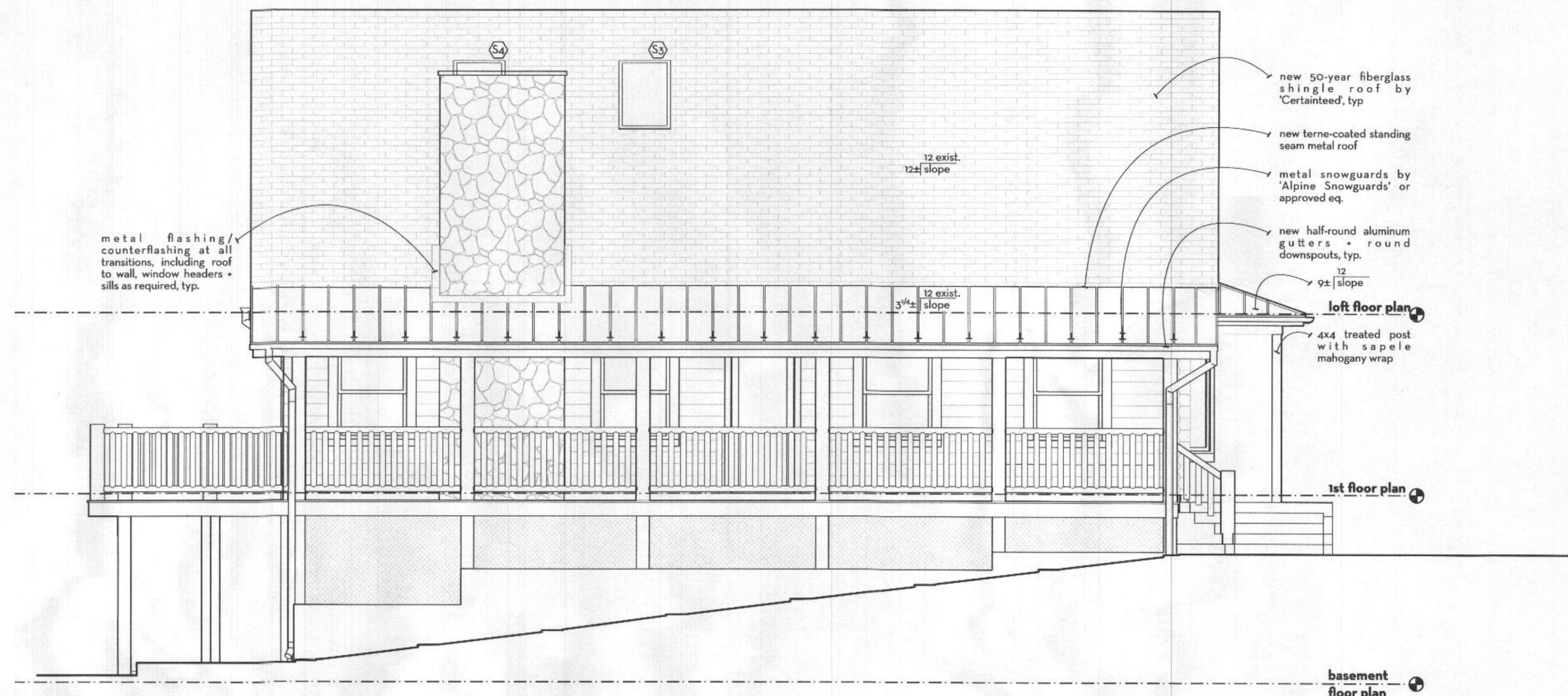
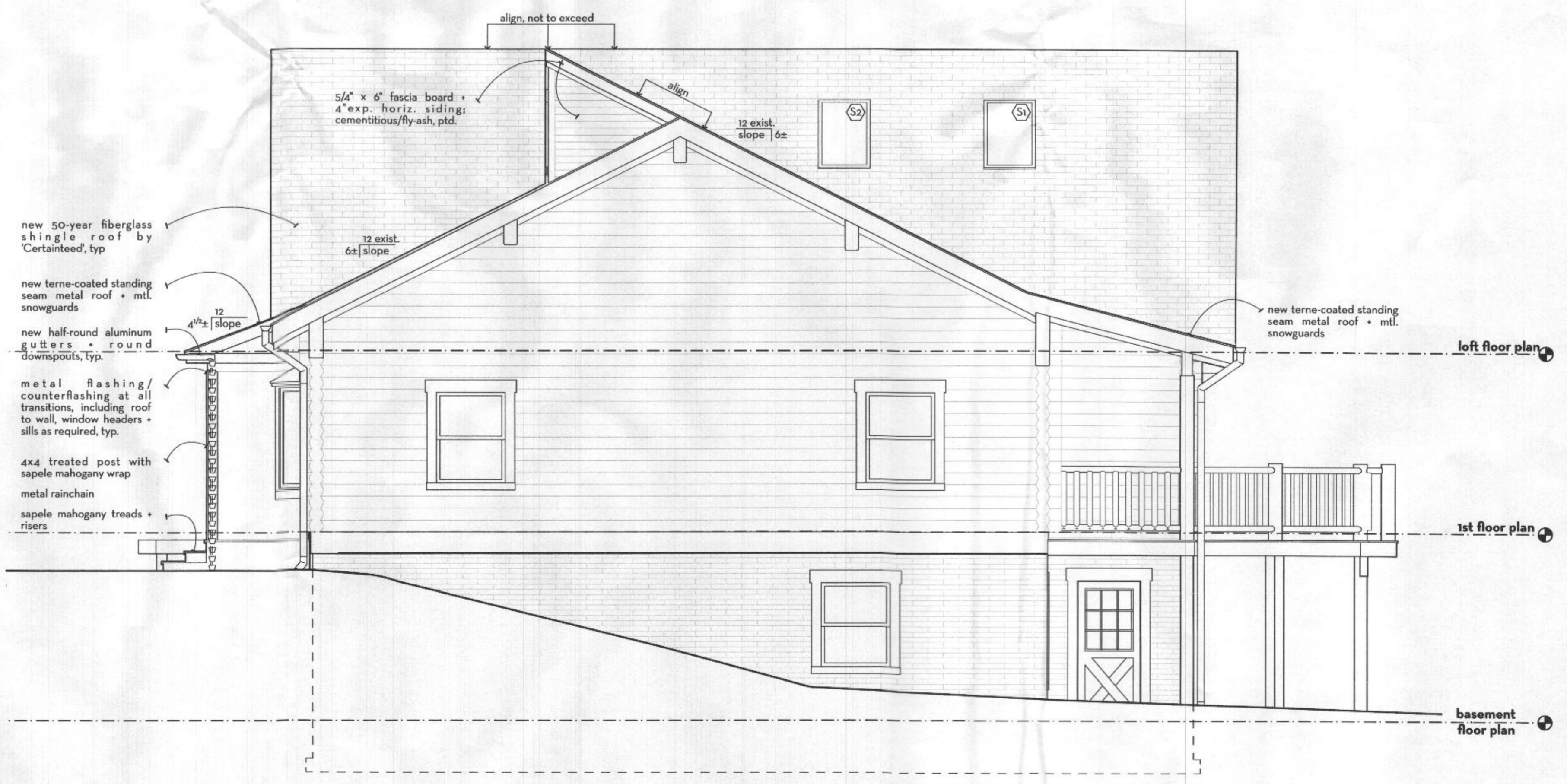


