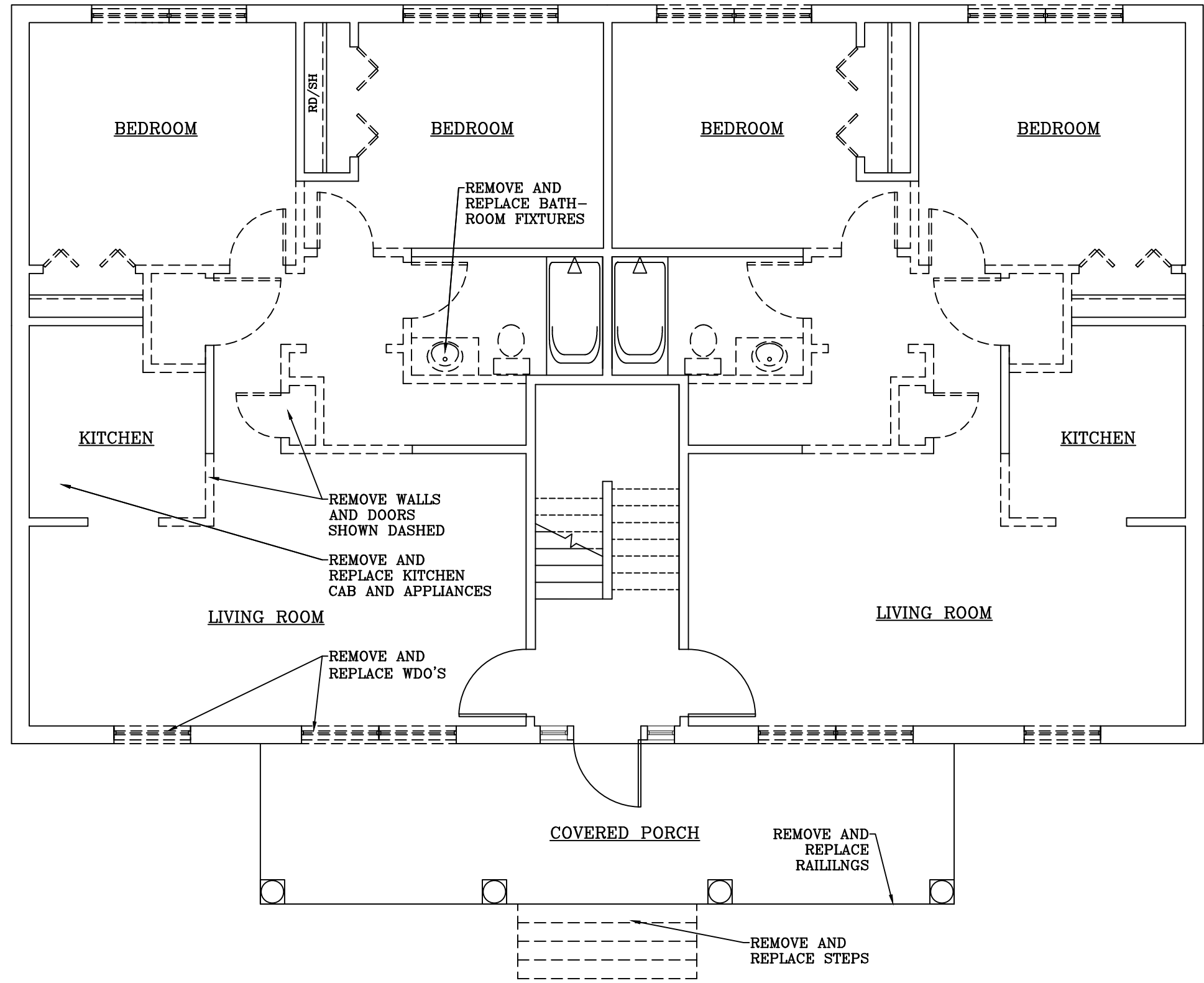
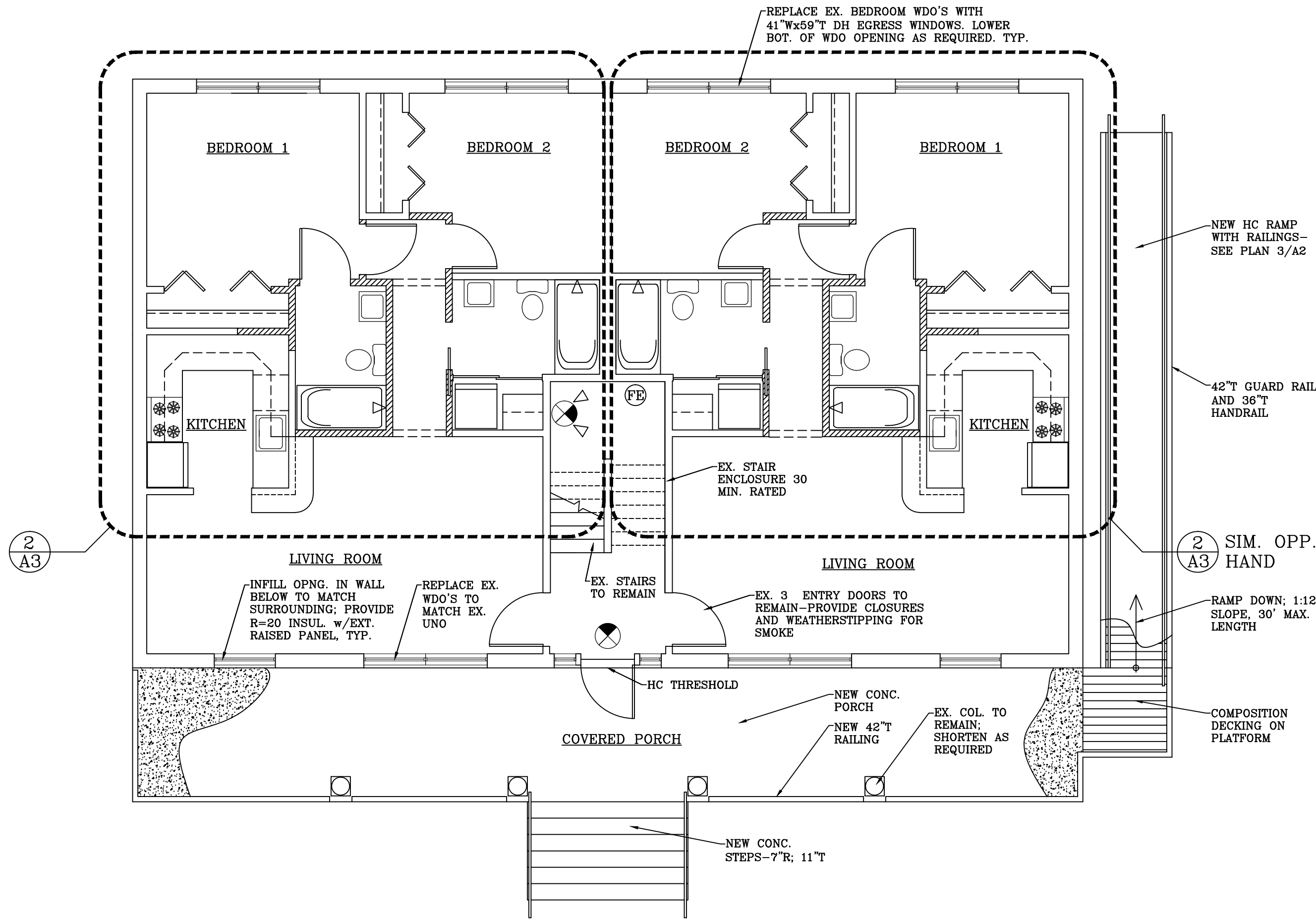




2 FIRST FLOOR PLAN – DEMOLITION  
SCALE: 3/16" = 1'-0"



1 FRIST FLOOR PLAN – PROPOSED  
SCALE: 3/16" = 1'-0"

STRUCTURAL DESIGN CRITERIA

Floor Live Load = 40 psf,

Ground Snow Load = 25 psf

Basic Design Wind Speed = 115 mph, 3-second gust

Frost/Footing Depth = 24 inches



VICINITY MAP  
1"=100'

GENERAL NOTES

- Exterior Envelope- Raise front porch and add handicapped ramp.
- Interior Partitions- See plan.
- Structural- Unchanged except for new headers on first floor.
- Mechanical- New mechanical systems with ductwork.
- Plumbing- See plan.
- Electrical- Unchanged except new power to the new mechanical units. Relocate ex. lights and outlets as required.
- Interior Finishes- Interior wall and ceiling finish shall have a minimum Class C rating, Floor finishes shall be Class I or Class II. All finishes shall be in accordance with NFPA Standard No. 101.

