.2	B	1.2						12	AC
PA	13	PANEL C	2	30	3	10	0.6	A	1.5			2	30	WATER HEATER	14	WH
PA	15						0.6	B	1.5						16	WH
PA	17	PANELB	2	100	3	2	6.6	A	0.8			2	20	DUCT HEATER DH-1 (NOTE 1)	18	H
PA	19						6.6	B	0.8						20	H
P	21	WELL PUMP	2	30	3	10	2.2	A	0.5	2	12	1	20	BASEMENT LIGHTS	22	L
P	23						2.2	B	0.360	2	12	1	20	O.A. SUPPLY FAN SF1	24	F
	25		1	20	2	12		A				1	20	SPARE	26	
	27		1	20	2	12		B				1	20	SPARE	28	
	29		1	20	2	12		A				1	20	SPARE	30	
	31		1	20	2	12		B				1	20	SPARE	32	
	33		1	20	2	12		A				1	20	SPARE	34	
	35		1	20	2	12		B				1	20	SPARE	36	
	37		1	20	2	12		A				1	20	SPARE	38	
	39		2	40				B				1	20	SPARE	40	
	41							A				1	20	SPARE	42	
	TOTAL DEMAND KVA (PER PHASE):							A: 24.5						DESIGN KVA: 49.0	DESIGN AMPS:	204

* PROVIDE HANDLE LOCK-ON C/B COVER.

NOTES:

1. USE EXISTING SPARE FOR NEW DUCT HEATER CIRCUIT.

CD	DESCRIPTION	CON. KVA A	CON. KVA B	DEMAND FACTOR	DEMAND KVA A	DEMAND KVA B
H	HEATING	9.2	9.2	100%	9.2	9.2
AC	AIR CONDITIONING	4.4	4.4	100%	4.4	4.4
PA	PANEL	7.2	7.2	100%	7.2	7.2
P	PUMPS	2.2	2.2	100%	2.2	2.2
WH	WATER HEATING	1.5	1.5	65%	1.0	1.0
L	LIGHTING	0.5		125%	0.6	
F	FANS		0.4	100%		0.4
	TOTAL				24.5	24.3
	HEATING LOAD GREATER THAN AC LOAD				20.1	19.9

DESIGN KVA = 49.0 KVA
DEMAND KVA 40.0 KVA
SPARE =
DESIGN AMPS= 204 AMP
DEMAND AMPS = 167 AMP
MOCP = 225 AMP

TOOMEY ENGINEERING CORPORATION — **PANEL SCHEDULE**

PROJECT: SKR BOYD'S OFFICE
PROJECT NO.: 240801
PREPARED BY: DWG
DATE: 09/07/24

EX LOADCENTER B

VOLTAGE: 120 / 240 — PHASE, WIRE: 1 , 3 — 100 AMP MAIN C/B — A.I.C.: 10k — MOUNTED: FLUSH

KVA CODE	CKT	SERVING	C/B P	C/B TRIP	WIRE QTY	WIRE AWG	KVA	PH	KVA	WIRE QTY	WIRE AWG	C/B P	C/B TRIP	SERVING	CKT	KVA CODE
R	1	RECEPTION & OPEN OFFICE RECEPT	1	15	2	14	0.96	A	0.96	2	14	1	15	OFFICE LIGHTS & RECEPTACL	2	
L	3	RECEPTION LOBBY LIGHTS	1	15	2	14	0.48	B	0.96	2	14	1	15	SMOKE DETECTOR	4	PA
L	5	RECEPTION LOBBY LTGS & RECEPT	1	15	2	14	1.08	A	0.48	2	14	1	15	OFFICE LIGHTS	6	L
L	7	OPEN OFFICE LIGHTS & RECEPTACL	1	15	2	14	1.0	B	1.0	2	12	1	20	OFFICE LIGHTS & RECEPTACL	8	L
R	9	PROJECTOR RECEPTACLE	1	15	2	14	1.0	A	1.5	2	12	1	20	KITCHEN GFIC RECEPTACLE	10	R
R	11	OFFICE RECEPTACLES	1	15	2	14	1.2	B	1.5	2	12	1	20	KITCHEN GFIC RECEPTACLE	12	R
L	13	TRAINING ROOM LIGHTS & RECEPTS	1	15	2	14	0.7	A	0.2	2	12	1	20	KITCHEN LIGHTS	14	R
R	15	REFRIGERATOR	1	20	2	12	1.2	B				1	15	SPARE	16	L
PA	17	DATA POWER	1	20	2	12	0.7	A						SPACE	18	
	19	SPACE						B						SPACE	20	
	21	SPACE						A						SPACE	22	
	23	SPACE						B						SPACE	24	
	TOTAL DEMAND KVA (PER PHASE):							A: 6.6						DESIGN KVA: 13.2	DESIGN AMPS:	55

* PROVIDE HANDLE LOCK-ON C/B COVER.

NOTES:

CD	DESCRIPTION	CON. KVA A	CON. KVA B	DEMAND FACTOR	DEMAND KVA A	DEMAND KVA B
R	RECEPTACLES	3.7	3.9	50%	1.8	1.9
L	LIGHTING	3.2	2.4	125%	4.1	3.0
PA	PANEL	0.7	1.0	100%	0.7	1.0
	TOTAL				6.6	5.9

DESIGN KVA = 13.2 KVA
SPARE =
DESIGN AMPS= 55 AMP
MOCP = 60 AMP

TOOMEY ENGINEERING CORPORATION — **PANEL SCHEDULE**

PROJECT: SKR BOYD'S OFFICE
PROJECT NO.: 240801
PREPARED BY: DWG
DATE: 09/07/24

EX LOADCENTEF C

VOLTAGE: 120 / 240 — PHASE, WIRE: 1 , 3 — 30 AMP MAIN C/B — A.I.C.: 10k — MOUNTED: FLUSH

KVA CODE	CKT	SERVING	C/B P	C/B TRIP	WIRE QTY	WIRE AWG	KVA	PH	KVA	WIRE QTY	WIRE AWG	C/B P	C/B TRIP	SERVING	CKT	KVA CODE
	1	SPACE						A	0.95	2	12	1	20	PANEL RECEPTACLE	2	R
	3	SPARE	1	20				B				1	15	SPARE	4	
	5	SPARE	1	20				A							6	
	7	SPARE	2	30				B							8	
	9							A							10	
	TOTAL DEMAND KVA (PER PHASE):							A: 0.5						DESIGN KVA: 1.0	DESIGN AMPS:	5

* PROVIDE HANDLE LOCK-ON C/B COVER.

