EXHIBIT I: PLANS AND SPECIFICATIONS

EXHIBIT I: PLANS AND SPECIFICATIONS

ATTACHMENTS

- ☒ Two Sets of Plans (1 Digital Copy & 1 Hard Copy)
- ☒ Minimum Size for All Design Documents is 30”x40”
- ☒ Specifications (1 Digital Copy & 1 Hard Copy)
- ☒ Written statement of changes in material quality, amenities or other items which are reviewed in the Development Quality scoring.

Exhibit I-1: Plans

COMMITMENT SUBMISSION

HAZELCREST APARTMENTS

Concord communities - A Lowe Development Company

-

610135

MOSELEYARCHITECTS

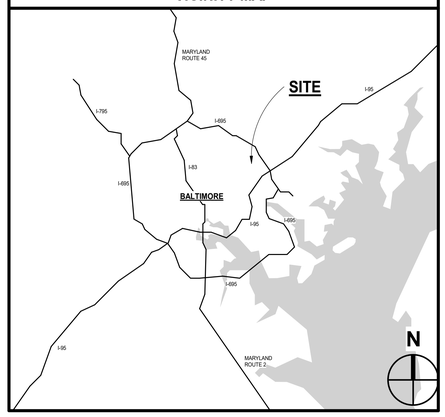
1414 KEY HIGHWAY, BALTIMORE, MD 21230
PHONE (410) 539-4300 FAX (410) 539-0660

MOSELEYARCHITECTS.COM

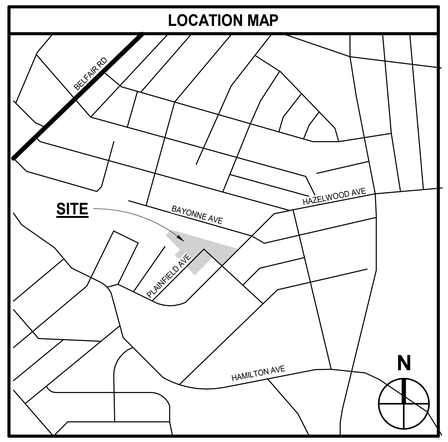
DHCD / CDA NO.:
11077

DEFERRED SUBMITTALS:
- SIGNAGE DESIGN
- LANDSCAPE PLAN AND SPEC.
- HAZ. MATERIALS ABATEMENT
- SEG. RETAINING WALLS

VICINITY MAP



LOCATION MAP



Concord Communities	Owner	
1300 Connecticut Ave., NW #900 | Washington, D.C. 20036	(202) 496-2900	
NAME:	SIGNATURE:	

Moseley Architects	Architect	
1414 Key Hwy., 2nd Floor | Baltimore, MD 21230	(410) 539-4300	
NAME:	SIGNATURE:	

TBD	Lender	
NAME:	SIGNATURE:	

Moseley Architects	MEP Engineers	
1414 Key Hwy., 2nd Floor | Baltimore, MD 21230	(410) 539-4300	
NAME:	SIGNATURE:	

TBD	Bonding Agent	
NAME:	SIGNATURE:	

Pando Alliance	Sustainability Consultant	
3565 Ellicott Mill Dr. | Ellicott City, MD 21043	(443) 852-5969	
NAME:	SIGNATURE:	

Plano-Coudon, LLC	General Contractor	
2101 Washington Blvd. | Baltimore, MD 21230	(410) 837-2570	
NAME:	SIGNATURE:	

Cityscape Engineering	Civil Engineers	
3000 Chestnut Ave. | Baltimore, MD 21211	(410) 601-3290	
NAME:	SIGNATURE:	

DRAWING INDEX

DRAWING NO.	DRAWING NAME	ISSUE DATE	REV. DATE
G-01	COVER	07/14/2023	08/15/2025
CIVIL			
C-100	OVERALL SITE PLAN - EXISTING CONDITIONS PLAN	07/14/2023	
C-101	EXISTING CONDITIONS AND DEMO PLAN #5719B #5729A #5729B	07/14/2023	
C-200	GRADING AND PAVING PLAN #5719B #5729A #5729B	07/14/2023	
C-201	SITE DETAILS	07/14/2023	
C-202	SITE DETAILS	08/07/24	
ARCHITECTURAL			
A0.1	GENERAL ARCHITECTURAL & LIFE SAFETY INFORMATION	07/14/2023	08/15/2025
A2.0	ARCHITECTURAL SITE PLAN	07/14/2023	08/15/2025
A2.1.A	BUILDING TYPE A - FLOOR PLANS	07/14/2023	08/15/2025
A2.1.B.0	BUILDING TYPE B - GROUND LEVEL FLOOR PLAN	07/14/2023	08/15/2025
A2.1.B.1	BUILDING TYPE B - LEVEL 1 FLOOR PLAN	07/14/2023	08/15/2025
A2.1.B.2	BUILDING TYPE B - LEVEL 2 FLOOR PLAN	07/14/2023	08/15/2025
A2.1.C	BUILDING TYPE C - FLOOR PLANS	07/14/2023	08/15/2025
A2.2.1	UNIT PLANS	07/14/2023	08/15/2025
A2.2.2	UNIT PLANS	07/14/2023	08/15/2025
A2.3.1	LAUNDRY/MAINTENANCE BUILDING	07/14/2023	08/15/2025
A3.0.1	FINISH PLANS, SCHEDULES & SELECTIONS	07/14/2023	08/15/2025
A3.1.1	WINDOW DOOR AND FRAME SCHEDULE	07/14/2023	08/15/2025
A3.2.1	DOOR AND WINDOW DETAILS	07/14/2023	08/15/2025
A4.1.1	BUILDING ELEVATIONS	07/14/2023	08/15/2025
A4.1.2	BUILDING ELEVATIONS	07/14/2023	08/15/2025
A7.0.1	UFAS & FHA BLOCKING DIAGRAMS	07/14/2023	08/15/2025
A7.0.2	STANDARD MOUNTING DIMENSIONS	07/14/2023	08/15/2025
A7.2.1	ENLARGED UNIT KITCHEN AND BATHROOM PLANS & ELEVATIONS	07/14/2023	08/15/2025
A10.1	ROOF PLANS	07/14/2023	08/15/2025
STRUCTURAL			
S-001	BALCONY FRAMING PLANS	04/30/24	
PLUMBING			
P0.1	LEGENDS, ABBREVIATIONS, GENERAL NOTES & SCHEDULES	07/14/2023	08/15/2025
P1.1.1	BUILDING DEMO PLANS - PLUMBING	07/14/2023	08/15/2025
P1.1.2	BUILDING B GROUND LEVEL DEMO PLAN - PLUMBING	07/14/2023	08/15/2025
P1.1.3	BUILDING B FIRST FLOOR DEMO PLAN - PLUMBING	07/14/2023	08/15/2025
P1.1.4	BUILDING B SECOND FLOOR DEMO PLAN - PLUMBING	07/14/2023	08/15/2025
P2.1.1	BUILDING PLANS - PLUMBING	07/14/2023	08/15/2025
P2.1.2	BUILDING B GROUND LEVEL PLAN - PLUMBING	07/14/2023	08/15/2025
P2.1.3	BUILDING B FIRST FLOOR PLAN - PLUMBING	07/14/2023	08/15/2025
P2.1.4	BUILDING B SECOND FLOOR PLAN - PLUMBING	07/14/2023	08/15/2025
P2.1.5	LAUNDRY/MAITENANCE BUILDING - PLUMBING	07/14/2023	08/15/2025

DRAWING NO.	DRAWING NAME	ISSUE DATE	REV. DATE
P3.1	ENLARGED PLANS	07/14/2023	08/15/2025
P3.2	ENLARGED PLANS	07/14/2023	08/15/2025
P5.1	DETAILS	07/14/2023	08/15/2025
MECHANICAL			
M0.1	LEGENDS, ABBREVIATIONS AND GENERAL NOTES	07/14/2023	08/15/2025
M1.1	BUILDING TYPE A FLOOR PLANS - MECHANICAL DEMOLITION	07/14/2023	08/07/2024
M1.2	BUILDING B GROUND LEVEL PLAN - MECHANICAL DEMOLITION	07/14/2023	08/07/2024
M1.3	BUILDING B FIRST FLOOR PLAN - MECHANICAL DEMOLITION	07/14/2023	08/07/2024
M1.4	BUILDING B SECOND FLOOR PLAN - MECHANICAL DEMOLITION	07/14/2023	08/07/2024
M1.5	BUILDING C FLOOR PLANS - MECHANICAL DEMOLITION	07/14/2023	08/07/2024
M2.1	BUILDING TYPE A - FLOOR PLANS - NEW WORK PLAN	07/14/2023	08/07/2024
M2.2	BUILDING TYPE B GROUND LEVEL PLAN - MECHANICAL	07/14/2023	08/07/2024
M2.3	BUILDING TYPE B FIRST FLOOR PLAN - MECHANICAL	07/14/2023	08/07/2024
M2.4	BUILDING TYPE B SECOND FLOOR PLAN - MECHANICAL	07/14/2023	08/07/2024
M2.5	BUILDING TYPE C FLOOR PLAN - MECHANICAL	07/14/2023	08/07/2024
M2.6	LAUNDRY/MAINTENANCE FLOOR PLAN - MECHANICAL	07/14/2023	08/07/2024
M3.1	ENLARGED PLANS - MECHANICAL	07/14/2023	08/07/2024
M3.2	ENLARGED PLANS - MECHANICAL	07/14/2023	08/07/2024
M5.1	DETAILS	07/14/2023	08/07/2024
ELECTRICAL			
E0.1	LEGENDS, ABBREVIATIONS AND GENERAL NOTES	07/14/2023	08/07/2024
E0.2	LIGHT FIXTURE SCHEDULE	07/14/2023	08/07/2024
E0.3	ELECTRICAL SITE PLAN	07/14/2023	08/07/2024
E1.1	BUILDING TYPE A - FLOOR PLANS - ELECTRICAL DEMOLITION	07/14/2023	08/07/2024
E1.2	BUILDING TYPE B - GROUND LEVEL - ELECTRICAL DEMOLITION	07/14/2023	08/07/2024
E1.3	BUILDING TYPE B - FIRST FLOOR - ELECTRICAL DEMOLITION	07/14/2023	08/07/2024
E1.4	BUILDING TYPE B - SECOND FLOOR - ELECTRICAL DEMOLITION	07/14/2023	08/07/2024
E1.5	BUILDING TYPE C - FLOOR PLANS - ELECTRICAL DEMOLITION	07/14/2023	08/07/2024
E2.1	BUILDING TYPE A - FLOOR PLANS - ELECTRICAL	07/14/2023	08/07/2024
E2.2	BUILDING TYPE B - GROUND LEVEL - ELECTRICAL	07/14/2023	08/07/2024
E2.3	BUILDING TYPE B - FIRST FLOOR - ELECTRICAL	07/14/2023	08/07/2024
E2.4	BUILDING TYPE B - SECOND FLOOR - ELECTRICAL	07/14/2023	08/07/2024
E2.5	BUILDING TYPE C - FLOOR PLANS - ELECTRICAL	07/14/2023	08/07/2024
E3.1	ENLARGED UNIT PLANS - ELECTRICAL	07/14/2023	08/15/2025
E3.2	ENLARGED UNIT PLANS - ELECTRICAL	07/14/2023	08/15/2025
E3.3	ENLARGED PLANS - LAUNDRY/MAINTENANCE ROOM - ELECTRICAL	07/14/2023	08/07/2024
E4.1	ELECTRICAL DETAILS	07/14/2023	08/07/2024
E5.1	POWER RISER DIAGRAM	07/14/2023	08/07/2024
E5.2	PANEL SCHEDULES	07/14/2023	08/15/2025
	BACK COVER	07/14/2023	08/15/2025

RESIDENTIAL STRUCTURES

BUILDING ID	BUILDING DESCRIPTION	STORIES	# OF UNITS	BUILDING UNIT MIX (#) TYPE)	# OF BLDGS	HUD BLDG GSF	HUD BLDG NLSF
Type A	Multifamily Apt.	3	6	(4) 2B, (1) 2B-UFAS, (1) 2B-HVI	1	6645	5946
Type A1	Multifamily Apt.	3	6	(6) 2B	1	6645	5946
Type B	Multifamily Apt.	3	24	(24) 2B	1	26457	23784
Type C	Multifamily Apt.	3	12	(10) 2B, (2) 2B-UFAS	1	13239	11892
TOTALS			48			52986	47568

note: UFAS units are for residents with mobility impairments
note: HVI units are for residents with Hearing / Visual Impairments

ACCESSORY STRUCTURES

BUILDING ID	BUILDING DESCRIPTION	STORIES	# OF BLDGS	HUD BLDG GSF
LAUNDRY MAINTENANCE SHOP	Laundry Maintenance	1	1	703

UNIT TYPES

UNIT IDENTIFIER	BEDROOMS	BATHROOMS	GSF	NLSF	NUMBER	TOTAL NLSF
2B	2	1	1062	991	44	43604
2B-UFAS	2	1	1062	991	3	2973
2B-HVI	2	1	1062	991	1	991
TOTALS					48	47568

PARKING TABULATION

SURFACE PARKING SPACES	28
SURFACE ACCESSIBLE PARKING SPACES	3
TOTAL CAR/VAN PARKING SPACES	31

SUMMARY OF VALUES

GROSS SQUARE FOOTAGE - ALL IMPROVEMENTS	52986
GROSS SQUARE FOOTAGE - RESIDENTIAL	50976
GROSS SQUARE FOOTAGE - ACCESSORY	703
NET LEASABLE SQUARE FOOTAGE	47568
NUMBER OF UNITS	48

THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL.
IN CASE OF A CONFLICT, DISAGREEMENT, OR AMBIGUITY, PROVIDE THE BETTER QUALITY. IN CASE OF A CONFLICT, DISAGREEMENT, OR AMBIGUITY, PROVIDE THE GREATER QUANTITY OF WORK.

MOSELEYARCHITECTS
1414 KEY HIGHWAY, BALTIMORE, MD 21230
PHONE (410) 539-4300 FAX (410) 539-0660
MOSELEYARCHITECTS.COM

HAZELCREST APARTMENTS
610135
Concord communities - A Lowe Development Company
5716/20/22/24 Plainfield Ave., & 5727/29 Onnen Rd, Baltimore, MD 21206

PROJECT NO: 610135
DATE: August 15, 2025

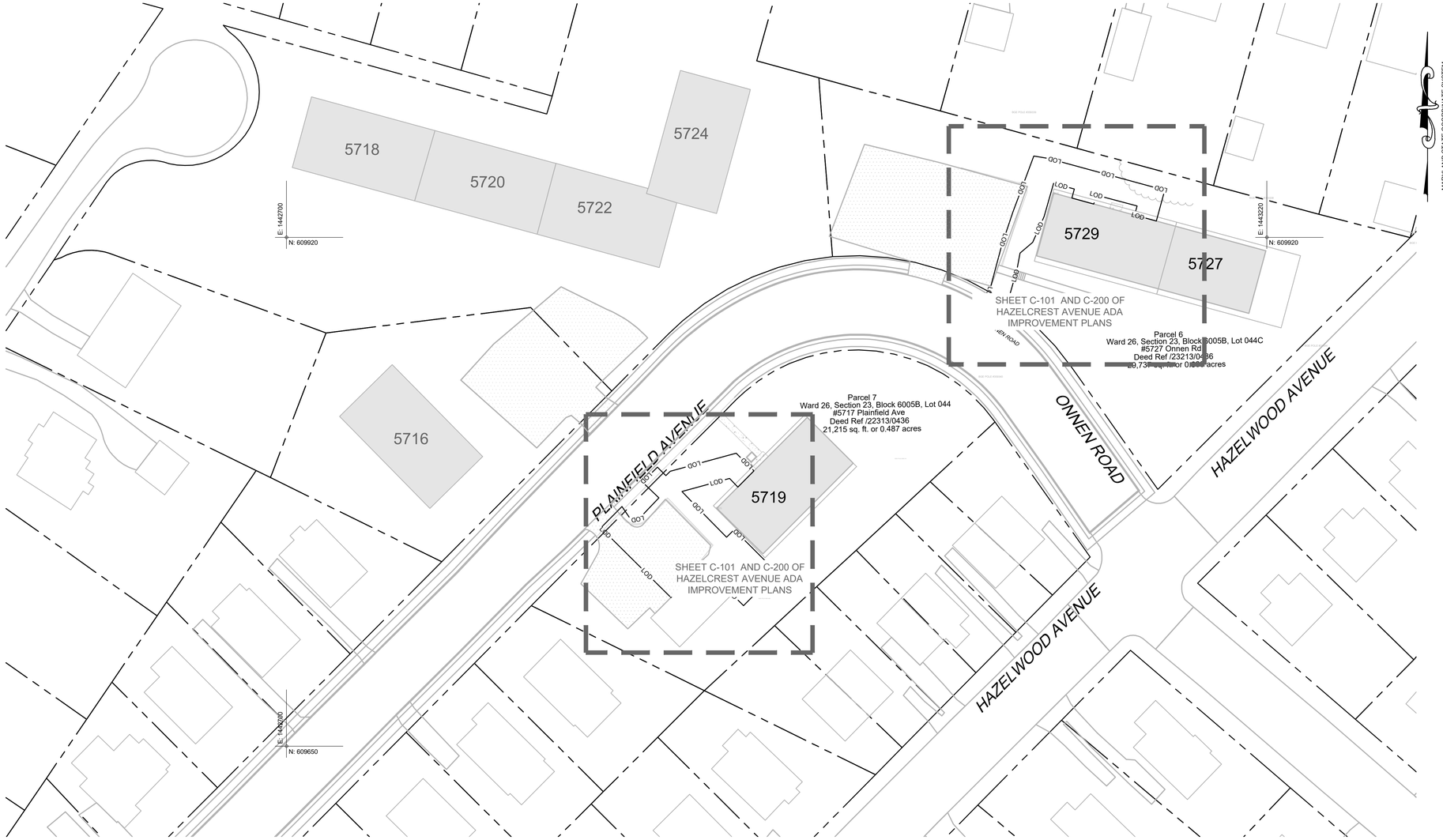
REVISIONS

DATE	DESCRIPTION
05/03/2024	100% CDS
08/15/2025	COMMITMENT

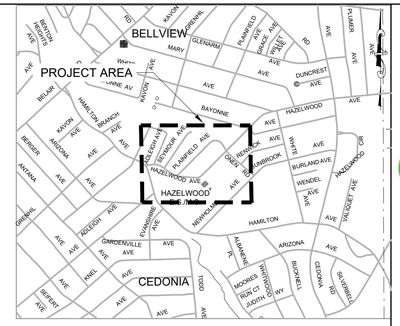
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1 OVERALL SITE PLAN - EXISTING CONDITIONS PLAN



VICINITY MAP
SOURCE: SHA GRID MAP C-13C
SCALE 1"=1000'

LEGEND

LOD ——— LOD	LIMIT OF DISTURBANCE
EXISTING FEATURES	
	PARCELS
290	10FT CONTOUR
288	2FT CONTOUR
	CURB
	STEPS
	PARKING SPOT
SD	STORM
	SAN SEWER
W W	WATER
UGE	UNDERGROUND ELECTRIC
GAS	GAS
CO	SANITARY CLEANOUT
S	SANITARY MANHOLE
WM	WATER METER
	WATER VALVE
SD	STORM MANHOLE
	STORM INLET
	TREE
	BUSH
	TREE LINE
	SOIL BOUNDARY
	FIRE HYDRANT
ET	ELECTRICAL TRANSFORMER
° 287.50'	SPOT ELEVATION
TRV#54 ELEV=287.10	TRAVERSE POINT
E	ELECTRICAL STRUCTURE
C	CABLE STRUCTURE
D	DOWNSPOUT
	WOODEN FENCE
	CHAINLINK FENCE
	METAL FENCE
	CONCRETE
	BUILDING
	CABLE BOX
	GAS VALVE
	ADA PARKING SPACE
	ASPHALT
DS	DOWNSPOUT

Sheet List Table		
Sheet Number	Sheet Name	Sheet Title
01	C-100	OVERALL SITE PLAN - EXISTING CONDITIONS PLAN
02	C-101	EX COND AND DEMO PLAN No.5719B No.5729A No.5729B
03	C-200	PAVING AND GRADING PLAN No.5719B No.5729A No.5729B
04	C-201	SITE DETAILS
05	C-202	SITE DETAILS

EARTHWORK SUMMARY

TOTAL DISTURBED AREA	0.079 AC. (3,422 SF)
TOTAL CUT	67 CY
TOTAL FILL	16 CY
TOTAL EARTHWORK	83 CY

DATA IS APPROXIMATE AND IS PROVIDED FOR BALTIMORE CITY REVIEW ONLY. CONTRACTOR TO VERIFY DATA AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

GENERAL NOTES:

1. DEVELOPER: CONCORD COMMUNITIES LLC, 1300 CONNECTICUT AVE, NW, SUITE 900, WASHINGTON, DC 20036, PHONE: (703) 473-8638, ATTN: BRETT GRIFFITH
2. PROPERTY OWNER: BALTIMORE HAZELCREST LLC, 1300 CONNECTICUT AVE, NW, SUITE 900, WASHINGTON, DC 20036, PHONE: (703) 473-8638, ATTN: BRETT GRIFFITH
3. PROPOSED PROJECT: RENOVATE 8 BUILDINGS AND PROVIDE ACCESSIBLE WALKWAYS FROM ACCESSIBLE UNITS TO ADA COMPLIANT PARKING SPACES
4. PROJECT ADDRESS: BLOCK 6005-B, WARD 26, SECTION 23
   - 4.1. BUILDING 1: 5719 PLAINFIELD AVENUE, BALTIMORE, MD 21206, AREA: 2,340 SQ FT. 6 RESIDENTIAL UNITS, 1 ACCESSIBLE UNITS.
   - 4.2. BUILDING 2: 5727 - 5729 ONNEN ROAD, BALTIMORE, MD 21206, AREA: 4,015 SQ FT. 12 RESIDENTIAL UNITS, 2 ACCESSIBLE UNIT.
5. CURRENT ZONING: R-5
6. EXISTING AND PROPOSED USE: MULTI-FAMILY RESIDENTIAL
7. SITE AREA BUILDING 5719: 0.451 AC
8. SITE AREA BUILDING 5727-5729: 0.727 AC
9. LIMITS OF DISTURBANCE: 0.079 AC. (3,422 SF).
10. SETBACKS - N/A
11. PARKING
    - 11.1. REQUIRED TOTAL: 48
    - 11.2. PROVIDED TOTAL: 33
    - 11.3. PROPOSED: OFF-STREET (NO METERS OR PARKING PROGRAM)
12. ACCESSIBLE PARKING SPACES: 1 ADA SPACE PER ACCESSIBLE UNIT
13. 4 ACCESSIBLE SPACES TOTAL, ALL ARE VAN ACCESSIBLE
14. ACCESSIBILITY NOTES:
    - 14.1. # ACCESSIBLE RESIDENTIAL UNITS: 3
    - 14.2. SEE PLAN FOR ACCESSIBLE ROUTES.
15. ENVIRONMENTAL NOTES AND FEATURES
    - 15.1. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA NOR WITHIN A 100-YR FLOODPLAIN
    - 15.2. THE LOD IS LESS THAN 5,000 SF & LESS THAN 100 CY AND NOT SUBJECT TO STORMWATER MANAGEMENT REVIEW NOR FOREST CONSERVATION PLAN REVIEW

GENERAL NOTES & DESCRIPTION OF WORK:

1. UNLESS OTHERWISE NOTED, ALL SITE WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE PLANS, THE ACCOMPANYING SPECIFICATIONS, THE 2006 CITY OF BALTIMORE "DPW SPECIFICATIONS FOR MATERIALS, HIGHWAYS, BRIDGES, UTILITIES AND INCIDENTAL STRUCTURES."
2. SOIL EROSION AND SEDIMENT CONTROL PROCEDURES, AS DEFINED IN THE BALTIMORE CITY STORMWATER MANAGEMENT MANUAL (MAY 2010) AND THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" SHALL BE STRICTLY ADHERED TO. CONTRACTOR SHALL EXERCISE CAUTION TO AVOID DAMAGE TO ALL INLETS.
3. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO BIDDING AND START OF CONSTRUCTION. IF DISCREPANCIES ARE FOUND, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
4. FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR MUST OBTAIN PERMITS FROM THE DEPARTMENT OF GENERAL SERVICES PERMITS DIVISION, ABEL WOLMAN MUNICIPAL BUILDING, 1ST FLOOR, 200 NORTH HOLLIDAY STREET, BALTIMORE, MARYLAND, 21202, PHONE (410)396-6865 OR (410)396-4508.
5. SAFE PEDESTRIAN AND VEHICLE ACCESS TO HOMES AND BUSINESSES SHALL BE MAINTAINED AT ALL TIMES.
6. STREET SIGNS ARE TO REMAIN OR BE RESTORED TO ORIGINAL CONDITION OR BETTER. STREET SIGNS SHALL BE REPLACED IMMEDIATELY AFTER AREA IS BACKFILLED AND NO LATER THAN CLOSE OF EACH WORKDAY, EVEN IF REPLACEMENT IS ONLY TEMPORARY.
7. CONTRACTOR SHALL PERMANENTLY STABILIZE ANY AREAS DISTURBED BY CONSTRUCTION, STORAGE, OR VEHICULAR MOVEMENT. THIS INCLUDES ANY INCIDENTAL ACTIVITIES NOT SHOWN ON THE DRAWINGS BUT ASSOCIATED WITH WORK. SOIL SHALL BE PREPARED AND SEEDED IN ACCORDANCE WITH THE PLAN SPECIFICATIONS.
8. PROVIDE AND INSTALL SITE IMPROVEMENTS AS SHOWN IN THE PLANS AND PER CITY CODE.
9. RELATED WORK:
   - 9.1.1. REMOVAL OF EXISTING PAVEMENT, SIDEWALK, CURB, OR COMBINATION CURB AND GUTTER PER SECTION 02.41.13.16
   - 9.1.2. CAST IN PLACE CONCRETE PER SECTION 03 30 00
   - 9.1.3. EXPANSION JOINTS IN STRUCTURES PER SECTION 03 15 14.01
   - 9.1.4. PLANT MIX ASPHALT PAVEMENT PER SECTION 32 12 16.13
   - 9.1.5. HOT MIX ASPHALT FOR CONCRETE SIDEWALKS PER SECTION 32 13 13.14
   - 9.1.6. CAST-IN-PLACE CONCRETE CURBS AND GUTTERS PER SECTION 32.16.13.13
   - 9.1.7. PERMANENT PAVEMENT MARKINGS PER SECTION 32.17.23

UTILITY NOTES:

1. SUBSURFACE UTILITY LOCATIONS SHOWN ON THIS PLAN WERE ESTIMATED BASED ON OBSERVED SURFACE MARKERS, RESULTS OF THE MISS UTILITY DESIGN TICKET, AND UTILITY PLANS PROVIDED BY UTILITY COMPANIES. THE CORRECTNESS AND COMPLETENESS OF THE UTILITY INFORMATION IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CONTACT MISS UTILITY AT 1-800-257-7777 AT LEAST THREE WORKING DAYS PRIOR TO STARTING WORK SO THEY CAN ARRANGE TO MARK THE HORIZONTAL LOCATION OF THEIR UNDERGROUND UTILITIES. ANY PERMITS OR COST ASSOCIATED WITH MISS UTILITY ARE THE RESPONSIBILITY OF THE CONTRACTOR.
3. ALL WORK SHALL BE SUBJECT TO INSPECTION BY UTILITY DEPARTMENT OFFICIALS.
4. CONTRACTOR SHALL CONDUCT TEST PITS TO VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON THE PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY, IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLAN, IF THERE APPEARS TO BE A CONFLICT, OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THE PLANS.
5. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AND MAINTAIN UNINTERRUPTED UTILITY SERVICE. ANY DAMAGE TO EXISTING STRUCTURES SHALL BE REPAIRED IMMEDIATELY TO THE SATISFACTION OF THE CITY UTILITY INSPECTOR, AT THE CONTRACTOR'S EXPENSE.THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DEVELOPER AND THE UTILITY OWNER OF ANY DAMAGE TO THE UTILITY.