BIMcloud: brennan - BIMcloud as a Service / Brickner-Filipczak Residence / Brickner-Filipczak, CD Lill Mundt / brennan+company architects 10/15/22 3:12 PM



1 side (west) elevation
scale: 1/4" = 1'-0"



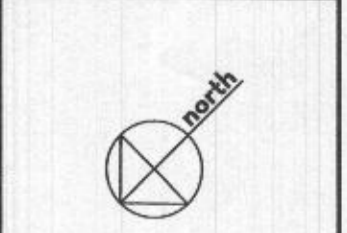
2 side (east) elevation
scale: 1/4" = 1'-0"

phase	date
MD	11.1.2021
DD	05.05.22
Permit	10.13.22

Professional Certification
I certify that these documents were prepared or approved by me and that I am a duly licensed Architect under the laws of the State of Maryland, License No. 6363, Expiration Date 05.17.2024



drawing:
exterior elevations



sheet no:

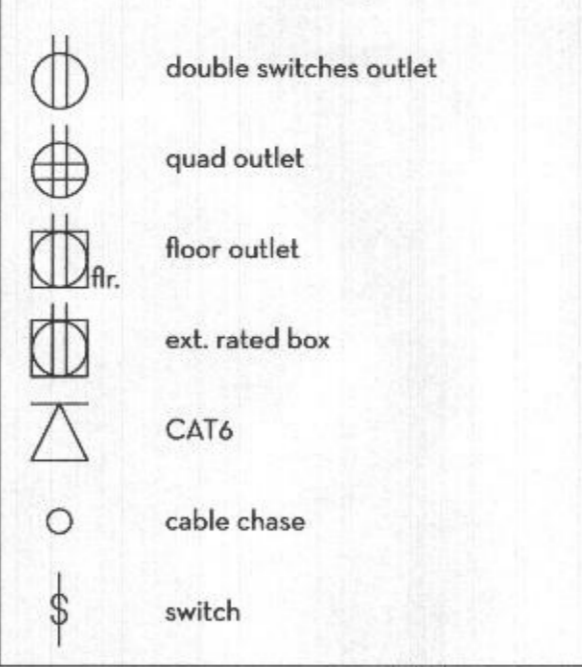
plumbing notes

- All plumbing work shall be installed in accordance with all applicable codes adopted by the local jurisdiction having authority. Contractor to obtain and pay for all required permits. Arrange for required inspections by authorities at the proper time during the progress of work.
- Plumbing work includes the furnishing and installing of all new plumbing fixtures, hot and cold water piping, and gas piping, insulation, fittings, valves, faucets drain and all required hardware. Plumbing fixtures are specified on Plumbing Fixture Schedule.
- Contractor shall visit site to determine conditions affecting his work and shall plan and coordinate his work accordingly.
- All sanitary drainage piping shall be pitched at minimum 1/4" fall per foot, unless otherwise required and permitted. Sanitary drainage piping within the building above ground shall be cast iron service weight no-hub piping and fittings with mechanical joints.
- All hot and cold water piping within the house above ground shall be type "L" hard tempered copper tubing with wrought copper fittings with 95/5 solder. Underground and exterior service water piping shall be of type "K" copper tubing with flared type joints. Hot water piping for non-potable water shall be SCH 40 black steel with 125 lb cast iron threaded fittings. Valves shall be class 125 bronze body NIBCO or CRANE. Gas piping shall be of schedule 40 black steel with malleable iron fittings.
- All domestic hot and cold water piping shall be insulated with minimum of 1/2" thick ARMAFLEX or approved equal covering. Vapor barrier shall be included for covering on cold water pipe. Provide acoustic type insulation to all soil/waste piping over bedrooms, living room, dining room and all other living space.
- All piping to be routed in a concealed manner. Refer to architectural drawings for exact locations of fixtures. Field verify all plumbing locations and coordinate all plumbing work with structural framing, mechanical work and architectural features.
- All water piping shall be flushed and tested before closing walls and concealment in ceiling spaces. All fixtures are to be new and shall be protected during construction. Provide all rough-in, setting and final connections as required. All P-traps, nipples and all escutcheons shall be of cast brass with polished chrome finish, except where otherwise required by Architect. All supplies to be of flexible or rigid type, to suit condition, with polished chrome finish except where otherwise required by Architect.
- Provide water line to ice maker in freezer.
- Provide all new copper piping throughout entire house.

mechanical notes

- Modify existing forced air heating/cooling to serve new work.
- Provide mini-split heating/cooling at garage bathroom.
- The information on these drawings is meant as a guide to the Contractor as to type, size, and locations of equipment. The Contractor shall furnish all labor and materials to provide complete operating and serviceable systems.
- Perform all work in accordance with applicable codes. Contractor to obtain and pay for all permits required for the work. Arrange for required inspections by authorities at the proper time during progress of the work.
- Submit equipment schedules and product information to the Architect for review before ordering. Mechanical Contractor to confirm duct capacity consistent with design criteria listed below. Reasonable effort has been made to coordinate the layouts with existing structural and plumbing.
- Mechanical Contractor shall verify all existing conditions before commencing work and shall notify Architect if a condition exists which prevents the Contractor from accomplishing the intent of the drawings.
- Mechanical Contractor shall be responsible for final coordination of trades and provide necessary offsets, transitions, pipe rerouting, materials and labor to arrange equipment, ductwork and piping as required for a proper and accessible installation.
- The Contractor shall be responsible for removing scrap materials and debris associated with this work from the site. As certain as to what material or equipment is to remain in possession of the Owner.