NOTES:

CD	DESCRIPTION	CON. KVA A	CON. KVA B	DEMAND FACTOR	DEMAND KVA A	DEMAND KVA B
R	RECEPTACLES	1.0		50%	0.5	
	TOTAL				0.5	

DESIGN KVA = 1.0 KVA
SPARE = 15%
DESIGN AMPS= 5 AMP
MOCP = AMP

ELECTRICAL NOTES

1. ALL MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH NFPA 70 NATIONAL ELECTRICAL CODE, LATEST EDITION.

2. POLYVINYL CHLORIDE (PVC) CONDUIT SHALL BE USED FOR ALL UNDERGROUND WORK, EXCEPT WHERE NOTED OTHERWISE. ELECTRICAL METALLIC TUBING (EMT) SHALL BE USED THROUGHOUT THE BUILDING. MC CABLE MAY BE USED IN CONCEALED LOCATIONS.

3. ALL FEEDER AND BRANCH CIRCUIT WIRING SHALL BE COPPER, 98% CONDUCTIVITY, 600 VOLT INSULATION, N.E.C. TYPE THW, THWN, OR XHHW.

4. ALL BOXES SHALL BE GALVANIZED, PRESSED STEEL, OR CAST MALLEABLE IRON.

5. PANEL BOARDS SHALL BE DEAD–FRONT, SAFETY TYPE. PANELS SHALL BE CIRCUIT BREAKER TYPE EQUIPPED WITH QUICK–MAKE, QUICK–BREAK, BOLT–ON TRIP INDICATING, THERMAL MAGNETIC CIRCUIT BREAKERS. PANELS SHALL BE SQUARE D TYPE NQOD, OR EQUAL BY CUTLER–HAMMER, G.E., OR WESTINGHOUSE.

6. SAFETY SWITCHES SHALL BE HORSEPOWER RATED, QUICK–MAKE, QUICK–BREAK, BY SQUARE D, OR EQUAL BY CUTLER–HAMMER, G.E., OR WESTINGHOUSE.

7. WIRING DEVICES, SWITCHES, AND RECEPTACLES SHALL BE 20 AMP BY P&S OR APPROVED EQUAL. DEVICE PLATES SHALL BE IVORY NYLON.

8. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY AND INCIDENTAL TO THE FURNISHING AND INSTALLING COMPLETE ELECTRICAL SYSTEMS, ALL AS SHOWN ON THE CONTRACT DRAWINGS AND/OR CALLED FOR IN THE SPECIFICATIONS.

9. THE INCOMING ELECTRICAL SERVICE SHALL BE 120/240 VOLT, 3 PHASE, 4 WIRE. ALL MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH A.P.S. RULES AND REGULATIONS FOR METER AND SERVICE INSTALLATIONS.

10. COORDINATE LOCATIONS AND SIZES WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.

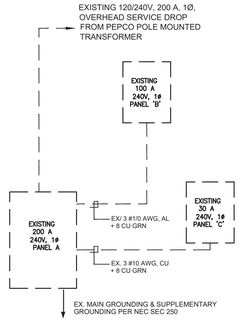
11. UNLESS OTHERWISE NOTED, MOUNTING HEIGHTS ARE TO CENTER LINE OF EQUIPMENT.

12. WHERE ACCEPTABLE, MOUNTING HEIGHTS SHALL CONFORM TO HANDICAPPED CODE.

13. ELECTRICIAN TO TAG ALL WIRES TO PLACE OF ORIGIN AND FUNCTION AS REQUIRED.

14. ELECTRICIAN TO MAKE FINAL ELECTRICAL CONNECTIONS TO ALL EQUIPMENT AS REQUIRED.

15. CIRCUIT SOURCE INFORMATION (PANEL AND CIRCUIT NUMBER) SHOWN ON THE DRAWINGS WERE DERIVED FROM AS–BUILT DRAWINGS OR CASUAL OBSERVATIONS AND ARE PROVIDED FOR ASSISTANCE ONLY. VERIFY BY TESTING THAT A CIRCUIT IS TURNED OFF AT THE SOURCE BEFORE WORKING ON THAT CIRCUIT.



EXISTING BOYD OFFICE RISER DIAGRAM

COMcheck Software Version 4.1.5.1

Interior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: SKR OFFICE BUILDING
Project Type: Alteration

Construction Site: 15114 BARNSVILLE RD BOYDS, MD 20841
Owner/Agent: SKR, LLC 481 N. FREDERICK AVE SUITE 435 GAITHERSBURG, MD 20877
Designer/Contractor: TOOMEY ENGINEERING CORPORATION 2410 COBBLESTONE WAY FREDERICK, MD 21702

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts (B X C)
1-Reception Lobby (Common Space Types:Lobby - General)	890	1.00	890
		Total Allowed Watts =	890

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Reception Lobby (Common Space Types:Lobby - General 890 sq ft)				
LED 1: LED Linear 15W:	1	18	14	252
		Total Proposed Watts =		252

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. The proposed interior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.5.1 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

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

COMcheck Software Version 4.1.5.1

Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: SKR OFFICE BUILDING
Project Type: Alteration
Exterior Lighting Zone: 2 (Residential mixed use area)

Construction Site: 15114 BARNSVILLE RD BOYDS, MD 20841
Owner/Agent: SKR, LLC 481 N. FREDERICK AVE SUITE 435 GAITHERSBURG, MD 20877
Designer/Contractor: TOOMEY ENGINEERING CORPORATION 2410 COBBLESTONE WAY FREDERICK, MD 21702

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
		Total Tradable Watts (a) =		0
		Total Allowed Watts =		0
		Total Allowed Supplemental Watts (b) =		400

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Building Exterior (Illuminated area of facade wall or surface 1790 ft2): Exempt: Non-tradable Wattage				
		Total Tradable Proposed Watts =		0

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. The proposed exterior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.5.1 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

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

COMcheck Software Version 4.1.5.1

Inspection Checklist

Energy Code: 2018 IECC

Requirements: 0.0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR4][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 | High Impact (Tier 1) | 2 | Medium Impact (Tier 2) | 3 | Low Impact (Tier 3)

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.3, C405.2.3.1, C405.2.3.2 [EL23][1]	Daylight zones provided with individual controls that control the lights independent of general area lighting. See code section C405.2.3 Daylight-responsive controls for applicable spaces, C405.2.3.1 Daylight responsive control function and section C405.2.3.2 Sidelit zone.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.4 [EL26][1]	Separate lighting control devices for specific uses installed per approved lighting plans.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.4 [EL27][1]	Additional interior lighting power allowed for special functions per the approved lighting plans and is automatically controlled and separated from general lighting.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.3 [EL6][1]	Exit signs do not exceed 5 watts per face.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 | High Impact (Tier 1) | 2 | Medium Impact (Tier 2) | 3 | Low Impact (Tier 3)

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C303.3, C408.2.5.2 [FI17][1]	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.4.1 [FI18][1]	Interior installed lamp and fixture lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Interior Lighting fixture schedule for values.*
C408.2.5.1 [FI16][1]	Furnished as-built drawings for electric power systems within 90 days of system acceptance.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.3 [FI33][1]	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 | High Impact (Tier 1) | 2 | Medium Impact (Tier 2) | 3 | Low Impact (Tier 3)

