

BENJAMIN PROPERTY APARTMENT REPAIR AND RENOVATION

1512 E BALTIMORE STREET
BALTIMORE, MD 21231

DESIGN TEAM AND OWNER

OWNER:

VIVIAN BENJAMIN
PO BOX 22435
BALTIMORE, MD 21203

ARCHITECT:

SP ARCH, INC.
3613 MILFORD MILL ROAD
WINDSOR MILL, MD 21244
(410) 565-0432

MEP ENGINEER:

JOHNSON CONSULTING ENGINEERS
130 W. 25TH STREET
BALTIMORE, MD 21218
(410) 235-0057

CODE ANALYSIS

SUMMARY:

INTERIOR RENOVATIONS TO EXISTING THREE STORY APARTMENT HOUSE. RENOVATIONS INCLUDE SPACE LAYOUT FOR (1) TWO BEDROOM APARTMENT AND (2) EFFICIENCIES. EXISTING USE IS RESIDENTIAL; USE WILL REMAIN. PROPOSED RENOVATION INCLUDE THE FULL INSTALLATION OF SPRINKLER SYSTEM.

APPLICABLE CODES:

MARYLAND BUILDING PERFORMANCE STANDARDS, JAN 2015
INTERNATIONAL BUILDING CODE, 2015
NATIONAL ELECTRICAL CODE, 2014
INTERNATIONAL FUEL GAS CODE, 2015
INTERNATIONAL MECHANICAL CODE, 2015
INTERNATIONAL PLUMBING CODE, 2015
INTERNATIONAL PROPERTY MAINTENANCE CODE, 2015
INTERNATIONAL FIRE CODE, 2015
INTERNATIONAL ENERGY CONSERVATION CODE, 2015
INTERNATIONAL GREEN CONSTRUCTION CODE, 2015
BUILDING, FIRE, AND RELATED CODES OF BALTIMORE, 2015
OCCUPANTIONAL SAFETY AND HEALTH ADMINISTRATION

BUILDING USE, CONSTRUCTION CLASSIFICATION AND HEIGHT, IBC:

A. USER GROUP, EXISTING/ PROPOSED:	R-2 (RESIDENTIAL)
B. CONSTRUCTION TYPE, EXISTING/ PROPOSED:	IIIB
C. FULLY SPRINKLERS, EXISTING:	NO
D. FULLY SPRINKLERS, PROPOSED:	YES
E. BUILDING HEIGHT, EXISTING/ PROPOSED:	+/- 36'-0"
F. NUMBER OF STORIES, EXISTING/ PROPOSED:	3

BUILDING ESTIMATED GROSS AREA:

A. TOTAL FLOOR GROSS AREA:	3,688 SF	
B. GROSS AREA, PER FLOOR:	723 SF +/-	
	FIRST FLOOR	1,365 SF (2 BEDROOM APARTMENT 1,160 SF)
	SECOND FLOOR	800 SF (1 BEDROOM EFFICIENCY 663 SF)
	THIRD FLOOR	800SF (1 BEDROOM EFFICIENCY 663 SF)

OCCUPANCY LOADS:

	IBC (TABLE - 1004.1.2)	OCCUPANT LOAD
A. BASEMENT (ACCESSORY STO AREAS, MECH. EQUIP. RM):	300 GROSS	2
B. FIRST FLOOR APARTMENT (RESIDENTIAL):	200 GROSS	6
C. SECOND FLOOR EFFICIENCY (RESIDENTIAL):	200 GROSS	4
D. THIRD FLOOR EFFICIENCY (RESIDENTIAL):	200 GROSS	4

EGRESS REQUIREMENTS:

A. EGRESS WIDTH REQUIRED, IBC (SECT. 1010.1.1):	MINIMUM 32" CLEAR
B. EGRESS WIDTH PROPOSED PER EXIT:	32" CLEAR
C. NUMBER OF EXITS REQUIRED, IBC (SECT. 1006):	1
D. NUMBER OF EXITS PROPOSED:	FIRST FLOOR 2/ SECOND & THIRD FLOOR 1
E. NUMBER OF DOORS REQUIRED/ PROPOSED TABLE:	

DOORS:	IBC (1005.3.2) .2" PER PERSON	REQUIRED (1) 3'-0"	PROPOSED FIRST FLOOR (2) 3'-0" SECOND & THIRD FLOOR (1) 3'-0"
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F. EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED, IBC (SECT. 1030.1):	1 EACH SLEEPING ROOM
G. EMERGENCY ESCAPE AND RESCUE OPENING PROPOSED:	1 EACH SLEEPING ROOM
H. WINDOW OPENING SIZE REQUIRED/ PROPOSED TABLE:	

AREA:	REQUIRED MIN 5.7 SF NET CLEAR	PROPOSED
WIDTH:	MIN 20" CLEAR	
HEIGHT:	MIN 24" NET CLEAR	
SILL HEIGHT:	MIN 44" FLOOR TO SILL	

PLUMBING FIXTURES, IBC (TABLE 2902.1):

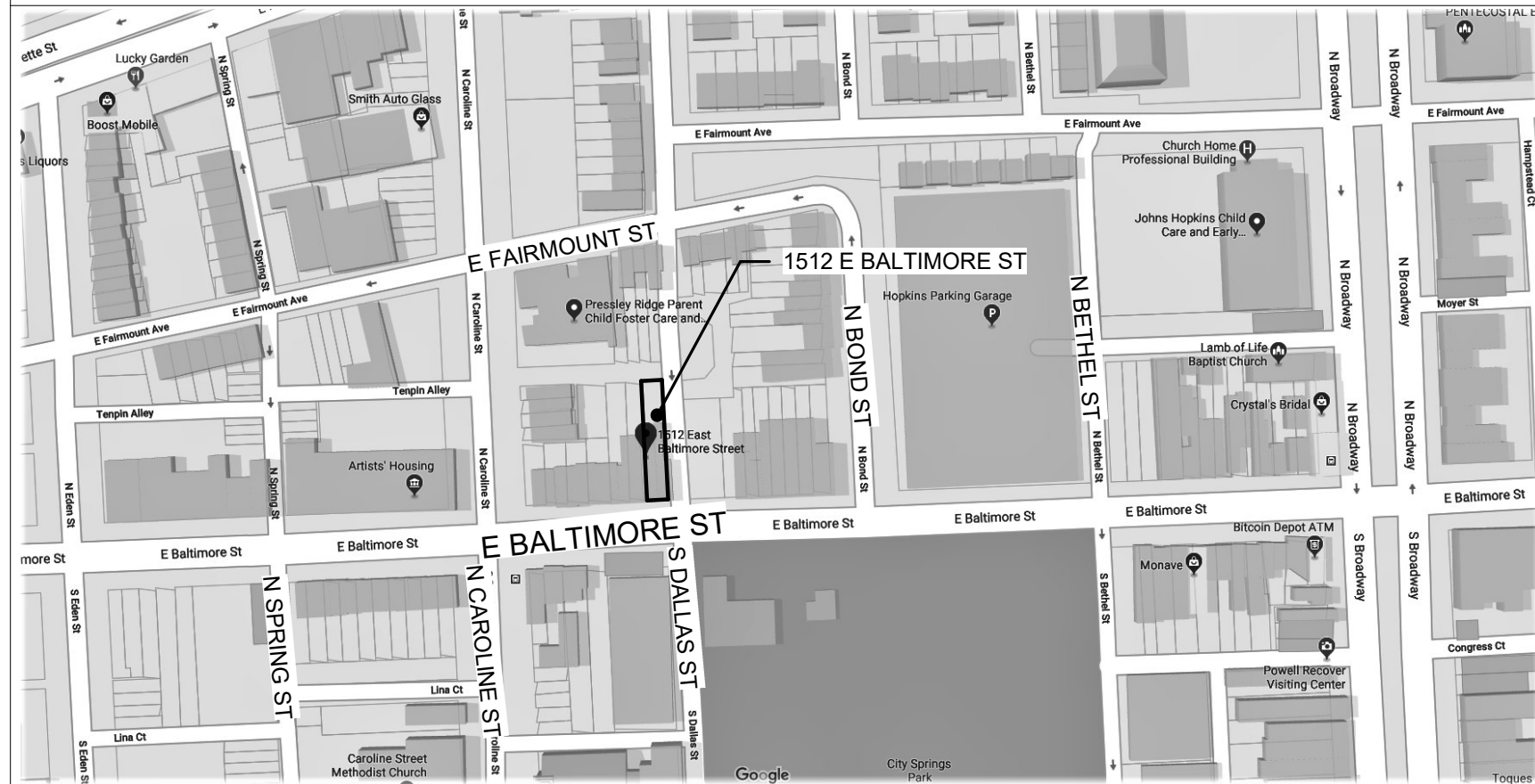
A. NUMBER OF PLUMBING FIXTURES REQUIRED/ PROPOSED TABLE:

	REQUIRED	PROPOSED
WATER CLOSET MEN/WOMENS:	1 PER DWELLING UNIT	1 PER DWELLING UNIT
LAVATORIES MEN/WOMENS:	1 PER DWELLING UNIT	1 PER DWELLING UNIT
BATHUBS OR SHOWERS:	1 PER DWELLING UNIT	1 PER DWELLING UNIT
KITCHEN SINK:	1 PER DWELLING UNIT	1 PER DWELLING UNIT
AUTOMATIC CLOTHES WASHER CONNECTION:	1 PER 20 DWELLING UNITS	1 APPLIANCE PER DWELLING UNIT

FIRE-RATING REQUIREMENTS:

BUILDING ELEMENT	CODE REFERENCE IBC 2015	REQUIRED/ ALLOWED	PROPOSED/ PROVIDED
PRIMARY STRUCTURAL FRAME	TABLE 601	0HR	EX
EXTERIOR BEARING WALLS	TABLE 601	2HR	EX
INTERIOR BEARING WALLS	TABLE 601	0HR	EX
EXTERIOR NONBEARING WALLS AND PARTITIONS	TABLE 601	1HR	EX
INTERIOR NONBEARING WALLS AND PARTITIONS	TABLE 601	0HR	0HR
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	TABLE 601 TABLE 711.2.4.3	0HR 1/2HR	1HR
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	TABLE 601	0HR	EX
STAIRWAY	1011.7.3	1HR	1HR

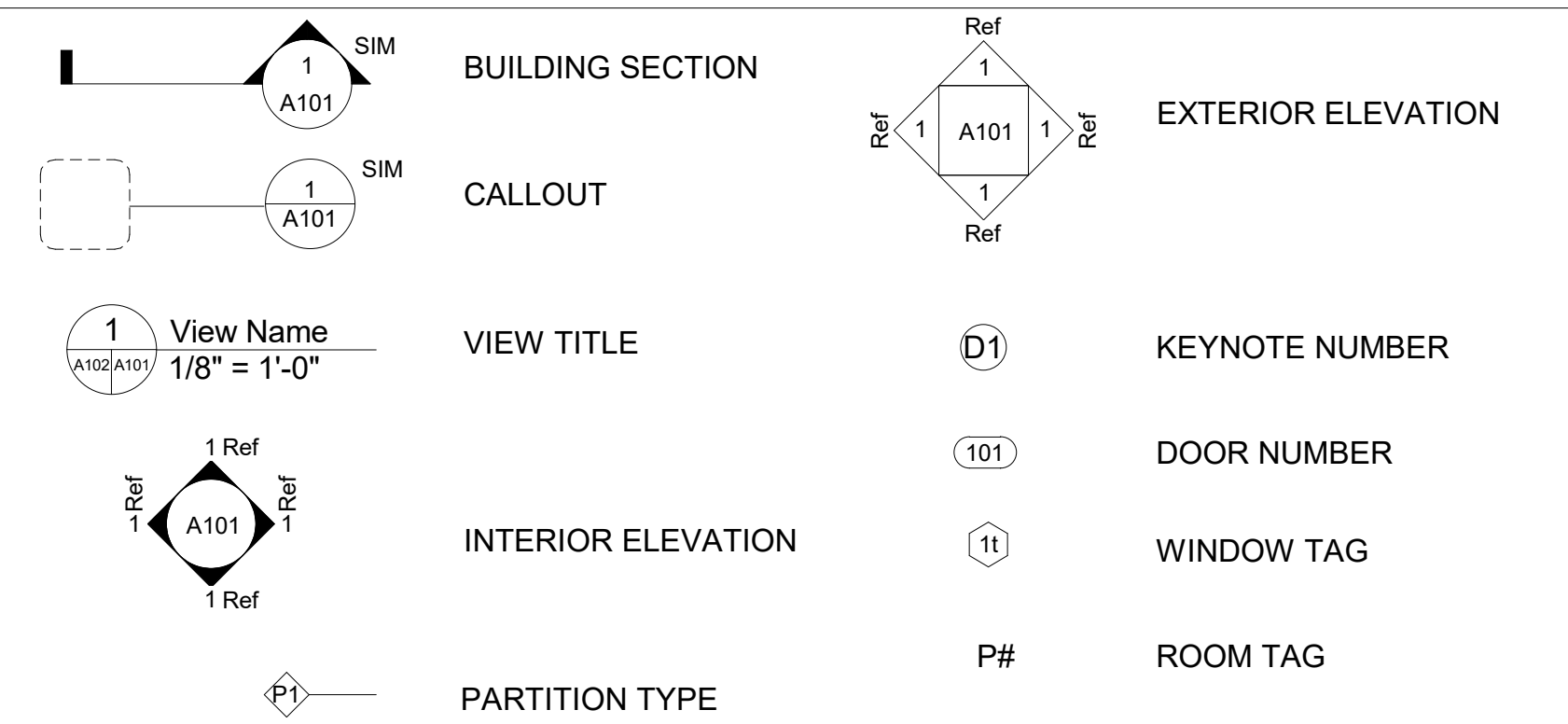
VICINITY MAP



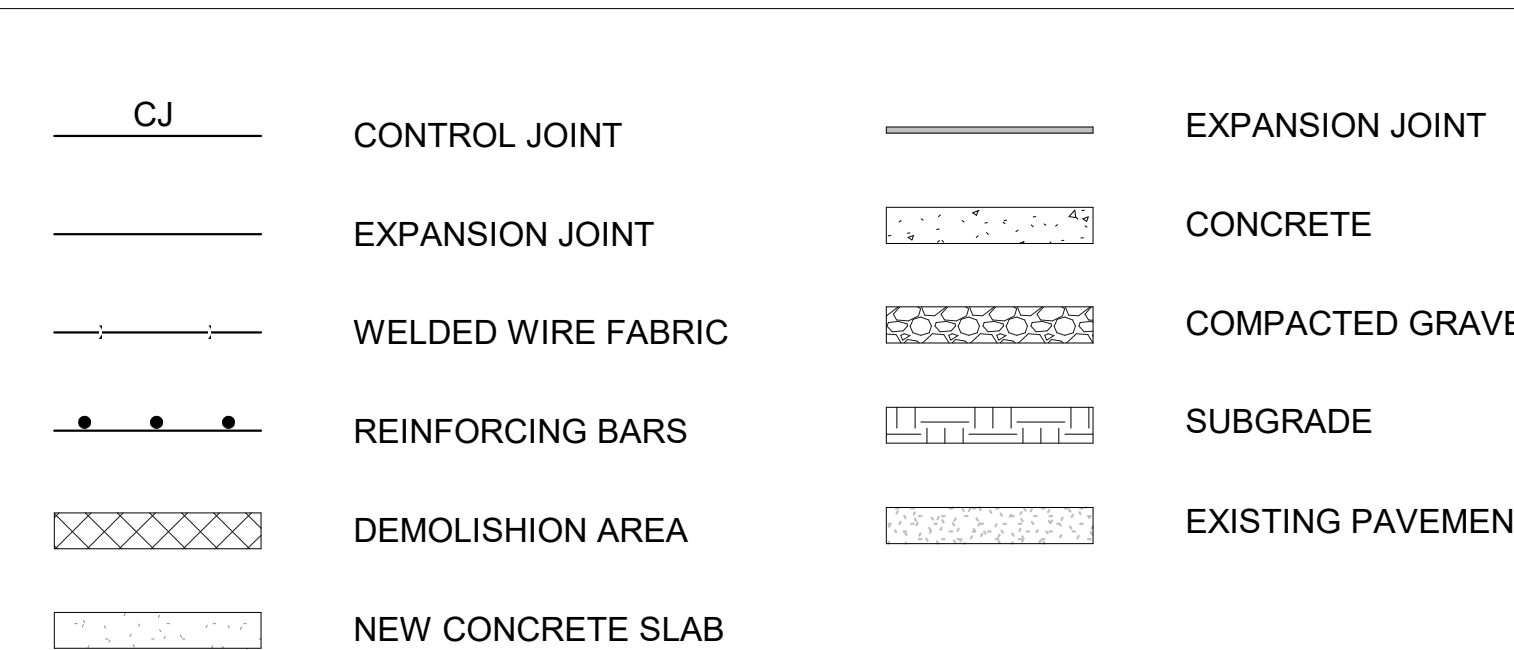
LIST OF DRAWINGS

G000 COVER PAGE	P000 PLUMBING COVER SHEET
G001 GENERAL NOTES AND SPECIFICATIONS	P100 PLUMBING FLOOR PLANS
	P101 PLUMBING RISER DIAGRAM
AD100 DEMOLITION PLANS	M000 MECHANICAL COVER SHEET
A100 NEW WORK PLANS	M100 HVAC FLOOR PLANS
A200 ELEVATIONS	M101 MECHANICAL SCHEDULES
A300 SECTIONS (PLACE HOLDER)	M102 MECHANICAL DETAILS
A400 BATHROOM, KITCHEN, AND CASEWORK- LARGE SCALE PLANS, ELEVATIONS, SECTIONS AND SCHEDULES	E000 ELECTRICAL COVER SHEET
A401 LARGE SCALE PLANS, ELEVATIONS, AND SECTIONS (PLACE HOLDER)	E100 ELECTRICAL FLOOR PLANS
A402 STAIR- LARGE SCALE PLANS, ELEVATIONS AND SECTIONS (PLACE HOLDER)	E101 ELECTRICAL RISER
	E102 ELECTRICAL SCHEDULES
A500 DETAILS (PLACE HOLDER)	
A600 PARTITION, FLOOR, DOOR, AND WINDOW- TYPES AND SCHEDULES	

DRAWING KEY



SYMBOLS

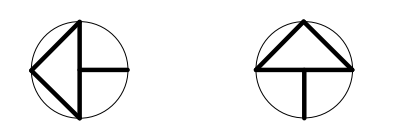


ABBREVIATIONS

ACP	ACOUSTIC CEILING PANEL ABOVE FINISH FLOOR	F/	FACE OF FIRE EXTINGUISHER	MROI	MAINTENANCE, REPAIR AND OPERATION ITEMS	SPEC	SPECIFICATION
AFF	ALUMINUM	FE	FIRE EXTINGUISHER CABINET	MS	METAL STUD	SS	STAINLESS STEEL
ALUM	AUTOMATIC	FEC	FIRE EXTINGUISHER CABINET	MTL	METAL	S.S.	SATIN STAINLESS
AUTO	ABOVE	FLR	FLOOR	NTS	NOT TO SCALE	STN	STAIN
ABV		FTG	FOOTING	NIC	NOT IN CONTRACT	STD	STANDARD
				SUSP	SUSPENDED		
BC	BOTTOM OF CURB	GA	GAUGE	NA	NOT APPLICABLE		
B.O.	BOTTOM OF	GALV	GALVANIZED	NO	NUMBER		
BLK	BLOCK	GC	GENERAL CONTRACTOR	NOM	NOMINAL	TC	TOP OF CURB
BRG	BEARING	GL	GLASS	NTS	NOT TO SCALE	THK	THICK
BLKG	BLOCKING	GYP	GYP SUM	NIC	NOT IN CONTRACT	TYP	TYPICAL
BD	BOARD	GWB	GYP SUM WALLBOARD	OPG	OPENING ON CENTER	TR	TREAD
BLDG	BUILDING	HT	HEIGHT	OH	OVERHEAD	T.O.	TOP OF
		HC	HANDICAPPED	OPP	OPPOSITE	TEMP	TEMPERED/ TEMPORARY
CL/	CENTERLINE	HDW	HARDWARE			UNF	UNFINISHED
CLO.	CLOSET	HTG	HEATING	PL	PLATE	UNO	UNLESS NOTED OTHERWISE
CLG	CEILING	HVAC	HEATING/ VENTILATING/ AIRCONDITIONING	PLAM	PLASTIC LAMINATE	VERT	VERTICAL
CONC	CONCRETE	HM	HOLLOW METAL	PLYWD	PLYWOOD	VIF	VERIFY IN FIELD
CONT	CONTINUOUS			PNL	PANEL	VCT	VINYL COMPOSITE TILE
CONTR	CONTRACTOR			PREF	PREFABRICATED		
CMU	CONCRETE MASONRY UNIT			PERF	PERFORATED	WD	WOOD
CT	CERAMIC TILE	INS	INSULATION	PR	PAINT	WH	WATER HEATER
C.J.	CONTROL JOINT	INT	INTERIOR	PT	PAINT	W/O	WITHOUT
CRS	COURSE	JT	JOINT	PCF	POUNDS PER CUBIC FOOT	WWF	WELDED WIR
		JAN	JANITOR				
DIAM	DIAMETER			QT	QUARRY TILE		
DN	DOWN						
DTL	DETAIL	LAM	LAMINATE				
DWG	DRAWING	LAV	LAVATORY	R	RISER		
		LH	LEFT HAND	RAD	RADIUS		
EA	EACH	LT	LIGHT	RD	ROOF DRAIN		
ETR	EXISTING TO REMAIN	LTWT	LIGHTWEIGHT	REF	REFERENCE		
EW	ELECTRIC WATER COOLER	LVR	LOUVER	REINF	REINFORCED		
EXP	EXPANSION			RH	RIGHT HAND		
EX	EXISTING	MAS	MASONRY	ROW	RIGHT OR WAY		
EXT	EXTERIOR	MAX	MAXIMUM	RM	ROOM		
EQUIP	EQUIPMENT	MECH	MECHANICAL	RO	ROUGH OPENING		
ELEC	ELECTRIC	MFR	MANUFACTURER				
EL	ELEVATION	MIN	MINIMUM	SIM	SIMILAR		
ELEV.	ELEVATOR	MIR	MIRROR	SGT	STRUCTURAL GLAZED TILE		
EMER	EMERGENCY	MISC	MISCELLANEOUS	STL	STEEL		
EMT	ELECTRICAL METALLIC TUBING	MO	MASONRY OPENING	STR	STRUCTURE		
EQ.	EQUAL	MR	MOISTURE RESISTANT	STO	STORAGE		



TRUE NORTH PLAN NORTH



CONCEPT PLAN	
50% SUBMISSION	
6/25/19	
8/21/19	
1	
2	

SEAL

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 number _____, expiration date _____.

**BENJAMIN PROPERTY
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1512 E. BALTIMORE STREET
BALTIMORE, MD 21231

COVER PAGE

DRAWING NO.
G000

SCALE: As indicated
JOB NO.: 18-012
DATE: AUGUST 2019
DESIGNED BY: KA
DRAWN BY: KA
CHECKED BY: KS
APPROVED BY: KS

STANDARDS AND REGULATIONS

- 1) CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMANCE WITH APPLICABLE BUILDING CODES, REGULATIONS, ORDINANCES, UTILITY PROVIDER REQUIREMENTS, AND SIMILAR STANDARDS.
- 2) CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS OF THE WORK. CONTRACTOR SHALL REGULARLY UPDATE OWNER AND ARCHITECT REGARDING THE STATUS OF INSPECTIONS.
- 3) CONTRACTOR SHALL COORDINATE WORK WITH APPLICABLE UTILITY PROVIDERS.
- 4) CONTRACTOR SHALL BE FAMILIAR WITH REQUIREMENTS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH REFERENCED FIRE-RATED ASSEMBLY TESTS AND STANDARDS.
- 5) SHOULD THE CONTRACTOR ENCOUNTER ANY HAZARDOUS MATERIAL, CONTRACTOR TO STOP WORK AND NOTIFY ARCHITECT.
- 6) ALL INTERIOR THROUGH-WALL AND THROUGH-FLOOR PENETRATIONS SHALL BE FIRE-RATED. REFER TO APPLICABLE UL RATED ASSEMBLY.

ADMINISTRATION OF THE WORK:

- 1) CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, AND SEQUENCES OF CONSTRUCTION AND DIMENSIONS.
- 2) CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SAFETY OF ALL CONSTRUCTION PERSONNEL AND AUTHORIZED VISITORS AT THE SITE.
- 3) CONTRACTOR SHALL BECOME FULLY ACQUAINTED WITH CONDITIONS RELATED TO THE WORK. ANY KNOWN DISCREPANCIES BETWEEN THE DOCUMENTS AND THE ACTUAL CONDITIONS SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH WORK RELATED TO THE DISCREPANCY.
- 4) CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL CONSTRUCTION AND DEMOLITION DEBRIS. CONTRACTOR SHALL OBTAIN APPROVAL OF OWNER FOR DETAILS RELATING TO THE REMOVAL OF TRASH, INCLUDING SUCH ISSUES AS PATH OF TRAVEL, LOCATION OF CHUTES AND DUMPSTERS, ETC., PRIOR TO REMOVAL OF DEBRIS. CONTRACTOR SHALL CLEAN AND REPAIR ANY DAMAGES TO EXISTING ITEMS SOILED OR DAMAGED BY THE DEBRIS REMOVAL PROCESS. IF CLEANING AND/OR REPAIR DOES NOT RETURN ITEMS TO ORIGINAL CONDITION CONTRACTOR SHALL INSTALL NEW ITEMS.
- 5) CONTRACTOR SHALL BECOME FAMILIAR WITH AND COMPLY WITH OWNER'S PROCEDURES FOR MAINTAINING A SECURE SITE AND BUILDING.
- 6) EACH INSTALLER SHALL EXAMINE ALL SUBSTRATE CONDITIONS AND/OR SITE CONDITIONS WHICH AFFECT THE QUALITY OF EACH PRODUCT TO BE INSTALLED. IF ANY CONDITIONS EXIST WHICH WILL HAVE A DETRIMENTAL EFFECT ON THE QUALITY OF THE INSTALLATION, THE INSTALLER SHALL IMMEDIATELY NOTIFY THE CONTRACTOR. INSTALLATION SHALL NOT PROCEED UNTIL THE UNSATISFACTORY CONDITIONS ARE CORRECTED. INSTALLATION SHALL SIGNIFY ACCEPTANCE OF THE CONDITIONS.
- 7) CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS ON THE SITE AT ALL TIMES.
- 8) CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COORDINATION EFFORTS OF ALL SUBCONTRACTORS.
- 9) CONTRACTOR SHALL LAY OUT ALL WORK AS SOON AS POSSIBLE. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER FOR RESOLUTION PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
- 10) CONTRACTOR TO PROTECT ALL EXISTING FURNISHINGS, EQUIPMENT AND FINISHES THAT ARE TO REMAIN DURING CONSTRUCTION.
- 11) CONTRACTOR TO PROTECT AND STORE ALL REMOVED EXISTING EQUIPMENT AND FIXTURES DURING CONSTRUCTION.
- 12) ANY DAMAGE TO EXISTING FURNISHINGS, EQUIPMENT, AND FINISHES DURING CONSTRUCTION ARE TO BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE.

USE OF CONSTRUCTION DOCUMENTS:

- 1) DO NOT SCALE DRAWINGS. ONLY WRITTEN DIMENSIONS OR KEYED NOTES SHALL BE USED. CONTACT ENGINEER IF CLARIFICATION OR ADDITIONAL INFORMATION IS REQUIRED.
- 2) THE DRAWINGS ARE SCHEMATIC IN NATURE. MODIFICATIONS IN DUCTS, PIPING, CONDUIT AND WIRING MAY BE REQUIRED TO ACCOMMODATE ACTUAL FIELD CONDITIONS.
- 3) DRAWINGS SHALL NOT BE REPRODUCED FOR SUBMITTALS.
- 4) DIMENSIONS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:
 - A) TO FACE OF GYPSUM WALLBOARD.
 - B) TO CENTERLINE OF COLUMNS.
 - C) TO TOP OF FLOOR SLAB.
 - D) TO BOTTOM OF FINISHED CEILING.
 - E) TO FACE OF MASONRY.

DEFINITIONS:

- 1) "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE AND/OR TO INSTALL NEW CONSTRUCTION ADJACENT TO EXISTING CONSTRUCTION WITHOUT ANY VISIBLE JOINTS OR SURFACE IRREGULARITIES.
- 2) "CLEAR" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS NOT ADJUSTABLE WITHOUT APPROVAL OF THE ARCHITECT. CLEAR DIMENSIONS ARE TYPICALLY TO FINISH FACE.
- 3) "MAXIMUM" OR "MAX" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS SLIGHTLY ADJUSTABLE BUT MAY NOT VARY TO A DIMENSION OR QUANTITY GREATER THAN THAT SHOWN WITHOUT APPROVAL OF THE ENGINEER.
- 4) "MINIMUM" OR "MIN" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS SLIGHTLY ADJUSTABLE BUT MAY NOT VARY TO A DIMENSION OR QUANTITY LESS THAN THAT SHOWN WITHOUT APPROVAL OF THE ENGINEER.
- 5) "TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION OR DIMENSION IS THE SAME OR REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT.
- 6) "+/-" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE DIMENSION OR QUALITY IS SLIGHTLY ADJUSTABLE TO ACCOMMODATE ACTUAL CONDITIONS. FIELD VERIFICATION AND COORDINATION WITH OTHER ELEMENTS MIGHT BE NECESSARY.

PROPOSED SPECIFICATION LIST

- | | |
|-----------|---|
| 012500 | SUBSTITUTION PROCEDURES |
| 013100 | PROJECT MANAGEMENT AND COORDINATION |
| 013300 | SUBMITTAL PROCEDURES |
| 016000 | PRODUCT REQUIREMENTS |
| 017300 | EXECUTION |
| 017700 | CLOSEOUT PROCEDURES |
| 017823 | OPERATION AND MAINTENANCE DATA |
| 024119 | SELECTIVE DEMOLITION |
| 061000 | ROUGH CARPENTRY |
| 061600 | SHEATHING |
| 062023 | INTERIOR FINISH CARPENTRY |
| 064113 | WOOD-VENEER FACED ARCHITECTURAL CABINETS? |
| 064300 | WOOD STAIRS AND RAILINGS |
| 072600 | VAPOR RETARDERS |
| 078413 | PENETRATION FIRESTOPPING |
| 078443 | JOINT FIRESTOPPING |
| 079200 | JOINT SEALANTS |
| 081113 | HOLLOW METAL DOORS AND FRAMES |
| 081416 | FLUSH WOOD DOORS |
| 083513 | FOLDING DOORS |
| 085113 | ALUMINUM WINDOWS |
| 087100 | DOOR HARDWARE |
| 092900 | GYPSUM BOARD |
| 093013 | CERAMIC TILE? |
| 096400 | WOOD FLOORING? |
| 096816 | SHEET CARPETING? |
| 099113 | EXTERIOR PAINTING |
| 099123 | INTERIOR PAINTING |
| 102800 | TOILET, BATH, AND LAUNDRY ACCESSORIES |
| 104416 | FIRE EXTINGUISHERS |
| 105500.13 | USPS-DELIVERY POSTAL SPECIALTIES |



TRUE NORTH PLAN NORTH



CONCEPT PLAN	50% SUBMISSION																		
		1	6/25/19																
		2	8/21/19																

SEAL

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 BALTIMORE, MD 21231

**GENERAL NOTES AND
 SPECIFICATIONS**

DRAWING NO.

G001

SCALE:

JOB NO.: 18-012

DATE: AUGUST 2019

DESIGNED BY: KA

DRAWN BY: KA

CHECKED BY: KS

APPROVED BY: KS

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CONCEPT PLAN
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DEMOLITION PLANS

DRAWING NO.