electrical symbols

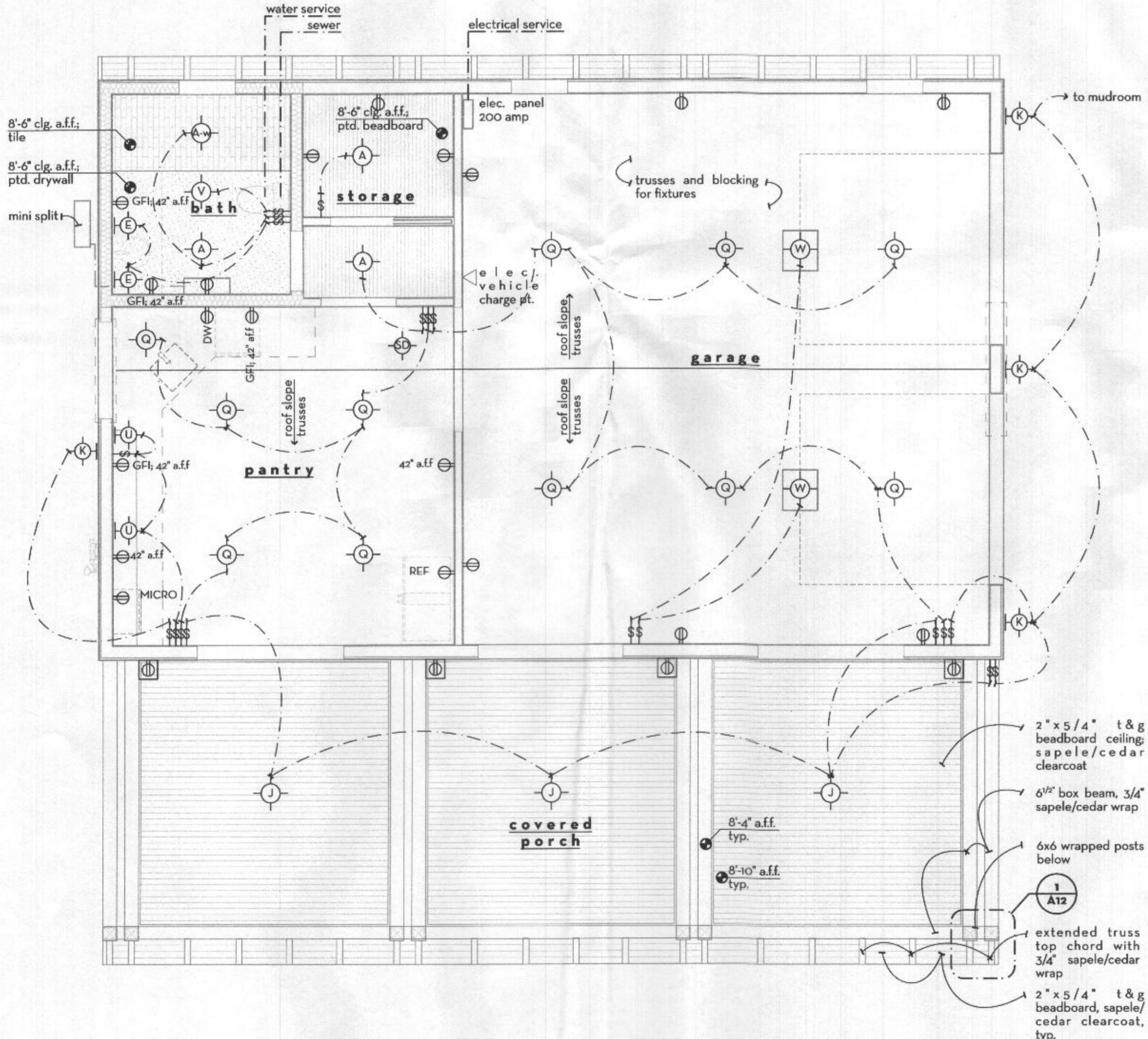


electrical notes

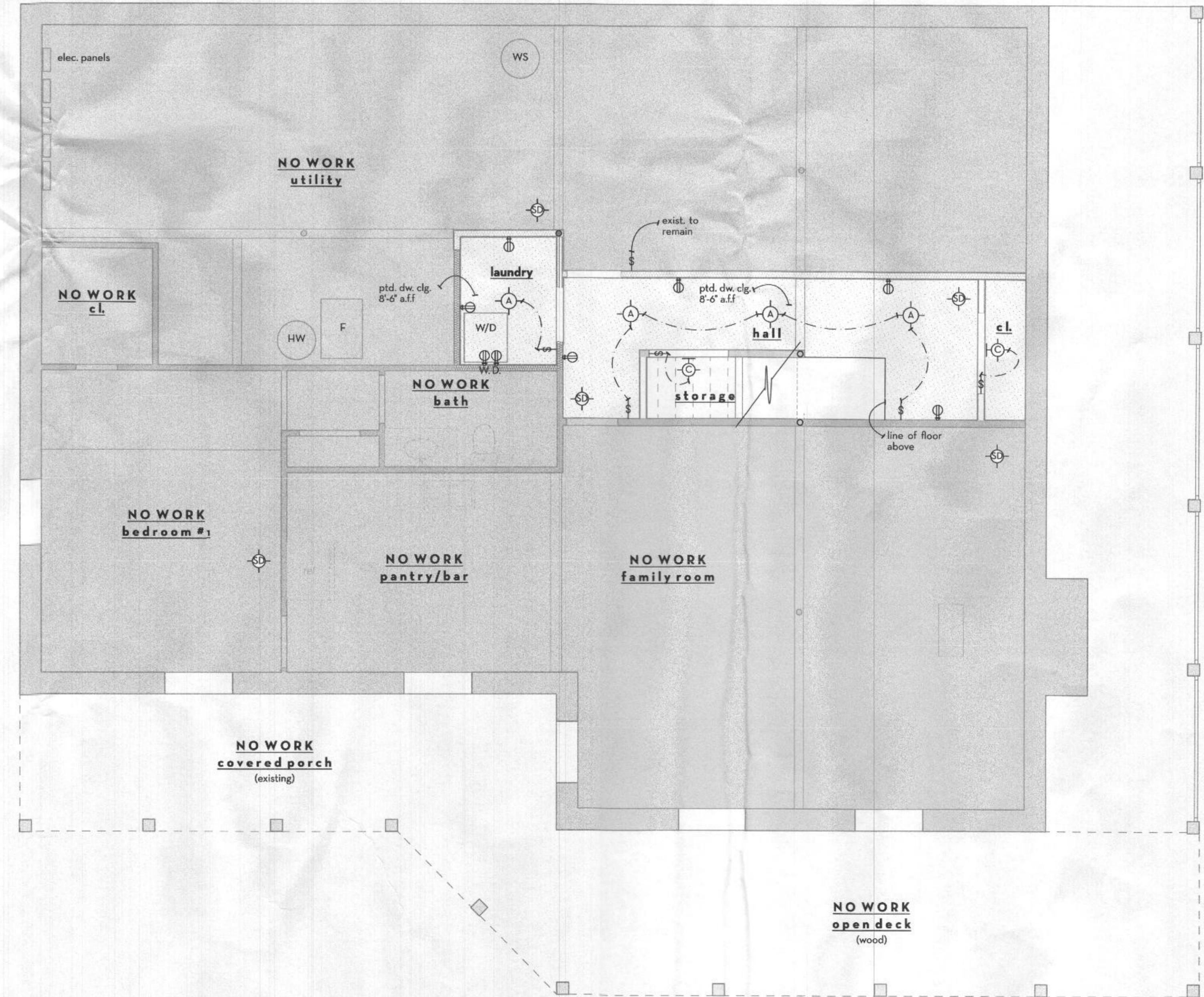
- Provide all labor, materials, equipment devices, including light fixtures and lamps, obtain permits and pay all fees necessary for the complete electrical system indicated. Include all work associated with equipment shown on architectural, mechanical and plumbing drawings and specifications. Equipment noted to be supplied by Owner shall be installed by Contractor. All materials and equipment shall be new, of first class quality and approved under applicable standards. All materials of types for which U.L. Labeling service is established shall bear U.L. Label.
- All works to comply with latest edition of the National Electrical Code (NEC) and with all applicable local codes, ordinances and regulations, except where plans or specifications are stricter.
- Provide all breakers as required to complete each electric panel-board. All circuit breakers shall be full module size. A neatly typed schedule shall be framed under clear plastic at panel, with approved legend identifying each circuit and what it controls. Loads shall be connected for best phase balance.
- Safety switches shall be provided where required by code whether shown or not. Use general duty type such as manufactured by General Electric, Westinghouse or Square D.
- All receptacle outlets shall be 20A, 125V, grounding type. Provide ground fault circuit interrupter receptacles in areas as required by code and indicated on the drawings.
- All wiring shall be routed in a concealed manner.
- Smoke detectors to be ionization type manufactured by Pyrotech or BRK. All smoke detectors to be hard wired with battery operated and located as required by code.