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.2.2 [EL22][1]	Spaces required to have light-reduction controls have a manual control that allows the occupant to reduce the connected lighting load in a reasonably uniform illumination pattern >= 50 percent.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.1, C405.2.1.1 [EL18][1]	Occupancy sensors installed in classrooms/lecture/training rooms, conference/meeting/multipurpose rooms, copy/print rooms, lounges/breakrooms, enclosed offices, open plan office areas, restrooms, storage rooms, locker rooms, warehouse storage areas, and other spaces <= 300 sqft that are enclosed by floor-to-ceiling height partitions. Reference section language C405.2.1.2 for control function in warehouses and section C405.2.1.3 for open plan office spaces.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.1.2 [EL19][1]	Occupancy sensors control function in warehouses: In warehouses, the lighting in aisleways and open areas is controlled with occupant sensors that automatically reduce lighting power by 50% or more when the areas are unoccupied. The occupant sensors control lighting in each aisleway independently and do not control lighting beyond the aisleway being controlled by the sensor.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.1.3 [EL20][1]	Occupant sensor control function in open plan office areas: Occupant sensor controls in open office spaces >= 300 sq.ft. have controls 1) configured so that general lighting can be controlled separately in control zones with floor areas <= 600 sq.ft. within the space. 2) automaically turn off general lighting in all control zones within 20 minutes after all occupants have left the space. 3) are configured so that general lighting power in each control zone is reduced by >= 80% of the full zone general lighting power within 20 minutes of all occupants leaving that control zone, and 4) are configured such that any daylight responsive control will activate space general lighting or control zone general lighting only when occupancy for the same area is detected.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.2.1, C405.2.2.2, C405.2.2.2 [EL21][1]	Each area not served by occupancy sensors (per C405.2.1) have time-switch controls and functions detailed in sections C405.2.2.1 and C405.2.2.2.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

1 | High Impact (Tier 1) | 2 | Medium Impact (Tier 2) | 3 | Low Impact (Tier 3)

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

STATE OF MARYLAND — GERALD WAYNE TOOMEY — No. 12976 — REGISTERED PROFESSIONAL ENGINEER

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENCED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

MARYLAND LICENCE NO. 12976 EXPIRES 05/30/2026

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 644 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 TIMA 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-I-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 INCREASERS 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-I-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-FT2-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-FT2-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 SLEEVE 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		AC 1 / AHU 1 EXISTING	AC 2 / AHU 2 EXISTING	AC 3 / WMC 1 EXISTING
LOCATION		GROUND/ATTIC	GROUND/ATTIC	GROUND/ATTIC
BLOWER	CFM	840	1800	1800
	OUTSITE AIR CFM	100	100	20
	TSP (IN W.G.)	1.0"	1.0"	1.0"
COOLING	TOTAL (BTU/HR)	24,000	24,000	9,000
	SENSIBLE (BTU/HR)	17,400	17,400	6,330
	AMBIENT (F)	95F°	95F°	95F°
	COIL ENTERING	80°DB/67F°WB	80°DB/67F°WB	80°DB/67F°WB
HEATING	TOTAL (BTU/HR)	24,000	24,000	9,000
	AMBIENT (F)	17F°	17F°	17F°
ELECTRIC DUCT HEATER (KW)		7.2	9.6	NA
	POWER SUPPLY	240V/1Ø/60HZ - 26.0 AMPS	240V/1Ø/60HZ - 40.0 AMPS	NA
ELECTRICAL	POWER SUPPLY	240V/1Ø/60HZ	240V/1Ø/60HZ	120V/1Ø/60HZ
	COMPRESSOR (FLA)	10.3A	26.3A	19.0A
	CONDENSER MOTOR (FLA)	0.75A	1.2A	0.7A
	MIN. CIRCUIT AMPACITY	14A MCA/20A MOP	36A MCA/60A MOP	19A MCA/30A MOP
	EVAPORATOR MOTOR (FLA)	8.0A	8.0A	0.3A
	MIN. CIRCUIT AMPACITY	5.3 A MCA/15A MOP	5.3 A MCA/15A MOP	NA
REMARK		EXISTING REHEEM MODEL RP1424AJOA4 RH3V2417STACNJ PROGRAMABLE THERMOSTAT. OPER. WT. : 145 LBS APPROX. SEER=14.0 EER=11.0 AFUE=NA	EXISTING REHEEM MODEL 13PJL60A01 RH3V6024STACNJ PROGRAMABLE THERMOSTAT. OPER. WT. : 245 LBS APPROX. SEER=14.0 EER=11.0 AFUE=NA	EXISTING CARRIER M MODEL 38MFQ009+1 RH3V2417STACNJ PROGRAMABLE THERMOSTAT. OPER. WT. : 145 LBS APPROX. SEER=19.0 EER=11.0 AFUE=NA

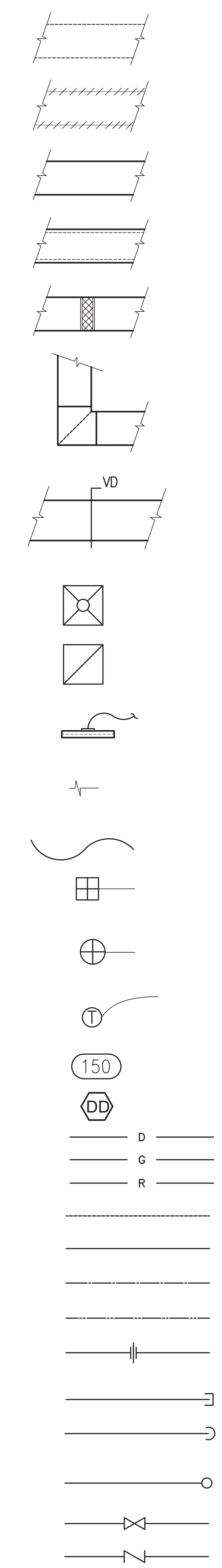
O.A FAN SCHEDULE

FAN NO.		SF 1
LOCATION		WALL
AREA SERVED		BASEMENT
FAN DUTY		OUTSIDE AIR
FAN TYPE		INLINE DIRECT
FAN ARRANGEMENT		HORIZONTAL
SIZE		15"x16x15"
PERFORMANCE	C.F.M.	895
	T.S.P.	0.25"
	B.H.P.	0.05
	FAN R.P.M.	1350
MOTOR	MOTOR H.P.	1/8
	ELEC. CHARACTERISTICS	120V/1PH/60
	MOTOR R.P.M.	-
ELECTRIC DUCT HEATER		240/1PH/60 42A/60 MOP
ACCESSORIES		1.GREENHECK OR EQUAL 2. 10 KW DUCT HEATER MODEL IDHB 3. ZERO CLEARANCE 4. FAN INTERLOCK 5. THERMAL SAFETY SWITCH 6. BACKDRAFT DAMPER
MANUFACTURER		GREENHECK MODEL SQ-95-DGEX-QD WT. 15 LBS

