

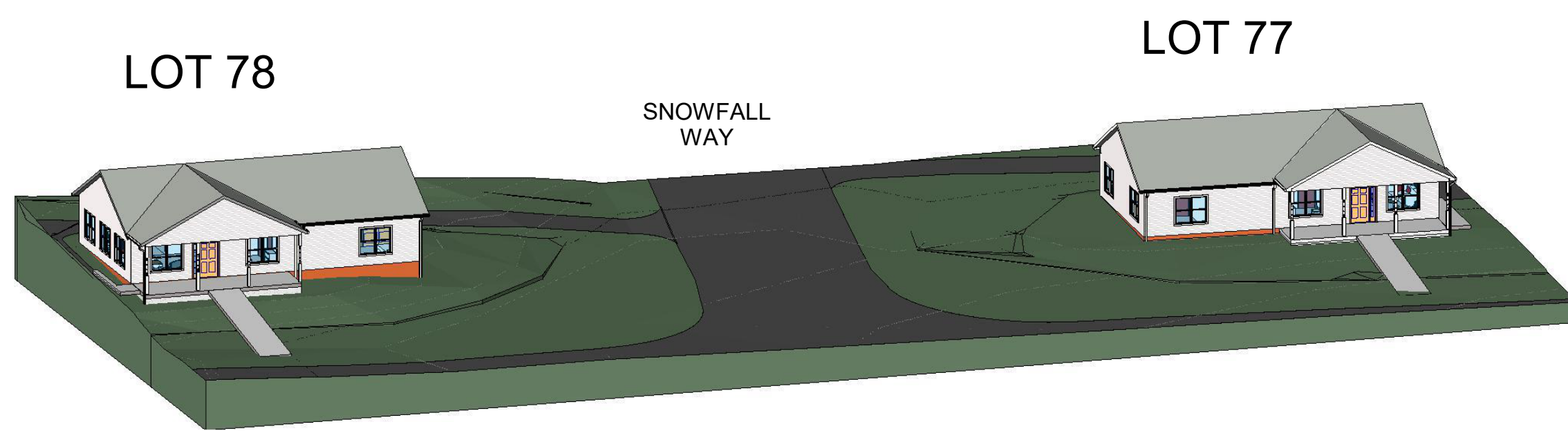
Arc Houses

Lots 77 & 78

Sullivan Road & Snowfall Way Westminster, Maryland 21157

OWNER: The Arc of Carroll County, Inc.

ARCHITECT: DEAN ROBERT CAMLIN & ASSOCIATES, INC.
8 North Court Street, Suite 2
Westminster, Maryland 21157-5480



SPECIFICATIONS

DIVISION 0 - BIDDING AND CONTRACT REQUIREMENTS

00110.A: ALL BIDDERS SHALL CAREFULLY EXAMINE THE BIDDING DOCUMENTS, INSPECT THE SITE, ACQUAINT THEMSELVES WITH ALL GOVERNING LAWS AND CODES, AND FAMILIARIZE THEMSELVES WITH ALL MATTERS AFFECTING THE WORK. ANY ITEMS NOT QUESTIONED DURING THE BID PERIOD SHALL BE PROVIDED AS REQUIRED, COMPLETE IN ALL RESPECTS.

00110.B: ALL INTERPRETATIONS OF BIDDING DOCUMENTS SHALL BE ISSUED ONLY IN THE FORM OF WRITTEN ADDENDA, WHICH WILL BECOME PART OF THE CONTRACT DOCUMENTS.

00110.C: BIDDERS WILL BE NOTIFIED OF TIME AND PLACE OF PRE-BID CONFERENCE AT A LATER DATE.

00110.D: UNLESS OTHERWISE AGREED BETWEEN OWNER AND CONTRACTOR, "STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR" (AIA DOCUMENT A101) SHALL BE THE CONSTRUCTION CONTRACT FORM. "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" (AIA DOCUMENT A201) SHALL BE A BINDING PART OF THE AGREEMENT.

00802.A: PROVIDE PROPER INSURANCE AS REQUIRED BY GENERAL CONDITIONS, LOCAL, STATE, AND NATIONAL BUILDING REGULATIONS, AND AUTHORITIES HAVING JURISDICTION, TO ADEQUATELY PROTECT PERSONS AND PROPERTY.

DIVISION 1 - GENERAL REQUIREMENTS

01100.A: ALL WORK SHALL CONFORM TO REQUIREMENTS OF 2021 EDITION OF INTERNATIONAL RESIDENTIAL CODE; 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC); 2021 INTERNATIONAL PLUMBING CODE; 2023 NATIONAL ELECTRICAL CODE; AND ALL OTHER GOVERNING AGENCIES AND/OR AUTHORITIES AND/OR CODES HAVING JURISDICTION.

01100.B: VERIFY ALL DIMENSIONS IN FIELD. EXCEPT WHERE OTHERWISE NOTED, DIMENSIONS SHOWN ARE TAKEN TO FINISHED SURFACES. NOTIFY ARCHITECT OF ANY DISCREPANCIES AND OBTAIN DIRECTION FROM ARCHITECT PRIOR TO PROCEEDING. DO NOT SCALE DRAWINGS.

01100.C: UNLESS OTHERWISE DIRECTED BY OWNER, CONTRACTOR SHALL ARRANGE TO OBTAIN AND SHALL PAY FOR ALL PERMITS NECESSARY FOR THE INSTALLATION OF HIS WORK.

01100.D: TO THE BEST OF ARCHITECT'S KNOWLEDGE, INFORMATION, AND BELIEF, NO ASBESTOS-CONTAINING OR OTHER RECOGNIZED HAZARDOUS MATERIALS HAVE BEEN SPECIFIED FOR INCORPORATION INTO THE WORK. SHOULD SUCH MATERIALS COME TO CONTRACTOR'S ATTENTION, NOTIFY ARCHITECT AND OBTAIN DIRECTION BEFORE PROCEEDING.

01420.A: GROUPING OF SPECIFICATIONS INTO DIVISIONS IS NOT INTENDED TO DELINEATE DIVISIONS OF TRADES UNDER THE CONTRACT. COMPLAINTS REGARDING DIVISION OF RESPONSIBILITIES WILL NOT BE ENTERTAINED.

01500.A: FURNISH TEMPORARY PROTECTION, BARRICADES, LIGHTS, SIGNALS, AND OTHER PROTECTION REQUIRED BY STATE OR LOCAL LAWS AND ORDINANCES FOR THE FULL PERIOD OF OPERATION.

01500.B: PROVIDE PROPER STORAGE FOR ALL MATERIALS AND EQUIPMENT. VERIFY SITE ACCESS, STORAGE AND PARKING AREAS WITH OWNER AND WITH AUTHORITIES OF JURISDICTION.

01500.C: PROVIDE TEMPORARY OFFICE AND TOILET FACILITIES AS REQUIRED. PROVIDE TEMPORARY POWER AND HEAT FOR DURATION OF CONSTRUCTION.

01600.A: ALL PRODUCTS SPECIFIED HEREIN SHALL BE DELIVERED, STORED, AND INSTALLED AS RECOMMENDED BY THEIR RESPECTIVE MANUFACTURERS BY SKILLED WORKERS IN A MANNER WHICH WILL NOT VOID THE PRODUCT WARRANTIES.

01631.A: SUBSTITUTIONS OF SPECIFIED PRODUCTS WILL BE CONSIDERED ONLY UPON SUBMISSION OF PROOF OF EQUIVALENCY. THE OWNER'S DECISION AS TO EQUIVALENCY SHALL BE FINAL. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR PROPER FIT, PERFORMANCE, ADDITIONAL WORK, COORDINATION, AND EXPENSE RESULTING FROM SUBSTITUTION.

01731.A: PATCH AND REPAIR ANY AREAS DISTURBED BY CONSTRUCTION TO MATCH ADJACENT SURFACES.

01770.A: PREREQUISITES FOR SUBSTANTIAL COMPLETION INCLUDE: SECURING USE AND OCCUPANCY CERTIFICATE; CHANGING LOCKS AND TURNING OVER KEYS; START-UP TESTING OF SYSTEMS (INCLUDING BLOWER DOOR AND DUCT TESTING) AND INSTRUCTION FOR OWNERS, CHANGING FILTERS; AND FINAL PAINTING AND TOUCH UP. WHEN THESE ITEMS ARE COMPLETE, OWNER WILL CONDUCT AN INSPECTION REPORT.

01770.B: PREREQUISITES FOR FINAL COMPLETION AND PAYMENT INCLUDE: SUBMISSION OF RECORD DRAWINGS, MAINTENANCE MANUALS, AND SIMILAR DOCUMENTATION; COMPLETION OF ITEMS IN OWNER'S INSPECTION REPORT; AND SUBMISSION OF FINAL PAYMENT REQUEST.

01770.C: MARK AN UNDAMAGED SET OF CONTRACT DRAWINGS AT THE SITE AS A RECORD TO SHOW ACTUAL INSTALLED LOCATIONS WHERE FEATURES DIFFER SIGNIFICANTLY FROM WORK ORIGINALLY SHOWN.

01770.D: PROVIDE A SET OF MAINTENANCE MANUALS IN 3-RING BINDERS CONTAINING PRE-OPERATING, OPERATING AND MAINTENANCE INSTRUCTIONS, FINAL SHOP DRAWINGS, WARRANTIES, AND SIMILAR INFORMATION FOR ALL INSTALLED EQUIPMENT.

DIVISION 2 - SITE WORK

(NOTE: SITEWORK SPECIFICATIONS LISTED BELOW ARE INTENDED TO COMPLEMENT SITEWORK DESIGN AS PREPARED BY BPR. REFER TO SITEWORK DRAWINGS FOR ADDITIONAL INFORMATION.)

02110.A: NOTIFY PARTIES OWNING UTILITIES WHICH WILL INTERFERE WITH THE EXECUTION OF THE WORK TO REMOVE OR RELOCATE THEM. IN THE EVENT THAT COSTS OF SUCH REMOVALS OR RELOCATIONS ARE NOT BORNE BY THESE PARTIES, SUCH COSTS SHALL BE PAID BY THE OWNER. EXERCISE PROPER CARE WHEN EXCAVATING TO AVOID DAMAGE TO EXISTING UTILITIES. NOTIFY "MISS UTILITY" AT 811 (OR 800-257-7777) 3 WORKING DAYS PRIOR TO BEGINNING WORK IN THE VICINITY OF EXISTING UTILITIES.

02160.A: SHORE AND BRACE EXCAVATION. IF NECESSARY PROVIDE SHEET PILING, BRACING, OR SHORING TO CONDUCT WORK SAFELY, PREVENT CAVE-INS, RETAIN EXCAVATION AND PROTECT ADJACENT PROPERTIES.

02300.A: EXCAVATE FOR FOOTINGS AND FOUNDATIONS. MATERIALS TO BE EXCAVATED ARE ASSUMED TO BE EARTH AND OTHER MATERIALS THAT MAY BE REMOVED WITH A POWER SHOVEL. NEITHER THE ARCHITECT NOR THE OWNER SHALL BE RESPONSIBLE FOR VARIATIONS OF SUB-SOIL QUALITY OR CONDITIONS NOT ANTICIPATED. WHERE ROCK IS ENCOUNTERED WITHIN THE LIMITS OF EXCAVATION, IMMEDIATELY NOTIFY THE ARCHITECT AND AWAIT ARCHITECT'S INSTRUCTIONS BEFORE PROCEEDING.

02300.B: BACKFILL EXCAVATION WITH CLEAN EARTH, IN 8" LAYERS, WITH EACH LAYER COMPACTED SOLIDLY TO 95% MAXIMUM DRY DENSITY (AASHTO T-180) TO PROVIDE STABILITY OF THE FINISHED GRADE.

02300.C: ALL FOOTINGS HAVE BEEN DESIGNED FOR AN ASSUMED NET SOIL BEARING PRESSURE OF 2000 PSF. SHOULD SOIL BEARING PRESSURE BE FOUND TO BE LESS THAN ASSUMED, CONTRACTOR SHALL IMMEDIATELY NOTIFY ARCHITECT AND SHALL AWAIT ARCHITECT'S INSTRUCTIONS BEFORE PROCEEDING.

02511.A: PROVIDE BITUMINOUS CONCRETE PAVING COMPLYING WITH CARROLL COUNTY ROADS DEPT. SPECIFICATIONS. ROCK BASE COURSE SHALL BE 4" THICK AFTER COMPACTION. BITUMINOUS CONCRETE SURFACE SHALL BE 2" THICK, COMPACTED.

DIVISION 3 - CONCRETE

03300.A: COMPLY WITH APPLICABLE REQUIREMENTS OF ACI 301 AND 318. FOR READY-MIX CONCRETE COMPLY WITH ASTM C 94. IN HOT WEATHER COMPLY WITH ACI 305; IN COLD WEATHER COMPLY WITH ACI 306. FOR FORMWORK COMPLY WITH ACI 347.

03300.B: ALL EXTERIOR FOOTINGS SHALL BE PLACED A MINIMUM OF 2'-6" BELOW FINISHED GRADE AND ON VIRGIN SOIL.