CODE ANALYSIS

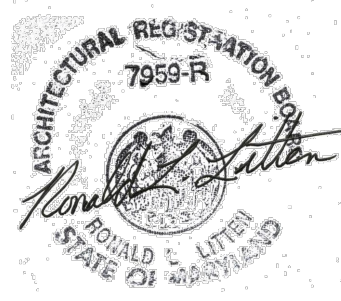
2021 IEBC/2021 IBC  
2021 MD Life Safety Code/2021 NFPA1  
COMAR .09.12.53 Handicapped Code

The project is for the repair and modifications in an existing apartment building.

IEBC Classification of Work: Entire Building is Repair and Level 1;  
Reconfiguration of rooms and new mechanical systems is Level 2 (less than 50% of ea. floor)

|                                                                                            | Required    | Proposed                          |
|--------------------------------------------------------------------------------------------|-------------|-----------------------------------|
| Use Group(s)-IBC                                                                           |             | R-2                               |
| Use Group(s)-LSC                                                                           |             | Ex. Apartment Building (Option 1) |
| Total Building Area                                                                        |             | unchanged                         |
| Type of Construction                                                                       | No          | V-B                               |
| Sprinkler System                                                                           | No          | No                                |
| Allowable No. of Stories/Height/Area w/o Mod.                                              |             | unchanged                         |
| Fire Resistance Ratings                                                                    |             |                                   |
| Typical Exterior Walls (non ld-brg)                                                        | 0           | 0                                 |
| Roof Construction                                                                          | 0           | 0                                 |
| Stair Enclosure                                                                            | 0           | 0.5                               |
| Non-Combustible Materials                                                                  | No          | No                                |
| Fire Protective Signaling System                                                           | Yes         | Yes*                              |
| *Hardwired, interconnected smoke detectors in bedrooms and hall. (no fuel fired equipment) |             |                                   |
| Dist. of Exit Access Travel                                                                | 200         | 49                                |
| Floor Area                                                                                 |             |                                   |
| Each Unit                                                                                  |             | 754                               |
| Each floor                                                                                 |             | 1623                              |
| Occupancy                                                                                  |             |                                   |
| Each Unit                                                                                  | 1:200 gross | 4                                 |
| Each floor                                                                                 |             | 8                                 |
| Entire Building                                                                            |             | 16                                |
| No. of Exits per Unit                                                                      | 1           | 1                                 |
| Egress Width: Corridor/Doors                                                               | 36/34       | 36/34                             |
| Exit Lights in Stair                                                                       | Yes         | Yes                               |
| Means of Egress Lighting in Stair                                                          | Yes         | Yes                               |
| No. of Plumbing Fixtures per Plumbing Code                                                 |             |                                   |
| Water Closets                                                                              | 1           | 2                                 |
| Lavatories                                                                                 | 1           | 2                                 |
| Bathing                                                                                    | 1           | 2                                 |
| Laundry                                                                                    | 0           | 1                                 |

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| Revisions |
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RENOVATION AT CALVERT SQUARE APARTMENTS  
6895 GLEN ALBIN ROAD  
LAPLATA, MARYLAND 20646