AD100

SCALE: 1/4" = 1'-0"

JOB NO.: 18-012

DATE: AUGUST 2019

DESIGNED BY: KA

DRAWN BY: KA

CHECKED BY: KS

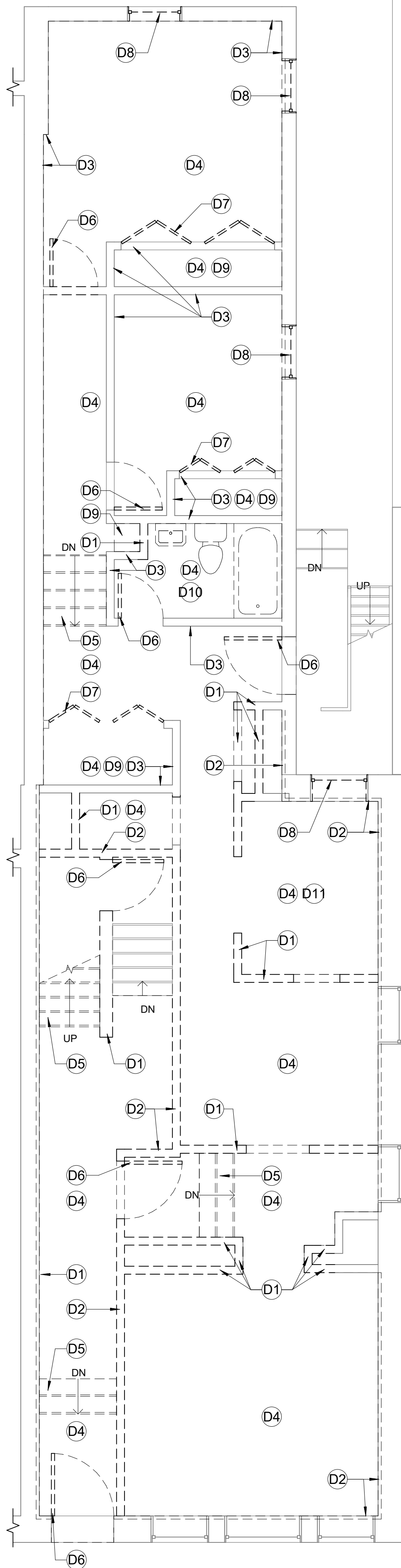
APPROVED BY: KS

GENERAL NOTES:

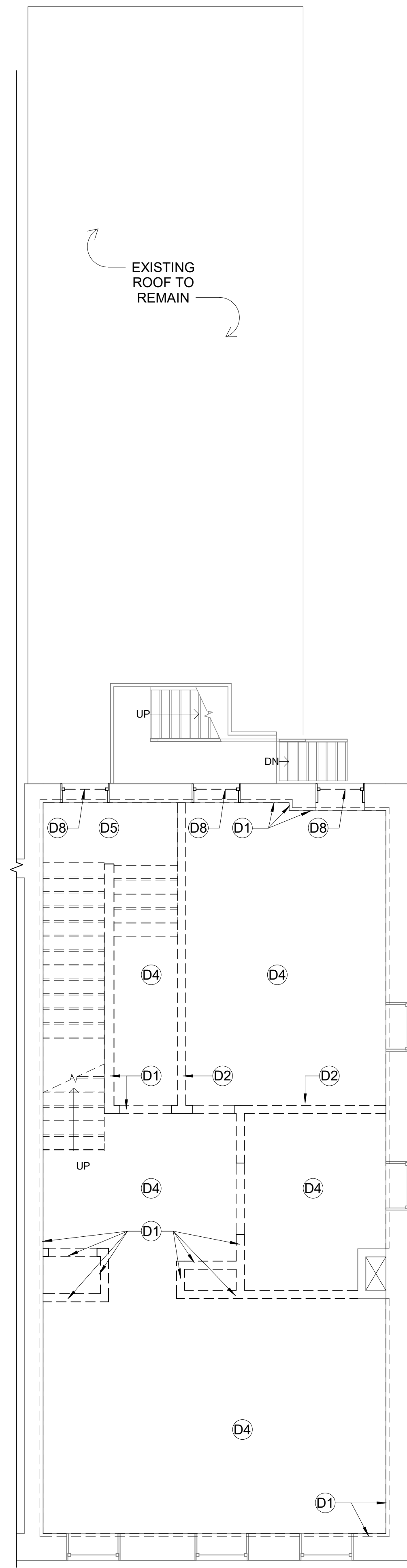
- CONTRACTOR SHALL REMOVE GARBAGE, TRASH, AND DEBRIS, INCLUDING RANDOMLY LOCATED APPLIANCES

DEMOLITION NOTES:

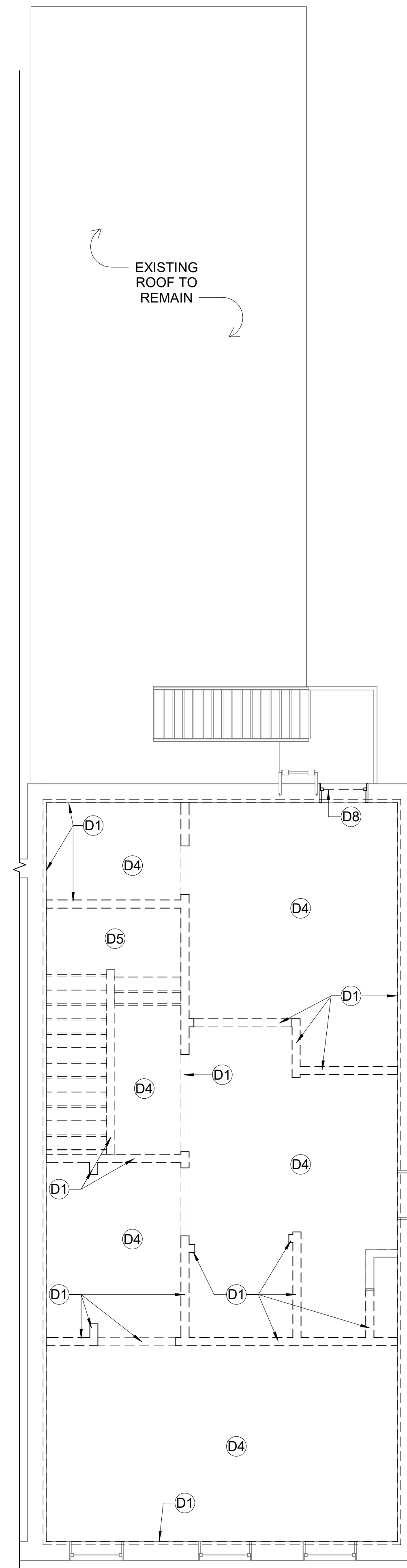
- D1 REMOVE GWB, WOOD STUD WALL/CLG, AND REMOVE VINYL WALL BASE
- D2 DISMANTLE ALL GWB WALL/CLG FINISH (WOOD STUD TO REMAIN), BOTH SIDES OF WOOD STUD WHERE APPLICABLE. REMOVE VINYL WALL BASE
- D3 CUT AND DISMANTLE DAMAGED PORTIONS OF GWB WALL FINISH, BOTH SIDES OF WOOD WHERE APPLICABLE. REMOVE VINYL WALL BASE
- D4 DISMANTLE VCT FLOOR FINISH AND SUBSTRATE (WOOD JOIST TO REMAIN)
- D5 REMOVE WOOD STAIR, LANDING, RAILINGS, AND ASSOCIATED ACCESSORIES
- D6 REMOVE WOOD DOOR, FRAME AND HARDWARE
- D7 REMOVE FOLDING DOOR, TRACK AND HARDWARE
- D8 REMOVE WINDOW, FRAME, HARDWARE, TRIM, FURNISHINGS AND WOOD SILL (MASONRY SILL TO REMAIN)
- D9 REMOVE SHELVING
- D10 REMOVE FLOOR MOUNTED TOILET, WALL MOUNTED SINK, BATHTUB/SHOWER, MIRROR, SHELVING, CERAMIC TILE WALL FINISH, SHOWER ROD, TOWEL BAR, AND ASSOCIATED ACCESSORIES (TEMPORILY CAP PLUMBING)
- D11 REMOVE COUNTER, BACKSPLASH, SINK, BASE/ WALL CABINTRY, WALL PAPER WALL FINISH, REFRIGERATOR, STOVE, DISHWASHER AND ASSOCIATED ACCESSORIES/ HARDWARE



① FIRST FLOOR DEMOLITION PLAN
 1/4" = 1'-0"



② SECOND FLOOR DEMOLITION PLAN
 1/4" = 1'-0"



③ THIRD FLOOR DEMOLITION PLAN
 1/4" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL REPAIR AND REPLACE DAMAGED WOOD FRAMING TO REMAIN.
2. CONTRACTOR SHALL REPLACE AND REPAIR DAMAGED AND DETERIORATED WOOD FLOOR JOISTS, BEAMS AND FRAMING
3. CONTRACTOR SHALL CLEAN AND ABATE MOLD THROUGHOUT ENTIRE BUILDING INTERIOR FOLLOWING ENVIRONMENTAL PROTECTION AGENCY (EPA) RECOMMENDATION. PROVIDE A REPORT FROM A MARYLAND CERTIFIED INDUSTRIAL HYGIENIST CERTIFYING THE REMOVAL OF MOLD AND OTHER HAZAROUS MATERIAL.
4. CONTRACTOR SHALL TREAT WOOD JOIST, WOOD FRAMING AND MASONRY TO REMAIN WITH EPA REGISTERED ANTIMICROBIAL, DISINFECTANT AND SANITIZER.

CONSTRUCTION NOTES:

- C1 CLEAN, SCRAPE, REPAIR AND REPOINT MASONRY WALL, APPLY BRICK SEALANT
- C2 REPAIR GWB TO REMAIN, INFILL CUT AND DISMANTLED PORTIONS OF GWB, AND PRIME EXPOSED FACE OF GWB FOR FINISH
- C3 PROVIDE AND INSTALL FLOOR SUBSTRATE, PRIME EXPOSED FACE FOR FINISH
- C4 PROVIDE AND INSTALL WOOD STAIR, LANDING, RAILINGS, AND ASSOCIATED ACCESSORIES
- C5 PROVIDE AND INSTALL SHELVING
- C6 PROVIDE AND INSTALL FLOOR JOIST AND SUBSTRATE, PREP FOR FINISH
- C7 PERFORM FIRE ESCAPE LOAD TEST. REPAIR, PRIME AND PAINT FIRE ESCAPE
- C8 PROVIDE AND INSTALL WALL MOUNTED 3-DOOR MAIL RECEPTACLE
- C9 CLEAN, PATCH AND REPAIR DRYVIT WALL FINISH

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1 6/25/19

2 8/21/19

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NEW WORK PLANS

DRAWING NO.

A100

SCALE: 1/4" = 1'-0"

JOB NO.: 18-012

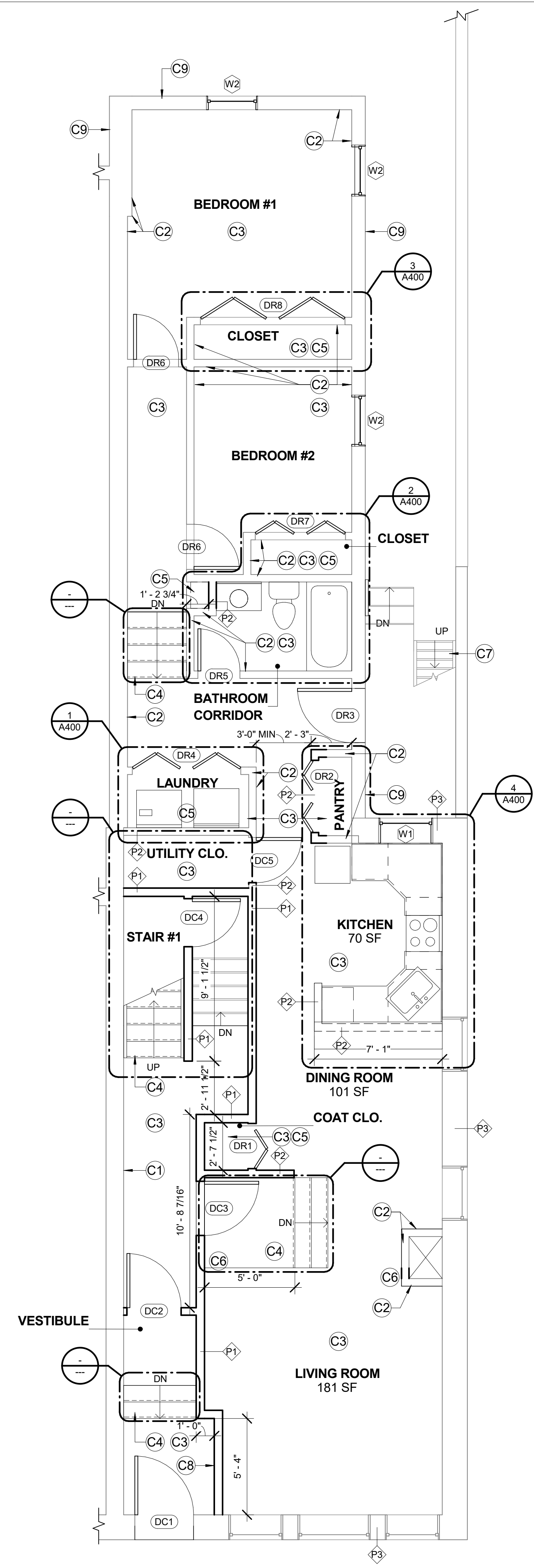
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DESIGNED BY: KA

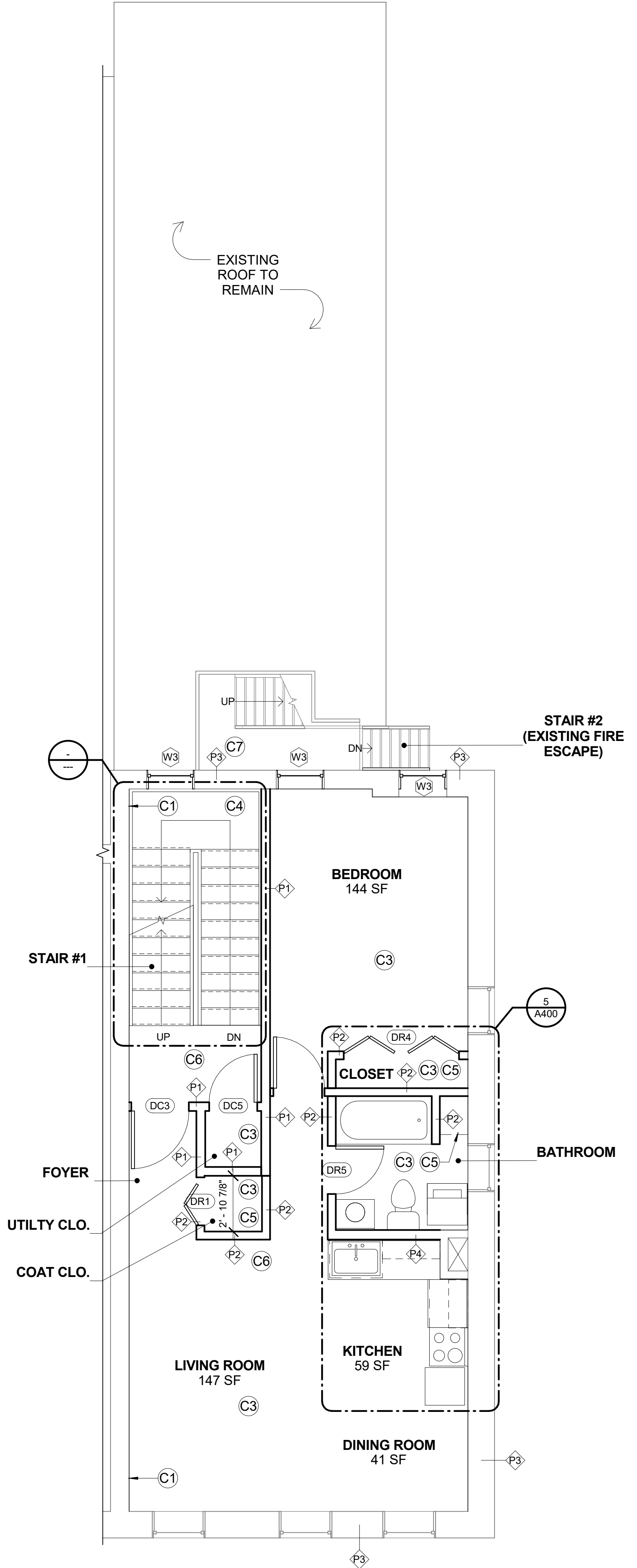
DRAWN BY: KA

CHECKED BY: KS

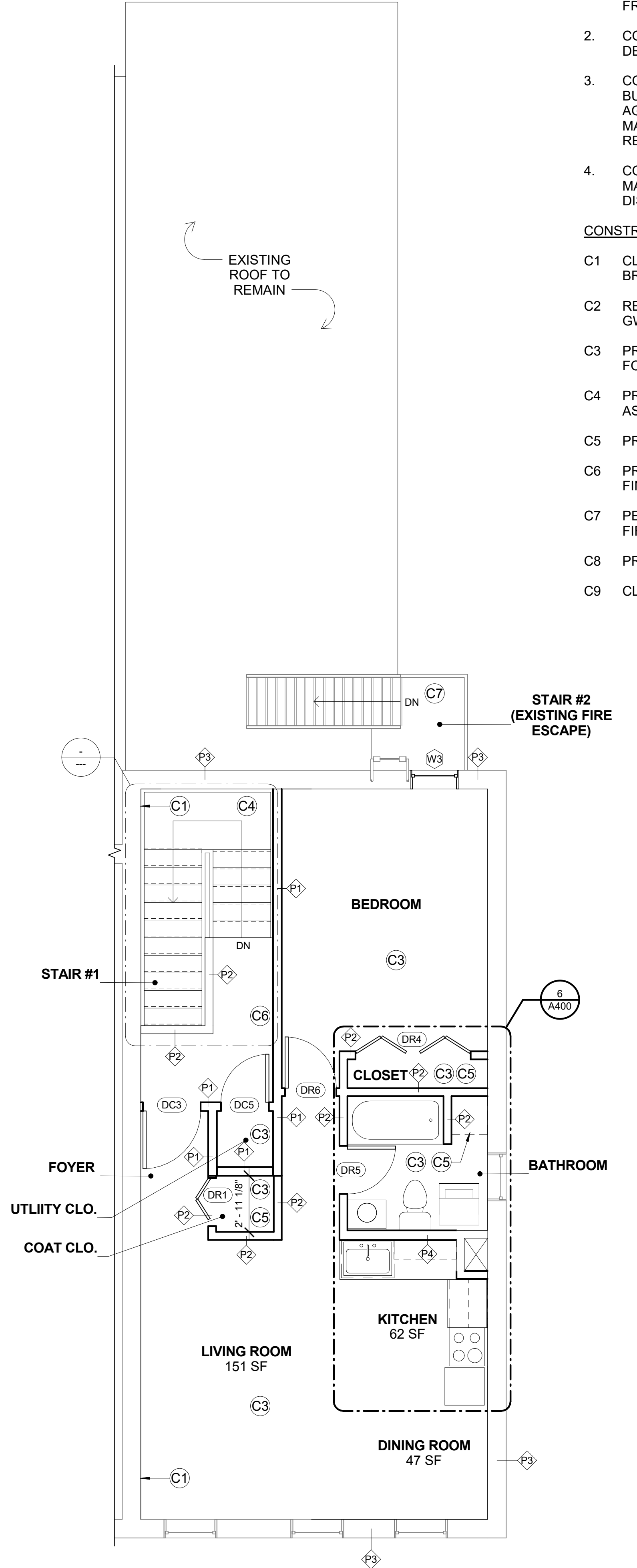
APPROVED BY: KS



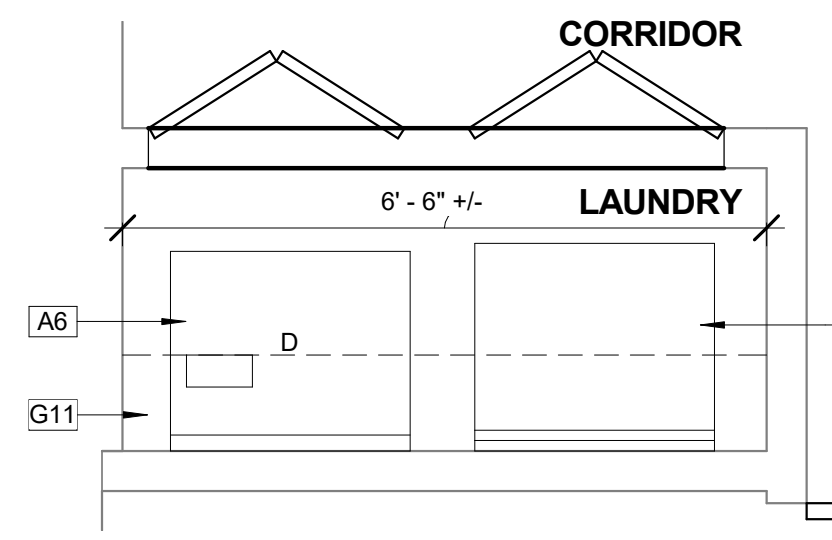
1 FIRST FLOOR NEW WORK PLAN
 1/4" = 1'-0"



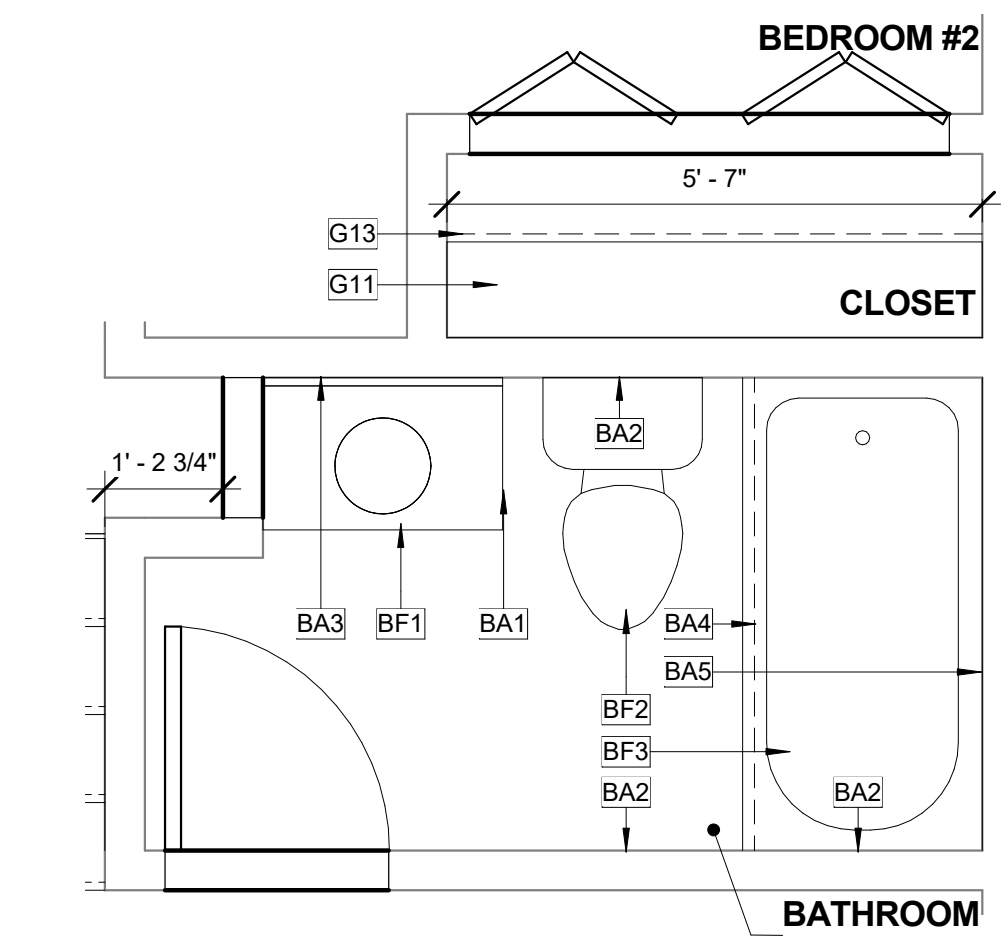
2 SECOND FLOOR NEW WORK PLAN
 1/4" = 1'-0"



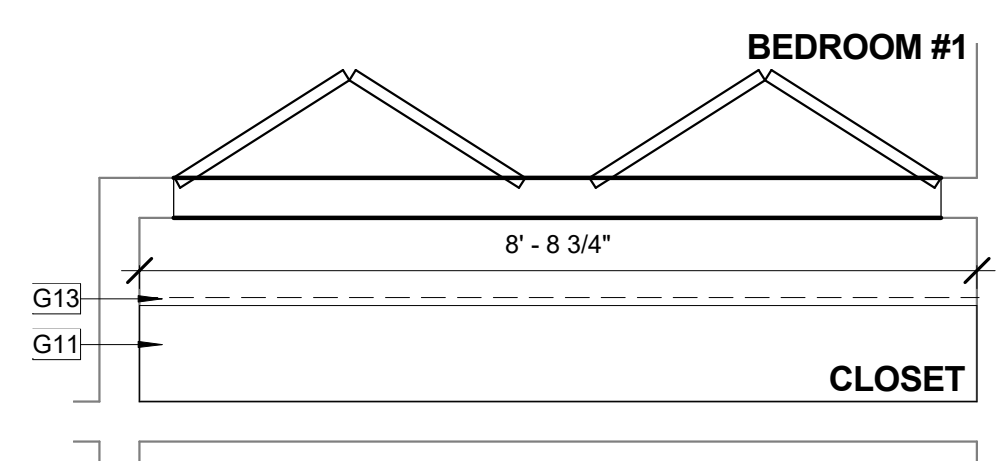
3 THIRD FLOOR NEW WORK PLAN
 1/4" = 1'-0"



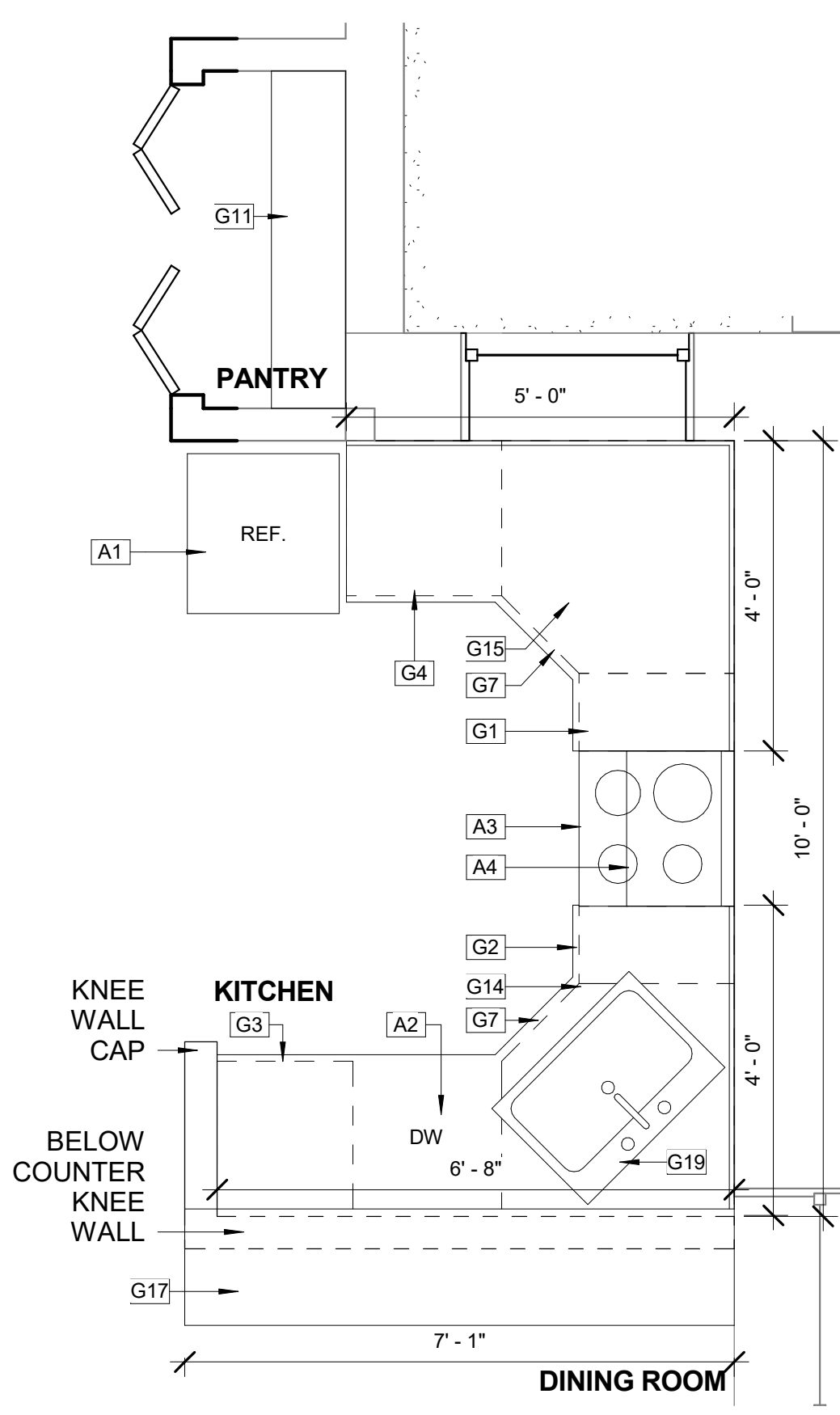
1 FIRST FLOOR LAUNDRY CLOSET PLAN
1/2" = 1'-0"



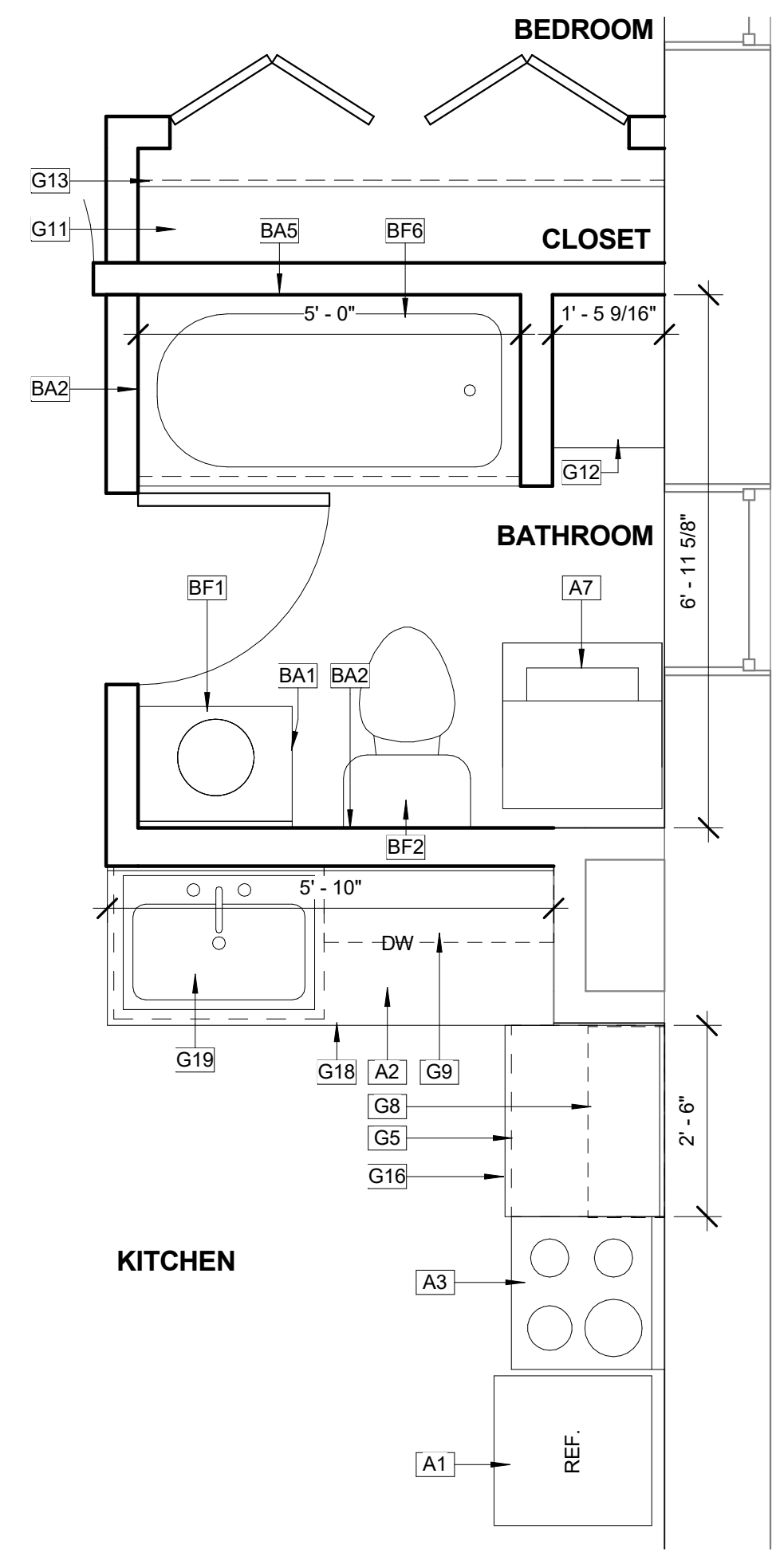
2 FIRST FLOOR BATHROOM PLAN
1/2" = 1'-0"



