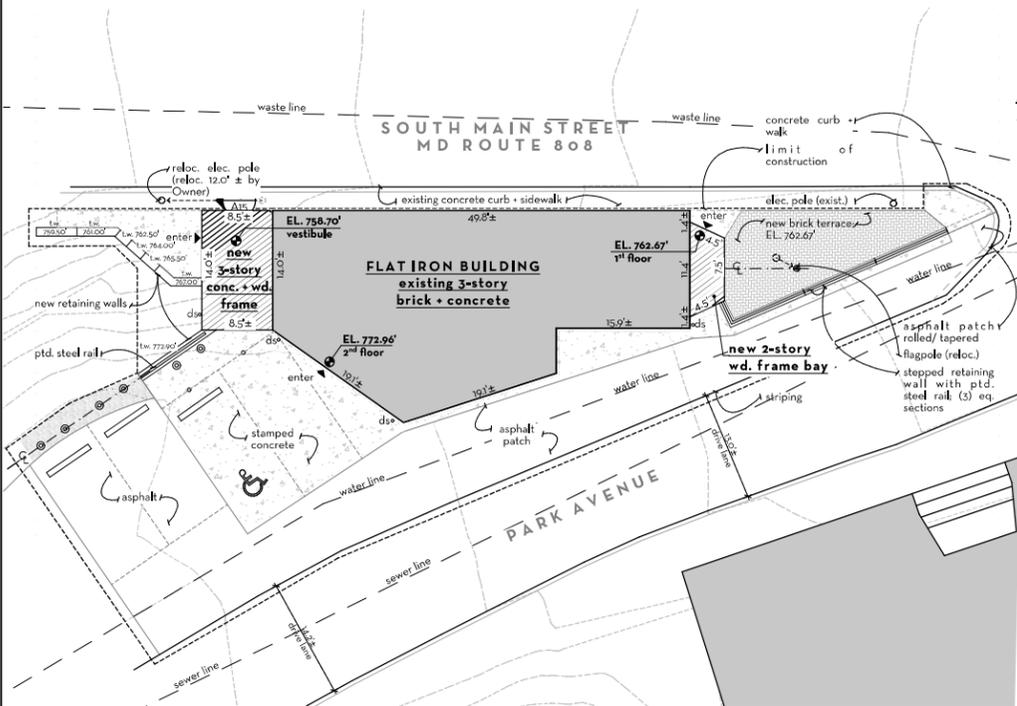


SITE PLAN (architectural)

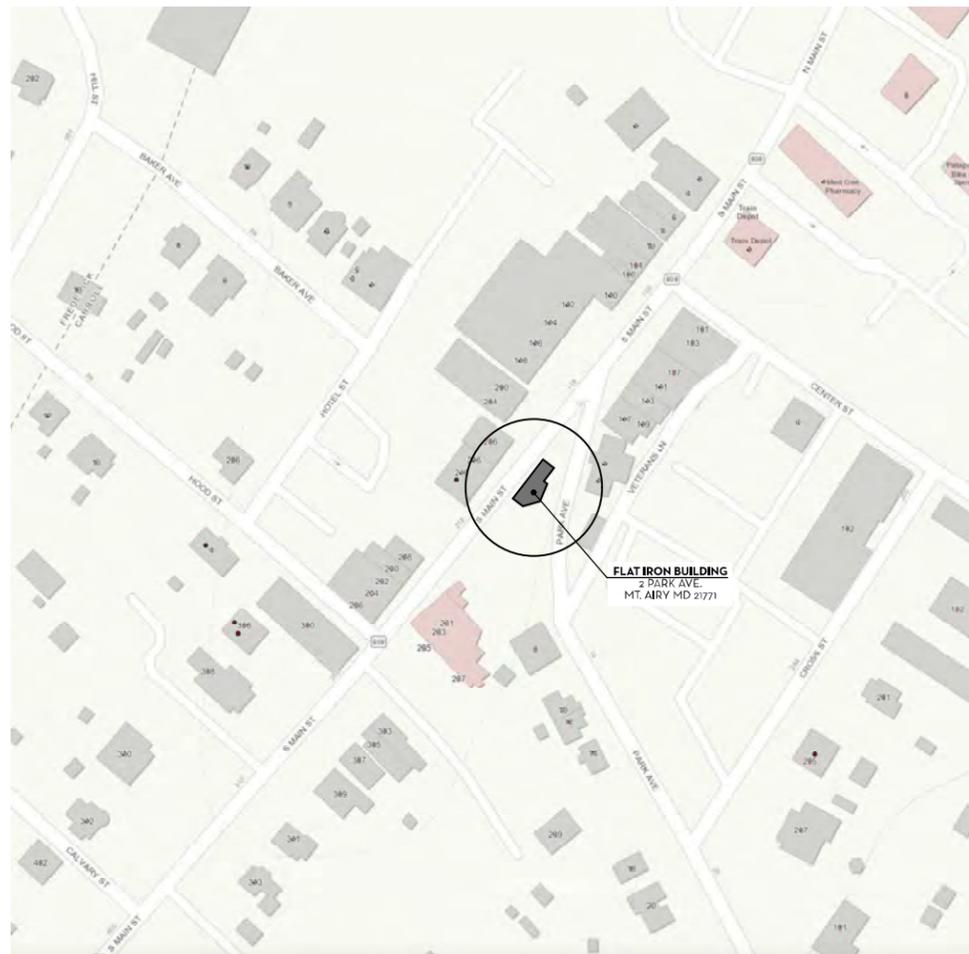
scale: 1" = 10'



NOTE:

1. At Owners' direction, all site plan information for this project based on existing topographic information shown hereon reflects the results of a field survey completed by Morris & Ritchie Associates, Inc. on January 2014 and supplemented with Main Street water main replacement as-built plans prepared by Rummel, Klepper & Kahl, LLP dated February 2014.
2. Property line(s) shown hereon are based upon the results of a boundary survey prepared by Vanmar Associates, Inc. dated April 2024.
3. Contractor to verify data points prior to construction and notify design team and Owner of all discrepancies.

LOCATION MAP not to scale



map source: Carroll County ArcGIS 05.12.2025

DRAWING LIST

- | | |
|----------------------|---|
| GENERAL | A0 coversheet + site plan |
| CIVIL | C1 Grading and Sediment Control Plan
C2 Specifications and Details |
| ARCHITECTURAL | A1 code review
A2 demolition floor plans
A3 demolition floor + roof plans
A4 demolition elevations
A5 floor plans
A6 floor + roof plan + wall schedule
A7 exterior elevations
A8 exterior elevations
A9 building sections
A10 wall sections
A11 wall sections
A12 schedules
A13 plan + section details: stairs
A14 plan + section details: elevator + pwd. rm.
A15 plan details + interior elevations
A16 reflected ceiling plans
A17 reflected ceiling plans
A18 finish plans |
| STRUCTURAL | S1 Structural Notes
S2 Frndtn. + First Floor Framing Plan (Demo and New)
S3 Second Floor Framing Plans (Demo and New)
S4 Third Floor Framing Plans (Demo and New)
S5 Roof Framing Plans (Demo and New)
S6 Structural Sections + Details
S7 Typical Structural Details |
| MEP | M000-FA501 (47 sheets)
Mechanical
Electrical
Plumbing
Fire Alarm |

SYMBOLS

- ① DOOR #
- △ WINDOW #
- BUILDING SECTION
- BUILDING ELEVATION
- DETAIL KEY
- INTERIOR ELEVATION #
- WALL/PARTITION TYPE
- DATUM (ELEVATION)
- REVISIONS / ADDENDUM
- NEW WALL
- EXISTING WALL