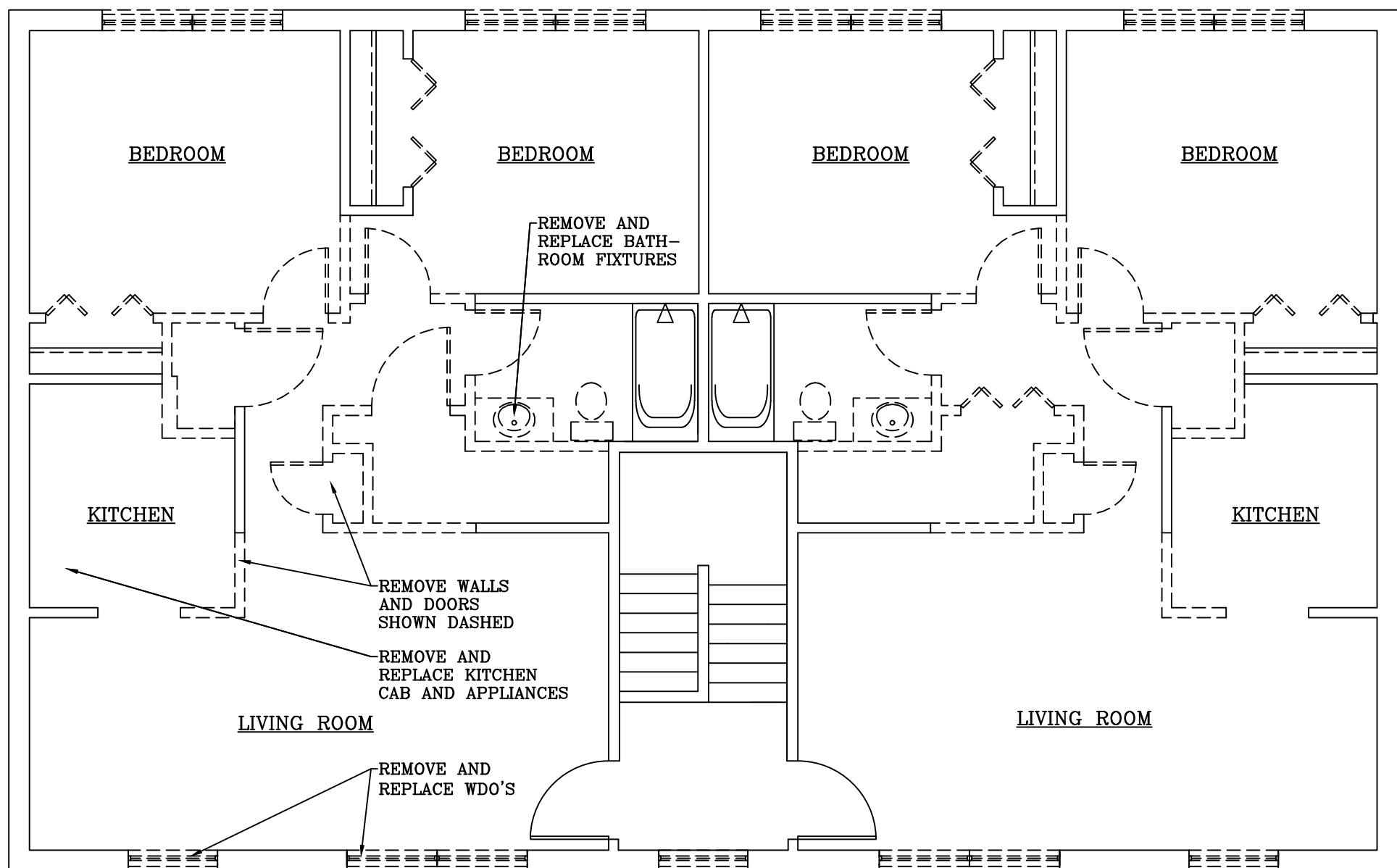
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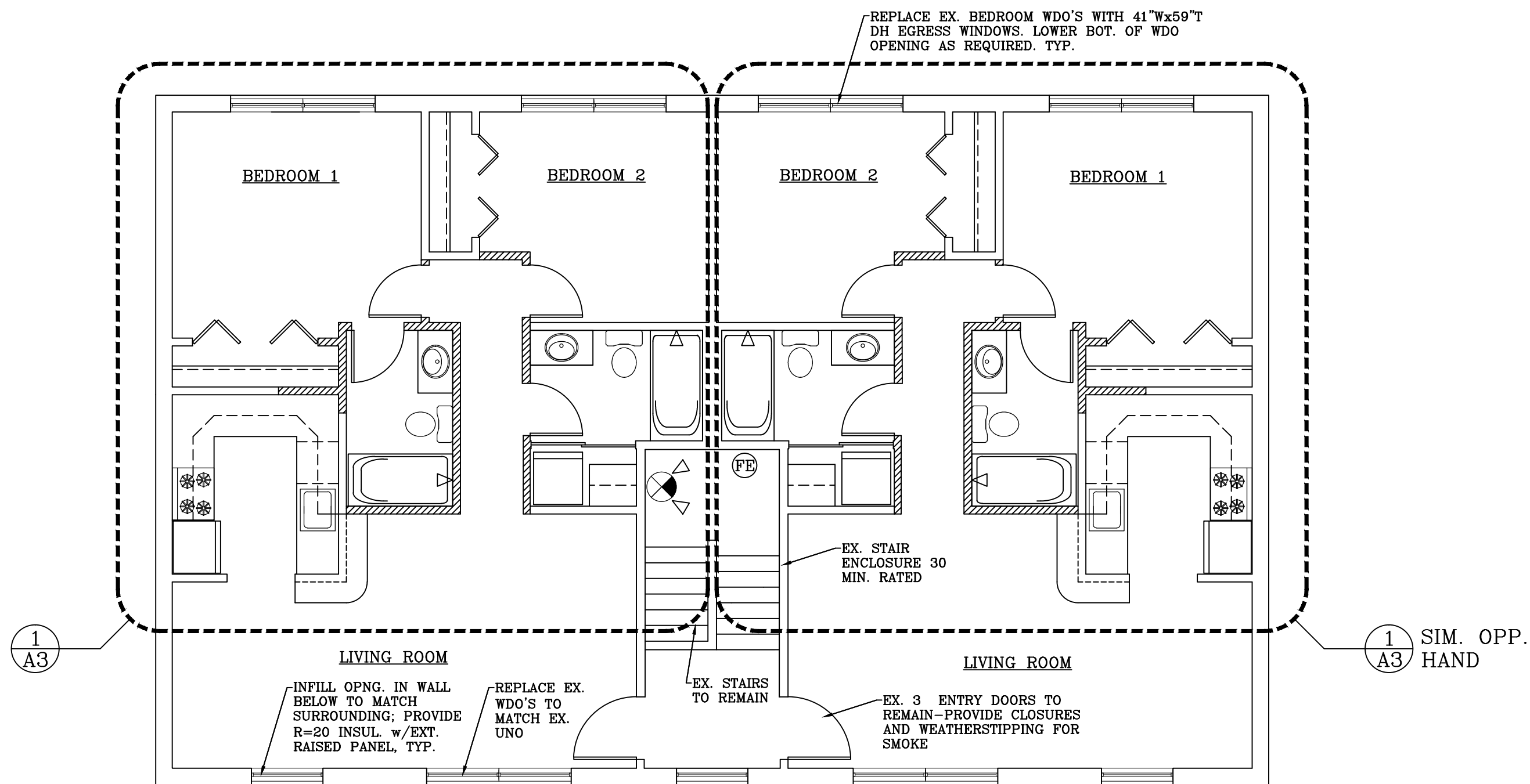
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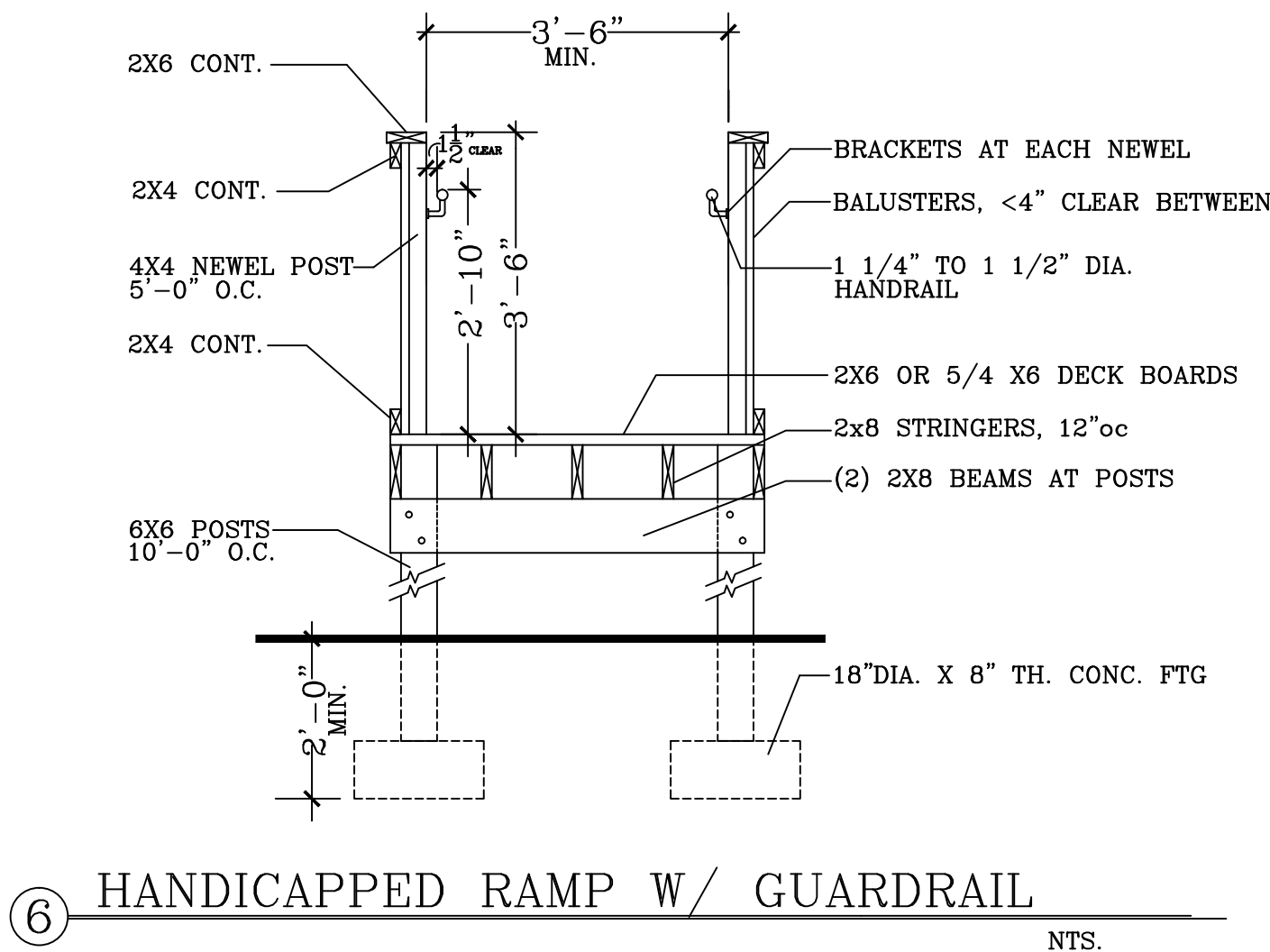