03300.C: PROVIDE STONE-AGGREGATE 3000 PSI CONCRETE FOR FOOTINGS AND WALLS, AND 3500 PSI CONCRETE FOR ALL SLABS ON GRADE. PROVIDE AIR-ENTRAINED CONCRETE (4% to 6%), BROOM-FINISHED, FOR ALL EXTERIOR CONCRETE. ADMIXTURES CONTAINING CALCIUM CHLORIDE ARE PROHIBITED. AGGREGATE SIZE SHALL BE 1" MAXIMUM, AND SLUMP SHALL BE 4" MAXIMUM. PROVIDE WATER-REDUCING ADMIXTURE PER MANUFACTURER'S RECOMMENDATIONS IN ALL CONCRETE EXCEPT FOOTINGS.

03300.D: REINFORCING: BARS, ASTM A 615, GRADE; WELDED WIRE FABRIC, ASTM A 185. LAP FABRIC ONE FULL MESH; LAP ALL BAR SPLICES 30 x DIAMETER.

03300.E: EXCEPT WHERE OTHERWISE NOTED, SLABS ON GRADE SHALL BE 4" THICK CONCRETE REINFORCED WITH 4" x 4" - W1.4W1.4 WWF OVER 6-MIL POLYETHYLENE AND 4" WASHED GRAVEL. PROVIDE 2" x 48" CONTINUOUS EXTRUDED POLYSTYRENE PERIMETER INSULATION AT EXTERIOR FACE OF FOUNDATION WALLS.

03300.F: TROWEL SLABS TO LEVEL TOLERANCE OF 1/8" IN 10'. SLOPE SLABS TO FLOOR DRAINS WHERE PRESENT.

DIVISION 4 - MASONRY (NO WORK)

DIVISION 5 - METALS (NO WORK)

DIVISION 6 - WOOD & PLASTICS

06100.A: STRUCTURAL LUMBER (EXCEPT STUDS AND PLATES): NORTHERN (CANADIAN) S-P-F #2 OR BETTER; Fb = 875; E = 1,400,000 PSI. LUMBER FOR STUDS AND PLATES: S-P-F STUD OR BETTER; Fb = 740 PSI; E = 1,200,000 PSI. (19% MAXIMUM MOISTURE CONTENT, 34%).

06100.B: ALL LUMBER IN CONTACT WITH EARTH OR CONCRETE SHALL BE PRESSURE-TREATED SOUTHERN PINE.

06100.C: SPIKE ALL MULTIPLE BEAMS AND HEADERS TOGETHER WITH MINIMUM 16d NAILS AT 18" O.C. STAGGERED.

06100.D: ALL LINTELS IN WOOD FRAMING SHALL BE MINIMUM OF (2) 2 x 10s (UNLESS NOTED OTHERWISE).

06100.E: ALL SHEATHING PRODUCTS SHALL BE MANUFACTURED BY HUBER ENGINEERED WOODS, LLC, OR APPROVED EQUAL. WALL SHEATHING: ZIP-R SYSTEM SHEATHING, SQUARE EDGE, THICKNESS AS INDICATED; ALL EDGES SEALED WITH APPROVED SEAM AND FLASHING TAPE. ROOF SHEATHING: ADVANTECH OSB, SQUARE EDGE, 1/2" SEALER GASKET. 1" FIBERGLASS.

06100.F: FOR SHEATHING 1/2" IN THICKNESS AND LESS, USE "H" CLIPS AT MIDPOINT FOR SPANS GREATER THAN 16" O.C.

06100.G: PROVIDE METAL FASTENERS AS NOTED AND APPROPRIATE FOR JOINT CONDITIONS: TECO, SIMPSON, OR ACCEPTABLE EQUIVALENT. NAIL SHEATHING IN ACCORDANCE WITH WALL BRACING REQUIREMENTS.

06100.H: CONSTRUCTION GLUE: PL400 HEAVY-DUTY CONSTRUCTION ADHESIVE BY CONTECH OR EQUAL MEETING AMERICAN PLYWOOD ASSOCIATION SPECIFICATION AFG-01. APPLY IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

06100.I: INSTALL DOUBLE STUD EACH END ALL WOOD BEAMS OR LINTELS UNLESS OTHERWISE.

06100.K: ATTACH WOOD SILL PLATES, ETC., TO CONCRETE SLABS WITH POWDER-ACTUATED FASTENERS UNLESS NOTED OTHERWISE. SPACE FASTENERS AT 2'-0" O.C. MAX. STAGGERED. MINIMUM CAPACITY OF EACH FASTENER SHALL BE 100 POUNDS IN SHEAR AND PULLOUT, UNLESS NOTED OTHERWISE.

06100.L: WHERE SIZES OF FRAMING LUMBER ARE NOTED, PROVIDE NOMINAL SIZES (INCHES AS ASSUMED); i.e., 2 x 4 NOMINAL = 1-1/2" x 3-1/2" ACTUAL, ETC.

06100.M: PROVIDE LATERAL WALL BRACING PER IRC R602.10. MINIMUM BRACING REQUIREMENTS PER IRC TABLE R602.10; BRACING METHOD PER TABLE R602.10.4; MINIMUM LENGTHS OF BRACED WALL PANELS PER TABLE R602.10.5. END CONDITIONS FOR CONTINUOUS SHEATHING PER FIGURE R602.10.7

06192.A: WOOD TRUSSES SHALL BE FURNISHED BY AN APPROVED LICENSED FABRICATOR IN ACCORDANCE WITH COMPLETE SHOP DRAWINGS PREPARED BY A MARYLAND-REGISTERED ENGINEER. ALL TRUSSES SHALL BE STAMPED AND CERTIFIED. ALL HANDLING, ERECTING, BRACING, AND FIXING OF WOOD TRUSSES SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS NOTED ON THE TRUSS SHOP DRAWINGS.

06200.A: ALL INTERIOR STANDING AND RUNNING TRIM SHALL BE PAINT-GRADE PINE, WITH PROFILES AS NOTED.

06401.A: ALL EXTERIOR TRIM SHALL BE CELLULAR PVC AS MANUFACTURED BY VERSATEK, AZEK, OR EQUAL.

06401.D: DECORATIVE STRUCTURAL COLUMNS SHALL BE COLONIAL-STYLE PVC SHELL WITH GALVANIZED STEEL CORE, AS MANUFACTURED BY PYPON OR APPROVED EQUAL.

DIVISION 7 - THERMAL & MOISTURE PROTECTION

07200.A: INSULATION: KRAFT-FACED FIBERGLASS BATTS, R-VALUE AS NOTED. STAPLE TO WOOD FRAMING WITH VAPOR BARRIER FACING INTERIOR OF BUILDING.

07200.B: RIGID INSULATION: CLOSED-CELL EXTRUDED POLYSTYRENE COMPLYING WITH F5 HH-1524 TYPE IV, 20 PSI COMPRESSIVE STRENGTHS, AGED K-VALUE OF 0.20, 1.1 PERIM-INCH MAX. VAPOR RATING, 0.3% MAX. WATER ABSORPTION.

07200.C: PROTECT RIGID FOUNDATION INSULATION FROM EXPOSURE WITH POLYURETHANE PANELS MANUFACTURED BY TRITAN BP, OR EQUAL.

07311.A: ALL COMPOSITION SHINGLES SHALL BE 40-YEAR "TIMBERLINE" CLASS A FIBERGLASS, AS MANUFACTURED BY GAF OR ACCEPTABLE EQUIVALENT. COLOR AS SELECTED BY OWNER. NAIL ALL SHINGLES.

07311.B: PROVIDE COMPATIBLE WEATHER-RESISTANT VAPOR-PERMEABLE SELF-ADHERING ACRYLIC UNDERLAYMENT OVER ENTIRE ROOF DECKING SURFACE.

07311.C: PROVIDE GAF "COBRAVENT" OR EQUAL VENTILATING UNDERLAYMENT BELOW RIDGE SHINGLES.

07460.A: VINYL SIDING AND SOFFIT SYSTEMS SHALL BE AS MANUFACTURED BY HEARTLAND BUILDING PRODUCTS, INC., OR ACCEPTABLE EQUIVALENT. PROVIDE ALL REQUIRED TRIM, FLASHINGS, SUPPORTS, AND FASTENERS.

07460.B: ALUMINUM GUTTERS AND DOWNSPOUTS SHALL BE PRE-FORMED OR JOB FORMED SEAMLESS GUTTER WITH PRE-FORMED TRIM PIECES FABRICATED FROM 027" STOCK. COLOR AS SELECTED BY OWNER. CONNECT TO UNDERGROUND RAIN LEADERS OR PROVIDE PRECAST CONCRETE SPLASH BLOCKS AS SHOWN.

07600.A: METAL FLASHING SHALL BE STAINLESS STEEL, GAUGE AND INSTALLATION IN ACCORDANCE WITH SMACNA RECOMMENDATIONS.

07901.A: SEALANTS: SEAL ALL JOINTS AROUND EXTERIOR OPENINGS AT DOORS, WINDOWS, AND SIDEWALKS. WHERE EXPOSED, SEAL INTERIOR JOINTS BETWEEN WALLS AND DOOR AND WINDOW FRAMING (USE ACRYLIC SEALANT). BACK UP SEALANT JOINTS WITH FOAM ROD TO OBTAIN HOURGLASS SEALANT SHAPE. PRIME SUBSTRATES WHERE REQUIRED FOR PROPER ADHESION AND WHERE RECOMMENDED BY MANUFACTURER. WHERE NOT PAINTABLE, SEALANT COLOR SHALL BE SELECTED BY OWNER FROM MANUFACTURER'S STANDARDS.

DIVISION 8 - DOORS & WINDOWS (SEE ALSO FLOOR PLANS AND SECTIONS)

08111.A: ENTRANCE DOOR(S) SHALL BE PLENUM INSULATED STEEL WITH INTEGRAL THRESHOLD AND WEATHERSTRIPPING, THERMA-TRU OR EQUAL.

08211.A: ALL INTERIOR WOOD DOORS SHALL BE 6-PANEL RAIL AND STILE. PAINT-GRADE PINE, MANUFACTURED IN ACCORDANCE WITH WDMA IS 6A-01. UNDERCUT ALL BATHROOM DOORS 3/4".

08610.A: WOOD WINDOWS SHALL BE ANDERSEN 400 SERIES, OR ACCEPTABLE EQUIVALENT, WITH VINYL-CLAD EXTERIOR PREFINISH, LOW-EMISSIVITY INSULATED GLASS, AND SCREENS. U-FACTOR = 0.30 & SHGC = 0.40 MINIMUM.

08710.A: PROVIDE FINISH HARDWARE AS APPROPRIATE. ALL HINGES SHALL BE PLAIN-BEARING TYPE. ALL LOCKS SHALL BE SCHLAGE, OR ACCEPTABLE EQUIVALENT.

DIVISION 9 - FINISHES (SEE ALSO PLANS AND SECTIONS)

09255.A: GYPSUM DRYWALL (GPDW): ASTM C 840. COMPLY WITH MANUFACTURER'S RECOMMENDATIONS. THICKNESS: 1/2" UNLESS NOTED OTHERWISE, SCREWED TO SUPPORTS.

09300.A: TILE WORK: ANSI A137.1. REFERENCE NUMBERS LISTED IN FINISH SCHEDULE REFER TO TILE COUNCIL OF NORTH AMERICA "HANDBOOK FOR CERAMIC TILE INSTALLATION", CURRENT EDITION. PROVIDE SUBSTRATE OF GLASS-MESH MORTAR UNITS WHERE RECOMMENDED. PROVIDE PRODUCTS OF DATTLE OR ACCEPTABLE EQUIVALENT.

PAVER TILE: HEATHLAND, 12" x 12" NOM. - TCNA #F116. CERAMIC WALL TILE: RIGID CLAY, 12" x 24" - TCNA #W244. MORTAR & GROUT: LATEX-PORTLAND CEMENT. PROVIDE COLORS AS SELECTED BY OWNER.

09300.B: PROVIDE TILE TRIM AND UNDERLAYMENT ACCESSORIES AS NOTED AND MANUFACTURED BY SCHLUTER SYSTEMS, INC.

09651.A: RESILIENT FLOORING: INSPECT SUBSTRATES AND PROVIDE VINYL LEVELING PATCHING WHERE REQUIRED. PROVIDE LUXURY VINYL TILE, KARNDIEN "ART SELECT" OR ACCEPTABLE EQUIVALENT. COLOR/PATTERN AS SELECTED BY OWNER.

09720.A: PROVIDE PLASTIC LAMINATE WALL PROTECTION ADHERED TO GYPSUM DRYWALL SURFACES WHERE NOTED. COLOR AND TEXTURE AS SELECTED BY OWNER.

09900.A: PAINT COLORS SHALL BE AS SELECTED BY OWNER FROM MANUFACTURER'S STANDARDS. REFERENCE STANDARD: SHERWIN-WILLIAMS "PAINTING SYSTEMS FOR SPECIFIERS AND APPLICATORS." SEAL ALL GPDW AND PAINT WITH 2 COATS LATEX SATIN PAINT. REPAIR SHOP PRIMING (PRIME GALVANIZED METALS WITH "GALVITE") AND PAINT ALL EXPOSED METALS (EXCEPT PREFINISHED) WITH 2 COATS SILICONE ALKYD ENAMEL. PAINT ALL EXTERIOR WOOD WITH WOOD PRIMER AND 2 COATS LATEX GLOSS PAINT. STAIN ALL INTERIOR WOOD AND APPLY 2 COATS CLEAR SATIN OIL-BASED VARNISH.