SURVEY NOTES:

1. AN ALTA SURVEY WAS PERFORMED BY BPR, LLC AND THE INFORMATION GENERATED IS USED FOR THE SHOWN BASEMAPPING.
2. A TOPOGRAPHIC SURVEY WAS PERFORMED IN AUGUST 2021 BY PRECISION SURVEY AND MAPPING, LLC.
3. ALL UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATED STRUCTURES FOUND THROUGH THE TOPOGRAPHIC SURVEY, AND SUPPLEMENTED WITH RECORD DRAWINGS AND CITY GIS INFORMATION. NO COMPARISON TO OR ENHANCEMENT HAS BEEN MADE FROM ANY UTILITY DRAWINGS. UTILITIES ARE SUBJECT TO CHECKING BY THE USER.
4. ADDITIONAL INFORMATION SHOWN HEREON IS BASED ON INFORMATION PREPARED BY CITYSCAPE ENGINEERING, LLC.

ENGINEER:
CITYSCAPE ENGINEERING, LLC
3000 CHESTNUT AVE
SUITE #112
BALTIMORE, MD 21211
PHONE: 410-601-3290

DEVELOPER:
BRETT GRIFFITH
CONCORD COMMUNITIES LLC
1300 CONNECTICUT AVE, NW
SUITE 900
WASHINGTON, DC 20036
(703) 473-8638

OWNER
BRETT GRIFFITH
BALTIMORE HAZELCREST LLC
1300 CONNECTICUT AVE, NW
SUITE 900
WASHINGTON, DC 20036
(703) 473-8638

MD DHCD #: 11077

HUD FHA #: 052-35945

NO.	REVISION	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			

DRAWN: RLH CHECKED: KCL

DESIGNED: RLH

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No: 54422
Exp. Date: 05-20-2025

PROJECT INFORMATION:

HAZELCREST APARTMENTS

PLAINFIELD AVENUE
BUILDINGS 5716 - 5729

3717 - 5729 PLAINFIELD AVENUE
BALTIMORE, MD 21206
WARD 26 , SECTION 23,
BLOCK 6005-B, LOTS 44 A-C

BCNR NO.: TBD

ePLAN NO.: TBD

DATE: 05/03/2024

PROJECT NO.: 23-26

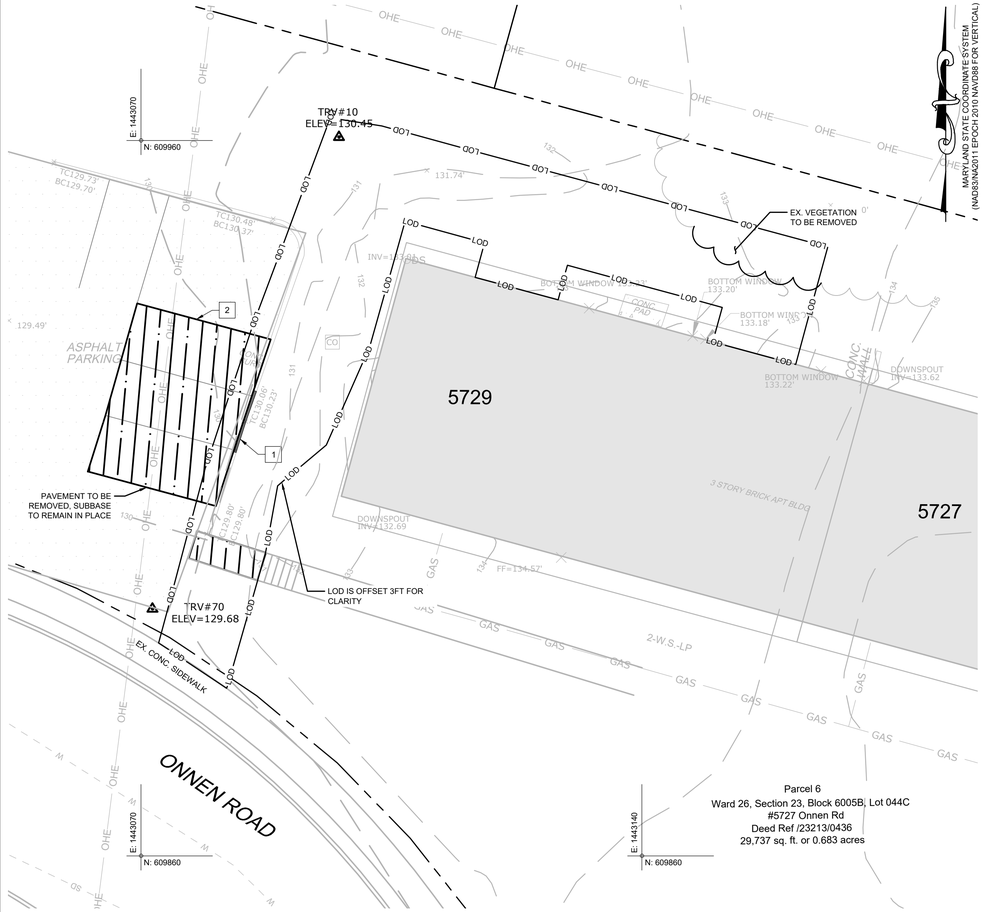
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OVERALL SITE PLAN - EXISTING CONDITIONS PLAN

DWG. NO.:
C-100

SHEET NO.: 01 OF 05

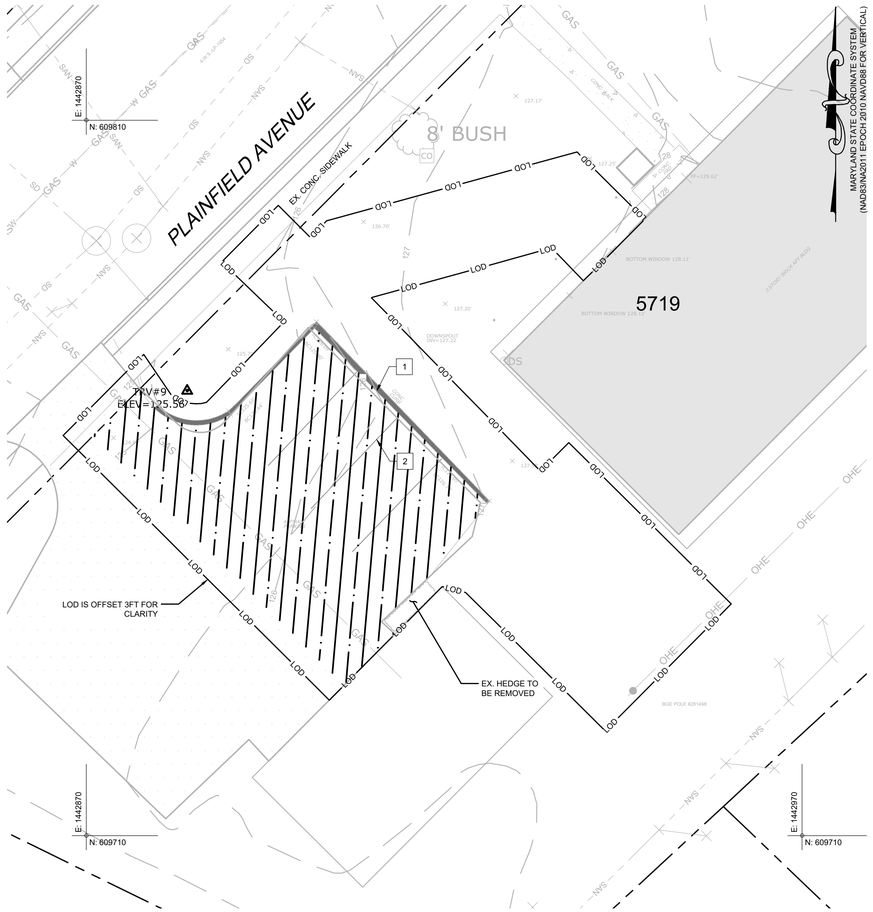
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Paper Size: ARCH full bleed D (36.00 x 24.00 Inches)



1 EX COND AND DEMO PLAN No.5729A No.5729B

0' 5' 10' 20'
SCALE 1" = 10'

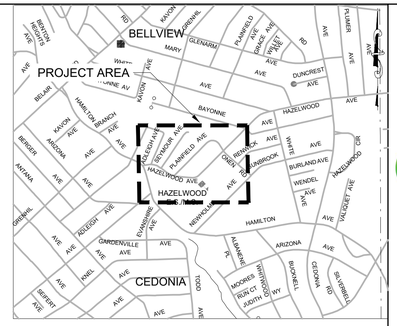


2 EX COND AND DEMO PLAN No.5719B

0' 5' 10' 20'
SCALE 1" = 10'

Parcel 6
Ward 26, Section 23, Block 6005B, Lot 044C
#5727 Onnen Rd
Deed Ref /23213/0436
29,737 sq. ft. or 0.683 acres

MARYLAND STATE COORDINATE SYSTEM
(NAD83/NAD011 EPOCH 2010 NAVD88 FOR VERTICAL)



VICINITY MAP

SOURCE: SHA GRID MAP C-13C
SCALE 1"=1000'

LEGEND

EXISTING FEATURES

- PARCELS
- 10FT CONTOUR
- 2FT CONTOUR
- CURB
- STEPS
- PARKING SPOT
- STORM
- SAN SEWER
- WATER
- UNDERGROUND ELECTRIC
- GAS
- SANITARY CLEANOUT
- SANITARY MANHOLE
- WATER METER
- WATER VALVE
- STORM MANHOLE
- STORM INLET
- TREE
- BUSH
- TREE LINE
- SOIL BOUNDARY
- FIRE HYDRANT
- ELECTRICAL TRANSFORMER
- SPOT ELEVATION
- TRAVERSE POINT
- ELECTRICAL STRUCTURE
- CABLE STRUCTURE
- DOWNSPOUT
- WOODEN FENCE
- CHAINLINK FENCE
- METAL FENCE
- CONCRETE
- BUILDING
- CABLE BOX
- GAS VALVE
- ADA PARKING SPACE
- ASPHALT
- DOWNSPOUT

DEMOLITION FEATURES

- LIMIT OF DISTURBANCE (OFFSET 3')
- CURB AND GUTTER TO BE REMOVED
- VEGETATION TO BE REMOVED
- ASPHALT (FULL DEPTH REMOVAL)

NOTES:
1. TOTAL PROJECT LOD IS 0.079 AC. (3,422 SF).

DEMOLITION SUMMARY TABLE		
LABEL	DESCRIPTION	QTY.*
1	CURB AND GUTTER TO BE REMOVED	72 LF
2	PAVEMENT FULL DEPTH TO BE REMOVED	1775 SF

* NOTE: QUANTITIES ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES PRIOR TO BIDDING.

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OWNER
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(703) 473-8638

MD DHCD #: 11077

HUD FHA #: 052-35945

NO.	REVISION	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			

DRAWN: RLH CHECKED: KCL

DESIGNED: RLH

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No: 54422
Exp. Date: 05-20-2025

PROJECT INFORMATION:

HAZELCREST APARTMENTS

PLAINFIELD AVENUE
BUILDINGS 5716 - 5729

3717 - 5729 PLAINFIELD AVENUE
BALTIMORE, MD 21206
WARD 26 , SECTION 23,
BLOCK 6005-B, LOTS 44 A-C

BCNR NO.: TBD

ePLAN NO.: TBD

DATE: 05/03/2024

PROJECT NO.: 23-26

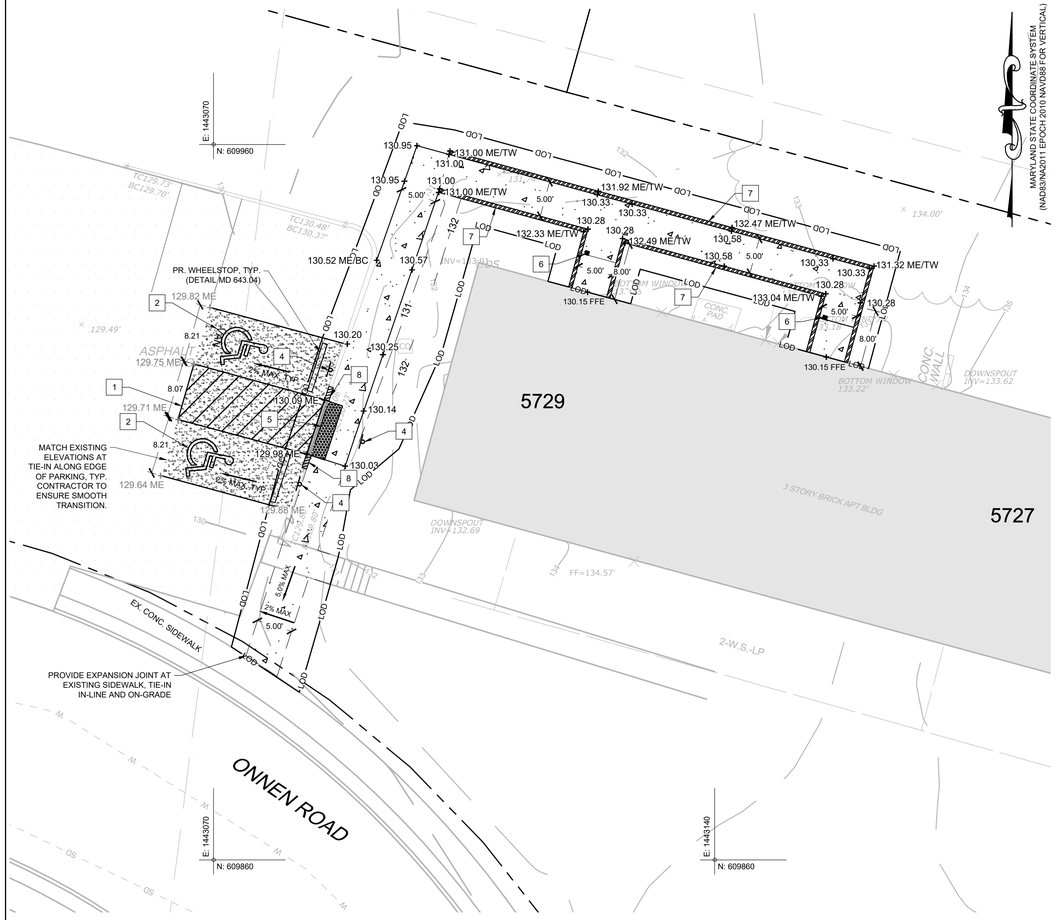
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EX COND AND DEMO PLAN No.5719B No.5729A No.5729B

DWG. NO.:
C-101

SHEET NO.: 02 OF 05

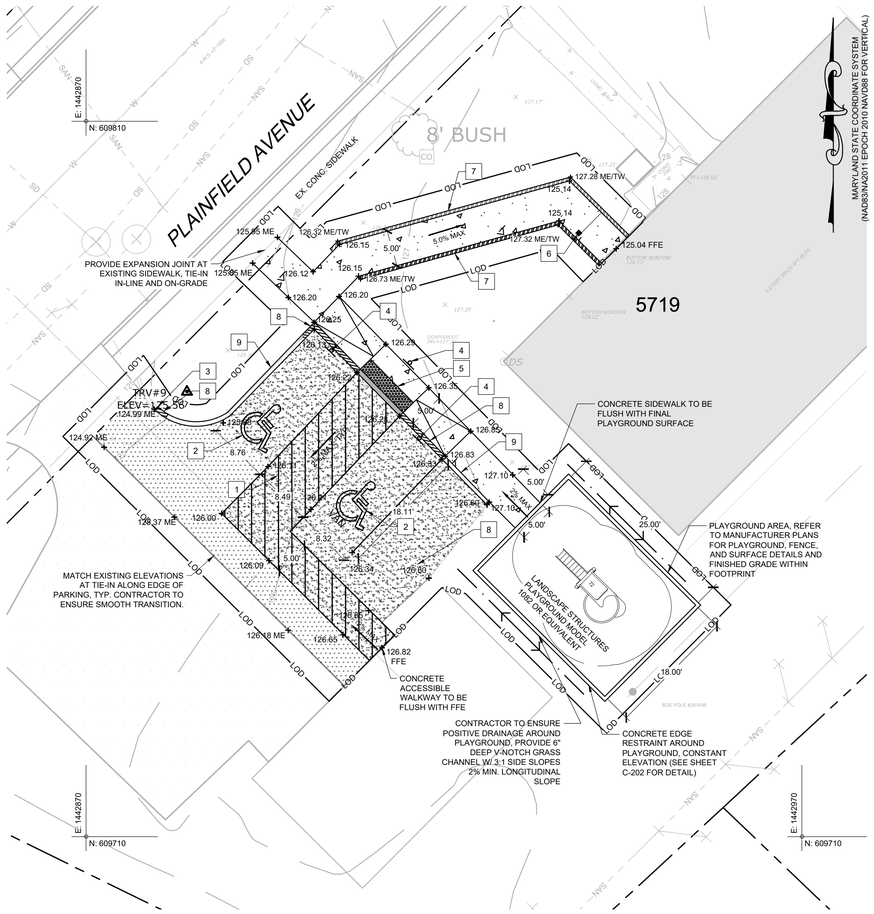
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Paper Size: ARCH full bleed D (36.00 x 24.00 Inches)



1 PAVING AND GRADING PLAN No.5729A No.5729B

0' 5' 10' 20'
SCALE 1" = 10'



2 PAVING AND GRADING PLAN No.5719B

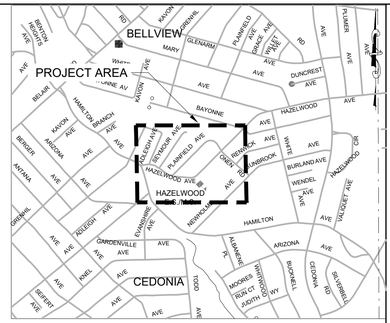
0' 5' 10' 20'
SCALE 1" = 10'

GRADING NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
2. PAVEMENT SECTIONS ARE TO MATCH EXISTING CONDITIONS UNLESS OTHERWISE RECOMMENDED BY A LICENSED GEOTECHNICAL ENGINEER. SIDEWALK SECTIONS HAVE BEEN PROVIDED, SEE THIS DETAILS SHEET, C-201.
3. CONTRACTOR TO IMMEDIATELY NOTIFY CIVIL ENGINEER AND OWNER OF ANY DISCREPANCIES IN THE EXISTING CONDITIONS AND/OR PROPOSED GRADES DEPICTED ON THIS PLAN.
4. CONTRACTOR TO PROVIDE 4H:1V MAXIMUM TIE-IN SLOPES WHERE NEEDED.
5. CONTRACTOR TO ENSURE PROPOSED SIDEWALK MEETS THE FINISHED FLOOR ELEVATION OF THE EXISTING AND/OR PROPOSED DOORWAYS.
6. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS, CURB AND GUTTER, AND MILL AND OVERLAY WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
7. ALL SPOT ELEVATIONS ARE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
8. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINALLY OR 2% CROSS SLOPE, 2% IN ANY DIRECTIONS AT ACCESSIBLE PARKING LOCATIONS, TOP/BOTTOM OF RAMPS, OR IN FRONT OF BUILDING DOORS.
9. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION.
10. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE AT AN APPROVED LOCATION.
11. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION.
12. BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GROUND.
13. WALL DESIGN IS TO BE PROVIDED BY THE ARCHITECT AND MANUFACTURER. PROVIDE SHOP DRAWINGS TO CIVIL ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
14. CONTRACTOR TO COMPLETE ANY REQUIRED TEST PITS ON EXISTING UTILITIES TO VERIFY LOCATION AND DEPTHS PRIOR TO EXCAVATION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS.

PAVING AND GRADING PLAN NOTES

TAG ID	DESCRIPTION
1	STRIPE EX. PARKING SPACE WITH ACCESSIBLE AISLE (DETAIL 3 ON SHEET C-201)
2	PR. ACCESSIBLE PARKING STRIPING, TYP. (DETAIL 3 ON SHEET C-201)
3	TIE-IN CURB TO EX. CONCRETE CURB IN LINE AND ON-GRADE
4	PROPOSED ADA SIGNAGE (DETAILS 3, 4, & 5 ON SHEET C-201)
5	PROPOSED DETECTABLE WARNING STRIP (DETAIL BC 655.40 ON SHEET C-202)
6	AREA DRAIN TO TIE INTO EX. ROOF LEADER DRAINS OR BUILDING SUMP PUMP, REFER TO PLUMBING PLANS
7	PROPOSED RETAINING WALL REFER TO ARCHITECT'S/MANUFACTURER'S DETAILS
8	CURB TAPER (SEE DETAIL 2 ON SHEET C-201)
9	PROPOSED FULL HEIGHT CURB (DETAIL BC 620.11 ON SHEET C-201)



VICINITY MAP
SOURCE: SHA GRID MAP C-13C
SCALE 1"=1000'

LEGEND

PROPOSED FEATURES

- LOD — LIMIT OF DISTURBANCE (OFFSET 3')
- VAN — ADA PARKING SPACE STRIPING
- 100.00 + — SPOT SHOT
- ME — MATCH EXISTING
- SW — SIDEWALK
- TW — TOP OF WALL
- BW — BOTTOM OF WALL
- FFE — FINISHED FLOOR ELEVATION
- 3:1 3% — SLOPE LABEL
- 100.00 — MAJOR CONTOUR
- 99.00 — MINOR CONTOUR
- PAVEMENT SAWCUT LINE
- CONCRETE WALKWAY
- CURB TAPER AND FLUSH CURB
- FULL HEIGHT CURB
- ADA SIGNAGE
- FULL DEPTH ASPHALT PAVEMENT
- REPLACEMENT, MATCH EXISTING SECTI(
- FULL DEPTH CONCRETE PAVEMENT
- ACCESSIBLE AISLE STRIPING
- AREA DRAIN
- SEGMENTAL BLOCK WALL
- V-NOTCH GRASS CHANNEL
- ARROWS INDICATE FLOW DIRECTION

EXISTING FEATURES

- PARCELS
- 290 — 10FT CONTOUR
- 288 — 2FT CONTOUR
- CURB
- STEPS
- PARKING SPOT
- STORM
- SAN SEWER
- WATER
- UNDERGROUND ELECTRIC
- GAS
- CO — SANITARY CLEANOUT
- S — SANITARY MANHOLE
- WM — WATER METER
- WATER VALVE
- SD — STORM MANHOLE
- STORM INLET
- TREE
- BUSH
- TREE LINE
- SOIL BOUNDARY
- FIRE HYDRANT
- ET — ELECTRICAL TRANSFORMER
- * 287.50' — SPOT ELEVATION
- TRV#54 ELEV=287.10 — TRAVERSE POINT
- E — ELECTRICAL STRUCTURE
- C — CABLE STRUCTURE
- D — DOWNSPOUT
- WOODEN FENCE
- CHAINLINK FENCE
- METAL FENCE
- CONCRETE
- BUILDING
- CABLE BOX
- GAS VALVE
- ADA PARKING SPACE
- ASPHALT
- ODS — DOWNSPOUT

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MD DHCD #: 11077

HUD FHA #: 052-35945

NO.	REVISION	BY	DATE
1			
2			
3			
4			
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7			
8			

DRAWN: RLH CHECKED: KCL

DESIGNED: RLH

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No: 54422
Exp. Date: 05-20-2025

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PLAINFIELD AVENUE
BUILDINGS 5716 - 5729

3717 - 5729 PLAINFIELD AVENUE
BALTIMORE, MD 21206
WARD 26 , SECTION 23,
BLOCK 6005-B, LOTS 44 A-C

BCNR NO.: TBD

ePLAN NO.: TBD

DATE: 05/03/2024

PROJECT NO.: 23-26

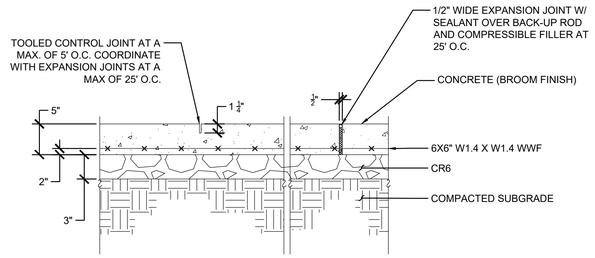
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PAVING AND GRADING PLAN No.5719B No.5729A No.5729B

