

GAG -Architects,
Lviv, Ukraine

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Draft for approval 'agrees work 'subtle' but 'present

12009 MISTY RISE COURT
CLARKSVILLE, MARYLAND

COMMENTS:

CLIENT:	TEJ TENMATTAM
L.G.A.:	MARYLAND
PURPOSE:	BUILDING PERMISSION
TITLE DESCRIPTION:	147 720 SF
DRN/CHK:	PK/PM
DATE:	03/24/22
SHEET TITLE:	

ELEVATIONS

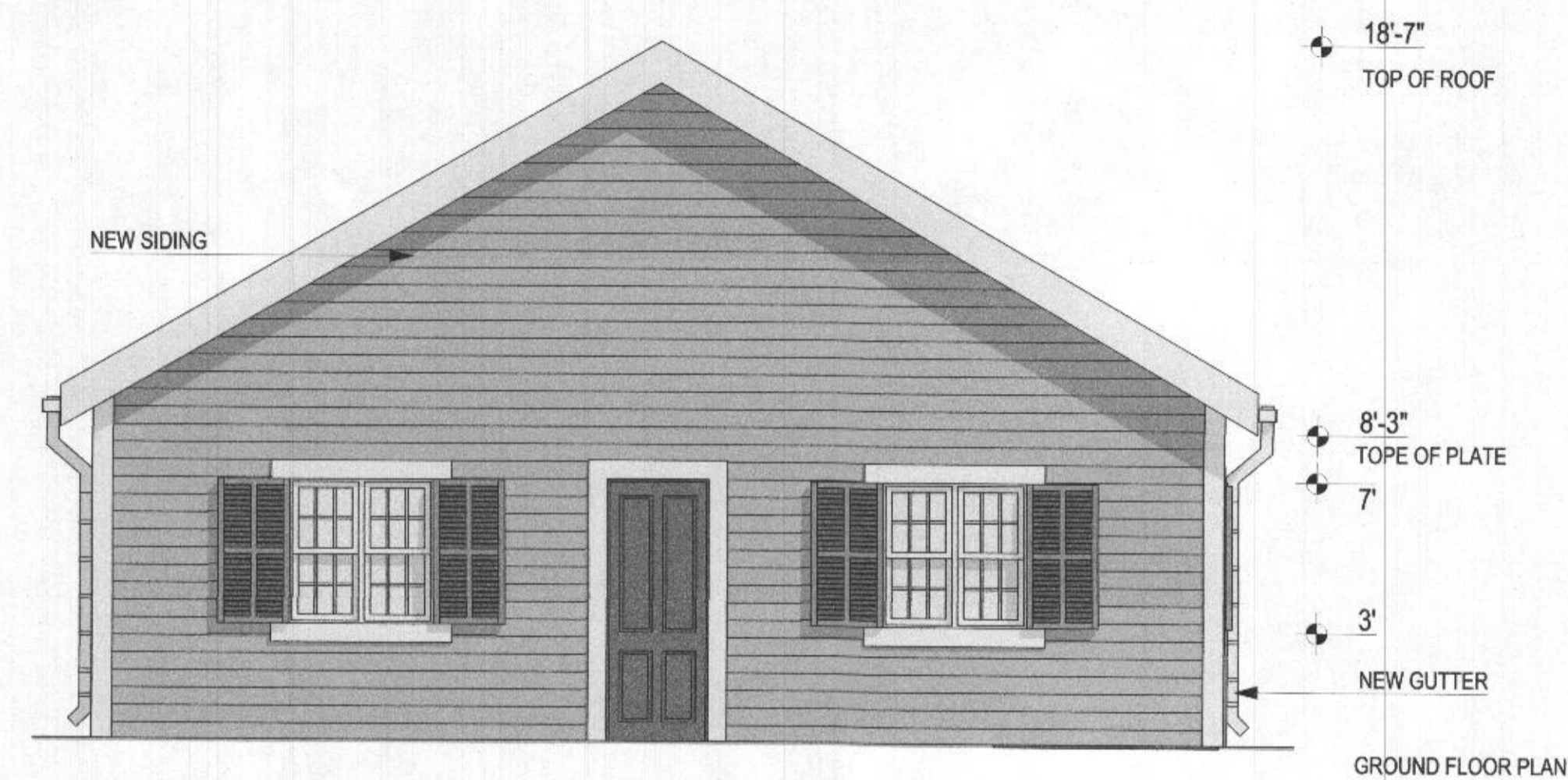
SCALE: As indicated
DRAWING SHEET NO:

A005



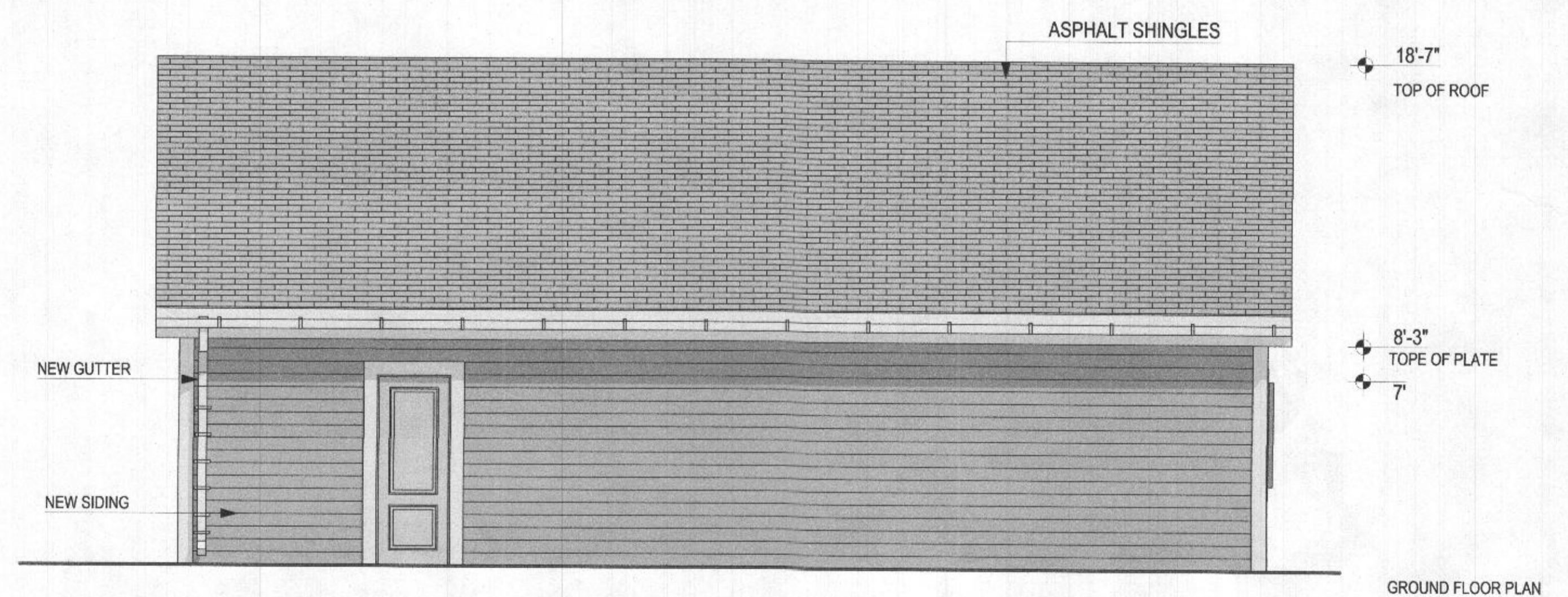
ELEVATION 1

1/4" = 1'-0"



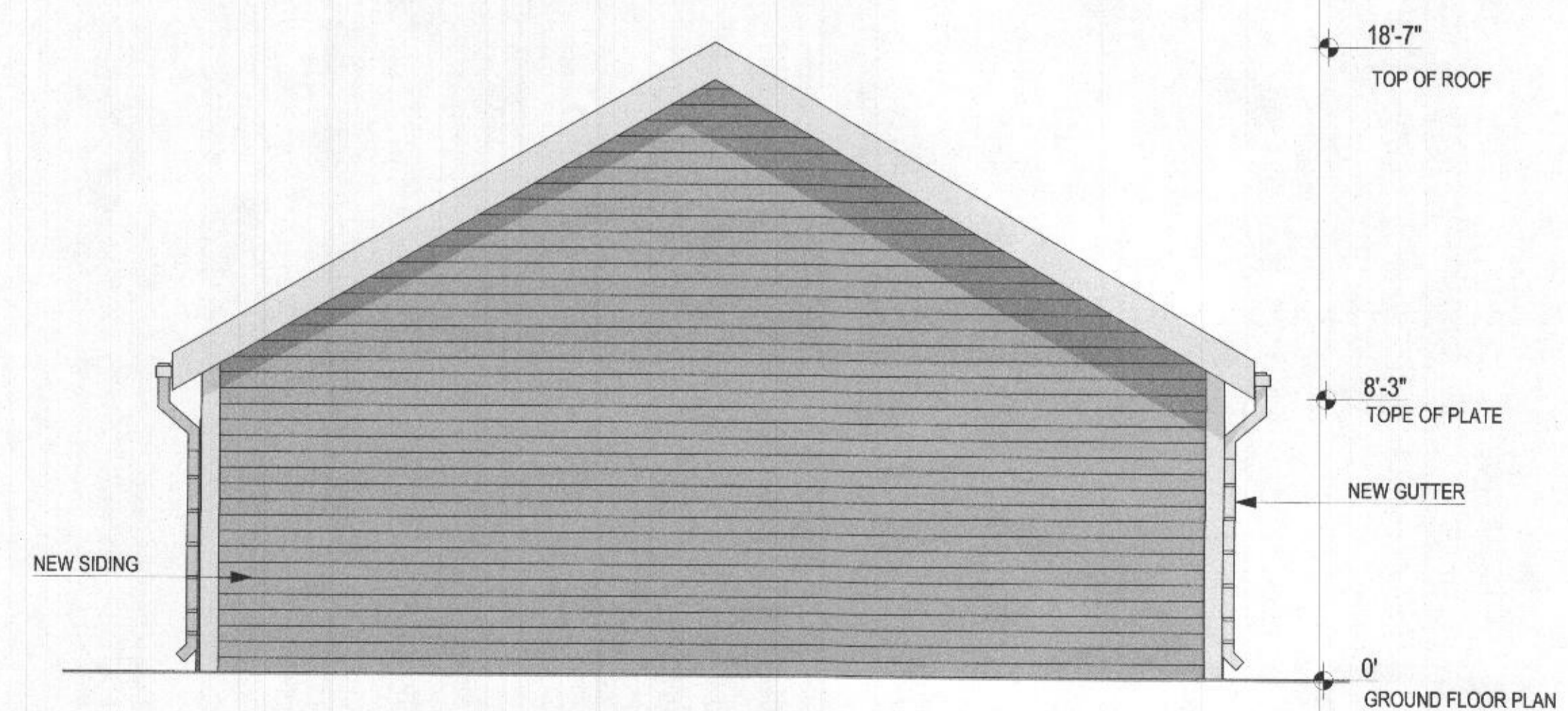
ELEVATION 2

1/4" = 1'-0"