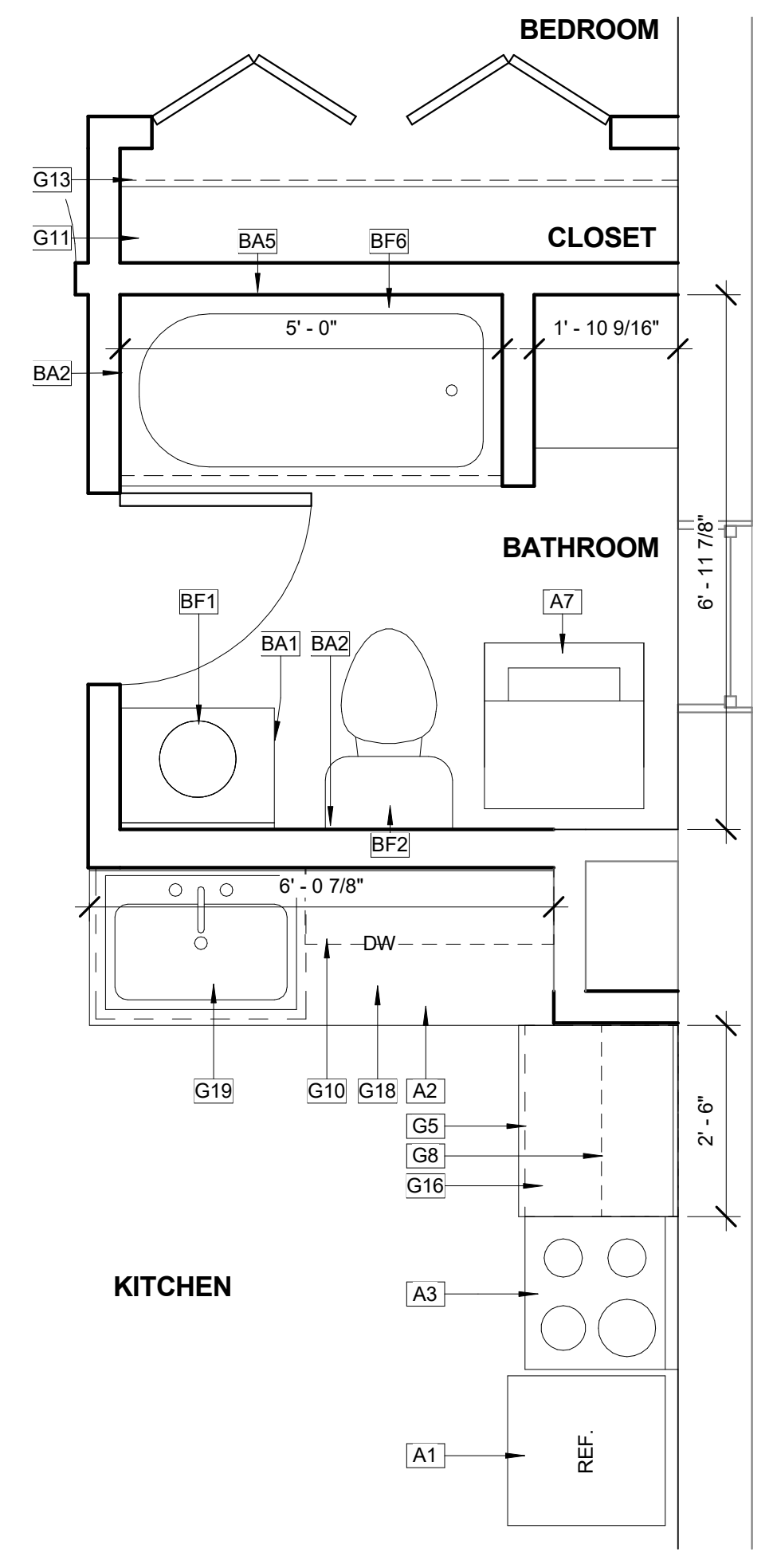
3 FIRST FLOOR BEDROOM CLOSET PLAN
1/2" = 1'-0"



4 FIRST FLOOR KITCHEN PLAN
1/2" = 1'-0"



5 SECOND FLOOR BATHROOM/ KITCHEN/
BEDROOM CLO. PLAN
1/2" = 1'-0"



6 THIRD FLOOR BATHROOM/ KITCHEN/
BEDROOM CLO. PLAN
1/2" = 1'-0"

BATHROOM FIXTURE AND ACCESSORIES SCHEDULE						
MARK	DESCRIPTION	QUANTITY	INSTALLATION TYPE	MOUNTING HGT	BASIS OF DESIGN	NOTES
BF1	TOILET	3	FLOOR MOUNTED			
BF2	SINK W/ VANITY	3				
BF3	BATHTUB	3				BATHTUB & SHOWER COMBO FAUCET
BA1	TOILET TISSUE DISPENSER	3	WALL MOUNTED			
BA2	TOWEL BAR	7	WALL MOUNTED			
BA3	MEDICINE CABINET W/ MIRROR	3	WALL MOUNTED			
BA4	SHOWER ROD	3	WALL MOUNTED			
BA5	SOAP DISH	3	WALL MOUNTED			

APPLIANCE SCHEDULE			
MARK	DESCRIPTION	BASIS OF DESIGN	NOTES
A1	REFRIGERATOR		
A2	DISHWASHER		
A3	STOVE		
A4	MICROWAVE W/ FAN		
A5	WASHER		
A6	DRYER		
A7	WASHER/ DRYER (STACKED)		

CASEWORK SCHEDULE						
MARK	DESCRIPTION	TYPE	WIDTH	DEPTH	HEIGHT	NOTES
G1	BASE CABINET	SINGLE DOOR	12	24"	34"	
G2	BASE CABINET	(4) DRAWER	12	24"	34"	
G3	BASE CABINET	SINGLE DOOR	21"	24"	34"	
G4	BASE CABINET	SINGLE DOOR	24"	24"	34"	
G5	BASE CABINET	DOUBLE DOOR	30"	24"	34"	
G6	BASE CABINET	DOUBLE DOOR	33"	24"	34"	
G7	BASE CABINET	CORNER SINGLE DOOR	36"	36"	34"	
G8	WALL CABINET	DOUBLE DOOR	30"	12"	30"	
G9	WALL CABINET	DOUBLE DOOR	36"	12"	30"	
G10	WALL CABINET	DOUBLE DOOR	39"	12"	30"	
G11	SHELVING	WALL MOUNTED	AS SHOWN	12"	AS SHOWN	
G12	SHELVING	WALL MOUNTED	AS SHOWN	24"	AS SHOWN	
G13	CLOSET ROD	WALL MOUNTED	2 1/2" DIA		60"	
G14	COUNTERTOP	L SHAPED WITH SINK HOLE	AS SHOWN	25"	AS SHOWN	
G15	COUNTERTOP	L SHAPED	AS SHOWN	25"	AS SHOWN	
G16	COUNTERTOP		AS SHOWN	25"	AS SHOWN	
G17	COUNTERTOP		AS SHOWN	18"	AS SHOWN	
G18	COUNTERTOP	WITH SINK HOLE	AS SHOWN	25"	AS SHOWN	
G19	SINK	KITCHEN COUNTER MOUNT	30"	21"	AS SHOWN	
G20	BASE CABINET	FILLER PULLOUT	5"			
G21	BASE CABINET	SINGLE DOOR	9"	24	34	

- GENERAL CASEWORK NOTES:
- ALL CABINET HEIGHTS INCLUDE COUNTER TOPS, DIMENSIONS ARE TO THE NEAREST INCH
 - DIMENSIONS IN CASEWORK ARE SHOWN FOR CLARITY AND DO NOT REPRESENT BREAKS IN THE COUNTERTOP
 - PROVIDE CONTINUOUS COUNTERTOP OVER ALL SIMILAR HEIGHT CASEWORK
 - DASHED LINES INDICATE WALL-MOUNTED CABINETS AND FURNITURE/EQUIPMENT
 - ALL EXPOSED SURFACES (EXPOSED TO VIEW FROM ANY PERSPECTIVE) TO BE COVERED WITH FINISH USED
 - ALL CASEWORK WHICH MEETS A WALL AT ONE OR BOTH ENDS TO BE PROVIDED WITH FILLER PANELS AND SCRIBED TO THE WALL(S) AS REQUIRED
 - PROVIDE ADEQUATE BLOCKING IN STUDS AND AT MASONRY WALLS FOR WALL-MOUNTED CASEWORK, EQUIPMENT, AND SPECIALITIES
 - CONTRACTOR TO VERIFY IN FIELD ALL OPENINGS PRIOR TO CASEWORK FABRICATION
 - CASEWORK DRAWINGS DIAGRAMMATIC IN NATURE TO SHOW DESIGN INTENT. ALL WORK SHALL BE DONE IN ACCORDANCE WITH SPECIFICATIONS. CONSTRUCTION DETAILS SHALL BE SUBMITTED IN SHOP DRAWINGS AND ARE SUBJECT TO ARCHITECT APPROVAL

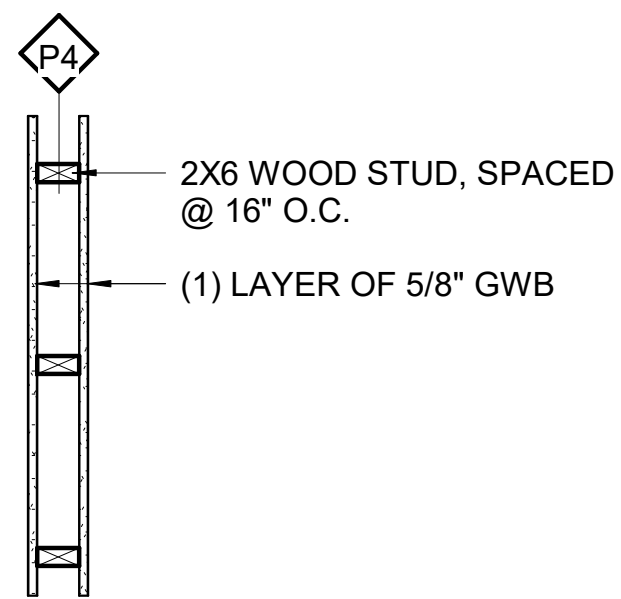
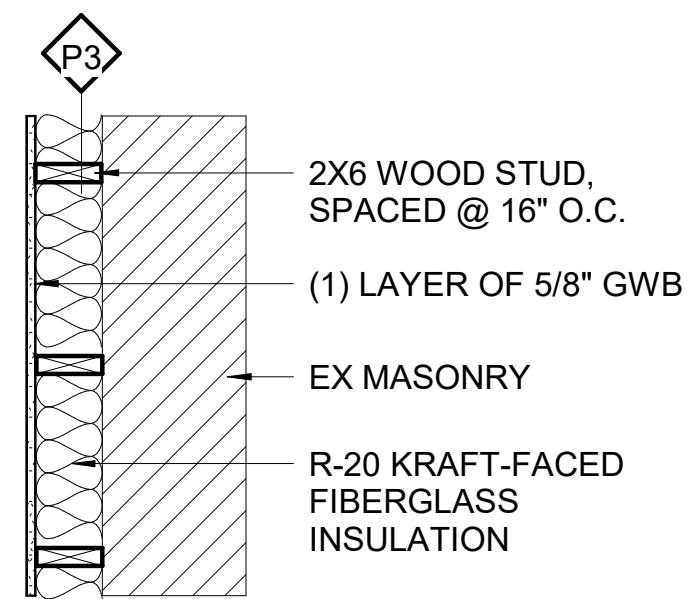
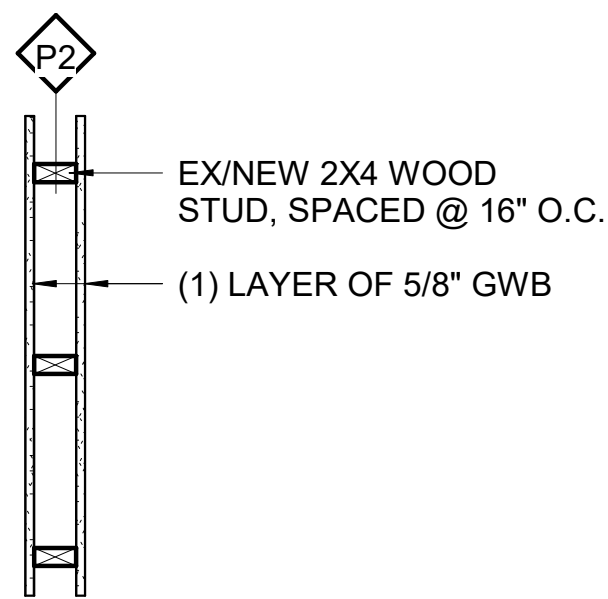
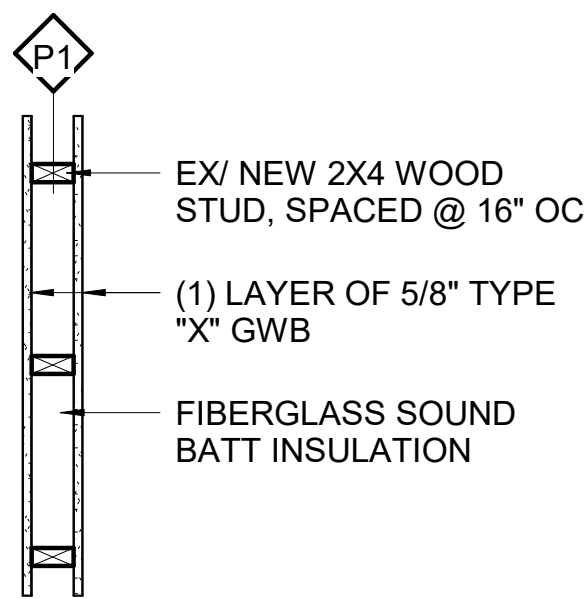
TRUE NORTH PLAN NORTH

CONCEPT PLAN	50% SUBMISSION
1 6/25/19	
2 8/21/19	

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 number _____, expiration date _____.

BENJAMIN PROPERTY REPAIR AND RENOVATION
1512 E. BALTIMORE STREET
BALTIMORE, MD 21231

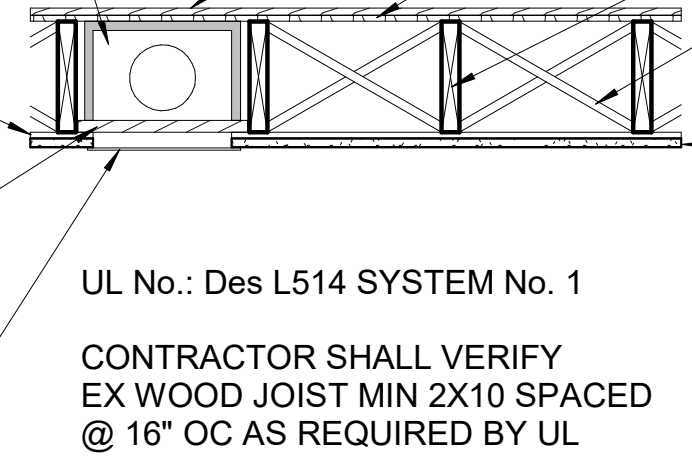
BATHROOM, KITCHEN, AND CASEWORK- LARGE SCALE PLANS, ELEVATIONS, SECTIONS AND SCHEDULES



UL #: U305
 CONTRACTOR SHALL VERIFY EX WOOD STUD SPACED @ 16\"/>

① PARTITION TYPES
 3/4\"/>

CLG DAMPER, INSTALL IN ACCORDANCE WITH UL REQUIREMENTS
 25 GA GALV STL RESILIENT CHANNEL, SPACED @ 24\"/>



5/8\"/>
 1/2\"/>
 EX 2 X 10 WOOD JOIST
 1 X 3 WOOD CROSS BRACING, SPACED @ 8\"/>
 5/8\"/>

② FLOOR TYPES
 3/4\"/>

GENERAL SHEET NOTE:
 1. CONTRACTOR SHALL REVIEW UL SYSTEM AND INSTALL BASED ON REQUIREMENTS AND RECOMMENDATIONS TO ACHIEVE APPROVED UL NUMBER

Arch
 Sherrill + Partners + Architects, Inc.
 Architecture Planning Inspections Interiors
 3613 Milford Mill Rd.
 Windsor Mill, MD 21244
 443-565-0432

Je
 Johnson Consulting Engineers, Inc.
 150 W. 25th Street Baltimore, Maryland 21219
 Tel: 410-238-0207 Fax: 410-238-0246
 Email: info@jceengineers.net

TRUE NORTH PLAN NORTH

CONCEPT PLAN	50% SUBMISSION
6/25/19	8/21/19
1	2

SEAL

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 number _____, expiration date _____.

BENJAMIN PROPERTY APARTMENT REPAIR AND RENOVATION
 1512 E. BALTIMORE STREET
 BALTIMORE, MD 21231

PARTITION, FLOOR, DOOR, AND WINDOW-TYPES AND SCHEDULES

DRAWING NO.	A600
SCALE:	3/4\"/>
JOB NO.:	18-012
DATE:	AUGUST 2019
DESIGNED BY:	KA
DRAWN BY:	KA
CHECKED BY:	KS
APPROVED BY:	KS

TRUE NORTH PLAN NORTH



CONCEPT PLAN	
	50% SUBMISSION
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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 number _____, expiration date _____.

BENJAMIN PROPERTY REPAIR AND RENOVATION
 1512 E. BALTIMORE STREET
 BALTIMORE, MD 21231

MECHANICAL COVER SHEET

DRAWING NO.

M000

SCALE: AS SHOWN

JOB NO.: 18-012

DATE: AUGUST 2019

DESIGNED BY: TM

DRAWN BY: TM

CHECKED BY: TM

APPROVED BY: MW

MECHANICAL SPECIFICATIONS

- ALL NEW DUCTWORK SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE MOST RECENT SMACNA STANDARDS. RIGIDITY CLASS, DIMENSIONS OF TRANSVERSE JOINTS AND INTERMEDIATE REINFORCEMENT SHALL BE IN ACCORDANCE WITH THE PHYSICAL SPACE LIMITATIONS OF PROJECT. THE ENTIRE AIR DISTRIBUTION SYSTEM INCLUDING ALL BRANCH DUCTWORK AND DIFFUSER CONNECTIONS SHALL BE SEALED AS REQUIRED TO PREVENT AIR LEAKAGE IN EXCESS OF 5 %. DUCT SEALANT HAVE A FIRE HAZARD RATING NOT TO EXCEED 25 FLAME SPREAD AND 50 SMOKE DEVELOPED. ALL SQUARE THROAT 90 ELBOWS SHALL HAVE TURNING VANES. FIBERGLASS DUCTWORK WILL NOT BE ACCEPTABLE.
- ALL DUCTWORK DIMENSIONS SHOWN ARE INSIDE CLEAR DIMENSIONS. DUCTWORK SIZES SHOWN DO NOT ACCOUNT FOR DUCTWORK LINER OR INSULATION WRAP THICKNESS.
- RETURN AIR DUCTWORK SHALL BE INTERNALLY INSULATED WITH 1" THICK FIBERGLASS DUCT LINER WITH FIRE-RESISTANT COATING ON THE SURFACE FACING THE AIR STREAM. DUCT LINER SHALL BE 2-LB DENSITY WITH A MAXIMUM THERMAL CONDUCTIVITY (K) OF 0.26 AT 75 DEGREES F. ALL SUPPLY AND EXHAUST DUCTWORK SHALL BE EXTERNALLY INSULATED WITH A FIBERGLASS FLEXIBLE BLANKET TYPE OF INSULATION 0.6 LB DENSITY, 1-1/2" THICK WITH VAPOR BARRIER FACING, UNLESS OTHERWISE NOTED ON PLANS.
- ALL NEW FLEXIBLE DUCT SHALL BE INSULATED WITH FIBERGLASS VAPOR JACKET HAVING A MAXIMUM THERMAL CONDUCTIVITY (K) OF 0.23 AT 75 DEGREES F. NEW FLEXIBLE DUCT SHALL BE WOUND SPIRAL ALUMINUM HELIX OR REINFORCED ALUMINUM FOIL FABRIC LOCKED INTO A SPIRAL ALUMINUM HELIX SUITABLE FOR A POSITIVE WORKING PRESSURE OF AT LEAST 3" W.G. NEW FLEXIBLE DUCT SHALL BE FLEXMASTER TYPE 3, TYPE 5, TYPE 8 OR APPROVED EQUAL.
- ALL LINER AND INSULATION SHALL HAVE A COMPOSITE (INSULATION, JACKET OR FACING, AND ADHESIVE) FIRE HAZARD RATING NOT TO EXCEED 25 FLAME SPREAD AND 50 SMOKE DEVELOPED AS DETERMINED BY THE APPLICABLE UL OR ASTM STANDARD. ACCESSORIES SUCH AS COATINGS, TAPES, AND ADHESIVES SHALL HAVE THE SAME COMPONENT RATINGS. INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN RECOMMENDATIONS.
- THE MAXIMUM LENGTH OF FLEXIBLE DUCTWORK SHALL NOT EXCEED 8'-0". WHERE A LENGTH GREATER THAN 8'-0" OCCURS, CONTRACTOR SHALL EXTEND THE DUCTWORK WITH EXTERNALLY INSULATED ROUND SHEET METAL OF THE SAME SIZE AS THE FLEXIBLE DUCT.
- FLEXIBLE DUCTWORK SHALL NOT EXTEND THROUGH FULL HEIGHT PARTITIONS. CONTRACTOR SHALL EXTEND ROUND DUCTWORK THROUGH FULL HEIGHT PARTITIONS BEFORE CONNECTING FLEXIBLE DUCTWORK.
- PROVIDE SPIN COLLAR BRANCH FITTINGS, CONSTRUCTED OF GALVANIZED STEEL, WITH VOLUME DAMPER AT ALL NEW ROOM BRANCH TAPS SERVING ALL SUPPLY AIR CEILING DIFFUSERS AND EXHAUST AIR CEILING GRILLES, OR REGISTERS. WHERE THE DEPTH OF THE DUCTWORK WILL NOT PERMIT A SPIN COLLAR FITTING, PROVIDE AN EQUIVALENT FLAT OVAL CONNECTION WITH MANUAL VOLUME DAMPER AND AN OVAL TO ROUND TRANSITION FOR EACH DIFFUSER TAP.
- UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL DUCTWORK SHALL BE INSTALLED AS CLOSE TO THE BOTTOM OF THE STRUCTURE AS POSSIBLE. ALL DUCTWORK SHALL BE INSTALLED TO MAXIMIZE CLEARANCE BETWEEN THE BOTTOM OF DUCTWORK AND THE TOP OF CEILING CONSTRUCTION. DUCTWORK SHALL BE CONFIGURED, POSITIONED, AND INSTALLED TO PERMIT THE INSTALLATION OF LIGHT FIXTURES. PROVIDE ALL NECESSARY RISES, DROPS, OFFSETS, AND OTHER FITTINGS AS REQUIRED TO ACCOMMODATE THIS CRITERIA. ANY DUCTWORK WHICH MUST TRANSITION AND DROP BELOW PIPING OR OTHER DUCTWORK SHALL TRANSITION BACK TO THE BOTTOM OF THE STRUCTURE IMMEDIATELY.
- PROVIDE FLEXIBLE CONNECTION AT INLETS AND OUTLETS OF ALL UNITS, AND FANS. MATERIAL SHALL BE VENT-FABRICS, INC., "METALEJDE VENTGLAS" OR APPROVED EQUAL. ENDS OF FABRIC MUST BE OVERLAPPED 2" AND GLUED WITH R- H PRODUCTS COMPANY, INC., NUMBER XL8 CONTACT GLUE. SEWING OR STAPLING MAY BE USED IN CONJUNCTION WITH GLUING. AT LEAST ONE INCH SLACK SHALL BE ALLOWED IN ALL FLEXIBLE CONNECTION INSTALLATIONS TO INSURE THAT NO VIBRATION IS TRANSMITTED.
- ALL NEW SUPPLY AIR DIFFUSERS AND EXHAUST OR RETURN AIR GRILLES AND REGISTERS SHALL BE AS INDICATED ON THE DIFFUSER SCHEDULE OR ON THE DRAWINGS. DIFFUSERS SHALL BE SUITABLE FOR INSTALLATION IN THE CEILING TYPE AS SHOWN ON THE ARCHITECTURAL DRAWINGS. NECK SIZE OF DIFFUSER SHALL BE THE SAME AS THE FLEXIBLE SUPPLY DUCT UNLESS OTHERWISE INDICATED. AIR VOLUME SHALL BE AS INDICATED ON THE DRAWINGS. PROVIDE AIR THROW WITH 4-WAY ADJUSTABLE DISCHARGE PATTERN UNLESS OTHERWISE INDICATED.
- THE INSTALLATION OF ALL VIBRATION ISOLATION DEVICES AND SYSTEMS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS AND PROCEDURES OF THE VIBRATION ISOLATOR MANUFACTURER. IT SHALL BE THE RESPONSIBILITY OF THE VIBRATION ISOLATION MANUFACTURER TO COORDINATE THE SELECTION OF PIPING SUPPORTS WITH EQUIPMENT SUPPORTS TO PROVIDE FOR A CAREFULLY ENGINEERED SYSTEM DESIGNED TO ACCOMMODATE FOR EXPANSION AND CONTRACTION WITHOUT CREATING EXCESSIVE STRESSES AT ANY EQUIPMENT CONNECTIONS OR IN ANY PORTION OF THE PIPING.
- ALL NEW VIBRATION ISOLATORS SHALL BE FURNISHED WITH ZINC ELECTROPLATED HARDWARE TO PREVENT CORROSION AND BOLT FREEZE-UP AND TO MAINTAIN ATTRACTIVE APPEARANCE. TO PREVENT CORROSION, STEEL OR CAST IRON HOUSING SHALL BE TREATED BY PHOSPHATING AND PAINTING WHILE ALUMINUM HOUSING SHALL BE ETCHED IN CHROMIUM-COAT SOLUTION AND PAINTED. ISOLATORS EXPOSED TO WEATHER SHALL HAVE THE SPRING CADMIUM PLATED AND NEOPRENE COATED. HOUSINGS SHALL BE OF CAST ALUMINUM, HOT-DIPPED GALVANIZED STEEL, OR STEEL CADMIUM PLATED AFTER FABRICATION. ISOLATORS FOR EQUIPMENT SUBJECT TO WIND LOADING SHALL BE PROVIDED WITH UPLIFT RESTRAINTS.
- PROVIDE TYPE M COPPER PIPING, WITH SOLDER JOINTS AND DRAINAGE-TYPE FITTINGS, FOR ALL CONDENSATE DRAIN PIPING. INSTALL CONDENSATE DRAIN PIPING WITH A SLOPE OF 1/8" PER LINEAR FOOT AND PROVIDE A TRAP AT EACH UNIT. GRAVITY DRAINAGE IS SHOWN ON THE PLANS. IF NOT POSSIBLE, INSTALL A PLENUM RATED CONDENSATE PUMP USING 1" TYPE M COPPER CONDENSATE LINES FOR CONDENSATE PUMP DISCHARGE PIPING. INSTALL A BACKWATER VALVE AT THE DISCHARGE OF ALL CONDENSATE PUMPS.
- REFRIGERANT PIPING SHALL BE SOFT DRAWN TYPE ACR COPPER. MAXIMUM LENGTH OF REFRIGERANT PIPING SHALL BE AS PER MANUFACTURERS REQUIREMENTS. INSULATION
- INSULATE ALL SUPPLY AND "VENTILATION AIR" DUCTWORK "LOCATED INSIDE CONDITIONED SPACE" WHICH IS NOT SOUND BORED (R-6) 1" THICK REFLECTIX BUBBLE WRAP. MAINTAIN 3" CLEARANCE FROM THE DUCT INSULATION TO RECESSED LIGHTING FIXTURES, IF THIS CLEARANCE CANNOT BE CREATED, LIGHT FIXTURES SHALL BE RATED IC FOR INSULATION CONTACT.
- INSULATE ALL CONDENSATE DRAIN PIPING WITH 1/2" THICK FLEXIBLE UNICELLULAR PIPING INSULATION.
- INSULATE ALL REFRIGERANT PIPING WITH 1-1/2" (R-3) THICK FLEXIBLE UNICELLULAR PIPING INSULATION.
- INSTALL ALL INSULATION IN ACCORDANCE WITH ASTM E84. PROVIDE INSULATION WITH A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DEVELOPED RATING OF LESS THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E84.
- MAINTAIN VAPOR BARRIER ON ALL INSULATION APPLIED TO ALL EQUIPMENT, PIPING, OR DUCTWORK WHICH CONVEYS LIQUID OR AIR AT A TEMPERATURE OF LESS THAN 70 DEGREES F.
- PIPING INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED FROM DAMAGE, INCLUDING THAT CAUSED BY SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE AND WIND, AND SHALL PROVIDE SHIELDING FROM SOLAR RADIATION THAT CAN CAUSE DEGRADATION OF THE MATERIAL. ADHESIVE TAPE SHALL NOT BE PERMITTED.