2 SECOND FLOOR PLAN - DEMOLITION  
SCALE: 3/16" = 1'-0"

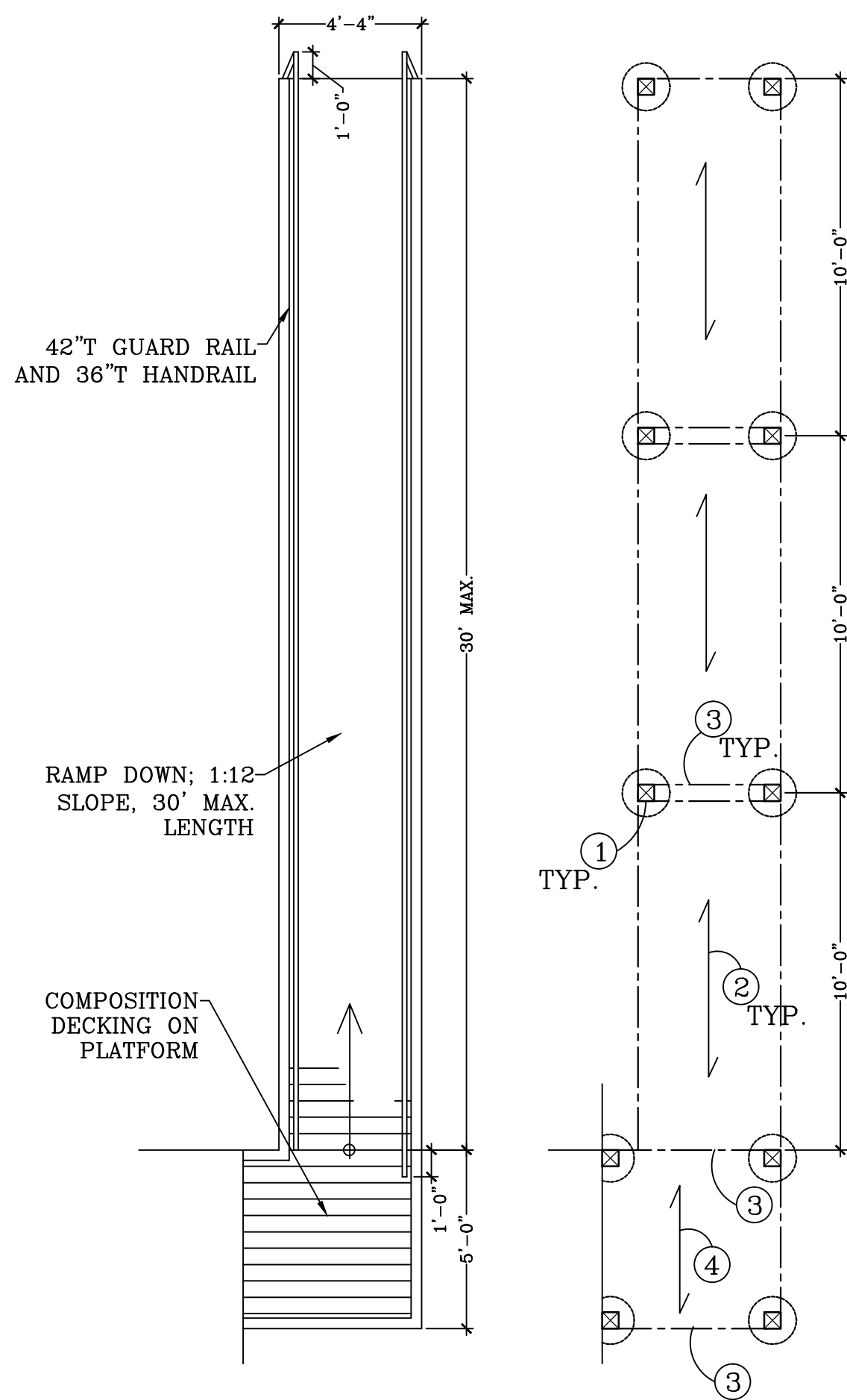


1 SECOND FLOOR PLAN - PROPOSED  
SCALE: 3/16" = 1'-0"

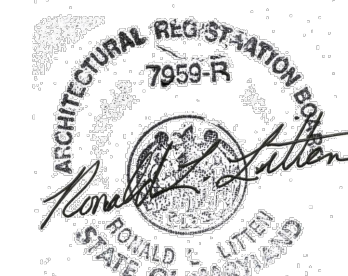
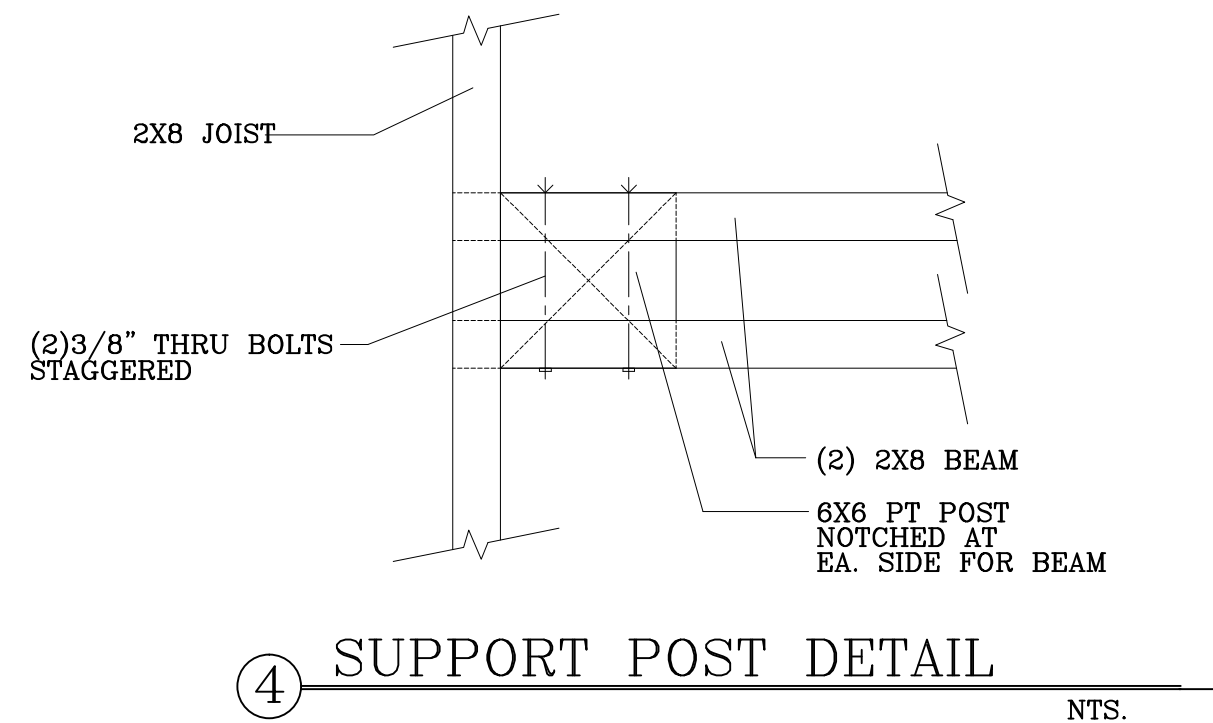
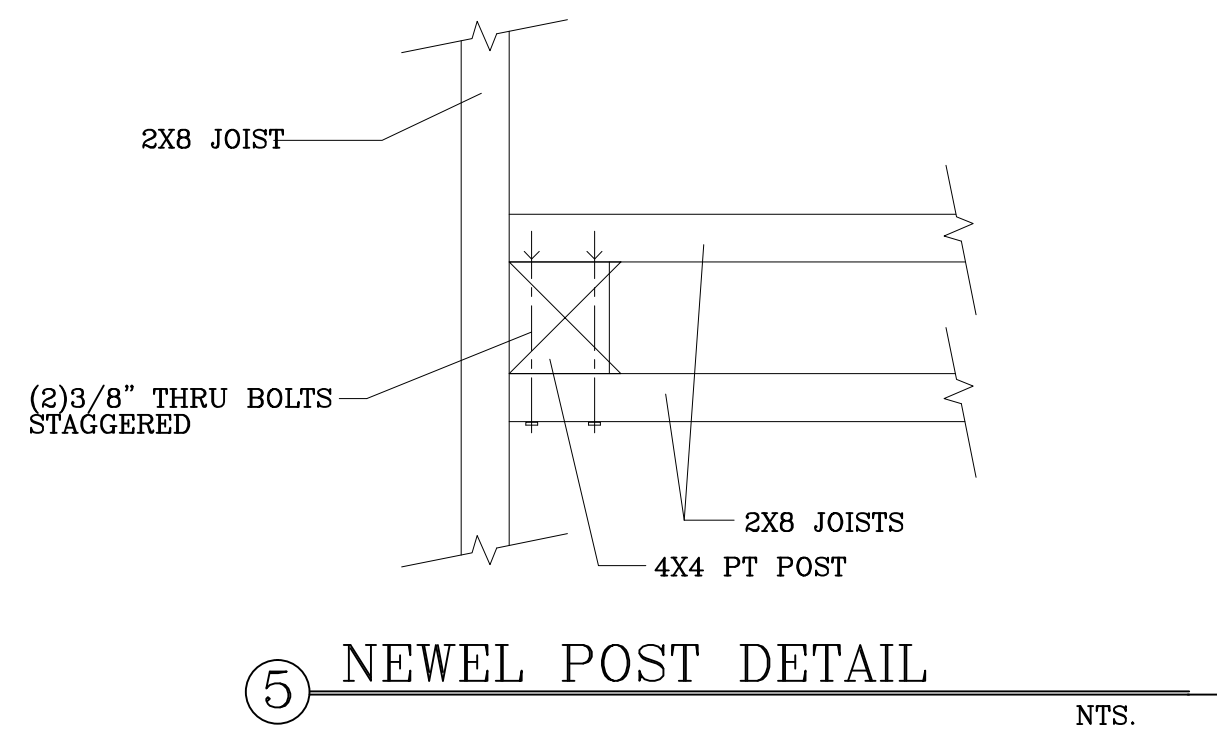