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR
ADJ.	ADJUSTABLE
ARCH	ARCHITECTURAL
BLKG./BLK.	BLOCKING
C.L.	CENTER LINE
CLG.	CEILING
CONT.	CONTINUOUS
CONST.	CONSTRUCTION
DIM.	DIMENSION
EA.	EACH
ELEC.	ELECTRIC(AL)
EQ.	EQUAL
EXIST.	EXISTING
EXT.	EXTERIOR
FIN.	FINISH
GYPBDB	GYPSPUM WALL BOARD
INSUL.	INSULATION
INST.	INSTALLATION
MAX.	MAXIMUM
MIN.	MINIMUM
MFR.	MANUFACTURER
MTD.	MOUNTED
MTL.	METAL
NEC.	NECESSARY
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OP.C.I.	OWNER PROVIDED CONTRACTOR INSTALL
PD.	PAIR
PTD.	PAINTED
PT.	PRESSURE TREATED
REQ.	REQUIRED
R/W.	ROOM
SMACNA	SHEET METAL + AIR CONDITIONING NATL. ASSOC.
SQ.	SQUARE
STD.	STANDARD
STND.	STANDARD
STRUCT.	STRUCTURAL
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
W/	WITH
WD.	WOOD



803 Oella Avenue - Ellicott City, Maryland 21043

FLAT IRON BUILDING
2 PARK AVENUE
MOUNT AIRY, MD 21771

phase	date
Carroll Co. Prelim. Mtg.	02.06.2025
Permit Progress 50% Coordination	04.04.2025 6/27/25

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 ##/##/####

3D VIEWS preliminary / not for construction - not to scale



GENERAL NOTES

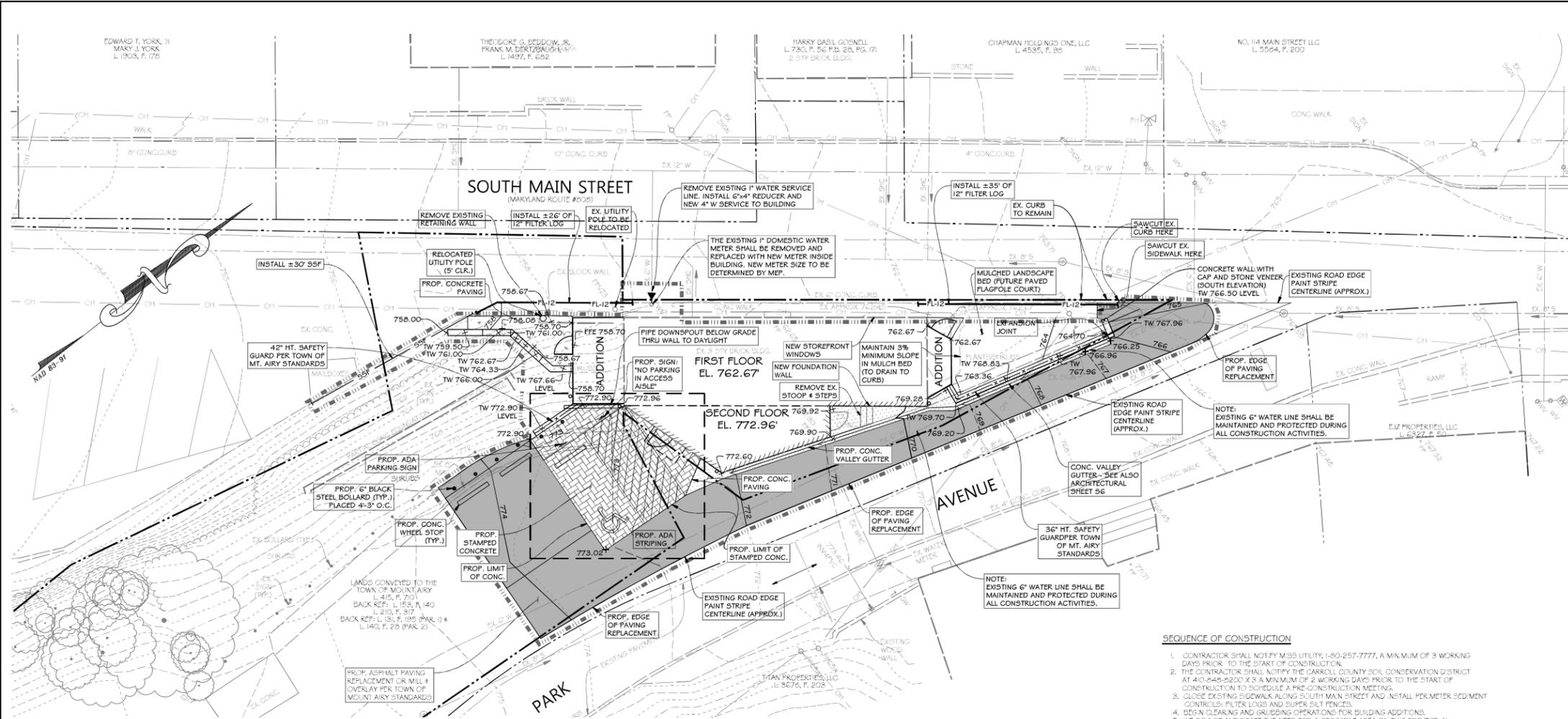
1. Any inconsistencies found between the drawings shall be reported to the Architect. Do not perform any work affected in any manner by the inconsistencies until the Architect has clarified the information. Any work done will be solely at the Contractor's risk and expense. The Architect will resolve the inconsistencies in a timely matter.
2. All work shall be done in a workmanlike manner and in conformance with product manufacturer's installation instructions and guarantee requirements. Work shall be completed to the satisfaction of the owner.
3. All work shall be done in accordance with applicable state and local codes and regulations.
4. Do not scale drawings to determine dimensions.
5. Foundation to comply with Carroll County radon gas mitigation requirements. Contractor to provide an approved seal at all penetrations to slab and foundation walls.
6. All dimensions are to the rough face of framing and centerline dimensions are to finish unless noted otherwise as a clear (cl) dimension.
7. Dimensions and notes for a given condition are typical for all similar conditions unless otherwise noted.
8. Drawings at larger scale shall take precedence over drawings at smaller scale, except for any inconsistencies that may be found in the drawings.
9. Contractor to provide specified copper flashing at all window heads, horizontal window stops, window sills, the bottom of all cavity walls and at all other locations recommended by SMACNA.
10. Contractor shall arrange for the proper installation of all public utilities when required, including sewer, water, gas, electric and telephone lines.
11. Contractor to complete all work in accordance with the drawings. At the end of the job, Contractor to clean all finished surfaces and leave job in an orderly and neat fashion, capable of being used for its intended purpose. One-year warranty shall begin at substantial completion of the work, as determined by the Architect. Provide all keys, equipment operating instructions, record drawings, etc. to Owner.
12. No smoking on property.

OWNER	TOWN OF MOUNT AIRY 110 S. MAIN STREET MOUNT AIRY MD 21771 301.703.1231
ARCHITECT	BRENNAN-COMPANY ARCHITECTS 803 OELLA AVENUE ELLCOTT CITY MD 21043 410.313.8310
CIVIL ENGINEER	DAFT McCUNE WALKER 501 FABRIMOUNT AVENUE STE. 300 TOWSON MD 21286 410.296.3333
STRUCTURAL ENGINEER	ALBRECHT ENGINEERING, INC. 3500 BOSTON STREET STE. 329 MS-42 BALTIMORE MD 21224 410.522.5870
M.E.P. ENGINEER	FSI ENGINEERS 4709 HARTFORD ROAD BALTIMORE MD 21214 410.929.6894

drawing: coversheet + site plan

sheet no: **AO**

BIMbaud.brennan - BIMbaud Software as a Service/Flat Iron Mt. Airy/2025 - Flat Iron Building/Flat Iron permit/6/26/25_303.DWG © Brennan-Company Architects