MECHANICAL GENERAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH ALL STATE CODE REQUIREMENTS, LOCAL AUTHORITIES, AND NFPA 90.
- PRIOR TO BID, THE CONTRACTOR SHALL EXAMINE ALL PROJECT DOCUMENTS TO DEVELOP A COMPLETE UNDERSTANDING OF THE PROJECT SCOPE. FAILURE TO REVIEW ALL CONTRACT DRAWINGS AND EXISTING CONDITIONS WILL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PERFORM ALL WORK REQUIRED. THE CONTRACTOR SHALL, UPON REVIEW OF THE DRAWINGS AND EXISTING CONDITIONS, ADVISE THE OWNER OF ANY DISCREPANCIES WHICH WILL AFFECT THE WORK REQUIRED.
- IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO INDICATE FINISHED WORK THAT IS FULLY ADJUSTED, TESTED, AND READY FOR OPERATION. WHEREVER THE WORD "PROVIDE" IS USED, IT SHALL MEAN "FURNISH AND INSTALL COMPLETE AND READY FOR USE", UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL FURNISH AND INSTALL THE COMPLETE AND FUNCTIONAL SYSTEMS REQUIRED, INCLUDING EQUIPMENT, CONTROLS, DUCTWORK, PIPING, WIRING, VALVES, AND ALL OTHER APPURTENANCES AND HARDWARE FOR A COMPLETE SYSTEM.
- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS NECESSARY FOR THE COMPLETE INSTALLATION OF THE EQUIPMENT AS REQUIRED BY CODE WITHOUT ADDITIONAL COST TO THE OWNER, REGARDLESS WHETHER THE ITEMS ARE INDICATED IN THE CONTRACT DRAWINGS OR SPECIFICATIONS. SUCH ITEMS COULD BE, BUT ARE NOT LIMITED TO, SUPPORTS, INSULATION, WIRING, LUBRICATION, MOTOR CONTROLLERS, REFRIGERANTS, START-UP AND SERVICE, ETC.
- THE CONTRACTOR SHALL FURNISH AND INSTALL A FIRST CLASS SYSTEM AND SHALL COMPLETELY COORDINATE WITH ALL OTHER TRADES.
- ALL CONFLICTS WHICH MAY PREVENT THE COMPLETION OF WORK SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL NOT PROCEED WITH RELATED WORK UNTIL THE CONFLICT IS RESOLVED.
- THE CONTRACTOR SHALL INSTALL ALL MECHANICAL AND ELECTRICAL EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- THE CONTRACT DRAWINGS ARE DIAGRAMMATIC AND DO NOT INDICATE ALL COMPONENTS AND ACCESSORIES REQUIRED FOR THE COMPLETE INSTALLATION. THE CONTRACTOR SHALL PROVIDE SUCH ITEMS TO COMPLETE THE ENTIRE SYSTEM AND PLACE IN PROPER OPERATION IN ACCORDANCE WITH APPLICABLE CODES, INDUSTRY STANDARDS, AND EQUIPMENT MANUFACTURER'S RECOMMENDATIONS.
- LOCATIONS OF EQUIPMENT, PIPING, VALVES, ETC. ARE INDICATED DIAGRAMMATICALLY ON THE DRAWINGS. THE CONTRACTOR SHALL OBTAIN EXACT LOCATIONS AND ESTABLISH EXACT DIMENSIONS ON THE JOB SITE AFTER STUDYING THE CONDITIONS.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND ARRANGE FOR ALL INSPECTIONS BY LOCAL AUTHORITIES HAVING JURISDICTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL ADDITIONAL FITTINGS AND REROUTING OF DUCTWORK AS REQUIRED TO ASSURE THE AIR DISTRIBUTION SYSTEMS ARE INSTALLED PROPERLY AND IN ACCORDANCE WITH SMACNA STANDARDS.
- THE CONTRACTOR SHALL INSTALL ALL AIR DISTRIBUTION SYSTEMS SO AS TO NOT INTERFERE WITH THE PLUMBING, STRUCTURAL, ELECTRICAL, ARCHITECTURAL AND FIRE PROTECTION SYSTEMS. THE CONTRACTOR SHALL COORDINATE THIS PROJECT REQUIREMENT.
- EXISTING AIR SYSTEMS SHALL BE BALANCED AND TESTED BY THE CONTRACTOR UPON COMPLETION OF THE PROJECT. IT SHALL BE ESTABLISHED THAT ALL EQUIPMENT IS CAPABLE OF OPERATING AT THE DESIGN CAPACITY AND ALL CONTROLS ARE OPERATING TO THE SATISFACTION OF THE OWNER. ALL SYSTEMS SHALL BE CHECKED FOR EXCESSIVE NOISE OR VIBRATION AND ALL SUCH CONDITIONS BE CORRECTED BY THE CONTRACTOR. BALANCING CONTRACTOR SHALL BE NEBB OR AABC. THE CONTRACTOR SHALL SUBMIT A CERTIFIED BALANCING REPORT TO THE OWNER UPON COMPLETION OF THE PROJECT.
- PROVIDE NFPA APPROVED FIRE STOPPING AT ALL PIPING AND CONDUIT PENETRATIONS OF FIRE RATED FLOORS, WALLS, AND COMPONENTS.
- THE MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL MOTOR STARTERS FOR MECHANICAL EQUIPMENT AND THE EQUIPMENT SHALL BE WIRED BY THE ELECTRICAL CONTRACTOR.
- THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP MATERIALS, EQUIPMENT, AND RELATED ITEMS FOR A PERIOD AFTER COMPLETION OF THE PROJECT AND REPLACE ANY DEFECTIVE MATERIALS, EQUIPMENT, AND RELATED ITEMS WITHIN THE GUARANTEE PERIOD. THE PERIOD SHALL BE TWELVE MONTHS FROM THE COMPLETION OF THE PROJECT UNLESS SPECIFIED OTHERWISE IN THE SPECIFICATIONS OR CONTRACT DOCUMENTS.
- ALL CONTRACT DOCUMENTS INCLUDING ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING ARE COMPLEMENTARY AND MUST BE USED IN COMBINATION BY THE CONTRACTOR TO OBTAIN COMPLETE CONSTRUCTION INFORMATION AND PROVIDE A COMPLETE OPERABLE SYSTEM.
- THE CONTRACTOR SHALL PROVIDE MINIMUM OF FOUR COPIES OF SUBMITTALS ON UNITS, FIXTURES, DIFFUSERS, AND FANS FOR ENGINEER REVIEW PRIOR TO PURCHASE. SUBMITTALS SHALL INCLUDE ALL INFORMATION NECESSARY TO INDICATE COMPLIANCE WITH THE SPECIFIED MATERIALS.
- PROVIDE SUBMITTALS OF ALL MECHANICAL EQUIPMENT INCLUDING BUT NOT LIMITED TO THE FOLLOWING : (SUBMITTALS SHALL BE IN ACCORDANCE WITH PROJECT GENERAL CONDITIONS AND ARCHITECTURAL DIVISIONS):
 - FANS
 - PIPING MATERIAL
- REFER TO SPECIFICATIONS ON THIS DRAWING FOR MORE INFORMATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY COORDINATING ALL EQUIPMENT (INCLUDING OWNER SUPPLIED) WITH DUCT, PIPING AND CONDUITS SHOWN ON MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.
- DUCTWORK & EQUIPMENT SHOWN ARE SHOWN FOR DIAGRAMMATICAL PURPOSES. EQUIPMENT OR DUCTWORK MIGHT HAVE TO BE SHIFTED SOME DUE TO EXISTING ELECTRICAL CONDUIT, DUCTWORK, SPRINKLER PIPING & PLUMBING PIPING.
- ALL THERMOSTAT SHALL BE A 7-DAY PROGRAMMABLE THERMOSTAT.
- MECHANICAL CONTRACTOR SHALL COORDINATE EQUIPMENT WITH THE PLUMBING CONTRACTOR & THE ELECTRICAL CONTRACTOR PRIOR TO FINAL BID.
- ALL AIR TRANSFER GRILLES SHALL BE AMERICAN LOUVER SIGHT GUARD GRILLE.
- INSTALLED BACKDRAFT DAMPERS ON ALL INTAKE/EXHAUST PENETRATING EXTERIOR WALL.
- CONTRACTOR SHALL COORDINATE DUCTWORK, LIGHTING & PLUMBING PIPING IN CEILING SPACE WITH EXISTING STRUCTURE AND NEW CEILING HEIGHTS PRIOR TO INSTALLATION.
- RADIATION DAMPERS SHALL BE INSTALLED IN THE AREAS WHERE DUCTWORK OR A DIFFUSER PENETRATES A CEILING MEMBRANE OF A FIRE RESISTANCE RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY.

MECHANICAL ABBREVIATIONS

ABBREVIATION	DESCRIPTION
ABV	ABOVE
AC	AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR
ARCH	ARCHITECTURAL
BLW	BELOW
BTU	BRITISH THERMAL UNIT
BPD	BYPASS DAMPER
CD	CONDENSATE
CFM	CUBIC FEET PER MINUTE
CLG	CEILING
DB, db	DRY BULB
DEG	DEGREES
DIA	DIAMETER
DN	DOWN
DWG	DRAWING
EA	EACH/EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
EF	EXHAUST FAN
(E)	EXISTING TO REMAIN
ESP	EXTERNAL STATIC PRESSURE
ETR	EXISTING TO REMAIN
F	FAHRENHEIT
FLA	FULL LOAD AMPS
FPM	FEET PER MINUTE
FT ²	SQUARE FEET
GPM	GALLONS PER MINUTE
HP	HORSEPOWER
HR	HOUR
HZ	HERTZ
IN WG	INCH WATER GAUGE
KW	KILOWATT
LAT	LEAVING AIR TEMPERATURE
LBS	POUNDS
LF	LINEAR FOOT
LV	LEAVING
MAX	MAXIMUM
MBH	1000 BRITISH THERMAL UNITS PER HOUR
MCA	MINIMUM CIRCUIT AMPACITY
MIN	MINIMUM
MOCPP	MAXIMUM OVERCURRENT PROTECTION
MOD	MOTORIZED DAMPER
NIC	NOT IN CONTRACT
OA	OUTSIDE AIR
ODB	OPPOSED BLADE DAMPER
PD	PRESSURE DROP
PH	PHASE
RA	RETURN AIR
RPM	REVOLUTIONS PER MINUTE
RTU	ROOFTOP UNIT
SA	SUPPLY AIR
SENS	SENSIBLE
SF	SQUARE FEET
SD	SMOKE DETECTOR
SP	STATIC PRESSURE
TEMP	TEMPERATURE
TYP	TYPICAL
UC	UNDERCUT
UON	UNLESS OTHERWISE NOTED
V	VOLTAGE
VD	VOLUME DAMPER
VEL	VELOCITY
W	WATTS
WB, wb	WET BULB
WG	WATER GAUGE
w/	WITH
Ø	ROUND
ZD	ZONE DAMPER

MECHANICAL GENERAL NOTES (CONT)

- CONTRACTOR SHALL SUBMIT FINAL INSPECTION REPORT FOR A DUCT LEAKAGE TEST SHOWING A PASSING RATING OF <=8 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA AT A PRESSURE OF 25 PASCAL. A WRITTEN REPORT OF RESULTS OF THE TEST SHALL BE SIGNED BY PARTY CONDUCTING THE TEST AND PROVIDE TO CODE OFFICIAL.
- CONTRACTOR SHALL SUBMIT FINAL INSPECTION REPORT FOR A WHOLE-BUILDING BLOWER DOOR TEST SHOWING A PASSING RATING OF <=5 AIR CHANGES PER HOUR AT A PRESSURE OF 50 PASCAL. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDING TO THE CODE OFFICIAL.
- CONTRACTOR SHALL COMPLY WITH CONSTRUCTION PHASE REQUIREMENTS LISTED IN CHAPTER 803 IN THE INTERNATIONAL GREEN CONSTRUCTION CODE 2012.
- CONTRACTOR SHALL DEVELOP AN INDOOR AIR QUALITY MANAGEMENT PLAN, WHICH ADDRESS THE METHODS AND PROCEDURES TO USED DURING DESIGN AND CONSTRUCTION TO OBTAIN COMPLIANCE WITH SECTION 802 THROUGH 805 IN THE INTERNATIONAL GREEN CONSTRUCTION CODE 2012.

CONCEPT PLAN									
50% SUBMISSION									
6/25/19									
8/21/19									

1	2								
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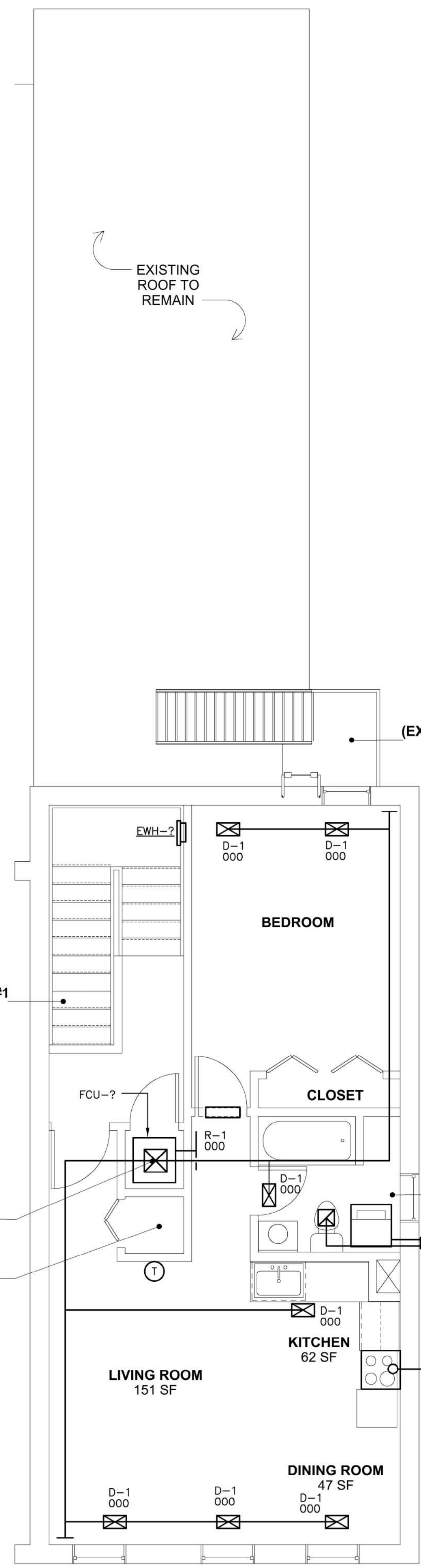
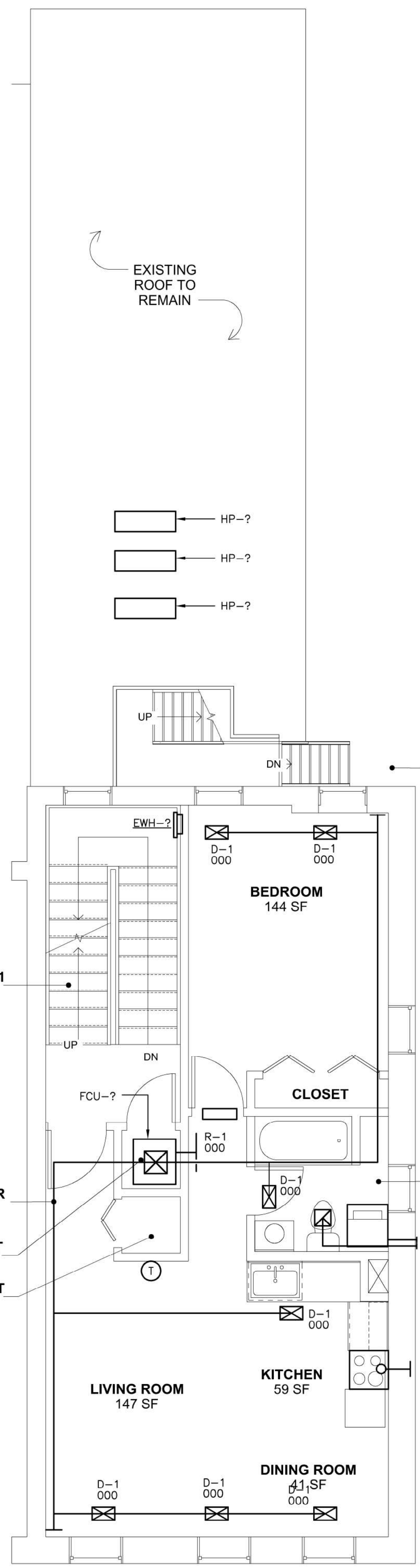
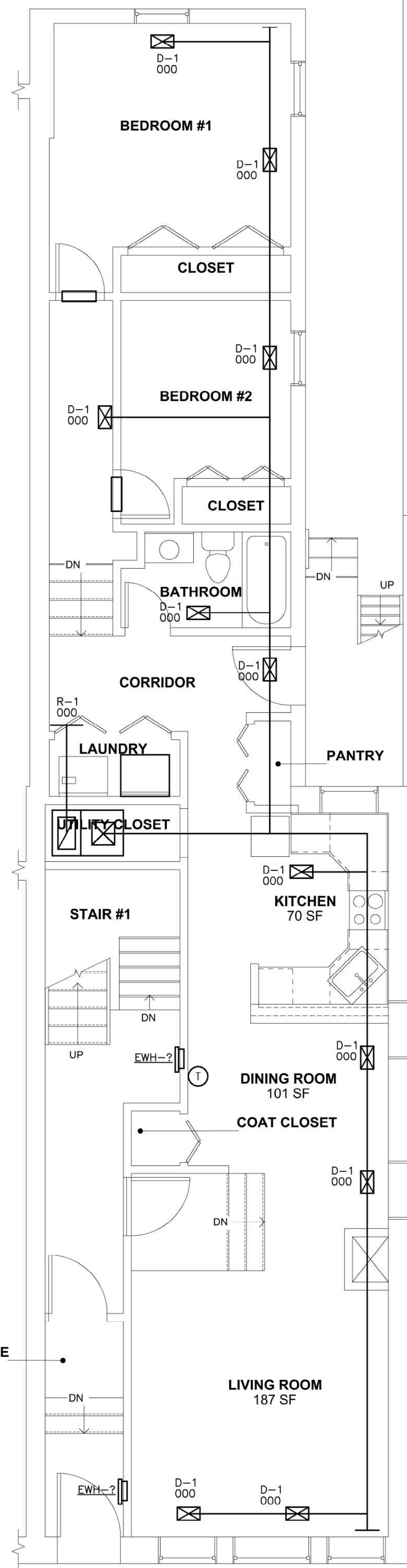
PROFESSIONAL CERTIFICATION:
 I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number _____, expiration date _____.

BENJAMIN PROPERTY APARTMENT REPAIR AND RENOVATION
 1512 E. BALTIMORE STREET
 BALTIMORE, MD 21231

HVAC FLOOR PLANS

DRAWING NO. **M100**

SCALE: AS SHOWN
 JOB NO.: 18-012
 DATE: AUGUST 2019
 DESIGNED BY: TM
 DRAWN BY: TM
 CHECKED BY: TM
 APPROVED BY: MW



FAN COIL UNIT SCHEDULE

ID NO.	LOCATION	AREA SERVED	CONTROL	OA (CFM)	FAN DATA		COOLING COIL		REFR.	ELECTRIC HEATING (KW)	ELECTRIC			WEIGHT LBS	MANUFACTURER AND MODEL NUMBER
					CFM	ESP (IN. WG)	TYPE	TOTAL TON			VOLTS/PHASE	MCA	MOP		
-	-	-	ATC	-	-	-	DX	-	R410A	-	240/1	-	-	-	-
-	-	-	ATC	-	-	-	DX	-	R410A	-	240/1	-	-	-	-

NOTES:
 1. WATER LEVELING DEVICE SHALL BE INSTALLED ON UNIT TO SHUT DOWN UNIT IF PRIMARY DRAIN IS BLOCKED.
 2. UNIT SHALL BE INSTALLED WITH COOLING COIL BOX. SEE PLUMBING DRAWINGS FOR DRAIN LAYOUT.

FAN SCHEDULE

DESIGNATION	CFM	E.S.P. (W.G.)	VOLTS/PHASE	RPM	POWER	DRIVE TYPE	FAN TYPE	CONTROL	MANUFACTURER AND MODEL
-	-	.250	120/1	-	-	DIRECT	CEILING	LIGHT SWITCH	-
-	-	.250	120/1	-	-	DIRECT	CEILING	TIMER	-

SCHEDULE NOTES:
 1. PROVIDE ALL FANS WITH BACKDRAFT DAMPERS.
 2. PROVIDE ALL FANS WITH ADJUSTABLE SPEED CONTROLS.

HEAT PUMP UNIT SCHEDULE

ID NO.	UNIT SERVED	CONDENSER FAN				COMPRESSOR		ELECTRIC						
		TOTAL CFM	NO. MOTOR	MOTOR SIZE HP	FLA	TYPE	REFR.	VOLTS/PHASE	MCA	MOP	WEIGHT LBS	SEER	MANUFACTURER AND MODEL NUMBER	
-	-	-	-	-	-	SCROLL	R410A	-	-	-	-	-	-	-
-	-	-	-	-	-	SCROLL	R410A	-	-	-	-	-	-	-

NOTES:
 1. UNITS SHALL BE INSTALLED ON ROOF & SECURED TO ROOF STRUCTURE
 2. UNITS SHALL BE INSTALLED WITH A HOT GAS BYPASS.

FLEXIBLE DUCT SIZING SCHEDULE

CFM RANGE	FLEXIBLE DUCT DIAMETER
0 TO 100	6"
101 TO 200	8"
201 TO 350	10"
351 TO 550	12"

SCHEDULE NOTES:
 1. SCHEDULE SHALL APPLY TO ALL FLEXIBLE DUCT SERVING DIFFUSERS UNLESS OTHERWISE INDICATED.
 2. ROUND RIGID RUNOUTS FROM TRUNK DUCTS TO DIFFUSERS SHALL BE SAME SIZE AS FLEXIBLE DUCT FOR THE APPROPRIATE CFM IDENTIFIED.
 3. PROVIDE VOLUME DAMPER WITH SPIN-IN COLLAR OR FLAT OVAL CONNECTOR FOR EACH BRANCH CONNECTION.
 4. WHERE DUCTWORK DEPTH DOES NOT PERMIT A SPIN-IN COLLAR FITTING, EQUAL FLAT OVAL CONNECTION WITH MANUAL DAMPER SHALL BE PROVIDED WITH OVAL TO ROUND TRANSITION.

DIFFUSER, REGISTER, AND GRILLE SCHEDULE

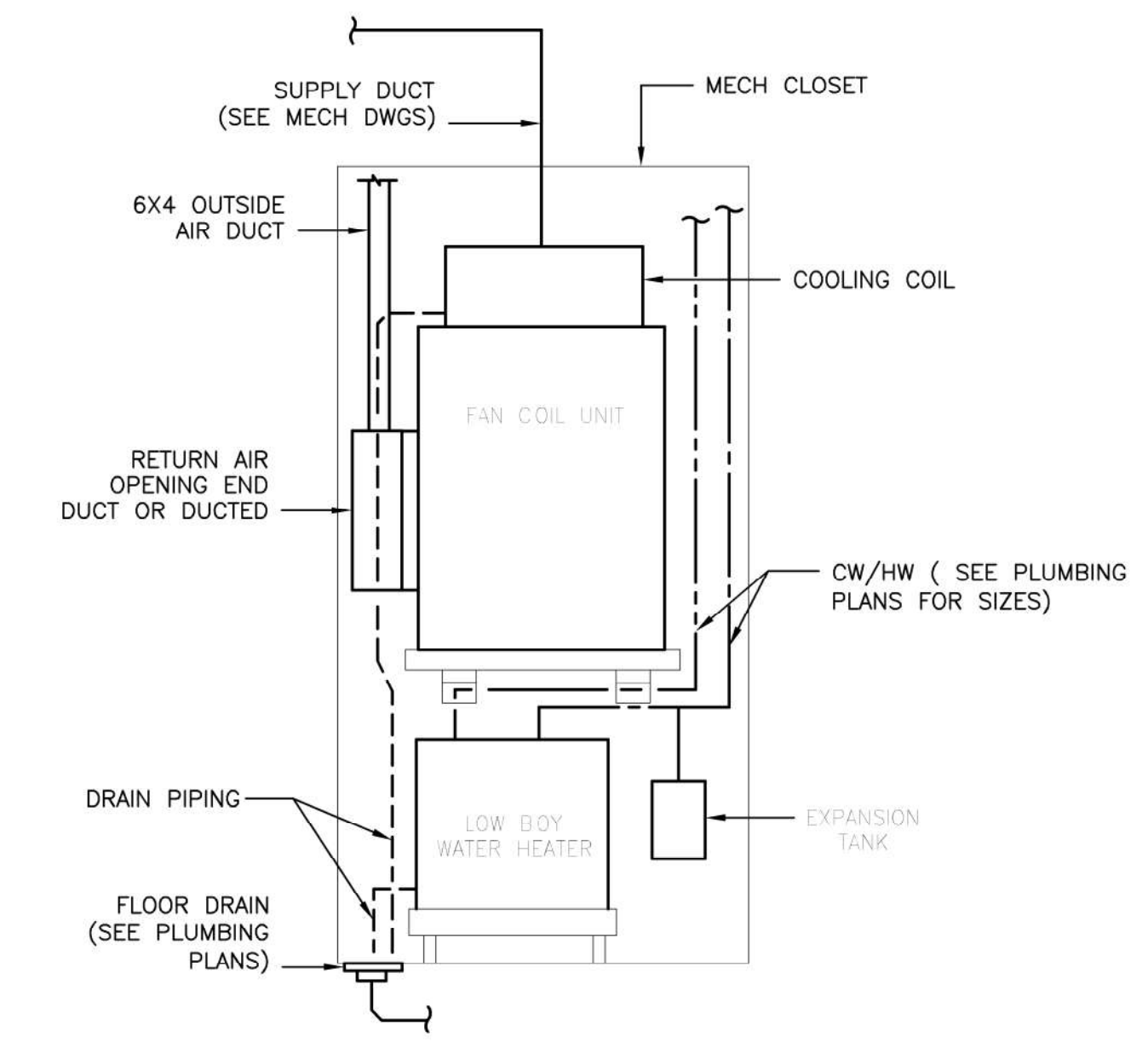
ID NO.	SERVICE	MOUNTING	FACE SIZE (IN.)	NECK SIZE (IN.)	LINEAR			CFM RANGE	MAX NC	NOTES	REMARKS
					SLOT LENGTH (IN.)	SLOT WIDTH (IN.)	QTY OF SLOTS				
D-1	SUPPLY	SURFACE MOUNTED	14X8	12X6	-	-	-	0-180	30	-	HART & COOLEY MODEL A681 REGISTER WITH A DEFLECTION E PATTERN & OPPOSED BLADE DAMPER. BORDER SHALL MATCH ARCHITECT CEILING TYPE.
D-2	SUPPLY	SURFACE MOUNTED	12X12	10X10	-	-	-	0-175	30	-	HART & COOLEY MODEL A5040BD CEILING REGISTER WITH 4-WAY DEFLECTION BORDER SHALL MATCH ARCHITECT CEILING TYPE.
R-1	SUPPLY	SURFACE MOUNTED	16X16	14X14	-	-	-	0-550	30	-	AMERICAN LOUVER SIGHT GUARD GRILLE MODEL SG-RSW. BORDER SHALL BE FOR SURFACE MOUNTED APPLICATION.
			18X18	16X16	-	-	-	560-830	30	-	
R-2	SUPPLY	LAY-IN	16X16	14X14	-	-	-	0-550	30	-	AMERICAN LOUVER SIGHT GUARD GRILLE MODEL SG-RSW. BORDER SHALL BE FOR SURFACE MOUNTED APPLICATION.

NOTES:
 * ALL DIFFUSERS SHALL BE STEEL UNLESS NOTED OTHERWISE.

ELECTRIC HEATER SCHEDULE

DESIGNATION	MAXIMUM CFM	OUTPUT (KW)	VOLTS/PHASE	MOUNTING TYPE	CONTROL TYPE	MANUFACTURER AND MODEL
EW-1 TO EW-11	-	1.5	120/1	RECESSED	THERMOSTAT	QMARK LFK151F
UH-1	-	5.0	240/1	WALL	THERMOSTAT	QMARK MUH0521
UH-2 TO UH-9	-	3.0	240/1	WALL	THERMOSTAT	QMARK MUH0321

SCHEDULE NOTES:
 1. EACH HEATER SHALL BE PROVIDED WITH INTERNAL DISCONNECT AND THERMAL OVERLOAD PROTECTION.



TYPICAL MECH CLOSET DETAIL
 NOT TO SCALE

TRUE NORTH PLAN NORTH

CONCEPT PLAN	50% SUBMISSION
1	2

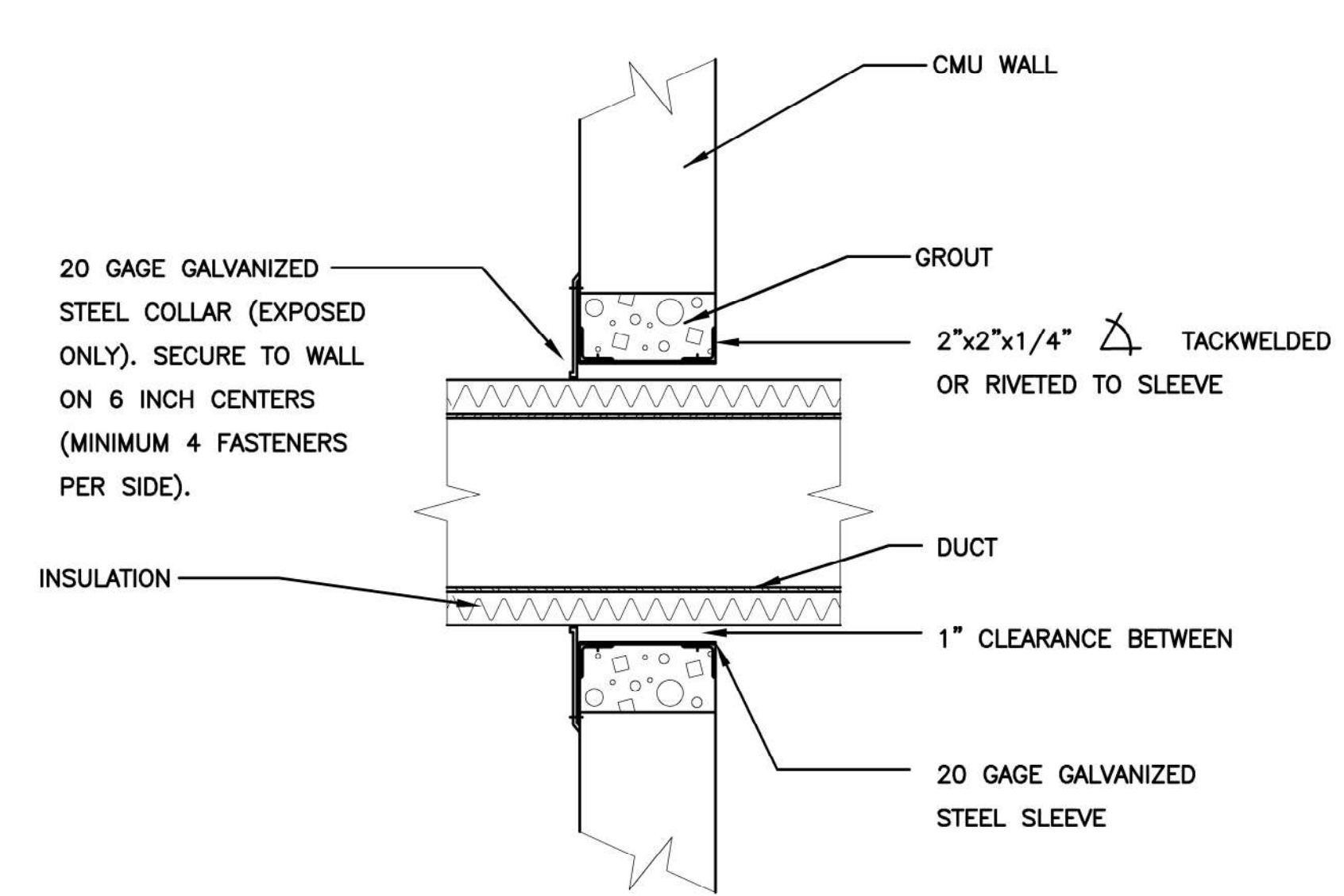
SEAL

PROFESSIONAL CERTIFICATION:
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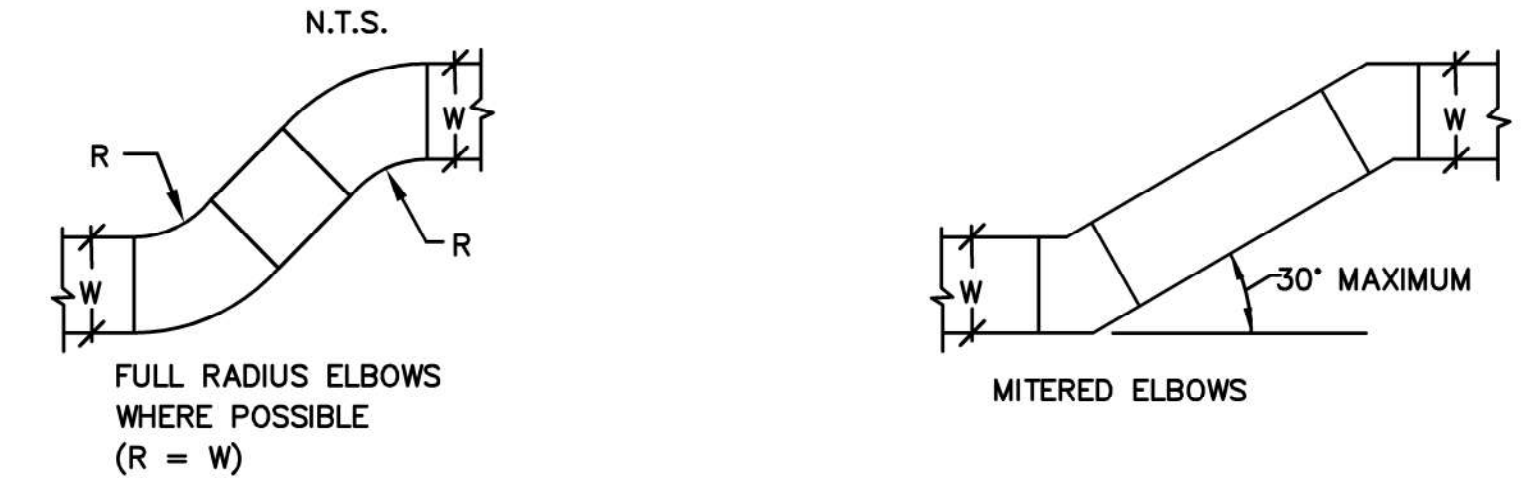
BENJAMIN PROPERTY APARTMENT REPAIR AND RENOVATION
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MECHANICAL SCHEDULES