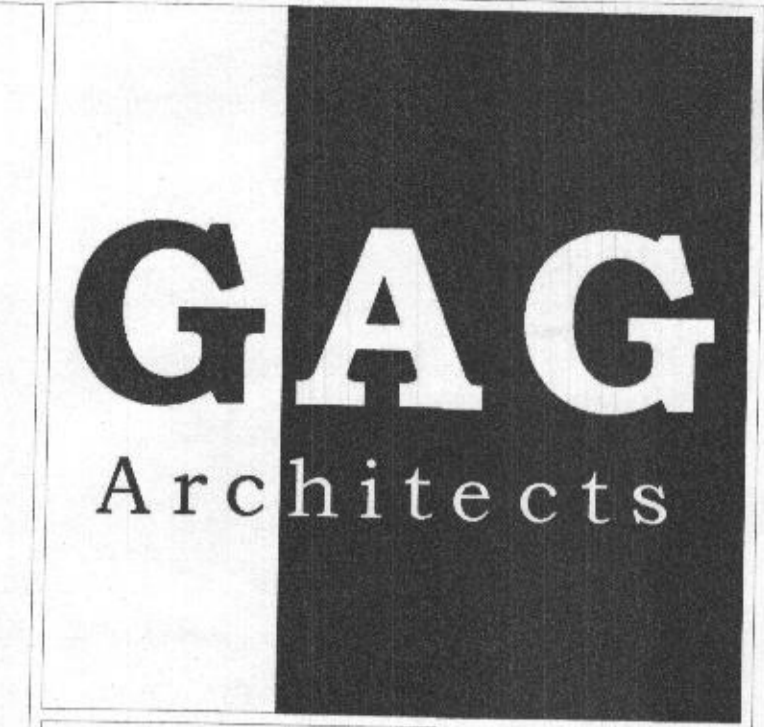
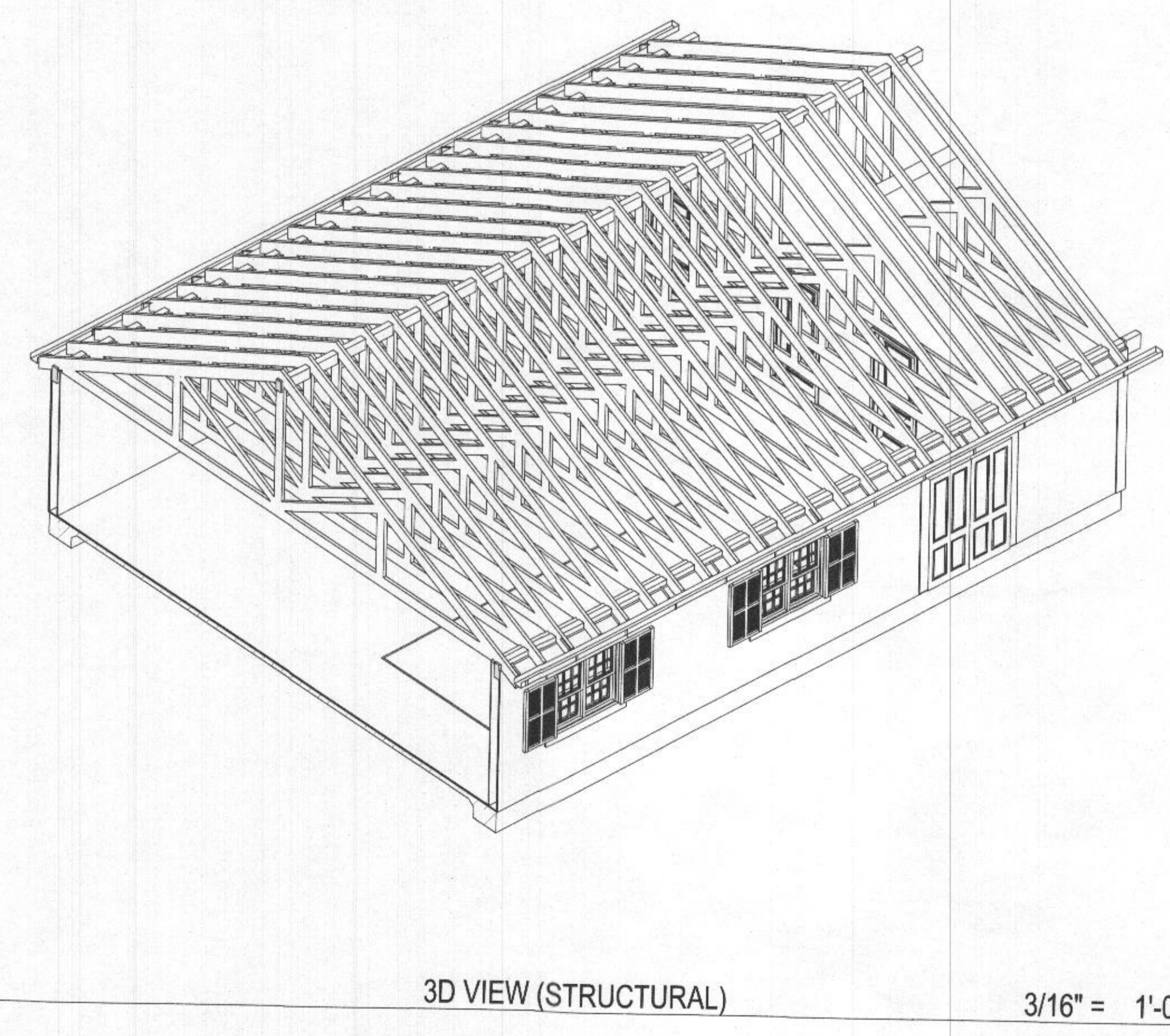
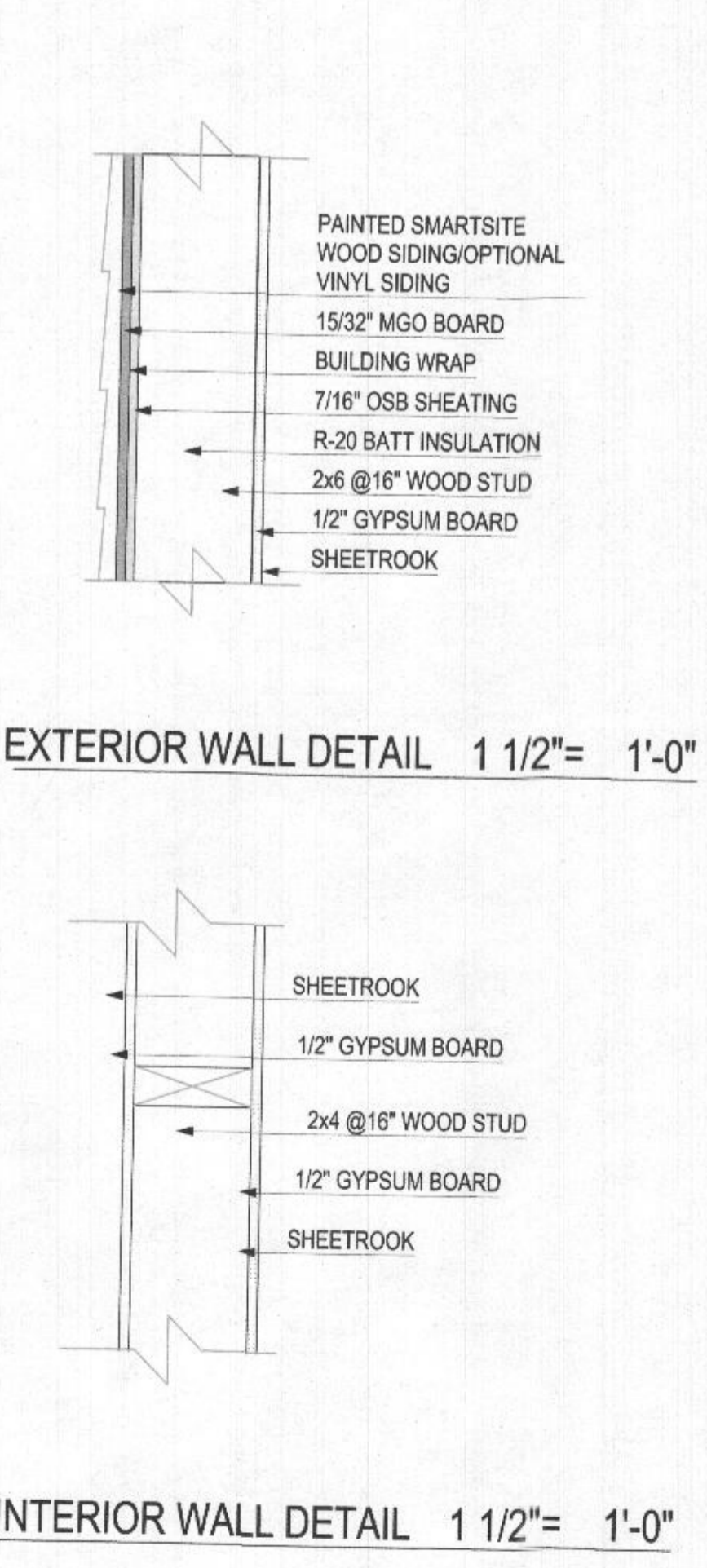