EXHAUST FAN SCHEDULE

FAN NO.		EF 1
LOCATION		ROOF
AREA SERVED		EMPLOYEE'S 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	MOTOR H.P.	1/8
	ELEC. CHARACTERISTICS	120V/1PH/60
	MOTOR R.P.M.	-
	MOTOR SPECIAL FEATURES	
ACCESSORIES		1. BROAN OR EQUAL 2. UL LISTED UL 705 3. IENERGY STAR CERTIFIED 4. INTEGRAL EXHAUST GRILL 5. BACKDRAFT DAMPER
MANUFACTURER		BROAND MODEL LP80 WT. 15 LBS

MECHANICAL LEGEND



EXISTING DUCT AND ACCESSORIES TO REMAIN
EXISTING DUCT OR EQUIPMENT AND ACCESSORIES TO BE REMOVED
NEW OR RELOCATED DUCTWORK
ACOUSTICALLY LINED DUCTWORK
FLEXIBLE DUCT CONNECTION.
SQUARE ELBOW WITH TURNING VANES
VOLUME DAMPER
NEW OR RELOCATED SUPPLY AIR DIFFUSER
NEW OR RELOCATED RETURN GRILLE
LINEAR SLOT DIFFUSER
FLOW ARROW
FLEXIBLE ROUND DUCT
POINT OF DEMOLITION
POINT OF CONNECTION, NEW TO EXISTING
THERMOSTAT
AIR QUANTITY IN CUBIC FEET PER MINUTE (CFM)
DUCT SMOKE DETECTOR
CONDENSATE DRAIN PIPE
GAS PIPING
REFRIGERANT PIPING
VENT PIPE
WASTE PIPE
COLD WATER PIPE
HOT WATER PIPE
UNION
CAPPED PIPING
PIPE DOWN
PIPE UP
GATE VALVE
CHECK VALVE

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 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

MEP Engineer:
TOOMEY ENGINEERING CORPORATION
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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
1		
2		
3		

STATE OF MARYLAND
GERALD P. TOOMEY
No. 12979
REGISTERED
PROFESSIONAL ENGINEER

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENCED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

MARYLAND LICENCE NO. 12979(EXPIRES 05/30/2026)

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

Sheet No.
M001
MECHANICAL LEGEND & SPECIFICATIONS

SPLIT SYSTEM SCHEDULE

UNIT SYMBOL		AC 1 / AHU 1 EXISTING	AC 2 / AHU 2 EXISTING	AC 3 / WMC 1 EXISTING
LOCATION		GROUND/ATTIC	GROUND/ATTIC	GROUND/ATTIC
BLOWER	CFM	840	1800	1800
	OUTSITE AIR CFM	100	100	20
	TSP (IN W.G.)	1.0"	1.0"	1.0"
COOLING	TOTAL (BTU/HR)	24,000	24,000	9,000
	SENSIBLE (BTU/HR)	17,400	17,400	6,330
	AMBIENT (F)	95F°	95F°	95F°
	COIL ENTERING	80°DB/67F°WB	80°DB/67F°WB	80°DB/67F°WB
HEATING	TOTAL (BTU/HR)	24,000	24,000	9,000
	AMBIENT (F)	17F°	17F°	17F°
ELECTRIC DUCT HEATER (KW)		7.2	9.6	NA
	POWER SUPPLY	240V/1Ø/60HZ - 26.0 AMPS	240V/1Ø/60HZ - 40.0 AMPS	NA
ELECTRICAL	POWER SUPPLY	240V/1Ø/60HZ	240V/1Ø/60HZ	120V/1Ø/60HZ
	COMPRESSOR (FLA)	10.3A	26.3A	19.0A
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	MIN. CIRCUIT AMPACITY	14A MCA/20A MOP	36A MCA/60A MOP	19A MCA/30A MOP
	EVAPORATOR MOTOR (FLA)	8.0A	8.0A	0.3A
	MIN. CIRCUIT AMPACITY	5.3 A MCA/15A MOP	5.3 A MCA/15A MOP	NA
	REMARK	EXISTING REHEEM MODEL RP1424AJOA4 RH3V2417STACNJ PROGRAMABLE THERMOSTAT. OPER. WT. : 145 LBS APPROX. SEER=14.0 EER=11.0 AFUE=NA	EXISTING REHEEM MODEL 13PJL60A01 RH3V6024STACNJ PROGRAMABLE THERMOSTAT. OPER. WT. : 245 LBS APPROX. SEER=14.0 EER=11.0 AFUE=NA	EXISTING CARRIER M MODEL 38MFQ009+1 RH3V2417STACNJ PROGRAMABLE THERMOSTAT. OPER. WT. : 145 LBS APPROX. SEER=19.0 EER=11.0 AFUE=NA

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FAN DUTY		AIR EXHAUST
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FAN ARRANGEMENT		DOWNBLAST
MIN. WHEEL DIAMETER		-
PERFORMANCE	C.F.M.	70
	T.S.P.	0.05"
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	FAN R.P.M.	1350
MOTOR	MOTOR H.P.	1/8
	ELEC. CHARACTERISTICS	120V/1PH/60
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	MOTOR SPECIAL FEATURES	
ACCESSORIES		1. BROAN OR EQUAL 2. UL LISTED UL 705 3. IENERGY STAR CERTIFIED 4. INTEGRAL EXHAUST GRILL 5. BACKDRAFT DAMPER
MANUFACTURER		BROAND MODEL LP80 WT. 15 LBS

O.A FAN SCHEDULE

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AREA SERVED		BASEMENT
FAN DUTY		OUTSIDE AIR
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FAN ARRANGEMENT		HORIZONTAL
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PERFORMANCE	C.F.M.	895
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MOTOR	MOTOR H.P.	1/8
	ELEC. CHARACTERISTICS	120V/1PH/60
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BOYD OFFICE OUTDOOR AIR REQUIREMENTS PER 2018 IMC TABLE 403.3 & ASHRAE-62.1

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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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MARYLAND LICENCE NO. 12979(EXPIRES 05/30/2026)

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TOOMEY ENGINEERING CORPORATION
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toomeycorp.com

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

Owner:

Structural:

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Job Number	240801
Date	09/15/2024
Owner	
Contractor	
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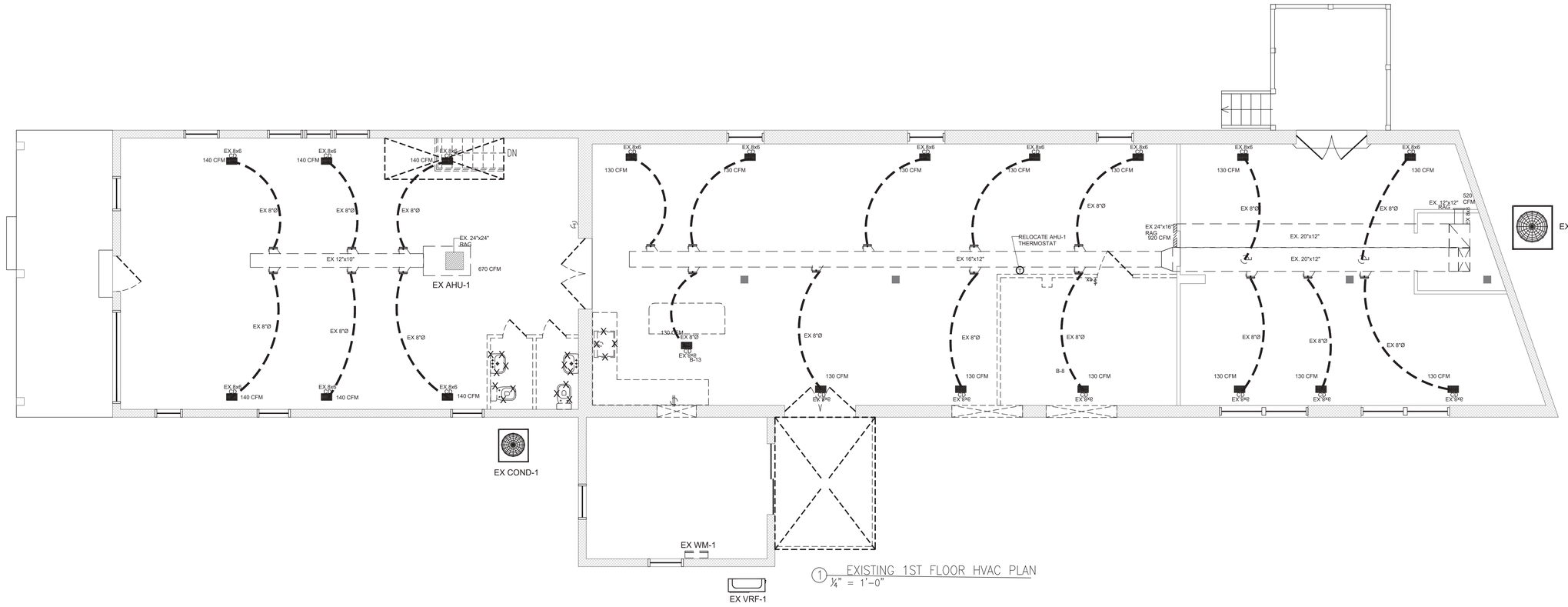
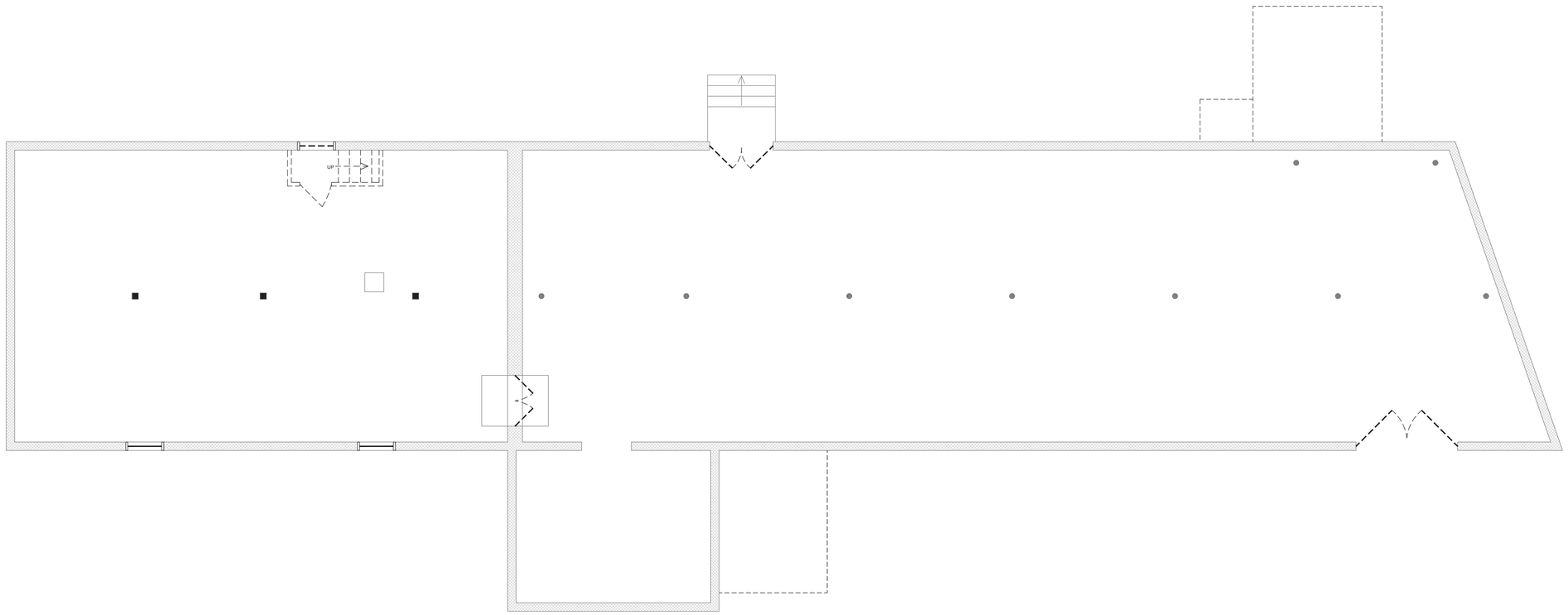
Sheet No.
M002
MECHANICAL SCHEDULES + DETAILS



1 EXISTING 1ST FLOOR HVAC PLAN
¼" = 1'-0"



2 EXISTING BASEMENT HVAC PLAN
¼" = 1'-0"

MEP Engineer:
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Job Number	240801
Date	09/15/2024
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Sales	
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STATE OF MARYLAND
BRADLEY TOOMEY
REG. NO. 12919
PROFESSIONAL ENGINEER