DWG. NO.:
C-200

SHEET NO.: 03 OF 05

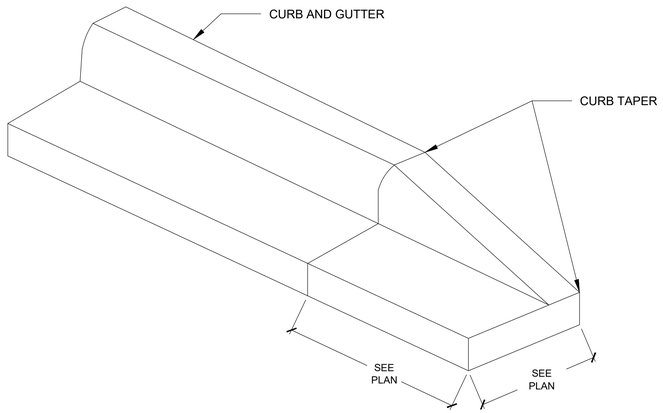
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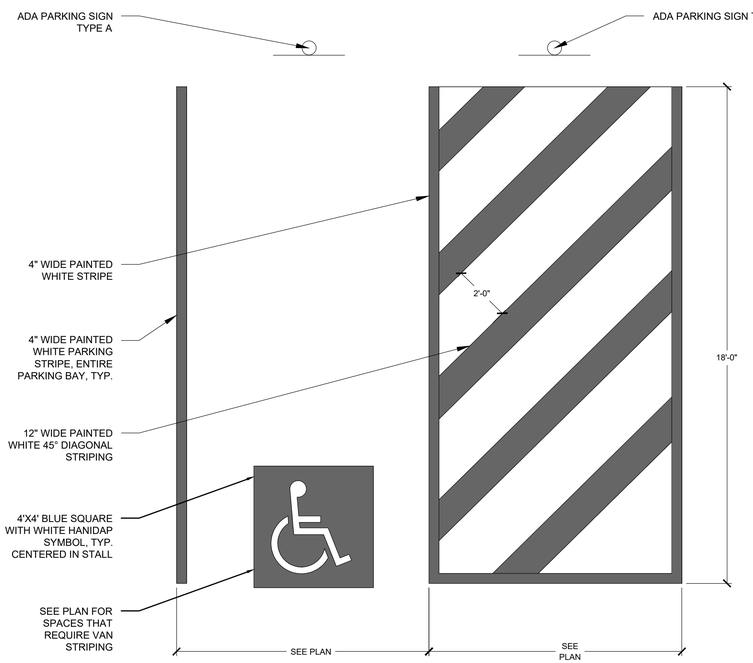
1 CONCRETE WALKWAY DETAIL

NTS



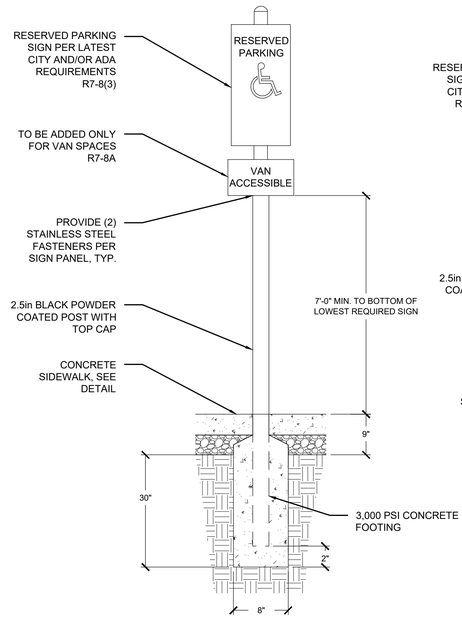
2 CURB TAPER

NTS



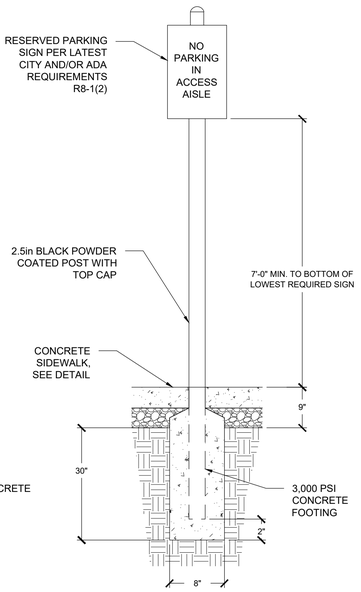
3 ADA PARKING STRIPING

NTS



4 ADA PARKING SIGN TYPE A

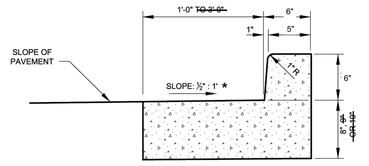
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5 ADA PARKING SIGN TYPE B

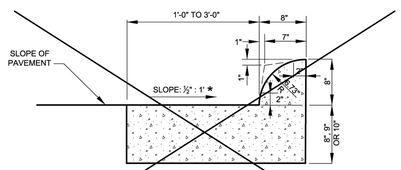
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★ GUTTER SLOPE ON HIGH SIDE OF SUPERELEVATED PAVEMENT TO BE SAME AS SLOPE OF PAVEMENT



STANDARD TYPE 'A' COMBINATION CURB AND GUTTER

12", ~~15", 24", 36",~~ GUTTER PAN ; 8" DEPTH
~~42", 48", 24", 36", GUTTER PAN ; 9" DEPTH~~
~~12", 18", 24", 36", GUTTER PAN ; 10" DEPTH~~



STANDARD TYPE 'A' MODIFIED CURB AND GUTTER

12", 18", 24", 36", GUTTER PAN ; 8" DEPTH
12", 18", 24", 36", GUTTER PAN ; 9" DEPTH
12", 18", 24", 36", GUTTER PAN ; 10" DEPTH

NOTES:

1. JOINT SPACING FOR COMBINATION CURB & GUTTER IS 10 FEET
2. SEE SPECIFICATIONS FOR LOCATION AND DESCRIPTION OF TREATMENT FOR THE TYPES OF JOINTS USED.
3. UNLESS OTHERWISE SPECIFIED A LONGITUDINAL TIE DEVICE PLACED AT MIDDLE OF KEYWAY (NOT SHOWN), SHALL BE USED AT CONSTRUCTION JOINT BETWEEN COMBINATION CURB & GUTTER AND RIGID PAVEMENT. SEE BC 572.61-1.

APPROVED:
DIVISION CHIEF, TRANSPORTATION ENGINEERING AND CONSTRUCTION
DIRECTOR, DEPARTMENT OF TRANSPORTATION

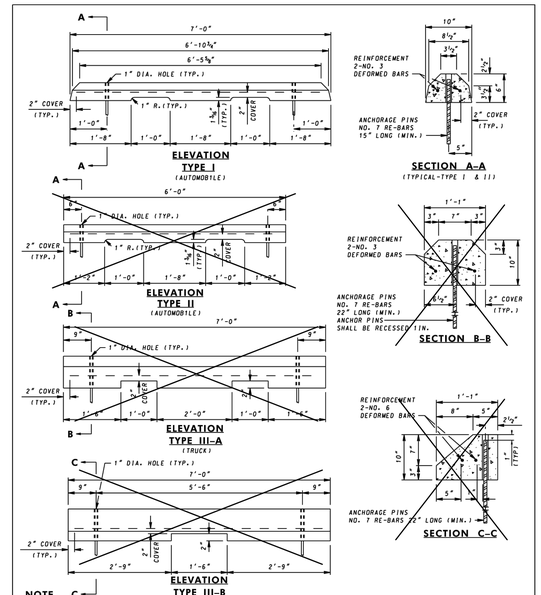
CITY OF BALTIMORE
DEPARTMENT OF TRANSPORTATION
TRANSPORTATION ENGINEERING AND CONSTRUCTION

STD. COMB. CURB & GUTTER TYPE 'A' - STANDARD TYPE 'A' MODIFIED

ISSUED	REVISED	REVISED
8 / 2010		

STANDARD NO. BC 620.11

SCALE : NONE | SHEET 1 OF 1



NOTE

1. PRECAST CONCRETE WHEEL STOPS SHALL BE LOCATED AS SHOWN ON THE PLANS. THEN SECURED IN PLACE WITH TWO (2) NO. 7 REINFORCEMENT BARS PER WHEEL STOP.
2. COST OF THE REINFORCEMENT BARS WILL BE INCIDENTAL TO THE CONTRACT UNIT PRICE BID PER EACH FOR THE WHEEL STOPS.

SPECIFICATION	CATEGORY CODE ITEMS
608	

APPROVED: Karl G. McCall — DIRECTOR – OFFICE OF HIGHWAY DEVELOPMENT

APPROVAL • SHA REVISIONS		APPROVAL • FEDERAL HIGHWAY ADMINISTRATION	
APPROVAL	10-26-82	APPROVAL	5-17-83
REVISED	6-20-07	REVISED	8-1-84
REVISED		REVISED	
REVISED		REVISED	

SHA State Highway Administration

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES

PRECAST CONCRETE WHEEL STOPS

STANDARD NO. MD 634.04

ENGINEER:
CITYSCAPE ENGINEERING, LLC
3000 CHESTNUT AVE
SUITE #112
BALTIMORE, MD 21211
PHONE: 410-601-3290

DEVELOPER:
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CONCORD COMMUNITIES LLC
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(703) 473-8638

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MD DHCD #: 11077

HUD FHA #: 052-35945

NO.	REVISION	BY	DATE
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DRAWN: RLH CHECKED: KCL

DESIGNED: RLH

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No: 54422
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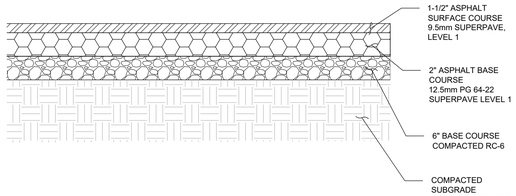
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SITE DETAILS

DWG. NO.:
C-201

SHEET NO.: 04 OF 05

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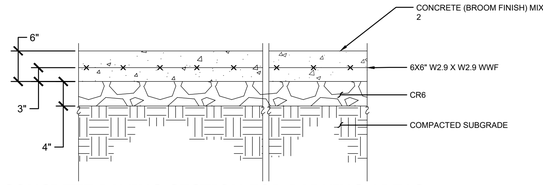
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1 LIGHT DUTY ASPHALT PAVING SECTION DETAIL

NTS

NOTE: PAVEMENT SECTIONS ARE RECOMMENDED MINIMUMS AND NOT DESIGNED BASED ON A GEOTECHNICAL INVESTIGATION. MATCH EXISTING ASPHALT PAVEMENT SECTION OR UTILIZE THIS SECTION, WHICHEVER IS GREATER.

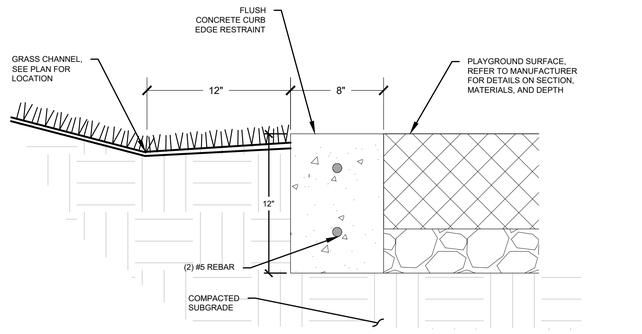


2 CONCRETE PAVING SECTION FOR PARKING AREAS

NTS

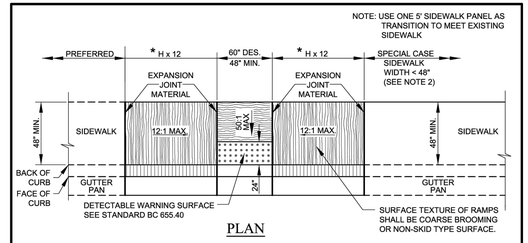
NOTE: WHERE CONCRETE PAVING IS PROVIDED IN EXISTING ASPHALT PAVEMENT AREAS, EXISTING CR6 SUBBASE MAY BE RE-COMPACTED AND RE-USED AFTER ASPHALT PAVEMENT IS REMOVED.

MATERIAL SPECIFICATIONS			
MATERIAL	SPECIFICATION	SIZE	NOTES
CR-6	D 2940	Crusher Run Aggregate	Refer to BC 32 11 23.10
Cast-in-Place Concrete	Mix No. 2		Refer to BC 03 30 00
Concrete Sidewalks		See Detail 1, Sheet C-201	Refer to BC 32 13 13.14
Asphalt			Refer to BC 32 12 16.13
Paint		See Detail 3, Sheet C-201	Refer to BC 32 17 23
WWF		See Detail 1, Sheet C-201	Refer to BC 32 13 13.33
Expansion Joint		See Detail 1, Sheet C-201	Refer to BC 03 15 14.01
ADA Parking Sign		See Detail 4 & 5, Sheet C-201	
Area Drain			ADS Nyloplast 0601DI 6" Ductile Iron Light-Duty Drop-In Grate, or equal

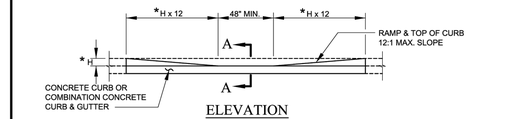


3 CONCRETE EDGE RESTRAINT FOR PLAYGROUND

NTS

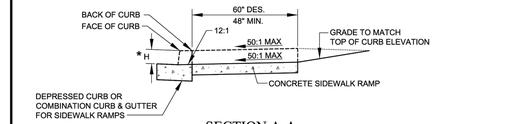


PLAN



ELEVATION

* - H = HEIGHT OF CURB
ALL MEASUREMENTS IN INCHES



SECTION A-A

NOTES

1. TO BE USED WHERE SIDEWALK IS ADJACENT TO THE CURB. THIS STANDARD MAY BE MODIFIED TO SUIT A PARTICULAR LOCATION.
2. WHERE 48" SIDEWALK CAN NOT BE PROVIDED, A DESIGN WAIVER MUST BE REQUESTED.
3. NO TRAVERSABLE SLOPE ON THE RAMP OR SIDEWALK SHALL EXCEED 12:1 IN THE DIRECTION OF PEDESTRIAN TRAVEL, OR 50:1 PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.
4. EXPANSION JOINT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH STD. BC 655.01.
5. SIDEWALK RAMP SHALL BE INCLUDED IN PRICE BID FOR CONCRETE SIDEWALK. DEPRESSED CURB AND CURB TRANSITION FOR SIDEWALK RAMP SHALL BE INCLUDED IN PRICE BID FOR CURB OR CURB & GUTTER . DETECTABLE WARNING SURFACE SHALL BE PAID FOR ON A SQUARE FOOT BASIS.
6. SIDEWALK RAMPS TO BE SHOWN ON PLANS SYMBOLICALLY AND REFERENCED WITH THE CENTER OF THE RAMP ALIGNED TO A STATION ON THE CONSTRUCTION CENTERLINE. SEPARATE DETAILS SHALL BE SHOWN WHERE PROPOSED RAMP VARIES FROM STANDARD CASES.

APPROVED:
DIVISION CHIEF, TRANSPORTATION ENGINEERING AND CONSTRUCTION
DIRECTOR, DEPARTMENT OF TRANSPORTATION

CITY OF BALTIMORE
DEPARTMENT OF TRANSPORTATION
TRANSPORTATION ENGINEERING AND CONSTRUCTION

SIDEWALK RAMPS PARALLEL

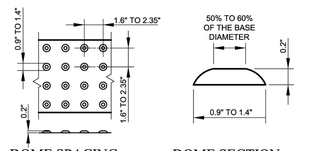
ISSUED	REVISED	REVISED
8 / 2010		

STANDARD NO. BC 655.12

SCALE : NONE | SHEET 1 OF 1

DETAILS FOR DETECTABLE WARNING SURFACE

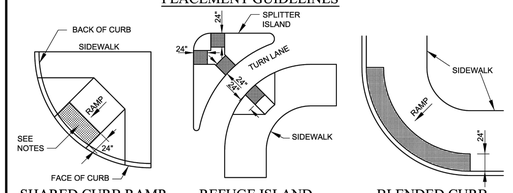
SEE PLACEMENT GUIDELINES BELOW



DOME SPACING

DOME SECTION

PLACEMENT GUIDELINES



SHARED CURB RAMP | REFUGE ISLAND | BLENDED CURB

WHERE ISLANDS OR MEDIANS ARE LESS THAN 6 FEET WIDE, THE DETECTABLE WARNING SURFACE SHOULD EXTEND ACROSS THE FULL LENGTH OF THE CUT THROUGH THE ISLAND OR MEDIAN

NOTES

1. THE DETECTABLE WARNING SURFACE SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS 6 TO 8 INCHES FROM THE FACE OF CURB.
2. FOR SKEWED APPLICATIONS DETECTABLE WARNING SURFACE SHALL BE PLACED SO THAT THE DOMES CLOSEST TO THE BACK OF CURB ARE NO LESS THAN 0.5" AND NO MORE THAN 3.0" FROM THE BACK OF CURB. TRUNCATED DOME SURFACES SHALL BE FABRICATED TO PROVIDE FULL DOMES ONLY.
3. DETECTABLE WARNING SURFACE SHALL BE PAID FOR ON A SQUARE FOOT BASIS.
4. DETECTABLE WARNING SURFACES ARE REQUIRED AT STREET CROSSING ALLEY & SIGNALIZED INTERSECTIONS.

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TRANSPORTATION ENGINEERING AND CONSTRUCTION

DETECTABLE WARNING SURFACES

ISSUED	REVISED	REVISED
8 / 2010		

STANDARD NO. BC 655.40

SCALE : NONE | SHEET 1 OF 1

ENGINEER:
CITYSCAPE ENGINEERING, LLC
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BALTIMORE, MD 21211
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OWNER
BRETT GRIFFITH
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(703) 473-8638

MD DHCD #: 11077

HUD FHA #: 052-35945

NO.	REVISION	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			

DRAWN: RLH | CHECKED: KCL

DESIGNED: RLH

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No: 54422
Exp. Date: 05-20-2025

PROJECT INFORMATION:

HAZELCREST APARTMENTS

PLAINFIELD AVENUE
BUILDINGS 5716 - 5729

3717 - 5729 PLAINFIELD AVENUE
BALTIMORE, MD 21206
WARD 26 , SECTION 23,
BLOCK 6005-B, LOTS 44 A-C

BCNR NO.: TBD

ePLAN NO.: TBD

DATE: 05/03/2024

PROJECT NO.: 23-26

SHEET TITLE:

SITE DETAILS

DWG. NO.:

C-202

SHEET NO.: 05 OF 05

Saved at: C:\Users\BynmRouse\CityScape Engineering LLC\2023 Projects - Documents\23-26 Northern Village\CAD\Plat\Hazelcrest_SITE PLAN.dwg, Saved By: BynmRouse on 5/3/2024 12:02 PM

Paper Size: ARCH full bleed D (36.00 x 24.00 Inches)

LIFE SAFETY INFORMATION

PROJECT DESCRIPTION
PROJECT CONSISTS OF INTERIOR RENOVATION AND LIMITED EXTERIOR RENOVATION OF 48 EXISTING APARTMENT UNITS IN 4 SEPARATE BUILDINGS. EACH BUILDING IS 3 STORIES, WOOD FRAME CONSTRUCTION WITH BRICK VENEER AND ASPHALT SHINGLE GABLE ROOF. SCOPE INCLUDES SOME MINOR EXTERIOR WORK FOR MAINTENANCE PURPOSES AND ADA COMPLIANCE. A FIFTH SEPARATE ONE STORY BRICK VENEER BUILDING HOUSING MAINTENANCE AND MECHANICAL SUPPLIES / WORK AREA AND RESIDENTIAL LAUNDRY SHALL HAVE INTERIOR RENOVATION. SITE WORK INCLUDES CONSTRUCTION OF EXTERIOR RAMPS FOR ACCESSIBLE ENTRANCES TO UFAS UNITS AND COMMON SPACES ON GROUND FLOOR OF ONE BUILDING AND ACCESSIBLE PARKING SPACES.

EXISTING USE, OCCUPANCY, CONSTRUCTION TYPE

EXISTING BUILDINGS CONSTRUCTED IN CIRCA 1966

EXISTING OCCUPANCY CLASSIFICATION TO REMAIN (APARTMENT BUILDINGS): **R-2**
EXISTING OCCUPANCY CLASSIFICATION TO REMAIN (MECHANICAL/LAUNDRY BUILDING): **B**

EXISTING CONSTRUCTION TYPE: TYPE V, BASED ON VISUAL INSPECTION, NON-SPRINKLERED

EXISTING GROSS BUILDING AREA:

BUILDING 5716	=	2,205 PER STORY X 3 STORIES	=	6,615
BUILDING 5719	=	2,205 PER STORY X 3 STORIES	=	6,615
BUILDING 5718, 5720, 5722, 5724	=	8,820 PER STORY X 3 STORIES	=	26,460
BUILDING 5727, 5729	=	4,410 PER STORY X 3 STORIES	=	8,820
BUILDING 5717 (MAINT/LAUNDRY)	=	702 PER STORY X 1 STORY	=	702 =

APARTMENT BUILDINGS ARE SEPARATED FROM EACH OTHER BY A MINIMUM OF 66'.
EXISTING SEPARATION BETWEEN MECHANICAL/LAUNDRY BUILDING AND BUILDING 5719 APPROXIMATELY 18'

EXISTING BUILDING HEIGHT: APPROXIMATELY 25'

APPLICABLE BUILDING CODES FOR CITY OF BALTIMORE

MARYLAND BUILDING PERFORMANCE STANDARDS - MARCH 2019
(INCORPORATES THE MARYLAND REHABILITATION CODE - IEBC 2015 WITH AMENDMENTS, AND MARYLAND ACCESSIBILITY CODE)

2018 IBC (WHERE REFERENCED BY IEBC)

MARYLAND ACCESSIBILITY CODE INCORPORATES
UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS) ACCESSIBILITY + HEARING / VISUALLY IMPAIRED UNITS:
5% OF ALL UNITS MUST BE UFAS COMPLIANT
2% OF ALL UNITS MUST BE HEARING AND VISUALLY IMPAIRED COMPLIANT
ADA 2010 FOR RENOVATED COMMON AREA SPACES

ENERGY CONSERVATION AS RELATES TO RENOVATIONS:

IECC C503 ALTERATIONS: THE BUILDING WILL NOT BE LESS CONFORMING THAN IT WAS PRIOR TO THE ALTERATION. NOTE: IMPROVEMENT IS BEING MADE TO ATTICS, INSULATION, HVAC SYSTEMS, LIGHTING, AND APPLIANCES.

IEBC 708.1 ENERGY CONSERVATION - LEVEL 1 ALTERATIONS - MINIMUM REQUIREMENTS: LEVEL 1 ALTERATIONS ARE PERMITTED WITHOUT REQUIRING THE ENTIRE BUILDING TO COMPLY WITH THE ENERGY REQUIREMENTS OF THE IECC. THE ALTERATIONS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE IECC AS THEY RELATE TO NEW CONSTRUCTION ONLY. (LEVEL 1 ALTERATIONS FOR THIS PROJECT DO NOT CONSIST OF NEW CONSTRUCTION)

IEBC 811.1 ENERGY CONSERVATION - LEVEL 2 ALTERATIONS - MINIMUM REQUIREMENTS: LEVEL 2 ALTERATIONS ARE PERMITTED WITHOUT REQUIRING THE ENTIRE BUILDING TO COMPLY WITH THE ENERGY REQUIREMENTS OF THE IECC. THE ALTERATIONS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE IECC AS THEY RELATE TO NEW CONSTRUCTION ONLY.

SELECTED IEBC 2015 APPLIED TO THIS PROJECT

301.1.2 WORK AREA COMPLIANCE METHOD
COMPLY WITH APPLICABLE REQUIREMENTS OF CH 5 - 13.

302.3 EXISTING MATERIALS
MATERIALS ALREADY IN USE SHALL BE PERMITTED TO REMAIN UNLESS DETERMINED BY LAHJ TO BE UNSAFE.

501.2 WORK AREA
THE WORK AREA SHALL BE IDENTIFIED *NOTE: DEFINED ON DRAWINGS HEREIN*

503.1 ALTERATION - LEVEL 1 - SCOPE
LEVEL 1 ALTERATIONS INCLUDE THE REMOVAL AND REPLACEMENT OR THE COVERING OF EXISTING MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES USING NEW MATERIALS, ELEMENTS, EQUIPMENT OR FIXTURES THAT SERVE THE SAME PURPOSE. (COMPLY WITH CH 7)

504.1 ALTERATION - LEVEL 2 - SCOPE
LEVEL 2 ALTERATIONS INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT. (COMPLY WITH CH 7 AND CH 8)

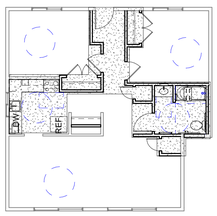
505.1 ALTERATION - LEVEL 3 - SCOPE
LEVEL 3 ALTERATIONS APPLY WHERE THE WORK AREA EXCEEDS 50% OF THE BUILDING AREA. *NOTE: LEVEL 3 ALTERATIONS DO NOT APPLY TO THIS PROJECT.*

801.1 ALTERATIONS LEVEL 2 - SCOPE
EXCEPTION: BUILDINGS IN WHICH THE RECONFIGURATION IS EXCLUSIVELY THE RESULT OF COMPLIANCE WITH ACCESSIBILITY REQUIREMENTS ARE PERMITTED TO COMPLY WITH CHAPTER 7 *(LEVEL 1 ALTERATIONS) NOTE: THIS EXCEPTION APPLIES TO UNITS NOTED ON PLANS (UFAS) WHERE RENOVATIONS ARE MADE TO COMPLY WITH UFAS.*

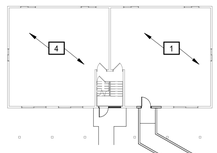
BALTIMORE GREEN CONSTRUCTION REQUIREMENTS:
THE EXISTING BUILDINGS WILL BE CERTIFIED THROUGH THE ICC-700 (NGBS) PROGRAM.