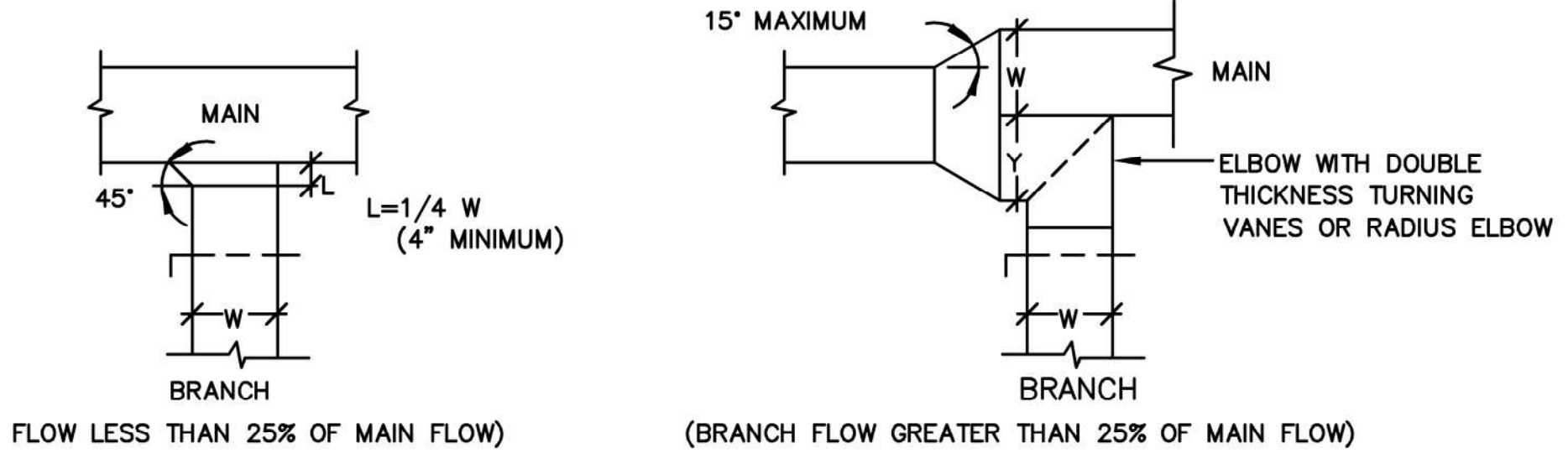
DRAWING NO. **M101**
 SCALE: AS SHOWN
 JOB NO.: 18-012
 DATE: AUGUST 2019
 DESIGNED BY: TM
 DRAWN BY: TM
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 APPROVED BY: MW



TYPICAL DUCT PENETRATION THROUGH WALL
 (NOT APPLICABLE TO FIRE-RATED WALLS)



DUCT OFFSETS



BRANCH TAKE-OFFS



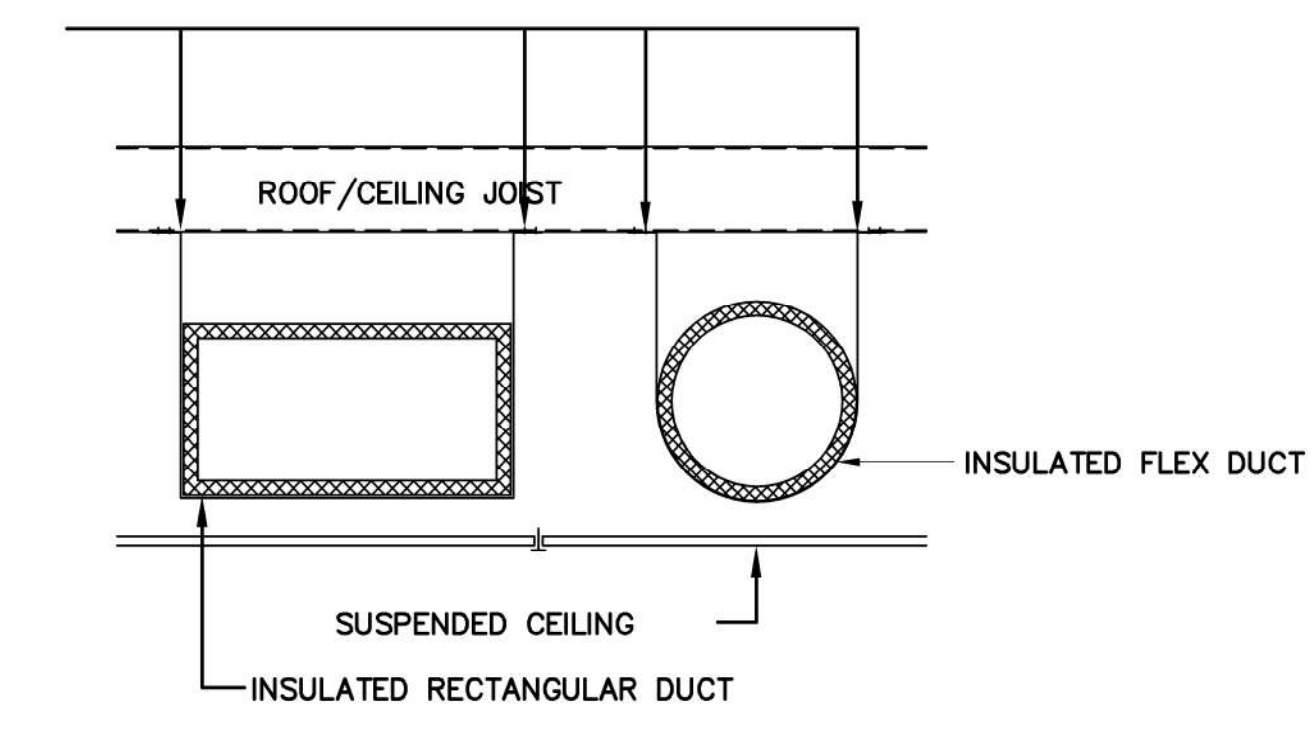
LOW VELOCITY ELBOWS



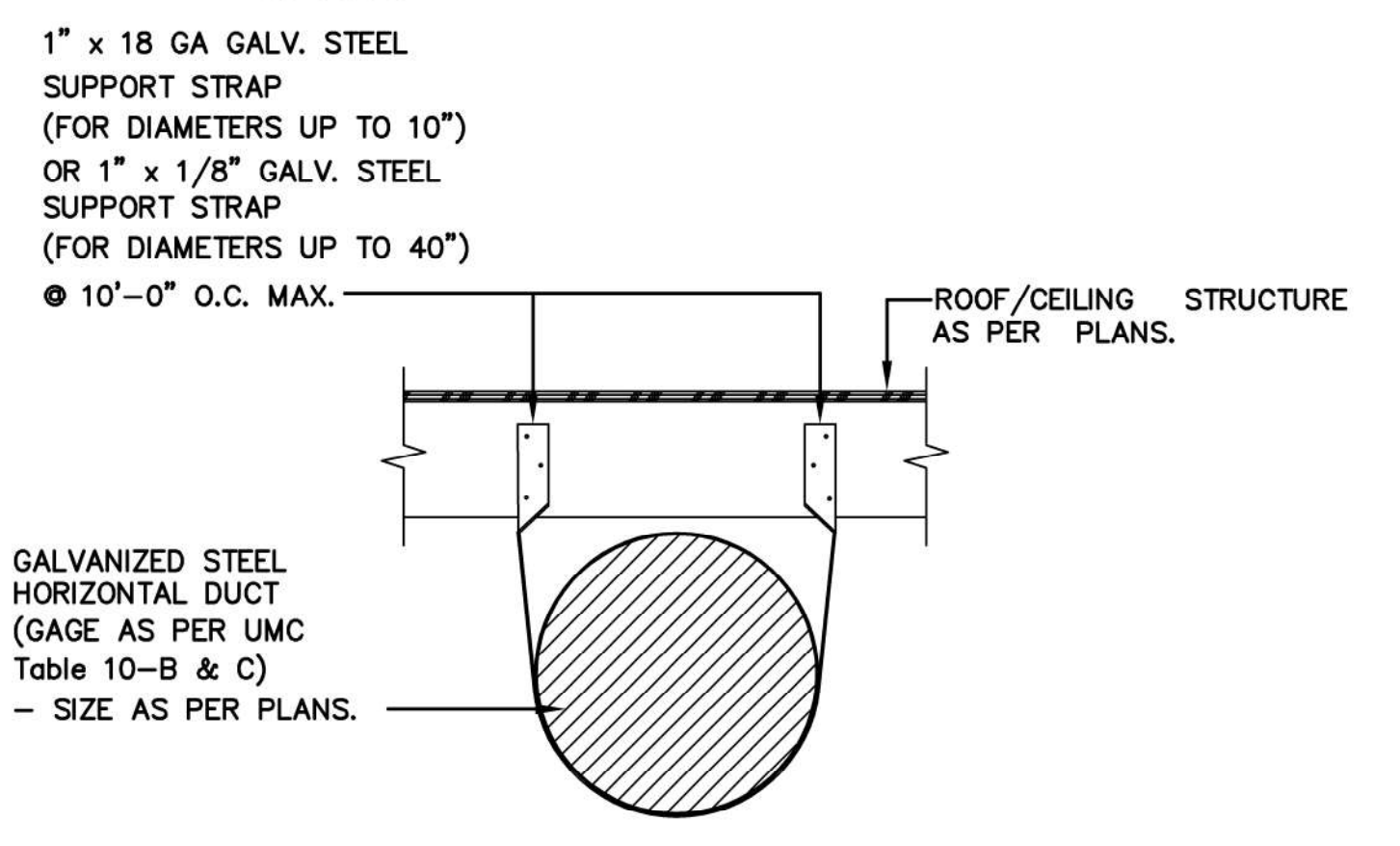
RECTANGULAR TO RECTANGULAR TRANSITIONS

TYPICAL DETAILS - RECTANGULAR DUCT FITTINGS
 N.T.S.

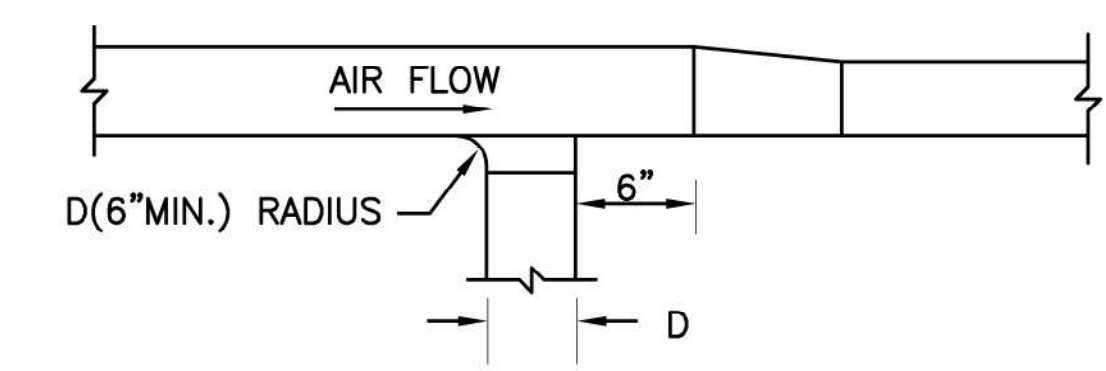
1-1/2" x 26 GAUGE STRAPS WITH
 2-#8 SMS EACH SIDE OF DUCT
 - DUCT SUPPORT SPACING AS
 PER UMC Table 6-E.



TYPICAL DUCT SUPPORT
 NO SCALE

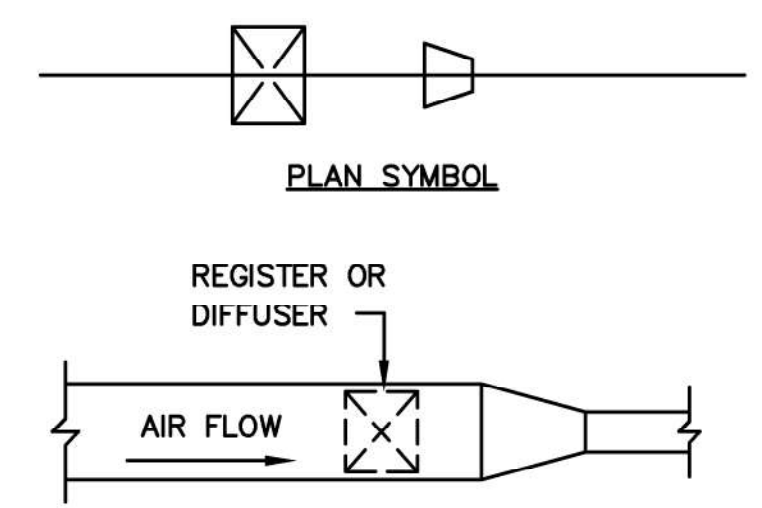


TYPICAL ROUND DUCT SUPPORT
 NO SCALE

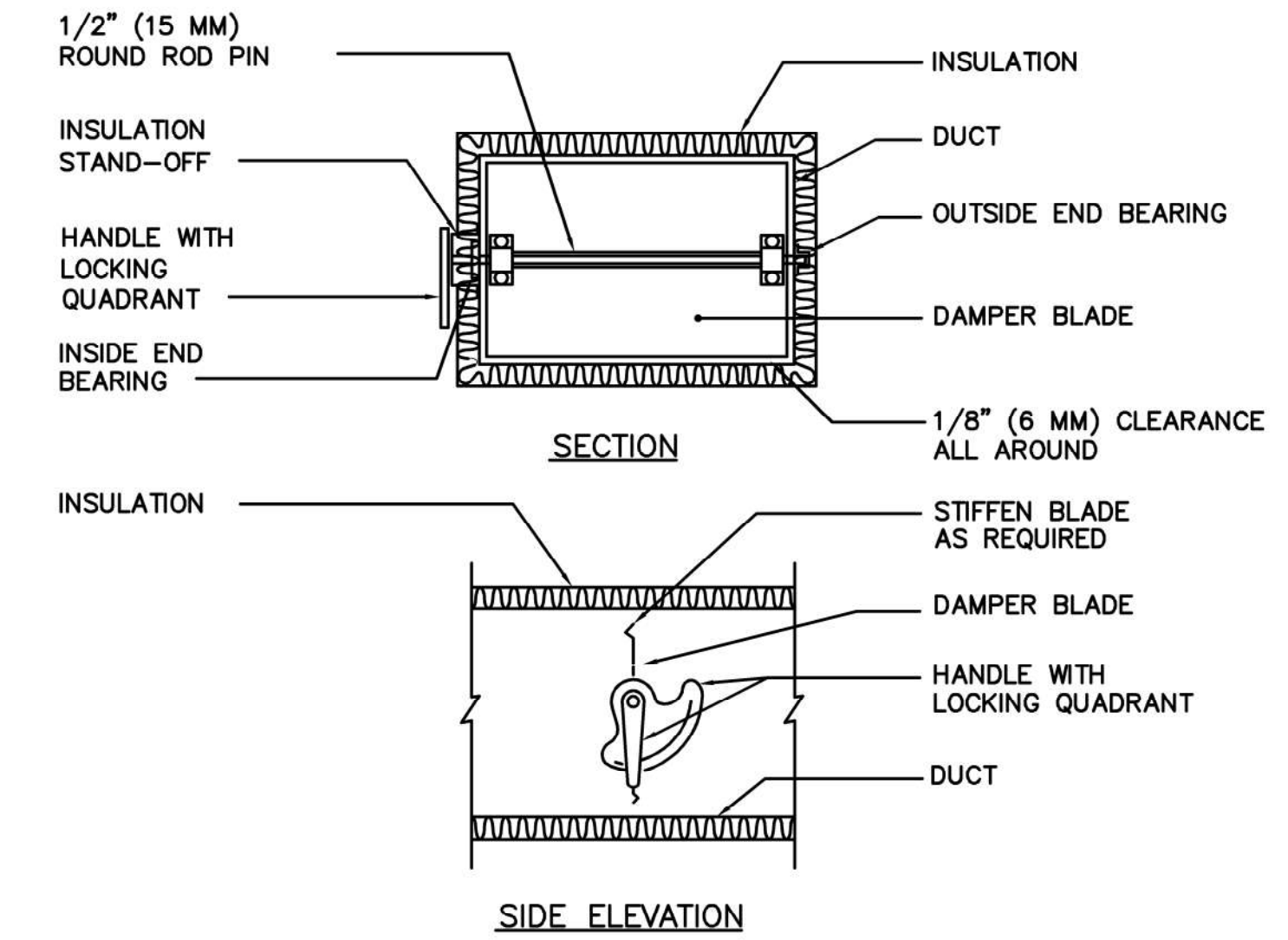


TYPICAL TAPOFF AND TRANSITION FROM SIDE OF DUCT

SEE SMACNA MANUAL FOR METHOD OF SECURING TAPOFF CONNECTION TO MAIN (SAME FOR EXHAUST DUCTS EXCEPT AIR FLOW IS REVERSED)

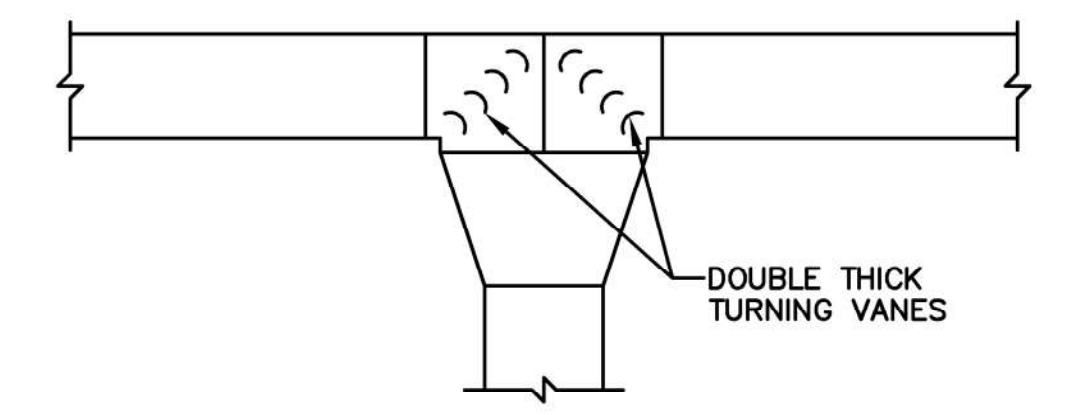


DIFFUSER OR REGISTER TAPOFF AND TRANSITION
 (SAME FOR EXHAUST DUCT EXCEPT FLOW IS REVERSED)

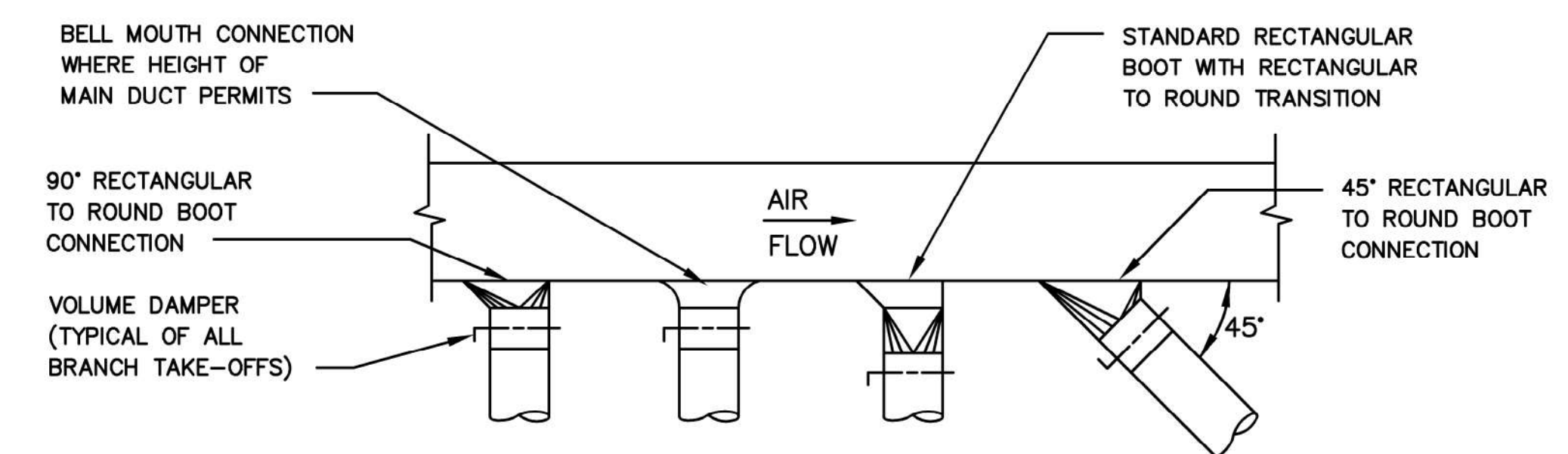


TYPICAL VOLUME DAMPER DETAIL
 NOT TO SCALE

NOTES:
 1. DELETE INSULATION STAND-OFF ON DUCTWORK WITHOUT EXTERIOR INSULATION.
 2. DETAIL SHOWS SINGLE BLADE DAMPER. DAMPER INSTALLATION SHALL BE SIMILAR FOR MULTI-BLADE DAMPERS & ROUND DAMPERS.



TYPICAL SPLITS
 NO SCALE



ALTERNATE RECTANGULAR TO ROUND DUCT BRANCH CONNECTIONS
 (BRANCH FLOW LESS THEN 25% OF MAIN FLOW)

TRUE NORTH	PLAN NORTH

CONCEPT PLAN									
50% SUBMISSION									
6/25/19									
8/21/19									
1									
2									

PROFESSIONAL CERTIFICATION:
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MECHANICAL DETAILS

DRAWING NO.	M102
SCALE:	AS SHOWN
JOB NO.:	18-012
DATE:	AUGUST 2019
DESIGNED BY:	TM
DRAWN BY:	TM
CHECKED BY:	TM
APPROVED BY:	MW

CONCEPT PLAN																				
50% SUBMISSION																				
6/25/19																				
8/21/19																				

1	2																			
SEAL																				

PROFESSIONAL CERTIFICATION:
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BENJAMIN PROPERTY REPAIR AND RENOVATION
 1512 E. BALTIMORE STREET
 BALTIMORE, MD 21231

PLUMBING COVER SHEET

DRAWING NO. **P000**
 SCALE: AS SHOWN
 JOB NO.: 18-012
 DATE: AUGUST 2019
 DESIGNED BY: TM
 DRAWN BY: TM
 CHECKED BY: TM
 APPROVED BY: MW

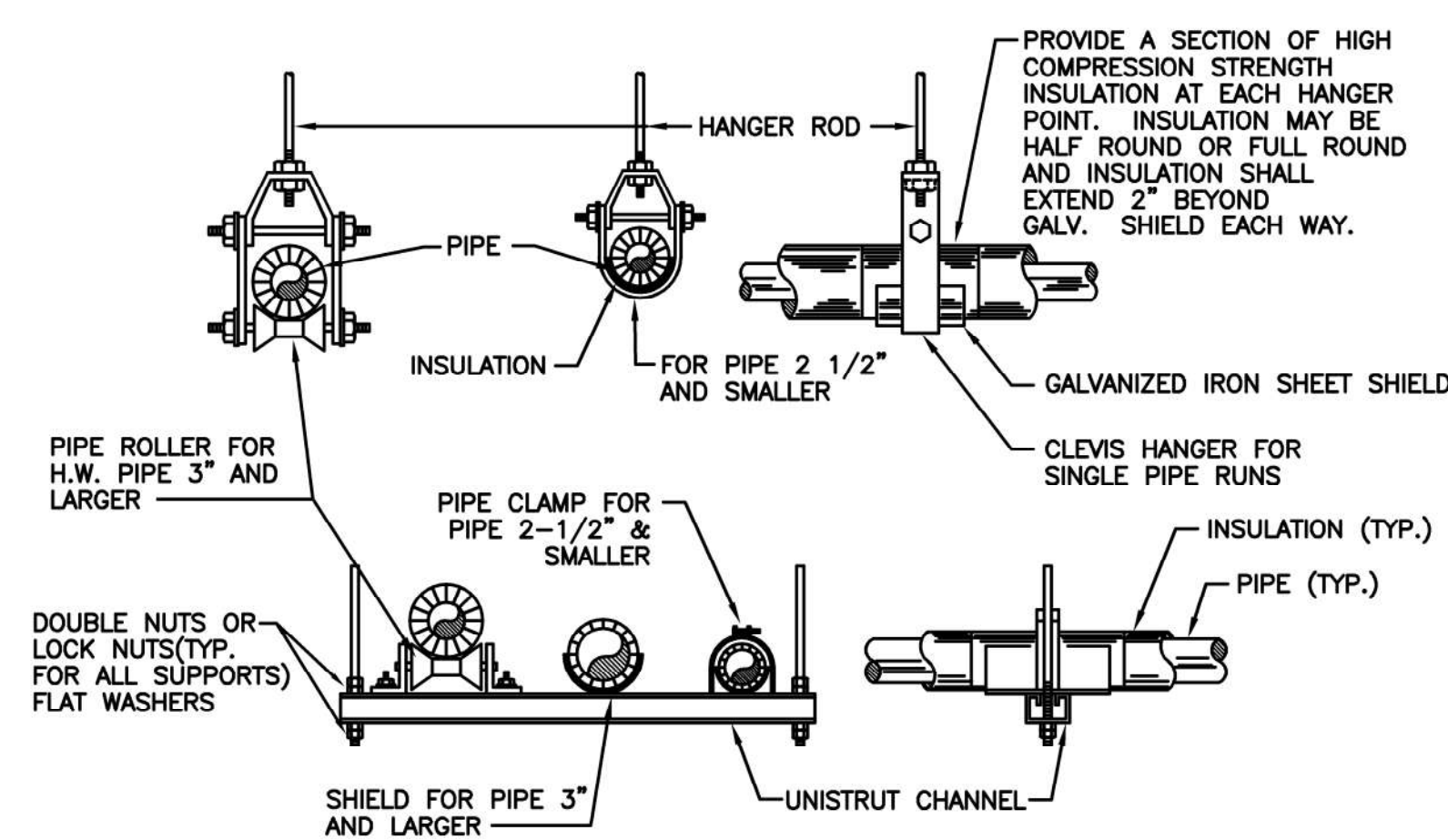
PLUMBING FIXTURE SCHEDULE

NO.	TYPE	CONNECTIONS							MANUFACTURER/MODEL	FAUCET MANUFACTURER/MODEL	NOTES
		COLD WATER	HOT WATER	WASTE	VENT	FLOW RATE					
P-1	WATER CLOSET(FLOOR MOUNTED)	1-1/2"	---	4"	2"	1.28 GPF			KOHLER HIGHCLIFF ULTRA, MODEL K-96057-B STRONGHOLD QUIET-CLOSE MODEL K-4731-GC	---	1,2,3,11
P-2	LAVATORY SINK (UNDERMOUNT)	1/2"	1/2"	2"	1-1/2"	0.5 GPM			AMERICAN STANDARD MODEL: 9960.001	KOHLER CORALAIS MODEL: K-1519B-4RA-CP	1,2,3,4,5
P-3	BATH TUB	1/2"	1/2"	2"	1-1/4"	1.5 GPM			AMERICAN STANDARD/BATHING POOL MODEL: 2425L102	AMERICAN STANDARD MODEL: COLONY T375.128	1,2,8,9
P-4	PANTRY KITCHEN SINK	1/2"	1/2"	2"	1-1/4"	1.5 GPM			KOHLER VAULT MODEL: K-3840-1-NA	KOHLER BELLERA MODEL: K-560-CP	1,2,7
WH	WALL HYDRANT	3/4"	-	-	-	---			ZURN ECOLOTROL MODEL: Z1310	-	1,2
WMB	WASHING MACHINE BOX	1/2"	1/2"	2"	1-1/4"	---			IPS MODEL 2700	-	1,2

- NOTES:
 1. PROVIDE ALL REQUIRED COMPONENTS FOR COMPLETE FIXTURE ROUGH-IN, IE. SUPPLIES, STOPS, TRAPS, CARRIERS, GRID DRAINS, TAILPIECES, ETC. NOT ALL REQUIRED COMPONENTS ARE SPECIFIED ABOVE.
 2. SEE PLANS AND RISERS FOR VENT SIZING AND CONNECTIONS.
 3. FIXTURES SHALL BE ADA COMPLIANT, PROVIDE WITH ADA COMPLIANT ACCESSORIES, MOUNT ADA COMPLIANT. SEE ARCHITECTURAL PLANS FOR ELEVATIONS.
 4. PROVIDE PROFLO GUARD INSULATION DEVICES ON EXPOSED UNDERCOUNTER PLUMBING.
 5. PROVIDE THERMOSTATIC MIXING VALVE ASSE 1070 FOR LAVATORIES IN PUBLIC AREAS AS REQUIRED.
 6. FOR BACK TO BACK TOILET INSTALLATIONS, USE ONLY A 45' DOUBLE WYE FITTING.
 7. SINK SHALL BE INSTALLED WITH GARBAGE DISPOSAL.
 8. PROVIDE AMERICAN STANDARD BALANCE VALVE (R110).
 9. SHOWER ENCLOSURE TO BE SELECTED BY ARCHITECT.
 10. PROVIDE AMERICAN STANDARD TRIM KIT (DIVERTER T105.430) ROUGH VALVE BODY: R422S.
 11. ANTIMICROBIAL FINISH K-96059-SS.