6 HANDICAPPED RAMP W/ GUARDRAIL  
NTS.

| FRAMING SCHEDULE |                                          |                 |
|------------------|------------------------------------------|-----------------|
| MARK             | DESCRIPTION                              | NOTES           |
| 1                | PT 6x6 WD POST ON 18"DIA x 8" T CONC FTG | NOTCH FOR BEAMS |
| 2                | PT 2x8 DECK JSTS, 12"oc                  |                 |
| 3                | PT (2) 2x8 BEAM                          |                 |
| 4                | PT 2x6 DECK JSTS, 16"oc                  |                 |



3 RAMP FLOOR AND FRAMING/FDN PLANS  
SCALE: 1/4" = 1'-0"



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RENOVATION AT CALVERT SQUARE APARTMENTS

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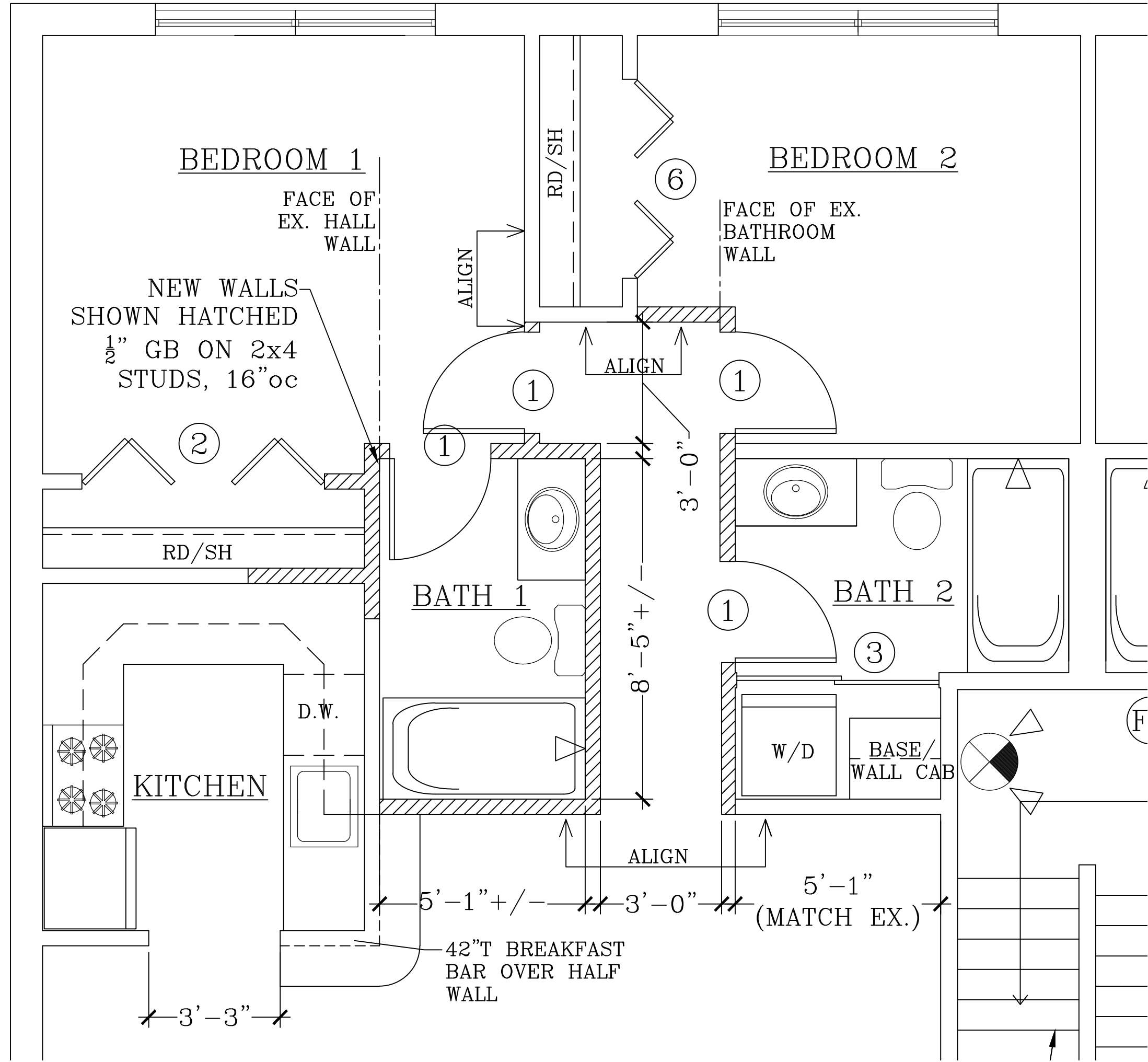
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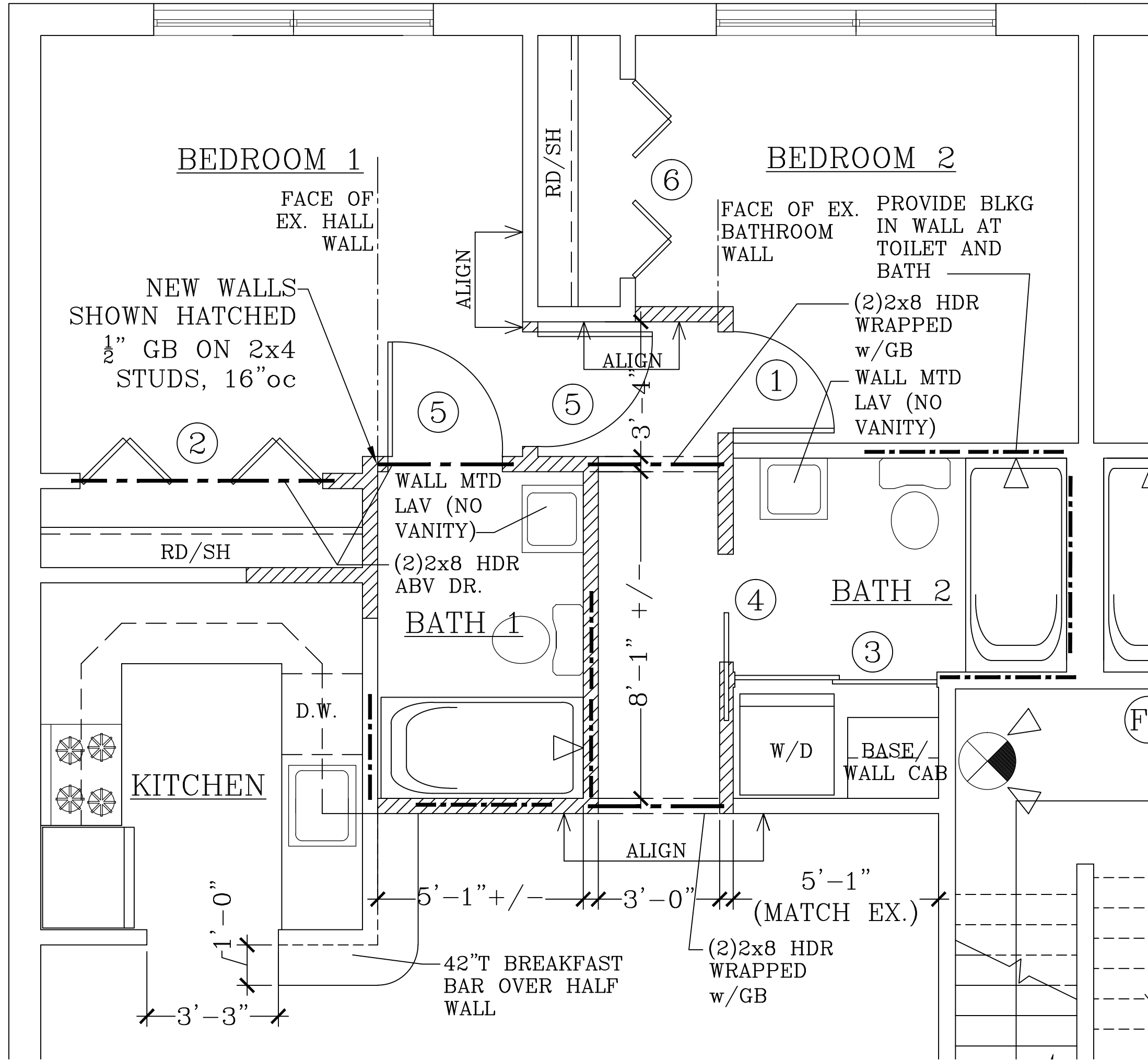
A2