DIVISION 10 - SPECIALTIES

10900.A: PROVIDE RECESSED AND SURFACE-MOUNTED TOILET ACCESSORIES AS SHOWN AND REQUIRED. PROVIDE GROUNDS FOR ALL SURFACE-MOUNTED ACCESSORIES.

10916.A: PROVIDE CLOSET SHELVING AS MANUFACTURED BY CLAIRSON/CLOSET MAID OR EQUAL; VINYL-COATED STEEL WIRE, 12" DEPTH, WITH BUILT-IN CLOTHES-HANGER ROD AND ALL REQUIRED HARDWARE, SUPPORTS, GROUNDS, ETC. IN CONFIGURATIONS AS SHOWN.

DIVISION 11 - EQUIPMENT

11452.A: PROVIDE KITCHEN AND LAUNDRY APPLIANCES AS SELECTED BY OWNER, MANUFACTURED BY GENERAL ELECTRIC, OR EQUAL.

11458.A: PROVIDE DISAPPEARING STAIR TO ATTIC AS SHOWN, MODEL #6820 FAKRO LST, OR EQUAL.

DIVISION 12 - FURNISHINGS (NOTE: FURNITURE SHOWN ON DRAWINGS IS FOR ILLUSTRATIVE PURPOSES ONLY. ALL FURNITURE IS N.I.C.)

12372.A: PROVIDE KITCHEN AND VANITY CABINETS AS MANUFACTURED BY MERRILLAT OR EQUAL AS SELECTED BY OWNER. PROVIDE ACCESSORY MATERIALS TO COMPLY WITH REQUIREMENTS INDICATED FOR DESIGN, MATERIAL, FINISH, MANUFACTURER, ETC. INSTALL PREFABRICATED COUNTERTOPS AND CABINETS PLUMB, LEVEL AND STRAIGHT WITH NO DISTORTION. SHIM AS REQUIRED USING CONCEALED SHIMS. SCRIBE AND CUT CABINETS AND COUNTERTOPS TO FIT ADJOINING WORK. ANCHOR CABINETS TO BLOCKING OR DIRECTLY TO SUBSTRATES, USING CONCEALED FASTENERS.

12500.A: ALL CURTAINS, DRAPERIES, BLINDS, ETC. ARE N.I.C.

DIVISION 13 - SPECIAL CONSTRUCTION (NO WORK)

DIVISION 14 - CONVEYING SYSTEMS (NO WORK)

DIVISION 15 - MECHANICAL

15330.A: PROVIDE COMPLETE RESIDENTIAL SPRINKLER SYSTEM COMPLYING WITH NFPA 13D, INCLUDING PROPERLY SIZED PIPING AND SPRINKLER HEADS. SUBMIT SYSTEM DESIGN TO AUTHORITY HAVING JURISDICTION FOR APPROVAL.

15440.A: PROVIDE NEW PLUMBING FIXTURES BY KOHLER, AMERICAN STANDARD, OR ACCEPTABLE EQUIVALENT. ALL WATER CLOSETS SHALL BE WATER-SAVING TYPE (1.6 GPF). PROVIDE CHROME-PLATED SUPPLIES AND STOPS FOR ALL WATER CLOSETS, LAVATORIES, AND SINKS.

15440.B: TUB-SHOWER COMBINATION SHALL BE DELTA "EVEREDGE" 60x32 BATHTUB AND WALL PANEL KIT WITH MOEN "GRADEN MAGNETIX" BATHTUB AND SHOWER FAUCET, OR APPROVED EQUAL.

15440.C: ROLL-IN SHOWER FAUCET SHALL BE MOEN "COMMERCIAL CLASSIC" OR APPROVED EQUAL.

15440.D: PROVIDE ANTI-SCALD VALVE AND FLOW-RESTRICTING SHOWERHEADS AT ALL SHOWERS.

15890.A: PROVIDE SWITCH-CONTROLLED MECHANICAL VENTILATION IN ALL BATHROOMS (AS PURE #AP124-SLW) AND KITCHEN (AS SELECTED), OR ACCEPTABLE EQUIVALENT. VENT TO EXTERIOR WALL CAP WITH BACKDRAFT DAMPER.

ALL OTHER MECHANICAL WORK SHALL BE AS DESIGNED BY OTHERS UNDER SEPARATE CONTRACT.

DIVISION 16 - ELECTRICAL

16100.A: PROVIDE CONVENIENCE RECEPTACLES, LIGHTING CONNECTIONS, AND SWITCHES AS REQUIRED.

16100.B: COORDINATE POWER CONNECTIONS FOR ALL REQUIRED HVAC AND PLUMBING EQUIPMENT WITH MECHANICAL CONTRACTOR(S).

16500.A: PROVIDE LIGHTING FIXTURES AS SELECTED BY THE OWNER.

16721.A: PROVIDE SMOKE DETECTORS WITH AUDIO-VISUAL ALARMS AND SEALED 10-YEAR BATTERY BACKUP, INTERCONNECTED AND WIRED TO BUILDING ELECTRICAL SYSTEM IN LOCATIONS REQUIRED BY CODE.

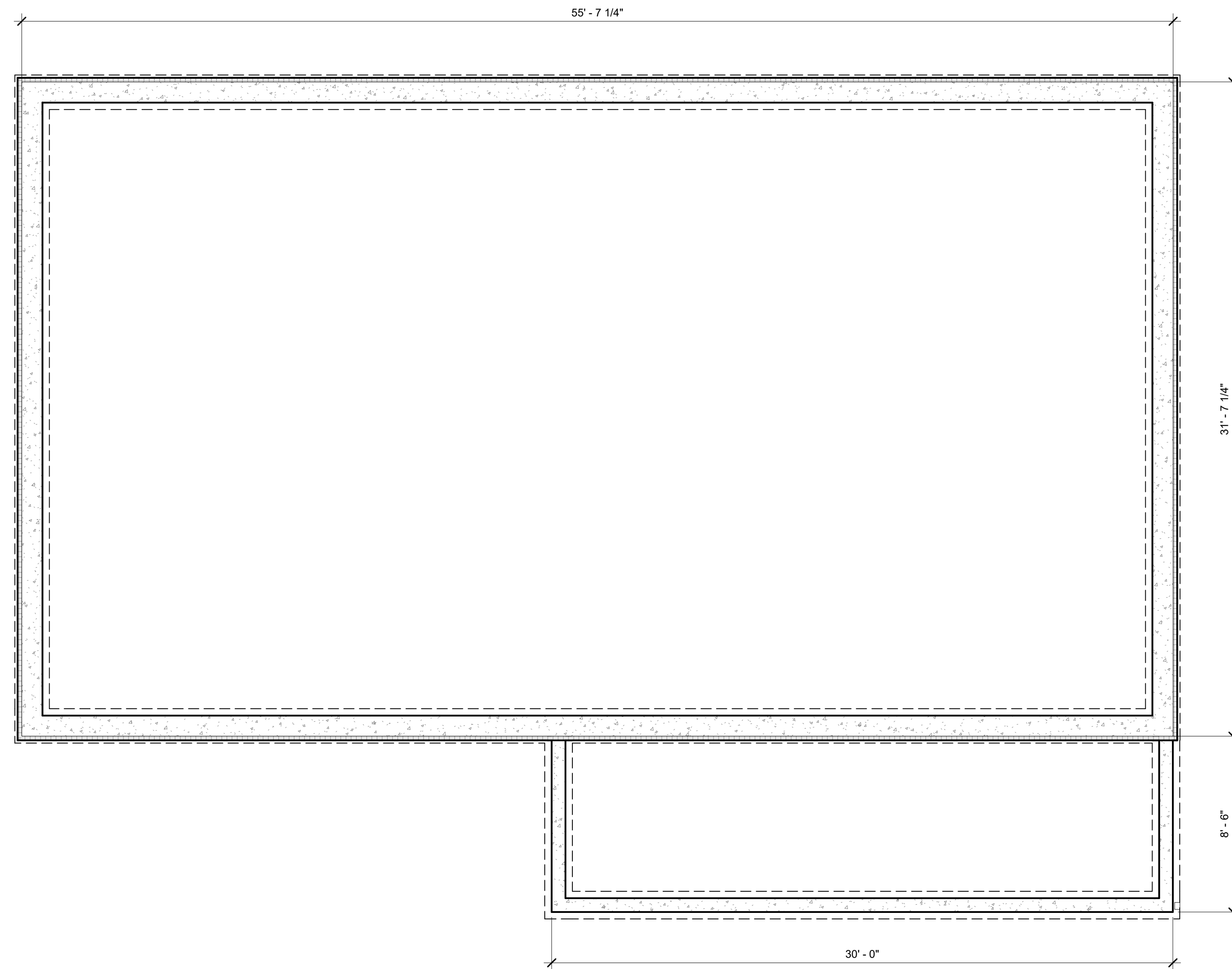
ALL OTHER ELECTRICAL WORK SHALL BE AS DESIGNED BY OTHERS UNDER SEPARATE CONTRACT.

Drawing List

- A-001 Cover Sheet - Specifications & Notes
- A-101 Plans - Lot 77
- A-102 Plans - Lot 78
- A-201 Elevations - Lot 77
- A-202 Elevations - Lot 78
- A-301 Sections

ABBREVIATIONS

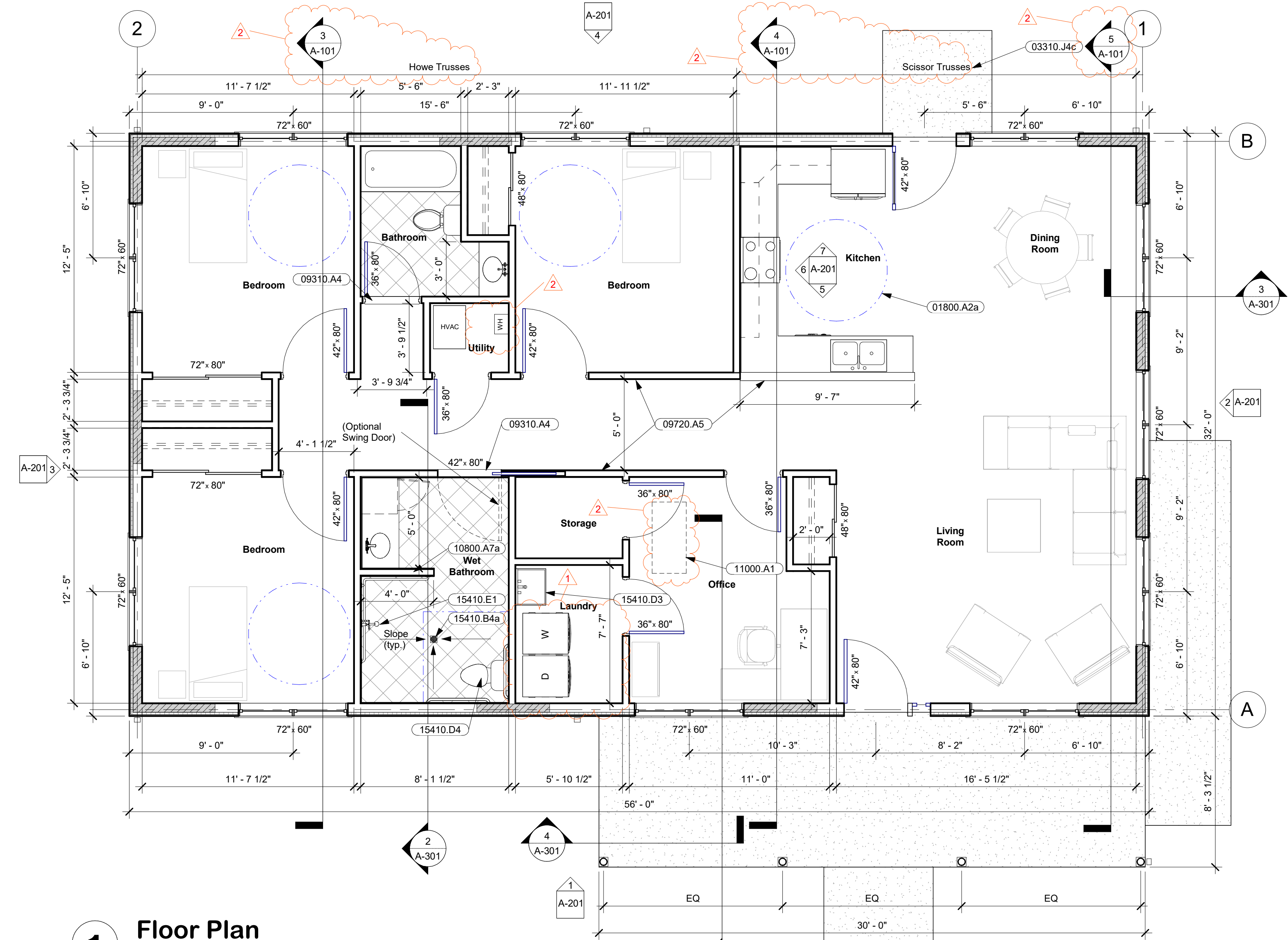
L	angle	EP	elec prt	MRB	marble
AB	anchor bolt	EQ	equal	MTD	mounted(ing)
ABV	above	EQPT	equipment	MULL	mullion
AC	air condition(ing)	EQV	equivalent	N	north
ACST	acoustic	EST	estimated	N.I.C.	not in contract
ACT	accessial	E.W.	each way	NQ or #	number
ACC	access, accessible	E.W.B.	each way bottom	NOM	nominal
ACCM	accommodate	EX	electric water	NONFRS	non-ferrous
ACS PNL	access panel	EXG	exhaust	N.T.S.	not to scale
AD	area drain	EXH	exhaust	O.A.	overall
ADOL	addition(s)	EXP	exposed	O.C.	on center(s)
ADH	adhesive	EXPN	expansion	O.O.	outside diameter
ADJ	adjacent	EXT	exterior	O.H.	overhead
ADJL	adjustable	F.A.	fire alarm	O/O	out to out
AGGR	aggregate	FAB	fabricate(d)	OPER	operable
AL	alternate	FAST(R)	fastener(s)	OPERT	operation
ALUM	aluminum	F.D.	floor drain	OPP	opening
AHR	anchor	F.E.	fire extinguisher	OPF	opposite
ANOD	anodize(d)	F.F.E.	fire in view		
APPD	approved	FG	fiberglass		
APPROX	approximate	FIN	finish(ed)	#, or lb.	pounds(s)
ARCH	architect(ural)	FIXT	fixture	P.A.F.	power-actuated
ARND	around	FLDG	folding	P.D.R.	pre-engineered
ASPH	asphalt	FLG	flashing	PAR	parallel
AUTO	automatic	FLNG	flange	PB	pegboard
BB	baseboard	FLUR	fluorescent	P.D.R.	pre-engineered
BD(S)	board(s)	FM	Factory Mutual	P.E.	perforated
BFLD DR	blowling doors	FINDN	foundation	PERI	perimeter
BIT	bituminous	F.O.C.	face of concrete	P.L.	property line
BLW	below	F.O.S.	face of studs	P.LAM	plastic laminate
BLDG	building	F.P.	fire proof	PL	plate
BLKG	blocking	F.R.	fire resistant	PLAS	plaster
BM	bench mark, beam	FRG	furring	PLWD	plywood
BOS	bottom of steel	FRP	fiberglass-rein.	PNL	panel
BOT	bottom	FR	fire	PRMLD	prelaminated
BOU	bedroom	FS	flame spread	PROJ	projection
BRG	bracing	FT	footing	SHLVS	