- Contractor shall be responsible for all power, control, temperature control and interlock wiring complete. Install all such wiring as indicated on approved equipment manufacturer's wiring diagrams for the operations indicated.
- Interior wiring to be BX cable, EMT conduit where required by code. All exterior conduit including underground conduit shall be Schedule 40 piping as restricted by the NEC.
- Refer to architectural drawings for locations of switches, light fixtures and specialty outlets. All switches to be mounted at 48" A.F.F., unless otherwise noted. All outlets to be mounted at 12" A.F.F., unless otherwise noted. Standard outlets are not shown on architectural drawings; electrical subcontractor to provide required outlets to meet code.
- General Contractor to inspect existing electrical service and notify Owner if it needs upgrading. Coordinate work with electrical utility for additions to service as shown. Pay all costs involved with power company work or requirements.
- Upon completion of work adjust all equipment and test all systems in accordance with NEC, and at direction of Owner. Provide Owner with final electrical inspection certificate.
- Finish of device plates to be metal chosen by architect and color of wiring device shall be white.
- All wiring shall be with copper conductors full rated for load served. Minimum wire size shall be #12 AWG, except for lighting circuits which may be #14 AWG. Circuits shall be connected with loads not to exceed 60% of breaker trip rating.
- Provide telephone, cable and internet connections where requested by owner.
- Provide dimming at kitchen and owner bedroom/bath.