GENERAL SEDIMENT CONTROL NOTES

1. THE PERMITTEE SHALL NOTIFY THE LOCAL SOIL CONSERVATION DISTRICT AND CARROLL COUNTY AND/OR MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) FORTY-EIGHT (48) HOURS PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITY AND IN WRITING BY 5:00 PM. SHALL BE REQUIRED TO HOLD A PRE-CONSTRUCTION MEETING BETWEEN THEMSELVES, AND/OR THEIR ASSIGNED REPRESENTATIVES, AS OUTLINED IN THE APPROVED SEQUENCE OF CONSTRUCTION.
2. THE PERMITTEE SHALL OBTAIN INSPECTION AND APPROVAL FROM 50509.PW AT THE FOLLOWING POINTS: AT THE REQUIRED PRE-CONSTRUCTION MEETING; PRIOR TO INSTALLATION OF SEDIMENT CONTROL MEASURES AND PRIOR TO ANY OTHER LAND DISTURBING ACTIVITY;
3. DURING THE INSTALLATION OF A SEDIMENT BASIN OR STORMWATER MANAGEMENT STRUCTURE AT THE REQUIRED INSPECTION POINTS (SEE INSPECTION CHECKLIST ON PLAN), NOTIFICATION PRIOR TO COMMENCING CONSTRUCTION IS MANDATORY.
4. PRIOR TO THE REMOVAL OR MODIFICATION OF ANY SEDIMENT CONTROL STRUCTURES, PRIOR TO FINAL ACCEPTANCE.
5. THE PERMITTEE SHALL CONSTRUCT ALL EROSION AND SEDIMENT CONTROL MEASURES PER THE APPROVED PLAN AND CONSTRUCTION SEQUENCE. SHALL HAVE THEM INSPECTED AND APPROVED BY THE DPW PRIOR TO BEGINNING ANY OTHER LAND DISTURBING ACTIVITY. SHALL ENSURE THAT ALL RUNOFF FROM DISTURBED AREAS IS DIRECTED TO THE SEDIMENT CONTROL DEVICES, AND SHALL NOT REMOVE ANY EROSION OR SEDIMENT CONTROL MEASURES WITHOUT PRIOR PERMISSION FROM THE DPW.
6. THE PERMITTEE SHALL PROTECT ALL POINTS OF CONSTRUCTION, INGRESS AND EGRESS TO PREVENT THE DEPOSITION OF MATERIALS ONTO TRAVELING PUBLIC THOROUGHFARES. ALL MATERIALS DEPOSITED ONTO PUBLIC THOROUGHFARES SHALL BE REMOVED IMMEDIATELY.
7. THE PERMITTEE SHALL INSPECT PERIODICALLY AND MAINTAIN CONTINUOUSLY, IN EFFECTIVE OPERATING CONDITION, ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL SUCH TIME AS THEY ARE REMOVED WITH THE PRIOR PERMISSION OF THE DPW.
8. ALL SEDIMENT BASINS, TRAP EMBANKMENTS, PERMETER DIKES, AND ALL DISTURBED SLOPES STEEPER OR EQUAL TO 3:1 SHALL BE STABILIZED WITH SOIL SEED AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES. STABILIZATION NOTES: ALL AREAS DISTURBED OUTSIDE OF THE PERMETER SEDIMENT CONTROL SYSTEM MUST BE MOUNDING AND STABILIZED IMMEDIATELY. MAINTENANCE MUST BE PERFORMED AS NECESSARY TO ENSURE CONTINUED STABILIZATION.
9. THE PERMITTEE SHALL MAINTAIN ALL SEDIMENT CONTROL MEASURES UNTIL SUCH TIME AS THEY ARE REMOVED WITH THE PRIOR PERMISSION OF THE DPW.
10. PRIOR TO REMOVAL OF SEDIMENT CONTROL MEASURES, THE PERMITTEE SHALL STABILIZE ALL CONTRIBUTORY DISTURBED AREAS USING SOIL OR AN APPROVED PERMANENT SEED MIXTURE WITH REQUIRED SOIL ANCHORS AND MULCH. WOOD FIBER MULCH MAY ONLY BE USED IN SEEDING SEASONS WHERE THE SOIL DOES NOT EXCEED 10% AND GRADING HAS BEEN DONE TO PROMOTE SHEET FLOW DRAINAGE. AREAS BROUGHT TO FINISHED GRADE DURING THE SEEDING SEASON SHALL BE BROUGHT TO FINISHED GRADE DURING THE MONTHS OF NOVEMBER THROUGH FEBRUARY, AND PERMANENT STABILIZATION IS FOUND TO BE IMPRACTICAL, AND APPROVED TEMPORARY SEED AND STRAW AND ICKED MULCH SHALL BE APPLIED TO DISTURBED AREAS. THE FINAL PERMANENT STABILIZATION OF SUCH PROPERTY SHALL BE COMPLETED PRIOR TO THE FOLLOWING APRIL 15TH.
11. THE SITE PERMIT, WORK, MATERIALS, APPROVED 50509.PW PLANS AND TEST REPORTS SHALL BE AVAILABLE AT THE SITE FOR INSPECTION BY DULY AUTHORIZED OFFICIALS OF CARROLL COUNTY.
12. SURFACE DRAINAGE FLOWING DOWN SLOPES SHALL BE CONTROLLED BY EITHER PERMANENT MECHANICAL DEVICES TO LOWER THE WATER DOWNSLOPE WITHOUT CAUSING EROSION. DIKES SHALL BE INSTALLED AND MAINTAINED AT THE TOP OF CUT OR FILL SLOPES AND DRAINAGE AREA TO IT ARE FULLY STABILIZED. AT WHICH TIME THEY MUST BE REMOVED AND FINAL GRADING DONE TO PROMOTE SHEET FLOW DRAINAGE. MECHANICAL DEVICES MUST BE PROVIDED AT POINTS OF CONCENTRATED FLOW WHERE EROSION IS LIKELY TO OCCUR.
13. PERMANENT SWALES OR OTHER POINTS OF CONCENTRATED WATER FLOW SHALL BE STABILIZED WITH SOIL OR SEED WITH APPROVED EROSION CONTROL MATTING OR BY OTHER APPROVED STABILIZATION MEASURES.
14. TEMPORARY SEDIMENT CONTROL DEVICES SHALL BE REMOVED, WITH THE PERMISSION OF THE DPW, WITHIN FIFTY (50) CALENDAR DAYS FOLLOWING ESTABLISHMENT OF PERMANENT STABILIZATION IN ALL CONTRIBUTORY DRAINAGE AREAS. STORMWATER MANAGEMENT STRUCTURES USED TEMPORARILY FOR SEDIMENT CONTROL SHALL BE CONVERTED TO THE PERMANENT CONFIGURATION WITH THIS TIME PERIOD AS WELL.
15. NO PERMANENT CUT OR FILL SLOPE WITH A GRADIENT STEEPER THAN 3:1 WILL BE PERMITTED IN LAWN, MAINTENANCE AREAS, A SLOPE GRADIENT OF UP TO 3:1 WILL BE PERMITTED IN NON-MAINTENANCE AREAS PROVIDED THAT THOSE AREAS ARE IRRIGATED ON THE EROSION AND SEDIMENT CONTROL PLAN WITH A LOW MAINTENANCE IRRIGATION SYSTEM FOR PERMANENT STABILIZATION. SLOPE GRADIENTS STEEPER THAN 2:1 WILL NOT BE PERMITTED WITH VEGETATIVE STABILIZATION.
16. THE PERMITTEE SHALL INSTALL A SPLASH BLOCK AT THE BOTTOM OF EACH DOWNSLOPE UNLESS THE DOWNSLOPE IS A FILL LINE TO AN ACCEPTABLE OUTLET.
17. FOR FINISHED GRADING, THE PERMITTEE SHALL PROVIDE ADEQUATE GRADIENTS SO AS TO: (1) PREVENT WATER FROM STANDING ON THE SURFACE OF LAWNS MORE THAN TWENTY-FOUR (24) HOURS AFTER THE END OF A RAINFALL, EXCEPT IN DESIGNATED DRAINAGE COLLECTOR AND SWALE FLOW AREAS WHICH MAY DRAIN AS LONG AS FORTY-EIGHT (48) HOURS AFTER THE END OF A RAINFALL; AND (2) PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS OR OPENINGS.
18. SEDIMENT TRAPS OR BASINS ARE NOT PERMITTED WITHIN 20 FEET OF A BUILDING THAT EXISTS OR IS UNDER CONSTRUCTION. NO BUILDING MAY BE CONSTRUCTED WITHIN 20 FEET OF A SEDIMENT TRAP OR BASIN.
19. ALL INLETS IN NON-SUMP AREAS SHALL HAVE ASPHALT BERMS INSTALLED AT THE TIME OF BASE GRADE ESTABLISHMENT.
20. THE SEDIMENT CONTROL INSPECTOR HAS THE OPTION OF REQUIRING ADDITIONAL SEDIMENT CONTROL MEASURES, IF DEEMED NECESSARY.
21. ALL TRAP ELEVATIONS ARE RELATIVE TO THE OULET ELEVATION, WHICH MUST BE ON EXISTING UNDISTURBED GROUND.
22. VEGETATIVE STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. REFER TO SECTION 5 FOR THE FOLLOWING WHEN APPLYING: TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, SOODING, AND GROUND COVERS.
23. TEMPORARY SEDIMENT TRAPS SHALL BE CLEANED OUT AND RESTORED TO THE ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A POINT ONE-HALF (1/2) THE DEPTH BETWEEN OUTLET CREST AND THE BOTTOM OF THE TRAP, OR AS DIRECTED BY THE INSPECTOR.
24. SEDIMENT REMOVED FROM TRAPS SHALL BE PLACED AND STABILIZED IN APPROVED AREAS, BUT NOT WITHIN A FLOORPLAN.
25. ALL SEDIMENT BASINS AND TRAPS MUST BE SURROUNDED WITH A WELDED WIRE, OR APPROVED EQUAL SAFETY FENCE. THE FENCE MUST BE AT LEAST 42 INCHES HIGH HAVE POSTS SPACED NO FARTHER APART THAN EIGHT (8) FEET, HAVE MESH OPENINGS NO GREATER THAN 2 INCHES IN WIDTH AND 4 INCHES IN HEIGHT WITH A MINIMUM OF 1/4 GAUGE WIRE OR EQUAL. SAFETY FENCE MUST BE MAINTAINED IN GOOD CONDITION AT ALL TIMES.
26. NO EXCAVATION IN THE AREA OF EXISTING UTILITIES IS PERMITTED UNLESS THEIR LOCATION HAS BEEN DETERMINED. CALL "MISS UTILITY" AT 1-800-257-7777 FORTY-EIGHT (48) HOURS PRIOR TO THE START OF WORK.
27. OFF-SITE SPOIL OR BORROW AREAS MUST HAVE PRIOR APPROVAL FROM 50509.PW.
28. ALL EROSION/SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN CONTINUOUS COMPLIANCE WITH THE LATEST VERSION OF THE MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
29. ALL UTILITIES, SUCH AS: STORM SEWER, PUBLIC WATER, SANITARY SEWER, ELECTRIC POWER, TELEPHONE, CABLE AND GAS LINES, THAT ARE NOT IN PAVED AREAS AND ARE NOT UNDERGOING ACTIVE GRADING SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 3 DAYS OF INITIAL DISTURBANCE.
30. THE OWNER/DEVELOPER OR THEIR DESIGNATEE IS RESPONSIBLE FOR CONDUCTING ROUTINE INSPECTIONS AND REQUIRED MAINTENANCE. THE SITE AND CONTROLS SHOULD BE INSPECTED WEEKLY AND THE NEXT DAY AFTER EACH RAIN EVENT. ANY ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN A SUITABLE AREA AND SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED.

