DRAWING LIST

NUMBER	SHEET NAME	ISSUE DATE	REVISION DATE
GENERAL			
G0.0.1	COVER SHEET	7.24.12	12.12.12
G0.0.2	AREA TABULATIONS	7.24.12	
G0.0.3	ABBREVIATIONS, SYMBOLS & GENERAL NOTES	7.24.12	
ALTA			
1 OF 2	ALTA SURVEY	7.24.12	
2 OF 2	ALTA SURVEY	7.24.12	
CIVIL			
C-1.0	SITE PLAN	7.24.12	12.12.12
C-1.1	SITE DETAILS	*	12.12.12
C-2.0	STORMWATER MANAGEMENT PLAN	7.24.12	12.12.12
C-3.1	GRADING AND EROSION SEDIMENT CONTROL PLAN	7.24.12	12.12.12
C-3.2	SEDIMENT CONTROL NOTES AND DETAILS	7.24.12	12.12.12
ARCHITECTURAL			
A0.2.1	ARCHITECTURAL SITE PLAN	7.24.12	12.12.12
A0.3.1	ENLARGED ARCHITECTURAL SITE PLAN	7.24.12	12.12.12
A0.3.2	ENLARGED ARCHITECTURAL SITE PLAN	7.24.12	12.12.12
A1.0.1a	BUILDING 1 FLOOR PLANS - EXISTING / DEMOLITION	7.24.12	
A1.0.1b	BUILDING 1 FLOOR PLANS - EXISTING / DEMOLITION	7.24.12	
A1.0.2a	BUILDING 2 FLOOR PLANS - EXISTING / DEMOLITION	7.24.12	
A1.0.2b	BUILDING 2 FLOOR PLANS - EXISTING / DEMOLITION	7.24.12	
A1.0.3a	BUILDING 3 FLOOR PLANS - EXISTING / DEMOLITION	7.24.12	
A1.0.4a	BUILDING 4 FLOOR PLANS - EXISTING / DEMOLITION	7.24.12	
A1.0.5a	BUILDING 5 FLOOR PLANS - EXISTING / DEMOLITION	7.24.12	
A2.0.1a	BUILDING 1 FLOOR PLANS - NEW CONSTRUCTION	7.24.12	
A2.0.1b	BUILDING 1 FLOOR PLANS - NEW CONSTRUCTION	7.24.12	
A2.0.2a	BUILDING 2 FLOOR PLANS - NEW CONSTRUCTION	7.24.12	
A2.0.2b	BUILDING 2 FLOOR PLANS - NEW CONSTRUCTION	7.24.12	
A2.0.3a	BUILDING 3 FLOOR PLANS - NEW CONSTRUCTION	7.24.12	
A2.0.4a	BUILDING 4 FLOOR PLANS - NEW CONSTRUCTION	7.24.12	
A2.0.5a	BUILDING 5 FLOOR PLANS - NEW CONSTRUCTION	7.24.12	
A2.1.1a	BUILDING 1 - REFLECTED CEILING PLANS	7.24.12	
A2.1.1b	BUILDING 1 - REFLECTED CEILING PLANS	7.24.12	
A2.1.2a	BUILDING 2 - REFLECTED CEILING PLANS	7.24.12	
A2.1.2b	BUILDING 2 - REFLECTED CEILING PLANS	7.24.12	
A2.1.3a	BUILDING 3 - REFLECTED CEILING PLANS	7.24.12	
A2.1.4a	BUILDING 4 - REFLECTED CEILING PLANS	7.24.12	
A2.1.5a	BUILDING 5 - REFLECTED CEILING PLANS	7.24.12	
A2.3.1	UNIT FLOOR PLANS	7.24.12	
A2.3.2	UNIT FLOOR PLANS	7.24.12	
A2.3.3	UNIT FLOOR PLANS	7.24.12	
A2.3.4	UNIT FLOOR PLANS	7.24.12	
A2.3.5	UNIT FLOOR PLANS	7.24.12	
A2.3.6	UNIT FLOOR PLANS	7.24.12	
A2.4.1	ROOF PLANS	*	12.12.12
A2.4.2	ROOF PLANS	*	12.12.12
A2.4.3	ENLARGED ROOF PLAN	*	12.12.12
A3.0.1	BUILDING 1 ELEVATIONS	7.24.12	12.12.12
A3.0.2	BUILDING 2 ELEVATIONS	7.24.12	12.12.12
A3.0.3	BUILDING 3 ELEVATIONS	7.24.12	12.12.12
A3.0.4	BUILDING 4 ELEVATIONS	7.24.12	12.12.12
A3.0.5	BUILDING 5 ELEVATIONS	7.24.12	12.12.12
A6.1.1	INTERIOR ELEVATIONS - TYPICAL UNIT BATHROOMS	7.24.12	
A6.1.2	INTERIOR ELEVATIONS - TYPICAL UNIT KITCHENS	7.24.12	
A7.0.1	SCHEDULES	7.24.12	
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D-1	BUILDING #1 DEMOLITION PLANS	7.24.12	
D-2	BUILDING #2 DEMOLITION PLANS	7.24.12	
D-3	BUILDING #3 DEMOLITION PLANS	7.24.12	
D-4	BUILDING #4 DEMOLITION PLANS	7.24.12	
D-5	BUILDING #5 DEMOLITION PLANS	7.24.12	
M-1	SYMBOLS LIST, ABBREVIATIONS & GENERAL NOTES	7.24.12	12.12.12
M-2	BUILDING #1 NEW WORK PLANS	7.24.12	12.12.12
M-3	BUILDING #2 NEW WORK PLANS	7.24.12	12.12.12
M-4	BUILDING #3 NEW WORK PLANS	7.24.12	12.12.12
M-5	BUILDING #4 NEW WORK PLANS	7.24.12	12.12.12
M-6	BUILDING #5 NEW WORK PLANS	7.24.12	12.12.12
M-7	DETAILS	7.24.12	12.12.12
M-8	SCHEDULES	7.24.12	12.12.12
M-9	BOILER ROOM PLANS	7.24.12	12.12.12
M-10	UNIT FLOOR PLANS	7.24.12	
M-11	UNIT FLOOR PLANS	7.24.12	
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PLUMBING			
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P-4	3.1A, 3.15A UNIT FLOOR PLANS NEW WORK	7.24.12	
ELECTRICAL			
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E-2	BUILDING #1 NEW WORK PLANS	7.24.12	
E-3	BUILDING #2 NEW WORK PLANS	7.24.12	
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E-5	BUILDING #4 NEW WORK PLANS	7.24.12	
E-6	BUILDING #5 NEW WORK PLANS	7.24.12	12.12.12
E-7	TYPICAL UNIT NEW WORK PLANS	7.24.12	12.12.12
E-8	UNIT FLOOR PLANS	7.24.12	12.12.12
E-9	POWER RISER DIAGRAMS	7.24.12	
E-10	POWER RISER DIAGRAMS	7.24.12	
E-11	PANEL SCHEDULES	7.24.12	
E-12	DETAILS	7.24.12	
E-13	DETAILS	7.24.12	
E-14	CP1, CP2 DEMOLITION AND NEW WORK PLANS	7.24.12	
E-15	DEMOLITION AND NEW WORK POWER RISER DIAGRAMS	7.24.12	

1 DRAWING LIST
NOT TO SCALE

Plot Date: 12.12.2012 - 4:08 PM
Save Date: 12.12.2012 - 3:28 PM
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Renovation of
OVERLOOK APARTMENTS
Maintenance Repairs - Drawing Package 1 of 4
1514 Madison Street, Hyattsville, Maryland 20782

Maryland DHCD - CDA Number: ####

HUD Project Number: 000-35501 (1)

MADISON HYATTSVILLE, LLC — OWNER
7910 WOODMONT AVENUE, SUITE 350, BETHESDA, MARYLAND 20814 | 301.657.8899

MINER FEINSTEIN ARCHITECTS, LLC — ARCHITECT
135 WEST PATRICK STREET, SUITE 200, FREDERICK, MARYLAND 21701 | 301.760.7988

GREENHORNE & O'MARA, INC. — CIVIL ENGINEER
20410 CENTURY BOULEVARD #200, GERMANTOWN, MARYLAND 20874 | 301.444.8282

CTA, INC. — MEP ENGINEER
9420 KEY WEST AVENUE, SUITE 150, ROCKVILLE, MARYLAND 20850-1715 | 301.637.0057

ALLGAIER MENDENHALL SMITH — STRUCTURAL ENGINEER
5235 WESTVIEW DRIVE, SUITE 100, FREDERICK, MARYLAND 21703 | 240.629.2190

ROSS RENOVATION AND CONSTRUCTION, LLC — CONTRACTOR
9308-A CHERRY HILL ROAD, COLLEGE PARK, MARYLAND 20740 | 301.345.1921

T.B.D. — SURETY

OWNER: MADISON HYATTSVILLE, LLC
BY: ROSS MANAGER MADISON HYATTSVILLE, LLC, MANAGING MEMBER
BY: SCOTT J. ROSS, MANAGING MEMBER

ARCHITECT: MINER FEINSTEIN ARCHITECTS, LLC, ALAN R. MINER, AIA, PRINCIPAL

CONTRACTOR: ROSS RENOVATION AND CONSTRUCTION, LLC, JOHN RUTT

HUD MAP LENDER

SURETY

DWELLING UNIT MATRIX AND AREAS

		Studio, 1 BA	1 BD - 1 BA	1 BD - 1 BA	1 BD - 1 BA	2 BD - 1 BA	2 BD - 1 BA	2 BD - 1 BA	2 BD - 1 BA	2 BD - 1 BA	3 BD - 1 BA	3 BD - 1.5 BA		
	NSF / Unit	530 NSF	752 NSF	749 NSF	749 NSF	947 NSF	944 NSF	974 NSF	891 NSF	891 NSF	1,132 NSF	1,250 NSF		
	GSF / Unit	599 GSF	834 GSF	788 GSF	788 GSF	1,045 GSF	1,042 GSF	1,094 GSF	980 GSF	980 GSF	1,243 GSF	1,369 GSF		
Building Address	Number of Dwelling Units	0.1a	1.1a	1.1b	1.1-BF	2.1a	2.1b	2.1c	2.1d	2.1-BF	3.1a	3.15a	Building Residential GSF	Building Residential NSF
1501 Ray Road	12	-	-	-	-	6	4	-	-	2	-	-	12,398 GSF	11,240 NSF
1507 Ray Road	14	-	6	6	2	-	-	-	-	-	-	-	11,308 GSF	10,504 NSF
1509 Ray Road	14	-	-	-	-	6	8	-	-	-	-	-	14,606 GSF	13,234 NSF
1511 Ray Road	14	-	-	-	-	6	8	-	-	-	-	-	14,606 GSF	13,234 NSF
1513 Ray Road	14	-	6	8	-	-	-	-	-	-	-	-	11,308 GSF	10,504 NSF
1515 Ray Road	12	-	-	-	-	6	4	-	-	2	-	-	12,398 GSF	11,240 NSF
1517 Ray Road	12	-	6	6	-	-	-	-	-	-	-	-	9,732 GSF	9,006 NSF
1519 Ray Road	12	-	-	-	-	6	4	-	-	2	-	-	12,398 GSF	11,240 NSF
1521 Ray Road	15	1	-	-	-	6	8	-	-	-	-	-	15,205 GSF	13,764 NSF
1523 Ray Road	14	-	-	-	-	6	8	-	-	-	-	-	14,606 GSF	13,234 NSF
1512 Madison Street	10	-	4	4	-	-	-	2	-	-	-	-	8,676 GSF	7,952 NSF
1514 Madison Street	11	-	-	-	-	5	4	-	-	-	-	1	12,005 GSF	10,893 NSF
1516 Madison Street	10	-	4	4	-	-	-	2	-	-	-	-	8,676 GSF	7,952 NSF
1521 Madison Street	12	-	-	-	-	6	4	-	-	2	-	-	12,398 GSF	11,240 NSF
1523 Madison Street	11	-	-	-	-	6	5	-	-	-	-	-	11,480 GSF	10,402 NSF
	TOTAL COUNT	187	1	26	28	2	59	57	4	-	8	1	1	
	Net Square Footage by Unit Type		530 NSF	19,552 NSF	20,972 NSF	1,498 NSF	55,873 NSF	53,808 NSF	3,896 NSF	0 NSF	7,128 NSF	1,132 NSF	1,250 NSF	165,639 NSF
	Gross Square Footage by Unit Type		599 GSF	21,684 GSF	22,064 GSF	1,576 GSF	61,655 GSF	59,394 GSF	4,376 GSF	0 GSF	7,840 GSF	1,243 GSF	1,369 GSF	181,800 GSF
	Barrier Free (UFAS) Units Req'd. (5%)		9.35											
	Barrier Free (UFAS) Units Proposed		10											
	Visual & Hearing Impaired (VHI) Units Req'd. (2%)		3.74											
	Visual & Hearing Impaired (VHI) Units Proposed		4											

Notes:
1) Net Square Foot (NSF) areas shown are calculated in accordance with the HUD definition of Net Rentable (Leasible) Square Footage.
2) Gross Square Foot (GSF) areas shown are are calculated in accordance with the HUD definition of Gross Square Footage.
3) All existing unit type 2.1d's have been converted to 2.1-BF (Barrier Free/UFAS) dwelling units.
4) See sheet G0.0.2 for full area breakdown.

APPLICABLE CODES:

NFPA 101 LIFE SAFETY CODE	2009
SUBTITLE 11 PRINCE GEORGE'S COUNTY AMENDMENTS	
INTERNATIONAL BUILDING CODE (IBC)	2006
SUBTITLE 4 PRINCE GEORGE'S COUNTY AMENDMENTS	
MARYLAND BUILDING REHABILITATION CODE (MBRC)	2010
INTERNATIONAL EXISTING BUILDING CODE (IEBC) (By Reference)	2009
NFPA 72 NATIONAL FIRE ALARM CODE	2007
NFPA 70 NATIONAL ELECTRIC CODE	2002
SUBTITLE 2, GROUP 14B AND SUBTITLE 9	
INTERNATIONAL MECHANICAL CODE (IMC)	2006
WSSC PLUMBING AND FUEL GAS CODE	2011
INTERNATIONAL PLUMBING CODE (IPC) (By Reference)	2009
INTERNATIONAL ENERGY CONSERVATION CODE (IECC)	2006
ACCESSIBILITY CODES	
UNIFORM FEDERAL ACCESSIBILITY STANDARD	1997
MARYLAND ACCESSIBILITY CODE (COMAR 05.02.02)	2011

(1)

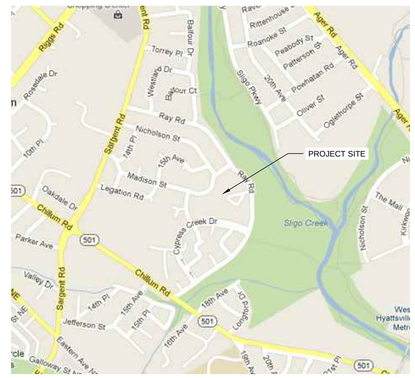
PARKING TABULATIONS

BARRIER FREE SPACES	9
BARRIER FREE VAN SPACES	2
STANDARD "SURFACE" SPACES	198
TOTAL PARKING SPACES PROVIDED	**209**

PARKING NOTE: THE PROPERTY HAS NO "GARAGE" OR "COVERED" PARKING SPACES



2 AREA MAP
NOT TO SCALE



3 VICINITY MAP
NOT TO SCALE

Architect's Project Number: 1204

100% DOCUMENTS	7.24.2012
(1) 100% DOCUMENTS REV.	12.12.2012

Renovation of:
Overlook Apartments
1514 Madison Street
Hyattsville, Maryland 20782

Maintenance Repairs

DRAWING PACKAGE
1 of 4

For:
Madison Hyattsville, LLC
7910 Woodmont Avenue, Suite 350
Bethesda, Maryland 20814

Owner	Architect	Contractor	Surety

(1)

Cover Sheet
G0.0.1

MINER FEINSTEIN ARCHITECTS

MINER FEINSTEIN ARCHITECTS, LLC
135 West Patrick Street, Suite 200
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MEP ENGINEER:
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9420 Key West Ave., Suite 150
Rockville, Maryland 20850-1715
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CIVIL ENGINEER:
Greenhorne & O'Mara, Inc
20410 Century Blvd #200
Germantown, Maryland 20874
301.444.8282

STRUCTURAL ENGINEER:
Allgaier Mendenhall Smith
5235 Westview Drive, Suite 100
Frederick, Maryland 21703
240.629.2190

Residential and Common Area Tabulation

1501 Ray Road

Residential Areas

Apartment Unit	Unit Type	Area (NSF)	Area (GSF)
101	2.1a	947	1,045
102	2.1-BF	891	980
103	2.1-BF	891	980
104	2.1a	947	1,045
201	2.1a	947	1,045
202	2.1b	944	1,042
203	2.1b	944	1,042
204	2.1a	947	1,045
301	2.1a	947	1,045
302	2.1b	944	1,042
303	2.1b	944	1,042
304	2.1a	947	1,045
Subtotal Residential		11,240 NSF	12,398 GSF

Common Areas

Space	Level	Area (NSF)	Area (GSF)
Stairs	1	164	181
Laundry	1	73	89
Stairs	2	161	177
Stairs	3	161	177
Subtotal Non-Residential		559 NSF	624 GSF
Total 1501 Ray Road		11,799 NSF	13,022 GSF

1507 Ray Road

Residential Areas

Apartment Unit	Unit Type	Area (NSF)	Area (GSF)
T-2	1.1-BF	749	788
T-3	1.1-BF	749	788
101	1.1a	752	834
102	1.1b	749	788
103	1.1b	749	788
104	1.1a	752	834
201	1.1a	752	834
202	1.1b	749	788
203	1.1b	749	788
204	1.1a	752	834
301	1.1a	752	834
302	1.1b	749	788
303	1.1b	749	788
304	1.1a	752	834
Subtotal Residential		10,504 NSF	11,308 GSF

Common Areas

Space	Level	Area (NSF)	Area (GSF)
Stairs	T	158	177
Maintenance	T	710	783
Laundry	T	83	98
Leasing Office	T	618	682
Stairs	1	140	155
Stairs	2	161	177
Stairs	3	161	177
Subtotal Non-Residential		2,031 NSF	2,249 GSF
Total 1507 Ray Road		12,535 NSF	13,557 GSF

1509 Ray Road

Residential Areas

Apartment Unit	Unit Type	Area (NSF)	Area (GSF)
T-2	2.1b	944	1,042
T-3	2.1b	944	1,042
101	2.1a	947	1,045
102	2.1b	944	1,042
103	2.1b	944	1,042
104	2.1a	947	1,045
201	2.1a	947	1,045
202	2.1b	944	1,042
203	2.1b	944	1,042
204	2.1a	947	1,045
301	2.1a	947	1,045
302	2.1b	944	1,042
303	2.1b	944	1,042
304	2.1a	947	1,045
Subtotal Residential		13,234 NSF	14,606 GSF

Common Areas

Space	Level	Area (NSF)	Area (GSF)
Stairs	T	158	177
Storage 1	T	953	1,023
Laundry	T	401	438
Storage 2	T	539	580
Stairs	1	140	155
Stairs	2	161	177
Stairs	3	161	177
Subtotal Non-Residential		2,513 NSF	2,727 GSF
Total 1509 Ray Road		15,747 NSF	17,333 GSF

1511 Ray Road

Residential Areas

Apartment Unit	Unit Type	Area (NSF)	Area (GSF)
T-2	2.1b	944	1,042
T-3	2.1b	944	1,042
101	2.1a	947	1,045
102	2.1b	944	1,042
103	2.1b	944	1,042
104	2.1a	947	1,045
201	2.1a	947	1,045
202	2.1b	944	1,042
203	2.1b	944	1,042
204	2.1a	947	1,045
301	2.1a	947	1,045
302	2.1b	944	1,042
303	2.1b	944	1,042
304	2.1a	947	1,045
Subtotal Residential		13,234 NSF	14,606 GSF

Common Areas

Space	Level	Area (NSF)	Area (GSF)
Stairs	T	158	177
Storage 1	T	953	1,023
Laundry	T	401	438
Storage 2	T	539	580
Stairs	1	140	155
Stairs	2	161	177
Stairs	3	161	177
Subtotal Non-Residential		2,513 NSF	2,727 GSF
Total 1511 Ray Road		15,747 NSF	17,333 GSF

1513 Ray Road

Residential Areas

Apartment Unit	Unit Type	Area (NSF)	Area (GSF)
T-2	1.1b	749	788
T-3	1.1b	749	788
101	1.1a	752	834
102	1.1b	749	788
103	1.1b	749	788
104	1.1a	752	834
201	1.1a	752	834
202	1.1b	749	788
203	1.1b	749	788
204	1.1a	752	834
301	1.1a	752	834
302	1.1b	749	788
303	1.1b	749	788
304	1.1a	752	834
Subtotal Residential		10,504 NSF	11,308 GSF

Common Areas

Space	Level	Area (NSF)	Area (GSF)
Stairs	T	158	177
Storage 1	T	710	783
Laundry	T	392	429
Storage 2	T	316	355
Stairs	1	140	155
Stairs	2	161	177
Stairs	3	161	177
Subtotal Non-Residential		2,038 NSF	2,253 GSF
Total 1513 Ray Road		12,542 NSF	13,561 GSF

1515 Ray Road

Residential Areas

Apartment Unit	Unit Type	Area (NSF)	Area (GSF)
101	2.1a	947	1,045
102	2.1-BF	891	980
103	2.1-BF	891	980
104	2.1a	947	1,045
201	2.1a	947	1,045
202	2.1b	944	1,042
203	2.1b	944	1,042
204	2.1a	947	1,045
301	2.1a	947	1,045
302	2.1b	944	1,042
303	2.1b	944	1,042
304	2.1a	947	1,045
Subtotal Residential		11,240 NSF	12,398 GSF

Common Areas

Space	Level	Area (NSF)	Area (GSF)
Stairs	1	164	181
Laundry	1	73	89
Stairs	2	161	177
Stairs	3	161	177
Subtotal Non-Residential		559 NSF	624 GSF
Total 1515 Ray Road		11,799 NSF	13,022 GSF

1517 Ray Road

Residential Areas

Apartment Unit	Unit Type	Area (NSF)	Area (GSF)
101	1.1a	752	834
102	1.1b	749	788
103	1.1b	749	788
104	1.1a	752	834
201	1.1a	752	834
202	1.1b	749	788
203	1.1b	749	788
204	1.1a	752	834
301	1.1a	752	834
302	1.1b	749	788
303	1.1b	749	788
304	1.1a	752	834
Subtotal Residential		9,006 NSF	9,732 GSF

Common Areas

Space	Level	Area (NSF)	Area (GSF)
Stairs	1	140	155
Stairs	2	161	177
Stairs	3	161	177
Subtotal Non-Residential		462 NSF	509 GSF
Total 1517 Ray Road		9,468 NSF	10,241 GSF

1519 Ray Road

Residential Areas

Apartment Unit	Unit Type	Area (NSF)	Area (GSF)
101	2.1a	947	1,045
102	2.1-BF	891	980
103	2.1-BF	891	980
104	2.1a	947	1,045
201	2.1a	947	1,045
202	2.1b	944	1,042
203	2.1b	944	1,042
204	2.1a	947	1,045
301	2.1a	947	1,045
302	2.1b	944	1,042
303	2.1b	944	1,042
304	2.1a	947	1,045
Subtotal Residential		11,240 NSF	12,398 GSF

Common Areas

Space	Level	Area (NSF)	Area (GSF)
Stairs	1	164	181
Laundry	1	73	89
Stairs	2	161	177
Stairs	3	161	177
Subtotal Non-Residential		559 NSF	624 GSF
Total 1519 Ray Road		11,799 NSF	13,022 GSF

1521 Ray Road

Residential Areas

Apartment Unit	Unit Type	Area (NSF)	Area (GSF)
T-2	2.1b	944	1,042
T-3	2.1b	944	1,042
T-4	0.1a	530	599
101	2.1a	947	1,045
102	2.1b	944	1,042
103	2.1b	944	1,042
104	2.1a	947	1,045
201	2.1a	947	1,045
202	2.1b	944	1,042
203	2.1b	944	1,042
204	2.1a	947	1,045
301	2.1a	947	1,045
302	2.1b	944	1,042
303	2.1b	944	1,042
304	2.1a	947	1,045
Subtotal Residential		13,764 NSF	15,205 GSF

Common Areas

Space	Level	Area (NSF)	Area (GSF)
Stairs	T	158	177
Storage	T	953	1,023
Laundry	T	401	438
Stairs	1	140	155
Stairs	2	161	177
Stairs	3	161	177
Subtotal Non-Residential		1,974 NSF	2,147 GSF
Total 1521 Ray Road		15,738 NSF	17,352 GSF

1523 Ray Road

Residential Areas

Apartment Unit	Unit Type	Area (NSF)	Area (GSF)
T-2	2.1b	944	1,042
T-3	2.1b	944	1,042
101	2.1a	947	1,045
102	2.1b	944	1,042
103	2.1b	944	1,042
104	2.1a	947	1,045
201	2.1a	947	1,045
202	2.1b	944	1,042
203	2.1b	944	1,042
204	2.1a	947	1,045
301	2.1a	947	1,045
302	2.1b	944	1,042
303	2.1b	944	1,042
304	2.1a	947	1,045
Subtotal Residential		13,234 NSF	14,606 GSF

Common Areas

Space	Level	Area (NSF)	Area (GSF)
Stairs	T	158	177
Storage 1	T	953	1,023
Laundry	T	401	438
Storage 2	T	539	580
Stairs	1	140	155
Stairs	2	161	177
Stairs	3	161	177
Subtotal Non-Residential		2,513 NSF	2,727 GSF
Total		15,747 NSF	17,333 GSF

1512 Madison Street

Residential Areas

Apartment Unit	Unit Type	Area (NSF)	Area (GSF)
101	2.1c	974	1,094
104	2.1c	974	1,094
201	1.1a	752	834
202	1.1b	749	788
203	1.1b	749	788
204	1.1a	752	834
301	1.1a	752	834
302	1.1b	749	788
303	1.1b	749	788
304	1.1a	752	834
Subtotal Residential		7,952 NSF	8,676 GSF

Common Areas

Space	Level	Area (NSF)	Area (GSF)
Stairs	1	140	155
Storage	1	491	525
Laundry	1	491	525
Stairs	2	161	177
Stairs	3	161	177
Subtotal Non-Residential		1,444 NSF	1,559 GSF
Total 1512 Madison Street		9,396 NSF	10,235 GSF

1514 Madison Street

Residential Areas

Apartment Unit	Unit Type	Area (NSF)	Area (GSF)
101	2.1a	947	1,045
102	3.1a	1,132	1,243
104	3.15a	1,250	1,369
201	2.1a	947	1,045
202	2.1b	944	1,042
203	2.1b	944	1,042
204	2.1a	947	1,045
301	2.1a	947	1,045
302	2.1b	944	1,042
303	2.1b	944	1,042
304	2.1a	947	1,045
Subtotal Residential		10,893 NSF	12,005 GSF

Common Areas

Space	Level	Area (NSF)	Area (GSF)
Stairs	1	140	155
Laundry	1	260	293
Janitorial	1	185	204
Stairs	2	161	177
Stairs	3	161	177
Subtotal Non-Residential		907 NSF	1,006 GSF
Total		11,800 NSF	13,011 GSF

1516 Madison Street

Residential Areas

Apartment Unit	Unit Type	Area (NSF)	Area (GSF)
101	2.1c	974	1,094
104	2.1c	974	1,094
201	1.1a	752	834
202	1.1b	749	788
203	1.1b	749	788
204	1.1a	752	834
301	1.1a	752	834
302	1.1b	749	788
303	1.1b	749	788
304	1.1a	752	834
Subtotal Residential		7,952 NSF	8,676 GSF

Common Areas

Space	Level	Area (NSF)	Area (GSF)
Stairs	1	140	155
Storage	1	491	525
Laundry	1	491	525
Stairs	2	161	177
Stairs	3	161	177
Subtotal Non-Residential		1,444 NSF	1,559 GSF
Total 1516 Madison Street		9,396 NSF	10,235 GSF

1521 Madison Street

Residential Areas

Apartment Unit	Unit Type	Area (NSF)	Area (GSF)
101	2.1a	947	1,045
102	2.1-BF	891	980
103	2.1-BF	891	980
104	2.1a	947	1,045
201	2.1a	947	1,045
202	2.1b	944	1,042
203	2.1b	944	1,042
204	2.1a	947	1,045
301	2.1a	947	1,045
302	2.1b	944	1,042
303	2.1b	944	1,042
304	2.1a	947	1,045
Subtotal Residential		11,240 NSF	12,398 GSF

Common Areas

Space	Level	Area (NSF)	Area (GSF)
Stairs	1	164	181
Laundry	1	73	89
Stairs	2	161	177
Stairs	3	161	177
Subtotal Non-Residential		559 NSF	624 GSF
Total 1521 Madison Street		11,799 NSF	13,022 GSF

1523 Madison Street

Residential Areas

Apartment Unit	Unit Type	Area (NSF)	Area (GSF)
101	2.1a	947	1,045
102	2.1b	944	1,042
104	2.1a	947	1,045
201	2.1a	947	1,045
202	2.1b	944	1,042
203	2.1b	944	1,042
204	2.1a	947	1,045
301	2.1a	947	1,045
302	2.1b	944	1,042
303	2.1b	944	1,042
304	2.1a	947	1,045
Subtotal Residential		10,402 NSF	11,480 GSF

Common Areas

Space	Level	Area (NSF)	Area (GSF)
Stairs	1	140	155
Laundry	1	405	439
Storage	1	548	587
Stairs	2	161	177
Stairs	3	161	177
Subtotal Non-Residential		1,415 NSF	1,535 GSF
Total 1523 Madison Street		11,817 NSF	13,015 GSF

Accessory Buildings

Common Areas

Space	Area (NSF)	Area (GSF)
Central Plant 1	1,236	1,392
Central Plant 2	429	522
Pool House	634	710
Subtotal Accessory Buildings	2,299 NSF	2,624 GSF

Total Residential Area (NSF)	165,639 NSF
Total Residential Area (GSF)	181,800 GSF
Total Non-Residential Area (NSF)	23,789 NSF
Total Non-Residential Area (GSF)	26,118 GSF
Total Building Area (NSF)	189,428 NSF
Total Building Area (GSF)	207,918 GSF

PARKING TABULATIONS	
BARRIER FREE SPACES	9
BARRIER FREE VAN SPACES	2
STANDARD "SURFACE" SPACES	198
TOTAL PARKING SPACES PROVIDED	209

PARKING NOTE: THE PROPERTY HAS NO "GARAGE" OR "COVERED" PARKING SPACES

BARRIER FREE & VISUAL HEARING IMPAIRED SCHEDULE

ADDRESS	UNIT NUMBER	UNIT TYPE	B.F.*	V.H.I.**
1514 MADISON	102	3.1a		X
1523 MADISON	201	2.1a		X
1517 RAY	103	1.1b		X
1523 RAY	104	2.1a		X
1501 RAY	102	2.1BF	X	X
1501 RAY	103	2.1BF	X	X
1507 RAY	T2	1.1BF	X	X
1507 RAY	T3	1.1BF	X	X
1515 RAY	102	2.1BF	X	X
1515 RAY	103	2.1BF	X	X
1519 RAY	102	2.1BF	X	X
1519 RAY	103	2.1BF	X	X
1521 MADISON	102	2.1BF	X	X
1521 MADISON	103	2.1BF	X	X

* UNITS DESIGNATED AS "BF" ARE "BARRIER-FREE" UNITS. THEY INCLUDE ALL ELEMENTS OF VHI UNITS AND, IN ADDITION, ARE DESIGNED TO ACCOMMODATE PHYSICAL DISABILITIES IN ACCORDANCE WITH UFAS, ADA & ANSI 117.1.

** UNITS DESIGNATED AS "VHI" ARE "VISUAL & HEARING IMPAIRED" UNITS DESIGNED TO ACCOMMODATE THE NEEDS OF PHYSICALLY CAPABLE BUT VISUALLY AND/OR AURALLY IMPAIRED RESIDENTS.

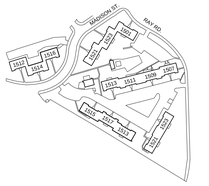
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Architect's Project Number: 1204

100% DOCUMENTS 7.24.2012

Renovation of:
Overlook Apartments
1514 Madison Street
Hyattsville, Maryland 20782

Maintenance Repairs

DRAWING PACKAGE
1 of 4

For:
Madison Hyattsville, LLC
7910 Woodmont Avenue, Suite 350
Bethesda, Maryland 20814

ROSS
Development & Investment

Owner	Architect	Contractor	Surety

Area Tabulations

G0.0.2

Plot Date: 12.12.2012 - 4:08 PM
Save Date: 12.12.2012 - 3:28 PM
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DIVISION 1 GENERAL REQUIREMENTS

1.1. SEE ALSO DRAWING PACKAGE 2 OF 4 FOR WORK RELATING TO THE CREATION OF THE BARRIER FREE DWELLING UNITS.
1.2. SEE ALSO DRAWING PACKAGE 3 OF 4 FOR WORK RELATING TO THE RENOVATION OF THE MANAGEMENT / LEASING OFFICE LOCATED IN 1507 RAY ROAD.
1.3. SEE ALSO DRAWING PACKAGE 4 OF 4 FOR WORK RELATING TO THE RENOVATION OF THE POOL HOUSE.
1.4. THE GENERAL CONTRACTOR MUST NOTIFY ARCHITECT IMMEDIATELY IF CONDITIONS VARY FROM THOSE SHOWN ON THE DRAWINGS.
1.5. ALL DIMENSIONS SHOWN TO NEW WORK ARE TO FACE OF STUD. DIMENSIONS SHOWN TO EXISTING CONDITIONS ARE TO EXISTING FINISH FACE. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY IF CONDITIONS VARY FROM THOSE SHOWN ON THE DRAWINGS.
1.6. WHERE DIMENSIONS ARE INDICATED AS MAXIMUM (MAX.) OR MINIMUM (MIN.) THERE IS NO CONSTRUCTION TOLERANCE BEYOND THE STATED MAXIMUM OR MINIMUM DIMENSION.
1.7. UNITS DESIGNATED AS "VHI" ARE "VISUAL & HEARING IMPAIRED" UNITS DESIGNED TO ACCOMMODATE THE NEEDS OF PHYSICALLY CAPABLE BUT VISUALLY AND/OR AURALLY IMPAIRED RESIDENTS. FOUR UNITS ON THE PROPERTY ARE DESIGNED TO BE "VHI".
1.8. UNITS DESIGNATED AS "BF" ARE "BARRIER-FREE" UNITS. THEY INCLUDE ALL ELEMENTS OF VHI UNITS AND, IN ADDITION, ARE DESIGNED TO ACCOMMODATE PHYSICAL DISABILITIES. TEN UNITS ON THE PROPERTY ARE DESIGNED TO BE "BF".
1.9. IN "BF" UNITS, FIELD VERIFY THAT EXISTING FLOOR IS WITHIN ALLOWABLE UFAS TOLERANCES. IF NOT, REPORT ISSUE IMMEDIATELY TO ARCHITECT.

DIVISION 2 EXISTING CONDITIONS / DEMOLITION

2.1. INSPECT EACH BUILDING FOR MOLD AS PART OF THE BASE BID. CONTRACTOR TO PROVIDE PROPOSAL PRIOR TO THE REMOVAL OF ALL EXISTING MATERIALS AND SURFACES CONTAMINATED WITH MOLD.
2.2. REMOVE EXISTING ROOFING COMPLETE. VISUALLY ASSESS EXISTING PLYWOOD SHEATHING. DOCUMENT REPLACE ALL DAMAGED PLYWOOD SHEATHING.
2.3. REMOVE EXISTING GUTTERS AND DOWNSPOUTS COMPLETE.

DIVISION 3 CONCRETE

3.1 NOT APPLICABLE - SEE DIVISION 32 FOR SITE CONCRETE

DIVISION 4 MASONRY

4.1. NOT USED.
4.2. NOT USED.
4.3. NOT USED.
4.4. INFILL EXISTING PRE-CAST "ATTIC" VENTS AS PART OF THE ROOF INSULATION SYSTEM
4.5. CLEAN PATCH AND REPAIR ALL ABANDONED PENETRATIONS AT REMOVED ITEM LOCATIONS.
4.6. NOT USED.

DIVISION 5 METALS

5.1. PROVIDE WATER SHIELD PAN BELOW ALL PLUMBING LINES DIRECTLY ABOVE ANY ELECTRICAL EQUIPMENT INCLUDING METER PANELS.
5.2. PROVIDE PAINTED STEEL RAILINGS AT ALL SITE RAMPS AS INDICATED - REFER SITE PLANS AND DETAILS.

DIVISION 6 WOOD, PLASTICS AND COMPOSITES

6.1. DO NOT CUT EXISTING STRUCTURAL MEMBERS TO INSTALL NEW WORK WITHOUT SECURING APPROVAL OF THE STRUCTURAL ENGINEER AND THE ARCHITECT.
6.2. THE GENERAL CONTRACTOR WILL VISUALLY ASSESS ALL FRAMING EXPOSED BY THE WORK AS PART OF BASE BID. PROVIDE PROPOSAL PRIOR TO REPAIRING THE DAMAGED FRAMING.
6.3. VARIOUS NEW FLOOR PENETRATIONS FOR NEW SERVICES / UTILITIES (ELEC., CONDENSATE, ETC.) ARE SHOWN FOR CONVENIENCE/COORDINATION PURPOSES ONLY. ADDITIONAL FLOOR AND WALL PENETRATIONS WILL BE REQUIRED. THE CONTRACTOR SHALL PROVIDE ALL FLOOR AND WALL PENETRATIONS, REQUIRED TO COMPLETE WORK AS PART OF THE BASE CONTRACT WITHOUT ADDITIONAL COMPENSATION.
6.4. PROVIDE NEW PLYWOOD ROOF SHEATHING WHERE EXISTING DAMAGED SHEATHING HAS BEEN REMOVED.
6.5. REMOVE EXISTING BASE WITHIN THE DWELLING UNITS, UNLESS OTHERWISE NOTED. PROVIDE BASE AS INDICATED IN THE FINISH SCHEDULE.

DIVISION 7 THERMAL AND MOISTURE PROTECTION

7.1. PROVIDE R-38 IN ALL ATTICS THROUGHOUT.
7.2. PROVIDE LOW VOC CAULKING AROUND ALL PLUMBING FIXTURES, COUNTERTOPS, ETC.
7.3. REMOVE ALL EXISTING EXTERIOR CAULKING AND REPLACE AND PROVIDE NEW LOW VOC CAULKING.
7.4. SEAL ALL PENETRATIONS (NEW & EXISTING) THROUGH FLOORS, WALLS, CEILINGS, ROOFS, ETC. CONTRACTOR SHALL INSPECT THE BUILDING PRIOR TO CONTRACT TO QUANTIFY THE EXTENT OF WORK REQUIRED.
7.5. REMOVE EXISTING CONDUCTOR HEADS AND DOWNSPOUTS COMPLETE AS SCHEDULED AND PROVIDE ALL NEW PRE-FINISHED ALUMINUM CONDUCTOR HEADS AND DOWNSPOUTS AT SAME LOCATIONS. PROVIDE EITHER NEW SPLASH BLOCKS OR EXTEND DOWNSPOUTS SO THAT THEY ARE TIED INTO EXISTING PVC DRAIN PIPE AT 12" ABOVE GRADE.
7.6. FIRESTOP ALL PENETRATIONS, CREATED AS PART OF THE DEMOLITION OR NEW WORK, THROUGH FLOORS, WALLS, CEILINGS, ROOFS, ETC. MATCH FIRESTOPPING RATING TO RATING OF PENETRATED ASSEMBLY. PHOTOGRAPH AND PROVIDE A PROPOSAL FOR EXISTING UNPROTECTED PENETRATIONS UNCOVERED AS PART OF THE DEMOLITION OR NEW WORK. REFER TO UNIT PRICES & ALLOWANCES.
7.7. REMOVE EXISTING AND PROVIDE 3-PLY BUILT UP ASPHALT ROOFING SYSTEM AS SCHEDULED - SYSTEM INCLUDES ALL NECESSARY AND ACCESSORY MATERIALS NECESSARY TO ACHIEVE THE MANUFACTURER'S WARRANTEE INCLUDING, BUT NOT LIMITED TO COPING, BLOCKING, SCUPPERS, CANTS, PENETRATION AND BASE FLASHING, ETC.

DIVISION 8 OPENINGS

8.1. REPLACE ALL EXISTING WINDOWS. REFER EXTERIOR ELEVATIONS FOR WINDOW TYPES.
8.2. REMOVE EXISTING DWELLING UNIT INTERIOR DOORS, FRAMES AND HARDWARE. PROVIDE DWELLING UNIT INTERIOR DOORS, FRAMES AND HARDWARE AS INDICATED IN THE DOOR SCHEDULE.
8.3. REMOVE EXISTING HOLLOW METAL DWELLING UNIT ENTRY DOORS AS INDICATED IN THE SURVEY MANUAL. PROVIDE DOORS AS INDICATED IN THE DOOR SCHEDULE. REFER QUANTITY ALLOWANCES
8.4. REPLACE ALL HARDWARE AT ALL DWELLING UNIT ENTRY DOORS.
8.5. AT WINDOWS INSTALLED AT BARRIER FREE LOCATIONS, PROVIDE LOCKING LATCH ADJACENT TO SILL WITHIN 48" OF THE FLOOR.

DIVISION 9 FINISHES

9.1. AT AREAS INDICATED TO RECEIVE CERAMIC TILE OR VCT, REMOVE ALL EXISTING FLOORING MATERIALS AND PROVIDE NEW FLOOR LEVELING / UNDERLAYMENT COMPOUND OVER ENTIRE AREA. AT WOOD FRAMED FLOORS, PROVIDE ADEQUATE UNDERLAYMENT FOR THE INSTALLATION OF CERAMIC TILE.
9.2. REPLACE TUB SURROUND COMPLETELY. REMOVE AND REPLACE TILE BACKER BOARD WITH NEW CEMENTITIOUS BACKER BOARD PRIOR TO THE INSTALLATION OF NEW CERAMIC TILE SURROUND.
9.3. PAINT ENTIRE DWELLING UNITS - PROVIDE SEMI-GLOSS IN KITCHEN AND BATHROOMS AND ALL TRIM AND DOORS. PROVIDE FLAT IN ALL OTHER AREAS. COLORS AS SELECTED BY THE OWNER.
9.4. PAINT BUILDING STAIRWELLS AS PER FINISHED SCHEDULE.
9.5. CLEAN, PREPARE, AND PAINT ALL STEEL LINTELS AT ALL EXTERIOR OPENINGS.
9.6. UNRENDERED CEILING AREAS ON REFLECTED CEILING PLANS ARE EXISTING GYPSUM BOARD. PROVIDE REPAIRS AS INDICATED IN THE SURVEY MANUAL AND FINISH PER THE FINISH SCHEDULE.
9.7. AT ALL NEW OR RECONFIGURED BULKHEADS PROVIDE ONE LAYER OF 5/8" FIRE RATED DRYWALL SECURED TO THE CEILING JOISTS AND TIGHT TO ADJACENT WALL/CEILING FINISHES PRIOR TO INSTALLATION OF NEW BULKHEADS TO PROVIDE/MAINTAIN FIRE SEPARATION BETWEEN UNITS/FLOORS/SPACES.
9.8. REPLACE EXISTING STAIRWELL TREADS WITH NEW RESILIENT STAIR TREADS.
9.9. AT AREAS INDICATED TO RECEIVE NEW CERAMIC TILE OR VCT WHERE WOOD BASE IS SPECIFIED OR EXISTS, PROVIDE QUARTER ROUND SHOE MOLD.
9.10. PREPARE AND PAINT ALL EXISTING INTERIOR AND EXTERIOR RAILINGS AND GUARDS, STAIR STRINGERS, EXPOSED UNDERSIDES OF STAIRS, DWELLING UNIT DOORS AND FRAMES AND ALL OTHER SURFACES CURRENTLY PAINTED.

DIVISION 10 SPECIALTIES

10.1. EXISTING CLOSET SHELF AND CLOTHES ROD TO REMAIN UNLESS OTHERWISE NOTED - PAINT
10.2. MANAGEMENT WILL PROVIDE NEW 5 LB. ABC FIRE EXTINGUISHER IN ALL UNITS. LOCATION OF FIRE EXTINGUISHER TO BE DETERMINED BY OWNER IN FIELD. NEW FIRE EXTINGUISHERS ARE N.I.C.
10.3. REMOVE AND REPLACE BATHROOM ACCESSORIES IN ALL DWELLING UNITS.
10.4. PROVIDE UNDER SINK SUPPLY AND DRAIN INSULATION PACKAGE AT ALL ADA/UFAS SINKS.

DIVISION 11 EQUIPMENT

11.1. REMOVE ALL EXISTING KITCHEN APPLIANCES. PROVIDE APPLIANCES IN EXISTING OR NEW CONFIGURATIONS, AS INDICATED.
11.2. REMOVE EXISTING AND PROVIDE ½ HP GARBAGE DISPOSALS AT ALL KITCHEN SINKS.

DIVISION 12 FURNISHINGS

12.1. REMOVE ALL EXISTING KITCHEN CABINETS, COUNTERTOPS, SINKS, AS INDICATED IN THE SURVEY MANUAL. PROVIDE ALL NEW CABINETS, COUNTERTOPS, SINKS, ETC. IN EXISTING OR NEW CONFIGURATIONS, AS INDICATED.
12.2. ALL FUTURE CURTAINS, DRAPERIES, OR OTHER SIMILAR LOOSELY HANGING FURNISHINGS AND DECORATIONS SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA CONTAINED IN NFPA 701.
12.3. PROVIDE NEW MINI-BLINDS AT ALL WINDOWS - PROVIDE VERTICAL BLINDS AT SLIDING-GLASS AND PATIO DOORS.
12.4. REMOVE ALL EXISTING BATH VANITIES AND PROVIDE ALL NEW CABINETS, COUNTERTOPS AND SIDESPLASHES IN EXISTING OR NEW CONFIGURATIONS AS INDICATED.

DIVISION 13 SPECIAL CONSTRUCTION

13.1. NOT APPLICABLE

DIVISION 14 CONVEYING SYSTEMS

14.1. NOT APPLICABLE

DIVISION 21 FIRE SUPPRESSION

21.1. INSPECT EXISTING LIMITED AREA SPRINKLER SYSTEMS IN STORAGE AND LAUNDRY ROOMS THROUGHOUT ENTIRE COMPLEX. PROVIDE PROPOSAL FOR NECESSARY REPAIRS.

DIVISION 22 PLUMBING

22.1. TELEVISION INSPECT AND HYDRO-JET, WITH HIGH PRESSURE EQUIPMENT CAPABLE OF REMOVING EXISTING SCALE & BUILD-UP FROM CAST IRON SANITARY LINES, COMPLETE ALL EXISTING UNDERGROUND SANITARY AND STORM SYSTEMS. REWORK EXISTING SYSTEMS AS REQUIRED IN ORDER TO CONNECT TO NEW WORK. INSPECTION SHOULD OCCUR ONCE AT THE BEGINNING OF CONSTRUCTION AND ONCE AT SUBSTANTIAL COMPLETION. T.V. INSPECTIONS MUST BE IN COLOR, DISTANCE AND DATE STAMPED, AND NARRATED. (N.I.C. - BY MANAGEMENT)
22.2. PROVIDE ALL PLUMBING FIXTURES IN EXISTING OR NEW LOCATIONS AS INDICATED - REFER PLUMBING DRAWINGS AND SPECIFICATIONS.
22.3. REMOVE AND REPLACE ALL ANGLE STOPS, SUPPLY TUBES AND P-TRAPS AT ALL SINKS IN KITCHENS AND BATHS.
22.4. PROVIDE ALL NEW PRESSURE BALANCED SINGLE LEVERED SHOWER CONTROL INCLUDING NEW LOW-FLOW SHOWER HEADS AT ALL BATHROOMS
22.5. REPLACE ALL EXISTING WATER CLOSETS WITH NEW 1.28 GPF WATER CLOSETS.
22.6. REPLACE ALL EXISTING BATHTUBS.
22.7. EXISTING DOMESTIC AND SANITARY RISERS TO REMAIN. REPLACE ALL EXISTING GALVANIZED LATERAL WASTE PIPING WITH PVC. GENERAL CONTRACTOR WILL INSPECT THE EXISTING LINES AND REPORT ANY PROBLEMS TO THE ARCHITECT - REFER QUANTITY ALLOWANCES FOR LIMITED REPLACEMENT.
22.8. INSPECT EXISTING WATER METERS AND HOUSE CONNECTIONS. REPORT ANY PROBLEMS TO THE ARCHITECT.

DIVISION 23 HEATING, VENTILATING AND AIR CONDITIONING

23.1. INSPECT EXISTING GAS LINES EXPOSED DURING THE WORK AND REPORT ANY PROBLEMS TO THE ARCHITECT.
23.2. REPLACE GAS SHUT-OFF VALVE AT ALL DWELLING UNIT KITCHEN RANGES.
23.3. REFER MECHANICAL DRAWINGS FOR EQUIPMENT REPLACEMENT IN CENTRAL BOILER PLANTS.
23.4. CLEAN OUT ALL EXISTING DUCT WORK AND PROVIDE NEW INTERIOR WALL AND CEILING GRILLS ON RETURN AND SUPPLY SIDES.
23.5. REPLACE EXISTING FAN-COIL UNITS WHERE INDICATED IN THE SCHEDULE - REFER MECHANICAL DRAWINGS. PROVIDE ALL NEW FILTERS, MINIMUM MERV 11.
23.6. REPLACE EXISTING 2-PIPE HYDRONIC RISER PIPING IN ALL UNITS - REFER MECHANICAL DRAWINGS.
23.7. REFER QUANTITY ALLOWANCES FOR REPLACEMENT OF ROOFTOP EXHAUST VENTILATORS - REFER MECHANICAL DRAWINGS FOR EQUIPMENT SPECIFICATIONS.
23.8. REFER QUANTITY ALLOWANCES FOR REPLACEMENT OF THRU-WALL KITCHEN EXHAUST FANS - REFER MECHANICAL DRAWINGS FOR EQUIPMENT SPECIFICATIONS.

DIVISION 26 ELECTRICAL

26.1. SURFACE MOUNTED EMT CONDUIT (RIGID) WILL BE ACCEPTABLE ONLY WITHIN UTILITY AND MECHANICAL SPACES AND AS APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION, ALL SURFACE MOUNTED EMT SHALL BE PAINTED TO MATCH ADJACENT WALL SURFACE EXCEPT WITHIN UTILITY AND MECHANICAL SPACES.
26.2. REMOVE ALL EXISTING SWITCHES, OUTLETS, AND BOXES COMPLETE. PROVIDE ALL NEW SWITCHES AND OUTLETS AS PER NEW CONFIGURATIONS (BARRIER FREE UNITS), OR IN EXISTING LOCATIONS (NON BARRIER FREE UNITS). NOTE: NO WIRE MOLD SHALL BE USED IN THE NEW CONSTRUCTION. PROVIDE GFCI OUTLETS IN ALL KITCHENS AND BATHROOMS. EXISTING BRANCH CIRCUIT WIRING WILL BE REUSED. PROVIDE MEGGERS TESTING ON ALL EXISTING WIRING.
26.3. EXISTING EXTERIOR SITE LIGHTING TO REMAIN - REPAIRS N.I.C. WILL BE PERFORMED BY MANAGEMENT.
26.4. REMOVE ALL EXISTING APARTMENT UNIT LIGHT FIXTURES UNLESS OTHERWISE NOTED. PROVIDE ALL NEW ENERGY STAR RATED FIXTURES NOTE: NO WIRE MOLD SHALL BE USED IN THE NEW CONSTRUCTION.
26.5. REPLACE EXISTING ELECTRICAL SERVICE TO EACH BUILDING AND TO EACH INDIVIDUAL DWELLING UNIT - CONVERT EXISTING ELECTRICAL PANEL TO A JUNCTION BOX AND EXTEND EXISTING OR NEW CIRCUITS TO NEW PANEL - REFER ELECTRICAL DRAWINGS.

DIVISION 27 COMMUNICATIONS

27.1. REMOVAL OF EXISTING TELEPHONE AND TELEVISION OUTLETS AND ALL WIRING IS NOT IN CONTRACT. EXISTING TELEPHONE AND TELEVISION OUTLETS MUST NOT BE DAMAGED DURING CONSTRUCTION. TEST BEFORE AND AFTER CONSTRUCTION.
27.2. PROVIDE HARDWIRED DOOR BELL WITH AUDIBLE AND VISUAL ANNUNCIATION AT ALL BARRIER FREE (BF) AND VISUAL AND HEARING IMPAIRED (VHI) DWELLING UNITS.

DIVISION 28 ELECTRONIC SAFETY AND SECURITY

28.1. REPLACE EXISTING SMOKE DETECTORS IN ALL DWELLING UNITS WITH NEW MULTI-STATION COMBINATION SMOKE/CARBON MONOXIDE DETECTORS ADJACENT TO SLEEPING AREAS (HALL). ADD ADDITIONAL MULTI-STATION SMOKE DETECTORS TO EACH SLEEPING AREA (BEDROOM). INTERCONNECT ALL DEVICES SO THAT AN ALARM CONDITION AT ONE INITIATES AN ALARM AT ALL DEVICES WITHIN THE DWELLING UNIT. ALL DEVICES TO BE AC POWERED WITH BATTERY BACKUP.
28.2. PROVIDE SMOKE AND CARBON MONOXIDE ALARMS WITH AUDIBLE AND VISUAL ANNUNCIATION AT ALL BARRIER FREE (BF) AND VISUAL AND HEARING IMPAIRED (VHI) DWELLING UNITS.

DIVISION 31 EARTHWORK

31.1. REFER CIVIL DRAWINGS FOR SEDIMENT AND EROSION CONTROL PLANS AND STORM WATER MANAGEMENT PROVISIONS.
31.2. REGRADE AT ENTIRE PERIMETER OF ALL BUILDINGS AS REQUIRED TO PROVIDE POSITIVE (2% SLOPE) DRAINAGE AWAY FROM THE BUILDINGS' FACE TO A DISTANCE OF 10 FEET.
31.3. PREPARE AND SEED ALL BARE AND DISTURBED AREAS OF THE SITE. PROVIDE SOD AT ALL AREAS OF 2:1 SLOPE OR GREATER.

DIVISION 32 EXTERIOR IMPROVEMENTS

32.1. REMOVE AND REPLACE EXISTING CONCRETE SIDEWALK DUE TO OFFSET, SPALL, CRACKED, DETERIORATED, OR RAISED (MORE THAN 1/4") SIDEWALKS AND CONCRETE STAIRS. AS SHOWN IN DRAWINGS AT HATCHED LOCATIONS.
32.2. REPAIR / REPLACE CURBS AND GUTTERS WHERE INDICATED ON DRAWINGS.
32.3. PROVIDE CURB CUTS WITH DETECTABLE WARNING SURFACES WHERE INDICATED.
32.4. MILL AND RESURFACE AREAS OF PAVING AS NOTED IN THE DRAWINGS AND PROVIDE NEW SUB-GRADE AND RE PAVE. REFER TO SITE PLAN FOR EXTENT OF PARKING LOT PAVING REPLACEMENT. SEAL AND RE-STRIP ALL PARKING LOTS.
32.5. RE-STRIPE ALL HANDICAPPED AND ADJACENT PARKING SPACES AND ACCESSIBILITY MARKINGS AS SHOWN ON NEW CONSTRUCTION SITE PLANS. PROVIDE CONCRETE WHEEL STOPS WHERE INDICATED PER PARKING SPACES LAYOUT.
32.6. PROVIDE ACCESSIBLE WALKWAYS WHERE INDICATED PAVING MATERIAL AS INDICATED ON THE CIVIL DRAWINGS. ALL NEW WALKWAYS TO SHALL HAVE A MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL OF 1:20 (5%) AND A CROSS SLOPE OF 1% (¼" PER FOOT).
32.6. PROVIDE ACCESSIBLE RAMPS WITH PAINTED STEEL HANDRAILS WHERE INDICTED - PAVING MATERIAL AS INDICATED ON THE CIVIL DRAWINGS. ALL NEW RAMPS TO SHALL HAVE A MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL OF 1:12 (8%) AND A CROSS SLOPE OF 1% (¼" PER FOOT).
32.7. PROVIDE NEW DISABLED ACCESSIBLE PARKING SIGNS WHERE INDICATED.

DIVISION 33 UTILITIES

33.1. ALL CATCH BASINS AND AREA DRAINS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.
33.2. DISCONNECT, CUT OFF, REMOVE TO BEHIND PERMANENT CONSTRUCTION AND CAP ALL ABANDONED UTILITIES COMPLETELY. REMOVE ALL ABANDONED UTILITIES EXPOSED BY REMOVAL OF EXISTING DRYWALL, FINISHES, FRAMING, OR OTHER DEMOLITION. HIGH PRESSURE AIR PURGE ALL EXISTING ABANDONED GAS LINES THAT WILL REMAIN BEHIND PERMANENT CONSTRUCTION, CAP AFTER PURGING.
33.3. REFER QUANTITY ALLOWANCE FOR REPLACEMENT OF BURIED HYDRONIC PIPING BETWEEN BUILDING.

1 GENERAL NOTES
NOT TO SCALE

2 NOT USED
NOT TO SCALE

1. WHERE FIRE TESTS ARE INDICATED IN PARTITION DESCRIPTION, CONFIGURE AND INSTALL PARTITION PER TESTING AGENCY CRITERIA OR OTHER TESTS APPROVED BY AUTHORITIES HAVING JURISDICTION. TESTING AGENCY CRITERIA MAY INCLUDE ADDITIONAL COMPONENTS NOT SPECIFICALLY INDICATED ON THIS SCHEDULE OR REFERENCED DETAILS.
2. EXTERIOR WALLS AND EXPOSED STRUCTURAL CONCRETE WALLS ARE NOT TAGGED USING THE PARTITION TYPE SYMBOL. SEE EXTERIOR WALL DETAILS AND STRUCTURAL DRAWINGS FOR REQUIREMENTS.
3. PROVIDE TYPE "C" OR TYPE "X" FIRE RATED GYP BD AS REQUIRED AT TESTED FIRE ASSEMBLIES.
4. GYPSUM BOARD PARTITION CONTROL JOINTS ARE REQUIRED AT APPROXIMATELY 30'-0" O.C. FOR STRAIGHT AND CONTINUOUS WALLS, AT OPENING LOCATIONS, OR AS NOTED OTHERWISE ON DRAWINGS. WHERE NOT SPECIFICALLY INDICATED ON THE DRAWINGS SUBMIT CONTRACTOR'S PROPOSED CONTROL JOINT LOCATIONS TO ARCHITECT FOR APPROVAL.
5. DO NOT PLACE MECHANICAL AND/OR ELECTRICAL DEVICES BACK TO BACK IN RATED PARTITIONS. ALL DEVICES TO BE PLACED IN SEPARATE STUD SPACES WITH 8" O.C. MIN. SEPARATION.
6. OUTER LAYER OF ALL INTERIOR GYPSUM BOARD PARTITIONS ADJACENT OR EXPOSED TO WET OR HUMID CONDITIONS TO BE CONSTRUCTED WITH WATER/MOISTURE RESISTANT GYPSUM BOARD AND AS THE SUBSTRATE PREPARED TO RECEIVE SCHEDULED CERAMIC OR STONE TILE. WATER RESISTANT WALL PANELS OR HIGH PERFORMANCE PAINT FINISHES. WET OR HUMID SPACES INCLUDE, BUT ARE NOT LIMITED TO, TOILET/BATH ROOM WALLS, KITCHEN WALLS AND WALLS ADJACENT TO WATER FEATURES. PROVIDE CEMENTITIOUS TILE BACKER BOARD IN LIEU OF GYPSUM BOARD AT ALL WALLS IN DIRECT CONTACT WITH WATER, FOR EXAMPLE, SHOWERS, STEAM ROOMS, ETC. U.O.N.
7. FINISH ALL EXPOSED GYPSUM BOARD CONSTRUCTION. FINISH SHALL BE IN ACCORDANCE WITH THE ROOM FINISH SCHEDULE AND/OR FINISH LEVELS NOTED IN THE GYPSUM BOARD ASSEMBLIES SPECIFICATION SECTION.
8. PARTITIONS ARE DIMENSIONED TO FACE OF STUD, FACE OF MASONRY AND TO FACE OF EXISTING CONSTRUCTION, UNLESS OTHERWISE NOTED.
9. NOTES TO "ALIGN" MEAN TO ALIGN FINISHED FACE OF PARTITION UNLESS OTHERWISE NOTED AND SHALL HAVE PRIORITY OVER A DIMENSIONED LOCATION.

3 ABBREVIATIONS LEGEND
NOT TO SCALE

&	AND
@	AT (THE RATE OF)
Ø	Diameter, Round, Phase
#	POUND OR NUMBER
AB	ANCHOR BOLT
ACC	ACCESS
ACT	ACOUSTIC CEILING TILE
AD	AREA DRAIN
AFCI	ARC FAULT CIRCUIT INTERRUPT
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ANOD	ANODIZED
ARCH	ARCHITECT, ARCHITECTURAL
BB	BULLETIN BOARD
BDRM	BEDROOM
BF	BARRIER FREE (ACCESSIBLE)
BLKG	BLOCKING
BM	BEAM, BENCH MARK
BOT	BOTTOM
BSMT	BASEMENT
BYND	BEYOND
C/C	CENTER TO CENTER
CAB	CABINET
CAT	CATEGORY, CATALOG
CATV	CABLE TELEVISION
CCTV	CLOSED CIRCUIT TELEVISION
CHNL	CHANNEL
CI	CAST IRON
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CLG, CLNG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMPR	COMPRESSIBLE
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
CTYD	COURTYARD
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLISH
DIA	DIAMETER
DIMS	DIMENSIONS
DL	DEAD LOAD
DN	DOWN
DR	DOOR
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR/ELEVATION
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EWH	ELECTRIC WALL HEATER
EX, EXIST	EXISTING
EXH	EXHAUST
EXP	EXPANSION
EXT	EXTERIOR
FDC	FIRE DEPARTMENT CONNECTION
FE	FIRE EXTINGUISHER
FD	FLOOR DRAIN
FEC	FIRE EXTINGUISHER CABINET
FIN	FINISH, FINISHED
FIXT	FIXTURE
FLR	FLOOR
FLUOR	FLUORESCENT
FM	FILLED METAL
FND	FOUNDATION
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FRT	FIRE RETARDANT TREATED
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GFI, GFCI	GROUND FAULT CIRCUIT INTERRUPT
GND, GRND	GROUND
GYP. BD.	GYPSUM BOARD
HC	HOLLOW CORE
HI	HIGH
HM	HOLLOW METAL
HP	HIGH POINT
HR	HOUR
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
ILO	IN LIEU OF
INSUL	INSULATED
INT	INTERIOR
JB, J-BOX	JUNCTION BOX
JC	JANITOR (CUSTODIAL) CLOSET
JT	JOINT
KIT	KITCHEN
KP	KICK PLATE
KS	KITCHEN SINK
LAM	LAMINATE
LIN.	LINEAR
LL	LIVE LOAD
LO	LOW
LP	LOW POINT
LW	LIGHT WEIGHT
MAS	MASONRY
MAT, MATL	MATERIAL
MAX	MAXIMUM
MC	MEDICINE CABINET
MECH	MECHANICAL
MEMBR	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURE, MANUFACTURER
MH	MAN HOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLD, MLDG	MOULDING
MO	MASONRY OPENING
MR	MOISTURE-RESISTANT
MT	MARBLE THRESHOLD
MTL	METAL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
OC	ON CENTER
OFF	OFFICE
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
ORN	ORNAMENTAL
OZ	OUNCE
P.LAM	PLASTIC LAMINATE
PCF	POUND(S) PER CUBIC FOOT
PE	PROFESSIONAL ENGINEER
PED	PEDESTAL, PEDESTRIAN
PH	PHASE, PHONE
PKNG	PARKING
PLF	POUNDS PER LINEAL FOOT
PLUMB	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
PRE	PRE-FINISHED
PRTN, PTN	PARTITION
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED, PRESERVATIVE TREATED
PTD	PAINTED, PAPER TOWEL DISPENSER
PVC	POLYVINYL CHLORIDE
PWR	POWER
QT	QUARRY TILE
QTY, QUANT	QUANTITY
QUAL	QUALITY
R	RISER, RADIUS
RA	RETURN AIR, REGISTERED ARCHITECT
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF, REFR	REFRIGERATOR
REM	REMOVE, REMOVABLE
REQ'D	REQUIRED
RES, RESIL	RESILIENT
RETG	RETAINING
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RT	RUBBER TILE
SALV	SALVAGE
SAN	SANITARY
SCH, SCHED	SCHEDULE
SCW, SCWD	SOLID CORE WOOD
SEAL	SEALANT
SECT	SECTION
SEL	SELECT
SERV	SERVICE
SF	SQUARE FOOT (FEET)
SHR, SHWR	SHOWER
SHT	SHEET
SIM	SIMILIAR
SPEC	SPECIFIED OR SPECIFICATION
SPK	SPRINKLER
SSTL	STAINLESS STEEL
STC	SOUND TRANSMISSION COEFFICIENT
STL	STEEL
STO, STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SY	SQUARE YARD(S)
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T/D	TELEPHONE/DATA
TELE	TELEPHONE
THR	THRESHOLD
TKBD	TACKBOARD
TLT	TOILET
TO	TOP OF
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TP	TOILET PAPER DISPENSER
TPTN	TOILET PARTITION
TYP	TYPICAL
U/S	UNDERSIDE
UON	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VHI	VISUAL & HEARING IMPAIRED
VIF	VERIFY IN FIELD
VR	VAPOR RETARDER
VWB	VINYL WALL BASE
VWC	VINYL WALL COVERING
W/	WITH
W/O	WITHOUT
WD	WOOD
WF	WIDE FLANGE (STEEL)
WH	WATER HEATER
WP	WATERPROOF
WS	WATERSTOP, WEATHERSTRIPPING
WT	WEIGHT
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
YD	YARD

4 PARTITION NOTES
NOT TO SCALE

EXISTING DOOR TO BE REMOVED
EXISTING DOOR TO REMAIN
DR. #
NEW DOOR
NEW POCKET DOOR
NEW BI-PASSING DOOR
EXISTING WALL TO BE REMOVED
EXISTING WALL TO REMAIN
NEW WALL
ROOM NAME
NUM.
ROOM NAME AND NUMBER TAG
DOOR NUMBER TAG

5 MATERIAL & SYMBOLS LEGEND
NOT TO SCALE

RECESSED CAN FIXTURE (DOWNLIGHT)
SURFACE MOUNTED STRIP FLUORESCENT FIXTURE
EXISTING LAY-IN LIGHT FIXTURE TO REMAIN
EXISTING LAY-IN LIGHT FIXTURE TO BE REMOVED
PROPOSED LAY-IN LIGHT FIXTURE (NEW OR RELOCTED)
EMERGENCY LIGHT w/ BATTERY BACKUP
EXIT LIGHT w/ BATTERY BACKUP
ACOUSTICAL TILE CEILING
EXISTING SUPPLY DIFFUSER TO REMAIN
EXISTING RETURN GRILLE TO REMAIN
SUPPLY DIFFUSER TO BE REMOVED
RETURN GRILLE TO BE REMOVED
SUPPLY DIFFUSER (NEW OR RELOCATED)
RETURN GRILLE (NEW OR RELOCATED)

NOTES:

1. PROPERTY IS KNOWN AS PARCELS A AND B, CHILLUM OVERLOOK, PLAT BOOK 41 PLAT 19, BEING THE LANDS OF RAY ROAD ASSOCIATES LIMITED PARTNERSHIP, AS RECORDED IN LIBER 6011 FOLIO 667 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND AND HAVING A TAX MAP NUMBER OF 41-C3-1750.

2. AREA: PARCEL A = 53,461 SQUARE FEET OR 1.227 ACRES
PARCEL B = 280,290 SQUARE FEET OR 6.435 ACRES

3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARKOUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.

4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY BOHLER ENGINEERING AND OTHER REFERENCE MATERIAL AS LISTED HEREON.

5. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE COMMITMENT REPORT PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 13216, EFFECTIVE DATE JULY 17, 2008, LAST REVISED AUGUST 13, 2008. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, SECTION II:

(8) MINIMUM BUILDING RESTRICTION LINE(S) ESTABLISHED AND STREETS AND DRAINAGE RIGHT OF WAY DEDICATED TO PUBLIC USE, ALL AS SET FORTH IN OWNER'S DEDICATION ON PLAT OF SUBDIVISION RECORDED IN PLAT BOOK 41 AT PLAT 19; SURVEY RELATED MATTERS, IF ANY, SHOWN.

(9) TWELVE (12) FT. RIGHT OF WAY FOR SANITARY SEWER AS SHOWN ON PLAT OF SUBDIVISION RECORDED IN PLAT BOOK 41 AT PLAT 19; AFFECTS THE SUBJECT PROPERTY, SHOWN.

(10) AGREEMENT(S), EASEMENT(S) AND/OR RIGHT(S) OF WAY GRANTED TO THE WASHINGTON SUBURBAN SANITARY COMMISSION BY INSTRUMENT(S) RECORDED IN LIBER 980 AT FOLIO 401 AND LIBER 2628 AT FOLIO 24; AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.

(11) EASEMENT(S) GRANTED TO THE BOARD OF COUNTY COMMISSIONERS FOR PRINCE GEORGE'S COUNTY, MARYLAND, AS SET FORTH IN THE INSTRUMENT(S) RECORDED IN LIBER 2687 AT FOLIO 552; DOES NOT AFFECT THE SUBJECT PROPERTY, EASEMENTS ARE LOCATED NORTHEAST OF THE SUBJECT PROPERTY.

6. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.

7. THE PROPERTY IS LOCATED IN ZONE C (AREAS OF MINIMAL FLOODING) PER PLAN REFERENCE #2.

8. UTILITIES ARE SHOWN PER MARKOUT AND FIELD LOCATION. WATER UTILITIES ARE SHOWN PER FIELD LOCATION OF ABOVE GROUND STRUCTURE AND PLANS RECEIVED FROM UTILITY COMPANIES AND LOCAL GOVERNMENT OFFICES.

9. ZONING: R-18 (MULTIFAMILY MEDIUM DENSITY RESIDENTIAL)

BUILDING SETBACKS	
FRONT	30'*
SIDE	30'/10'*
REAR	30'*

*WITH CONDITIONS

ZONING INFORMATION IS PER PLAN REFERENCE 3 AND SHOULD BE VERIFIED PRIOR TO USE TO CONFIRM IT REPRESENTS CURRENT INFORMATION.

REFERENCES:

1. THE MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION RECORDS FOR PRINCE GEORGE'S COUNTY.

2. MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, PRINCE GEORGE'S COUNTY, MARYLAND, UNINCORPORATED AREAS, PANEL 25 OF 120", COMMUNITY-PANEL NUMBER 245208 0025 C, MAP EFFECTIVE DATE JUNE 18, 1987.

3. MAP ENTITLED "CHILLUM DISTRICT WATER EXTENSION", PREPARED BY GREENHORNE & O'MARA ENGINEERS, DATED APRIL 12, 1962.

4. MAP ENTITLED "WASHINGTON SUBURBAN SANITARY DISTRICT, 207NE2-W", REVISED 8-17-07, PREPARED BY WSSC.

5. MAP ENTITLED "SEWER MODEL WORKING MAP, BASIN NO-06, 10, 207NE2-S", REVISED 9-18-07, PREPARED BY WSSC.

METES AND BOUNDS DESCRIPTION
PARCEL A
CHILLUM OVERLOOK
PLAT BOOK 41 PLAT NUMBER 19

LANDS OF
RAY ROAD ASSOCIATES LIMITED PARTNERSHIP
LIBER 6011 FOLIO 667
CHILLUM DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LIMITS OF NICHOLSON STREET (50 FOOT RIGHT-OF-WAY) WITH THE DIVISION LINE BETWEEN LOT 1, SECTION 2, BLOCK D, MILLER ESTATES (PLAT BOOK 27 PLAT NUMBER 46), ON THE NORTH AND PARCEL A, CHILLUM OVERLOOK (PLAT BOOK 41 PLAT NUMBER 19), ON THE SOUTH THENCE WITH SAID WESTERLY RIGHT-OF-WAY LIMITS OF NICHOLSON STREET AND CONTINUING WITH THE NORTHERLY RIGHT-OF-WAY LIMITS OF MADISON STREET (60 FOOT RIGHT-OF-WAY), THE FOLLOWING FOUR COURSES AND DISTANCES;

1. 21.81 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 19.29 FEET, A CENTRAL ANGLE OF 64 DEGREES - 46 MINUTES - 09 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 01 DEGREE - 43 MINUTES - 42 SECONDS EAST, 20.66 FEET TO A POINT OF REVERSE CURVATURE, THENCE;

2. CONTINUING, 85.46 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 179.82 FEET, A CENTRAL ANGLE OF 27 DEGREES - 13 MINUTES - 53 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 17 DEGREES - 02 MINUTES - 26 SECONDS WEST, 84.66 FEET TO A POINT OF REVERSE CURVATURE, THENCE;

3. CONTINUING, 191.11 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 73 DEGREES - 00 MINUTES - 00 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 39 DEGREES - 55 MINUTES - 30 SECONDS WEST, 178.45 FEET TO A POINT OF COMPOUND CURVATURE, THENCE;

4. CONTINUING, 73.43 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 15 DEGREES - 34 MINUTES - 53 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 84 DEGREES - 12 MINUTES - 56 SECONDS WEST, 73.20 FEET TO THE POINT OF INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LIMITS OF MADISON STREET, WITH THE DIVISION LINE BETWEEN SAID PARCEL A, CHILLUM OVERLOOK ON THE EAST, AND PARCEL B-1, CHILLUM HEIGHTS (PLAT BOOK 15 PLAT NUMBER 23) ON THE WEST, THENCE WITH SAID DIVISION LINE;

5. NORTH 59 DEGREES - 37 MINUTES - 18 SECONDS WEST, 234.42 FEET TO THE POINT OF INTERSECTION OF SAID DIVISION LINE WITH THE DIVISION LINE BETWEEN LOT 5, SECTION 2, BLOCK D, MILLER ESTATES (PLAT BOOK 27 PLAT NUMBER 46) ON THE NORTH, AND SAID PARCEL A, CHILLUM OVERLOOK ON THE SOUTH, THENCE WITH SAID DIVISION LINE AND CONTINUING WITH THE DIVISION LINE BETWEEN PARCEL A, CHILLUM OVERLOOK ON THE SOUTH, AND LOT 4, LOT 3, LOT 2, AND LOT 1, SECTION 2, BLOCK D, MILLER ESTATES (PLAT BOOK 27, PLAT NUMBER 46) ON THE NORTH;

6. NORTH 72 DEGREES - 54 MINUTES - 05 SECONDS EAST, 432.91 FEET TO THE PLACE OF BEGINNING.

CONTAINING 53,461 SQUARE FEET OR 1.227 ACRES.

BEING THE SAME PROPERTY AS DESCRIBED IN TITLE COMMITMENT REPORT PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. 13216, WITH AN EFFECTIVE DATE OF JULY 17, 2008, LAST REVISED AUGUST 13, 2008 AND IS SUBJECT TO RESTRICTIONS, COVENANTS, AND/OR EASEMENTS AS CONTAINED THEREIN.

METES AND BOUNDS DESCRIPTION
PARCEL B
CHILLUM OVERLOOK
PLAT BOOK 41 PLAT NUMBER 19

LANDS OF
RAY ROAD ASSOCIATES LIMITED PARTNERSHIP
LIBER 6011 FOLIO 667
CHILLUM DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LIMITS OF RAY ROAD (60 FOOT RIGHT-OF-WAY) WITH THE DIVISION LINE BETWEEN PARCEL B, CHILLUM OVERLOOK (PLAT BOOK 41 PLAT NUMBER 19) ON THE NORTH, AND PARCEL C CHILLUM HEIGHT (PLAT BOOK 15 PLAT NUMBER 23) ON THE SOUTH, THENCE WITH SAID DIVISION LINE;

1. NORTH 59 DEGREES - 37 MINUTES - 18 SECONDS WEST, 763.61 FEET TO THE POINT OF INTERSECTION OF SAID DIVISION LINE WITH THE SOUTHERLY RIGHT-OF-WAY LIMITS OF MADISON STREET (60 FOOT RIGHT-OF-WAY),THENCE WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF MADISON STREET, THE FOLLOWING THREE COURSES AND DISTANCES;

2. 267.56 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 73 DEGREES - 00 MINUTES - 00 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 39 DEGREES - 55 MINUTES - 30 SECONDS EAST, 249.83 FEET TO A POINT OF REVERSE CURVATURE, THENCE;

3. CONTINUING, 109.71 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 119.82 FEET, A CENTRAL ANGLE OF 52 DEGREES - 27 MINUTES - 44 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 29 DEGREES - 39 MINUTES - 22 SECONDS EAST, 105.92 FEET TO A POINT OF TANGENCY, THENCE;

4. CONTINUING, NORTH 55 DEGREES - 53 MINUTES - 14 SECONDS EAST, 131.44 FEET TO THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LIMITS WITH THE DIVISION LINE BETWEEN SAID PARCEL B, CHILLUM OVERLOOK ON THE SOUTH, AND OUTLOT A, MILLER ESTATES (PLAT BOOK 31 PLAT NUMBER 11) ON THE NORTH, THENCE WITH SAID DIVISION LINE;

5. NORTH 72 DEGREES - 54 MINUTES - 05 SECONDS EAST, 65.84 FEET TO THE POINT OF INTERSECTION OF SAID DIVISION LINE WITH THE SAID WESTERLY RIGHT-OF-WAY LIMITS OF RAY ROAD, THENCE WITH SAID WESTERLY RIGHT-OF-WAY LIMITS, THE FOLLOWING EIGHT COURSES AND DISTANCES;

6. 0.74 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 02 DEGREES - 07 MINUTES - 12 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 35 DEGREES - 10 MINUTES - 30 SECONDS EAST, 0.74 FEET TO A POINT OF TANGENCY, THENCE;

7. CONTINUING, SOUTH 34 DEGREES - 06 MINUTES - 46 SECONDS EAST, 17.63 FEET TO A POINT OF CURVATURE, THENCE;

8. CONTINUING, 84.82 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 27 DEGREES - 00 MINUTES - 00 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 47 DEGREES - 36 MINUTES - 46 SECONDS EAST, 84.04 FEET TO A POINT OF TANGENCY, THENCE;

9. CONTINUING, SOUTH 61 DEGREES - 06 MINUTES - 46 SECONDS EAST, 56.91 FEET TO A POINT OF CURVATURE, THENCE;

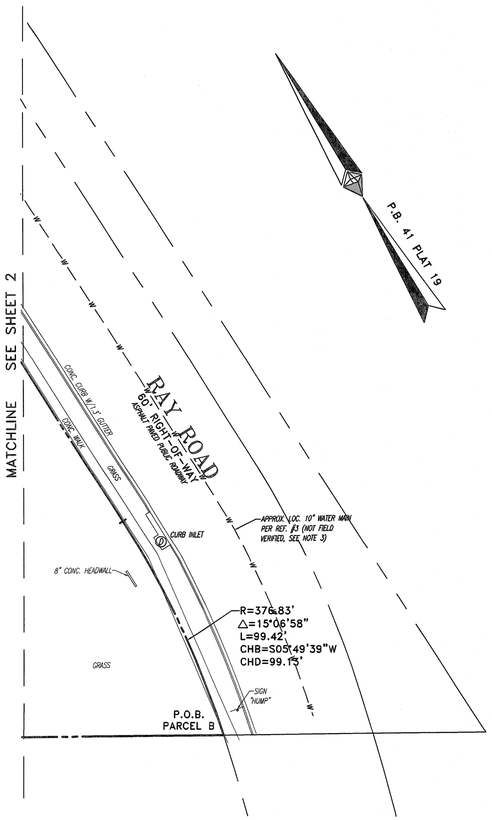
10. CONTINUING, 168.89 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 366.78 FEET, A CENTRAL ANGLE OF 26 DEGREES - 22 MINUTES - 56 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 47 DEGREES - 55 MINUTES - 18 SECONDS EAST, 167.40 FEET TO A POINT OF COMPOUND CURVATURE, THENCE;

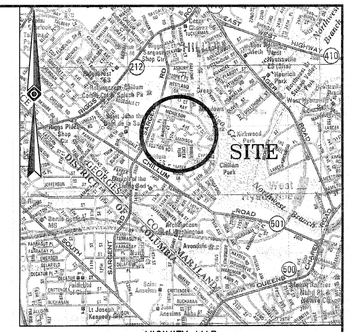
11. CONTINUING, 86.39 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 33 DEGREES - 00 MINUTES - 00 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 18 DEGREES - 13 MINUTES - 50 SECONDS EAST, 85.20 FEET TO A POINT OF TANGENCY, THENCE;

12. CONTINUING, SOUTH 01 DEGREE - 43 MINUTES - 50 SECONDS EAST, 371.98 FEET TO THE PLACE OF BEGINNING.

CONTAINING 280,290 SQUARE FEET OR 6.435 ACRES.

BEING THE SAME PROPERTY AS DESCRIBED IN A TITLE COMMITMENT REPORT PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. 13216, WITH AN EFFECTIVE DATE OF JULY 17, 2008, LAST REVISED AUGUST 13, 2008 AND IS SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS AS CONTAINED THEREIN.




SITE
Silver Spring
Takoma Park
Wheaton
Kensington
Bethesda
Chevy Chase
Rockville
Aspen Hill
Olney
Sandy Spring
Ashton
Brookeville
Laytonsville
Gaithersburg
Montgomery Village
Germantown
Clarksburg
Damascus
Poolesville
Barnesville
Dickerson
Boyds
Hyattstown
Urbana
Frederick
Monocacy Blvd
Georgia Ave
New Hampshire Ave
Veirs Mill Rd
Connecticut Ave
Rockville Pike
Colesville Rd
Randolph Rd
Layhill Rd
Norbeck Rd
Muncaster Mill Rd
Briggs Chaney Rd
Old Columbia Pike
Fairland Rd
Cherry Hill Rd
Prince George's County
Montgomery County
Howard County
Anne Arundel County
Patuxent River
Rock Creek Park
Wheaton Regional Park
Lake Needwood
Black Hill Regional Park
Little Bennett Regional Park
Seneca Creek State Park
Agricultural Reserve
Greenbelt Park
Fort Meade
Fort Detrick
Andrews AFB
Patuxent Naval Air Station
Goddard Space Flight Center
Walter Reed Army Medical Center
National Naval Medical Center
Uniformed Services University of the Health Sciences
Johns Hopkins University
Montgomery College
Montgomery Blair High School
Walter Johnson High School
Richard Montgomery High School
Northwest High School
Quince Orchard High School
Watkins Mill High School
Damascus High School
Sherwood High School
Magruder High School
Gaithersburg High School
Clarksburg High School
Seneca Valley High School
Northwood High School
Einstein High School
Kennedy High School
Wheaton High School
Blair High School
Paint Branch High School
Springbrook High School
Northeast Area
Northwest Area
Southeast Area
Southwest Area
Upper Montgomery County
Lower Montgomery County
Upper Prince George's County
Lower Prince George's County
Eastern Montgomery County
Western Montgomery County
Eastern Prince George's County
Western Prince George's County
Capital Beltway
Washington Beltway
Baltimore Beltway
Intercounty Connector
Metrorail
Metrobus
Ride On
MARC
Amtrak
Virginia Railway Express
Washington Metropolitan Area Transit Authority
Maryland Transit Administration
Montgomery County Department of Transportation
Prince George's County Department of Public Works and Transportation
Maryland State Highway Administration
Virginia Department of Transportation
District of Columbia Department of Transportation
Federal Highway Administration
Federal Transit Administration
Federal Aviation Administration
Federal Railroad Administration
Federal Motor Carrier Safety Administration
Federal Motor Vehicle Safety Administration
Federal Motor Vehicle Safety Standards
Federal Motor Vehicle Safety Standards and Regulations
Federal Motor Vehicle Safety Standards and Regulations
Federal Motor Vehicle Safety Standards and Regulations

LEGEND

- HYDRANT
- WATER VALVE
- GAS VALVE
- OVERHEAD WIRES
- APPROX. LOC. UNDERGROUND WATER LINE
- UTILITY POLE
- ELECTRIC METER
- ELECTRIC BOX
- SANITARY MANHOLE
- WATER MANHOLE
- STORM DRAIN MANHOLE
- WATER METER
- GAS METER
- SIGN
- FENCE
- L.S.A. LANDSCAPED AREA
- AREA LIGHT
- CLEAN OUT
- DENOTES PARKING SPACE COUNT
- UTILITY POLE/LIGHT POLE
- GUY WIRE
- TITLE REPORT EXCEPTION

BOHLER ENGINEERING - ALL RIGHTS RESERVED
THIS DRAWING IS THE PROPERTY OF BOHLER ENGINEERING AND THE ORIGINAL PROJECT OR
THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING, IS PROHIBITED

RAY ROAD
60' RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY

MADISON STREET
60' RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY

NICHOLSON STREET
50' RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY

SECTION FOUR
BLOCK B
MILLER ESTATES
P.B. 31 PLAT NO. 11
LOT 28

OUTLOT 'A'
MILLER ESTATES
P.B. 31 PLAT NO. 11

SECTION TWO
BLOCK B
MILLER ESTATES
P.B. 27 PLAT NO. 46
LOT 26
LOT 27

SECTION TWO
BLOCK D
MILLER ESTATES
P.B. 27 PLAT NO. 46
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 7

PARCEL A
CHILLUM OVERLOOK
P.B. 41 PLAT NO. 19

LANDS N/F
RAY ROAD ASSOCIATES
LIMITED PARTNERSHIP
LIBER 6021 FOLIO 667
TM: 41 C3 1750
AREA: 53,461 S.F. OR
1.227 AC.

PARCEL B
CHILLUM OVERLOOK
P.B. 41 PLAT NO. 19

LANDS N/F
RAY ROAD ASSOCIATES
LIMITED PARTNERSHIP
LIBER 6011 FOLIO 667
TM: 41 C3 1750
AREA: 280,290 S.F. OR
6.435 AC.

PARCEL B-1
CHILLUM HEIGHTS
P.B. 15 PLAT NO. 23

LANDS N/F
CYPRESS CREEK
INVESTMENT, LLC
LIBER 24753 FOLIO 38
TM: 41 C4 1500

PARCEL C
CHILLUM HEIGHTS
P.B. 15 PLAT NO. 23

LANDS N/F
CYPRESS CREEK
INVESTMENT, LLC
LIBER 24753 FOLIO 38
TM: 41 C4 1500

P.B. 41 PLAT 19

APPROX. LOC. 10" WATER MAIN PER REF. #1 (NOT FIELD VERIFIED, SEE NOTE 3)

MATCHLINE SEE SHEET 1

S72°54'05"W 0.35' TO IRON PIPE FOUND

N72°54'05"E 432.91'

N59°37'18"W 234.42'

N59°37'18"W 763.61'

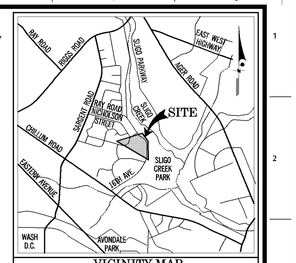
S01°45'50"E 371.98'

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

FIELD DATE: 8-18-08	ALTA ACSM LAND TITLE SURVEY RAY ROAD ASSOCIATES, LIMITED PARTNERSHIP PARCELS A & B CHILLUM OVERLOOK P.B. 41 PLAT NO. 19 CHILLUM DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND			
FIELD BOOK NO.: JQ-03-08				
FIELD BOOK PG.: 69-71				
DRAWN: J.C.G.	BOHLER ENGINEERING 22630 DAVIS DRIVE, SUITE 200 STERLING, VIRGINIA 20164 703.904.9400 – 703.904.9797 FAX www.bohlerengineering.com			
REVIEWED: S.U.	■NEW JERSEY ■PENNSYLVANIA ■NEW YORK ■VIRGINIA ■MASSACHUSETTS ■MARYLAND ■FLORIDA			
APPROVED: K.F.S.	DATE: 8-29-08	SCALE: 1"=30'	FILE NO.: S085813.SR	DWG. NO.: 2 OF 2

GENERAL NOTES

1. BOUNDARY & TOPOGRAPHY FROM ALTA ASURVEY BY BOHLER ENGINEERING DATED 08/29/2008
2. PLAT REFERENCE: A17-1481
3. EXISTING ZONING: R-18
4. EXISTING USE OF PROPERTY: HIGH DENSITY RESIDENTIAL
5. PROPOSED USE: HIGH DENSITY RESIDENTIAL
6. TOTAL SITE DISTURBANCE: 2170S SF
7. 200 FOOT MAP REFERENCE: 207NE02
8. TAX MAP NUMBER/GRID: 41/C3
9. TAX ID NUMBER: 1927466
10. THE PROPERTY IS NOT WITHIN AN AVIATION POLICY AREA (APA).
11. WATER AND SEWER DESIGNATIONS (EXISTING AND PROPOSED): W-3/S-3
12. STORMWATER CONCEPT NUMBER: 17286-2012-00
13. MANDATORY PARK DEDICATION: EXEMPT
14. THERE ARE NO CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY.
15. THERE ARE NO HISTORIC SITES ON OR WITHIN THE VICINITY OF THE PROPERTY.
16. THERE ARE NO WETLANDS LOCATED ON THE PROPERTY PER THE US FISH AND WILDLIFE SERVICE, NATIONAL WETLANDS INVENTORY.
17. THE PROPERTY IS NOT WITHIN THE COUNTY OR FEMA DELINEATED 100-YEAR FLOODPLAIN.
18. THE PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).



VICINITY MAP
SCALE: 1"=2000'

LEGEND

FEATURE NAME	EXISTING	PROPOSED
PROPERTY LINES		
LOT LINES		
RIGHTS-OF-WAY		
EASEMENTS		
BUILDING RESTRICTION LINES		
FLOODPLAINS		
WETLANDS		
CENTERLINES		
CURBS AND GUTTER		
SIDEWALKS		
PERMEABLE PAVEMENT		
PAVEMENT		
BUILDINGS		
SPOT ELEVATIONS	345	+441
BENCH MARKS	BM	BM
CONTOURS	344	344
DRAINAGE FLOW & DIRECTION		
UTILITY POLES		
LIGHT POLES		
FENCES		
DECIDUOUS TREES		
CONIFEROUS TREES		
SHRUBS		
TREE LINES		
STREAMS		
STORM DRAIN LINES		
STORM DRAIN INLETS	SD	SD
STORM DRAIN MANOLES	SD	SD
WATER LINES		
PLUGS OR CAPS		
WATER VALVES		
FIRE HYDRANTS		
REDUCERS		
WATER METERS	W	W
WATER LATERALS		
SANITARY SEWER LINES		
SEWER MANHOLES	S	S
SANITARY SEWER LATERALS		
UNDERGROUND ELECTRIC LINES	E	E
OVERHEAD ELECTRIC LINES	OHE	OHE
ELECTRIC MANHOLES	E	E
ELECTRIC JUNCTION BOXES	E	E
ELECTRIC METERS	E	E
GAS LINES	G	G
GAS VALVES	G	G
GAS METERS	G	G
TELEPHONE LINES	T	T
TELEPHONE MANHOLES	T	T
TELEPHONE JUNCTION BOXES	T	T
CABLE TELEVISION LINES		CTV
CABLE TELEVISION BOXES		

30 15 0 30 60
SCALE: 1"=30'

BEFORE BEGINNING CONSTRUCTION CONTACT
"MISS UTILITY"
AT
1-800-257-7777
AT LEAST 48 HOURS PRIOR TO EXCAVATION

OWNER/DEVELOPER
RAY ROAD ASSOC LTD PARTNERSHIP
C/O REALTY MANAGEMENT SERV INC
7910 WOODMONT AVE., SUITE 350
BETHESDA, MD 20814-3031
CONTACT: JASON KLIPPEL, (240) 235 1207

No.	REVISION	DATE	BY

GREENHORNE & O'MARA
CONSULTING ENGINEERS
20410 CENTURY BOULEVARD., SUITE 200, GERMANTOWN, MARYLAND 20874
PHONE: (301) 444-8282 FAX: (301) 444-8181
www.g-and-o.com
FLORIDA ▪ GEORGIA ▪ MARYLAND ▪ NORTH CAROLINA ▪ PENNSYLVANIA ▪ VIRGINIA ▪ WEST VIRGINIA

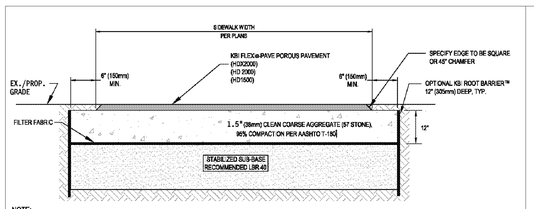
© LATEST DATE HEREON

SITE PLAN
OVERLOOK APARTMENTS
PARCEL B
100% DOCUMENTS REVISED - 12.12.2012

17TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

AA	SCALE	1" = 30'
DESIGN MAD		
DRAWN	SHEET	C1.0
CHECKED		
12/11/2012 DATE	PROJ No. 072244	FILE No. 072244

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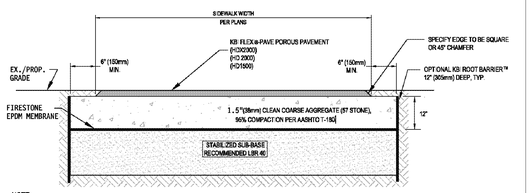
NOTE:
FILTER FABRIC MUST HAVE PERMEABILITY GREATER THAN THE SOIL BELOW

KBI FLEXI®-PAVE SIDEWALK, NEW, LOAD BEARING, HIGHLY PERMEABLE

N.T.S

DETAIL #1

FOR ALL PROPOSED WALKWAYS EXCEPT THE ONES BEHIND BUILDINGS 1515 & 1519



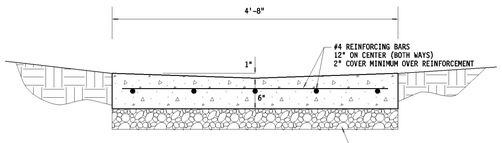
NOTE:
FILTER FABRIC MUST HAVE PERMEABILITY GREATER THAN THE SOIL BELOW

KBI FLEXI®-PAVE SIDEWALK, NEW, LOAD BEARING, HIGHLY PERMEABLE

N.T.S

DETAIL #2

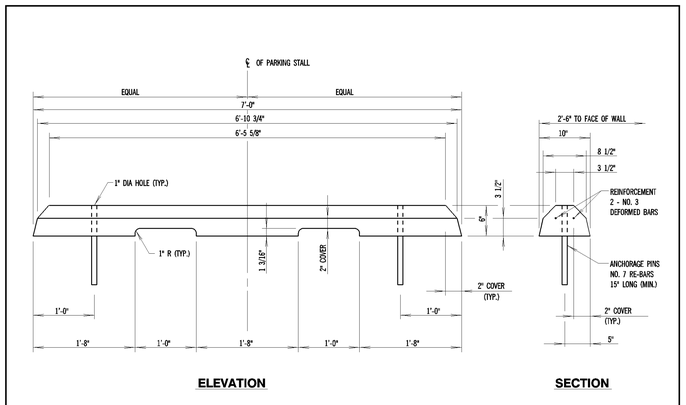
FOR PROPOSED WALKWAYS BEHIND BUILDINGS 1515 & 1519



DETAIL #3
CONCRETE SWALE

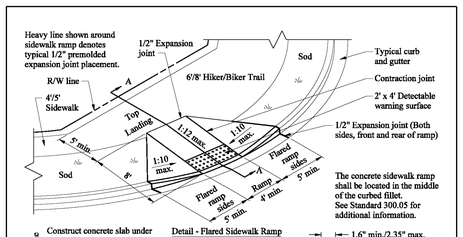
NOT TO SCALE

1- ALL CONCRETE SHALL BE CLASS I(MSHA MIX NO.3) AIR-ENTRAINED. SURFACE SHALL BE BROOM FINISHED.
2- INSTALL EXPANSION JOINT USING 1/2" PREFORMED NON-EXTRUDING JOINT FILLER CONFORMING M153.
3- ALL CONTRACTION JOINTS SHALL BE LOCATED AT 4' INTERVALS. THE CONTRACTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH EQUAL TO 1/4 OF THE DEPTH OF THE THICKNESS OF THE CONCRETE.