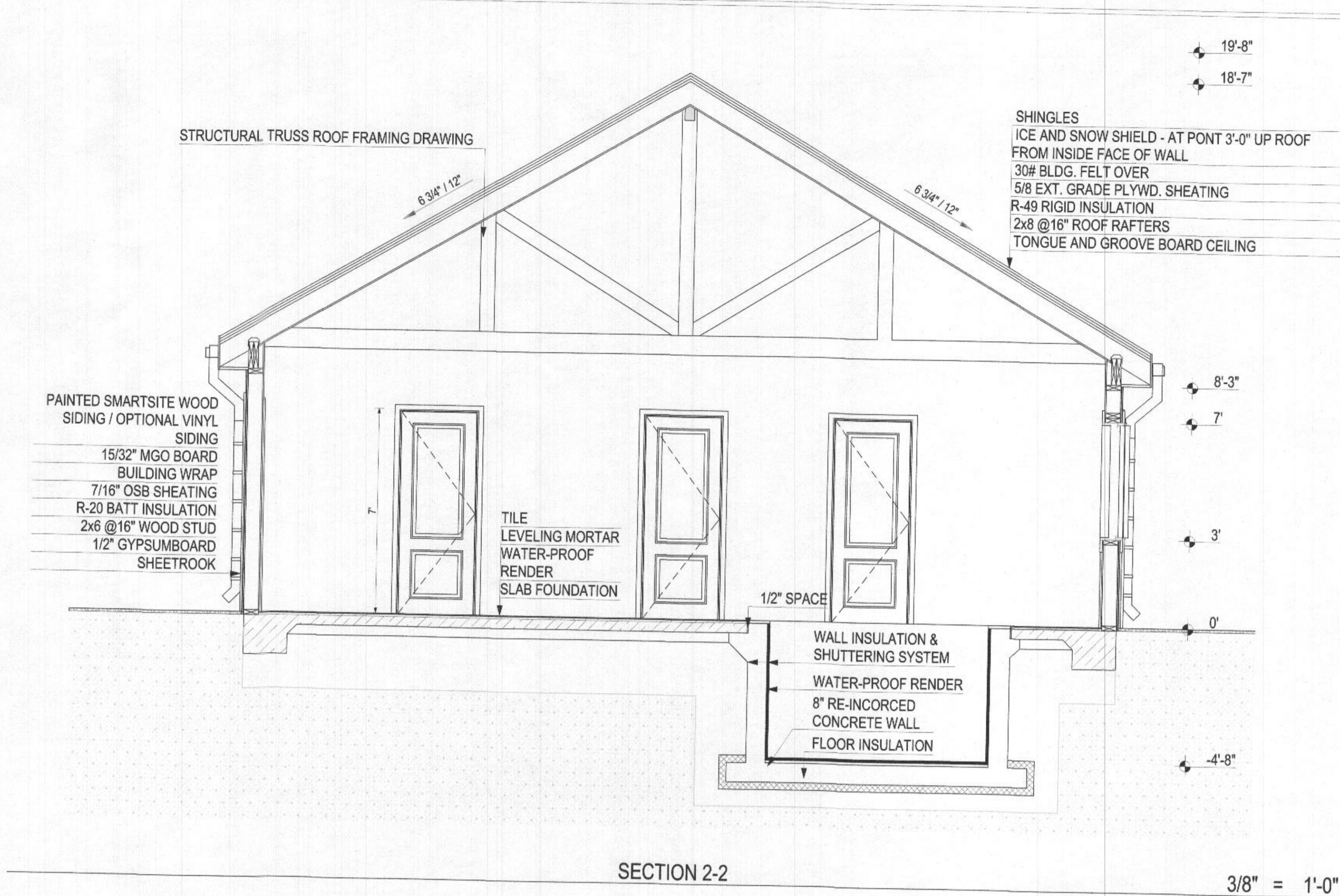
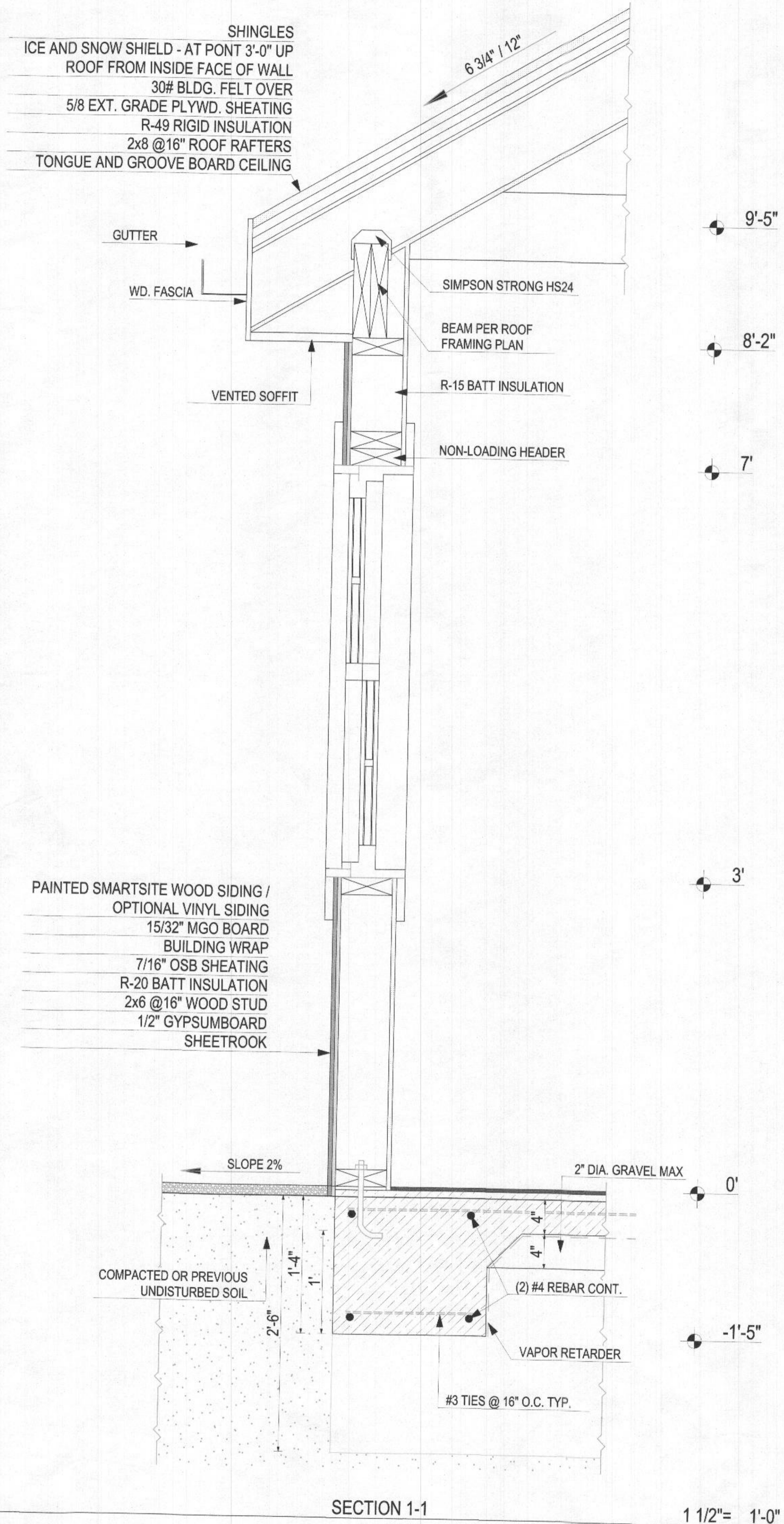
ELEVATION 3