MECHANICAL / LAUNDRY BLDG
WORK AREA DIAGRAM
1" = 10'-0"

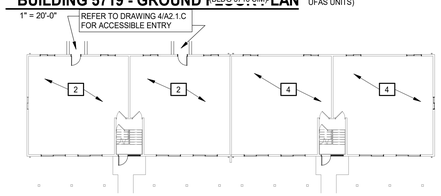


5727, 5729 UFAS WORK AREA DIAGRAM
1" = 10'-0"



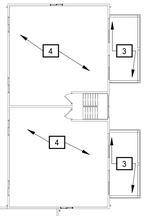
BUILDING 5719 - GROUND FLOOR PLAN (BLDG 5716 SIM)
1" = 20'-0"

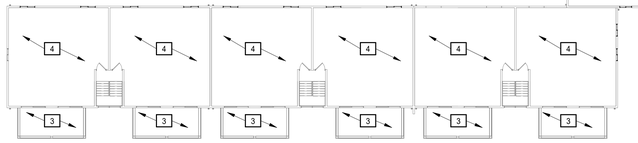
GROUND FLOOR SHOWN, FIRST AND SECOND FLOOR HAVE LEVEL 1 ALTERATION WORK ONLY (NO UFAS UNITS)



BUILDING 5727,5729- GROUND FLOOR PLAN
1" = 20'-0"

GROUND FLOOR SHOWN, FIRST FLOOR AND SECOND FLOOR LEVEL 1 ALTERATION WORK ONLY (NO UFAS UNITS)





BUILDING 5718, 5720, 5722, 5724- LEVEL 2 FLOOR PLAN
1" = 20'-0"

SECOND FLOOR SHOWN, FIRST FLOOR AND GROUND FLOOR SIM, EXCEPT NO DECKS ON GROUND FLOOR

ARCHITECTURAL ABBREVIATIONS

A-PT	ACCENT PAINT	ELEV	ELEVATOR	MDO	MEDIUM DENSITY OVERLAY
ABS	AIR BARRIER SYSTEM	EMER	EMERGENCY	MECH	MECHANICAL
ABV	ABOVE	EPS	EXPANDED POLYSTYRENE	MED	MEDIUM
ACP	ACOUSTICAL CEILING PANEL	EPX	EPOXY	MEMB	MEMBRANE
ACT	ACOUSTICAL CEILING TILE	EQ	EQUAL	MFR	MANUFACTURER
ACW	ALUMINUM CLAD WINDOW	EQUIP	EQUIPMENT	MIF	MULTICOLOR INTERIOR FINISHING
ADJ	ADJUSTABLE	ETR	EXISTING TO REMAIN	MIN	MINIMUM
AFF	ABOVE FINISHED FLOOR	EWC	ELECTRIC WATER COOLER	MIR	MIRROR
AHJ	AUTHORITY HAVING JURISDICTION	EX	EXISTING	MISC	MISCELLANEOUS
AHU	AIR HANDLING UNIT	EXH	EXHAUST	MLDG	MOLDING
ALT	ALTERNATE	EXP	EXPANSION	MO	MASONRY OPENING
ALUM	ALUMINUM	EXPC	EXPOSED CONSTRUCTION	MPS	MANUAL PROJECTION SCREEN
AP	ACCESS PANEL	EXT	EXTERIOR	MR	MAP RAIL
APC	ARCHITECTURAL PRECAST CONCRETE	FAAF	FLUID APPLIED ATHLETIC FLOORING	MT	MOUNT
ARC	ABUSE RESISTANT COATING	FD	FLOOR DRAIN	MTD	MOUNTED
AS	ALUMINUM STOREFRONT	FE	FIRE EXTINGUISHER	MTL	METAL
AUTO	AUTOMATIC	FEB	FIRE EXTINGUISHER BRACKET	NA	NOT APPLICABLE
AVG	AVERAGE	FEC	FIRE EXTINGUISHER CABINET	NIC	NOT IN CONTRACT
AW	ALUMINUM WINDOW	FF	FINISHED FLOOR	NO.	NUMBER
AWC	ACOUSTICAL WALL COVERING	FGL	FIBERGLASS	NOM	NOMINAL
AWP	ACOUSTICAL WALL PANEL	FH	FIRE HYDRANT	NRC	NOISE REDUCTION COEFFICIENT
BD	BOARD	FHC	FIRE HOSE CABINET	NTS	NOT TO SCALE
BF	BARRIER FREE (ADA or A117.1)	FHVC	FIRE HOSE VALVE CABINET	OC	ON CENTER
BLDG	BUILDING	FIN	FINISHED	OD	OUTSIDE DIAMETER
BLKG	BLOCKING	FLR	FLOOR	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
BOT	BOTTOM	FLRG	FLOORING	OPNG	OPENING
BRG	BEARING	FND	FOUNDATION	OPP HD	OPPOSITE HAND
BTWN	BETWEEN	FO	FACE OF	OVHD	OVERHEAD
BUR	BUILT-UP ROOF	FRM	FRAME	P-TILE	PORCELAIN TILE
C	CARPET	FRP	FIBERGLASS REINFORCED PLASTIC	PC	PRECAST
C-TILE	CARPET TILE	FRT	FIRE RETARDANT TREATED	PERF	PERFORATED, PERFORATION(S)
CAB	CABINET	FT	FOOT, FEET	PERIM	PERIMETER
CB	CHALKBOARD	FTG	FOOTING	PIP	POURED IN PLACE
CCTV	CLOSED CIRCUIT TELEVISION	FURN	FURNITURE	PLAM	PLASTIC LAMINATE
CEM	CEMENT	FVC	FIRE VALVE CABINET	PLAS	PLASTER
CFSF-NS	COLD FORMED STEEL FRAMING, NON-STRUCTURAL	FWC	FABRIC WALL COVERING	PLWD	PLASTIC LAMINATE WOOD
CFSF-S	COLD FORMED STEEL FRAMING, STRUCTURAL	GA	GAUGE	PLYWD	PLYWOOD
CG	CORNER GUARD	GAL	GALLON	PNL	PANEL, PANELING
CI	CONTINUOUS INSULATION	GALV	GALVANIZED	POLY	POLYETHYLENE
CIPC	CAST IN PLACE CONCRETE	GB	GYPSUM BOARD	PPS	POWER PROJECTION SCREEN
CJ	CONTROL JOINT	GB-AR	GYPSUM BOARD - ABUSE RESISTANT	PPT	PRESSURE- OR PRESERVATIVE-TREATED
CL	CLOSET	GB-IR	GYPSUM BOARD - IMPACT RESISTANT	PR	PAIR
CLG	CEILING	GB-S	GYPSUM BOARD - SECURITY	PREFAB	PREFABRICATED
CLR	CLEAR	GFRC	GLASS FIBER REINFORCED CONCRETE	PREFIN	PREFINISHED
CM	CENTIMETER	GFRG	GLASS FIBER REINFORCED GYPSUM	PREP	PREPARE / PREPARATION
CMBD	CEMENT BOARD	GL	GLASS, GLAZING	PS	PROJECTION SCREEN
CMU	CONCRETE MASONRY UNIT	GL-BLK	GLASS BLOCK	PSB	PENCIL SHARPENER BLOCK
CMU-A	CONCRETE MASONRY UNIT - ACOUSTICAL	GPM	GALLONS PER MINUTE	PSF	POUNDS PER SQUARE FOOT
CMU-GF	CONCRETE MASONRY UNIT - GROUND FACE	GRT	GROUT	PSI	POUNDS PER SQUARE INCH
CMU-GLZ	CONCRETE MASONRY UNIT - GLAZED	GSFT	GLAZED STRUCTURAL FACING TILE	PT	PAINT
CMU-SPLF	CONCRETE MASONRY UNIT - SPLIT FACE	GT	GLASS TILE	PTN	PARTITION
CO	CLEANOUT	GWT	GLAZED WALL TILE	PTS	PNEUMATIC TUBE SYSTEM
COL	COLUMN	GYP	GYPSUM	PVC	POLYVINYL CHLORIDE
CONC	CONCRETE	H	HIGH	PVMT	PAVEMENT
CONC-LH	CONCRETE WITH LIQUID HARDENER/SEALER	HB	HOSE BIBB	PVWC	PERFORATED VINYL WALL COVERING
CONC-PMT	CONCRETE WITH PIGMENT	HBD	HARDBOARD	QSM	QUARTZ SURFACING MATERIAL
CONC-POL	CONCRETE - POLISHED	HDC	HOLD DOWN CLIPS	QT	QUARRY TILE
CONC-SLR	CONCRETE WITH CURE & SEAL	HDNR	HARDENER	QTY	QUANTITY
CONC-ST	CONCRETE WITH STAIN	HDWD	HARDWOOD	R	RISER, RADIUS
CONST	CONSTRUCTION	HDWR	HARDWARE	R/W	RIGHT OF WAY
CONT	CONTINUOUS	HM	HOLLOW METAL	RAD	RADIUS
CONTR	CONTRACTOR	HORIZ	HORIZONTAL	RAF	RESILIENT ATHLETIC FLOORING
CORR	CORRIDOR	HPC	HIGH PERFORMANCE COATINGS	RB	RESILIENT BASE
CSMU	CAST STONE MASONRY UNIT	HPFP	HIGH PERFORMANCE FLOOR PAINT	RCP	REFLECTED CEILING PLAN
CT	CERAMIC TILE	HT	HEIGHT	RD	ROOF DRAIN
CTSK	COUNTERSINK, COUNTERSUNK	HVAC	HEATING, VENTILATING, AIR CONDITIONING	REFG	REFRIGERATOR
CU FT	CUBIC FEET / FOOT	ID	INSIDE DIAMETER	REINF	REINFORCING, REINFORCE(D)
CUST	CUSTODIAN / CUSTODIAL	IN	INCH, INCHES	REM	RECESSED ENTRY MAT
CW	ALUMINUM CURTAIN WALL	INCL	INCLUDE, INCLUDING	REQD	REQUIRED
CWFD	CEMENTITIOUS WOOD FIBER DECK	INFO	INFORMATION	RES	RESINOUS FLOORING
D	DEPTH/DEEP	INST	INSTALLATION	RFT	RUBBER FLOOR TILE
DBL	DOUBLE	INSUL	INSULATION	RH	RIGHT HAND
DEMO	DEMOLITION	INT	INTERIOR	RL	RAIN LEADER
DETE	DETENTION	IRWC	IMPACT RESISTANT WALL COVERING	RM	ROOM
DF	DRINKING FOUNTAIN	IWB	INTERACTIVE WHITE BOARD	RO	ROUGH OPENING
DG	DOOR GRILLE	JAN	JANITOR	RSF	RUBBER SHEET FLOORING
DHM	DETENTION HOLLOW METAL	JCT	JUNCTION	RSR	RESILIENT STAIR RISER
DIA	DIAMETER	JT	JOINT	RST	RESILIENT STAIR TREAD
DIAG	DIAGONAL	L	LENGTH/LONG	RT	RIGHT
DIM	DIMENSION	LAB	LABORATORY	RTU	ROOFTOP UNIT
DIV	DIVISION	LAHJ	LOCAL AUTHORITY HAVING JURISDICTION	SAB	SOUND ATTENUATION BLANKET
DL	DOOR LOUVER	LAM	LAMINATE	SC-PLK	SECURITY CEILING PLANK
DN	DOWN	LAV	LAVATORY	SC-PNL	SECURITY CEILING PANEL
DP	DAMPPROOFING	LH	LEFT HAND	SCH	SCHEDULE
DR	DISPLAY RAIL	LIN	LINOLEUM	SF	SQUARE FEET / FOOT
DS	DOWNSPOUT	LKR	LOCKER	SFRM	SPRAYED FIRE RESISTANT MATERIAL
DTL	DETAIL	LMC	LINEAR METAL CEILING	SHM	SECURITY HOLLOW METAL
DWG	DRAWING	LPS	LAMINATE PANEL SYSTEM	SHTG	SHEATHING
DWR	DRAWER	LT	LIGHT	SIM	SIMILAR
EA	EACH	LVR	LOUVER	SPEC	SPECIFICATION
EF	EXHAUST FAN	M	METER	SPF	SPRAYED POLYURETHANE FOAM
EFS	EXTERIOR FINISH SYSTEM	MACH	MACHINE	SPR	SPRINKLER
EIFS	EXTERIOR INSULATION & FINISH SYSTEM	MAS	MASONRY	SQ	SQUARE
EJ	EXPANSION JOINT	MATL	MATERIAL	SQ FT	SQUARE FEET / FOOT
EL	ELEVATION	MAX	MAXIMUM	SRD	SECONDARY ROOF DRAIN
ELAS	ELASTOMERIC	MB	MARKERBOARD	SS	STAINLESS STEEL
ELEC	ELECTRICAL	MCM	METAL COMPOSITE MATERIAL	SSM	SOLID SURFACE MATERIAL
		MCP	METAL CEILING PANEL	ST	STREET
				STC	SOUND TRANSMISSION COEFFICIENT
				STD	STANDARD
				STL	STEEL
				STRUCT	STRUCTURAL
				SUSP	SUSPENDED
				SV	SHEET VINYL
				SWM	SECURITY WOVEN MESH / WOVEN ROD
				SYM	SYMMETRICAL
				T	TREAD
				T&G	TONGUE & GROOVE
				T.O.	TOP OF
				TB	TACKBOARD
				TEL	TELEPHONE
				TERR-C	TERRAZZO CEMENTITIOUS
				TERR-E	TERRAZZO EPOXY
				TERR-R	TERRAZZO RUBBERIZED
				THHD	THRESHOLD
				THK	THICKNESS, THICK
				TOS	TOP OF STEEL
				TOW	TOP OF WALL
				TS	TACK STRIP
				TV	TELEVISION
				TYP	TYPICAL
				UC	UNDERCUT
				UG	UNDERGROUND
				UH	UNIT HEATER
				UNO	UNLESS NOTED (INDICATED) OTHERWISE
				VAT	VINYL ASBESTOS TILE
				VB	VAPOR BARRIER
				VCT	VINYL COMPOSITION TILE
				VDB	VISUAL DISPLAY BOARD
				VERT	VERTICAL
				VEST	VESTIBULE
				VFCT	VINYL FREE COMPOSITION TILE
				VFWC	VINYL FREE WALLCOVERING
				VR	VAPOR RETARDER
				VT	VINYL TILE
				VTR	VENT THROUGH ROOF
				VWC	VINYL WALL COVERING
				W	WIDE, WIDTH
				W/	WITH
				W/O	WITHOUT
				WC	WATER CLOSET
				WCP	WOOD CEILING PANEL
				WD	WOOD
				WDW	WINDOW
				WP	WATERPROOFING
				WPT	WORKING POINT
				WSCT	WAINSCOT
				WSF	WOOD SPORTS FLOORING
				WT	WEIGHT
				WWF	WELDED WIRE FABRIC
				XPS	EXTRUDED POLYSTYRENE

KEYNOTES

APPLIES TO THIS DRAWING
REPRESENTED BY [n]

1. RECONFIGURATION OF SPACE IN UFAS UNIT DONE ONLY FOR COMPLIANCE WITH ACCESSIBILITY, SO ALLOWED TO FOLLOW LEVEL 1 WORK AREA CHAP 7 REQUIREMENTS. SCOPE OF WORK SHOWN IS SIMILAR TO ENLARGED UNIT DIAGRAM IS SIMILAR TO ENLARGED UFAS UNIT DIAGRAM FOR UNITS IN BUILDING 5727-5729

2. RECONFIGURATION OF SPACE IN UFAS UNITS DONE ONLY FOR COMPLIANCE WITH ACCESSIBILITY, SO ALLOWED TO FOLLOW LEVEL 1 WORK AREA CHAP 7 REQUIREMENTS ONLY. REFER TO ENLARGED UFAS UNIT DIAGRAM FOR TYPICAL WORK AREAS IN UFAS UNITS

3. LEVEL 1 ALTERATION WORK TO REPLACE EXTERIOR DECK IN KIND, DUE TO AGE AND CONDITION

4. LEVEL 1 ALTERATION WORK INSIDE THIS UNIT

WORK AREA LEGEND

CHANGE IN USE AND LEVEL 2 ALTERATIONS WORK AREA

LEVEL 2 ALTERATION WORK AREA.

LEVEL 2 ALTERATION WORK AREA PERMITTED TO FOLLOW THE REQUIREMENTS OF LEVEL 1 BECAUSE THE ALTERATIONS ARE DONE TO INCREASE ACCESSIBILITY (801.1 EXCEPTION)

NOTE: MAJORITY OF THE PROJECT INTERIOR RENOVATION IS LEVEL 1 ALTERATION WORK, INCLUDING REMOVAL AND REPLACEMENT OF FINISHES AND EQUIPMENT TO SERVE THE SAME PURPOSE. THIS AREA IS NOT INDICATED WITH A HATCH.

KEYNOTES

[n] — KEYNOTE (1 TO 2 DIGITS)
[nnn] — KEYNOTE (3 DIGITS ONLY)
[n n/n"] — SIZE: THICKNESS: OR OTHER DESCRIPTIVE INFORMATION

1. KEYNOTES ARE GENERALLY ASSOCIATED WITH A SERIES OF DRAWINGS (e.g., A3.2.n, A5.1.n); THEREFORE KEYNOTE NUMBERS FROM SERIES TO SERIES WILL VARY (i.e., KEYNOTE NO. 1 IN THE A3.2.n SERIES WILL BE DIFFERENT FROM KEYNOTE NO. 1 IN THE A5.1.n SERIES).

ARCHITECTURAL GRAPHIC SYMBOL LEGEND

REFER TO A3.0.1 FOR FINISH SCHEDULE — A101 100 SF — SUPERVISOR'S OFFICE — SPACE NAME, SPACE NUMBER, SQUARE FOOTAGE, IF INDICATED — BUILDING "PART" NUMBER IN MULTI-PART BUILDING

REFER TO A3.1.1 FOR SCHEDULE — A101C 60 — DOOR — FIRE RATING IN MINUTES (IF INDICATED) — DOOR SUFFIX LETTER WHEN MORE THAN ONE DOOR PER SPACE — SPACE NUMBER

REFER TO A3.1.n FOR TYPES — STL 11 — STEEL FRAME NUMBER
REFER TO A3.1.n FOR TYPES — AW 11 — ALUMINUM WINDOW NUMBER
REFER TO A3.1.n FOR TYPES — AS 11 — ALUMINUM STOREFRONT NUMBER
REFER TO A3.1.n FOR TYPES — CW 11 — CURTAIN WALL NUMBER
REFER TO A3.1.n FOR TYPES — LVR 11 — LOUVER NUMBER
REFER TO A3.1.n FOR TYPES — GBK 11 — GLASS BLOCK NUMBER
REFER TO A0.2 FOR LEGEND — JOINT

REFER TO A0.2 FOR LEGEND — Xn-n — WALL PARTITION TYPE — FIRE RESISTANCE RATING IN HOURS — WALL PARTITION TYPE — Xn-XX — SB=SMOKE BARRIER SP=SMOKE PARTITION IU=INCIDENTAL USE

REFER TO A8.1.1 FOR ELEVATIONS — 9 A8.3 10 — 8 A8.1 5 — INTERIOR ARCHITECTURAL WOODWORK (CASEWORK) ELEVATION

REFER TO A10.1 FOR LEGEND — RFAn — ROOF ASSEMBLY
REFER TO LS1.1 FOR LEGEND — Xn — FIRE-RATED ASSEMBLY
REFER TO A5.1.1 FOR LEGEND — WAn — WALL ASSEMBLY
REFER TO A7.1.1 FOR LEGEND — TAn — TOILET ASSEMBLY
REFER TO A3.1.n FOR LEGEND — n — GLAZING/GLASS TYPES
1T — EQUIPMENT TYPE
N — PLAN NORTH (MAY DIFFER FROM POLAR NORTH)
MATCH LINE
WPT — WORKING POINT
DATUM POINT
℄ — CENTERLINE
℄ — PLATE
FEC — SURFACE MOUNT FEC: TOP OF CABINET AT 4'-0" AFF
FEC — SEMI-RECESSED FEC: T.O. MASONRY OPENING AT 4'-0" AFF
FEC — FULLY-RECESSED FEC: T.O. MASONRY OPENING AT 4'-0" AFF
FEB — BRACKET: MOUNT BRACKET AT 4'-0" AFF
1 / A — STRUCTURAL GRID LINE WITH DESIGNATIONS

1 / A2.1 — WALL OR MSC SECTION WHERE CUT — WALL SECTION NUMBER — DRAWING NUMBER WHERE WALL SECTION IS INDICATED
1 / A2.1 — DETAIL OR ENLARGED PLAN WHERE CUT — DETAIL OR ENLARGED PLAN NUMBER — DRAWING NUMBER WHERE DETAIL OR ENLARGED PLAN IS INDICATED
1 / A2.1 — 1 / A2.1 — BUILDING SECTION WHERE CUT — SECTION NUMBER — DRAWING NUMBER WHERE SECTION IS INDICATED
1 / A7.1 — 1 / A7.1 — INTERIOR OR EXTERIOR ELEVATION WHERE CUT — ELEVATION NUMBER — DRAWING NUMBER WHERE ELEVATION IS INDICATED — MULTIPLE ELEVATIONS

PLAN TITLE
1/8"=1'-0"

A ELEVATION OR BUILDING SECTION TITLE
1/4"=1'-0"
A2.0.1 A2.0.2 A2.0.3 — A4.1
- ELEVATION OR BUILDING SECTION LETTER
- DRAWING NUMBER WHERE ELEVATION OR BUILDING SECTION IS INDICATED
- DRAWING NUMBER WHERE ELEVATION OR BUILDING SECTION IS CUT
- ADDITIONAL DRAWING NUMBERS WHERE ELEVATION OR BUILDING SECTION IS CUT

1 ENLARGED PLAN OR WALL SECTION TITLE
1/4"=1'-0"
A2.1 A2.3 A2.6 — A7.1
- ENLARGED PLAN OR WALL SECTION NUMBER
- DRAWING NUMBER WHERE ENLARGED PLAN OR WALL SECTION IS INDICATED
- DRAWING NUMBER WHERE ENLARGED PLAN OR WALL SECTION IS CUT
- ADDITIONAL DRAWING NUMBERS WHERE ENLARGED PLAN OR WALL SECTION IS CUT

3 DETAIL TITLE
1/2"=1'-0"
A5.1 A5.2 A5.3 A5.4
- DETAIL NUMBER OR LETTER
- DRAWING NUMBER WHERE DETAIL IS INDICATED
- DRAWING NUMBER WHERE DETAIL IS CUT
- ADDITIONAL DRAWING NUMBERS WHERE DETAIL IS CUT

1 CASEWORK TITLE
1/4"=1'-0"
- CASEWORK ELEVATION NUMBER

ARCHITECTURAL GENERAL NOTES

A. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. IN THE CASE OF A CONFLICT, DISAGREEMENT, OR AMBIGUITY, PROVIDE THE BETTER QUALITY. IN THE CASE OF A CONFLICT, DISAGREEMENT, OR AMBIGUITY, PROVIDE THE GREATER QUANTITY OF WORK.

B. ELEMENTS THAT ARE IDENTIFIED BY OTHER DISCIPLINES (e.g., CIVIL, STRUCTURAL, PLUMBING, FIRE PROTECTION, MECHANICAL, ELECTRICAL) ELSEWHERE WITHIN THE ARCHITECTURAL SERIES OF DRAWINGS AND/OR SPECIFICATIONS, OR IDENTIFIED OR COVERED BY DEFAULTS (e.g., SIZES, THICKNESS, SPACING, MATERIALS) IN THE SPECIFICATIONS MAY NOT BE ANNOTATED (NOTE OR KEYNOTED) ON THESE DRAWINGS.

C. ELEMENTS IDENTIFIED IN "LEGENDS" AND/OR "GENERAL NOTES" MAY NOT BE NOTED IN DETAILS, OR SECTIONS, AS THESE ELEMENTS ARE IDENTIFIED IN THE LEGENDS (e.g. FACE BRICK, CMU, WINDOWS)

D. REFER TO "ASSEMBLIES" FOR MATERIALS AND COMPONENTS THAT MAKE UP THAT PARTICULAR ASSEMBLY (e.g., EXTERIOR WALL ASSEMBLIES, ROOF ASSEMBLIES, AND FIRE-RATED ASSEMBLIES). ONCE A PARTICULAR ASSEMBLY HAS BEEN IDENTIFIED ON ONE DRAWING, THAT SAME ASSEMBLY GRAPHIC SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE. PROVIDE THAT SAME ASSEMBLY AT THE SIMILAR LOCATION WHETHER THE ASSEMBLY GRAPHIC SYMBOL IS SHOWN OR NOT.

E. VERIFY ALL DIMENSIONS, INCLUDING DIMENSIONS ON STRUCTURAL DRAWINGS AND OTHER ARCHITECTURAL DRAWINGS. IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.

F. PROVIDE CONCRETE HOUSEKEEPING PADS FOR ALL EQUIPMENT INDICATED TO BE MOUNTED OR OTHERWISE REQUIRED TO BE MOUNTED TO THE FLOOR. WHERE PADS ARE NOT SHOWN, PROVIDE 6" THICK CONCRETE PADS W/ 3/4" CHAMFERED EDGES (ALL SIDES). REINFORCE WITH MESH EQUIVALENT TO FLOOR SLAB REINFORCING REQUIREMENTS.

ARCHITECTURAL MATERIALS LEGEND

- EARTH
- POROUS FILL
- CONCRETE
- FACE BRICK
- SPLIT-FACE BLOCK
- CONCRETE MASONRY UNIT
- GROUTED SOLID CONCRETE MASONRY UNIT

NOTE: PROVIDE 100% SOLID, PLANT-CAST UNITS WHERE CORE HOLES WOULD BE VISIBLE WITHIN FINISH SPACE (E.G., WINDOW SILLS)

- ARCHITECTURAL PRECAST CONCRETE
- CAST STONE MASONRY
- RIGID INSULATION
- BATT INSULATION
- SPRAYED POLYURETHANE FOAM
- WOOD SHIM
- WOOD BLOCKING - CONTINUOUS
- FINISHED WOOD
- PLYWOOD
- GYPSUM BOARD / SHEATHING
- STONE

MOSELEY ARCHITECTS
3200 NORFOLK STREET, RICHMOND, VA 23230
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HAZELCREST APARTMENTS
610135
Concord communities - A Lowe Development Company
5716/20/22/24 Plainfield Ave., & 5727/29 Onnen Rd, Baltimore, MD 21206

PROJECT NO: 610135
DATE: August 15, 2025

REVISIONS	
DATE	DESCRIPTION
05/03/2024	100% CDS
08/15/2025	COMMITMENT

GENERAL ARCHITECTURAL & LIFE SAFETY INFORMATION

A0.1

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SITE SCOPE OF WORK

1. REPAIR ALL CRACKED SIDEWALKS, PATHWAYS AND EXTERIOR STEPS.
2. FILL IN EXISTING PLANTER BOXES AT FRONT ENTRANCES WITH CONCRETE.
3. PROVIDE NEW ACCESSIBLE PARKING SPACES.
4. UPGRADE MISCELLANEOUS SITE SIGNAGE.
5. REPAIR ON-SITE SANITARY AND STORM LINES AS NEEDED (ALLOWANCE)
6. PROVIDE PATH WITH RETAINING WALLS AS NEEDED TO PROVIDE ACCESSIBLE ROUTE TO ACCESSIBLE UNITS.
7. REER TO CIVIL PLANS FOR ADDITIONAL SITE PLAN INFORMATION.