LEGEND + ABBREVIATIONS

---	SANITARY PIPING
---	VENT PIPING
---	COLD WATER PIPING
---	HOT WATER PIPING
---	TEMPERED WATER PIPING
---	CONDENSATE PIPING
---	FIRE PROTECTION PIPING
---	CONNECT TO EXISTING
---	TAMPER SWITCH
---	FLOW SWITCH
---	BACKFLOW PREVENTER
---	GATE VALVE
---	PIPE GOING DOWN
---	PIPE GOING UP
---	REMOVE EXISTING
---	EXISTING
---	COLD WATER
---	HOT WATER
---	TEMPERED WATER
---	SANITARY
---	STORM WATER
---	VENT
---	FLOOR DRAIN
---	EXISTING TO REMAIN
---	RAIN LEADER
---	DOWN
---	TYPICAL
---	VENT THRU ROOF
---	FIRE DEPARTMENT VALVE
---	TAMPER SWITCH
---	FLOW SWITCH
---	UP
---	SEWER HOUSE CONNECTION
---	WALL HYDRANT



WATER PIPING HANGERS AND SUPPORTS DETAILS
 NO SCALE

GENERAL NOTES:

- ALL PIPING SHOWN ON THIS PLAN EXCEPT FOR SANITARY & CONDENSATE SHALL BE INSTALLED IN THE CEILING SPACE OF THE RESPECTIVE FLOOR UNLESS OTHERWISE NOTED.
- ALL BALANCING VALVES AND BUTTERFLY VALVES SHALL BE PROVIDED WITH POSITION INDICATORS AND MAXIMUM ADJUSTABLE STOPS.
- ALL WATER HEATERS UNITS SHALL HAVE A DRAIN PAN.
- CONTRACTOR SHALL FIELD VERIFY LOCATION OF EX. SANITARY AND DOMESTIC WATER PIPING PRIOR TO BEGINNING HIS/HER WORK.
- ALL PENETRATIONS THROUGH THE ROOF SHALL BE SEALED AND FLASHED.
- INSTALL ALL MECHANICAL EQUIPMENT AND APPURTENANCES IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS, CONTRACT DOCUMENTS, AND APPLICABLE CODES AND REGULATIONS.
- COORDINATE CONSTRUCTION OF ALL MECHANICAL WORK WITH ARCHITECTURAL, ELECTRICAL WORK, ETC., SHOWN ON OTHER CONTRACT DOCUMENT DRAWINGS.
- ALL SAN, VENT, CW & HW PIPING LOCATED IN OPEN CEILING AREAS SHALL BE PAINTED BLACK.
- ALL PIPING LOCATED INSIDE OF A FIRE-RATED PARTITION SHALL BE FIRE-STOPPED PER U.L.-TESTED ASSEMBLY.
- PROVIDE CLEANOUTS IN SANITARY SYSTEMS AT ENDS OF RUNS, AT CHANGES IN DIRECTION, NEAR THE BASE OF STACKS, EVERY 50 FEET IN HORIZONTAL RUNS AND ELSEWHERE AS INDICATED.
- ALL CLEANOUTS SHALL BE FULL SIZE OF PIPE FOR PIPE SIZES 6 INCHES SMALLER AND SHALL BE 6 INCHES FOR PIPE SIZES LARGER THAN 6 INCHES.
- UNLESS OTHERWISE NOTED, ALL PIPING IS OVERHEAD, TIGHT TO UNDERSIDE OF SLAB, WITH SPACE FOR INSULATION IF REQUIRED.
- PROVIDE VIBRATION ISOLATION FOR ALL MECHANICAL EQUIPMENT TO PREVENT TRANSMISSION OF VIBRATION TO BUILDING STRUCTURE.
- IF PRESSURE ON THE EXISTING CW PIPING EXCEEDS PLUMBING FIXTURES MANUFACTURERS RECOMMENDATIONS & DESIGN GUIDELINES, A PRESSURE REDUCING VALVE SHALL BE INSTALLED ON THE DOMESTIC CW LINE WHERE THE NEW CW PIPING CONNECTS TO THE EXISTING CW PIPING.
- ALL PIPING SHALL BE INSULATED WITH 1-1/2" INSULATION.
- IF NEW PIPING IS BEING INSTALLED IN A CEILING PLENUM APPLICATION, ALL PIPING SHALL COMPLY WITH CEILING PLENUM REQUIREMENTS LISTED IN THE CODE.
- CONTRACTOR SHALL VERIFY EXISTING PIPING LOCATION BEFORE FINAL BID TO REDUCE ANY FUTURE COMPLICATIONS.
- CONTRACTOR SHALL IDENTIFY ANY ISSUES WITH THE SLOPING OF THE PLUMBING PIPING PRIOR TO FINAL BID.

FIRE PROTECTION NOTES:

- FURNISH AND INSTALL A WET-PIPE SPRINKLER SYSTEM TO ACCOMMODATE THE NEW CONSTRUCTION PLAN. THE SPRINKLER CONTRACTOR IS RESPONSIBLE FOR VERIFYING HAZARD CLASSIFICATION WITH THE FIRE MARSHAL. THE SPRINKLER CONTRACTOR IS RESPONSIBLE FOR ALL HYDRAULIC CALCULATIONS SYSTEM DESIGN AND DESIGN DRAWINGS. REFERENCE ARCHITECTURAL DRAWINGS FOR LAYOUT AND BUILDING DETAILS. FIRE PROTECTION DESIGN SHALL INCLUDE ALL EXTERIOR AREAS COVERED BY CANOPIES, WHERE APPLICABLE.
- THE SPRINKLER SYSTEM AND ITS ANCILLARIES SHALL BE IN ACCORDANCE WITH ALL APPLICABLE NFPA 13 AND NFPA CODE REQUIREMENTS. THE SYSTEM DESIGN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE FIRE MARSHAL HAVING JURISDICTION.
- SPRINKLER HEADS SHALL BE AUTOMATIC QUICK RELEASE BULB TYPE WITH ORDINARY TEMPERATURE CLASSIFICATION, 165°F SET POINT. PROVIDE INTERMEDIATE OR HIGH TEMPERATURE HEADS ONLY WHEN REQUIRED.
- PRIOR TO SUBMISSION OF WORKING DRAWINGS TO THE AUTHORITY HAVING JURISDICTION, THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT/ENGINEER DRAWINGS AND CALCULATIONS FOR THE PURPOSE OF SPRINKLER HEADS AND PIPING LOCATIONS AND OTHER ITEMS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DESIGN, SUBMIT, OBTAIN APPROVAL OF DESIGN CALCULATIONS AND WORKING PLANS TO THE AUTHORITY HAVING JURISDICTION. THE CONTRACTOR IS REQUIRED TO SUBMIT A PRELIMINARY DESIGN TO THE AUTHORITY HAVING JURISDICTION FOR THE PURPOSE OF REVIEW OF SPRINKLER HEAD AND PIPING LOCATIONS AND OTHER RELATED ITEMS. UPON APPROVAL FROM THE AUTHORITY HAVING JURISDICTION, THE CONTRACTOR SHALL SUBMIT SEALED DESIGN DOCUMENTS BY A LICENSED FIRE PROTECTION DESIGNER. THE ABOVE PROCEDURE SHALL BE COMPLETED BEFORE INSTALLATION AND MODIFICATION BEGIN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE HYDRAULIC DESIGN, SPRINKLER HEAD LAYOUT AND PIPE SIZING.
- BEFORE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, SUBMIT ASSE 5013 INSTALLATION REPORTS FOR THE BACKFLOW PREVENTION ASSEMBLES.

EQUIPMENT SCHEDULE

DESIGNATION	DESCRIPTION	LOCATION	MAKE/MODEL	COMMENTS
ET-1,2,3	EXPANSION TANK	APT.	A.O. SMITH/PMI-2	1

NOTES:
 1. PROVIDE ALL REQUIRED COMPONENTS FOR COMPLETE INSTALLATION.

FLOOR DRAIN SCHEDULE

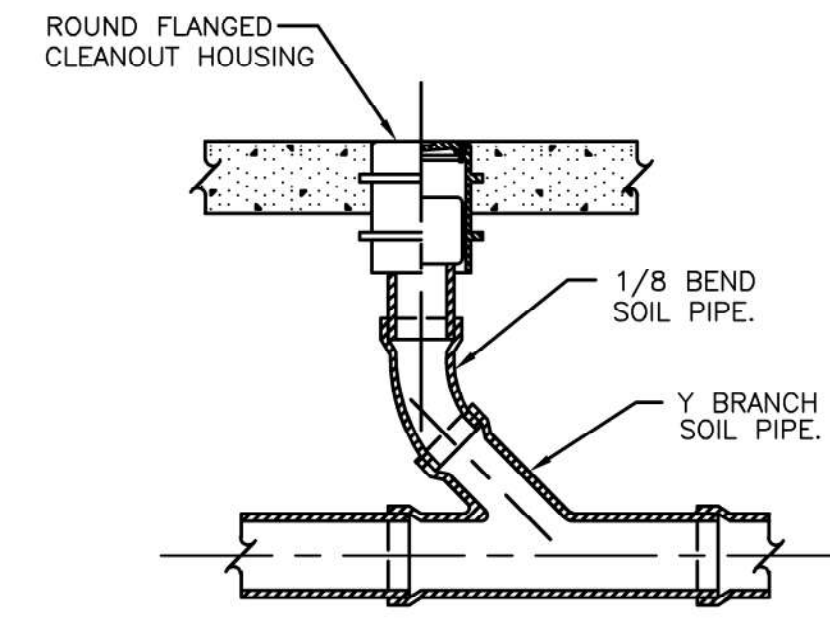
DESIGNATION	PIPE SIZE CONNECTION	DESCRIPTION	COMMENTS
FD-1	3"	CAST IRON FLOOR DRAIN	FLOOR DRAIN SHALL BE ZURN MODEL Z415-SBZ, WITH A TRAP PRIMER.

NOTES: FLOOR DRAIN SHALL BE INSTALLED WITH A DRAIN TRAP SEAL SURESEAL DEVICE.

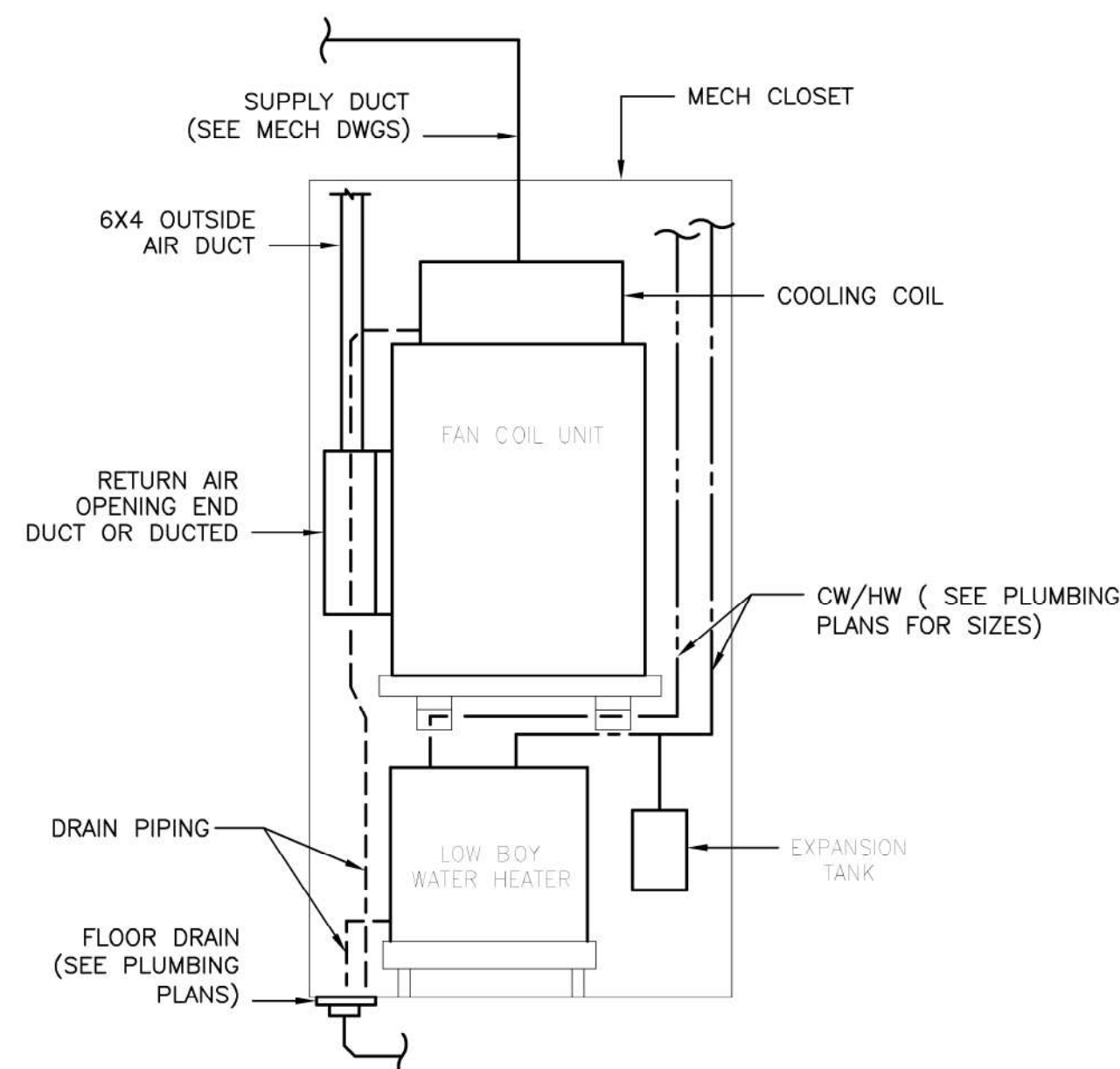
WATER HEATER SCHEDULE

DESIGNATION	DESCRIPTION	LOCATION	MAKE/MODEL	STORAGE CAP.	RECOVERY CAP.	BTUH INPUT	KW	ELECTRIC VOLT. / PH.	COMMENTS
WH-1	ELEC WATER HEATER	APT.	A.O. SMITH ENL-36	36	18 GPH @ 100 °F	-	6KW	120/1	-
WH-2	ELEC WATER HEATER	APT.	A.O. SMITH ENL-36	36	18 GPH @ 100 °F	-	6KW	120/1	-
WH-3	ELEC WATER HEATER	APT.	A.O. SMITH ENL-36	36	18 GPH @ 100 °F	-	6KW	120/1	-

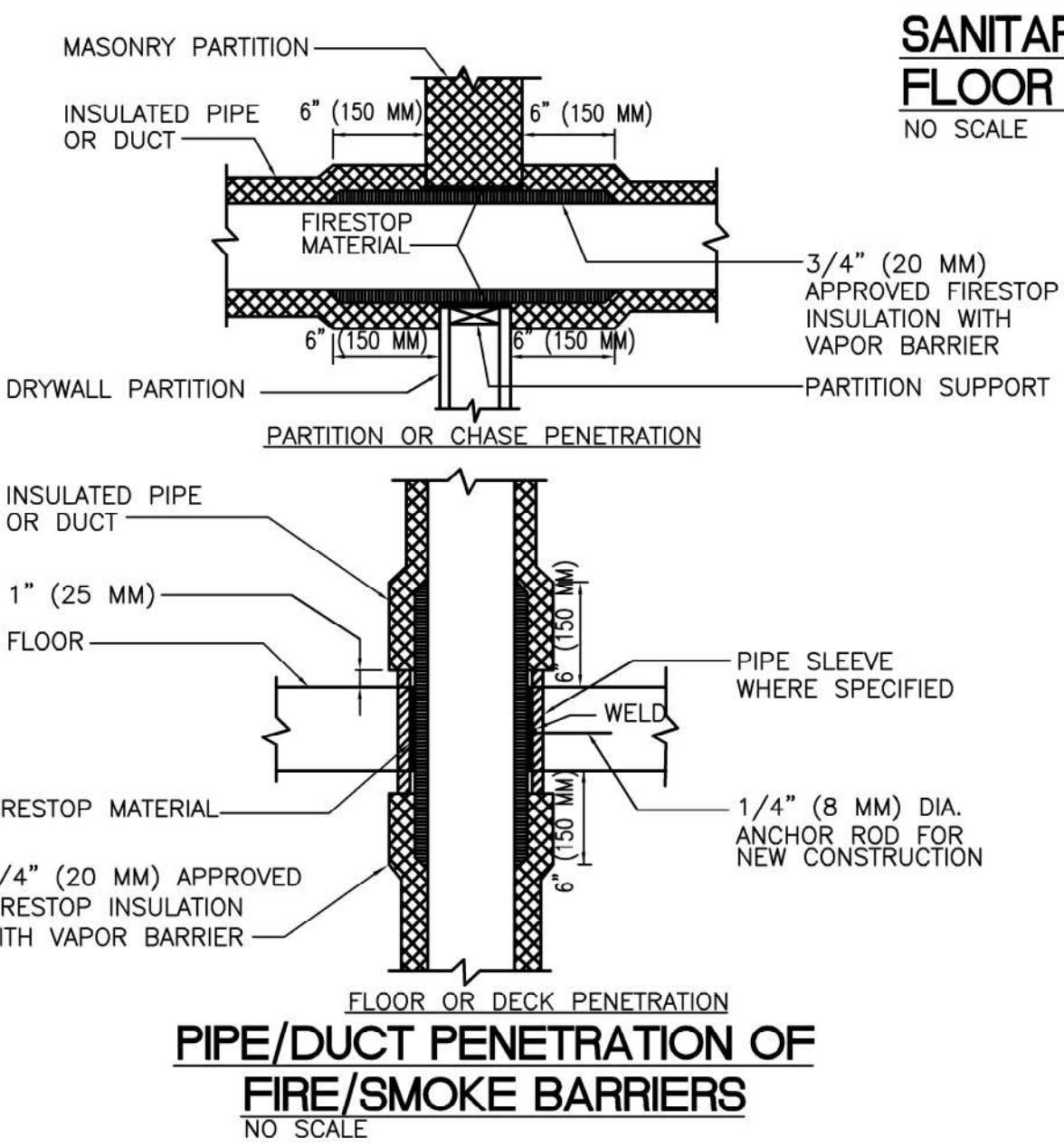
NOTES:
 -



SANITARY CLEANOUT FLOOR SLAB DETAIL
 NO SCALE



TYPICAL MECH CLOSET DETAIL
 NOT TO SCALE



PIPE/DUCT PENETRATION OF FIRE/SMOKE BARRIERS
 NO SCALE

NOTE:
 1. APPLICABLE TO PENETRATIONS OF ALL FIRE RATED MEMBRANES, IN ACCORDANCE WITH NFPA 101. REFER TO SPECIFICATIONS SECTION 07270, FIRE STOPPING SYSTEMS.

CONCEPT PLAN	50% SUBMISSION
1	6/25/19
2	8/21/19

SEAL

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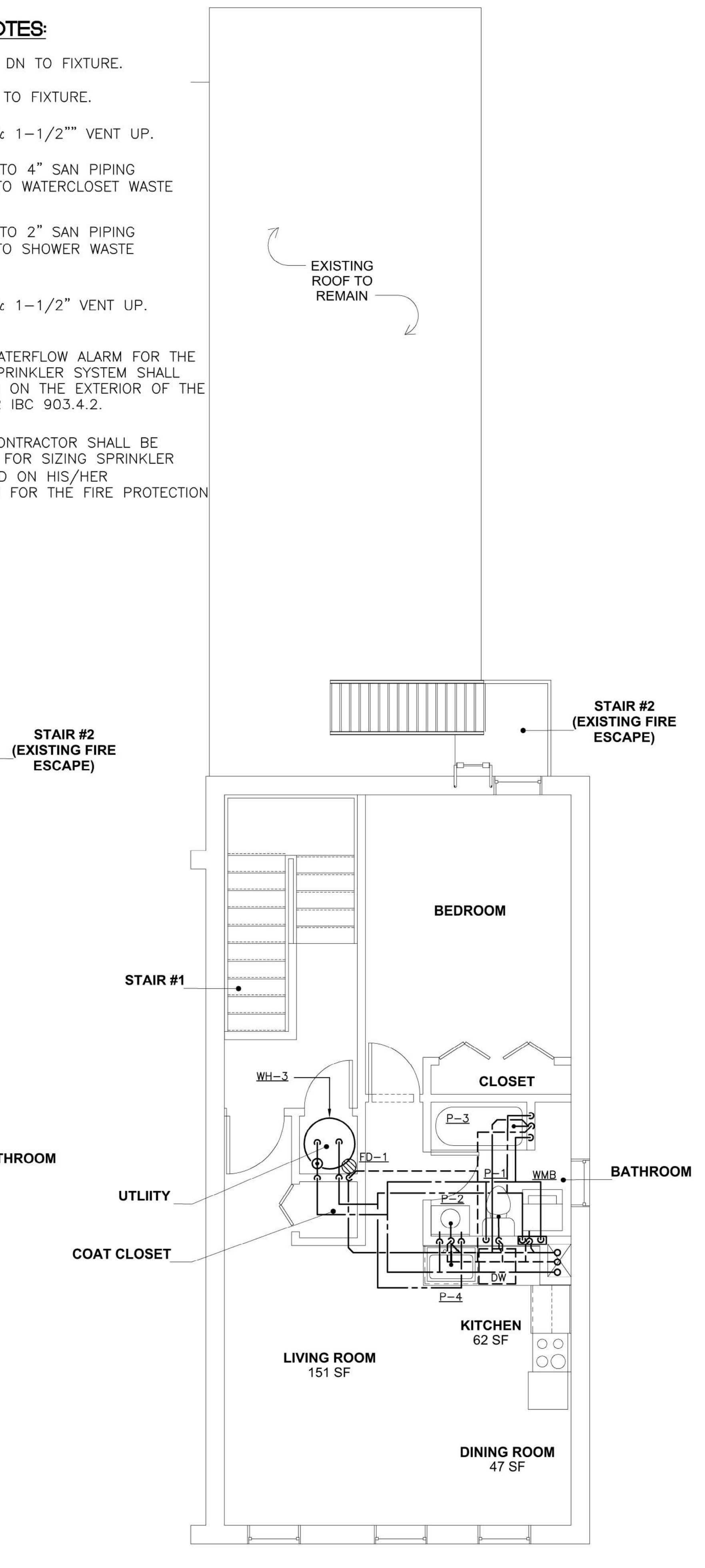
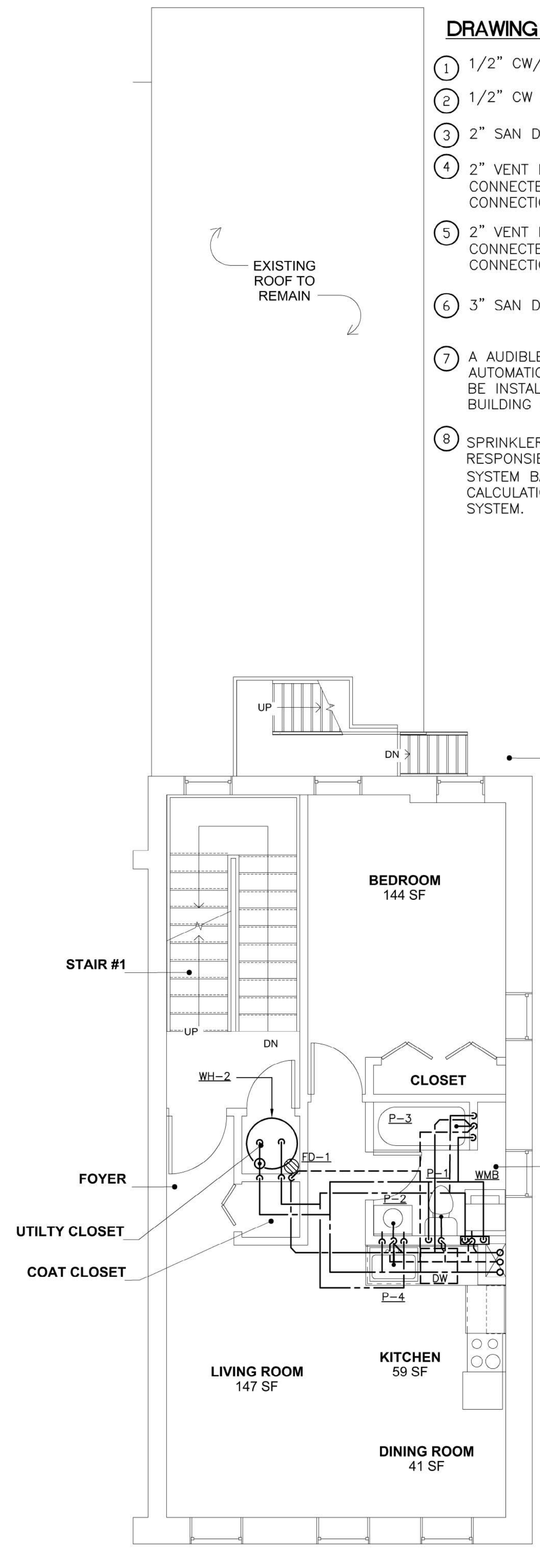
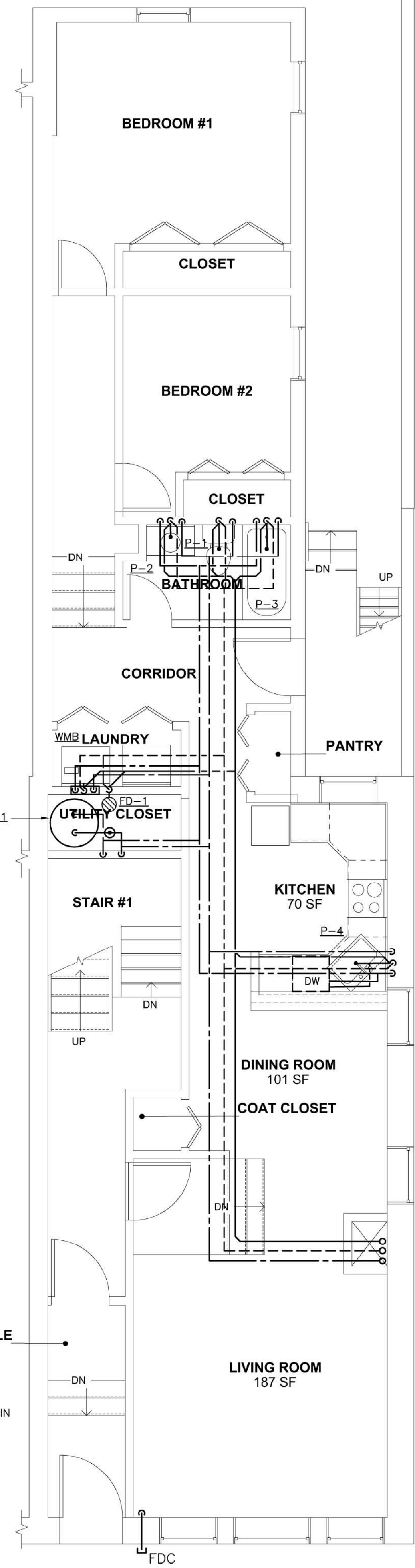
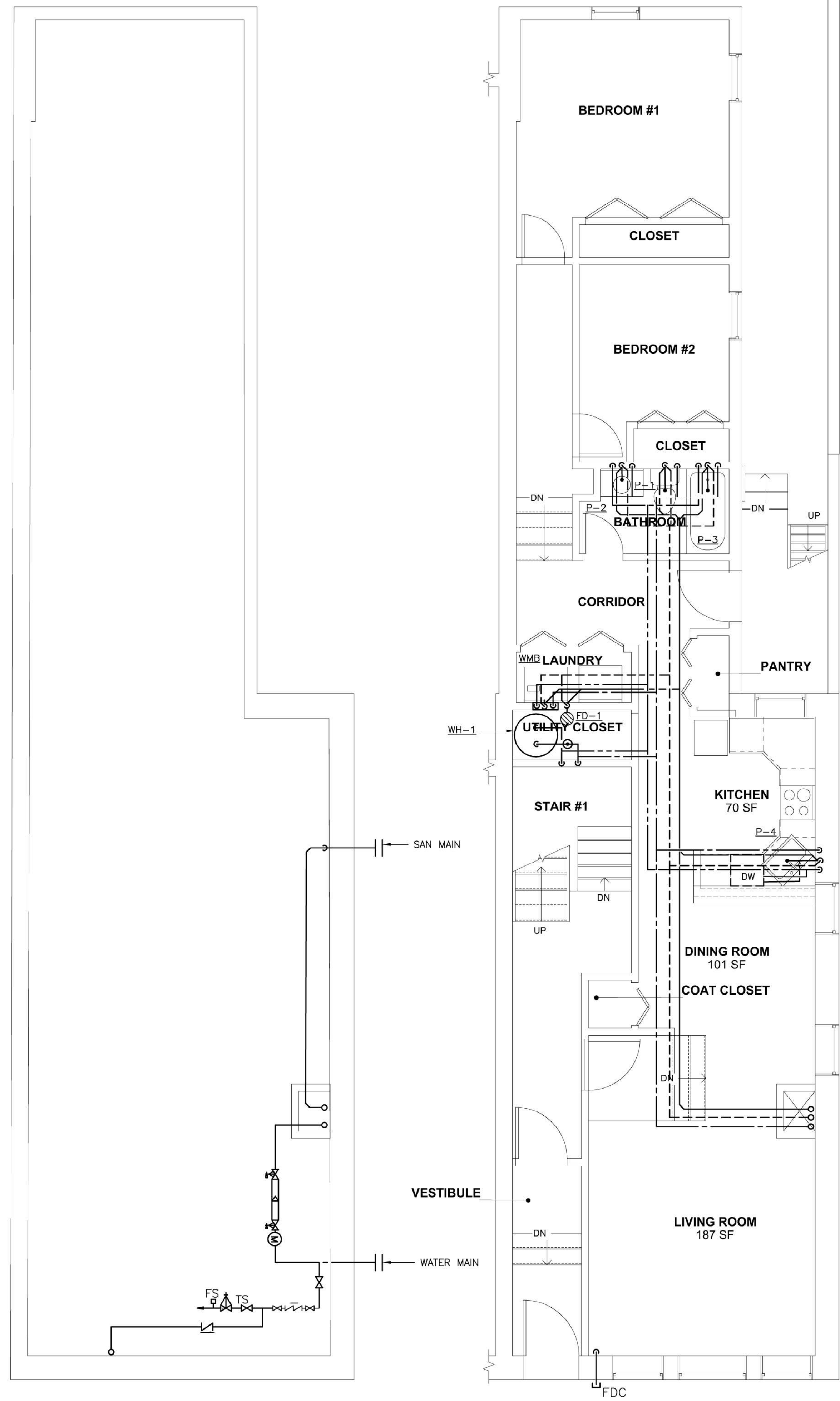
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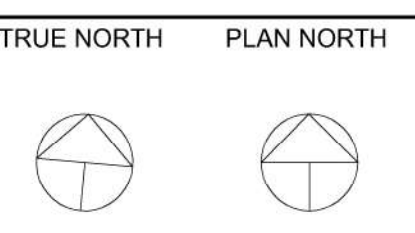
PLUMBING FLOOR PLANS

DRAWING NO.	P100
SCALE:	AS SHOWN
JOB NO.:	18-012
DATE:	AUGUST 2019
DESIGNED BY:	TM
DRAWN BY:	TM
CHECKED BY:	TM
APPROVED BY:	MW

DRAWING NOTES:

- ① 1/2" CW/HW DN TO FIXTURE.
- ② 1/2" CW DN TO FIXTURE.
- ③ 2" SAN DN & 1-1/2" VENT UP.
- ④ 2" VENT DN TO 4" SAN PIPING CONNECTED TO WATERCLOSET WASTE CONNECTION.
- ⑤ 2" VENT DN TO 2" SAN PIPING CONNECTED TO SHOWER WASTE CONNECTION.
- ⑥ 3" SAN DN & 1-1/2" VENT UP.
- ⑦ A AUDIBLE WATERFLOW ALARM FOR THE AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED ON THE EXTERIOR OF THE BUILDING PER IBC 903.4.2.
- ⑧ SPRINKLER CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING SPRINKLER SYSTEM BASED ON HIS/HER CALCULATIONS FOR THE FIRE PROTECTION SYSTEM.