electric fixture schedule

no.	qty.	item	manufacturer	model	watts	remarks
A	25	4" recessed downlight	lightolier or equal	tbd/ clr alzak lens	600 lumens/3000k	dimnable
A-w	3	4" recessed downlight	lightolier or equal			wet location rated
B	2	wall mtd. vanity light				by Owner, G.C. install
C	5	LED closet				
D	12	2 1/2" accent recessed downlight	lightolier or equal	(matte black or oil rubbed bronze)		
E	3	wall mtd. vanity light				by Owner, G.C. install
F	2	clg. mtd. fan				by Owner, G.C. install
G	1	clg. mtd./chandelier/pendant				by Owner, G.C. install
H	7	ext. clg. mtd. flush				by Owner, G.C. install, damp location rated
I	2	ext. clg. mtd. pendant				
J	3	ext. clg. mtd. flush				
K	4	ext. wall mtd.				by Owner, G.C. install, wet location rated
L1	1	rafter mtd. pendants				by Owner, G.C. install
L2	2	rafter mtd. pendants				by Owner, G.C. install, damp location rated
M	1	clg. mtd. pendant				by Owner, G.C. install, damp location rated
N	2	ext. wall mtd.				by Owner, G.C. install, wet location rated
O	2	clg. mtd. pendant				by Owner, G.C. install
P	1	clg. mtd. utility light				
Q	11	truss mtd. pendants				by Owner, G.C. install, ext. rated
SD	12	combo smoke, fire, + carbon monoxide detector				10 yr. battery/hardwired with 10 yr. battery backup
T	1	thermosta/elec. fir. heat				
U	2	undercab. light	bilton/nora or sim.	lensed; dimmable, LED		by Owner, G.C. install
V	3	exhaust vent fan	panasonic	whisper clg./whisper wall		
W	2	garage door opener	liftmaster	remote controlled; 3/4 HP #8587W Elite Series		



1 garage rcp + electrical plan
scale: 1/4" = 1'-0"



2 basement rcp + electrical plan
scale: 1/4" = 1'-0"

BIMcloud; brennan - BIMcloud as a Service; Brickner-Filiczak Residence; Brickner-Filiczak Architects CD Lli; Mudroff; brennancompany architects 10/15/21 3:13 PM

brennan company ARCHITECTS
baltimore
washington
410.313.8310
603 wells avenue, ellicott city, maryland 21043