ARCHITECTURAL SITE PLAN
1" = 40'-0"

0' 20' 40' 80'
1" = 40'-0"

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REVISIONS

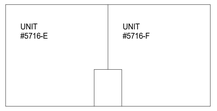
DATE	DESCRIPTION
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ARCHITECTURAL SITE PLAN

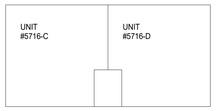
A2.0

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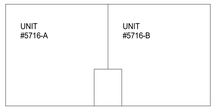
LEVEL 2



LEVEL 1



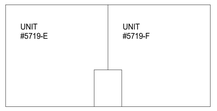
GROUND LEVEL



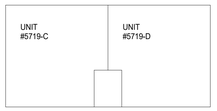
BUILDING 5716 KEY LEGEND

NO SCALE

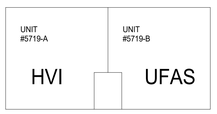
LEVEL 2



LEVEL 1

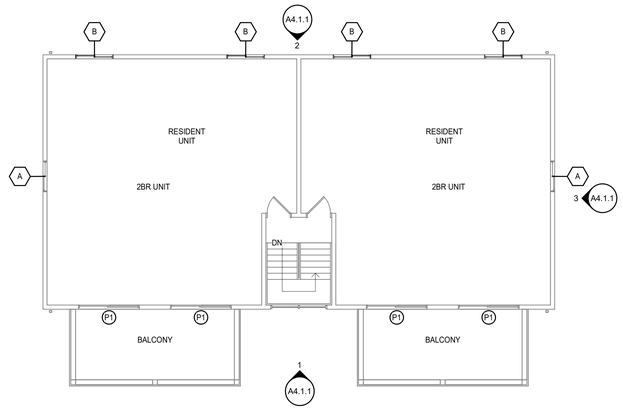


GROUND LEVEL



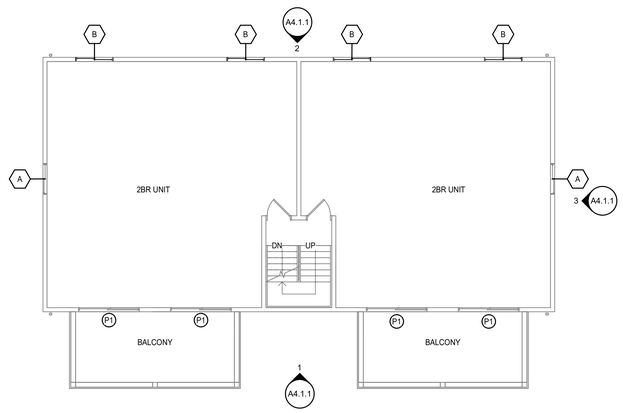
BUILDING 5719 KEY LEGEND

NO SCALE



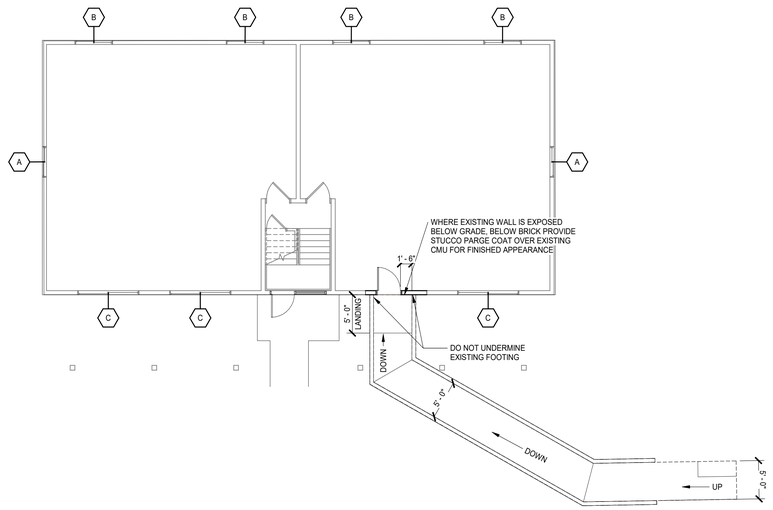
3 BUILDING TYPE A - LEVEL 2 FLOOR PLAN

1/8" = 1'-0"



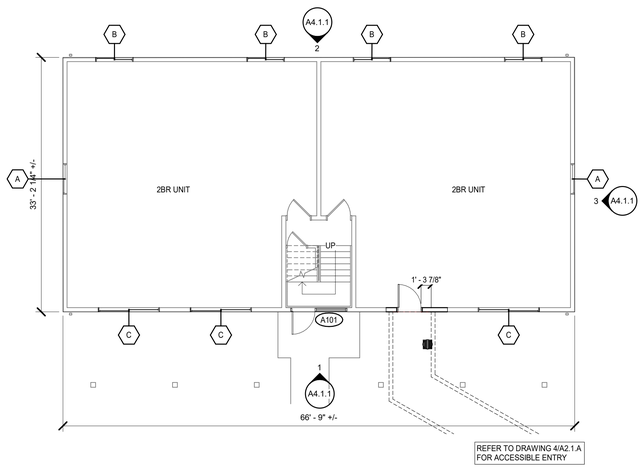
2 BUILDING TYPE A - LEVEL 1 FLOOR PLAN

1/8" = 1'-0"



4 BUILDING 5719 - GROUND FLOOR PLAN AT RAMP

1/8" = 1'-0"



1 BUILDING TYPE A - GROUND FLOOR PLAN

1/8" = 1'-0"

GENERAL NOTES

A. DO NOT SCALE DRAWINGS

B. BUILDING IS EXISTING, ALL CONDITIONS SHALL BE VERIFIED IN FIELD PRIOR TO COMMENCEMENT OF WORK

C. PROTECT ITEMS TO REMAIN FROM DAMAGE DURING DEMOLITION

D. REFER TO SHEET A3.0.1 - FINISH PLANS, SCHEDULES & SELECTIONS AND A3.1.1 - DOOR AND FRAME SCHEDULE FOR ALL ROOMS SPECIFIED TO REQUIRE WORK

E. REFER TO A2.2.1 AND A2.2.2 FOR ENLARGED UNIT PLANS

F. NEW DIMENSIONS ARE TO FACE OF FINISH

G. G.C TO FIELD MEASURE CONDITIONS AT UNIT KITCHEN AND BATH. REFER TO SHEET A7.2.1 FOR ENLARGED KITCHEN AND BATH PLANS AND ELEVATIONS

H. REFER TO A.2.1.n SERIES BUILDING KEY LEGENDS FOR UFAS OR HVI UNIT DESIGNATIONS.

COMMON AREAS/EXTERIOR SCOPE OF WORK

1. MASONRY WORK:
   - 100% CLEANING INCLUDING REMOVAL OF VEGETATION GROWTH
   - INCLUDE 225 SF OF REPOINTING
   - INCLUDE REPLACEMENT OF 100 BRICKS
   - INCLUDE 450 SF OF PAINT REMOVAL
   - REMOVE MISC. CARBON STEEL FASTENERS AND ABANDONED FIXTURES AND SEAL RESULTING HOLES

2. DEMOLISH AND RE-BUILD BALCONIES IN THE IDENTICAL SIZE. USE ALL PT MATERIALS, AND MATCH CURRENT PT GUARD-RAILS.

BALCONY ALTERNATE: IN LIEU OF PT GUARD-RAILS, PROVIDE STEEL OR PREFINISHED ALUMINUM CODE-COMPLIANT GUARD-RAILS.

3. REMOVE AND REPLACE EXISTING GUTTERS AND DOWNSPOUTS, PROVIDE GUTTER GUARDS. REFER TO ROOF PLANS FOR ADDITIONAL INFORMATION

BID SUBMISSION

4. REPAIR/REPLACE ANY DAMAGED EXTERIOR CAULK.

5. REPLACE LAUNDRY ROOM DOOR, FRAME AND GLAZING WITH NEW HOLLOW METAL UNIT.

6. REPLACE RUBBER STAIR TREADS AND RISERS ON STAIRS.

7. REPLACE LINOLEUM FLOORING ON STAIR LANDINGS AND FOYERS WITH LVT.

8. REPAIR CRACKED AND DAMAGED DRYWALL.

9. PAINT ALL WALLS AND CEILINGS IN STAIRWELLS AND FOYERS.

10. TOUCH UP EXTERIOR PAINTING AS NEEDED.

11. PROVIDE NEW APARTMENT UNIT SIGNAGE AT ALL UNIT ENTRY DOORS.

12. PROVIDE COMMON AREA SIGNAGE, INCLUDING ADA-COMPLIANT ROOM SIGNAGE, WAY FINDING SIGNAGE AND EGRESS SIGNAGE.

13. REPLACE EXISTING LAUNDRY EQUIPMENT. PROVIDE NEW DRYER EXHAUST. LAUNDRY EQUIPMENT TO BE PROVIDED BY OWNER.

14. REPLACE ALL BUILDING ENTRY/COMMON AREA DOORS.

15. NEW ACCESSIBLE ENTRANCES TO UFAS UNITS.

16. REMOVE EXISTING ROOFING AND INSTALL NEW 30-YR ARCHITECTURAL ASPHALT SHINGLES ON 2-LAYERS 30 LB BUILDING PAPER, REFER TO ROOF PLANS FOR ADDITIONAL INFORMATION.

17. REMOVE ALL EXISTING WINDOWS AND PROVIDE REPLACEMENT VINYL WINDOWS OF SAME SIZES AND CONFIGURATION. REFER TO SCHEDULES FOR ADDITIONAL INFORMATION.

18. REMOVE SIDING IN GABLE ENDS. REPAIR SHEATHING. INSTALL NEW HORIZONTAL VINYL SIDING ON COMMERCIAL BARRIER.

19. REPLACE EXISTING SIDING PANELS BETWEEN WINDOWS AT GAMBLE ENDS, REPAIR SHEATHING, INSTALL NEW PREFINISHED FIBER CEMENT PANELS ON 1X3 PT VERTICAL BATTENS.

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HAZELCREST APARTMENTS

610135

Concord communities - A Lowe Development Company

5716/20/22/24 Plainfield Ave., & 5727/29 Onnen Rd, Baltimore, MD 21206

PROJECT NO: 610135	
DATE:	August 15, 2025
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DATE	DESCRIPTION
05/03/2024	100% CDS
08/15/2025	COMMITMENT

BUILDING TYPE A - FLOOR PLANS

A2.1.A

0' 2' 4' 8' 16'

1/8" = 1'-0"

8/15/2025 11:11:40 AM

COMMON AREAS/EXTERIOR SCOPE OF WORK

1. MASONRY WORK:
   - 100% CLEANING INCLUDING REMOVAL OF VEGETATION GROWTH
   - INCLUDE 225 SF OF REPOINTING
   - INCLUDE REPLACEMENT OF 100 BRICKS
   - INCLUDE 450 SF OF PAINT REMOVAL
   - REMOVE MISC. CARBON STEEL FASTENERS AND ABANDONED FIXTURES AND SEAL RESULTING HOLES

2. DEMOLISH AND RE-BUILD BALCONIES IN THE IDENTICAL SIZE. USE ALL PT MATERIALS, AND MATCH CURRENT PT GUARD-RAILS.

   BALCONY ALTERNATE: IN LIEU OF PT GUARD-RAILS, PROVIDE STEEL OR PREFINISHED ALUMINUM CODE-COMPLIANT GUARD-RAILS.

3. REMOVE AND REPLACE EXISTING GUTTERS AND DOWNSPOUTS, PROVIDE GUTTER GUARDS. REFER TO ROOF PLANS FOR ADDITIONAL INFORMATION

BID SUBMISSION

4. REPAIR/REPLACE ANY DAMAGED EXTERIOR CAULK.

5. REPLACE LAUNDRY ROOM DOOR, FRAME AND GLAZING WITH NEW HOLLOW METAL UNIT.

6. REPLACE RUBBER STAIR TREADS AND RISERS ON STAIRS.

7. REPLACE LINOLEUM FLOORING ON STAIR LANDINGS AND FOYERS WITH LVT.

8. REPAIR CRACKED AND DAMAGED DRYWALL.

9. PAINT ALL WALLS AND CEILINGS IN STAIRWELLS AND FOYERS.

10. TOUCH UP EXTERIOR PAINTING AS NEEDED.

11. PROVIDE NEW APARTMENT UNIT SIGNAGE AT ALL UNIT ENTRY DOORS.

12. PROVIDE COMMON AREA SIGNAGE, INCLUDING ADA-COMPLIANT ROOM SIGNAGE, WAY FINDING SIGNAGE AND EGRESS SIGNAGE.

13. REPLACE EXISTING LAUNDRY EQUIPMENT. PROVIDE NEW DRYER EXHAUST. LAUNDRY EQUIPMENT TO BE PROVIDED BY OWNER.

14. REPLACE ALL BUILDING ENTRY/COMMON AREA DOORS.

15. NEW ACCESSIBLE ENTRANCES TO UFAS UNITS.

16. REMOVE EXISTING ROOFING AND INSTALL NEW 30-YR ARCHITECTURAL ASPHALT SHINGLES ON 2-LAYERS 30 LB BUILDING PAPER, REFER TO ROOF PLANS FOR ADDITIONAL INFORMATION.

17. REMOVE ALL EXISTING WINDOWS AND PROVIDE REPLACEMENT VINYL WINDOWS OF SAME SIZES AND CONFIGURATION. REFER TO SCHEDULES FOR ADDITIONAL INFORMATION.

18. REMOVE SIDING IN GABLE ENDS. REPAIR SHEATHING. INSTALL NEW HORIZONTAL VINYL SIDING ON COMMERCIAL BARRIER.

19. REPLACE EXISTING SIDING PANELS BETWEEN WINDOWS AT GAMBLE ENDS, REPAIR SHEATHING, INSTALL NEW PREFINISHED FIBER CEMENT PANELS ON 1X3 PT VERTICAL BATTENS.

GENERAL NOTES

A. DO NOT SCALE DRAWINGS

B. BUILDING IS EXISTING, ALL CONDITIONS SHALL BE VERIFIED IN FIELD PRIOR TO COMMENCEMENT OF WORK

C. PROTECT ITEMS TO REMAIN FROM DAMAGE DURING DEMOLITION

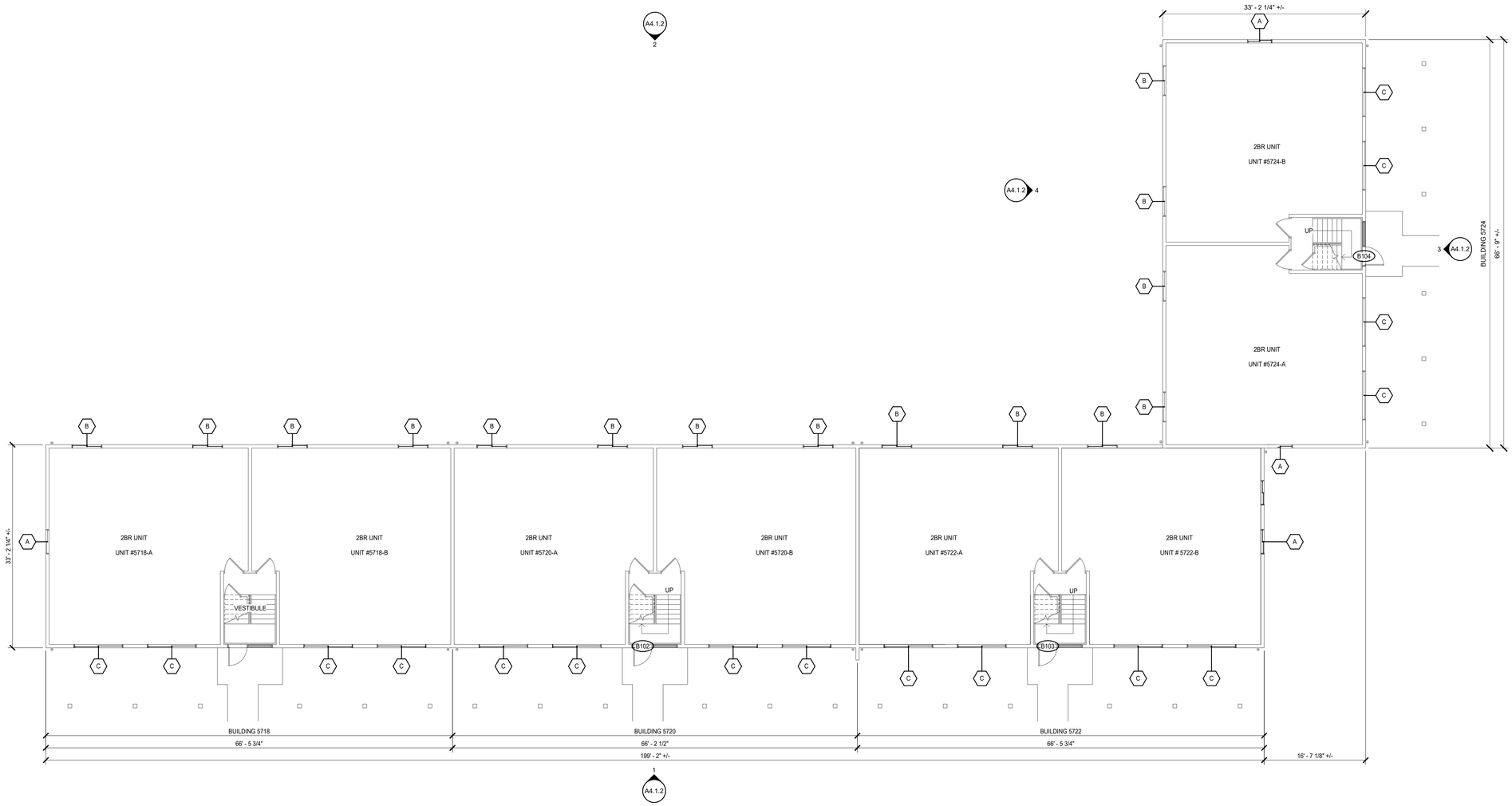
D. REFER TO SHEET A3.0.1 - FINISH PLANS, SCHEDULES & SELECTIONS AND A3.1.1 - DOOR AND FRAME SCHEDULE FOR ALL ROOMS SPECIFIED TO REQUIRE WORK

E. REFER TO A2.2.1 AND A2.2.2 FOR ENLARGED UNIT PLANS

F. NEW DIMENSIONS ARE TO FACE OF FINISH

G. G.C TO FIELD MEASURE CONDITIONS AT UNIT KITCHEN AND BATH. REFER TO SHEET A7.2.1 FOR ENLARGED KITCHEN AND BATH PLANS AND ELEVATIONS

H. REFER TO A.2.1.n SERIES BUILDING KEY LEGENDS FOR UFAS OR HVI UNIT DESIGNATIONS.



BUILDING TYPE B - GROUND FLOOR PLAN

1/8" = 1'-0"

0' 2' 4' 8' 16'

1/8" = 1'-0"

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HAZELCREST APARTMENTS

610135

Concord communities - A Lowe Development Company

5716/20/22/24 Plainfield Ave., & 5727/29 Onnen Rd, Baltimore, MD 21206

PROJECT NO: 610135
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05/03/2024	100% CDS
08/15/2025	COMMITMENT

BUILDING TYPE B - GROUND LEVEL FLOOR PLAN

A2.1.B.0

8/15/2025 11:11:41 AM

COMMON AREAS/EXTERIOR SCOPE OF WORK

1. MASONRY WORK:
   - 100% CLEANING INCLUDING REMOVAL OF VEGETATION GROWTH
   - INCLUDE 225 SF OF REPOINTING
   - INCLUDE REPLACEMENT OF 100 BRICKS
   - INCLUDE 450 SF OF PAINT REMOVAL
   - REMOVE MISC. CARBON STEEL FASTENERS AND ABANDONED FIXTURES AND SEAL RESULTING HOLES

2. DEMOLISH AND RE-BUILD BALCONIES IN THE IDENTICAL SIZE. USE ALL PT MATERIALS, AND MATCH CURRENT PT GUARD-RAILS.

BALCONY ALTERNATE: IN LIEU OF PT GUARD-RAILS, PROVIDE STEEL OR PREFINISHED ALUMINUM CODE-COMPLIANT GUARD-RAILS.

3. REMOVE AND REPLACE EXISTING GUTTERS AND DOWNSPOUTS, PROVIDE GUTTER GUARDS. REFER TO ROOF PLANS FOR ADDITIONAL INFORMATION

BID SUBMISSION

4. REPAIR/REPLACE ANY DAMAGED EXTERIOR CAULK.

5. REPLACE LAUNDRY ROOM DOOR, FRAME AND GLAZING WITH NEW HOLLOW METAL UNIT.

6. REPLACE RUBBER STAIR TREADS AND RISERS ON STAIRS.

7. REPLACE LINOLEUM FLOORING ON STAIR LANDINGS AND FOYERS WITH LVT.

8. REPAIR CRACKED AND DAMAGED DRYWALL.

9. PAINT ALL WALLS AND CEILINGS IN STAIRWELLS AND FOYERS.

10. TOUCH UP EXTERIOR PAINTING AS NEEDED.

11. PROVIDE NEW APARTMENT UNIT SIGNAGE AT ALL UNIT ENTRY DOORS.

12. PROVIDE COMMON AREA SIGNAGE, INCLUDING ADA-COMPLIANT ROOM SIGNAGE, WAY FINDING SIGNAGE AND EGRESS SIGNAGE.

13. REPLACE EXISTING LAUNDRY EQUIPMENT. PROVIDE NEW DRYER EXHAUST. LAUNDRY EQUIPMENT TO BE PROVIDED BY OWNER.

14. REPLACE ALL BUILDING ENTRY/COMMON AREA DOORS.

15. NEW ACCESSIBLE ENTRANCES TO UFAS UNITS.

16. REMOVE EXISTING ROOFING AND INSTALL NEW 30-YR ARCHITECTURAL ASPHALT SHINGLES ON 2-LAYERS 30 LB BUILDING PAPER, REFER TO ROOF PLANS FOR ADDITIONAL INFORMATION.

17. REMOVE ALL EXISTING WINDOWS AND PROVIDE REPLACEMENT VINYL WINDOWS OF SAME SIZES AND CONFIGURATION. REFER TO SCHEDULES FOR ADDITIONAL INFORMATION.

18. REMOVE SIDING IN GABLE ENDS. REPAIR SHEATHING. INSTALL NEW HORIZONTAL VINYL SIDING ON COMMERCIAL BARRIER.

19. REPLACE EXISTING SIDING PANELS BETWEEN WINDOWS AT GAMBLE ENDS, REPAIR SHEATHING, INSTALL NEW PREFINISHED FIBER CEMENT PANELS ON 1X3 PT VERTICAL BATTENS.

GENERAL NOTES

A. DO NOT SCALE DRAWINGS

B. BUILDING IS EXISTING, ALL CONDITIONS SHALL BE VERIFIED IN FIELD PRIOR TO COMMENCEMENT OF WORK

C. PROTECT ITEMS TO REMAIN FROM DAMAGE DURING DEMOLITION

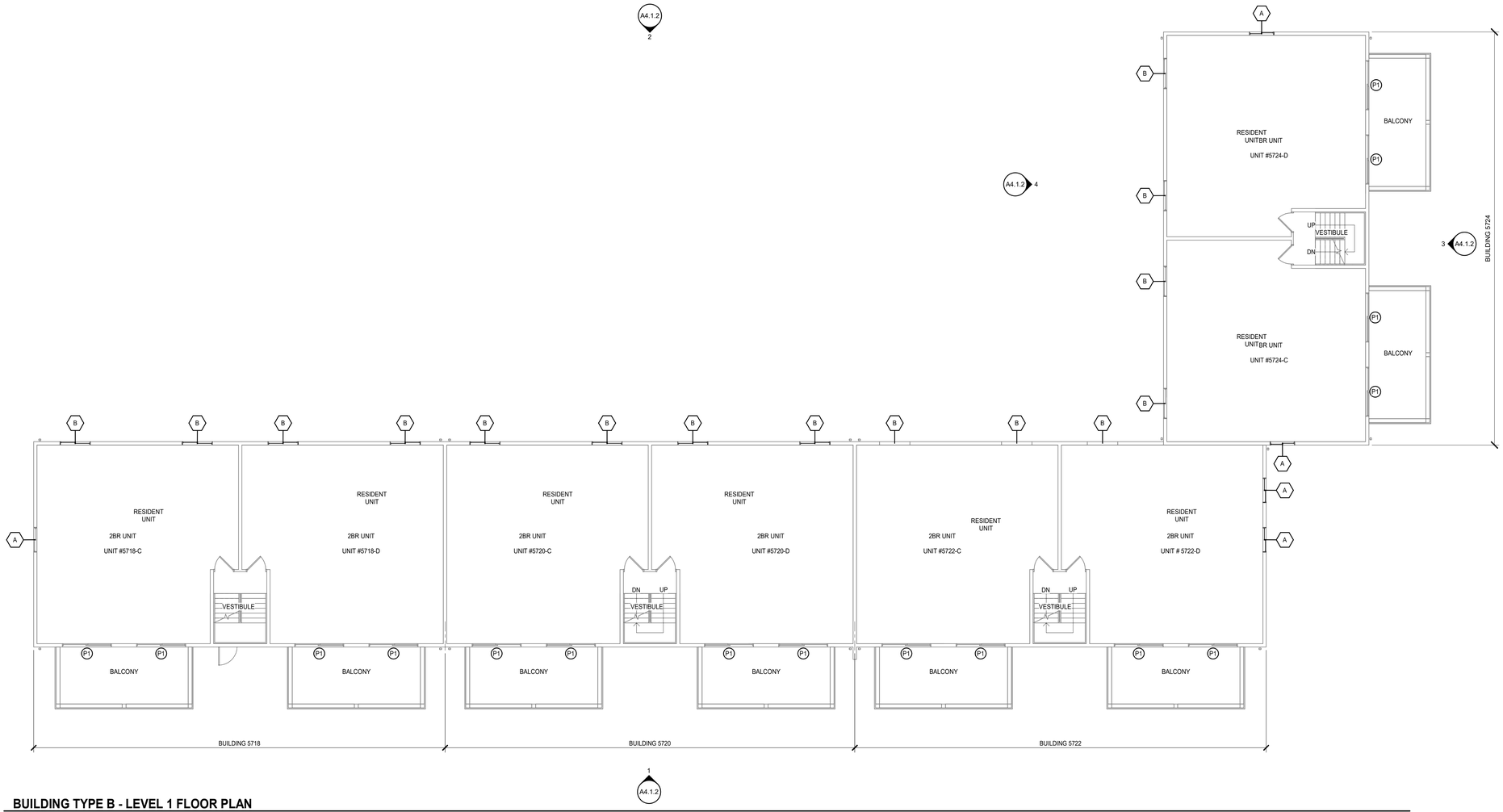
D. REFER TO SHEET A3.0.1 - FINISH PLANS, SCHEDULES & SELECTIONS AND A3.1.1 - DOOR AND FRAME SCHEDULE FOR ALL ROOMS SPECIFIED TO REQUIRE WORK

E. REFER TO A2.2.1 AND A2.2.2 FOR ENLARGED UNIT PLANS

F. NEW DIMENSIONS ARE TO FACE OF FINISH

G. G.C TO FIELD MEASURE CONDITIONS AT UNIT KITCHEN AND BATH. REFER TO SHEET A7.2.1 FOR ENLARGED KITCHEN AND BATH PLANS AND ELEVATIONS

H. REFER TO A.2.1.n SERIES BUILDING KEY LEGENDS FOR UFAS OR HVI UNIT DESIGNATIONS.



BUILDING TYPE B - LEVEL 1 FLOOR PLAN

1/8" = 1'-0"

0' 2' 4' 8' 16'

1/8" = 1'-0"

MOSELEY ARCHITECTS
3200 NORFOLK STREET, RICHMOND, VA 23230
PHONE (804) 794-7555 FAX (804) 355-8690
MOSELEYARCHITECTS.COM

HAZELCREST APARTMENTS

610135

Concord communities - A Lowe Development Company

5716/20/22/24 Plainfield Ave., & 5727/29 Onnen Rd, Baltimore, MD 21206

PROJECT NO: 610135
DATE: August 15, 2025

REVISIONS

DATE	DESCRIPTION
05/03/2024	100% CDS
08/15/2025	COMMITMENT

BUILDING TYPE B - LEVEL 1 FLOOR PLAN

A2.1.B.1

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COMMON AREAS/EXTERIOR SCOPE OF WORK

1. MASONRY WORK:
   - 100% CLEANING INCLUDING REMOVAL OF VEGETATION GROWTH
   - INCLUDE 225 SF OF REPOINTING
   - INCLUDE REPLACEMENT OF 100 BRICKS
   - INCLUDE 450 SF OF PAINT REMOVAL
   - REMOVE MISC. CARBON STEEL FASTENERS AND ABANDONED FIXTURES AND SEAL RESULTING HOLES

2. DEMOLISH AND RE-BUILD BALCONIES IN THE IDENTICAL SIZE. USE ALL PT MATERIALS, AND MATCH CURRENT PT GUARD-RAILS.

BALCONY ALTERNATE: IN LIEU OF PT GUARD-RAILS, PROVIDE STEEL OR PREFINISHED ALUMINUM CODE-COMPLIANT GUARD-RAILS.