CONCEPT PLAN									
50% SUBMISSION									
6/25/19									
8/21/19									

1
2
SEAL

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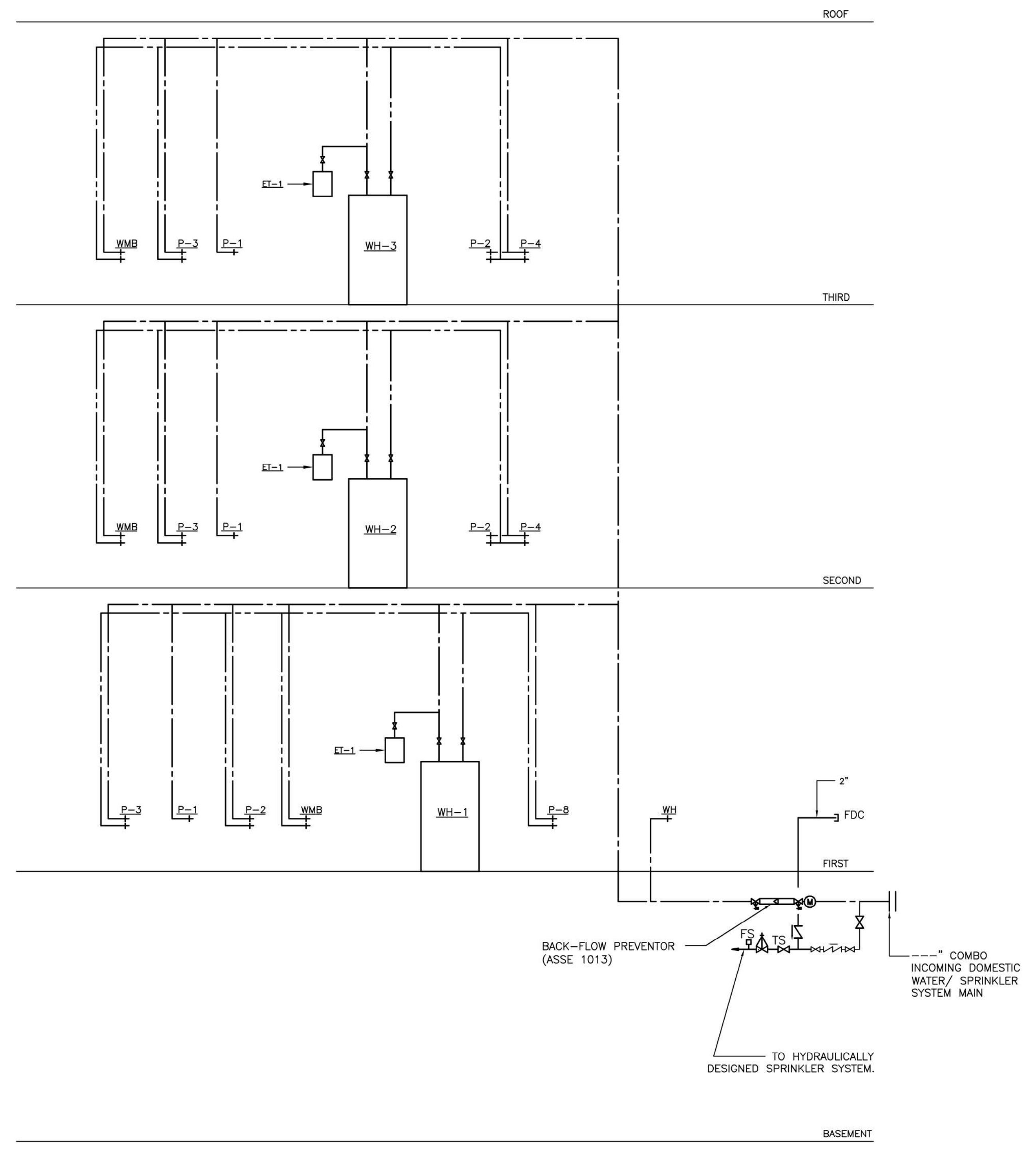
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PLUMBING RISER DIAGRAMS

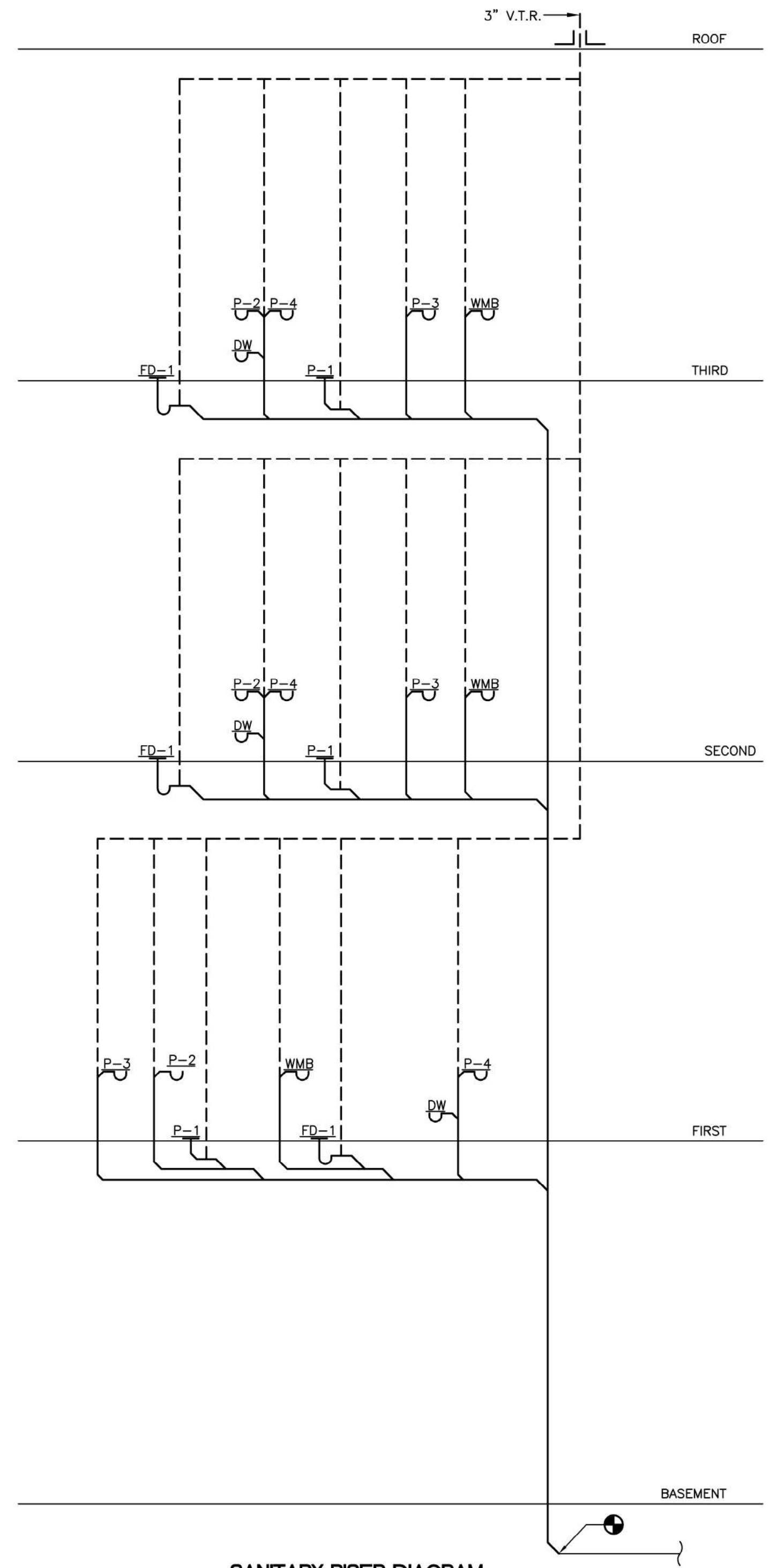
DRAWING NO.

P101

SCALE: AS SHOWN
 JOB NO.: 18-012
 DATE: AUGUST 2019
 DESIGNED BY: TM
 DRAWN BY: TM
 CHECKED BY: TM
 APPROVED BY: MW



DOMESTIC WATER RISER DIAGRAM
 NO SCALE
GENERAL NOTE:
 1. FOR DOMESTIC WATER SIZES SEE PLANS.
 2. SPRINKLER CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING SPRINKLER SYSTEM BASED ON HIS/HER CALCULATIONS FOR THE FIRE PROTECTION SYSTEM.



SANITARY RISER DIAGRAM
 NO SCALE
GENERAL NOTE:
 1. FOR SANITARY AND VENT SIZES SEE PLANS.

ELECTRICAL LEGEND

	HOMERUN TO DESIGNATED PANEL IN MINIMUM 3/4" CONDUIT WITH AN INSULATED GROUND WIRE. U.O.N. "X-1" INDICATES PANELBOARD AND CIRCUIT NO. RESPECTIVELY.
	CIRCUIT (IN MINIMUM 3/4" UON) CONCEALED IN WALL OR ABOVE CEILING WITH MINIMUM INSULATED GROUND WIRE (MINIMUM #12 AWG, UON) FOR EACH CONDUIT RUN #12 AWG WIRE. NO. OF HATCHES INDICATE NO. OF PHASE & NEUTRAL WIRES.
	20A, 125V, 2P, 3W GROUNDING TYPE DUPLEX RECEPTACLE IN SUITABLE CONCEALED WALL MOUNTED BOX, MH 18" AFF, UON.
	20A, 125V, 2P, 3W GROUNDING TYPE DUPLEX RECEPTACLE MOUNTED 8" ABOVE THE COUNTERTOP.
	20A, 125V DUPLEX RECEPTACLE. MH 34" AFF.
	DOUBLE DUPLEX RECEPTACLE.
	20A, 125V, 2P, 3W GFCI TYPE RECEPTACLE MH=18" AFF, UON, OUTDOOR.
	PROVIDE DATA OUTLET IN CONCEALED WALL BOX. MH=18" AFF., U.O.N. PROVIDE EMPTY 3/4" C WITH NYLON PULL LINE. FROM OUTLET BOX UP TO MINIMUM 12" ABOVE CEILING.
	TELEPHONE OUTLET IN CONCEALED WALL BOX, MH=18" AFF. PROVIDE EMPTY 3/4" C WITH NYLON PULL LINE. FROM OUTLET BOX UP TO MINIMUM 12" ABOVE CEILING. INDICATES TWO VOICE OUTLETS AND ONE DATA OUTLET.
	DISCONNECT SWITCH IN NEMA TYPE-1 ENCLOSURE, NONFUSED, LOCKABLE HANDLE, AMP/VOLTAGE/POLE AS NOTED ON DRAWING. (2 POLE 60 SWITCH 40A FUSES)
	SINGLE SPECIAL RECEPTACLE. TYPE AS NOTED M.H.= 1'-6" AFF UNLESS NOTED OTHERWISE
	PANELBOARD 120/208V. WALL MOUNTED. TOP CB IN PANEL SHALL BE MAXIMUM 72" AFF.
	ELECTRICAL DRY TYPE TRANSFORMER
	20A,120-277V,1P TOGGLE SWITCH, MH = 48" AFF
	20A,1P,3WAY 120-277V TOGGLE SWITCH, MH = 48" AFF
	FRACTIONAL HORSE POWER MANUAL STARTER SWITCH MELTING ALLOY TYPE THERMAL OVERLOAD, 2 POLES, 125V WITH RED PILOT LIGHT IN NEMA 3R ENCLOSURE, WALL MOUNTED AT 48" AFF.
	20A,1P,3-WAY,120-277V DIMMER SWITCH, 1500 W, MH = 48" AFF.
	COMBINATION MAGNETIC MOTOR STARTER. FURNISHED BY MECHANICAL, INSTALLED BY ELECTRICAL.
	DENOTES DRAWING NOTES.
	RECESSED LIGHTING FIXTURE. LETTER DESIGNATIONS CORRESPOND TO LIGHTING FIXTURE SCHEDULE. CROSS HATCHING IN FIXTURE INDICATES A FIXTURE ON AN EMERGENCY CIRCUIT.
	WALL MOUNTED LIGHTING FIXTURE. LETTER DESIGNATIONS CORRESPOND WITH LIGHTING FIXTURE SCHEDULE.
	UNIVERSAL MOUNTED EMERGENCY EXIT SIGN, CEILING MOUNTED, WALL MOUNTED.
	SELF CONTAINED EMERGENCY LIGHTING - SINGLE HEAD UNIT , DUAL HEAD UNIT
	2'X2' LED FIXTURE. LETTER DESIGNATIONS CORRESPOND TO LIGHTING FIXTURE SCHEDULE.
	2'X4' LED FIXTURE. LETTER DESIGNATIONS CORRESPOND TO LIGHTING FIXTURE SCHEDULE.
	JUNCTION BOX.
	LED FIXTURE. LETTER DESIGNATIONS CORRESPOND TO LIGHTING FIXTURE SCHEDULE.
	4' LED FIXTURE. DIAGONAL LINE INDICATED FIXTURE WITH INTEGRAL BATTERY PACK. UPPER CASE LETTER DESIGNATIONS CORRESPOND TO LIGHTING FIXTURE SCHEDULE.
	ELECTRICAL MOTOR
	EXHAUST FAN
	RESIDENTIAL SMOKE/CARBON MONOXIDE DETECTOR WITH DUAL VOLTAGE 120V,1ø.
	SMOKE DETECTOR, CEILING MOUNTED.
	HEAT DETECTOR, CEILING MOUNTED.
	ELECTRIC COMPANY METER.
	FIRE ALARM AUDIO/VISUAL DEVICE WALL MOUNTED MH=72" AFF.
	COMBINATION FIRE ALARM PULL STATION WITH AUDIO/VISUAL DEVICE. PULL STATION MH=48" AFF, AUDIO/VISUAL DEVICE MH=72" AFF.
	FIRE ALARM PULL STATION, MOUNTING HEIGHT = 48" AFF.
	WATER FLOW SWITCH.
	WATER TAMPER SWITCH.
	FIRE ALARM GRAPHIC ANNUCIATOR PANEL MH = 72" TO TOP OF PANEL.
	FIRE ALARM CONTROL PANEL, MH=72" TO TOP OF PANEL 8 ZONES, 120V,1ø, (EXPANDABLE TO 32 ZONES). ALL WIRING ACESORIES SHALL BE PROVIDED PER MANUFACTURER'S INSTRUCTIONS. FACP SHALL BE SIMPLE-X- MODEL #4005 OR EQUIVALENT. CONTRACTOR SHALL PROVIDE SHOP DRAWING WITH ALL WIRING & ACCESSORIES PER NFPA 72 FOR APPROVAL.
	DUCT SMOKE DETECTOR
	TELEPHONE BACKBOARD, 3/4" THK. X 48"W. X 48"H. U.O.N.

GENERAL ELECTRICAL NOTES

- ALL ELECTRICAL MATERIAL AND INSTALLATION SHALL BE IN CONFORMITY WITH THE APPLICABLE CURRENT STANDARDS, RULES, REGULATIONS, AND SPECIFICATIONS OF THE FOLLOWING AUTHORITIES:
-NFPA 70 (NATIONAL ELECTRICAL CODE)
-NFPA 101 (LIFE SAFETY CODE)
-NFB (NATIONAL BOARD OF FIRE UNDERWRITERS)
-ADA (AMERICANS WITH DISABILITIES ACT)
-NEMA (NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION)
-IEEE (INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS)
-ANSI (AMERICAN NATIONAL STANDARDS INSTITUTE)
-ALL LOCAL AUTHORITIES HAVING JURISDICTION
- THE ELECTRICAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS AS REQUIRED TO MEET THE DESIGN INTENT OF THESE DOCUMENTS. COORDINATE WITH FIELD CONDITIONS AT THE JOB SITE AND ALL OTHER TRADES TO DETERMINE ALL ELECTRICAL CONNECTIONS THAT MAY BE REQUIRED. ALL ELECTRICAL MATERIAL AND WORK SHALL HAVE A MINIMUM ONE YEAR GUARANTEE PERIOD TO BEGIN AT THE DATE OF FINAL ACCEPTANCE BY THE OWNER.
- THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS AND INSPECTIONS FROM THE AUTHORITY HAVING JURISDICTION.
- ALL WIRING INSTALLED WITHIN A RETURN AIR PLENUM SHALL BE RATED FOR SUCH AN APPLICATION.
- INSTALL CONDUIT AND JUNCTION BOXES CONCEALED IN FINISHED SPACES.
- ALL EQUIPMENT SHALL BE UL LISTED AND LABELED.
- ALL CONDUCTORS SHALL BE IDENTIFIED. ALL CONDUCTORS SHALL BE COPPER WITH 600V INSULATION. CONDUCTORS #10 AWG AND SMALLER SHALL BE SOUD COPPER WITH TYPE THHN/THWN, 90°C INSULATION. ALL CONDUCTORS 8 AWG AND LARGER SHALL BE STRANDED COPPER WITH TYPE THHN/THWN INSULATION RATED AT 90°C. CAPACITY OF CONDUCTORS SHALL BE AT 75°C RATING OR RATING OF TERMINATION, WHICHEVER IS LESS.
- ELECTRICAL CONTRACTOR MAY UTILIZE TYPE MC CABLE IN LIEU OF CONDUIT AND WIRE IN INTERIOR, DRY, FURRED LOCATIONS WHEN PERMITTED BY THE LOCAL AUTHORITY HAVING JURISDICTION. KEH-2
- PROVIDE "HACR" CIRCUIT BREAKERS FOR HVAC EQUIPMENT.
- CIRCUIT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY; THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING FOR CORRECT PHASING WITHIN THE PANELS THEMSELVES. DO NOT INSTALL MORE THAN (3) SINGLE PHASE CIRCUITS WITHIN ANY ONE CONDUIT. AT COMPLETION OF WORK, ALL PANELS SHALL BE LOAD BALANCED UNDER NORMAL OPERATING CONDITIONS; PROVIDE TYPED WRITTEN PANEL DIRECTORY FOR ALL PANELBOARDS. DIRECTORY SHALL INCLUDE TYPE OF LOAD SERVED AND ROOM NUMBERS OF CIRCUIT LOCATION.
- THE QUANTITY OF WIRES FOR CIRCUITS SHALL BE AS INDICATED AT THOSE AREAS WHERE CLARIFICATION IS REQUIRED IN ORDER TO INSURE THE PROPER OPERATION OF THE SYSTEM.
- WIRING SHALL BE #12 AWG MINIMUM UNLESS OTHERWISE INDICATED; CONDUIT SHALL BE EMT WITH COMPRESSION FITTINGS, 3/4" MINIMUM SIZE UNLESS OTHERWISE INDICATED.
- COORDINATE ALL LIGHT FIXTURE TYPES WITH THE ARCHITECTURAL DRAWINGS. SHOULD THERE BE A DISCREPANCY BETWEEN THE TWO, CONTACT THE ARCHITECT PRIOR TO THE PURCHASE OF ANY FIXTURES. VERIFY COMPATIBILITY WITH FINISHES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION IMMEDIATELY.
- THE ELECTRICAL PLANS ARE DIAGRAMMATIC IN NATURE; DIMENSIONS SHOWN ARE AT A MINIMUM. ALL WRITTEN DIMENSIONS ON THESE PLANS SHALL TAKE PRIORITY OVER SCALED DIMENSIONS. CONTACT ARCHITECT SHOULD THERE BE ANY DISCREPANCIES BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT EXISTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. SHOULD EXACT DIMENSIONS BE REQUIRED, REFER TO THE ARCHITECTURAL PLANS.
- MOUNTING HEIGHTS OF DEVICES. UNLESS NOTED OTHERWISE, ARE TO THE CENTERLINE OF THE EQUIPMENT. THE EXCEPTION TO THIS IS LIGHTING FIXTURES; MOUNTING HEIGHTS INDICATED ARE TO THE BOTTOM OF THE FIXTURE. COORDINATE ALL MOUNTING HEIGHTS OF THE VARIOUS DEVICES IN ORDER TO PROVIDE FOR A FINAL INSTALLATION THAT IS CONSISTENT THROUGHOUT THE SPACE.
- ANY CUTTING AND PATCHING SHALL BE PERFORMED IN A MANNER THAT IS ACCEPTABLE TO THE ARCHITECT AND SHALL MATCH THE SURROUNDING SURFACES.
- VERIFY DOOR SWINGS PRIOR TO LIGHT SWITCH INSTALLATION. GENERALLY, INSTALL SWITCHES ON LATCH SIDE OF DOOR.
- GANG MULTIPLE SWITCHES UNDER ONE COVER PLATE.
- COORDINATE WITH THE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF ALL OUTLETS, SWITCHES, AND LIGHTING FIXTURES; DO NOT USE ENGINEERING PLANS FOR LOCATING DEVICES. SHOULD A CONTRACTOR PLACE A DEVICE BASED ON THE ENGINEER'S PLANS AND IT IS NOT LOCATED AS PER THE ARCHITECT'S PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS RELOCATION AT HER/HIS COST.
- OUTLET BOXES SHALL BE INSTALLED SUCH THAT THEY ARE NOT BACK-TO-BACK; PROVIDE AN 8" MINIMUM OFFSET. ALL ELECTRICAL OUTLETS SHALL HAVE A TAG BEHIND THE COVERPLATE INDICATING THE PANELBOARD AND CIRCUIT NUMBER FROM WHICH THEY ARE FED.
- ELECTRICAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL EQUIPMENT. IF APPROVED SUBMITTALS ARE FOR EQUIPMENT THAT DIFFERS WITH WHAT WAS SPECIFIED BY THE DESIGN ENGINEER, THE CONTRACTOR SHALL BE ENTIRELY RESPONSIBLE FOR INSURING THAT THIS EQUIPMENT IS EQUIVALENT TO THE ORIGINAL SPECIFIED EQUIPMENT AND ANY ADDITIONAL WORK OR COST AS A RESULT OF USING DIFFERING EQUIPMENT SHALL BE ABSORBED BY THE CONTRACTOR.
- THE ELECTRICAL SYSTEM SHALL BE FULLY GROUNDED; PROVIDE SEPARATE GROUND WIRE IN FEEDER AND EACH BRANCH CIRCUIT WHETHER INDICATED ON THE PLANS OR NOT.

ELECTRICAL ABBREVIATIONS

(ETR)	EXISTING TO REMAIN	KVA	KILOVOLT AMPS
(N)	NEW	KW	KILOWATT
(RX)	REMOVE	LTG	LIGHTING
(TBR)	EXISTING TO BE RELOCATED	MAX	MAXIMUM
(E)	RELOCATION POINT	MCB	MAIN CIRCUIT BREAKER
A, AMP	AMPERE	MCC	MOTOR CONTROL CENTER
AC	ALTERNATING CURRENT	MECH	MECHANICAL
AF	AMP FRAME	MIN	MINIMUM
AFF	ABOVE FINISHED FLOOR	MLO	MAIN LUGS ONLY
AFG	ABOVE FINISHED GRADE	MOCPP	MAXIMUM OVERCURRENT PROTECTION
AT	AMP TRIP	N/A	NOT APPLICABLE
AWG	AMERICAN WIRE GAUGE	N	NEUTRAL
BKR	BREAKER	NC	NORMALLY CLOSED
BLDG	BUILDING	NEC	NATIONAL ELECTRICAL CODE
C, COND	CONDUIT	NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
CB	CIRCUIT BREAKER	NIC	NOT IN CONTRACT
CKT	CIRCUIT	NL	NIGHT LIGHT
CLG	CEILING	NF	NON-FUSABLE
DIA	DIAMETER	NFSS	NON-FUSED SAFETY SWITCH
DISC	DISCONNECT	NO	NORMALLY OPEN
DN	DOWN	NTS	NOT TO SCALE
DWG	DRAWING	ø	PHASE
EC	EMPTY CONDUIT	P	POLE
ECB	ENCLOSED CIRCUIT BREAKER	PNL	PANELBOARD
EG	EQUIPMENT GROUND	PRI	PRIMARY
ELEC	ELECTRICAL	QTY	QUANTITY
EMERG	EMERGENCY	REC, RECEPT	RECEPTACLE
EQUIP	EQUIPMENT	REQ'D	REQUIRED
ESB	ENERGY SAVING BALLAST	RM	ROOM
ETR	EXISTING TO REMAIN	SCHED	SCHEDULE
EX	EXISTING	SD	SMOKE DETECTOR
EWC	ELECTRIC WATER COOLER	SP	SINGLE POLE
F/A, FA	FIRE ALARM	SW	SWITCH
FAAP	FIRE ALARM ANNUCIATOR PANEL	T, XFMR, T/F	TRANSFORMER
FACP	FIRE ALARM CONTROL PANEL	TEL	TELEPHONE
FLA	FULL LOAD AMPS	TYP	TYPICAL
F/N	FULL NEUTRAL	UNF	UNFUSED
FSS	FUSED SAFETY SWITCH	UON	UNLESS OTHERWISE NOTED
G, GND	GROUND	V	VOLT, VOLTAGE
GFI	GROUND FAULT INTERRUPTER	VA	VOLT AMP
HP	HORSEPOWER	W	WATT
HPF	HIGH POWER FACTOR	WP	WEATHERPROOF
IG	ISOLATOR GROUND	W	WITH
INCAND	INCANDESCENT	#	NUMBER
JB	JUNCTION BOX		
KAIC	THOUSANDS OF AMPS INTERRUPTING CAPACITY		
KCMIL, MCM	THOUSANDS CIRCULAR MILS		
KV	KILOVOLT		

23. WIRING FOR 20A BRANCH CIRCUITS SHALL BE SIZED AS INDICATED BELOW.

120V	AWG	120V	AWG
CIRCUIT LENGTH (FT.)		CIRCUIT LENGTH (FT.)	
0-75	#12	0-150	#12
75-150	#10	151-300	#10
151-200	#8	301-400	#8

24. WORK AREA SHALL BE LEFT CLEAN AT THE END OF EACH BUSINESS DAY.

25. ALL PENETRATIONS OF FIRE RATED WALL ASSEMBLES SHALL BE PROTECTED WITH AN APPROVED FIRESTOP SYSTEM OR IN ACCORDANCE WITH IBC SECTION 712.3.1 WHERE APPLICABLE.

26. ALL PANELBOARD BUSES AND GROUND BARS SHALL BE COPPER. BUS BAR SIZE SHALL BE BASED ON CURRENT DENSITY OF 1000A PER SQUARE INCH OF CROSS SECTIONAL AREA. PANELBOARDS SHALL BE FULLY RATED. CIRCUIT BREAKER SHALL BE BOLT ON TYPE. SUB-FEED CIRCUIT BREAKERS ARE NOT ACCEPTABLE.

27. ALL DISCONNECT SWITCH CURRENT CARRYING COMPONENTS SHALL BE COPPER.

28. THE CONTRACTOR SHALL VERIFY THAT ALL THE LIGHTING FIXTURES, RECEPTACLES, DEVICES, WIRING, EQUIPMENT, AND THEIR INSTALLATION COMPLY WITH ALL THE NEC AND LOCAL CODE REQUIREMENTS FOR THE TYPE OF CONSTRUCTION AND OCCUPANCY REQUIREMENTS FOR THIS PROJECT. PROVIDE HANGERS AS REQUIRED BY CODE.

29. THE CONTRACTOR SHALL FURNISH AND INSTALL THE LIGHTING FIXTURES AS SHOWN ON THE ARCHITECTURAL REFLECTED CEILING PLAN. IF THERE IS NO ARCHITECTURAL REFLECTED PLAN, CONTRACTOR SHALL COORDINATE LOCATION OF FIXTURES SHOWN ON THE ELECTRICAL PLANS WITH ARCHITECT AND OTHER TRADES AND FIELD CONDITIONS.

30. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL LAMPS REQUIRED (ALL LAMPS FOR SIMILAR FIXTURES SHALL MATCH). VERIFY MANUFACTURER AND MODEL OF BASE BUILDING FIXTURES WITH THE BUILDING OWNER'S REPRESENTATIVE.

31. THE FINAL LOCATION OF SWITCHES, OUTLETS AND OTHER DEVICES SHALL BE FIELD COORDINATED AND SHALL MEET ALL LOCAL CODE REQUIREMENTS (INCLUDING ALL HANDICAPPED CODES AND ADA REQUIREMENTS).

32. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING ALL CIRCUITS, LIGHTING FIXTURES, OUTLETS AND ALL OTHER DEVICES FOR THEIR PROPER OPERATION (INCLUDING ALL GROUNDING).

33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND PERFORMING ALL TEST AND INSPECTIONS REQUIRED BY THE LOCAL CODES AND AUTHORITIES HAVING JURISDICTION.

34. THE CONTRACTOR SHALL REFER TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ALL LIGHTING FIXTURES, RECEPTACLES, DEVICES AND EQUIPMENT, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL HARDWARE, PARTS, AND ACCESSORIES REQUIRED FOR THEIR PROPER INSTALLATION AND OPERATION (INCLUDING ALL PARTS, ACCESSORIES, AND SAFETY DEVICES REQUIRED BY CODE).

35. THE CONTRACTOR SHALL REFER TO ALL DRAWINGS, DETAILS, AND SPECIFICATIONS RELATED TO THIS PROJECT FOR ADDITIONAL REQUIREMENTS.

36. THE CONTRACTOR SHALL INSTALL ALL WIRING AND CONDUIT CONCEALED IN PARTITIONS AND ABOVE THE CEILING, UNLESS OTHERWISE INDICATED.

37. THE CONTRACTOR SHALL COORDINATE ALL ELECTRICAL WORK WITH ALL FIELD CONDITIONS AT THE JOB-SITE AND ALL OTHER TRADES INVOLVED.

38. ALL WIRING, CONDUIT, AND JUNCTION BOXES SHALL BE COLOR CODED, IDENTIFIED, AND LABELED. ALL WORK AND INSTALLATION SHOWN ON THESE DRAWINGS SHALL BE DONE BY A LICENSED CONTRACTOR WITH EXPERIENCE IN THE TYPE OF WORK REQUIRED FOR THIS PROJECT.

39. THE CONTRACTOR SHALL COORDINATE THE MANUFACTURER, MODEL, COLOR AND FINISH FOR ALL NEW RECEPTACLES, OUTLETS AND COVERPLATES WITH THE ARCHITECT (UNLESS A SPECIFIC COLOR CODING IS REQUIRED BY CODE).

40. ALL PANELS AND CIRCUIT BREAKER CAPACITY RATINGS AND THEIR CONSTRUCTION SHALL MEET ALL LOCAL CODE REQUIREMENTS.

41. THE CONTRACTOR SHALL IDENTIFY AND LABEL ALL CIRCUITS.

42. COORDINATE THE LOCATION AND INSTALLATION OF EXIT SIGN LIGHTING FIXTURES AT THE JOB-SITE AS REQUIRED TO INDICATE THE EXIT PATH AS REQUIRED BY CODE AND TO ASSURE PROPER VISIBILITY.

43. PROVIDE CAST METAL JUNCTION BOXES AND CONDUIT FOR CIRCUITS BEING INSTALLED IN EXPOSED VISIBLE LOCATIONS.

45. PROVIDE CAST METAL JUNCTION BOXES AND CONDUIT WITH PULL STRING FOR TELEPHONE AND DATA CIRCUITS BEING INSTALLED IN EXPOSED VISIBLE AREAS.

TRUE NORTH PLAN NORTH



	CONCEPT PLAN										
	50% SUBMISSION										
	6/25/19	8/21/19									
1	2										
SEAL											

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BENJAMIN PROPERTY REPAIR AND RENOVATION
1512 E. BALTIMORE STREET
BALTIMORE, MD 21231

ELECTRICAL COVER SHEET

DRAWING NO. **E000**
SCALE: AS SHOWN
JOB NO.: 18-012
DATE: AUGUST 2019
DESIGNED BY: JJH
DRAWN BY: JJH
CHECKED BY: WOJ
APPROVED BY: MW

GENERAL NOTES:

1. ALL APARTMENT PANELS SHALL HAVE A WHITE COVER OR COLOR AS DIRECTED BY ARCHITECT.
2. PROVIDE TAMPER-RESISTANT RECEPTACLES IN DWELLING UNITS IN ALL AREA SPECIFIED IN ART.210.52. ALL NON LOCKING TYPE 125-VOLT, 15 AND 20 AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES IN ACCORDANCE WITH 2014 NEC ART.406.12(A).
3. ALL EXTERIOR RECEPTACLES SHALL BE LOCKABLE TYPE RECEPTACLE.

DRAWING NOTES:

- ① CONTRACTOR SHALL FURNISH AND INSTALL A RESIDENTIAL GRADE COMBINATION SMOKE/CARBON MONOXIDE DETECTOR AS INDICATED WITH 120V LINE VOLTAGE AND 9V DC BACK-UP BATTERY. ALL SHALL BE WIRED TOGETHER SO THAT WHEN ONE DETECTOR IS IN ALARM, ALL OTHERS SHALL SOUND A AUDIBLE SIGNAL.
- ② CONTRACTOR TO MAKE FINAL CONNECTION TO ELECTRIC RANGE NEMA 6-50R.
- ③ CONTRACTOR TO MAKE FINAL CONNECTION TO RANGE HOOD.
- ④ CONNECT TO LIGHTS OR SWITCH ABOVE.
- ⑤ CONNECT TO LIGHTS OR SWITCH BELOW.
- ⑥ CONNECT TO RECEPTACLE CIRCUIT ON FLOOR ABOVE.
- ⑦ PROVIDE A 30A,2P,240V,NFSS IN NEMA 1 ENCLOSURE FOR THE ELECTRIC WATER HEATERS WH-1,2,3.
- ⑧ PROVIDE A 60A,2P,240V FSS FUSED @ 40 IN NEMA 1 ENCLOSURE FOR THE FCU-1,2,3.
- ⑨ PROVIDE A 30A,2P,240V, FSS FUSED @ 25A IN NEMA 3 ENCLOSURE FOR HP-1,2,3.