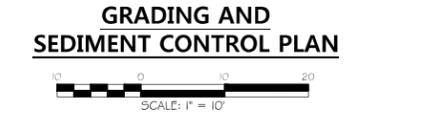
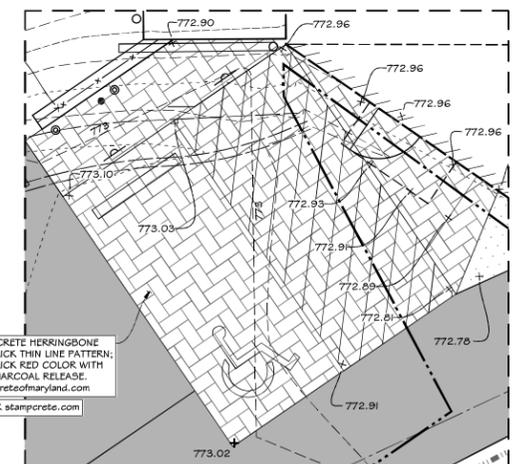
brennan+company
ARCHITECTS
403.636.5370
803 cella avenue - alburtz city, maryland 21771

CDM
PROJECT:
FLAT IRON BUILDING
2 PARK AVENUE
MOUNT AIRY, MD 21771

phase	date
Final Int.	02.06.2025
Permit Progress	02.28.2025
Permit Submission	##.##.####

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. 6536. Expiration date ##.##.####
Resealed for Professional Seal

- LEGEND**
- PROPERTY BOUNDARY
 - ADJACENT LOT LINE
 - RIGHT OF WAY
 - EX. CENTERLINE
 - BUILDING SETBACK
 - EX. BASEMENT
 - EX. MAJOR CONTOUR
 - EX. MINOR CONTOUR
 - EX. BUILDING
 - EX. ROAD
 - EX. CURB
 - EX. SIDEWALK
 - PROP. BOLLARD
 - PROP. WALL SAFETY GUARD, 42" x 36" HT. PER TOWN OF MT. AIRY STANDARDS
 - PROP. MAJOR CONTOUR
 - PROP. MINOR CONTOUR
 - PROP. BUILDING
 - PROP. ROAD
 - PROP. SIDEWALK
 - PROP. PARKING STRIPE
 - PROP. WALL
 - BLDG. FOUNDATION WALL TO BE REMOVED AND REPLACED
 - PROP. ASPHALT PAVING REPLACEMENT OR MILL & OVERLAY PER TOWN OF MOUNT AIRY STANDARDS
 - PROP. CONCRETE PAVING
 - PROP. STAMPED HEAVY DUTY CONCRETE PAVING
 - PROP. CONCRETE PAVING AND VALLEY GUTTER

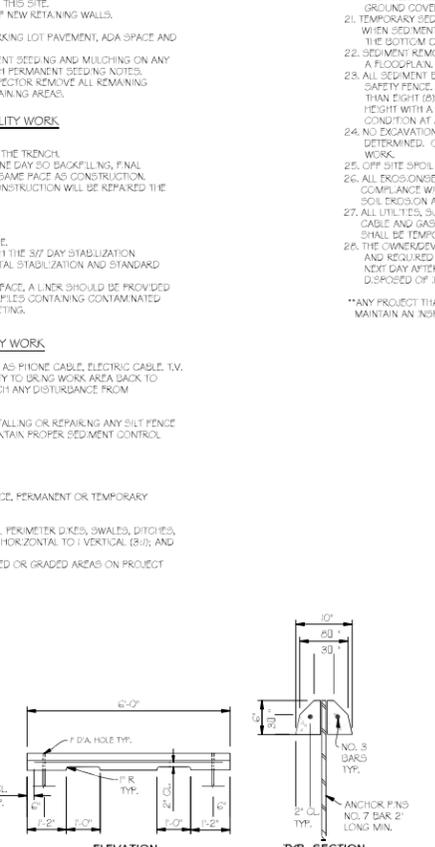
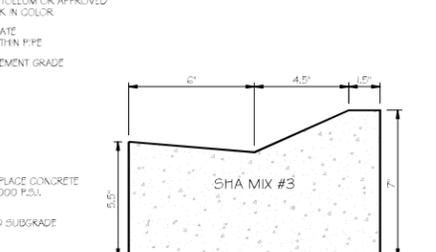


- SEQUENCE OF CONSTRUCTION**
1. CONTRACTOR SHALL NOTIFY MISS UTILITY, 1-800-257-7777, A MINIMUM OF 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
 2. THE CONTRACTOR SHALL NOTIFY THE CARROLL COUNTY SOIL CONSERVATION DISTRICT AT 410-548-9200 X 3 A MINIMUM OF 2 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING.
 3. CLOSE EXISTING SIDEWALK ALONG SOUTH MAIN STREET AND INSTALL PERMETER SEDIMENT CONTROL: FILTER LOGS AND SUPER SILT FENCES.
 4. BEGIN CLEARING AND GRUBBING OPERATIONS FOR BUILDING ADDITIONS.
 5. WE DO NOT ANTICIPATE THE NEED FOR A STOCKPILE AREA ON THIS PROJECT. ALL EXCAVATED MATERIAL SHOULD BE REMOVED FROM THIS SITE.
 6. BEGIN BUILDING ADDITIONS AND CONSTRUCTION OF NEW RETAINING WALLS.
 7. REPLACE 6" WATER SERVICE.
 8. REMOVE EXISTING PAVEMENT AND INSTALL NEW PARKING LOT PAVEMENT, ADA SPACE AND CONCRETE WHEEL STOPS.
 9. ONCE SITE WORK IS COMPLETE, PERFORM PERMANENT SEEDING AND MULCHING ON ANY REMAINING DISTURBED AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES.
 10. WITH PERMISSION OF THE SEDIMENT CONTROL INSPECTOR REMOVE ALL REMAINING SEDIMENT CONTROL PRACTICES, STABILIZE ALL REMAINING AREAS.