1/4" = 1'-0"



ELEVATION 4

1/4" = 1'-0"



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SECTIONS	
SCALE:	As indicated
DRAWING SHEET NO.:	A006

ELECTRICAL SPECIFICATION

- A. GENERAL**
 1. THE ENTIRE ELECTRICAL INSTALLATION SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND LOCAL JURISDICTION REQUIREMENTS.
- B. SHOP DRAWINGS**
 1. PROVIDE SHOP DRAWINGS FOR THE FOLLOWING ITEMS: LIGHTING FIXTURES, OCCUPANCY SENSORS, RECEPTACLES, AND FIRE ALARM DEVICES.
- C. EQUIPMENT AND DEFINITIONS**
 1. ALL ELECTRICAL EQUIPMENT SHALL BEAR THE UNDERWRITER'S LABORATORIES LABEL.
- D. JUNCTION BOXES LABELING REQUIREMENTS**
 1. ALL JUNCTION BOXES FOR BRANCH CIRCUITRY SHALL BE CLEARLY LABELED WITH PANEL DESIGNATION AND CIRCUIT NUMBERS.
- E. PANELBOARDS**
 1. PROVIDE A TYPED CIRCUIT DIRECTORY FOR THE ENTIRE PANELBOARD REVISED UNDER THIS CONTRACT.
 2. CONTRACTOR SHALL PHASE BALANCE ALL PANELBOARDS AS NECESSARY.
 3. THE BRANCH CIRCUITS SHOWN FOR ITEMS SERVED AS INDICATED. CONTRACTOR SHALL FIELD COORDINATE ALL BRANCH CIRCUITS ACCORDINGLY.
- F. SWITCHES, RECEPTACLES, TELEPHONE OUTLETS, AND DATA OUTLETS**
 1. WHERE TWO OR MORE DEVICES OF THE SAME VOLTAGE ARE SHOWN TOGETHER ON THE PLANS, A GANGED PLATE SHALL BE USED. DEVICES OF DIFFERENT VOLTAGES SHALL BE SEPARATED HORIZONTALLY BY BUT SHALL BE HORIZONTALLY OR VERTICALLY ALIGNED.
 2. ALL RECEPTACLES, TELEPHONE, AND DATA OUTLETS SHOWN ON A WALL BACK TO BACK SHALL BE OFFSET A MINIMUM OF 6" HORIZONTALLY.
 3. UNLESS OTHERWISE INDICATED, INSTALL AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
 SWITCHES: 42"
 OUTLETS: 14"
 TELEPHONE: 14" (UNLESS ABOVE COUNTERTOP)
 TELEVISION: 14"
- G. LIGHTING FIXTURES**
 1. COORDINATE ALL LIGHTING FIXTURES WITH SPRINKLERS, MECHANICAL EQUIPMENT AND ARCHITECTURAL CEILING PLAN TO AVOID CONFLICT. GRID LAYOUT ON PLANS IS APPROXIMATE. ADJUST AND COORDINATE LIGHTING FIXTURES IN FIELD PER ARCHITECT'S REFLECTED CEILING PLAN.
 2. PROVIDE FINISHED FRAMES FOR ALL RECESSED TYPE LIGHTING FIXTURES. TO BE COORDINATE ALL FIXTURE TYPES WITH CEILING SYSTEM BEFORE ORDERING FIXTURES. PROVIDE ALL MOUNTING ATTACHMENTS FOR A COMPLETE INSTALLATION. LIGHTING FIXTURES SHALL BE SUPPORTED PER LOCAL CODE REQUIREMENTS.
 3. ALL NEW LIGHTING FIXTURES SHALL BE INSTALLED COMPLETE WITH LAMPS. SEE LIGHTING FIXTURE SCHEDULE AND/OR PLANS FOR LAMP AND BALLAST REQUIREMENTS.
 4. COLOR OF LIGHTING FIXTURES SHALL BE AS SELECTED BY THE ARCHITECT.
- H. BRANCH CIRCUITRY AND FEEDER**
 1. ALL CONDUCTORS SHALL BE COPPER.
 2. ALL BRANCH CIRCUITRY AND FEEDER SHALL COMPLY WITH THE LATEST NATIONAL ELECTRICAL CODE (N.E.C.), LOCAL JURISDICTION, AND LOCAL STATE CODE REQUIREMENTS.
- I. INDOOR USE BRANCH CIRCUITRY**
 1. METAL CLAD CABLE (MC CABLE) IS PERMITTED TO SERVE LOADS OF RECEPTACLES, LIGHTING, AND OTHER EQUIPMENT. METAL CLAD CABLE MC IS PERMITTED TO BE RUN IN CONCEALED AREAS SUCH AS CEILING SPACE AND FINISHED WALL AREA ONLY. CONTRACTOR SHALL FOLLOW ELECTRICAL SYMBOLS LIST. ALL HOMERUN BRANCH CIRCUITRY FOR THE INDOOR EQUIPMENT SHALL BE INSTALLED IN EMT.
- J. GENERAL NOTES IN REGARDS TO BRANCH CIRCUITRY AND FEEDER**
 1. USE OF ALUMINUM CONDUIT SHALL NOT BE PERMITTED.
 2. ALL BRANCH CIRCUITRY AND FEEDERS SHALL BE RUN CONCEALED.
 3. ALL CIRCUITRY RUNS ARE DIAGRAMMATIC. THE CONTRACTOR SHALL DETERMINE IN FIELD THE MOST SUITABLE ROUTES.
 4. MINIMUM SIZE EMT OR CONDUIT SHALL BE 3/4", UNLESS MULTIPLE HOMERUN CIRCUITS REQUIRE LARGER SIZE CONDUIT.
 5. NO NONMETALLIC CONDUIT SHALL BE USED FOR BRANCH CIRCUITRY WORK ABOVE GRADE.
- K. WIRE AND CABLE**
 1. FEEDERS: FEEDERS SHALL BE ALUMINUM. INSULATION SHALL BE THW OR THHN/THWN.
 2. COLOR CODE: ALL WIRING SHALL BE COLOR CODED THROUGHOUT AS PER N.E.C. REQUIREMENTS.
 3. ALL CONDUCTORS SHALL BE COPPER. MINIMUM #14 AWG.
 4. ALL RECEPTACLES, LIGHTING FIXTURES, MOTORS, ETC. SHALL BE GROUNDED PER N.E.C. ALL RECEPTACLE CIRCUITS SHALL CONTAIN A #14 INSULATED GROUND CONDUCTOR.
 5. RUN MULTIPLE HOMERUNS TO ALTERNATELY NUMBERED PANELBOARD CIRCUITS (I.E., 1, 3, 5) SERVING LIGHTING, GENERAL RECEPTACLES, AND MOTORS. CONTRACTOR SHALL OVERSIZE THE NEUTRAL CONDUCTOR TO A MINIMUM 200% OF THE CAPACITY OF PHASE CONDUCTOR'S SIZE THE EMT/CONDUIT ACCORDINGLY WHERE NECESSARY.
 6. FINAL CONNECTION TO ALL MOTORS OR VIBRATING EQUIPMENT SHALL BE WITH FLEXIBLE CONDUIT OR LIQUID-TIGHT FLEXIBLE CONDUIT FOR OUTDOOR INSTALLATION.
 7. ALL 120 VOLT CIRCUIT HOMERUNS WHICH ARE OVER 100 LINEAR FEET SHALL BE A MINIMUM OF #10 CONDUCTORS OR AS SHOWN ON THE PLANS.
 8. EXPOSED AND CONCEALED CIRCUITRY SHALL BE RUN TIGHT TO CEILING SURFACE IN A NEAT, WORKMANLIKE MANNER. ALL RUNS SHALL BE PARALLEL OR PERPENDICULAR TO BUILDING WALLS.
- L. GROUNDING**
 1. PROVIDE GROUND TO ALL DEVICES PER N.E.C. REQUIREMENTS.
 2. PROVIDE SERVICE GROUND CONDUCTORS AND SIZE PER NEC REQUIREMENTS.
 3. PROVIDE EQUIPMENT GROUND CONDUCTORS AND SIZE PER NEC REQUIREMENTS.
- M. FIRE SEALANT MATERIALS**
 1. CONTRACTOR SHALL APPLY FIRE SEALANT MATERIALS AT EVERY POINT WHERE A PENETRATION OF A FIRE WALL OCCURS. FIRE SEALANT MATERIALS MANUFACTURER SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO APPLICATION.
- N. WORK SCHEDULE**
 1. COORDINATE WITH ARCHITECT AND /OR OWNER'S REPRESENTATIVE FOR WORK SCHEDULE REQUIREMENTS
- O. FINAL TESTING**
 1. AT THE TIME OF FINAL INSPECTION AND TEST, ALL CONNECTIONS AND TERMINATIONS AT PANELBOARDS, DEVICES, EQUIPMENT, AND ALL SPICES MUST BE COMPLETED. EACH BRANCH CIRCUIT AND ITS RESPECTIVE CONNECTED EQUIPMENT MUST TEST FREE OF SHORT CIRCUIT AT COMPLETION OF THE WORK. CLEAN AND POLISH ALL EXPOSED SURFACES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ABBREVIATIONS

- A AMPERE
 AFF ABOVE FINISHED FLOOR
 AIC AMPERES INTERRUPTING CAPACITY CONDUIT/EMT
 C/B CIRCUIT BREAKER
 EC EMPTY CONDUIT/EMT. PROVIDE PULL WIRE
 EMT ELECTRICAL METALLIC TUBING
 G GROUND
 HP HORSEPOWER
 MCB MAIN CIRCUIT BREAKER
 MTD MOUNTED
 NIC NOT IN CONTRACT
 KW KILOWATTS
 P POLE
 PNL PANEL
 R RECESSED
 LF LINEAR FEET
 S SURFACE
 UON UNLESS OTHERWISE NOTED
 V VOLT
 W WIRE
 MTD MOUNTED
 OC ON CEILING
 EG EQUIPMENT GROUND
 IG ISOLATED GROUND
 FACP FIRE ALARM CONTROL PANEL

ELECTRICAL SYMBOLS

- WALL MOUNTED DUPLEX RECEPTACLE - 2P, 3W, 20A, 125V, GROUNDED (HUBBELL #8552). COLOR OF DEVICE AND FACE PLATE SHALL BE AS SELECTED BY THE ARCHITECT. MOUNTING HEIGHT TO CENTERLINE ABOVE FINISHED FLOOR 18" UNON.
 DUPLEX OUTLET ABOVE COUNTER
 WEATHERPROOF DUPLEX OUTLET
 GROUND FAULT INTERRUPTER DUPLEX OUTLET
 SPECIAL OUTLET. COORDINATE EXACT CONFIGURATIONS OF OUTLET WITH OWNER'S REPRESENTATIVE AND EXACT MOUNTING HEIGHT PRIOR TO ROUGH-IN.
 SINGLE POLE SWITCH - ARROW HART #1991. COLOR OF DEVICE AND FACE PLATE SHALL BE WHITE. MOUNTING HEIGHT TO CENTERLINE ABOVE FINISHED FLOOR 4'-0".
 RECESSED CEILING MOUNTED
 WALL MOUNTED
 STAIRS LIGHT
 EXHAUSTER FAN
 AIR CONDITIONER
 HOMERUN TO PANELBOARD. NUMERALS AND LETTERS ADJACENT TO ARROWHEADS DISCONNECT SWITCH - SEE DRAWING FOR VOLTAGE, POLES AND AMPERAGE RATING
 HOMERUN TO PANELBOARD. NUMBER OF ARROWHEADS INDICATE NUMBER OF CIRCUITS. NUMERALS AND LETTERS ADJACENT TO ARROWHEADS INDICATE ASSIGNED PANEL AND CIRCUIT NUMBERS. SEE PANEL SCHEDULE FOR AMPERAGE RATING OF EACH CIRCUIT BREAKER AND CONDUCTOR SIZES.