3. REMOVE AND REPLACE EXISTING GUTTERS AND DOWNSPOUTS, PROVIDE GUTTER GUARDS. REFER TO ROOF PLANS FOR ADDITIONAL INFORMATION

BID SUBMISSION

4. REPAIR/REPLACE ANY DAMAGED EXTERIOR CAULK.

5. REPLACE LAUNDRY ROOM DOOR, FRAME AND GLAZING WITH NEW HOLLOW METAL UNIT.

6. REPLACE RUBBER STAIR TREADS AND RISERS ON STAIRS.

7. REPLACE LINOLEUM FLOORING ON STAIR LANDINGS AND FOYERS WITH LVT.

8. REPAIR CRACKED AND DAMAGED DRYWALL.

9. PAINT ALL WALLS AND CEILINGS IN STAIRWELLS AND FOYERS.

10. TOUCH UP EXTERIOR PAINTING AS NEEDED.

11. PROVIDE NEW APARTMENT UNIT SIGNAGE AT ALL UNIT ENTRY DOORS.

12. PROVIDE COMMON AREA SIGNAGE, INCLUDING ADA-COMPLIANT ROOM SIGNAGE, WAY FINDING SIGNAGE AND EGRESS SIGNAGE.

13. REPLACE EXISTING LAUNDRY EQUIPMENT. PROVIDE NEW DRYER EXHAUST. LAUNDRY EQUIPMENT TO BE PROVIDED BY OWNER.

14. REPLACE ALL BUILDING ENTRY/COMMON AREA DOORS.

15. NEW ACCESSIBLE ENTRANCES TO UFAS UNITS.

16. REMOVE EXISTING ROOFING AND INSTALL NEW 30-YR ARCHITECTURAL ASPHALT SHINGLES ON 2-LAYERS 30 LB BUILDING PAPER, REFER TO ROOF PLANS FOR ADDITIONAL INFORMATION.

17. REMOVE ALL EXISTING WINDOWS AND PROVIDE REPLACEMENT VINYL WINDOWS OF SAME SIZES AND CONFIGURATION. REFER TO SCHEDULES FOR ADDITIONAL INFORMATION.

18. REMOVE SIDING IN GABLE ENDS. REPAIR SHEATHING. INSTALL NEW HORIZONTAL VINYL SIDING ON COMMERCIAL BARRIER.

19. REPLACE EXISTING SIDING PANELS BETWEEN WINDOWS AT GAMBLE ENDS, REPAIR SHEATHING, INSTALL NEW PREFINISHED FIBER CEMENT PANELS ON 1X3 PT VERTICAL BATTENS.

GENERAL NOTES

A. DO NOT SCALE DRAWINGS

B. BUILDING IS EXISTING, ALL CONDITIONS SHALL BE VERIFIED IN FIELD PRIOR TO COMMENCEMENT OF WORK

C. PROTECT ITEMS TO REMAIN FROM DAMAGE DURING DEMOLITION

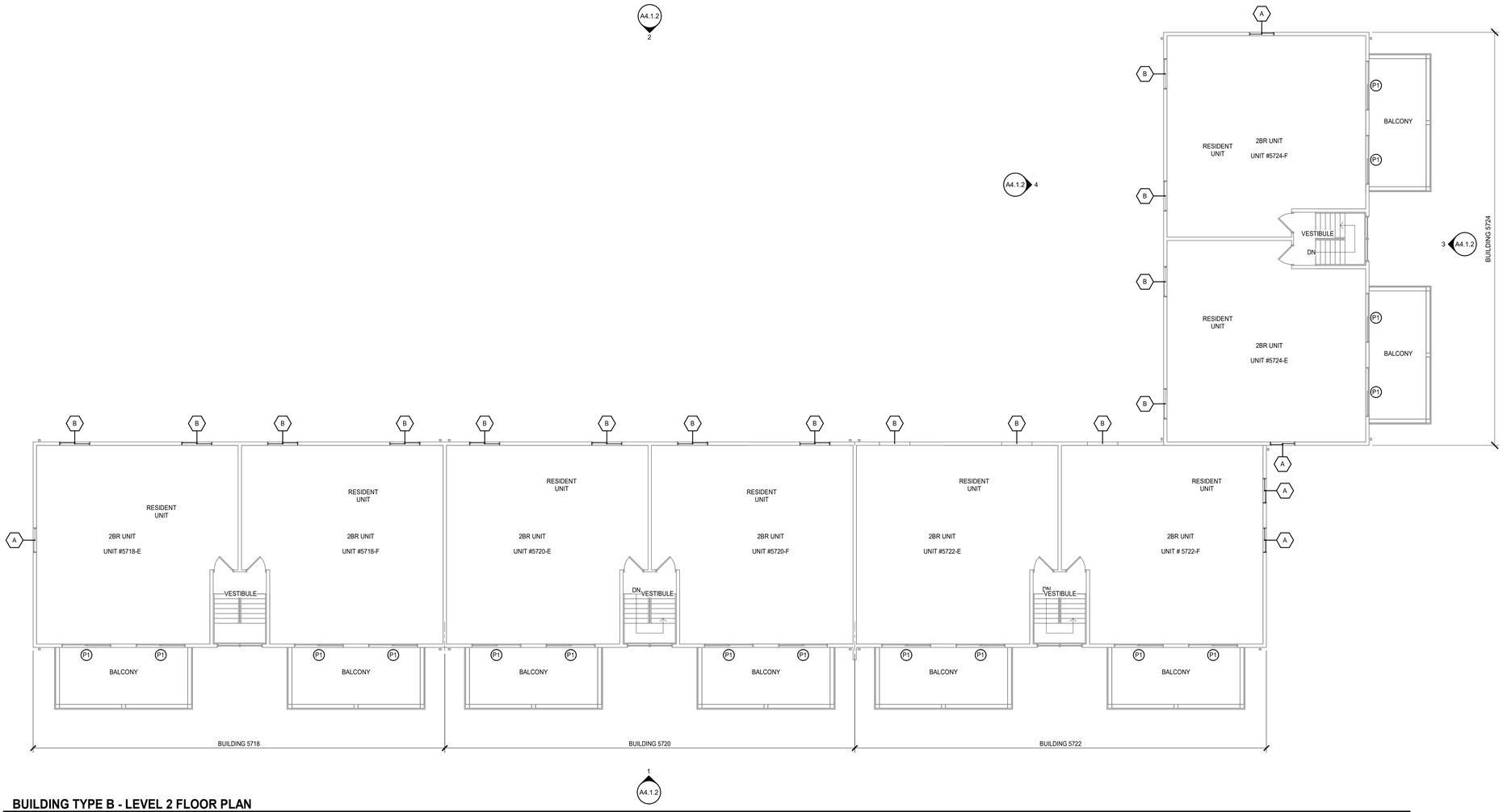
D. REFER TO SHEET A3.0.1 - FINISH PLANS, SCHEDULES & SELECTIONS AND A3.1.1 - DOOR AND FRAME SCHEDULE FOR ALL ROOMS SPECIFIED TO REQUIRE WORK

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BUILDING TYPE B - LEVEL 2 FLOOR PLAN

1/8" = 1'-0"

0' 2' 4' 8' 16'

1/8" = 1'-0"

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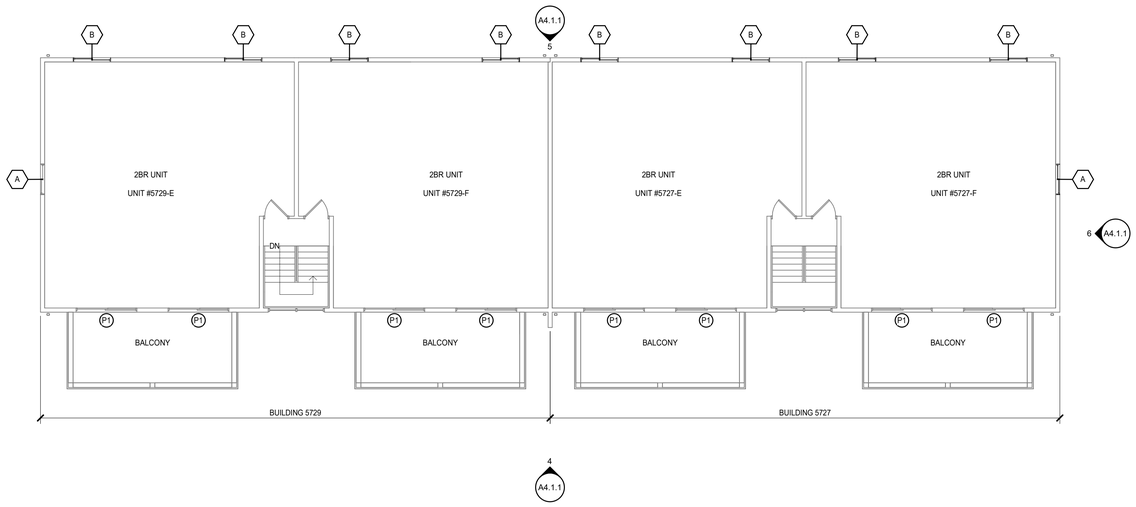
REVISIONS

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BUILDING TYPE B - LEVEL 2 FLOOR PLAN

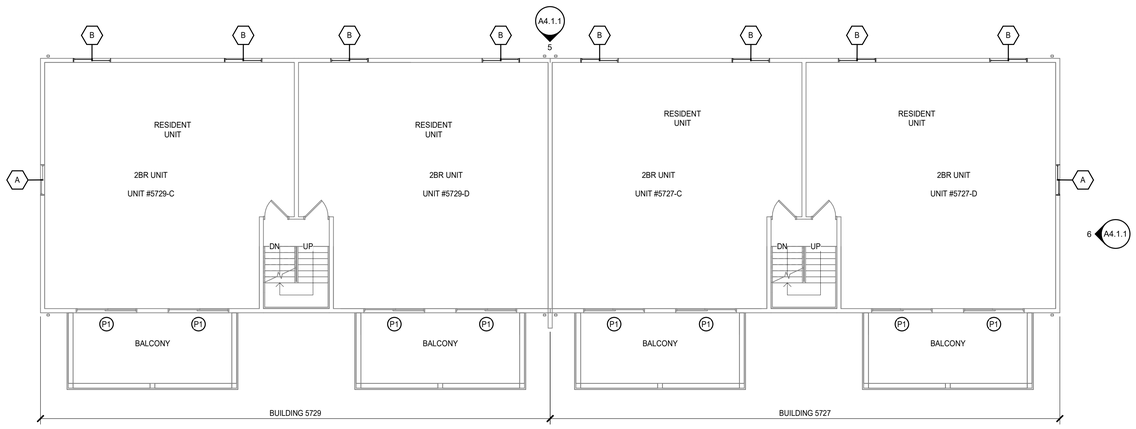
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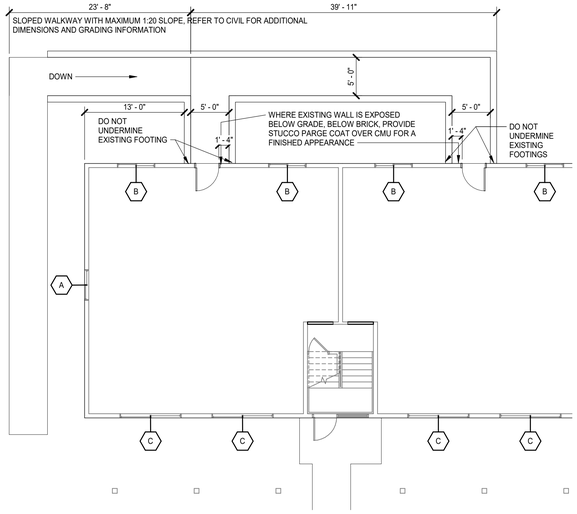
3 BUILDING TYPE C - LEVEL 2 FLOOR PLAN

1/8" = 1'-0"



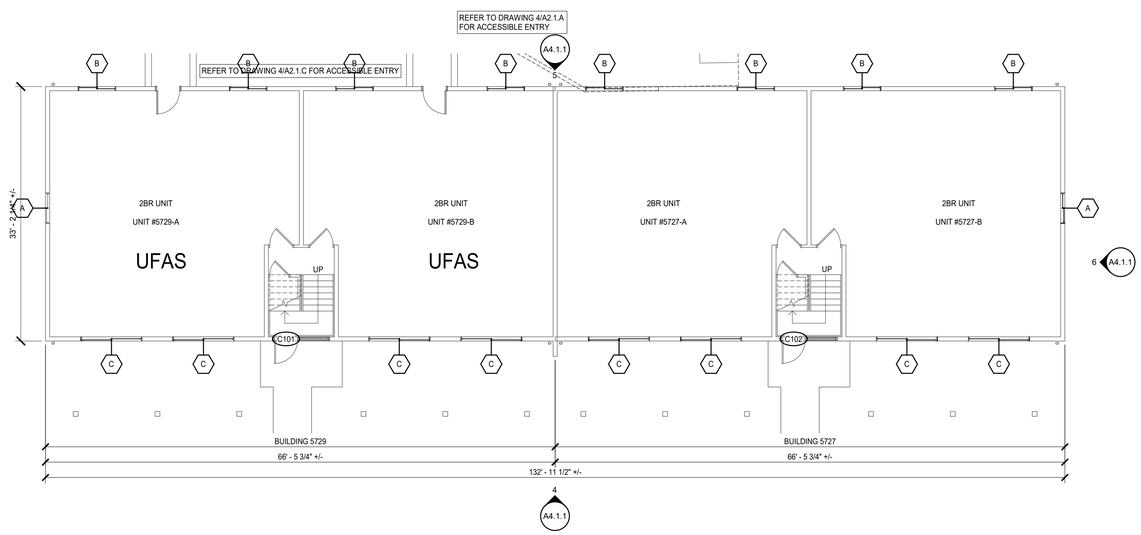
2 BUILDING TYPE C - LEVEL 1 FLOOR PLAN

1/8" = 1'-0"



4 BUILDING 5729 - GROUND FLOOR PLAN AT RAMP

1/8" = 1'-0"



1 BUILDING TYPE C - GROUND FLOOR PLAN

1/8" = 1'-0"

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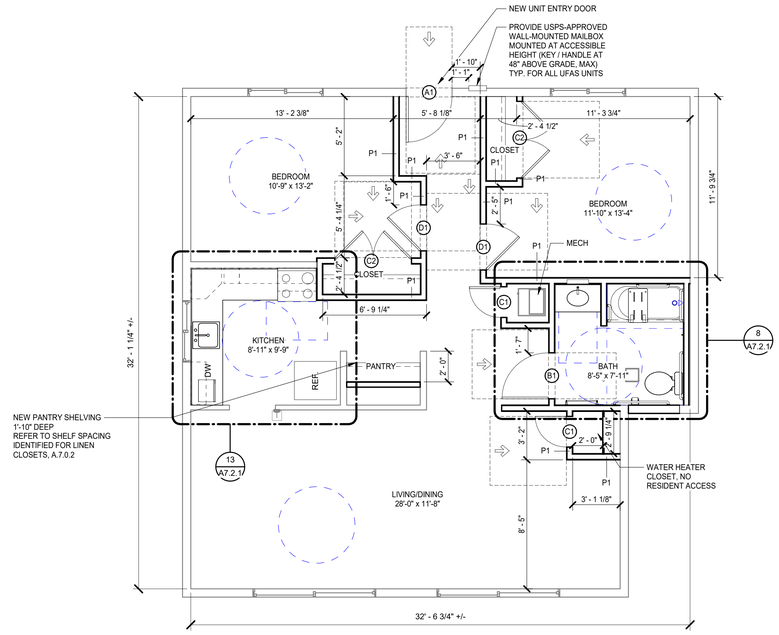
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BUILDING TYPE C - FLOOR PLANS

A2.1.C

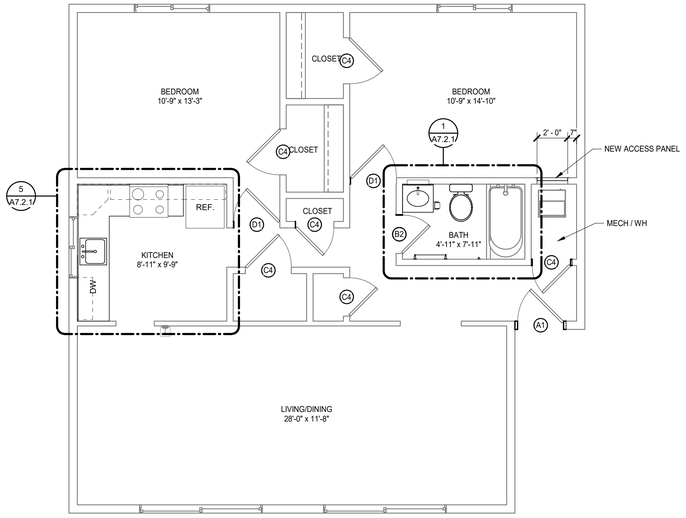
0' 2' 4' 8' 16'
1/8" = 1'-0"

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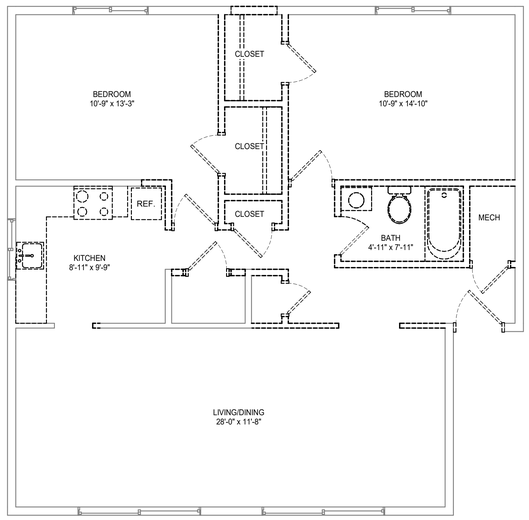
4 2BR UNIT - GROUND FLOOR PLAN - UFAS - BUILDING C

1/4" = 1'-0"



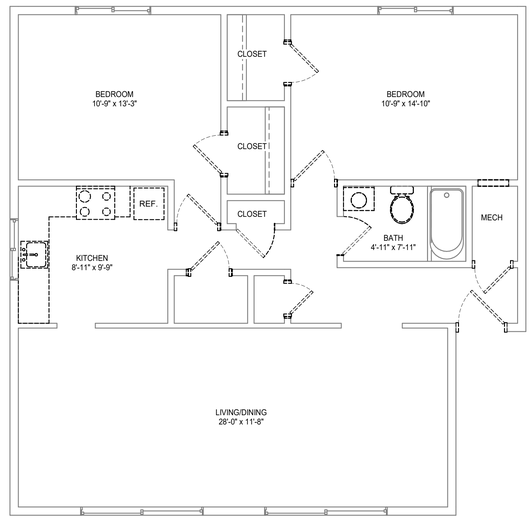
2 2BR UNIT - GROUND FLOOR PLAN - BUILDING C

1/4" = 1'-0"



3 2BR UNIT - GROUND FLOOR PLAN - UFAS - DEMO - BUILDING C

1/4" = 1'-0"



1 2BR UNIT - GROUND FLOOR PLAN - DEMO - BUILDING C

1/4" = 1'-0"

UNIT AIR SEALING NOTES

A. AIR SEAL ALL EXPOSED GYPSUM WALLBOARD PENETRATIONS BEHIND CABINETRY WHEN REPLACING CABINETS

B. IF BULKHEADS ARE PRESENT AND EXPOSED DURING KITCHEN CABINET REPLACEMENT, CAP AND SEAL WITH A RIGID AIR BARRIER.

C. AIR SEAL GYPSUM WALLBOARD GAP AT ALL ELECTRICAL BOXES ON EXTERIOR AND DEMISING WALLS

D. AIR SEAL GAP BETWEEN GYPSUM WALLBOARD AND FLOOING.

E. AIR SEAL DUCT BOOTS TO FINISHED GYPSUM WALLBOARD

F. DISPLACE CURRENT ATTIC INSULATION AND AIR SEAL ALL PENETRATIONS AND TOP RLATES PRIOR TO INSTALLING SUPPLEMENTAL INSULATION.

GENERAL NOTES

A. DO NOT SCALE DRAWINGS

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H. REFER TO A.2.1.n SERIES BUILDING KEY LEGENDS FOR UFAS OR HVI UNIT DESIGNATIONS.

UNIT PLAN RENOVATION WORK NOTES

1. ALL WOOD BASEBOARDS TO REMAIN, PROVIDE NEW SHOE MOULD. PAINT WOOD BASE.

2. REPAIR/REPLACE ANY DAMAGED TRIM.

3. SEAL GAPS TO PREVENT RODENT INTRUSION (BEHIND STOVES, HVAC CLOSETS, ETC). AND FOLLOW ALL AIR SEALING GUIDANCE IN ENERGY AUDIT.

4. REMOVE AND REPLACE INTERIOR CAULKING.

5. REPLACE SELECT UNIT ENTRY DOORS WITH NEW INSULATED HOLLOW METAL DOORS.

6. 4-PANEL, REFRAME INTERIOR DOOR FRAMES AS REQUIRED AND REPLACE DOORS WITH HOLLOW CORE WOOD DOORS .

7. REPLACE ALL UNIT DOOR HARDWARE, GRADE 2 MIN.

8. REPLACE ALL UNIT FLOORING WITH LVT WITH SOUND SUPPRESSION MEMBRANE AT UPPER LEVELS.

9. NOT USED.

10. NOT USED.

11. REPAIR CRACKED AND DAMAGED DRYWALL.

12. REPAIR WATER DAMAGED CEILINGS AND CEILINGS AFFECTED BY PLUMBING OR MECH. REPAIR OR MODIFICATIONS.

13. PAINT ALL WALLS AND CEILINGS.

14. REPLACE ALL BATHROOM ACCESSORIES: MIRROR/MEDICINE CABINET, TOWEL BARS, TOILET PAPER HOLDER, SHOWER ROD, ROBE HOOK.

15. REPAIR AND REPAINT EXISTING CLOSET RODS AND SHELVING.

16. PROVIDE KITCHEN FIRE EXTINGUISHER IN EACH UNIT.

17. REPLACE KITCHEN APPLIANCES WITH ENERGY STAR EQUIPMENT WHERE APPLICABLE AND ADD DISHWASHER.

18. INSTALL RANGE HOOD COOK TOP FIRE SUPPRESSORS.

19. REPLACE KITCHEN CABINETS.

20. IN UFAS UNITS, NEW SINK BASE CABINET AND WORKSPACE CABINET TO BE REMOVABLE AND FLOORING TO EXTEND UNDER THE CABINETS.

21 REPLACE KITCHEN COUNTERTOPS WITH NEW P LAM TOPS.

22. REPLACE BATHROOM VANITY AND COUNTER WITH NEW VANITY AND CULTURED MARBLE TOPS WITH INTEGRAL SINK.

23. IN UFAS UNITS, NEW BATHROOM VANITY TO BE REMOVABLE AND FLOORING TO EXTEND UNDER THE CABINET.

24. PROVIDE NEW CORDLESS WINDOW BLINDS AT ALL WINDOWS.

25. EXCEPT FOR BATHTUBS, REPLACE ALL BATHROOM FIXTURES, KITCHEN SINK/FAUCET WITH WATER SENSE FIXTURES.

26. REGLAZE EXISTING BATHTUBS AND TILE SURROUNDS. IN UFAS UNITS, PROVIDE NEW TUBS AND TILE SURROUNDS.

27. REPLACE WATER HEATERS.

28. REPLACE ALL INTERIOR LIGHTING WITH ENERGY STAR RATED LED FIXTURES.

29. REPLACE DECKING AND GUARDRAILS. PAINT BALCONY SUPPORTS.

THROUGHOUT UNIT, REPOINT CRACKED AND DAMAGED DRYWALL IN PREPARATION FOR NEW PAINT.