- FOR UTILITY WORK ONLY OR FOR OFF-SITE UTILITY WORK**
1. CAN NOT EXCEED 5,000 SQUARE FEET.
 2. PLACE ALL EXCAVATED MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 3. ONLY 90 AS MUCH WORK AS CAN BE COMPLETED IN ONE DAY SO BACKFILLING, FINAL GRADING, SEEDING AND MULCHING CAN OCCUR AT THE SAME PACE AS CONSTRUCTION.
 4. ANY SEDIMENT CONTROL MEASURES DISTURBED BY CONSTRUCTION WILL BE REPAIRED THE SAME DAY.

- STOCKPILE NOTES**
1. ACCESS THE STOCKPILE AREA FROM THE UPGRADE SIDE.
 2. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 3/7 DAY STABILIZATION REQUIREMENT AS WELL AS STANDARD 3-4:1 INCREMENTAL STABILIZATION AND STANDARD 3-4:4 TEMPORARY STABILIZATION.
 3. IF THE STOCKPILE IS LOCATED ON AN IMPERVIOUS SURFACE, A LNER SHOULD BE PROVIDED BELOW THE STOCKPILE TO FACILITATE CLEANUP. STOCKPILES CONTAINING CONTAMINATED MATERIAL MUST BE COVERED WITH IMPERMEABLE SHEETING.

- REVISED UTILITY NOTE FOR SECONDARY UTILITY WORK**
- A. ALL DISTURBANCES FROM SECONDARY UTILITIES SUCH AS PHONE CABLE, ELECTRIC CABLE, TV, CABLE, ETC. WILL BE SUBCONTRACTORS RESPONSIBILITY TO BRING WORK AREA BACK TO GRADE LEVEL THAT WAS EXISTING AND SEED AND MULCH ANY DISTURBANCE FROM INSTALLATION OF LINES OR CONDUIT.
 - B. SUBCONTRACTORS WILL BE RESPONSIBLE FOR RE-INSTALLING OR REPAIRING ANY SILT FENCE OR SEDIMENT CONTROLS THAT WERE EXISTING TO MAINTAIN PROPER SEDIMENT CONTROL THAT MIGHT HAVE BEEN DAMAGED.



DATA SOURCE:

1. EXISTING TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A FIELD RUN SURVEY COMPLETED BY MORRIS & RITCHIE ASSOCIATES, INC. ON JANUARY 2014 AND SUPPLEMENTED WITH MAIN STREET WATER MAIN REPLACEMENT AS-BUILT PLANS PREPARED BY KUMMEL, KLEPPER & KAIL, LLP DATED FEBRUARY 2014.
2. PROPERTY LINES SHOWN HEREON ARE FROM A BOUNDARY SURVEY PREPARED BY VANMAR ASSOCIATES, INC. DATED APRIL 2014.
3. ALL DIMENSIONS AND ELEVATIONS SHOWN SHALL BE VERIFIED AND CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. EXISTING UTILITIES SHALL BE LOCATED BY TEST-PITS TO CONFIRM ELEVATIONS AND CLEARANCES AND DWM SHALL BE NOTIFIED OF ANY DISCREPANCIES OR CONCERNING FROM TO CONSTRUCTION.

SEDIMENT CONTROL/STORMWATER MANAGEMENT REQUIRED INSPECTIONS

YOU MUST NOTIFY THE CARROLL COUNTY SEDIMENT CONTROL INSPECTOR AT 410-548-9200 BEFORE 9:00 AM 24 HOURS PRIOR TO THE REQUIRED INSPECTION. FAILURE TO NOTIFY THE OFFICE WILL RESULT IN A STOP WORK ORDER OR OTHER PENALTIES AS OUTLINED IN CARROLL COUNTY CODES.

**** NOTICE ****
THIS LIST IS FOR SEQUENCE OF CONSTRUCTION ONLY. THIS OFFICE ASSUMES NO RESPONSIBILITY OF LIABILITY FOR IMPROPER INSTALLATION OR ANY ITEMS ON THIS CHECKLIST. THIS OFFICE RECOMMENDS THAT A PROFESSIONAL ENGINEER BE PRESENT FOR EACH OF THE REQUIRED INSPECTIONS.

TYPE OF INSPECTIONS	COMMENTS/INITIALS
1) PRE-CONSTRUCTION MEETING	
2) COMPLETION OF SEDIMENT CONTROL INSTALLATION	
3) PRIOR TO MODIFICATION OR REMOVAL OF SED. CONTROL	

APPROVED:

A CONCRETE PAVING- HEAVY DUTY NOT TO SCALE
B CONCRETE PAVING- PEDESTRIAN NOT TO SCALE
C 6" STEEL BOLLARD NOT TO SCALE
D VALLEY GUTTER NOT TO SCALE
E CONCRETE WHEEL STOP NOT TO SCALE

drawing: #LayID Name
 sheet no. #LayID

phase	date
Carroll Co. Prelim. Mtg.	02.06.2025
Permit Progress 50%	04.04.2025
Coordination	6/27/25

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 ##/##/####
Reserved for Professional Seal

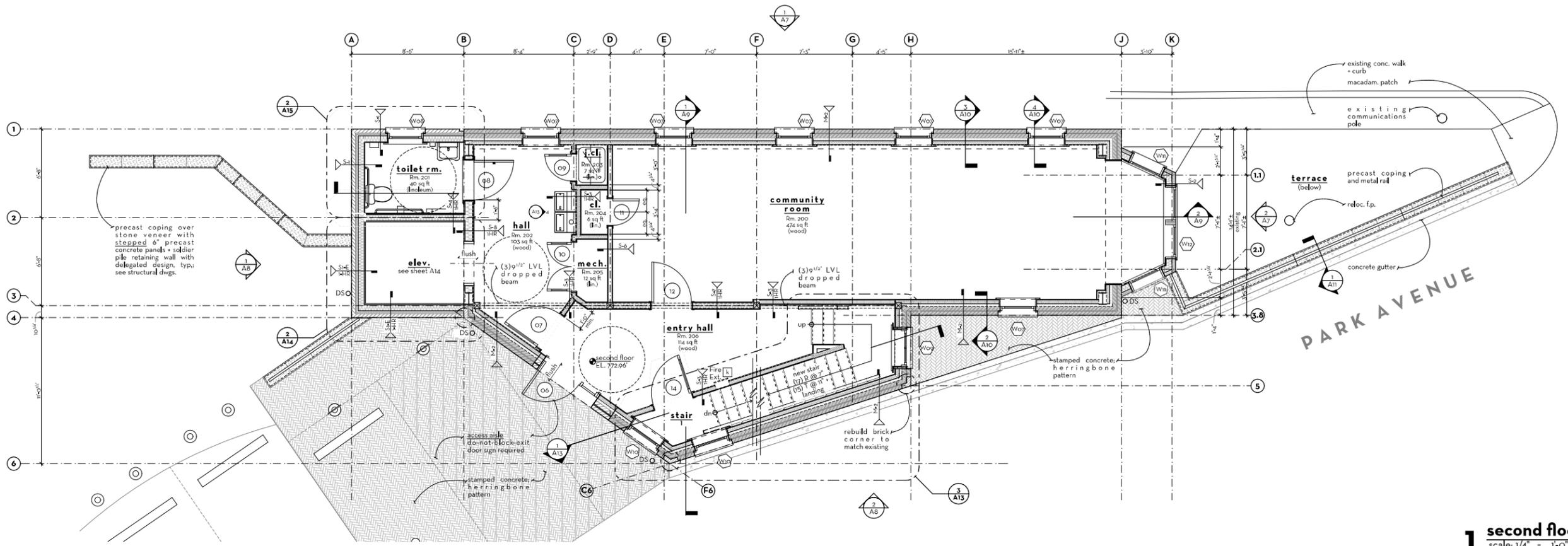
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drawing:
floor plans