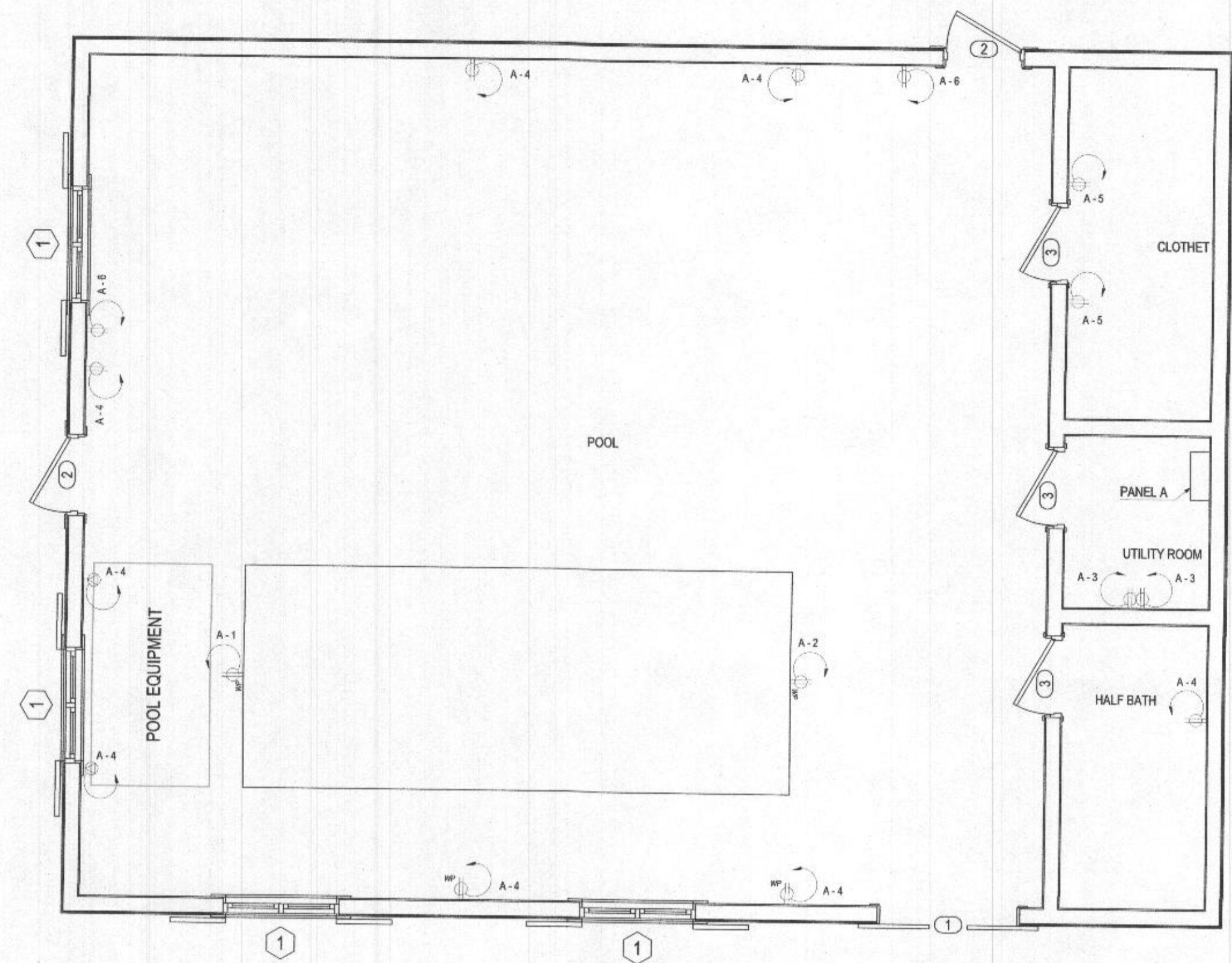
NOTES:

- NEWLY INSTALLED, REPLACED, OR RELOCATED RECEPTACLES SHALL BE TAMPER-RESISTANT (TR). ALL RECEPTACLES SHALL BE GFCI PROTECTED AND TAMPER-RESISTANT (TR). IF ANY NEW/ADDITIONAL OUTLETS ARE INSTALLED, THE BATHROOM SHALL HAVE A DEDICATED 20-AMP CIRCUIT.
- EXHAUST FANS AND LIGHTING SHALL HAVE SEPARATE CONTROL SWITCHES (EVEN IF A COMBINATION UNIT IS INSTALLED). THE EXHAUST FAN MAY NEED TO BE SUPPLIED BY A GFCI PROTECTED CIRCUIT BASED ON THE MANUFACTURER'S REQUIREMENTS.
- LIGHTING FIXTURES LOCATED WITHIN 3 FEET HORIZONTALLY AND 8 FEET VERTICALLY OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD SHALL BE LISTED FOR A DAMP LOCATION, OR LISTED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY.
- EACH BATHROOM SHALL HAVE ONE LIGHT FIXTURE CONTROLLED BY A VACANCY SENSOR SWITCH THAT REQUIRES A MANUAL ON ACTIVATION (DOES NOT AUTOMATICALLY TURN ON) AND AUTOMATICALLY TURNS OFF WITHIN 30 MINUTES AFTER THE ROOM IS VACATED. ALL OTHER LIGHT FIXTURES SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER.
- GFCI PROTECTION SHALL BE PROVIDED FOR ALL COUNTERTOP RECEPTACLES, RECEPTACLES WITHIN 6 FEET OF A SINK (INCLUDING BELOW COUNTER AND BEHIND AN APPLIANCE). THE RESET BUTTON FOR GFCI RECEPTACLES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION (I.E. NOT BEHIND AN APPLIANCE).
- COUNTERTOP RECEPTACLES SHALL BE LOCATED NO MORE THAN 20 INCHES ABOVE THE COUNTERTOP.
- COUNTERTOP RECEPTACLES SHALL BE SUPPLIED BY A MINIMUM OF TWO 20-AMP BRANCH CIRCUITS.
- ALL LIGHTING FIXTURES SHALL BE CONTROLLED BY EITHER A DIMMER SWITCH OR BY A VACANCY SENSOR SWITCH THAT REQUIRES A MANUAL ON ACTIVATION (DOES NOT AUTOMATICALLY TURN ON) AND AUTOMATICALLY TURNS OFF WITHIN 30 MINUTES AFTER THE ROOM IS VACATED.
- ALL LIGHT FIXTURES SHALL CONTAIN BULBS THAT ARE LABELED AS JAB-2016 (JAB-2016-E FOR SEALED LENS OR RECESSED FIXTURE). SCREW BASE BULBS ARE PERMITTED, EXCEPT IN RECESSED LIGHTING FIXTURES.
- RECESSED LIGHTING SHALL BE LISTED AS IC (ZERO CLEARANCE TO INSULATION) AND AT (AIR TIGHT), BE SEALED/CALKED BETWEEN THE FIXTURE HOUSING AND CEILING. SHALL NOT CONTAIN A SCREW BASE SOCKET, AND CONTAIN BULBS MARKED WITH JAB-2016-E EFFICIENCY LABEL.
- ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH AND BE CONTROLLED BY PHOTOCELL AND MOTION SENSOR.

PANEL TAG	A
PANEL LOCATION	UTILITY ROOM
VOLTAGE	120/240 Single
PHASE	1
RATED AMPS	100 A
MCB	200 A
WIRE	3
AIC	25K
MOUNTING	Recessed

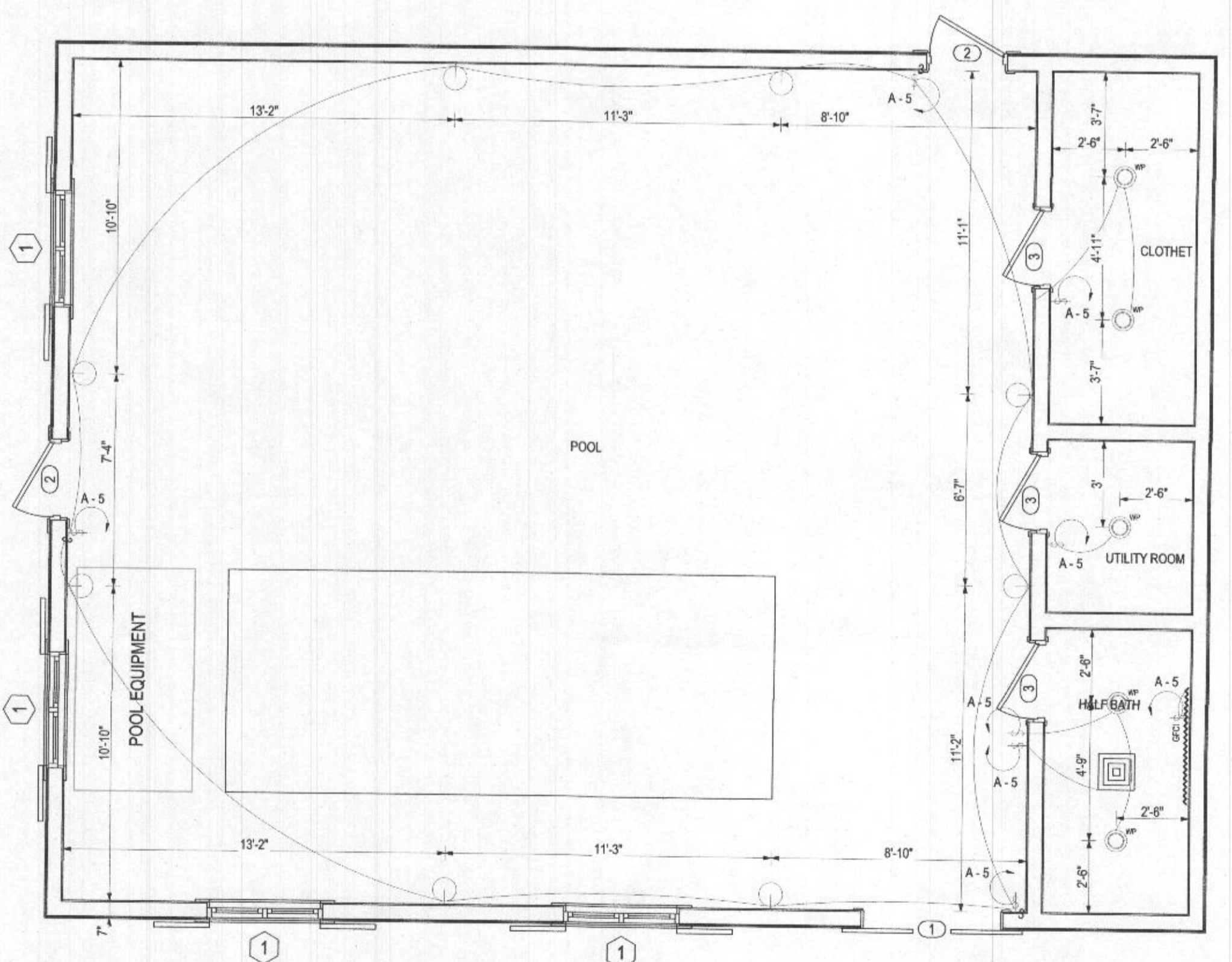
CIRCUIT	DESCRIPTION	NEW/ EXIST.	LOAD TYPE	BREAKER SIZE	POLES	Wire Size	A	B	C	A	B	C	Wire Size	POLES	BREAKER SIZE	LOAD TYPE	NEW/ EXIST.	DESCRIPTION	CIRCUIT	
1	SWIM SPA SIDE RECEPTACLE	R		50 A	1	1-#6, 1-#10, 1-#10													2	
3	WATER HEATER RECEPTACLES	R		40 A	1	1-#6, 1-#8, 1-#10	0.2			0.2			1-#6, 1-#10, 1-#10	1	50 A	R		SWIM HOT TUB SIDE RECEPTACLE	2	
5	SWIM ROOM RECEPTACLES & LIGHTING	L, R, M		20 A	1	1-#12, 1-#12, 1-#12		0.5			0.8		1-#12, 1-#12, 1-#12	1	20 A	R		BATHROOM RECEPTACLES	4	
7										1.1			2-#14, 1-#14, 1-#14	2	15 A	HVAC		MINI SPLIT AIR CONDITIONER RECEPTACLES	6	
9																			8	
11																			10	
																			12	
							A	B	C											
							CONNECTED LOAD	2.2	2.4	0.0										
							CONNECTED AMPS	18.6	20.1	0.0										
							TOTAL													