1 PARTIAL FLOOR PLAN – SECOND  
SCALE: 1/2" = 1'-0"

| DOOR SCHEDULE |               |         |
|---------------|---------------|---------|
| MARK          | DESCRIPTION   | NOTES   |
| ①             | 2-6 x 6-8     |         |
| ②             | (2) 3-0 x 6-8 | BI-FOLD |
| ③             | (2) 2-6 x 6-8 | SLIDER  |
| ④             | 2-8 x 6-8     | POCKET  |
| ⑤             | 2-10 x 6-8    |         |
| ⑥             | (2) 2-6 x 6-8 | BI-FOLD |



2 PARTIAL FLOOR PLAN – FIRST  
SCALE: 1/2" = 1'-0"



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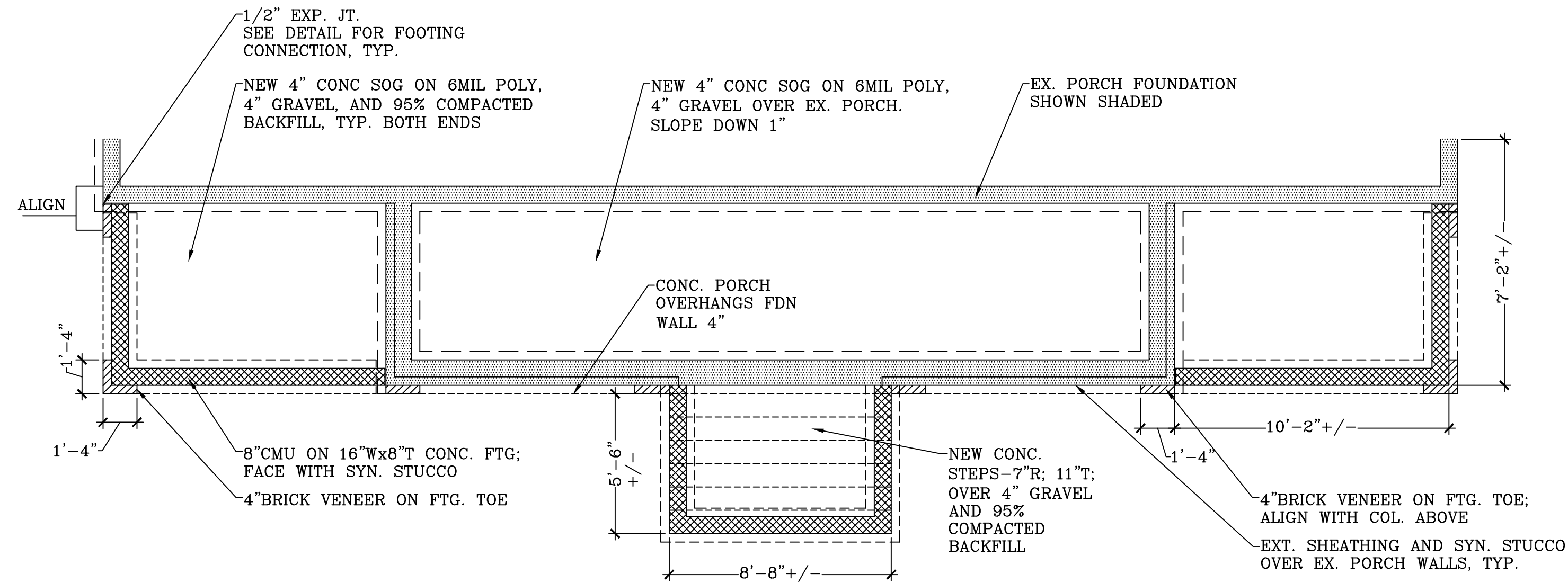
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Revisions

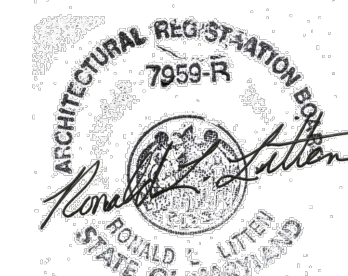




2 ELEVATION - FRONT  
SCALE: 1/4" = 1'-0"



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



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REVISIONS

| NO. | DESCRIPTION |
|-----|-------------|
|     |             |
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RENOVATION AT CALVERT SQUARE APARTMENTS