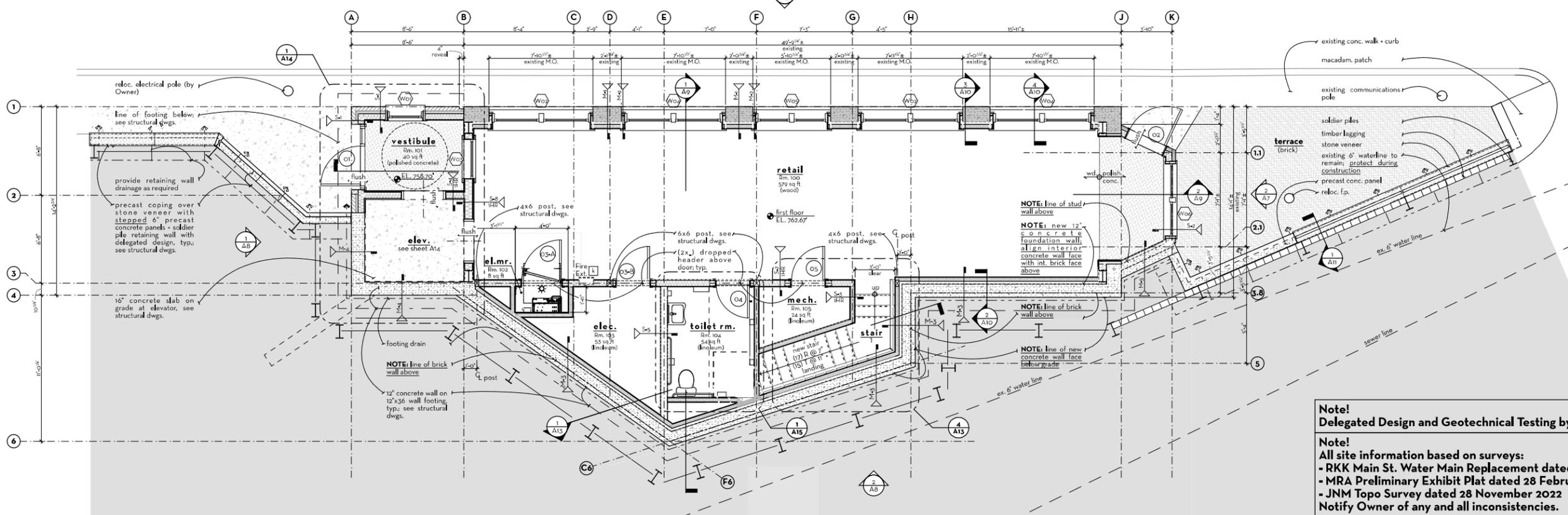
sheet no.:

A5



1 second floor plan
scale: 1/4" = 1'-0"

**SOUTH MAIN STREET
MD ROUTE 808**



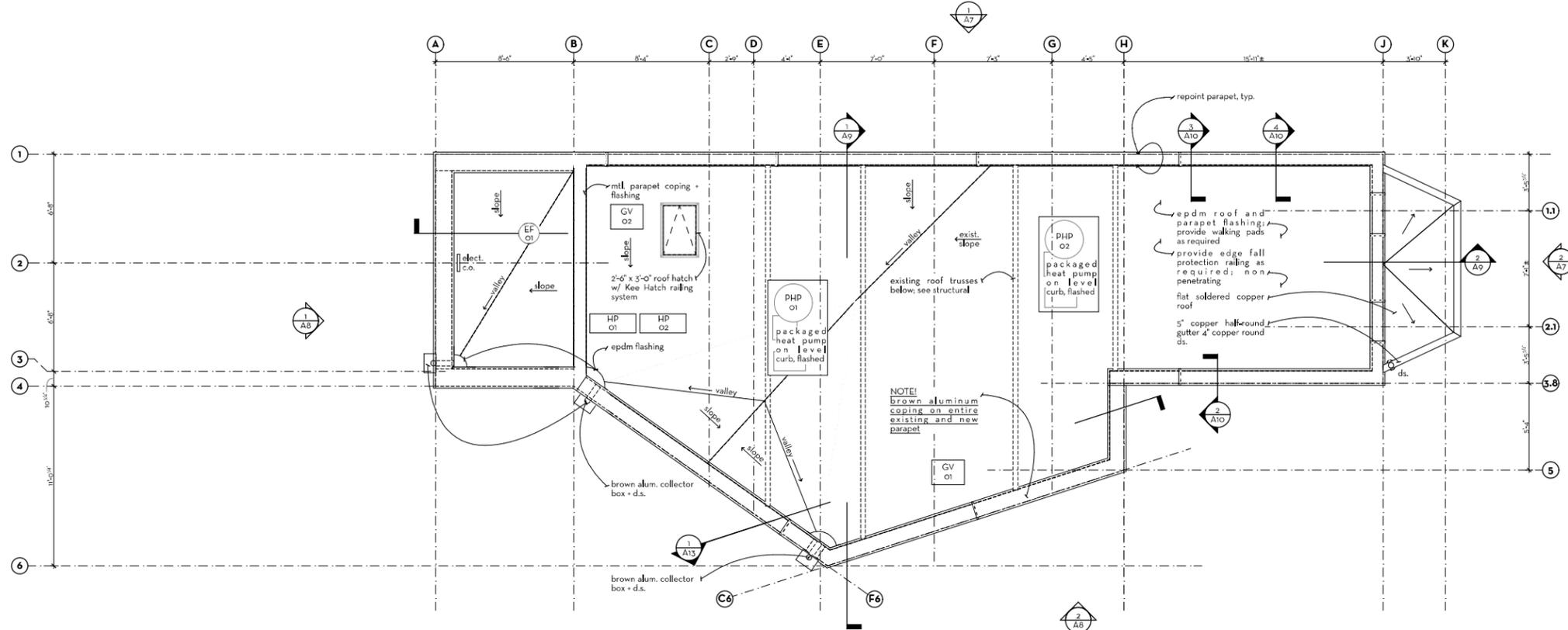
2 first floor plan
scale: 1/4" = 1'-0"

Note!
Delegated Design and Geotechnical Testing by Contractor.