TRUE NORTH PLAN NORTH

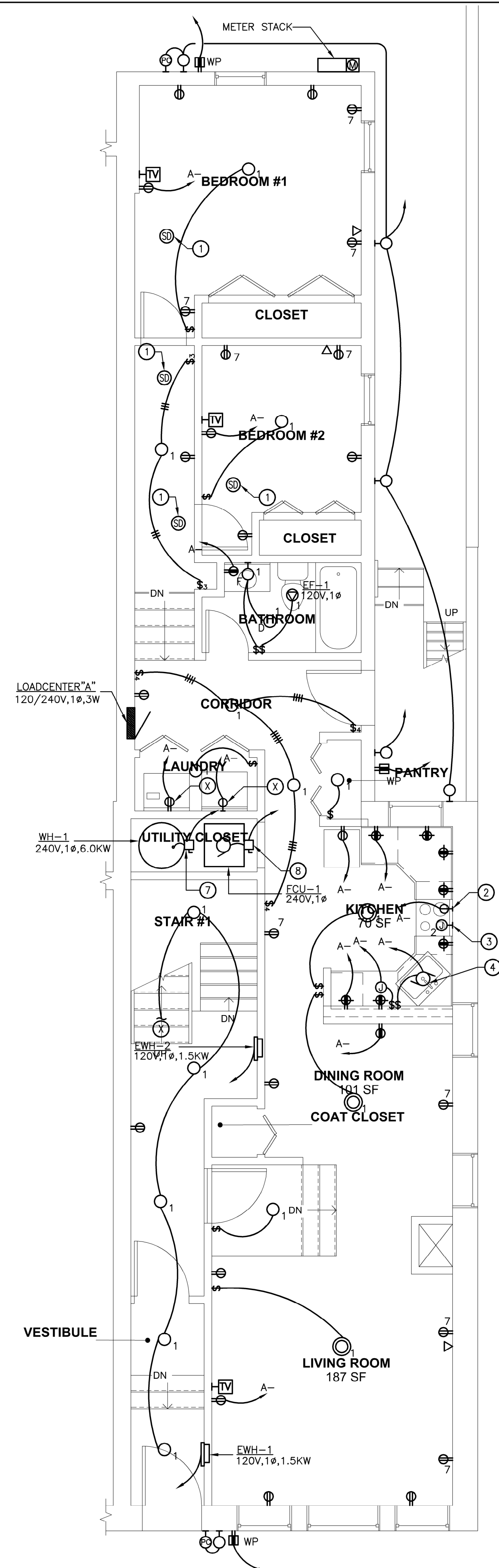
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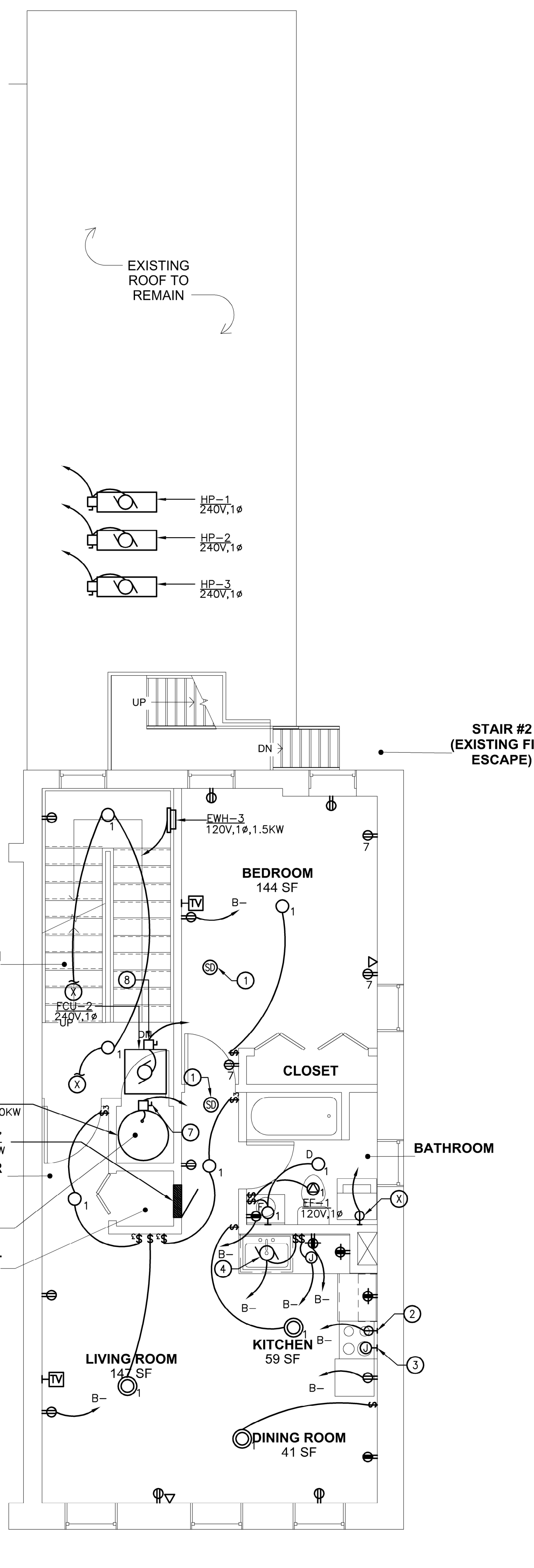
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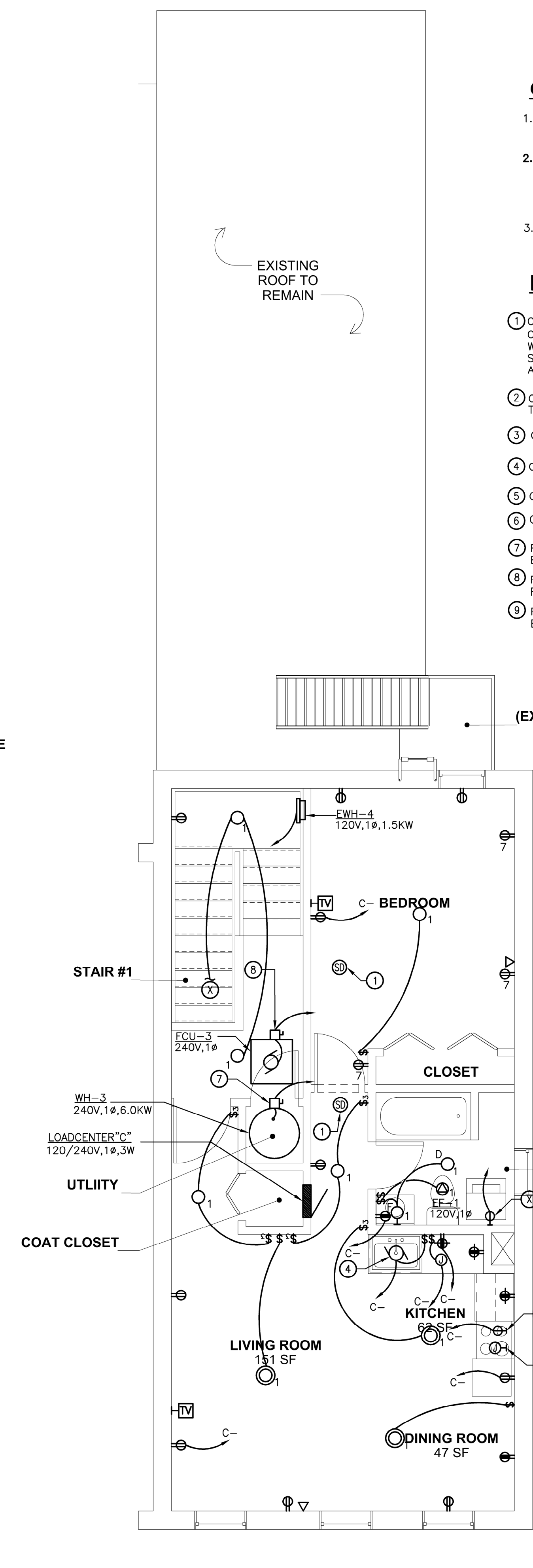
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APPROVED BY:	MW



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



SECOND FLOOR PLAN - ELECTRICAL
 SCALE: 1/4" = 1'-0"



THIRD FLOOR PLAN - ELECTRICAL
 SCALE: 1/4" = 1'-0"

CONCEPT PLAN										
50% SUBMISSION										
6/25/19										
8/21/19										
1										
2										

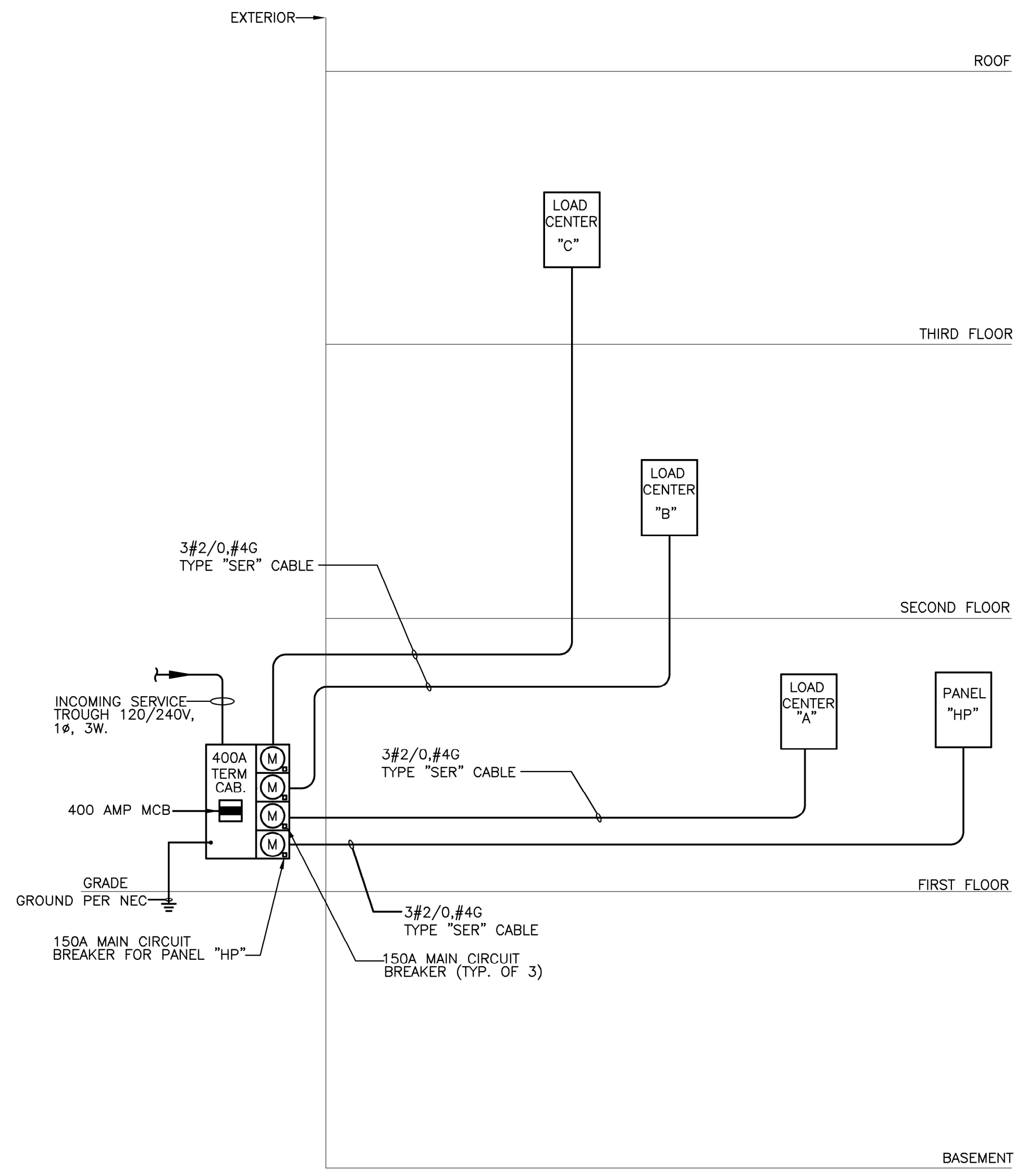
SEAL

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 number _____, expiration date _____.

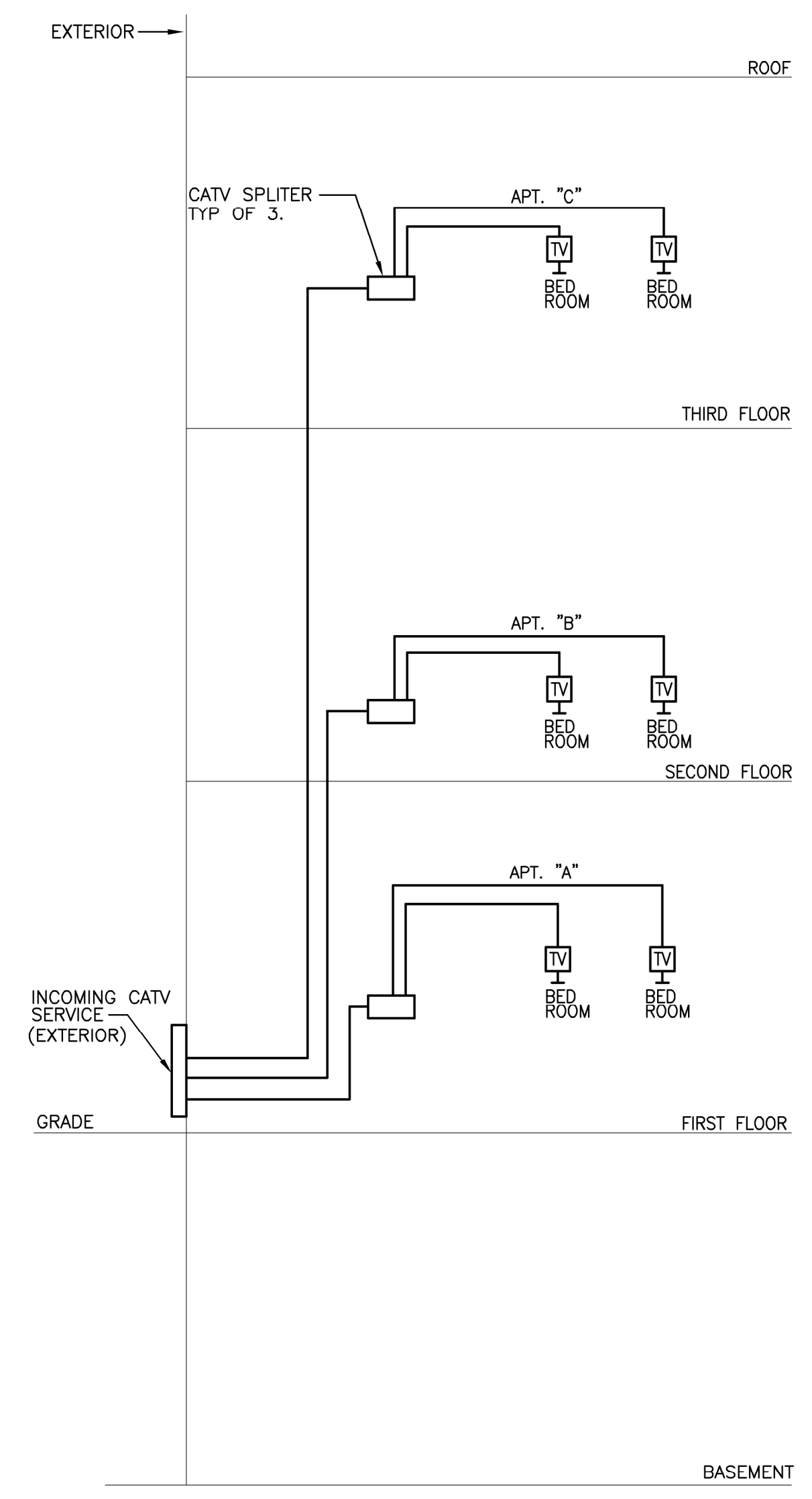
BENJAMIN PROPERTY APARTMENT REPAIR AND RENOVATION
 1512 E. BALTIMORE STREET
 BALTIMORE, MD 21231

ELECTRICAL RISERS

DRAWING NO.	E101
SCALE:	AS SHOWN
JOB NO.:	18-012
DATE:	AUGUST 2019
DESIGNED BY:	JJH
DRAWN BY:	JJH
CHECKED BY:	WOJ
APPROVED BY:	MW

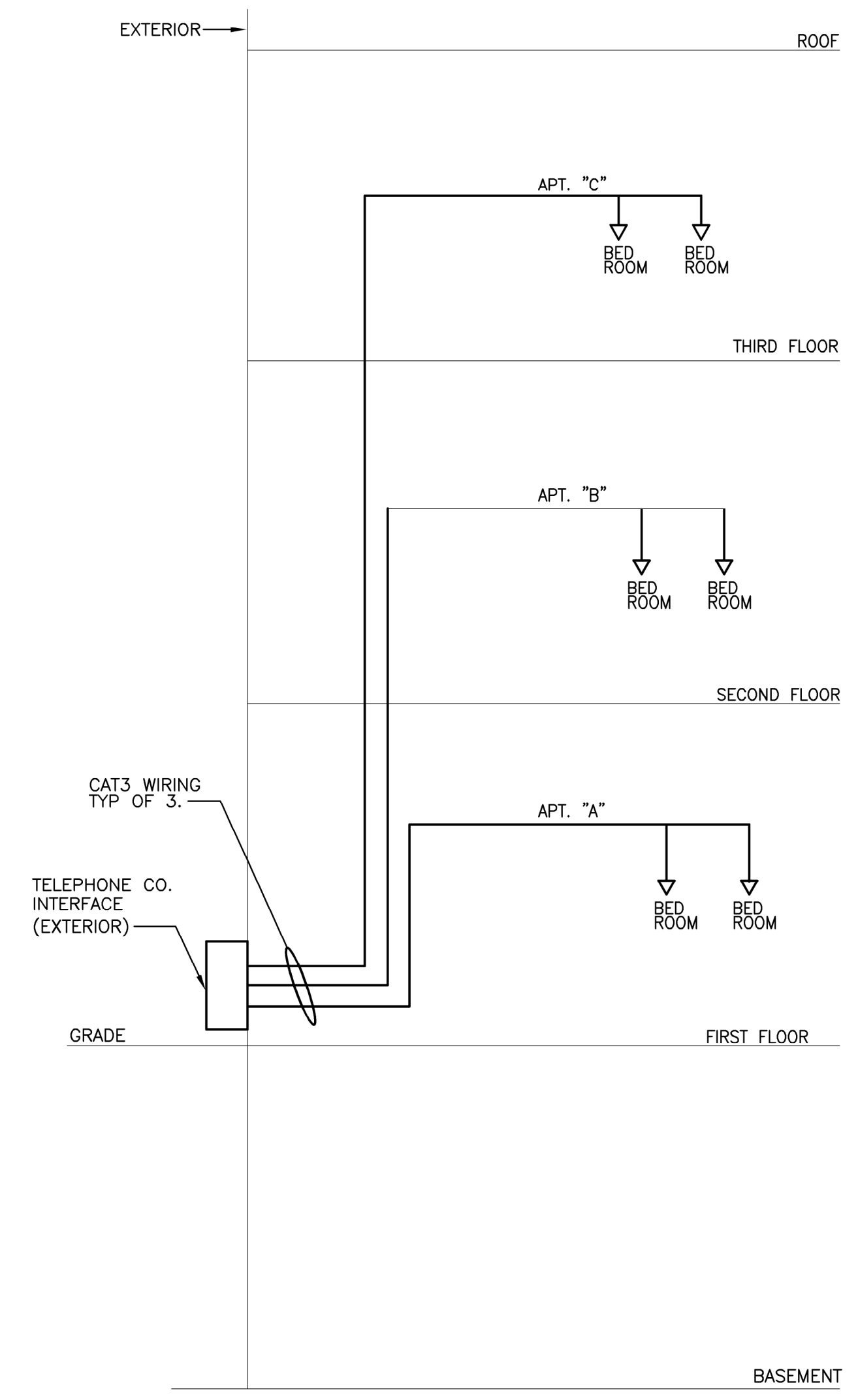


POWER RISER DIAGRAM
 NOT TO SCALE



CATV RISER DIAGRAM
 NOT TO SCALE

NOTE: REFER TO FLOOR PLANS FOR EXACT QUANTITY AND LOCATION.



TELEPHONE RISER DIAGRAM
 NOT TO SCALE

NOTE: REFER TO FLOOR PLANS FOR EXACT QUANTITY AND LOCATION.

LOADCENTER A														
PHASE, WIRE:		120 / 240 1, 3						150 AMP MAIN C/B						
		C/B			WIRE			C/B			WIRE			
CKT	SERVING	P	TRIP	QTY	AWG	KVA	PH	KVA	QTY	AWG	P	TRIP	SERVING	CKT
1	LIGHTING	1	20	2	12	1.4	A	0.7	2	12	1	20	KITCHEN RECEPT GFI	2
3	KITCHEN RECEPT	1	20	2	12	0.5	B	0.8	2	12	1	20	GARAGE DISPOSAL	4
5	KITCHEN RECEPT	1	20	2	12	0.7	A	1.1	2	12	1	20	REFRIGERATOR REC	6
7	BEDROOM 1 RECEPT	1	20	2	12	1.3	B	1.5	2	12	1	20	DISHWASHER	8
9	BATH RM 1 REC GFI	1	20	2	12	0.2	A	0.4	2	12	1	20	DINNING RM REC	10
11	BEDROOM 2 RECEPT	1	20	2	12	1.3	B	4.0	2	6	2	50	ELECTRIC RANGE	12
13	BATH RM 1 REC GFI	1	20	2	12	0.2	A	4.0	2	10	2	30	WH-1	14
15	HALLWAY RECEPT	1	20	2	12	0.7	B	3.0	2	10	2	30	WH-1	16
17	HP-1	2	20	2	12	2.1	A	3.0						18
19						2.1	B	2.6	2	10	2	30	AHU-1	20
21	WASHER/DRYER	2	30	2	10	2.9	A	2.6						22
23						2.9	B	0.5	2	14	1	15	SMOKE DETECTOR	24
25	SPARE	1	20				A						SPARE	26
27	SPARE	1	20				B						SPARE	28
29	BUSSED SPACE						A						BUSSED SPACE	30
TOTAL DEMAND KVA (PER PHASE):		A: 14.3			B: 15.0			DESIGN KVA: 29.1			DESIGN AMPS: 133			

* PROVIDE HANDLE LOCK-ON C/B COVER.
 NOTES:
 1. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER TYPE CIRCUIT BREAKERS FOR ALL BRANCH CIRCUITS FEEDING RECEPTACLES IN DWELLING UNITS, IN ACCORDANCE WITH NEC 210.12.

LOADCENTER B														
PHASE, WIRE:		120 / 240 1, 3						150 AMP MAIN C/B						
		C/B			WIRE			C/B			WIRE			
CKT	SERVING	P	TRIP	QTY	AWG	KVA	PH	KVA	QTY	AWG	P	TRIP	SERVING	CKT
1	LIGHTING	1	20	2	12	1.4	A	0.7	2	12	1	20	KITCHEN RECEPT GFI	2
3	KITCHEN RECEPT	1	20	2	12	0.5	B	0.8	2	12	1	20	GARAGE DISPOSAL	4
5	KITCHEN RECEPT	1	20	2	12	0.4	A	1.1	2	12	1	20	REFRIGERATOR REC	6
7	BEDROOM 1 RECEPT	1	20	2	12	1.3	B	1.5	2	12	1	20	DISHWASHER	8
9	BATH RM 1 REC GFI	1	20	2	12	0.2	A	0.4	2	12	1	20	DINNING RM REC	10
11	BEDROOM 2 RECEPT	1	20	2	12	1.6	B	4.0	2	6	2	50	ELECTRIC RANGE	12
13	BATH RM 1 REC GFI	1	20	2	12	0.2	A	4.0	2	10	2	30	WH-1	14
15	HALLWAY RECEPT	1	20	2	12	0.7	B	3.0	2	10	2	30	WH-1	16
17	HP-1	2	20	2	12	2.1	A	3.0						18
19						2.1	B	2.6	2	10	2	30	AHU-1	20
21	WASHER/DRYER	2	30	2	10	2.9	A	2.6						22
23						2.9	B	0.5	2	14	1	15	SMOKE DETECTOR	24
25	SPARE	1	20				A						SPARE	26
27	SPARE	1	20				B						SPARE	28
29	BUSSED SPACE						A						BUSSED SPACE	30
TOTAL DEMAND KVA (PER PHASE):		A: 14.4			B: 15.0			DESIGN KVA: 30.0			DESIGN AMPS: 138			

* PROVIDE HANDLE LOCK-ON C/B COVER.
 NOTES:
 1. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER TYPE CIRCUIT BREAKERS FOR ALL BRANCH CIRCUITS FEEDING RECEPTACLES IN DWELLING UNITS, IN ACCORDANCE WITH NEC 210.12.

LOADCENTER C														
PHASE, WIRE:		120 / 240 1, 3						200 AMP MAIN C/B						
		C/B			WIRE			C/B			WIRE			
CKT	SERVING	P	TRIP	QTY	AWG	KVA	PH	KVA	QTY	AWG	P	TRIP	SERVING	CKT
1	LIGHTING	1	20	2	12	1.4	A	0.5	2	12	1	20	KITCHEN RECEPT GFI	2
3	KITCHEN RECEPT	1	20	2	12	0.5	B	0.8	2	12	1	20	GARAGE DISPOSAL	4
5	SPARE	1	20				A	1.1	2	12	1	20	REFRIGERATOR REC	6
7	BEDROOM 1 RECEPT	1	20	2	12	1.3	B	1.5	2	12	1	20	DISHWASHER	8
9	BATH RM 1 REC GFI	1	20	2	12	0.2	A	0.5	2	12	1	20	DINNING RM REC	10
11	BEDROOM 2 RECEPT	1	20	2	12	1.1	B	4.0	2	6	2	50	ELECTRIC RANGE	12
13	BATH RM 1 REC GFI	1	20	2	12	0.2	A	4.0	2	10	2	30	WH-1	14
15	SPARE	1	20				B	3.0	2	10	2	30	WH-1	16
17	HP-1	2	20	2	12	2.1	A	3.0						18
19						2.1	B	2.6	2	10	2	30	AHU-1	20
21	WASHER/DRYER	2	30	2	10	2.9	A	2.6						22
23						2.9	B	0.5	2	14	1	15	SMOKE DETECTOR	24
25	SPARE	1	20				A						SPARE	26
27	SPARE	1	20				B						SPARE	28
29	BUSSED SPACE						A						BUSSED SPACE	30
TOTAL DEMAND KVA (PER PHASE):		A: 14.1			B: 14.4			DESIGN KVA: 28.8			DESIGN AMPS: 132			

* PROVIDE HANDLE LOCK-ON C/B COVER.
 NOTES:
 1. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER TYPE CIRCUIT BREAKERS FOR ALL BRANCH CIRCUITS FEEDING RECEPTACLES IN DWELLING UNITS, IN ACCORDANCE WITH NEC 210.12.

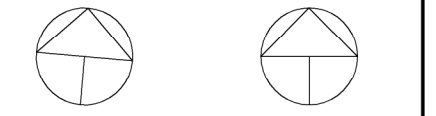
LOADCENTER HP														
PHASE, WIRE:		120 / 240 1, 3						150 AMP MAIN C/B						
		C/B			WIRE			C/B			WIRE			
CKT	SERVING	P	TRIP	QTY	AWG	KVA	PH	KVA	QTY	AWG	P	TRIP	SERVING	CKT
1	LIGHTING	1	20	2	12	1.7	A	1.1	2	12	1	20	LIGHTING	2
3	BASEMENT RECEPT GFI	1	20	2	12	1.6	B	0.4	2	12	1	20	HALLWAY RECEPT	4
5	EXTERIOR RECEPT GFI	1	20	2	12	0.4	A	1.5	2	12	1	20	HALLWAY LIGHTING	6
7	EW-1	2	20	2	12	1.5	B	1.5	2	12	2	20	EW-2	8
9						1.5	A	1.5						10
11	EW-3	2	20	2	12	1.5	B	0.5	2	12	1	20	HALLWAY RECEPT	12
13						1.5	A	0.2	2	12	1	20	EQUIPMENT RECEPT GFI	14
15	SPARE	1	20				B						SPARE	16
17	SPARE	1	20				A						SPARE	18
19	SPARE	1	20				B						SPARE	20
21	SPARE	1	20				A						SPARE	22
23	SPARE	1	20				B						SPARE	24
25	BUSSED SPACE						A						BUSSED SPACE	26
27	BUSSED SPACE						B						BUSSED SPACE	28
29	BUSSED SPACE						A						BUSSED SPACE	30
TOTAL DEMAND KVA (PER PHASE):		A: 13.8			B: 11.4			DESIGN KVA: 27.7			DESIGN AMPS: 127			

* PROVIDE HANDLE LOCK-ON C/B COVER.
 NOTES:
 1. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER TYPE CIRCUIT BREAKERS FOR ALL BRANCH CIRCUITS FEEDING RECEPTACLES IN DWELLING UNITS, IN ACCORDANCE WITH NEC 210.12.

LIGHTING FIXTURE SCHEDULE					
TYPE	DESCRIPTION	MANUFACTURER	CATALOG	LAMP	VOLT.
A	8" RECESSED DOWNLIGHT FLUORESCENT FIXTURE WITH TEMPERED GLASS PRISMATIC LENS.	LITHONIA LIGHTING	LF8N-1/26TRFB01173 120	1-26W TRI	120
B	8" DIAMETER SURFACE MOUNTED FIXTURE WITH BRUSHED NICKEL FINISH.	SEAGULL LIGHTING	5921BLE-962	1-13W GU-24	120
C	SURFACE MOUNTED DECORATIVE PENDANT FLUORESCENT FIXTURE.	PROGRESS LIGHTING	OWNER SELECT		120
D	15" DIAMETER PENDANT MOUNTED FLUORESCENT FIXTURE WITH BRUSHED STEEL FINISH AND SATIN WHITE GLASS.	PROGRESS LIGHTING	P7327-13EBWB	2-13W QUAD CFL 4-PIN	120
F	2' WALL MOUNTED DECORATIVE FIXTURE WITH BRUSHED NICKEL FINISH.	SEAGULL LIGHTING	49215BLE-962	2-13W BI PIN T5	120
G	SURFACE MOUNTED DECORATIVE PENDANT FLUORESCENT FIXTURE.	PROGRESS LIGHTING	OWNER SELECT	2-13W QUAD CFL 4-PIN	120
H	4' FLUORESCENT SURFACE MOUNTED WRAP AROUND FIXTURE.	LAMAR LIGHTING	WS232E81	2-32W T8	120
J	EXTERIOR WALL MOUNTED DECORATIVE FIXTURE WITH BLACK FINISH.	PROGRESS LIGHTING	P5685-31	1-13W CF	120
K	SURFACE MOUNTED DECORATIVE FLUORESCENT FIXTURE.	PROGRESS LIGHTING	OWNER SELECT		120
⚡	SELF - CONTAINED EMERGENCY BATTERY WITH TWO HEADS.	EELP INC.	EM-1	2-5.4W KRYPTON LAMPS	120
⚡	SELF CONTAINED EXIT SIGN WITH LED LAMPS, WHITE HOUSING AND GREEN LETTERS.	EELP INC.	XE1GW-EM XE2GW-EM	LED LAMPS (INCLUDED)	120

NOTES:
 1. PROVIDE ALL LAMPS FOR LIGHT FIXTURE UNLESS WHERE NOTED OTHERWISE.
 2. CONTRACTOR SHALL COORDINATE ALL FIXTURE FINISHES PRIOR TO ORDERING.

TRUE NORTH PLAN NORTH



CONCEPT PLAN	50% SUBMISSION													
	1	6/25/19												
2	8/21/19													

SEAL

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 number _____, expiration date _____.

**BENJAMIN
 PROPERTY
 APARTMENT
 REPAIR AND
 RENOVATION**
 1512 E. BALTIMORE
 STREET
 BALTIMORE, MD 21231

ELECTRICAL SCHEDULES

DRAWING NO.
E102
 SCALE: AS SHOWN
 JOB NO.: 18-012
 DATE: AUGUST 2019
 DESIGNED BY: JJH
 DRAWN BY: JJH
 CHECKED BY: WOJ
 APPROVED BY: MW