2 Foundation Plan
1/4" = 1'-0"

WIND BRACING CHART					CRITERIA: • EXPOSURE CATEGORY B • 30-FOOT MEAN ROOF HEIGHT • 10-FOOT WALL HEIGHT • ULTIMATE WIND SPEED ≤ 115 mph • 1st FLOOR (GRADE LEVEL)
BRACED WALL LINE (BWL)	BWL SPACING	METHOD	MIN. LENGTH of BWP	BWP PROVIDED	
A	32'	CS-WSP	5.5'	15' - 6"	NOTES: 1. MINIMUM REQUIREMENTS PER IRC TABLE R602.10.3(1) 2. MAX. SPACING BETWEEN BWP = 20' PER IRC FIGURE R602.10.2.2
B	32'	CS-WSP	5.5'	15' - 6"	
1	56'	CS-WSP	10.5'	13'	
2	56'	CS-WSP	10.5'	11'	

NOTE: CS-WSP REFERS TO CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS COMPLYING WITH IRC TABLE R602.3(3) ON EXTERIOR FACE AND TABLE R602.3(1) OR R602.3(2) ON INTERIOR FACE.

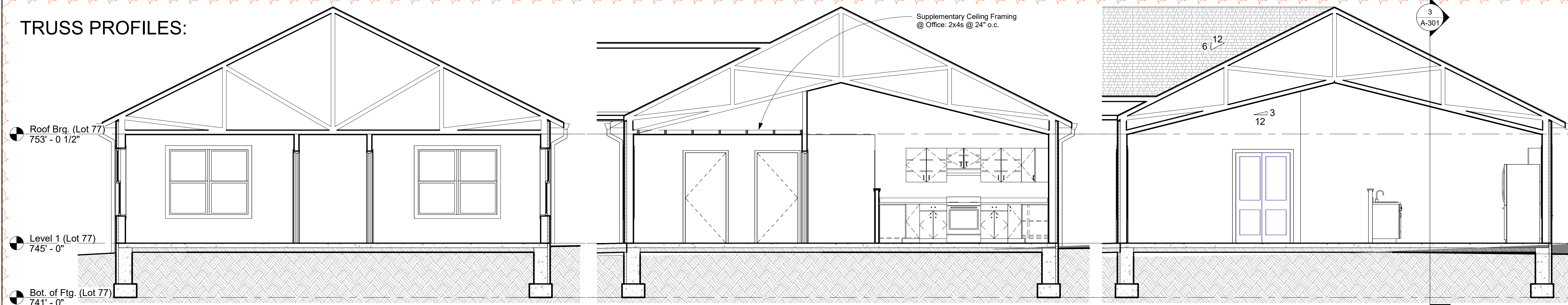


1 Floor Plan
1/4" = 1'-0"

Keynotes

- 01800.A2a 67" diameter Clear Wheelchair Turning Space
- 03310.J4c 4" Cast-in-Place Concrete Slab w/ 4x4 W1.4xW1.4 WWF on 4" Gravel
- 09310.A4 Accessible Stone Threshold
- 09720.A5 Plastic Laminate Wallcovering
- 10800.A7a Recessed Medicine Cabinet
- 11000.A1 New Location for Salvaged Equipment
- 15410.B4a Schluter KERDI-DRAIN w/ Trap Primer
- 15410.D3 Laundry Tub
- 15410.D4 ADA Toilet & Grab Bars
- 15410.E1 Hand-Held Shower

TRUSS PROFILES:



3 Truss @ Bedrooms
1/4" = 1'-0"

4 Truss @ Office/Kitchen
1/4" = 1'-0"

5 Truss @ Living/Dining
1/4" = 1'-0"

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. 7243-A, Expiration date: 8-21-2026.

REV.	DESCRIPTION	DATE
1	Laundry equipment position	01/21/26
2	Revised roof trusses	02/04/26

DATE/TIME PLOTTED: 24/02/26 10:59 PM

DRAWING TITLE: Plans - Lot 77

PROJECT NAME: Arc Houses

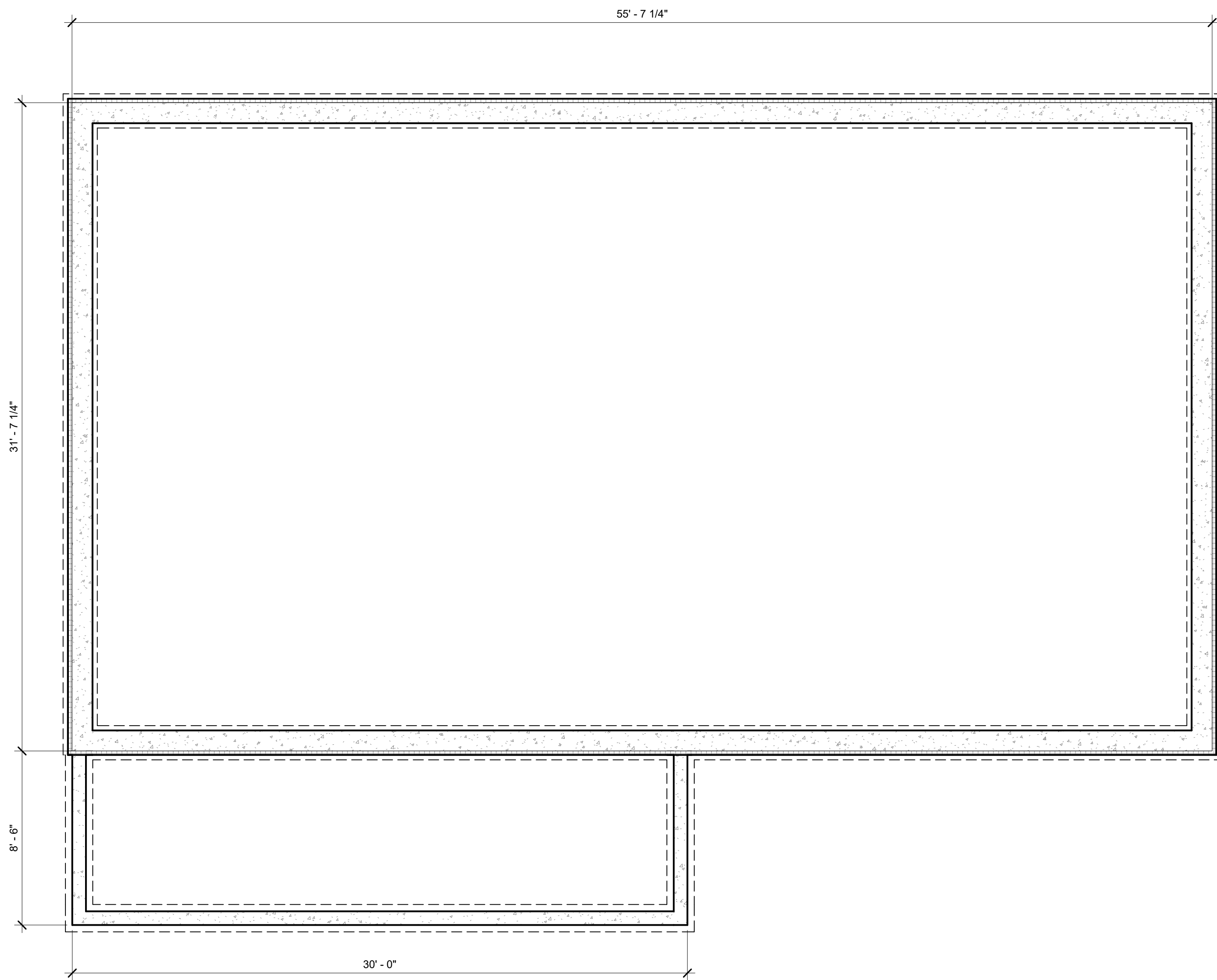
DRAWN BY: DRC

CHECKED BY: DRC

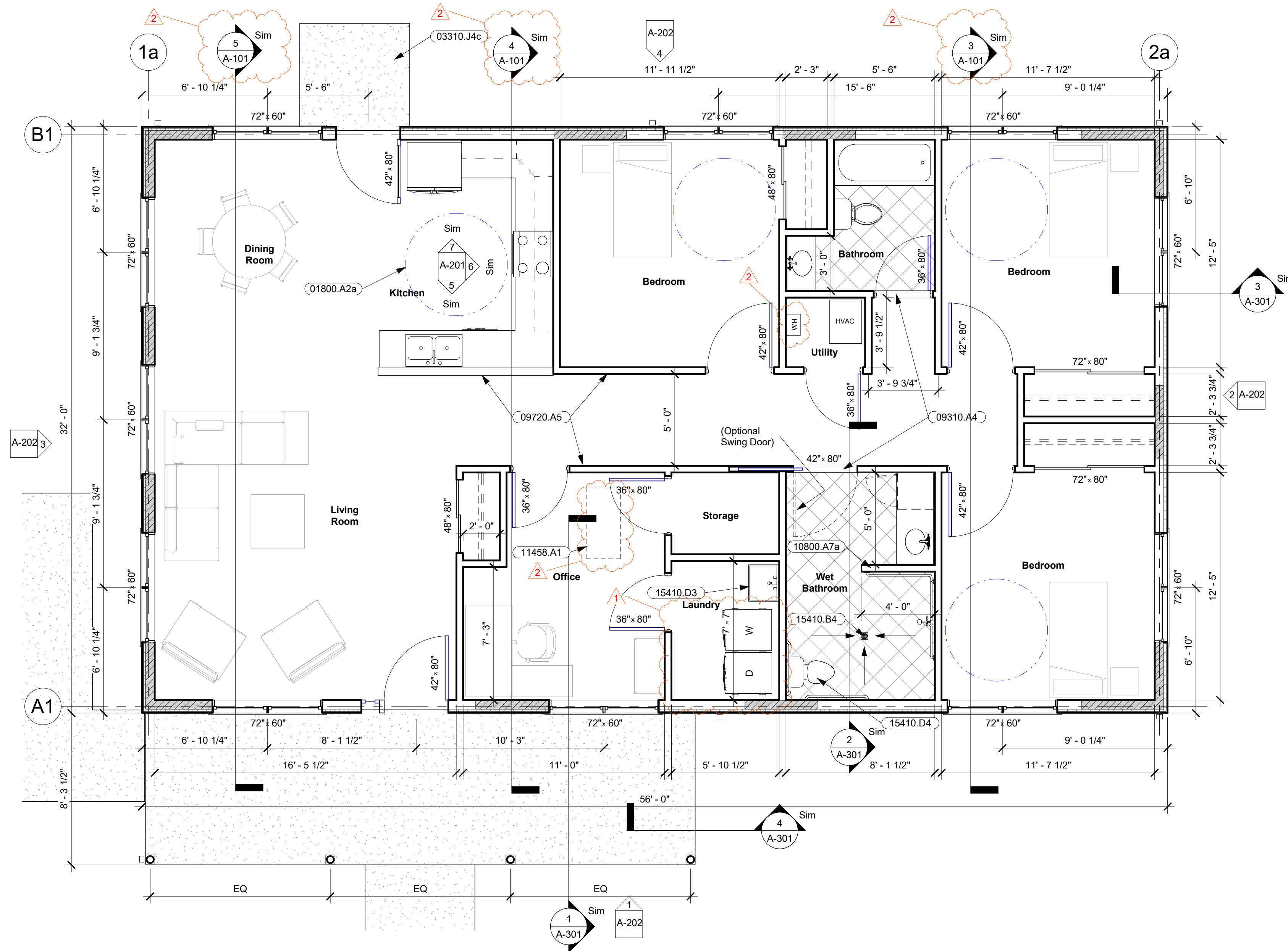
DRAWING NO. **A-101**

SCALE: As Indicated
DATE: 01/27/2025
PROJ. NO. 24024

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2 Foundation Plan
1/4" = 1'-0"



1 Floor Plan
1/4" = 1'-0"

WIND BRACING CHART					CRITERIA: • EXPOSURE CATEGORY B • 30-FOOT MEAN ROOF HEIGHT • 10-FOOT WALL HEIGHT • ULTIMATE WIND SPEED ≤ 115 mph • 1st FLOOR (GRADE LEVEL)
BRACED WALL LINE (BWL)	BWL SPACING	METHOD	MIN. LENGTH of BWP	BWP PROVIDED	
A1	32'	CS-WSP	5.5'	15' - 6"	
B1	32'	CS-WSP	5.5'	15' - 6"	
1a	56'	CS-WSP	10.5'	13'	
2a	56'	CS-WSP	10.5'	11'	

NOTE: CS-WSP REFERS TO CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS COMPLYING WITH IRC TABLE R602.3(3) ON EXTERIOR FACE AND TABLE R602.3(1) OR R602.3(2) ON INTERIOR FACE.