DETAIL #4
CONCRETE WHEEL STOP

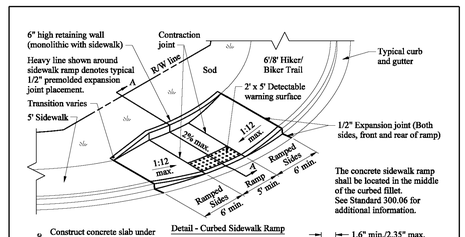
NOT TO SCALE



1. All new concrete sidewalk ramps and depressed curbs constructed within the County right-of-way shall comply with the Federal accessibility guidelines of the Americans with Disabilities Act. See Standard 300.01 for depressed curb requirements.
2. All sidewalk ramps and their approaches shall be designed and constructed so that water will not accumulate on walking surfaces.
3. The sidewalk ramp shall be constructed with the least possible running slope, not to exceed 1:12.
4. All concrete shall be Class I (MSHA Mix No. 3) air-entrained unless otherwise approved by the Department. The surface shall be broom finished.
5. Provide 4" thick graded aggregate base material under all concrete sidewalk and sidewalk ramps.
6. Detectable warning surface shall be 1" thick (hollow tile) diamond-hard vitrified polymer material, embedded into concrete with truncated dome pattern as specified above, and shall contrast visually with the adjacent surface (either dark-on-light or light-on-dark.) Color requirements: Use brick red panel with brick crosswalk and dark gray panel at all other locations.
7. Detectable warning surface shall be installed 6 to 8 inches behind the curb line, extend two feet in the direction of travel over the full width of the ramp, and shall be embedded so as to be flush with the surrounding surface.

APPROVED:			DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION Prince George's County, MD	
DIRECTOR	DATE			
REVISION DATES	APPROVED BY:			
		DPW&T	Concrete Sidewalk Ramp Type "A"	STD. 300.07

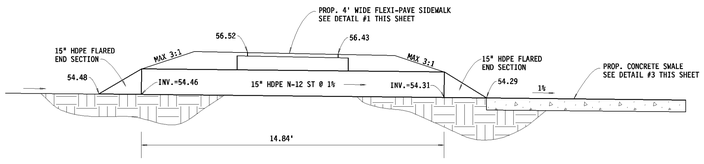
NOTE: USE FLEXI-PAVE POROUS PAVEMENT IN LIEU OF CONCRETE FOR ALL SIDEWALKS AND SIDEWALK RAMPS. SEE DETAIL #1 THIS SHEET



1. All new concrete sidewalk ramps and depressed curbs constructed within the County right-of-way shall comply with the Federal accessibility guidelines of the Americans with Disabilities Act. See Standard 300.01 for depressed curb requirements.
2. All sidewalk ramps and their approaches shall be designed and constructed so that water will not accumulate on walking surfaces.
3. The sidewalk ramp shall be constructed with the least possible running slope not to exceed 1:12.
4. All concrete shall be class I (MSHA Mix No. 3) air-entrained unless otherwise approved by the Department. The surface shall be broom finished.
5. Provide 4" thick graded aggregate base material under all concrete sidewalk and sidewalk ramps.
6. Detectable warning surface shall be 1" thick (hollow tile) diamond-hard vitrified polymer material, embedded into concrete with truncated dome pattern as specified above, and shall contrast visually with the adjacent surface (either dark-on-light or light-on-dark.) Color requirements: Use brick red panel with brick crosswalk and dark gray panel at all other locations.
7. Detectable warning surface shall be installed 6 to 8 inches behind the curb line, extend two feet in the direction of travel over the full width of the ramp, and shall be embedded so as to be flush with the surrounding surface.

APPROVED:			DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION Prince George's County, MD	
DIRECTOR	DATE			
REVISION DATES	APPROVED BY:			
		DPW&T	Concrete Sidewalk Ramp Type "B"	STD. 300.08

NOTE: USE FLEXI-PAVE POROUS PAVEMENT IN LIEU OF CONCRETE FOR ALL SIDEWALKS AND SIDEWALK RAMPS. SEE DETAIL #1 THIS SHEET. PROPOSED 6" HIGH RETAINING WALLS CAN BE CONCRETE OR FLEXI-CURB.



DETAIL #5
CULVERT (SECTION 1-1)

SCALE: 1"=3'

BEFORE BEGINNING CONSTRUCTION CONTACT

"MISS UTILITY"

AT

1-800-257-7777

AT LEAST 48 HOURS PRIOR TO EXCAVATION

OWNER/DEVELOPER
RAY ROAD ASSOC LTD PARTNERSHIP
C/O REALTY MANAGEMENT SERV INC
7910 WOODMONT AVE., SUITE 350
BETHESDA, MD 20814-3031
CONTACT: JASON KLIPPEL, (240) 235 1207

No.	REVISION	DATE	BY

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© LATEST DATE HEREON

SITE DETAILS

OVERLOOK APARTMENTS

PARCEL B

100% DOCUMENTS REVISED - 12.12.2012

17TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

AA DESIGN	SCALE	NONE	
AA DRAWN		C1.1	
CHECKED	SHEET		
12/11/12 DATE	PROJ No. 072244	FILE No. 072244	

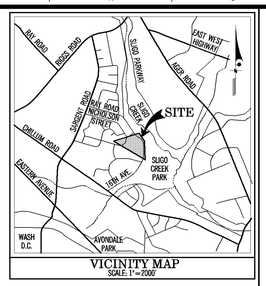
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MAINTENANCE

PAVEMENT SURFACES SHOULD BE SWEPT AND VACUUMED TO REDUCE SEDIMENT ACCUMULATION AND ENSURE CONTINUED SURFACE POROSITY. SWEEPING SHOULD BE PERFORMED AT LEAST TWICE ANNUALLY WITH A COMMERCIAL CLEANING UNIT. WASHING SYSTEMS AND COMPRESSED AIR UNITS SHOULD NOT BE USED TO PERFORM SURFACE CLEANING.
DEICERS SHOULD BE USED IN MODERATION. WHEN USED, DEICERS SHOULD BE NON-TOXIC AND ORGANIC AND CAN BE APPLIED EITHER AS CALCIUM MAGNESIUM ACETATE OR AS PRETREATED SALT.

ESD TO MEP SUMMARY

- Total Disturbed area: 21708 sf
- Soil Types: CdD & RuB, HSG "C"
- Existing Impervious Area: 1600 sf
- Proposed Impervious Area: 4247 sf
- Net increase in Impervious area: 2647 sf
- Determine RCN for "Woods in good condition": For HSG "C"= 70
- Determine ESD Targets:
  Target P_E = 1"
  R_V = .23
  ESD_V = 416 ft
- Design, Use Permeable Pavement
  Use 3441 sf of permeable pavement w/ 12" thick stone subbase (With maximum 2% cross slope and 5% longitudinal slope)
  Treated ESD_V = 550 ft3 > 416 ft3 ESD_V requirement is met



VICINITY MAP
SCALE: 1"=2000'

LEGEND

- PROPOSED CONCRETE SLAB/WALK
- PROPOSED PERMEABLE PAVEMENT
- LIMIT OF DISTURBANCE (L.O.D.)
- EXISTING POLE
- EXISTING FENCE
- EXISTING BUILDING
- SOILS LINES
- EXISTING GRADE
- PROPOSED GRADE (400)
- EXISTING STORM DRAIN
- PROPOSED CULVERT
- EXISTING DRAINAGE DIVIDE

SITE NOTES

1- RECORDED ADDRESS: 1514 MADISON ST., HYATTSVILLE, MD 20782
2- TAX ACCOUNT #: 1927466
3- WSSC 200' SHEET : 207NE02
4- ZONING : R-16
5- ADC MAP: 5409 D-7
6- FLOOD ZONE DESIGNATION : C (MINIMAL FLOODING)
7- SWC APPROVAL # : 17286-2012-00
8- WATERSHED : SLIGO CREEK
9- BOUNDARY & TOPOGRAPHY OBTAINED FROM ALTA SURVEY PERFORMED BY BOHLER ENGINEERING DATED 08/29/2008.

	INSPECTION BY
	DPWT
STORM DRAIN SYSTEM	
S. D. PIPES	
S. D. FLOOD CONTROL	
WATER QUALITY SYSTEM	
INFILTRATION	
RETENTION POND	
DETENTION POND	
GIL GRIT SEP.	
GRIT SEP.	
EXT. DET. POND	
UNDERGROUND STORAGE	
OTHERS:	
PERMEABLE PAVEMENT WITH	
12" THICK STONE SUBBASE	

DPW&T CASE#

PROJECT NAME : OVERLOOK APARTMENTS

PRINCE GEORGE'S COUNTY, MD.
DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION
DEVELOPMENT SERVICES BRANCH
PERMITS AND REVIEW SECTION
APPROVED for Stormwater Management Only

Date

( ) Public stormdrain/SWM system permits required prior to construction

(X) Privsta stormdrain/SWM system
A recorded maintenance agreement is required for aesthetic maintenance of Pond
Liber , Folio

( ) Preconstruction meeting is required for all DPW&T inspected stormwater management/storm drain systems. Call (301) 883-5930 to arrange.

Revision

( ) Approval

Date

Description

DPW&T
PERMIT NO.

THIS PLAN IS FOR STORMWATER MANAGEMENT ONLY

80 15 0 30 60
SCALE: 1"=30'

BEFORE BEGINNING CONSTRUCTION CONTACT
"MISS UTILITY"
AT
1-800-257-7777
AT LEAST 48 HOURS PRIOR TO EXCAVATION

OWNER/DEVELOPER
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C/O REALTY MANAGEMENT SERV INC
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BETHESDA, MD 20814-3031
CONTACT: JASON KLIPPEL, (240) 235 1207

No.	REVISION	DATE	BY

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CONSULTING ENGINEERS
20410 CENTURY BOULEVARD., SUITE 200, GERMANTOWN, MARYLAND 20874
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FLORIDA ▫ GEORGIA ▫ MARYLAND ▫ NORTH CAROLINA ▫ PENNSYLVANIA ▫ VIRGINIA ▫ WEST VIRGINIA
© LATEST DATE HEREON

STORMWATER MANAGEMENT PLAN
OVERLOOK APARTMENTS
PARCEL B
100% DOCUMENTS REVISED - 12.12.2012
17TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

AA DESIGN	SCALE	1" = 30'	
AA DRAWN	SHEET	C2.0	
MAH CHECKED			
11/09/2012 DATE	PROJ No.	072244	FILE No. 072244

DATE=12/3/2012 DGN=J:\072244\072244_SWM_01.DGN PRF=J:\072244\PRF\072244_SWM_01.prf TBL=P:\Plot\Pentables\Maryland\Montgomery\VERSED.tbl SCALE=30 ROT=0

THE PRINCE GEORGE'S COUNTY GOVERNMENT

DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION
OFFICE OF ENGINEERING
9400 PEPPERCORN PLACE, SUITE 420
LARGO, MARYLAND 20774
(301) 883-5730

STORMWATER MANAGEMENT CONCEPT APPROVAL

CASE NAME: CHILLUM OVERLOOK_1507 RAY ROAD — CASE #: 17286-2012-00
APPLICANT'S NAME: Ray Road Assoc. LTD Partnership
ENGINEER : Greenhorne & O'Mara, Inc

REQUIREMENTS:

Technical Review is required for PUBLIC/PRIVATE Storm Drain/SWM Construction.

Type of Storm Drainage/SWM Construction is PRIVATE.

These additional approvals are required: None.

These fees apply: REVIEW.

These bonds apply: None.

Required water quality controls: PERMEABLE PAVEMENT.

Required water quantity controls: None.

A maintenance agreement is required.

No special conditions apply.

Required easements: None.

Storm Water Management fee payment of none in lieu of providing on-site attenuation/quality control measures. (Fee-In-Lieu subject to change during technical review.)

CONDITIONS OF APPROVAL:

REMOVING AND ADDING SIDEWALKS WITH PERMEABLE SURFACE.
SOILS REPORT REQUIRED AT TIME OF TECHNICAL REVIEW.
REVIEWED BY EM.

APPROVED BY:

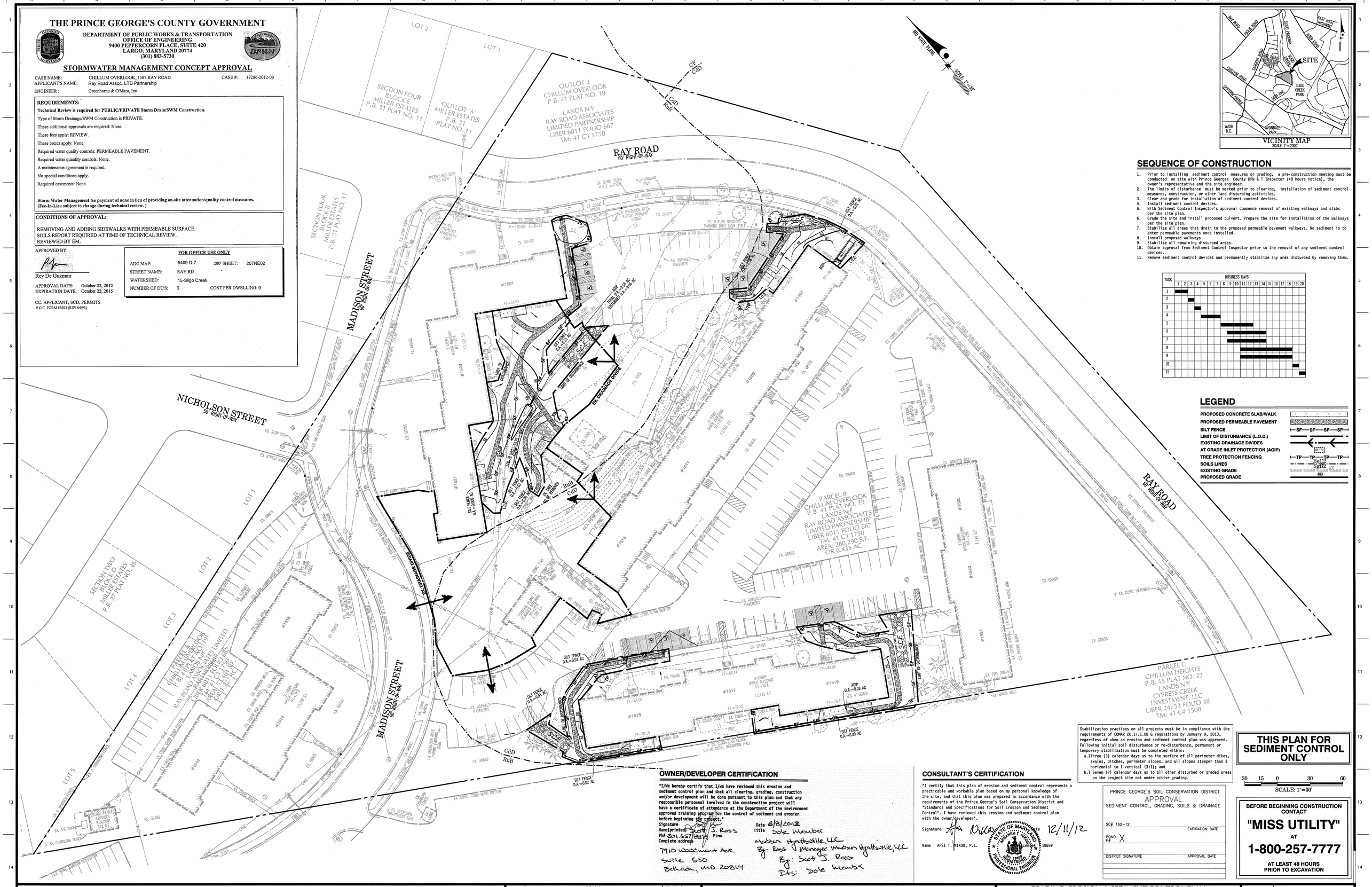
Rey De Guzman

APPROVAL DATE: October 22, 2012
EXPIRATION DATE: October 22, 2015

CC: APPLICANT, SCD, PERMITS
P.G.C. FORM #3693 (REV 04/93)

FOR OFFICE USE ONLY

ADC MAP:	5409 D-7	200' SHEET:	207NE02
STREET NAME:	RAY RD		
WATERSHED:	15-Sligo Creek		
NUMBER OF DU'S:	0	COST PER DWELLING:	0


RAY ROAD
60' RIGHT-OF-WAY
MADISON STREET
60' RIGHT-OF-WAY
NICHOLSON STREET
50' RIGHT-OF-WAY
LOT 1
LOT 2
SECTION FOUR BLOCK E MILLER ESTATES P.B. 31 PLAT NO. 11
OUTLOT 'A' MILLER ESTATES P.B. 31 PLAT NO. 11
OUTLOT 2 CHILLUM OVERLOOK P.B. 41 PLAT NO. 19
LANDS N/F RAY ROAD ASSOCIATES LIMITIED PARTNERSHIP LIBER 6011 FOLIO 667 TM: 41 C3 1750
PARCEL B CHILLUM OVERLOOK P.B. 41 PLAT NO. 19 LANDS N/F RAY ROAD ASSOCIATES LIMITED PARTNERSHIP LIBER 6011 FOLIO 667 TM: 41 C3 1750 AREA: 280,290 S.F. OR 6.435 AC.
PARCEL C CHILLUM HEIGHTS P.B. 15 PLAT NO. 23 LANDS N/F CYPRESS CREEK INVESTMENT, LLC LIBER 24753 FOLIO 38 TM: 41 C4 1500
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TOPSOIL

DEFINITION

PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

PURPOSE

TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

CONDITIONS WHERE PRACTICE APPLIES

I. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:

A. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.

B. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.

C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.

D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

II. FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

I. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE SOIL SURVEY PUBLISHED BY THE USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.

II. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:

I. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1½" IN DIAMETER.

II. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, NUT SEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.

III. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.

III. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:

I. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:

I. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:

A. PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.

B. ORGANIC CONTENT OF TOPSOIL SHALL NOT BE LESS THAN 1.5 PERCENT BY WEIGHT.

C. TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.

D. NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.

NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.

II. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

V. TOPSOIL APPLICATION

I. WHEN TOP SOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.

II. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBEIT 4" - 8" HIGHER IN ELEVATION.

III. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" - 8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOP SOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.

IV. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

VI. ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW:

I. COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

A. COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS THAT ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.

B. COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHOROUS, AND 0.2 PERCENT POTASSIUM AND HAVE A PH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.

C. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.

VII. COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT THE RATE OF 4 LB/1,000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

VEGETATIVE STABILIZATION

PERMANENT AND TEMPORARY SEEDING, SODDING AND MULCHING

I. SITE PREPARATION
PERMANENT OR TEMPORARY VEGETATION SHALL BE ESTABLISHED WITHIN SEVEN (7) DAYS ON THE SURFACE OF ALL DISTURBED AREAS. CONSTRUCTION PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, BERMS, WATERWAYS, SEDIMENT CONTROL BASINS, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) AND WITHIN 14 DAYS FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE. MULCHING MAY ONLY BE USED ON DISTURBED AREAS AS TEMPORARY COVER WHERE VEGETATION IS NOT FEASIBLE OR WHERE SEEDING CANNOT BE COMPLETED BECAUSE OF WEATHER.

II. SEEDBED PREPARATION AND SEEDING APPLICATION
LOOSEN THE TOP LAYER OF THE SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT SUCH AS DISC HARROW, CHISEL PLOW OR RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT. INCORPORATE THE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF THE SOIL BY DISCING OR BY OTHER SUITABLE MEANS. ROUGH AREAS SHOULD NOT BE ROLLED OR DRAGGED SMOOTH, BUT LEFT IN A ROUGHENED CONDITION. STEEP SLOPES GREATER THAN 3:1 SHOULD BE TRACKED BY A DOZER, LEAVING THE SOIL IN AN IRREGULAR CONDITION WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. THE TOP 1 TO 3 INCHES OF SOIL SHOULD BE LOOSE AND FRIABLE. PERMANENT COVER MAY REQUIRE AN APPLICATION OF TOPSOIL. IF SO, IT MUST MEET THE REQUIREMENTS SET FORTH IN SECTION 21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL FROM THE 1994 STANDARDS AND SPECIFICATIONS.

III. SOIL AMENDMENTS
SOIL TESTS SHALL BE MADE ON SITES OVER FIVE ACRES TO DETERMINE THE EXACT REQUIREMENTS FOR BOTH LIME AND FERTILIZER. FOR SITES UNDER 5 ACRES, IN LIEU OF A SOIL TEST, APPLY THE FOLLOWING:

FERTILIZER	NITROGEN	2.0 LBS/SQ.FT.	(90 LBS/AC)
	P2O5	4 LBS/SQ.FT.	(175 LBS/AC)
	K20	4 LBS/1000 SQ. FT.	(175 LBS/AC)

FOR LOW MAINTENANCE AREAS APPLY 150 LBS/AC
UREAFORM FERTILIZER (38-0-0) AT 3.5 LBS./ 1000 SQ. FT. IN ADDITION TO THE ABOVE FERTILIZER AT THE TIME OF SEEDING.

GROUND LIMESTONE 2 TONS/AC

IV. SEDIMENT CONTROL PRACTICE SEEDING
SELECT A SEEDING MIXTURE FROM TABLES 25 OR 26 IN SECTION G OF THE 1994 STANDARDS AND SPECIFICATIONS. DOCUMENT SEEDING ON THE EROSION AND SEDIMENT CONTROL PLAN USING APPROPRIATE CHART BELOW. NOTE: IF SEDIMENT CONTROL PRACTICES ARE IN FOR LONGER THAN 12 MONTHS, PERMANENT SEEDING IS REQUIRED.

V. TEMPORARY/PERMANENT SEEDING MIXTURES AND RATES
SELECT A SEEDING MIXTURE FROM APPROPRIATE TABLE 25 OR 26 IN SECTION G OF THE 1994 STANDARDS AND SPECIFICATIONS. DOCUMENT SEEDING ON THE EROSION AND SEDIMENT CONTROL PLAN USING APPROPRIATE CHART BELOW.

VI. TURFGRASS ESTABLISHMENT
THIS INCLUDES LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM OF HIGH LEVEL OF MAINTENANCE. AREAS TO RECEIVE SEED SHALL BE TILLED BY DISCING OR BY OTHER APPROVED METHODS TO A DEPTH OF 3 TO 5 INCHES, LEVELED AND RAKED TO PREPARE A PROPER SEEDBED. STONES AND DEBRIS OVER 1 1/2"INCHES IN DIAMETER SHALL BE REMOVED. THE RESULTING SEEDBED SHALL BE IN SUCH CONDITION THAT FUTURE MOWING OF GRASSES WILL POSE NO DIFFICULTY. USE CERTIFIED MATERIAL AND CHOOSE A TURF GRASS MIXTURE FROM PAGE G-20 OF THE 1994 STANDARDS AND SPECIFICATIONS OF SELECT FROM THE LIST IN THE MOST CURRENT UNIVERSITY OF MARYLAND PUBLICATION, AGRONOMY MIMEO #77, "TURF GRASS CULTIVATE RECOMMENDATIONS FOR MARYLAND". SEE MIMEO AT END OF THIS SECTION.

VII. MULCHING
ALL SEEDINGS REQUIRE MULCHING. ALSO MULCH DURING NON-SEEDING DATES UNTIL SEEDING CAN BE DONE.
MULCH SHALL BE UNROTTED, UNCHOPPED, SMALL GRAIN STRAW APPLIED AT A RATE OF 2 TONS/ACRE OR 90 LBS/1000 SQ. FT. (2 BALES).
IF A MULCH ANCHORING TOOL IS USED. APPLY 2.5 TONS /ACRE. MULCH MATERIALS SHALL BE RELATIVELY FREE OF ALL KINDS OF WEEDS AND SHALL BE COMPLETELY FREE OF PROHIBITED NOXIOUS WEEDS. SPREAD MULCH UNIFORMLY, MECHANICALLY OR BY HAND, TO A DEPTH OF 1 - 2 INCHES. MULCH ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER MULCH PLACEMENT TO MINIMIZED LOSS BY WIND OR WATER. THIS MAY BE DONE BY MULCH NETTINGS, MULCH ANCHORING TOOL, WOOD CELLULOSE FIBER OR LIQUID MULCH BINDERS.
APPLY WOOD CELLULOSE FIBER AT A DRY WEIGHT OF 1,500 LBS/ACRE. IF MIXED WITH WATER, USED 50 LBS. OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.

LIQUID BINDER SHOULD BE APPLIED HEAVIER AT THE EDGE, WHERE WIND CATCHES MULCH IN VALLEYS, AND ON CREST OF BANKS. THE REMAINDER OF THE AREA SHOULD APPEAR UNIFORM AFTER BINDER APPLICATION. APPLY RATES RECOMMENDED BY THE MANUFACTURER TO ANCHOR AND MULCH. STAPLE LIGHT WEIGHT, PLASTIC NETTING OVER THE MULCH ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

VIII. SODDING
CLASS OF TURF GRASS SOD SHALL BE MARYLAND OR VIRGINIA STATE CERTIFIED, OR MARYLAND OR VIRGINIA STATE APPROVED SOD. SOD SHALL BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD IS TO BE LAID WITH THE LONG EDGES PARALLEL TO THE CONTOUR USING STAGGERED JOINTS WITH ALL ENDS TIGHTLY ABUTTED AND NOT OVER LAPPING. SOD SHALL BE ROLLED AND THOROUGHLY WATERED AFTER INSTALLATION. DAILY WATERING TO MAINTAIN 4 INCH DEPTH OF MOISTURE FOR THE FIRST WEEK IS REQUIRED IN THE ABSENCE OF RAINFALL. SOD IS NOT TO BE APPLIED ON FROZEN GROUND.

IX. MAINTENANCE
A. IRRIGATE - APPLY MINIMUM 1" OF WATER EVERY 3 TO 4 DAYS DEPENDING ON SOIL TEXTURE, WHEN SOIL MOISTURE BECOMES DEFICIENT TO PREVENT LOSS OF STAND OF PROTECTIVE VEGETATION.
B. REPAIRS - IF STAND PROVIDES BETWEEN 40% AND 90% GROUND COVERAGE, OVERSEED AND FERTILIZE USING HALF OF THE RATES ORIGINALLY APPLIED. IF STAND PROVIDES LESS THAN 40% COVERAGE, REESTABLISH STAND FOLLOWING ORIGINAL RATES AND PROCEDURES.

STANDARDS AND SPECIFICATIONS FOR LAND GRADING

DEFINITION

RESHAPING OF THE EXISTING LAND SURFACE IN ACCORDANCE WITH A PLAN AS DETERMINED BY ENGINEERING SURVEY AND LAYOUT.

PURPOSE

THE PURPOSE OF A LAND GRADING SPECIFICATION IS TO PROVIDE FOR EROSION CONTROL AND VEGETATIVE ESTABLISHMENT ON THOSE AREAS WHERE THE EXISTING LAND SURFACE IS TO BE RESHAPED BY GRADING ACCORDING TO PLAN.

DESIGN CRITERIA

THE GRADING PLAN SHOULD BE BASED UPON THE INCORPORATION OF BUILDING DESIGNS AND STREET LAYOUTS THAT FIT AND UTILIZE EXISTING TOPOGRAPHY AND DESIRABLE NATURAL SURROUNDINGS TO AVOID EXTREME GRADE MODIFICATIONS. INFORMATION SUBMITTED MUST PROVIDE SUFFICIENT TOPOGRAPHIC SURVEYS AND SOIL INVESTIGATIONS TO DETERMINE LIMITATIONS THAT MUST BE IMPOSED ON THE GRADING OPERATION RELATED TO SLOPE STABILITY, EFFECT ON ADJACENT PROPERTIES AND DRAINAGE PATTERNS, MEASURES FOR DRAINAGE AND WATER REMOVAL AND VEGETATIVE TREATMENT, ETC.

MANY COUNTIES HAVE REGULATIONS AND DESIGN PROCEDURES ALREADY ESTABLISHED FOR LAND GRADING AND CUT AND FILL SLOPES. WHERE THESE REQUIREMENTS EXIST, THEY SHALL BE FOLLOWED. THE PLAN MUST SHOW EXISTING AND PROPOSED CONTOURS OF THE AREA(S) TO BE GRADED. THE PLAN SHALL ALSO INCLUDE PRACTICES FOR EROSION CONTROL, SLOPE STABILIZATION, SAFE DISPOSAL OF RUNOFF WATER AND DRAINAGE, SUCH AS WATERWAYS, LINED DITCHES. REVERSE SLOPE BENCHES (INCLUDE GRADE AND CROSS SECTION), GRADE STABILIZATION STRUCTURES, RETAINING WALLS, AND SURFACE AND SUBSURFACE DRAINS. THE PLAN SHALL ALSO INCLUDE PHASING OF THESE PRACTICES. THE FOLLOWING SHALL BE INCORPORATED INTO THE PLAN:

I. PROVISIONS SHALL BE MADE TO SAFELY CONDUCT SURFACE RUNOFF TO STORM DRAINS, PROTECTED OUTLETS OR TO STABLE WATER COURSES TO INSURE THAT SURFACE RUNOFF WILL NOT DAMAGE SLOPES OR OTHER GRADED AREAS.

II. CUT AND FILL SLOPES THAT ARE TO BE STABILIZED WITH GRASSES SHALL NOT BE STEEPER THAN 2:1. (WHERE THE SLOPE IS TO BE MOWED THE SLOPE SHOULD BE NO STEEPER THAN 3:1, 4:1 IS PREFERRED BECAUSE OF SAFETY FACTORS RELATED TO MOWING STEEP SLOPES.) SLOPES EXCEEDING 2:1 SHALL REQUIRE SPECIAL DESIGN AND STABILIZATION CONSIDERATIONS THAT SHALL BE ADEQUATELY SHOWN ON THE PLANS.

III. REVERSE BENCHES SHALL BE PROVIDED WHENEVER THE VERTICAL INTERVAL (HEIGHT) OF ANY 2:1 SLOPE EXCEEDS 20 FEET; FOR 3:1 SLOPE IT SHALL BE INCREASED TO 30 FEET AND FOR 4:1 TO 40 FEET. BENCHES SHALL BE LOCATED TO DIVIDE THE SLOPE FACE AS EQUALLY AS POSSIBLE AND SHALL CONVEY THE WATER TO A STABLE OUTLET. SOILS, SEEPS, ROCK OUTCROPS, ETC., SHALL ALSO BE TAKEN INTO CONSIDERATION WHEN DESIGNING BENCHES.

A. BENCHES SHALL BE A MINIMUM OF SIX FEET WIDE TO PROVIDE FOR EASE OF MAINTENANCE.

B. BENCHES SHALL BE DESIGNED WITH A REVERSE SLOPE OF 6:1 OR FLATTER TO THE TOE OF THE UPPER SLOPE AND WITH A MINIMUM OF ONE FOOT IN DEPTH. BENCH GRADIENT TO THE OUTLET SHALL BE BETWEEN 2 PERCENT AND 3 PERCENT, UNLESS ACCOMPANIED BY APPROPRIATE DESIGN AND COMPUTATIONS.

C. THE FLOW LENGTH WITHIN A BENCH SHALL NOT EXCEED 800' UNLESS ACCOMPANIED BY APPROPRIATE DESIGN AND COMPUTATIONS. FOR FLOW CHANNEL STABILIZATION SEE TEMPORARY SWALE.

IV. SURFACE WATER SHALL BE DIVERTED FROM THE FACE OF ALL CUT AND/OR FILL SLOPES BY THE USE OF EARTH DIKES, DITCHES AND SWALES OR CONVEYED DOWNSLOPE BY THE USE OF A DESIGNED STRUCTURE, EXCEPT WHERE:

A. THE FACE OF THE SLOPE IS OR SHALL BE STABILIZED AND THE FACE OF ALL GRADED SLOPES SHALL BE PROTECTED FORM SURFACE RUNOFF UNTIL THEY ARE STABILIZED.

B. THE FACE OF SLOPE SHALL NOT BE SUBJECT TO ANY CONCENTRATED FLOWS OF SURFACE WATER SUCH AS FROM NATURAL DRAINAGEWAYS, GRADED SWALES, DOWNSPOUTS, ETC.

C. THE FACE OF THE SLOPE WILL BE PROTECTED BY SPECIAL EROSION CONTROL MATERIALS, TO INCLUDE, BUT NOT LIMITED TO: APPROVED VEGETATIVE STABILIZATION PRACTICES (SEE SECTION G), RIP-RAP OR OTHER APPROVED STABILIZATION METHODS.

V. CUT SLOPES OCCURRING IN RIPABLE ROCK SHALL BE SERRATED AS SHOWN ON THE FOLLOWING DIAGRAM. THESE SERRATIONS SHALL BE MADE WITH CONVENTIONAL EQUIPMENT AS THE EXCAVATION IS MADE. EACH STEP OR SERRATION SHALL BE CONSTRUCTED ON THE CONTOUR AND WILL HAVE STEPS CUT AT NOMINAL TWO-FOOT INTERVALS WITH NOMINAL THREE-FOOT HORIZONTAL SHELVES. THESE STEPS WILL VARY DEPENDING ON THE SLOPE RATIO OR THE CUT SLOPE. THE NOMINAL SLOPE LINE IS 1:1. THESE STEPS WILL WEATHER AND ACT TO HOLD MOISTURE, LIME, FERTILIZER AND SEED THUS PRODUCING A MUCH QUICKER AND LONGER LIVED VEGETATIVE COVER AND BETTER SLOPE STABILIZATION. OVERLAND FLOW SHALL BE DIVERTED FROM THE TOP OF ALL SERRATED CUT SLOPES AND CARRIED TO A SUITABLE OUTLET.

VI. SUBSURFACE DRAINAGE SHALL BE PROVIDED WHERE NECESSARY TO INTERCEPT SEEPAGE THAT WOULD OTHERWISE ADVERSELY AFFECT SLOPE STABILITY OR CREATE EXCESSIVELY WET SITE CONDITIONS.

VII. SLOPES SHALL NOT BE CREATED SO CLOSE TO PROPERTY LINES AS TO ENDANGER ADJOINING PROPERTIES WITHOUT ADEQUATELY PROTECTING SUCH PROPERTIES AGAINST SEDIMENTATION, EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED DAMAGES.

VIII. FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS, AND OTHER OBJECTIONABLE MATERIAL. IT SHOULD BE FREE OF STONES OVER TWO (2) INCHES IN DIAMETER WHERE COMPACTED BY HAND OR MECHANICAL TAMPERS OR OVER EIGHT (8) INCHES IN DIAMETER WHERE COMPACTED BY ROLLERS OR OTHER EQUIPMENT. FROZEN MATERIAL SHALL NOT BE PLACED IN THE FILL NOR SHALL THE FILL MATERIAL BE PLACED ON A FROZEN FOUNDATION.

IX. STOCKPILES, BORROW AREAS AND SPOIL SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATIONS.

X. ALL DISTURBED AREAS SHALL BE STABILIZED STRUCTURALLY OR VEGETATIVELY IN COMPLIANCE WITH 20.0 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION.

GENERAL RESPONSIBILITY NOTES

1. THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL REQUIRED EASEMENTS, RIGHT, AND/OR RIGHTS-OF-WAY PURSUANT TO THE DISCHARGE FROM THE SEDIMENT AND EROSION CONTROL PRACTICES, STORMWATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORMWATER ONTO OR ACROSS AND GRADING OR OTHER WORK TO BE PERFORMED ON ADJACENT OR DOWNSTREAM PROPERTIES AFFECTED BY THIS PLAN.

2. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A.) SEVEN CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) AND B.) FOURTEEN DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE. THE INPLACE SEDIMENT CONTROL MEASURES WILL BE MAINTAINED ON A CONTINUING BASIS UNTIL THE SITE IS PERMANENTLY STABILIZED AND ALL PERMIT REQUIREMENTS ARE MET.

3. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS WILL NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.

4. APPROVAL SHALL BE REQUESTED UPON FINAL STABILIZATION OF ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES BEFORE REMOVAL OF CONTROLS.

5. THE OWNER/DEVELOPER THAT SIGNS THE CERTIFICATION ON AN EROSION AND SEDIMENT CONTROL PLAN IS THE RESPONSIBLE PARTY REGARDLESS OF ANY SALE OF THE PROPERTY OR WORK OF SUBCONTRACTORS. EROSION AND SEDIMENT CONTROL PLANS ARE APPROVED FOR ONE OWNER/DEVELOPER ONLY. ALL PERMITS UNDER AN EROSION AND SEDIMENT CONTROL PLAN MUST AND CAN ONLY BE ISSUED TO THE OWNER/DEVELOPER THAT SIGNS THE CERTIFICATION ON THE PLAN.

6. PGSCD APPROVAL OF A EROSION AND SEDIMENT CONTROL PLAN, PURSUANT TO MEETING LOCAL PERMIT REQUIREMENTS FOR GRADING, BUILDING OR STREET PERMITS, ETC., IS VALID ONLY WHEN THE WORK TO BE PERFORMED UNDER THE PERMIT IS THE SAME AS (NO MORE/NO LESS THAN) THAT CONTAINED IN THE PLAN AS APPROVED BY THE PGSCD.

7. ANY CHANGES OR MODIFICATIONS TO AN APPROVED EROSION AND SEDIMENT CONTROL PLAN, NOT APPROVED BY THE PGSCD, SHALL INVALIDATE THE PLAN APPROVAL.

8. OFFSITE BORROW OR SPOIL AREAS MUST HAVE AN APPROVED AND ACTIVE EROSION AND SEDIMENT CONTROL PLAN.

9. TEMPORARY DESIGNED SEDIMENT BASINS SHALL BE REMOVED WITHIN 36 MONTHS AFTER THE BEGINNING OF CONSTRUCTION OF THE BASIN.

10. ON SMALL POND APPROVALS:
(1) THE OWNER OR ENGINEER WILL NOTIFY PGSCD PROMPTLY IN WRITING WHEN CONSTRUCTION IS BEGUN AND WHEN CONSTRUCTION IS COMPLETED.

(2) THE PROJECT SHALL BE CONSTRUCTED UNDER THE SUPERVISION OF THE ENGINEER-IN-CHARGE. WITHIN 30 DAYS OF THE COMPLETION OF CONSTRUCTION, THE ENGINEER-IN-CHARGE THAT DESIGNED THE STRUCTURE SHALL PROVIDE PGSCD WITH AN AS-BUILT PLAN AND SHALL CERTIFY, WITH THE ENGINEER'S SEAL, THAT THE M3378 POND WAS CONSTRUCTED AS SHOWN ON THE AS-BUILT PLANS.

(3) THE APPROVAL IS VALID ONLY FOR USE BY THE APPLICANT AND MAY NOT BE TRANSFERRED TO ANOTHER UNLESS WRITTEN APPROVAL FOR SUCH TRANSFER IS OBTAINED FROM PGSCD.

11.* DISTURBED SURFACE AREA = 0.51 AC.
AMOUNT OF CUT = 121 CY — AMOUNT OF SPOIL = 87 CY
AMOUNT OF FILL = 34 CY — AMOUNT OF BORROW = 0 CY

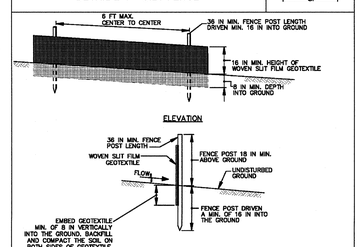
12. SOIL TYPES: USDA SOIL MAP

	HYDROLOGIC SOIL GROUP
51% RuB Russet-Christiana-Urban land	C
49% CdD Christiana-Dower-Urban land	C

* THE ABOVE QUANTITIES ARE STATED FOR PERMIT ACQUISITION PURPOSES ONLY AND ARE NOT TO BE USED FOR BID TABULATIONS.

DETAIL E-1 SILT FENCE

STANDARD SYMBOL: SF



1 OF 2

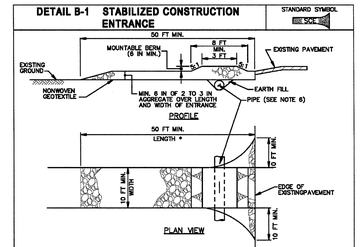
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

E.2

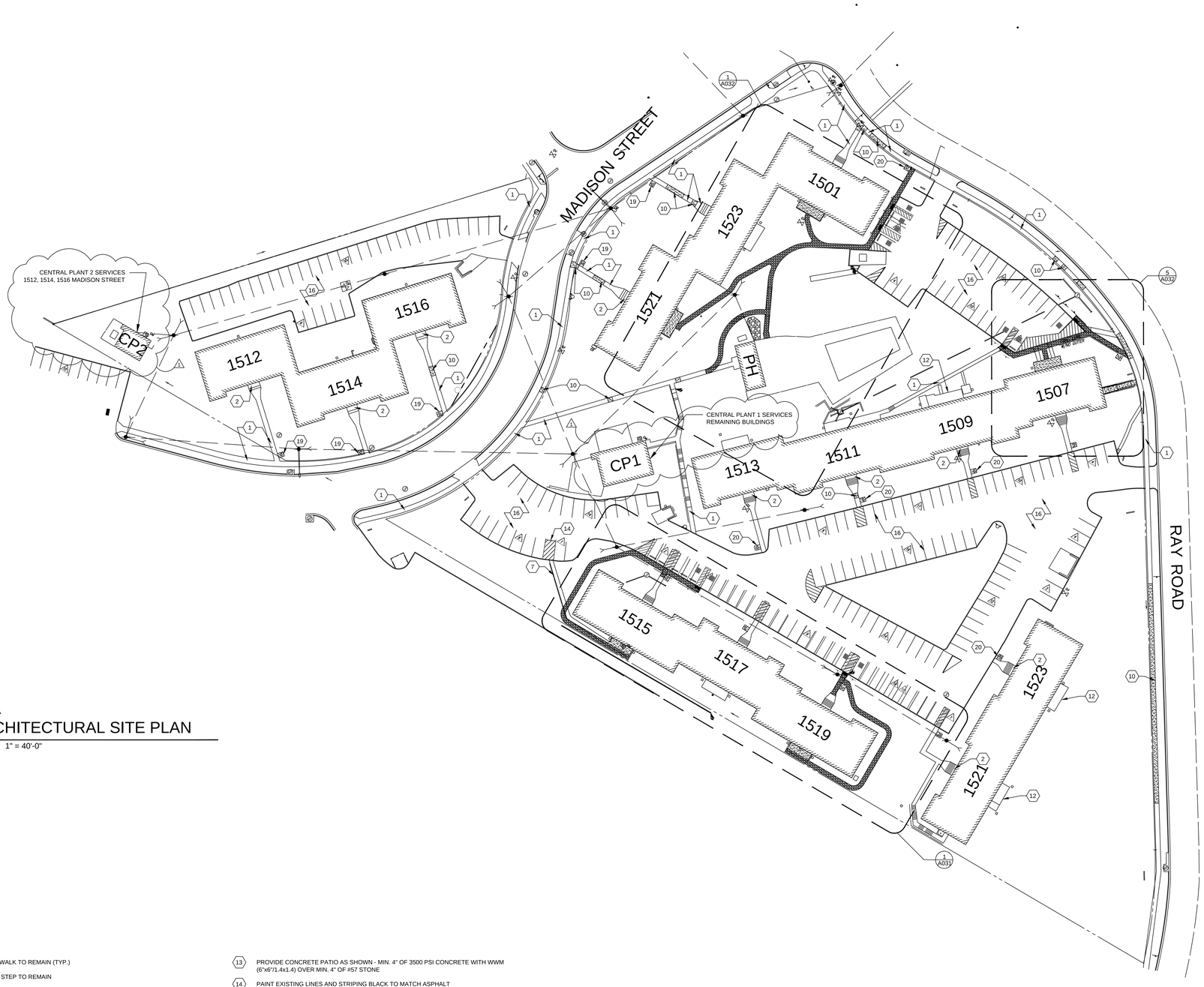
DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

STANDARD SYMBOL: SCE



CONSTRUCTION SPECIFICATIONS

1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. IF ONE SCE TO FIRST MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DI



ARCHITECTURAL SITE PLAN

1 SCALE: 1" = 40'-0"

1. EXISTING CONCRETE WALK TO REMAIN (TYP.)
2. EXISTING STOOP AND STEP TO REMAIN
3. PROVIDE PERMEABLE PAVING SIDEWALK AS SHOWN - REFER TO CIVIL FOR SPECIFICATION
4. PROVIDE ACCESSIBLE PARKING SIGN WITH VAN ACCESSIBLE SIGN ON 2" SQUARE ALUMINUM POST IN 8" DIA. CONCRETE FOOTING TO 30" BELOW GRADE - BOTTOM OF SIGN SHALL BE MIN. 60" ABOVE GRADE
5. PROVIDE ACCESSIBLE PARKING SIGN ON 2" SQUARE ALUMINUM POST IN 8" DIA. CONCRETE FOOTING TO 30" BELOW GRADE - BOTTOM OF SIGN SHALL BE MIN. 60" ABOVE GRADE
6. PROVIDE CURB RAMP WITH DETECTABLE WARNING SURFACE - MAX SLOPE 1:12
7. REMOVE EXISTING CONCRETE WALK, REGRADE, PROVIDE TOP SOIL, GRASS SEED AND STRAW
8. PROVIDE PAINTED STEEL HANDRAIL. SEE DETAIL.
9. PROVIDE ACCESSIBLE CONCRETE RAMP AS SHOWN - MIN. 4" OF 3500 PSI CONCRETE WITH WWM (6"x6"/1.4x1.4) OVER MIN. 4" OF #57 STONE - REGRADE EACH SIDE OF WALK AS REQUIRED TO TRANSITION TO EXISTING GRADE - PROVIDE CONTROL JOINTS @ 4' O.C. & EXPANSION JOINTS @ 20' O.C. AND WHERE NEW CONSTRUCTION ABUTS EXISTING
10. REMOVE AND REPLACE EXISTING CONCRETE SIDEWALK AS SHOWN - MIN. 4" OF 3500 PSI CONCRETE WITH WWM (6"x6"/1.4x1.4) OVER MIN. 4" OF #57 STONE - REGRADE EACH SIDE OF WALK AS REQUIRED TO TRANSITION TO EXISTING GRADE - PROVIDE CONTROL JOINTS @ 4' O.C. & EXPANSION JOINTS @ 20' O.C. AND WHERE NEW CONSTRUCTION ABUTS EXISTING
11. PROVIDE WHEEL STOP WITH TWO ½" STEEL ANCHOR PINS
12. EXISTING CONCRETE PATIO TO REMAIN
13. PROVIDE CONCRETE PATIO AS SHOWN - MIN. 4" OF 3500 PSI CONCRETE WITH WWM (6"x6"/1.4x1.4) OVER MIN. 4" OF #57 STONE
14. PAINT EXISTING LINES AND STRIPING BLACK TO MATCH ASPHALT
15. PAINT LINES AND STRIPING FOR PARKING AS SHOWN. CIVIL IS SHOWING MILL & OVERLAY @ B.F. PARKING.
16. EXISTING LINES AND STRIPING TO REMAIN
17. EXISTING 'FUTURE RESIDENT' SIGN TO REMAIN
18. PROVIDE ACCESSIBLE PERMEABLE PAVING RAMP AS SHOWN - REFER TO CIVIL FOR RAMP PAVING SPECIFICATION & DETAIL 3/A031 FOR RAILING
19. PROVIDE FREE-STANDING CLUSTER MAILBOX UNIT FOR 12 DWELLING UNITS WITH 12 BOXES & 2 PARCEL LOCKERS ON CONCRETE PAD. SEE DETAIL 4/A031
20. PROVIDE FREE STANDING CLUSTER MAILBOX UNIT FOR 16 DWELLING UNIT WITH 16 BOXES & 2 PARCEL LOCKERS. SEE DETAIL 4/A031
21. REMOVE EXISTING AND PROVIDE RETAINING WALL. SEE DETAILS 3/A032 AND 4/A032. PARGE ALL EXPOSED MASONRY AND PAINT
22. EXISTING RETAINING WALL TO REMAIN - PAINT EXPOSED SURFACES
23. PROVIDE CONC. CURB AS REQUIRED FOR ADJUSTED GRADE @ ACCESSIBLE ROUTE
24. PROVIDE 42" WIDE LOCKABLE GATE IN EXISTING POOL FENCING
25. PROVIDE FREE-STANDING CLUSTER MAILBOX FOR 2 BARRIER FREE DWELLING UNITS WITH 2 BOXES & 2 PARCEL LOCKERS. SEE DETAIL 4/A031
26. PROVIDE 65 GAL. TOTER (BY MANAGEMENT) FOR RESIDENT TRASH COLLECTION.

KEYED NOTES

2 NOT TO SCALE

⚠1 NOT IN CONTRACT

Building Address	Roof Replacements		Masonry Repairs			
	Roof Replacement	Downspout Replacement	Repointing (LF)	Brick Replacement (EA)	Powerwash	Masonry Sealant
1501 Ray Road	0	0	500	17	1	1
1507 Ray Road	1	1	500	17	1	1
1509 Ray Road	1	1	500	17	1	1
1511 Ray Road	0	0	500	17	1	1
1513 Ray Road	1	1	500	17	1	1
1515 Ray Road	0	0	0	0	0	0
1517 Ray Road	0	0	0	0	0	0
1519 Ray Road	0	0	0	0	0	0
1521 Ray Road	0	0	0	0	0	0
1523 Ray Road	0	0	0	0	0	0
1512 Madison Street	0	0	0	0	0	0
1514 Madison Street	0	0	0	0	0	0
1516 Madison Street	0	0	0	0	0	0
1521 Madison Street	0	0	500	17	1	1
1523 Madison Street	0	0	500	17	1	1
Total Work in Scope	3	3	3500	119	7	7

Plot Date: 12.12.2012 - 4:09 PM
Save Date: 12.12.2012 - 2:23 PM
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MINER FEINSTEIN ARCHITECTS

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135 West Patrick Street, Suite 200
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MEP ENGINEER:
CTA Inc.
9420 Key West Ave., Suite 150
Rockville, Maryland 20850-1715
301.637.0057

CIVIL ENGINEER:
Greenhorne & O'Mara, Inc
20410 Century Blvd #200
Germantown, Maryland 20874
301.444.8282

STRUCTURAL ENGINEER:
Allgaier Mendenhall Smith
5235 Westview Drive, Suite 100
Frederick, Maryland 21703
240.629.2190



Architect's Project Number:	1204
100% DOCUMENTS	7.24.2012
⚠1 100% DOCUMENTS REV.	12.12.2012

Renovation of:
Overlook Apartments
1514 Madison Street
Hyattsville, Maryland 20782

Maintenance Repairs

DRAWING PACKAGE
1 of 4

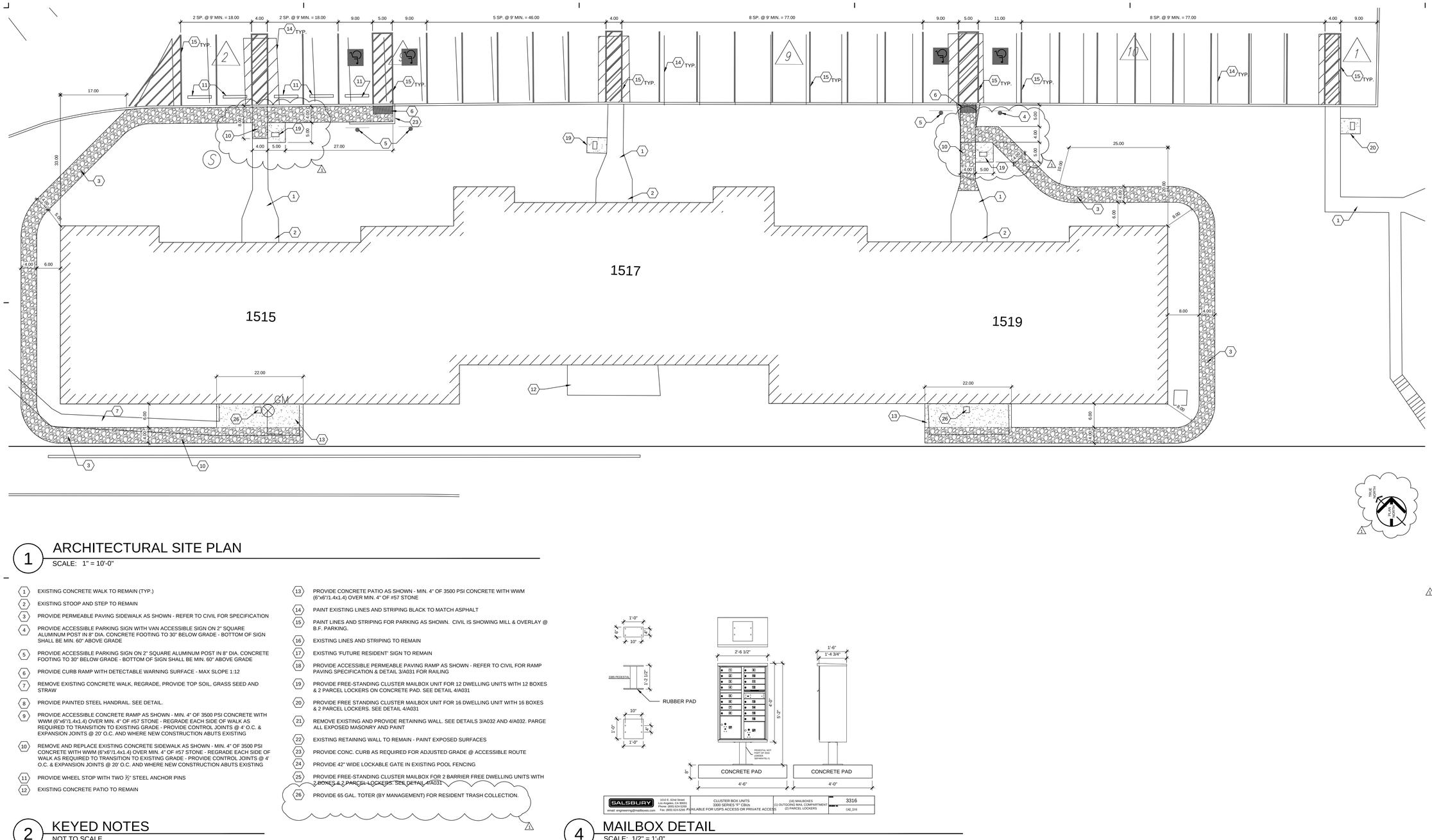
For:
Madison Hyattsville, LLC
7910 Woodmont Avenue, Suite 350
Bethesda, Maryland 20814

ROSS Development & Investment

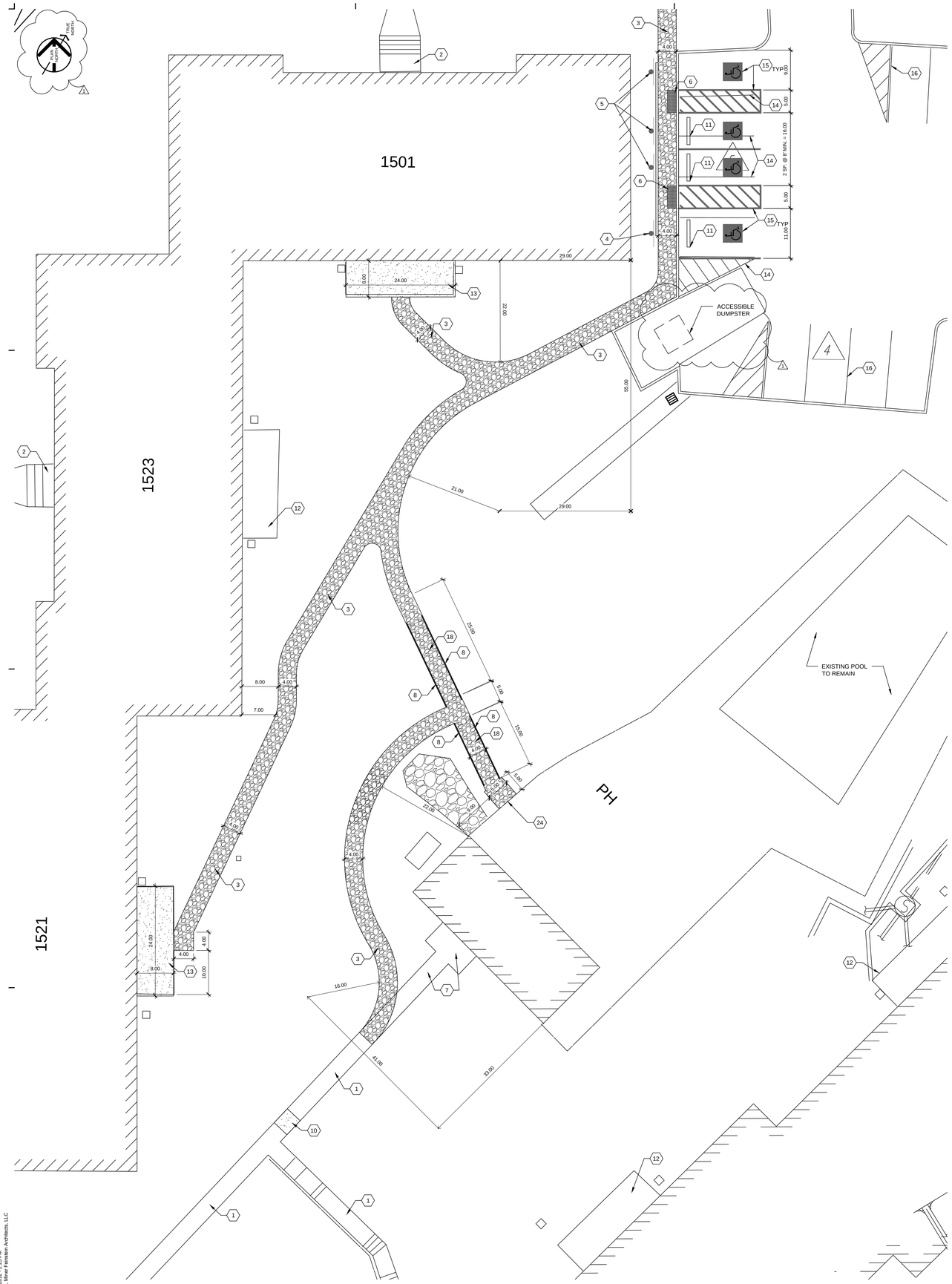
Owner	Architect	Contractor	Surety

Architectural Site Plan

A0.2.1




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1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"

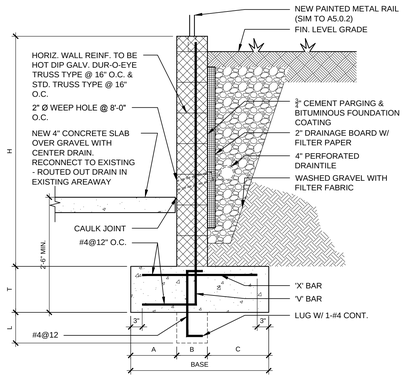
1. EXISTING CONCRETE WALK TO REMAIN (TYP.)
2. EXISTING STOOP AND STEP TO REMAIN
3. PROVIDE PERMEABLE PAVING SIDEWALK AS SHOWN - REFER TO CIVIL FOR SPECIFICATION
4. PROVIDE ACCESSIBLE PARKING SIGN WITH VAN ACCESSIBLE SIGN ON 2" SQUARE ALUMINUM POST IN 8" DIA. CONCRETE FOOTING TO 30" BELOW GRADE - BOTTOM OF SIGN SHALL BE MIN. 60" ABOVE GRADE
5. PROVIDE ACCESSIBLE PARKING SIGN ON 2" SQUARE ALUMINUM POST IN 8" DIA. CONCRETE FOOTING TO 30" BELOW GRADE - BOTTOM OF SIGN SHALL BE MIN. 60" ABOVE GRADE
6. PROVIDE CURB RAMP WITH DETECTABLE WARNING SURFACE - MAX SLOPE 1:12
7. REMOVE EXISTING CONCRETE WALK, REGRADE, PROVIDE TOP SOIL, GRASS SEED AND STRAW
8. PROVIDE PAINTED STEEL HANDRAIL. SEE DETAIL.
9. PROVIDE ACCESSIBLE CONCRETE RAMP AS SHOWN - MIN. 4" OF 3500 PSI CONCRETE WITH WWM (6"x6"/1.4x1.4) OVER MIN. 4" OF #57 STONE - REGRADE EACH SIDE OF WALK AS REQUIRED TO TRANSITION TO EXISTING GRADE - PROVIDE CONTROL JOINTS @ 4' O.C. & EXPANSION JOINTS @ 20' O.C. AND WHERE NEW CONSTRUCTION ABUTS EXISTING
10. REMOVE AND REPLACE EXISTING CONCRETE SIDEWALK AS SHOWN - MIN. 4" OF 3500 PSI CONCRETE WITH WWM (6"x6"/1.4x1.4) OVER MIN. 4" OF #57 STONE - REGRADE EACH SIDE OF WALK AS REQUIRED TO TRANSITION TO EXISTING GRADE - PROVIDE CONTROL JOINTS @ 4' O.C. & EXPANSION JOINTS @ 20' O.C. AND WHERE NEW CONSTRUCTION ABUTS EXISTING
11. PROVIDE WHEEL STOP WITH TWO ½" STEEL ANCHOR PINS
12. EXISTING CONCRETE PATIO TO REMAIN
13. PROVIDE CONCRETE PATIO AS SHOWN - MIN. 4" OF 3500 PSI CONCRETE WITH WWM (6"x6"/1.4x1.4) OVER MIN. 4" OF #57 STONE
14. PAINT EXISTING LINES AND STRIPING BLACK TO MATCH ASPHALT
15. PAINT LINES AND STRIPING FOR PARKING AS SHOWN. CIVIL IS SHOWING MILL & OVERLAY @ B.F. PARKING.
16. EXISTING LINES AND STRIPING TO REMAIN
17. EXISTING 'FUTURE RESIDENT' SIGN TO REMAIN
18. PROVIDE ACCESSIBLE PERMEABLE PAVING RAMP AS SHOWN - REFER TO CIVIL FOR RAMP PAVING SPECIFICATION & DETAIL 3/A031 FOR RAILING
19. PROVIDE FREE-STANDING CLUSTER MAILBOX UNIT FOR 12 DWELLING UNITS WITH 12 BOXES & 2 PARCEL LOCKERS ON CONCRETE PAD. SEE DETAIL 4/A031
20. PROVIDE FREE STANDING CLUSTER MAILBOX UNIT FOR 16 DWELLING UNIT WITH 16 BOXES & 2 PARCEL LOCKERS. SEE DETAIL 4/A031
21. REMOVE EXISTING AND PROVIDE RETAINING WALL. SEE DETAILS 3/A032 AND 4/A032. PARGE ALL EXPOSED MASONRY AND PAINT
22. EXISTING RETAINING WALL TO REMAIN - PAINT EXPOSED SURFACES
23. PROVIDE CONC. CURB AS REQUIRED FOR ADJUSTED GRADE @ ACCESSIBLE ROUTE
24. PROVIDE 42" WIDE LOCKABLE GATE IN EXISTING POOL FENCING
25. PROVIDE FREE-STANDING CLUSTER MAILBOX FOR 2 BARRIER FREE DWELLING UNITS WITH 2 BOXES & 2 PARCEL LOCKERS. SEE DETAIL 4/A031
26. PROVIDE 65 GAL. TOTER (BY MANAGEMENT) FOR RESIDENT TRASH COLLECTION.

2 KEYED NOTES
NOT TO SCALE

MASONRY RETAINING WALL SCHEDULE								
H	T	BASE	A	B	C	'V' BAR	'X' BAR	L
UP TO 4'-0"	1'-0"	2'-6"	1'-0"	0'-8"	0'-10"	#4@24"	#4@18"	-
4'-1" TO 6'-0"	1'-0"	3'-0"	1'-0"	0'-8"	1'-4"	#5@16"	#4@18"	-
6'-1" TO 8'-0"	1'-0"	4'-0"	1'-6"	1'-0"	1'-6"	#4@8"	#5@18"	-
8'-1" TO 10'-0"	1'-0"	5'-0"	2'-0"	1'-0"	2'-0"	#7@8"	#5@18"	1'-0"
10'-1" TO 12'-0"	1'-4"	5'-10"	2'-0"	1'-4"	2'-0"	#6@8"	#6@12"	1'-6"

MASONRY RETAINING WALL NOTES

1. FOOTINGS HAVE BEEN DESIGNED FOR GROSS BEARING CAPACITY OF 3000 PSF H ≤ 8' -0",3500 PSF H ≤ 10'-0", 4000 PSF H ≤ 12' -0"
2. SOIL BEARING CAPACITY AT FOOTING BASE MUST BE VERIFIED BY SOILS ENGINEER.
3. ALL BACKFILL MUST BE COMPOSED OF A GRANULAR MATERIAL WITH GOOD TO MEDIUM PERMEABILITY MATERIAL AND PLACEMENT MUST BE APPROVED BY SOILS ENGINEER.
4. WALLS HAVE BEEN DESIGNED FOR A MAXIMUM EQUIVALENT FLUID PRESSURE OF 45 PCF/FT OF DEPTH AND COEFFICIENT OF FRICTION FOR SLIDING OF 0.55.
5. WALL DESIGN WAS BASED ON LEVEL OR SLOPING BACKFILL SEE SCHEDULE.
6. REINFORCING STEEL SHALL CONFORM TO ASTM SPECIFICATION A-615 GRADE 60. SHOP DRAWINGS MUST BE SUBMITTED TO OWNER'S REPRESENTATIVE FOR REVIEW.
7. CONSTRUCTION TO FOLLOW ACI 530 & 530.1 STANDARDS FOR WALL UP TO 6'-0".
8. ONLY TWO CORE MASONRY UNITS TO BE USED. UNLESS OTHERWISE NOTED. ALL BLOCK TO BE ASTM C-90 GRADE N, TYPE 1 NORMAL WEIGHT. WHERE 'H' EXCEEDS 6'-1" CONTRACTOR MUST USE IVANY BLOCK WITH HORIZONTAL BARS TWO (2) #3 @ 8" O.C. CONTRACTOR ALWAYS HAS THE OPTION OF USING IVANY BLOCK FOR 8" CMU FURNISH ADJUSTABLE BOX TIES @16"O.C.
9. MORTAR TO BE S-TYPE PORTLAND-LIME MIX ACCORDING TO ASTM C270. FURNISH FULL HEAD AND BED JOINT. .
10. MORTAR JOINTS ON THE INTERIOR OF CELLS THAT ARE REINFORCED SHOULD BE STRUCK FLUSH AS EACH COURSE IS LAID TO PREVENT MORTAR DROPPING.
11. PROVIDE CLEANOUT OPENING AT BASE OF EACH VERTICAL CELL TO BE REINFORCED.



3 RETAINING WALL NOTES
NOT TO SCALE

4 RETAINING WALL SECTION
SCALE: 3/4" = 1'-0"

5 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"

MINER FEINSTEIN ARCHITECTS

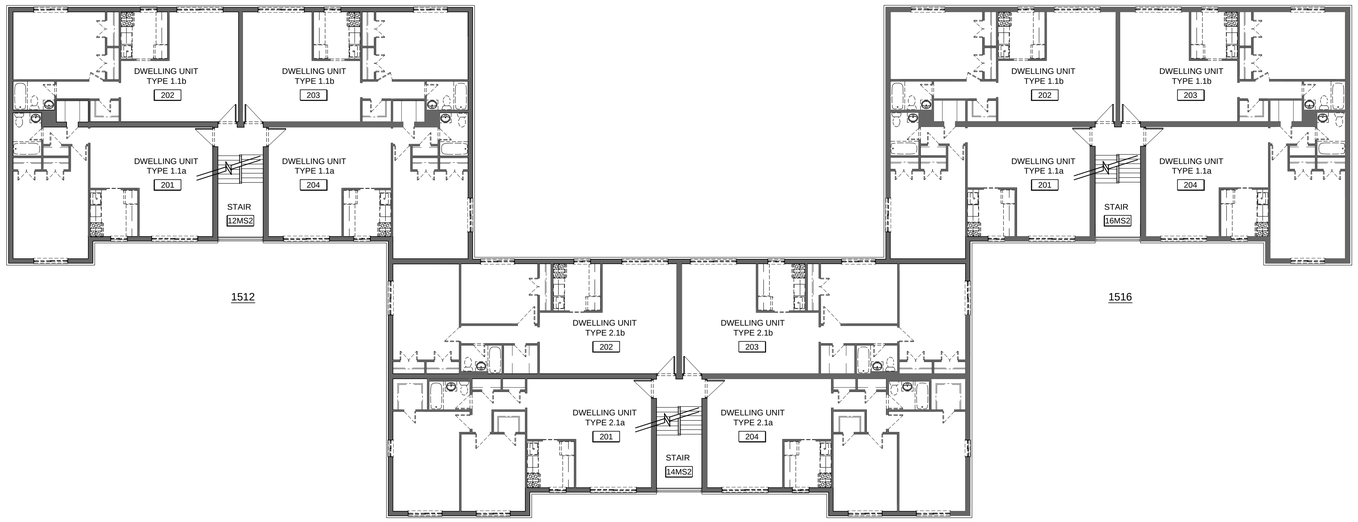
MINER FEINSTEIN ARCHITECTS, LLC
135 West Patrick Street, Suite 200
Frederick, Maryland 21701
301.760.7988
www.MFArchitects.net

MEP ENGINEER:
CTA Inc.
9420 Key West Ave., Suite 150
Rockville, Maryland 20850-1715
301.637.0057

CIVIL ENGINEER:
Greenhorne & O'Mara, Inc
20410 Century Blvd #200
Germantown, Maryland 20874
301.444.8282

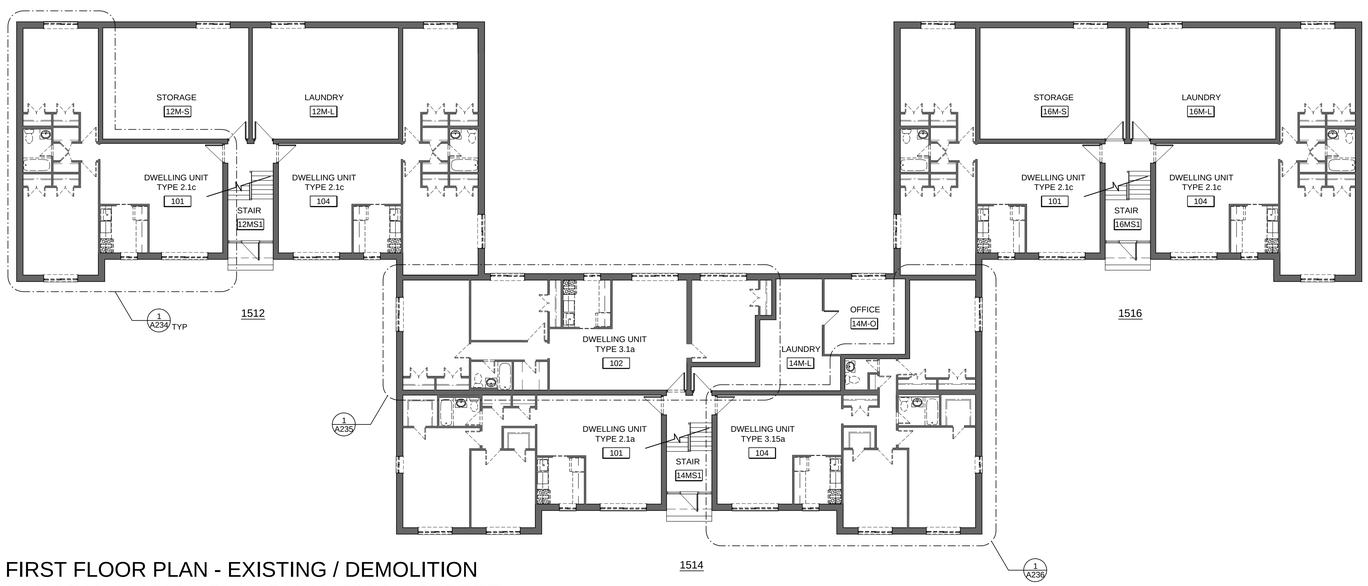
STRUCTURAL ENGINEER:
Allgaier Mendenhall Smith
5235 Westview Drive, Suite 100
Frederick, Maryland 21703
240.629.2190


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2 SECOND FLOOR PLAN - EXISTING / DEMOLITION BUILDING 1 (1512, 1514, 1516 MADISON STREET)

SCALE: 3/32" = 1'-0"



1 FIRST FLOOR PLAN - EXISTING / DEMOLITION BUILDING 1 (1512, 1514, 1516 MADISON STREET)

SCALE: 3/32" = 1'-0"

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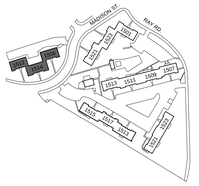
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240.629.2190



Architect's Project Number: 1204

100% DOCUMENTS	7.24.2012

Renovation of:
Overlook Apartments
1514 Madison Street
Hyattsville, Maryland 20782

Maintenance Repairs

DRAWING PACKAGE
1 of 4

For:
Madison Hyattsville, LLC
7910 Woodmont Avenue, Suite 350
Bethesda, Maryland 20814

ROSS Development & Investment

Owner	Architect	Contractor	Surety

Building 1 Floor Plans - Existing / Demolition

A1.0.1a

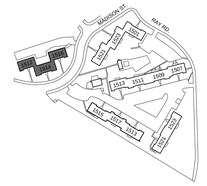
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Architect's Project Number: 1204

100% DOCUMENTS	7.24.2012



THIRD FLOOR PLAN - EXISTING / DEMOLITION
BUILDING 1 (1512, 1514, 1516 MADISON STREET)

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SCALE: 3/32" = 1'-0"

Renovation of:
Overlook Apartments
1514 Madison Street
Hyattsville, Maryland 20782

Maintenance Repairs

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1 of 4

For:
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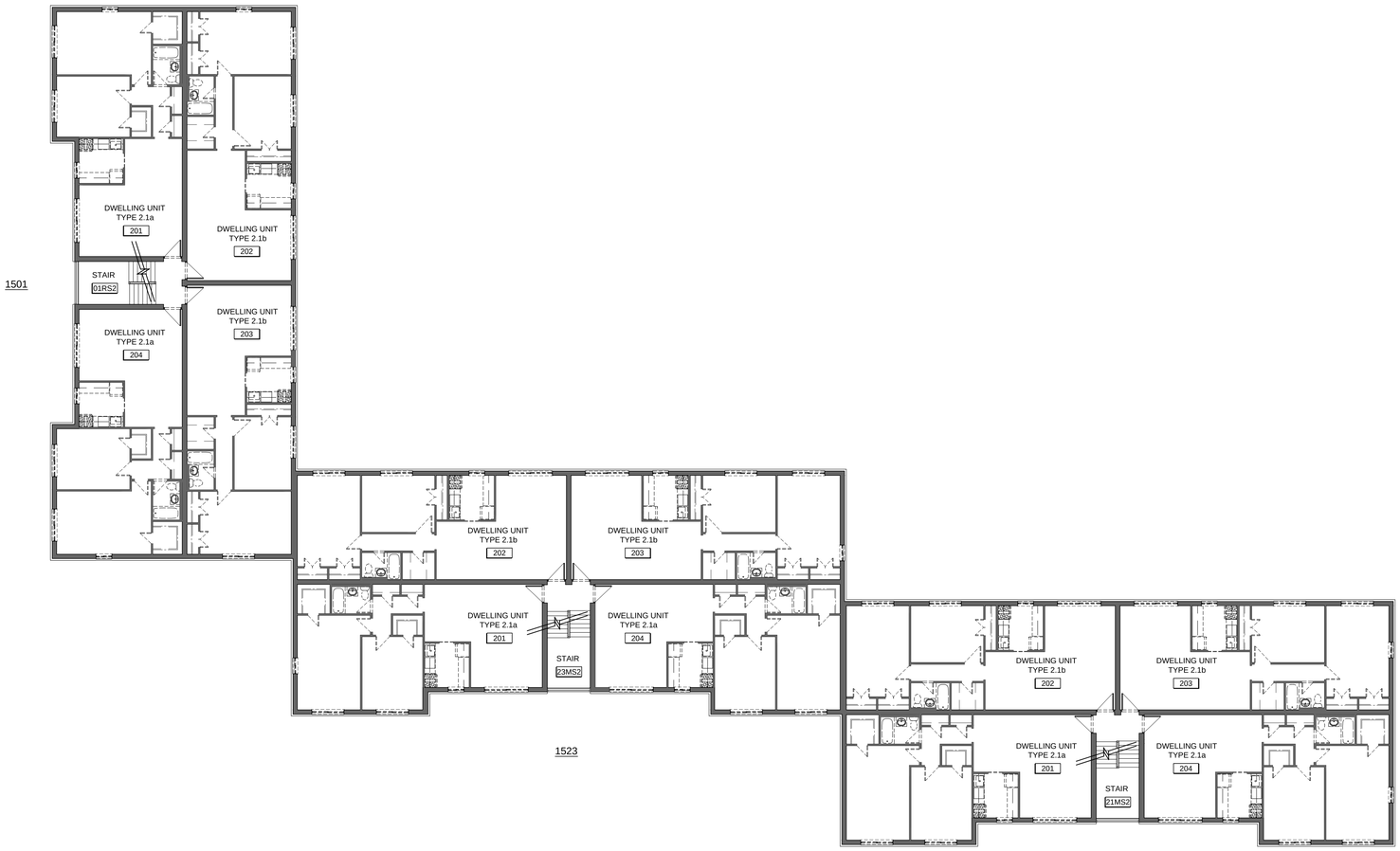
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Development & Investment

Owner	Architect	Contractor	Surety

Building 1 Floor Plans - Existing / Demolition

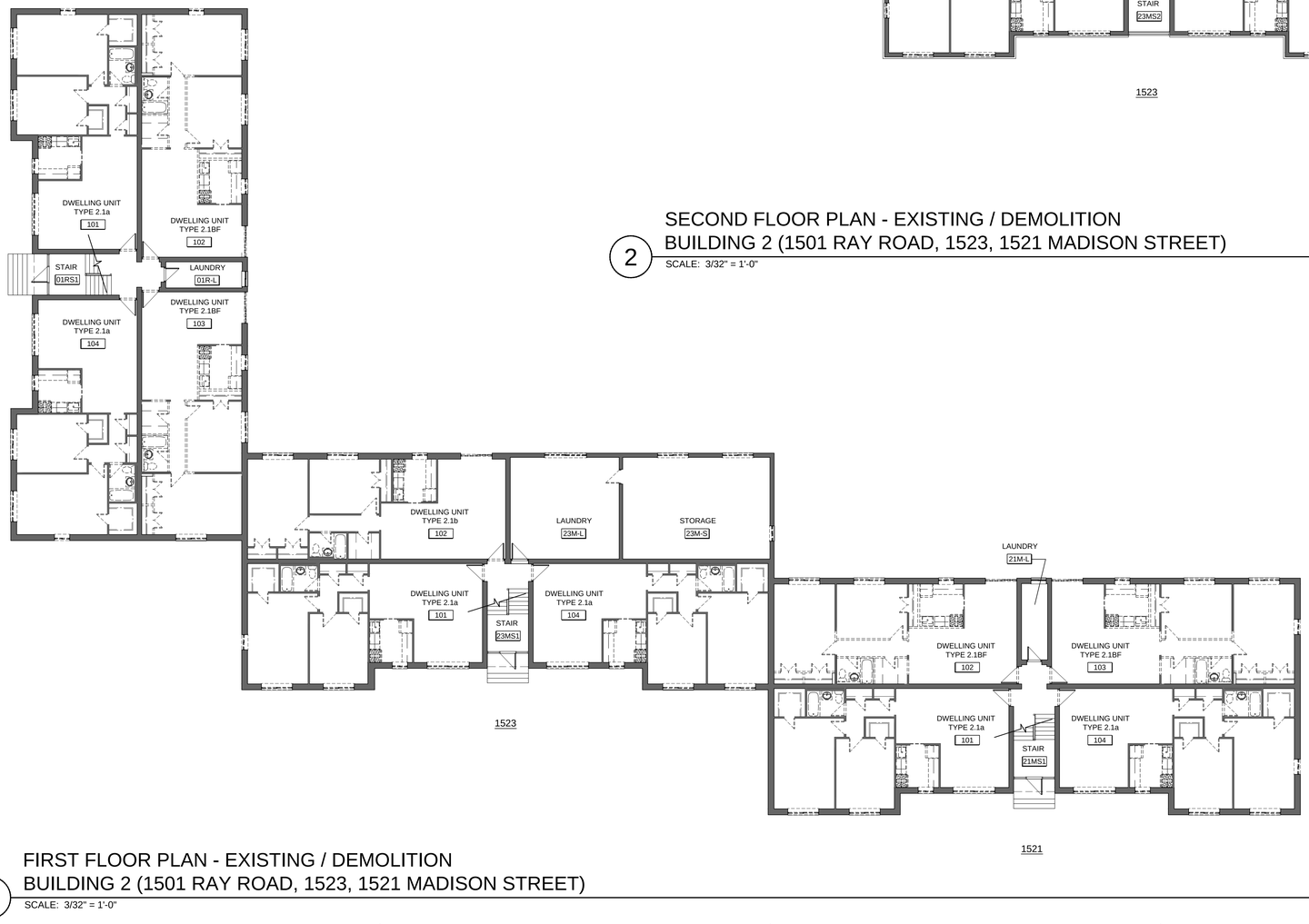
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SECOND FLOOR PLAN - EXISTING / DEMOLITION
BUILDING 2 (1501 RAY ROAD, 1523, 1521 MADISON STREET)

2 SCALE: 3/32" = 1'-0"



FIRST FLOOR PLAN - EXISTING / DEMOLITION
BUILDING 2 (1501 RAY ROAD, 1523, 1521 MADISON STREET)

1 SCALE: 3/32" = 1'-0"

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Architect's Project Number:	1204
100% DOCUMENTS	7.24.2012

Renovation of:
Overlook Apartments
1514 Madison Street
Hyattsville, Maryland 20782

Maintenance Repairs

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1 of 4

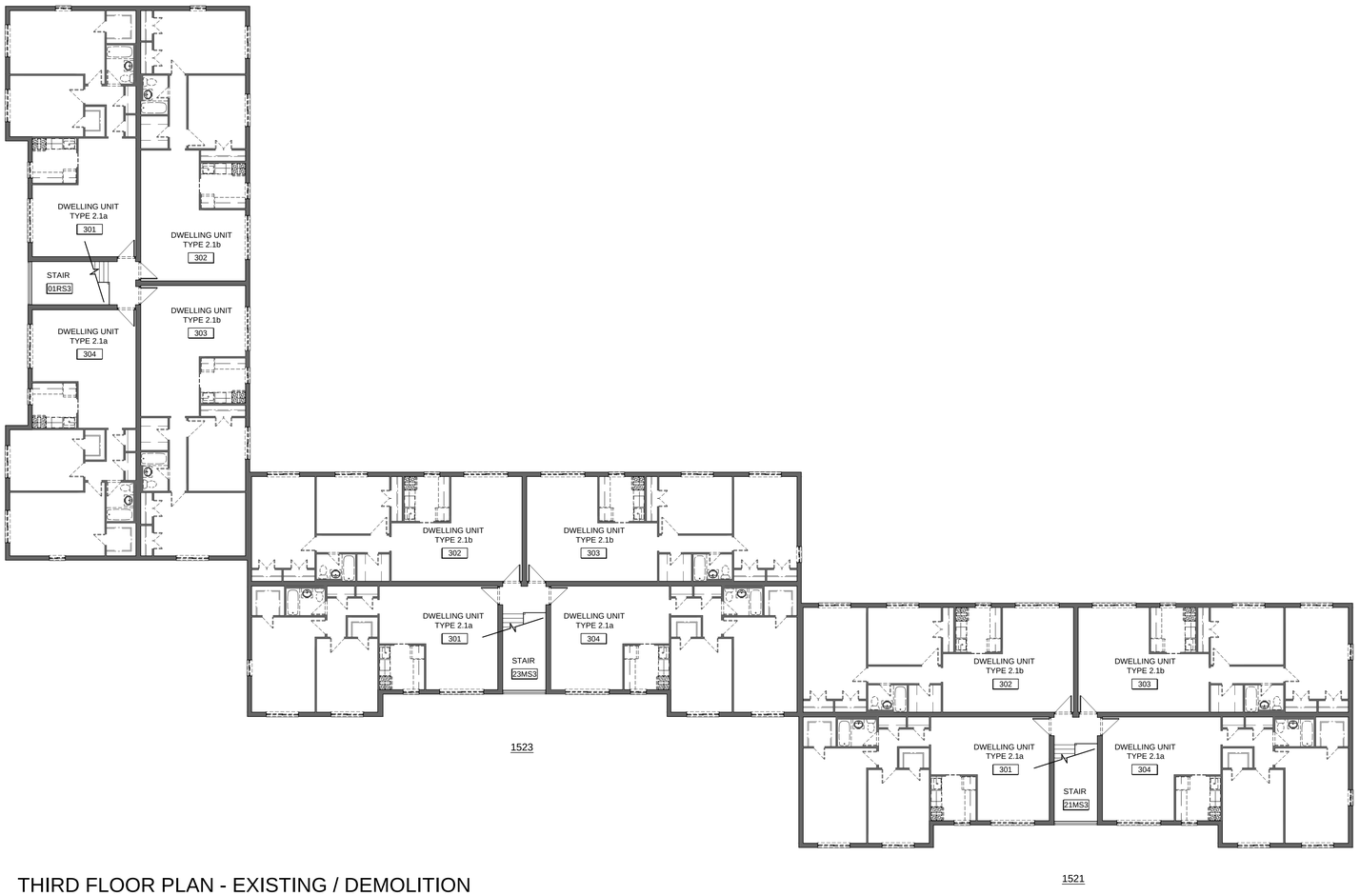
For:
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Bethesda, Maryland 20814

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Owner	Architect	Contractor	Surety

Building 2 Floor Plans - Existing / Demolition

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THIRD FLOOR PLAN - EXISTING / DEMOLITION
BUILDING 2 (1501 RAY ROAD, 1523, 1521 MADISON STREET)

1 SCALE: 3/32" = 1'-0"

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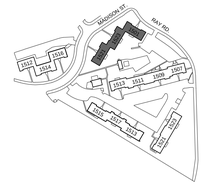
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Architect's Project Number: 1204
100% DOCUMENTS 7.24.2012

Renovation of:
Overlook Apartments
1514 Madison Street
Hyattsville, Maryland 20782

Maintenance Repairs

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1 of 4

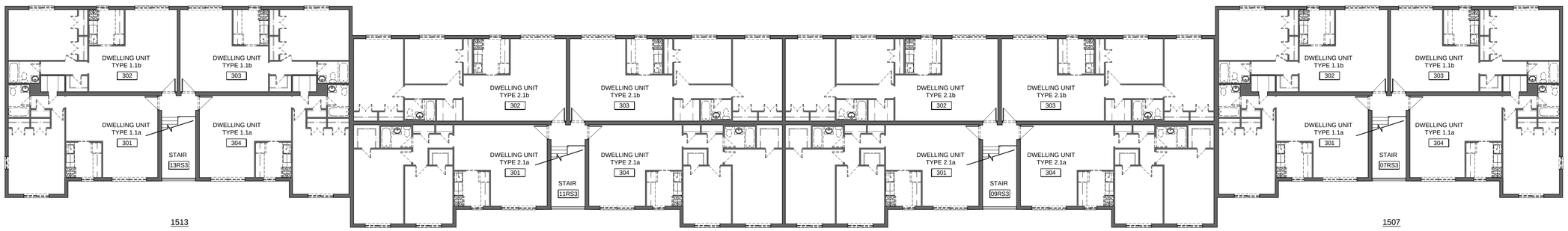
For:
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ROSS Development & Investment

Owner	Architect	Contractor	Surety

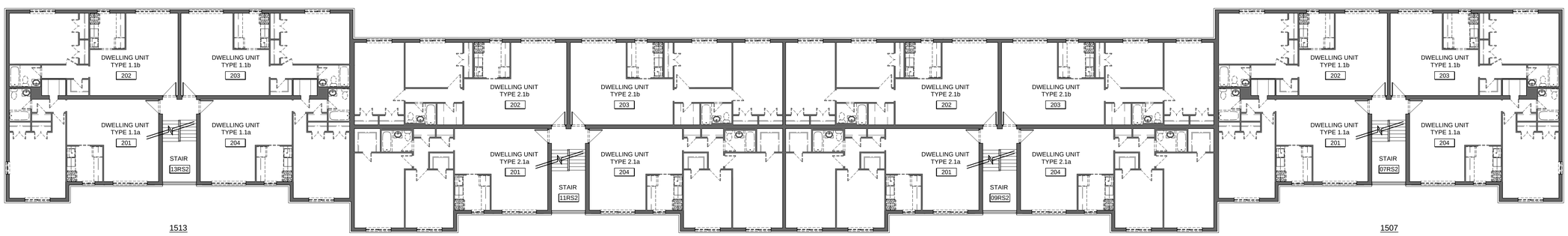
Building 2 Floor Plans - Existing / Demolition

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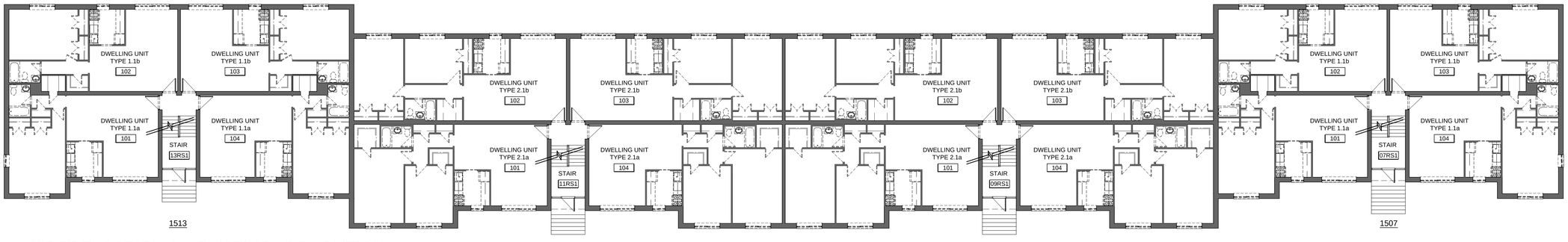
4 THIRD FLOOR PLAN - EXISTING / DEMOLITION
BUILDING 3 (1513, 1511, 1509, 1507 RAY ROAD)

SCALE: 3/32" = 1'-0"



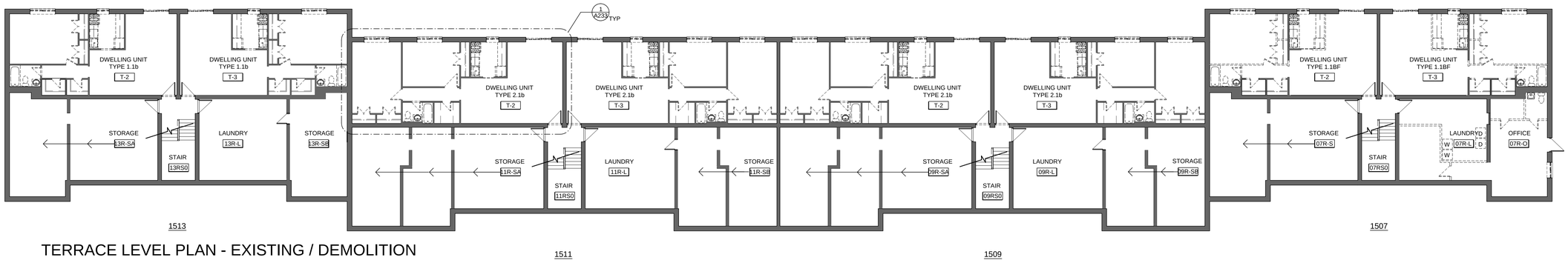
3 SECOND FLOOR PLAN - EXISTING / DEMOLITION
BUILDING 3 (1513, 1511, 1509, 1507 RAY ROAD)

SCALE: 3/32" = 1'-0"



2 FIRST FLOOR PLAN - EXISTING / DEMOLITION
BUILDING 3 (1513, 1511, 1509, 1507 RAY ROAD)

SCALE: 3/32" = 1'-0"



1 TERRACE LEVEL PLAN - EXISTING / DEMOLITION
BUILDING 3 (1513, 1511, 1509, 1507 RAY ROAD)

SCALE: 3/32" = 1'-0"

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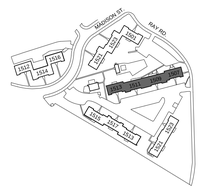
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240.629.2190



Architect's Project Number:	1204
100% DOCUMENTS	7.24.2012

Renovation of:
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Maintenance Repairs

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1 of 4

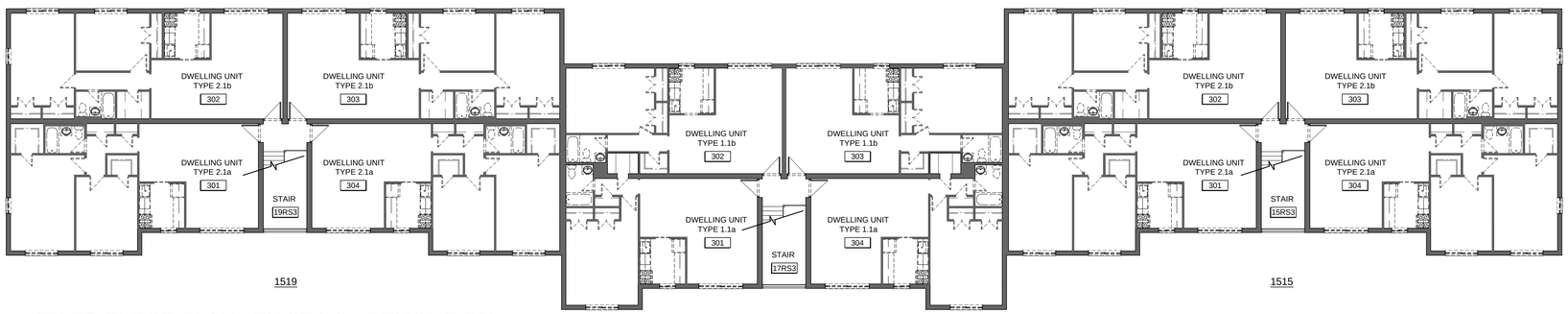
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ROSS Development & Investment

Owner	Architect	Contractor	Surety

Building 3 Floor Plans - Existing / Demolition

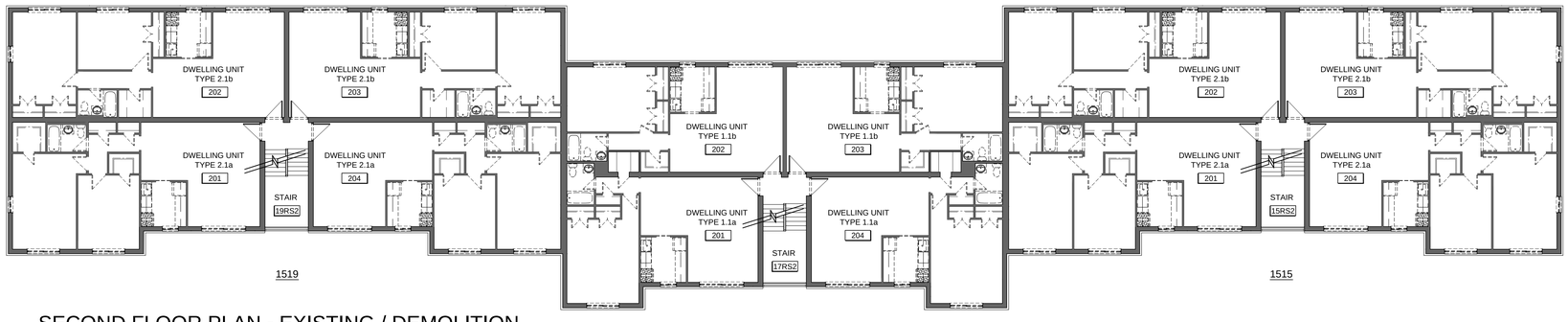
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THIRD FLOOR PLAN - EXISTING / DEMOLITION
BUILDING 4 (1519, 1517, 1515 RAY ROAD)

3

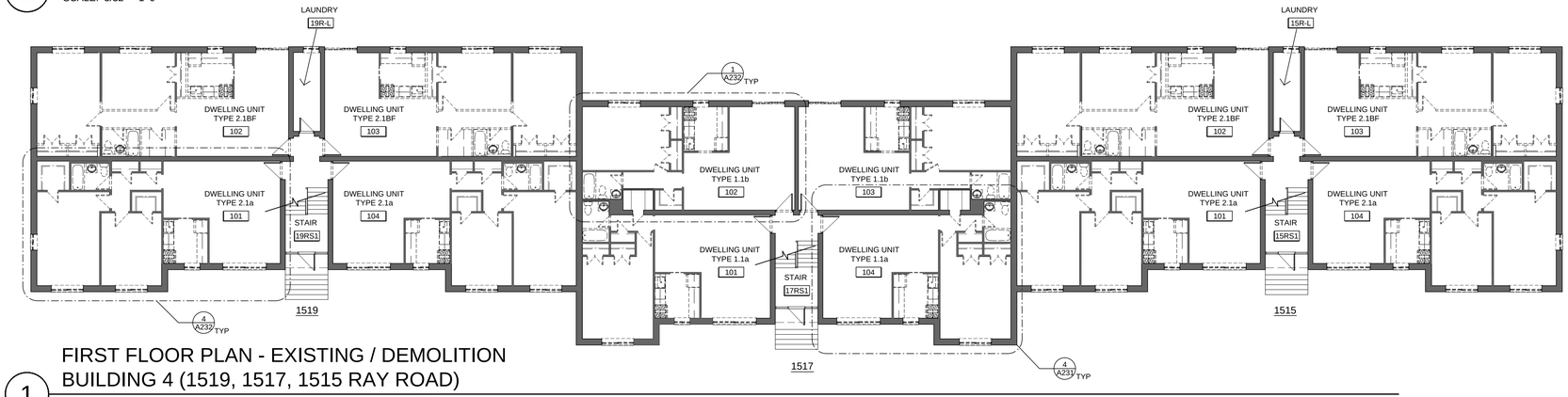
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SECOND FLOOR PLAN - EXISTING / DEMOLITION
BUILDING 4 (1519, 1517, 1515 RAY ROAD)

2

SCALE: 3/32" = 1'-0"



FIRST FLOOR PLAN - EXISTING / DEMOLITION
BUILDING 4 (1519, 1517, 1515 RAY ROAD)

1

SCALE: 3/32" = 1'-0"

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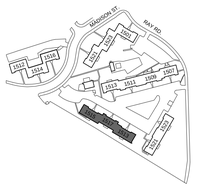
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Architect's Project Number: 1204
100% DOCUMENTS 7.24.2012

Renovation of:
Overlook Apartments
1514 Madison Street
Hyattsville, Maryland 20782

Maintenance Repairs

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1 of 4

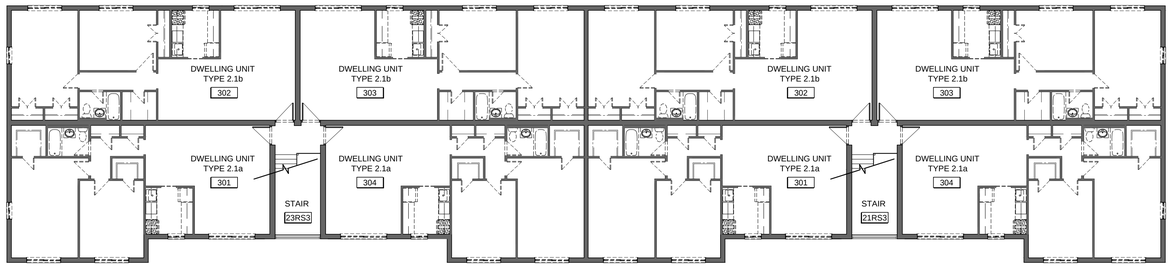
For:
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ROSS Development & Investment

Owner	Architect	Contractor	Surety

Building 4 Floor Plans- Existing/ Demolition

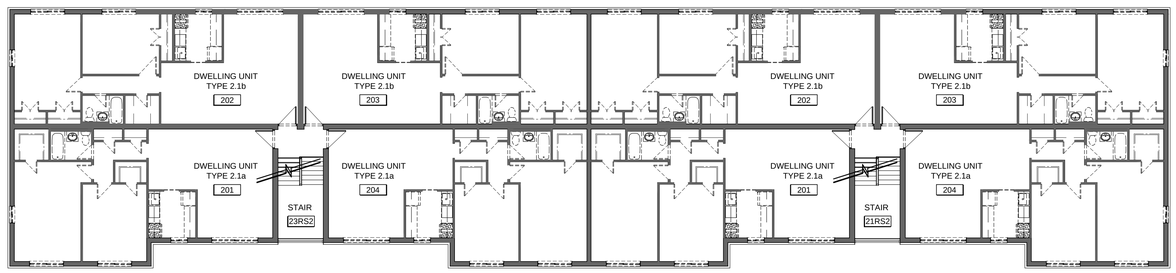
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THIRD FLOOR PLAN - EXISTING AND DEMOLITION
BUILDING 5 (1523, 1521 RAY ROAD

4

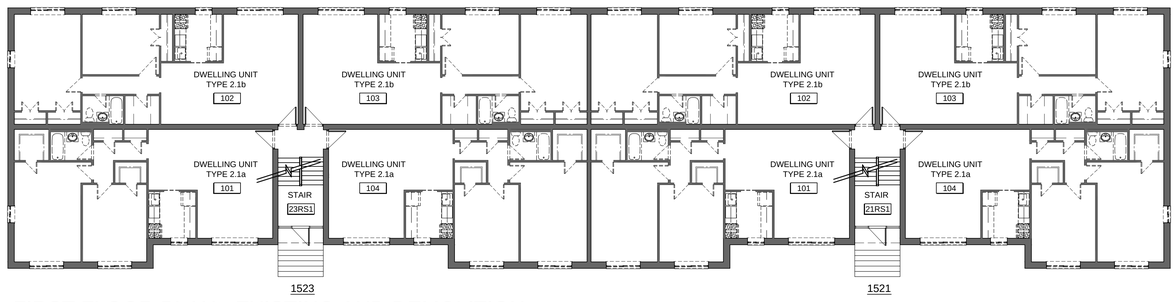
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SECOND FLOOR PLAN - EXISTING AND DEMOLITION
BUILDING 5 (1523, 1521 RAY ROAD)

3

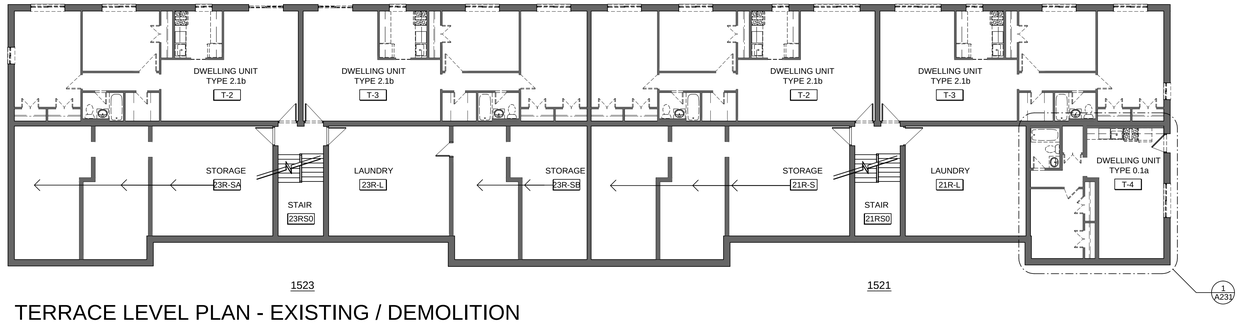
SCALE: 3/32" = 1'-0"



FIRST FLOOR PLAN - EXISTING AND DEMOLITION
BUILDING 5 (1523, 1521 RAY ROAD)

2

SCALE: 3/32" = 1'-0"



TERRACE LEVEL PLAN - EXISTING / DEMOLITION
BUILDING 5 (1523, 1521 RAY ROAD)

1

SCALE: 3/32" = 1'-0"

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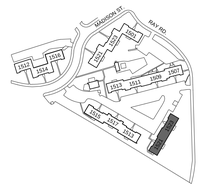
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Maintenance Repairs

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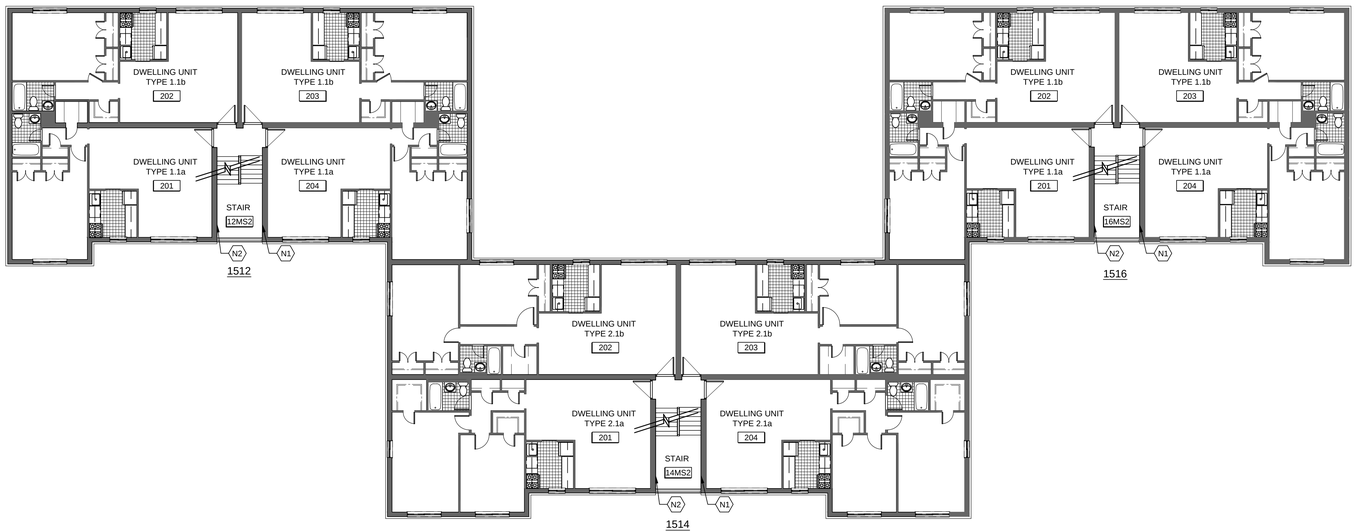
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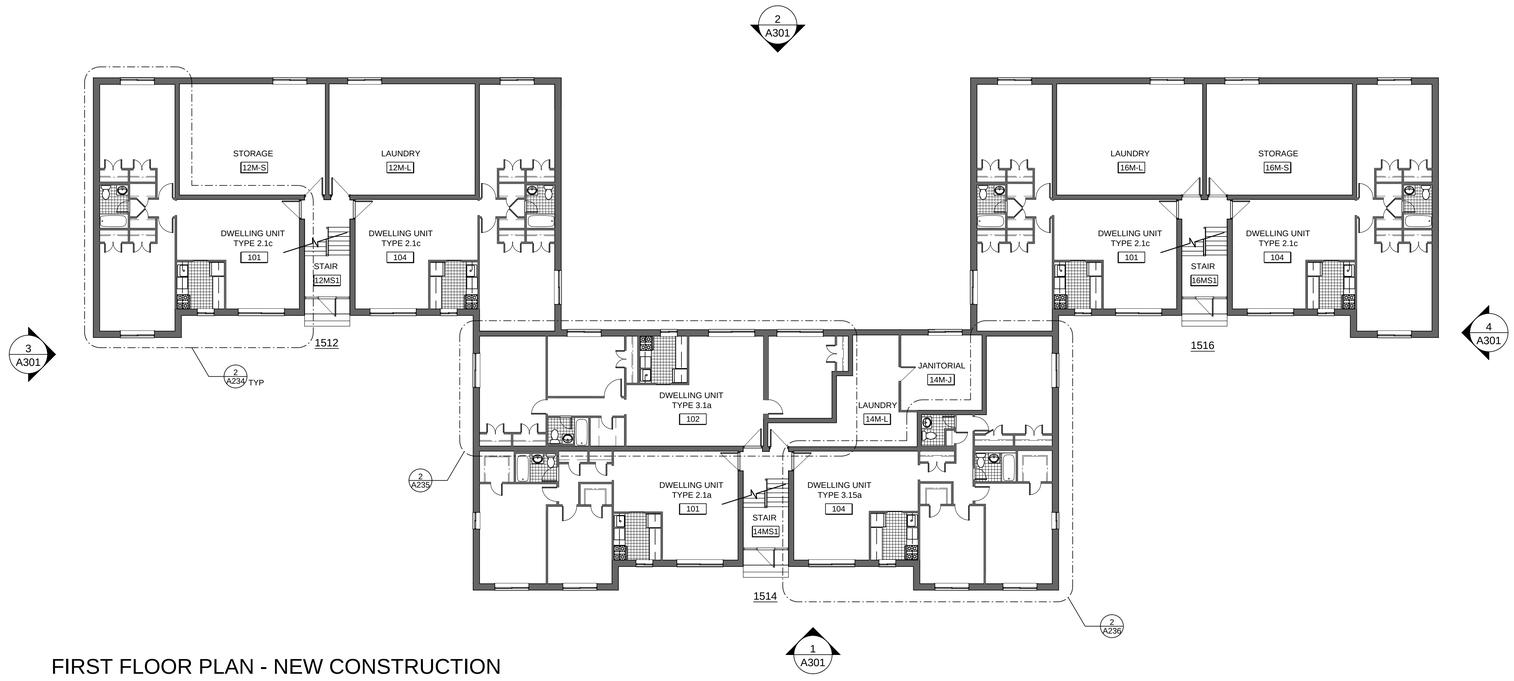
Building 5 Floor Plans - Existing / Demolition

A1.0.5a



SECOND FLOOR PLAN - NEW CONSTRUCTION
BUILDING 1 (1512, 1514, 1516 MADISON STREET)

2 SCALE: 3/32" = 1'-0"



FIRST FLOOR PLAN - NEW CONSTRUCTION
BUILDING 1 (1512, 1514, 1516 MADISON STREET)

1 SCALE: 3/32" = 1'-0"

N1 EXISTING FIRE EXTINGUISHER & CABINET TO REMAIN.