TURNED UNIT RENOVATION WORK NOTES

DUE TO THE PROJECT TIMELINE, SOME OF THE UNITS UNDERWENT A MODEST RENOVATION TO ALLOW THEM TO BE LEASED.
THE LIST OF THOSE UNITS IS AS FOLLOWS:

- 5716A 5716B
- 5718B 5718E
- 5720A 5722F
- 5722A
- 5724E
- 5727C
- 5729E

THE SCOPE THOSE UNITS ARE TO INCLUDE THE FOLLOWING SCOPE:

- INSPECTION OF THE WORK COMPLETED DURING THE TURN TO ENSURE THAT IT WAS DONE IN A CODE COMPLIANT MANNER AND COMPLIES WITH ALL CDA THRESHOLDS AND STANDARDS.
- HVAC SYSTEM REPLACEMENT AND ALL MECHANICAL SCOPE
- REMOVE EXHAUST HOODS AND INSTALL MICROWAVE EXAHUSTS ARE VENTED TO THE EXTERIOR
- REMOVE CABINET ADJACENT TO SINK AND INSTALL DISHWASHER, ADD FILLER PANELS IF THERE ARE ANY GAPS
- HOTWATER HEATER AND PAN REPLACEMENT
- SMOKE DETECTOR WORK
- INTERIOR DOORS NOT REPLACED DURING TURN ARE TO BE REPLACED
- WINDOW, PATIO DOOR AND WINDOW COVERING REPLACEMENT
- BALCONY REPLACEMENT
- UNIT ENTRY DOOR HARDWARE

NOTE THAT A TURN WAS COMPLETED IN 5719E AS WELL, HOWEVER THAT IS A PROPOSED UFAS (ACCESSIBLE) UNIT AND REQUIRES RECONFIGURATION. FULL SCOPE SHOULD BE INCLUDED IN THAT UNIT

DEMOLITION PLAN LEGEND

APPLIES TO DRAWINGS A1.2.1 - A1.2.n

- EXISTING PARTITION/ WALL/ ITEM TO REMAIN
- REMOVE EXISTING PARTITION/WALL/ITEM
- REMOVE EXISTING WINDOW ASSEMBLY AND FRAMING, INCLUDING ANCHORS
- REMOVE EXISTING DOOR AND FRAME ASSEMBLY INCLUDING DOOR HARDWARE, ANCHORS, AND THRESHOLD (WHERE OCCURS).
- REMOVE EXISTING PLUMBING FIXTURE. REFER TO PLUMBING DEMOLITION PLAN FOR ADDITIONAL INFORMATION.
- REMOVE ALL EXISTING FINISH FLOORING AND SUSPENDED CEILINGS IN AREA

0' 1' 2' 4' 8'
1/4" = 1'-0"

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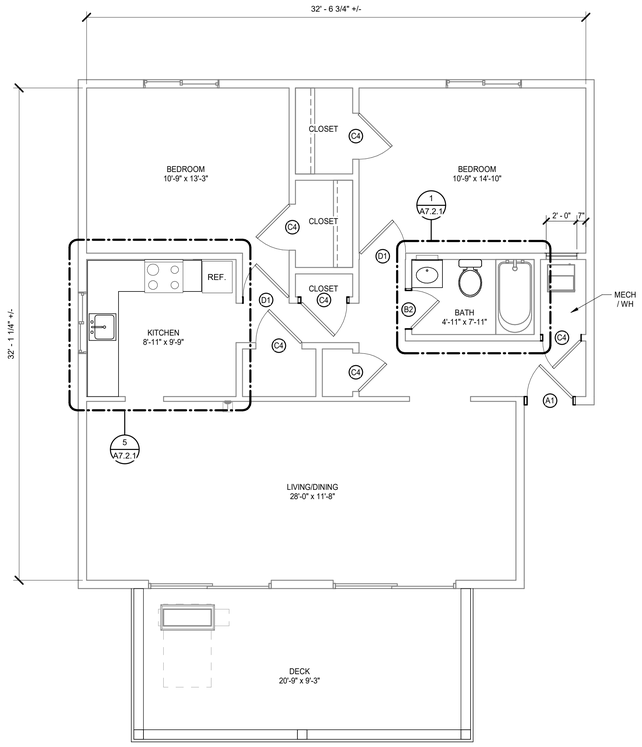
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UNIT PLANS

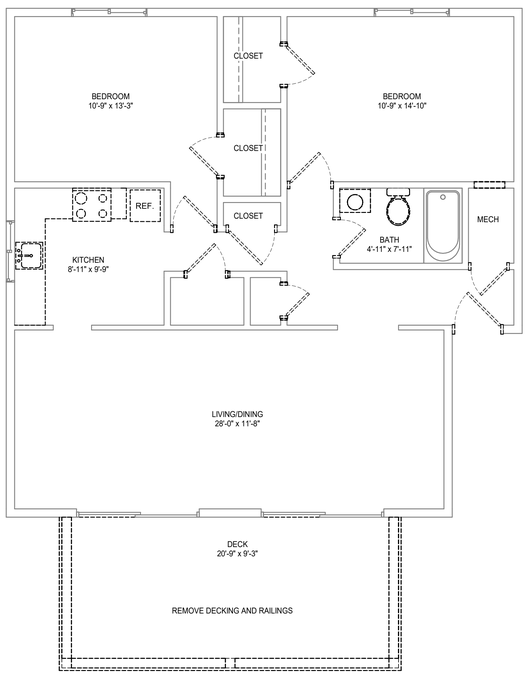
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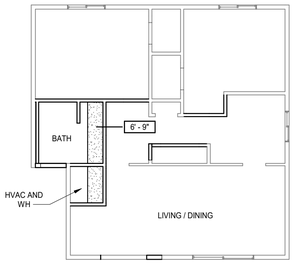
5 2BR UNIT WITH DECK FLOOR PLAN

1/4" = 1'-0"



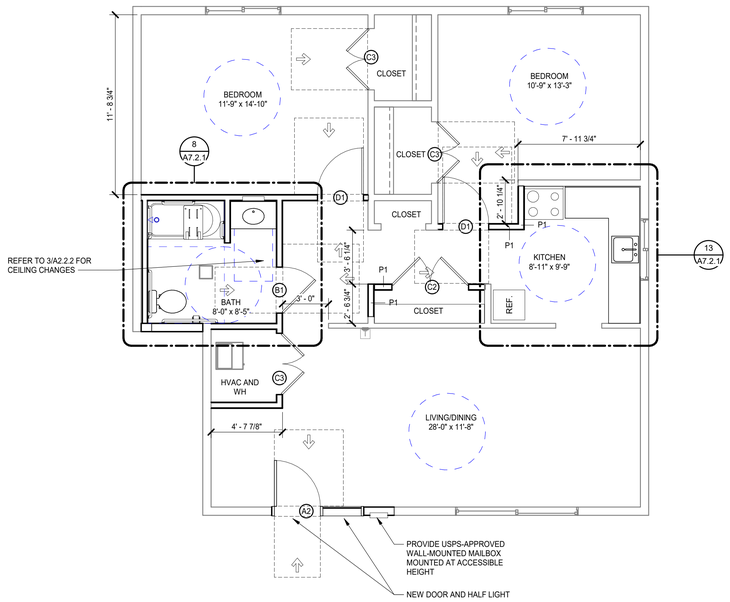
4 2BR UNIT WITH DECK FLOOR PLAN - DEMO

1/4" = 1'-0"



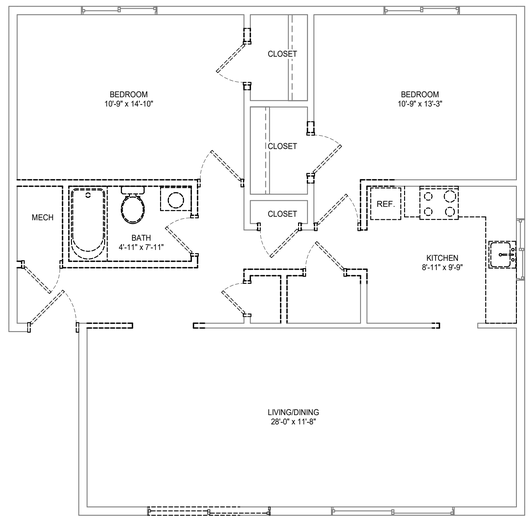
3 2BR UNIT - GROUND REFLECTED CEILING PLAN - UFAS - BUILDING A

1/8" = 1'-0"



2 2BR UNIT - GROUND FLOOR PLAN - UFAS - BUILDING A

1/4" = 1'-0"



1 2BR UNIT - GROUND FLOOR PLAN - DEMO - BUILDING A

1/4" = 1'-0"

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B. IF BULKHEADS ARE PRESENT AND EXPOSED DURING KITCHEN CABINET REPLACEMENT, CAP AND SEAL WITH A RIGID AIR BARRIER.

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3. SEAL GAPS TO PREVENT RODENT INTRUSION (BEHIND STOVES, HVAC CLOSETS, ETC), AND FOLLOW ALL AIR SEALING GUIDANCE IN ENERGY AUDIT.

4. REMOVE AND REPLACE INTERIOR CAULKING.

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6. 4-PANEL, REFRAME INTERIOR DOOR FRAMES AS REQUIRED AND REPLACE DOORS WITH HOLLOW CORE WOOD DOORS .

7. REPLACE ALL UNIT DOOR HARDWARE, GRADE 2 MIN.

8. REPLACE ALL UNIT FLOORING WITH LVT WITH SOUND SUPPRESSION MEMBRANE AT UPPER LEVELS.

9. NOT USED.

10. NOT USED.

11. REPAIR CRACKED AND DAMAGED DRYWALL.

12. REPAIR WATER DAMAGED CEILINGS AND CEILINGS AFFECTED BY PLUMBING OR MECH. REPAIR OR MODIFICATIONS.

13. PAINT ALL WALLS AND CEILINGS.

14. REPLACE ALL BATHROOM ACCESSORIES: MIRROR/MEDICINE CABINET, TOWEL BARS, TOILET PAPER HOLDER, SHOWER ROD, ROBE HOOK.

15. REPAIR AND REPAINT EXISTING CLOSET RODS AND SHELVING.

16. PROVIDE KITCHEN FIRE EXTINGUISHER IN EACH UNIT.

17. REPLACE KITCHEN APPLIANCES WITH ENERGY STAR EQUIPMENT WHERE APPLICABLE AND ADD DISHWASHER.

18. INSTALL RANGE HOOD COOK TOP FIRE SUPPRESSORS.

19. REPLACE KITCHEN CABINETS.

20. IN UFAS UNITS, NEW SINK BASE CABINET AND WORKSPACE CABINET TO BE REMOVABLE AND FLOORING TO EXTEND UNDER THE CABINETS.

21 REPLACE KITCHEN COUNTERTOPS WITH NEW P LAM TOPS.

22. REPLACE BATHROOM VANITY AND COUNTER WITH NEW VANITY AND CULTURED MARBLE TOPS WITH INTEGRAL SINK.

23. IN UFAS UNITS, NEW BATHROOM VANITY TO BE REMOVABLE AND FLOORING TO EXTEND UNDER THE CABINET.

24. PROVIDE NEW CORDLESS WINDOW BLINDS AT ALL WINDOWS.

25. EXCEPT FOR BATHTUBS, REPLACE ALL BATHROOM FIXTURES, KITCHEN SINK/FAUCET WITH WATER SENSE FIXTURES.

26. REGLAZE EXISTING BATHTUBS AND TILE SURROUNDS. IN UFAS UNITS, PROVIDE NEW TUBS AND TILE SURROUNDS.

27. REPLACE WATER HEATERS.

28. REPLACE ALL INTERIOR LIGHTING WITH ENERGY STAR RATED LED FIXTURES.

29. REPLACE DECKING AND GUARDRAILS. PAINT BALCONY SUPPORTS.

THROUGHOUT UNIT, REPOINT CRACKED AND DAMAGED DRYWALL IN PREPARATION FOR NEW PAINT.

TURNED UNIT RENOVATION WORK NOTES

DUE TO THE PROJECT TIMELINE, SOME OF THE UNITS UNDERWENT A MODEST RENOVATION TO ALLOW THEM TO BE LEASED.
THE LIST OF THOSE UNITS IS AS FOLLOWS:

- 5716A 5716B
- 5718B 5718E
- 5720A 5722F
- 5722A
- 5724E
- 5727C
- 5729E

THE SCOPE THOSE UNITS ARE TO INCLUDE THE FOLLOWING SCOPE:

- INSPECTION OF THE WORK COMPLETED DURING THE TURN TO ENSURE THAT IT WAS DONE IN A CODE COMPLIANT MANNER AND COMPLIES WITH ALL CDA THRESHOLDS AND STANDARDS.
- HVAC SYSTEM REPLACEMENT AND ALL MECHANICAL SCOPE
- REMOVE EXHAUST HOODS AND INSTALL MICROWAVE EXAHUSTS ARE VENTED TO THE EXTERIOR
- REMOVE CABINET ADJACENT TO SINK AND INSTALL DISHWASHER, ADD FILLER PANELS IF THERE ARE ANY GAPS
- HOTWATER HEATER AND PAN REPLACEMENT
- SMOKE DETECTOR WORK
- INTERIOR DOORS NOT REPLACED DURING TURN ARE TO BE REPLACED
- WINDOW, PATIO DOOR AND WINDOW COVERING REPLACEMENT
- BALCONY REPLACEMENT
- UNIT ENTRY DOOR HARDWARE

NOTE THAT A TURN WAS COMPLETED IN 5719E AS WELL, HOWEVER THAT IS A PROPOSED UFAS (ACCESSIBLE) UNIT AND REQUIRES RECONFIGURATION. FULL SCOPE SHOULD BE INCLUDED IN THAT UNIT

DEMOLITION PLAN LEGEND

APPLIES TO DRAWINGS A1.2.1 - A1.2.n

- EXISTING PARTITION/ WALL/ ITEM TO REMAIN
- REMOVE EXISTING PARTITION/WALL/ITEM
- REMOVE EXISTING WINDOW ASSEMBLY AND FRAMING, INCLUDING ANCHORS
- REMOVE EXISTING DOOR AND FRAME ASSEMBLY INCLUDING DOOR HARDWARE, ANCHORS, AND THRESHOLD (WHERE OCCURS).
- REMOVE EXISTING PLUMBING FIXTURE. REFER TO PLUMBING DEMOLITION PLAN FOR ADDITIONAL INFORMATION.
- REMOVE ALL EXISTING FINISH FLOORING AND SUSPENDED CEILINGS IN AREA

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HAZELCREST APARTMENTS

610135

Concord communities - A Lowe Development Company

5716/20/22/24 Plainfield Ave., & 5727/29 Onnen Rd, Baltimore, MD 21206

PROJECT NO: 610135	
DATE: August 15, 2025	
REVISIONS	
DATE	DESCRIPTION
05/03/2024	100% CDS
08/15/2025	COMMITMENT

UNIT PLANS

A2.2.2

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LAUNDRY / MAINTENANCE BUILDING SLAB SCOPE

- REMOVE ALL EXISTING FINISHES

- PREPARE EXISTING CONCRETE SURFACE PER SELF-LEVELING CONCRETE TOPPING MANUFACTURER RECOMMENDATIONS. IF NECESSARY, MECHANICALLY CLEAN DOWN TO A SOUND, SOLID SUBSTRATE BY SHOT BLASTING OR SIMILAR. REPAIR ALL EXISTING FLOOR CRACKS WIDER THAN 1/32".

- ADD SELF - LEVELING SLAB AS REQUIRED PER MANUFACTURER REQUIREMENTS

- SEAL ENTIRE FLOOR



- NEW 30-YEAR SHINGLES ON 30# BUILDING PAPER WITH ICE AND WATERSHIELD AS RECOMMENDED.

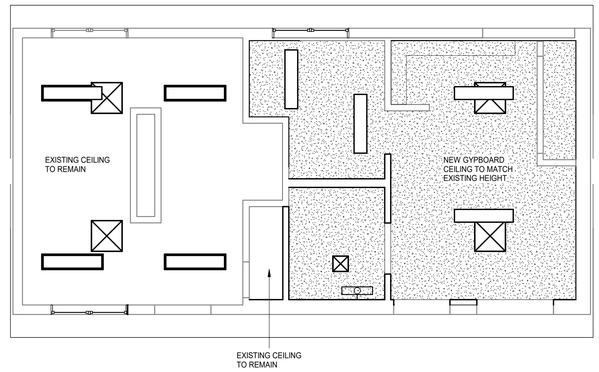
- PAINT EXISTING FLUES AND VENTS.

- NEW PREFINISHED ALUMINUM WRAP ON THE EXISTING SOFFITS AND RAKES.

- NEW GUTTERS AND DOWNSPOUTS (TO TIE INTO EXISTING BOOTS.

- SOFFITS - SCRAPE THE EXISTING PAINT AND INSTALL BEADED ALUMINUM SOFFIT. NEW CPVC OR FIBER CEMENT TRIM PIECE AT PERIMETER WHERE SOFFIT MEETS BRICK

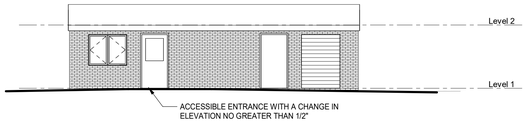
9 LAUNDRY/MAINTENANCE - ROOF PLAN
A4.1.1 A2.3.1 1/8" = 1'-0"



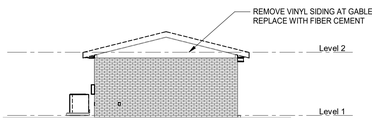
8 LAUNDRY/MAINTENANCE BUILDING RCP
A2.3.1 A2.3.1 1/4" = 1'-0"

DEMOLITION PLAN LEGEND
APPLIES TO DRAWINGS A1.2.1 - A1.2.n

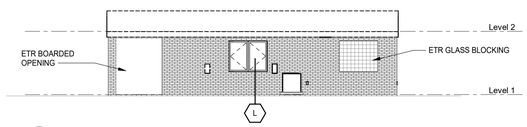
- EXISTING PARTITION/ WALL/ ITEM TO REMAIN
- REMOVE EXISTING PARTITION/WALL/ITEM
- REMOVE EXISTING WINDOW ASSEMBLY AND FRAMING, INCLUDING ANCHORS
- REMOVE EXISTING DOOR AND FRAME ASSEMBLY INCLUDING DOOR HARDWARE, ANCHORS, AND THRESHOLD (WHERE OCCURS).
- REMOVE EXISTING PLUMBING FIXTURE. REFER TO PLUMBING DEMOLITION PLAN FOR ADDITIONAL INFORMATION.
- REMOVE ALL EXISTING FINISH FLOORING AND SUSPENDED CEILINGS IN AREA



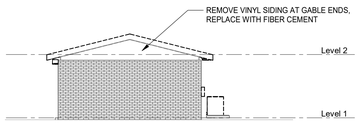
7 FRONT ELEVATION - NEW
A2.3.1 A2.3.1 1/8" = 1'-0"



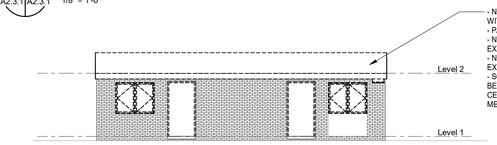
6 EXISTING ELEVATION
A2.3.1 A2.3.1 1/8" = 1'-0"



5 EXISTING ELEVATION
A2.3.1 A2.3.1 1/8" = 1'-0"

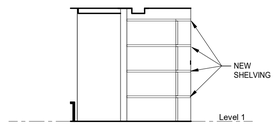


4 EXISTING ELEVATION
A2.3.1 A2.3.1 1/8" = 1'-0"

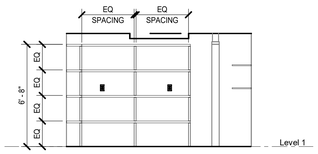


- NEW 30-YEAR SHINGLES ON 30# BUILDING PAPER WITH ICE AND WATERSHIELD AS RECOMMENDED.
- PAINT EXISTING FLUES AND VENTS.
- NEW PREFINISHED ALUMINUM WRAP ON THE EXISTING SOFFITS AND RAKES.
- NEW GUTTERS AND DOWNSPOUTS (TO TIE INTO EXISTING BOOTS.
- SOFFITS - SCRAPE THE EXISTING PAINT AND INSTALL BEADED ALUMINUM SOFFIT. NEW CPVC OR FIBER CEMENT TRIM PIECE AT PERIMETER WHERE SOFFIT MEETS BRICK

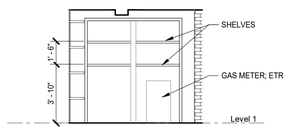
3 FRONT ELEVATION - DEMO
A2.3.1 A2.3.1 1/8" = 1'-0"



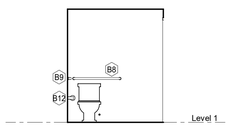
16 ELEVATION
A2.3.1 A2.3.1 1/4" = 1'-0"



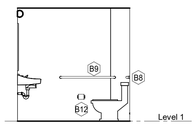
15 ELEVATION
A2.3.1 A2.3.1 1/4" = 1'-0"



14 ELEVATION
A2.3.1 A2.3.1 1/4" = 1'-0"



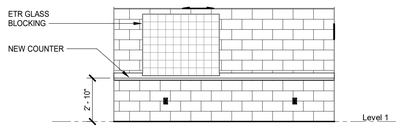
13 ELEVATION
A2.3.1 A2.3.1 1/4" = 1'-0"



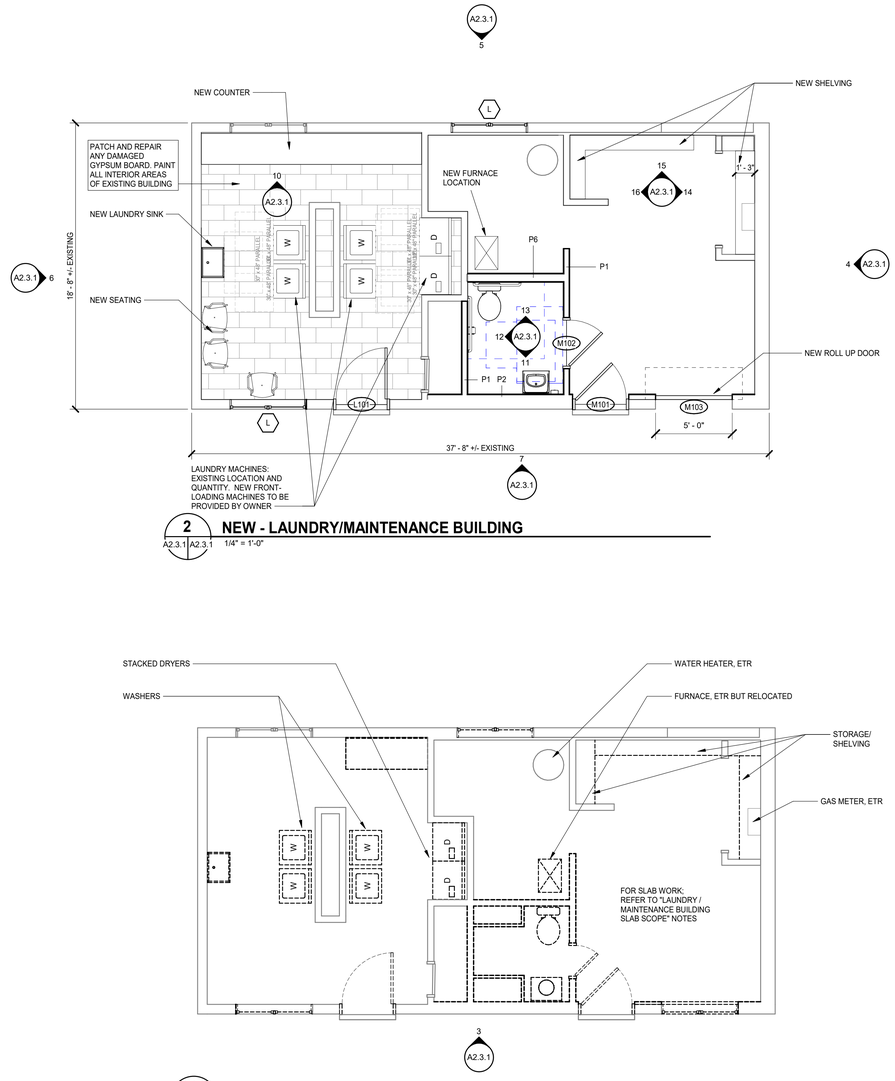
12 ELEVATION
A2.3.1 A2.3.1 1/4" = 1'-0"



11 ELEVATION
A2.3.1 A2.3.1 1/4" = 1'-0"



10 ELEVATION
A2.3.1 A2.3.1 1/4" = 1'-0"



2 NEW - LAUNDRY/MAINTENANCE BUILDING
A2.3.1 A2.3.1 1/4" = 1'-0"

1 DEMOLITION - LAUNDRY/MAINTENANCE BUILDING
A2.3.1 A2.3.1 1/4" = 1'-0"

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HAZELCREST APARTMENTS

610135

Concord communities - A Lowe Development Company

5716/20/22/24 Plainfield Ave., & 5727/29 Onnen Rd, Baltimore, MD 21206

PROJECT NO: 610135	
DATE:	August 15, 2025
REVISIONS	
DATE	DESCRIPTION
05/03/2024	100% CDS
08/15/2025	COMMITMENT

LAUNDRY/MAINTENANCE BUILDING

A2.3.1

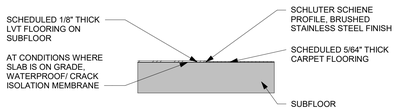
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FINISH SCHEDULE - COMMON AREA

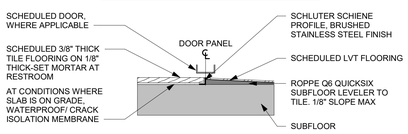
NUMBER	NAME	FLOOR	BASE	WALLS		CABINETRY	COUNTERTOP	CEILING	DOOR & FRAME	NOTES
				GENERAL	ACCENT					
13	VESTIBULE	LVP-2 / WM-1	B-1	PT-1	PT-2	--	--	PT-4	PT-3	
14	VESTIBULE	LVP-2 / WM-1	B-1	PT-1	PT-2	--	--	PT-4	PT-3	
15	VESTIBULE	LVP-2 / WM-1	B-1	PT-1	PT-2	--	--	PT-4	PT-3	
16	VESTIBULE	LVP-2 / WM-1	B-1	PT-1	PT-2	--	--	PT-4	PT-3	
32	VESTIBULE	LVP-2 / WM-1	B-1	PT-1	PT-2	--	--	PT-4	PT-3	
33	VESTIBULE	LVP-2 / WM-1	B-1	PT-1	PT-2	--	--	PT-4	PT-3	
34	VESTIBULE	LVP-2 / WM-1	B-1	PT-1	PT-2	--	--	PT-4	PT-3	
35	VESTIBULE	LVP-2 / WM-1	B-1	PT-1	PT-2	--	--	PT-4	PT-3	
36	VESTIBULE	LVP-2 / WM-1	B-1	PT-1	PT-2	--	--	PT-4	PT-3	
37	VESTIBULE	LVP-2 / WM-1	B-1	PT-1	PT-2	--	--	PT-4	PT-3	
38	VESTIBULE	LVP-2 / WM-1	B-1	PT-1	PT-2	--	--	PT-4	PT-3	
39	VESTIBULE	LVP-2 / WM-1	B-1	PT-1	PT-2	--	--	PT-4	PT-3	
67	VESTIBULE	LVP-2 / WM-1	B-1	PT-1	PT-2	--	--	PT-4	PT-3	
68	VESTIBULE	LVP-2 / WM-1	B-1	PT-1	PT-2	--	--	PT-4	PT-3	
69	VESTIBULE	LVP-2 / WM-1	B-1	PT-1	PT-2	--	--	PT-4	PT-3	
70	VESTIBULE	LVP-2 / WM-1	B-1	PT-1	PT-2	--	--	PT-4	PT-3	
73	LAUNDRY ROOM	LVP-2	B-2	PT-1	PT-2	--	PLAM-3	PT-4	PT-3	
74	MAINTENANCE SHOP	CS-1 / CL-1	B-2	PT-1	--	--	--	PT-4	PT-3	