DEMAND LOAD CALCULATION	FACTOR	CONNECTED LOAD	DEMAND LOAD
CONTINUOUS LOADS (C)			
NON CONTINUOUS LOAD (NC)			
LIGHTING (L)	125%	0.4	0.4
RECEPTACLES (R) - UNDER / OVER 10kVA	100%	2.0	2.0
MOTOR LOADS (M)	100%	0.1	0.1
KITCHEN (K)			
WATER HEATER (WH)			
SUB PANEL (SP)			
DEMAND LOAD			4.7
DEMAND AMPS			19.7 A



LIVING LL POWER PLAN

1/4" = 1'-0"



LIVING LL LIGHTING PLAN

1/4" = 1'-0"

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SHEET TITLE:	FLOORS POWER PLAN & FLOORS LIGHTING PLAN
SCALE:	As indicated
DRAWING SHEET NO:	A007

ELECTRICAL SPECIFICATION

- CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE AND VERIFYING ALL EXISTING FIELD CONDITIONS PRIOR TO SUBMISSION OF BID.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING WORK WITH THE WORK OF ALL OTHER TRADES AND MAKING ANY NECESSARY MODIFICATIONS TO WORK AT NO ADDITIONAL COST, INCLUDING ALL OFFSETS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OF ANY EXISTING MINOR INTERFERENCES, INCLUDING CONDUIT, HANGERS, ETC., AT NO ADDITIONAL COST.
- CONTRACTOR SHALL REMOVE EXISTING EQUIPMENT AND MATERIALS PERTAINING TO CONTRACT AS SPECIFIED OR AS REQUIRED WHETHER SHOWN ON THE DRAWINGS OR NOT, TO PREPARE FOR THE NEW WORK.
- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL CODES. THESE CODES SHALL BE FOLLOWED AS MINIMUM PROVIDING HIGHER GRADES OF MATERIAL AND WORKMANSHIP WHERE REQUIRED BY THESE DOCUMENTS. PROVIDE ALL TESTS REQUIRED BY LOCAL CODES.
- ALL PERMITS, FEES, LICENSES, APPROVALS AND OTHER ARRANGEMENTS FOR WORK SHALL BE OBTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE.
- SUBMIT ASSEMBLED PRINTED INSTRUCTIONS FOR THE OPERATION AND MAINTENANCE OF EACH ITEM INSTALLED ALONG WITH EQUIPMENT CUTS AND CONTROL WIRING DIAGRAMS.
- SUBMIT COORDINATED SHOP DRAWINGS FOR REVIEW. THE SHOP DRAWINGS SHALL INDICATE WORK OF OTHER TRADES AND MUST BE SUBMITTED PRIOR TO FABRICATION AND INSTALLATION.
- SUBMIT EQUIPMENT SPECIFICATIONS FOR REVIEW BEFORE PURCHASE.
- CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIAL FOR ONE YEAR AFTER COMPLETION AGAINST ALL DEFECTS OF MATERIAL, EQUIPMENT AND WORKMANSHIP.
- PROVIDE COMPETENT OPERATING TECHNICIAN TO INSTRUCT THE OWNER IN THE OPERATION AND MAINTENANCE OF THE INSTALLED EQUIPMENT.
- PROVIDE ACCESS PANELS FOR ALL VALVES OR ANY PIECE OF EQUIPMENT WHEN NECESSARY TO LOCATE ABOVE NON-ACCESSIBLE CEILINGS. PROVIDE SUBMITTAL DRAWINGS FOR APPROVAL OF THE ARCHITECT. NO EQUIPMENT SHALL BE LOCATED DIRECTLY ABOVE WALLS.
- PROVIDE ALL HOLES, SLEEVES AND CAULKING FOR INSTALLATION OF THIS WORK. CAULKING TO CONFORM TO FIRE RATING OF WALLS.
- PIPING SHALL BE ABOVE CEILING AND CLEAR ANY EXISTING PIPING, LIGHTING FIXTURES, DUCTS, ETC.
- RUN NEW WASTE PIPES AS CLOSE AS POSSIBLE TO UNDERSIDE OF FLOOR SLAB AND VENT PIPING AS CLOSE AS POSSIBLE TO SLAB ABOVE.
- RUN ALL PIPING OCTAGONAL & PARALLEL TO CLOSEST WALL OR PRIMARY STRUCTURAL ELEMENTS.
- CONTRACTOR SHALL SUBMIT SKETCH TO THE STRUCTURAL ENGINEER FOR APPROVAL, PRIOR TO MAKING REQUIRED BEAM PENETRATIONS.
- DISRUPTION OF ANY EXISTING SERVICE SHALL BE COORDINATED WITH THE OWNER AND SHALL BE PERFORMED AT A TIME AND MANNER SO AS TO CAUSE THE OWNER A MINIMUM OF INCONVENIENCE.
- FOR EXACT LOCATION OF PLUMBING FIXTURES, REFER TO ARCHITECTURAL PLANS AND ELEVATIONS.
- R3 PIPE INSULATION: DOMESTIC HOT AND COLD WATER PIPING SHALL BE INSULATED WITH 1" THICK 4# DENSITY, GLASS FIBER PRE-FORMED, ALL PURPOSE FLAME RETARDANT JACKET WITH BUILT-IN VAPOR BARRIER. PROVIDE INSULATION PIPE HANGERS WHEN NECESSARY, ARMACELL, ARMAFIX IPH
- MATERIALS SHALL BE RATED FOR THE OPERATING TEMPERATURE AND PRESSURE OF THE HYDRONIC SYSTEM. MATERIALS SHALL BE SUITABLE FOR THE TYPE OF FLUID IN THE HYDRONIC SYSTEM.
- PROJECT PREMISES SHALL BE THOROUGHLY CLEANED AND READY FOR OCCUPANCY INCLUDING ALL FINISHES OF EQUIPMENT PROVIDED AS PART OF THE CONTRACTOR'S WORK.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER AND SHALL REPAIR OR REPLACE AT NO ADDITIONAL COST TO THE OWNER ANY PART THEREOF WHICH MAY BECOME DEFECTIVE DURING THE PERIOD OF GUARANTEE. ORDINARY WEAR AND TEAR EXCEPTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND PAY FOR ANY DAMAGES RESULTING FROM OR CAUSED BY DEFECTS IN HISHER WORK.

- PIPING SHOWN IS SCHEMATIC AND DOES NOT INDICATE EVERY OFFSET, ELBOW, UNION, VALVE, TRAP, ACCESS PANEL, ETC., THAT IS REQUIRED FOR A COMPLETE WORKING SYSTEM. PROVIDE ITEMS AND FITTINGS THAT ARE REQUIRED TO INSTALL THE PIPING SYSTEM WITHIN THE SPACE PROVIDED AND THAT ARE REQUIRED FOR A COMPLETE SYSTEM. PIPING SHALL BE PROPERLY SECURED IN ACCORDANCE WITH MSS STANDARD SP-89.
- MATERIALS SHALL BE RATED FOR THE OPERATING TEMPERATURE AND PRESSURE OF DOMESTIC SYSTEM. MATERIALS SHALL BE SUITABLE FOR THE TYPE OF FLUID IN THE DOMESTIC SYSTEM.
- PIPE SUPPORTS SHALL BE SELECTED AND INSTALLED IN ACCORDANCE WITH THE MSS SP-89 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.
- PLUMBING FIXTURES:
 - FURNISH AND INSTALL PLUMBING FIXTURES INDICATED. FIXTURES TO BE FIRST QUALITY, CONNECTED, CLEANED AND READY FOR USE. PIPING TO BE PROPERLY SECURED TO WALLS AND STUDS.
 - PROVIDE TRAPS AND SUPPLIES WITH STOPS. MAKE ALL FINAL CONNECTION TO EACH FIXTURE.
- HANGERS:
 - PIPE HANGERS ON HOT PIPING TO BE ON INSIDE OF INSULATION. PROVIDE WITH SADDLES AND/OR SHIELDS AS REQUIRED.
 - PIPE HANGERS ON COLD PIPING TO BE ON OUTSIDE OF INSULATION. PROVIDE WITH SADDLES AND/OR SHIELDS AS REQUIRED.
- PROVIDE ANY AND ALL ITEMS NECESSARY TO COMPLETE THE PLUMBING SYSTEM. THE PLUMBING DRAWINGS ARE DIAGRAMMATIC AND DO NOT NECESSARILY SHOW ALL VALVES, FITTINGS, TRAPS, CONTROL DEVICE METHODS.
- INSTALL ALL ADA FIXTURES IN AN ADA COMPLIANT MANNER.
- INSTALL SINK + GARD #SC-1008 ON SINKS SUPPLIES AND TRAPS FOR HANDICAPPED USE.