N2 EXISTING ROOF ACCESS LADDER TO REMAIN - PREP AND PAINT TO MATCH SELECT RAILING COLOR.

3 KEYED NOTES
NOT TO SCALE

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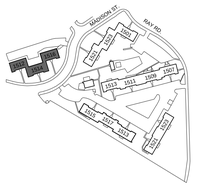
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Architect's Project Number: 1204

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Renovation of:
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Maintenance Repairs

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1 of 4

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Owner	Architect	Contractor	Surety

Building 1 Floor Plans - New Construction

A2.0.1a

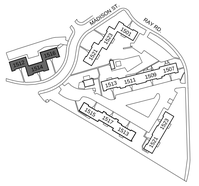
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Architect's Project Number: 1204

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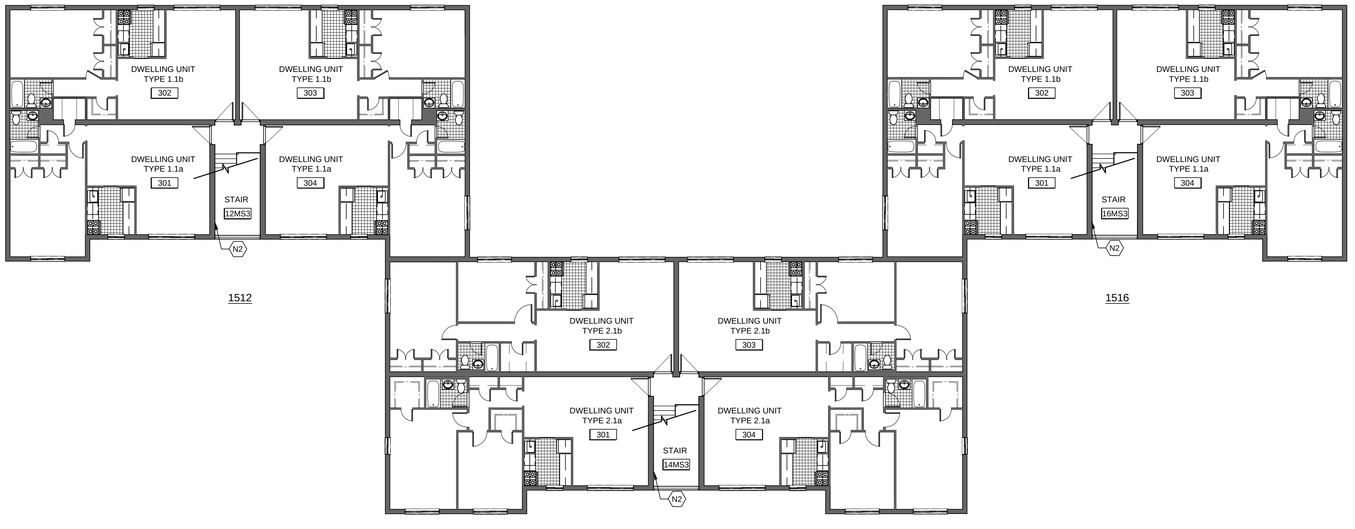
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1 of 4

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1 THIRD FLOOR PLAN - NEW CONSTRUCTION
BUILDING 1 (1512, 1514, 1516 MADISON STREET)
SCALE: 3/32" = 1'-0"

N1 EXISTING FIRE EXTINGUISHER & CABINET TO REMAIN.

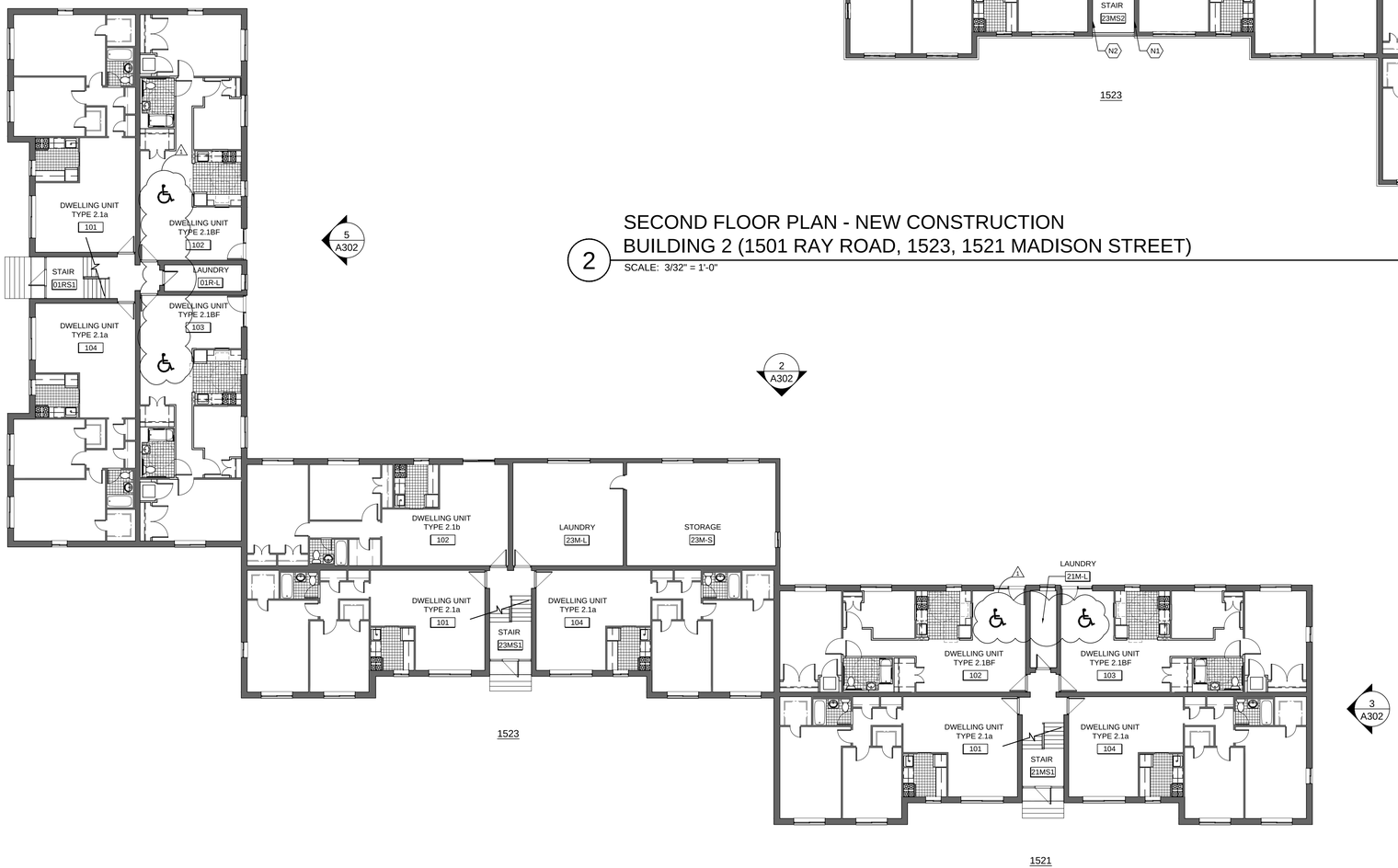
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2 KEYED NOTES
NOT TO SCALE

Building 1 Floor Plans - New Construction

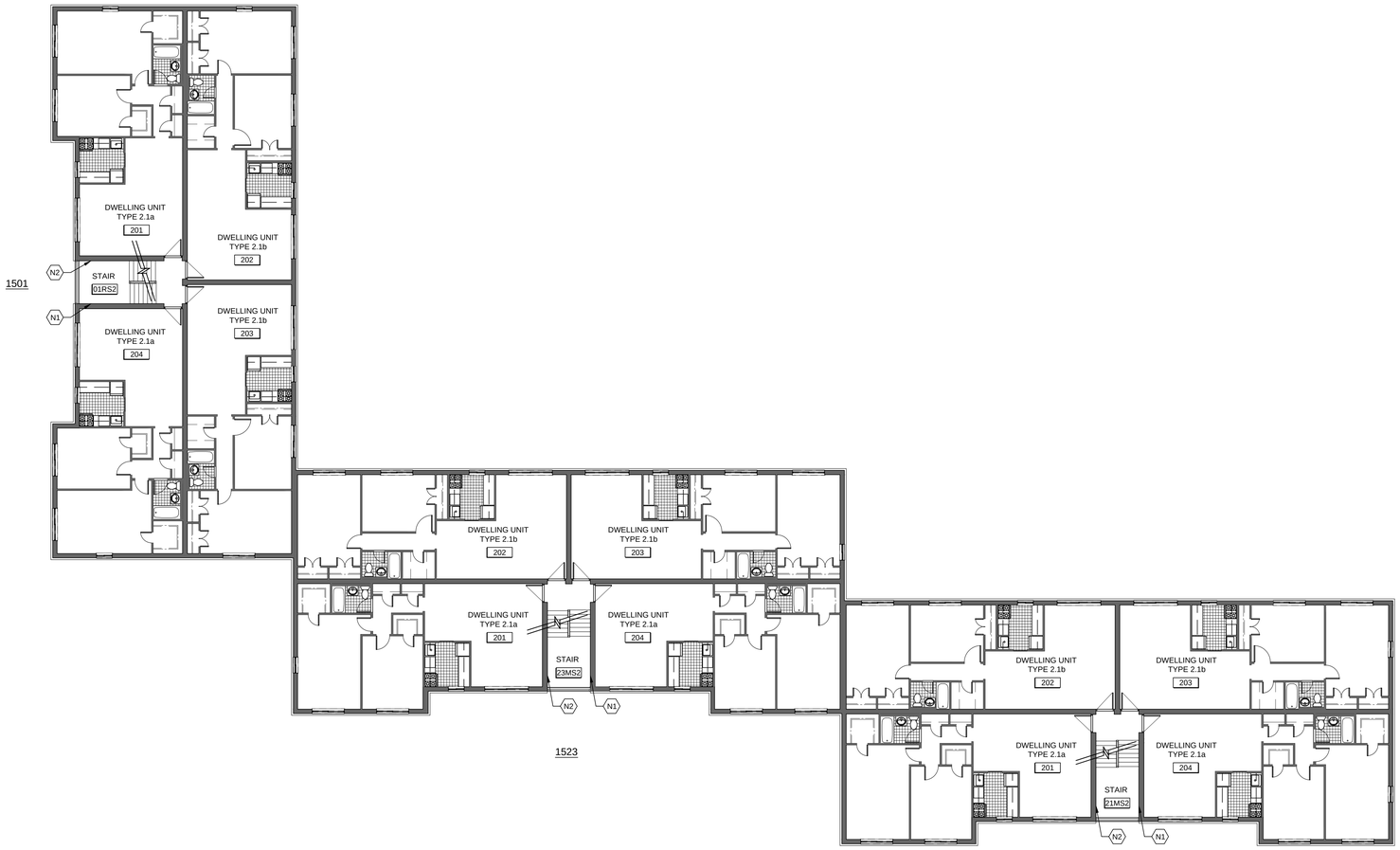
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1 FIRST FLOOR PLAN - NEW CONSTRUCTION
BUILDING 2 (1501 RAY ROAD, 1523, 1521 MADISON STREET)

SCALE: 3/32" = 1'-0"



2 SECOND FLOOR PLAN - NEW CONSTRUCTION
BUILDING 2 (1501 RAY ROAD, 1523, 1521 MADISON STREET)

SCALE: 3/32" = 1'-0"

BARRIER FREE DWELLING UNIT - REFER DRAWING PACKAGE 2 OF 4

N1 EXISTING FIRE EXTINGUISHER & CABINET TO REMAIN.

N2 EXISTING ROOF ACCESS LADDER TO REMAIN - PREP AND PAINT TO MATCH SELECT RAILING COLOR.

3 KEYED NOTES
NOT TO SCALE

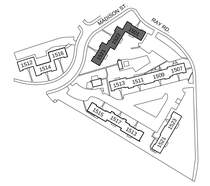
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Architect's Project Number:	1204
100% DOCUMENTS	7.24.2012
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1 of 4

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Building 2 Floor Plans - New Construction

A2.0.2a

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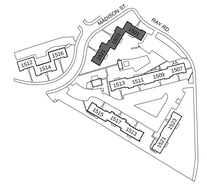
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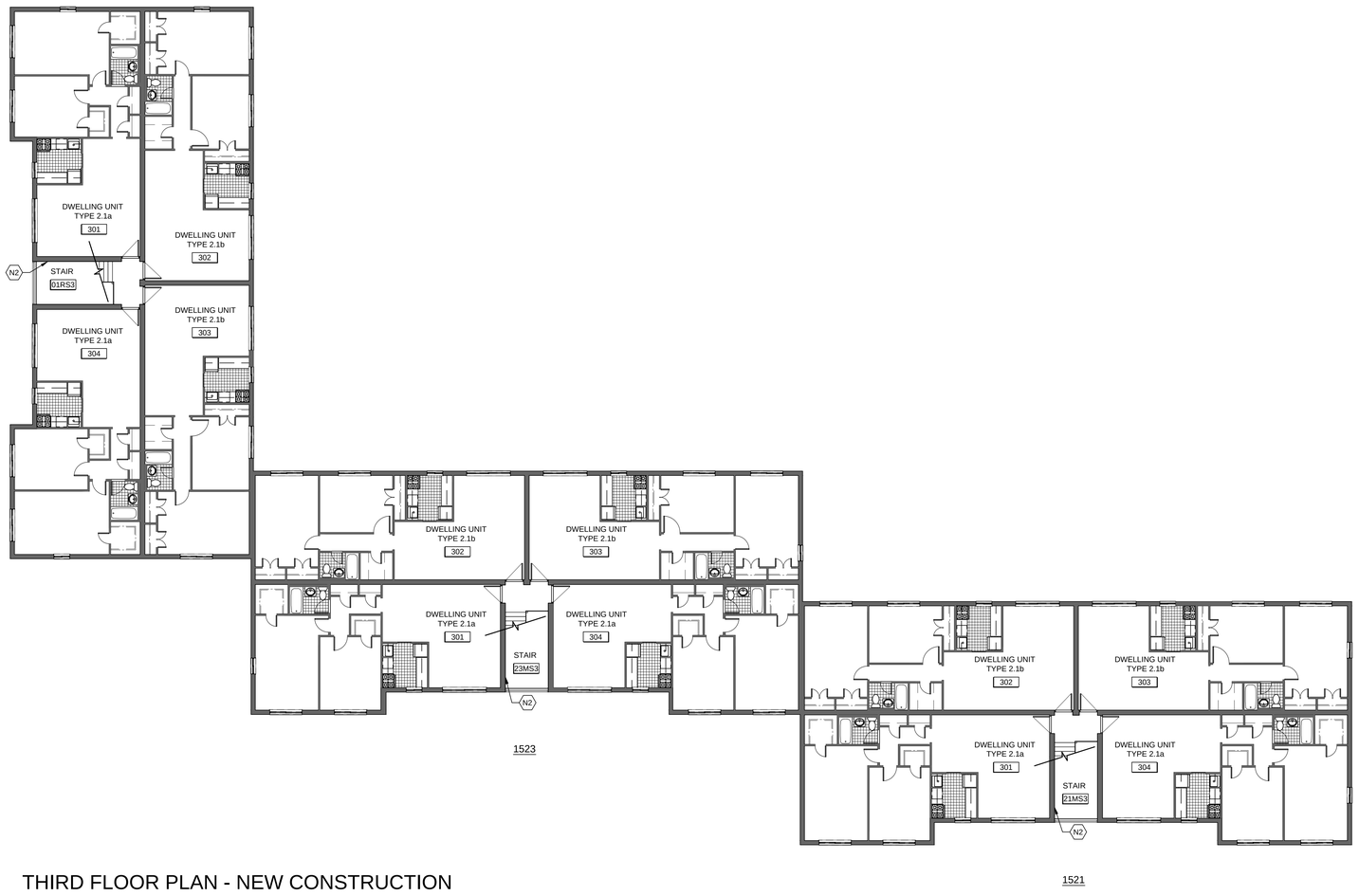
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THIRD FLOOR PLAN - NEW CONSTRUCTION
BUILDING 2 (1501 RAY ROAD, 1523, 1521 MADISON STREET)

1 SCALE: 3/32" = 1'-0"

N1 EXISTING FIRE EXTINGUISHER & CABINET TO REMAIN.

N2 EXISTING ROOF ACCESS LADDER TO REMAIN - PREP AND PAINT TO MATCH SELECT RAILING COLOR.

2 KEYED NOTES
NOT TO SCALE

Architect's Project Number:	1204
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Renovation of:
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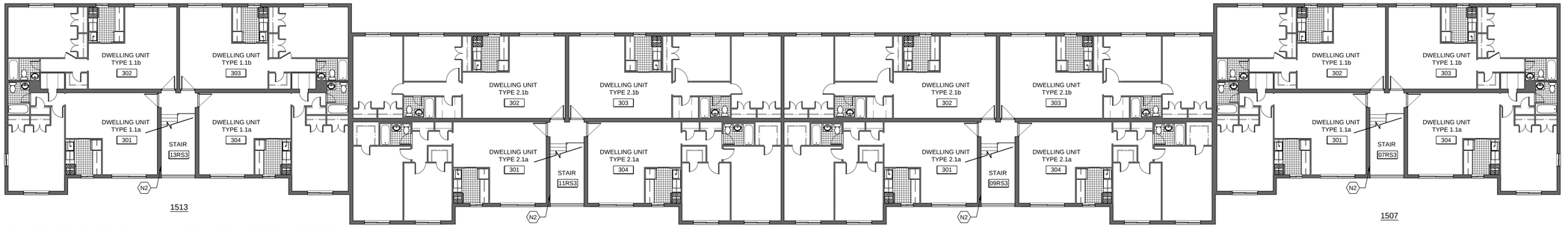
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Owner	Architect	Contractor	Surety

Building 2 Floor Plans - New Construction

A2.0.2b

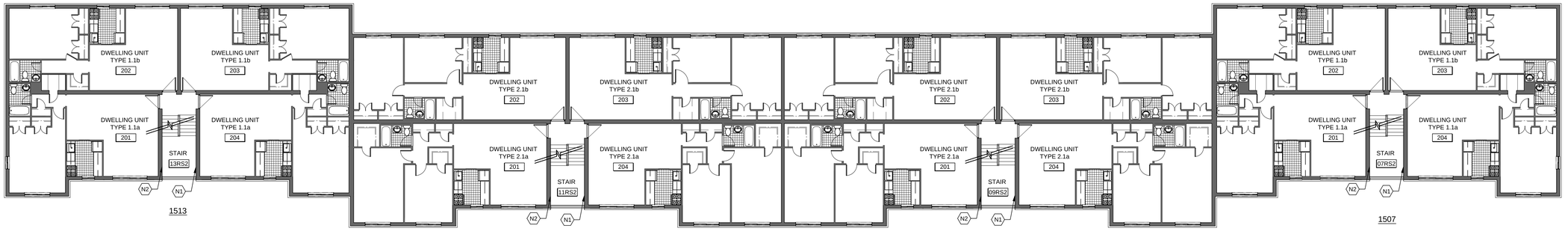
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THIRD FLOOR PLAN - NEW CONSTRUCTION
BUILDING 3 (1513, 1511, 1509, 1507 RAY ROAD)

4

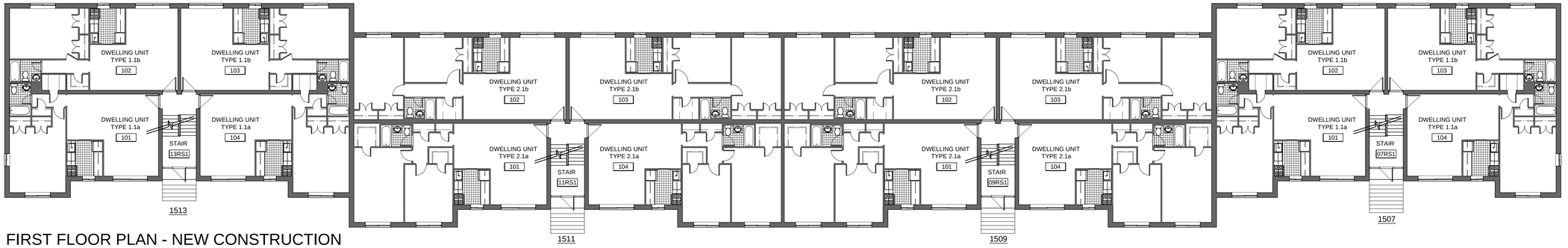
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SECOND FLOOR PLAN - NEW CONSTRUCTION
BUILDING 3 (1513, 1511, 1509, 1507 RAY ROAD)

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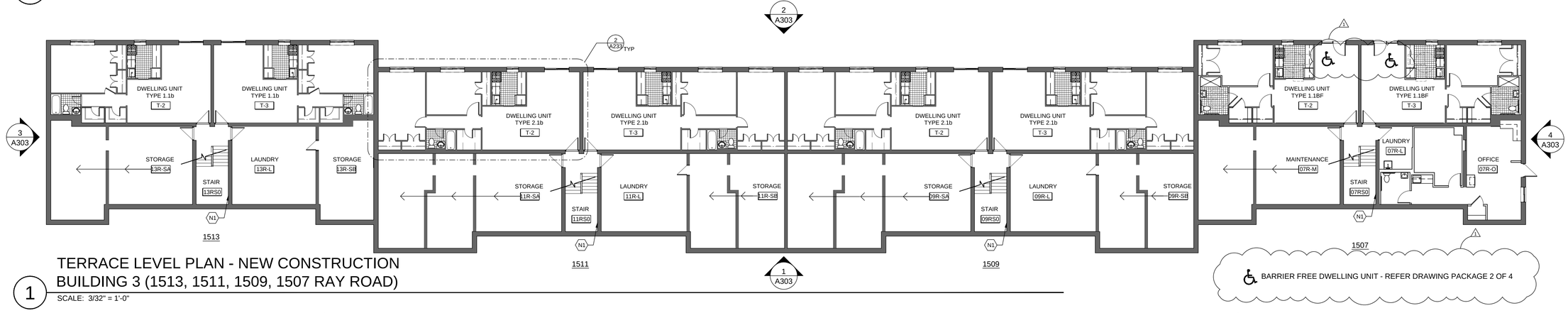
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FIRST FLOOR PLAN - NEW CONSTRUCTION
BUILDING 3 (1513, 1511, 1509, 1507 RAY ROAD)

2

SCALE: 3/32" = 1'-0"



TERRACE LEVEL PLAN - NEW CONSTRUCTION
BUILDING 3 (1513, 1511, 1509, 1507 RAY ROAD)

1

SCALE: 3/32" = 1'-0"

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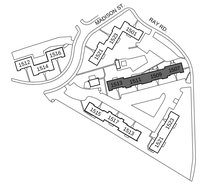
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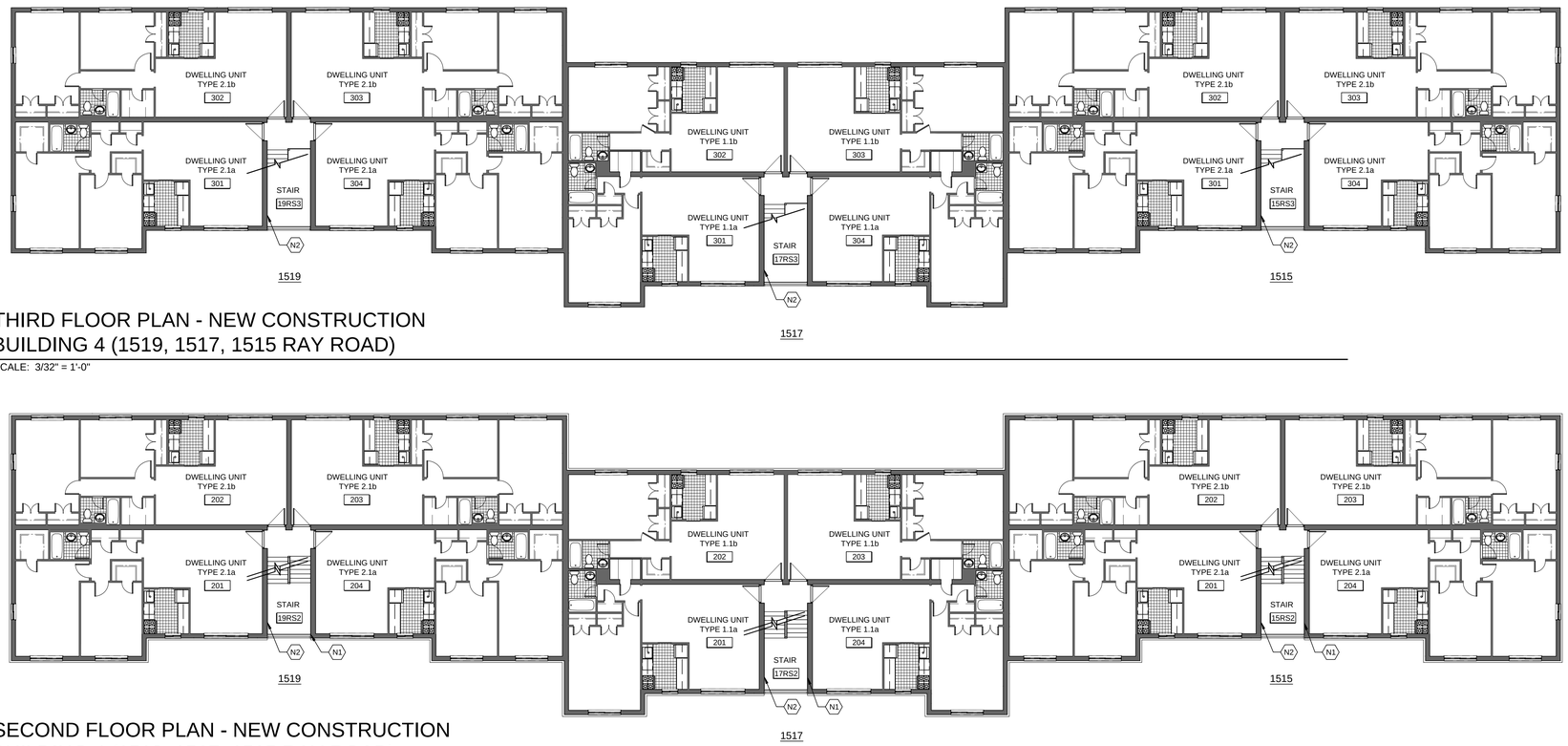
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Building 3 Floor Plans - New Construction

A2.0.3a



THIRD FLOOR PLAN - NEW CONSTRUCTION
BUILDING 4 (1519, 1517, 1515 RAY ROAD)

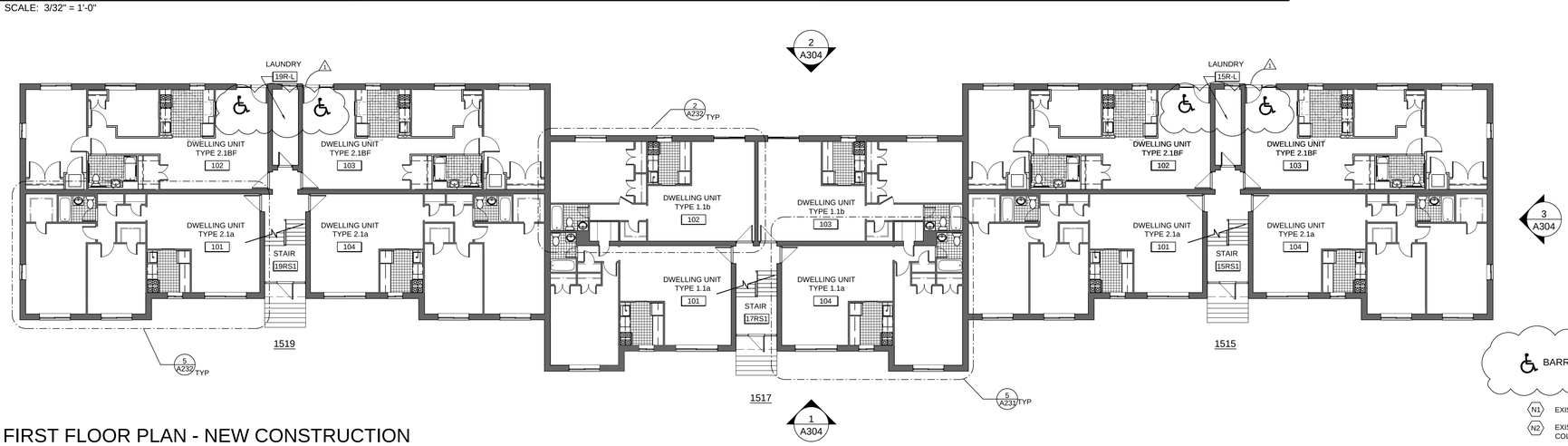
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SCALE: 3/32" = 1'-0"

SECOND FLOOR PLAN - NEW CONSTRUCTION
BUILDING 4 (1519, 1517, 1515 RAY ROAD)

2

SCALE: 3/32" = 1'-0"



FIRST FLOOR PLAN - NEW CONSTRUCTION
BUILDING 4 (1519, 1517, 1515 RAY ROAD)

1

SCALE: 3/32" = 1'-0"

1 BARRIER FREE DWELLING UNIT - REFER DRAWING PACKAGE 2 OF 4

N1 EXISTING FIRE EXTINGUISHER & CABINET TO REMAIN.

N2 EXISTING ROOF ACCESS LADDER TO REMAIN - PREP AND PAINT TO MATCH SELECT RAILING COLOR.

KEYED NOTES
NOT TO SCALE

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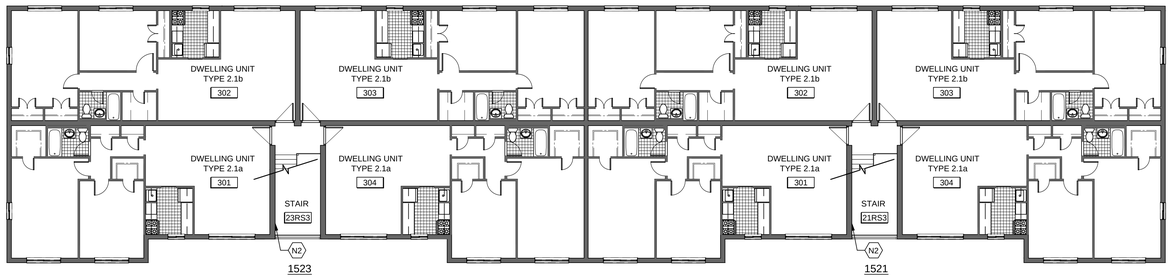
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Building 4 Floor Plans - New Construction

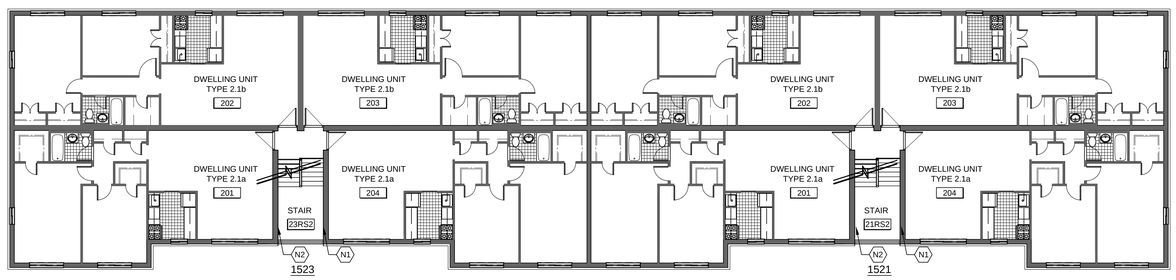
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THIRD FLOOR PLAN - NEW CONSTRUCTION
BUILDING 5 (1523, 1521 RAY ROAD)

4

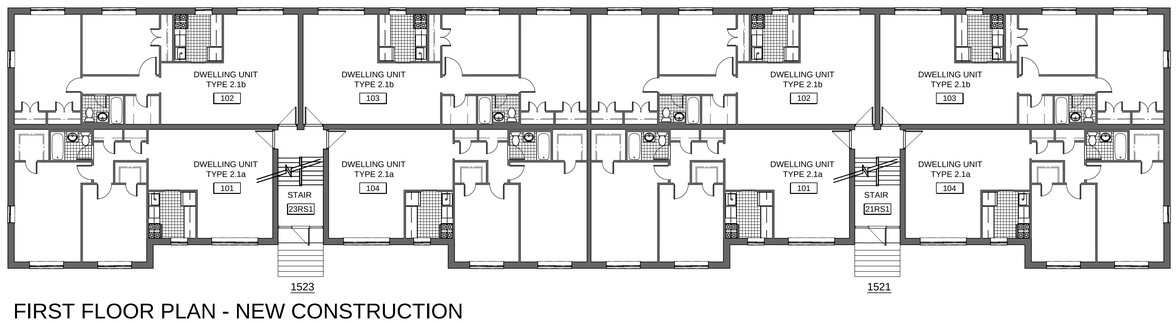
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SECOND FLOOR PLAN - NEW CONSTRUCTION
BUILDING 5 (1523, 1521 RAY ROAD)

3

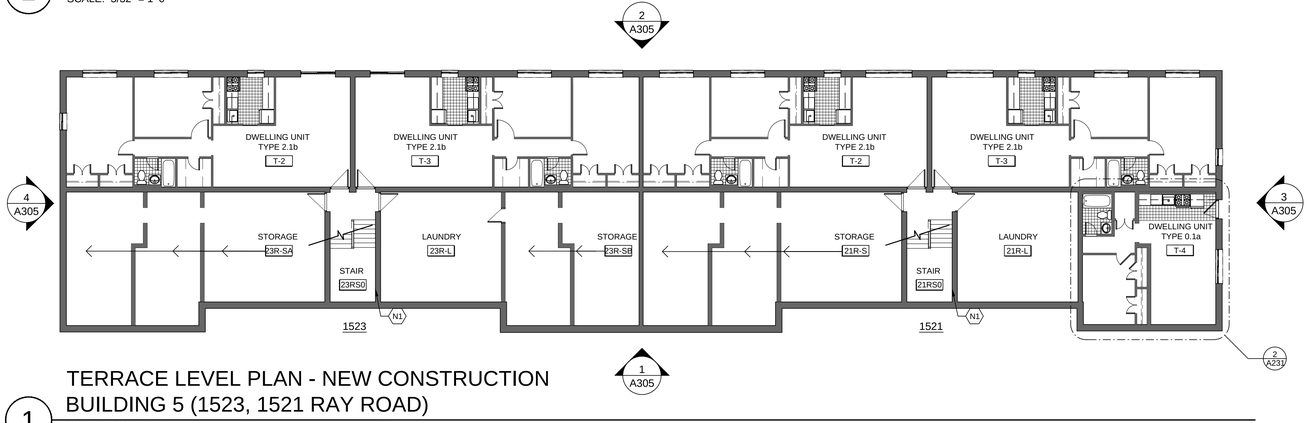
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FIRST FLOOR PLAN - NEW CONSTRUCTION
BUILDING 5 (1523, 1521 RAY ROAD)

2

SCALE: 3/32" = 1'-0"



TERRACE LEVEL PLAN - NEW CONSTRUCTION
BUILDING 5 (1523, 1521 RAY ROAD)

1

SCALE: 3/32" = 1'-0"

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N1 EXISTING FIRE EXTINGUISHER & CABINET TO REMAIN.

N2 EXISTING ROOF ACCESS LADDER TO REMAIN - PREP AND PAINT TO MATCH SELECT RAILING COLOR.

KEYED NOTES
NOT TO SCALE

5

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Architect's Project Number: 1204
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Renovation of:
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1514 Madison Street
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Maintenance Repairs

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1 of 4

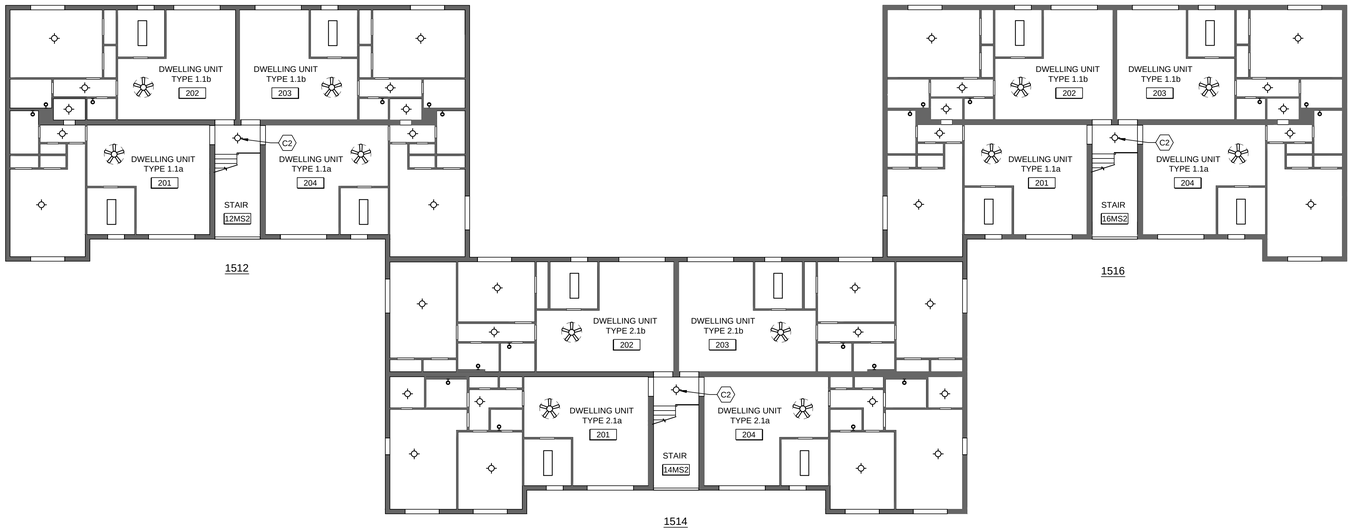
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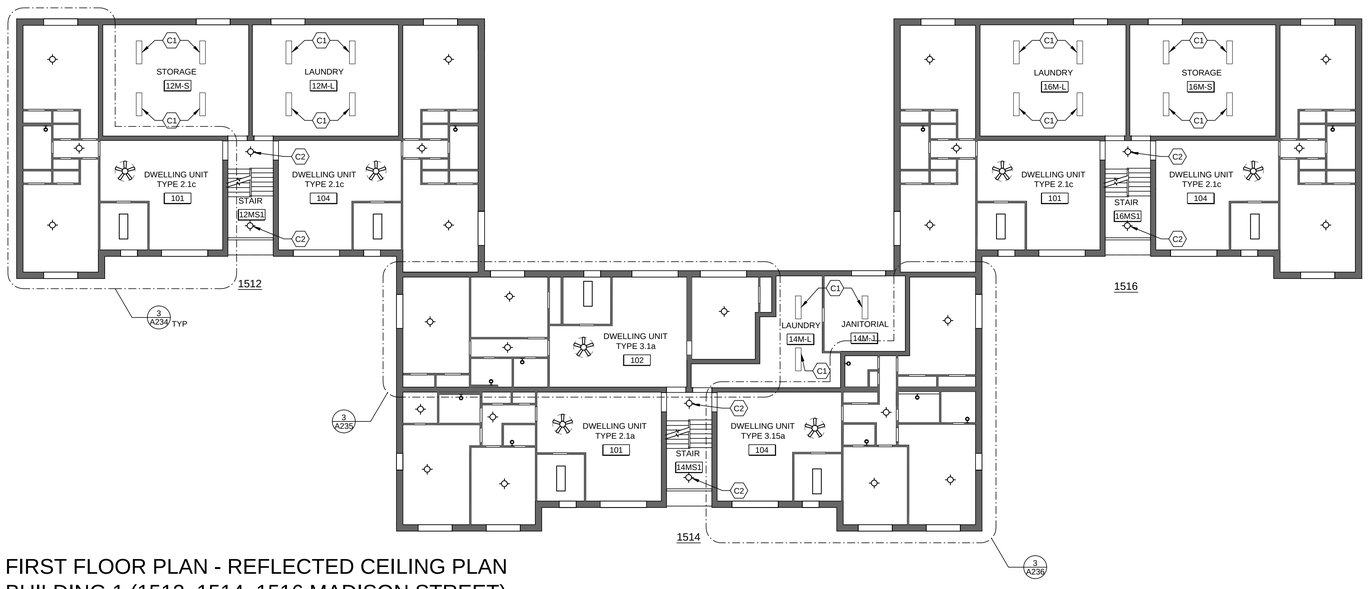
Building 5 Floor Plans - New Construction

A2.0.5a



2 SECOND FLOOR PLAN - REFLECTED CEILING PLAN
BUILDING 1 (1512, 1514, 1516 MADISON STREET)

SCALE: 3/32" = 1'-0"



1 FIRST FLOOR PLAN - REFLECTED CEILING PLAN
BUILDING 1 (1512, 1514, 1516 MADISON STREET)

SCALE: 3/32" = 1'-0"

C1 EXISTING LIGHT FIXTURE TO REMAIN

C2 REMOVE EXISTING & PROVIDE ENERGY STAR RATED FIXTURE IN EXISTING LOCATION

C3 EXISTING ROOF ACCESS PANEL TO REMAIN

3 KEYED NOTES
NOT TO SCALE

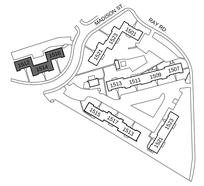
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Building 1 - Reflected Ceiling Plans

A2.1.1a

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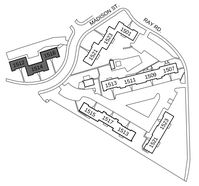
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Architect's Project Number: 1204

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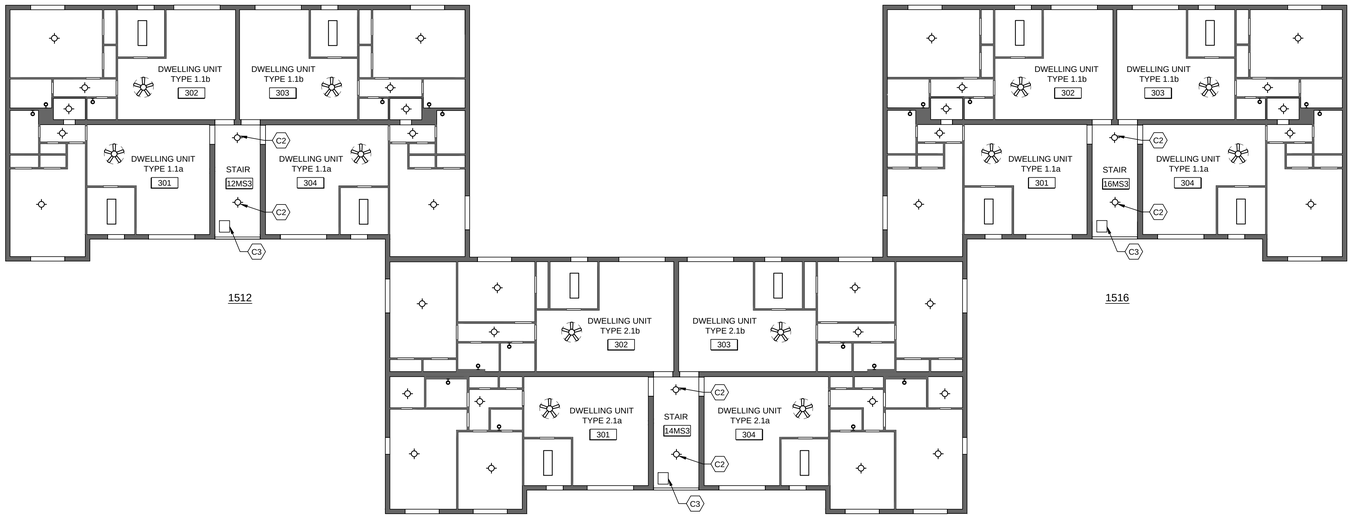
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1 THIRD FLOOR PLAN - REFLECTED CEILING PLAN
BUILDING 1 (1512, 1514, 1516 MADISON STREET)
SCALE: 3/32" = 1'-0"

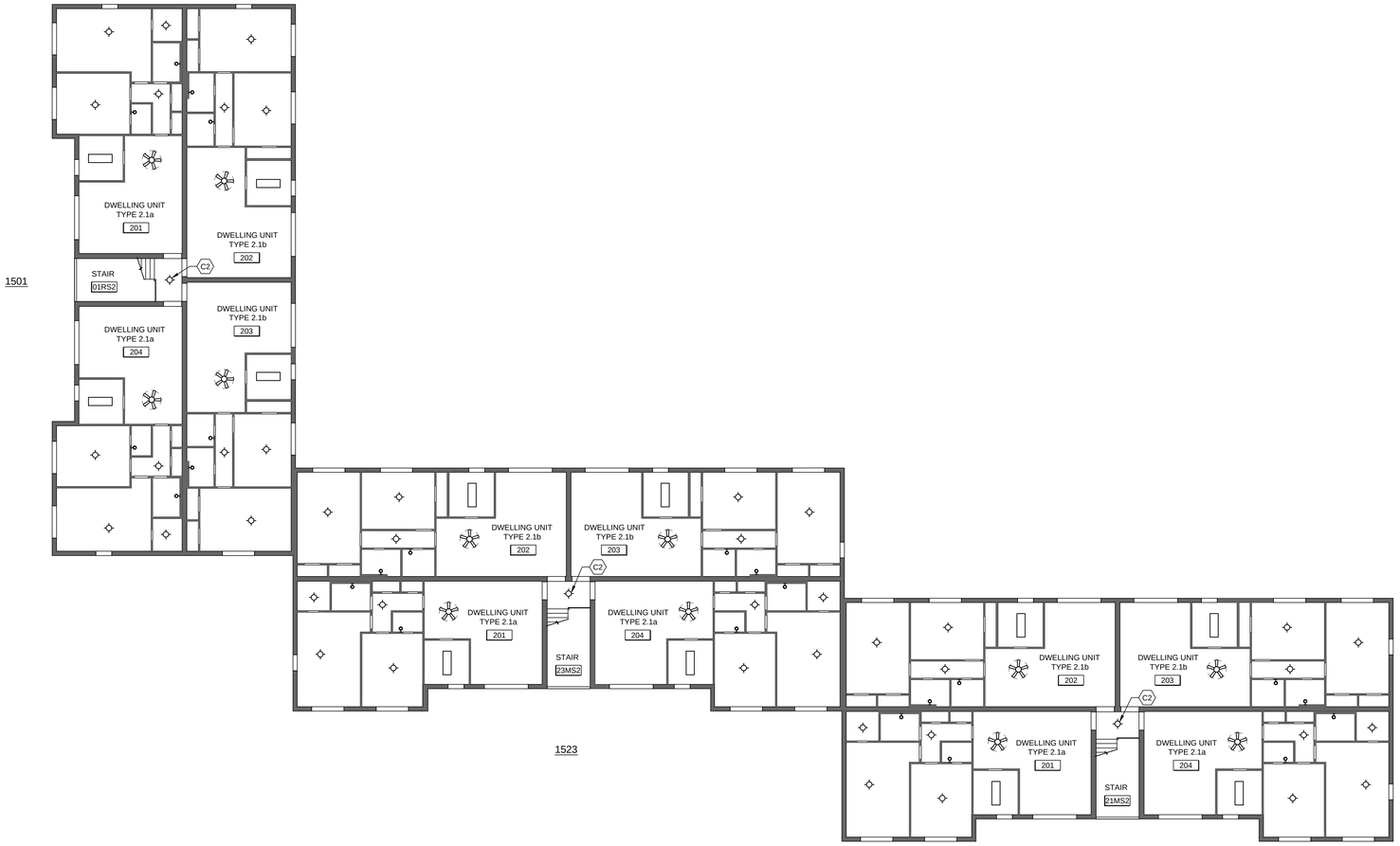
C1 EXISTING LIGHT FIXTURE TO REMAIN
C2 REMOVE EXISTING & PROVIDE ENERGY STAR RATED FIXTURE IN EXISTING LOCATION
C3 EXISTING ROOF ACCESS PANEL TO REMAIN

2 KEYED NOTES
NOT TO SCALE

Building 1 - Reflected Ceiling Plans

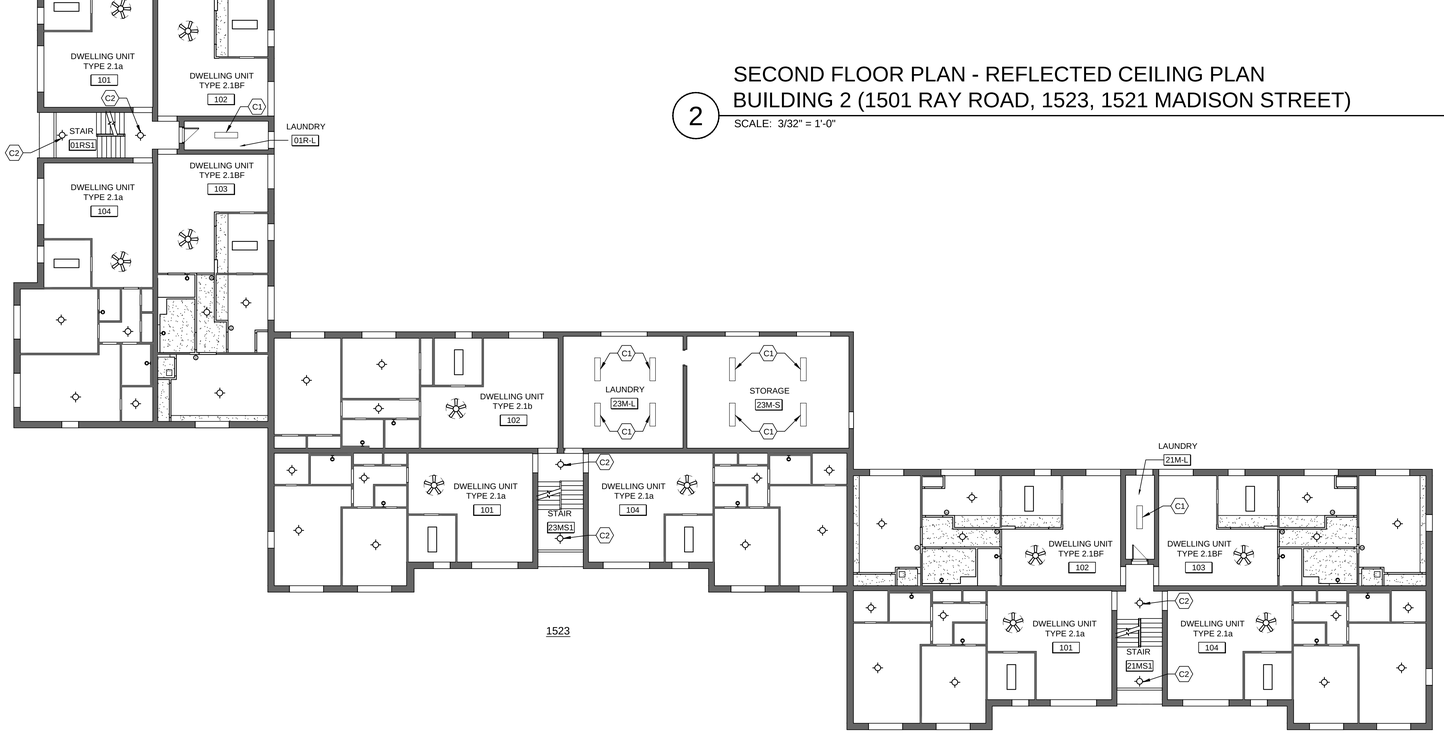
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SECOND FLOOR PLAN - REFLECTED CEILING PLAN
BUILDING 2 (1501 RAY ROAD, 1523, 1521 MADISON STREET)

2 SCALE: 3/32" = 1'-0"



FIRST FLOOR PLAN - REFLECTED CEILING PLAN
BUILDING 2 (1501 RAY ROAD, 1523, 1521 MADISON STREET)

1 SCALE: 3/32" = 1'-0"

C1 EXISTING LIGHT FIXTURE TO REMAIN

C2 REMOVE EXISTING & PROVIDE ENERGY STAR RATED FIXTURE IN EXISTING LOCATION

C3 EXISTING ROOF ACCESS PANEL TO REMAIN

KEYED NOTES

3 NOT TO SCALE

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Building 2 - Reflected Ceiling Plans

A2.1.2a

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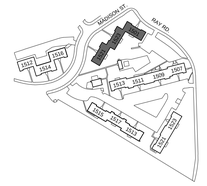
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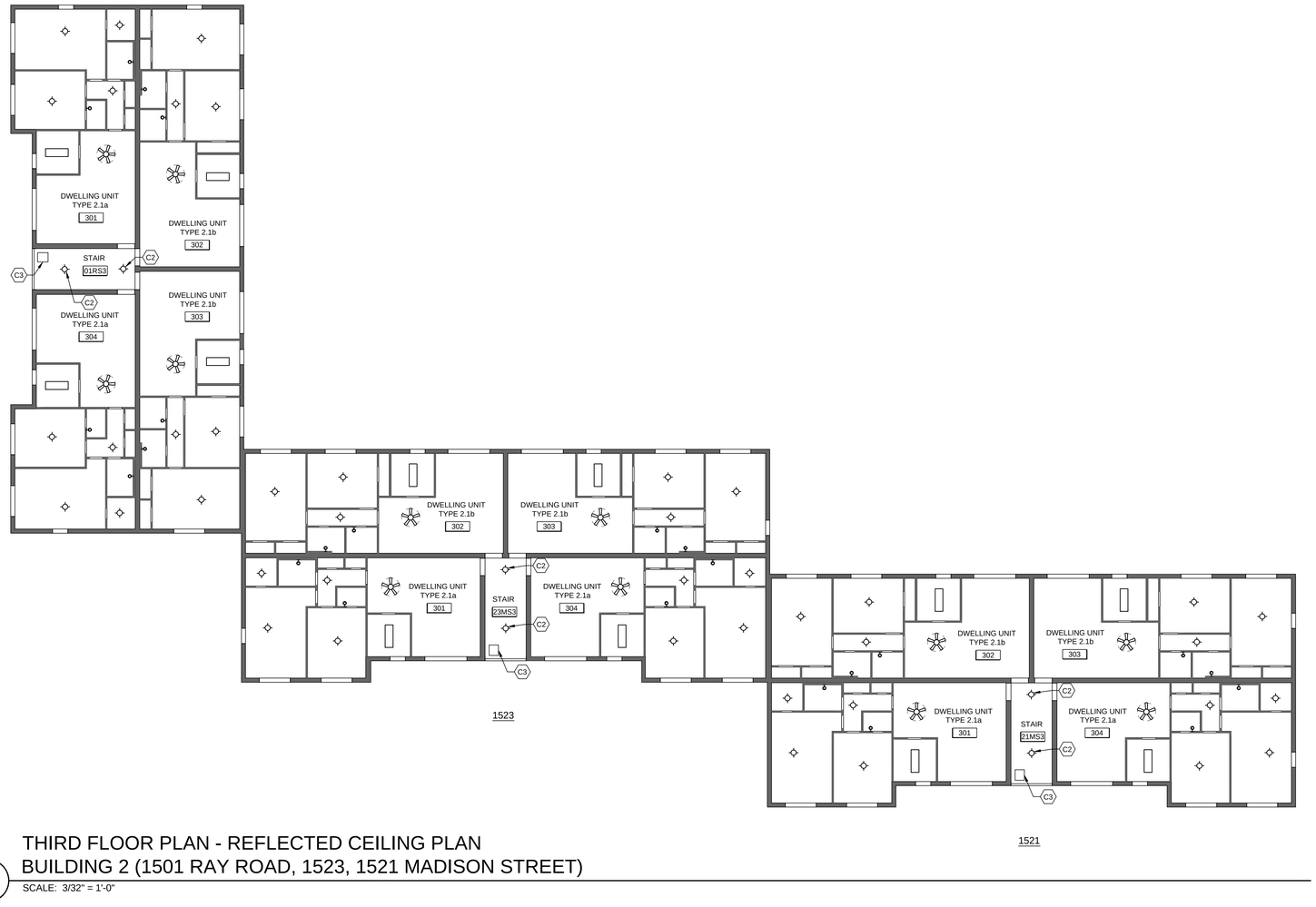
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THIRD FLOOR PLAN - REFLECTED CEILING PLAN
BUILDING 2 (1501 RAY ROAD, 1523, 1521 MADISON STREET)

1 SCALE: 3/32" = 1'-0"

C1 EXISTING LIGHT FIXTURE TO REMAIN
C2 REMOVE EXISTING & PROVIDE ENERGY STAR RATED FIXTURE IN EXISTING LOCATION
C3 EXISTING ROOF ACCESS PANEL TO REMAIN

2 KEYED NOTES
NOT TO SCALE

Architect's Project Number:	1204
100% DOCUMENTS	7.24.2012

Renovation of:
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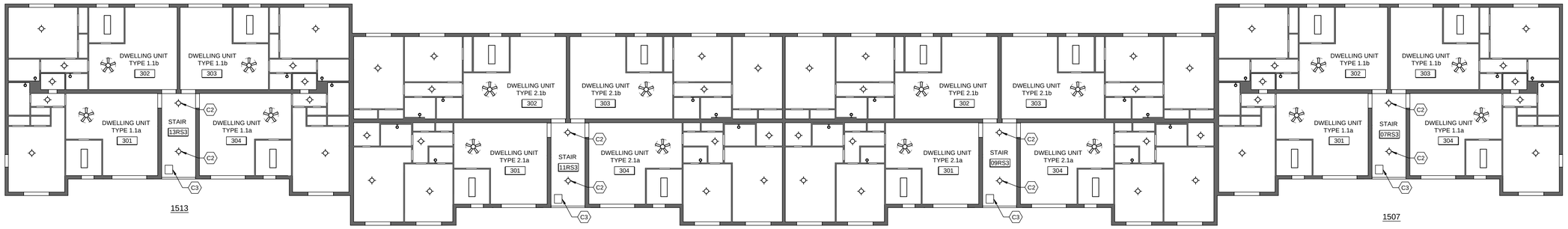
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Owner	Architect	Contractor	Surety

Building 2 - Reflected Ceiling Plans

A2.1.2b

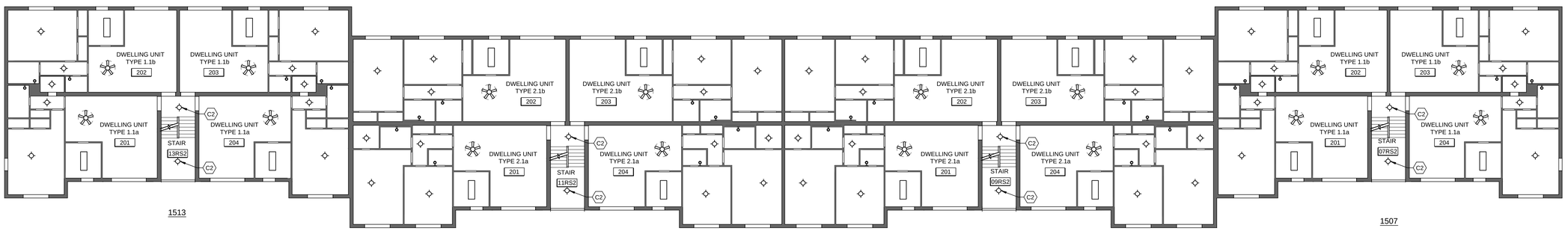
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THIRD FLOOR PLAN - REFLECTED CEILING PLAN
BUILDING 3 (1513, 1511, 1509, 1507 RAY ROAD)

4

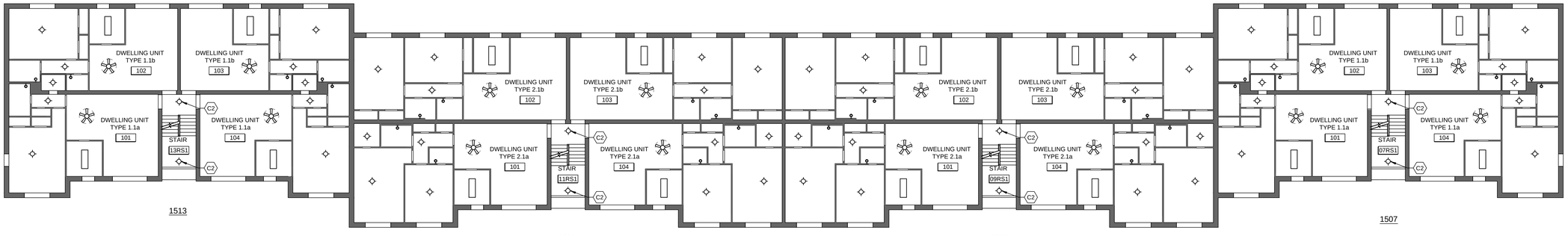
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SECOND FLOOR PLAN - REFLECTED CEILING PLAN
BUILDING 3 (1513, 1511, 1509, 1507 RAY ROAD)

3

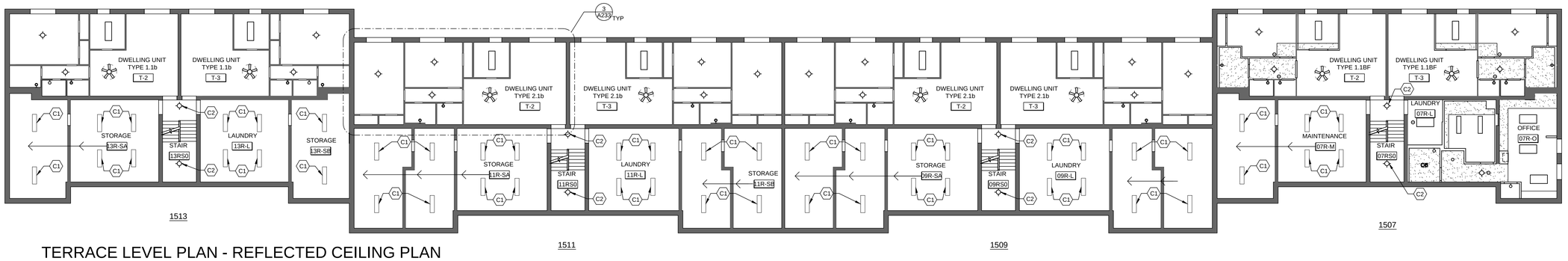
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FIRST FLOOR PLAN - REFLECTED CEILING PLAN
BUILDING 3 (1513, 1511, 1509, 1507 RAY ROAD)

2

SCALE: 3/32" = 1'-0"



TERRACE LEVEL PLAN - REFLECTED CEILING PLAN
BUILDING 3 (1513, 1511, 1509, 1507 RAY ROAD)

1

SCALE: 3/32" = 1'-0"

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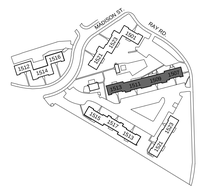
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Architect's Project Number: 1204
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Renovation of:
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Maintenance Repairs

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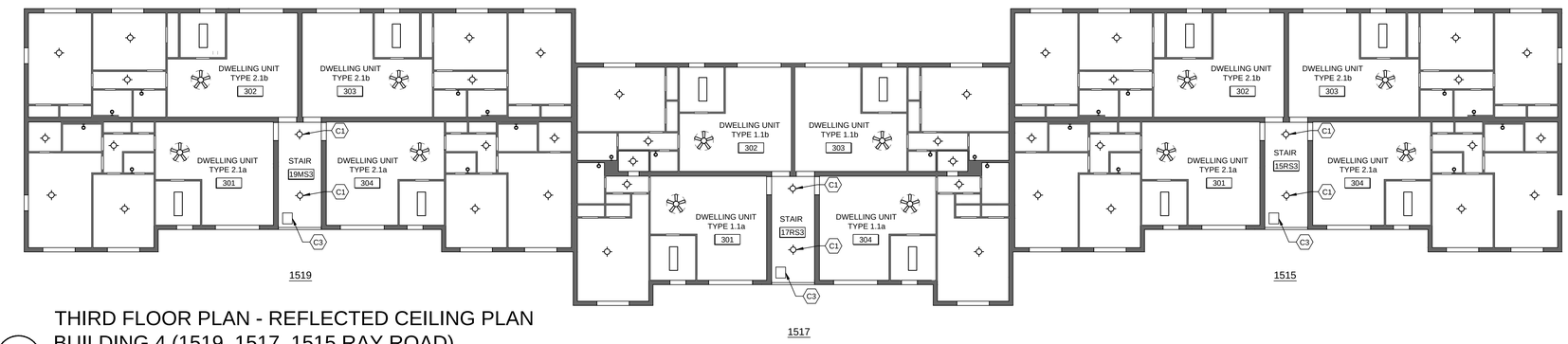
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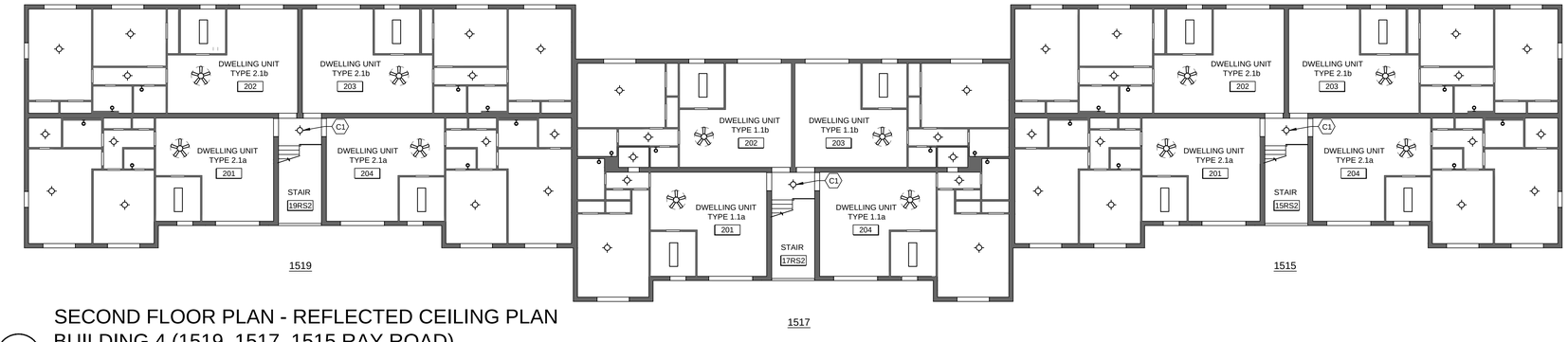
Building 3 - Reflected Ceiling Plans

A2.1.3a



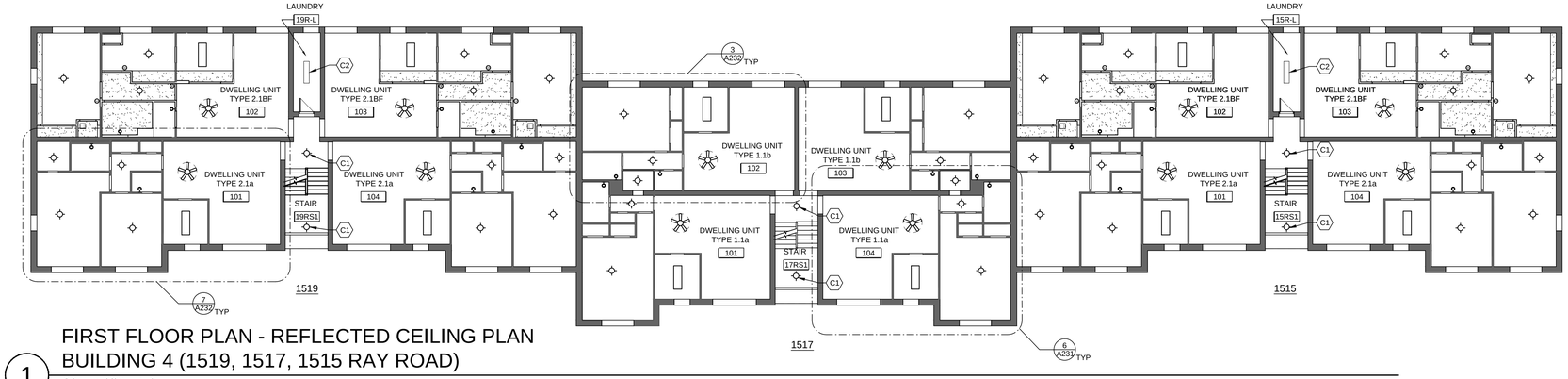
THIRD FLOOR PLAN - REFLECTED CEILING PLAN
BUILDING 4 (1519, 1517, 1515 RAY ROAD)

3 SCALE: 3/32" = 1'-0"



SECOND FLOOR PLAN - REFLECTED CEILING PLAN
BUILDING 4 (1519, 1517, 1515 RAY ROAD)

2 SCALE: 3/32" = 1'-0"



FIRST FLOOR PLAN - REFLECTED CEILING PLAN
BUILDING 4 (1519, 1517, 1515 RAY ROAD)

1 SCALE: 3/32" = 1'-0"

C1 EXISTING LIGHT FIXTURE TO REMAIN

C2 REMOVE EXISTING & PROVIDE ENERGY STAR RATED FIXTURE IN EXISTING LOCATION

C3 EXISTING ROOF ACCESS PANEL TO REMAIN

4 KEYED NOTES
NOT TO SCALE

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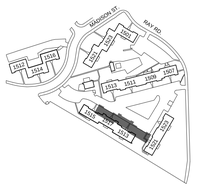
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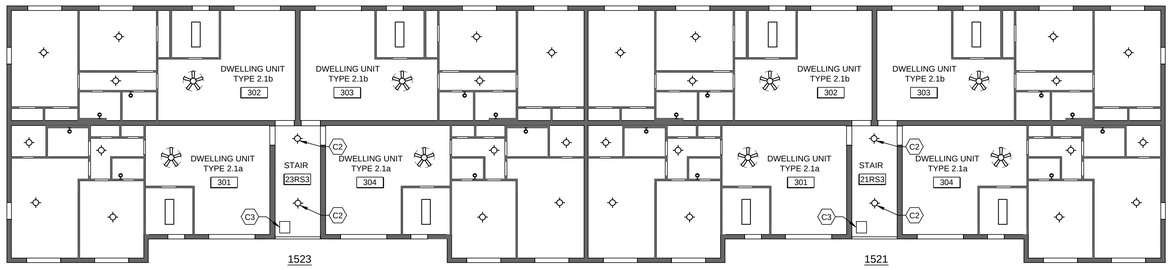
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Building 4 - Reflected Ceiling Plans

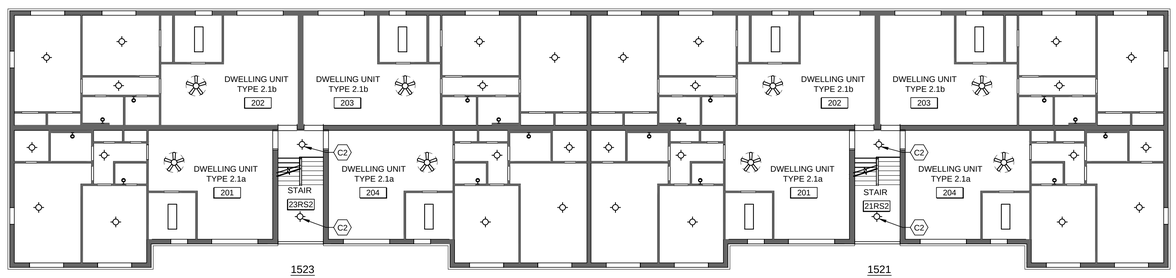
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THIRD FLOOR PLAN - REFLECTED CEILING PLAN
BUILDING 5 (1523, 1521 RAY ROAD)

4

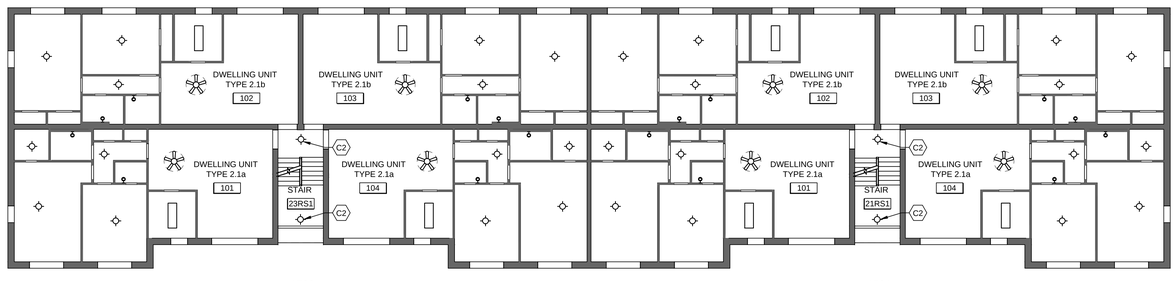
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SECOND FLOOR PLAN - REFLECTED CEILING PLAN
BUILDING 5 (1523, 1521 RAY ROAD)

3

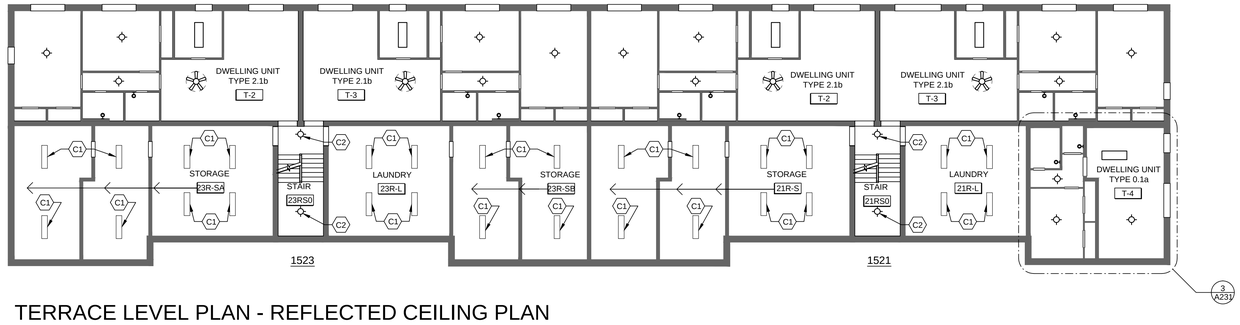
SCALE: 3/32" = 1'-0"



FIRST FLOOR PLAN - REFLECTED CEILING PLAN
BUILDING 5 (1523, 1521 RAY ROAD)

2

SCALE: 3/32" = 1'-0"



TERRACE LEVEL PLAN - REFLECTED CEILING PLAN
BUILDING 5 (1523, 1521 RAY ROAD)

1

SCALE: 3/32" = 1'-0"

C1 EXISTING LIGHT FIXTURE TO REMAIN

C2 REMOVE EXISTING & PROVIDE ENERGY STAR RATED FIXTURE IN EXISTING LOCATION

C3 EXISTING ROOF ACCESS PANEL TO REMAIN

5 KEYED NOTES
NOT TO SCALE

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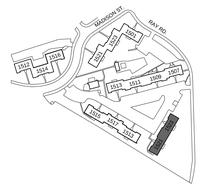
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1 of 4

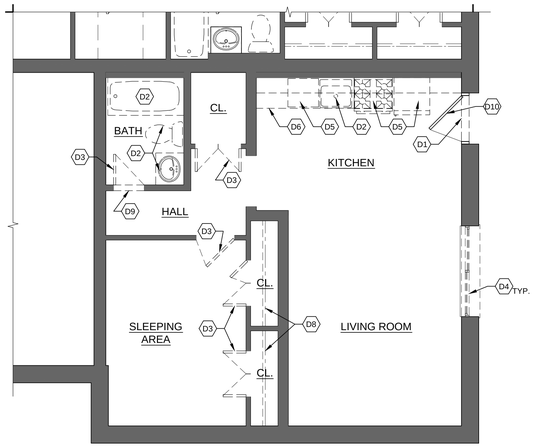
For:
Madison Hyattsville, LLC
7910 Woodmont Avenue, Suite 350
Bethesda, Maryland 20814

ROSS Development & Investment

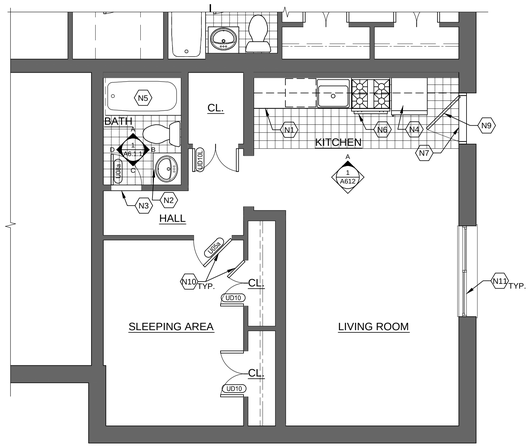
Owner	Architect	Contractor	Surety

Building 5 - Reflected Ceiling Plans

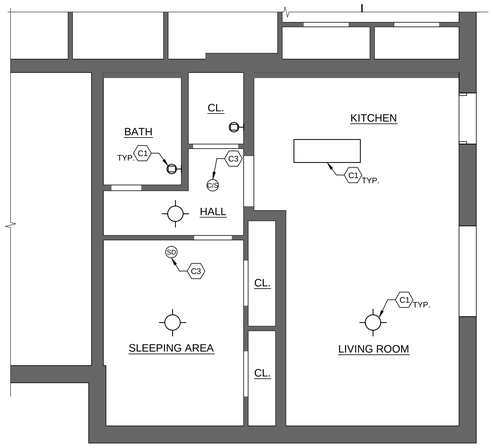
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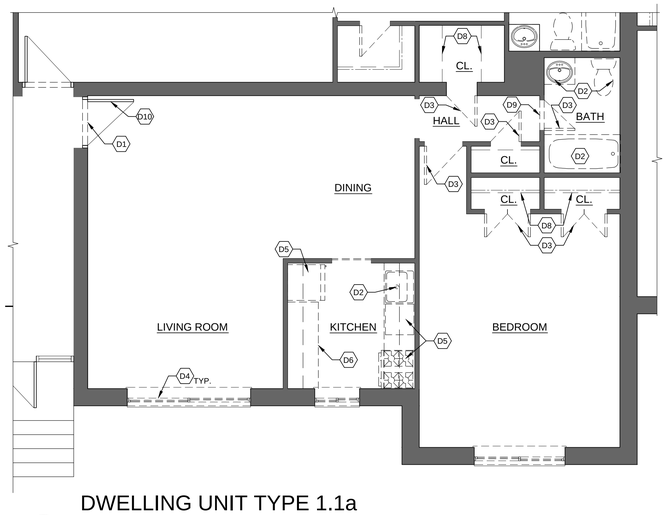
1 DWELLING UNIT TYPE 0.1a
FLOOR PLAN - EXISTING & DEMOLITION
SCALE: 1/4" = 1'-0"



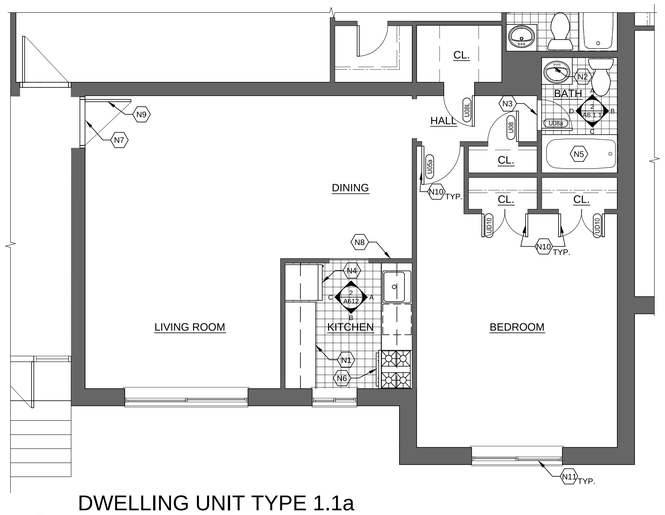
2 DWELLING UNIT TYPE 0.1a
FLOOR PLAN - NEW CONSTRUCTION
SCALE: 1/4" = 1'-0"



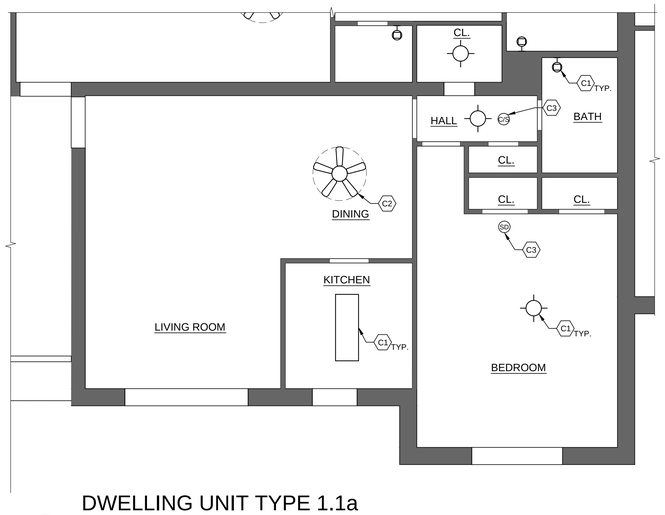
3 DWELLING UNIT TYPE 0.1a
FLOOR PLAN - REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



4 DWELLING UNIT TYPE 1.1a
FLOOR PLAN - EXISTING AND DEMOLITION
SCALE: 1/4" = 1'-0"



5 DWELLING UNIT TYPE 1.1a
FLOOR PLAN - NEW CONSTRUCTION
SCALE: 1/4" = 1'-0"



6 DWELLING UNIT TYPE 1.1a
FLOOR PLAN - REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

- D1 REMOVE EXISTING ENTRY THRESHOLD COMPLETE
- D2 REMOVE EXISTING PLUMBING FIXTURE COMPLETE, INCLUDING EXISTING BATH VANITY
- D3 REMOVE EXISTING DOOR FRAME & HARDWARE COMPLETE PER SURVEY MANUAL
- D4 REMOVE EXISTING WINDOW OR SLIDING GLASS DOOR COMPLETE
- D5 REMOVE EXISTING APPLIANCES PER SURVEY MANUAL
- D6 REMOVE EXISTING CABINETS, COUNTER COMPLETE
- D7 NOT USED
- D8 EXISTING CLOSET ROD AND SHELVING TO REMAIN
- D9 REMOVE EXISTING MARBLE THRESHOLD COMPLETE
- D10 REMOVE EXISTING DWELLING UNIT ENTRY DOOR FRAME & HARDWARE COMPLETE PER SURVEY MANUAL

7 KEYED NOTES - DEMOLITION
NOT TO SCALE

- N1 PROVIDE KITCHEN BASE AND WALL CABINETS - REFER TO THE INTERIOR ELEVATIONS FOR CONFIGURATIONS
- N2 PROVIDE VANITY, CULTURED MARBLE TOP, FAUCET AND TRIM
- N3 PROVIDE 3.5" WIDE MARBLE THRESHOLD
- N4 PROVIDE REFRIGERATOR - NOMINAL 16CF ENERGY STAR RATED
- N5 PROVIDE BATHTUB AND CERAMIC TILE TUB. SURROUND OVER CEMENTITIOUS BACKER BOARD
- N6 PROVIDE GAS RANGE AND RECIRCULATING RANGE HOOD
- N7 PROVIDE ALUMINUM THRESHOLD - SHIM AS REQUIRED. MAX ½" GAP W/ DOOR
- N8 LOCATION OF ELEC PANEL - REFER ELEC FOR UPGRADE INFORMATION
- N9 PROVIDE DWELLING UNIT ENTRY DOOR PER SURVEY MANUAL
- N10 PROVIDE DOOR, FRAME & HARDWARE WHERE INDICATED IN THE SURVEY MANUAL - REFER DOOR SCHED. FOR DOOR TYPE
- N11 PROVIDE ENERGY STAR RATED HORIZONTAL SLIDING WINDOWS - REFER ELEVATION & WINDOW SCHEDULE FOR TYPE & SIZE

8 KEYED NOTES - NEW CONST.
NOT TO SCALE

- C1 REMOVE EXIST & PROVIDE ENERGY STAR RATED FIXTURE IN EXIST. LOCATION
- C2 REMOVE EXIST. CONFIRM EXIST ELECTRICAL MOUNTING BOX IS CAPABLE OF SUPPORTING FAN - REPLACE BOXES IF REQUIRED - PROVIDE COMBINATION FAN/LIGHT
- C3 PROVIDE MULTI-STATION SMOKE DETECTORS IN EACH SLEEPING AREA (BEDROOM) INTERCONNECTED W/ COMBINATION SMOKE DETECTOR ADJACENT TO SLEEPING AREAS (HALL) - ALL DEVICES TO BE AC POWERED W/ BATTERY BACKUP

9 KEYED NOTES - RCP
NOT TO SCALE

Plot Date: 12.12.2012 - 4:27 PM
Save Date: 11.28.2012 - 1:27 PM
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MINER FEINSTEIN ARCHITECTS

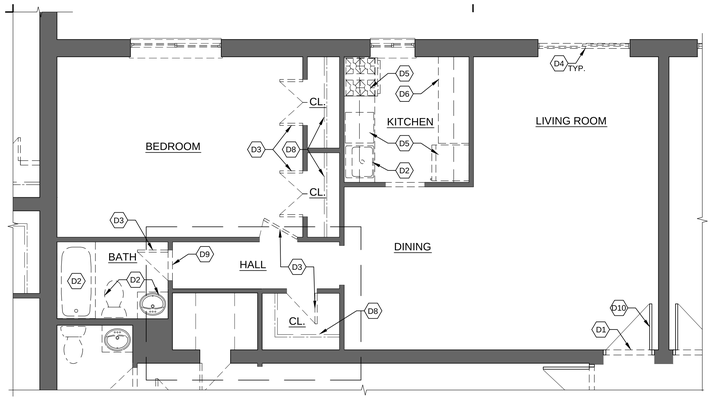
MINER FEINSTEIN ARCHITECTS, LLC
135 West Patrick Street, Suite 200
Frederick, Maryland 21701
301.760.7988
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MEP ENGINEER:
CTA Inc.
9420 Key West Ave., Suite 150
Rockville, Maryland 20850-1715
301.637.0057

CIVIL ENGINEER:
Greenhorne & O'Mara, Inc
20410 Century Blvd #200
Germantown, Maryland 20874
301.444.8282

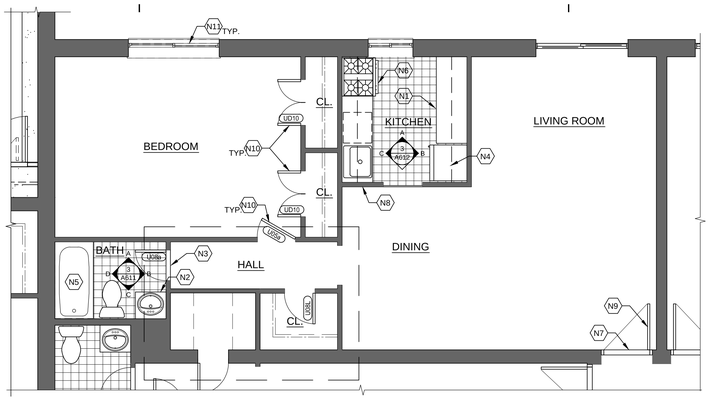
STRUCTURAL ENGINEER:
Allgaier Mendenhall Smith
5235 Westview Drive, Suite 100
Frederick, Maryland 21703
240.629.2190


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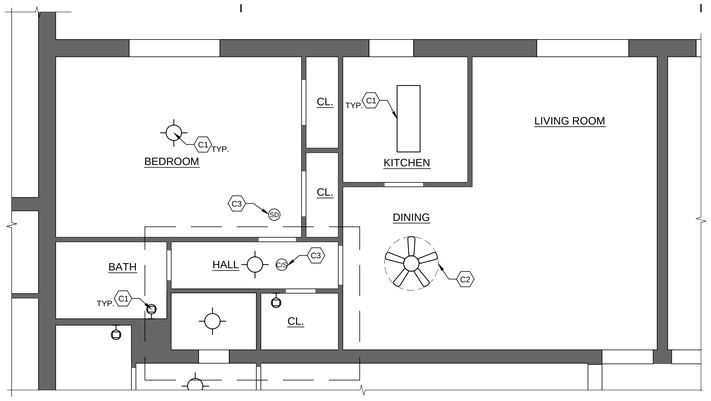
1 DWELLING UNIT TYPE 1.1b FLOOR PLAN - EXISTING AND DEMOLITION

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



2 DWELLING UNIT TYPE 1.1b FLOOR PLAN - NEW CONSTRUCTION

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



3 DWELLING UNIT TYPE 1.1b FLOOR PLAN - REFLECTED CEILING PLAN

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

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Germantown, Maryland 20874
301.444.8282

STRUCTURAL ENGINEER:
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Frederick, Maryland 21703
240.629.2190

4 DWELLING UNIT TYPE 2.1a FLOOR PLAN - EXISTING AND DEMOLITION

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

5 DWELLING UNIT TYPE 2.1a FLOOR PLAN - NEW CONSTRUCTION

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

6 DWELLING UNIT TYPE 1.1b

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

NOTE: THIS CONDITION IS UNIQUE TO TERRACE LEVEL UNIT TYPES 1.1b (1513 RAY ROAD, UNITS T2 & T3)

7 DWELLING UNIT TYPE 2.1a FLOOR PLAN - REFLECTED CEILING PLAN

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

- D1 REMOVE EXISTING ENTRY THRESHOLD COMPLETE
- D2 REMOVE EXISTING PLUMBING FIXTURE COMPLETE, INCLUDING EXISTING BATH VANITY
- D3 REMOVE EXISTING DOOR FRAME & HARDWARE COMPLETE PER SURVEY MANUAL
- D4 REMOVE EXISTING WINDOW OR SLIDING GLASS DOOR COMPLETE
- D5 REMOVE EXISTING APPLIANCES PER SURVEY MANUAL
- D6 REMOVE EXISTING CABINETS, COUNTER COMPLETE
- D7 NOT USED
- D8 EXISTING CLOSET ROD AND SHELVING TO REMAIN
- D9 REMOVE EXISTING MARBLE THRESHOLD COMPLETE
- D10 REMOVE EXISTING DWELLING UNIT ENTRY DOOR FRAME & HARDWARE COMPLETE PER SURVEY MANUAL

8 KEYED NOTES - DEMOLITION

NOT TO SCALE

- N1 PROVIDE KITCHEN BASE AND WALL CABINETS - REFER TO THE INTERIOR ELEVATIONS FOR CONFIGURATIONS
- N2 PROVIDE VANITY, CULTURED MARBLE TOP, FAUCET AND TRIM
- N3 PROVIDE 3.5" WIDE MARBLE THRESHOLD
- N4 PROVIDE REFRIGERATOR - NOMINAL 16CF ENERGY STAR RATED
- N5 PROVIDE BATHTUB AND CERAMIC TILE TUB. SURROUND OVER CEMENTITIOUS BACKER BOARD
- N6 PROVIDE GAS RANGE AND RECIRCULATING RANGE HOOD
- N7 PROVIDE ALUMINUM THRESHOLD - SHIM AS REQUIRED. MAX ½" GAP W/ DOOR
- N8 LOCATION OF ELEC PANEL - REFER ELEC FOR UPGRADE INFORMATION
- N9 PROVIDE DWELLING UNIT ENTRY DOOR PER SURVEY MANUAL
- N10 PROVIDE DOOR, FRAME & HARDWARE WHERE INDICATED IN THE SURVEY MANUAL - REFER DOOR SCHED. FOR DOOR TYPE
- N11 PROVIDE ENERGY STAR RATED HORIZONTAL SLIDING WINDOWS - REFER ELEVATION & WINDOW SCHEDULE FOR TYPE & SIZE

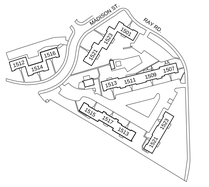
9 KEYED NOTES - NEW CONST.