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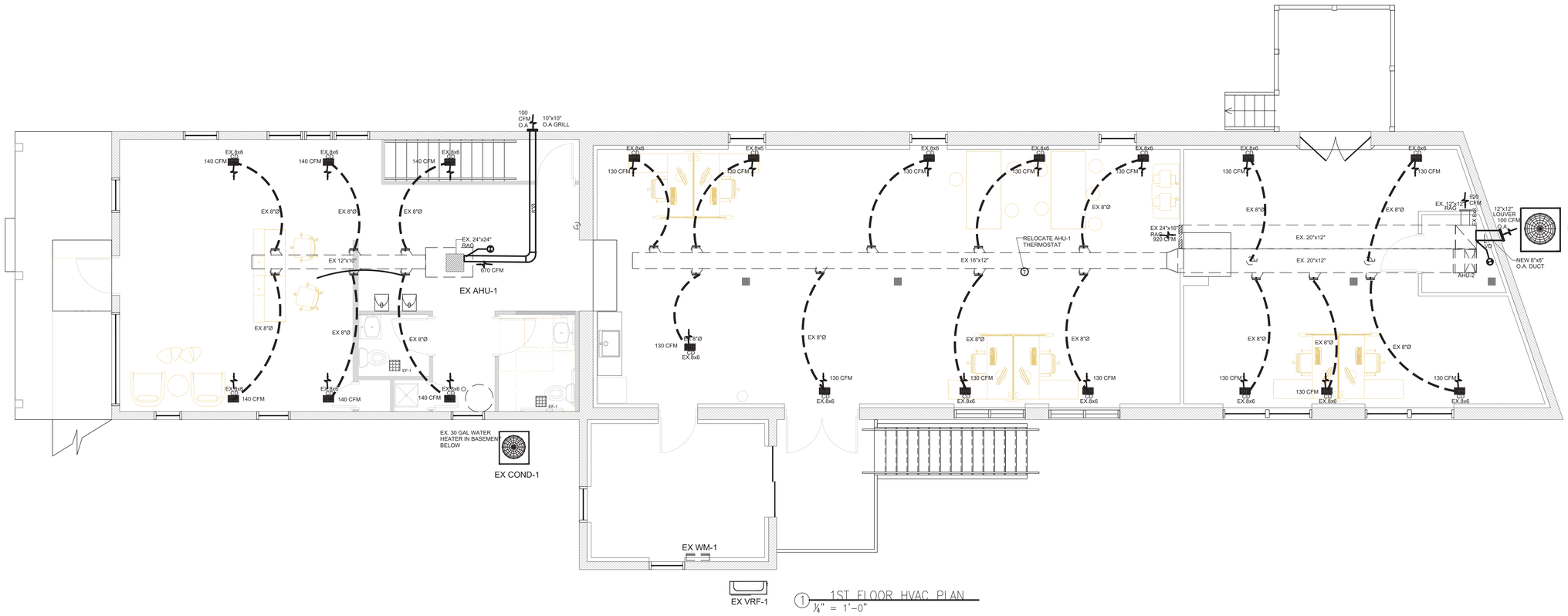
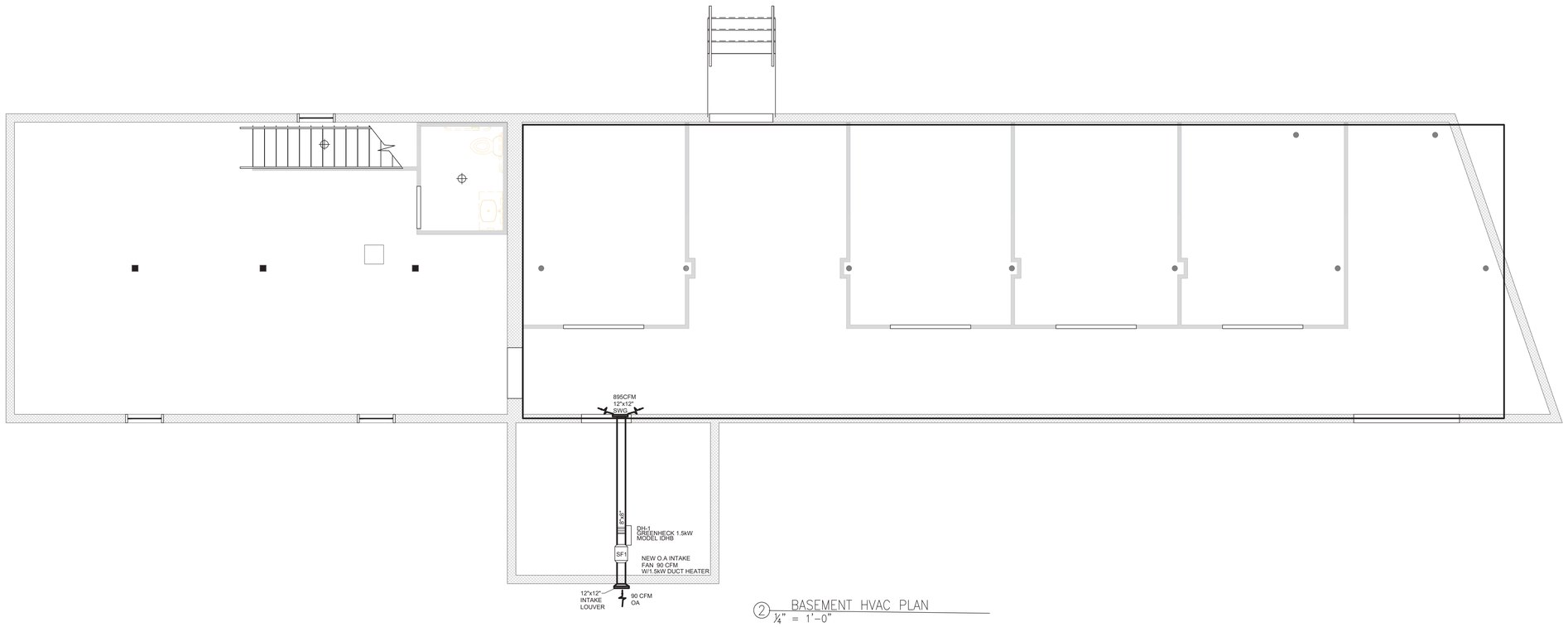
MARYLAND LICENCE NO. 12919 EXPIRES 05/30/2026

Sheet No.
M101
HVAC MAIN LEVEL PLAN



1 1ST FLOOR HVAC PLAN
¼" = 1'-0"



2 BASEMENT HVAC PLAN
¼" = 1'-0"

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

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Contractor	
Sales	
Scale	AS NOTED
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STATE OF MARYLAND
BRADLEY TOOMEY
REGISTERED
PROFESSIONAL ENGINEER

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MARYLAND LICENCE NO. 12979(EXPIRES 05/30/2026)

Sheet No.
M102
HVAC MAIN LEVEL PLAN

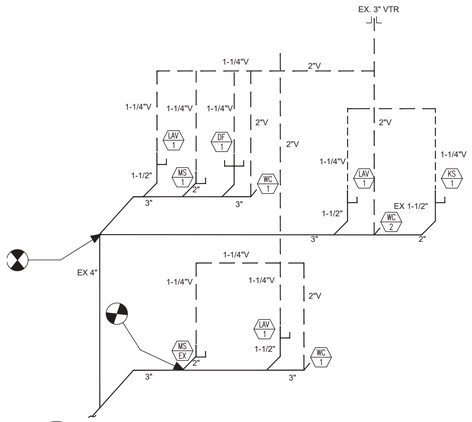
PLUMBING FIXTURES SPECIFICATIONS

Items in this schedule or their approved equivalent are furnished and installed by the Plumbing Contractor.