NOTES:
 THE DRAWINGS PREPARED FOR THIS PROJECT ARE AN OUTLINE TO SHOW WHERE PIPES, DUCTS AND APPARATUS MUST GO IN ORDER TO HARMONIZE WITH THE BUILDING AND INSTALLATION OF THE VARIOUS TRADES. WORK MUST BE INSTALLED IN ACCORDANCE WITH THE DRAWINGS AS MUCH AS POSSIBLE. DRAWINGS SHALL BE CAREFULLY CHECKED DURING THE COURSE OF BIDDING AND CONSTRUCTION. IF DISCREPANCIES, ERRORS OR OMISSIONS ARE DISCOVERED PRIOR TO OR DURING CONSTRUCTION PHASE, NOTIFY THE ENGINEER IMMEDIATELY FOR INTERPRETATION OR CORRECTION. TAKE NECESSARY MEASUREMENTS AND BE RESPONSIBLE FOR SAME, INCLUDING CLEARANCES FOR EQUIPMENT THAT ARE TO BE FURNISHED. THE ARCHITECT/ENGINEER RESERVE THE RIGHT TO MAKE MINOR LOCATION CHANGES OF PIPING AND EQUIPMENT WHERE SUCH ADJUSTMENTS ARE DEEMED DESIRABLE FROM AN APPEARANCE OR OPERATIONAL STANDPOINT. SUCH CHANGES WILL BE ANTICIPATED SUFFICIENTLY IN ADVANCE OR AVOID EXTRA WORK OR DELAY THE PROGRESS OF THE PROJECT.

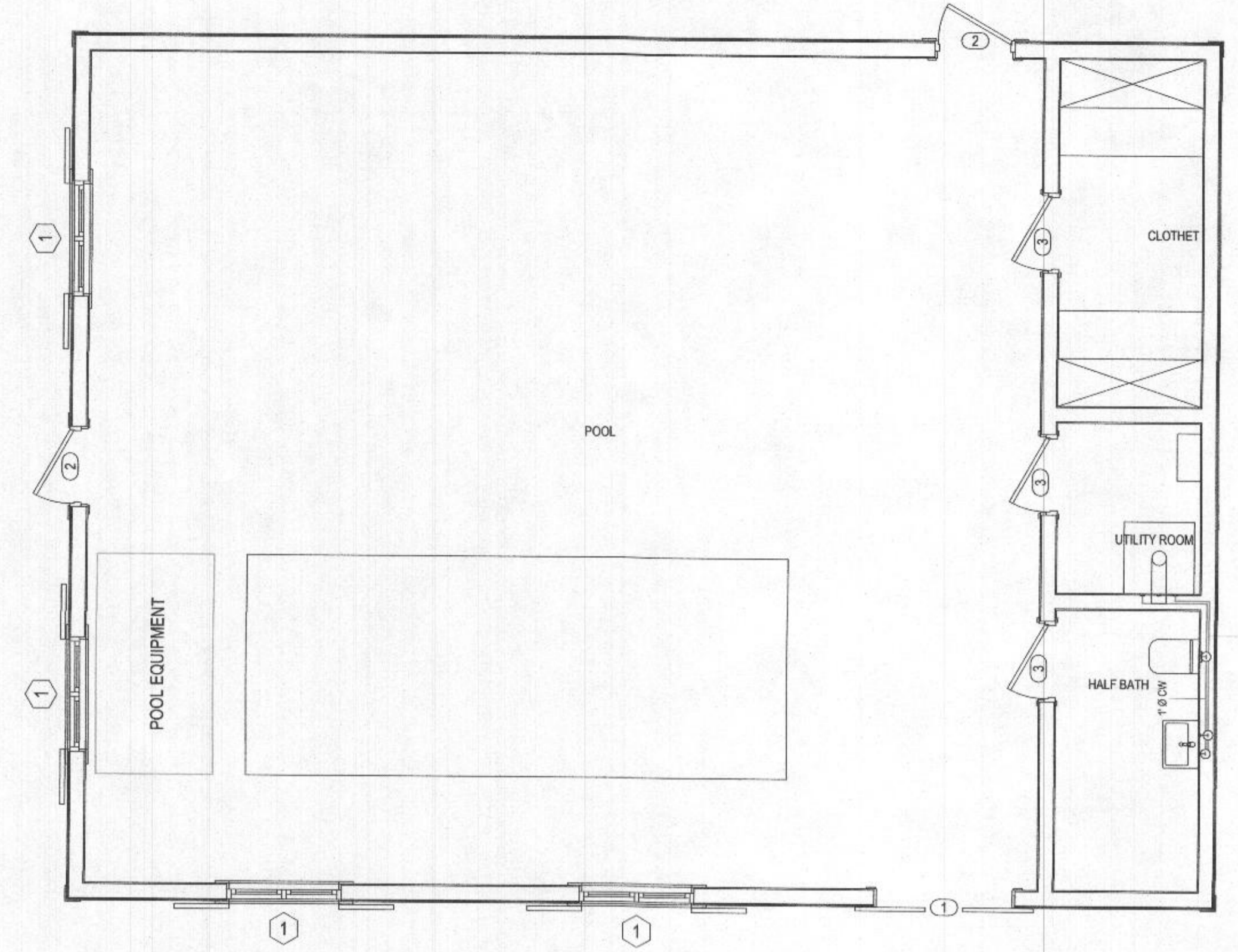
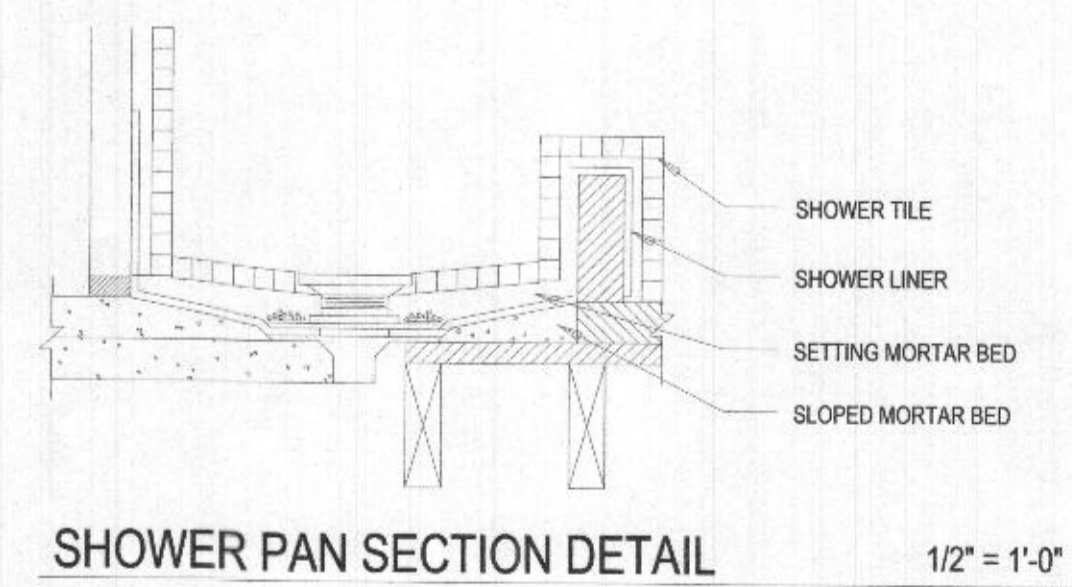
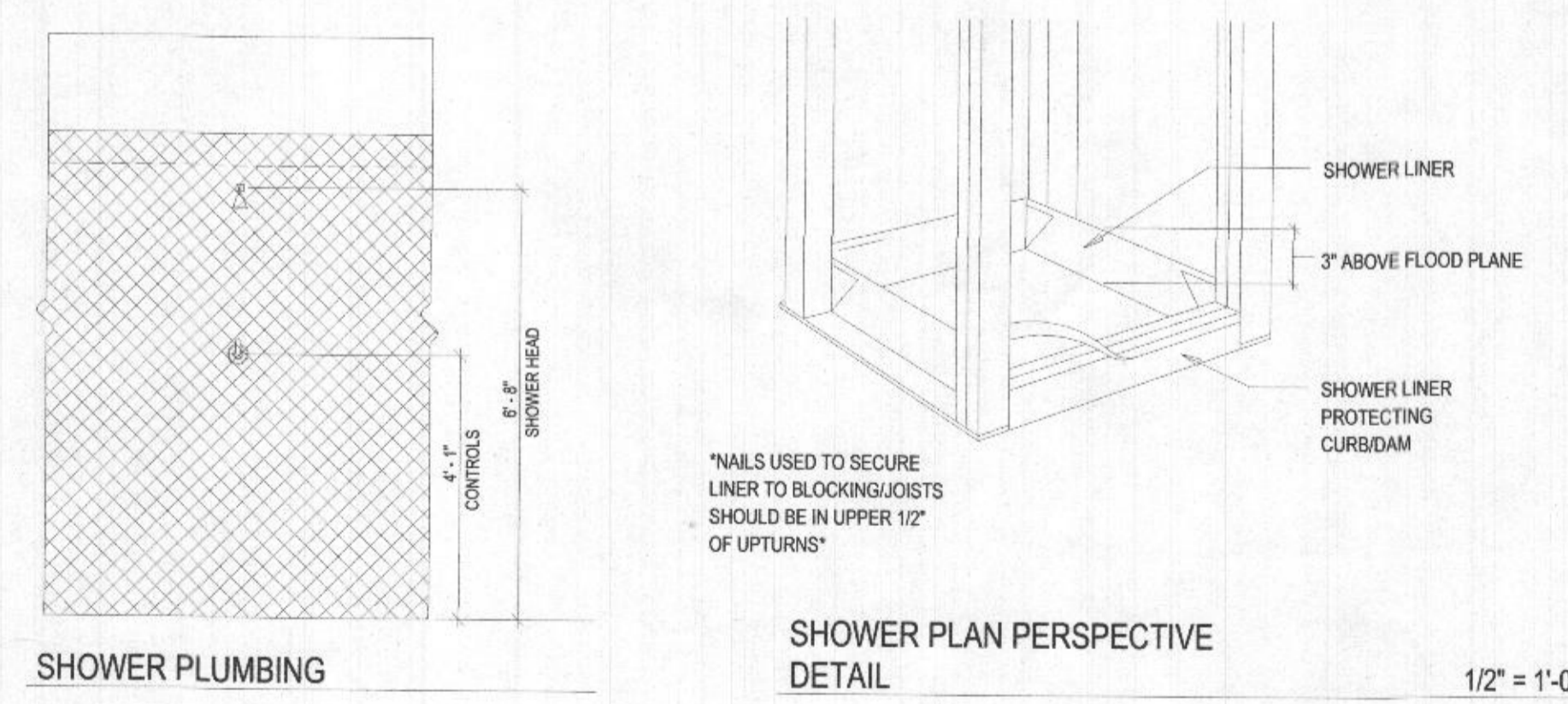
EXAMINATION OF EXISTING CONDITIONS:
 32. VISIT AND CAREFULLY EXAMINE THOSE PORTIONS OF THE SHE AND/OR PRESENT BUILDINGS AFFECTED BY THIS WORK SO AS TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND DIFFICULTIES THAT WILL ATTEND THE EXECUTION OF THE WORK BEFORE SUBMITTING PROPOSALS.
 33. SUBMISSION OF A PROPOSAL WILL BE CONSIDERED AS EVIDENCE THAT SUCH EXAMINATION HAS BEEN MADE AND LATER CLAIMS FOR LABOR, EQUIPMENT OR MATERIALS REQUIRED BECAUSE DIFFICULTIES ENCOUNTERED, WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION HAD BEEN MADE, WILL NOT BE RECOGNIZED.