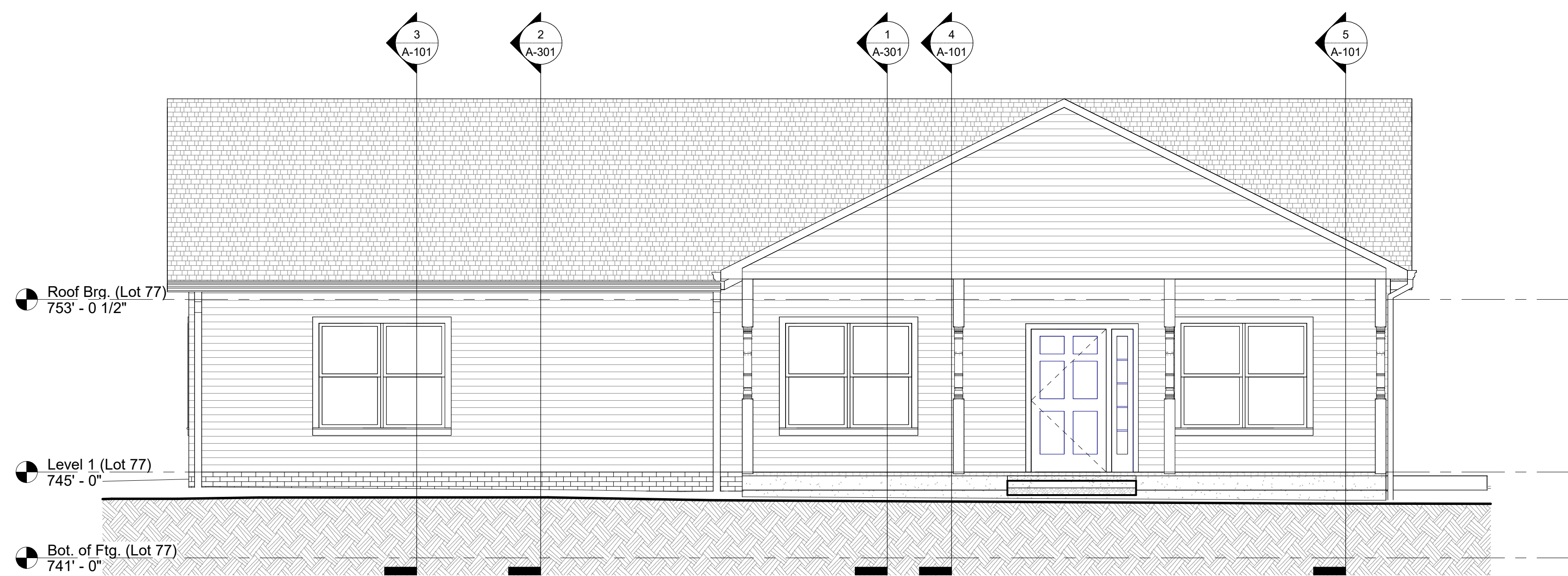
- Keynotes**
- 01800.A2a 67" diameter Clear Wheelchair Turning Space
 - 03310.J4c 4" Cast-in-Place Concrete Slab w/ 4x4 W1.4xW1.4 WWF on 4" Gravel
 - 09310.A4 Accessible Stone Threshold
 - 09720.A5 Plastic Laminate Wallcovering
 - 10800.A7a Recessed Medicine Cabinet
 - 11458.A1 Attic Access Stair
 - 15410.B4 Floor Drain w/ Trap Primer
 - 15410.D3 Laundry Tub
 - 15410.D4 ADA Toilet & Grab Bars

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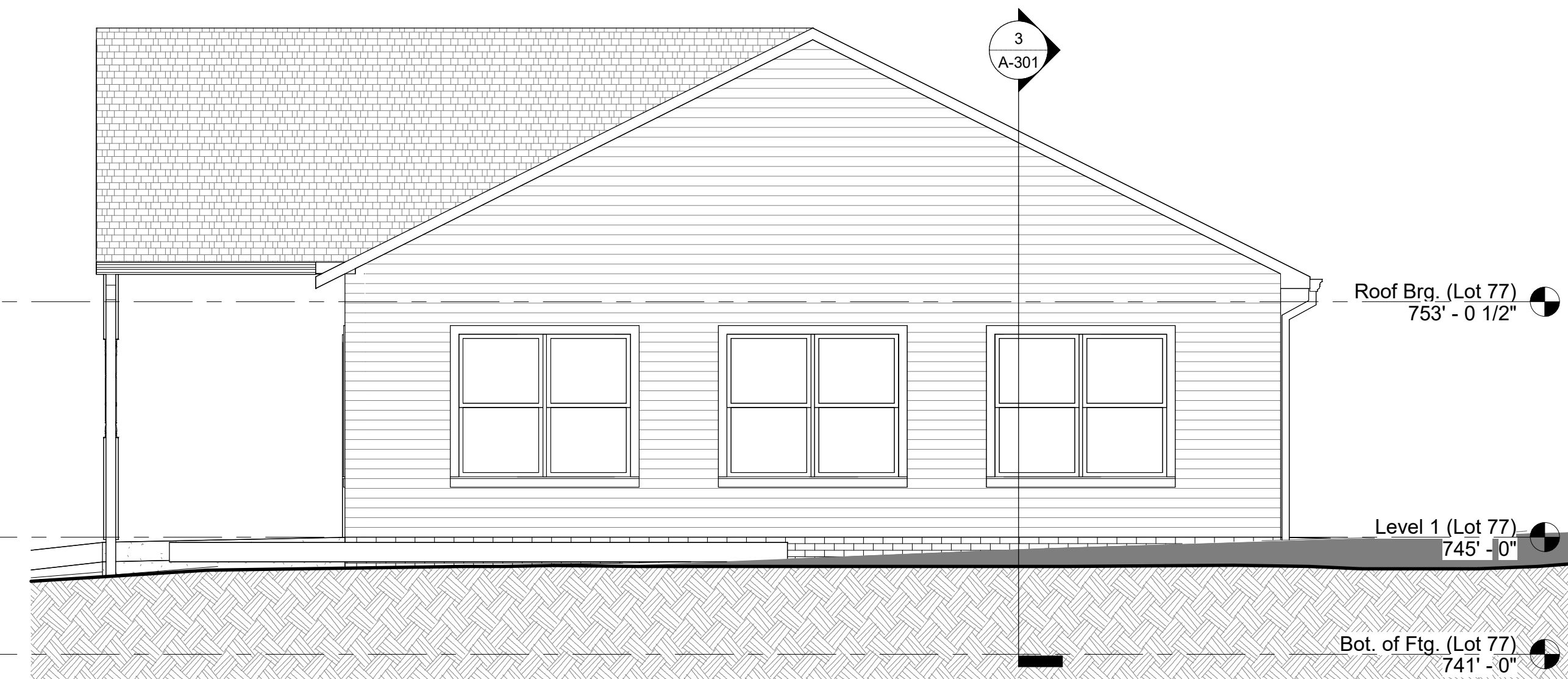
REV.	DESCRIPTION	DATE
1	Laundry equipment position	01/21/26
2	Revised roof trusses	02/04/26

DATE/TIME PLOTTED: 24/02/26 10:59 PM
SCALE: As indicated
DATE: 01/27/2025
PROJECT NAME: Arc Houses
DRAWN BY: DRC
CHECKED BY: DRC
DRAWING NO. A-102

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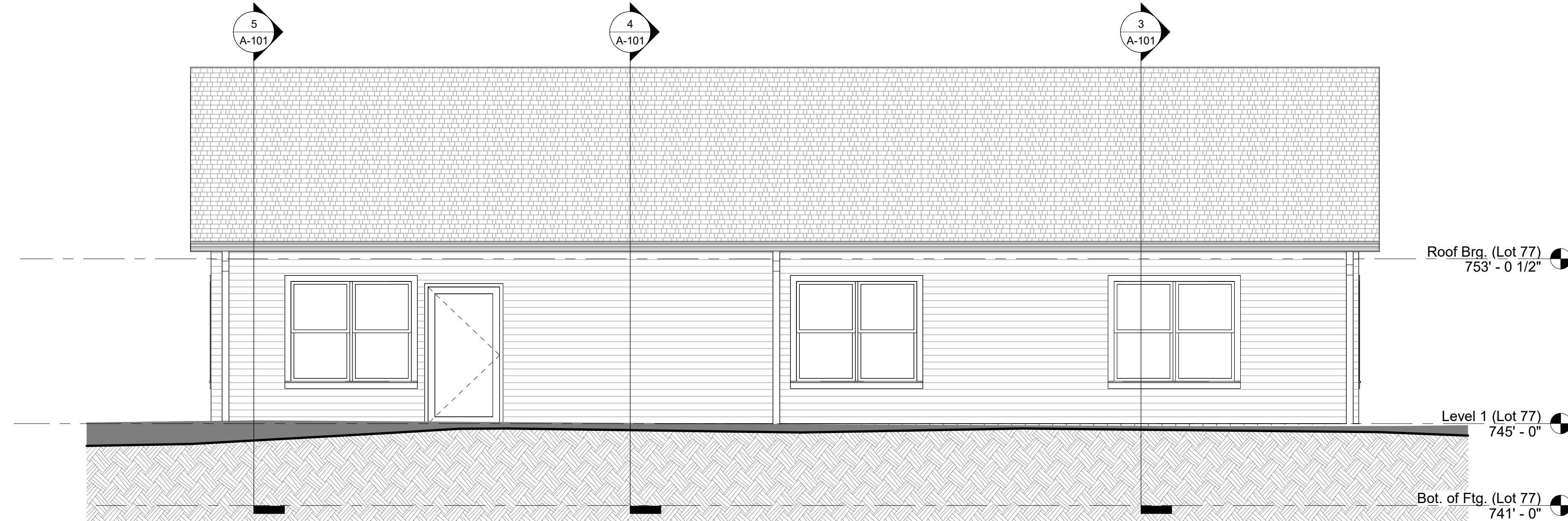
1 Front
1/4" = 1'-0"



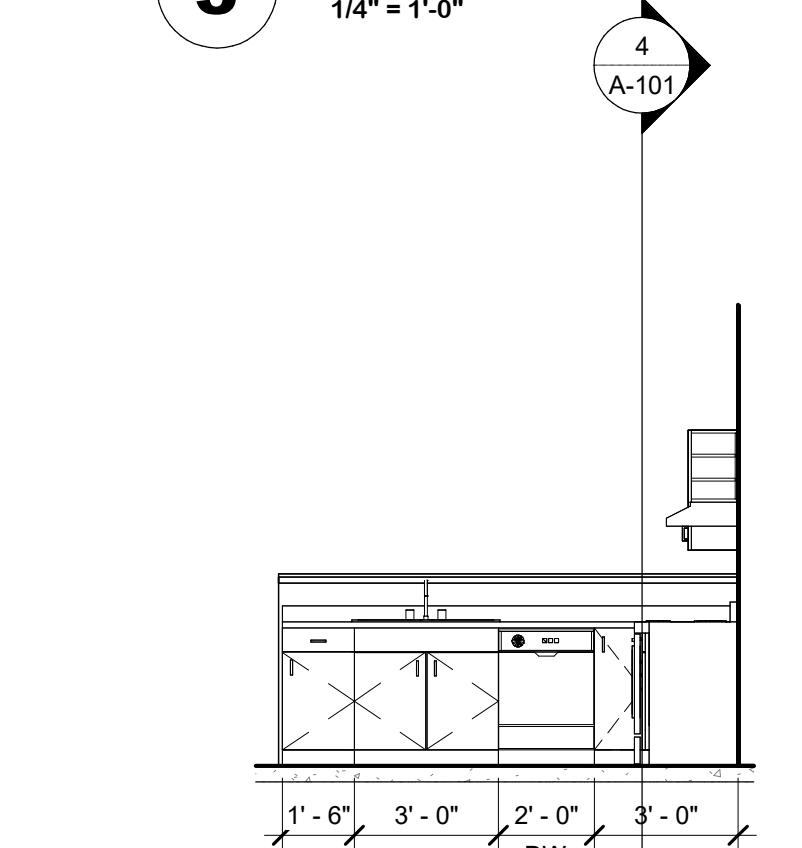
2 Right Side
1/4" = 1'-0"