NOT TO SCALE

- C1 REMOVE EXIST & PROVIDE ENERGY STAR RATED FIXTURE IN EXIST. LOCATION
- C2 REMOVE EXIST. CONFIRM EXIST ELECTRICAL MOUNTING BOX IS CAPABLE OF SUPPORTING FAN - REPLACE BOXES IF REQUIRED - PROVIDE COMBINATION FAN/LIGHT
- C3 PROVIDE MULTI-STATION SMOKE DETECTORS IN EACH SLEEPING AREA (BEDROOM) INTERCONNECTED W/ COMBINATION SMOKE DETECTOR ADJACENT TO SLEEPING AREAS (HALL) - ALL DEVICES TO BE AC POWERED W/ BATTERY BACKUP

10 KEYED NOTES - RCP

NOT TO SCALE



Architect's Project Number:	1204
100% DOCUMENTS	7.24.2012

Renovation of:
Overlook Apartments
1514 Madison Street
Hyattsville, Maryland 20782

Maintenance Repairs

DRAWING PACKAGE
1 of 4

For:
Madison Hyattsville, LLC
7910 Woodmont Avenue, Suite 350
Bethesda, Maryland 20814

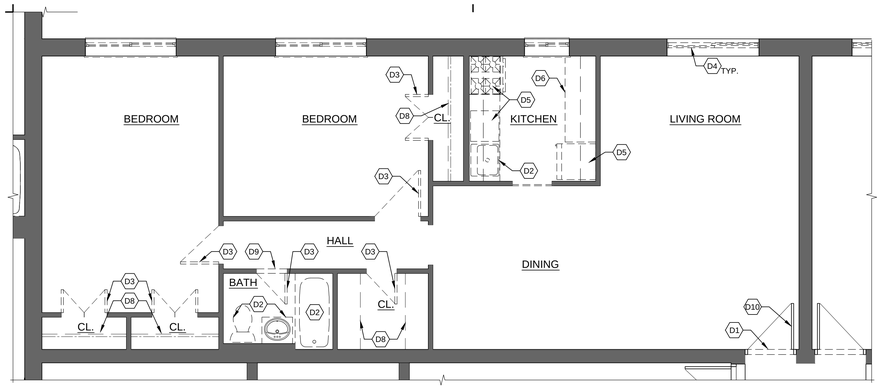
ROSS Development & Investment

Owner	Architect	Contractor	Surety

Unit Floor Plans

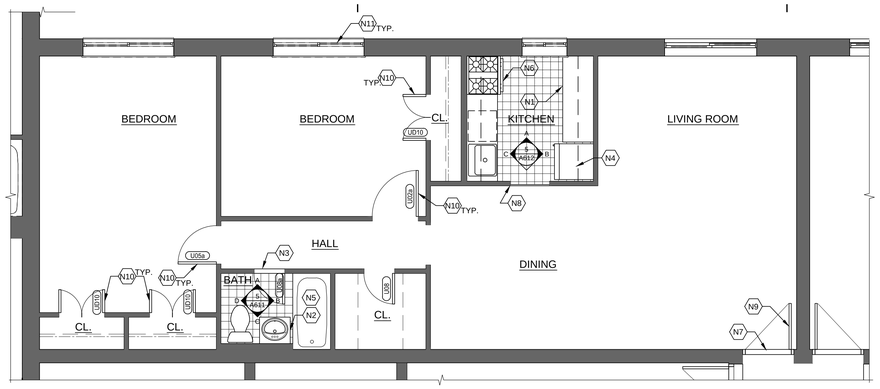
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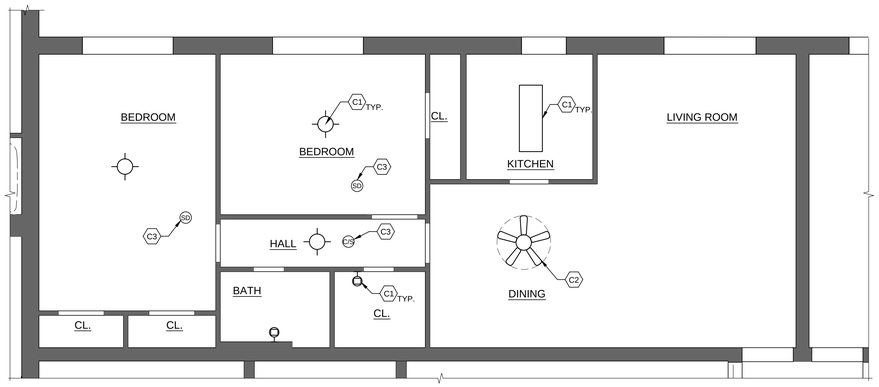
DWELLING UNIT TYPE 2.1b
1 FLOOR PLAN - EXISTING AND DEMOLITION

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



DWELLING UNIT TYPE 2.1b
2 FLOOR PLAN - NEW CONSTRUCTION

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



DWELLING UNIT TYPE 2.1b
3 FLOOR PLAN - REFLECTED CEILING PLAN

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

- D1 REMOVE EXISTING ENTRY THRESHOLD COMPLETE
- D2 REMOVE EXISTING PLUMBING FIXTURE COMPLETE, INCLUDING EXISTING BATH VANITY
- D3 REMOVE EXISTING DOOR FRAME & HARDWARE COMPLETE PER SURVEY MANUAL
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- D9 REMOVE EXISTING MARBLE THRESHOLD COMPLETE
- D10 REMOVE EXISTING DWELLING UNIT ENTRY DOOR FRAME & HARDWARE COMPLETE PER SURVEY MANUAL

4 KEYED NOTES - DEMOLITION

NOT TO SCALE

- N1 PROVIDE KITCHEN BASE AND WALL CABINETS - REFER TO THE INTERIOR ELEVATIONS FOR CONFIGURATIONS
- N2 PROVIDE VANITY, CULTURED MARBLE TOP, FAUCET AND TRIM
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5 KEYED NOTES - NEW CONST.

NOT TO SCALE

- C1 REMOVE EXIST & PROVIDE ENERGY STAR RATED FIXTURE IN EXIST. LOCATION
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6 KEYED NOTES - RCP

NOT TO SCALE

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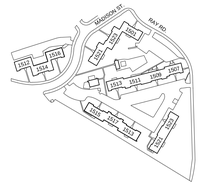
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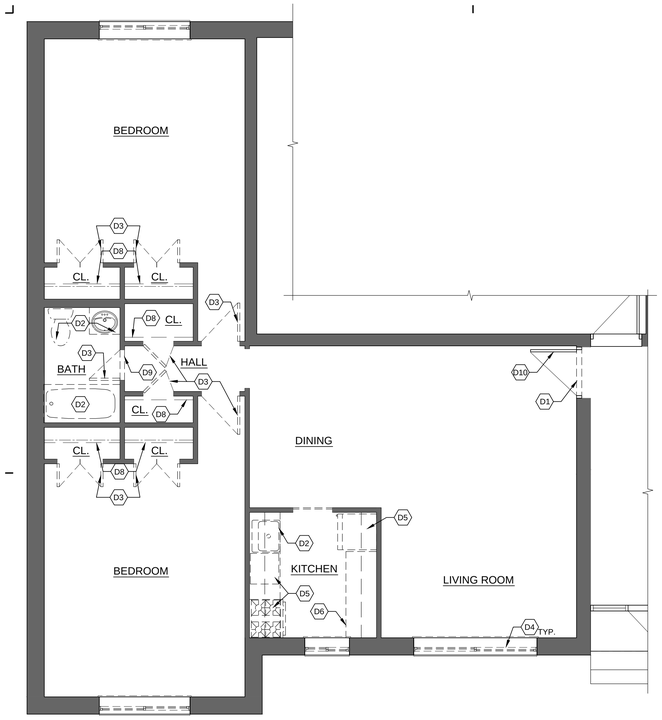
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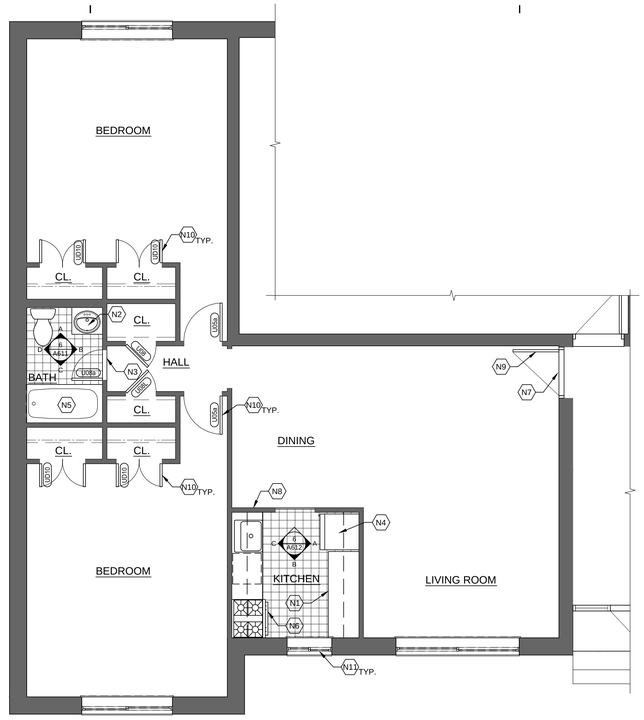
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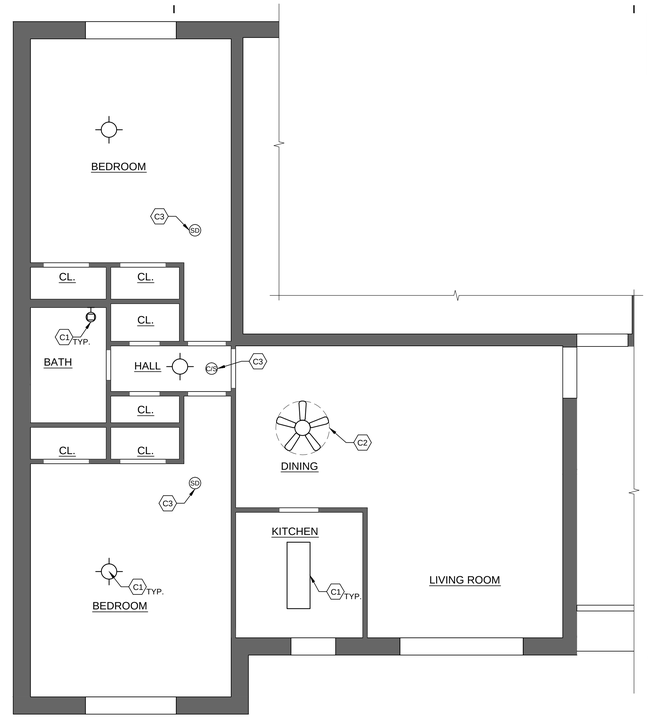
1 DWELLING UNIT TYPE 2.1c
FLOOR PLAN - EXISTING AND DEMOLITION

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



2 DWELLING UNIT TYPE 2.1c
FLOOR PLAN - NEW CONSTRUCTION

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



3 DWELLING UNIT TYPE 2.1c
FLOOR PLAN - REFLECTED CEILING PLAN

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

D1 REMOVE EXISTING ENTRY THRESHOLD COMPLETE

D2 REMOVE EXISTING PLUMBING FIXTURE COMPLETE, INCLUDING EXISTING BATH VANITY

D3 REMOVE EXISTING DOOR FRAME & HARDWARE COMPLETE PER SURVEY MANUAL

D4 REMOVE EXISTING WINDOW OR SLIDING GLASS DOOR COMPLETE

D5 REMOVE EXISTING APPLIANCES PER SURVEY MANUAL

D6 REMOVE EXISTING CABINETS, COUNTER COMPLETE

D7 NOT USED

D8 EXISTING CLOSET ROD AND SHELVING TO REMAIN

D9 REMOVE EXISTING MARBLE THRESHOLD COMPLETE

D10 REMOVE EXISTING DWELLING UNIT ENTRY DOOR FRAME & HARDWARE COMPLETE PER SURVEY MANUAL

4 KEYED NOTES - DEMOLITION

NOT TO SCALE

N1 PROVIDE KITCHEN BASE AND WALL CABINETS - REFER TO THE INTERIOR ELEVATIONS FOR CONFIGURATIONS

N2 PROVIDE VANITY, CULTURED MARBLE TOP, FAUCET AND TRIM

N3 PROVIDE 3.5" WIDE MARBLE THRESHOLD

N4 PROVIDE REFRIGERATOR - NOMINAL 16CF ENERGY STAR RATED

N5 PROVIDE BATHTUB AND CERAMIC TILE TUB. SURROUND OVER CEMENTITIOUS BACKER BOARD

N6 PROVIDE GAS RANGE AND RECIRCULATING RANGE HOOD

N7 PROVIDE ALUMINUM THRESHOLD - SHIM AS REQUIRED. MAX ½" GAP W/ DOOR

N8 LOCATION OF ELEC PANEL - REFER ELEC FOR UPGRADE INFORMATION

N9 PROVIDE DWELLING UNIT ENTRY DOOR PER SURVEY MANUAL

N10 PROVIDE DOOR, FRAME & HARDWARE WHERE INDICATED IN THE SURVEY MANUAL - REFER DOOR SCHED. FOR DOOR TYPE

N11 PROVIDE ENERGY STAR RATED HORIZONTAL SLIDING WINDOWS - REFER ELEVATION & WINDOW SCHEDULE FOR TYPE & SIZE

5 KEYED NOTES - NEW CONST.

NOT TO SCALE

C1 REMOVE EXIST & PROVIDE ENERGY STAR RATED FIXTURE IN EXIST. LOCATION

C2 REMOVE EXIST. CONFIRM EXIST ELECTRICAL MOUNTING BOX IS CAPABLE OF SUPPORTING FAN - REPLACE BOXES IF REQUIRED - PROVIDE COMBINATION FAN/LIGHT

C3 PROVIDE MULTI-STATION SMOKE DETECTORS IN EACH SLEEPING AREA (BEDROOM) INTERCONNECTED W/ COMBINATION SMOKE DETECTOR ADJACENT TO SLEEPING AREAS (HALL) - ALL DEVICES TO BE AC POWERED W/ BATTERY BACKUP

6 KEYED NOTES - RCP

NOT TO SCALE

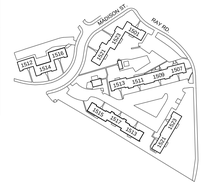
MINER FEINSTEIN ARCHITECTS

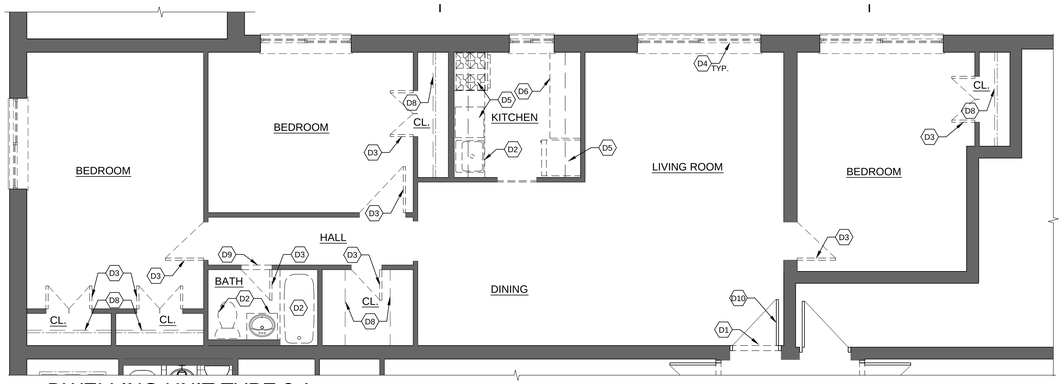
MINER FEINSTEIN ARCHITECTS, LLC
135 West Patrick Street, Suite 200
Frederick, Maryland 21701
301.760.7988
www.MFArchitects.net

MEP ENGINEER:
CTA Inc.
9420 Key West Ave., Suite 150
Rockville, Maryland 20850-1715
301.637.0057

CIVIL ENGINEER:
Greenhorne & O'Mara, Inc
20410 Century Blvd #200
Germantown, Maryland 20874
301.444.8282

STRUCTURAL ENGINEER:
Allgaier Mendenhall Smith
5235 Westview Drive, Suite 100
Frederick, Maryland 21703
240.629.2190

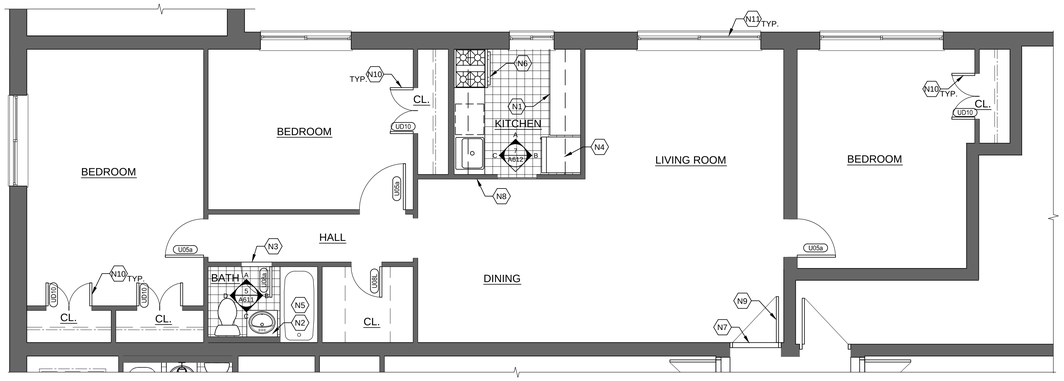

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DWELLING UNIT TYPE 3.1a
FLOOR PLAN - EXISTING AND DEMOLTION

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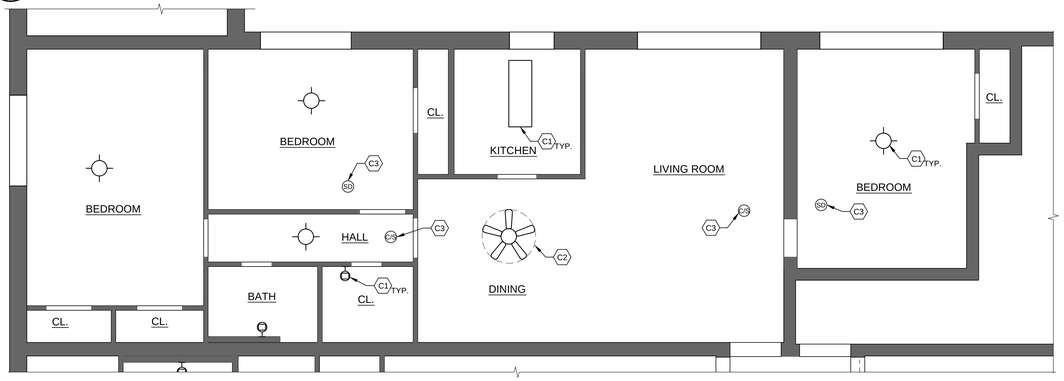
SCALE: 1/4" = 1'-0"



DWELLING UNIT TYPE 3.1a
FLOOR PLAN - NEW CONSTRUCTION

2

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



DWELLING UNIT TYPE 3.1a
FLOOR PLAN - REFLECTED CEILING PLAN

3

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

- D1 REMOVE EXISTING ENTRY THRESHOLD COMPLETE
- D2 REMOVE EXISTING PLUMBING FIXTURE COMPLETE, INCLUDING EXISTING BATH VANITY
- D3 REMOVE EXISTING DOOR FRAME & HARDWARE COMPLETE PER SURVEY MANUAL
- D4 REMOVE EXISTING WINDOW OR SLIDING GLASS DOOR COMPLETE
- D5 REMOVE EXISTING APPLIANCES PER SURVEY MANUAL
- D6 REMOVE EXISTING CABINETS, COUNTER COMPLETE
- D7 NOT USED
- D8 EXISTING CLOSET ROD AND SHELVING TO REMAIN
- D9 REMOVE EXISTING MARBLE THRESHOLD COMPLETE
- D10 REMOVE EXISTING DWELLING UNIT ENTRY DOOR FRAME & HARDWARE COMPLETE PER SURVEY MANUAL

KEYED NOTES - DEMOLITION

4

NOT TO SCALE

- N1 PROVIDE KITCHEN BASE AND WALL CABINETS - REFER TO THE INTERIOR ELEVATIONS FOR CONFIGURATIONS
- N2 PROVIDE VANITY, CULTURED MARBLE TOP, FAUCET AND TRIM
- N3 PROVIDE 3.5" WIDE MARBLE THRESHOLD
- N4 PROVIDE REFRIGERATOR - NOMINAL 16CF ENERGY STAR RATED
- N5 PROVIDE BATHTUB AND CERAMIC TILE TUB. SURROUND OVER CEMENTITIOUS BACKER BOARD
- N6 PROVIDE GAS RANGE AND RECIRCULATING RANGE HOOD
- N7 PROVIDE ALUMINUM THRESHOLD - SHIM AS REQUIRED. MAX ½" GAP W/ DOOR
- N8 LOCATION OF ELEC PANEL - REFER ELEC FOR UPGRADE INFORMATION
- N9 PROVIDE DWELLING UNIT ENTRY DOOR PER SURVEY MANUAL
- N10 PROVIDE DOOR, FRAME & HARDWARE WHERE INDICATED IN THE SURVEY MANUAL - REFER DOOR SCHED. FOR DOOR TYPE
- N11 PROVIDE ENERGY STAR RATED HORIZONTAL SLIDING WINDOWS - REFER ELEVATION & WINDOW SCHEDULE FOR TYPE & SIZE

KEYED NOTES - NEW CONST.

5

NOT TO SCALE

- C1 REMOVE EXIST & PROVIDE ENERGY STAR RATED FIXTURE IN EXIST. LOCATION
- C2 REMOVE EXIST. CONFIRM EXIST ELECTRICAL MOUNTING BOX IS CAPABLE OF SUPPORTING FAN - REPLACE BOXES IF REQUIRED - PROVIDE COMBINATION FAN/LIGHT
- C3 PROVIDE MULTI-STATION SMOKE DETECTORS IN EACH SLEEPING AREA (BEDROOM) INTERCONNECTED W/ COMBINATION SMOKE DETECTOR ADJACENT TO SLEEPING AREAS (HALL) - ALL DEVICES TO BE AC POWERED W/ BATTERY BACKUP

KEYED NOTES - RCP

6

NOT TO SCALE

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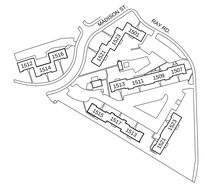
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CIVIL ENGINEER:
Greenhorne & O'Mara, Inc
20410 Century Blvd #200
Germantown, Maryland 20874
301.444.8282

STRUCTURAL ENGINEER:
Allgaier Mendenhall Smith
5235 Westview Drive, Suite 100
Frederick, Maryland 21703
240.629.2190



Architect's Project Number: 1204
100% DOCUMENTS 7.24.2012

Renovation of:
Overlook Apartments
1514 Madison Street
Hyattsville, Maryland 20782

Maintenance Repairs

DRAWING PACKAGE
1 of 4

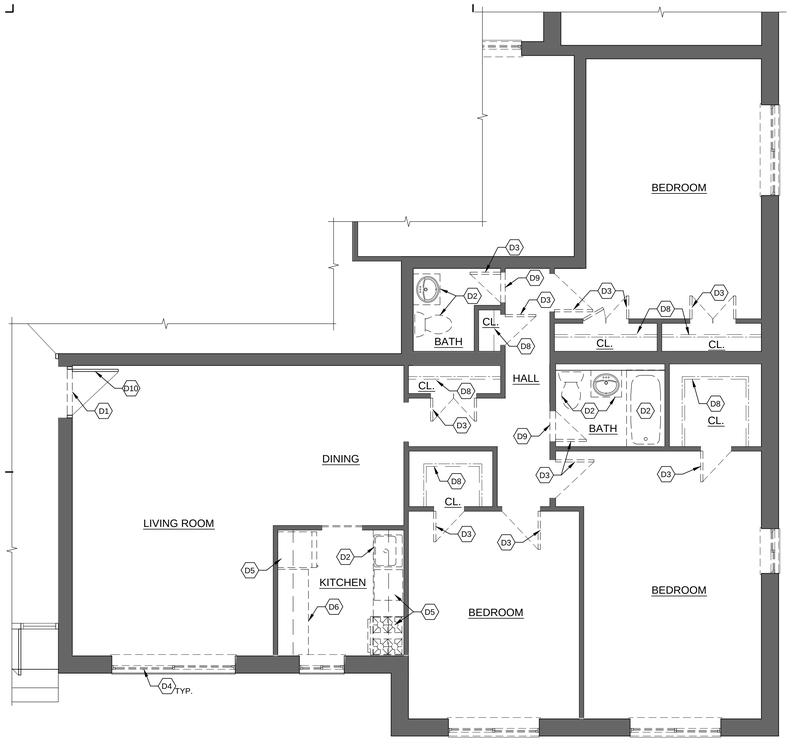
For:
Madison Hyattsville, LLC
7910 Woodmont Avenue, Suite 350
Bethesda, Maryland 20814

ROSS Development & Investment

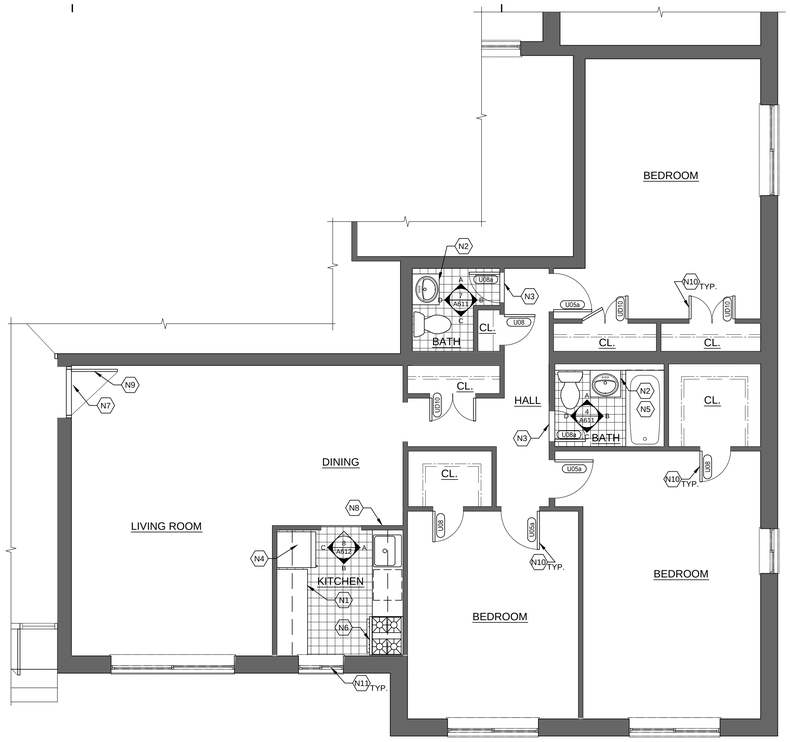
Owner	Architect	Contractor	Surety

Unit Floor Plans

A2.3.5



1 DWELLING UNIT TYPE 3.15a
FLOOR PLAN - EXISTING AND DEMOLITION
SCALE: 1/4" = 1'-0"



2 DWELLING UNIT TYPE 3.15a
FLOOR PLAN - NEW CONSTRUCTION
SCALE: 1/4" = 1'-0"



3 DWELLING UNIT TYPE 3.15a
FLOOR PLAN - REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

- D1 REMOVE EXISTING ENTRY THRESHOLD COMPLETE
- D2 REMOVE EXISTING PLUMBING FIXTURE COMPLETE, INCLUDING EXISTING BATH VANITY
- D3 REMOVE EXISTING DOOR FRAME & HARDWARE COMPLETE PER SURVEY MANUAL
- D4 REMOVE EXISTING WINDOW OR SLIDING GLASS DOOR COMPLETE
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- D6 REMOVE EXISTING CABINETS, COUNTER COMPLETE
- D7 NOT USED
- D8 EXISTING CLOSET ROD AND SHELVING TO REMAIN
- D9 REMOVE EXISTING MARBLE THRESHOLD COMPLETE
- D10 REMOVE EXISTING DWELLING UNIT ENTRY DOOR FRAME & HARDWARE COMPLETE PER SURVEY MANUAL

4 KEYED NOTES - DEMOLITION
NOT TO SCALE

- N1 PROVIDE KITCHEN BASE AND WALL CABINETS - REFER TO THE INTERIOR ELEVATIONS FOR CONFIGURATIONS
- N2 PROVIDE VANITY, CULTURED MARBLE TOP, FAUCET AND TRIM
- N3 PROVIDE 3.5" WIDE MARBLE THRESHOLD
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- N11 PROVIDE ENERGY STAR RATED HORIZONTAL SLIDING WINDOWS - REFER ELEVATION & WINDOW SCHEDULE FOR TYPE & SIZE

5 KEYED NOTES - NEW CONST.
NOT TO SCALE

- C1 REMOVE EXIST & PROVIDE ENERGY STAR RATED FIXTURE IN EXIST. LOCATION
- C2 REMOVE EXIST. CONFIRM EXIST ELECTRICAL MOUNTING BOX IS CAPABLE OF SUPPORTING FAN - REPLACE BOXES IF REQUIRED - PROVIDE COMBINATION FAN/LIGHT
- C3 PROVIDE MULTI-STATION SMOKE DETECTORS IN EACH SLEEPING AREA (BEDROOM) INTERCONNECTED W/ COMBINATION SMOKE DETECTOR ADJACENT TO SLEEPING AREAS (HALL) - ALL DEVICES TO BE AC POWERED W/ BATTERY BACKUP

6 KEYED NOTES - RCP
NOT TO SCALE

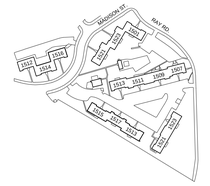
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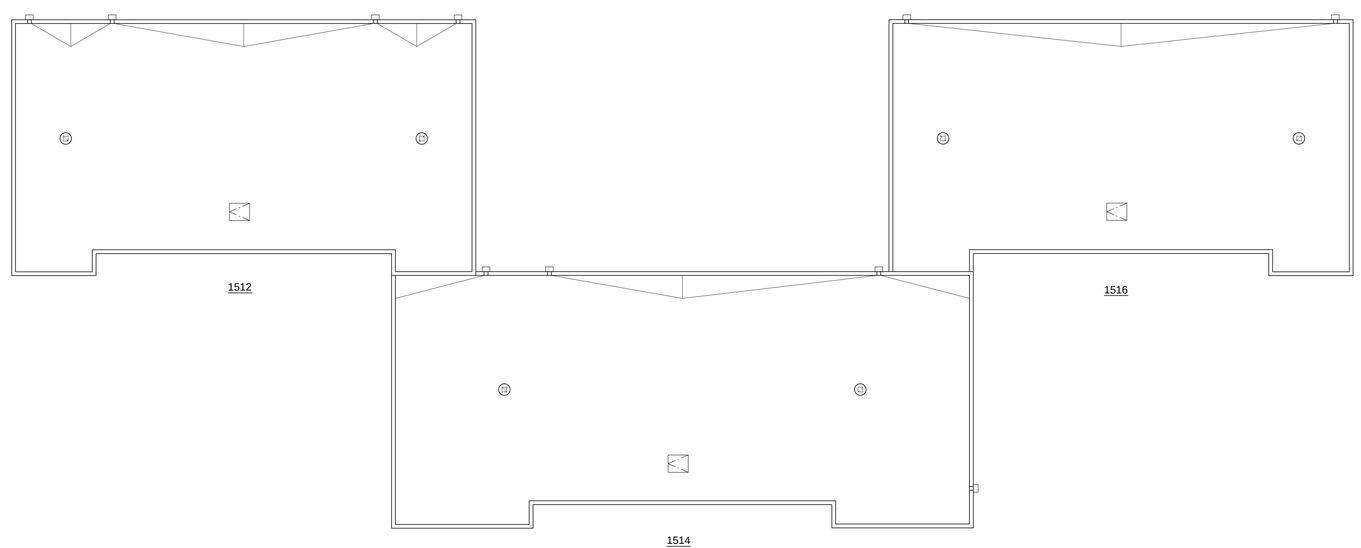
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240.629.2190


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ROOF PLAN
BUILDING 2 (1501 RAY ROAD, 1523, 1521 MADISON STREET)

2 SCALE: 3/32" = 1'-0"



ROOF PLAN
BUILDING 1 (1512, 1514, 1516 MADISON STREET)

1 SCALE: 3/32" = 1'-0"

Plot Date: 12.12.2012 4:14 PM
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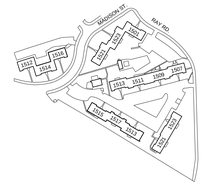
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Architect's Project Number: 1204

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Renovation of:
Overlook Apartments
1514 Madison Street
Hyattsville, Maryland 20782

Maintenance Repairs

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1 of 4

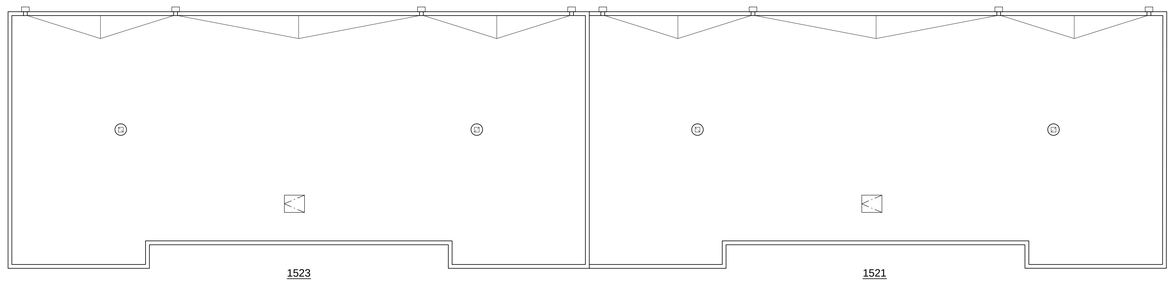
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Madison Hyattsville, LLC
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ROSS
Development & Investment

Owner	Architect	Contractor	Surety

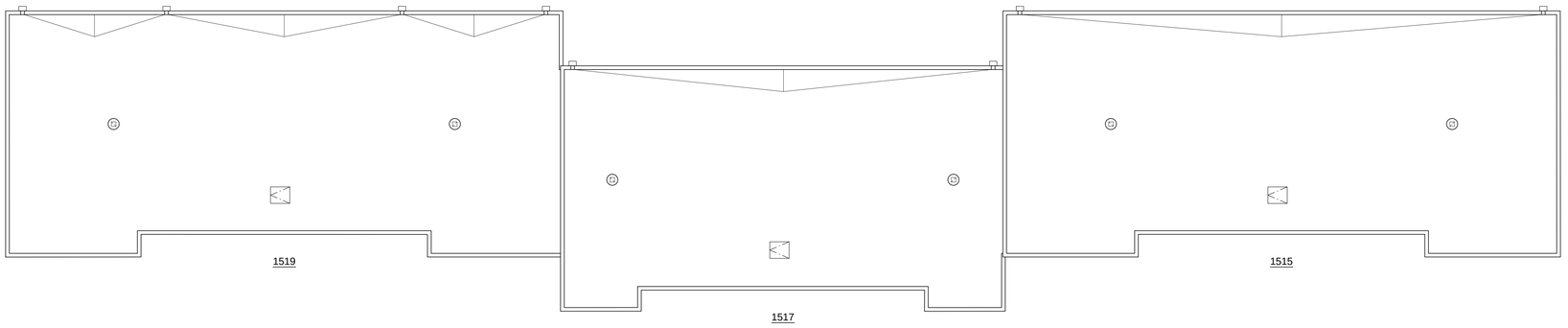
Roof Plans

A2.4.1



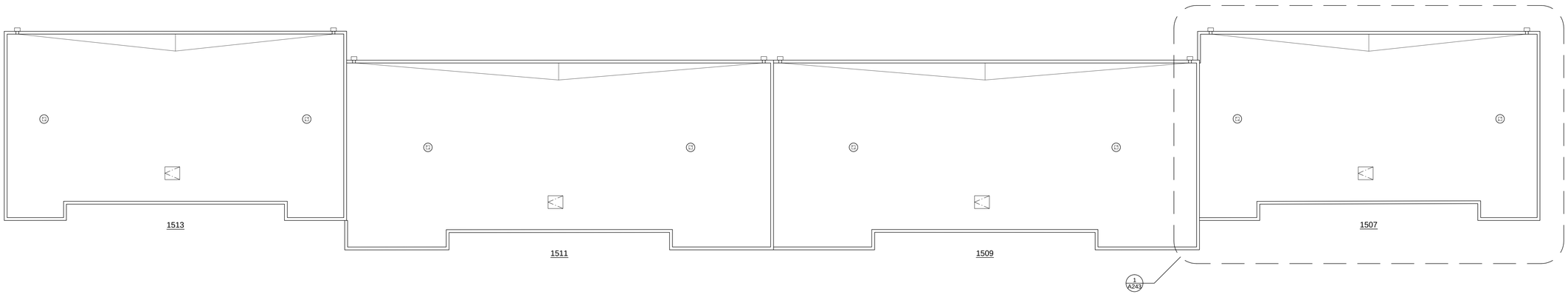
3 ROOF PLAN
BUILDING 5 (1523, 1521 RAY ROAD)

SCALE: 3/32" = 1'-0"



2 ROOF PLAN
BUILDING 4 (1519, 1517, 1515 RAY ROAD)

SCALE: 3/32" = 1'-0"



1 ROOF PLAN
BUILDING 3 (1513, 1511, 1509, 1507 MADISON STREET)

SCALE: 3/32" = 1'-0"

Plot Date: 12.12.2012 - 4:14 PM
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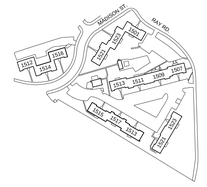
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Architect's Project Number: 1204

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Renovation of:
Overlook Apartments
1514 Madison Street
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Maintenance Repairs

DRAWING PACKAGE
1 of 4

For:
Madison Hyattsville, LLC
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Bethesda, Maryland 20814

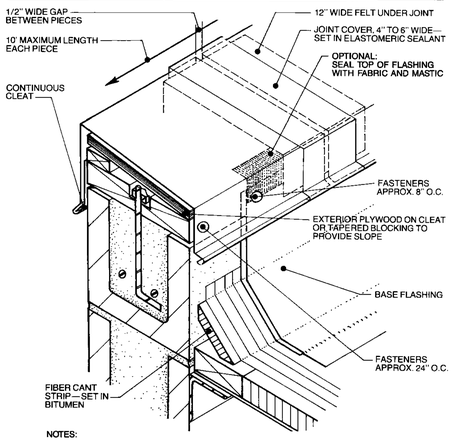
ROSS Development & Investment

Owner	Architect	Contractor	Surety

Roof Plans

A2.4.2

LIGHT-METAL PARAPET CAP



NOTES:

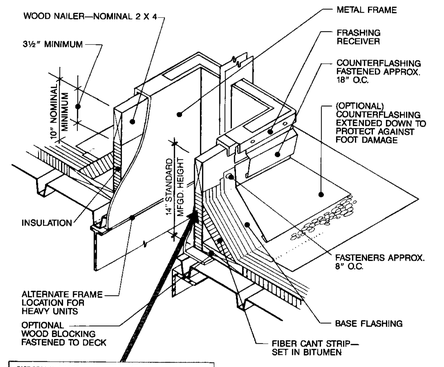
THIS DETAIL SHOULD BE USED ONLY WHEN THE DECK IS SUPPORTED BY THE WALL. AN EXPANSION JOINT DETAIL SIMILAR TO DETAIL E SHOULD BE USED FOR NON-WALL SUPPORTED DECK.

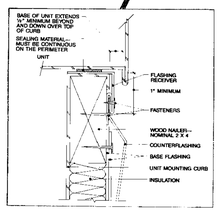
REFER TO BUILT-UP ROOFING DETAIL Y FOR METAL THICKNESS AND CLEAT REQUIREMENT.

BUILT-UP ROOFING — NATIONAL ROOFING CONTRACTORS ASSOCIATION — 1989 — J

2 TYP. ROOF PARAPET DETAIL
NOT TO SCALE

CURB DETAIL FOR ROOFTOP AIR HANDLING UNITS





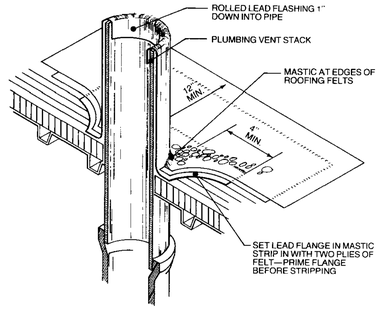
NOTE:

THE CURB, WOOD NAILER, INSULATION AND SEAL STRIP ARE TO BE SUPPLIED BY THE CURB MANUFACTURER. THE NOMINAL 14 INCH CURB HEIGHT IS EFFECTIVE AS OF JAN. 1, 1981.

BUILT-UP ROOFING — NATIONAL ROOFING CONTRACTORS ASSOCIATION — 1989 — N

3 TYP. ROOF CURB DETAIL
NOT TO SCALE

PLUMBING VENT FLASHING

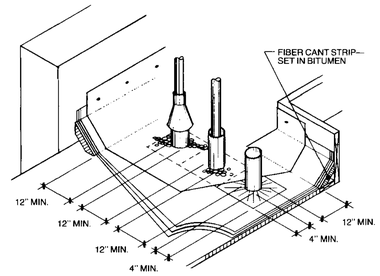


NOTES:
1. SHEET LEAD MINIMUM OF 2½-LB PER SQUARE FOOT.
2. SEE DETAIL U FOR MINIMUM CLEARANCE FROM PIPES, WALLS AND CURBS.

BUILT-UP ROOFING — NATIONAL ROOFING CONTRACTORS ASSOCIATION — 1989 — T

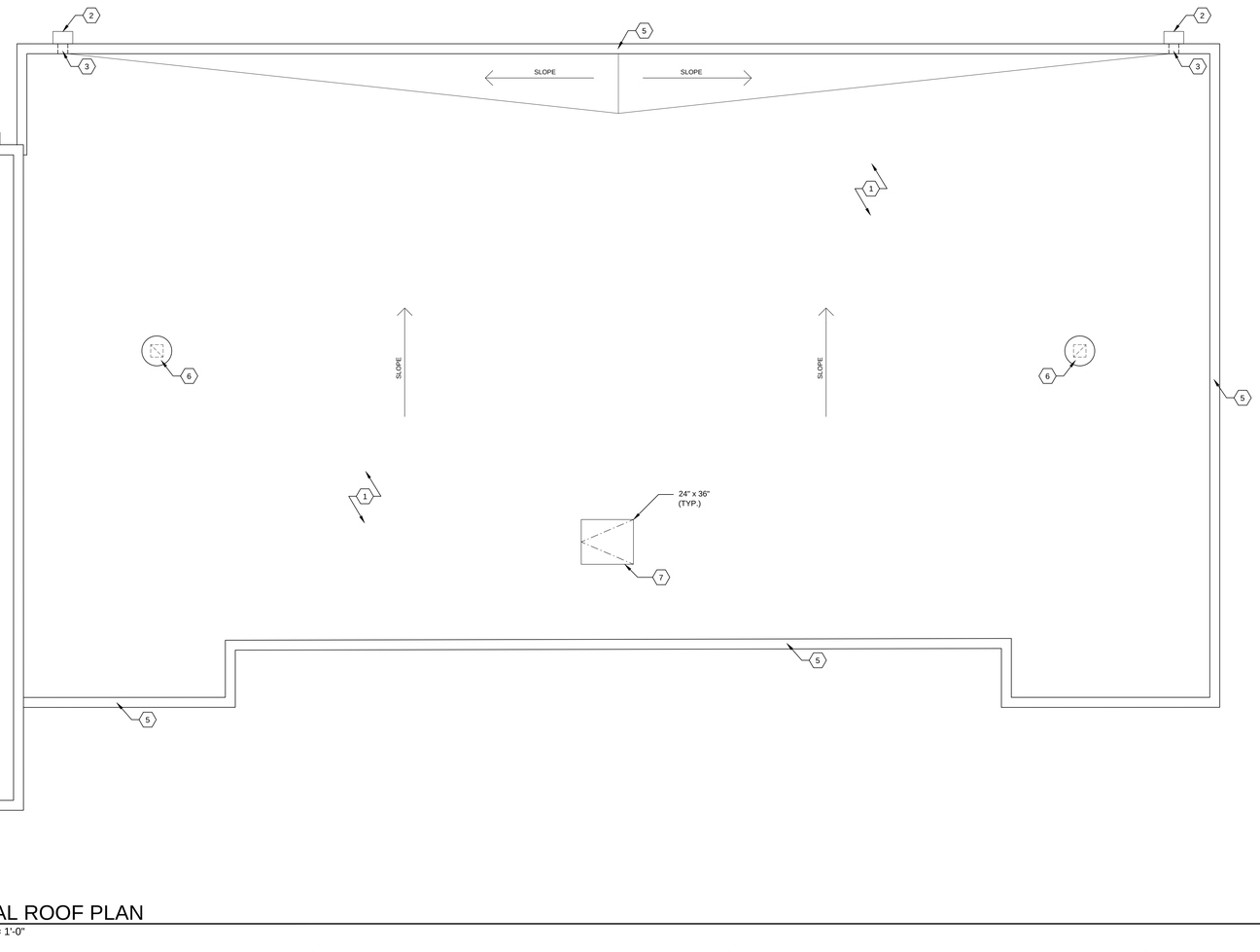
4 TYP. PLUMBING VENT DETAIL
NOT TO SCALE

CLEARANCES FOR MULTIPLE PIPES — BETWEEN PIPES AND FROM WALLS AND CURBS



BUILT-UP ROOFING — NATIONAL ROOFING CONTRACTORS ASSOCIATION — 1989 — U

5 TYP. PENETRATION CLEARANCE
NOT TO SCALE



1 TYPICAL ROOF PLAN
SCALE: 1/4" = 1'-0"

1. REMOVE EXISTING ROOFING SYSTEM COMPLETE TO THE ROOF DECK BELOW - INSPECT DECKING AND REPLACE DAMAGED MATERIAL WITH SHEATHING OF EQUAL THICKNESS - PROVIDE A 3-PLY BUILT-UP ASPHALT ROOF SYSTEM INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENT AND DETAILS PROVIDED
2. REMOVE EXISTING AND PROVIDE 0.024" PRE-FINISHED ALUMINUM CONDUCTOR HEAD AND DOWNSPOUT AT EXISTING SCUPPER LOCATIONS.
3. REPLACE FLASHING AT EXISTING SCUPPER LOCATION.
4. PROVIDE CRICKET AS REQUIRED TO DIRECT DRAINAGE TO SCUPPER.
5. PROVIDE 0.032" PRE-FINISHED ALUM. COPING w/ STIFFING RIBS AS REQ'D. TO PREVENT OIL-CANNING.
6. BATH EXHAUST FAN - REFER MECHANICAL DRAWINGS
7. REMOVE, RETAIN & REINSTALL EXISTING ROOF HATCH - MODIFY EXISTING CURB AS REQ'D. PROVIDE MIN. 8" CURB ABOVE THE FINAL ROOF SURFACE.

2 KEYED NOTES
NOT TO SCALE

MINER FEINSTEIN ARCHITECTS

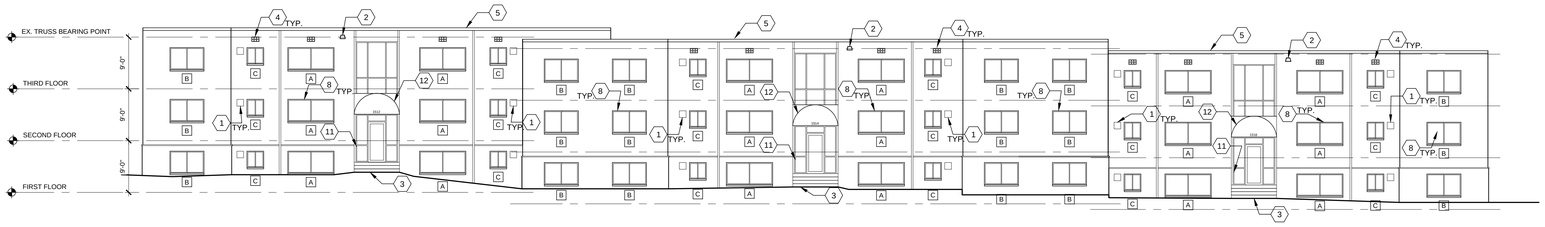
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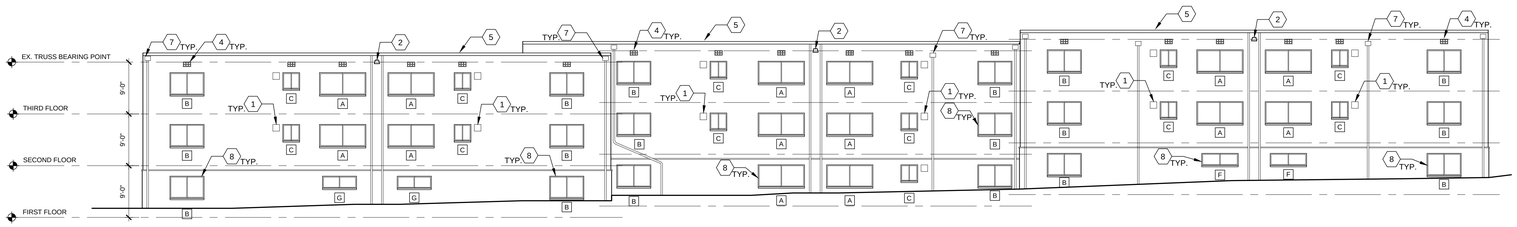
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240.629.2190


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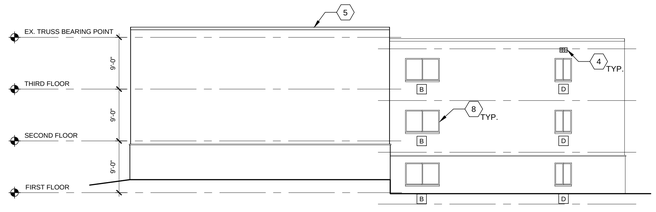
1 BUILDING 1 (1512, 1514, 1516 MADISON STREET) - SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



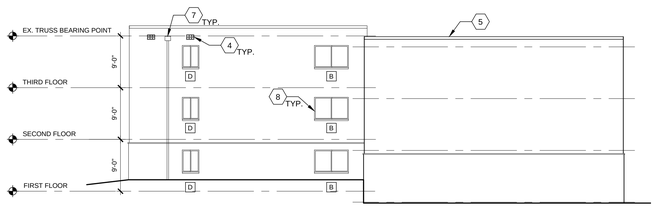
2 BUILDING 1 (1512, 1514, 1516 MADISON STREET) - NORTH ELEVATION

SCALE: 3/32" = 1'-0"



3 BUILDING 1 (1512 SHOWN)- WEST ELEVATION

SCALE: 3/32" = 1'-0"



4 BUILDING 1 (1516 SHOWN) - EAST ELEVATION

SCALE: 3/32" = 1'-0"

NOT IN CONTRACT

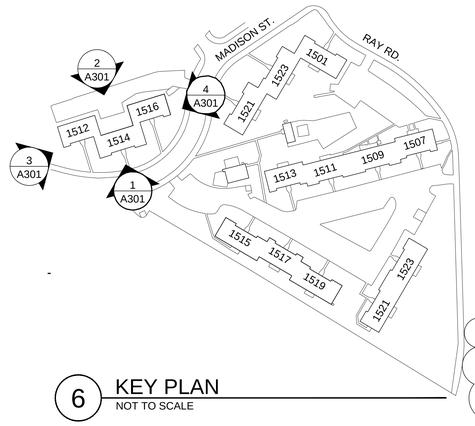
EXTERIOR WORK SCHEDULE

BUILDING ADDRESS	ROOF REPLACEMENTS: ROOF REPLACEMENT	ROOF REPLACEMENTS: DOWNSPOUT REPLACEMENT	MASONRY REPAIRS: REPOINTING (LF)	MASONRY REPAIRS: BRICK REPLACEMENT (EA)	MASONRY REPAIRS: POWERWASH	MASONRY REPAIRS: MASONRY SEALANT
1501 RAY ROAD	0	0	500	2	1	1
1507 RAY ROAD	1	1	500	2	1	1
1509 RAY ROAD	1	1	500	2	1	1
1511 RAY ROAD	0	0	500	2	1	1
1513 RAY ROAD	1	1	500	3	1	1
1515 RAY ROAD	0	0	0	0	0	0
1517 RAY ROAD	0	0	0	0	0	0
1519 RAY ROAD	0	0	0	0	0	0
1521 RAY ROAD	0	0	0	0	0	0
1523 RAY ROAD	0	0	0	0	0	0
1512 MADISON STREET	0	0	0	0	0	0
1514 MADISON STREET	0	0	0	0	0	0
1516 MADISON STREET	0	0	0	0	0	0
1521 MADISON STREET	0	0	500	3	1	1
1523 MADISON STREET	0	0	500	3	1	1
TOTAL WORK IN SCOPE	3	3	3500	17	7	7

1. REPLACE EX. THRU-WALL EXHAUST COMPLETE - AS INDICATED IN THE SURVEY MANUAL.
2. EXISTING BUILDING MOUNTED SITE LIGHTING FIXTURE TO REMAIN
3. EXISTING CONCRETE STOOP AND RIALINGS WHERE APPLICABLE TO REMAIN - PREP AND PAINT EXISTING RAILINGS
4. INFILL EXISTING ATTIC VENTS AS PART OF ROOF/ ATTIC INSULATION SYSTEM
5. EXISTING COPING TO REMAIN
6. REPLACE EXISTING COPING PER MATRIX
7. EXISTING SCUPPER, CONDUCTOR HEAD AND DOWNSPOUT LOCATION - REPLACED AS INDICATED IN THE EXTERIOR WORK SCHEDULE
8. REPLACE EXISTING WINDOW PER SCHEDULE
9. REPLACE SLIDING GLASS DOOR PER SCHEDULE
10. REPLACE SLIDING GLASS DOOR WITH SWINGING DOOR WITH ACCESSIBLE THRESHOLD
11. EXISTING STOREFRONT TO REMAIN
12. EXISTING FABRIC CANOPY TO REMAIN

5 KEYED NOTES

NOT TO SCALE



6 KEY PLAN

NOT TO SCALE

MINER FEINSTEIN ARCHITECTS

MINER FEINSTEIN ARCHITECTS, LLC
135 West Patrick Street, Suite 200
Frederick, Maryland 21701
301.760.7988
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CIVIL ENGINEER:
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20410 Century Blvd #200
Germantown, Maryland 20874
301.444.8282

STRUCTURAL ENGINEER:
Allgaier Mendenhall Smith
5235 Westview Drive, Suite 100
Frederick, Maryland 21703
240.629.2190

Architect's Project Number: 1204

100% DOCUMENTS	7.24.2012
1 100% DOCUMENTS REV.	12.12.2012

Renovation of:
Overlook Apartments
1514 Madison Street
Hyattsville, Maryland 20782

Maintenance Repairs

DRAWING PACKAGE
1 of 4

For:
Madison Hyattsville, LLC
7910 Woodmont Avenue, Suite 350
Bethesda, Maryland 20814

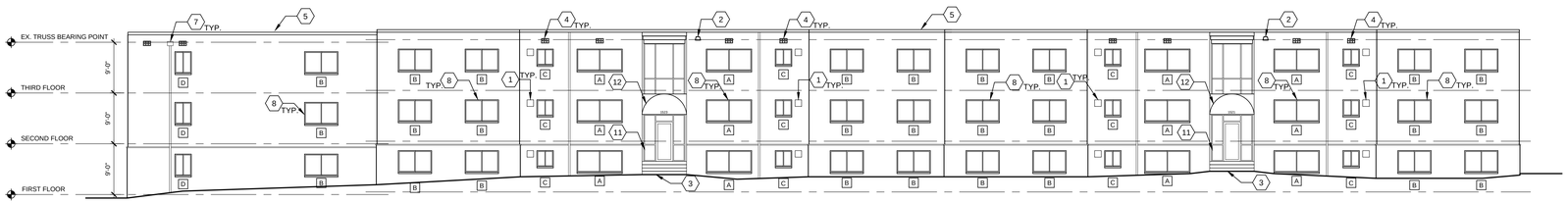
ROSS Development & Investment

Owner	Architect	Contractor	Surety

Building 1 Elevations

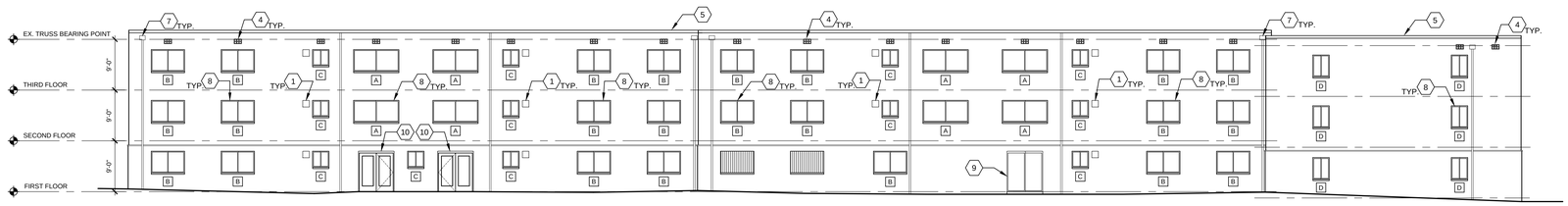
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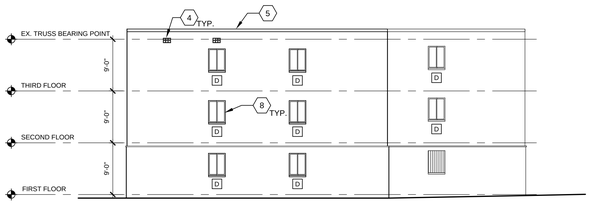
1 BUILDING 2 (1501 RAY ROAD, 1523, 1521 MADISON STREET) - WEST ELEVATION

SCALE: 3/32" = 1'-0"



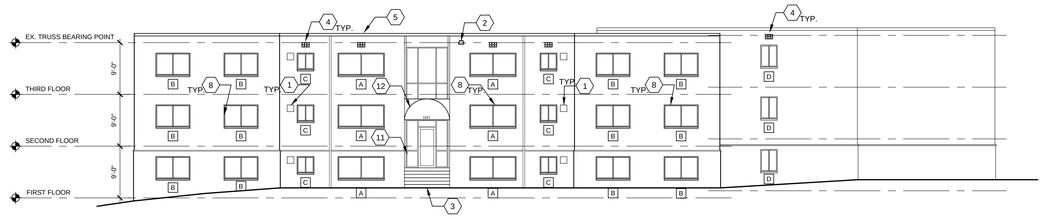
2 BUILDING 2 (1501 RAY ROAD, 1523, 1521 MADISON STREET) - EAST ELEVATION

SCALE: 3/32" = 1'-0"



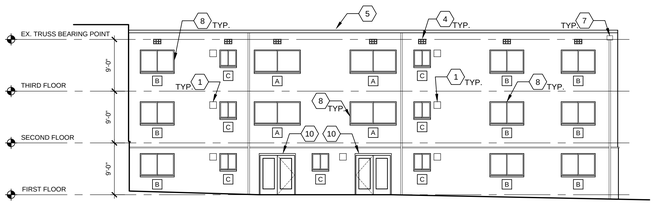
3 BUILDING 2 (1521 SHOWN) - SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



4 BUILDING 2 - (1501 SHOWN) - NORTH ELEVATION

SCALE: 3/32" = 1'-0"



5 BUILDING 2 - (1501 SHOWN) - SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

1 NOT IN CONTRACT

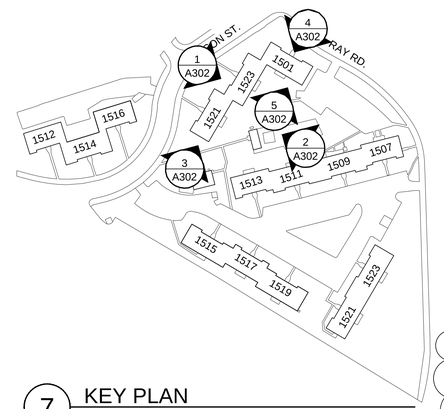
EXTERIOR WORK SCHEDULE

BUILDING ADDRESS	ROOF REPLACEMENTS: ROOF REPLACEMENT	ROOF REPLACEMENTS: DOWNSPOUT REPLACEMENT	MASONRY REPAIRS: REPOINTING (LF)	MASONRY REPAIRS: BRICK REPLACEMENT (EA)	MASONRY REPAIRS: POWERWASH	MASONRY REPAIRS: MASONRY SEALANT
1501 RAY ROAD	0	0	500	2	1	1
1507 RAY ROAD	1	1	500	2	1	1
1509 RAY ROAD	1	1	500	2	1	1
1511 RAY ROAD	0	0	500	2	1	1
1513 RAY ROAD	1	1	500	3	1	1
1515 RAY ROAD	0	0	0	0	0	0
1517 RAY ROAD	0	0	0	0	0	0
1519 RAY ROAD	0	0	0	0	0	0
1521 RAY ROAD	0	0	0	0	0	0
1523 RAY ROAD	0	0	0	0	0	0
1512 MADISON STREET	0	0	0	0	0	0
1514 MADISON STREET	0	0	0	0	0	0
1516 MADISON STREET	0	0	0	0	0	0
1521 MADISON STREET	0	0	500	3	1	1
1523 MADISON STREET	0	0	500	3	1	1
TOTAL WORK IN SCOPE	3	3	3500	17	7	7

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3. EXISTING CONCRETE STOOP AND RIALINGS WHERE APPLICABLE TO REMAIN - PREP AND PAINT EXISTING RAILINGS
4. INFILL EXISTING ATTIC VENTS AS PART OF ROOF/ ATTIC INSULATION SYSTEM
5. EXISTING COPING TO REMAIN
6. REPLACE EXISTING COPING PER MATRIX
7. EXISTING SCUPPER, CONDUCTOR HEAD AND DOWNSPOUT LOCATION - REPLACED AS INDICATED IN THE EXTERIOR WORK SCHEDULE
8. REPLACE EXISTING WINDOW PER SCHEDULE
9. REPLACE SLIDING GLASS DOOR PER SCHEDULE
10. REPLACE SLIDING GLASS DOOR WITH SWINGING DOOR WITH ACCESSIBLE THRESHOLD
11. EXISTING STOREFRONT TO REMAIN
12. EXISTING FABRIC CANOPY TO REMAIN

6 KEYED NOTES

NOT TO SCALE



7 KEY PLAN

NOT TO SCALE

MINER FEINSTEIN ARCHITECTS

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Rockville, Maryland 20850-1715
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Germantown, Maryland 20874
301.444.8282

STRUCTURAL ENGINEER:
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Frederick, Maryland 21703
240.629.2190

Architect's Project Number: 1204

100% DOCUMENTS	7.24.2012
1 100% DOCUMENTS REV.	12.12.2012

Renovation of:
Overlook Apartments
1514 Madison Street
Hyattsville, Maryland 20782

Maintenance Repairs

DRAWING PACKAGE
1 of 4

For:
Madison Hyattsville, LLC
7910 Woodmont Avenue, Suite 350
Bethesda, Maryland 20814

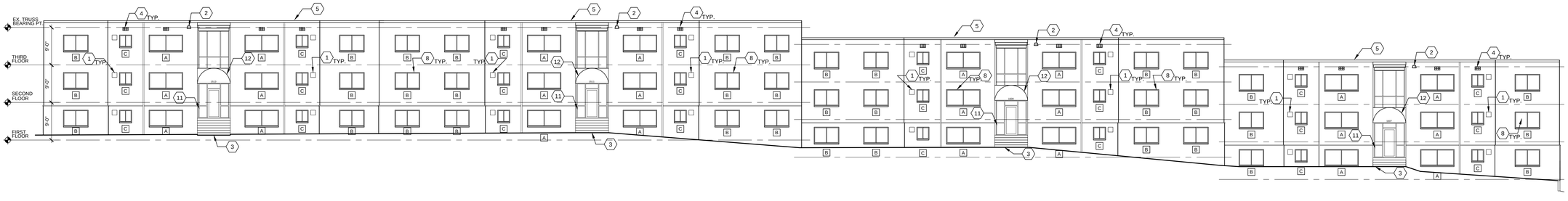
ROSS Development & Investment

Owner	Architect	Contractor	Surety

Building 2 Elevations

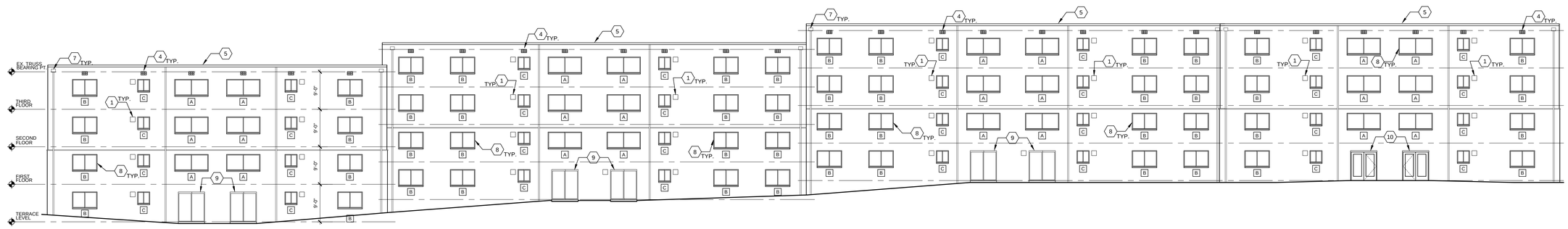
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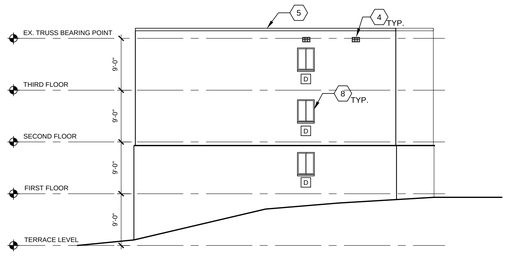
1 BUILDING 3 (1513, 1511, 1509, 1507 RAY ROAD) - SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



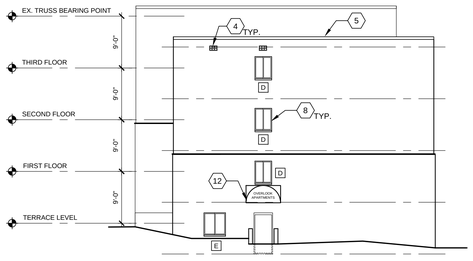
2 BUILDING 3 (1513, 1511, 1509, 1507 RAY ROAD) - NORTH ELEVATION

SCALE: 3/32" = 1'-0"



3 BUILDING 3 - (1513 SHOWN) - WEST ELEVATION

SCALE: 3/32" = 1'-0"



4 BUILDING 3 (1507 SHOWN) - EAST ELEVATION

SCALE: 3/32" = 1'-0"

1 NOT IN CONTRACT

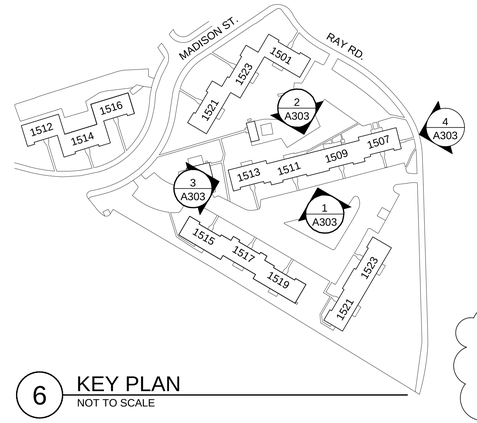
EXTERIOR WORK SCHEDULE

BUILDING ADDRESS	ROOF REPLACEMENTS: ROOF REPLACEMENT	ROOF REPLACEMENTS: DOWNSPOUT REPLACEMENT	MASONRY REPAIRS: REPOINTING (LF)	MASONRY REPAIRS: BRICK REPLACEMENT (EA)	MASONRY REPAIRS: POWERWASH	MASONRY REPAIRS: MASONRY SEALANT
1501 RAY ROAD	0	0	500	2	1	1
1507 RAY ROAD	1	1	500	2	1	1
1509 RAY ROAD	1	1	500	2	1	1
1511 RAY ROAD	0	0	500	2	1	1
1513 RAY ROAD	1	1	500	3	1	1
1515 RAY ROAD	0	0	0	0	0	0
1517 RAY ROAD	0	0	0	0	0	0
1519 RAY ROAD	0	0	0	0	0	0
1521 RAY ROAD	0	0	0	0	0	0
1523 RAY ROAD	0	0	0	0	0	0
1512 MADISON STREET	0	0	0	0	0	0
1514 MADISON STREET	0	0	0	0	0	0
1516 MADISON STREET	0	0	0	0	0	0
1521 MADISON STREET	0	0	500	3	1	1
1523 MADISON STREET	0	0	500	3	1	1
TOTAL WORK IN SCOPE	3	3	3500	17	7	7

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12. EXISTING FABRIC CANOPY TO REMAIN

5 KEYED NOTES

NOT TO SCALE



6 KEY PLAN

NOT TO SCALE

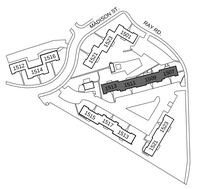
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Architect's Project Number:	1204
100% DOCUMENTS	7.24.2012
1 100% DOCUMENTS REV.	12.12.2012

Renovation of:
Overlook Apartments
1514 Madison Street
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Maintenance Repairs

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For:
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Bethesda, Maryland 20814

ROSS Development & Investment

Owner	Architect	Contractor	Surety

Building 3 Elevations

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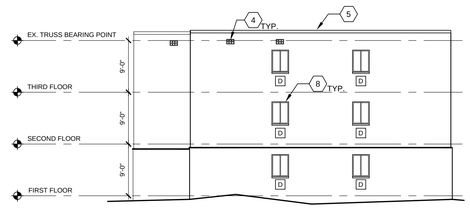
1 BUILDING 4 (1519, 1517, 1515 RAY ROAD) - NORTH ELEVATION

SCALE: 3/32" = 1'-0"



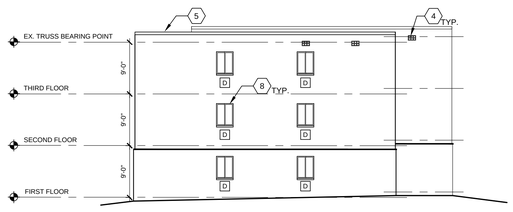
2 BUILDING 4 (1519, 1517, 1515 RAY ROAD) - SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



3 BUILDING 4 (1515 SHOWN) - WEST ELEVATION

SCALE: 3/32" = 1'-0"



4 BUILDING 4 (1519 SHOWN) - EAST ELEVATION

SCALE: 3/32" = 1'-0"

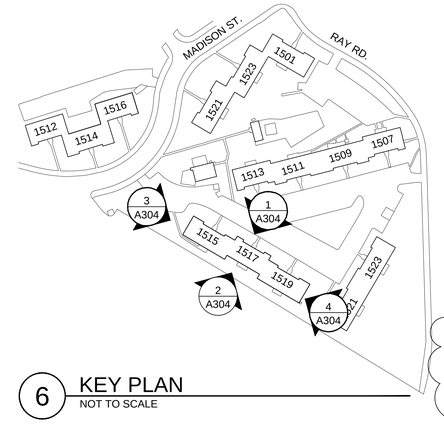
1 NOT IN CONTRACT

EXTERIOR WORK SCHEDULE						
	ROOF REPLACEMENTS		MASONRY REPAIRS			
BUILDING ADDRESS	ROOF REPLACEMENT	DOWNSPOUT REPLACEMENT	REPOINTING (LF)	BRICK REPLACEMENT (EA)	POWERWASH	MASONRY SEALANT
1501 RAY ROAD	0	0	500	2	1	1
1507 RAY ROAD	1	1	500	2	1	1
1509 RAY ROAD	1	1	500	2	1	1
1511 RAY ROAD	0	0	500	2	1	1
1513 RAY ROAD	1	1	500	3	1	1
1515 RAY ROAD	0	0	0	0	0	0
1517 RAY ROAD	0	0	0	0	0	0
1519 RAY ROAD	0	0	0	0	0	0
1521 RAY ROAD	0	0	0	0	0	0
1523 RAY ROAD	0	0	0	0	0	0
1512 MADISON STREET	0	0	0	0	0	0
1514 MADISON STREET	0	0	0	0	0	0
1516 MADISON STREET	0	0	0	0	0	0
1521 MADISON STREET	0	0	500	3	1	1
1523 MADISON STREET	0	0	500	3	1	1
TOTAL WORK IN SCOPE	3	3	3500	17	7	7

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5 KEYED NOTES

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6 KEY PLAN

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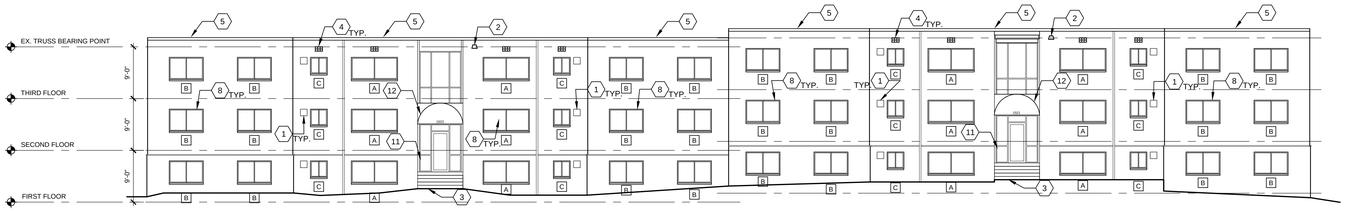
ROSS Development & Investment

Owner	Architect	Contractor	Surety

Building 4 Elevations

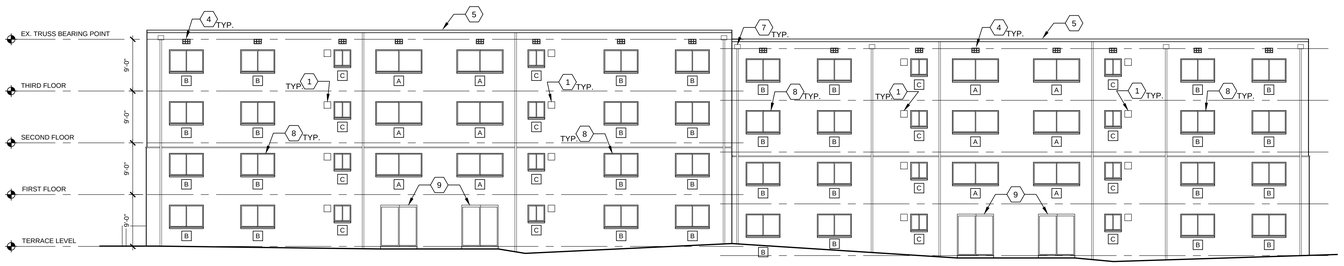
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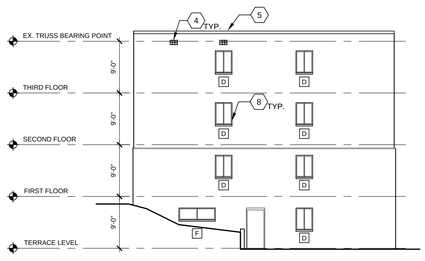
1 BUILDING 5 (1523, 1521 RAY ROAD) - WEST ELEVATION

SCALE: 3/32" = 1'-0"



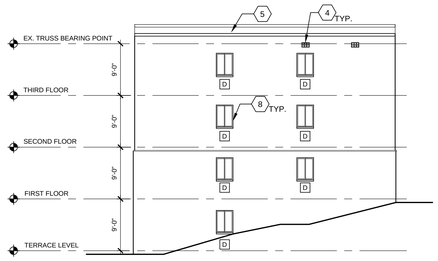
2 BUILDING 5 (1523, 1521 RAY ROAD) - EAST ELEVATION

SCALE: 3/32" = 1'-0"



3 BUILDING 5 (1521 SHOWN)- SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



4 BUILDING 5 (1523 SHOWN)- NORTH ELEVATION

SCALE: 3/32" = 1'-0"

1 NOT IN CONTRACT

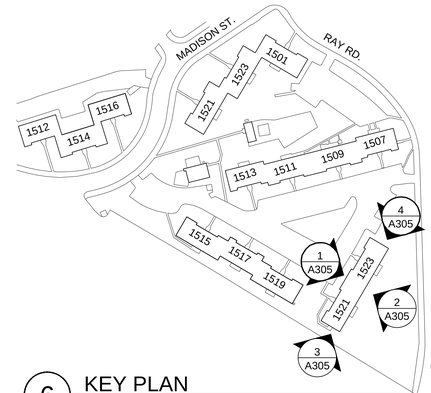
EXTERIOR WORK SCHEDULE

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1511 RAY ROAD	0	0	500	2	1	1
1513 RAY ROAD	1	1	500	3	1	1
1515 RAY ROAD	0	0	0	0	0	0
1517 RAY ROAD	0	0	0	0	0	0
1519 RAY ROAD	0	0	0	0	0	0
1521 RAY ROAD	0	0	0	0	0	0
1523 RAY ROAD	0	0	0	0	0	0
1512 MADISON STREET	0	0	0	0	0	0
1514 MADISON STREET	0	0	0	0	0	0
1516 MADISON STREET	0	0	0	0	0	0
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5 KEYED NOTES

NOT TO SCALE



6 KEY PLAN

NOT TO SCALE

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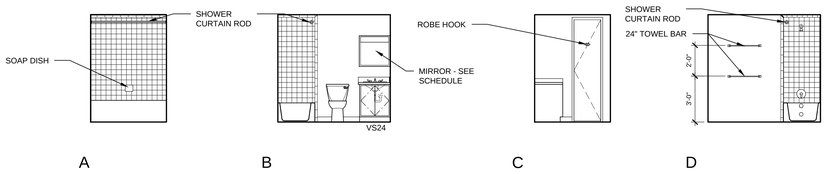
ROSS Development & Investment

Owner	Architect	Contractor	Surety

Building 5 Elevations

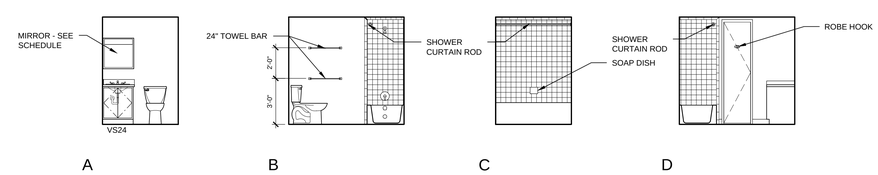
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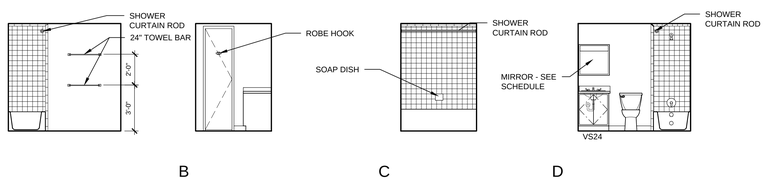
1 DWELLING UNIT TYPE 0.1a - BATHROOM ELEVATIONS

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



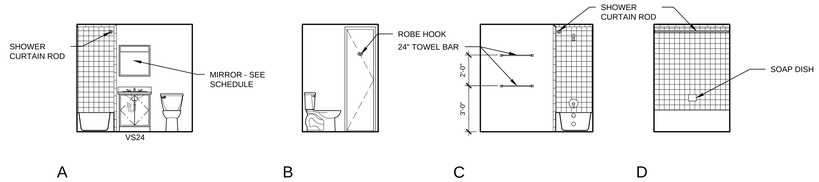
2 DWELLING UNIT TYPE 1.1a - BATHROOM ELEVATIONS

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



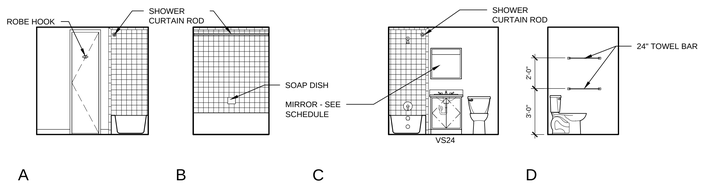
3 DWELLING UNIT TYPE 1.1b - BATHROOM ELEVATIONS

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



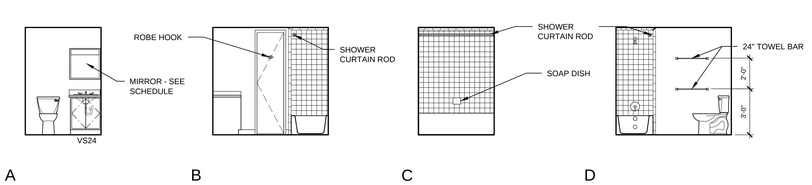
4 DWELLING UNIT TYPE 2.1a, 3.15a - BATHROOM ELEVATIONS

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



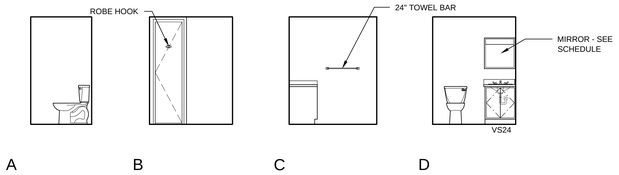
5 DWELLING UNIT TYPE 2.1b, 3.1a - BATHROOM ELEVATIONS

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



6 DWELLING UNIT TYPE 2.1c - BATHROOM ELEVATIONS

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



7 DWELLING UNIT TYPE 3.15a - BATHROOM ELEVATIONS

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

WASHROOM ACCESSORIES					
	ACCESSORY	BOBRICK MODEL	BRADLEY MODEL	MOUNTING HEIGHT	REMARKS
A	TOILET PAPER HOLDER	B-6867	5234	20" A.F.F.	
B	MIRROR				NUTONE 124LP
C	ROBE HOOK	B-6727	9124	44" A.F.F.	
D	TOWEL BAR (24")	B-673x24			
E	SHOWER CURTAIN ROD	B-6107	9538	TOP OF BAR 144" A.F.F.	
F	VITREOUS CHINA SOAP DISH				
G	TOWEL BAR (18")	B-673x18			

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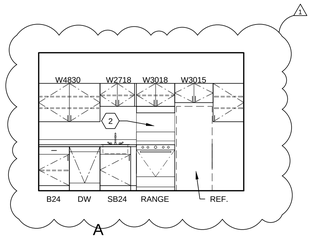
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CIVIL ENGINEER:
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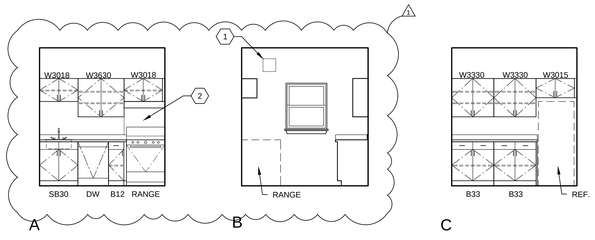
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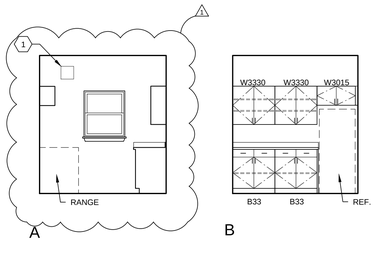
1 DWELLING UNIT TYPE 0.1a - KITCHEN ELEVATIONS

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



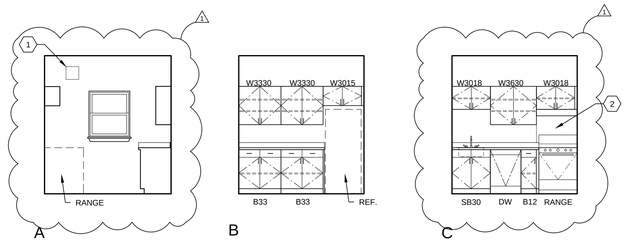
2 DWELLING UNIT TYPE 1.1a - KITCHEN ELEVATIONS

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



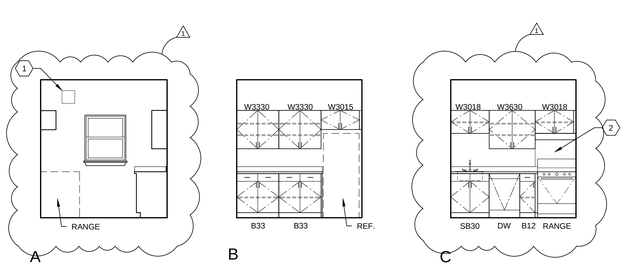
3 DWELLING UNIT TYPE 1.1b - KITCHEN ELEVATIONS

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



4 DWELLING UNIT TYPE 2.1a - KITCHEN ELEVATIONS

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



5 DWELLING UNIT TYPE 2.1b - KITCHEN ELEVATIONS

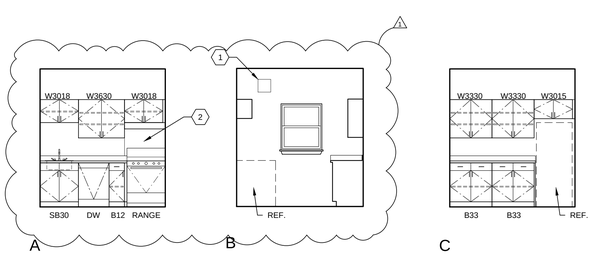
SCALE: 1/4" = 1'-0"

6 DWELLING UNIT TYPE 2.1c - KITCHEN ELEVATIONS

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

7 DWELLING UNIT TYPE 3.1a - KITCHEN ELEVATIONS

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



8 DWELLING UNIT TYPE 3.15a - KITCHEN ELEVATIONS

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

1 THRU WALL EXHAUST FAN - REMOVE AND REPLACE PER THE SURVEY MANUAL..

2 PROVIDE PRE-FINISHED ALUMINUM GREASE SHIELDS ON BOTH BACK AND SIDE WALLS.

9 KITCHEN KEYED NOTES

NOT TO SCALE

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Architect's Project Number:	1204
100% DOCUMENTS	7.24.2012
1 100% DOCUMENTS REV.	12.12.2012

Renovation of:
Overlook Apartments
1514 Madison Street
Hyattsville, Maryland 20782

Maintenance Repairs

DRAWING PACKAGE
1 of 4

For:
Madison Hyattsville, LLC
7910 Woodmont Avenue, Suite 350
Bethesda, Maryland 20814

ROSS
Development & Investment

Owner	Architect	Contractor	Surety

Interior Elevations - Typical Unit Kitchens

A6.1.2

Plot Date: 12.12.2012 - 4:16 PM
Save Date: 12.11.2012 - 5:01 PM
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DWELLING UNIT DOOR SCHEDULE

DOOR NUMBER	PAIR	SIZE	DOOR ELEV.	MATERIAL	FINISH	GLAZING	RATING (MINUTES)	FRAME MATERIAL	FINISH	GLAZING	DETAIL	HARDWARE	RATING (MINUTES)	FRAME ELEV.	REMARKS
TYPICAL DWELLING UNITS															
U01	-	3'-0"x6'-8"x1-3/4"	2P	INSUL. HM	PTD.	-	90	HM	PTD.	-		A-1	90	HM2	
U02	-	3'-0"x6'-8"x1-3/8"	2P	HCW	PTD.	-	-	PHW	PTD.	-		A-2	-	PHW	
U02a	-	3'-0"x6'-8"x1-3/8"	2P	HCW	PTD.	-		PHW	PTD.	-		A-2		PHW	
U03	-	2'-10"x6'-8"x1-3/8"	2P	HCW	PTD.	-	-	PHW	PTD.	-		A-2	-	PHW	
U03a	-	2'-10"x6'-8"x1-3/8"	2P	HCW	PTD.	-	-	PHW	PTD.	-		A-3	-	PHW	
U04	-	2'-8"x6'-8"x1-3/8"	2P	HCW	PTD.	-	-	PHW	PTD.	-		A-2	-	PHW	
U04a	-	2'-8"x6'-8"x1-3/8"	2P	HCW	PTD.	-	-	PHW	PTD.	-		A-3	-	PHW	
U05	-	2'-6"x6'-8"x1-3/8"	2P	HCW	PTD.	-	-	PHW	PTD.	-		A-2	-	PHW	
U05a	-	2'-6"x6'-8"x1-3/8"	2P	HCW	PTD.	-	-	PHW	PTD.	-		A-3	-	PHW	
U06	-	2'-4"x6'-8"x1-3/8"	2P	HCW	PTD.	-	-	PHW	PTD.	-		A-2	-	PHW	
U06a	-	2'-4"x6'-8"x1-3/8"	2P	HCW	PTD.	-	-	PHW	PTD.	-		A-3	-	PHW	
U07	-	2'-2"x6'-8"x1-3/8"	2P	HCW	PTD.	-	-	PHW	PTD.	-		A-2	-	PHW	
U07a	-	2'-2"x6'-8"x1-3/8"	2P	HCW	PTD.	-	-	PHW	PTD.	-		A-3	-	PHW	
U07b	-	2'-2"x6'-8"x1-3/8"	2P	HCW	PTD.	-	-	PHW	PTD.	-		A-2	-	PHW	
U08	-	2'-0"x6'-8"x1-3/8"	2P	HCW	PTD.	-	-	PHW	PTD.	-		A-3	-	PHW	
U08L	-	2'-0"x6'-8"x1-3/8"	FL	HCW	PTD.	-	-	PHW	PTD.	-			-	PHW	
U09	-	1'-10"x6'-8"x1-3/8"	FL	HCW	PTD.	-	-	PHW	PTD.	-		A-4	-	PHW	
U10	-	1'-8"x6'-8"x1-3/8"	2P	HCW	PTD.	-	-	PHW	PTD.	-		A-2	-	PHW	
U10L	-	1'-8"x6'-8"x1-3/8"	L	HCW	PTD.	-	-	PHW	PTD.	-			-	PHW	
U11	-	1'-6"x6'-8"x1-3/8"	2P	HCW	PTD.	-	-	PHW	PTD.	-		A-2	-	PHW	
U12	-	1'-4"x6'-8"x1-3/8"	2P	HCW	PTD.	-	-	PHW	PTD.	-		A-2	-	PHW	
U13	-	1'-2"x6'-8"x1-3/8"	2P	HCW	PTD.	-	-	PHW	PTD.	-		A-2	-	PHW	
U14	-	1'-0"x6'-8"x1-3/8"	2P	HCW	PTD.	-	-	PHW	PTD.	-		A-2	-	PHW	
UD01	Y	6'-0"x6'-8"x1-3/8"	2P	HCW	PTD.	-	-	PHW	PTD.	-		A-5	-	PHW	
UD02	Y	5'-8"x6'-8"x1-3/8"	2P	HCW	PTD.	-	-	PHW	PTD.	-		A-5	-	PHW	
UD03	Y	5'-4"x6'-8"x1-3/8"	2P	HCW	PTD.	-	-	PHW	PTD.	-		A-5	-	PHW	
UD04	Y	5'-0"x6'-8"x1-3/8"	2P	HCW	PTD.	-	-	PHW	PTD.	-		A-5	-	PHW	
UD05	Y	4'-8"x6'-8"x1-3/8"	2P	HCW	PTD.	-	-	PHW	PTD.	-		A-5	-	PHW	
UD06	Y	4'-4"x6'-8"x1-3/8"	2P	HCW	PTD.	-	-	PHW	PTD.	-		A-5	-	PHW	
UD07	Y	4'-0"x6'-8"x1-3/8"	2P	HCW	PTD.	-	-	PHW	PTD.	-		A-5	-	PHW	
UD08	Y	3'9"x6'-8"x1-3/8"	2P	HCW	PTD.	-	-	PHW	PTD.	-		A-5	-	PHW	
UD09	Y	3'4"x6'-8"x1-3/8"	2P	HCW	PTD.	-	-	PHW	PTD.	-		A-5	-	PHW	
UD10	Y	3'0"x6'-8"x1-3/8"	2P	HCW	PTD.	-	-	PHW	PTD.	-		A-5	-	PHW	
UB01	Y	6'-0"x6'-8"x1-3/8"	2P	HCW	PTD.	-	-	PHW	PTD.	-		A-7	-	PHW	
UB02	Y	5'-8"x6'-8"x1-3/8"	2P	HCW	PTD.	-	-	PHW	PTD.	-		A-7	-	PHW	
UB03	Y	5'-4"x6'-8"x1-3/8"	2P	HCW	PTD.	-	-	PHW	PTD.	-		A-7	-	PHW	
UB04	Y	5'-0"x6'-8"x1-3/8"	2P	HCW	PTD.	-	-	PHW	PTD.	-		A-7	-	PHW	
UB05	Y	4'-8"x6'-8"x1-3/8"	2P	HCW	PTD.	-	-	PHW	PTD.	-		A-7	-	PHW	
UB06	Y	4'-4"x6'-8"x1-3/8"	2P	HCW	PTD.	-	-	PHW	PTD.	-		A-7	-	PHW	
UB07	Y	4'-0"x6'-8"x1-3/8"	2P	HCW	PTD.	-	-	PHW	PTD.	-		A-7	-	PHW	

NOTES:

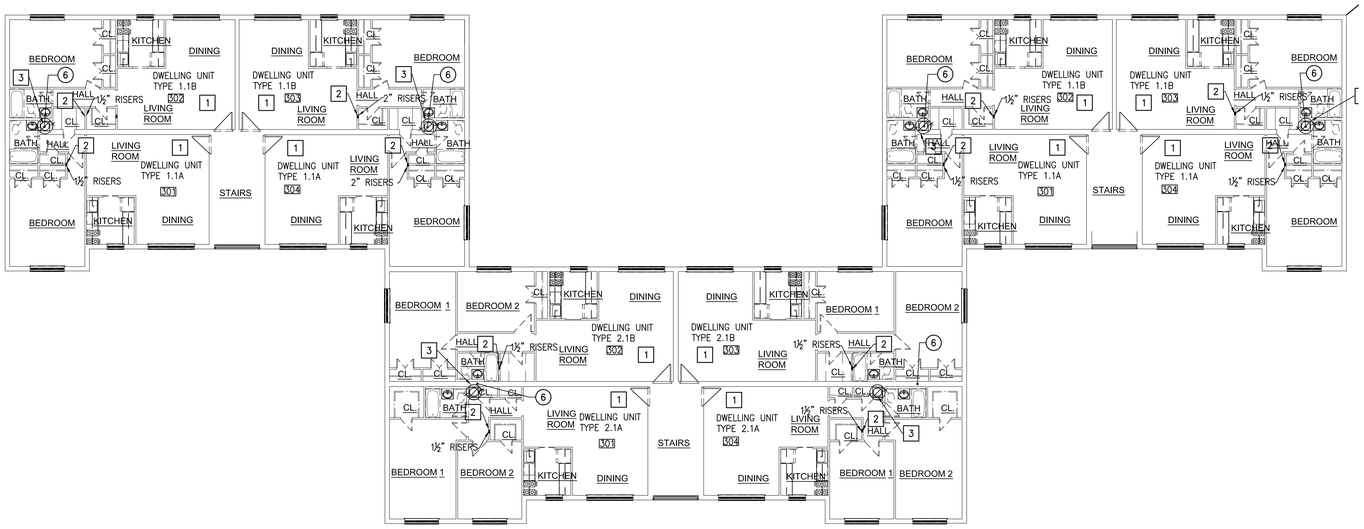
1) WHERE NEW DOORS AND FRAMES ARE SCHEDULED FOR EXISTING OPENINGS, CONTRACTOR SHALL VERIFY EACH AND EVERY OPENING PRIOR TO PREPARATION OF SUBMITTAL AND ORDERING OF DOORS AND FRAMES.
2) NOT ALL DOORS LISTED IN DWELLING UNIT DOOR SCHEDULE APPEAR IN PROJECT. REFER DWELLING UNIT PLANS FOR APPLICABLE DOORS.
3) EGRESS DOOR HARDWARE SHALL BE LEVER TYPE AND SHALL NOT REQUIRE KEYS OR SPECIAL KNOWLEDGE FOR OPERATION AND SHALL FREELY RELEASE IN THE DIRECTION OF EGRESS .
4) CONTRACTOR TO VERIFY ALL FINISHES AND MATERIALS WITH OWNER PRIOR TO ORDERING OR FABRICATION.