CONNECTIONS TO EXISTING WORK:
 34. PLAN INSTALLATION OF NEW WORK AND CONNECTIONS TO EXISTING WORK TO INSURE MINIMUM INTERFERENCE WITH REGULAR OPERATION OF EXISTING FACILITIES.
 35. PROJECT PREMISES SHALL BE THOROUGHLY CLEANED AND READY FOR OCCUPANCY INCLUDING ALL FINISHES OF EQUIPMENT PROVIDED AS PART OF THE CONTRACTOR'S WORK AT PROJECT CLOSEOUT.

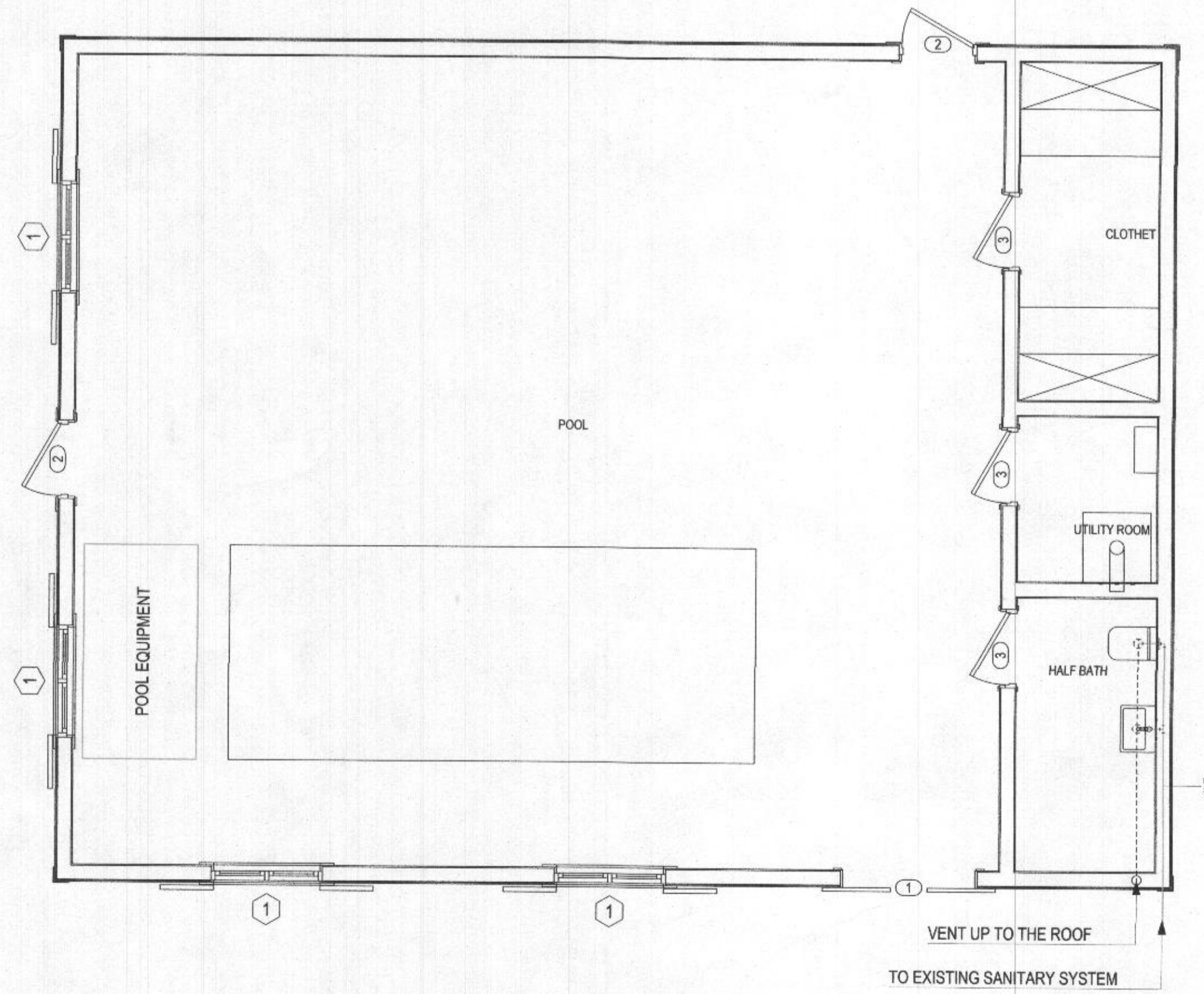
- GENERAL NOTES**
- FOR DOMESTIC WATER PIPE SIZES, REFER TO DOMESTIC WATER RISER DIAGRAM.
 - ALL WATER LINES ARE LOCATED ABOVE THE CEILING UNLESS OTHERWISE NOTED.
 - IF THE WATER PRESSURE EXCEEDS 80 PSI, AND EXPANSION TANK AND AN APPROVED PRESSURE REGULATOR SHALL BE INSTALLED.
 - THAT NONREMOVABLE BACKFLOW PREVENTER OR BIBB TYPE VACUUM BREAKER WILL BE INSTALLED ON ALL EXTERIOR HOSE BIBBS.
 - ALL PLUMBING VENTS SHALL TERMINATE NOT LESS THAN 6' ABOVE THE ROOF NOR LESS THAN FROM ANY VERTICAL SURFACE. VENTS SHALL TERMINATE NOT LESS THAN 12" FROM OR 3' ABOVE ANY WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT NOR 3' FROM LOT LINE.
 - NEW OR RECONFIGURED SHOWER STALLS SHALL BE A MINIMUM FINISHED INTERIOR OF 1.024 SQUARE INCHES, BE CAPABLE OF ENCOMPASSING A 30 INCH DIAMETER CIRCLE. ANY DOORS SHALL SWING OUT OF THE ENCLOSURE HAVE A CLEAR OPENING OF 22 INCHES MINIMUM.
 - SHOWER STALLS AND BATHTUBS WITH SHOWER HEADS INSTALLED, SHALL HAVE WALLS FINISHED WITH A NONABSORBENT SURFACE FOR A MINIMUM OF 6 FEET ABOVE THE FLOOR.
 - HYDROMASSAGE TUBS (I.E. JACUZZI TUBS) SHALL HAVE ACCESS TO THE MOTOR, BE SUPPLIED BY A GFCI PROTECTED DEDICATED CIRCUIT, AND BE LISTED BY A RECOGNIZED TESTING AGENCY (I.E. UL) ALL METAL CABLES, FITTINGS, PIPING, OR OTHER METAL SURFACES, WITHIN 5 FEET OF THE INSIDE WALL OF THE HYDROMASSAGE TUB SHALL BE PROPERLY BONDED. HYDROMASSAGE TUBS SHALL BE BONDED WITH A MINIMUM #8 AWG BARE COPPER WIRE AND THE BONDING SHALL BE ACCESSIBLE.
 - WHERE THE WATER CLOSET (OR OTHER PLUMBING FIXTURE) COMES INTO CONTACT WITH THE WALL OR FLOOR, THE JOINT SHALL BE CAULKED AND SEALED TO BE WATERTIGHT.

PLUMBING SYMBOL LIST

	GATE VALVE		DEMOLITION KEYED NOTES
	TRAP SEAL PRIMER VALVE		NEW WORK EQUIPMENT/FIXTURE TAG NUMBER
	ACCESS PANEL		REFERENCE WATER RISER TAG NUMBER
	BACKFLOW PREVENTER		CLEANOUT
	CLEAN OUT PLUG		NEW WORK KEYED NOTES
	COLD WATER		FLOOR CLEANOUT
	DISHWASHER MACHINE		FLOOR DRAIN
	EXISTING		EQUIPMENT NUMBER
	HOT WATER		NEW VENT
	LAVATORY		NEW SANITARY
	OPEN SITE DRAIN		NEW GRAY WATER SANITARY
	TRAP PRIMER VALVE		NEW HOT WATER
	TEMPERING VALVE		NEW COLD WATER
	SHOCK ABSORBER (WATER HAMMER) SINK		BLACK/GRAY WATER VALVE
	VENT		REMOTE MANUAL PULL STATION
	VENT THROUGH ROOF	DISREGARD SYMBOLS WHICH ARE NOT APPLICABLE TO THIS PROJECT	
	WASTE		
	WATER CLOSET		
	POINT OF CONNECTION OF NEW WORK TO EXISTING WORK		
	END OF DEMOLITION		
	CROSS HATCH DEMOLITION		



FLOOR LIVING LL WATER SUPPLY PLAN 1/4" = 1'-0"



FLOOR LIVING LL SANITARY PLAN 1/4" = 1'-0"



GAG - Architects,
Lviv, Ukraine

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 'Draft for approval' appross work 'subtle' but 'present'

12009 MISTY RISE COURT
CLARKSVILLE, MARYLAND

COMMENTS:

CLIENT:	TEJ TENMATTAM
L.G.A.:	MARYLAND
PURPOSE:	BUILDING PERMISSION
TITLE DESCRIPTION:	147 720 SF
DRW/CHK:	PK/PM
DATE:	03/24/22
SHEET TITLE:	

PLUMBING NOTES

SCALE: As indicated
 DRAWING SHEET NO. A008