Project: BRICKNER-FILICZAK RESIDENCE
10359 CAVEY LANE
WOODSTOCK, MD 21163

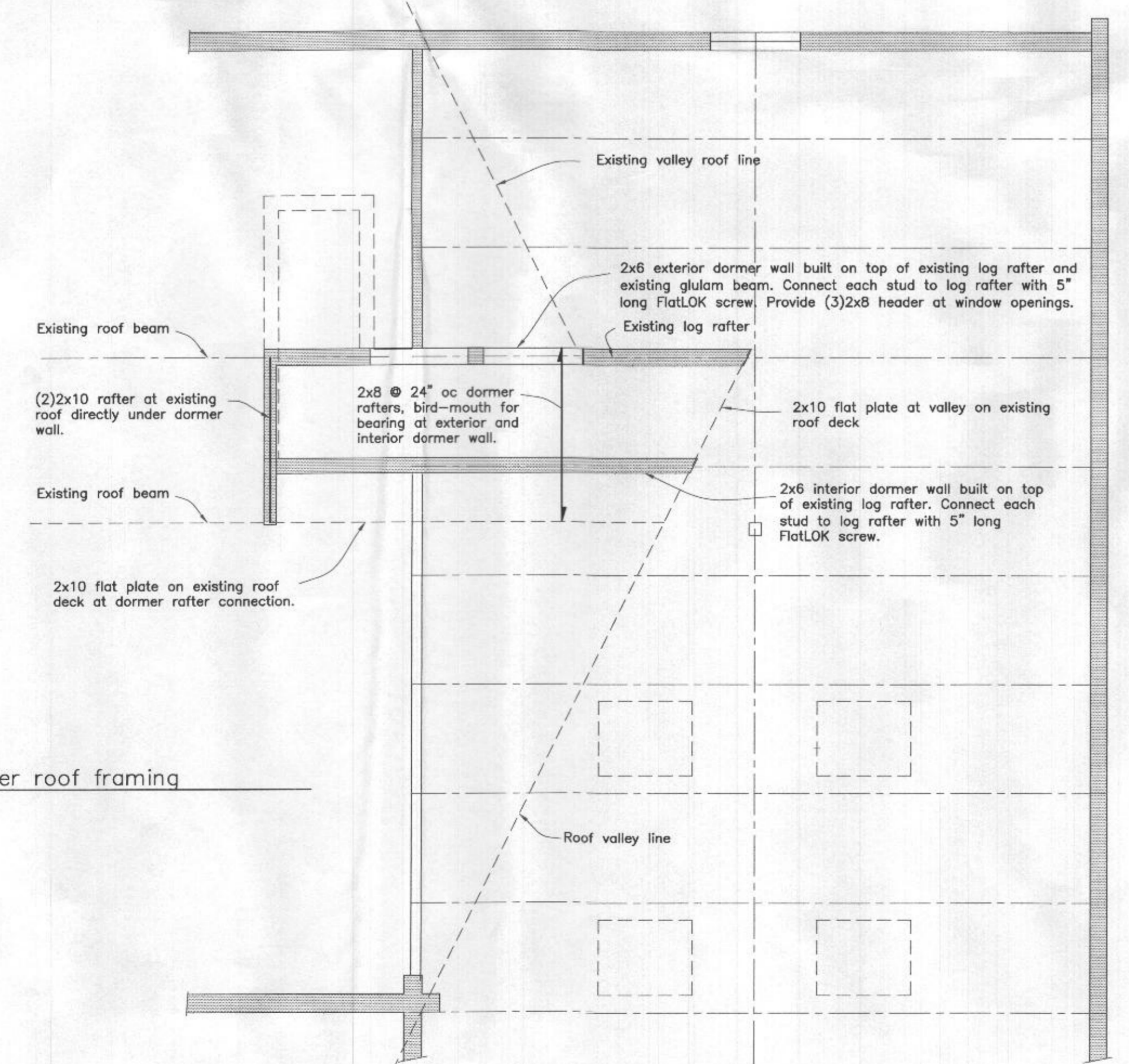
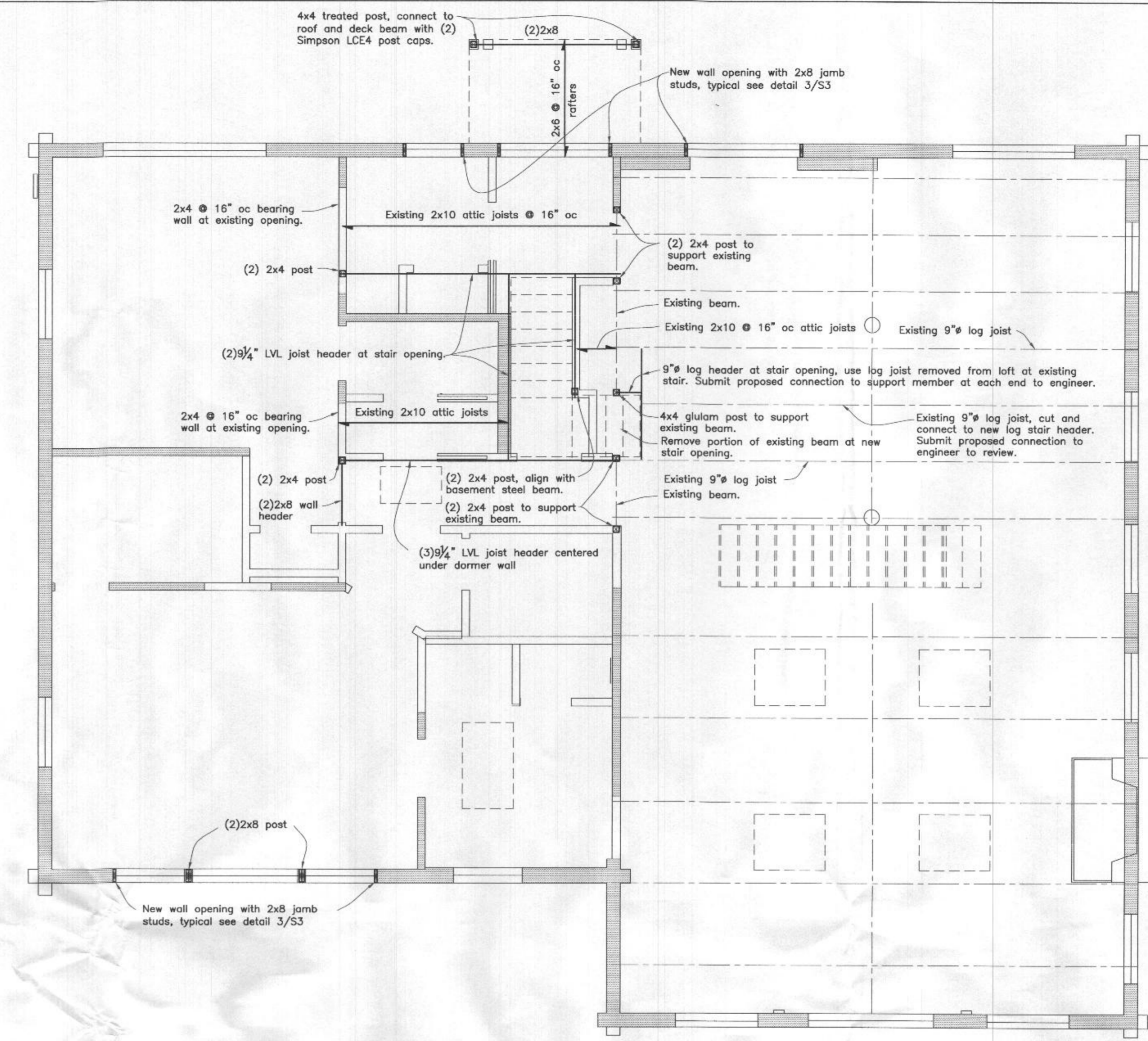
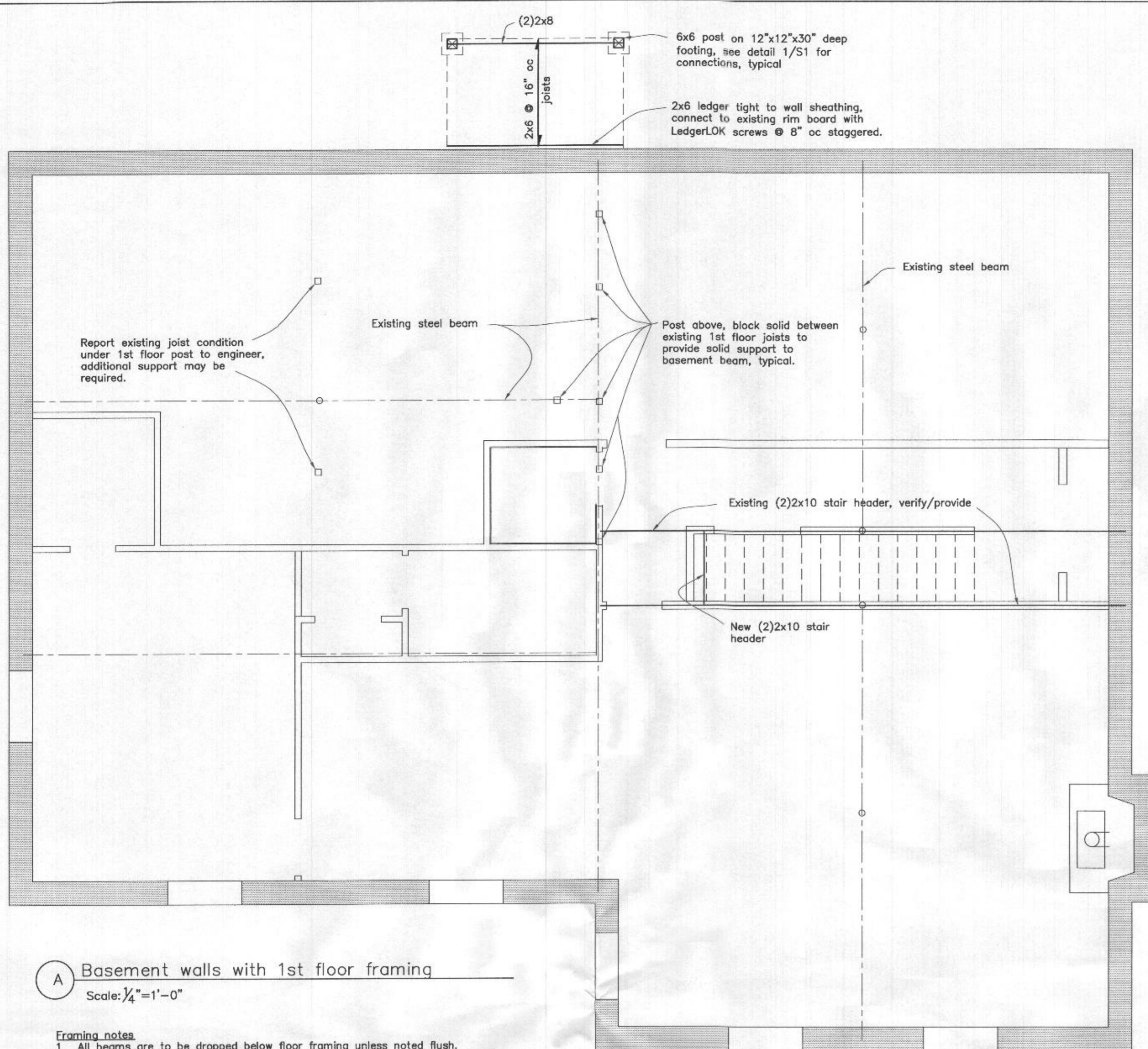
phase	date
MD DD Permit	11.11.2021 05.05.22 10.13.22

Professional Certification
I certify that these documents were prepared or approved by me and that I am a duly licensed Architect under the laws of the State of Maryland, License No. 6363
Expiration Date 05/17/2024

drawing: rcp + electrical plans

sheet no: **E1**

B:\MICLOUD\BRENNAN - BIM\CLOUD as a Service\Brickner-Filipczak Residence\Brickner-Filipczak Residence\CD LIT\Mudroff\brbrennancompany architects 10/13/22 8:14 PM



phase	date
MD	11.1.2021
DD	05.05.22
Permit	10.13.22

Professional Certification
I certify that these documents were prepared or approved by me and that I am a duly licensed Architect under the laws of the State of Maryland, License No. 6363, Expiration Date 05.17.2024.

drawing:
structural plans



sheet no:

S1

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. 14452, Expiration Date: May 31, 2023.