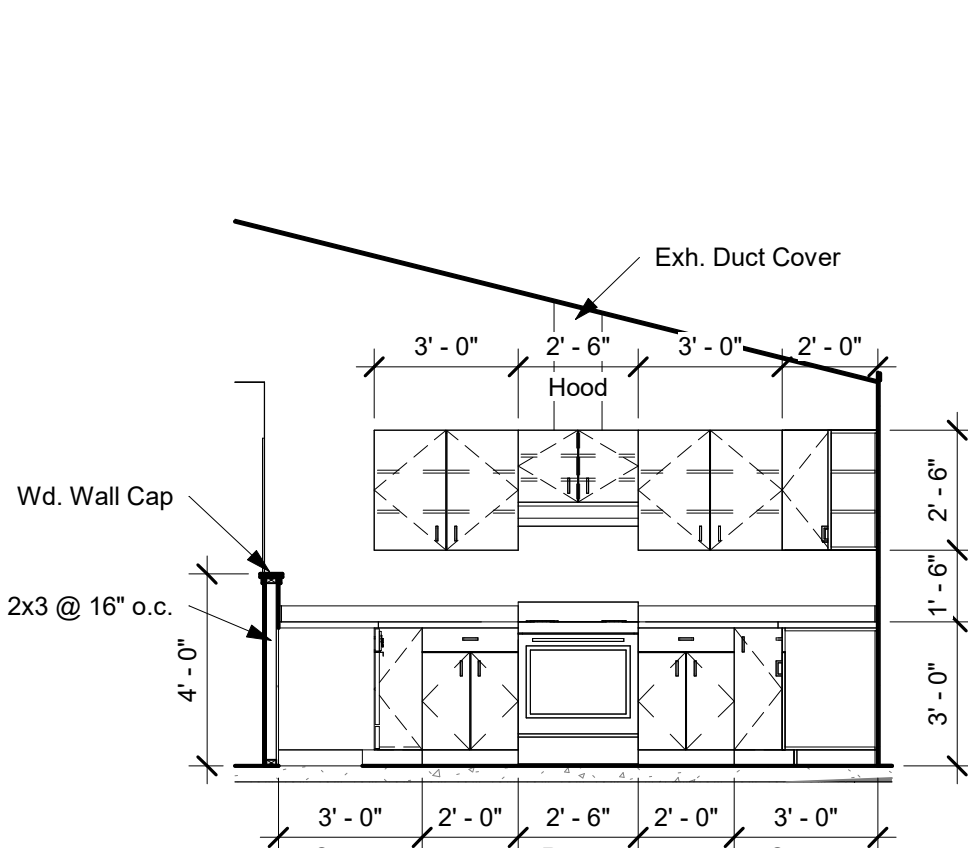
3 Left Side
1/4" = 1'-0"



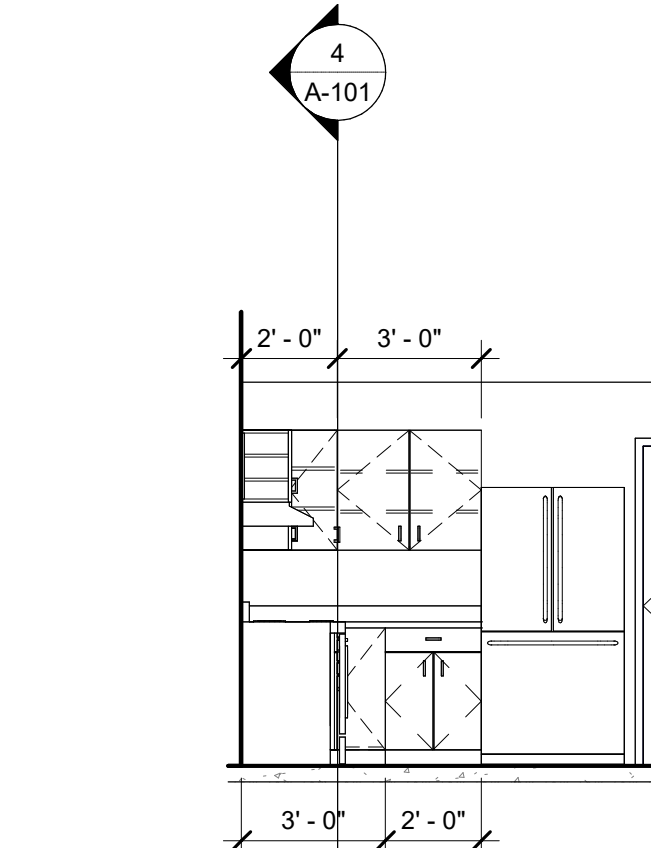
4 Rear
1/4" = 1'-0"



5 Kitchen - Sink Wall
1/4" = 1'-0"



6 Kitchen - Range Wall
1/4" = 1'-0"



7 Kitchen - Fridge Wall
1/4" = 1'-0"

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REV.	DESCRIPTION	DATE

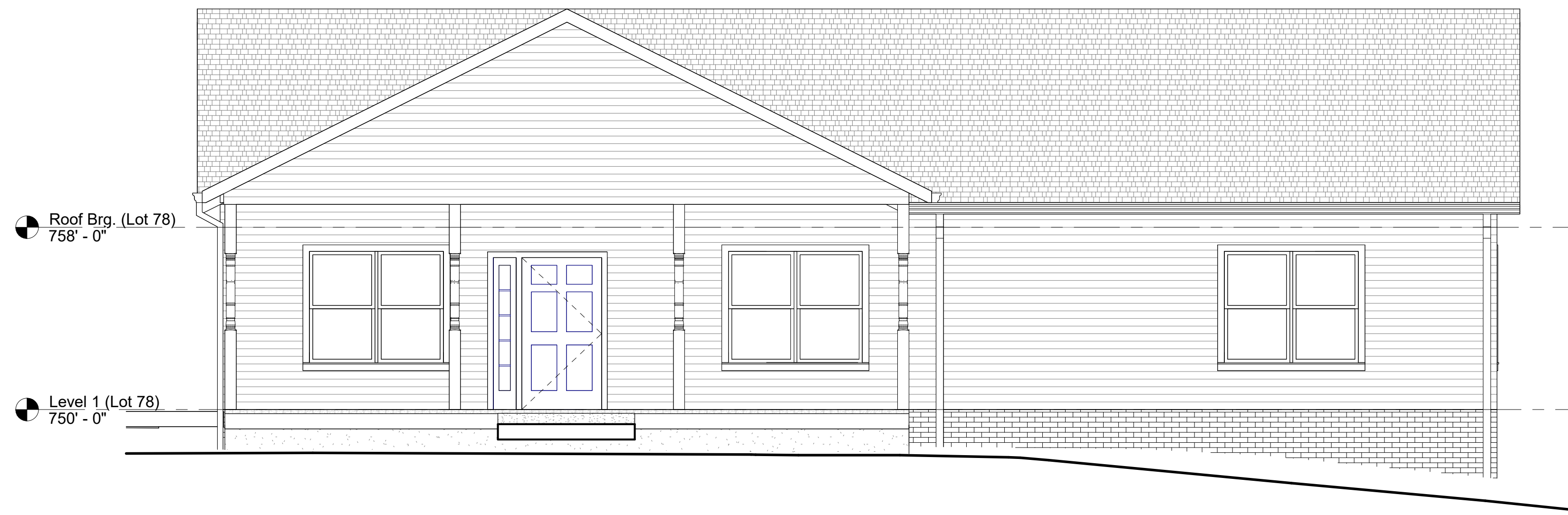
DATE/TIME PLOTTED: 24/05/2024 1:04:40 PM

DRAWING TITLE: Elevations - Lot 77
 SCALE: 1/4" = 1'-0"
 DATE: 01/27/2025

PROJECT NAME: Arc Houses
 PROJ. NO.: 24024
 DRAWN BY: DRC
 CHECKED BY: DRC
 DRAWING NO.: A-201

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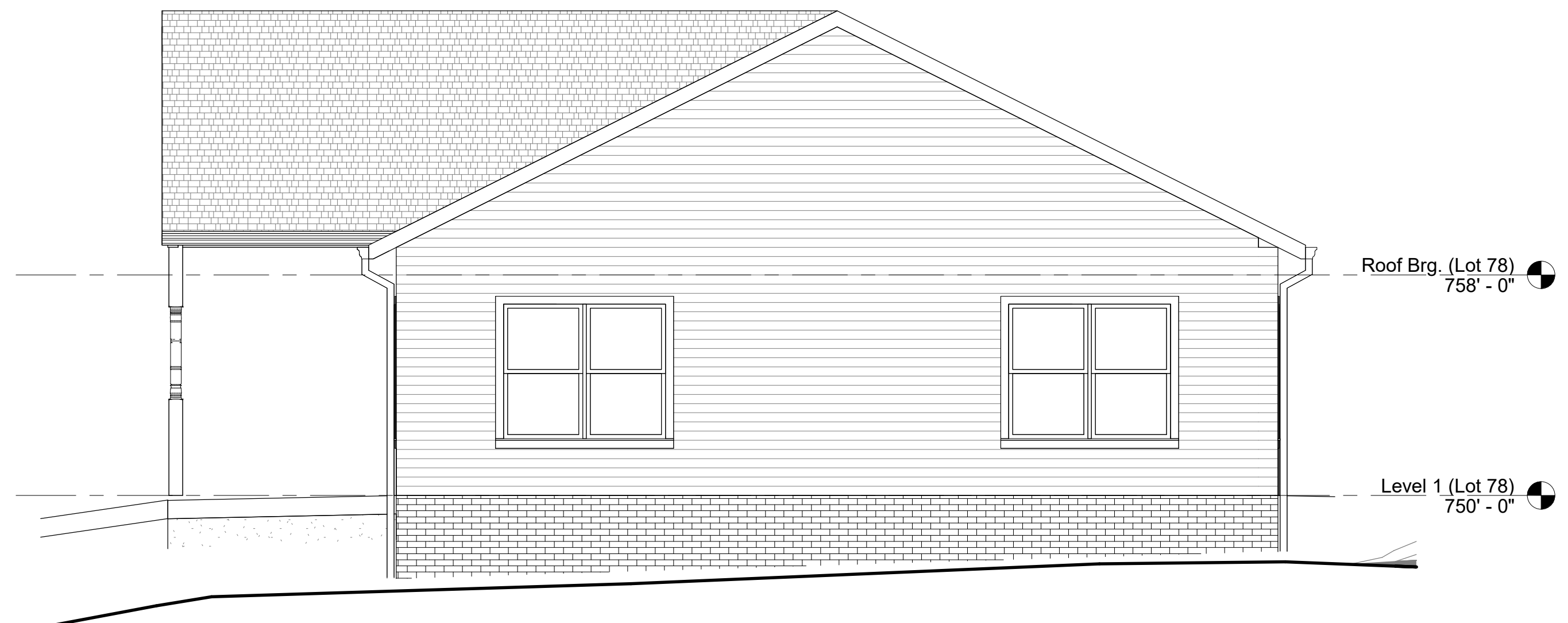
NOTE: Information shown on this drawing is proprietary and remains the property of Dean Robert Camlin & Associates, Inc. Use of this drawing is prohibited without written permission from the Architect.