ABBREVIATIONS

HCW	HOLLOW CORE WOOD
HM	HOLLOW METAL
INSUL.	INSULATED
PHW	PRE-HUNG WOOD
PTD.	PAINTED
SCW	SOLID CORE WOOD
TEMP.	TEMPERED
BYP	BY-PASS PAIR

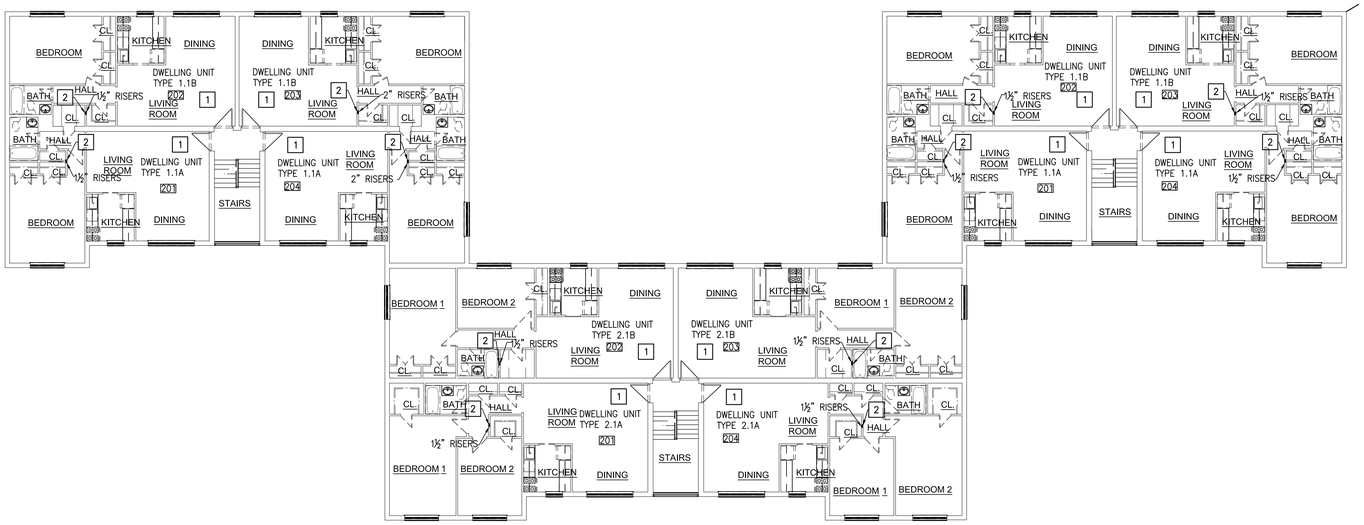
HARDWARE SCHEDULE

| | Hanging Device (Hinges) | | | | | | | | | | | Closing Device | | Operating Trim | | | | | | | | | | | | | | | | | | Electronic Security (Note 6, 7 & 8) | | | | | | | | Misc. | | | | | | | | | | | | | | | | | |



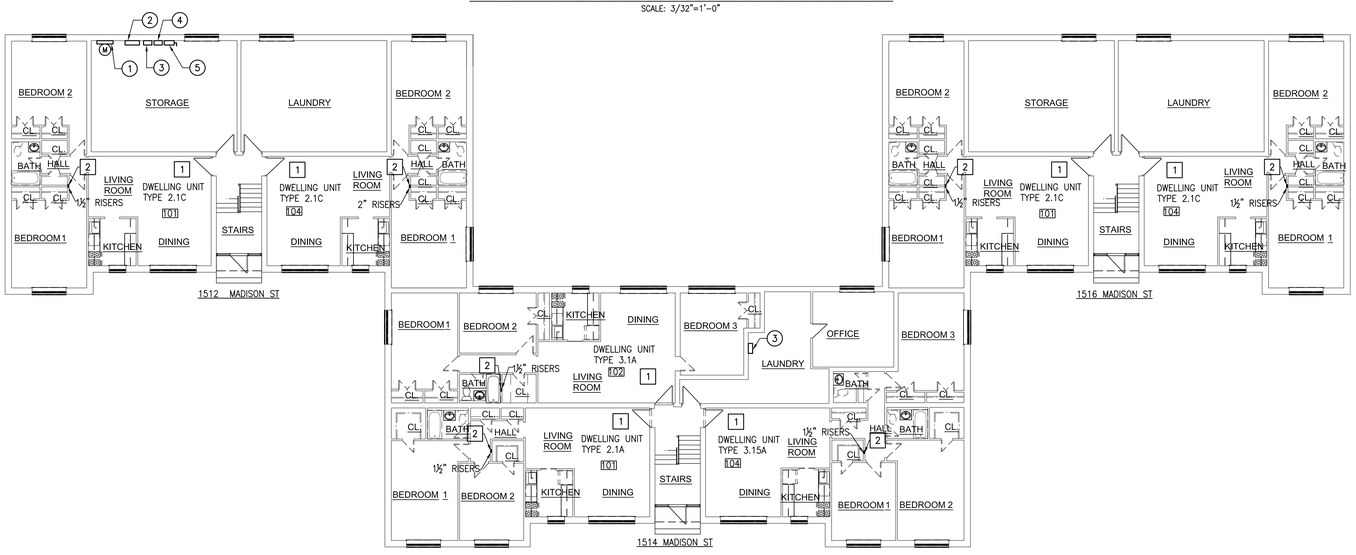
BUILDING #1 THIRD FLOOR DEMOLITION PLAN

SCALE: 3/32"=1'-0"



BUILDING #1 SECOND FLOOR DEMOLITION PLAN

SCALE: 3/32"=1'-0"



BUILDING #1 FIRST FLOOR DEMOLITION PLAN

SCALE: 3/32"=1'-0"

GENERAL MECHANICAL DEMOLITION NOTES

(APPLY TO ALL DEMOLITION DRAWINGS)

A. ALL WORK SHOWN ON DEMOLITION PLAN IS EXISTING AND TO REMAIN UNLESS OTHERWISE INDICATED.

B. PROCEDURES: PRIOR TO THE START OF CONSTRUCTION, THE PROCEDURES PROPOSED FOR THE ACCOMPLISHMENT OF SALVAGE AND DEMOLITION WORK SHALL BE SUBMITTED IN WRITING, TO THE OWNER'S REPRESENTATIVE, FOR HIS APPROVAL. THE PROCEDURES SHALL PROVIDE FOR SAFE CONDUCT FOR THE WORK, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS SPECIFIED TO BE SALVAGED, PROTECTION OF PROPERTY WHICH IS TO REMAIN UNDISTURBED, COORDINATION WITH OTHER WORK IN PROGRESS, AND TIMELY DISCONNECTION OF SERVICES. THE PROCEDURES SHALL INCLUDE A DETAILED DESCRIPTION OF THE METHODS AND EQUIPMENT TO BE USED FOR EACH OPERATION AND THE SEQUENCE OF OPERATION.

C. PROTECTION OF EXISTING WORK: EXISTING WORK TO REMAIN SHALL BE PROTECTED FROM DAMAGE. WORK DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. COVER EQUIPMENT AS NECESSARY TO PROTECT IT FROM DUST AND DEBRIS. FLOORS TO REMAIN SHALL BE COVERED TO PROTECT THEM FROM DAMAGE. AT THE END OF EACH WORKING DAY AND DURING INCLEMENT WEATHER, CLOSE EXTERIOR OPENINGS WITH WEATHER-PROOF COVERS.

D. DISPOSITIONS OF MATERIALS: ALL REMOVED EQUIPMENT SHALL BE TURNED OVER TO THE OWNER AT A DESIGNATED POINT WITHIN THE PROPERTY. THE CONTRACTOR SHALL HAUL ALL DEMOLISHED EQUIPMENT AFTER AUTHORIZED TO DO SO BY THE OWNER.

E. MATERIALS: TITLE TO MATERIALS AND EQUIPMENT TO BE DEMOLISHED IS VESTED IN THE OWNER UPON RECEIPT OF NOTICE TO PROCEED. THE OWNER WILL NOT BE RESPONSIBLE FOR THE CONDITION, LOSS OR DAMAGE TO SUCH PROPERTY AFTER NOTICE TO PROCEED.

F. CLEAN-UP: REMOVE DEBRIS AND RUBBISH FROM THE SITE AT THE END OF EACH WORKING DAY.

G. IF DURING CONSTRUCTION, ANY HAZARDOUS MATERIALS ARE ENCOUNTERED SUCH AS LEAD, ASBESTOS ETC. THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE OWNER IMMEDIATELY. THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK UNTIL AUTHORIZED TO DO SO, IN WRITING, BY THE OWNER.

REFERENCE MECHANICAL DEMOLITION NOTES

1. FOR DEMOLITION WORK IN THIS APARTMENT REFER TO 1/4" SCALE UNIT DEMOLITION DRAWINGS.
2. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION AND SIZES OF DUAL TEMPERATURE SUPPLY, RETURN AND CONDENSATE RISERS AND LATERAL PIPES. PROVIDE A RED-LINE SET OF DRAWINGS FOR EACH INDIVIDUAL BUILDING CONFIRMING INFORMATION SHOWN OF THE DRAWINGS. REPORT TO OWNER/ARCHITECT IN WRITING ANY DISCREPANCIES FOUND FROM INFORMATION SHOWN ON THE DRAWINGS. AFTER APPROVAL BY ARCHITECT, REMOVE EXISTING DUAL TEMPERATURE SUPPLY, RETURN & CONDENSATE RISERS AND LATERAL BRANCHES ABOVE GROUND.
3. REMOVE TOILET EXHAUST FAN COMPLETE WITH ROOF CURB, RELATED CONTROLS AND POWER BACK TO SOURCE. PREPARE AREA FOR INSTALLATION OF NEW FAN.

REFERENCE ELECTRICAL DEMOLITION NOTES

1. REMOVE C/T CABINET.
2. REMOVE TWO MAIN DISCONNECT SWITCHES SERVING EACH EXISTING DISTRIBUTION PANEL (SERVING APARTMENTS AND COMMON LOADS).
3. DISTRIBUTION PANEL SERVING APARTMENT AND COMMON LOADS SHALL REMAIN AND BE RECONNECTED TO NEW SERVICE. REMOVE ALL APARTMENT FEEDERS AND ASSOCIATED BREAKERS (40A TYPICAL). ALL COMMON LOADS (RECEPTACLES, LAUNDRY, LIGHTING ETC.) SHALL REMAIN. SEE NEW WORK PLANS/ POWER RISER DIAGRAMS.
4. EXTERIORLIGHTING CONNTACTOR SHALL REMAIN AND BE CONNECTED TO NEW SERVICE. SEE NEW WORK PLANS/ POWER RISER DIAGRAMS.
5. EMERGENCY LIGHTING/ PULL STATION SYSTEM SHALL REMAIN AND BE CONNECTED TO NEW SERVICE. SEE NEW WORK PLANS/ POWER RISERS DIAGRAMS.
6. DISCONNECT ROOF VENTILATOR, REMOVE DISCONNECT SWITCH & WIRING BACK TO SOURCE. PROVIDE NEW EQUIPMENT, SEE NEW WORK PLANS.

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STRUCTURAL ENGINEER:
Allgaier Mendenhall Smith
5235 Westview Drive, Suite 100
Frederick, Maryland 21703
240.629.2190



100% DOCUMENTS
JULY 24, 2012

Architect's Project Number:	1204
PERMIT SET	6.5.2012
100% DOCUMENTS	7.24.2012

Renovation of:
Overlook Apartments
1514 Madison Street
Hyattsville, Maryland 20782

Maintenance Repairs

DRAWING PACKAGE
1 of 4

For:
Madison Hyattsville, LLC
7910 Woodmont Avenue, Suite 350
Bethesda, Maryland 20814

ROSS Development & Investment

Owner	Architect	Contractor	Surety

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 13956, expiration date 2012-09-23.

BUILDING #1 DEMOLITION PLANS

D-1

BUILDING #2 THIRD FLOOR DEMOLITION PLAN

SCALE: 3/32"=1'-0"

BUILDING #2 SECOND FLOOR DEMOLITION PLAN

SCALE: 3/32"=1'-0"

BUILDING #2 FIRST FLOOR DEMOLITION PLAN

SCALE: 3/32"=1'-0"

REFERENCE MECHANICAL DEMOLITION NOTES

1. FOR DEMOLITION WORK IN THIS APARTMENT REFER TO 1/4" SCALE UNIT DEMOLITION DRAWINGS.
2. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION AND SIZES OF DUAL TEMPERATURE SUPPLY, RETURN AND CONDENSATE RISERS AND LATERAL PIPES. PROVIDE A RED-LINE SET OF DRAWINGS FOR EACH INDIVIDUAL BUILDING CONFIRMING INFORMATION SHOWN OF THE DRAWINGS. REPORT TO OWNER/ARCHITECT IN WRITING ANY DISCREPANCIES FOUND FROM INFORMATION SHOWN ON THE DRAWINGS. AFTER APPROVAL BY ARCHITECT, REMOVE EXISTING DUAL TEMPERATURE SUPPLY, RETURN & CONDENSATE RISERS AND LATERAL BRANCHES ABOVE GROUND.
3. REMOVE TOILET EXHAUST FAN COMPLETE WITH ROOF CURB, RELATED CONTROLS AND POWER BACK TO SOURCE. PREPARE AREA FOR INSTALLATION OF NEW FAN.

REFERENCE ELECTRICAL DEMOLITION NOTES

1. REMOVE C/T CABINET.
2. REMOVE TWO MAIN DISCONNECT SWITCHES SERVING EACH EXISTING DISTRIBUTION PANEL (SERVING APARTMENTS AND COMMON LOADS).
3. DISTRIBUTION PANEL SERVING APARTMENTS AND COMMON LOADS SHALL REMAIN AND BE RECONNECTED TO NEW SERVICE. REMOVE ALL APARTMENT FEEDERS AND ASSOCIATED BREAKERS (40A TYPICAL). ALL COMMON LOADS (RECEPTACLES, LAUNDRY, LIGHTING ETC.) SHALL REMAIN. SEE NEW WORK PLANS/POWER RISERS DIAGRAMS.
4. EXTERIOR LIGHTING CONTACTOR SHALL REMAIN AND BE CONNECTED TO NEW SERVICE. SEE NEW WORK PLANS/POWER RISERS DIAGRAMS.
5. EMERGENCY LIGHTING/PULL STATION SYSTEM SHALL REMAIN AND BE CONNECTED TO NEW SERVICE. SEE NEW WORK PLANS/POWER RISERS DIAGRAMS.
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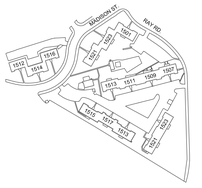
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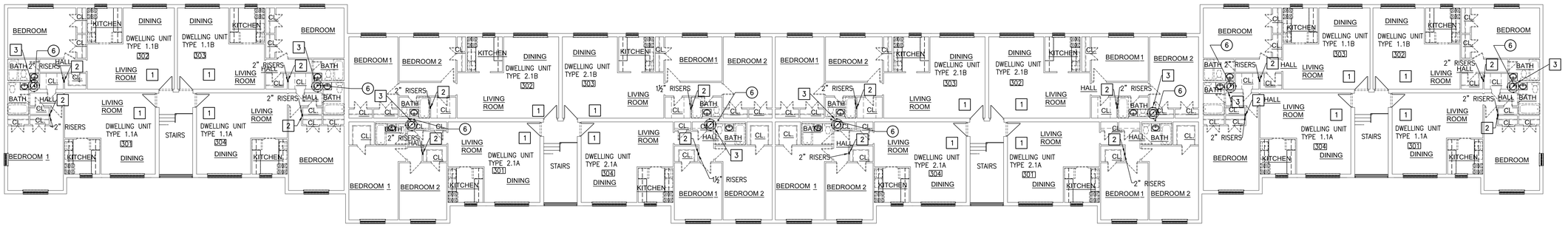
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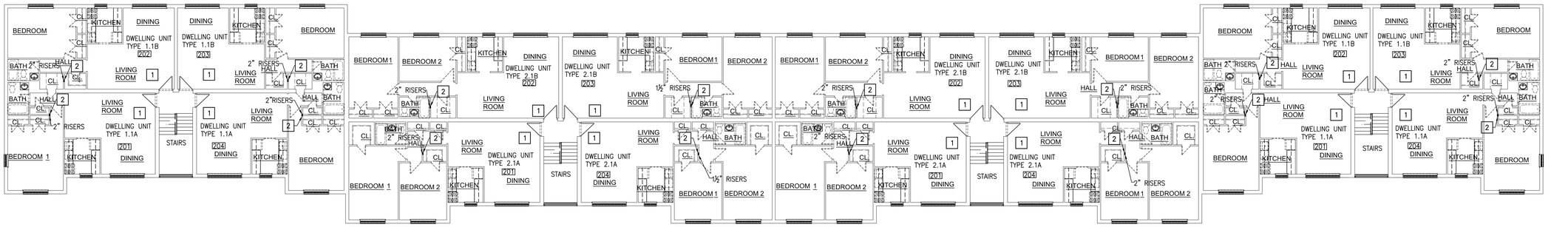
BUILDING # 2 DEMOLITION PLANS

D-2



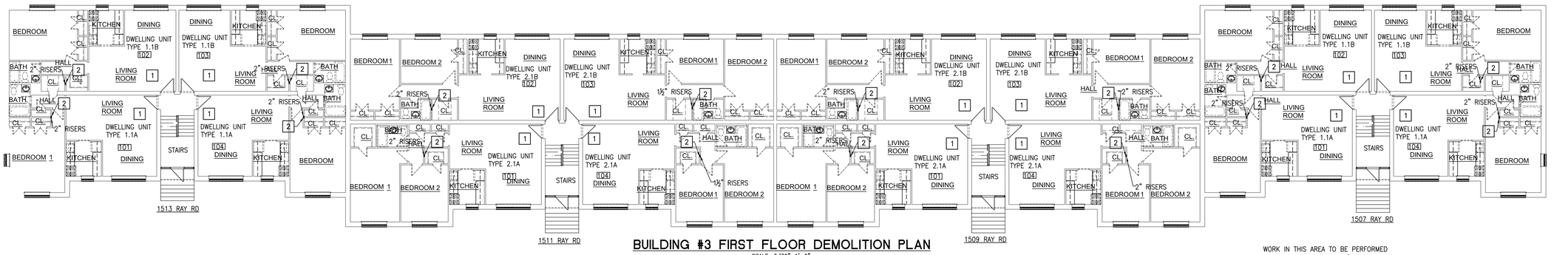
BUILDING #3 THIRD FLOOR DEMOLITION PLAN

SCALE: 3/32"=1'-0"



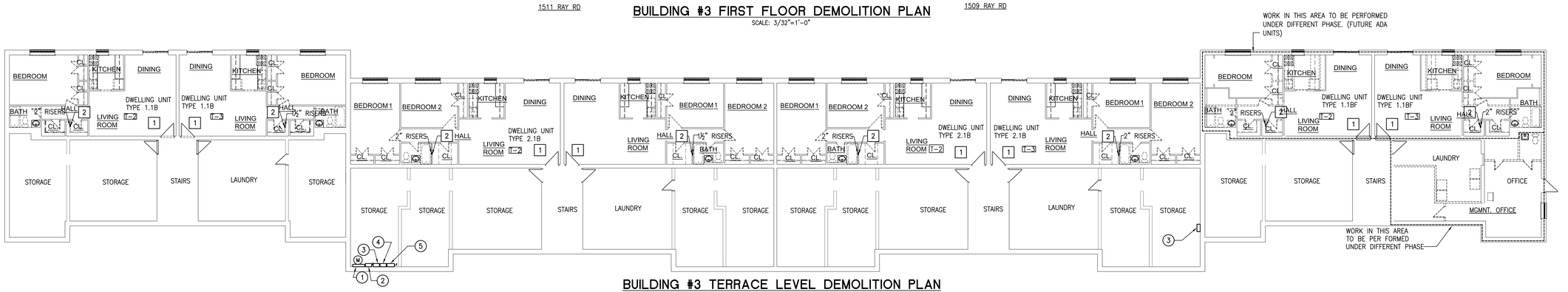
BUILDING #3 SECOND FLOOR DEMOLITION PLAN

SCALE: 3/32"=1'-0"



BUILDING #3 FIRST FLOOR DEMOLITION PLAN

SCALE: 3/32"=1'-0"



BUILDING #3 TERRACE LEVEL DEMOLITION PLAN

SCALE: 3/32"=1'-0"

REFERENCE ELECTRICAL DEMOLITION NOTES

1. REMOVE C/T CABINET.
2. REMOVE TWO MAIN DISCONNECT SWITCHES SERVING EACH EXISTING DISTRIBUTION PANEL (SERVING APARTMENTS AND COMMON LOADS).
3. DISTRIBUTION PANEL SERVING APARTMENTS AND COMMON LOADS SHALL REMAIN AND BE RECONNECTED TO NEW SERVICE. REMOVE ALL APARTMENT FEEDERS AND ASSOCIATED BREAKERS (40A TYPICAL). ALL COMMON LOADS (RECEPTACLES, LAUNDRY, LIGHTING ETC.) SHALL REMAIN. SEE NEW WORK PLANS/POWER RISERS DIAGRAMS.
4. EXTERIOR LIGHTING CONTACTOR SHALL REMAIN AND BE CONNECTED TO NEW SERVICE. SEE NEW WORK PLANS/POWER RISERS DIAGRAMS.
5. EMERGENCY LIGHTING/PULL STATION SYSTEM SHALL REMAIN AND BE CONNECTED TO NEW SERVICE. SEE NEW WORK PLANS/POWER RISERS DIAGRAMS.
6. DISCONNECT ROOF VENTILATOR, REMOVE DISCONNECT SWITCH & WIRING BACK TO SOURCE. PROVIDE NEW EQUIPMENT, SEE NEW WORK PLANS.

REFERENCE MECHANICAL DEMOLITION NOTES

1. FOR DEMOLITION WORK IN THIS APARTMENT REFER TO 1/4" SCALE UNIT DEMOLITION DRAWINGS.
2. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION AND SIZES OF DUAL TEMPERATURE SUPPLY, RETURN AND CONDENSATE RISERS AND LATERAL PIPES. PROVIDE A RED-LINE SET OF DRAWINGS FOR EACH INDIVIDUAL BUILDING CONFIRMING INFORMATION SHOWN OF THE DRAWINGS. REPORT TO OWNER/ARCHITECT IN WRITING ANY DISCREPANCIES FOUND FROM INFORMATION SHOWN ON THE DRAWINGS. AFTER APPROVAL BY ARCHITECT, REMOVE EXISTING DUAL TEMPERATURE SUPPLY, RETURN & CONDENSATE RISERS AND LATERAL BRANCHES ABOVE GROUND.
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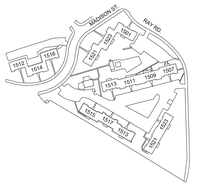
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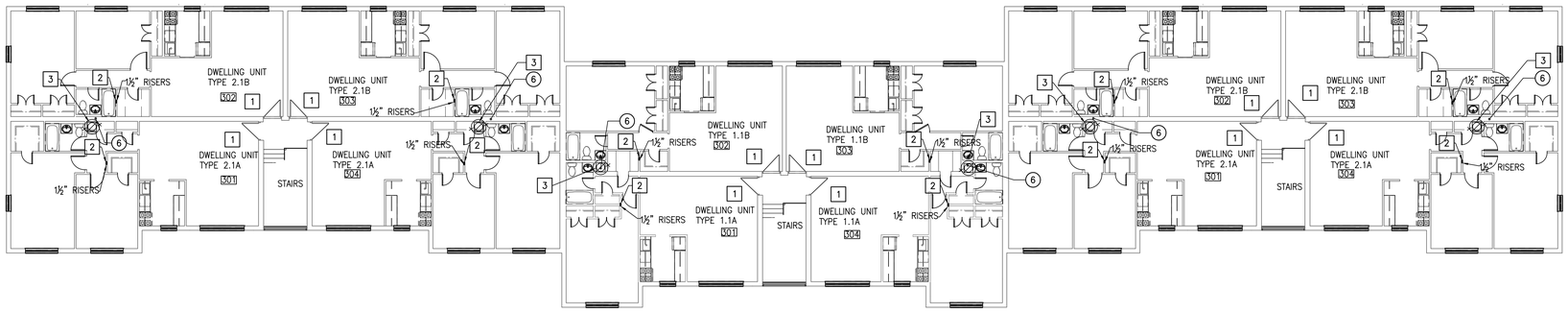
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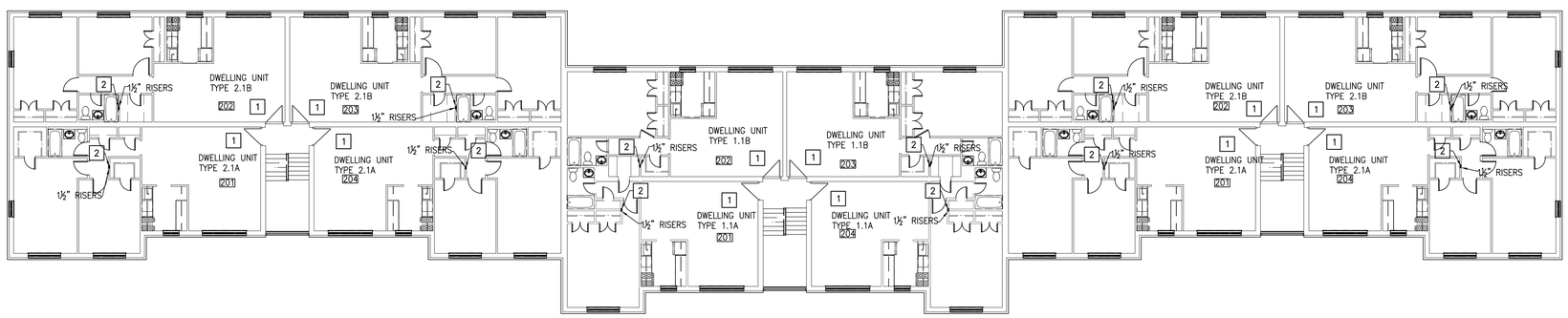
BUILDING # 3 DEMOLITION PLANS

D-3



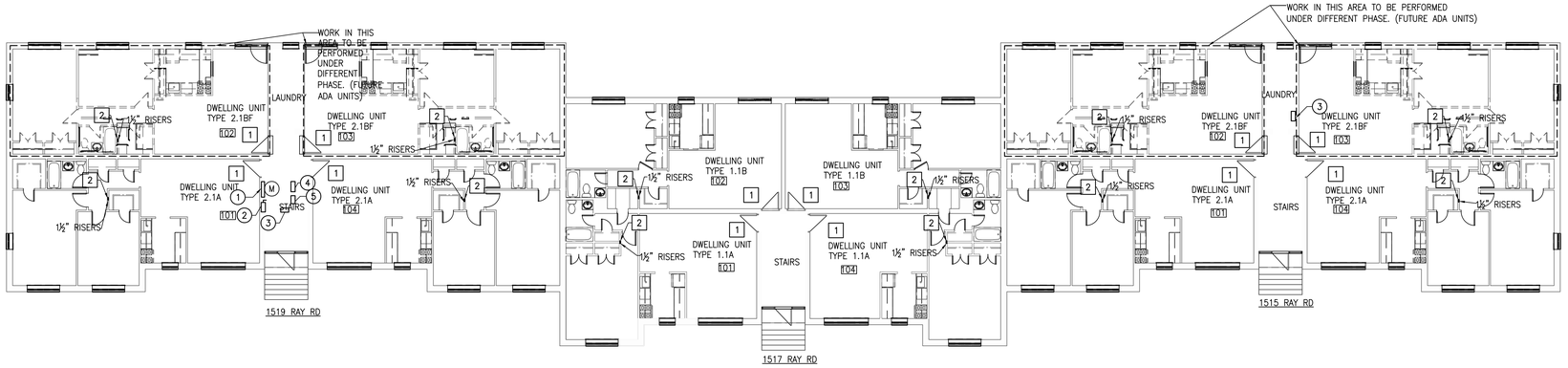
BUILDING #4 THIRD FLOOR DEMOLITION PLAN

SCALE: 3/32"=1'-0"



BUILDING #4 SECOND FLOOR DEMOLITION PLAN

SCALE: 3/32"=1'-0"



BUILDING #4 FIRST FLOOR DEMOLITION PLAN

SCALE: 3/32"=1'-0"

REFERENCE ELECTRICAL DEMOLITION NOTES

1. REMOVE C/T CABINET.
2. REMOVE TWO MAIN DISCONNECT SWITCHES SERVING EACH EXISTING DISTRIBUTION PANEL (SERVING APARTMENTS AND COMMON LOADS).
3. REMOVE DISTRIBUTION PANEL SERVING APARTMENTS AND COMMON LOADS. PROVIDE BOX TO CONNECT TO NEW PANEL. SEE NEW WORK PLANS.
4. EXTERIOR LIGHTING CONTACTOR SHALL REMAIN AND BE CONNECTED TO NEW SERVICE. SEE NEW WORK PLANS/POWER RISERS DIAGRAMS.
5. EMERGENCY LIGHTING/PULL STATION SYSTEM SHALL REMAIN AND BE CONNECTED TO NEW SERVICE. SEE NEW WORK PLANS/POWER RISERS DIAGRAMS.
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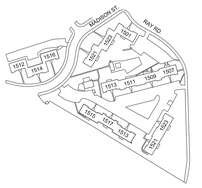
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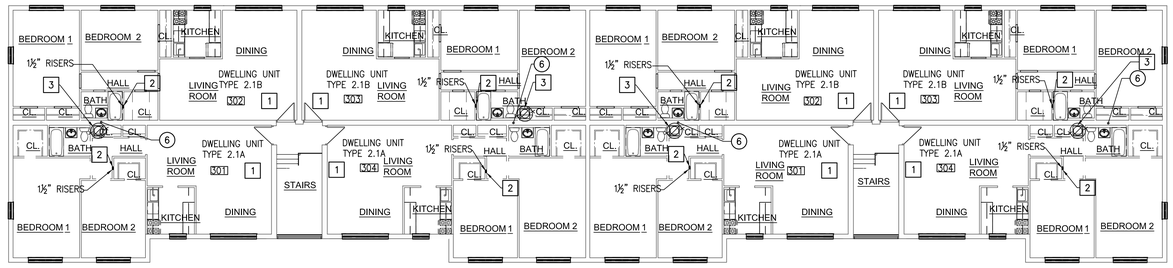
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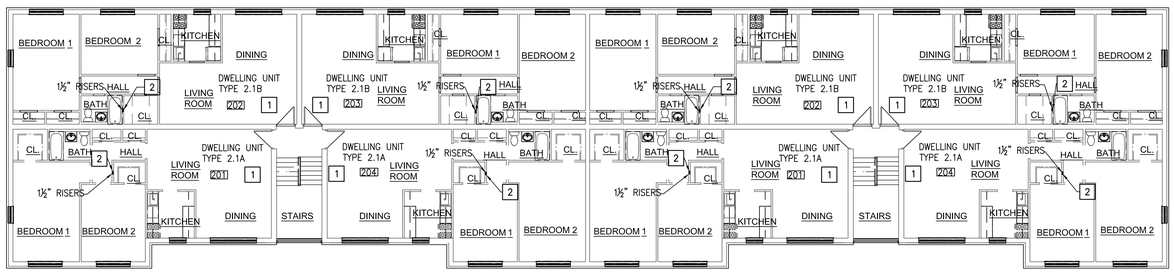
BUILDING # 4 DEMOLITION PLANS

D-4



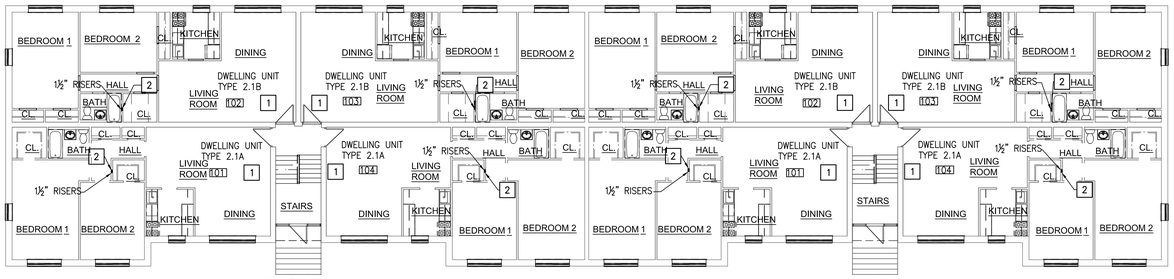
BUILDING #5 THIRD FLOOR DEMOLITION PLAN

SCALE: 3/32"=1'-0"



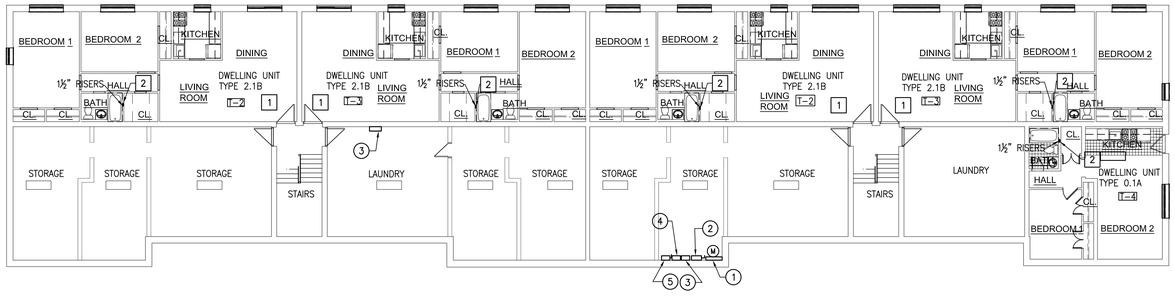
BUILDING #5 SECOND FLOOR DEMOLITION PLAN

SCALE: 3/32"=1'-0"



BUILDING #5 FIRST FLOOR DEMOLITION PLAN

SCALE: 3/32"=1'-0"



BUILDING #5 TERRACE LEVEL DEMOLITION PLAN

SCALE: 3/32"=1'-0"

REFERENCE MECHANICAL DEMOLITION NOTES

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2. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION AND SIZES OF DUAL TEMPERATURE SUPPLY, RETURN AND CONDENSATE RISERS AND LATERAL PIPES. PROVIDE A RED-LINE SET OF DRAWINGS FOR EACH INDIVIDUAL BUILDING CONFIRMING INFORMATION SHOWN OF THE DRAWINGS. REPORT TO OWNER/ARCHITECT IN WRITING ANY DISCREPANCIES FOUND FROM INFORMATION SHOWN ON THE DRAWINGS. AFTER APPROVAL BY ARCHITECT, REMOVE EXISTING DUAL TEMPERATURE SUPPLY, RETURN & CONDENSATE RISERS AND LATERAL BRANCHES ABOVE GROUND.
3. REMOVE TOILET EXHAUST FAN COMPLETE WITH ROOF CURB, RELATED CONTROLS AND POWER BACK TO SOURCE. PREPARE AREA FOR INSTALLATION OF NEW FAN.

REFERENCE ELECTRICAL DEMOLITION NOTES

1. REMOVE C/T CABINET.
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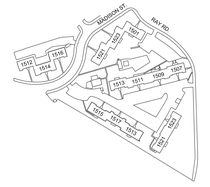
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BUILDING # 5
DEMOLITION PLANS

D-5

SEQUENCE OF OPERATION

MECHANICAL ROOM CP-1:

SUMMER OPERATION: CHANGE OVER TO SUMMER OPERATION IS MANUAL.
CHILLER CH-1: THE CHILLED WATER SYSTEM CONSISTS OF THE FOLLOWING:
- ONE (1) CHILLER
- ONE (1) DEDICATED CONSTANT FLOW CONDENSER WATER PUMP WITH VARIABLE FREQUENCY DRIVE
- ONE (1) COOLING TOWER WITH ONE OR TWO SPEED FAN (EXISTING INCLUDING CONTROLS)
- ONE (1) DEDICATED CONSTANT FLOW CHILLED WATER PUMP WITH VARIABLE FREQUENCY DRIVE
- ONE (1) STAND-BY PUMP WITH VARIABLE FREQUENCY DRIVE FOR CHILLED WATER OF CONDENSER WATER
- COOLING TOWER BYPASS VALVE (EXISTING INCLUDING CONTROLS)

PROVIDE AND INSTALL ALL COMPONENTS/ACCESSORIES NECESSARY TO ACHIEVE THE FOLLOWING SEQUENCE OF OPERATION:
THE VARIABLE FREQUENCY DRIVES ON THE PUMPS ARE FOR BALANCING PURPOSES ONLY.
THE CHILLER CONTROLLER PROVIDES CONTROL FOR THE START/STOP THOUGH A CONTACT CLOSURE OF THE MOTOR STARTERS OF THE DEDICATED CONSTANT FLOW CHILLED WATER PUMP AS WELL AS THE DEDICATED CONDENSER WATER PUMP. THE CHILLED WATER SYSTEM IS ENABLED ON A CONTACT CLOSURE FROM THE CHILLER. WHEN ENABLED, THE CONTROLLER STARTS THE CHILLER'S CHILLED WATER PUMP. WHEN THE CHILLED WATER SYSTEM IS DISABLED, THE CHILLED WATER PUMP WILL BE OFF UNLESS REQUESTED BY THE CHILLER.
AN EXISTING COOLING TOWER CONTROLLER CONTROLS THE CONDENSER WATER SETPOINT (ADJ.) BY CONTROLLING THE TOWER HIGH AND LOW FAN SPEED AND THE COOLING TOWER BYPASS VALVE.
THE CONDENSER WATER SYSTEM IS ENABLED ON A CONTACT CLOSURE FROM THE CHILLER. WHEN ENABLED, THE CONTROLLER STARTS THE CHILLER'S DEDICATED CONDENSER WATER PUMP AND ENABLES THE CONTROLS OF THE COOLING TOWER TO MAINTAIN THE ADJUSTABLE CONDENSER WATER SETPOINT BY CYCLING THE COOLING TOWER FAN(S) OR BY BY-PASSING THE COOLING TOWER VIA THE BY-PASS VALVE. WHEN THE CONDENSER WATER SYSTEM IS DISABLED, THE CONDENSER WATER PUMP AND COOLING TOWER FAN WILL BE OFF.
COOLING TOWER BYPASS CONTROL – INITIAL TEMPERATURE SETTING IS 65˚F (ADJ). WHEN THE CONDENSER WATER SYSTEM IS ENABLED, THE COOLING TOWER SHALL MAINTAIN THE ENTERING CONDENSER WATER TEMPERATURE BY FIRST MODULATING THE NORMALLY OPEN BYPASS VALVE, WITH NO WATER GOING TO THE TOWER. WHEN THE VALVE IS IN FULL TOWER BYPASS AND THE ENTERING CONDENSER WATER TEMPERATURE IS GREATER THAN THE ENTERING CONDENSER WATER TEMPERATURE SETPOINT MINUS 2 DEG. F (1.11 DEG. C), THE BYPASS VALVE BEGINS TO CLOSE WHICH BEGINS SENDING WATER TO THE COOLING TOWER. THE BYPASS VALVE CONTINUES TO MODULATE TO TRY AND MAINTAIN THE ENTERING CONDENSER WATER TEMPERATURE SETPOINT WITHOUT THE TOWER FANS. WHEN THE BYPASS VALVE IS FULLY OPEN TO THE TOWER AND THE ENTERING CONDENSER WATER TEMPERATURE REACHES 2 DEG. F (1.11 DEG. C) ABOVE THE SETPOINT, THE SETPOINT IS ACHIEVED BY OPERATING THE COOLING TOWER FANS TO MAINTAIN THE ENTERING CONDENSER WATER TEMPERATURE SETPOINT.
AFTER A POWER OUTAGE, THE CHILLED WATER SYSTEM SHALL RESET ITSELF AND RE-START.
COOLING TOWERS WITH SUMP TEMPERATURE SENSOR AND SUMP HEATER. COOLING TOWER SUMP HEATERS SHALL BE CONTROLLED TO MAINTAIN A SUMP TEMPERATURE OF 45 DEG. F (7.22 DEG. C) (ADJ.) WITH THE FOLLOWING SCHEDULE: ON (˚F) 45, OFF (˚F) 48

THE SUMP HEAT WILL ONLY BE ENABLED WHEN THE OUTDOOR TEMPERATURE IS BELOW 38˚F (3.33˚C) (ADJ.) AND THE SYSTEM IS DISABLED.

WINTER OPERATION: CHANGE OVER TO WINTER OPERATION IS MANUAL.
THE HOT WATER SYSTEM CONSISTS OF THE FOLLOWING:
- TWO (2) BOILERS (EXISTING INCLUDING CONTROLS)
- ONE (1) DEDICATED CONSTANT FLOW HOT WATER PUMP WITH VARIABLE FREQUENCY DRIVE (ALSO USED AS STAND-BY PUMP FOR CHILLED WATER OR CONDENSER WATER)
- ONE (1) BOILER PUMP FOR EACH BOILER FOR DOMESTIC HOT WATER GENERATION (EXISTING INCLUDING CONTROLS)
- ONE (1) THREE WAY BY-PASS VALVE (EXISTING INCLUDING CONTROLS)

THE EXISTING BOILERS HAVE PACKAGED CONTROLS TO MAINTAIN A DISCHARGE WATER TEMPERATURE OF 180˚F. THE EXISTING CONTROLS MODULATE THE EXISTING THREE WAY BY-PASS VALVE (HOT WATER FLOW) TO THE SYSTEM IN ACCORDANCE WITH A HOT WATER TEMPERATURE RESET SCHEDULE BASED ON OUTSIDE AIR TEMPERATURE (INITIAL SETTING (ADJUSTABLE) 180˚F HWS @10˚F OUTDOORS AND 100˚F HWS @60˚F OUTDOORS). EXISTING PUMPS FOR DOMESTIC WATER GENERATION RUN AS REQUIRED TO MAINTAIN WATER TEMPERATURE IN THE DOMESTIC WATER TANK SYSTEM.

REFRIGERANT MONITORING SYSTEM: UPON SENSING REFRIGERANT CONCENTRATION LEVELS IN THE MECHANICAL ROOM ABOVE THE SET POINT, THE SYSTEM SHALL AUTOMATICALLY START EXHAUST FAN F-2, DE-ENERGIZE THE TWO EXISTING BOILERS SO THAT NO COMBUSTION TAKES PLACE DURING THE EMERGENCY CONDITION, DE-ENERGIZE THE CHILLER CH-1, AND INITIATE THE AUDIBLE AND VISUAL ALARMS.
CHILLER CH-1 EMERGENCY SHUTOFF SWITCH: A CLEARLY IDENTIFIED SWITCH OF THE BREAK-GLASS TYPE OR WITH AN APPROVED TAMPER-RESISTANT COVER SHALL PROVIDE OFF-ONLY CONTROL OF THE CHILLER. REFER TO DRAWINGS FOR LOCATION.
EMERGENCY VENTILATION SYSTEM SWITCH: A CLEARLY IDENTIFIED SWITCH OF THE BREAK GLASS TYPE SHALL PROVIDE ON-ONLY CONTROL OF THE MACHINERY ROOM VENTILATION FAN F-2. REFER TO DRAWINGS FOR LOCATION.
MACHINERY ROOM EXHAUST FAN F-2: SHALL BE CONTROLLED BY HAND-OFF-AUTOMATIC SWITCH. IN THE HAND MODE, THE FAN SHALL RUN CONTINUOUSLY. IN THE AUTOMATIC MODE, THE FAN SHALL START BASED ON A SIGNAL FROM THE REFRIGERANT MONITORING SYSTEM. IN THE OFF MODE, THE FAN SHALL BE DE-ENERGIZED. FAN F-2 SHALL BE INTERLOCKED WITH ITS OWN MOTORIZED DAMPER AND WITH THE INTAKE LOUVER MOTORIZED DAMPER. THE DAMPERS SHALL OPEN ANYTIME THE FAN IS ENERGIZED AND SHALL CLOSE WHEN THE FAN IS DE-ENERGIZED.

MECHANICAL ROOM CP-2:

SUMMER OPERATION: CHANGE OVER TO SUMMER OPERATION IS MANUAL.
CHILLER CH-2: THE CHILLED WATER SYSTEM CONSISTS OF THE FOLLOWING:
- ONE (1) CHILLER
- ONE (1) DEDICATED CONSTANT FLOW CONDENSER WATER PUMP WITH VARIABLE FREQUENCY DRIVE
- ONE (1) COOLING TOWER WITH ONE OR TWO SPEED FAN (EXISTING INCLUDING CONTROLS)
- ONE (1) DEDICATED CONSTANT FLOW CHILLED/HOT WATER PUMP WITH VARIABLE FREQUENCY DRIVE
- COOLING TOWER BYPASS VALVE (NEW CONTROLS)

PROVIDE AND INSTALL ALL COMPONENTS/ACCESSORIES NECESSARY TO ACHIEVE THE FOLLOWING SEQUENCE OF OPERATION:
THE VARIABLE FREQUENCY DRIVES ON THE PUMPS ARE FOR BALANCING PURPOSES ONLY.
THE CHILLER CONTROLLER PROVIDES CONTROL FOR THE START/STOP THOUGH A CONTACT CLOSURE OF THE MOTOR STARTERS OF THE DEDICATED CONSTANT FLOW CHILLED WATER PUMP AS WELL AS THE DEDICATED CONDENSER WATER PUMP. THE CHILLED WATER SYSTEM IS ENABLED ON A CONTACT CLOSURE FROM THE CHILLER. WHEN ENABLED, THE CONTROLLER STARTS THE CHILLER'S CHILLED WATER PUMP. WHEN THE CHILLED WATER SYSTEM IS DISABLED, THE CHILLED WATER PUMP WILL BE OFF UNLESS REQUESTED BY THE CHILLER.
AN EXISTING COOLING TOWER CONTROLLER CONTROLS THE CONDENSER WATER SETPOINT (ADJ.) BY CONTROLLING THE TOWER HIGH AND LOW FAN SPEED AND THE COOLING TOWER BYPASS VALVE.
THE CONDENSER WATER SYSTEM IS ENABLED ON A CONTACT CLOSURE FROM THE CHILLER. WHEN ENABLED, THE CONTROLLER STARTS THE CHILLER'S DEDICATED CONDENSER WATER PUMP AND ENABLES THE CONTROLS OF THE COOLING TOWER TO MAINTAIN THE ADJUSTABLE CONDENSER WATER SETPOINT BY CYCLING THE COOLING TOWER FAN(S) OR BY BY-PASSING THE COOLING TOWER VIA THE BY-PASS VALVE. WHEN THE CONDENSER WATER SYSTEM IS DISABLED, THE CONDENSER WATER PUMP AND COOLING TOWER FAN WILL BE OFF.
COOLING TOWER BYPASS CONTROL – INITIAL TEMPERATURE SETTING IS 65˚F (ADJ). WHEN THE CONDENSER WATER SYSTEM IS ENABLED, THE COOLING TOWER SHALL MAINTAIN THE ENTERING CONDENSER WATER TEMPERATURE BY FIRST MODULATING THE NORMALLY OPEN BYPASS VALVE, WITH NO WATER GOING TO THE TOWER. WHEN THE VALVE IS IN FULL TOWER BYPASS AND THE ENTERING CONDENSER WATER TEMPERATURE IS GREATER THAN THE ENTERING CONDENSER WATER TEMPERATURE SETPOINT MINUS 2 DEG. F (1.11 DEG. C), THE BYPASS VALVE BEGINS TO CLOSE WHICH BEGINS SENDING WATER TO THE COOLING TOWER. THE BYPASS VALVE CONTINUES TO MODULATE TO TRY AND MAINTAIN THE ENTERING CONDENSER WATER TEMPERATURE SETPOINT WITHOUT THE TOWER FANS. WHEN THE BYPASS VALVE IS FULLY OPEN TO THE TOWER AND THE ENTERING CONDENSER WATER TEMPERATURE REACHES 2 DEG. F (1.11 DEG. C) ABOVE THE SETPOINT, THE SETPOINT IS ACHIEVED BY OPERATING THE COOLING TOWER FANS TO MAINTAIN THE ENTERING CONDENSER WATER TEMPERATURE SETPOINT.
AFTER A POWER OUTAGE, THE CHILLED WATER SYSTEM SHALL RESET ITSELF AND RE-START.
COOLING TOWERS WITH SUMP TEMPERATURE SENSOR AND SUMP HEATER. COOLING TOWER SUMP HEATERS SHALL BE CONTROLLED TO MAINTAIN A SUMP TEMPERATURE OF 45 DEG. F (7.22 DEG. C) (ADJ.) WITH THE FOLLOWING SCHEDULE: ON (˚F) 45 OFF (˚F) 48

THE SUMP HEAT WILL ONLY BE ENABLED WHEN THE OUTDOOR TEMPERATURE IS BELOW 38˚F (3.33˚C) (ADJ.) AND THE SYSTEM IS DISABLED.

WINTER OPERATION: CHANGE OVER TO WINTER OPERATION IS MANUAL.

THE HOT WATER SYSTEM CONSISTS OF THE FOLLOWING:
- ONE BOILER
- ONE (1) CONSTANT FLOW HOT WATER PUMP WITH VARIABLE FREQUENCY DRIVE (ALSO USED AS PUMP FOR CHILLED WATER)
- ONE (1) THREE WAY BY-PASS VALVE (EXISTING INCLUDING CONTROLS)

THE NEW BOILER SHALL HAVE PACKAGED CONTROLS TO MAINTAIN A DISCHARGE WATER TEMPERATURE OF 180˚F. THE EXISTING CONTROLS MODULATE THE EXISTING THREE WAY BY-PASS VALVE (HOT WATER FLOW) TO THE SYSTEM IN ACCORDANCE WITH A HOT WATER TEMPERATURE RESET SCHEDULE BASED ON OUTSIDE AIR TEMPERATURE (INITIAL SETTING (ADJUSTABLE) 180˚F HWS @10˚F OUTDOORS AND 100˚F HWS @60˚F OUTDOORS).
PROVIDE NEW EMERGENCY BOILER SHUT-OFF SWITCH AT ENTRANCE TO MACHINERY ROOM.

APARTMENT BUILDINGS:

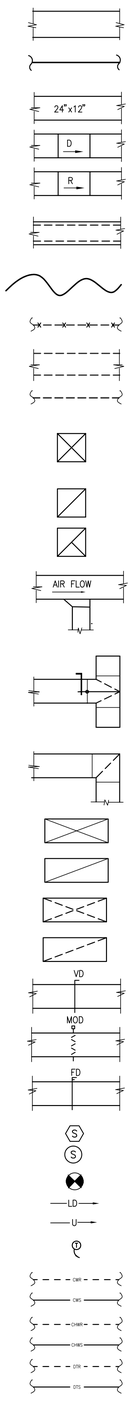
TOILET EXHAUST FAN TYPE F-1: FAN SHALL RUN CONTINUOUSLY WHILE THE BUILDING IS OCCUPIED.

FAN COIL UNITS: UNITS SHALL BE CONTROLLED BY THEIR RESPECTIVE THERMOSTATS. A STRAP-ON AQUASTAT LOCATED ON THE SUPPLY PIPING SENSES WHETHER THE FLOWING WATER IS COLD OR HOT AND SHALL AUTOMATICALLY INDEX THE FAN COIL UNIT TO HEATING OR COOLING BASED ON THE SUPPLY PIPE TEMPERATURE OF THE SYSTEM. ON A CALL FOR HEAT OR COOLING, THE FAN SHALL CYCLE TO MAINTAIN TEMPERATURE SETTING. FAN SPEED SHALL BE MANUALLY ADJUSTABLE TO LOW, MEDIUM AND HIGH. PROGRAMMABLE THERMOSTAT SHALL INDEX THE FAN COIL UNIT BETWEEN OCCUPIED AND UN-OCCUPIED MODES. PROVIDE SENSOR TO DETECT CLOGGED PRIMARY DRAIN AS PER IMC 2006 PARAGRAPH 307.2.3. SENSOR SHALL BE INTERLOCKED TO SHUT OFF FCU FAN IN THE EVENT THAT THE PRIMARY DRAIN CLOGS.

GENERAL NOTES

1. THE PLANS INDICATE THE EXTENT, GENERAL CHARACTER AND LOCATION OF WORK DIAGRAMMATICALLY ONLY. WORK INDICATED BY HAVING MINOR DETAILS NOT SHOWN, SHALL BE FURNISHED COMPLETE, BY THIS CONTRACTOR, TO PERFORM THE FUNCTION INTENDED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL WORK AND MATERIALS TO ACCOMPLISH THE INTENT OF THE PLANS.
2. THE HEATING AND AIR CONDITIONING SYSTEMS SHALL BE OPERATIONAL AT ALL TIMES AS REQUIRED TO MAINTAIN COMFORT CONDITIONS FOR THE RESIDENTS. CONTRACTOR SHALL PROVIDE WRITTEN SPECIFIC PLAN FOR REVIEW AND APPROVAL BY MANAGEMENT/ARCHITECT CLEARLY INDICATING UTILITY INTERRUPTIONS REQUIRED AND THE MEANS AND METHODS TO BE USED TO ACHIEVE THE INSTALLATION OF THE NEW PIPING AND FAN COIL UNITS WHILE MINIMIZING COMFORT DISRUPTION TO THE RESIDENTS. THE PLAN SHALL CLEARLY INDICATE THE UTILITY DISRUPTIONS ANTICIPATED DURING CONSTRUCTION ALONG WITH THE ESTIMATED DURATION PERIODS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR SUSPEND HEATING OR COOLING TO THE APARTMENTS FOR A PERIOD OF MORE THAN 2-HOUR WITHOUT THE PRIOR WRITTEN APPROVAL BY THE MANAGEMENT/ARCHITECT.
3. ONLY ONE RISER (DUAL TEMPERATURE WATER AND CONDENSATE PIPING) AT A TIME SHALL BE DISABLED PER BUILDING. ALL NEW WORK SUCH AS NEW PIPING, PRESSURE TESTING, INSTALLATION OF NEW FAN COIL UNITS, CONTROLS, TESTING AND BALANCING, ETC RELATED TO THE DISABLED RISER SHALL BE COMPLETED BEFORE MOVING ON TO THE NEXT RISER.
4. CONTRACTOR SHALL PROVIDE DURING CONSTRUCTION ALL NECESSARY PLASTIC PROTECTION AND VENTILATION AS REQUIRED TO PREVENT DUST, DEBRIS, ODORS, ETC ARISING FROM THE CONSTRUCTION MEANS AND METHODS TO MIGRATE INTO THE OCCUPIED PORTIONS OF THE APARTMENTS.
5. PROVIDE ALL TEMPORARY PIPING, VALVING, DRAINS, AIR VENTS, ETC AS NEEDED TO MAINTAIN THE HEATING AND AIR CONDITIONING SYSTEMS OPERATIONAL AND ACHIEVE COMFORT LEVELS FOR THE RESIDENTS WHILE UNDER CONSTRUCTION.
6. THE WORK SHALL INCLUDE ALL DEMOLITION, FURNISHING AND INSTALLING ALL HEATING, AIR CONDITIONING, AND VENTILATION SYSTEMS AND EQUIPMENT AS SHOWN ON THE DRAWINGS AND CALLED FOR BY THE SPECIFICATIONS.
7. IMMEDIATELY AFTER OBTAINING THE PERMIT, THIS CONTRACTOR SHALL SUBMIT THREE (3) COPIES OF ALL PLAN REVIEWERS' COMMENTS TO THE ARCHITECT FOR REVIEW. THIS CONTRACTOR SHALL NOT PROCEED WITH THE WORK, NOR MAKE ANY CHANGES TO THE DESIGN UNTIL AUTHORIZED TO DO SO, IN WRITING, BY THE CONTRACT MANAGER.
8. IF DURING CONSTRUCTION, ANY HAZARDOUS MATERIALS ARE ENCOUNTERED SUCH AS LEAD, ASBESTOS ETC. THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE OWNER IMMEDIATELY. THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK UNTIL AUTHORIZED TO DO SO, IN WRITING, BY THE OWNER.
9. BASE BUILDING ORIGINAL DRAWINGS ARE NOT AVAILABLE. CONTRACTOR SHALL DETERMINE WITH FIELD INSPECTION THE EXTENT OF DEMOLITION AND RECONSTRUCTION NECESSARY TO ACHIEVE THE INTENT INDICATED ON THE PLANS AND SPECIFICATIONS FOR THE ENTIRE PROJECT AND INCLUDE COST OF SUCH WORK IN THE BID. REPAIR AND MATERIALS STANDARDS ARE NOTED IN THE BID DOCUMENTS.
10. THE DRAWINGS AND THE SPECIFICATIONS ARE COMPLEMENTARY TO EACH OTHER AND WHAT IS CALLED FOR BY ONE SHALL BE BINDING AS IF CALLED FOR BY BOTH.
11. THIS CONTRACTOR SHALL EXAMINE THE DRAWINGS, SPECIFICATIONS AND JOB SITE AND FULLY INFORM HIMSELF OF ALL EXISTING CONDITIONS AND WORK REQUIRED BY THE DRAWINGS AND SPECIFICATIONS BEFORE SUBMITTING HIS BID.
12. WORK SHALL BE PROTECTED AT ALL TIMES FROM DAMAGE BY PERSONS OR WEATHER AND ALL DAMAGED WORK RESTORED TO A NEW CONDITION BEFORE FINAL ACCEPTANCE.
13. ALL THE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE EDITIONS OF THE INTERNATIONAL MECHANICAL CODE, THE INTERNATIONAL PLUMBING CODE, NFPA WSSC AND ALL LOCAL CODES AND REGULATIONS. WHERE ANY PORTIONS OF THE SYSTEMS SHOWN ON THE DRAWINGS IS NOT IN ACCORDANCE WITH ALL APPLICABLE LAWS, ORDINANCES, REGULATIONS OR CODES, THIS CONTRACTOR SHALL MAKE ALL CHANGES REQUIRED BY THE ENFORCING AUTHORITIES IN A MANNER APPROVED BY THE CONTRACT MANAGER.
14. THIS CONTRACTOR SHALL ORDER AND OBTAIN ALL NECESSARY TESTS, PERMITS AND CERTIFICATES OF APPROVAL AND PAY ANY REQUIRED FEES FOR SAME.
15. ALL EQUIPMENT, FIXTURES AND MATERIALS SHALL BE NEW AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
16. PRIOR TO FABRICATION OF PIPING AND DUCTWORK, THIS CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. IF DUCTS CANNOT BE INSTALLED AS SHOWN ON THE DRAWINGS, THIS CONTRACTOR SHALL NOTIFY THE OWNER/ARCHITECT IMMEDIATELY. ANY EXTRA OR DEDUCT NECESSITATED BY THE ABOVE CONDITION SHALL BE SUBMITTED TO THE CONTRACT MANAGER IN WRITING PRIOR TO THE CONTINUATION OF THE WORK.
17. EXAMINE ALL SERVICES, EQUIPMENT, SURFACES, ETC., WHICH THIS WORK IS IN ANY WAY DEPENDENT UPON. SHOULD THIS CONTRACTOR DISCOVER ANY CONDITIONS WHICH WILL PREVENT FOLLOWING GOOD PRACTICE OR RESULT IN LESS THAN A FIRST_CLASS INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE OWNER/ARCHITECT IMMEDIATELY AND SHALL NOT PROCEED WITH HIS WORK UNTIL HE HAS RECEIVED INSTRUCTIONS FROM THE OWNER/ARCHITECT.
18. THIS CONTRACTOR SHALL GUARANTEE THE ENTIRE INSTALLATION TO BE FREE FROM DEFECTS FOR TWO YEARS FROM THE DATE OF ACCEPTANCE BY THE OWNER. ANY DEFECTS OCCURRING DURING THE GUARANTEE PERIOD SHALL BE CORRECTED AT NO ADDITIONAL COST TO THE OWNER.
19. THIS CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH THE GENERAL CONTRACTOR FOR THE EXACT LOCATION OF CHASES, FURRING SPACES, DROPPED CEILINGS, STRUCTURE PENETRATIONS, PAINTING, ETC.
20. TEST, ADJUST AND BALANCE ALL AIR SYSTEMS TO PROVIDE AIR QUANTITIES SHOWN ON THE FLOOR PLANS AND PREPARE BALANCING REPORTS. TESTING, BALANCING AND BALANCING REPORTS SHALL BE IN ACCORDANCE WITH PROCEDURES OUTLINED BY THE AABC OR THE NEBB. TESTING & BALANCING SHALL BE PERFORMED BY A CERTIFIED BALANCING CONTRACTOR EITHER WITH AABC OR NEBB.
21. ALL EQUIPMENT SHALL BE TESTED FOR PROPER OPERATION AND CORRECTED AS NECESSARY.
22. THIS CONTRACTOR SHALL INSTRUCT THE OWNER IN THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE INSTALLATION. PROVIDE A MINIMUM OF 8 HOURS OF TRAINING IN MAXIMUM OF 3 HR INTERVALS.
23. PRIOR TO STARTING ANY WORK, THE CONTRACTOR SHALL TEST PERFORMANCE OF EXISTING DUAL TEMPERATURE WATER PUMPS FOR BOTH CHILLER PLANTS .. MEASURE PUMP WATER FLOW, PUMP HEAD, PUMP AMPERAGE, PUMP BRAKE HORSE POWER AND CHILLER PRESSURE DROP. THE MEASURED INFORMATION ALONG WITH THE PUMP MODEL NUMBERS (IF AVAILABLE) AND PUMP CURVES SHALL BE PROVIDED IN WRITING (3 COPIES) TO THE ENGINEER IMMEDIATELY AFTER COMPLETION OF THIS WORK.

SYMBOLS LIST



NEW DUCTWORK

NEW DUCTWORK.
SINGLE LINE REPRESENTATION

DUCT WORK (FIRST DIGIT REPRESENTS HORIZONTAL DIMENSION)

DUCT DROP IN DIRECTION OF AIR FLOW

DUCT RISE IN DIRECTION OF AIR FLOW

DUCT WITH 1" THICK SOUND LINING. DIMENSIONS REPRESENT INSIDE CLEAR DIMENSIONS

FLEXIBLE DUCTWORK

EXISTING TO BE REMOVED

EXISTING WORK TO REMAIN

EXISTING WORK TO REMAIN (SINGLE LINE)

SUPPLY REGISTER OR CEILING DIFFUSER

RETURN REGISTER

RETURN REGISTER

DUCT WITH 45 DEGREE RUNOUT
ARROW INDICATES DIRECTION OF FLOW

DUCT WITH SPLITTER DAMPER

DUCT ELBOW W/ DOUBLE THICKNESS TURNING VANES

SUPPLY DUCT GOING UP

RETURN DUCT GOING UP

SUPPLY DUCT GOING DOWN

RETURN DUCT GOING DOWN

VOLUME DAMPER

MOTORIZED DAMPER

FIRE DAMPER

SMOKE DETECTOR

WALL SWITCH

POINT OF CONNECTION NEW TO EXISTING

DOOR LOUVER

5/8" DOOR UNDERCUT

THERMOSTAT

NEW CONDENSER WATER RETURN PIPING

NEW CONDENSER WATER SUPPLY PIPING

NEW CHILLED WATER RETURN PIPING

NEW CHILLED WATER SUPPLY PIPING

NEW DUAL TEMPERATURE RETURN PIPING

NEW DUAL TEMPERATURE SUPPLY PIPING

ABBREVIATIONS

AD	
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AS	AIR SEPARATOR
DDB	BACKDRAFT DAMPER
BJ	BETWEEN JOIST
BHP	BREAK HORSEPOWER
CC	COOLING COIL
CD	CEILING DIFFUSER
CFM	CUBIC FEET PER MINUTE
CG	CEILING GRILLE
CHR	CHILLED WATER RETURN
CHS	CHILLED WATER SUPPLY
CLG	CEILING
COV	CHAIN OPERATED VALVE
CP	CONDENSATE PUMP (DISCHARGE)
CR	CEILING REGISTER
CV	CONTROL VALVE
CD	CONDENSATE DRAIN (A. C.)
DN	DOWN
EA	EACH
ELEV	ELEVATION
EDB	ENTERING DRY BULB TEMPERATURE
ER	EXHAUST REGISTER
ESP	EXTERNAL TO AHU STATIC PRESSURE (IN W.G.)
ET	EXPANSION TANK
EWB	ENTERING WET BULB TEMPERATURE
EWT	ENTERING WATER TEMPERATURE
EXIST	EXISTING
FA	FREE AREA (IN SQ. FT.)
FC	FLEXIBLE CONNECTION
FLR	FLOOR
FP	FLEXIBLE PIPE
GPM	GALLONS PER MINUTE
HC	HEATING COIL
HP	HORSEPOWER
KW	KILOWATT
LDB	LEAVING DRY BULB TEMPERATURE
LG	LINEAR GRILLE
LWT	LEAVING WATER TEMPERATURE
LWB	LEAVING WET BULB TEMPERATURE
MC	MECHANICAL CONTRACTOR
MUW	MAKE-UP WATER
MER	MECHANICAL EQUIPMENT ROOM
MOD	MOTOR OPERATED DAMPER
NIC	NOT IN CONTRACT
NPSH	NET POSITIVE SUCTION HEAD
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
OAI	OUTSIDE AIR INTAKE
OA	OUTSIDE AIR
PRS	PRESSURE REDUCING STATION
RA	RETURN AIR
SA	SUPPLY AIR
SD	SPLITTER DAMPER
SP	STATIC PRESSURE
SR	SUPPLY REGISTER
TJ	THRU JOIST
TG	TRANSFER GRILLE
TSP	TOTAL STATIC PRESSURE (IN. W.G.)
TSTAT	THERMOSTAT
TYP	TYPICAL
VD	VOLUME DAMPER

SUBSCRIPTS ADJACENT TO SYMBOLS

(E)	EXISTING WORK TO REMAIN
(EXR)	RELOCATED DEVICE
(XR)	EXISTING DEVICE TO BE REMOVED AND RELOCATED
(X)	REMOVE EXISTING DEVICE

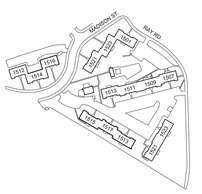
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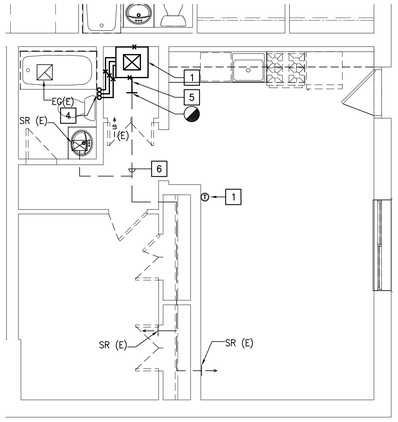
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301.637.0057

CIVIL ENGINEER:
Greenhorne & O'Mara, Inc
20410 Century Blvd #200
Germantown, Maryland 20874
301.444.8282

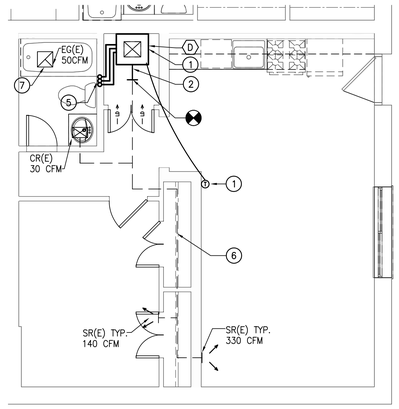
STRUCTURAL ENGINEER:
Allgaier Mendenhall Smith
5235 Westview Drive, Suite 100
Frederick, Maryland 21703
240.629.2190


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DWELLING UNIT TYPE 0.1A - EXISTING & DEMOLITION

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



DWELLING UNIT TYPE 0.1A - NEW WORK

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

MECHANICAL DEMOLITION NOTES

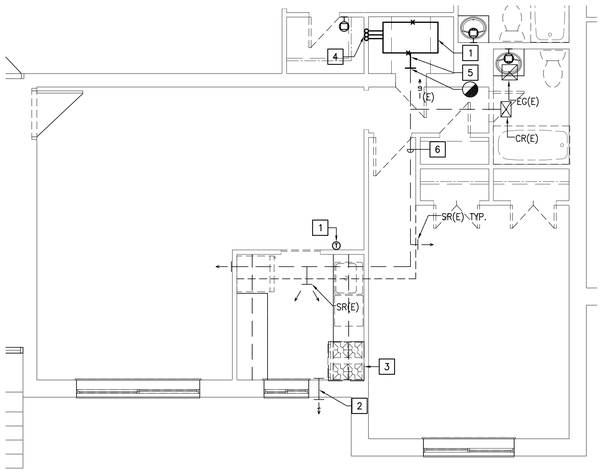
(APPLY TO THIS DRAWNG ONLY)

1. REMOVE FAN COIL UNIT, ASSOCIATED PIPING (DUAL TEMPERATURE SUPPLY, RETURN AND CONDENSATE PIPING, RELATED THERMOSTAT, 3-SPEED SWITCH AND CONTROL WIRING.
2. REFER TO APARTMENT SURVEY MATRIX ON ARCHITECTURAL DRAWINGS. REMOVE KITCHEN EXHAUST FAN IF IT IS SCHEDULED TO REPLACEMENT.
3. REFER TO APARTMENT SURVEY MATRIX ON ARCHITECTURAL DRAWINGS. REMOVE RECIRCULATING RANGE HOOD IF APARTMENT IS SCHEDULED TO GET NEW HOOD.
4. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION AND SIZES OF DUAL TEMPERATURE SUPPLY, RETURN AND CONDENSATE RISERS AND LATERAL PIPES. PROVIDE A RED-LINE SET OF DRAWINGS FOR EACH INDIVIDUAL BUILDING CONFIRMING INFORMATION SHOWN OF THE DRAWINGS. REPORT TO OWNER/ARCHITECT IN WRITING ANY DISCREPANCIES FOUND FROM INFORMATION SHOWN ON THE DRAWINGS. AFTER APPROVAL BY ARCHITECT, REMOVE EXISTING DUAL TEMPERATURE SUPPLY, RETURN, AND CONDENSATE RISERS AND LATERAL BRANCHES ABOVE GROUND FOR REPLACEMENT IN KIND.
5. REMOVE PORTION OF SUPPLY DUCTWORK AS NECESSARY TO CONNECT NEW FAN COIL UNIT. PREPARE AREA FOR INSTALLATION OF NEW FAN COIL UNIT.
6. EXISTING DUCTWORK TO REMAIN AND BE CLEANED IN ITS ENTIRETY.

MECHANICAL NEW WORK NOTES

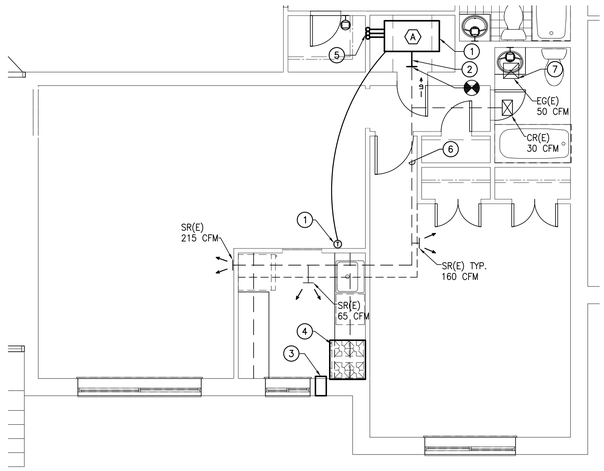
(APPLY TO THIS DRAWNG ONLY)

1. NEW FAN COIL UNIT AND CONTROLS COMPLETE WITH NEW 24 VOLT CONTROL WIRING AND TRANSFORMERS. CONNECT NEW DUAL TEMPERATURE SUPPLY AND RETURN AND CONDENSATE PIPING TO NEW PIPE RISERS/BRANCH PIPES.
2. EXTEND NEW DUCTWORK FULL SIZE OF FAN COIL UNIT'S SUPPLY OPENING TO CONNECT TO EXISTING DUCTWORK SYSTEM.
3. NEW KITCHEN EXHAUST FAN AND CONTROLS. REFER TO ARCHITECTURAL SURVEY WORK MATRIX TO SEE IF APARTMENTS GETS NEW KITCHEN EXHAUST FAN.
4. NEW RECIRCULATING RANGE HOOD. REFER TO ARCHITECTURAL DRAWINGS FOR HOOD SPECIFICATIONS. REFER TO ARCHITECTURAL SURVEY WORK MATRIX TO SEE IF APARTMENT GETS NEW RANGE HOOD.
5. REPLACE IN KIND COMPLETE DUAL TEMPERATURE SUPPLY, RETUR, CONDENSATE PIPE RISERS AND LATERAL BRANCHES ABOVE GROUND IN THEIR ENTIRETY.
6. EXISTING SUPPLY DUCTWORK SYSTEM TO BE CLEANED IN ITS ENTIRETY.
7. EXISTING EXHAUST DUCTWORK SYSTEM TO BE CLEANED IN ITS ENTIRETY.



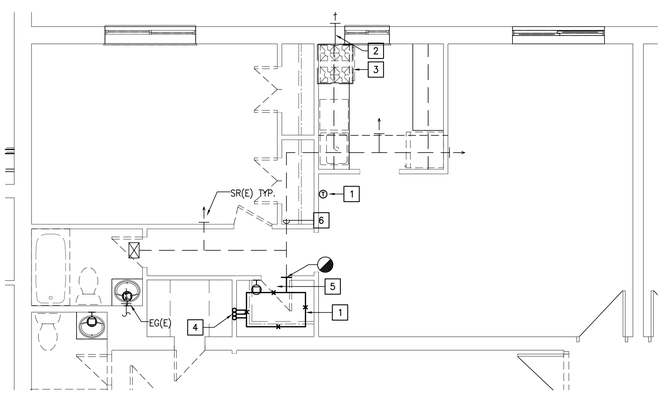
DWELLING UNIT TYPE 1.1A - EXISTING & DEMOLITION

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



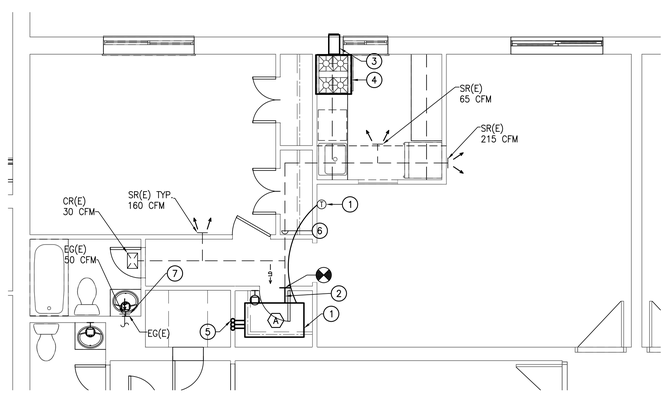
DWELLING UNIT TYPE 1.1A - NEW WORK

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



DWELLING UNIT TYPE 1.1B - EXISTING & DEMOLITION

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



DWELLING UNIT TYPE 1.1B - NEW WORK

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

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100% DOCUMENTS
JULY 24, 2012

Architect's Project Number:	1204
PERMIT SET	6.5.2012
100% DOCUMENTS	7.24.2012

Renovation of:
Overlook Apartments
1514 Madison Street
Hyattsville, Maryland 20782

Maintenance Repairs

DRAWING PACKAGE
1 of 4

For:
Madison Hyattsville, LLC
7910 Woodmont Avenue, Suite 350
Bethesda, Maryland 20814

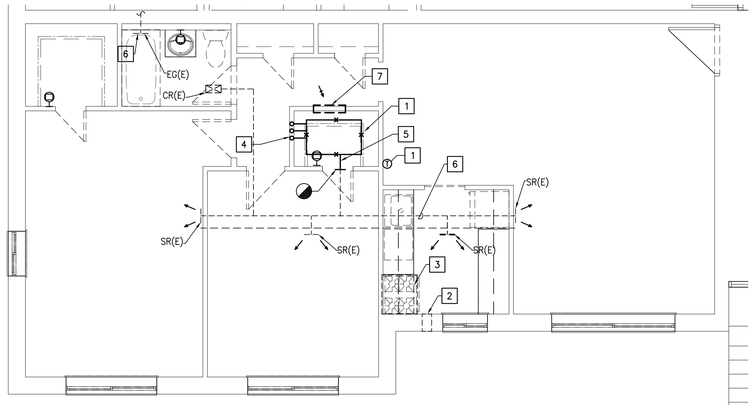
ROSS Development & Investment

Owner	Architect	Contractor	Surety

UNIT FLOOR PLANS

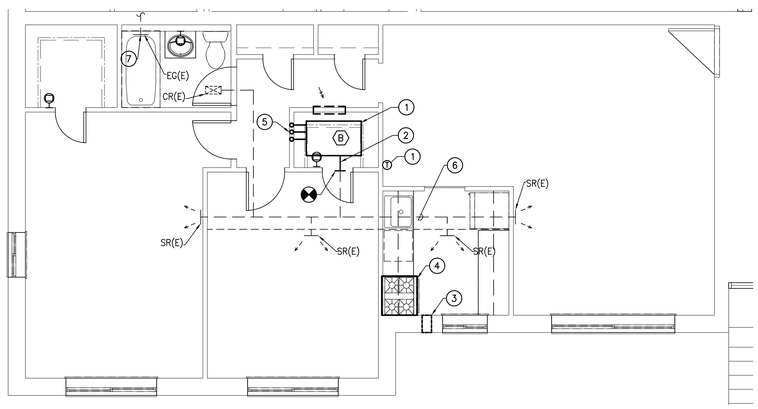
Professional Certification:
I certify that these documents were prepared or approved by me, and that I am a duly licensed Architect under the laws of the State of Maryland, license number 13956, expiration date 2012-09-23.

M-10



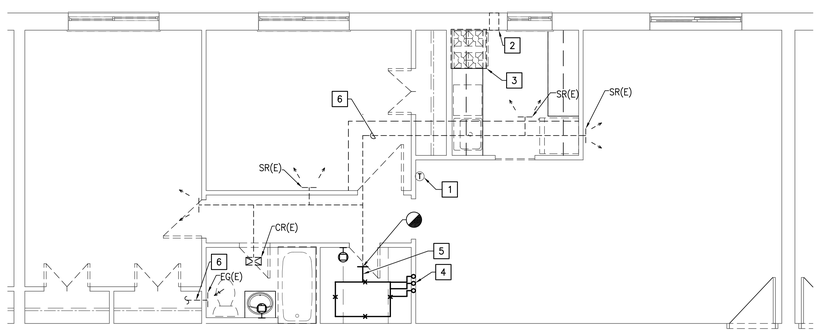
DWELLING UNIT TYPE 2.1A - EXISTING & DEMOLITION

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



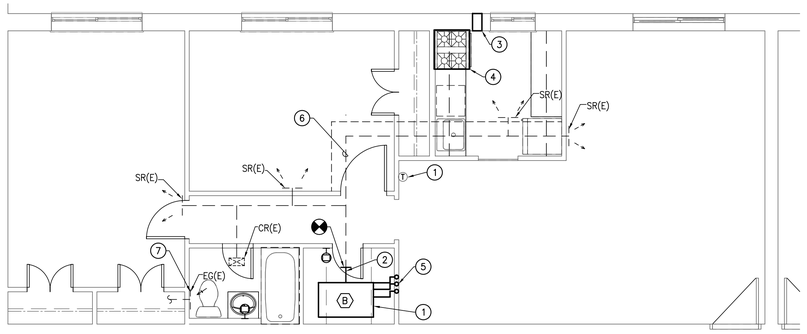
DWELLING UNIT TYPE 2.1A - NEW WORK

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



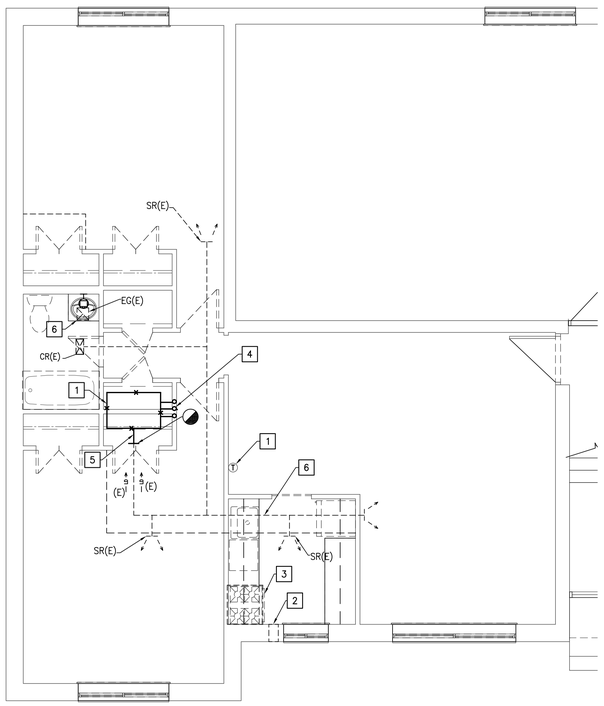
DWELLING UNIT TYPE 2.1B - EXISTING & DEMOLITION

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



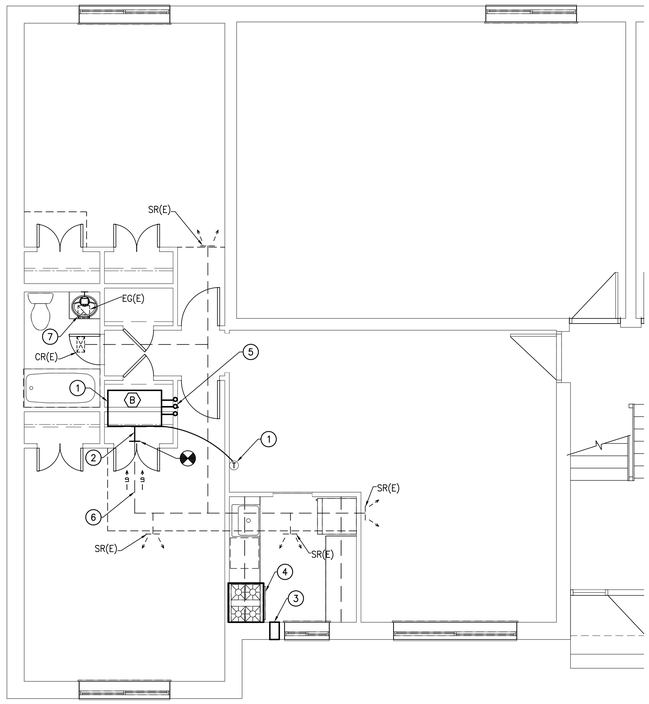
DWELLING UNIT TYPE 2.1B - NEW WORK

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



DWELLING UNIT TYPE 2.1C - EXISTING & DEMOLITION

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



DWELLING UNIT TYPE 2.1C - NEW WORK

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

MECHANICAL DEMOLITION NOTES

(APPLY TO THIS DRAWNG ONLY)

1. REMOVE FAN COIL UNIT, ASSOCIATED PIPING (DUAL TEMPERATURE SUPPLY, RETURN AND CONDENSATE PIPING. REMOVE RELATED THERMOSTAT, 3-SPEED SWITCH AND CONTROL WIRING.
2. REFER TO APARTMENT SURVEY MATRIX ON ARCHITECTURAL DRAWINGS. REMOVE KITCHEN EXHAUST FAN IF APARTMENT IS SCHEDULED TO GET NEW KITCHEN EXHAUST FAN.
3. REFER TO APARTMENT SURVEY MATRIX ON ARCHITECTURAL DRAWINGS. REMOVE RECIRCULATING RANGE HOOD IF APARTMENT IS SCHEDULED TO GET NEW HOOD.
4. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION AND SIZES OF DUAL TEMPERATURE SUPPLY, RETURN AND CONDENSATE RISERS AND LATERAL PIPES. PROVIDE A RED-LINE SET OF DRAWINGS FOR EACH INDIVIDUAL BUILDING CONFIRMING INFORMATION SHOWN OF THE DRAWINGS. REPORT TO OWNER/ARCHITECT IN WRITING ANY DISCREPANCIES FOUND FROM INFORMATION SHOWN ON THE DRAWINGS. AFTER APPROVAL BY ARCHITECT, REMOVE EXISTING DUAL TEMPERATURE SUPPLY, RETURN, AND CONDENSATE RISERS AND LATERAL BRANCHES ABOVE GROUND FOR REPLACEMENT IN KIND.
5. REMOVE PORTION OF SUPPLY DUCTWORK AS NECESSARY TO CONNECT NEW FAN COIL UNIT. PREPARE AREA FOR INSTALLATION OF NEW FAN COIL UNIT.
6. EXISTING DUCTWORK TO REMAIN AND BE CLEANED IN ITS ENTIRETY.
7. EXISTING RA GRILLE HIGH ON WALL RETURNING AIR FROM CORRIDOR INTO CLOSET TO REMAIN APPROXIMATE SIZE 25"X13

MECHANICAL NEW WORK NOTES

(APPLY TO THIS DRAWNG ONLY)

1. NEW FAN COIL UNIT AND CONTROLS COMPLETE WITH NEW 24 VOLT WIRING CONTROL AND TRANSFORMERS. DUAL TEMPERATURE SUPPLY AND RETURN AND CONDENSATE PIPING TO NEW PIPE RISERS/BRANCH PIPES.
2. EXTEND NEW DUCTWORK FULL SIZE OF FCU SUPPLY OPENING TO CONNECT TO EXISTING DUCTWORK SYSTEM.
3. NEW KITCHEN EXHAUST FAN AND CONTROLS. REFER TO ARCHITECTURAL SURVEY WORK MATRIX TO SEE IF APARTMENTS GETS NEW KITCHEN EXHAUST FAN.
4. NEW RECIRCULATING RANGE HOOD. REFER TO ARCHITECTURAL DRAWINGS FOR HOOD SPECIFICATIONS. REFER TO ARCHITECTURAL DRAWINGS FOR HOOD SPECIFICATIONS. REFER TO ARCHITECTURAL SURVEY WORK MATRIX TO SEE IF APARTMENT GETS NEW RANGE HOOD.
5. REPLACE IN KIND COMPLETE DUAL TEMPERATURE SUPPLY, RETUR, CONDENSATE PIPE RISERS AND LATERAL BRANCHES ABOVE GROUND IN THEIR ENTIRETY.
6. EXISTING SUPPLY DUCTWORK SYSTEM TO BE CLEANED IN ITS ENTIRETY.
7. EXISTING EXHAUST DUCTWORK SYSTEM TO BE CLEANED IN ITS ENTIRETY.

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www.MFArchitects.net

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CIVIL ENGINEER:
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STRUCTURAL ENGINEER:
Allgaier Mendenhall Smith
5235 Westview Drive, Suite 100
Frederick, Maryland 21703
240.629.2190



100% DOCUMENTS
JULY 24, 2012

Architect's Project Number:	1204
PERMIT SET	6.5.2012
100% DOCUMENTS	7.24.2012

Renovation of:
Overlook Apartments
1514 Madison Street
Hyattsville, Maryland 20782

Maintenance Repairs

DRAWING PACKAGE
1 of 4

For:
Madison Hyattsville, LLC
7910 Woodmont Avenue, Suite 350
Bethesda, Maryland 20814

ROSS Development & Investment

Owner	Architect	Contractor	Surety

UNIT FLOOR PLANS

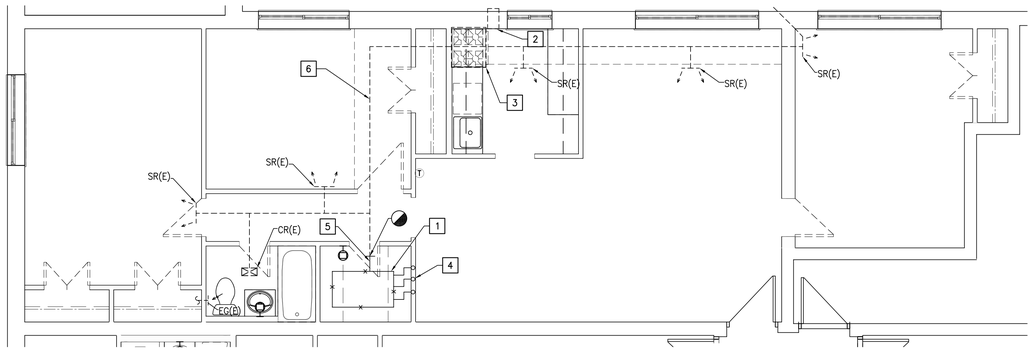
Professional Certification:
I certify that these documents were prepared or approved by me, and that I am a duly licensed Architect under the laws of the State of Maryland, license number 13956, expiration date 2012-09-23.