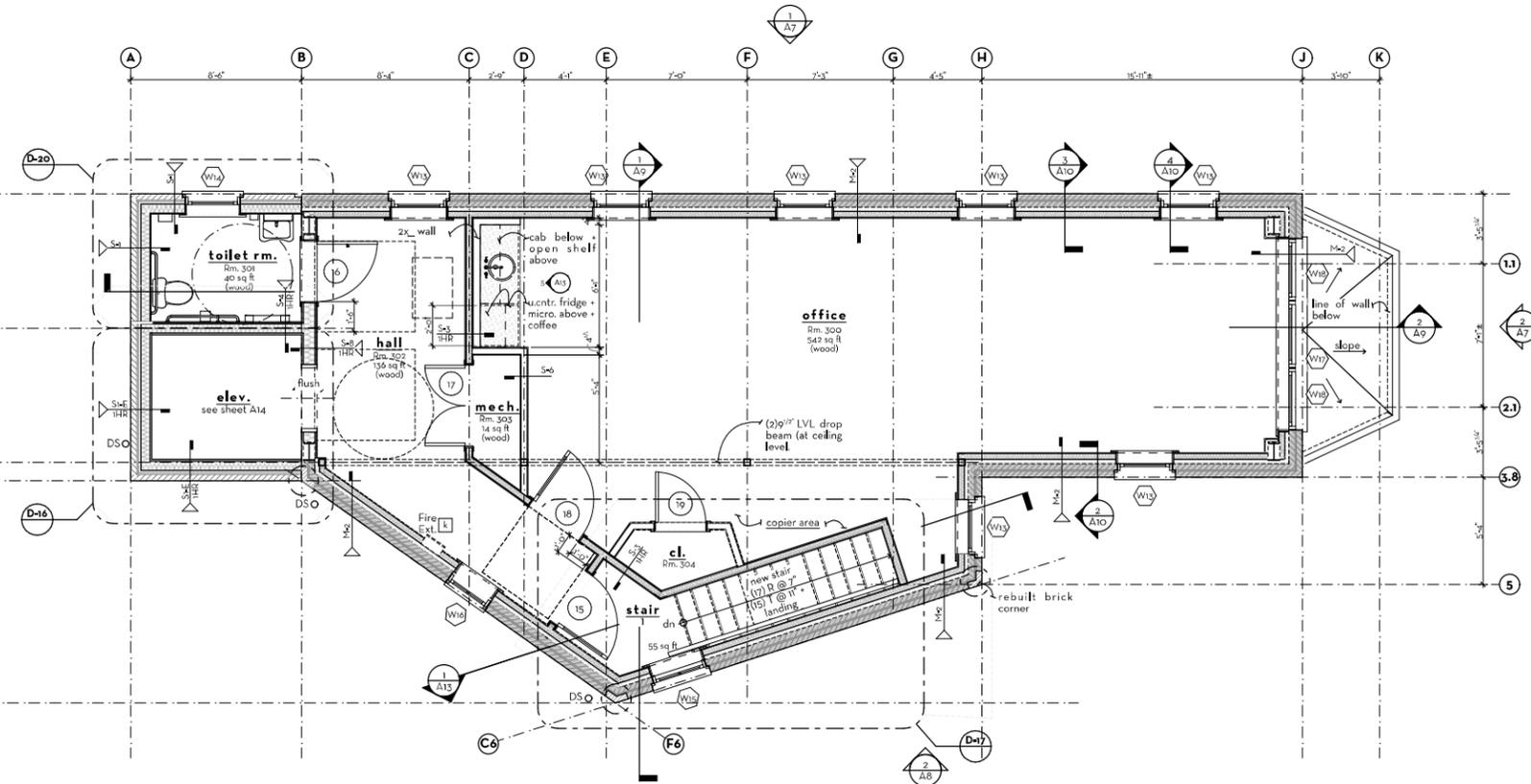
Note!
All site information based on surveys:
- RKK Main St. Water Main Replacement dated 20 June 2012
- MRA Preliminary Exhibit Plat dated 28 February 2014
- JNM Topo Survey dated 28 November 2022
Notify Owner of any and all inconsistencies.

BIMcloud, brennan + company, software as a service / Flat Iron, Mt. Airy, 2025. Flat Iron permits/flat iron permit 02/25/25, 303 DM E Brennan+Company Architects

BIMcloud, brendan + company architects, Flat Iron Permits/Flat Iron M1, A17/2025, Flat Iron Permits/Flat Iron Permits/25-303, DM1 © Brennan+Company Architects



1 roof plan
scale: 1/4" = 1'-0"



2 third floor plan
scale: 1/4" = 1'-0"

wall schedule

no.	2D Plan Preview	description	thickness	R-value	U.L. NO.	STC
M-1		existing 1 1/2" concrete; 2 1/2" continuous rigid insulation; 2x4 wood studs @ 16" o.c.; 3 1/2" batt insulation; 1/2" gyp. board	1'-8"	R=10.5ci / R=9.5ci MIN.; TOT. R=25.6		
M-2		existing/new double wythe brick; 2 1/2" continuous rigid insulation; 2x4 wood studs @ 16" o.c.; 3 1/2" batt insulation; 1/2" gyp. board	1'-4"	R=10.5ci / R=9.5ci MIN.; TOT. R=25.2		
M-3		new 12" retaining concrete; 2 1/2" continuous rigid insulation; 2x4 wood studs @ 16" o.c.; 3 1/2" batt insulation; 1/2" gyp. board	1'-6 1/2"	R=10.5ci / R=7.5ci MIN.; TOT. R=25.5		
M-4		new 12" retaining concrete	1'			
M-5		new 12" retaining concrete; 2 1/2" continuous rigid insulation; 1/2" gyp. board	1'-3"	R=7.5ci		
S-1-E			1'-1/2"			
S-1			1'-1/4"			
S-1		single wythe brick; 2 1/2" continuous insulated sheathing; 2x6 wood studs @ 16" o.c.; 5 1/2" batt insulation; 1/2" gyp. board	1'-1/4"	R=10.5ci / R=3.8ci MIN.; TOT. R=30 / MIN. R=23		
S-2			9 1/4"			
S-2		fibercement siding; 2 1/2" continuous insulated sheathing; 2x6 wood studs @ 16" o.c.; 5 1/2" batt insulation; 1/2" gyp. board	9 1/4"	R=12ci / R=3.8ci MIN.; TOT. R=31.5 / MIN. R=23		
S-3			4 3/4"			
S-3		5/8" gyp. board (type SCX) both sides; 2x4 wood studs @ 16" o.c.; 3 1/2" batt insulation	4 3/4"	n/a	U305	34
S-4			7 3/4"			
S-4		1" gyp. board (type SCX) one side; 2x6 wood studs @ 16" o.c.; 5 1/2" batt insulation; (2) layers 5/8" gyp. board (type SCX) hoistway side.	7 3/4"	n/a		
S-5		1/2" gyp. board both sides; 2x6 wood studs @ 16" o.c.	6 1/2"	n/a		
S-6		1/2" gyp. board both sides; 2x4 wood studs @ 16" o.c.	4 1/2"	n/a		
S-7		5/8" gyp. board (type SCX) both sides; 2x6 wood studs @ 16" o.c.; 5 1/2" batt insulation	6 3/4"			
S-8		1" gyp. board (type SCX) one side; 2x6 wood studs @ 16" o.c.; 5 1/2" batt insulation; (2) layers 5/8" gyp. board (type SCX) hoistway side.	9 1/4"	n/a		

varies

floor + roof assembly schedule

no.	2D Cross Section Preview	description	thickness	R-value	U.L. NO.	STC
F-1		new slab on grade		R=15 MIN.		
F-X		existing slab on grade		R=0		
R-1		epdm + batt. insul		R=49 MIN.		

phase	date
Carroll Co. Prelim. Mtg.	02.06.2025
Permit Progress 50% Coordination	04.04.2025 6/27/25

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 ##/##/####
Reserved for Professional Seal

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drawing:
floor + roof plan + wall schedule



sheet no.:

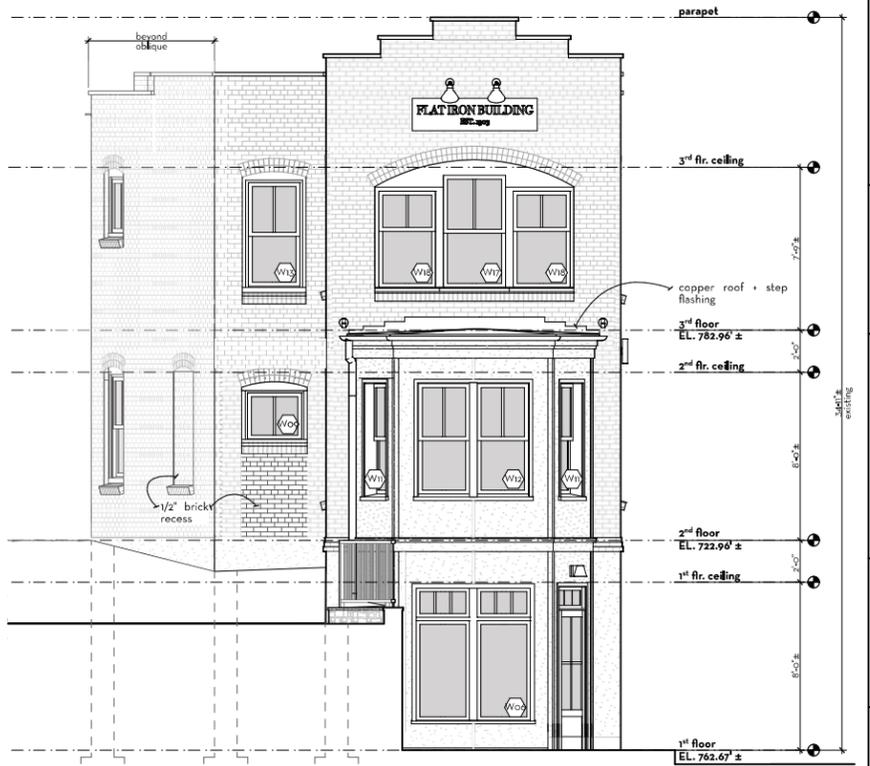
A6



1 front elevation (NW)
scale: 1/4" = 1'-0"