- (SK 1) KITCHEN SINK: ELKAY DSEW4012522 STAINLESS STEEL SINK, 25"x22"x8-1/16"H WITH SINGLE HANDLE PULLDOWN KITCHEN FAUCET, SYMMONS S-3510-PD-1.5, ADA CHROME FINISH, ELKAY LK-18 STAMPED BRASS DRAIN, 3/8" ANGLE SUPPLIES WITH STOPS.
- (SK 2) HANDICAPPED KITCHEN SINK: ELKAY GECR2521 STAINLESS STEEL SINK, 25"x21-1/4"x5-2/8"H WITH PULL-OUT SPRAY & LEVER HANDLE FAUCET, SYMMONS S-3510-PD-1.5, ADA CHROME FINISH, ELKAY LK99 STAMPED BRASS DRAIN, 3/8" ANGLE SUPPLIES WITH STOPS.
- (WC 1) WATER CLOSET: AMERICAN STANDARD H2OPTIMUM #288DA114.020 ELONGATED TOILET, 1.1 GPF WITH CARDIFF SLOW-CLOSE PLASTIC TOILET SEAT #5259B6SMT.020 , BOLT CAPS, TOILET RING FLANGE & WAX RING SEAL, SUPPLY WITH STOPS.
- (WC 2) HANDICAPPED WATER CLOSET: ADA AMERICAN STANDARD H2OPTIMUM ELONGATED TOILET #288DA114.020, 1.1 GPF WITH CARDIFF SLOW-CLOSE ELONGATED PLASTIC TOILET SEAT 5321.110, BOLT CAPS, TOILET RING FLANGE & WAX RING SEAL, SUPPLY WITH STOPS.
- (LAV 1) LAVATORY: AMERICAN STANDARD STUDIO S33-INCH #1298001, WHITE, WALL HANGER CLEAN-1R FAUCET, #7020255.02 DC POWERED, LESS POP-U(WITH GRID DRAIN, 0.5 GPM FLOW, APPROVED P TRAMP & ANGEL STOPS
- (MS 1) MOP SINK: STERN-WILLIAMS #MTB-2424 24"x24" TERRAZO UNIT WITH 10" HIGH SIDES, STAINLESS STEEL BODY INTEGRALLY CAST, VINYL RIM GUARD; CHICAGO FAUCET #897 WITH INTEGRAL STOPS/N SHANKS, WALL BRACE, HOSE THREADS, PAIL HOOK, VACUUM BREAKER ROUGH BRASS FINISH, RUBBER HOSE TRAPPED & VENTED WASTE CONNECTION.

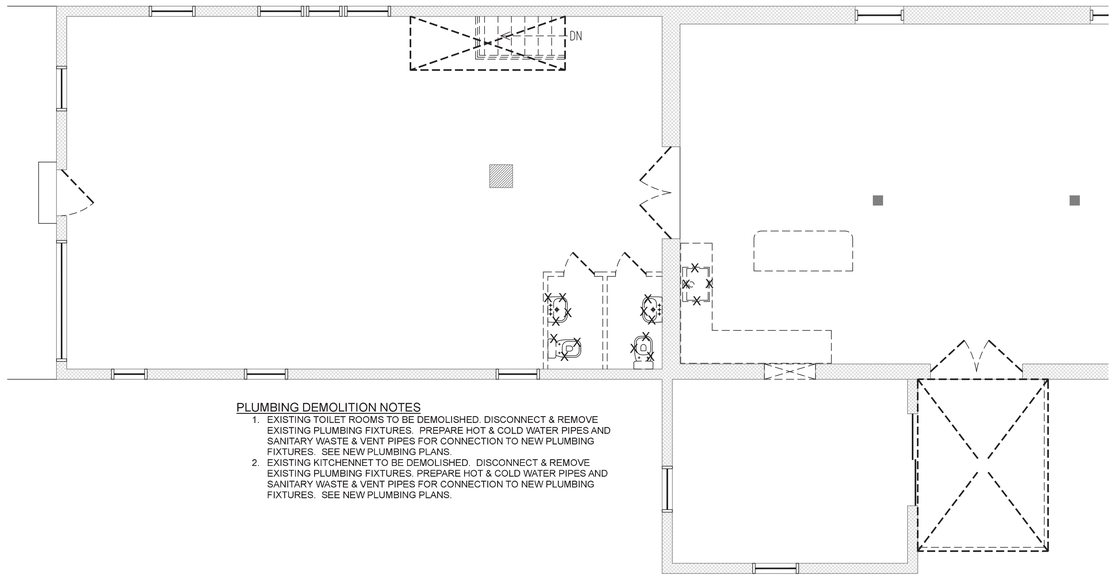
SYMBOL	DESCRIPTION
	SEWER LINE
GW	GREASE WASTE LINE
IW	INDIRECT WASTE LINE
	CLEAN OUT TO GRADE
	COLD WATER SUPPLY
	HOT WATER SUPPLY
	VENT LINE
	BALL VALVE
	ELBOW DOWN
	ELBOW UP
CD	CONDENSATE DRAIN
D	EQUIPMENT DRAIN
WC 1	PLUMBING FIXTURE OR EQUIPMENT DESIGNATION

ABBREV	DESCRIPTION
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 II)
FMCW	FILTERED + SOFTENED + REMINERALIZED COLD WATER (TYPE III)
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