M-11

MECHANICAL DEMOLITION NOTES

(APPLY TO THIS DRAWNG ONLY)

1. REMOVE FAN COIL UNIT, ASSOCIATED PIPING (DUAL TEMPERATURE SUPPLY, RETURN AND CONDENSATE PIPING. REMOVE RELATED THERMOSTAT, 3-SPEED SWITCH AND CONTROL WIRING.
2. REFER TO APARTMENT SURVEY MATRIX ON ARCHITECTURAL DRAWINGS. REMOVE KITCHEN EXHAUST FAN IF APARTMENT IS SCHEDULED TO GET NEW KITCHEN EXHAUST FAN.
3. REFER TO APARTMENT SURVEY MATRIX ON ARCHITECTURAL DRAWINGS. REMOVE RECIRCULATING RANGE HOOD IF APARTMENT IS SCHEDULED TO GET NEW HOOD.
4. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION AND SIZES OF DUAL TEMPERATURE SUPPLY, RETURN AND CONDENSATE RISERS AND LATERAL PIPES. PROVIDE A RED-LINE SET OF DRAWINGS FOR EACH INDIVIDUAL BUILDING CONFIRMING INFORMATION SHOWN OF THE DRAWINGS. REPORT TO OWNER/ARCHITECT IN WRITING ANY DISCREPANCIES FOUND FROM INFORMATION SHOWN ON THE DRAWINGS. AFTER APPROVAL BY ARCHITECT, REMOVE EXISTING DUAL TEMPERATURE SUPPLY, RETURN, AND CONDENSATE RISERS AND LATERAL BRANCHES ABOVE GROUND FOR REPLACEMENT IN KIND.
5. REMOVE PORTION OF SUPPLY DUCTWORK AS NECESSARY TO CONNECT NEW FAN COIL UNIT. PREPARE AREA FOR INSTALLATION OF NEW FAN COIL UNIT.
6. EXISTING DUCTWORK TO REMAIN AND BE CLEANED IN ITS ENTIRETY.
7. REMOVE RA GRILLE HIGH ON WALL RETURNING AIR FROM CORRIDOR INTO CLOSET, PREPARE AREA FOR INSTALLATION OF NEW 30X18 RA GRILLES

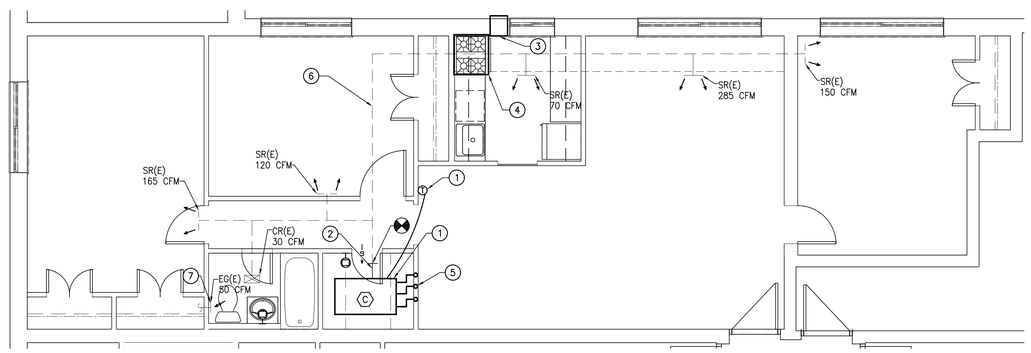


DWELLING UNIT TYPE 3.1A - EXISTING & DEMOLITION
SCALE: 1/4"=1'-0"

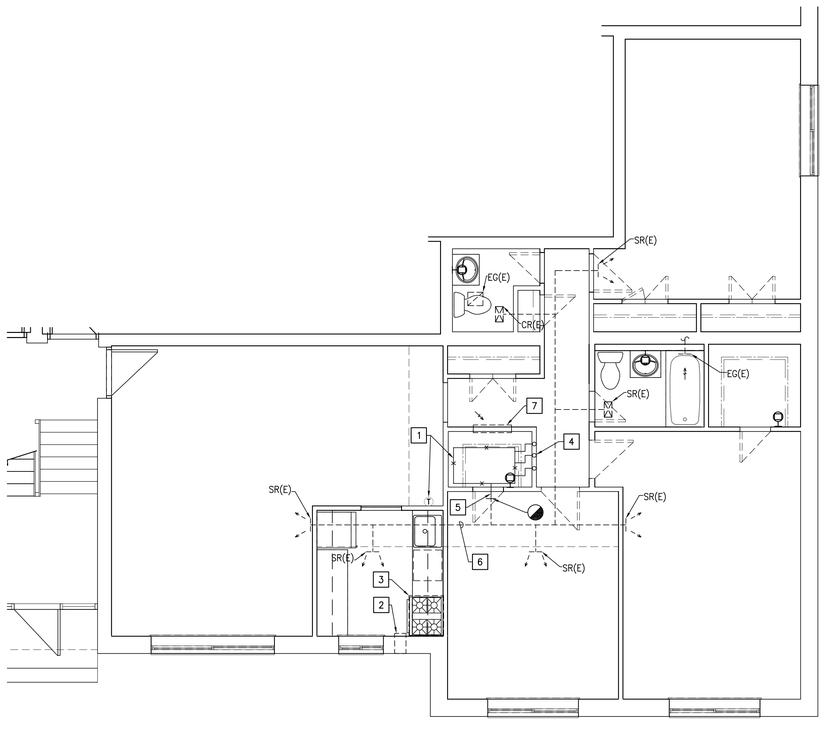
MECHANICAL NEW WORK NOTES

(APPLY TO THIS DRAWNG ONLY)

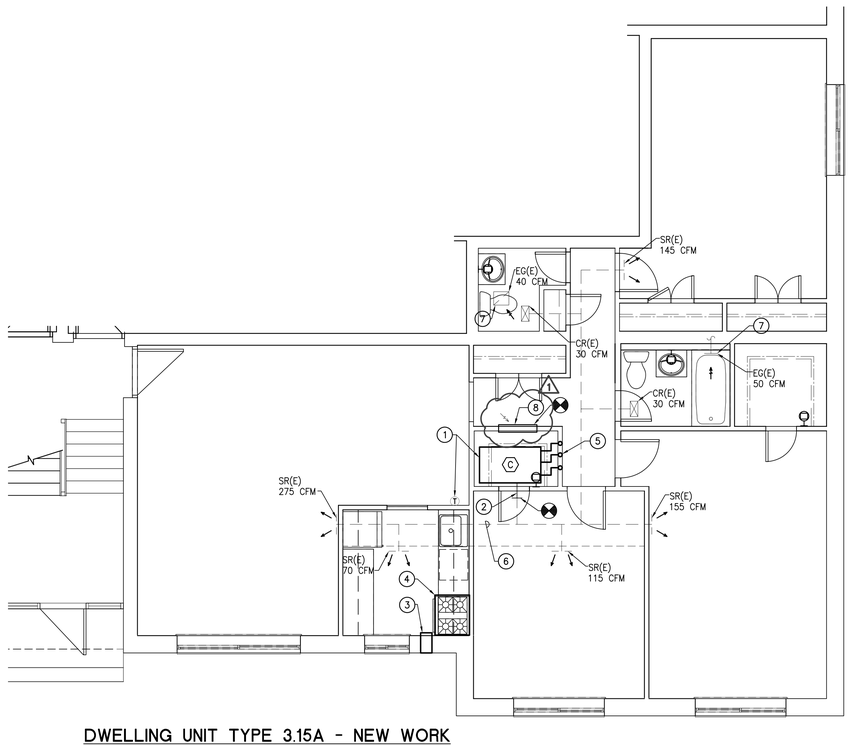
1. NEW FAN COIL UNIT AND CONTROLS COMPLETE WITH NEW 24 VOLT WIRING CONTROL AND TRANSFORMERS. DUAL TEMPERATURE SUPPLY AND RETURN AND CONDENSATE PIPING TO NEW PIPE RISERS/BRANCH PIPES.
2. EXTEND NEW DUCTWORK FULL SIZE OF FCU SUPPLY OPENING TO CONNECT TO EXISTING DUCTWORK SYSTEM.
3. NEW KITCHEN EXHAUST FAN AND CONTROLS. REFER TO ARCHITECTURAL SURVEY WORK MATRIX TO SEE IF APARTMENTS GETS NEW KITCHEN EXHAUST FAN.
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5. REPLACE IN KIND COMPLETE DUAL TEMPERATURE SUPPLY, RETURN, CONDENSATE PIPE RISERS AND LATERAL BRANCHES ABOVE GROUND IN THEIR ENTIRETY.
6. EXISTING SUPPLY DUCTWORK SYSTEM TO BE CLEANED IN ITS ENTIRETY.
7. EXISTING EXHAUST DUCTWORK SYSTEM TO BE CLEANED IN ITS ENTIRETY.
8. NEW 30X18 RA GRILLES HIGH ON WALL RETURNING AIR FROM CORRIDOR INTO CLOSET.



DWELLING UNIT TYPE 3.1A - NEW WORK
SCALE: 1/4"=1'-0"



DWELLING UNIT TYPE 3.15A - EXISTING & DEMOLITION
SCALE: 1/4"=1'-0"



DWELLING UNIT TYPE 3.15A - NEW WORK
SCALE: 1/4"=1'-0"

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100% DOCUMENTS
JULY 24, 2012

Architect's Project Number:	1204
PERMIT SET	6.5.2012
100% DOCUMENTS	7.24.2012
1 100% DOCUMENTS REVISED	12.12.12

Renovation of:
Overlook Apartments
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Maintenance Repairs

DRAWING PACKAGE
1 of 4

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ROSS Development & Investment

Owner	Architect	Contractor	Surety

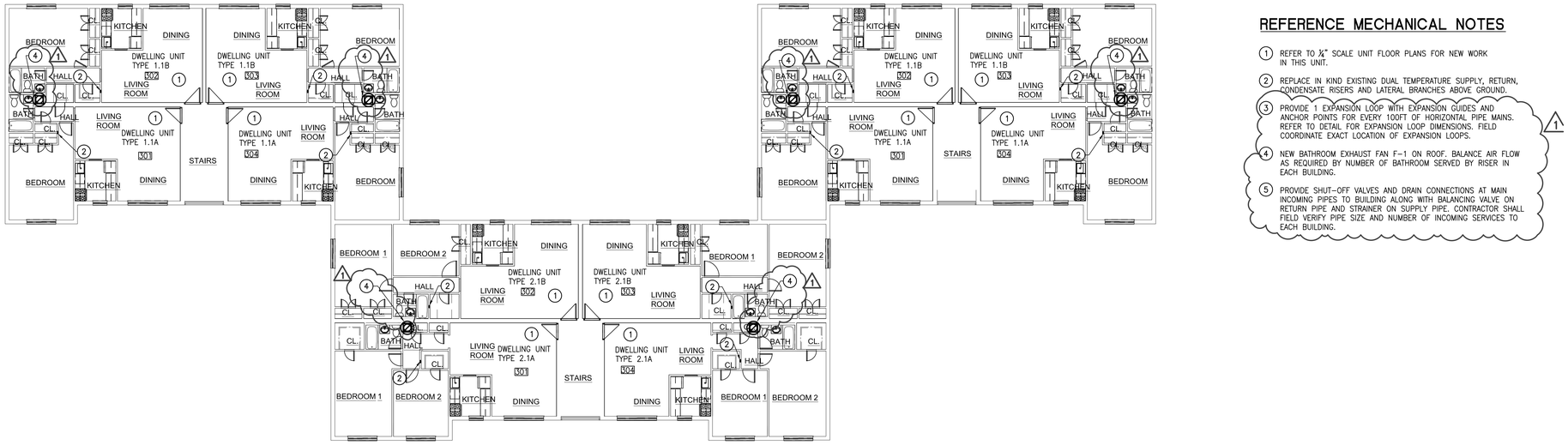
UNIT FLOOR PLANS

Professional certification: I, enrique astiz, certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the state of maryland, license no.12404, expiration date: 4-12-2013.

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MECHANICAL - ELECTRICAL - PLUMBING
9420 Key West Ave, Suite 150, Rockville, Md 20850
O: (301) 762-7172 F: (301) 762-7174
http://www.ctaengineers.com cta@ctaengineers.com
Pro. No.: 12017.4

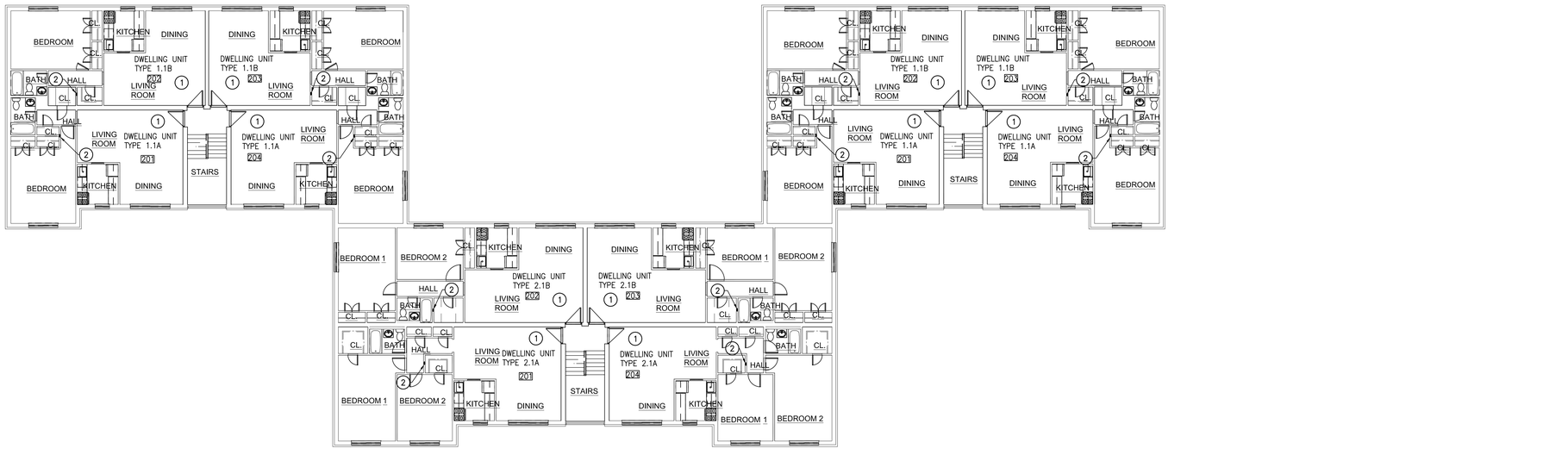
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M-12



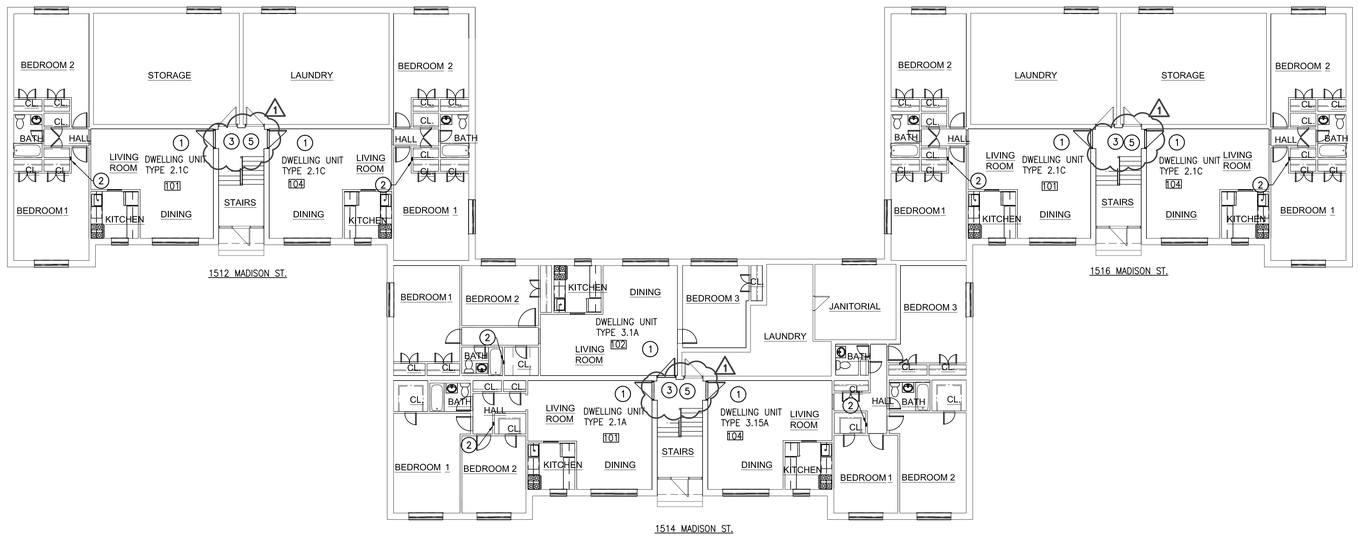
BUILDING #1 THIRD FLOOR NEW WORK PLAN

SCALE: 3/32"=1'-0"



BUILDING #1 SECOND FLOOR NEW WORK PLAN

SCALE: 3/32"=1'-0"



BUILDING #1 FIRST FLOOR NEW WORK PLAN

SCALE: 3/32"=1'-0"

REFERENCE MECHANICAL NOTES

1. REFER TO ¼" SCALE UNIT FLOOR PLANS FOR NEW WORK IN THIS UNIT.
2. REPLACE IN KIND EXISTING DUAL TEMPERATURE SUPPLY, RETURN, CONDENSATE RISERS AND LATERAL BRANCHES ABOVE GROUND.
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1

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JULY 24, 2012

Architect's Project Number:	1204
PERMIT SET	6.5.2012
100% DOCUMENTS	7.24.2012
1 100% DOCUMENTS REVISED	12.12.12

Renovation of:
Overlook Apartments
1514 Madison Street
Hyattsville, Maryland 20782

Maintenance Repairs

DRAWING PACKAGE
1 of 4

For:
Madison Hyattsville, LLC
7910 Woodmont Avenue, Suite 350
Bethesda, Maryland 20814

ROSS Development & Investment

Owner	Architect	Contractor	Surety

Professional certification: I, enrique aatiz, certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the state of maryland, license no.12404, expiration date: 4-12-2013.

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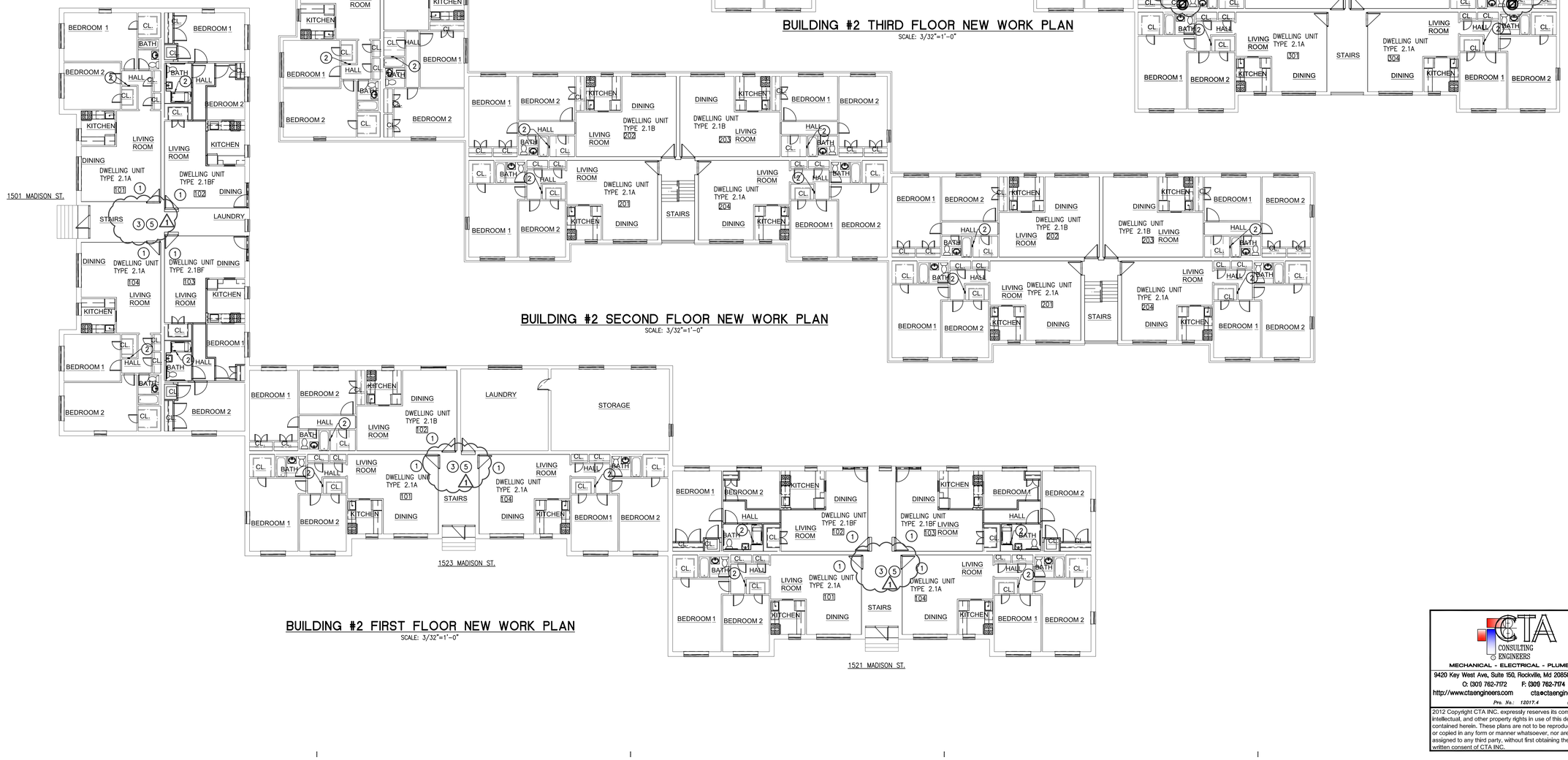
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BUILDING #1 NEW WORK PLANS

M-2

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BUILDING #2 THIRD FLOOR NEW WORK PLAN

SCALE: 3/32"=1'-0"

BUILDING #2 SECOND FLOOR NEW WORK PLAN

SCALE: 3/32"=1'-0"

BUILDING #2 FIRST FLOOR NEW WORK PLAN

SCALE: 3/32"=1'-0"

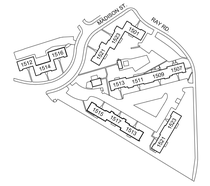
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Owner	Architect	Contractor	Surety

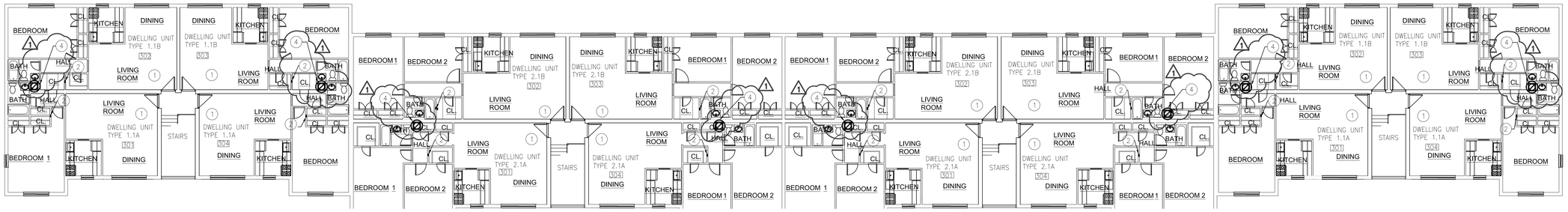
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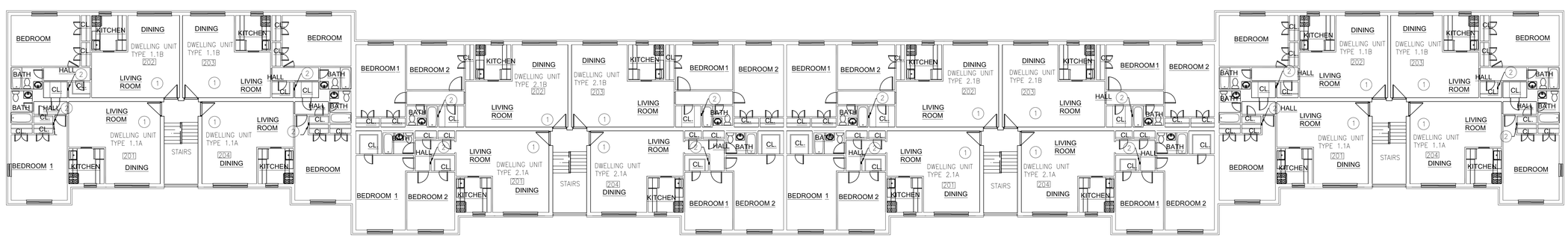
BUILDING # 2 NEW WORK PLANS

M-3



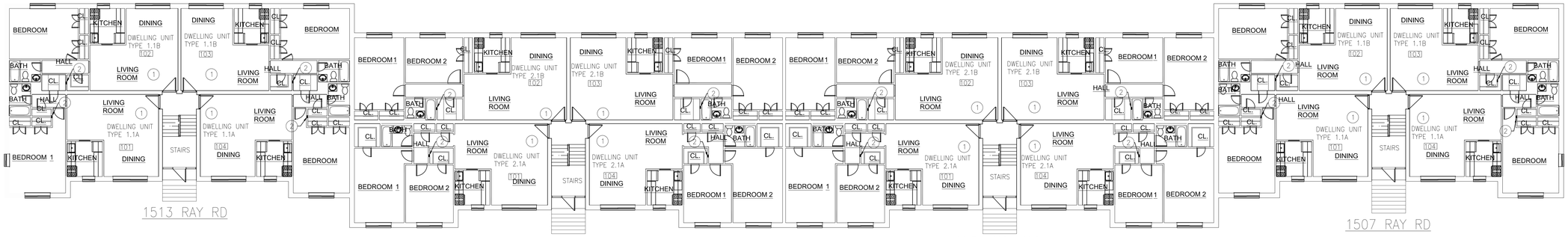
BUILDING #3 THIRD FLOOR NEW WORK PLAN

SCALE: 3/32"=1'-0"



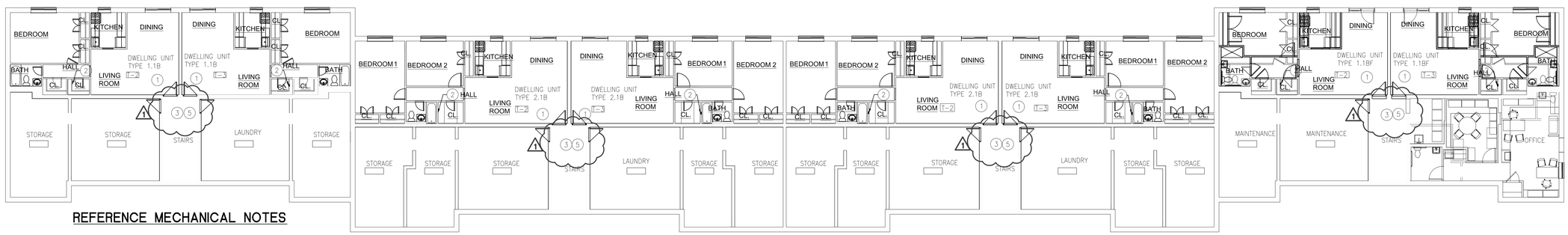
BUILDING #3 SECOND FLOOR NEW WORK PLAN

SCALE: 3/32"=1'-0"



BUILDING #3 FIRST FLOOR NEW WORK PLAN

SCALE: 3/32"=1'-0"



BUILDING #3 TERRACE FLOOR NEW WORK PLAN

SCALE: 3/32"=1'-0"

REFERENCE MECHANICAL NOTES

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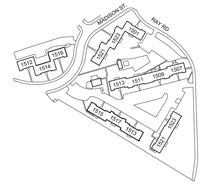
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Architect's Project Number: 1204

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Renovation of:
Overlook Apartments
1514 Madison Street
Hyattsville, Maryland 20782

Maintenance Repairs

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1 of 4

For:
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Bethesda, Maryland 20814

ROSS Development & Investment

Owner	Architect	Contractor	Surety

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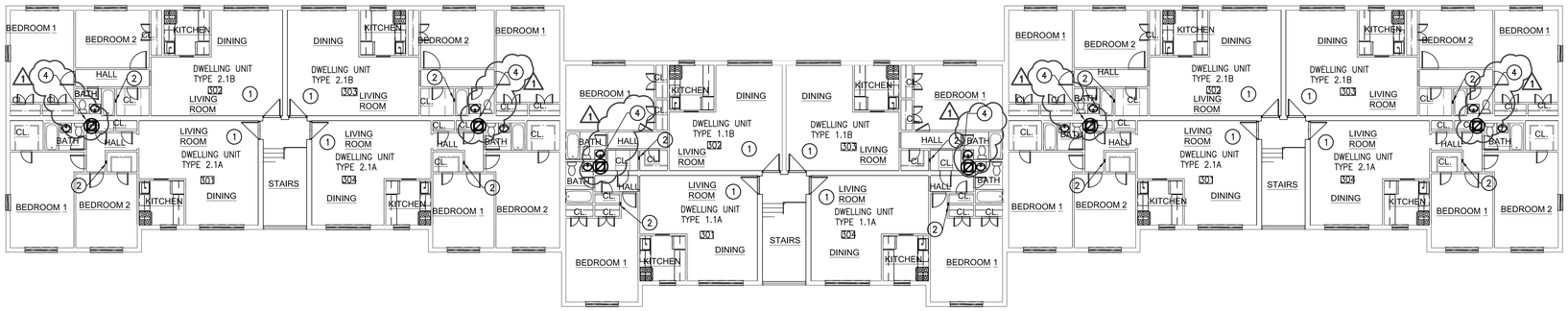
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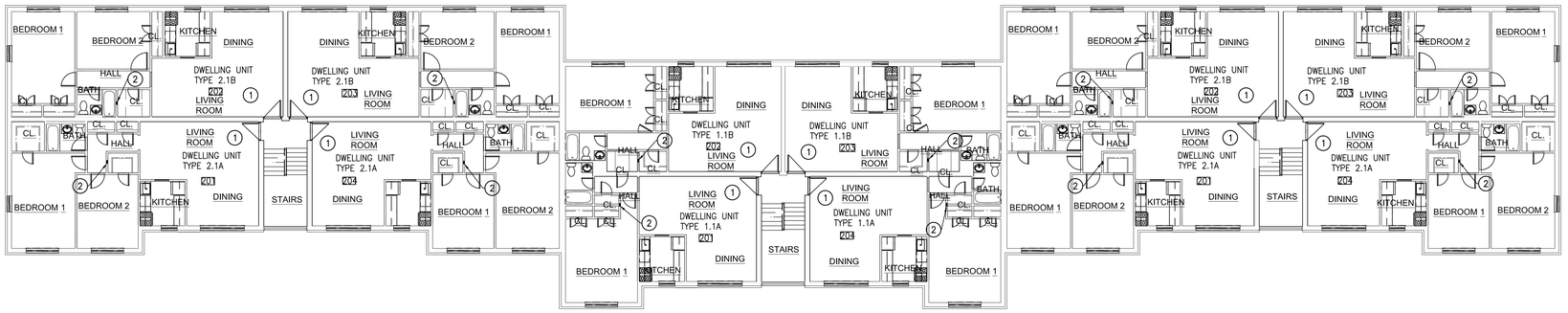
BUILDING # 3
NEW WORK PLANS

M-4



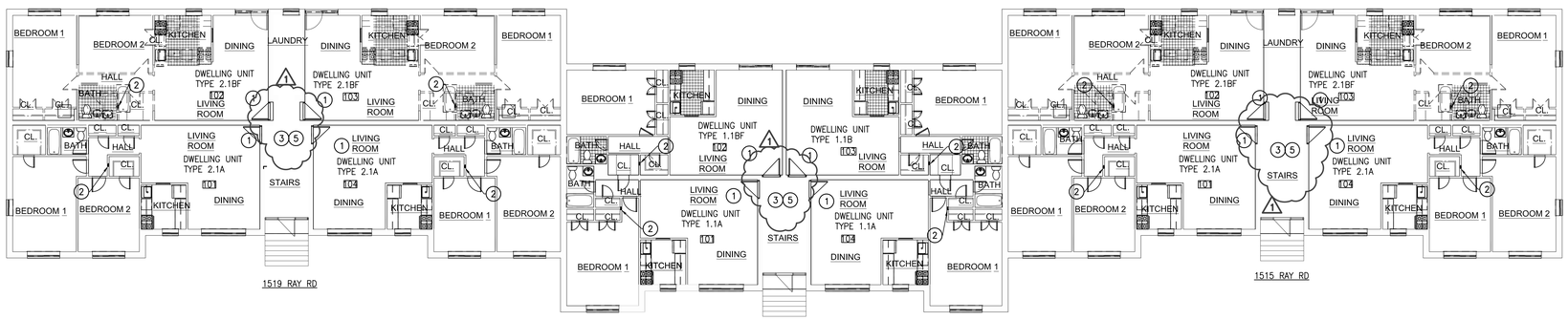
BUILDING #4 THIRD FLOOR NEW WORK PLAN

SCALE: 3/32"=1'-0"



BUILDING #4 SECOND FLOOR NEW WORK PLAN

SCALE: 3/32"=1'-0"



BUILDING #4 FIRST FLOOR NEW WORK PLAN

SCALE: 3/32"=1'-0"

REFERENCE MECHANICAL NOTES

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STRUCTURAL ENGINEER:
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Architect's Project Number:	1204
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Renovation of:
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Maintenance Repairs

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For:
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ROSS Development & Investment

Owner	Architect	Contractor	Surety

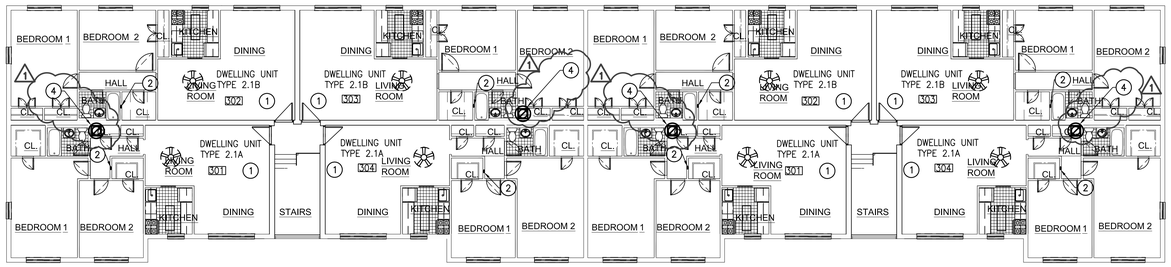
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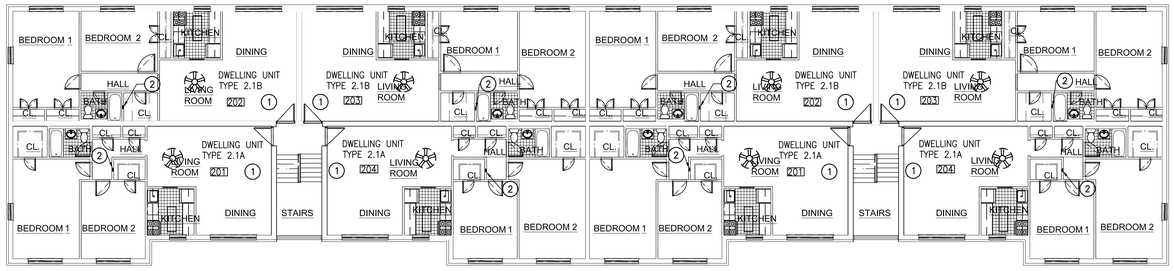
BUILDING #4 NEW WORK PLANS

M-5



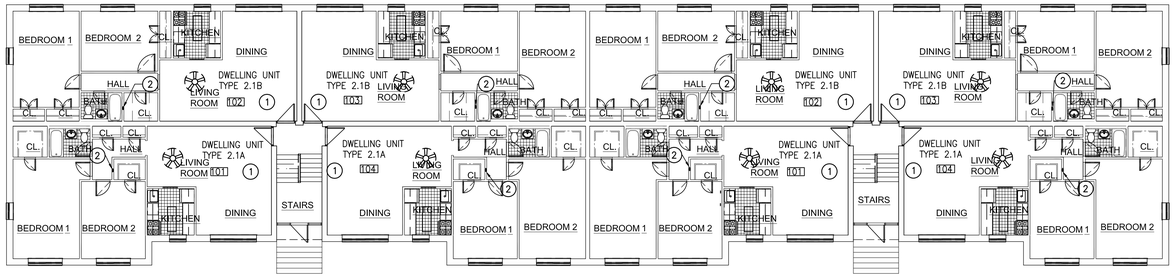
BUILDING #5 THIRD FLOOR NEW WORK PLAN

SCALE: 3/32"=1'-0"



BUILDING #5 SECOND FLOOR NEW WORK PLAN

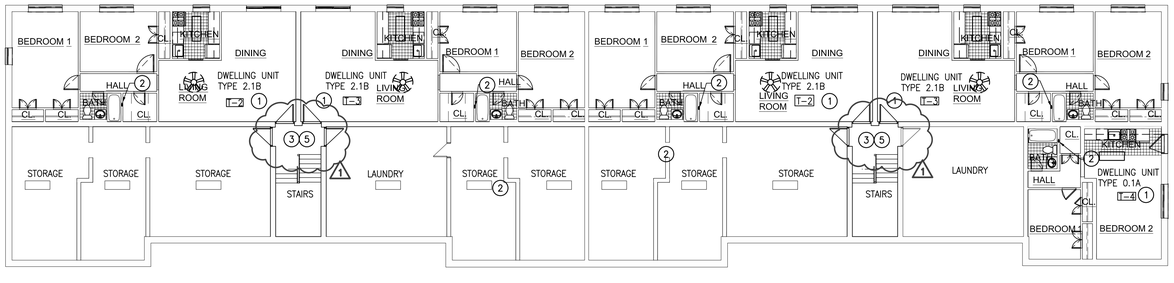
SCALE: 3/32"=1'-0"



1523 RAY RD. 1521 RAY RD.

BUILDING #5 FIRST FLOOR NEW WORK PLAN

SCALE: 3/32"=1'-0"



BUILDING #5 TERRACE LEVEL NEW WORK PLAN

SCALE: 3/32"=1'-0"

REFERENCE MECHANICAL NOTES

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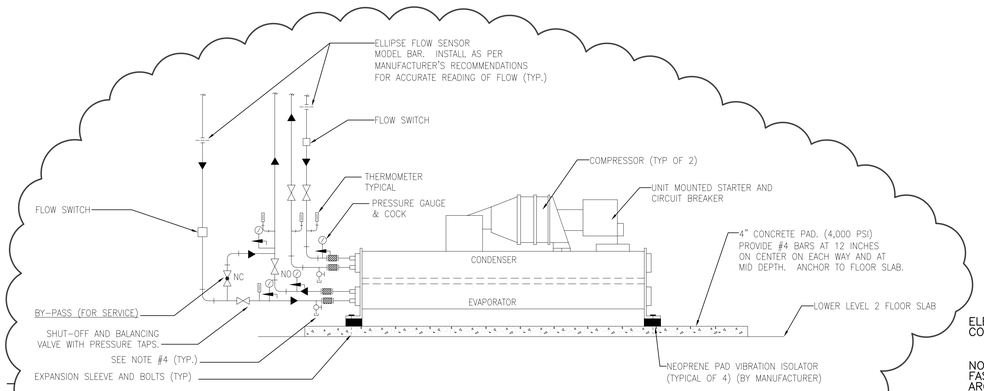
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BUILDING # 5
NEW WORK PLANS

M-6



ROTARY-SCREW WATER COOLED CHILLER PIPING SCHEMATIC

NOT TO SCALE

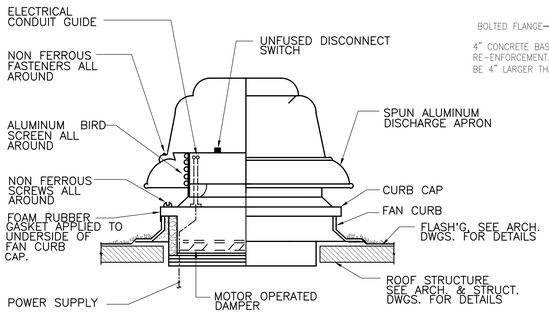
NOTES:

1- UNITS SHALL BE PROVIDED WITH 1" ARMAFLEX INSULATION ON ALL LOW TEMPERATURE SURFACES(BY MANUFACTURER)

2- REFER TO FLOOR PLAN FOR CONTINUATION OF PIPING LAYOUT.

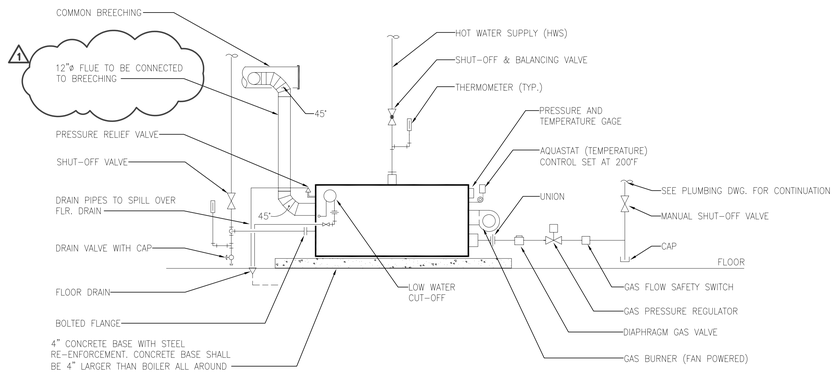
3- CONTRACTOR SHALL EXTEND REFRIGERANT RELIEF PIPING TO OUTDOOR AS RECOMMENDED BY CHILLER MANUFACTURER.

4- 3/4" DRAIN VALVE WITH HOSE END CONNECTION WITH END CAP AND CHAIN. PROVIDE RAIN CAPS.



POWER ROOF VENTILATOR DETAIL

NO SCALE

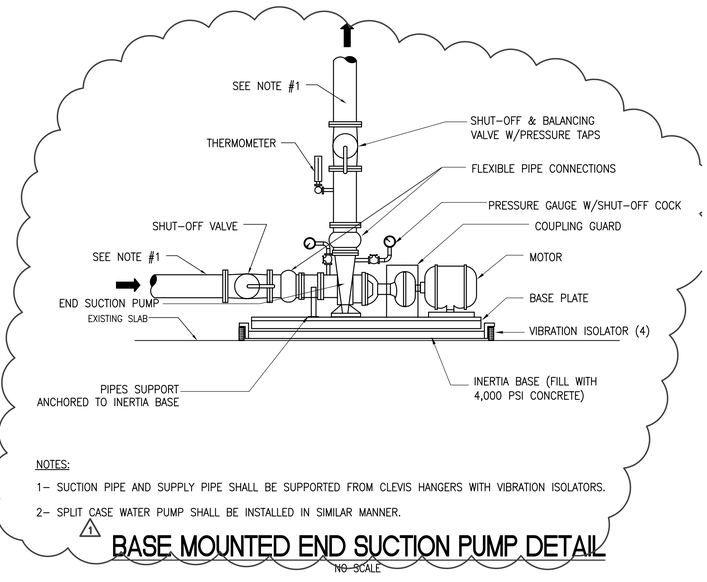


NOTE:

1- CONNECT LOW WATER CUT OFF TO MAKE UP WATER PIPING

CAST IRON HOT WATER BOILER DETAIL

NOT TO SCALE



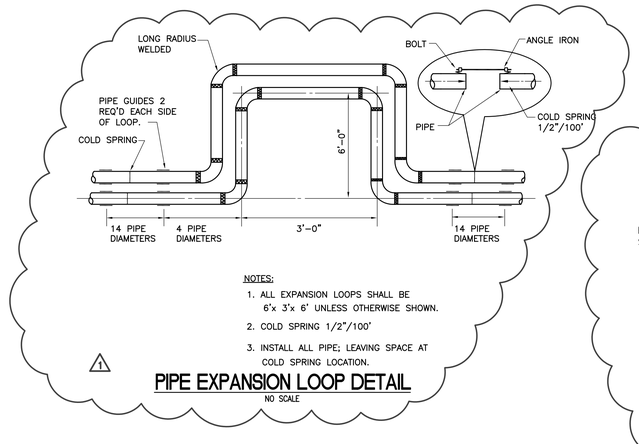
NOTES:

1- SUCTION PIPE AND SUPPLY PIPE SHALL BE SUPPORTED FROM CLEVIS HANGERS WITH VIBRATION ISOLATORS.

2- SPLIT CASE WATER PUMP SHALL BE INSTALLED IN SIMILAR MANNER.

BASE MOUNTED END SUCTION PUMP DETAIL

NO SCALE

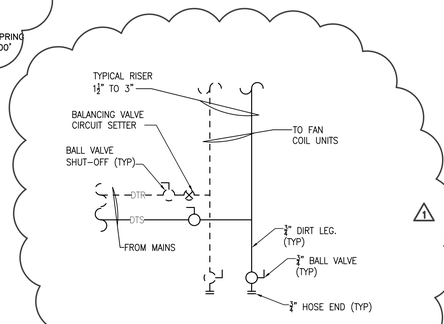


NOTES:

1. ALL EXPANSION LOOPS SHALL BE 6'x 3'x 6' UNLESS OTHERWISE SHOWN.
2. COLD SPRING 1/2"/100'
3. INSTALL ALL PIPE; LEAVING SPACE AT COLD SPRING LOCATION.

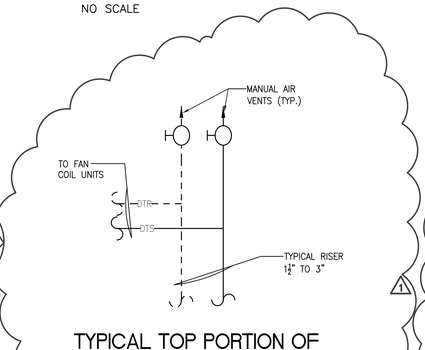
PIPE EXPANSION LOOP DETAIL

NO SCALE



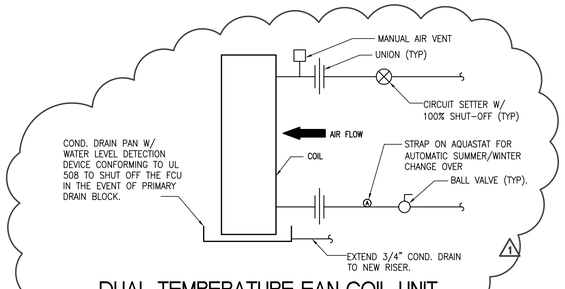
TYPICAL BOTTOM PORTION OF RISER VALVING SCHEMATIC

NOT TO SCALE



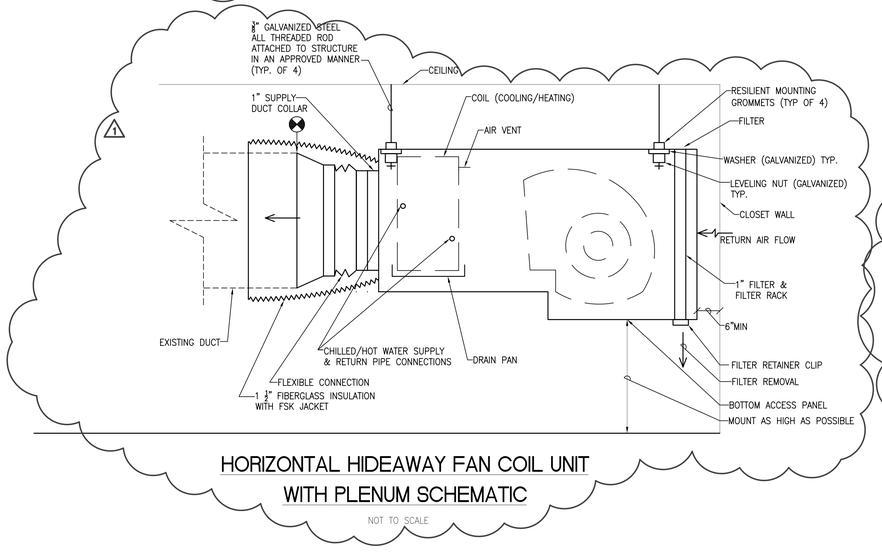
TYPICAL TOP PORTION OF RISER VALVING SCHEMATIC

NOT TO SCALE



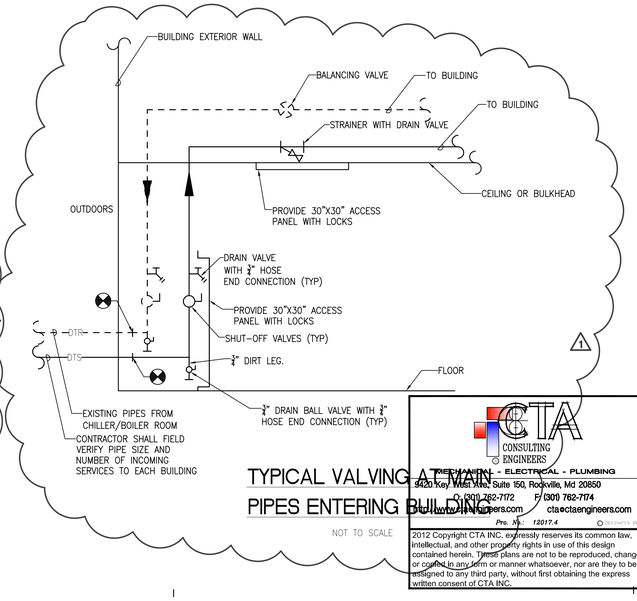
DUAL TEMPERATURE FAN COIL UNIT COIL CONNECTION DETAIL

NOT TO SCALE



HORIZONTAL HIDEAWAY FAN COIL UNIT WITH PLENUM SCHEMATIC

NOT TO SCALE



TYPICAL VALVING AT MAIN PIPES ENTERING BUILDING

NOT TO SCALE

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DESIGNATION	EQUIPMENT SERVED	LOCATION	QTY.	REMARKS
VFD-1	P-1	CHILLER RM CP-1	1	–
VFD-2	P-2	CHILLER RM CP-1	1	–
VFD-3	P-3	CHILLER RM CP-1	1	–
VFD-4	P-4	CHILLER RM CP-2	1	–
VFD-5	P-5	CHILLER RM CP-2	1	–

NOTES:
1. ALL VARIABLE FREQUENCY DRIVES SHALL HAVE BUILT-IN DISCONNECT SWITCH.

PUMP SCHEDULE

PUMP NO.	SYSTEM	TYPE	MIN. EFF. (%)	GPM	HEAD (FT.)	RPM	ELECTRIC CHARACTERISTICS				MFR & MODEL NO.	REMARKS
							HP	VOLT	PH.	HZ		
P-1	DUAL TEMP CHILLED/HOT WTR.	BASE MOUNTED END SUCTION	73	500	130	1750	25	460	3	60	B&G SERIES 1510 MODEL # 3G	PROVIDE WITH VFD
P-2	DUAL TEMP STAND-BY	BASE MOUNTED END SUCTION	73	500	130	1750	25	460	3	60	B&G SERIES 1510 MODEL # 3G	PROVIDE WITH VFD
P-3	CONDENSER WATER	BASE MOUNTED END SUCTION	83.2	650	55	1750	15	460	3	60	B&G SERIES 1510 MODEL # 4BC	PROVIDE WITH VFD
P-4	DUAL TEMP CHILLED/HOT WTR.	BASE MOUNTED END SUCTION	66	130	62	1750	5	208	3	60	B&G SERIES 1510 MODEL # 2BC	PROVIDE WITH VFD
P-5	CONDENSER WATER	BASE MOUNTED END SUCTION	65	157	50	1750	3	208	3	60	B&G SERIES 1510 MODEL #2BC	PROVIDE WITH VFD

NOTES:
1. PROVIDE PRESSURE GAUGES W/SHUT-OFF COCKS, SHUT-OFF & BALANCING VALVE W/PRESSURE TAPS, CHECK VALVE (SILENT TYPE), SUCTION DIFFUSER WITH STRAINER SIZED FOR PIPE SIZE, FLEXIBLE PIPE CONNECTION, THERMOMETER, SHUT-OFF VALVE.
2. PUMP P-1 SHALL BE WATER BALANCED FOR 485 GPM.

MODULAR WATER COOLED CHILLER SCHEDULE

UNIT NUMBER	TYPE	NUMBER OF MODULES	NOMINAL (TONS)	ACTUAL CAPACITY (TONS)	NUMBER OF COMPR.	EVAPORATOR				CONDENSER				ELEC DATA			MFR.	MODEL NUMBER	REMARKS
						GPM	EWT(F)	LWT(F)	PD(FT)	GPM	EWT(F)	LWT(F)	PD(FT)	MCA	MOP	VOLTS/HERTZ/PH			
CH-2	MODULAR WITH SCROLL COMP.	1-20 TON MOD 1-30 TON MOD	50	54.1	4	130	55	45	22.1	157	85	95	25.6	172	225	208/60/3	MULTISTACK	(1)MSD20XC (1)MS030XC	–

NOTES:
1. CHILLER SHALL HAVE SINGLE POINT ELECTRICAL CONNECTION AND SHALL RUN ON REFRIGERANT R-410A. MAXIMUM REFRIGERANT CHARGE PER CIRCUIT 8 & 12 LBS.
2. CHILLER SHALL HAVE MULTIPLE INDEPENDENT REFRIGERATION SYSTEMS.
3. CHILLER SHALL HAVE MINIMUM COP OF 4.8 & EER OF 16.3 AT 100% CAPACITY AND MINIMUM COP OF 6.4 & EER OF 21.9 AT 50% CAPACITY.

FAN SCHEDULE

UNIT TYPE	AREA SERVED	TYPE	CFM	STATIC PRESSURE (IN. WG)	RPM	MAX. SONES	DRIVE	ELECTRICAL CHARACTERISTICS				CONTROL	MANUFACTURER	MODEL NO.	APPROX. WEIGHT (LBS)	REMARKS
								WATT/HP	VOLT	HZ	PH					
F-1	APARTMENT BATHROOMS	PRV	400	0.375	1170	6	BELT	1/4 HP	120	60	1	CONTINUOUS OPERATION	GREENHECK	GB-091	100	–
F-2	BOILER RM CP-1	PRV	2600	0.25	1023	12.8	BELT	3/4 HP	120	60	1	HAND-OFF-AUTO SWITCH	GREENHECK	BG-161	150	–

NOTES:
1. BALANCE FAN TYPE F-1 TO CFM AS REQUIRED BY NUMBER OF BATHROOMS SERVED BY RISER IN EACH BUILDING.
2. PROVIDE FAN TYPE F-1 WITH BUILT IN DISCONNECT SWITCHES.
3. ALL ROOF MOUNTED FANS TO BE PROVIDED WITH INSULATED ROOF CURBS.
4. F-2 SHALL BE PROVIDED WITH MOTORIZED DAMPERS.
5. INTERLOCK F-2 FAN OPERATION WITH INTAKE AND EXHAUST LOUVER MOTORIZED DAMPERS.

AIR & DIRT SEPARATOR SCHEDULE

UNIT NUMBER	SERVICE	GPM	MAX P.D. FT H20	STRAINER AREA (SF)	PROTOTYPE SPIROVENT® MODEL NO.	REMARKS
AS-1	CHILLED WATER SYSTEM	130	0.8 FT	23	VDT 400 FL	FLANGED CONNECTED & WITH STRAINER
AS-2	CONDENSER WATER SYSTEM	157	1.0 FT	23	VDT 400 FL	FLANGED CONNECTED & WITH STRAINER

NOTES:
1. AIR AND DIRT SEPARATORS SHALL BE PROVIDED COMPLETE WITH AUTOMATIC AIR VENT, MANUAL AIR VENT AND DRAIN BALL VALVE FOR FLUSING OUT THE DIRT.

CHILLER SCHEDULE

UNIT NUMBER	TYPE	NOMINAL (TONS)	MAX KW/TON IPLV/NPLV	EVAPORATOR				CONDENSER				NUMBER OF COMPRESSORS & IND. CIRCUITS	COMP. RLA	COMP. LRA	UNIT MCA	UNIT MOCP	UNIT VOLTAGE/PH	MFR.	MODEL NUMBER	REMARKS
				GPM	EWT(F)	LWT(F)	PD(F)	GPM	EWT(F)	LWT(F)	PD(F)									
CH-1	ROTARY-SCREW	200	0.511/0.501	485	55	45	22.1	608.2	85	94.4	22.9	2	(1) 100 (2) 100	(1) 252 (2) 252	227	300	460V/3ø	TRANE	RTWD-200 HE	–

NOTES:
1. PROVIDE NEOPRENE VIBRATION ISOLATION UNDER UNIT BASE RAILS.
2. UNIT SHALL BE RATED TO OPERATE ON 460V/3 PHASE POWER AND WYE DELTA STARTER.
3. CHILLER SHALL HAVE SINGLE POINT ELECTRICAL CONNECTION AND SHALL RUN ON REFRIGERANT R-410A.
4. PROVIDE CHILLER WITH FACTORY INSTALLED SOUND REDUCTION PACKAGE FOR MAXIMUM SOUND PRESSURE OF 75 dBA.

GAS FIRED BOILER SCHEDULE

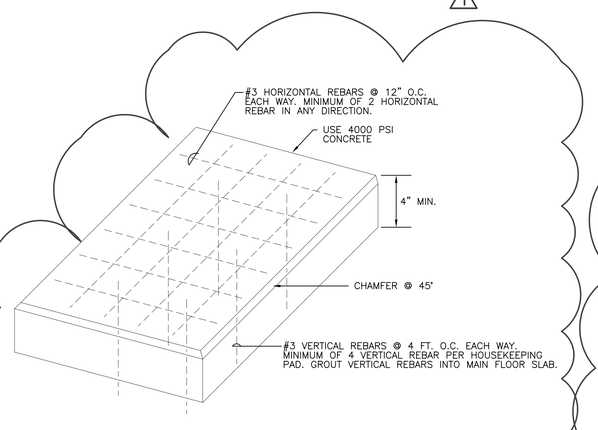
UNIT NUMBER	GAS INPUT MBH	NET RATING WATER MBH	THERMAL EFFICIENCY	GPM	MAX WATER PD (FT. WATER)	RELIEF VALVE SETTING	ELECTRICAL CHARACTERISTICS			FLUE SIZE	GAS CONN	WATER CONN	APRROX. WEIGHT (LBS)	BASIS OF DESIGN "WEIL-McLAIN"	REMARKS
							VOLTS	PHASE	FLA						
B-1	2046	1478	83.1%	28	1.6	75 PSI	208	3	–	12"	1"	2"	500	MODEL 788	

NOTES:
1. BOILERS SHALL HAVE PROPORTIONAL FIRING, DUAL HOT SURFACE IGNITION SYSTEM, BUILT-IN SEQUENCER, DIGITAL TEMPERATURE CONTROL, FLOW SWITCH, AND MANUAL RESET HIGH LIMIT SWITCH.

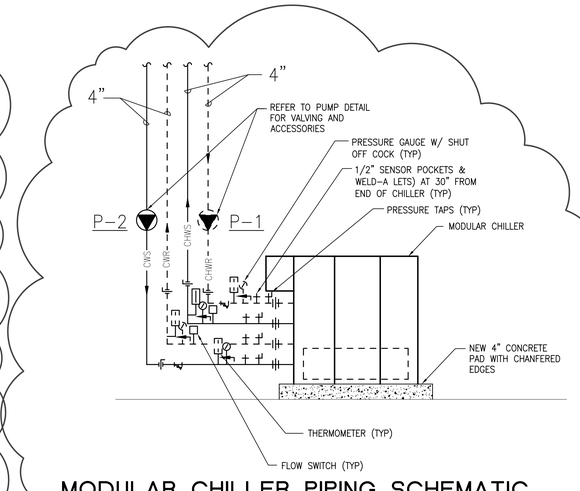
TWO PIPE FAN COIL UNIT SCHEDULE

UNIT NUMBER	NOMINAL CFM	OUTSIDE AIR CFM	MIN. ESP IN. OF WG	COOLING CAPACITY		GPM	MAX WATER PD. FT.	HEATING (MBH)	SUPPLY & RETURN PIPES RUNOUTS	ELECTRIC CHARACTERISTICS			MFR	MODEL NO.	MAXIMUM DIMENSIONS	REMARKS
				TOTAL MBH	SENS. MBH					MOTOR WATTS	VOLT	PHASE				
A	465	NA	0.2"	13.6	10.6	1.9	12.1	31.8	5/8"	288	115	1	XPEDAIR	HORIZONTAL HIDEAWAY W/PLENUM SIZE #04	35"WX27"DX13"H	
B	625	NA	0.2"	19.6	14.7	3.5	6.8	44.7	5/8"	288	115	1	XPEDAIR	HORIZONTAL HIDEAWAY W/PLENUM SIZE #06	40"WX27"DX13"H	
C	820	NA	0.2"	25.5	19.2	4.4	12.6	57.9	5/8"	414	115	1	XPEDAIR	HORIZONTAL HIDEAWAY W/PLENUM SIZE #08	47"WX27"DX13"H	
D	500	NA	0.3"	14.8	11.1	2.4	2.3	24	5/8"	150	115	1	MAGIC AIRE	DVW-600	24"WX13"DX29"H	

NOTES:
1. PROVIDE FACTORY MOUNTED BUILT-IN DISCONNECT SWITCH FOR ALL FAN COIL UNITS.
2. COOLING CAPACITY BASED ON 45°F EWT, 80°F DB/67°F WB EA AND HIGH SPEED.
3. HEATING CAPACITY BASED ON 160°F EWT AND 70°F EA.
4. ALL FAN COIL UNITS SHALL HAVE ENERGY STAR RATED WALL MOUNTED DIGITAL THERMOSTAT WITH 3-SPEED FAN SWITCH.
5. ALL FAN COIL UNITS SHALL HAVE 4 ROW COILS.



HOUSEKEEPING PAD CONSTRUCTION DETAIL
NO SCALE



MODULAR CHILLER PIPING SCHEMATIC
NO SCALE

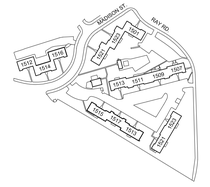
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100% DOCUMENTS
JULY 24, 2012

Architect's Project Number:	1204
PERMIT SET	6.5.2012
100% DOCUMENTS	7.24.2012
1 100% DOCUMENTS REVISED	12.12.12

Renovation of:
Overlook Apartments
1514 Madison Street
Hyattsville, Maryland 20782

Maintenance Repairs

DRAWING PACKAGE
1 of 4

For:
Madison Hyattsville, LLC
7910 Woodmont Avenue, Suite 350
Bethesda, Maryland 20814

ROSS Development & Investment

Owner	Architect	Contractor	Surety

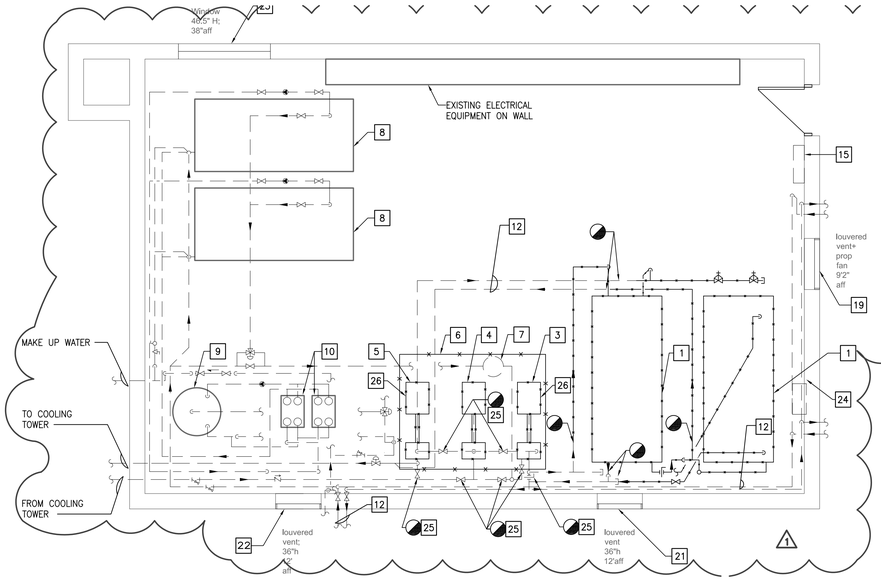
Professional certification: I, enrique astiz, certify that these documents were prepared or approved by me, and that i am a duly licensed professional engineer under the laws of the state of maryland, license no.12404, expiration date: 4-12-2013.

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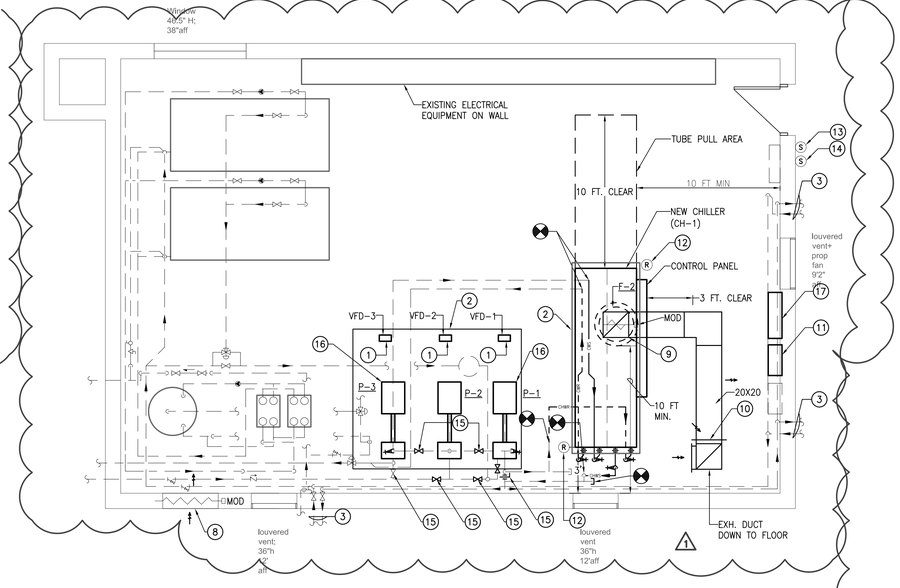
SCHEDULES & DETAILS

M-8



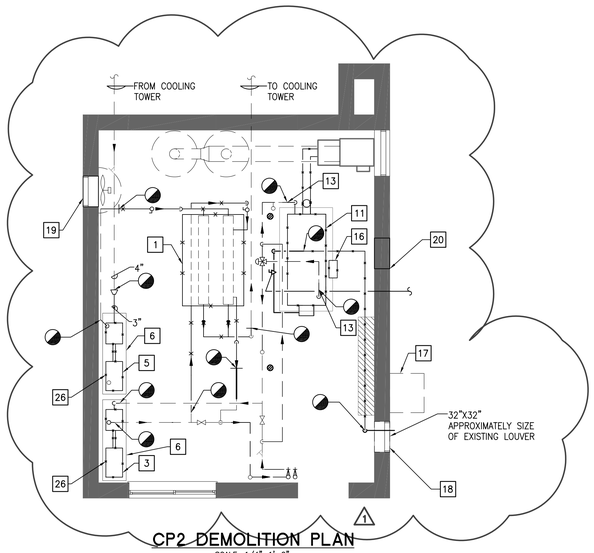
CP1 DEMOLITION PLAN

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



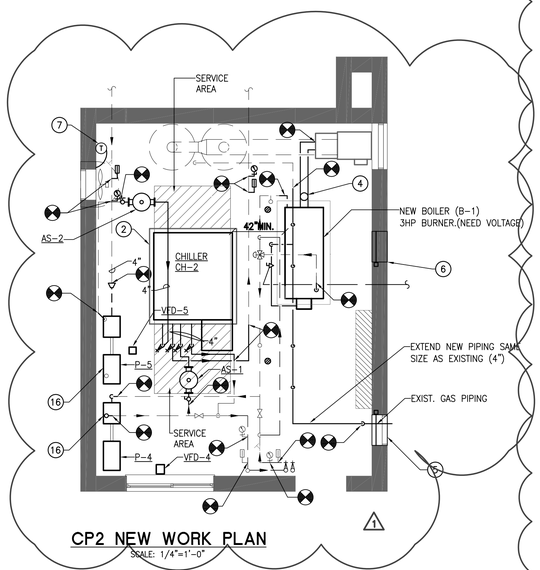
CP1 NEW WORK PLAN

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



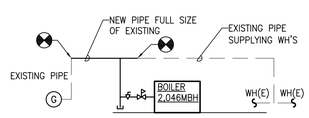
CP2 DEMOLITION PLAN

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



CP2 NEW WORK PLAN

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



GAS RISER DIAGRAM

NOT TO SCLAE

DRAWING REFERENCE NOTES (NEW WORK)

1. NEW VARIABLE FREQUENCY DRIVES. MOUNT EQUIPMENT ON UNISTRUTS. SUBMIT SHOP DRAWING FOR REVIEW.
2. NEW 4" HIGH CONCRETE EQUIPMENT PAD FOR PUMPS OR FOR CHILLER.
3. EXISTING DUAL TEMP SUPPLY & RETURN LINES TO BLDG.
4. NEW FLUE FROM BOILER TO COMMON FLUE. CONNECT TO EXISTING FLUE SAME LOCATION
5. NEW 32"X54" LOUVER WITH NEW STEEL LINTEL. LOUVER SHALL HAVE MINIMUM FREE AREA OF 5.7 SQ.FT. WITH MOTORIZED DAMPER (FULL SIZE OF LOUVER). SEAL ALL AROUND NEW LOUVER FOR WATER TIGHT INSTALLATION. TOP OF NEW LOUVER SHALL BE LOCATED WITHIN 12" OF TOP OF ENCLOSURE. INTERLOCK DAMPER TO OPEN WHENEVER THERE IS A CALL FOR HEAT FROM THE BOILER OR CALL FOR VENTILATION BY FAN. BOILER BURNER SHALL NOT START UNTIL PROOF OF DAMPER OPEN IS CONFIRMED. DAMPER SHALL CLOSE WHEN BOILER AND FAN ARE DE-ENERGIZED.
6. NEW 24X18 COMBUSTION AIR LOUVER WITH NEW STEEL LINTEL. LOUVER SHALL HAVE MINIMUM FREE AREA OF 1.0 SQ. FT. WITH MOTORIZED DAMPER (FULL SIZE OF LOUVER). SEAL ALL AROUND NEW LOUVER FOR WATER TIGHT INSTALLATION. TOP OF NEW LOUVER SHALL BE LOCATED WITHIN 12" OF TOP OF ENCLOSURE. INTERLOCK DAMPER TO OPEN WHENEVER THERE IS A CALL FOR HEAT FROM ANY OF THE EXISTING DOMESTIC WATER HEATERS. DAMPER SHALL CLOSE WHEN WATER HEATERS ARE DE-ENERGIZED. WATER HEATERS SHALL NOT START UNTIL PROOF OF DAMPER OPEN IS CONFIRMED.
7. PROVIDE NEW COOLING ONLY THERMOSTAT TO CONTROL EXISTING MECHANICAL ROOM VENTILATION FAN.
8. NEW 42X42 OUTSIDE AIR INTAKE LOUVER WITH NEW STEEL LINTEL. LOUVER SHALL HAVE MINIMUM FREE AREA OF 6.39 SQ.FT. WITH MOTORIZED DAMPER (FULL SIZE OF LOUVER). SEAL ALL AROUND NEW LOUVER FOR WATER TIGHT INSTALLATION INTERLOCK DAMPER OPERATION WITH FAN F-2. DAMPER SHALL CLOSE WHEN FAN IS DE-ENERGIZED.
9. EXHAUST FAN F-2 ON ROOF.
10. 20X20 EXHAUST DUCT DOWN TO FLOOR. TERMINATE EXHAUST DUCT 3" ABOVE FINISHED FLOOR IN (2) 18X24 EXHAUST GRILLES (1300 CFM EXHAUST EACH). SUPPORT DUCT FROM FLOOR AND STRUCTURE ABOVE.
11. NEW REFRIGERANT MONITORING CONTROL SYSTEM. CABINET WITH AUDIBLE AND VISUAL ALARMS.
12. REFRIGERANT MONITORING SENSOR PROPOSED LOCATION. EXACT NUMBER AND LOCATION OF SENSOR. TO BE DECIDED BASED ON MANUFACTURER RECOMMENDATIONS.
13. REFRIGERATION SYSTEMS EMERGENCY SHUT-OFF SWITCH CLEARLY IDENTIFIED AS SUCH AND IN A BREAK-GLASS TYPE OR IN AN APPROVED TAMPER-RESISTANT COVER TO PROVIDE OFF ONLY CONTROL OF CHILLER. MANUAL RESET SHALL BE FROM INSIDE CHILLER ROOM.
14. FAN F-2 ON-ONLY EMERGENCY SWITCH CLEARLY IDENTIFIED AS SUCH AND INSTALLED IN A BREAK-GLASS TYPE ENCLOSURE.
15. NEW SHUT-OFF VALVES.
16. RECONNECT ALL EXISTING CHEMICAL TREATMENT SYSTEM BACK TO ORIGINAL CONDITION.
17. NEW SELF CONTAINED BREATHING APPARANS CASE ON WALL.

DEMOLITION NOTES

(APPLY TO THIS DWG. ONLY)

GENERAL NOTE: ALL WORK SHOWN ON DEMOLITION PLANS IS EXISTING AND TO REMAIN UNLESS OTHERWISE INDICATED.

1. REMOVE CHILLER COMPLETE WITH CONTROLS, REFRIGERANT RELIEF PIPING, ELECTRIC POWER BACK TO PANEL, VALVES AND PORTION OF PIPING AS REQUIRED FOR NEW CHILLER INSTALLATION. PREPARE AREA FOR NEW CHILLER INSTALLATION. CAPTURE AND DISPOSE OF REFRIGERANT AS PER EPA REQUIREMENTS.
2. REMOVE CHILLED WATER PIPING NOT BEING REUSED.
3. REMOVE EXISTING CHILLED WATER PUMP AND ASSOCIATED CONTROLS, PIPING, VALVES, ETC AS NECESSARY TO INSTALL NEW PUMP. PREPARE AREA FOR INSTALLATION OF NEW PUMP.
4. REMOVE EXISTING STAND-BY PUMP AND ASSOCIATED CONTROLS, PIPING, VALVES, ETC AS NECESSARY TO INSTALL NEW PUMP. PREPARE AREA FOR INSTALLATION OF NEW PUMP.
5. REMOVE EXISTING CONDENSER WATER PUMP AND ASSOCIATED CONTROLS, PIPING, VALVES, ETC AS NECESSARY TO INSTALL NEW PUMP. PREPARE AREA FOR INSTALLATION OF NEW PUMP.
6. REMOVE EXISTING PUMP CONCRETE PAD. FINISH IN SMOOTH FLOOR SURFACE.
7. EXISTING AIR SEPARATOR TO REMAIN.
8. EXISTING CAST IRON BOILER TO REMAIN.
9. EXISTING DOMESTIC HOT WATER TANK TO REMAIN.
10. EXISTING DOMESTIC HOT WATER HEAT EXCHANGER TO REMAIN.
11. REMOVE 2,500 MBH CAST IRON BOILER COMPLETE WITH CONTROLS, RELATED FLUE UP TO COMMON FLUE, PORTION OF GAS PIPING, PREPARE AREA FOR INSTALLATION OF NEW BOILER.
12. DRAIN AND RE-FILL HYDRONIC SYSTEMS AS NECESSARY FOR REPLACEMENT OF EQUIPMENT.
13. REMOVE PORTION OF PIPING AS NEEDED FOR INSTALLATION OF NEW BOILER.
14. REMOVE PORTION OF HIGH PRESSURE GAS PIPING.
15. HVAC TEMPERATURE CONTROL PANEL TO REMAIN. DO NOT REMOVE OR DISCONNECT ANY SENSORS FEEDING THIS PANEL.
16. REMOVE EXISTING FUEL OIL PUMP AND ASSOCIATED CONTROLS, PIPING, VALVES, ETC.
17. EXISTING LOCATION OF GAS METER.
18. REMOVE EXISTING COMBUSTION/VENTILATION AIR LOUVER AND LINTEL. INCREASE OPENING SIZE AS REQUIRED FOR NEW LOUVER INSTALLATION. TOP OF NEW LOUVER SHALL BE LOCATED WITHIN 12" OF TOP OF ENCLOSURE. PATCH EXISTING WALL WITH SAME MATERIAL AS EXISTING.
19. EXISTING EXHAUST LOUVER AND FAN TO REMAIN.
20. CUT OPENING ON WALL FOR INSTALLATION OF NEW 24"X18" COMBUSTION AIR LOUVER.
21. EXISTING 36"X36" COMBUSTION AIR LOUVER TO REMAIN.
22. EXISTING 42"X42" COMBUSTION AIR LOUVER TO REMAIN.
23. EXISTING 72"X46" COMBUSTION AIR WINDOW TO REMAIN.
24. EXISTING CONTROL CABINETS TO REMAIN.
25. REMOVE SHUT-OFF AND REPLACE IN MIND.
26. TEMPORARILY REMOVE EXISTING WATER TREATMENT SYSTEM AND SAVE IN DRY STORAGE FOR RE-INSTALLATION.

NOTE TO PLAN REVIEWER
NEW BOILER IS OF LESSER CAPACITY (2,046MBH) THAN EXISTING BOILER (2,500MBH)

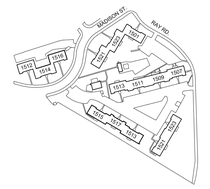
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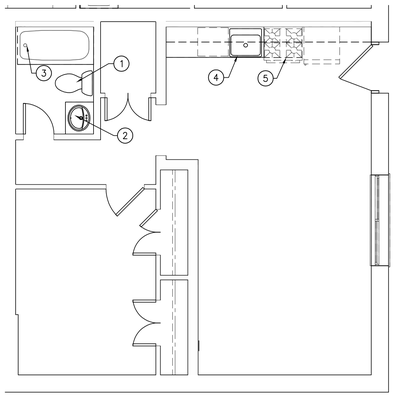
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DWELLING UNIT TYPE 0.1A - NEW WORK
SCALE: 1/4"=1'-0"

REFERENCE NOTES

1. REPLACE EXISTING WATER CLOSET. PROVIDE NEW FLUSH TANK WATER CLOSET (P-1). PROVIDE NEW ⅜" ANGLE SUPPLY. CONNECT TO EXISTING PIPING.
2. REPLACE EXISTING LAVATORY. PROVIDE NEW LAVATORY (P-2) PROVIDE NEW ⅜" ANGLE SUPPLIES, P-TRAP. CONNECT TO EXISTING PIPING.
3. REPLACE EXISTING SHOWER HEAD AND FITTINGS. PROVIDE NEW PRESSURE BALANCE SHOWER/TUB VALVE, SHOWER HEAD AND TUB SPOUT. CONNECT TO EXISTING PIPING. COORDINATE WALL PATCHING WITH GENERAL CONTRACTOR.
4. REPLACE EXISTING KITCHEN SINK. PROVIDE NEW KITCHEN SINK (P-4). PROVIDE NEW ⅜" ANGLE SUPPLIES, DISPOSER, 1½" P-TRAP. PROVIDE ⅜" HOT WATER SUPPLY PIPE WITH ANGLE VALVE TO DISHWASHER. CONNECT TO EXISTING PIPING.
5. REPLACE EXISTING GAS HOSE. PROVIDE NEW GAS HOSE. CONNECT TO EXISTING PIPING.

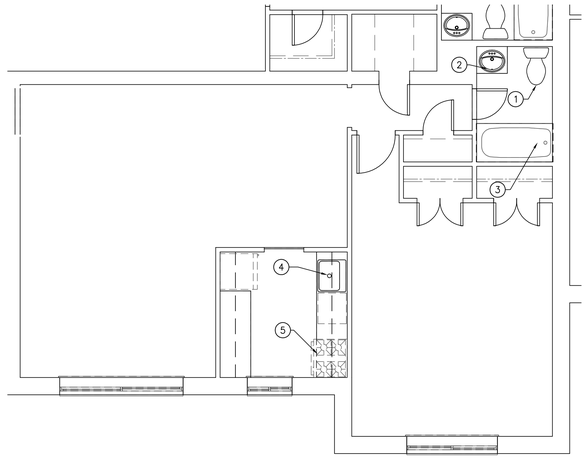
GENERAL NOTE

REFER TO DWELLING UNIT MATRIX BELOW FOR SPECIFIC NUMBER OF UNIT TYPES PER BUILDING.

PLUMBING NOTES

1. THESE GENERAL NOTES ARE COMPLIMENTARY TO THE SPECIFICATIONS.
2. THE DRAWINGS AND DESIGN HAVE BEEN BASED ON VISUAL OBSERVATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE SO AS TO FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS.
3. IMMEDIATELY AFTER OBTAINING THE PERMIT, THIS CONTRACTOR SHALL SUBMIT THREE (3) COPIES OF ALL PLAN REVIEWERS' COMMENTS TO THE ARCHITECT FOR REVIEW. THIS CONTRACTOR SHALL NOT PROCEED WITH THE WORK, NOR MAKE ANY CHANGES TO THE DESIGN UNTIL AUTHORIZED TO DO SO, IN WRITING, BY THE ARCHITECT.
4. THIS CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH THE GENERAL CONTRACTOR.
5. WASTE AND VENT PIPING SHALL BE PVC DWV TYPE WITH SOLVENT CEMENT JOINTS.
6. DOMESTIC WATER PIPING SHALL BE CPVC PIPING AND FITTINGS.
7. PLUMBING FIXTURES: ALL EXPOSED METAL TRIM AND FITTINGS TO BE POLISHED CHROME. PROVIDE METAL FLEXIBLE SUPPLY PIPES, BRASS-CRAFT CO. AND ACCESSIBLE STOP VALVES WITH WHEEL HANDLE, CHICAGO FAUCET NO. 993.

CHANGES: DELETED ALL REFERENCES TO "OR EQUAL" ⚠1



DWELLING UNIT TYPE 1.1A - NEW WORK
SCALE: 1/4"=1'-0"

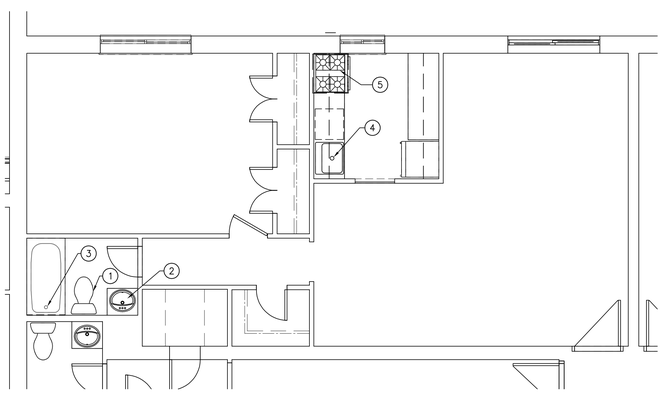
PLUMBING FIXTURE CONNECTION SCHEDULE

NOTES:
1. HANDICAPPED (ADA)
2. FLOOR MOUNTED
3. WALL MOUNTED
4. COUNTERTOP
5. VITREOUS CHINA
6. STAINLESS STEEL
7. ELECTRONIC (HARDWIRED)
8. ELECTRONIC (BATTERY)
9. ENAMELED STEEL
10. ENAMELED CAST IRON
11. RECESSED

FIX. NO.	FIXTURE	ROUGH-IN PIPING				ACCESSORIES	FIXTURE DESCRIPTION
		WASTE	VENT	CW	TW		
P-1	WATER CLOSET FLUSH TANK	3"	2"	1/2"	---	PROVIDE ROUND TOILET SEAT WITH COVER AND 3/8" ANGLE SUPPLY.	NOTE 2, 6, AMERICAN STANDARD CADET PRESSURE ASSISTED ROUND TOILET MODEL 2366.100.
P-2	LAVATORY WALL HUNG	1-1/2"	1-1/2"	1/2"	1/2"	HERITAGE FAUCET NO. 5402.142V WITH GRID STRAINER DRAIN (FAUCET HOLES ON 4" ON CENTER). PROVIDE ⅜" ANGLE SUPPLIES WITH STOP AND MCGUIRE 8872 1¼" P-TRAP. INSULATE SUPPLY AND "P" TRAP UNDER LAVATORY. PROVIDE INDIVIDUAL THERMOSTATIC MIXING VALVE DANFOSS ESBE MODEL NO. 065B8931 AND TO BE SET AT 105 DEGREES FAHRENHEIT.	NOTES: 3, 5 AMERICAN STANDARD REGALYN NO. 4867.016.
P-3	BATH TUB HANDICAPPED	1-1/2"	1-1/2"	1/2"	1/2"	PROFLO PFLL51M PRESSURE BALANCE TUB AND SHOWER FAUCET WITH SOLID BRASS WATER WAYS, VOLUME CONTROL AND INTEGRAL CHECK STOPS.	NOTES: 2, 9 AMERICAN STANDARD NEW SALEM RECESS BATH MODEL 0255.102/0255.202.
P-4	KITCHEN SINK	1-1/2"	1-1/2"	1/2"	1/2"	SINGLE HANDLE DECK FAUCET DELTA 100 WITH: IN- SINK -ERATOR BADGER 5 (½ HP, 1725 RPM, 120V), ⅜" ANGLE SUPPLIES WITH STOP, MCGUIRE 8912 1½" P-TRAP	NOTES: 4, 6 ELKAY SINGLE BOWL SINK MODEL GE12521R.

DWELLING UNIT MATRIX AND AREAS

Building Address	Number of Dwelling Units	Studio, 1 BA 0.1a	1 BD - 1 BA 1.1a	1 BD - 1 BA 1.1b	2 BD - 1 BA 2.1a	2 BD - 1 BA 2.1b	2 BD - 1 BA 2.1c	2 BD - 1 BA 2.1d	3 BD - 1 BA 3.1a	3 BD - 1.5 BA 3.15a
1501 Ray Road	10	-	-	-	6	4	-	-	-	-
1507 Ray Road	12	-	6	6	-	-	-	-	-	-
1509 Ray Road	14	-	-	-	6	8	-	-	-	-
1511 Ray Road	14	-	-	-	6	8	-	-	-	-
1513 Ray Road	14	-	6	8	-	-	-	-	-	-
1515 Ray Road	10	-	-	-	6	4	-	-	-	-
1517 Ray Road	12	-	6	6	-	-	-	-	-	-
1519 Ray Road	10	-	-	-	6	4	-	-	-	-
1521 Ray Road	15	1	-	-	6	8	-	-	-	-
1523 Ray Road	14	-	-	-	6	8	-	-	-	-
1512 Madison Street	10	-	4	4	-	-	2	-	-	-
1514 Madison Street	11	-	-	-	5	4	-	-	1	1
1516 Madison Street	10	-	4	4	-	-	2	-	-	-
1521 Madison Street	10	-	-	-	6	4	-	-	-	-
1523 Madison Street	11	-	-	-	6	5	-	-	-	-
TOTAL COUNT	**177**	**1**	**26**	**28**	**59**	**57**	**4**	**-**	**1**	**1**



DWELLING UNIT TYPE 1.1B - NEW WORK
SCALE: 1/4"=1'-0"

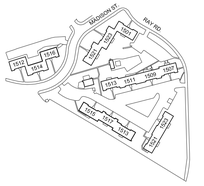
MINER FEINSTEIN ARCHITECTS

MINER FEINSTEIN ARCHITECTS, LLC
135 West Patrick Street, Suite 200
Frederick, Maryland 21701
301.760.7988
www.MFArchitects.net

MEP ENGINEER:
CTA Inc.
9420 Key West Ave., Suite 150
Rockville, Maryland 20850-1715
301.637.0057

CIVIL ENGINEER:
Greenhorne & O'Mara, Inc
20410 Century Blvd #200
Germantown, Maryland 20874
301.444.8282

STRUCTURAL ENGINEER:
Allgaier Mendenhall Smith
5235 Westview Drive, Suite 100
Frederick, Maryland 21703
240.629.2190



100% DOCUMENTS
JULY 24, 2012

Architect's Project Number:	1204
PERMIT SET	6.5.2012
100% DOCUMENTS	7.24.2012
1 100% DOCUMENTS REVISED	12.12.12

Renovation of:
Overlook Apartments
1514 Madison Street
Hyattsville, Maryland 20782

Maintenance Repairs

DRAWING PACKAGE
1 of 4

For:
Madison Hyattsville, LLC
7910 Woodmont Avenue, Suite 350
Bethesda, Maryland 20814

ROSS Development & Investment

Owner	Architect	Contractor	Surety

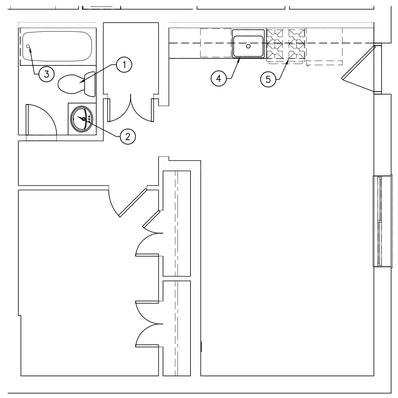
UNIT FLOOR PLANS- NEW WORK, SCHEDULES & NOTES

Professional certification: I, enrique astiz, certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the state of maryland, license no.12404, expiration date: 4-12-2013.

CTA CONSULTING ENGINEERS
MECHANICAL - ELECTRICAL - PLUMBING
9420 Key West Ave, Suite 150, Rockville, Md 20850
O: (301) 762-7172 F: (301) 762-7174
http://www.ctaengineers.com cta@ctaengineers.com
Pro. No.: 12017.4

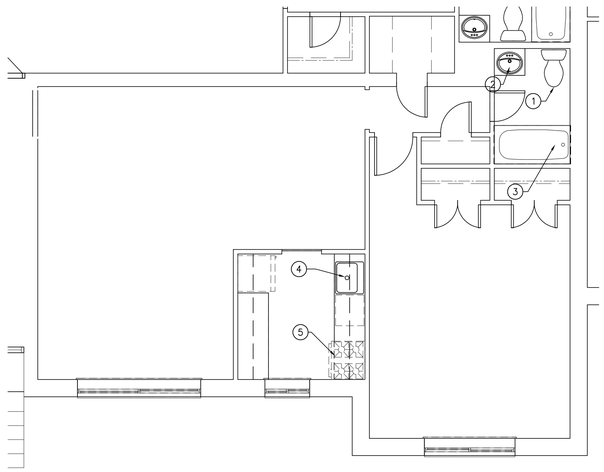
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P-1



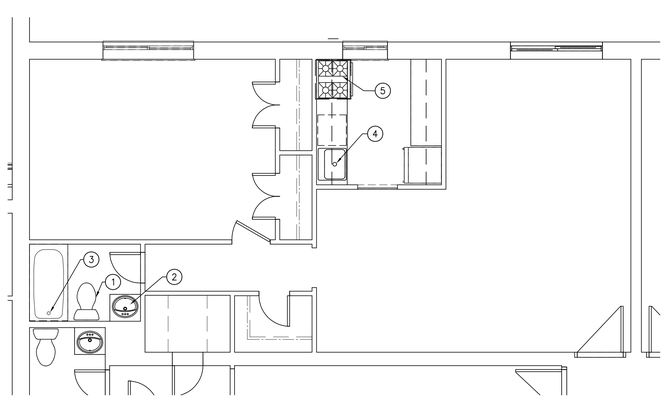
DWELLING UNIT TYPE 0.1A - NEW WORK

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



DWELLING UNIT TYPE 1.1A - NEW WORK

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



DWELLING UNIT TYPE 1.1B - NEW WORK

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

REFERENCE NOTES

1. NEW FLUSH TANK WATER CLOSET (P-1) TO REPLACE EXISTING WATER CLOSET. PROVIDE NEW ⅜" ANGLE SUPPLY.
2. NEW LAVATORY (P-2) TO REPLACE EXISTING LAVATORY. PROVIDE NEW ⅜" ANGLE SUPPLIES, P-TRAP AND CONNECTION TO EXITING WASTE PIPE.
3. NEW PRESSURE BALANCE SHOWER/TUB VALVE, SHOWER HEAD AND TUB SPOUT TO REPLACE EXISTING. COORDINATE WALL PATCHING WITH GENERAL CONTRACTOR.
4. NEW KITCHEN SINK (P-4) TO REPLACE EXISTING KITCHEN SINK. PROVIDE: NEW ⅜" ANGLE SUPPLIES; DISPOSER ; 1½" P-TRAP; ⅜" HOT WATER SUPPLY PIPE WITH ANGLE SUPPLY TO DISHWASHER; WASTE CONNECTION TO EXISTING WASTE PIPE.
5. PROVIDE NEW GAS HOSE CONNECTION FROM NEW GAS RANGE TO EXISTING VALVED GAS SUPPLY.

GENERAL NOTE

REFER TO DWELLING UNIT MATRIX BELOW FOR SPECIFIC NUMBER OF UNIT TYPES PER BUILDING.

DWELLING UNIT MATRIX AND AREAS

Building Address	Number of Dwelling Units	Studio, 1 BA 0.1a	1 BD - 1 BA 1.1a	1 BD - 1 BA 1.1b	2 BD - 1 BA 2.1a	2 BD - 1 BA 2.1b	2 BD - 1 BA 2.1c	2 BD - 1 BA 2.1d	3 BD - 1 BA 3.1a	3 BD - 1.5 BA 3.15a
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1507 Ray Road	12	-	6	6	-	-	-	-	-	-
1509 Ray Road	14	-	-	-	6	8	-	-	-	-
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1513 Ray Road	14	-	6	8	-	-	-	-	-	-
1515 Ray Road	10	-	-	-	6	4	-	-	-	-
1517 Ray Road	12	-	6	6	-	-	-	-	-	-
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1521 Ray Road	15	1	-	-	6	8	-	-	-	-
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1512 Madison Street	10	-	4	4	-	-	2	-	-	-
1514 Madison Street	11	-	-	-	5	4	-	-	1	1
1516 Madison Street	10	-	4	4	-	-	2	-	-	-
1521 Madison Street	10	-	-	-	6	4	-	-	-	-
1523 Madison Street	11	-	-	-	6	5	-	-	-	-
TOTAL COUNT	**177**	**1**	**26**	**28**	**59**	**57**	**4**	**-**	**1**	**1**

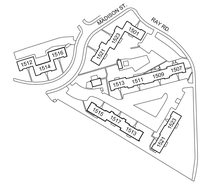
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100% DOCUMENTS
JULY 24, 2012

Architect's Project Number:	1204
PERMIT SET	6.5.2012
100% DOCUMENTS	7.24.2012

Renovation of:
Overlook Apartments
1514 Madison Street
Hyattsville, Maryland 20782

Maintenance Repairs

DRAWING PACKAGE
1 of 4

For:
Madison Hyattsville, LLC
7910 Woodmont Avenue, Suite 350
Bethesda, Maryland 20814

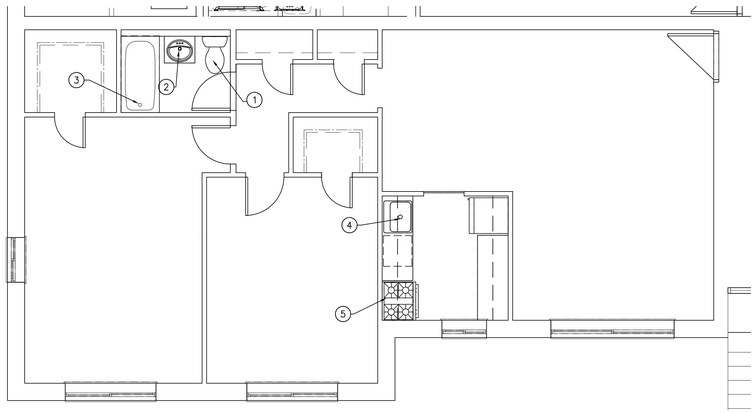
ROSS Development & Investment

Owner	Architect	Contractor	Surety

0.1A, 1.1A, 1.1B
UNIT FLOOR PLAN
NEW WORK

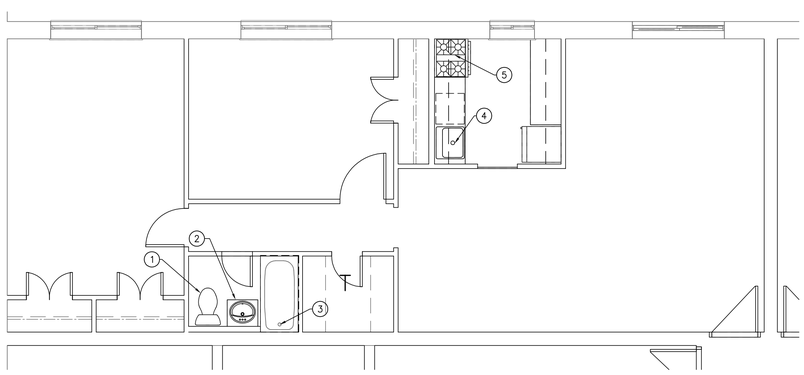
Professional Certification:
I certify that these documents were prepared or approved by me, and that I am a duly licensed Architect under the laws of the State of Maryland, license number 13956, expiration date 2012-09-23.

P-2



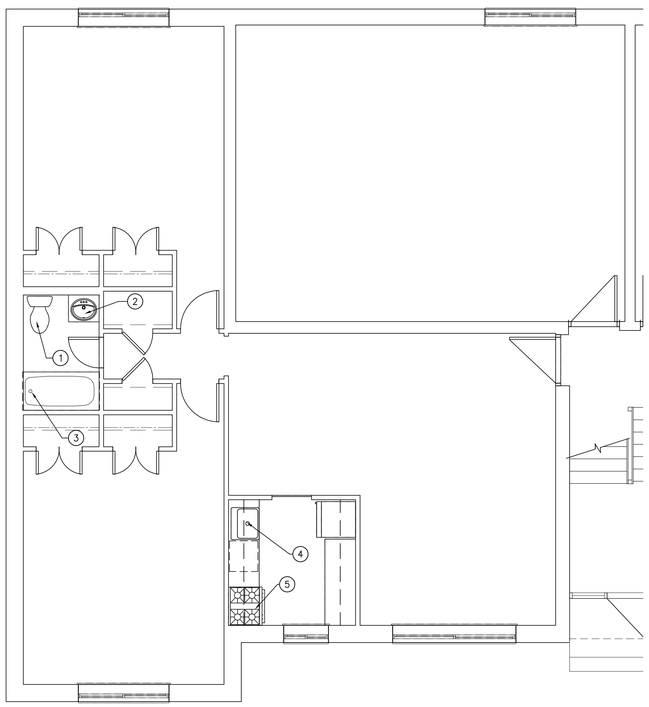
DWELLING UNIT TYPE 2.1A - NEW WORK

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



DWELLING UNIT TYPE 2.1B - NEW WORK

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



DWELLING UNIT TYPE 2.1C - NEW WORK

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

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1 of 4

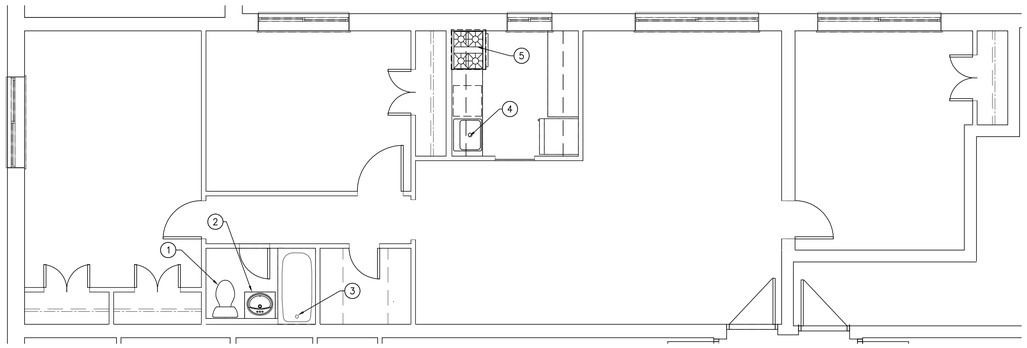
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ROSS Development & Investment

Owner	Architect	Contractor	Surety

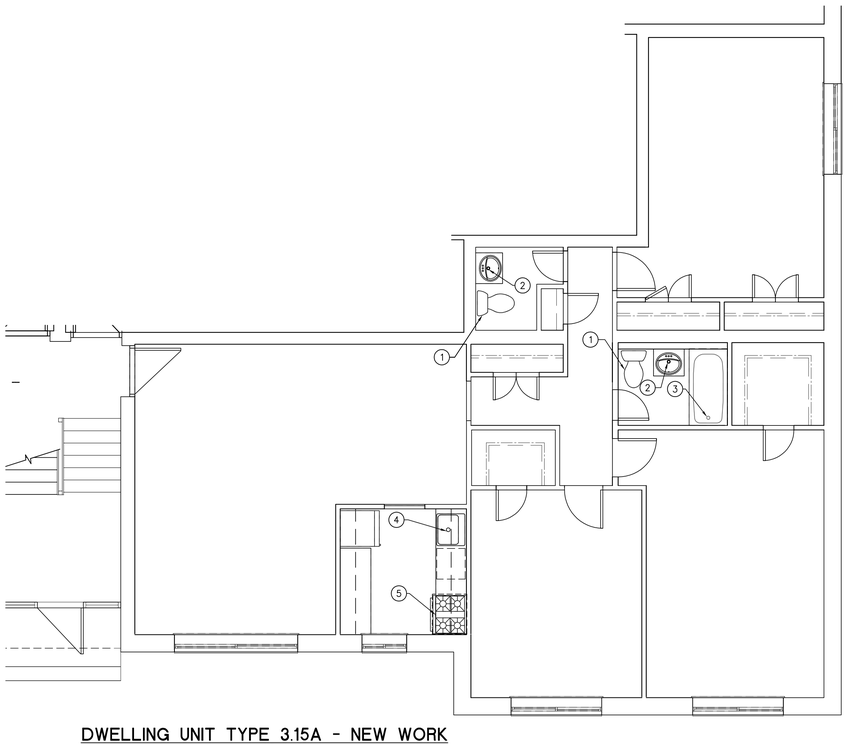
2.1A, 2.1B, 2.1C
UNIT FLOOR PLANS
NEW WORK

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 13956, expiration date 2012-09-23.