Roof Brg. (Lot 78)
758' - 0"

Level 1 (Lot 78)
750' - 0"

1 Front
1/4" = 1'-0"



Roof Brg. (Lot 78)
758' - 0"

Level 1 (Lot 78)
750' - 0"

2 Right Side
1/4" = 1'-0"

Bot. of Ftg. (Lot 78)
743' - 0"



Roof Brg. (Lot 78)
758' - 0"

Level 1 (Lot 78)
750' - 0"

3 Left Side
1/4" = 1'-0"

Bot. of Ftg. (Lot 78)
743' - 0"



Roof Brg. (Lot 78)
758' - 0"

Level 1 (Lot 78)
750' - 0"

4 Rear
1/4" = 1'-0"

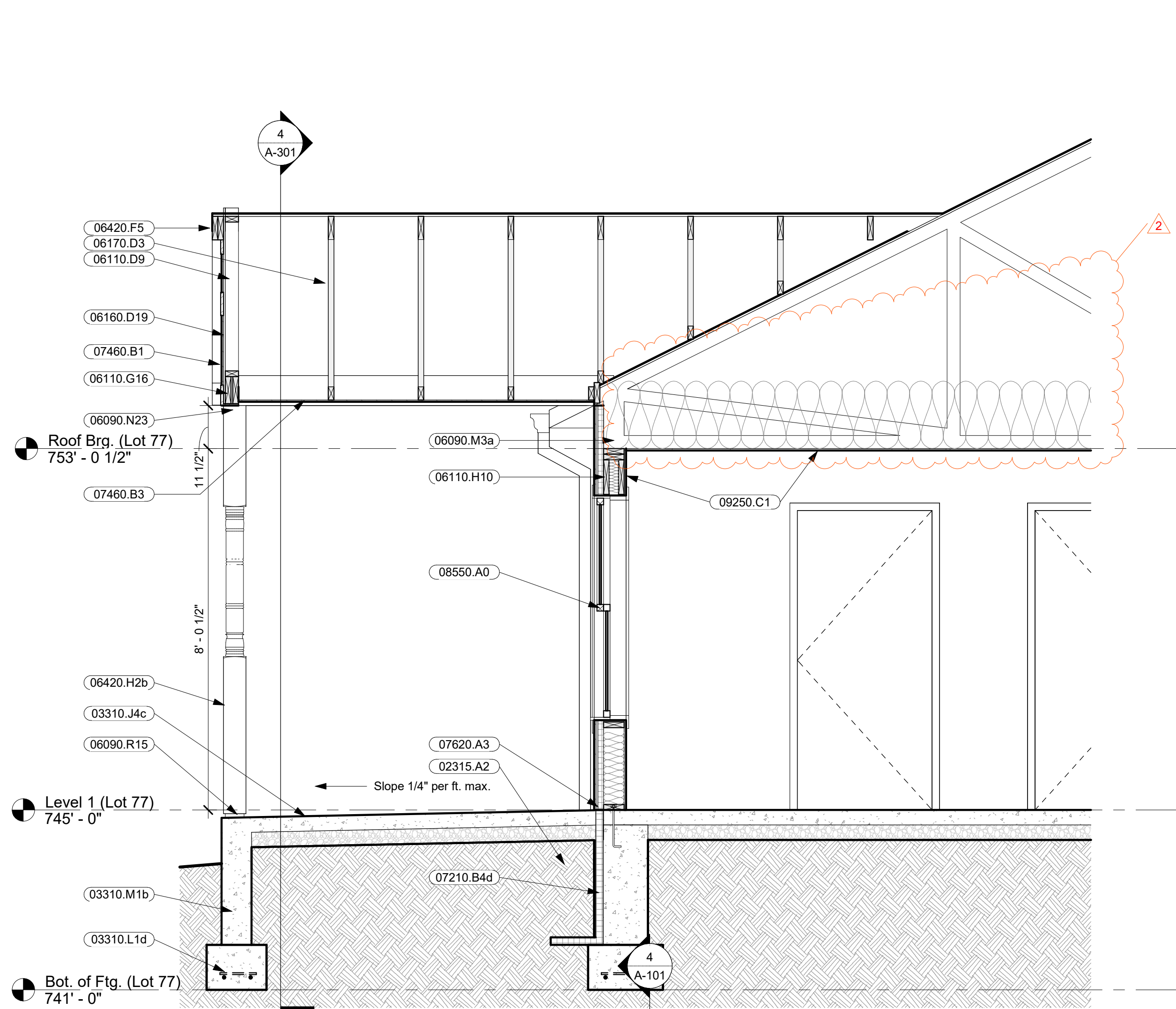
Bot. of Ftg. (Lot 78)
743' - 0"

PROFESSIONAL CERTIFICATION:
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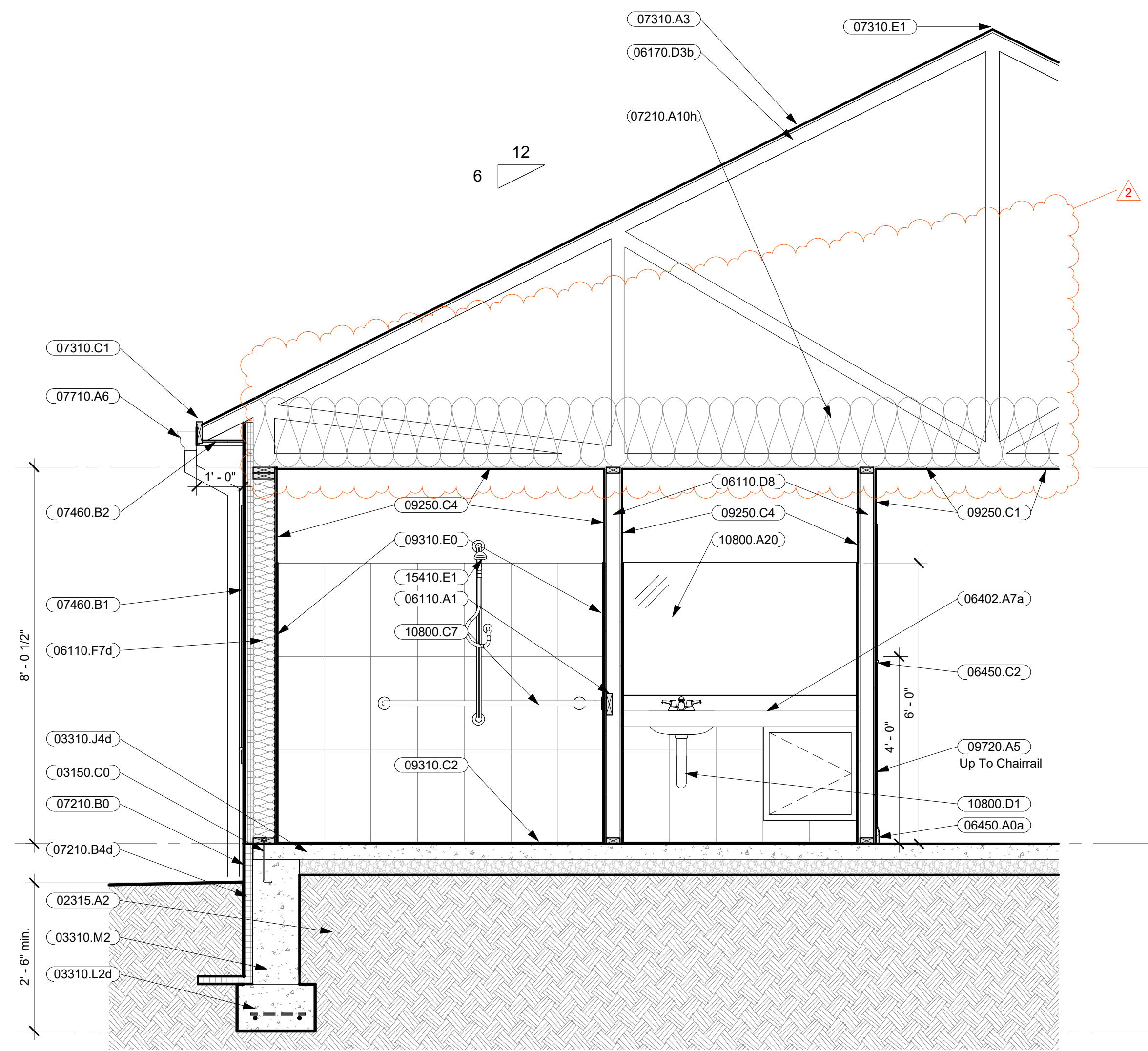
REV.	DESCRIPTION	DATE

DATE/TIME PLOTTED: 24/05/2024 1:04:41 PM	
DRAWING TITLE Elevations - Lot 78	SCALE: 1/4" = 1'-0"
PROJECT NAME Arc Houses	DATE: 01/27/2025
DRAWN BY: DRG	PROJ. NO.: 24024
CHECKED BY: DRG	DRAWING NO.: A-202

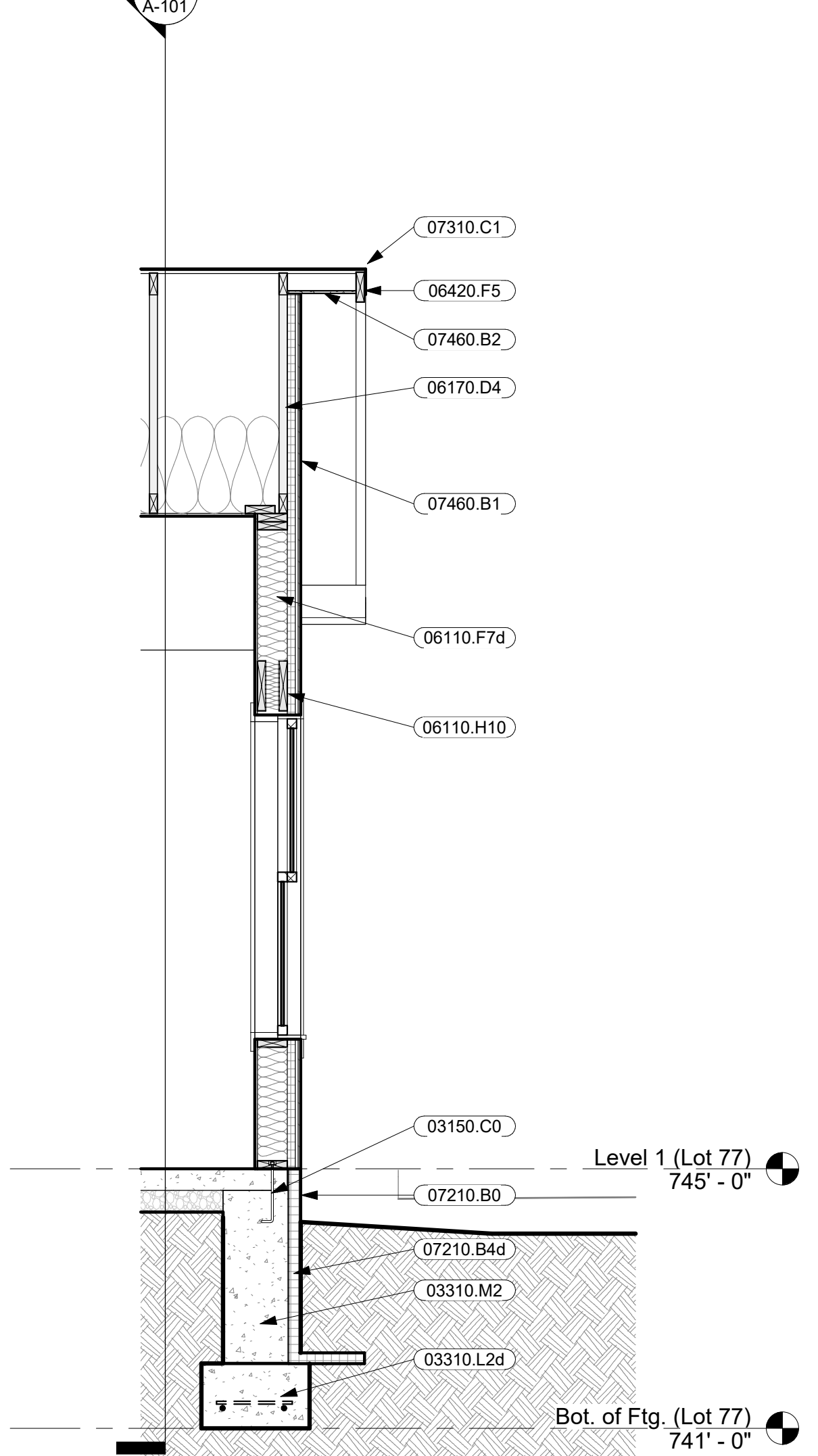
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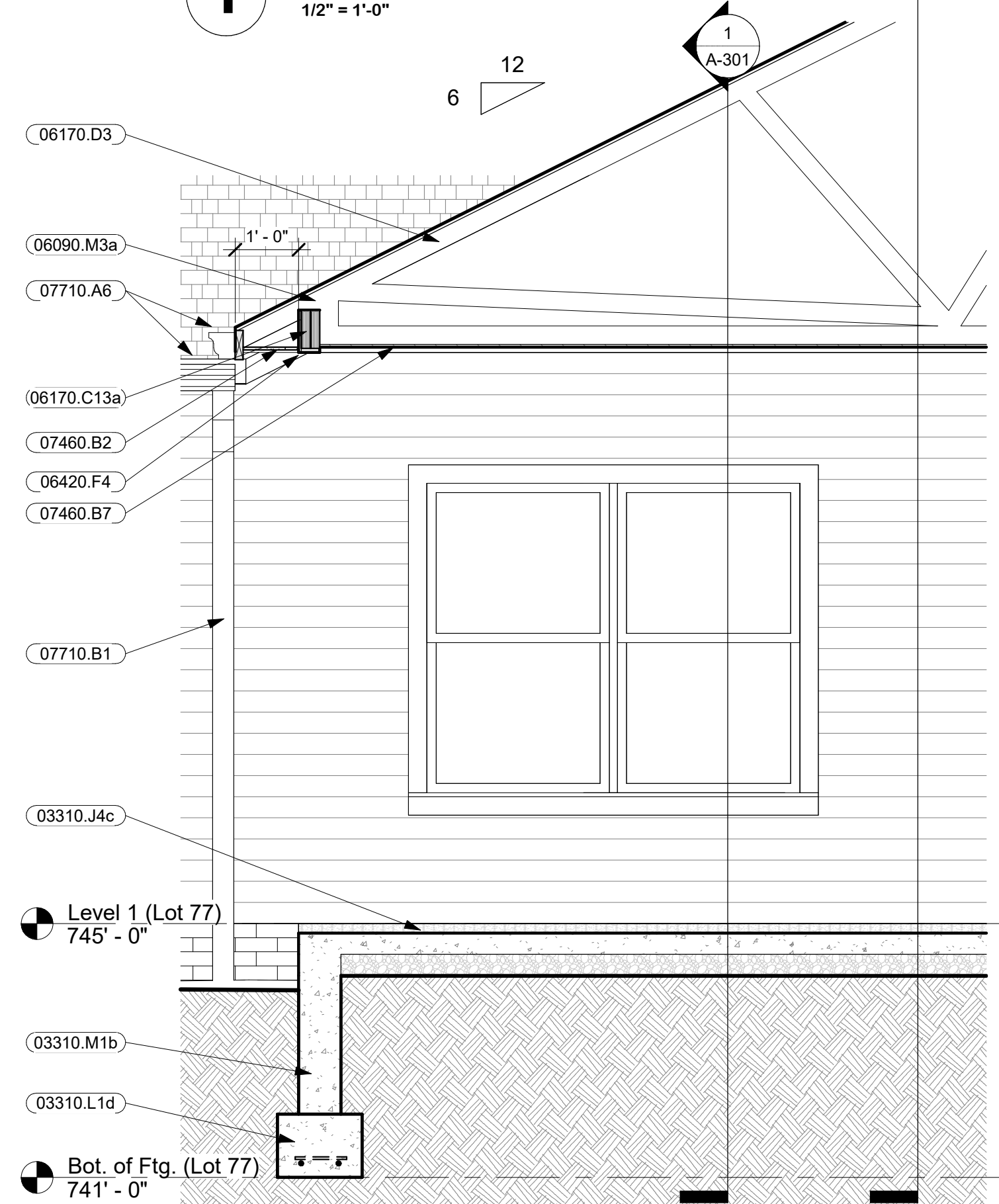
1 Section Thru Porch
1/2" = 1'-0"