GENERAL NOTES - exterior

1. Entire building masonry to be repaired + repointed.
2. All new masonry work to match existing. Provide field mock-up control panel.
3. Rebuild open brick corners flush to match existing.
4. Provide metal head + sill flashing at all openings.
5. Provide brown aluminum coping at all existing + new parapet walls.
6. Provide brown aluminum collection boxes + round downspouts on masonry building.
7. Provide copper roof + half-round copper gutter + full-round copper downspout on bay addition with full copper flashing, + stepped at brick wall.



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

phase	date
Carroll Co. Prelim. Mtg.	02.06.2025
Permit Progress 50%	04.04.2025
Coordination	6/27/25

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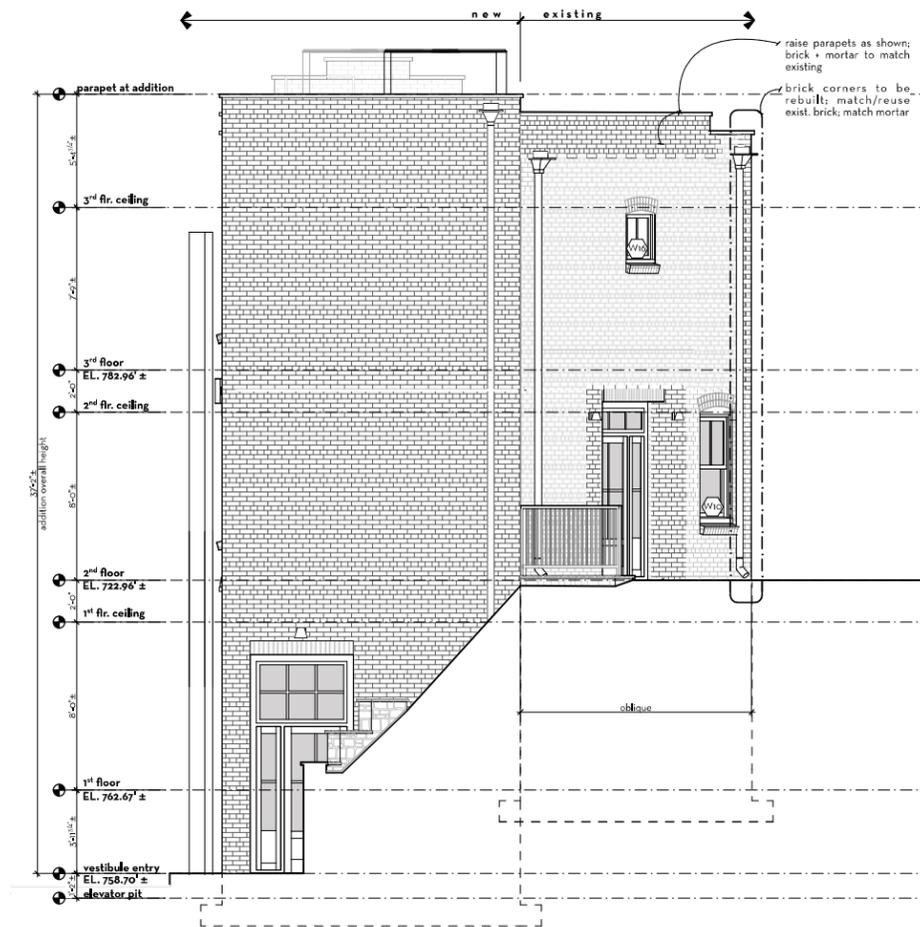
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drawing: exterior elevations

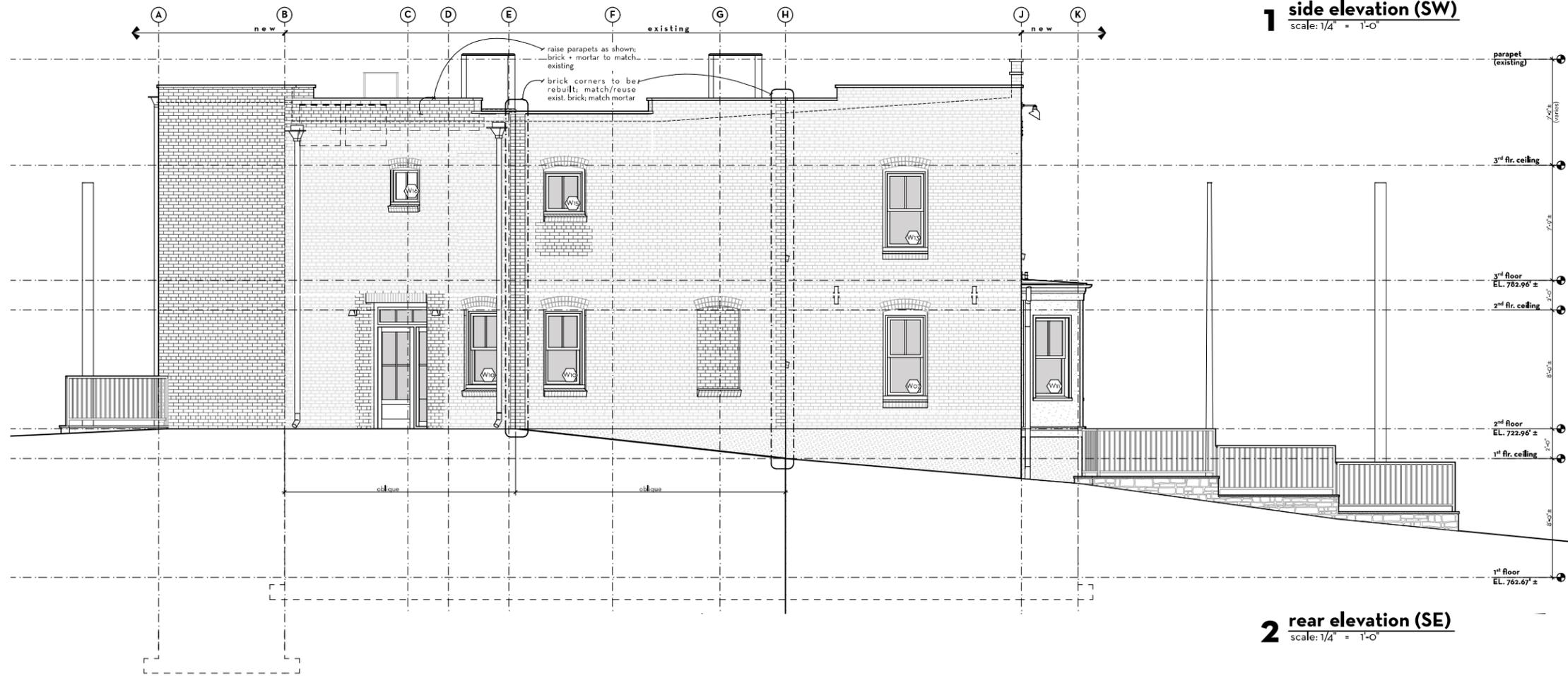


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1 side elevation (SW)
scale: 1/4" = 1'-0"



2 rear elevation (SE)
scale: 1/4" = 1'-0"

phase	date
Carroll Co. Prelim. Mtg.	02.06.2025
Permit Progress 50%	04.04.2025
Coordination	6/27/25

Professional Certification
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drawing: exterior elevations



sheet no:

A8