DWELLING UNIT TYPE 3.1A - NEW WORK

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



DWELLING UNIT TYPE 3.15A - NEW WORK

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DRAWING PACKAGE
1 of 4

For:
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ROSS Development & Investment

Owner	Architect	Contractor	Surety

3.1A, 3.15A
UNIT FLOOR PLANS
NEW WORK

Professional Certification:
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P-4

ELECTRICAL SPECIFICATIONS - BASIC

GENERAL

1. THE SCOPE OF WORK CONSISTS OF THE DEMOLITION, FURNISHING AND INSTALLATION OF A COMPLETE ELECTRICAL AND FIRE ALARM SYSTEM AS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN. THIS CONTRACTOR SHALL PROVIDE ALL SUPERVISION, LABOR, MATERIALS, EQUIPMENT, MACHINERY, AND ALL OTHER ITEMS NECESSARY TO COMPLETE THE SYSTEM. THIS CONTRACTOR SHALL PROVIDE AND INSTALL ALL EQUIPMENT AS INDICATED ON THE DRAWINGS AND/OR AS REQUIRED FOR A FUNCTIONING ELECTRICAL SYSTEM.

2. ANY DISCREPANCIES ON THE PLANS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION, IN WRITING, BEFORE SUBMITTING THE BID.

3. ELECTRICAL PLANS ARE DIAGRAMMATIC. DO NOT SCALE DRAWINGS.

4. THE FOLLOWING TERMINOLOGY AND MEANINGS WILL BE USED IN THESE SPECIFICATIONS:

   A. PANELBOARDS "EQUIPPED SPACE" OR "SPACE": INCLUDE ALL NECESSARY BUS, DEVICE SUPPORTS AND CONNECTIONS FOR INSERTION OF A FUTURE DEVICE.

   B. "PROVIDE": FURNISH AND INSTALL.

   C. "THIS CONTRACTOR": THE ELECTRICAL CONTRACTOR.

5. THIS CONTRACTOR SHALL EXAMINE THE DRAWINGS, SPECIFICATIONS AND JOB SITE AND FULLY INFORM HIMSELF OF ALL EXISTING CONDITIONS AND WORK REQUIRED BY THE DRAWINGS AND SPECIFICATIONS BEFORE SUBMITTING HIS BID. WAIVER OF RESPONSIBILITY OR REQUEST FOR ADDITIONAL PAYMENT BASED ON LACK OF KNOWLEDGE OF CONDITIONS AT THE SITE WILL NOT BE ACCEPTED OR CONSIDERED. ANY DIFFICULTIES IN COMPLYING WITH THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER, IN WRITING, BEFORE SUBMITTING THE BID.

6. THE ENTIRE ELECTRICAL INSTALLATION SHALL CONFORM TO THE APPLICABLE EDITIONS OF THE NATIONAL ELECTRICAL CODE, NFPA 70, LOCAL JURISDICTION REQUIREMENTS AND LOCAL STATE CODE REQUIREMENTS.

7. THIS CONTRACTOR SHALL ORDER AND OBTAIN ALL NECESSARY ELECTRICAL TESTS, PERMITS AND CERTIFICATES OF APPROVAL AND PAY ANY REQUIRED FEES FOR SAME.

8. COORDINATION DRAWINGS CONSISTING OF FLOOR PLANS AND ELEVATIONS SHALL BE PREPARED FOR EQUIPMENT ROOMS TO A SCALE OF 1/4"=1' 0" OR LARGER, DETAILING MAJOR ELEMENTS, COMPONENTS, AND SYSTEMS OF ELECTRICAL EQUIPMENT AND MATERIALS IN RELATION WITH OTHER SYSTEMS, INSTALLATIONS, AND BUILDING COMPONENTS.

   A. INDICATE THE PROPOSED LOCATIONS OF MAJOR RACEWAY SYSTEMS, EQUIPMENT, AND MATERIALS. INCLUDE THE FOLLOWING:

      (1) CODE REQUIRED ACCESS CLEARANCES AND ELEVATIONS.

      (2) CLEARANCES FOR SERVICING EQUIPMENT, INCLUDING SPACE FOR EQUIPMENT DISASSEMBLY REQUIRED FOR PERIODIC MAINTENANCE.

      (3) EXTERIOR WALL AND FOUNDATION PENETRATIONS.

      (4) FIRE RATED WALL AND FLOOR PENETRATIONS.

      (5) EQUIPMENT CONNECTIONS AND SUPPORT DETAILS.

      (6) SIZES AND LOCATION OF REQUIRED CONCRETE PADS AND BASES.

9. THIS CONTRACTOR SHALL VERIFY AVAILABLE VOLTAGE PRIOR TO ORDERING ANY EQUIPMENT OR FIXTURES. ANY EQUIPMENT OR FIXTURES SHALL BE COMPATIBLE WITH AVAILABLE VOLTAGE.

10. SHOP DRAWINGS FOR ALL ELECTRICAL EQUIPMENT, FIXTURES, DEVICES AND MATERIALS SHALL BE SUBMITTED TO THE PROJECT MANAGER FOR APPROVAL BEFORE DELIVERY TO THE JOB SITE. EQUIPMENT, FIXTURES, AND MATERIAL DELIVERED TO THE JOB SITE OR INSTALLED PRIOR TO APPROVAL OF THE SHOP DRAWINGS AND FOR WHICH THE SHOP DRAWINGS ARE SUBSEQUENTLY REJECTED, SHALL BE REPLACED WITH AN APPROVED ITEM AT NO ADDITIONAL COST TO THE OWNER. PROVIDE 6 COPIES FOR THE FOLLOWING ITEMS:

    A. COORDINATION DRAWINGS
    B. LIGHTING FIXTURES AND SWITCHES
    C. RECEPTACLES/ WIRING DEVICES
    D. PANELBOARDS
    E. TRANSFORMERS
    F. STARTERS AND DISCONNECT SWITCHES.
    G. SWITCHGEAR
    H. CONDUITS/ RACEWAY
    I. WIRES/ CABLES
    J. EQUIPMENT SUPPORT AND HANGERS

11. ALL EQUIPMENT, CIRCUITRY, DEVICES, MATERIALS ETC. SHALL BE NEW AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

12. ALL ELECTRICAL EQUIPMENT SHALL BEAR THE UNDERWRITER'S LABORATORIES LABEL.

13. ALL EQUIPMENT SUCH AS PANELBOARDS, TRANSFORMERS, STARTERS AND DISCONNECTS SHALL BE AS MANUFACTURED BY GENERAL ELECTRIC, SQUARE-D, EATON/CUTLER-HAMMER OR SIEMENS.

14. WORK SHALL BE PROTECTED AT ALL TIMES FROM DAMAGE BY PERSONS OR WEATHER AND ALL DAMAGED WORK RESTORED TO A NEW CONDITION BEFORE FINAL ACCEPTANCE.

15. ALL PENETRATIONS OF FLOOR AND WALLS SHALL BE FIRE STOPPED IN ACCORDANCE WITH BOCA, NEC AND NFPA.

16. ALL WORK SHALL BE PERFORMED DURING NORMAL WORKING HOURS, MONDAY THROUGH FRIDAY (7 AM TO 5 PM). IF WORK CANNOT BE PERFORMED DURING NORMAL WORKING HOURS THE OWNER SHALL BE NOTIFIED PRIOR TO THE SIGNING OF THE CONTRACT.

17. ADVANCE NOTICE SHALL BE GIVEN TO THE OWNER BEFORE COMMENCEMENT OF WORK, WHETHER OR NOT AN OUTAGE IS REQUIRED.

18. PROVIDE TEMPORARY SERVICE AS NECESSARY FOR LIGHTING AND POWER EQUIPMENT (DRILLS, SAWS, ETC.). COORDINATE TEMPORARY REQUIREMENTS WITH GENERAL CONTRACTOR. TEMPORARY LIGHTING AND POWER SHALL MEET OSHA REQUIREMENTS AND LOCAL CODES. TEMPORARY POWER SHALL BE 120V.

19. THIS CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH THE GENERAL CONTRACTOR FOR THE EXACT LOCATION OF CHASES, FURRING SPACES, DROPPED CEILINGS, STRUCTURE PENETRATIONS, PAINTING, ETC.

   A. CONSULT ARCHITECTURAL PLANS AND DETAILS FOR CONSTRUCTION TYPE, HEADROOM, ROOM FINISHES, TYPE OF CEILING, FLOORS ETC.

20. ALL HVAC/PLUMBING EQUIPMENT INDICATED ON THE DRAWINGS SHALL BE CONNECTED UNDER THIS CONTRACT. ELECTRICAL EQUIPMENT REQUIREMENTS INDICATED ON DRAWINGS MAY DIFFER FROM ACTUAL EQUIPMENT FURNISHED. THIS CONTRACTOR SHALL COORDINATE ALL SUCH EQUIPMENT POWER REQUIREMENTS AND LOCATIONS WITH THE HVAC/PLUMBING CONTRACTORS PRIOR TO ROUGHING IN ANY DISCONNECT SWITCHES, WIRING, FEEDERS, BREAKERS, ETC. NECESSARY FOR EQUIPMENT INSTALLATION.

21. THIS CONTRACTOR SHALL COORDINATE ALL MOUNTING HEIGHTS FOR SWITCHES, RECEPTACLES, CEILING MOUNTED LIGHTING FIXTURES AND TELEPHONE OUTLETS BY THE USE OF THE ARCHITECTURAL REFLECTED CEILING PLANS AND ELEVATIONS. SHOULD ANY CONFLICTS BECOME APPARENT, THIS CONTRACTOR SHALL REQUEST CLARIFICATION PRIOR TO INSTALLATION. IF THE WORK IS NOT COORDINATED ANY REMEDIAL WORK SHALL BE REDONE AT NO ADDITIONAL COST TO THE OWNER.

22. FINAL TESTING: AT THE TIME OF FINAL INSPECTION AND TEST, ALL CONNECTIONS AT PANELBOARDS, DEVICES AND EQUIPMENT, AND ALL SPLICES MUST BE COMPLETED. EACH BRANCH CIRCUIT AND ITS RESPECTIVE CONNECTED EQUIPMENT MUST TEST FREE OF SHORT CIRCUITS. UPON COMPLETION OF THE WORK, CLEAN AND POLISH ALL EXPOSED SURFACES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

23. THIS CONTRACTOR SHALL GUARANTEE THE ENTIRE INSTALLATION TO BE FREE FROM DEFECTS FOR TWO YEARS FROM THE DATE OF ACCEPTANCE BY THE OWNER. ANY DEFECTS OCCURRING DURING THE GUARANTEE PERIOD SHALL BE CORRECTED AT NO ADDITIONAL COST TO THE OWNER.

24. THIS CONTRACTOR SHALL MAINTAIN ACCURATE RECORD DRAWINGS OF ALL WORK AS ACTUALLY INSTALLED. ON COMPLETION OF THE PROJECT THE FOLLOWING MATERIAL SHALL BE DELIVERED TO THE OWNER:

   A. TWO (2) COMPLETE SETS OF REPRODUCIBLE DRAWINGS SHALL BE DELIVERED TO THE OWNER AND ONE (1) SET OF DRAWING TO THE A/E FIRM.

   B. ALL NEW INSTALLED EQUIPMENT MANUFACTURER'S DATA AND WARRANTY LITERATURE.

DEMOLITION

1. THIS CONTRACTOR SHALL VISIT JOB SITE TO ASCERTAIN ANY EXISTING CONDITIONS WHICH MAY AFFECT HIS BID AND WORK, AND HE SHALL BE RESPONSIBLE FOR THE INCLUSION OF ALL REQUIRED DEMOLITION IN AREAS UNDERGOING MODIFICATION WHETHER OR NOT SUCH WORK IS INDICATED ON PLANS OR NOTES. ANY DISCREPANCIES FOUND ON THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ARCHITECT ENGINEERS ATTENTION, IN WRITING, BEFORE SUBMITTING THE BID.

2. ALL WORK SHALL BE PERFORMED AT SUCH TIMES AND IN SUCH A MANNER AS WILL LEAST INTERFERE WITH THE MAINTENANCE AND OPERATION OF ALL RELATED OR AFFECTED SYSTEMS. ALL POWER OUTRAGES, FIRE ALARM SHUT DOWNS, ETC SHALL BE COORDINATED WITH OWNER.

3. THE SCHEDULING OF DEMOLITION WORK SHALL BE COORDINATED BY THIS CONTRACTOR WITH THE OWNER'S REPRESENTATIVE AND THE GENERAL CONTRACTOR PRIOR TO PERFORMING THE WORK.

4. THIS CONTRACTOR SHALL CLEAN THE PROJECT SITE AT THE END OF EACH WORKING DAY. AFTER REMOVAL OF ALL DEVICES THIS CONTRACTOR SHALL TURN ALL DEVICES OVER TO OWNER'S REPRESENTATIVE FOR HIM TO INSPECT. AFTER INSPECTED BY THE OWNER'S REPRESENTATIVE THIS CONTRACTOR SHALL REMOVE ALL UNNECESSARY DEVICES OR MATERIALS FROM THE SITE.

5. THIS CONTRACTOR SHALL COORDINATE THE FOLLOWING WORK:

   A. LOCATION OF EXISTING LIGHT FIXTURES WITH NEW LIGHT FIXTURES AND/OR EXISTING RELOCATED. THE FINAL WORK SHALL COMPLY WITH THE INTENT AS SHOWN ON THE DRAWINGS.

   B. EXISTING SWITCHES, TYPE OF SWITCHES AND SWITCHING SCHEME. THE FINAL WORK SHALL COMPLY WITH THE INTENT AS SHOWN ON THE DRAWINGS.

   C. EXISTING RECEPTACLES, TELEPHONE OUTLETS AND DATA OUTLETS VERSUS NEW OUTLETS LOCATION. THE FINAL WORK SHALL COMPLY WITH THE INTENT AS SHOWN ON THE DRAWINGS.

6. THIS CONTRACTOR SHALL RESTORE ALL AREAS, SYSTEMS AND ASSOCIATED DEVICES, COMPONENTS, ETC., DISTURBED BY HIS WORK TO THE SATISFACTION OF THE OWNER, ARCHITECTS, AND ENGINEER.

7. PROVIDE BLANK COVER PLATES ON ALL EXISTING OUTLETS NOT REUSED.

8. PRIOR TO STARTING THE WORK, THIS CONTRACTOR SHALL PERFORM A CIRCUIT TRACING TO TEST THE EXISTING WORK TO REMAIN (OUTLETS, LIGHTING, LIGHT SWITCHES WIRING ETC.) FOR PROPER VOLTAGE, OPERATION AND BRANCH CIRCUIT ORIGINATION. A WRITTEN REPORT SHALL BE PREPARED INDICATING ANY DEFICIENCIES AND RECOMMENDED REPAIRS. SUBMIT FOUR (4) COPIES OF THIS REPORT TO THE ARCHITECT/OWNER FOR REVIEW. NO ADDITIONAL CHARGES WILL BE CONSIDERED AFTER COMPLETION OF THE WORK, TO REPAIR/CONNECT EXISTING OUTLETS UNLESS THESE WERE DESCRIBED IN THE REPORT ABOVE. ANY EXISTING DEVICES DISCONNECTED DURING CONSTRUCTION SHALL BE RE-CONNECTED AT NO ADDITIONAL COST TO THE OWNER.

9. THE CONTINUITY OF ALL EXISTING CIRCUITS WHICH ARE TO REMAIN OPERATIONAL SHALL BE MAINTAINED THROUGHOUT THE FACILITY. THIS CONTRACTOR SHALL IDENTIFY ALL CIRCUITS THAT SUPPLY POWER TO AREAS TO REMAIN, MARK THESE CIRCUITS AND MAKE SURE THEIR POWER IS NOT INTERRUPTED DURING DEMOLITION AND CONSTRUCTION. ALL EXISTING CIRCUITS TO REMAIN SHALL BE RECONNECTED TO NEW OR EXISTING PANELS. PROVIDE NEW WIRING AND CIRCUIT BREAKERS OF RATING TO MATCH EXISTING AS REQUIRED.

10. DUE TO THE FACT THAT THE EXISTING PANELBOARDS DIRECTORIES ARE INCOMPLETE AND VOID IN MOST CASES, THIS CONTRACTOR SHALL MAKE A CAREFUL INSPECTION AT ALL OF THE EXISTING ELECTRICAL POWER AND SYSTEMS PRIOR TO THE MODIFICATION OF THE EXISTING SPACE. PHYSICALLY VERIFY AND LABEL ALL EXISTING BRANCH CIRCUITS AND COORDINATE PANELBOARD OVERCURRENT PROTECTION DEVICES, SIZE AND LOCATION.

11. CONTRACTOR SHALL REMOVE ALL ABANDONED POWER AND COMMUNICATIONS WIRING AND CONDUIT FROM EXISTING RECEPTACLES, TELEPHONE, DATA, CCTV AND CABLE TV OUTLETS TO BE REMOVED UNDER THE DEMOLITION PHASE.

LABELING

1. PROVIDE LABELING FOR ALL FEEDER RACEWAYS, ELECTRICAL PANELS, AND ALL MAJOR PIECES OF EQUIPMENT AS FOLLOWS:

   A. PROVIDE A TYPED CIRCUIT DIRECTORY FOR EACH EXISTING PANELBOARD TO REMAIN, AFFECTED BY THIS WORK AND FOR EACH NEW PANELBOARD.

   B. ALL RECEPTACLE PLATE COVERS SHALL BE LABELED WITH PANEL DESIGNATION AND CIRCUIT NUMBER.

   C. ALL FEEDER RACEWAYS SHALL BE LABELED AS TO ITEM SERVED WITH MINIMUM 1/4" HIGH LETTERS.

   D. ALL JUNCTION BOXES FOR BRANCH CIRCUITRY SHALL BE LABELED WITH PANEL DESIGNATION AND CIRCUIT NUMBERS WITH MINIMUM 1/4" HIGH LETTERS.

   E. ALL STARTERS AND DISCONNECTS SHALL BE LABELED WITH 1/4" ENGRAVED WHITE LETTERS BLACK LAMACOID BACKGROUND NAME PLATES. NAME PLATE SHALL BE LABELED "F – NO." OR "AHU – NO." ETC.

PANELBOARDS

1. CIRCUIT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTLY SPACING THE CIRCUITS IN THE PANEL AND BALANCE THE LOAD ON THE PHASES UNDER NORMAL OPERATING CONDITIONS.

2. BEFORE ORDERING PANELBOARDS, COORDINATE ALL MOTOR CIRCUIT BREAKER TRIPS WITH MECHANICAL EQUIPMENT MANUFACTURER'S REQUIREMENTS. COORDINATE CONDUCTOR SIZE WITH ACTUAL MOTORS AND OTHER MECHANICAL AND ARCHITECTURAL EQUIPMENT FURNISHED BEFORE INSTALLING CIRCUITRY.

3. ALL PANELBOARDS SHALL HAVE COMMON KEYED LOCKS. PROVIDE A MINIMUM OF TWO KEYS PER PANEL. PANELBOARDS SHALL BE COMPLETE WITH COVER AND TRIM AND SHALL CONTAIN A GROUND BUS.

4. SURFACE MOUNTED PANELBOARD CABINETS SHALL BE INSTALLED ON AN APPROVED STEEL FRAMEWORK TO DISTRIBUTE THE WEIGHT EVENLY TO THE WALL OR FLOOR AND TO PROVIDE A 1-INCH AIR SPACE BETWEEN WALL AND CABINET.

5. ON RECESSED PANELBOARDS, RUN ONE 3/4" CONDUIT FROM TOP OF PANEL 6" INTO CEILING SPACE FOR EVERY 3 SPARE CIRCUIT BREAKERS OR SPACES.

6. PROVIDE BOLT ON TYPE BRANCH CIRCUIT BREAKER. THE BRANCH CIRCUIT BREAKER SHALL BE CONSTRUCTED WITH OVER CENTER TRIP FREE, AND POSITIVE HANDLE TRIP WITH COMMON TRIP ON ALL MULTIPLE POLE BREAKERS.

7. PROVIDE AN UPDATED TYPEWRITTEN PANEL DIRECTORY IN EACH PANEL AFTER COMPLETION OF WORK.

SWITCHES, RECEPTACLES & OUTLETS

1. PRIOR TO INSTALLATION OF ANY TELEPHONE, DATA AND RECEPTACLE OUTLETS, THIS CONTRACTOR SHALL VERIFY ITS FINAL LOCATION WITH THE ARCHITECTURAL PLANS.

2. WHERE TWO OR MORE DEVICES OF THE SAME VOLTAGE ARE SHOWN TOGETHER ON THE PLANS, A GANGED PLATE SHALL BE USED. DEVICES OF DIFFERENT VOLTAGES SHALL BE SEPARATED HORIZONTALLY BY 6" AND SHALL BE HORIZONTALLY OR VERTICALLY ALIGNED.

3. ALL RECEPTACLES, TELEPHONE, AND DATA OUTLETS SHOWN ON A WALL BACK TO BACK SHALL BE OFFSET A MINIMUM OF 6" HORIZONTALLY.

4. WALL PLATES SHALL BE STAINLESS STEEL. FINISH AS SELECTED BY THE ARCHITECT.

5. COORDINATE LIGHT SWITCHES SHOWN ON DRAWINGS WITH DOOR SWINGS. LOCATE LIGHT SWITCH ON LOCK SIDE OF DOOR.

6. MOTION SENSOR. CEILING MOUNTED, ULTRASONIC TECHNOLOGY, LOW VOLTAGE. WATTSTOPPER UT-300 WITH ACCESSORY POWER PACK BZ-150.

7. MOTION SENSOR SWITCH. AUTO ON/OFF. INFRARED TECHNOLOGY. WATTSTOPPER PW-100.

LIGHTING FIXTURES

1. THIS CONTRACTOR SHALL VERIFY THAT ALL DOOR SWINGS, FURNITURE AND EQUIPMENT ARE CORRECT BEFORE INSTALLING LIGHT SWITCHES AND OUTLETS.

2. THIS CONTRACTOR SHALL VERIFY AVAILABLE VOLTAGE PRIOR TO ORDERING ANY FIXTURES. ANY FIXTURES SHALL BE COMPATIBLE WITH AVAILABLE VOLTAGE.

3. COORDINATE RECESSED LIGHTING FIXTURES WITH SPRINKLERS, MECHANICAL EQUIPMENT AND ARCHITECTURAL CEILING PLAN. GRID LAYOUT ON PLANS IS APPROXIMATE, ADJUST AND COORDINATE LIGHTING FIXTURES IN FIELD PER ARCHITECTS REFLECTED CEILING PLAN.

4. THIS CONTRACTOR SHALL VERIFY THE TYPE OF CEILING TO INSURE THAT ALL LIGHTING FIXTURES ARE SUITABLE WITH CEILING FINISH.

5. BALLAST FOR LIGHTING FIXTURES SHALL OPERATE THE SPECIFIED LAMPS. ELECTRONIC BALLAST SHALL HAVE A POWER FACTOR GREATER THAT 0.95, LESS THAN 10% HARMONIC DISTORTION, AND 32 WATTS PER LAMP OR LESS INPUT POWER.

6. PROVIDE FINISHED FRAMES FOR ALL RECESSED LIGHTING FIXTURES, TYPE TO BE COMPATIBLE WITH CEILING. COORDINATE ALL FIXTURE TYPES WITH CEILING SYSTEM BEFORE ORDERING FIXTURES. PROVIDE ALL MOUNTING ATTACHMENTS FOR A COMPLETE INSTALLATION. LIGHTING FIXTURES SHALL BE SUPPORTED FROM BUILDING STRUCTURE. LIGHTING FIXTURES SUPPORTED FROM CEILING SYSTEM OR MECHANICAL EQUIPMENT WILL NOT BE ACCEPTED.

7. ALL NEW LIGHTING FIXTURES SHALL BE INSTALLED COMPLETE WITH LAMPS. SEE PLANS FOR SPECIFIC REQUIREMENTS.

8. COLOR OF LIGHTING FIXTURES SHALL BE AS SELECTED BY THE ARCHITECT.

9. DIMMING BALLAST FURNISHED WITH LIGHTING FIXTURES SHALL FULLY COMPATIBLE WITH THE DIMMING SYSTEM. IT IS THIS CONTRACTORS RESPONSIBILITY TO OBTAIN WIRING DIAGRAMS FOR THE DIMMING SYSTEM PRIOR TO LIGHTING FIXTURE INSTALLATION.

STARTERS AND DISCONNECT SWITCHES

1. STARTERS SHALL HAVE OVERLOAD PROTECTION IN EACH PHASE FOR MOTORS 1/3 HP OR LARGER. MAXIMUM CONTROL VOLTAGE SHALL BE 120V. PROVIDE CONTROL TRANSFORMER IF REQUIRED. STARTERS SHALL BE H-O-A TYPE WITH RED PILOT LIGHT. PROVIDE AUXILIARY CONTACTS AS REQUIRED BY MECHANICAL CONTROL REQUIREMENTS.

2. THIS CONTRACTOR SHALL NOTE U.L. LABELS ON PACKAGED TYPE MECHANICAL EQUIPMENT. IF U.L. LABEL ON MECHANICAL EQUIPMENT TO ACTUALLY BE INSTALLED CALLS FOR THE OVERCURRENT PROTECTIVE DEVICE TO BE FUSES, THIS CONTRACTOR SHALL PROVIDE A FUSED DISCONNECT SWITCH WITH PROPER SIZE FUSES AT THE SWITCH LOCATION INDICATED ON DRAWINGS AT NO ADDITIONAL CHARGE TO THE OWNER.

3. LOCATE DISCONNECT SWITCH FOR MECHANICAL EQUIPMENT TO PERMIT SERVICING OF EQUIPMENT. PROVIDE FUSES IF REQUIRED BY MANUFACTURER OF EQUIPMENT FOR UL APPROVAL. CHECK MOTORS FOR PROPER ROTATION. CONNECT CONDUCTORS AS REQUIRED BY MANUFACTURER.

4. DISCONNECT SWITCHES INDICATED SHALL BE HEAVY- DUTY TYPE, HORSEPOWER RATED, QUICK-MAKE, QUICK-BREAK TYPE SWITCHES WITH SPRING REINFORCED WIRE GRIPS AND SELF-ALIGNING SWITCH CONTACTS AND SHALL BE ENCLOSED IN NEMA-1 UNLESS OTHERWISE NOTED. ENCLOSURE SHALL BE HEAVY METAL WITH HINGED INTERLOCKING COVER WHICH PREVENTS BEING OPEN IN "ON" POSITION.

5. WEATHERPROOF SWITCHES SHALL BE PROVIDED FOR ALL LOCATIONS EXPOSED TO THE ELEMENTS WHETHER CALLED FOR OR NOT ON THE DRAWINGS. WEATHER PROOF SWITCHES SHALL BE NEMA-3R.

   A. ALL DISCONNECT SWITCHES LOCATED OUTDOORS SHALL BE PROVIDED WITH A WEATHERPROOF PADLOCK. TWO SETS OF KEYS SHALL BE PROVIDED TO THE OWNER AT THE COMPLETION OF THE JOB.

6. PROVIDE CARTRIDGE TYPE FUSES IN SWITCHES.

7. MOTOR THERMAL OVERLOAD SWITCHES SHALL BE AH&H OR AAPPROVED EQUAL, TYPE RL MANUAL STARTER WITH THERMAL OVERLOAD PROTECTION.

BRANCH CIRCUITRY

1. ALUMINUM CONDUIT WILL NOT BE PERMITTED.

2. ALL CIRCUITRY RUNS ARE DIAGRAMMATIC. THIS CONTRACTOR SHALL DETERMINE IN FIELD THE MOST SUITABLE ROUTES.

3. MINIMUM SIZE EMT OR CONDUIT SHALL BE 3/4".

4. NO NONMETALLIC CONDUIT SHALL BE USED FOR BRANCH CIRCUIT WORK ABOVE GRADE.

5. CIRCUITRY SHALL BE RUN CONCEALED IN FINISHED AREAS, EXPOSED IN UNFINISHED AREA.

6. CIRCUITRY SHALL BE RUN TIGHT TO THE UNDERSIDE OF THE FLOOR SLAB ABOVE IN A NEAT WORKMANLIKE MANNER. ALL RUNS SHALL BE PARALLEL OR PERPENDICULAR TO BUILDING WALLS.

7. ALL EMPTY RACEWAYS SHALL CONTAIN A DRAG WIRE. EMPTY RACEWAYS 2" OR LARGER IN SIZE SHALL HAVE A MAXIMUM OF 3-90 DEGREE BENDS.

8. MAKE FINAL CONNECTION TO ALL MOTORS AND VIBRATING EQUIPMENT WITH FLEXIBLE CONDUIT.

9. ALL CONDUIT/CABLE PENETRATIONS OF EXTERIOR WALLS, FIRE RATED WALLS AND FIRE RATED FLOORS, SHALL BE CAULKED AND SEALED WATERTIGHT. SEALS FOR FIRE RATED PENETRATIONS SHALL BE SEALED WITH UL LISTED PUTTY TYPE SEALING COMPOUND.

10. CONTRACTOR SHALL X-RAY THE CONCRETE FLOOR SLAB PRIOR TO CORE DRILLING OR CHISELING TO INSTALL NEW SLEEVES OR CONDUITS.

INDOOR BRANCH CIRCUITRY

1. ARMORED CABLE (BX) IS PERMITTED TO SERVE LIGHTING LOAD. "BX" IS PERMITTED TO RUN IN CONCEALED AREAS SUCH A AS CEILING SPACE ONLY. "BX" IS NOT PERMITTED TO RUN EXPOSED. ALL HOME RUNS SHALL BE INSTALLED IN GALVANIZED EMT.

2. METAL CLAD CABLE (MC CABLE) IS PERMITTED TO SERVE RECEPTACLES AND OTHER EQUIPMENT LOAD. METAL CLAD CABLE (MC) IS PERMITTED TO RUN IN CONCEALED AREAS SUCH AS CEILING SPACE AND FINISHED WALL AREA ONLY. ALL HOMERUN SHALL BE INSTALLED IN GALVANIZED EMT.

3. HOSPITAL GRADE "BX" CONTAINING A SEPARATE GREEN GROUND CONDUCTOR IS PERMITTED TO SERVE ISOLATED GROUND RECEPTACLES AND EQUIPMENT LOAD AND PERMITTED TO RUN IN CONCEALED AREAS SUCH AS FINISHED WALL AREA ONLY WHERE PERMITTED BY CODE ALL HOME RUNS SHALL BE INSTALLED IN GALVANIZED EMT.

4. INDOOR FEEDER CONDUITS INSTALLED INDOORS SHALL BE GALVANIZED EMT OR HEAVY WALL GALVANIZED RIGID STEEL.

OUTDOOR BRANCH CIRCUITRY

1. ALL CONDUIT SERVING LIGHTING RECEPTACLES AND EQUIPMENT LOCATED ON THE EXTERIOR OF THE BUILDING SHALL BE HEAVY WALL GALVANIZED RIGID STEEL CONDUIT.

2. OUTDOOR USE FEEDER CONDUIT SHALL BE HEAVYWALL GALVANIZED RIGID STEEL.

3. FEEDER FOR THE UNDERGROUND INCOMING ELECTRICAL AND TELEPHONE SERVICE SHALL BE PVC SCHEDULE 40.

WIRE AND CABLE

1. THE CORRECT NUMBER OF WIRES MAY NOT BE INDICATED FOR ALL CIRCUITS, ONLY THOSE WHERE CLARIFICATION IS NECESSARY. THIS CONTRACTOR SHALL PROVIDE ALL WIRES NECESSARY FOR THE PROPER FUNCTION OF THE SYSTEM WHETHER INDICATED ON DRAWINGS OR NOT.

2. ALL CONDUCTORS, RACEWAYS AND CABLES SHALL BE CONCEALED IN WALL OR RUN ALONG THE BEAM UNLESS INDICATED OTHERWISE.

3. CONDUCTORS SHALL BE INSTALLED CONTINUOS BETWEEN DEVICES, WITH SPLICE LOCATED ONLY IN JUNCTION BOXES OR IN CABINETS. CONDUCTORS SHALL BE OF SUFFICIENT LENGTH TO REACH THE FARTHEST TERMINAL IN PANELS. A MINIMUM OF 6" LOOPS SHALL REMAIN WHERE CONNECTIONS OR TAPS ARE TO BE MADE IN BRANCH CIRCUIT WIRING.

4. FEEDER SHALL BE COPPER. INSULATION SHALL BE THW OR THHN-THWN.

5. ALL WIRING SHALL BE COLOR CODE THROUGHOUT.

6. ALL CONDUCTORS SHALL BE COPPER, MINIMUM NO. 12-EXCEPT CONTROL CONDUCTOR AND LIGHTING TAPS AS PERMITTED BY N.E.C. CONDUCTORS FOR SWITCHING LIGHTS SHALL NOT BE CONSIDERED CONTROL CONDUCTORS. ALL SIZES #8 OR LARGER SHALL BE THW OR EQUIVALENT. THW OR EQUIVALENT SHALL BE REQUIRED FOR HEATERS OR OTHER UL LISTED DEVICES RATED AT 75 DEG. F. SUPPLY FEED.

7. ALL RECEPTACLES, LIGHTING FIXTURES, MOTORS, ETC., SHALL BE GROUNDED. ALL RECEPTACLE CIRCUITS SHALL CONTAIN A #12 INSULATED GROUND CONDUCTOR.

8. RUN MULTIPLE HOMERUNS TO ALTERNATELY NUMBERED PANELBOARD CIRCUITS (i.e. 1, 3, 5) SERVING LIGHTING, GENERAL RECEPTACLES, AND MOTORS. ANY CIRCUITS SERVING, ISOLATED GROUND RECEPTACLES OR RECEPTACLES SERVING COMPUTER EQUIPMENT SHALL BE RUN IN MULTIPLE HOMERUNS. THIS CONTRACTOR SHALL OVERSIZE THE NEUTRAL CONDUCTOR TO A MINIMUM 200% OF THE CAPACITY OF PHASE CONDUCTORS SIZE OF EMT/CONDUIT ACCORDINGLY WHERE NECESSARY.

9. ALL 120 VOLT. CIRCUIT HOMERUNS WHICH ARE OVER 100 LINEAR FEET SHALL BE A MINIMUM OF #10 CONDUCTORS UNLESS OTHERWISE INDICATED ON THE PLANS.

10. PROVIDE A COMPLETE FIRE ALARM SYSTEM AS INDICATED ON THESE DRAWINGS AND IN ACCORDANCE WITH THE FIRE MARSHALL=S REQUIREMENTS.

11. THIS CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE FIRE MARSHALL FOR APPROVAL AND SHALL SECURE A SEPARATE PERMIT FOR THE FIRE ALARM SYSTEM PRIOR TO INSTALLATION. ALL INSTALLATION AND DESIGN SHALL BE PER SECTION 1-7.1 NFPA 72. FIVE SETS OF SHOP DRAWINGS AS APPROVED BY THE FIRE MARSHALL SHALL BE PRESENTED TO THE ARCHITECT FOR FINAL APPROVAL.

12. THIS CONTRACTOR SHALL PROVIDE A MEANS OF MANUALLY DISCONNECTING THE HVAC SYSTEM AS REQUIRED BY THE FIRE MARSHALL AND IN ACCORDANCE TO SECTION 4-2, NFPA 90A.

UTILITY COORDINATION

1. THIS CONTRACTOR SHALL PROVIDE THE COORDINATION WITH THE POWER COMPANY REQUIRED FOR THE TIMELY CONNECTION OF NEW POWER.

2. ALL ELECTRICAL SERVICE EQUIPMENT SHALL BE VERIFIED AND APPROVED BY THE POWER COMPANY PRIOR TO PURCHASING. ALL INSTALLATION SHALL BE IN ACCORDANCE WITH POWER COMPANY'S STANDARDS AND REQUIREMENTS.

3. IMMEDIATELY AFTER OBTAINING THE NOTICE TO PROCEED, THIS CONTRACTOR SHALL CONTACT THE POWER COMPANY AND COMMENCE COORDINATION WITH THE POWER COMPANY FOR THE NEW (OR UPGRADED) SERVICE.

4. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION REQUIRED WITH THE POWER COMPANY FOR BRINGING IN NEW SERVICE AND SHALL MAKE PERIODIC PHONE CALLS TO THE POWER COMPANY TO ENSURE TIMELY CONNECTION OF NEW POWER.

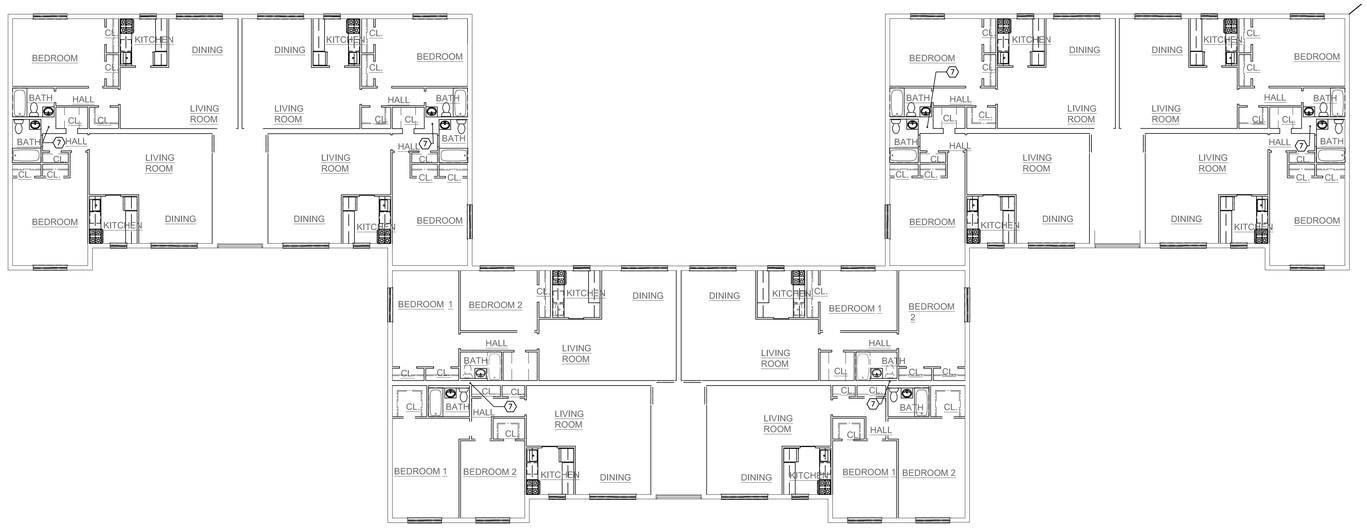
5. THIS CONTRACTOR SHALL ENSURE THAT THE POWER COMPANY HAS ALL INFORMATION NECESSARY TO DESIGN AND PROVIDE NEW POWER FOR THE PROJECT ON A TIMELY BASIS. THIS CONTRACTOR SHALL SUBMIT TO THE POWER COMPANY, ALL INFORMATION NECESSARY INCLUDING LOAD LETTERS, RISER DIAGRAMS, EQUIPMENT CUT-SHEETS ETC. AS REQUIRED BY THE POWER COMPANY TO ENSURE THAT POWER IS PROVIDED ON A TIMELY BASIS AND IN ACCORDANCE WITH THE POWER COMPANY'S DETAILS AND SPECIFICATIONS.

6. THIS CONTRACTOR SHALL ORDER AND OBTAIN ALL NECESSARY TESTS, PERMITS AND CERTIFICATES OF APPROVAL AND PAY ANY REQUIRED FEES FOR SAME.

SYMBOLS AND ABBREVIATIONS

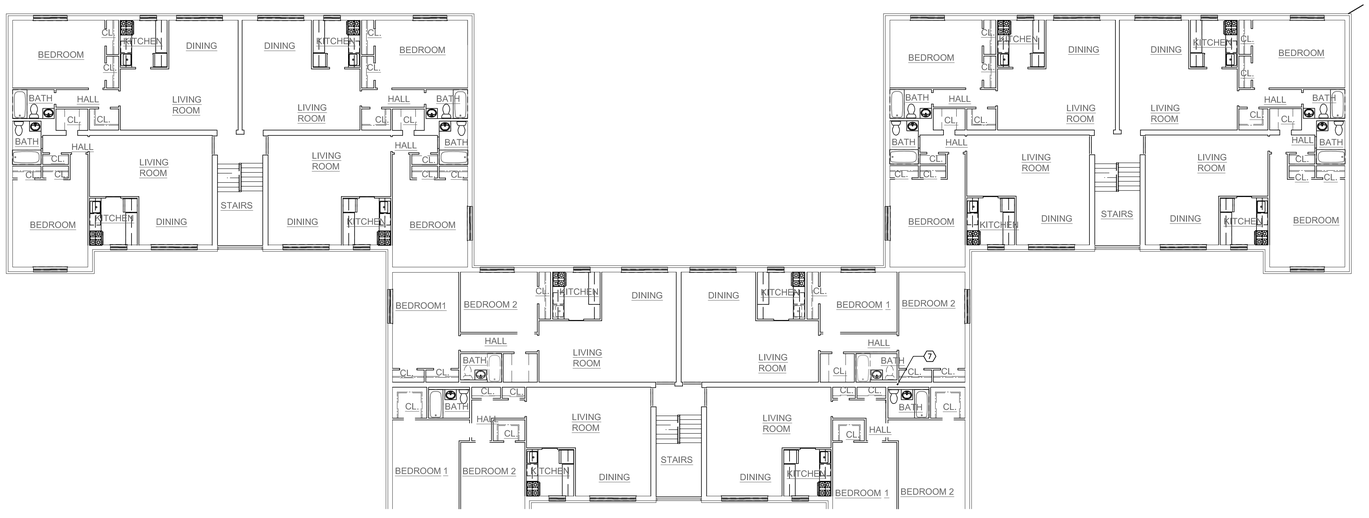
ABBREVIATIONS

A	AMPERES OR AMP
AC	ALTERNATING CURRENT
ADA	AMERICANS WITH DISABILITIES ACT
AIC	AMPERE INTERRUPTING CURRENT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AWG	AMERICAN WIRE GAUGE
BLDG	BUILDING
C	CONDUIT
CAT	CATALOG
CKT	CIRCUIT
CU	COPPER
C/B	CIRCUIT BREAKER
C/T	CURRENT TRANSFORMER
CW	COOL WHITE
D	DEPTH
DWG	DRAWING
EC	EMPTY CONDUIT WITH PULL WIR



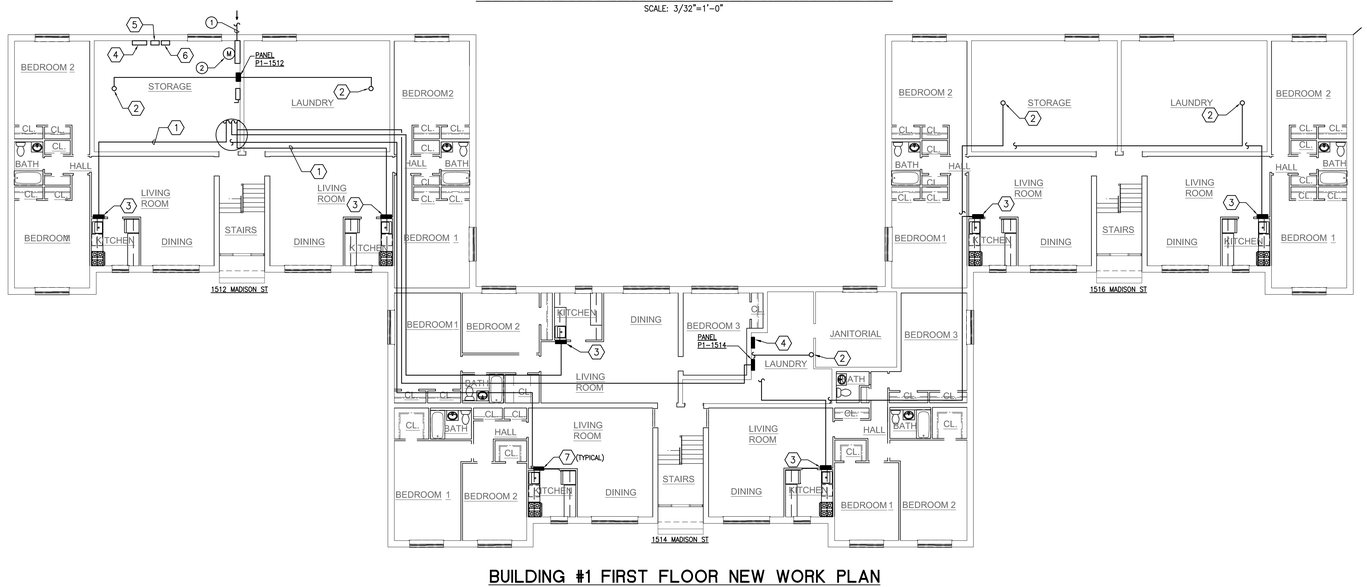
BUILDING #1 THIRD FLOOR NEW WORK PLAN

SCALE: 3/32"=1'-0"



BUILDING #1 SECOND FLOOR NEW WORK PLAN

SCALE: 3/32"=1'-0"



BUILDING #1 FIRST FLOOR NEW WORK PLAN

SCALE: 3/32"=1'-0"

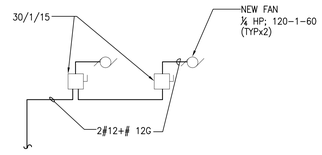
GENERAL NOTES

A. ALL WORK SHOWN ON NEW WORK PLANS IS NEW UNLESS OTHERWISE INDICATED AS EXISTING.

B. NUMBERS IN A CIRCLE REFER TO NOTES ON POWER RISER DIAGRAM.

REFERENCE NOTES

1. FEEDERS TIGHT TO CEILING SLAB.
2. FEEDERS UP TO PANELS.
3. FEEDERS UP AND DOWN TO PANELS.
4. EXISTING PANEL. PROVIDE NEW LABEL "H-(building address)". TRACE ALL CIRCUITS TO REMAIN AND PROVIDE NEW TYPED DIRECTORY.
5. EXISTING CONTACTOR. REMOVE AND PROVIDE NEW CONTACTOR.
6. EXISTING EMERGENCY LIGHTING DISCONNECT SWITCH. REMOVE DISCONNECT. PROVIDE JUNCTION BOX AND CONNECT ALL EXISTING WIRING TO NEW DISCONNECT SWITCH IN NEW LOCATION.
7. DISCONNECT EXISTING ROOF EXHAUST FAN. CONNECT NEW FAN; 1/4HP, 120-1-60. SEE TYPICAL CONNECTION DETAIL.



TYPICAL ROOF EXHAUST CONNECTION DETAIL

NO SCALE

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Germantown, Maryland 20874
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STRUCTURAL ENGINEER:
Allgaier Mendenhall Smith
5235 Westview Drive, Suite 100
Frederick, Maryland 21703
240.629.2190



100% DOCUMENTS
JULY 24, 2012

Architect's Project Number:	1204
PERMIT SET	6.5.2012
100% DOCUMENTS	7.24.2012

Renovation of:
Overlook Apartments
1514 Madison Street
Hyattsville, Maryland 20782

Maintenance Repairs

DRAWING PACKAGE
1 of 4

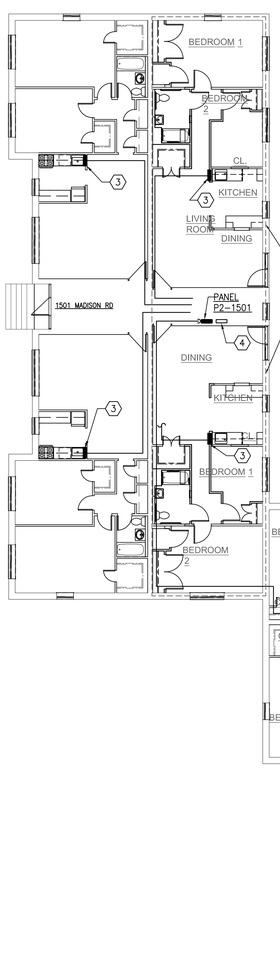
For:
Madison Hyattsville, LLC
7910 Woodmont Avenue, Suite 350
Bethesda, Maryland 20814

ROSS Development & Investment

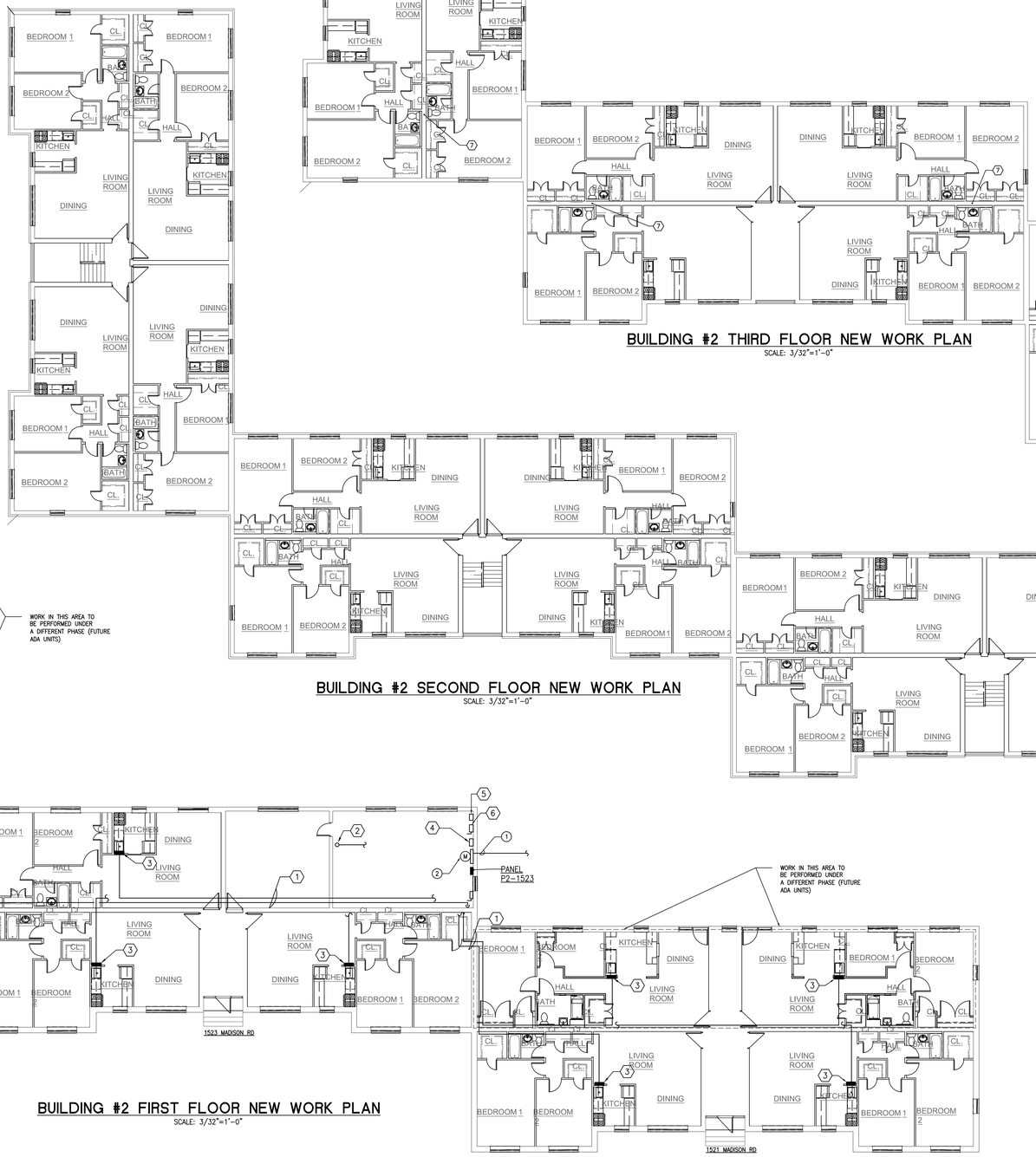
Owner	Architect	Contractor	Surety

BUILDING #1 NEW WORK PLANS

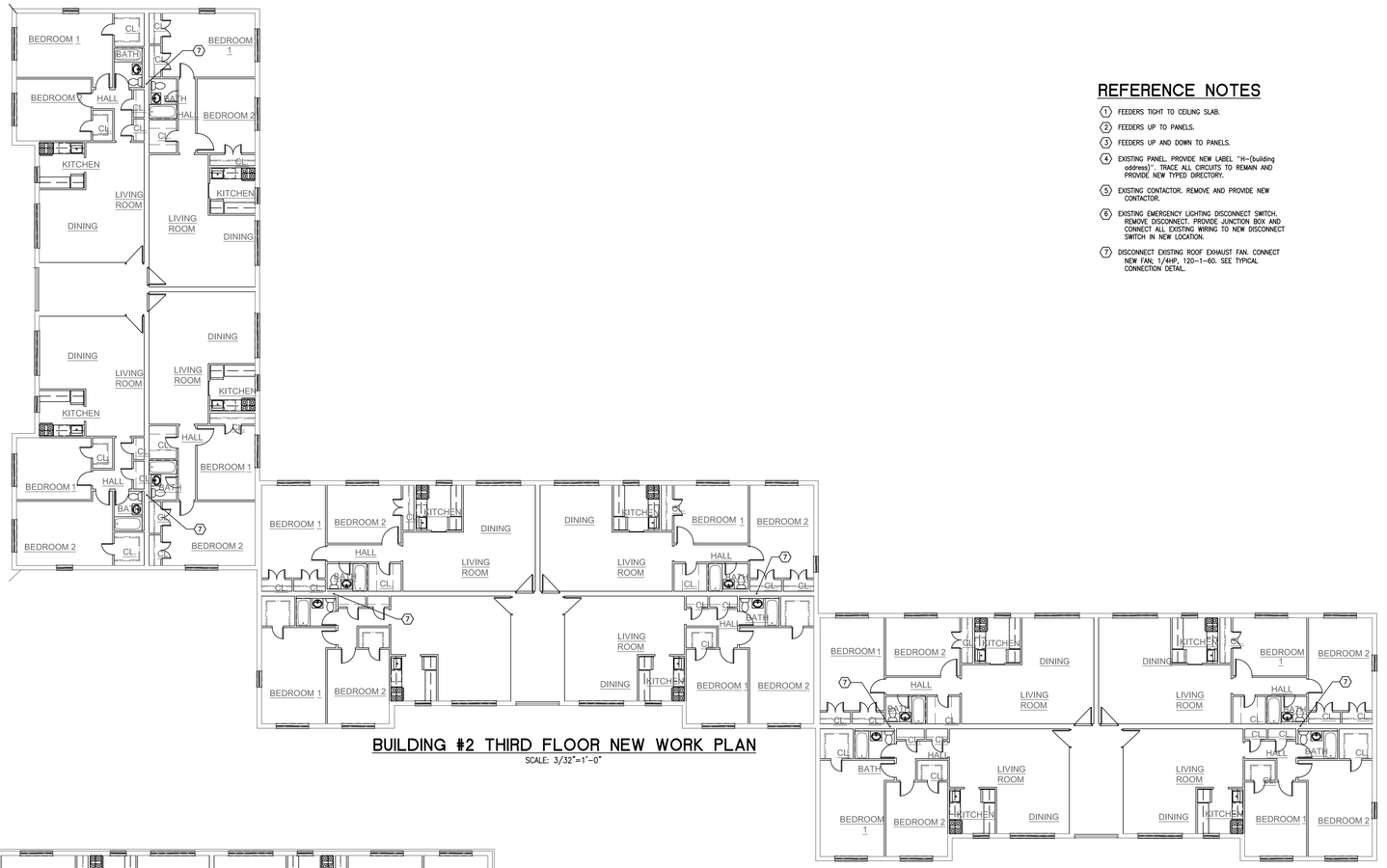
E-2



BUILDING #2 FIRST FLOOR NEW WORK PLAN
SCALE: 3/32"=1'-0"



BUILDING #2 SECOND FLOOR NEW WORK PLAN
SCALE: 3/32"=1'-0"



BUILDING #2 THIRD FLOOR NEW WORK PLAN
SCALE: 3/32"=1'-0"

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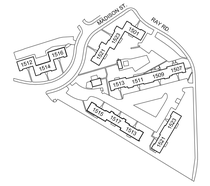
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100% DOCUMENTS
JULY 24, 2012

Architect's Project Number:	1204
PERMIT SET	6.5.2012
100% DOCUMENTS	7.24.2012

Renovation of:
Overlook Apartments
1514 Madison Street
Hyattsville, Maryland 20782

Maintenance Repairs

DRAWING PACKAGE
1 of 4

For:
Madison Hyattsville, LLC
7910 Woodmont Avenue, Suite 350
Bethesda, Maryland 20814

ROSS Development & Investment

Owner	Architect	Contractor	Surety

BUILDING # 2 NEW WORK PLANS

E-3



BUILDING #3 THIRD FLOOR NEW WORK PLAN

SCALE: 3/32"=1'-0"



BUILDING #3 SECOND FLOOR NEW WORK PLAN

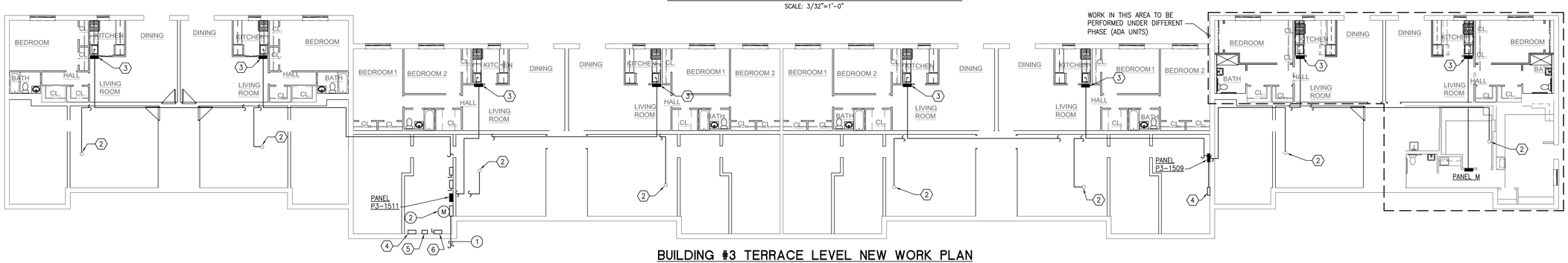
SCALE: 3/32"=1'-0"



1513 RAY RD 1511 RAY RD 1509 RAY RD 1507 RAY RD

BUILDING #3 FIRST FLOOR NEW WORK PLAN

SCALE: 3/32"=1'-0"



BUILDING #3 TERRACE LEVEL NEW WORK PLAN

SCALE: 3/32"=1'-0"

REFERENCE NOTES

1. FEEDERS TIGHT TO CEILING SLAB.
2. FEEDERS UP TO PANELS.
3. FEEDERS UP AND DOWN TO PANELS.
4. EXISTING PANEL. PROVIDE NEW LABEL "H-(building address)". TRACE ALL CIRCUITS TO REMAIN AND PROVIDE NEW TYPED DIRECTORY.
5. EXISTING CONTACTOR. REMOVE AND PROVIDE NEW CONTACTOR.
6. EXISTING EMERGENCY LIGHTING DISCONNECT SWITCH. REMOVE DISCONNECT. PROVIDE JUNCTION BOX AND CONNECT ALL EXISTING WIRING TO NEW DISCONNECT SWITCH IN NEW LOCATION.
7. DISCONNECT EXISTING ROOF EXHAUST FAN. CONNECT NEW FAN; 1/4HP, 120-1-60. SEE TYPICAL CONNECTION DETAIL.

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STRUCTURAL ENGINEER:
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240.629.2190



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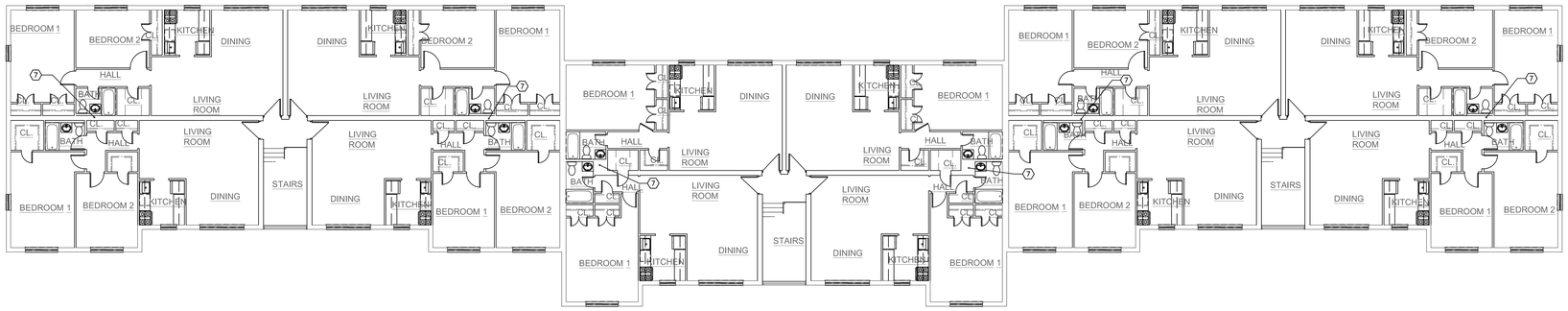
For:
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Bethesda, Maryland 20814

ROSS Development & Investment

Owner	Architect	Contractor	Surety

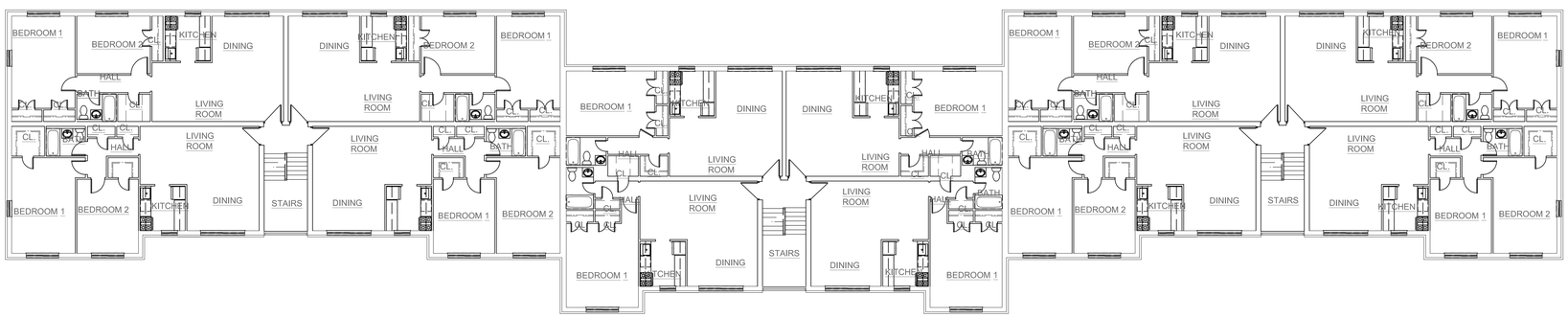
BUILDING # 3
NEW WORK PLANS

E-4



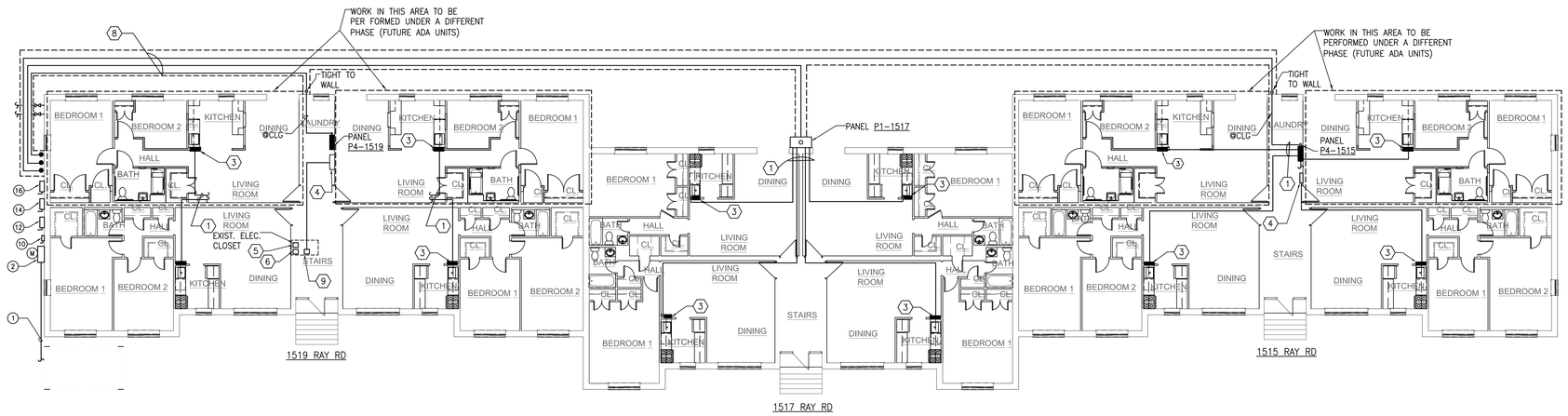
BUILDING #4 THIRD FLOOR NEW WORK PLAN

SCALE: 3/32"=1'-0"



BUILDING #4 SECOND FLOOR NEW WORK PLAN

SCALE: 3/32"=1'-0"



BUILDING #4 FIRST FLOOR NEW WORK PLAN

SCALE: 3/32"=1'-0"

GENERAL NOTES

A. ALL WORK SHOWN ON THIS SHEET IS NEW UNLESS OTHERWISE INDICATED AS EXISTING.

B. NUMBERS IN A CIRCLE REFER TO NOTES ON POWER RISER DIAGRAM.

REFERENCE NOTES

1. FEEDERS TIGHT TO CEILING SLAB.
2. FEEDERS UP TO PANELS.
3. FEEDERS UP AND DOWN TO PANELS.
4. EXISTING PANEL TO BECOME NEW HOUSE PANEL. REMOVE ALL BREAKERS SERVING APARTMENT UNITS FUSE BOXES. MAINTAIN CIRCUITS SERVING COMMON HOUSE LOADS. SEE POWER RISER FOR ADDITIONAL WORK ASSOCIATED WITH THIS PANEL.
5. EXISTING CONTACTOR. REMOVE AND PROVIDE NEW CONTACTOR.
6. EXISTING EMERGENCY LIGHTING DISCONNECT SWITCH. SEE POWER RISER FOR WORK ASSOCIATED WITH THIS DEVISE.
7. APARTMENT PANEL. TYPICAL FOR ALL APARTMENTS.
8. DIRECT BURIAL CABLE TYPE UF. INSTALL IN ACCORDANCE WITH NEC 300.5. MINIMUM 18" TOP OF CABLE TO FINISHED GRADE. PROVIDE 2" THICK CONCRETE.
9. PROVIDE NEW TIME CLOCK. CONNECT TO EXISTING CONTACTOR.

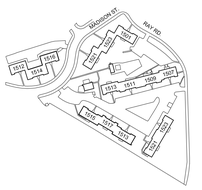
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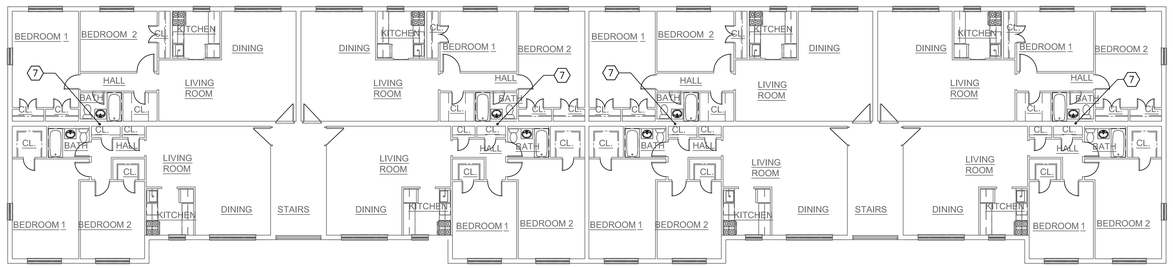
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ROSS Development & Investment

Owner	Architect	Contractor	Surety

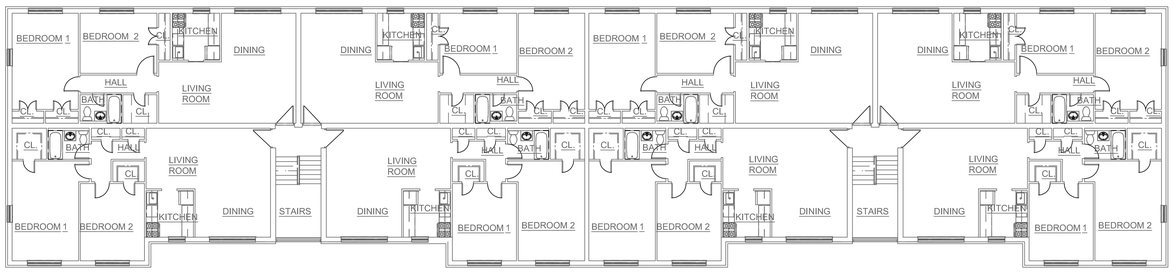
BUILDING # 4
NEW WORK PLANS

E-5



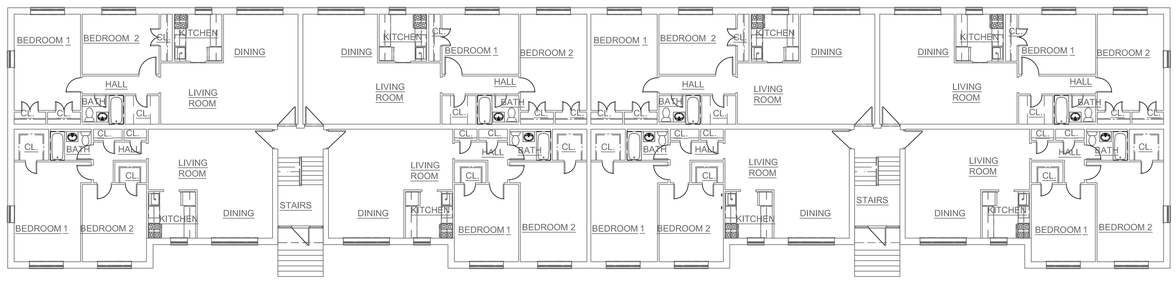
BUILDING #5 THIRD FLOOR NEW WORK PLAN

SCALE: 3/32"=1'-0"



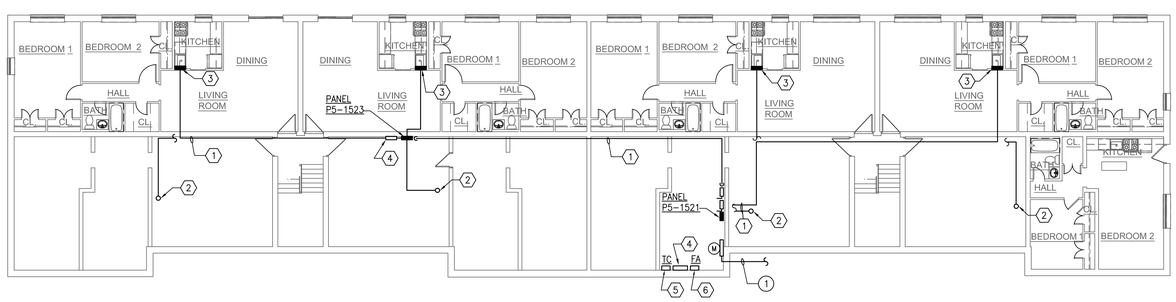
BUILDING #5 SECOND FLOOR NEW WORK PLAN

SCALE: 3/32"=1'-0"



BUILDING #5 FIRST FLOOR NEW WORK PLAN

SCALE: 3/32"=1'-0"



BUILDING #5 TERRACE LEVEL NEW WORK PLAN

SCALE: 3/32"=1'-0"

GENERAL NOTES

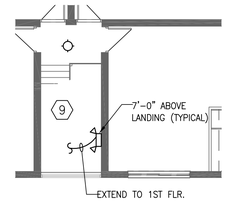
A. ALL WORK SHOWN ON THIS SHEET IS NEW UNLESS OTHERWISE INDICATED AS EXISTING.

B. NUMBERS IN A CIRCLE REFER TO NOTES ON POWER RISER DIAGRAM.

C. MOUNT ALL NEW WIRING IN STAIRWELL IN SURFACE MOUNTED WIREMOLD. PAINT TO MATCH ADJACENT.

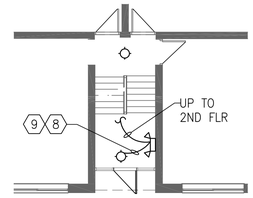
REFERENCE NOTES

1. FEEDERS TIGHT TO CEILING SLAB.
2. FEEDERS UP TO PANELS.
3. FEEDERS UP AND DOWN TO PANELS.
4. EXISTING PANEL. PROVIDE NEW LABEL "H-(building address)". TRACE ALL CIRCUITS TO REMAIN AND PROVIDE NEW TYPED DIRECTORY.
5. EXISTING CONTACTOR. REMOVE AND PROVIDE NEW CONTACTOR.
6. EXISTING EMERGENCY LIGHTING DISCONNECT SWITCH. REMOVE DISCONNECT. PROVIDE JUNCTION BOX AND CONNECT ALL EXISTING WIRING TO NEW DISCONNECT SWITCH IN NEW LOCATION.
7. DISCONNECT EXISTING ROOF EXHAUST FAN. CONNECT NEW FAN; 1/4HP, 120-1-60. SEE TYPICAL CONNECTION DETAIL.
8. CONNECT BATTERY PACK AHEAD OF THE SWITCH OF EXISTING LIGHTING CIRCUIR.



TYPICAL STAIRWELL PART PLAN - 2ND FLR./3RD FLR

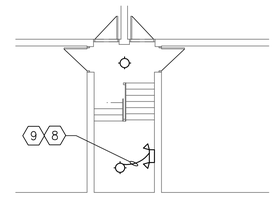
SCALE: 1/8"=1'-0"



1

TYPICAL STAIRWELL PART PLAN - 1ST FLR

SCALE: 1/8"=1'-0"



TYPICAL STAIRWELL PART PLAN - TERRACE LEVEL

SCALE: 1/8"=1'-0"

STAIRWELL EMERGENCY LIGHTING REPLACEMENT/ADDITION SCHEDULE

Building Address	Existing Stairwell	LOCATION		
		TERRACE/FIRST LANDING	FIRST/ SECOND LANDING	SECOND/ THIRD LANDING
1501 Ray Road	NO	N/A	PROVIDE NEW	PROVIDE NEW
1507 Ray Road	YES	REPLACE EXISTING	REPLACE EXISTING	REPLACE EXISTING
1509 Ray Road	YES	" "	" "	" "
1511 Ray Road	YES	" "	" "	" "
1513 Ray Road	YES	" "	" "	" "
1515 Ray Road	NO	N/A	PROVIDE NEW	PROVIDE NEW
1517 Ray Road	NO	" "	" "	" "
1519 Ray Road	NO	" "	" "	" "
1521 Ray Road	YES	REPLACE EXISTING	REPLACE EXISTING	REPLACE EXISTING
1523 Ray Road	YES	" "	" "	" "
1512 Madison Street	NO	N/A	PROVIDE NEW	PROVIDE NEW
1514 Madison Street	NO	" "	" "	" "
1516 Madison Street	NO	" "	" "	" "
1521 Madison Street	NO	" "	" "	" "
1523 Madison Street	NO	" "	" "	" "

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ROSS Development & Investment

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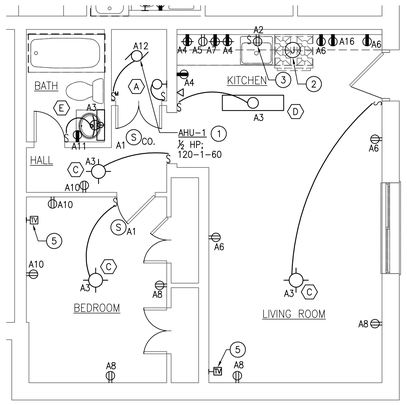
Professional certification: I, enrique astiz, certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the state of maryland, license no.12404, expiration date: 4-12-2013.

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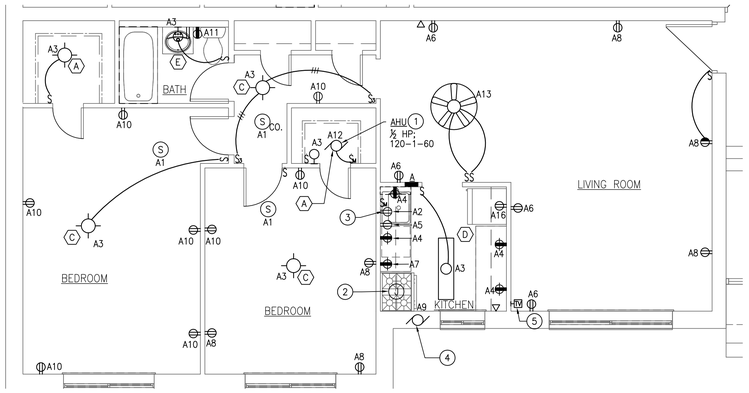
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BUILDING # 5 NEW WORK PLANS

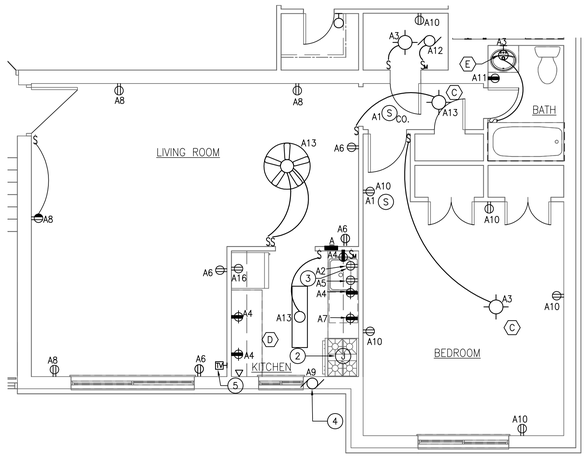
E-6



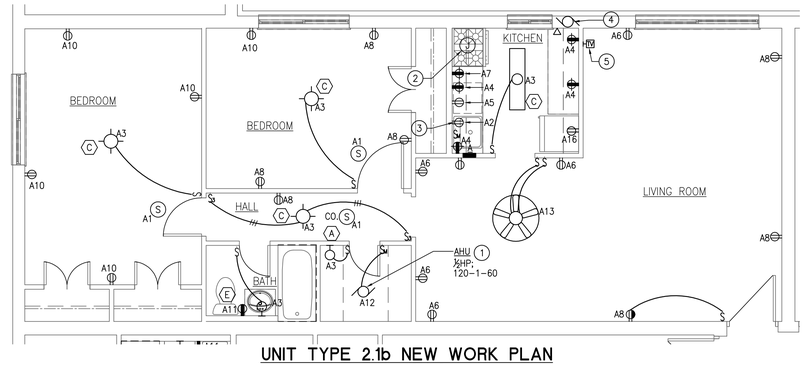
UNIT TYPE 0.1a NEW WORK PLAN
SCALE: 1/4"=1'-0"



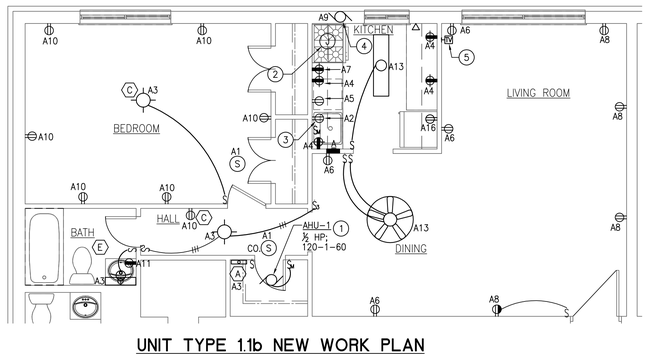
UNIT TYPE 2.1a NEW WORK PLAN
SCALE: 1/4"=1'-0"



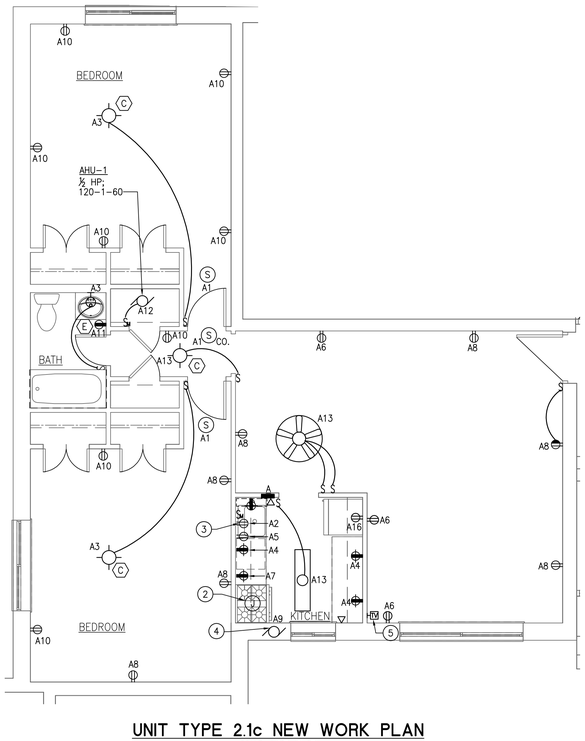
UNIT TYPE 1.1a NEW WORK PLAN
SCALE: 1/4"=1'-0"



UNIT TYPE 2.1b NEW WORK PLAN
SCALE: 1/4"=1'-0"



UNIT TYPE 1.1b NEW WORK PLAN
SCALE: 1/4"=1'-0"



UNIT TYPE 2.1c NEW WORK PLAN
SCALE: 1/4"=1'-0"

GENERAL NOTES

A. ALL WORK SHOWN ON NEW WORK PLANS IS NEW UNLESS OTHERWISE INDICATED AS EXISTING.

B. PHYSICALLY VERIFY EXISTING WIRING TO BE RE-USED AND PROVIDE A WRITTEN REPORT ON WIRING CONDITION.

C. REPLACE ALL EXISTING RECEPTACLES WITH TYPES INDICATED ON PLANS AND ON PANEL SCHEDULE "A". IF IN GOOD CONDITION, EXISTING WIRING SHALL REMAIN EXCEPT AS NOTED BELOW:

i ALL KITCHEN RECEPTACLES AND WIRING SHALL BE NEW.
ii SMALL APPLIANCE RECEPTACLES SERVING DINING AND LIVING (A6) SHALL BE NEW.

D. REFER TO ARCHITECTURAL DRAWINGS FOR NUMBER, LOCATION AND MOUNTING HEIGHTS OF RECEPTACLES, SWITCHES, LIGHTS, ETC.

E. PROVIDE J BOX FOR RANGE CIRCULATING FAN. EXTEND TO KITCHEN APPLIANCE CKT.

F. PROVIDE MOTOR RATED WALL MOUNTED SWITCH FOR GARBAGE DISPOSER.

G. PROVIDE PERMANENT LABEL FOR MICROWAVE OUTLET IN KITCHEN.

H. PROVIDE NEW SMOKE DETECTOR. SMOKE DETECTOR SYSTEM: WIRELSS, SMOKE DETECTOR: RESIDENTIAL TYPE, WIRELESS, HARD WIRED TO LINE VOLTAGE WITH BATTERY BACKUP. IONIZATION TYPE WITH NOMINAL SENSITIVITY OF 0.60±0.1 PERCENT/FT. THE SMOKE ALARM SHALL WORK INTERCONNECTED IMMEDIATELY OUT OF THE BOX WITHOUTANY USER PROGRAMMING. DETECTOR SHALL HAVE REMOTE HUSH AND LOW BATTERY HUSH CAPABILITIES. THE UNIT SHALL HAVE ALARM MEMORY TO INDICATE WHICH ALARM IN A SYSTEM WAS THE INITIATING ALARM. THE ALARM SHALL INCLUDE A TEST BUTTON THAT WILL ELECTRONICALLY SIMULATE THE PRESENCEOF SMOKE AND CAUSE THE UNIT TO GO INTO ALARM. THE UNIT SHALL ALSO INCLUDE A LOW BATTERY WARNING UTILIZING A BRIEF ALARM CHIRP EVERY 30-40 SECONDS FOR A MINIMUM OF SEVEN (7) DAYS. PROVIDE WITH 10-YEAR MANUFACTURER'S LIMITED WARRANTY. 120VAC; 9V BATTERY BACKUP; AUDIO ALARM: 85DB AT 10FT. KIDDE MODEL RF-SM-AC OR APPROVED EQUAL.

J SMOKE DETECTORS: VHI UNITS ONLY-VISUAL & AUDIBLE. 120 VAC PHOTOELECTRIC SMOKE ALARM WITH FLASHING STROBE LIGHT AND 90-DB AUDIBLE SIGNAL, ALL IN ONE DEVICE, ADA COMPLIANT 177 CANDELA RATING, SOLID-STATE, NON-LATCHING 90 DB HORN, THREE-POSITION TEST SWITCH TO TEST OPERATION AND REDUCE NUISANCE ALARMS, 9 VDC BATTERY BACKUP W/AUDIBLE LOW BATTERY CHIRP, CAPABLE OF TANDEM CONNECTION OF UP TO 6 DETECTORS PER SYSTEM. CONNECT ALL DETECTORS IN EACH APARTMENT TOGETHER SO THAT WHEN ONE IS ACTIVATED ALL DETECTORS IN THAT APARTMENT WILL ACTIVATE.

REFERENCE NOTES

1. CONNECT NEW FAN COIL UNIT. PROVIDE NEW WIRING AND MOTOR RATED SWITCH.
2. PROVIDE NEW CONNECTION FOR RANGE HOOD. (A4)
3. CONNECT NEW DISPOSER. PROVIDE NEW MOTOR RATED WALL SWITCH.
4. CONNECT NEW EXHAUST FAN.
5. PROVIDE NEW CATV OUTLET

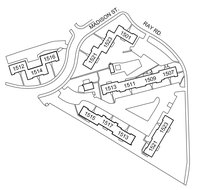
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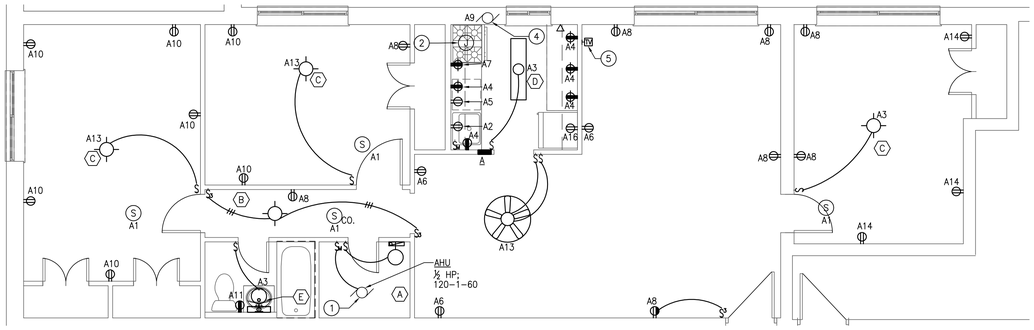
Professional certification: I, enrique astiz, certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the state of maryland, license no.12404, expiration date: 4-12-2013.

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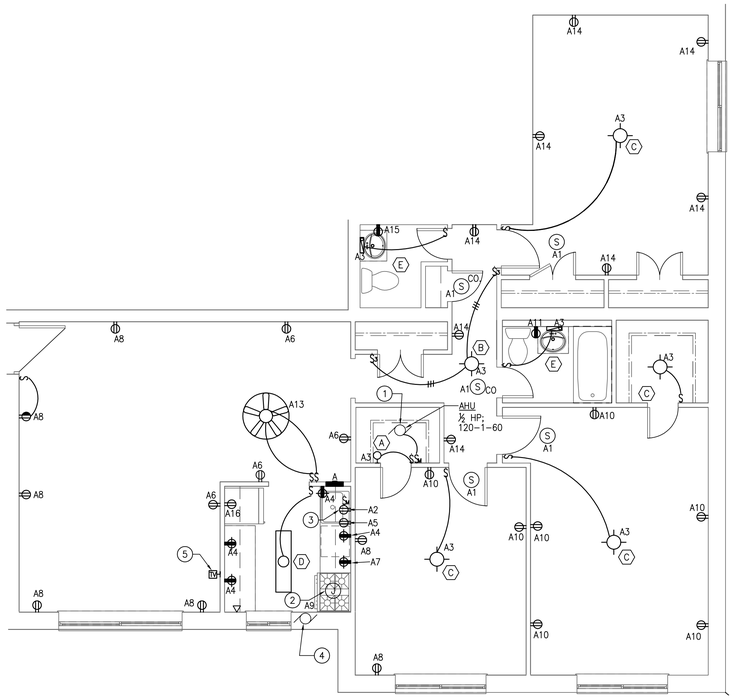
TYPICAL UNIT NEW WORK PLANS

E-7



DWELLING UNIT TYPE 3.1A - NEW WORK

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



DWELLING UNIT TYPE 3.15A - NEW WORK

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

REFERENCE NOTES

1. CONNECT NEW FAN COIL UNIT. PROVIDE NEW WIRING AND MOTOR RATED SWITCH.
2. PROVIDE NEW CONNECTION FOR RANGE HOOD (A4).
3. CONNECT NEW DISPOSER. PROVIDE NEW MOTOR RATED WALL SWITCH.
4. CONNECT NEW EXHAUST FAN.
5. PROVIDE NEW CATV OUTLET.

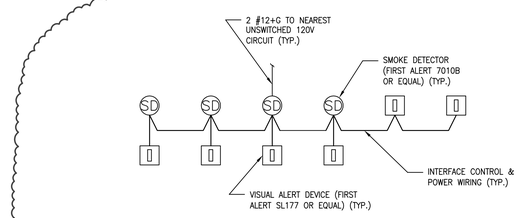
TYPICAL LOAD CENTER (RISER PANEL TYPE) — A

VOLTAGE	PHASE	WIRE	MCB (A)	MLO (A)	AIC	MOUNTING	MANUFAC.	MDL #	DWG REF
120/ 240	1	3	125	-	22,000	FLUSH	-	-	-

TYPE LEGEND				REMARKS	
L	LIGHTING	Z	LARGEST MOTOR	K	KITCHEN EQUIP
R	RECEPTACLES	E	EXISTING		
M	MECH EQUIP	O	OTHER		

CKT. #	ITEM SERVED	TYPE	WIRE	COND	CKT. BRK TRIP	P	LOAD (VA)	PHASE	LOAD (VA)	CKT. BRK P	TRIP	COND	WIRE	TYPE	ITEM	CKT. #
1	SMOKE DETECTOR	O		-	15	1	100	A	1200	1	20	*	2#12&1#12G	K	DISPOSER	2
3	LIGHTING	L	*	-	15	1	600	B	1500	1	20	*	*	R	APPLIANCE RECEPS.	4
5	DISHWASHER	K	2#12&1#12G	-	20	1	1500	A	1500	1	20	*	*	R	APPLIANCE RECEPS.	6
7	MICROWAVE	K	*	-	20	1	1700	B	1080	1	15	-		R	RECEPTACLES	8
9	KITCHEN FAN	M		-	15	1	300	A	1080	1	15	-		R	RECEPTACLES	10
11	GFI BATHROOM	R	2#12&1#12G	-	20	1	1000	B	1500	1	20	-	2#12&1#12G	M	AHU	12
13	LIGHTING	L	*	-	15	1	600	A	1080	1	15	-		R	RECEPTACLES (3 BRM. ONLY)	14
15	GFI BATH #2 (3 BRM ONLY)	L		-	15	1	600	B	0	-	15	-			SPARE	16
17	SPARE			-	15	1	-	A	0	-	15	-			SPARE	18
19	SPARE		*	-	15	1		B	0	-	15	-			SPARE	20
21	SPARE		*	-	15	1		A	-	-	15	-			SPARE	22
23	SPARE		*	-	15	1		B				-			SPARE	24

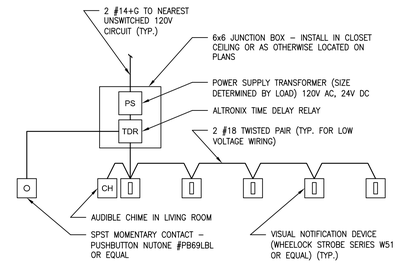
NOTES:
1. PROVIDE AFCI TYPE CIRCUIT BREAKERS FOR ALL 15A AND 20A BRANCH CIRCUITS EXCEPT BATHROOMS, SD'S AND KITCHEN
2. RECEPTACLES SHALL BE TAMPER RESITANCE EXCEPT AS ALLOWED BY NEC406.12
3. ALL WIRING SHALL BE 2#14+#14G UNO.



NOTES:
1. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED, HARDWIRED AND HAVE A BACK-UP (BATTERY) POWER SUPPLY.
2. SMOKE DETECTORS ARE REQUIRED IN EACH SLEEPING AREA (BEDROOM) AND ADJACENT TO THE SLEEPING AREA (HALL).
3. DIAGRAM ABOVE IS SCHEMATIC PROVIDE QUANTITIES AND CONFIGURATIONS AS INDICATED ON THE PLANS OR AS DICTATED BY FIELD CONDITIONS. COMPLY WITH MANUFACTURER'S INSTALLATION REQUIREMENTS.

TYPICAL SMOKE DETECTOR DETAIL (VHI UNITS ONLY)

NO SCALE



NOTES:
1. DIAGRAM ABOVE IS SCHEMATIC PROVIDE QUANTITIES AND CONFIGURATIONS AS INDICATED ON THE PLANS OR AS DICTATED BY FIELD CONDITIONS. COMPLY WITH MANUFACTURER'S INSTALLATION REQUIREMENTS.

TYPICAL DOOR BELL DETAIL (VHI UNITS ONLY)

NO SCALE

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG. NO.	LAMPS NO. LAMPS/ WATTS/ TYPE	LAMPS VOLT	REMARKS
A	SURFACE MOUNTED	NUVO	60-2635	2-13W-T2 GU24	120	9.5"Wx6"H BRUSHED NICKEL
B	" "	" "	60-3202	" "	"	14"Wx5.5"H BRUSHED NICKEL
C	" "	" "	60-3203	3-13W-T2 GU24	"	17"Wx6"H BRUSHED NICKEL
D	LINEAR FLUORESCENT	" "	60-903	3-32W-T8	"	12"Wx4.5"H BRUSHED NICKEL
E	" "	" "	60-906	2-17W-T8	"	25"Wx5.5"H BRUSHED NICKEL
EMERGENCY	BATTERY PACK	McPHILBEN	CAX6H	8W-H-MR16	120	

1

1

BARRIER FREE & VISUAL HEARING IMPAIRED SCHEDULE

ADDRESS	UNIT NUMBER	UNIT TYPE		V.H.I.
1514 MADISON	102	3.1a		X
1523 MADISON	201	2.1a		X
1517 RAY	103	1.1b		X
1523 RAY	104	2.1a		X

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Rockville, Maryland 20850-1715
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CIVIL ENGINEER:
Greenhorne & O'Mara, Inc
20410 Century Blvd #200
Germantown, Maryland 20874
301.444.8282

STRUCTURAL ENGINEER:
Allgaier Mendenhall Smith
5235 Westview Drive, Suite 100
Frederick, Maryland 21703
240.629.2190



100% DOCUMENTS
JULY 24, 2012

Architect's Project Number:	1204
PERMIT SET	6.5.2012
100% DOCUMENTS	7.24.2012
1 100% DOCUMENTS REVISED	12.12.12

Renovation of:
Overlook Apartments
1514 Madison Street
Hyattsville, Maryland 20782

Maintenance Repairs

DRAWING PACKAGE
1 of 4

For:
Madison Hyattsville, LLC
7910 Woodmont Avenue, Suite 350
Bethesda, Maryland 20814

ROSS Development & Investment

Owner	Architect	Contractor	Surety

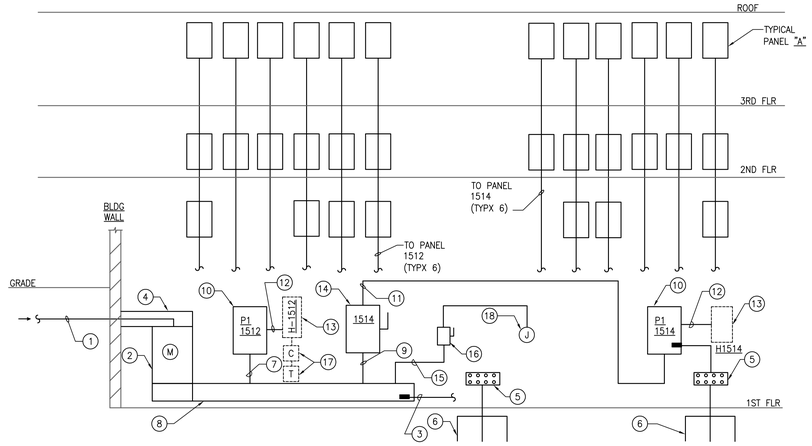
Professional certification: I, enrique astiz, certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the state of maryland, license no.12404, expiration date: 4-12-2013.