6695 GLEN ALBIN ROAD  
LAPLATA, MARYLAND 20646

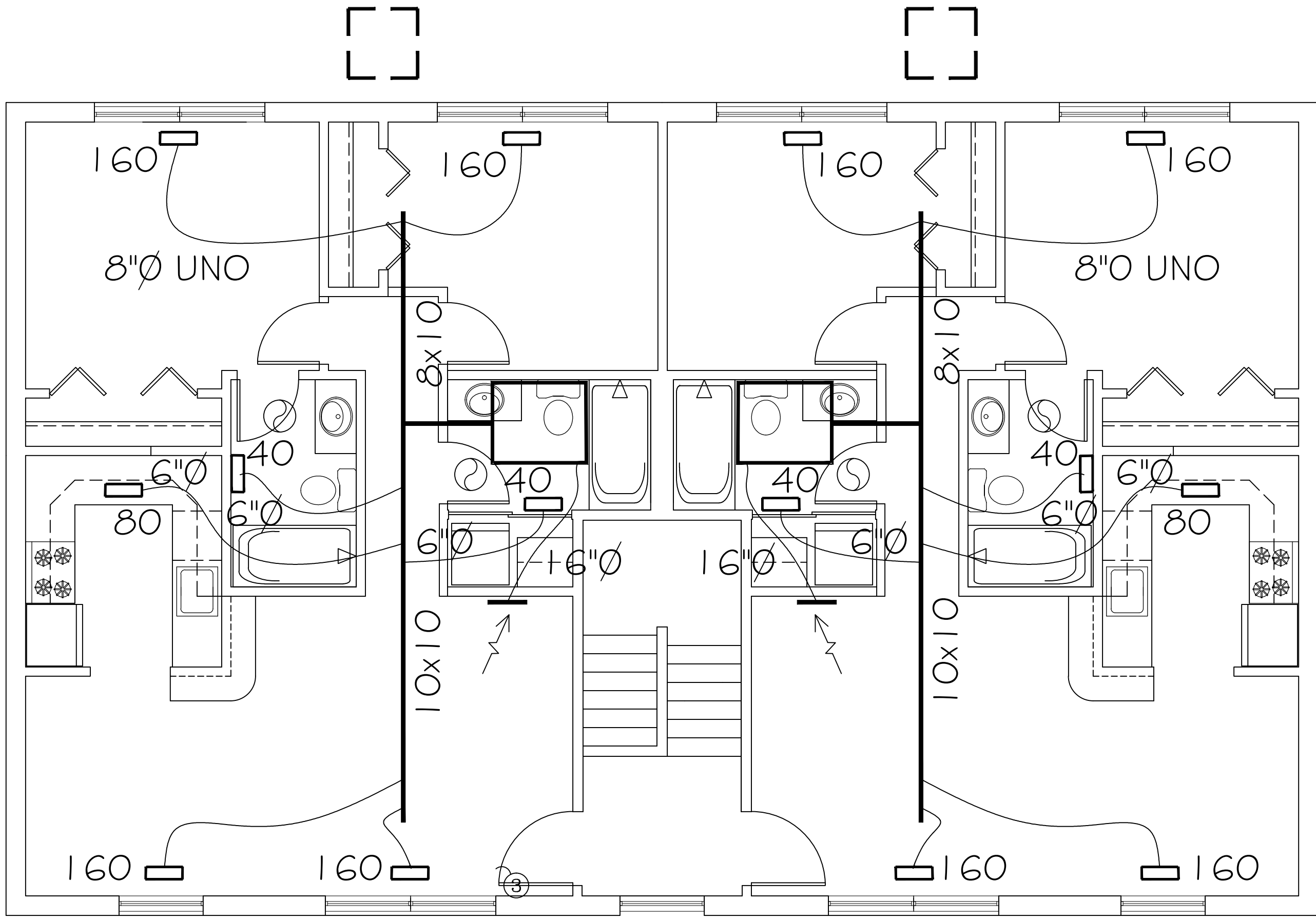
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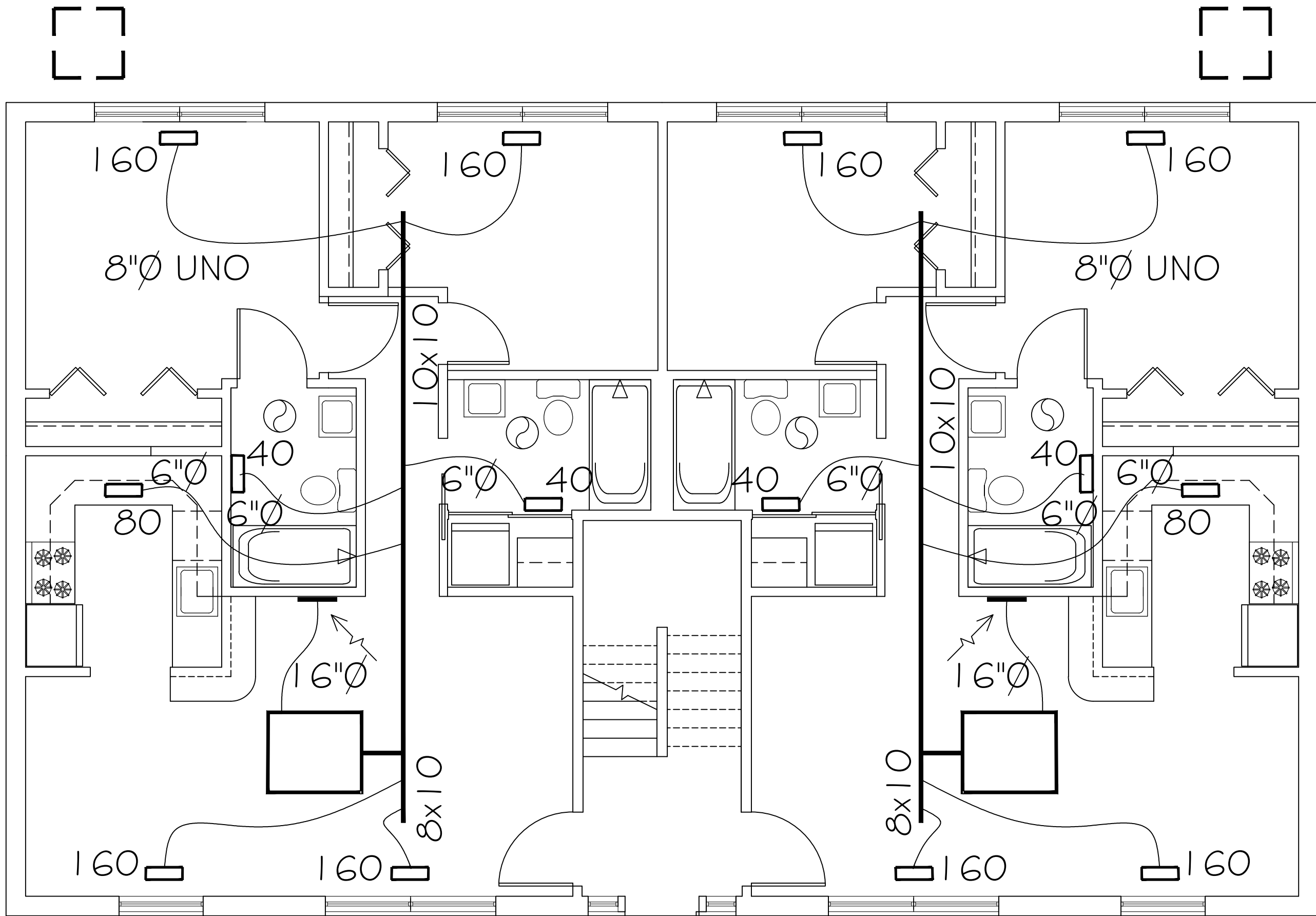
A4





ALL WORK IN ATTIC

② SECOND FLOOR PLAN – MECHANICAL  
SCALE: 1/4" = 1'-0"



ALL WORK IN CRAWL SPACE

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

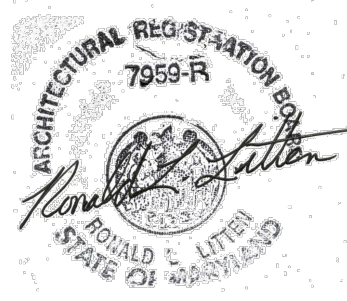
## KEY

RUUD HP  
2 TON

RUUD AHU  
2 TON w/7.2kw HEAT

80 CFM EXH

RETURN AIR GRILLE



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RENOVATION AT CALVERT SQUARE APARTMENTS