2 Section Thru Wet Bathroom
1/2" = 1'-0"



3 Section Thru Endwall
1/2" = 1'-0"



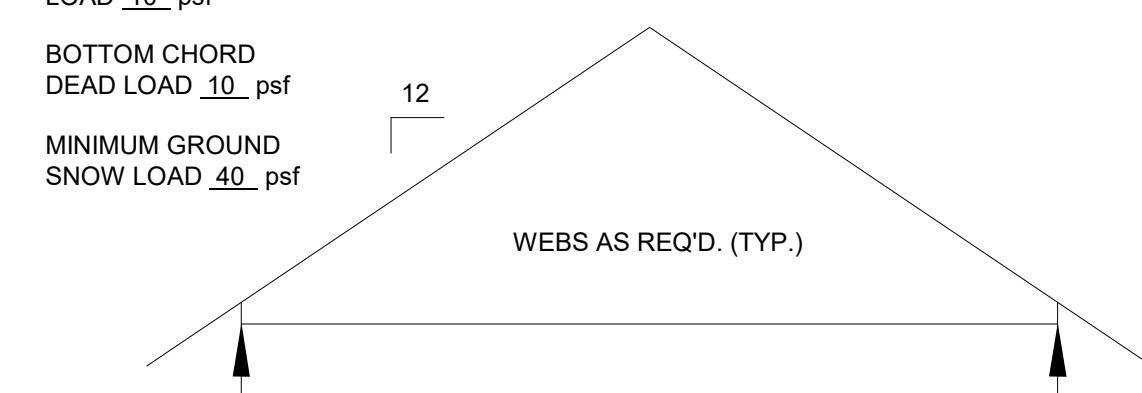
4 Section Thru Porch Edge
1/2" = 1'-0"

TRUSS CONFIGURATIONS & LOADING

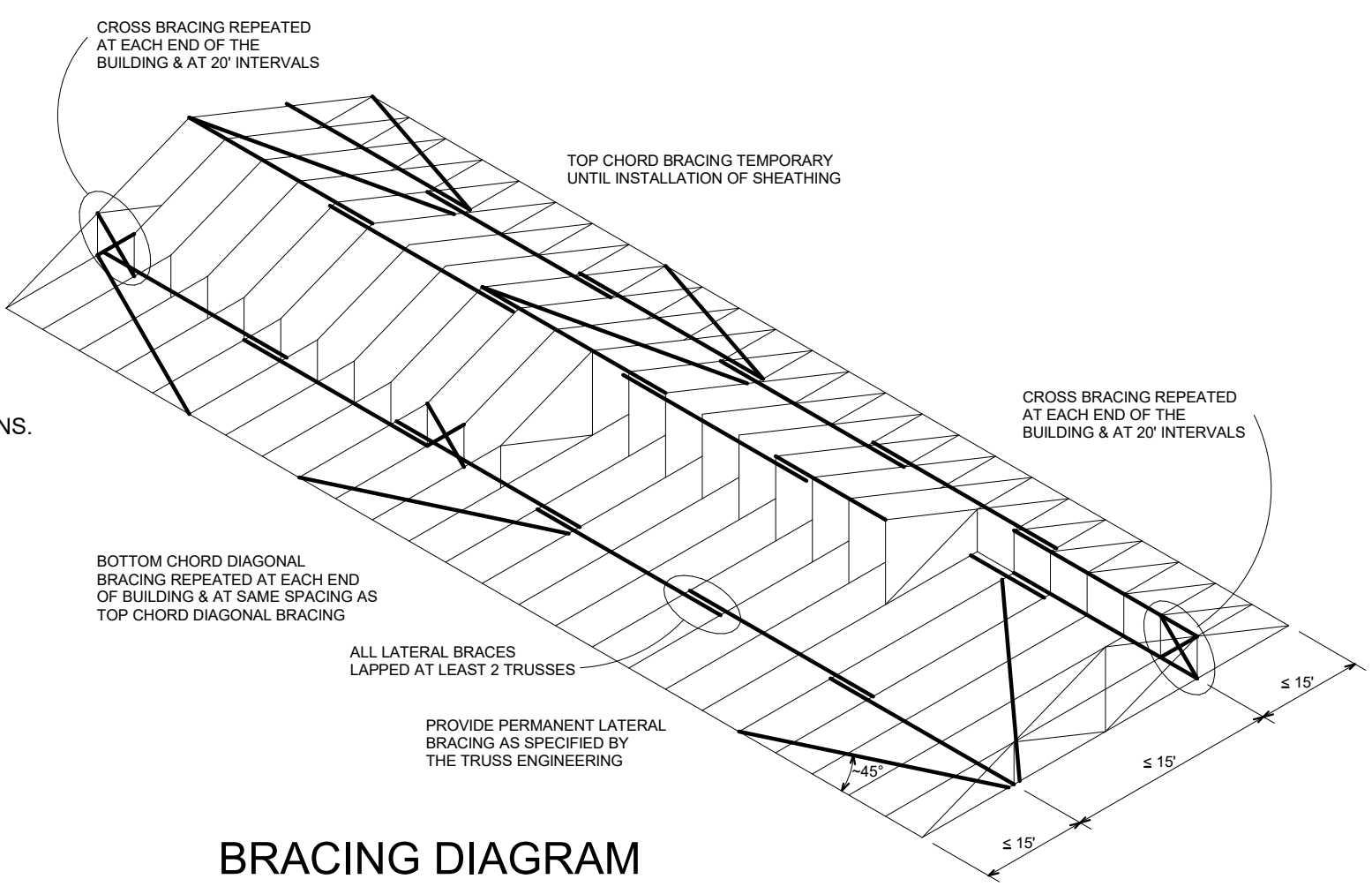
- LOADS SHOWN ARE IN POUNDS PER SQUARE FOOT UNLESS NOTED OTHERWISE. TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING CONDITIONS:
- DEAD + BOTTOM CHORD LIVE LOAD + TOP CHORD LIVE LOAD (CASE 1 OR CASE 2, WHICHEVER IS GREATER)
 - WIND + DEAD LOAD + BOTTOM CHORD LIVE LOAD
 - DEAD LOAD + WIND + BOTTOM CHORD LIVE LOAD + TOP CHORD LIVE LOAD (CASE 1 OR CASE 2, WHICHEVER IS GREATER)
 - ALL WIND LOADS ARE NORMAL AND OUTWARD TO ROOF SLOPE.
 - OVERHANGS AND OTHER ROOF PROJECTIONS SHALL BE DESIGNED FOR UPWARD PRESSURE OF TWO TIMES WIND LOAD.
 - ALL TRUSSES SHALL BE DESIGNED FOR THE LOADS SHOWN UNLESS NOTED OTHERWISE.
 - SEE ARCHITECT'S DRAWINGS FOR SPAN, HEIGHT AND PROJECTION DIMENSIONS.
 - WEB CONFIGURATION PER MANUFACTURER'S REQUIREMENTS.
 - INDICATES CENTERLINE OF SUPPORTS.
 - TRUSSES SUPPORTED BY EXTERIOR WALL LINTELS SHALL BE CONSTRUCTED SUCH THAT LINTEL ARE UP SET INTO TRUSS BOTTOM CHORD.

(CASE 1)
TOP CHORD LIVE LOAD **40** psf
TOP CHORD DEAD LOAD **10** psf
BOTTOM CHORD DEAD LOAD **10** psf
MINIMUM GROUND SNOW LOAD **40** psf

WIND (psf)
-15 LEEWARD
+12 WINDWARD



5 Truss Loading



BRACING DIAGRAM

Keynotes

- 02315.A2 Compacted Soil
- 03150.C0 1/2" Anchor Bolt w/ 8" Embedment & 2" Hook
- 03310.J4c 4" Cast-in-Place Concrete Slab w/ 4x4 W1.4xW1.4 WWF on 4" Gravel
- 03310.J4d 4" Cast-in-Place Concrete Slab w/ 4x4 W1.4xW1.4 WWF on 4" Gravel w/ 10 mil V.B.
- 03310.L1d 16" x 12" Concrete Footing w/ (2) #5's cont. & #4 Ties @ 48" o.c.
- 03310.L2d 20" x 12" Concrete Footing w/ (2) #5's cont. & #4 Ties @ 48" o.c.
- 03310.M1b 8" Cast-in-Place Concrete Wall
- 03310.M2 12" Cast-in-Place Concrete Wall
- 06090.M3a H2.5A @ ea. Truss
- 06090.N23 Approved Post Cap
- 06090.R15 Simpson Post Base & 1" Standoff
- 06110.A1 Blocking
- 06110.D8 2x4 Studs @ 16" o.c.
- 06110.D9 2x4 Studs @ 24" o.c.
- 06110.F7d 2x6 Studs @ 16" o.c. w/ R-21 Foil-Faced Batt Insulation & R-9 Zip System Insulated Sheathing
- 06110.G16 (2) 2x8
- 06110.H10 (2) 2x10
- 06160.D19 Huber Zip System Sheathing
- 06170.C13a (2) 1.75 x 7.25 2.OE LVL
- 06170.D3 Wood Truss @ 24" o.c.
- 06170.D3b Raised-Heel Wood Truss @ 24" o.c.
- 06170.D4 Gable End Truss
- 06402.A7a Solid-surface Countertop and Backsplash
- 06420.F4 Cellular PVC Trim
- 06420.F5 Cellular PVC Fascia
- 06420.H2b Decorative PVC Column
- 06450.A0a Base & Shoe Molding
- 06450.C2 1 1/2" X 2 5/8" Chair Rail
- 07210.A10h R-60 Batt Insulation w/ Baffles
- 07210.B0 Above Grade Insulation Protection- Polyurethane Composite Panel
- 07210.B4d 2" Rigid Foundation Insulation (R-10)
- 07310.A3 30 Yr. Asphalt Shingles on Vapor-Permeable Underlayment on 1/2" CDX Plywood Sheathing w/ Clips
- 07310.C1 Metal Drip Edge
- 07310.E1 7" Ridge Vent
- 07460.B1 Vinyl Siding
- 07460.B2 Ventilated Vinyl Soffit
- 07460.B3 Vinyl Soffit
- 07460.B7 Vinyl "Bead-Board" Soffit
- 07620.A3 Stainless Steel Flashing
- 07710.A6 5" x 5" Ogee Style Gutter

Keynotes

- 07710.B1 4" x 3" Downspout
- 08550.A0 Clad Wood Double Hung Window - See plan for size
- 09250.C1 1/2" Gypsum Wallboard
- 09250.C4 1/2" M.R. Gypsum Board
- 09310.C2 Ceramic Tile on Uncoupling Membrane on Concrete or Mortar Bed (TCNA #F128)
- 09310.E0 Ceramic Tile on Schluter KERDI-BOARD
- 09720.A5 Plastic Laminate Wallcovering
- 10800.A20 Mirror
- 10800.C7 L-Shaped Grab Bar
- 10800.D1 Knee Protection (Pipe Insulation)
- 15410.E1 Hand-Held Shower

PROFESSIONAL CERTIFICATION:
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REV.	DESCRIPTION	DATE
2	Revised roof trusses	02/04/26

DATE/TIME PLOTTED: 24/02/26 11:04 PM

DRAWING TITLE: Sections
SCALE: As indicated
DATE: 01/27/2025

PROJECT NAME: Arc Houses
PROJ. NO.: 24024
DRAWN BY: DRC
CHECKED BY: DRC
DRAWING NO.: A-301

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