CTA CONSULTING ENGINEERS
MECHANICAL - ELECTRICAL - PLUMBING
9420 Key West Ave, Suite 150, Rockville, Md 20850
O: (301) 762-7172 F: (301) 762-7174
http://www.ctaengineers.com cta@ctaengineers.com
Pro. No.: 12017.4

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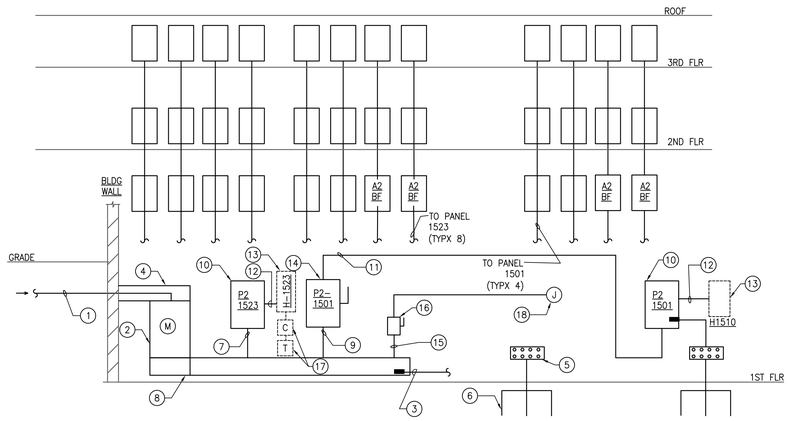
UNIT FLOOR PLANS

E-8



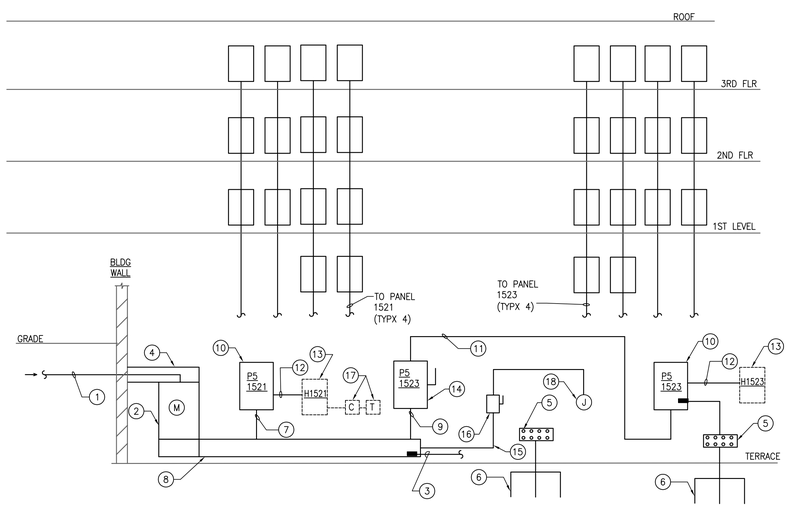
POWER RISER DIAGRAM - BUILDING #1

NOT TO SCALE



POWER RISER DIAGRAM - BUILDING #2

NOT TO SCALE



POWER RISER DIAGRAM - BUILDING #5

NOT TO SCALE

GENERAL NOTES:

PROVIDE PERMANENT LABELS FOR EACH PANEL AND DISCONNECT SWITCH, INDICATING PANEL DESIGNATION AND BUILDING ADDRESS WHICH IT SERVES.

A. ALL WORK SHOWN ON THIS SHEET IS NEW UNLESS OTHERWISE INDICATED AS EXISTING.
B. SUBMIT A BID ALTERNATE TO REMOVE ONE EXISTING LAUNDRY BREAKER, ASSOCIATED WIRING AND RECEPTACLES AND PROVIDE ONE NEW 20A BKR, WIRING (2#12+#12) AND TWO SURFACE MOUNTED RECEPTACLES.

REFERENCE NOTES: BUILDING- 1

1. 800A PEPCO UNDERGROUND INCOMING SERVICE, 208Y/120V, 3Ø, 4W.SEE SITE PLAN.
2. 800A PEPCO APPROVED C/T CABINET.
3. #2/0 GROUND; 3/4
4. 3 SETS OF 4#300 KCM IN 8 X 8 WIREWAY.
5. PROVIDE MAIN ELECTRIC SYSTEM GROUND BUS, MOUNTED 24" AFF.
   A. GROUND BUS – 9"(L) X 6"(W) X 1/4"(T), WITH TWO ROWS OF 1/4" TAPPED AND THREADED HOLES 6" O.C. WITH BRASS SCREWS, LOCK AND FLAT WASHERS FOR EACH HOLE.
   B. INSTALL BUS ON STAND–OFF INSULATORS WITH MINIMUM OF 1" CLEARANCE BETWEEN WALL AND GROUND BAR.
   C. PROVIDE MAIN GROUND CONDUCTOR (#2/0; 1" PVC RACEWAY) FROM CENTER GROUND ROD TO MAIN ELECTRIC ROOM GROUND BUS.
6. PROVIDE MAIN ELECTRIC GROUND GRID. SEE DETAIL.
7. 2 SETS OF 4#3/0+#3G; 2.5"C.
8. 800A BUSSED TROUGH.
9. 2 SETS OF 4#3/0+#3G; 2.5"C.
10. DISTRIBUTION PANEL. SEE PANEL SCHEDULES.
11. 2 SETS OF 4#3/0+#3G; 2.5"C. IF FEEDER EXTENDS OVER 100 FT. IN ACTUAL LENGTH, FEEDER GAGE SHALL BE INCREASED TO NEXT LARGER SIZE.
12. 4#4+#8G; 1.5"C.
13. EXISTING DISTRIBUTION PANEL TO REMAIN; BECOMES NEW HOUSE PANEL H. HOUSE LOADS INCLUDING RECEPTACLES/LIGHTING FOR STORAGE, LAUNDRY ROOMS, HALLWAYS, EXTERIOR LIGHTING ETC. SHALL REMAIN OPERATIONAL. PROVIDE NEW LABEL "H–(building address)". TRACE EXISTING CIRCUITS TO REMAIN AND PROVIDE NEW TYPED DIRECTORY.
14. 400A SERVICE RATED DISCONECT SWITCH, NEMA 1 ENCLOSURE FUSED AT 400A.
15. 2#10+#10G; 3/4"C
16. 60A SERVICE RATED DISCONNECT, NEMA 1 ENCLOSURE FUSED AT 30A (FIELD VERIFY EXISTING SWITCH EXACT CAPACITY) TO SERVE EXISTING EMERGENCY CIRCUITS. EXTEND WIRING TO LOCATION WHERE EXISTING SWITCH IS LOCATED. REMOVE EXISTING SWITCH; REPLACE W/ J BOX.
17. EXISTING LIGHTING CONTACTOR AND TIME CLOCK.
18. REMOVE EXISTING DISCONNECT SWITCH SERVING PULL STATION AND EMERGENCY LIGHTING SYSTEM. PROVIDE JUNCTION BOX AND CONNECT TO NEW FEEDER.

REFERENCE NOTES: BUILDING-5

1. 800A PEPCO UNDERGROUND INCOMING SERVICE, 208Y/120V, 3Ø, 4W.SEE SITE PLAN.
2. 800A PEPCO APPROVED C/T CABINET.
3. #2/0 GROUND; 3/4
4. 3 SETS OF 4#300 KCM IN 8 X 8 WIREWAY.
5. PROVIDE MAIN ELECTRIC SYSTEM GROUND BUS, MOUNTED 24" AFF.
   A. GROUND BUS – 9"(L) X 6"(W) X 1/4"(T), WITH TWO ROWS OF 1/4" TAPPED AND THREADED HOLES 6" O.C. WITH BRASS SCREWS, LOCK AND FLAT WASHERS FOR EACH HOLE.
   B. INSTALL BUS ON STAND–OFF INSULATORS WITH MINIMUM OF 1" CLEARANCE BETWEEN WALL AND GROUND BAR.
   C. PROVIDE MAIN GROUND CONDUCTOR (#2/0; 1" PVC RACEWAY) FROM CENTER GROUND ROD TO MAIN ELECTRIC ROOM GROUND BUS.
6. PROVIDE MAIN ELECTRIC GROUND GRID. SEE DETAIL.
7. 2 SETS OF 4#4/0+#3G; 2.5"C.
8. 800A BUSSED TROUGH.
9. 2 SETS OF 4#4/0+#3G; 2.5"C.
10. DISTRIBUTION PANEL. SEE PANEL SCHEDULES.
11. 2 SETS OF 4#4/0+#3G; 3"C. IF FEEDER EXTENDS OVER 100 FT. IN ACTUAL LENGTH, FEEDER GAGE SHALL BE INCREASED TO NEXT LARGER SIZE.
12. 4#4+#8G; 1.5"C.
13. EXISTING DISTRIBUTION PANEL TO REMAIN; BECOMES NEW HOUSE PANEL H. HOUSE LOADS INCLUDING RECEPTACLES/LIGHTING FOR STORAGE, LAUNDRY ROOMS, HALLWAYS, EXTERIOR LIGHTING ETC. SHALL REMAIN OPERATIONAL. PROVIDE NEW LABEL "H–(building address)". TRACE EXISTING CIRCUITS TO REMAIN AND PROVIDE NEW TYPED DIRECTORY.
14. 400A SERVICE RATED DISCONECT SWITCH, NEMA 1 ENCLOSURE FUSED AT 400A.
15. 2#10+#10G; 3/4"C
16. 60A SERVICE RATED DISCONNNECT, NEMA 1 ENCLOSURE FUSED AT 30A (FIELD VERIFY EXISTING SWITCH EXACT CAPACITY) TO SERVE EXISTING EMERGENCY CIRCUITS. EXTEND WIRING TO LOCATION WHERE EXISTING SWITCH IS LOCATED. REMOVE EXISTING SWITCH; REPLACE W/ J BOX.
17. EXISTING LIGHTING CONTACTOR AND TIME CLOCK.
18. REMOVE EXISTING DISCONNECT SWITCH SERVING PULL STATION AND EMERGENCY LIGHTING SYSTEM. PROVIDE JUNCTION BOX AND CONNECT TO NEW FEEDER.

FEEDER SCHEDULE

RISER	AMP	FEEDER SIZE
BF UNIT PANEL	90	4# 3 + #8G; 1¼"C
1 PANEL	60	4# 6 + #10G; 1¼"C
2 PANEL	90	4# 3 + #8G; 1¼"C
3 PANEL	90	4# 4+ #8G; 1¼"C
2 PANEL + BF PANEL	100	4# 3+ #8G; 1¼"C
4 PANEL	100	4# 3+ #8G; 1¼"C
3 PANEL + BF PANEL	125	4# 1+ #6; 2"C

NOTE: FEEDERS OVER 100 FT IN LENGTH SHALL BE SELECTED AT 1 SIZE LARGER THAN REQUIRED ABOVE

REFERENCE NOTES: BUILDING-2

1. 1000A PEPCO UNDERGROUND INCOMING SERVICE, 208Y/120V, 3Ø, 4W.SEE SITE PLAN.
2. 1000A PEPCO APPROVED C/T CABINET.
3. #3/0 GROUND; 3/4
4. 3 SETS OF 4#400 KCM IN 10 X 10 WIREWAY.
5. PROVIDE MAIN ELECTRIC SYSTEM GROUND BUS, MOUNTED 24" AFF.
   A. GROUND BUS – 9"(L) X 6"(W) X 1/4"(T), WITH TWO ROWS OF 1/4" TAPPED AND THREADED HOLES 6" O.C. WITH BRASS SCREWS, LOCK AND FLAT WASHERS FOR EACH HOLE.
   B. INSTALL BUS ON STAND–OFF INSULATORS WITH MINIMUM OF 1" CLEARANCE BETWEEN WALL AND GROUND BAR.
   C. PROVIDE MAIN GROUND CONDUCTOR (#3/0; 1" PVC RACEWAY) FROM CENTER GROUND ROD TO MAIN ELECTRIC ROOM GROUND BUS.
6. PROVIDE MAIN ELECTRIC GROUND GRID. SEE DETAIL.
7. 2 SETS OF 4#350KCM + #1G; 3.5"C.
8. 1000A BUSSED TROUGH.
9. 2 SETS OF 4#3/0+#3G; 2.5"C.
10. DISTRIBUTION PANEL. SEE PANEL SCHEDULES.
11. 2 SETS OF 4#3/0+#3G; 3"C. IF FEEDER EXTENDS OVER 100 FT. IN ACTUAL LENGTH, FEEDER GAGE SHALL BE INCREASED TO NEXT LARGER SIZE.
12. 4#4+#8G; 1.5"C.
13. EXISTING DISTRIBUTION PANEL TO REMAIN; BECOMES NEW HOUSE PANEL H. HOUSE LOADS INCLUDING RECEPTACLES/LIGHTING FOR STORAGE, LAUNDRY ROOMS, HALLWAYS, EXTERIOR LIGHTING ETC. SHALL REMAIN OPERATIONAL. PROVIDE NEW LABEL "H–(building address)". TRACE EXISTING CIRCUITS TO REMAIN AND PROVIDE NEW TYPED DIRECTORY.
14. 400A SERVICE RATED DISCONECT SWITCH, NEMA 1 ENCLOSURE FUSED AT 350A.
15. 2#10+#10G; 3/4"C
16. 60A SERVICE RATED DISCONNECT, NEMA 1 ENCLOSURE FUSED AT 30A (FIELD VERIFY EXISTING SWITCH EXACT CAPACITY) TO SERVE EXISTING EMERGENCY CIRCUITS. EXTEND WIRING TO LOCATION WHERE EXISTING SWITCH IS LOCATED. REMOVE EXISTING SWITCH; REPLACE W/ J BOX.
17. EXISTING LIGHTING CONTACTOR AND TIME CLOCK.
18. REMOVE EXISTING DISCONNECT SWITCH SERVING PULL STATION AND EMERGENCY LIGHTING SYSTEM. PROVIDE JUNCTION BOX AND CONNECT TO NEW FEEDER.

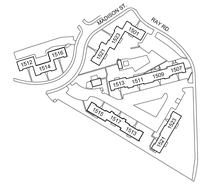
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100% DOCUMENTS
JULY 24, 2012

Architect's Project Number:	1204
PERMIT SET	6.5.2012
100% DOCUMENTS	7.24.2012

Renovation of:
Overlook Apartments
1514 Madison Street
Hyattsville, Maryland 20782

Maintenance Repairs

DRAWING PACKAGE
1 of 4

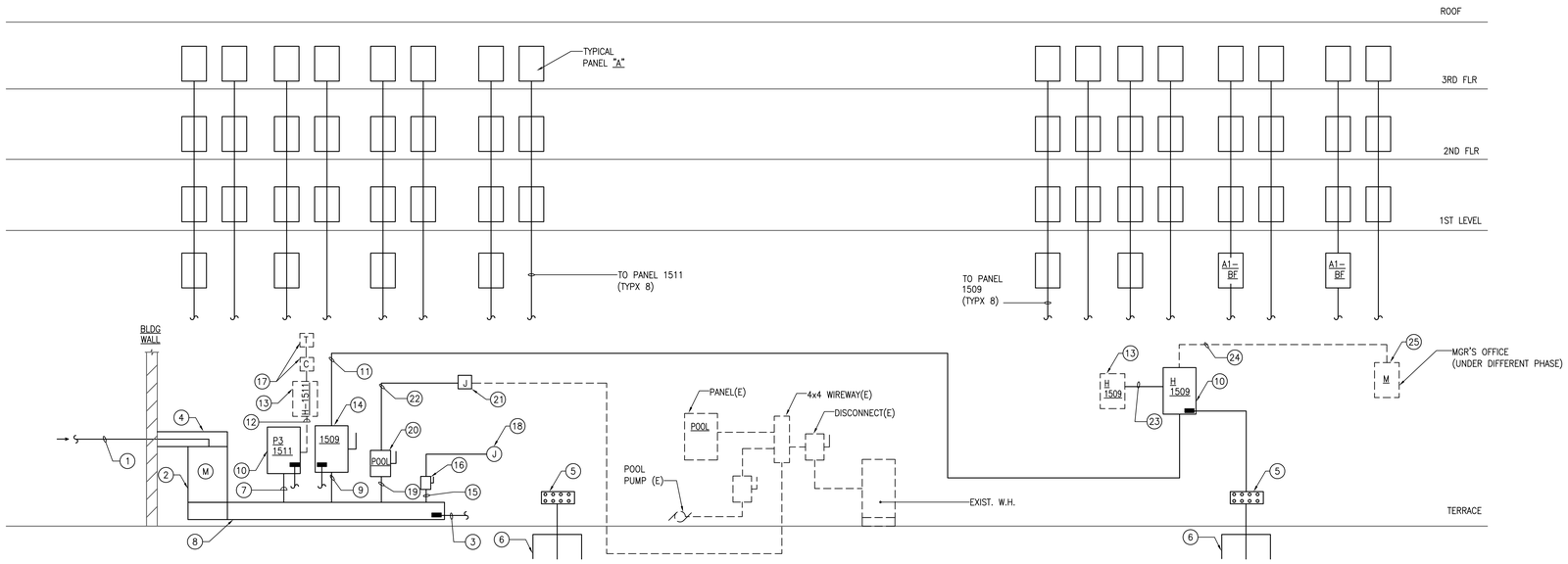
For:
Madison Hyattsville, LLC
7910 Woodmont Avenue, Suite 350
Bethesda, Maryland 20814

ROSS Development & Investment

Owner	Architect	Contractor	Surety

POWER RISER DIAGRAMS

E-9



POWER RISER DIAGRAM - BLDG. #3

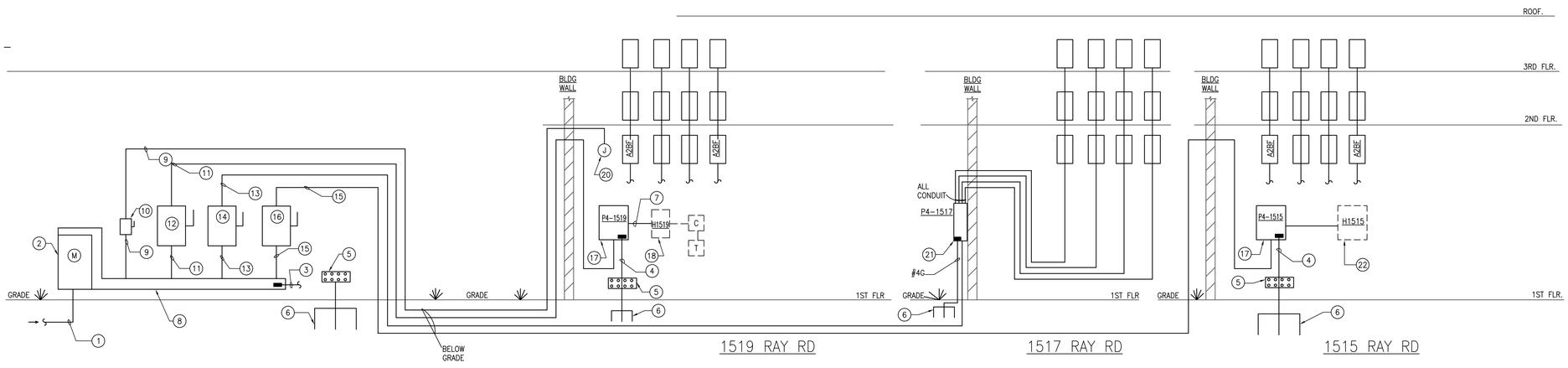
NOT TO SCALE

REFERENCE NOTES: BLDG #3

1. 1200A PEPCO UNDERGROUND INCOMING SERVICE, 208Y/120V, 3Ø, 4W.SEE SITE PLAN.
2. 1200A PEPCO APPROVED C/T CABINET.
3. #3/0 GROUND; 3/4
4. 4 SETS OF 4#350 KCM IN 12 X 12 WIREWAY.
5. PROVIDE MAIN ELECTRIC SYSTEM GROUND BUS, MOUNTED 24" AFF.
   A. GROUND BUS – 9"(L) X 6"(W) X 1/4"(T), WITH TWO ROWS OF 1/4" TAPPED AND THREADED HOLES 6" O.C. WITH BRASS SCREWS, LOCK AND FLAT WASHERS FOR EACH HOLE.
   B. INSTALL BUS ON STAND-OFF INSULATORS WITH MINIMUM OF 1" CLEARANCE BETWEEN WALL AND GROUND BAR.
   C. PROVIDE MAIN GROUND CONDUCTOR (#3/0; 1" PVC RACEWAY) FROM CENTER GROUND ROD TO MAIN ELECTRIC ROOM GROUND BUS.
6. PROVIDE MAIN ELECTRIC GROUND GRID. SEE DETAIL.
7. 2 SETS OF 4#4/0 + #3G; 3"C.
8. 1200A BUSSED TROUGH.
9. 2 SETS OF 4#350KCM + #1G; 3"C.
10. DISTRIBUTION PANEL. SEE PANEL SCHEDULES.
11. 2 SETS OF 4#350KCM + #1G; 3"C. IF FEEDER EXTENDS OVER 100 FT. IN ACTUAL LENGTH, FEEDER GAGE SHALL BE INCREASED TO NEXT LARGER SIZE.
12. 4#4+#8G; 1.5"C.
13. EXISTING DISTRIBUTION PANEL TO REMAIN; BECOMES NEW HOUSE PANEL H. HOUSE LOADS INCLUDING RECEPTACLES/LIGHTING FOR STORAGE, LAUNDRY ROOMS, HALLWAYS, EXTERIOR LIGHTING ETC. SHALL REMAIN OPERATIONAL. PROVIDE NEW LABEL "H-(building address)". TRACE EXISTING CIRCUITS TO REMAIN AND PROVIDE NEW TYPED DIRECTORY.
14. 600A SERVICE RATED DISCONECT SWITCH, NEMA 1 ENCLOSURE FUSED AT 600A.
15. 2#10+#10G; 3/4"C
16. 60A SERVICE RATED DISCONNECT, NEMA 1 ENCLOSURE FUSED AT 30A (FIELD VERIFY EXISTING SWITCH EXACT CAPACITY) TO SERVE EXISTING EMERGENCY CIRCUITS. EXTEND WIRING TO LOCATION WHERE EXISTING SWITCH IS LOCATED. REMOVE EXISTING SWITCH; REPLACE W/ J BOX.
17. EXISTING LIGHTING CONTACTOR AND TIME CLOCK.
18. REMOVE EXISTING DISCONNECT SWITCH SERVING PULL STATION AND EMERGENCY LIGHTING SYSTEM. PROVIDE JUNCTION BOX AND CONNECT TO NEW FEEDER.
19. FEEDER TO MATCH EXISTING FEEDER SERVING POOL HOUSE. FOR BIDDING PURPOSES USE 4#2 + #8G; 1.5"C
20. 100A SERVICE RATED DISCONECT SWITCH, NEMA 1 ENCLOSURE FUSED AT 100A.
21. REMOVE EXISTING 100A DISCONNECT SWITCH SERVING POOL HOUSE. PROVIDE SPLICE BOX.
22. FEEDER TO MATCH EXISTING FEEDER SERVING POOL HOUSE. FOR BIDDING PURPOSES USE 4#2 + #8G; 1.5"The contractor
23. 4#1/0 + #6G.
24. EXISTING FEEEDER (4#2+#8G)
25. EXISTING PANEL M (MANAGER'S OFFICE)

REFERENCE NOTES: BLDG #4

1. 1000A UNDERGROUND INCOMING SERVICE, 208Y/120V, 3Ø, 4W. PROVIDE 3 SETS OF 4#500KCM IN 4" SCHEDULE 40 PVC CONDUITS.
2. 1000A C/T CABINET. NEMA 3R.
3. #3/0 GROUND.
4. #3G; 1"C.
5. PROVIDE MAIN ELECTRIC SYSTEM GROUND BUS, MOUNTED 24" AFF.
   A. GROUND BUS – 18"(L) X 6"(W) X 1/4"(T), WITH TWO ROWS OF 1/4" TAPPED AND THREADED HOLES 6" O.C. WITH BRASS SCREWS, LOCK AND FLAT WASHERS FOR EACH HOLE.
   B. INSTALL BUS ON STAND-OFF INSULATORS WITH MINIMUM OF 1" CLEARANCE BETWEEN WALL AND GROUND BAR.
   C. PROVIDE MAIN GROUND CONDUCTOR (#3/0; 1" PVC RACEWAY) FROM CENTER GROUND ROD TO MAIN ELECTRIC ROOM GROUND BUS.
6. PROVIDE MAIN ELECTRIC GROUND GRID. SEE DETAIL.
7. 4#3+#8; 1.5"C.
8. 1000A BUSSED TROUGH. NEMA 3R.
9. 2#10+#10G, 3/4"C
10. 60A SERVICE RATED DISCONNECT, NEMA 3R ENCLOSURE FUSED AT 30A (FIELD VERIFY EXISTING SWITCH EXACT CAPACITY) TO SERVE EXISTING EMERGENCY CIRCUITS. EXTEND WIRING TO LOCATION WHERE EXISTING SWITCH IS LOCATED. REMOVE EXISTING SWITCH; REPLACE W/ J BOX.
11. 2 SETS OF 4#4/0+#3G; 2.5"C.
12. 400A SERVICE RATED DISCONNECT SWITCH, NEMA 3R ENCLOSURE FUSED AT 400A.
13. 4#250KCM + #3G; 2.5"C.
14. 300A SERVICE RATED DISCONNECT SWITCH, NEMA 3R ENCLOSURE FUSED AT 250A.
15. 2 SETS OF 4#4/0+#3G; 2.5"C.
16. 400A SERVICE RATED DISCONNECT SWITCH, NEMA 3R ENCLOSURE FUSED AT 400A.
17. DISTRIBUTION PANEL; NEMA 1. SEE SCHEDULES.
18. NEW HOUSE PANEL H. REMOVE EXISTING DISTRIBUTION PANEL IN ELECTRICAL CLOSET UNDER THE STAIRS. PROVIDE JUNCTION BOX. EXTEND NEW BRANCH CIRCUITS FROM NEW PANEL AND RECONNECT TO EXISTING CIRCUITS (COMMON AREA RECEPTACLES, LAUNDRY ROOMS, STORAGE ROOMS, STAIRS ETC) REMAINING AFTER EXISTING PANEL REMOVAL.
19. EXISTING CONTACTOR IN ELECTRICAL CLOSET UNDER STAIRS. EXTEND NEW WIRING (2#12+#12G) FROM NEW HOUSE PANEL.
20. EXISTING DISTRIBUTION PANEL TO REMAIN. REMOVE ALL 40A BREAKERS SERVING APARTMENT UNITS. PROVIDE BLANK COVERS. HOUSE LOADS INCLUDING RECEPTACLES/LIGHTING FOR STORAGE, LAUNDRY ROOMS, HALLWAYS, EXTERIOR LIGHTING ETC. SHALL REMAIN OPERATIONAL. PROVIDE NEW LABEL "H-(building address)". PROVIDE NEW TYPED DIRECTORY.
21. REMOVE EXISTING DISCONNECT SWITCH SERVING PULL STATION AND EMERGENCY LIGHTING SYSTEM. PROVIDE JUNCTION BOX AND CONNECT TO NEW FEEDER.
22. REMOVE EXISTING DISCONNECT SWITCH SERVING PULL STATION AND EMERGENCY LIGHTING SYSTEM. PROVIDE JUNCTION BOX AND CONNECT TO NEW FEEDER.
23. EXTERIOR DISTRIBUTION PANEL. NEMA 3R ENCLOSURE.
24. EXISTING DISTRIBUTION PANEL TO REMAIN; BECOMES NEW HOUSE PANEL H. HOUSE LOADS INCLUDING RECEPTACLES/LIGHTING FOR STORAGE, LAUNDRY ROOMS, HALLWAYS, EXTERIOR LIGHTING ETC. SHALL REMAIN OPERATIONAL. PROVIDE NEW LABEL "H-(building address)". TRACE EXISTING CIRCUITS TO REMAIN AND PROVIDE NEW TYPED DIRECTORY.



POWER RISER DIAGRAM - BLDG. #4

NOT TO SCALE

GENERAL NOTES:

PROVIDE PERMANENT LABELS FOR EACH PANEL AND DISCONNECT SWITCH, INDICATING PANEL DESIGNATION AND BUILDING ADDRESS WHICH IT SERVES.

A. SUBMIT A BID ALTERNATE TO REMOVE ONE EXISTING LAUNDRY BREAKER, ASSOCIATED WIRING AND RECEPTACLES AND PROVIDE ONE NEW 20A BKR, WIRING (2#12+#12) AND TWO SURFACE MOUNTED RECEPTACLES.

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100% DOCUMENTS
JULY 24, 2012

Architect's Project Number:	1204
PERMIT SET	6.5.2012
100% DOCUMENTS	7.24.2012

Renovation of:
Overlook Apartments
1514 Madison Street
Hyattsville, Maryland 20782

Maintenance Repairs

DRAWING PACKAGE
1 of 4

For:
Madison Hyattsville, LLC
7910 Woodmont Avenue, Suite 350
Bethesda, Maryland 20814

ROSS Development & Investment

Owner	Architect	Contractor	Surety

POWER RISER DIAGRAMS

E-10

TYPICAL PANEL H (EXISTING) — H

VOLTAGE	PHASE	WIRE	MCB (A)	MLO (A)	AIC	MOUNTING
120/ 208	3	4		225	22000	

TYPE LEGEND

						REMARKS
L	LIGHTING	K	KITCHN EQPMNT.	E	EXISTING	FED THRU LUGS WITH SECTION 2
R	RECEPTACLES	Z	LARGEST MOTOR	-		
M	MECH EQUIP	O	OTHER	-		

CKT. #	ITEM SERVED	TYPE	WIRE	COND.	CKT. BRK TRIP	CKT. BRK P	LOAD (VA)	PHASE	LOAD (VA)	CKT. BRK P	CKT. BRK TRIP	COND.	WIRE	TYPE	ITEM	CKT. #
1	Spare (1)				40	1	0	A	0	1	40				Spare (1)	2
3	Spare (1)				40	1	0	B	0	1	40				Spare (1)	4
5	Spare (1)				40	1	0	C	0	1	40				Spare (1)	6
7	Spare (1)				40	1	0	A	0	1	40				Spare (1)	8
9	Spare (1)				40	1	0	B	0	1	40				Spare (1)	10
11	Spare (1)				40	1	0	C	0	1	40				Spare (1)	12
13	Spare (1)				40	-	0	A	0	1	40				Spare (1)	14
15	Spare (1)				40	1	0	B	0	1	40				Spare (1)	16
17	Spare (1)				40	1	0	C	0	1	40				Spare (1)	18
19	Spare (1)				40	1	0	A	0	1	40				Spare (1)	20
21	Spare (1,3)				20	1	0	B	0	1	40				Spare (1)	22
23	Spare (1,3)				20	1	0	C	0	1	20				Spare (1,3)	24
25	New Roof Fans	M			20	1	1800	A	0	1	20				Spare (1,3)	26
27	New Roof Fans	M			20	1	1800	B	0	1	20				Spare (1,3)	28
29	Roof Perimeter Lights (E)	L			20	1	1800	C	800	1	20			O	CATV Box (E)	30
31	New Roof Fans	M			20	1	1800	A	1800	1	20			M	New Roof Fans	32
33	Exist. Hallway heater (2)	M			15	1	0	B	1500	1	15			L	Site Lighting (E)	34
35	Laundry Rm. Recep. (E)	R			15	1	1500	C	1500	1	20			O	Laundry Rm. Recep. (E)	36
37	Public lights (E)	L			15	1	1500	A	0	1	15			R	Exist. Hallway heater (2)	38
39	Lanudry Rm. Recep. (E)	R			15	1	1500	B	1800	1	20			M	New Roof Fans	40
41					20	1		C		1	20				Spare	42

	A	B	C	TOTAL
CONNECTED LOAD (VA)	6900	6600	5600	19100

TYPE	LOAD (VA)	SUBLOADS (VA)				CONN LD(VA)	DEMAND FACTOR	DEMAND LOAD (VA)	
LIGHTING	4,800	-	-	-	-	4,800	125%	6,000	
RECEPTACLES	3,000	-	-	-	-	3,000	*	3,000	
MECH EQUIP	9,000	-	-	-	-	9,000	100%	9,000	
KITCHN EQPMNT.	0	-	-	-	-	0	100%	0	**
LARGEST MOTOR	0	-	-	-	-	0	125%	0	
OTHER	2,300	-	-	-	-	2,300	100%	2,300	
EXISTING	0	-	-	-	-	0	125%	0	
				CONNECTED TOTAL (VA)		19,100		20,300	DEMAND LOAD
				CONNECTED AMPACITY (A)		53.02		56.35	DEMAND AMPACITY (A)

NOTES:
1. Remove wiring to existing apartment. 40A bkr to remain unless noted below.
2. Non-existant. Field verify. Relabel spare
3. Remove 40A bkr. Provide new 20A spare bkr.
4. Provide new typed updated directory

NOTES
* 1ST 10KVA @ 100%, REMAINING @ 50%

0 # OF KITCH EQUIPMENT

NEW PANEL — H-1519

VOLTAGE	PHASE	WIRE	MCB (A)	MLO (A)	AIC	MOUNTING
120/ 208	3	4		100	22000	

TYPE LEGEND

						REMARKS
L	LIGHTING	K	KITCHN EQPMNT.	E	EXISTING	BUILDING #4
R	RECEPTACLES	Z	LARGEST MOTOR	-		
M	MECH EQUIP	O	OTHER	-		

CKT. #	ITEM SERVED	TYPE	WIRE	COND.	CKT. BRK TRIP	CKT. BRK P	LOAD (VA)	PHAS	LOAD (VA)	CKT. BRK P	CKT. BRK TRIP	COND.	WIRE	TYPE	ITEM	CKT. #
1	New Roof Fans	M			20	1	1800	A	800	1	20			O	CATV Box (E)	2
3	Roof Perimeter Lights (E)	L			20	1	1800	B	1800	1	20			M	New Roof Fans	4
5	New Roof Fans	M			20	1	1800	C	1500	1	15			L	Site Lighting (E)	6
7	Exist. Hallway heater (2)	M			15	1	0	A	1500	1	20			O	Laundry Rm. Recep. (E)	8
9	Laundry Rm. Recep. (E)	R			15	1	1500	B	0	1	15			R	Exist. Hallway heater (2)	10
11	Public lights (E)	L			15	1	1500	C	1800	1	20			M	New Roof Fans	12
13	Lanudry Rm. Recep. (E)	R			15	1	1500	A	0	1	40				Spare	14
15	Spare				40	1	0	B	0	1	40				Spare	16
17	Spare				40	1	0	C	0	1	40				Spare	18
19	Spare				40	1	0	A	0	1	40				Spare	20
21	Spare				20	1	0	B	0	1	40				Spare	22
23	Spare				20	1	0	C	0	1	20				Spare	24

	A	B	C	TOTAL
CONNECTED LOAD (VA)	5600	5100	6600	17300

TYPE	LOAD (VA)	SUBLOADS (VA)				CONN LD(VA)	DEMAND FACTOR	DEMAND LOAD (VA)	
LIGHTING	4,800	-	-	-	-	4,800	125%	6,000	
RECEPTACLES	3,000	-	-	-	-	3,000	*	3,000	
MECH EQUIP	7,200	-	-	-	-	7,200	100%	7,200	
KITCHN EQPMNT.	0	-	-	-	-	0	100%	0	**
LARGEST MOTOR	0	-	-	-	-	0	125%	0	
OTHER	2,300	-	-	-	-	2,300	100%	2,300	
EXISTING	0	-	-	-	-	0	125%	0	
				CONNECTED TOTAL (VA)		17,300		18,500	DEMAND LOAD
				CONNECTED AMPACITY (A)		48.02		51.35	DEMAND AMPACITY (A)

NOTES:
1. ALL WIRING TO BE 2#12+#12G UNO

NOTES
* 1ST 10KVA @ 100%, REMAINING @ 50%

0 # OF KITCH EQUIPMENT

PANELBOARD — P1-1514

VOLTAGE	PHASE	WIRE	MCB (A)	MLO (A)	AIC	MOUNTING
120/ 208	3	4	600		22000	

TYPE LEGEND

						REMARKS
L	LIGHTING	K	KITCHN EQPMNT.	E	EXISTING	FED THRU LUGS WITH SECTION 2
R	RECEPTACLES	Z	LARGEST MOTOR	-		
M	MECH EQUIP	O	OTHER	-		

CKT. #	ITEM SERVED	TYPE	WIRE	COND.	CKT. BRK TRIP	CKT. BRK P	LOAD (VA)	PHAS	LOAD (VA)	CKT. BRK P	CKT. BRK TRIP	COND.	WIRE	TYPE	ITEM	CKT. #
1	RISER: 3 PANELS TYPE A				80	3	0	A	0	3	80				RISER: 3 PANELS TYPE A	2
3	*				-	-	0	B	0	-	-				*	4
5	*				-	-	0	C	0	-	-				*	6
7	RISER: 2 PANELS TYPE A				90	2	0	A	0	3	80				RISER: 3 PANELS TYPE A	8
9	*				-	-	0	B	0	-	-				*	10
11	RISER: 2 PANELS TYPE A				90	2	0	C	0	-	-				*	12
13	*				-	-	0	A	0	2	90				RISER: 2 PANELS TYPE A	14
15	SPARE				40	3	0	B	0	-	-				*	16
17					-	-	0	C	0	-	-				*	18
19					-	-	0	A	0	3	70				PANEL H	20
21					-	-	0	B	0	-	-				*	22
23					-	-	0	C	0	-	-				*	24
25					-	-		A		-	-					26
27					-	-		B		-	-					28
29					-	-		C		-	-					30
31					-	-		A		-	-					32
33					-	-		B		-	-					34
35					-	-		C		-	-					36
37					-	-		A		-	-					38
39					-	-		B		-	-					40
41								C							Spare	42

NOTES:
1. Label breakers by units served (ie: Units 101-301 etc.)

PANELBOARD — P1-1512

VOLTAGE	PHASE	WIRE	MCB (A)	MLO (A)	AIC	MOUNTING
120/ 208	3	4	600		22000	

TYPE LEGEND

						REMARKS
L	LIGHTING	K	KITCHN EQPMNT.	E	EXISTING	FED THRU LUGS WITH SECTION 2
R	RECEPTACLES	Z	LARGEST MOTOR	-		
M	MECH EQUIP	O	OTHER	-		

CKT. #	ITEM SERVED	TYPE	WIRE	COND.	CKT. BRK TRIP	CKT. BRK P	LOAD (VA)	PHAS	LOAD (VA)	CKT. BRK P	CKT. BRK TRIP	COND.	WIRE	TYPE	ITEM	CKT. #
1	RISER: 3 PANELS TYPE A				80	3	0	A	0	3	80				RISER: 3 PANELS TYPE A	2
3	*				-	-	0	B	0	-	-				*	4
5	*				-	-	0	C	0	-	-				*	6
7	RISER: 2 PANELS TYPE A				90	2	0	A	0	3	80				RISER: 3 PANELS TYPE A	8
9	*				-	-	0	B	0	-	-				*	10
11	RISER: 2 PANELS TYPE A				90	2	0	C	0	-	-				*	12
13	*				-	-	0	A	0	3	80				RISER: 3 PANELS TYPE A	14
15	SPARE				40	3	0	B	0	-	-				*	16
17					-	-	0	C	0	-	-				*	18
19					-	-	0	A	0	1	40				SPARE	20
21					-	-		B	0	-	-					22
23					-	-	0	C	0	-	-					24
25					-	-		A		3	70				PANEL H	26
27					-	-		B		-	-				*	28
29					-	-		C		-	-				*	30
31					-	-		A		-	-					32
33					-	-		B		-	-					34
35					-	-		C		-	-					36
37					-	-		A		-	-					38
39					-	-		B		-	-					40
41								C							Spare	42

NOTES:
1. Panel Directory: Label breakers by units served (ie: Units 101-301 etc.)

PANELBOARD — P2-1523

VOLTAGE	PHASE	WIRE	MCB (A)	MLO (A)	AIC	MOUNTING
120/ 208	3	4	800		22000	

TYPE LEGEND

						REMARKS
L	LIGHTING	K	KITCHN EQPMNT.	E	EXISTING	FED THRU LUGS WITH SECTION 2
R	RECEPTACLES	Z	LARGEST MOTOR	-		
M	MECH EQUIP	O	OTHER	-		

CKT. #	ITEM SERVED	TYPE	WIRE	COND.	CKT. BRK TRIP	CKT. BRK P	LOAD (VA)	PHAS	LOAD (VA)	CKT. BRK P	CKT. BRK TRIP	COND.	WIRE	TYPE	ITEM	CKT. #
1	RISER: 3 PANELS TYPE A				80	3	0	A	0	3	80				RISER: 3 PANELS TYPE A	2
3	*				-	-	0	B	0	-	-				*	4
5	*				-	-	0	C	0	-	-				*	6
7	RISER: 3 PANELS TYPE A				80	3	0	A	0	3	80				RISER: 3 PANELS TYPE A	8
9	*				-	-	0	B	0	-	-				*	10
11	*				-	-	0	C	0	-	-				*	12
13	RISER: 3 PANELS TYPE A				80	3	0	A	0	3	100				RISER: 2 PANELS TYPE A+A2BF	14
15	*				-	-	0	B	0	-	-				*	16
17	*				-	-	0	C	0	-	-				*	18
19	RISER: 3 PANELS TYPE A				80	3	0	A	0	3	100				RISER: 2 PANELS TYPE A+A2BF	20
21	*				-	-	0	B	0	-	-				*	22
23	*				-	-	0	C	0	-	-				*	24
25	SPARE				40	3	0	A		3	70				PANEL H	26
27					-	-		B		-	-				*	28
29					-	-		C		-	-				*	30
31					-	-		A		-	-				*	32
33					-	-		B		-	-				*	34
35					-	-		C		-	-				*	36
37					-	-		A		-	-					38
39					-	-		B		-	-					40
41								C							Spare	42

NOTES:
1. Label breakers by units served (ie: Units 101-301 etc.)

PANELBOARD — P2-1501

VOLTAGE	PHASE	WIRE	MCB (A)	MLO (A)	AIC	MOUNTING
120/ 208	3	4	400		22000	

TYPE LEGEND

						REMARKS
L	LIGHTING	K	KITCHN EQPMNT.	E	EXISTING	FED THRU LUGS WITH SECTION 2
R	RECEPTACLES	Z	LARGEST MOTOR	-		
M	MECH EQUIP	O	OTHER	-		

CKT. #	ITEM SERVED	TYPE	WIRE	COND.	CKT. BRK TRIP	CKT. BRK P	LOAD (VA)	PHAS	LOAD (VA)	CKT. BRK P	CKT. BRK TRIP	COND.	WIRE	TYPE	ITEM	CKT. #
1	RISER: 3 PANELS TYPE A				80	3	0	A	0	3	100				RISER: 2 PANELS TYPE A+A2BF	2
3	*				-	-	0	B	0	-	-				*	4
5	*				-	-	0	C	0	-	-				*	6
7	RISER: 3 PANELS TYPE A				80	3	0	A	0	3	100				RISER: 2 PANELS TYPE A+A2BF	8
9	*				-	-	0	B	0	-	-				*	10
11	*				-	-	0	C	0	-	-				*	12
13	SPARE				40	3	0	A		3	70				PANEL H	14
15					-	-		B		-	-				*	16
17					-	-		C		-	-				*	18
19					-	-		A		-	-					20
21					-	-		B		-	-					22
23					-	-		C		-	-					24
25					-	-		A		-	-					26
27					-	-		B		-	-					28
29					-	-		C		-	-					30
31					-	-		A		-	-					32
33					-	-		B		-	-					34
35					-	-		C		-	-					36
37					-	-		A		-	-					38
39					-	-		B		-	-					40
41								C							Spare	42

NOTES:
1. Label breakers by units served (ie: Units 101-301 etc.)

PANELBOARD — P3-1511

VOLTAGE	PHASE	WIRE	MCB (A)	MLO (A)	AIC	MOUNTING
120/ 208	3	4	800		22000	

TYPE LEGEND

						REMARKS
L	LIGHTING	K	KITCHN EQPMNT.	E	EXISTING	FED THRU LUGS WITH SECTION 2
R	RECEPTACLES	Z	LARGEST MOTOR	-		
M	MECH EQUIP	O	OTHER	-		

CKT. #	ITEM SERVED	TYPE	WIRE	COND.	CKT. BRK TRIP	CKT. BRK P	LOAD (VA)	PHAS	LOAD (VA)	CKT. BRK P	CKT. BRK TRIP	COND.	WIRE	TYPE	ITEM	CKT. #
1	RISER: 3 PANELS TYPE A				80	3	0	A	0	3	100				RISER: 4 PANELS TYPE A	2
3	*				-	-	0	B	0	-	-				*	4
5	*				-	-	0	C	0	-	-				*	6
7	RISER: 3 PANELS TYPE A				80	3	0	A	0	3	100				RISER: 4 PANELS TYPE A	8
9	*				-	-	0	B	0	-	-				*	10
11	*				-	-	0	C	0	-	-				*	12
13	RISER: 3 PANELS TYPE A				80	3	0	A	0	3	100				RISER: 4 PANELS TYPE A	14
15	*				-	-	0	B	0	-	-				*	16
17	*				-	-	0	C	0	-	-				*	18
19	RISER: 3 PANELS TYPE A				80	3	0	A	0	3	100				RISER: 4 PANELS TYPE A	20
21	*				-	-	0	B	0	-	-				*	22
23	*				-	-	0	C	0	-	-				*	24
25	SPARE				40	3	0	A		3	70				PANEL H	26
27					-	-		B		-	-				*	28
29					-	-		C		-	-				*	30
31					-	-		A		-	-					32
33					-	-		B		-	-					34
35					-	-		C		-	-					36
37					-	-		A		-	-					38
39					-	-		B		-	-					40
41								C							Spare	42

NOTES:
1. Label breakers by units served (ie: Units 101-301 etc.)

PANELBOARD — P3-1509

VOLTAGE	PHASE	WIRE	MCB (A)	MLO (A)	AIC	MOUNTING
120/ 208	3	4	800		22000	

TYPE LEGEND

						REMARKS
L	LIGHTING	K	KITCHN EQPMNT.	E	EXISTING	FED THRU LUGS WITH SECTION 2
R	RECEPTACLES	Z	LARGEST MOTOR	-		
M	MECH EQUIP	O	OTHER	-		

CKT. #	ITEM SERVED	TYPE	WIRE	COND.	CKT. BRK TRIP	CKT. BRK P	LOAD (VA)	PHAS	LOAD (VA)	CKT. BRK P	CKT. BRK TRIP	COND.	WIRE	TYPE	ITEM	CKT. #
1	RISER: 3 PANELS TYPE A				80	3	0	A	0	3	100				RISER: 4 PANELS TYPE A	2
3	*				-	-	0	B	0	-	-				*	4
5	*				-	-	0	C	0	-	-				*	6
7	RISER: 3 PANELS TYPE A				80	3	0	A	0	3	100				RISER: 4 PANELS TYPE A	8
9	*				-	-	0	B	0	-	-				*	10
11					-	-	0	C	0	-	-				*	12
13	RISER: 3 PANELS TYPE A				80	3	0	A	0	3	125				RISER: 3 PANELS TYPE A + A1BF	14
15	*				-	-	0	B	0	-	-				*	16
17	*				-	-	0	C	0	-	-				*	18
19	RISER: 3 PANELS TYPE A				80	3	0	A	0	3	125				RISER: 3 PANELS TYPE A + A1BF	20
21	*				-	-	0	B	0	-	-				*	22
23	*				-	-	0	C	0	-	-				*	24
25	SPARE				40	3	0	A		3	70				PANEL H	26
27					-	-		B		-	-				*	28
29					-	-		C		-	-				*	30
31					-	-		A		3	100				PANEL M (MGR. OFFICE)	32
33					-	-		B		-	-				*	34
35					-	-		C		-	-				*	36
37					-	-		A		-	-					38
39					-	-		B		-	-					40
41								C							Spare	42

NOTES:
1. Label breakers by units served (ie: Units 101-301 etc.)

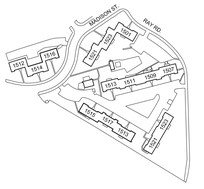
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PANEL SCHEDULES

E-11

PANELBOARD — P4-1519

VOLTAGE	PHASE	WIRE	MCB (A)	MLO (A)	AIC	MOUNTING
120/ 208	3	4	400		22000	

TYPE LEGEND

L	LIGHTING	K	KITCHN EQPMNT.	E	EXISTING	REMARKS	
R	RECEPTACLES	Z	LARGEST MOTOR	-		FED THRU LUGS WITH SECTION 2	
M	MECH EQUIP	O	OTHER	-			

CKT. #	ITEM SERVED	TYPE	WIRE	COND.	CKT. BRK TRIP	P	LOAD (VA)	PHAS	LOAD (VA)	P	CKT. BRK TRIP	COND.	WIRE	TYPE	ITEM	CKT. #
1	RISER: 3 PANELS TYPE A				80	3	0	A	0	3	100				RISER: 2 PANELS TYPE A + A2BF	2
3	"				-	-	0	B	0	-	-				"	4
5	"				-	-	0	C	0	-	-				"	6
7	RISER: 3 PANELS TYPE A				80	3	0	A	0	3	100				RISER: 2 PANELS TYPE A + A2BF	8
9	"				-	-	0	B	0	-	-				"	10
11	"				-	-	0	C	0	-	-				"	12
13	SPARE				40	3	0	A		3	70				PANEL H	14
15					-	-		B		-	-				"	16
17					-	-		C		-	-				"	18
19					-	-		A		-	-					20
21					-	-		B		-	-					22
23					-	-		C		-	-					24
25					-	-		A		-	-					26
27					-	-		B		-	-					28
29					-	-		C		-	-					30
31					-	-		A		-	-					32
33					-	-		B		-	-					34
35					-	-		C		-	-					36
37					-	-		A								38
39					-	-		B								40
41								C							Spare	42

NOTES:
1. Label breakers by units served (ie: Units 101-301 etc.)

PANELBOARD — P4-1517

VOLTAGE	PHASE	WIRE	MCB (A)	MLO (A)	AIC	MOUNTING
120/ 208	3	4	400		22000	

TYPE LEGEND

L	LIGHTING	K	KITCHN EQPMNT.	E	EXISTING	REMARKS	
R	RECEPTACLES	Z	LARGEST MOTOR	-		FED THRU LUGS WITH SECTION 2	
M	MECH EQUIP	O	OTHER	-			

CKT. #	ITEM SERVED	TYPE	WIRE	COND.	CKT. BRK TRIP	P	LOAD (VA)	PHAS	LOAD (VA)	P	CKT. BRK TRIP	COND.	WIRE	TYPE	ITEM	CKT. #
1	RISER: 3 PANELS TYPE A				80	3	0	A	0	3	80				RISER: 3 PANELS TYPE A	2
3	"				-	-	0	B	0	-	-				"	4
5	"				-	-	0	C	0	-	-				"	6
7	RISER: 3 PANELS TYPE A				80	3	0	A	0	3	80				RISER: 3 PANELS TYPE A	8
9	"				-	-	0	B	0	-	-				"	10
11	"				-	-	0	C	0	-	-				"	12
13	SPARE				40	3	0	A		3	70				PANEL H	14
15					-	-		B		-	-				"	16
17					-	-		C		-	-				"	18
19					-	-		A	0	3	40				SPARE	20
21					-	-		B	0	-	-					22
23					-	-		C	0	-	-					24
25					-	-		A		-	-					26
27					-	-		B		-	-					28
29					-	-		C		-	-					30
31					-	-		A		-	-					32
33					-	-		B		-	-					34
35					-	-		C		-	-					36
37					-	-		A								38
39					-	-		B								40
41								C							Spare	42

NOTES:
1. Label breakers by units served (ie: Units 101-301 etc.)

PANELBOARD — P4-1515

VOLTAGE	PHASE	WIRE	MCB (A)	MLO (A)	AIC	MOUNTING
120/ 208	3	4	400		22000	

TYPE LEGEND

L	LIGHTING	K	KITCHN EQPMNT.	E	EXISTING	REMARKS	
R	RECEPTACLES	Z	LARGEST MOTOR	-		FED THRU LUGS WITH SECTION 2	
M	MECH EQUIP	O	OTHER	-			

CKT. #	ITEM SERVED	TYPE	WIRE	COND.	CKT. BRK TRIP	P	LOAD (VA)	PHAS	LOAD (VA)	P	CKT. BRK TRIP	COND.	WIRE	TYPE	ITEM	CKT. #
1	RISER: 3 PANELS TYPE A				80	3	0	A	0	3	100				RISER: 2 PANELS TYPE A + A2BF	2
3	"				-	-	0	B	0	-	-				"	4
5	"				-	-	0	C	0	-	-				"	6
7	RISER: 3 PANELS TYPE A				80	3	0	A	0	3	100				RISER: 2 PANELS TYPE A + A2BF	8
9	"				-	-	0	B	0	-	-				"	10
11	"				-	-	0	C	0	-	-				"	12
13	SPARE				40	3	0	A		3	70				PANEL H	14
15					-	-		B		-	-				"	16
17					-	-		C		-	-				"	18
19					-	-		A		-	-					20
21					-	-		B		-	-					22
23					-	-		C		-	-					24
25					-	-		A		-	-					26
27					-	-		B		-	-					28
29					-	-		C		-	-					30
31					-	-		A		-	-					32
33					-	-		B		-	-					34
35					-	-		C		-	-					36
37					-	-		A								38
39					-	-		B								40
41								C							Spare	42

NOTES:
1. Label breakers by units served (ie: Units 101-301 etc.)

PANELBOARD — P5-1521

VOLTAGE	PHASE	WIRE	MCB (A)	MLO (A)	AIC	MOUNTING
120/ 208	3	4	600		22000	

TYPE LEGEND

L	LIGHTING	K	KITCHN EQPMNT.	E	EXISTING	REMARKS	
R	RECEPTACLES	Z	LARGEST MOTOR	-		FED THRU LUGS WITH SECTION 2	
M	MECH EQUIP	O	OTHER	-			

CKT. #	ITEM SERVED	TYPE	WIRE	COND.	CKT. BRK TRIP	P	LOAD (VA)	PHAS	LOAD (VA)	P	CKT. BRK TRIP	COND.	WIRE	TYPE	ITEM	CKT. #
1	RISER: 3 PANELS TYPE A				80	3	0	A	0	3	100				RISER: 4 PANELS TYPE A	2
3	"				-	-	0	B	0	-	-				"	4
5	"				-	-	0	C	0	-	-				"	6
7	RISER: 3 PANELS TYPE A				80	3	0	A	0	3	100				RISER: 4 PANELS TYPE A	8
9	"				-	-	0	B	0	-	-				"	10
11	"				-	-	0	C	0	-	-				"	12
13	SPARE				40	3	0	A		3	70				PANEL H	14
15					-	-		B		-	-				"	16
17					-	-		C		-	-				"	18
19					-	-		A		-	-					20
21					-	-		B		-	-					22
23					-	-		C		-	-					24
25					-	-		A		-	-					26
27					-	-		B		-	-					28
29					-	-		C		-	-					30
31					-	-		A		-	-					32
33					-	-		B		-	-					34
35					-	-		C		-	-					36
37					-	-		A								38
39					-	-		B								40
41								C							Spare	42

NOTES:
1. Label breakers by units served (ie: Units 101-301 etc.)

PANELBOARD — P5-1523

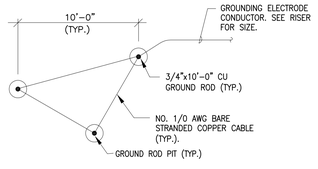
VOLTAGE	PHASE	WIRE	MCB (A)	MLO (A)	AIC	MOUNTING
120/ 208	3	4	400		22000	

TYPE LEGEND

L	LIGHTING	K	KITCHN EQPMNT.	E	EXISTING	REMARKS	
R	RECEPTACLES	Z	LARGEST MOTOR	-		FED THRU LUGS WITH SECTION 2	
M	MECH EQUIP	O	OTHER	-			

CKT. #	ITEM SERVED	TYPE	WIRE	COND.	CKT. BRK TRIP	P	LOAD (VA)	PHAS	LOAD (VA)	P	CKT. BRK TRIP	COND.	WIRE	TYPE	ITEM	CKT. #
1	RISER: 3 PANELS TYPE A				80	3	0	A	0	3	100				RISER: 4 PANELS TYPE A	2
3	"				-	-	0	B	0	-	-				"	4
5	"				-	-	0	C	0	-	-				"	6
7	RISER: 3 PANELS TYPE A				80	3	0	A	0	3	100				RISER: 4 PANELS TYPE A	8
9	"				-	-	0	B	0	-	-				"	10
11	"				-	-	0	C	0	-	-				"	12
13	SPARE				40	3	0	A		3	70				PANEL H	14
15					-	-		B		-	-				"	16
17					-	-		C		-	-				"	18
19					-	-		A		-	-					20
21					-	-		B		-	-					22
23					-	-		C		-	-					24
25					-	-		A		-	-					26
27					-	-		B		-	-					28
29					-	-		C		-	-					30
31					-	-		A		-	-					32
33					-	-		B		-	-					34
35					-	-		C		-	-					36
37					-	-		A								38
39					-	-		B								40
41								C								42

NOTES:
1. Label breakers by units served (ie: Units 101-301 etc.)



GROUNDING GRID DETAIL (EXISTING BUILDINGS)

NO SCALE

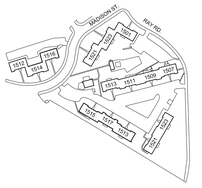
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STRUCTURAL ENGINEER:
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Project Name: Overlook Apts. Building 1 **Date:** 7/26/2012

Part IV 220.84-Mulrifamily/Part III (Demand) for multifamily dwelling

SERVICE LOAD ANALYSIS

			1 Brm	DEMAND	2 Brm	DEMAND	3 Br	DEMAND		Demand (Part IV)
Square footage			850		1,050		1,300			
			1		1		1			
			0		0		0			
Volts	208									
Phase	3									
Lighting & appliance @ 3w/sf		3	2,550		3,150		3,900			
Small Appliance 2 @ 1500 va		3,000	3,000		3,000		3,000			
Laundry Circuit		0	0		0		0			
Sub-total load			5,550		6,150		6,900			
Application of Demand Factor										
1st 3000 (100%)				3,000		3,000		3,000		
3K to 120k (35%)				893		1,103		1,365		
over 120K (25%)				0		0		0		
Demand: lighting & small appliance				3,893		4,103		4,365		
Dryer		0	0	0	0	0	0	0		
Range load nec 220.55 (12 ranges/phase)	0	0								
Electric Range, 8KW	1	8,000	8,000	8,000	8,000	8,000	8,000	8,000		
Microwave (4=75% demand;1=100%)	1	1,580	1,580	1,580	1,580	1,580	1,580	1,580		
Disposal (4=75% demand;1=100%)	1	1,200	1,200	1,200	1,200	1,200	1,200	1,200		
Dishwasher (4=75% demand;1=100%)	1	1,600	1,600	1,600	1,600	1,600	1,600	1,600		
Water Heater (4=75% demand;1=100%)	1	0	0	0	0	0	0	0		
Electric Radiant heaters (1700w ea.)	0	0	0	0	0	0	0	0		
AC unit type A			0	0	0	0	0	0		
AHU unit fan			0	0	0	0	0	0		
AHU unit heater			1,080	1080	1,100	1100	1,200	1200		
Split system condensing unit			0	0	0	0	0	0		
NEC part IV Connected load (apartment feeder)			19,010		19,630		20,480			
NEC part III Demand (apartment feeder)				17,353		17,583		17,945		
1 phase feeder ampacity				83		85		86		
Number of apartment units			16		13		2			
Part IV total connected load			304,160		255,190		40,960			600,310
Demand for 14 units (NEC 220.84)	31									32%
Actual Service load										192,099
House panel-see panel sizing calcs.										31,750
Total Demand										223,849
Total Amps @208-3-60										622
Total Amps @240-1-60										0

Optional Calculation 2000 NEC Part IV-Single dwelling

Lighting & appliance @ 3w/sf	3	2,550		3,150		3,900				
Small Appliance 2 @ 1500 va	3,000	3,000		3,000		3,000				
Laundry Circuit	0	0		0		0				
Dryer	0	0		0		0				
Electric Range, 8KW	0	0	0			0				
Microwave	1,580	1,580	1,580			1,580				
Disposal	1,200	1,200	1,200			1,200				
Dishwasher	1,250	1,250	1,250			1,250				
Water Heater	0	0	0			0				
Sub-total General Loads		9,580		10,180		10,000		0		
First 10K @ 100%			9,580		10,000		10,000			
Remainder @ 40%			0		72		372			
HVAC loads										
Electric Radiant heaters (1700w ea.@ 65%)	0	0	0	0	0	0	0			
Electric Radiant heaters (1700w ea.@ 40%)	0						0			
HVAC unit electric heat @65%	65%	0	0	0	0	0	0			
HVAC unit fan motor		1,080	1,080	1,100	1,100	1,200	1,200			
Heat Pump unit compressor		0	0	0	0	0	0			
Total Design Load			10,660		11,172		11,572			
1 phase feeder ampacity			51		54		56			
Select			100		100					

Project Name: Overlook Apts. Building 2 **Date:** 7/26/2012

Part IV 220.84-Mulrifamily/Part III (Demand) for multifamily dwelling

SERVICE LOAD ANALYSIS

			ADA	DEMAND	2 Brm	DEMAND	3 Br	DEMAND		Demand (Part IV)
Square footage			980		1,050		0			
			1		1		1			
			0		0		0			
Volts	208									
Phase	3									
Lighting & appliance @ 3w/sf		3	2,940		3,150		0			
Small Appliance 2 @ 1500 va		3,000	3,000		3,000		3,000			
Laundry Circuit		0	0		0		0			
Sub-total load			5,940		6,150		3,000			
Application of Demand Factor										
1st 3000 (100%)				3,000		3,000		3,000		
3K to 120k (35%)				1,029		1,103		0		
over 120K (25%)				0		0		0		
Demand: lighting & small appliance				4,029		4,103		3,000		
Dryer		0	0	0	0	0	0	0		
Range load nec 220.55 (12 ranges/phase)	0	0								
Electric Range, 8KW	1	8,000	8,000	8,000	8,000	8,000	8,000	8,000		
Microwave (4=75% demand;1=100%)	1	1,580	1,580	1,580	1,580	1,580	1,580	1,580		
Disposal (4=75% demand;1=100%)	1	1,200	1,200	1,200	1,200	1,200	1,200	1,200		
Dishwasher (4=75% demand;1=100%)	1	1,600	1,600	1,600	1,600	1,600	1,600	1,600		
Water Heater (4=75% demand;1=100%)	1	0	0	0	0	0	0	0		
Electric Radiant heaters (1700w ea.)	0	0	0	0	0	0	0	0		
AC unit type A			0	0	0	0	0	0		
AHU unit fan			0	0	0	0	0	0		
AHU unit heater			1,080	1080	1,100	1100	1,200	1200		
Split system condensing unit			0	0	0	0	0	0		
NEC part IV Connected load (apartment feeder)			19,400		19,630		16,580			
NEC part III Demand (apartment feeder)				17,489		17,583		16,580		
1 phase feeder ampacity				84		85		80		
Number of apartment units			4		31		0			
Part IV total connected load			77,600		608,530		0			686,130
Demand for 14 units (NEC 220.84)	35									30%
Actual Service load										205,839
House panel-see panel sizing calcs.										31,750
Total Demand										237,589
Total Amps @208-3-60										660
Total Amps @240-1-60										0

Optional Calculation 2000 NEC Part IV-Single dwelling

Lighting & appliance @ 3w/sf	3	2,940		3,150		0				
Small Appliance 2 @ 1500 va	3,000	3,000		3,000		0				
Laundry Circuit	0	0		0		0				
Dryer	0	0		0		0				
Electric Range, 8KW	0	0	0			0				
Microwave	1,580	1,580	1,580			0				
Disposal	1,200	1,200	1,200			0				
Dishwasher	1,250	1,250	1,250			0				
Water Heater	0	0	0			0				
Sub-total General Loads		9,970		10,180		0		0		
First 10K @ 100%			9,970		10,000		0			
Remainder @ 40%			0		72		0			
HVAC loads										
Electric Radiant heaters (1700w ea.@ 65%)	0	0	0	0	0	0	0			
Electric Radiant heaters (1700w ea.@ 40%)	0					0	0			
HVAC unit electric heat @65%	65%	0	0	0	0	0	0			
HVAC unit fan motor		1,080	1,080	1,100	1,100	1,200	1,200			
Heat Pump unit compressor		0	0	0	0	0	0			
Total Design Load			11,050		11,172		1,200			
1 phase feeder ampacity			53		54		6			
Select			100		100					

Project Name: Overlook Apts. Building 1 **Date:** 7/26/2012

Part IV 220.84-Mulrifamily/Part III (Demand) for multifamily dwelling

SERVICE LOAD ANALYSIS

			1 Brm	DEMAND	2 Brm	DEMAND	ADA	DEMAND		Demand (Part IV)
Square footage			850		1,050		790			
			1		1		1			
			0		0		0			
Volts	208									
Phase	3									
Lighting & appliance @ 3w/sf		3	2,550		3,150		2,370			
Small Appliance 2 @ 1500 va		3,000	3,000		3,000		3,000			
Laundry Circuit		0	0		0		0			
Sub-total load			5,550		6,150		5,370			
Application of Demand Factor										
1st 3000 (100%)				3,000		3,000		3,000		
3K to 120k (35%)				893		1,103		830		
over 120K (25%)				0		0		0		
Demand: lighting & small appliance				3,893		4,103		3,830		
Dryer		0	0	0	0	0	0	0		
Range load nec 220.55 (12 ranges/phase)	0	0								
Electric Range, 8KW	1	8,000	8,000	8,000	8,000	8,000	8,000	8,000		
Microwave (4=75% demand;1=100%)	1	1,580	1,580	1,580	1,580	1,580	1,580	1,580		
Disposal (4=75% demand;1=100%)	1	1,200	1,200	1,200	1,200	1,200	1,200	1,200		
Dishwasher (4=75% demand;1=100%)	1	1,600	1,600	1,600	1,600	1,600	1,600	1,600		
Water Heater (4=75% demand;1=100%)	1	0	0	0	0	0	0	0		
Electric Radiant heaters (1700w ea.)	0	0	0	0	0	0	0	0		
AC unit type A			0	0	0	0	0	0		
AHU unit fan			0	0	0	0	0	0		
AHU unit heater			1,080	1080	1,100	1100	1,200	1200		
Split system condensing unit			0	0	0	0	0	0		
NEC part IV Connected load (apartment feeder)			19,010		19,630		18,950			
NEC part III Demand (apartment feeder)				17,353		17,583		17,410		
1 phase feeder ampacity				83		85		84		
Number of apartment units			26		28		2			
Part IV total connected load			494,260		549,640		37,900			1,081,800
Demand for 14 units (NEC 220.84)	56									24%
Actual Service load										259,632
House panel-see panel sizing calcs.										55,000
Total Demand										314,632
Total Amps @208-3-60										874
Total Amps @240-1-60										0

Optional Calculation 2000 NEC Part IV-Single dwelling

Lighting & appliance @ 3w/sf	3	2,550		3,150		2,370				
Small Appliance 2 @ 1500 va	3,000	3,000		3,000		3,000				
Laundry Circuit	0	0		0		0				
Dryer	0	0		0		0				
Electric Range, 8KW	0	0	0			0				
Microwave	1,580	1,580	1,580			1,580				
Disposal	1,200	1,200	1,200			1,200				
Dishwasher	1,250	1,250	1,250			1,250				
Water Heater	0	0	0			0				
Sub-total General Loads		9,580		10,180		9,400		0		
First 10K @ 100%			9,580		10,000		9,400			
Remainder @ 40%			0		72		0			
HVAC loads										
Electric Radiant heaters (1700w ea.@ 65%)	0	0	0	0	0	0	0			
Electric Radiant heaters (1700w ea.@ 40%)	0					0	0			
HVAC unit electric heat @65%	65%	0	0	0	0	0	0			
HVAC unit fan motor		1,080	1,080	1,100	1,100	1,200	1,200			
Heat Pump unit compressor		0	0	0	0	0	0			
Total Design Load			10,660		11,172		10,600			
1 phase feeder ampacity			51		54		51			
Select			100		100					

Project Name: Overlook Apts. Building 4 **Date:** 7/26/2012

Part IV 220.84-Mulrifamily/Part III (Demand) for multifamily dwelling

SERVICE LOAD ANALYSIS

			1 Brm	DEMAND	2 Brm	DEMAND	ADA	DEMAND		Demand (Part IV)
Square footage			850		1,050		980			
			1		1		1			
			0		0		0			
Volts	208									
Phase	3									
Lighting & appliance @ 3w/sf		3	2,550		3,150		2,940			
Small Appliance 2 @ 1500 va		3,000	3,000		3,000		3,000			
Laundry Circuit		0	0		0		0			
Sub-total load			5,550		6,150		5,940			
Application of Demand Factor										
1st 3000 (100%)				3,000		3,000		3,000		
3K to 120k (35%)				893		1,103		1,029		
over 120K (25%)				0		0		0		
Demand: lighting & small appliance				3,893		4,103		4,029		
Dryer		0	0	0	0	0	0	0		
Range load nec 220.55 (12 ranges/phase)	0	0								
Electric Range, 8KW	1	8,000	8,000	8,000	8,000	8,000	8,000	8,000		
Microwave (4=75% demand;1=100%)	1	1,580	1,580	1,580	1,580	1,580	1,580	1,580		
Disposal (4=75% demand;1=100%)	1	1,200	1,200	1,200	1,200	1,200	1,200	1,200		
Dishwasher (4=75% demand;1=100%)	1	1,600	1,600	1,600	1,600	1,600	1,600	1,600		
Water Heater (4=75% demand;1=100%)	1	0	0	0	0	0	0	0		
Electric Radiant heaters (1700w ea.)	0	0	0	0	0	0	0	0		
AC unit type A			0	0	0	0	0	0		
AHU unit fan			0	0	0	0	0	0		
AHU unit heater			1,080	1080	1,100	1100	1,100	1100		
Split system condensing unit			0	0	0	0	0	0		
NEC part IV Connected load (apartment feeder)			19,010		19,630		19,420			
NEC part III Demand (apartment feeder)				17,353		17,583		17,509		
1 phase feeder ampacity				83		85		84		
Number of apartment units			12		20		4			
Part IV total connected load			228,120		392,600		77,680			698,400
Demand for 14 units (NEC 220.84)	36									30%
Actual Service load										209,520
House panel-see panel sizing calcs.										31,750
Total Demand										241,270
Total Amps @208-3-60										670
Total Amps @240-1-60										0

Optional Calculation 2000 NEC Part IV-Single dwelling

Lighting & appliance @ 3w/sf	3	2,550		3,150		2,940				
Small Appliance 2 @ 1500 va	3,000	3,000		3,000		3,000				
Laundry Circuit	0	0		0		0				
Dryer	0	0		0		0				
Electric Range, 8KW	0	0	0			0				
Microwave	1,580	1,580	1,580			1,580				
Disposal	1,200	1,200	1,200			1,200				
Dishwasher	1,250	1,250	1,250			1,250				
Water Heater	0	0	0			0				
Sub-total General Loads		9,580		10,180		9,970		0		
First 10K @ 100%			9,580		10,000		9,970			
Remainder @ 40%			0		72		0			
HVAC loads										
Electric Radiant heaters (1700w ea.@ 65%)	0	0	0	0	0	0	0			
Electric Radiant heaters (1700w ea.@ 40%)	0					0	0			
HVAC unit electric heat @65%	65%	0	0	0	0	0	0			
HVAC unit fan motor		1,080	1,080	1,100	1,100	1,200	1,200			
Heat Pump unit compressor		0	0	0	0	0	0			
Total Design Load			10,660		11,172		11,170			
1 phase feeder ampacity			51		54		54			
Select			100		100					

Project Name: Overlook Apts. Building 5 **Date:** 7/26/2012

Part IV 220.84-Mulrifamily/Part III (Demand) for multifamily dwelling

SERVICE LOAD ANALYSIS

			1 Brm	DEMAND	2 Brm	DEMAND	3 Br	DEMAND		Demand (Part IV)
Square footage			600		1,050		0			
			1		1		0			
			0		0		0			
Volts	208									
Phase	3									
Lighting & appliance @ 3w/sf		3	1,800		3,150		0			
Small Appliance 2 @ 1500 va		3,000	3,000		3,000		0			
Laundry Circuit		0	0		0		0			
Sub-total load			4,800		6,150		0			
Application of Demand Factor										
1st 3000 (100%)				3,000		3,000		0		
3K to 120k (35%)				630		1,103		0		
over 120K (25%)				0		0		0		
Demand: lighting & small appliance				3,630		4,103		0		
Dryer		0	0	0	0	0	0	0		
Range load nec 220.55 (12 ranges/phase)	0	0								
Electric Range, 8KW	1	8,000	8,000	8,000	8,000	8,000	0	0		
Microwave (4=75% demand;1=100%)	1	1,580	1,580	1,580	1,580	1,580	0	0		
Disposal (4=75% demand;1=100%)	1	1,200	1,200	1,200	1,200	1,200	0	0		
Dishwasher (4=75% demand;1=100%)	1	1,600	1,600	1,600	1,600	1,600	0	0		
Water Heater (4=75% demand;1=100%)	1	0	0	0	0	0	0	0		
Electric Radiant heaters (1700w ea.)	0	0	0	0	0	0	0	0		
AC unit type A			0	0	0	0	0	0		
AHU unit fan			0	0	0	0	0	0		
AHU unit heater			1,080	1080	1,100	1100	0	0		
Split system condensing unit			0	0	0	0	0	0		
NEC part IV Connected load (apartment feeder)			18,260		19,630		0			
NEC part III Demand (apartment feeder)				17,090		17,583		0		
1 phase feeder ampacity				82		85		0		
Number of apartment units			1		28		0			
Part IV total connected load			18,260		549,640		0			567,900
Demand for 14 units (NEC 220.84)	29									33%
Actual Service load										187,407
House panel-see panel sizing calcs.										31,750
Total Demand										219,157
Total Amps @208-3-60										609
Total Amps @240-1-60										0

Optional Calculation 2000 NEC Part IV-Single dwelling

Lighting & appliance @ 3w/sf	3	1,800		3,150		0				
Small Appliance 2 @ 1500 va	3,000	3,000		3,000		0				
Laundry Circuit	0	0		0		0				
Dryer	0	0		0		0				
Electric Range, 8KW	0	0	0			0				
Microwave	1,580	1,580	1,580			1,580				
Disposal	1,200	1,200	1,200			1,200				
Dishwasher	1,250	1,250	1,250			1,250				
Water Heater	0	0	0			0				
Sub-total General Loads		8,830		10,180		7,030		0		
First 10K @ 100%			8,830		10,000		7,030			
Remainder @ 40%			0		72		0			
HVAC loads										
Electric Radiant heaters (1700w ea.@ 65%)	0	0	0	0	0	0	0			
Electric Radiant heaters (1700w ea.@ 40%)	0					0	0			
HVAC unit electric heat @65%	65%	0	0	0	0	0	0			
HVAC unit fan motor		1,080	1,080	1,100	1,100	1,200	1,200			
Heat Pump unit compressor		0	0	0	0	0	0			
Total Design Load			9,910		11,172		8,230			
1 phase feeder ampacity			48		54		40			
Select			100		100					

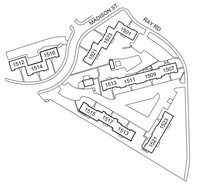
MINER FEINSTEIN ARCHITECTS

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20410 Century Blvd #200
Germantown, Maryland 20874
301.444.8282

STRUCTURAL ENGINEER:
Allgaier Mendenhall Smith
5235 Westview Drive, Suite 100
Frederick, Maryland 21703
240.629.2190



100% DOCUMENTS
JULY 24, 2012

Architect's Project Number: 1204

PERMIT SET	6.5.2012
100% DOCUMENTS	7.24.2012

Renovation of:
Overlook Apartments
1514 Madison Street
Hyattsville, Maryland 20782

Maintenance Repairs

DRAWING PACKAGE
1 of 4

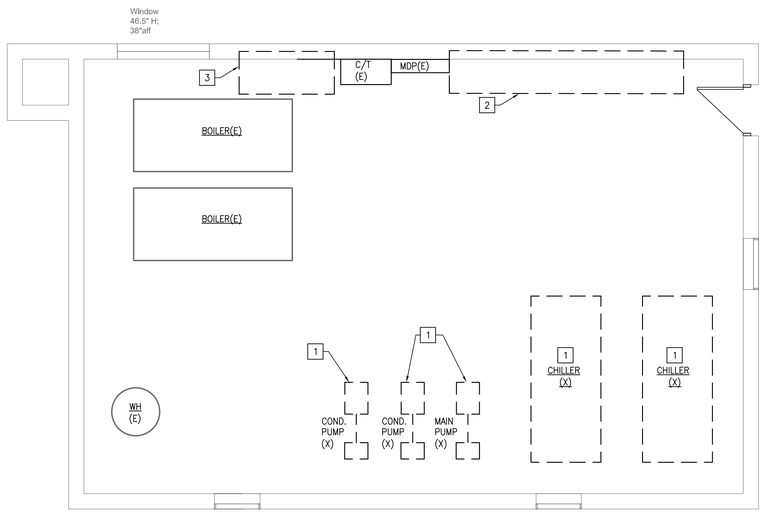
For:
Madison Hyattsville, LLC
7910 Woodmont Avenue, Suite 350
Bethesda, Maryland 20814

ROSS
Development & Investment

Owner	Architect	Contractor	Surety

DETAILS

E-13



ELECTRICAL CP1 - DEMOLITION PLAN

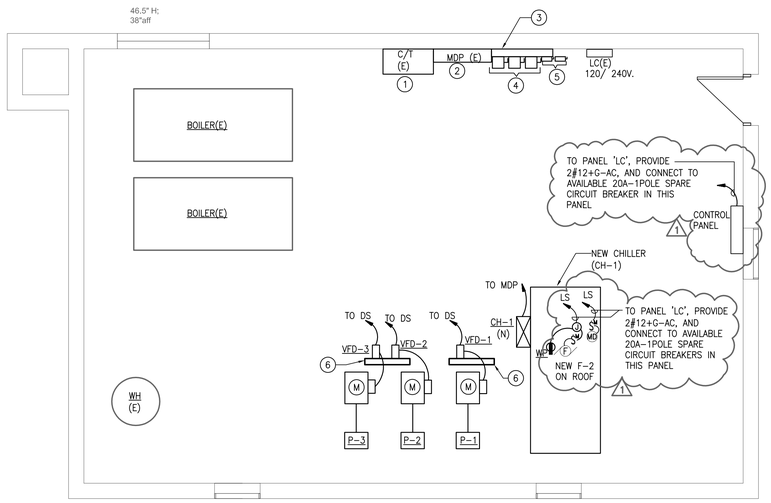
SCALE: 1/4"=1'-0"

KEYED DEMOLITION NOTES - CP1 PLAN

1. REMOVE ALL WIRING, CONDUITS AND OTHER ELECTRICAL MATERIAL SUCH AS DISCONNECT SWITCHES, MOTOR CONTROLLERS AND OTHERS ASSOCIATED WITH THE REMOVAL OF EXISTING CHILLERS AND PUMPS. REMOVE ALL BRANCH CIRCUIT BACK TO THEIR SOURCE. COORDINATE WITH MECHANICAL CONTRACTOR DURING DEMOLITION WORK.
2. FOR DEMOLITION WORK OF ELECTRICAL EQUIPMENT IN THIS AREA. SEE DWG. E-15. POWER RISER DIAGRAM CP1- DEMOLITION.
3. EXISTING ELECTRICAL EQUIPMENT IN THIS AREA TO REMAIN.

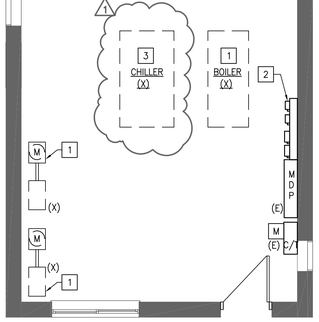
KEYED NEW WORK NOTES - CP1 PLAN

1. EXISTING POWER UTILITY CO. (PEPCO) STANDARD C/T CABINET 800A, 480/ 277 VOLT, 3 PHASE, 4 WIRE.
2. EXISTING "MDP", 800A, MLO, 480/ 277 VOLT, 3 PHASE, 4 WIRE NEMA 1 ENCL. SEE POWER RISER DIAGRAM CP-1 - NEW WORK.
3. EXISTING WIRE TROUGH 6"x 6"x 4'-0".
4. NEW HEAVY DUTY FUSIBLE DISCONNECT SWITCH, 60A, 3P, 600 VAC, NEMA 1 ENCL. FUSED AT 45A. TYPICAL OF 3. FOR DETAIL. SEE POWER RISER DIAGRAM CP-1 NEW WORK.
5. EXISTING DISCONNECT SWITCH, 30A, 3P, 600 VAC NEMA 1 ENCL. TYPICAL OF 2.
6. MOUNTING STEEL CHANNEL MINIMUM OF 4"x 4".



ELECTRICAL CP1 - NEW WORK PLAN

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

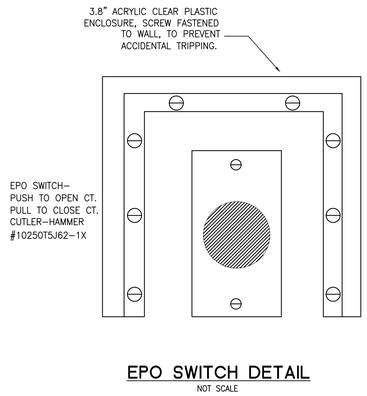


ELECTRICAL CP2 - DEMOLITION PLAN

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

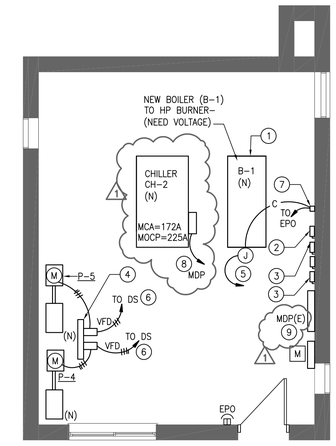
KEYED DEMOLITION NOTES - CP2 PLAN

1. REMOVE ALL WIRING, CONDUITS AND OTHER ELECTRICAL MATERIAL SUCH AS DISCONNECT SWITCHES, MOTOR CONTROLLERS AND OTHERS ASSOCIATED WITH THE REMOVAL OF EXISTING BOILER. REMOVE ALL BRANCH CIRCUIT BACK TO THEIR SOURCE. COORDINATE WITH MECHANICAL CONTRACTOR DURING DEMOLITION WORK.
2. REMOVE DISCONNECT SWITCH, 60A, 3P, 240 VAC MARKED AS (BOILER) OIL BURNER.
3. REMOVE ALL WIRING, CONDUITS AND OTHER ELECTRICAL MATERIAL SUCH AS DISCONNECT SWITCHE FUSES, CONTROL WIRING AND OTHERS ASSOCIATED WITH THE REMOVAL OF EXISTING CHILLER. REMOVE ALL BRANCH CIRCUIT BACK TO THEIR SOURCE. COORDINATE WITH MECHANICAL CONTRACTOR DURING DEMOLITION WORK. (1)



EPO SWITCH DETAIL

NOT SCALE



ELECTRICAL CP2 NEW WORK PLAN

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

KEYED NEW WORK NOTES - CP2 PLAN

1. NEW BOILER - 3HP, 208 VOLT, 3 PHASE. 60 HZ.
2. NEW FUSIBLE DISCONNECT SWITCH FOR BOILER 30A, 3P, 240 VAC, NEMA 1 ENCL. 1 FUSED AT 30A.
3. NEW FUSIBLE DISCONNECT SWITCH FOR P-4 & P-5, 30A, 3P, 240 VAC, NEMA 1 ENCL. FUSED AT 30A.
4. MOUNTING STEEL CHANNEL MINIMUM OF 4"x 4".
5. CONNECT TO NEW FUSIBLE DISCONNECT SWITCH. SEE NOTE (2)
6. CONNECT TO NEW FUSIBLE DISCONNECT SWITCH. SEE NOTE (3)
7. 4 POLE CONTACTOR, 120 VAC. NEMA 1 ENCL. SEE WIRING DIAGRAM & DETAIL.
8. NEW CHILLER FEEDER, SEE CP2 POWER RISER DIAGRAM ON SHEET E-15
9. FOR ADDITIONAL WORK AT EXISTING 'MDP' SEE CP2 POWER RISER DIAGRAM ON SHEET E-15

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100% DOCUMENTS
JULY 24, 2012

Architect's Project Number:	1204
PERMIT SET	6.5.2012
100% DOCUMENTS	7.24.2012
1 100% DOCUMENTS REVISED	12.12.12

Renovation of:
Overlook Apartments
1514 Madison Street
Hyattsville, Maryland 20782

Maintenance Repairs

DRAWING PACKAGE
1 of 4

For:
Madison Hyattsville, LLC
7910 Woodmont Avenue, Suite 350
Bethesda, Maryland 20814

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Owner	Architect	Contractor	Surety

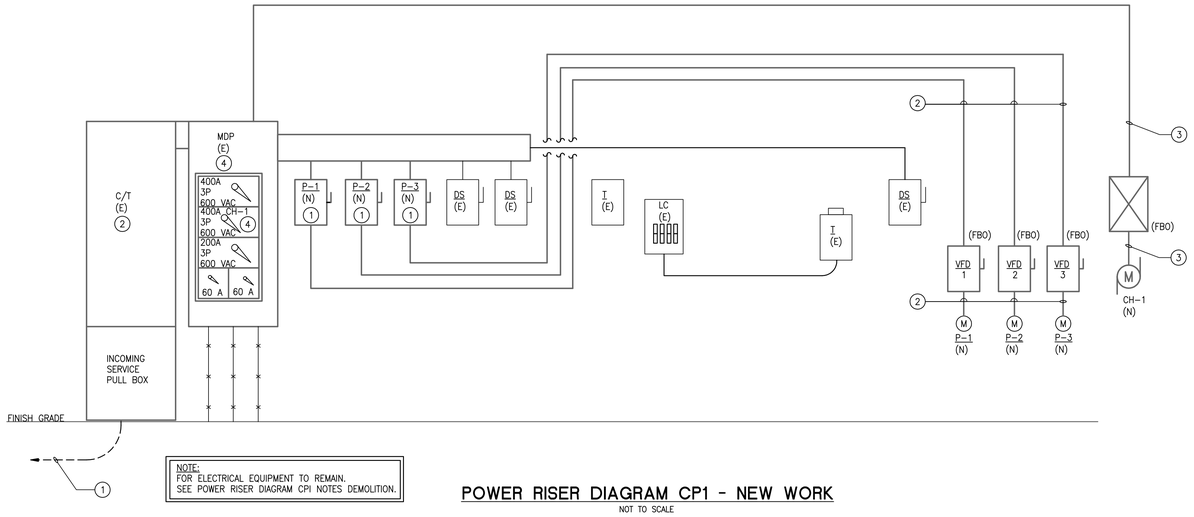
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CP1, CP2 DEMOLITION AND NEW WORK PLANS

E-14



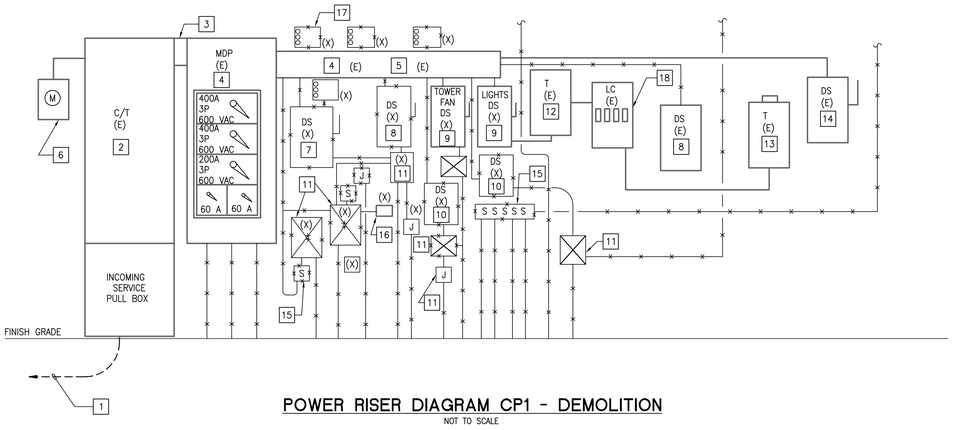
NOTE:
FOR ELECTRICAL EQUIPMENT TO REMAIN.
SEE POWER RISER DIAGRAM CP1 NOTES DEMOLITION.

POWER RISER DIAGRAM CP1 - NEW WORK

NOT TO SCALE

POWER RISER DIAGRAM CP1 NOTES - NEW WORK

1. HEAVY DUTY FUSIBLE DISCONNECT SWITCH, 60A, 3P, 600VAC, NEMA1 ENCL. FUSED AT 45A.
2. 3#6+#10G, 1" DIA. CONDUIT.
3. 3#350 KCMIL + #4G, 2-1/2" DIA. CONDUIT.
4. ELECTRICAL CONTRACTOR TO REPLACE EXISTING FUSES WITH 300A. TYPE OF FUSES SHALLBE VERIFY IN THE FIELD.

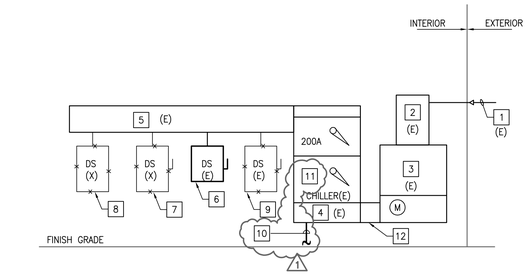


POWER RISER DIAGRAM CP1 - DEMOLITION

NOT TO SCALE

POWER RISER DIAGRAM CP1 DEMOLITION NOTES

1. POWER UTILITY CO. (PEPCO) INCOMING SERVICE ENTRANCE 800A, 480/277 VOLT, 3 PHASE, 4 WIRE TO REMAIN.
2. POWER UTILITY CO. (PEPCO) STANDARD C/T CABINET 800A, 480/277 VOLT, 3 PHASE, 4 WIRE TO REMAIN.
3. EXISTING SERVICE FEEDER 800A, 480/ 277 VOLT, 3 PHASE, 4 WIRE IN A 6"x 6" WIRE TROUGH TO REMAIN.
4. EXISTING "MDP", 800A, MLO, 480/277 VOLT, 3 PHASE, 4 WIRE, NEMA 1 ENCL. TO REMAIN.
5. WIRE TROUGH 6" X 6" X 4'-0" TO REMAIN.
6. EXISTING PEPCO KW-HR METER TO REMAIN.
7. FUSIBLE DISCONNECT SWITCHES, 200A, 3P, 600 VAC, NEMA 1 ENCL. TO BE REMOVED.
8. REMOVE DISCONNECT SWITCH, 60A, 3P, 600 VAC, NEMA 1 ENCL.
9. DISCONNECT SWITCH, 30A, 3P, 600 VAC, NEMA 1 ENCL. TO REMAIN.
10. REMOVE DISCONNECT SWITCH, 30A, 3P, 600 VAC, NEMA 1 ENCL.
11. MOTOR CONTROLLER/STARTER TO BE REMOVED - TYPICAL
12. EXISTING DRY TYPE TRANSFORMER 5 KVA, 460 - 120/240 VOLT, 1 PHASE TO REMAIN.
13. EXISTING DRY TYPE TRANSFORMER 3 KVA, 460 - 120/240 VOLT, 1 PHASE TO REMAIN.
14. DISCONNECT SWITCH, 100A, 3P, 600 VAC, NEMA 1 ENCL. TO REMAIN.
15. REMOVE SWITCHES - TYPICAL
16. REMOVE PNEUMATIC CONTROL SWITCH - TYPICAL
17. REMOVE CONTROL BOX - TYPICAL
18. LOAD CENTER WITH FOLLOWING BRANCH CIRCUIT BREAKERS 2-20A/ 1P, 4-15A/ 1P & 2 SPACES TO REMAIN.

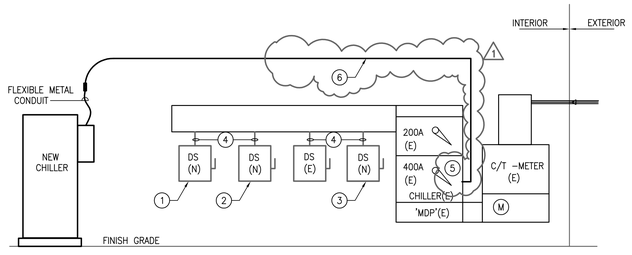


PARTIAL POWER RISER DIAGRAM CP2 - DEMOLITION

NOT TO SCALE

PARTIAL POWER RISER DIAGRAM CP2 DEMOLITION NOTES

1. POWER UTILITY CO. (PEPCO) OVERHEAD INCOMING SERVICE, 600A, 120/208 VOLT, 3 PHASE, 4W, TO REMAIN.
2. EXISTING WIRE TROUGH 8" X 8" X 24" TO REMAIN.
3. POWER UTILITY CO. (PEPCO) STANDARD C/T CABINET WITH BUILT-IN METER, 600A, 120/208 VOLT, 3 PHASE, 4 WIRE TO REMAIN.
4. EXISTING "MDP" 600A, MLO, 120/208 VOLT, 3 PHASE, 4 WIRE, NEMA 1 ENCL. TO REMAIN.
5. EXISTING WIRE TROUGH 6" X 6" X 36" TO REMAIN.
6. EXISTING DISCONNECT SWITCH, 30A, 4/SN, 240 VAC FOR TOWER FAN TO REMAIN.
7. EXISTING DISCONNECT SWITCH, 60A, 4/SN, 240 VAC FOR PUMP ROOM TO BE REMOVED.
8. REMOVE DISCONNECT SWITCH, 60A, 4/SN, 240 VAC, FOR (BOILER) OIL BURNER.
9. EXISTING DISCONNECT SWITCH; 30A, 4/SN, 240 VAC FOR LOOP PUMP TO BE REMOVED.
10. REMOVE EXISTING CHILLER FEEDER
11. REMOVE EXISTING 250 FUSES OF EXISTING CHILLER 400A. BRANCH FUSIBLE DISCONNECT
12. EXISTING SERVICE FEEDER 600A, 120/ 208 VOLT, 3 PHASE, 4 WIRE IN 8"x 8" WIRE TROUGH TO REMAIN.



NOTE:
FOR ELECTRICAL EQUIPMENT TO REMAIN. SEE POWER RISER DIAGRAM CP2 NOTES - DEMOLITION

PARTIAL POWER RISER DIAGRAM CP2 - NEW WORK

NOT TO SCALE

POWER RISER DIAGRAM CP2 NOTES - NEW WORK

1. NEW FUSIBLE DISCONNECT SWITCH FOR BOILER, 30A 3P, 240 VAC, NEMA 1 ENCL. FUSED AT 30A.
2. NEW FUSIBLE DISCONNECT SWITCH FOR P-4, 30A, 240 VAC, NEMA 1 ENCL. FUSED AT 25A.
3. NEW FUSED DISCONNECT SWITCH FOR P-5, 30A, 240 VAC, NEMA 1 ENCL. FUSED AT 20A.
4. 3#10+#10 (G), ¾" DIA. CONDUIT.
5. PROVIDE NEW 225A. FUSES IN EXISTING MDP 400A.-3POLE BRANCH FUSIBLE DISCONNECT SWITCH
6. PROVIDE 3# 4/0+1#4GRD.-2"C, USE METAL FLEXIBLE CONDUIT AT CHILLER CONTROL PANEL CONNECTION

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DEMOLITION AND NEW WORK POWER RISER DIAGRAMS

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