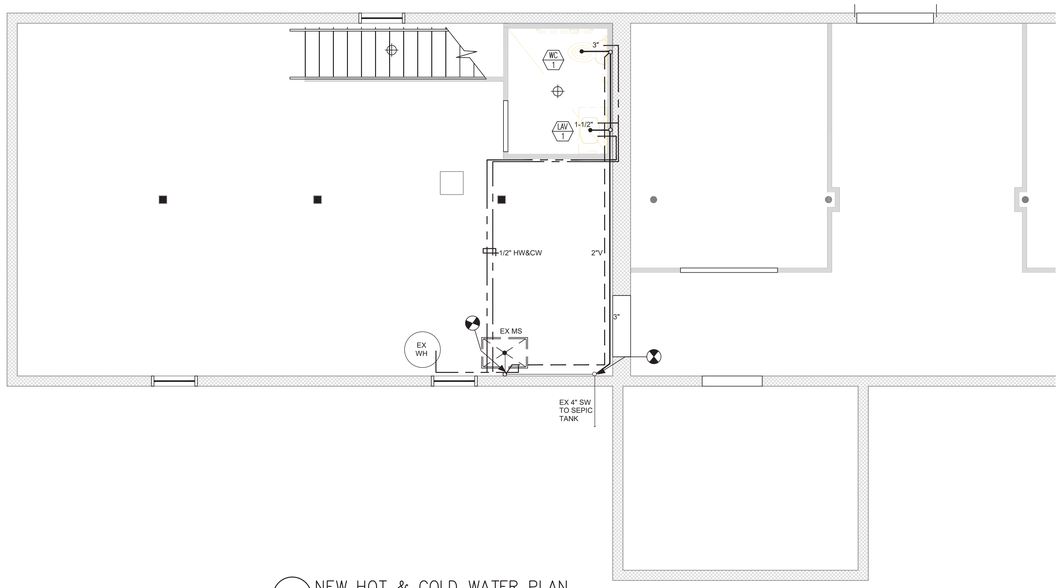
P1 SANITARY WASTE & VENT RISERS DEMOLITION DIAGRAM



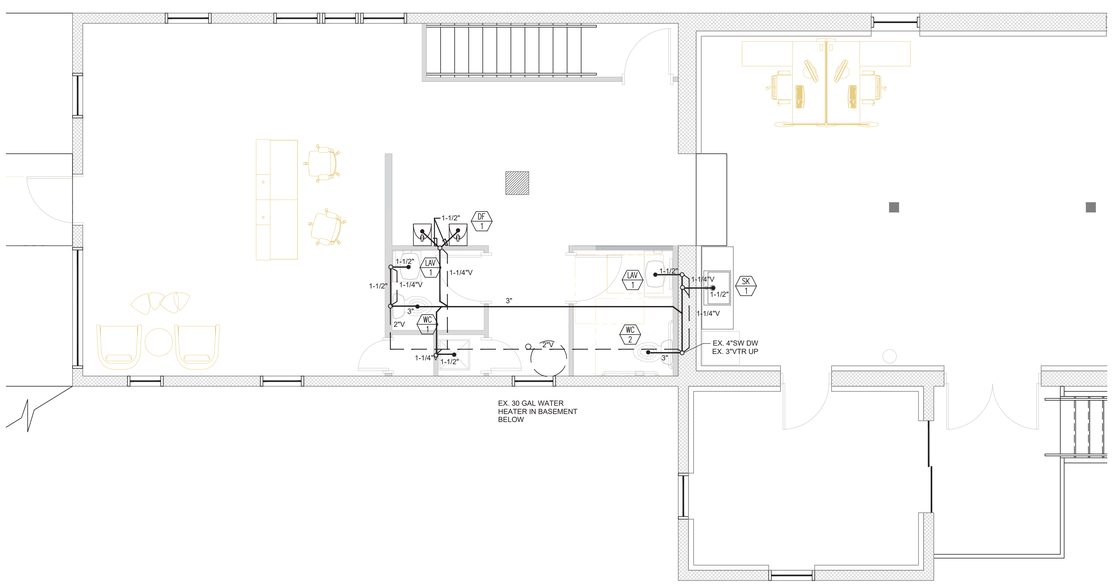
PLUMBING DEMOLITION NOTES

1. 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.
2. 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.

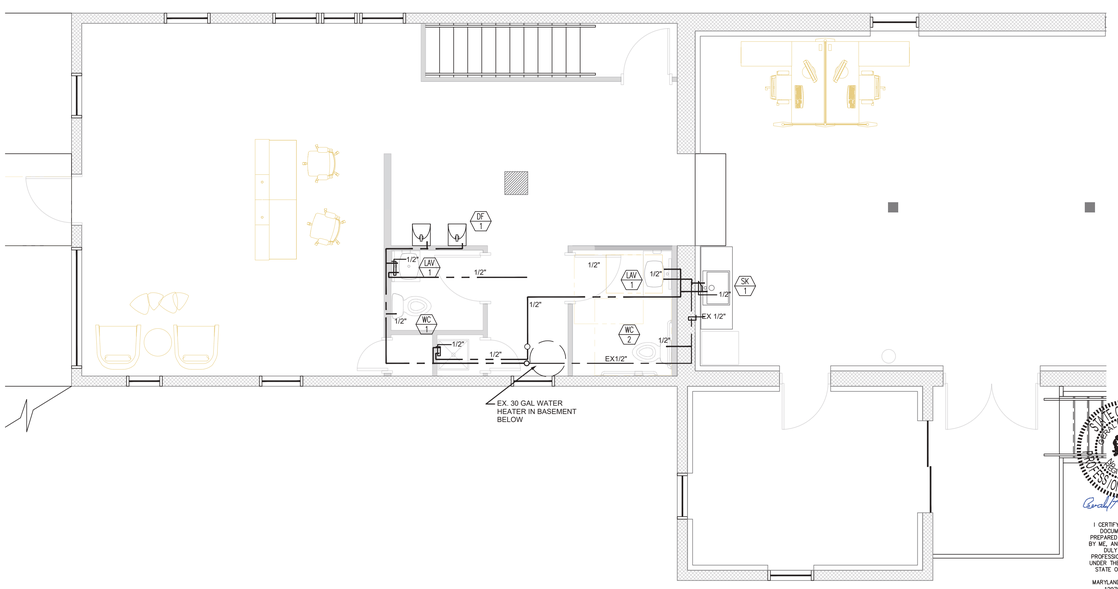
1 SANITARY WASTE & VENT DEMO PLAN
1/4" = 1'-0"



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"

STATE OF MARYLAND
ANDREW JOHN TOOMEY
No. 12979
REGISTERED PROFESSIONAL ENGINEER

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENCED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

MARYLAND LICENCE NO. 12979[EXPIRES 05/30/2026]

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

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

LEGEND

- EX INDEX CONTOUR
- EX INTER CONTOUR
- PROPERTY LINE
- EX TREE
- PROP CONTOUR — 426
- PROP SPOT ELEVATION — + 25.5

GENERAL NOTES:

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

DEVELOPMENT NOTES

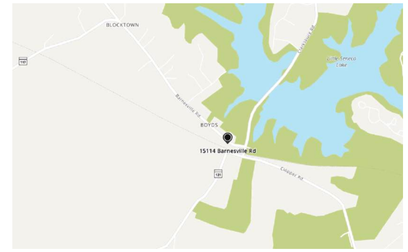
1. Proposed LOD: 2,600 s.f.
2. Proposed cut: 10 c.y.
3. Proposed Fill: 2 c.y.

PARKING/LOADING SCHEDULE

1. Building Gross Floor Area = 6,184 s.f.
2. Building Use: Office
3. Parking Spaces Required: (1 per 1,000 s.f. of GFA) = 7
4. Handicap Spaces Required = 1
5. Parking Spaces Provided = 0*
6. Handicap Spaces Provided = 1

*PARKING/LOADING SCHEDULE NOTES

1. 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.
2. 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 isle & 5-ft walkway between the existing buildings, with a parking lot containing 3 or 4 total spaces.
3. 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.



VICINITY MAP
SCALE: 1" = 2000'

"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 — DATE: 9-17-2024
MD PE#25725

STATE OF MARYLAND · JON ANGELO SHIANCOE · 25725 · PROFESSIONAL ENGINEER

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