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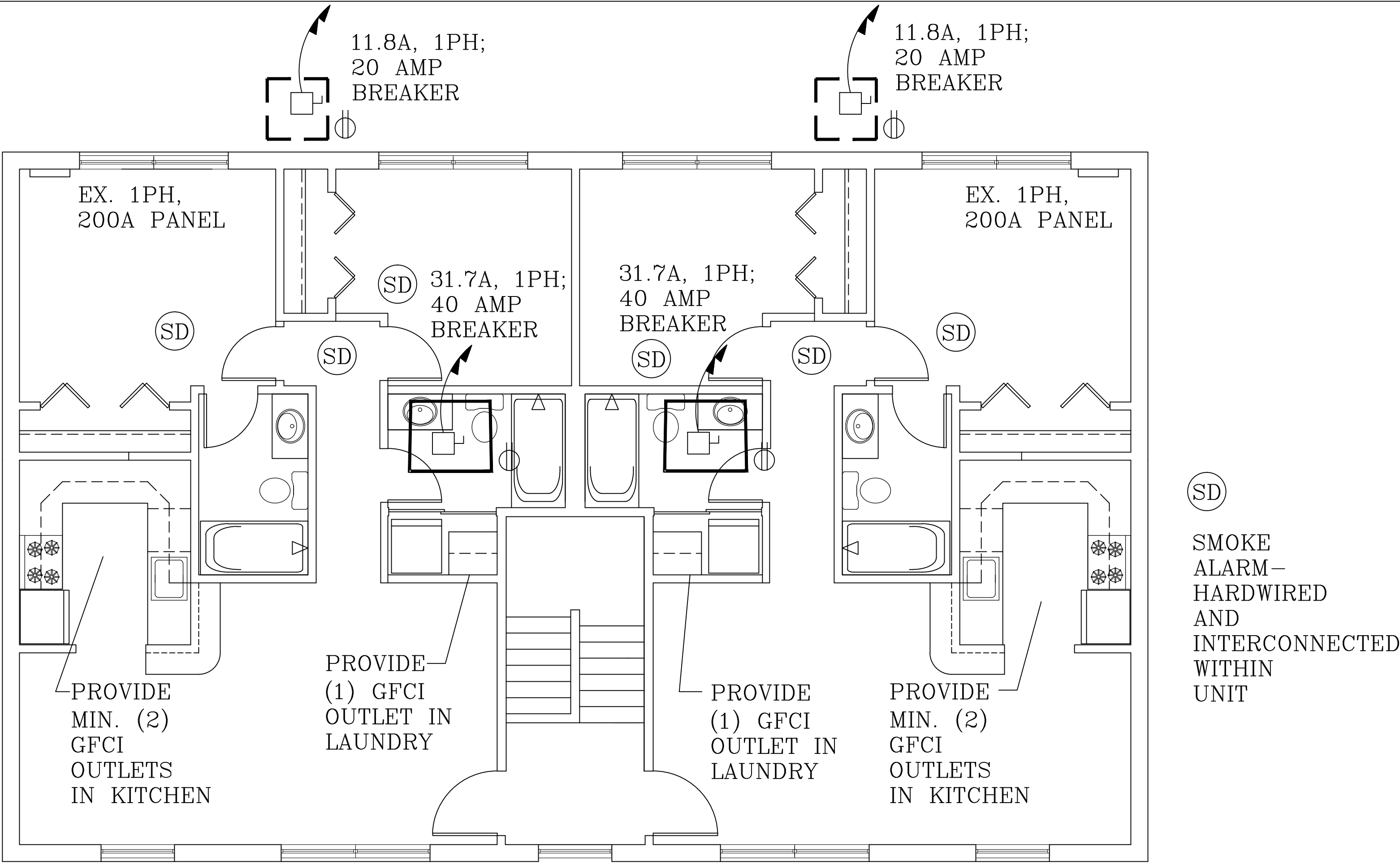
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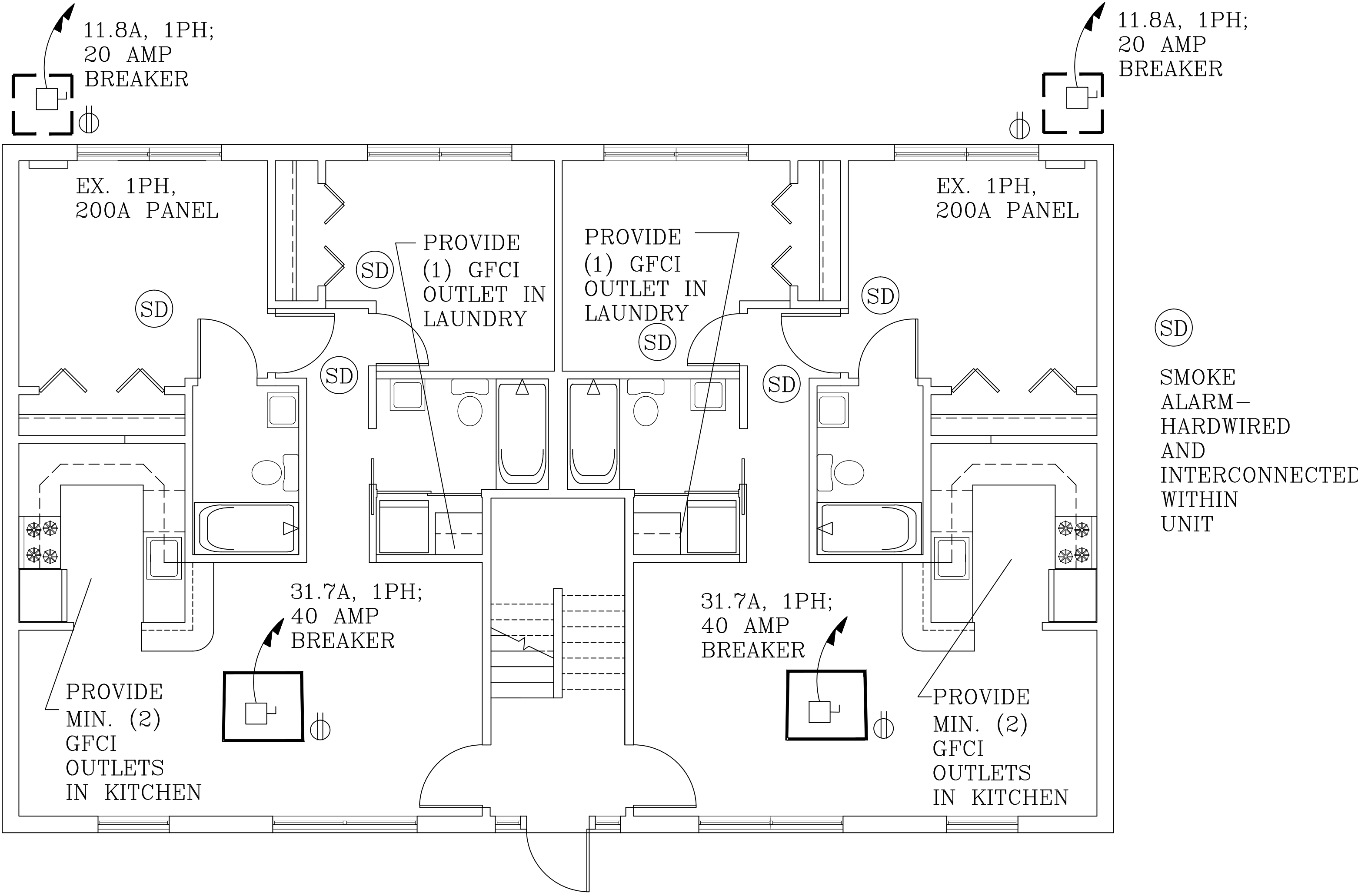
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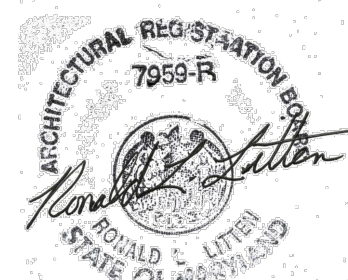




② SECOND FLOOR PLAN – NEW POWER  
SCALE: 1/4" = 1'-0"



① FIRST FLOOR PLAN –NEW POWER  
SCALE: 1/4" = 1'-0"



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