FINISH SCHEDULE - UNIT FINISHES PACKAGE

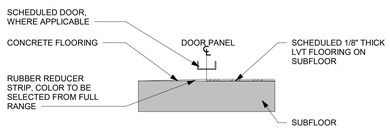
	FLOOR	BASE	WALL FINISH	ACCENT	CABINETRY	COUNTERTOP	CEILING	DOOR & FRAME	NOTES
KITCHEN	LVP-1	B-3	PT-1	--	CAB-2	G-1	PT-4	PT-3	ADD ALT: FRP-1 AS BACKSPLASH
DINING ROOM	LVP-1	B-3	PT-1	--	--	--	PT-4	PT-3	
LIVING ROOM	LVP-1	B-3	PT-1	--	--	--	PT-4	PT-3	
BEDROOM	C-1	B-3	PT-1	--	--	--	PT-4	PT-3	C-1 IN UFAS UNITS TO BE INSTALLED WITHOUT PAD, ADD ALT: LVP IN BEDROOMS
BATHROOM	LVP-1	B-3	PT-1	TR-1 / CT-2	CAB-2	CMV-1	PT-4	PT-3	CT-2 ACCENT IS PRESENT IN UFAS UNITS ONLY



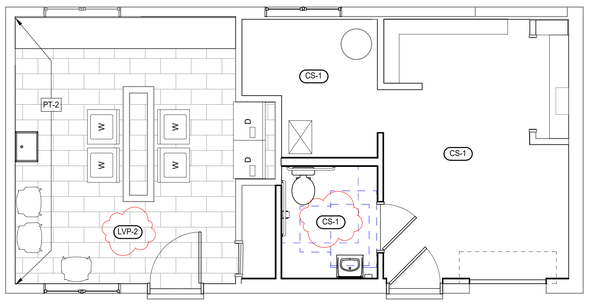
THHD-1
FLOORING TRANSITION - LVP TO CARPET



THHD-2
FLOORING TRANSITION - TILE TO LVP



THHD-3
FLOORING TRANSITION - CONCRETE TO LVP



5 NEW - LAUNDRY/MAINTENANCE BUILDING FINISH PLAN
1/4" = 1'-0"

FINISH LEGEND:

CARPET
C-1 JJ FLOOR; TYPE: BROADLOOM CARPET, COLLECTION: FAIRWAY II, STYLE: N9117, COLOR: PEBBLE BEACH 9832, CONSTRUCTION: SOLUTION DYED NYLON, BACKING: WOVEN SYNTHETIC BACKING,THICKNESS: 0.375", ADHESIVE: COMMERCIALON PREMIUM CARPET ADHESIVE (RESIDENTIAL UNIT FINISH PACKAGE)

C-2 NOT USED

CARPET
WM-1 MATTER SURFACES; TYPE: WALK OFF MODULAR CARPET TILE, STYLE: SUPER NOP 52 TILE, COLOR: STEEL BLUE (VESTIBULE ENTRY ONLY)

VINYL FLOORING
LVP-1 COBALT FLOORING; LUXURY VINYL PLANK, PATTERN: KATANGA, COLOR: MYRTLE, SIZE: 7"X48" 3MM 20MIL (DEDUCT ALT:2MM 12MIL) (RESIDENTIAL UNIT FINISH PACKAGE)

LVP-2 COBALT FLOORING; LUXURY VINYL TILE, PATTERN: KATANGA, COLOR: MUSHROOM, SIZE: 12"X24" 3MM 20MIL (DEDUCT ALT:2MM 12MIL) (COMMON AREA, LAUNDRY ROOMS, AND RESTROOMS)

LVP-3 COBALT FLOORING; LUXURY VINYL PLANK, PATTERN: KATANGA, COLOR: KONA, SIZE: 7"X48" 3MM 20MIL (DEDUCT ALT:2MM 12MIL) (COMMON AREAS, PUBLIC SPACES, AND OFFICE SPACES)

VINYL COMPOSITE TILE
VCT-1 NOT USED

UNDERLAYMENT
ES-1 JJ FLOOR; TYPE: SOUNDCHECK ACOUSTICAL UNDERLAYMENT, SC100/SC450, MATERIAL: FROTHERED POLYURETHANE FOAM

CONCRETE LEVELER & SEALANT
CL-1 ARDEX CONCRETE LEVELER, STYLE: K301, EXTERIOR/INTERIOR SELF LEVELING CONCRETE TOPPING (MAINTENANCE AND UTILITY SPACES AS NEEDED)

CS-1 SHERWIN WILLIAMS; H&C WATER BASED 2-PART POLYURETHANE CLEAR COAT CONCRETE SEALANT W/ SATIN FINISH, COLOR: CLEAR (MAINTENANCE AND UTILITY SPACES)

CERAMIC & PORCELAIN TILE
CT-1 NOT USED.

CT-2 ARCHITECTURAL CERAMICS; COLLECTION: HUES, COLOR: WHITE, SIZE: 4"X16", THICKNESS: 3/8", GROUT: MAPEI OPTICOLOR EPOXY, COLOR: #38 AVALANCHE, GROUT JOINT: 1/16" (RESTROOM WETWALL)

BASE
B-1 STANLEY STEPHENS, ROPPE RUBBER WALL BASE; COLLECTION: CONTOURS, STYLE: SIMPLICITY BOLD #05, SIZE:4-1/2"H, #PV4005, COLOR: TBD (COMMON SPACES)

B-2 STANLEY STEPHENS, ROPPE RUBBER WALL BASE; COLLECTION: PINNACLE, STYLE: STANDARD TOE, SIZE:4"H, COLOR: TBD (UTILITY SPACES)

B-3 EXISTING WOOD BASE PAINTED WITH PT-3 (UNITS)

PAINT
PT-1 SHERWIN WILLIAMS PROMAR 200 ZERO VOC INTERIOR LATEX PAINT, COLOR: SW9566 GREY HERON, FINISH: SEE PAINT FINISH NOTES (OVERALL COMMON AREA)

PT-2 SHERWIN WILLIAMS PROMAR 200 ZERO VOC INTERIOR LATEX PAINT, COLOR: SW7624 SLATE TILE, FINISH: SEE PAINT FINISH NOTES (ACCENT - COMMON SPACES)

PT-3 SHERWIN WILLIAMS PROMAR 200 ZERO VOC INTERIOR LATEX PAINT, COLOR: SW7642 PAVESTONE, FINISH: SEE PAINT FINISH NOTES (ACCENT - DOORS/TRIM)

PT-4 SHERWIN WILLIAMS PROMAR 200 ZERO VOC INTERIOR LATEX PAINT, COLOR: SW7006 EXTRA WHITE, FINISH: SEE PAINT FINISH NOTES (TYPICAL CEILING)

PAINT NOTES
1. CORRIDOR WALLS AND UNIT WALLS TO RECEIVE FLAT PAINT FINISH
2. ALL CEILINGS TO RECEIVE FLAT PAINT FINISH
3. ALL TRIM/ DOORS TO RECEIVE SEMI-GLOSS PAINT FINISH
4. COMMON TOILET ROOM WALLS TO RECEIVE SEMI-GLOSS PAINT FINISH
5. PREP AND PRIME NEW GYPSUM BOARD WITH SHERWIN WILLIAMS ODORLESS WATER BASE PRIMER
6. TWO (2) COATS PAINT MINIMUM. FINISH AND COLOR AS SCHEDULED

CABINETRY
CAB-1 WOLF HOME PRODUCTS: WALL AND BASE CABINETS; COLLECTION: WOLF CLASSIC SERIES; STYLE: DARTMOUTH, COLOR: PEWTER; (ADD ALT STYLE: GROVE, COLOR: CHATEAU); HARDWARE: DESIGNPERFECT SLEEK 6-5/16" CTR TO CTR SQUARE BAR PULL, SATIN NICKEL, DPA-S795SNB (ADD ALT: MATTE BLACK HARDWARE FINISH) (COMMON SPACES, OFFICE SPACE)

CAB-2 WOLF HOME PRODUCTS: WALL AND BASE CABINETS; COLLECTION: WOLF CLASSIC SERIES; STYLE: DARTMOUTH, BASE CABINET COLOR: PEWTER; UPPER CABINET COLOR: WHITE, (ADD ALT STYLE: GROVE, COLOR: CHATEAU) HARDWARE: DESIGNPERFECT SLEEK 6-5/16" CTR TO CTR SQUARE BAR PULL, SATIN NICKEL, DPA-S795SNB (ADD ALT: MATTE BLACK HARDWARE FINISH) (RESIDENTIAL UNIT FINISH PACKAGE)

PLASTIC LAMINATE
PLAM-1 NOT USED

PLAM-2 NOT USED

PLAM-3 WILSONART HIGH PRESSURE LAMINATE, COLOR: PALISADES OAK 7987-38, FINISH: FINE VELVET TEXTURE FINISH (MAINTENANCE SHOP, LAUNDRY)

SOLID SURFACE & QUARTZ & CULTURED MARBLE
CMV-1 RYNONE CULTURED MARBLE VANITY TOPS; STYLE: SOLID / 3B; COLOR: SOLID WHITE

CMV-2 NOT USED

G-1 LEVEL 1 GRANITE WITH EASED EDGE FOR KITCHEN COUNTERS - OWNER TO PROVIDE SELECTION

TRANSITIONS, THRESHOLDS &BRACKETS
THHD-1 SCHLUTER SYSTEMS: FLOOR TRANSITION STRIP, STYLE: SCHIENE (CARPET TO LVP)

THHD-2 SCHLUTER SYSTEMS: FLOOR TRANSITION STRIP, STYLE: JOLLY (TILE TO LVP)

THHD-3 SCHLUTER SYSTEMS: FLOOR TRANSITION STRIP, STYLE: SCHIENE (CONCRETE TO LVP)

WALL PROTECTION:
FRP-1 MARLITE SYMMETRIX SMARTSEAM FRP, HORIZONTAL SUBWAY 6" X 3", WHITE WITH WHITE GROUT LINES #SS100

WINDOW TREATMENTS
WT-1 BALI (OR EQUAL): S300 HORIZONTAL CORDLESS BLINDS, COLOR: TBD, MOUNT: INSIDE MOUNT (UNITS)

WT-2 SWF CONTRACT (OR EQUAL): COLLECTION: R SERIES MANUAL ROLLER SHADES, STYLE:CROSSHATCH #R300, COLOR: WHITE/FOG #C8314, OPENNESS: 3% (COMMON AREAS AS NOTED)

TUB/SHOWER
TR-1 CUSTOM TUB AND TILE RESURFACING; TUB AND TILE RESURFACING SPRAY ON COATING AND RE-GROUTING; COLOR: BONE (AS) ATH-2036 (A-1007)

FINISH SCHEDULE GENERAL NOTES

A. FINISH SCHEDULE DESCRIBES ONLY THE BASIC OR PREDOMINANT SURFACE FINISH.

B. PROVIDE SAME FINISHES AS THE ADJACENT SPACE IN ALCOVES AND CONTINUOUS SPACES WITHOUT DESIGNATED SPACE NUMBERS.

C. BULKHEADS AND SOFFITS MAY NOT BE INDICATED IN FINISH SCHEDULES. REFER TO RCP DETAILS, AND OTHER DOCUMENTS FOR EXTENT.

D. PROVIDE CONTINUOUS SEALANT BETWEEN INTERIOR SLAB-ON-GRADE AND VERTICAL ELEMENT WHERE JOINT IS NOT CONCEALED BY FINISH BASE OR OTHER CONSTRUCTION.

FINISH SCHEDULE SPECIFIC NOTES

NOTE:

1. ES-1 TO BE INSTALLED IN ALL AREAS WHERE HARD FLOORING IS BETWEEN UNITS.

MOSELEYARCHITECTS
3200 NORFOLK STREET, RICHMOND, VA 23230
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HAZELCREST APARTMENTS

610135

Concord communities - A Lowe Development Company

5716/20/22/24 Plainfield Ave., & 5727/29 Onnen Rd, Baltimore, MD 21206

PROJECT NO:	610135
DATE:	August 15, 2025

REVISIONS

DATE	DESCRIPTION
05/03/2024	100% CDS
08/15/2025	COMMITMENT

FINISH PLANS, SCHEDULES & SELECTIONS

A3.0.1

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UNIT DOOR SCHEDULE

MARK	SIZE (NOMINAL)	DOOR TYPE	DOOR MATL	DOOR LOUVER	DOOR UC	DOOR GLAZING TYPE	FRAME TYPE	FRAME NUMBER	FRAME SECTIONS	FRAME HEAD DETAIL	FRAME JAMB DETAIL	FRAME SILL DETAIL	HDWR	FIRE RATING	NOTES
A1	3' - 0"x7' - 0"x1 3/4"	RP6	HM				HM	1					U01		ENTRY
A2	3' - 0"x7' - 0"x1 3/4"	RP6	HM				HM	2					U01		ENTRY
B1	3' - 0"x6' - 8"x1 3/8"	RP6	HC				WD	1					U02		BATHROOM
B2	2' - 6"x6' - 8"x1 3/4"	RP6	HC				WD	1					U02		BATHROOM
C1	2' - 0"x6' - 8"x1 3/8"	RP6	HC				WD	1					U03		CLOSET
C2	PR 2' - 6"x6' - 8"x1 3/8"	P6	HC				WD	1					U04		CLOSET
C3	PR 2' - 0"x6' - 8"x1 3/8"	P6	HC				WD	1					U04		CLOSET
C4	2' - 6"x6' - 8"x1 3/4"	RP6	HC				WD	1					U03		CLOSET
D1	3' - 0"x6' - 8"x1 3/8"	RP6	HC				WD	1					U02		BEDROOM
P1	6'-0" X 6'-8"	FG	VINYL				VINYL	1					N/A		SLIDING VINYL PATIO DOOR, ENERGY STARI

UNIT DOOR SCHEDULE NOTES:

IN ADDITION TO THE NEW DOORS IN THE UFAS UNITS, UNIT ENTRY DOOR SCOPE IS AS FOLLOWS:
- PAINT ALL UNIT ENTRY DOORS
- REPAIR DAMAGED FRAME OR CASING: 5716E, 5716F, 5718C, 5718D, 5718E, 5720A, 5720E, 5720F, 5724B, 5724C, 5724E, 5724F, 5729A, 5729E
- REPLACE THE FOLLOWING DOORS AND FRAMES: 5716A, 5720B, 5720C, 5720D, 5722C, 5725D, 5729B, 5729D
- NEW DOORS TO BE INSULATED, REPLACEMENT DOORS ARE TO MATCH EXISTING OPENING SIZES (EXCEPT UFAS DOORS WHICH MUST BE 3'-0" MIN)

BID SUBMISSION

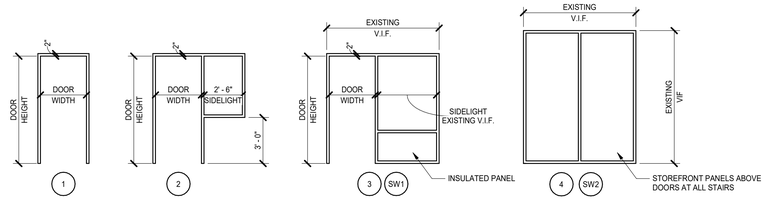
NEW SLIDING PATIO DOORS ARE TO BE WHITE, VINYL ENERGY STAR

VERIFY SIZES OF REPLACEMENT UNIT INTERIOR DOORS IN THE FIELD. AT BIFOLD DOORS, ADJUST DOOR SIZE FOR FRAME DIMENSION AS NEEDED

INTERIOR UNIT DOORS ARE TO BE PREHUNG HOLLOW-CORE PANEL DOORS, 4-PANEL OR 6-PANEL ACCEPTABLE

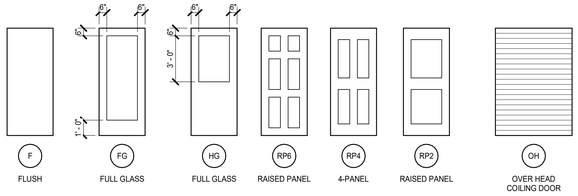
DOOR SCHEDULE

NUMBER	SIZE (NOMINAL)	DOOR TYPE	DOOR MATL	DOOR LOUVER	DOOR UC	DOOR GLAZING TYPE	FRAME TYPE	FRAME SECTIONS	FRAME HEAD DETAIL	FRAME JAMB DETAIL	FRAME SILL DETAIL	HDWR	FIRE RATING	NOTES
A101	3' - 0"x7' - 0"x1 3/4"	FG	AS			TEMP	3 / 4		4/A3.2.1	3/A3.2.1	2/A3.2.1	S1		
B101	3' - 0"x7' - 0"x1 3/4"	FG	AS			TEMP	3 / 4		4/A3.2.1	3/A3.2.1	2/A3.2.1	S1		
B102	3' - 0"x7' - 0"x1 3/4"	FG	AS			TEMP	3 / 4		4/A3.2.1	3/A3.2.1	2/A3.2.1	S1		
B103	3' - 0"x7' - 0"x1 3/4"	FG	AS			TEMP	3 / 4		4/A3.2.1	3/A3.2.1	2/A3.2.1	S1		
B104	3' - 0"x7' - 0"x1 3/4"	FG	AS			TEMP	3 / 4		4/A3.2.1	3/A3.2.1	2/A3.2.1	S1		
C101	3' - 0"x7' - 0"x1 3/4"	FG	AS			TEMP	3 / 4		4/A3.2.1	3/A3.2.1	2/A3.2.1	S1		
C102	3' - 0"x7' - 0"x1 3/4"	FG	AS			TEMP	3 / 4		4/A3.2.1	3/A3.2.1	2/A3.2.1	S1		
L101	3' - 4"x7' - 0"x1 3/4"	HG	STL			TEMP	1		7/A3.2.1	6/A3.2.1	5/A3.2.1	HW5		
M101	3' - 4"x7' - 0"x1 3/4"	F	STL				1		7/A3.2.1	6/A3.2.1	5/A3.2.1	HW5		
M102	3' - 0"x6' - 8"x1 3/4"	F	STL				1		8/A3.2.1	8/A3.2.1		HW2		
M103	5' - 0"x7' - 0"x2"	OH	STL									OH1		



REPLACE UPPER AND LOWER WINDOWS WITH STOREFONT IN EXISTING ENTRY STAIRS, TYP FOR ALL BUILDINGS

FRAME TYPES



DOOR TYPES

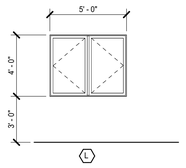
PANEL WALL/PARTITION TYPES

REPRESENTED BY Xnn

MARK	FIRE RATED ASSEMBLY (REFER TO LS 1.1 FOR LEGEND)	REMARKS	INFORMATION
P1	n	--	5/8" GYPSUM BOARD, 2X4 WOOD STUD
P2	n	--	5/8" GYPSUM BOARD, 2X4 WOOD STUD
P3	n	--	5/8" GYPSUM BOARD, 2X3 WOOD STUD
P4	n	--	5/8" GYPSUM BOARD, 2X3 WOOD STUD
P5	n	MATCH EXISTING WALL THICKNESS	1/2" GYPSUM BOARD, 2X3 WOOD STUD
P6	n	--	5/8" GYPSUM BOARD, 2X6 WOOD STUD

AMENITY Window Schedule

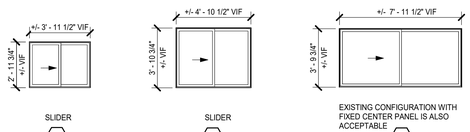
MARK	EXT/INT	TYPE	MATERIAL	GLAZING	SILL HEIGHT	WIDTH	HEIGHT	HEAD DETAIL	JAMB DETAIL	SILL DETAIL
L	EXT	Casement Double	VINYL		3' - 0"	5' - 0"	4' - 0"			



WINDOW TYPE

1/4" = 1'-0"

RESIDENTIAL WINDOW TYPES



WINDOW GENERAL NOTES:
1. FIELD VERIFY ALL DIMENSIONS AND CONSTRUCTION TYPES
2. CAULK AND SEAL ALL WINDOW OPENINGS, INTERIOR AND EXTERIOR
3. ALL NEW WINDOWS ARE TO BE VINYL, ENERGY STAR RATED, COLOR FROM MANUF. STANDARD LINE, MATCH EXISTING AS CLOSELY AS POSSIBLE
4. U-VALUE IS TO BE 0.25 OR BETTER, SHGC IS TO BE 0.40 OR BETTER. REFER TO ENERGY AUDIT REPORT FOR ADDITIONAL INFORMATION
5. FOR ALL WINDOWS ABOVE FIRST FLOOR, PROVIDE RELEASABLE WINDOW STOP AT 4"
6. FOR ALL UFAS AND COMMON AREA WINDOWS, MOUNT HARDWARE ON JAMB OR PROVIDE STRING PULL TO RELEASE LOCK

7. EACH BEDROOM SHALL HAVE AT LEAST ONE EMERGENCY ESCAPE WINDOW MEETING THE FOLLOWING:
GROUND LEVEL: MINIMUM 5 SF NET CLEAR OPENING, 20" WIDE MIN, 24" HIGH MIN.
UPPER LEVELS: MINIMUM 5.7 SF NET CLEAR OPENING, 20" WIDE MIN, 24" HIGH MIN.

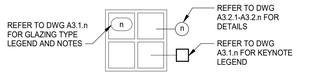
GENERAL NOTES

A. UNLESS INDICATED OTHERWISE, ALL DETAIL NUMBERS IN THE DOOR AND FRAME SCHEDULE FOR HEAD, JAMB AND SILL CONDITIONS REFER TO DRAWINGS A3.2.1 - A3.2.n.

B. DOOR AND FRAME DETAILS INDICATE GENERAL CHARACTERISTICS OF DOOR AND FRAME SIZES AND COMPONENTS AND MAY NOT INDICATE EXACT FIELD CONDITIONS OR REQUIREMENTS. COORDINATE DETAILS WITH OTHER DRAWINGS AND SPECS TO DETERMINE ALL COMPONENTS (E.G., SEALANTS, ANCHORS, HARDWARE, LINTELS, CLIPS) REQUIRED FOR COMPLETE AND FUNCTIONAL INSTALLATION.

C. DOOR SWINGS ON FLOOR PLANS TAKE PRECEDENCE OVER SWINGS INDICATED ELSEWHERE (E.G., ELEVATIONS).

GENERAL NOTES



GLAZING TYPES

REPRESENTED BY n

1. 1/4" CLEAR
2. 1" TINTED INSULATING
3. 1" SPANDREL PANEL
4. .....

NOTES:
1. ALL GLAZING IN INTERIOR FRAMES SHALL BE TYPE 1, UNO
2. ALL GLAZING IN EXTERIOR FRAMES SHALL BE TYPE 2, UNO
3. GLAZE ALL OPENINGS IN FRAMES UNLESS SPECIFICALLY INDICATED OTHERWISE
4. ALL GLAZING SHALL BE SAFETY GLASS UNLESS INDICATED OTHERWISE

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610135

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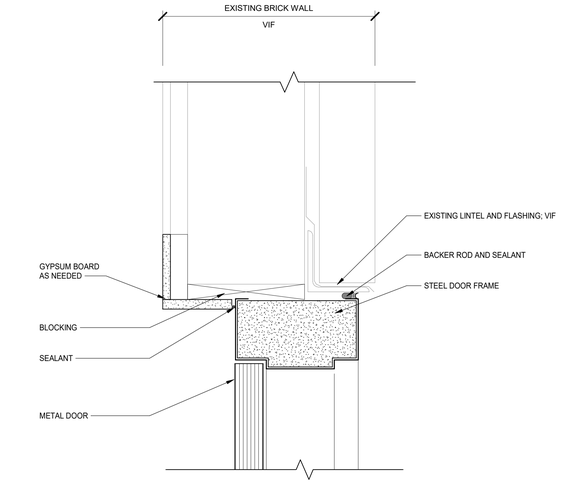
REVISIONS

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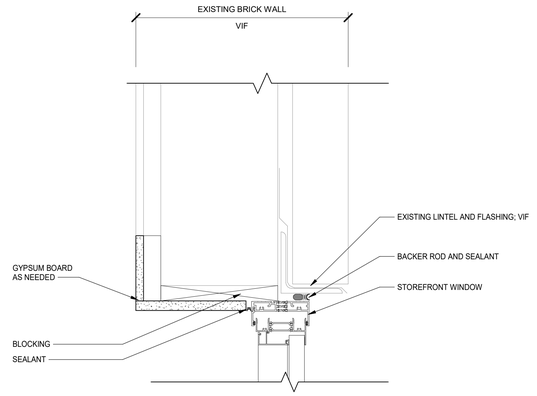
WINDOW DOOR AND FRAME SCHEDULE

A3.1.1

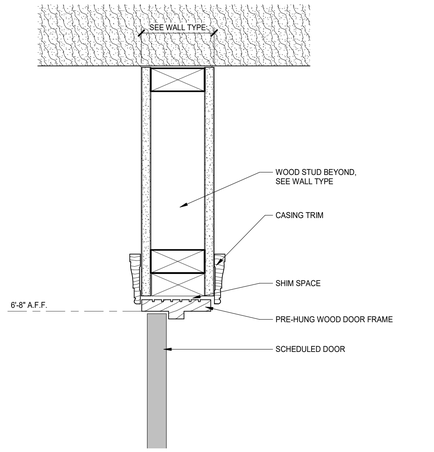
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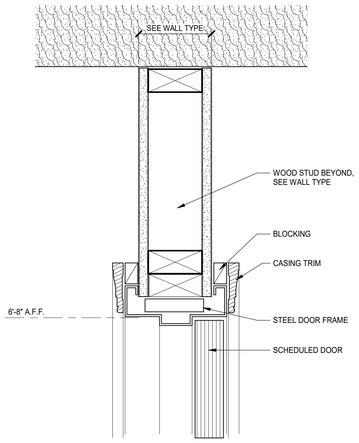
7 **EXTERIOR STEEL DOOR HEAD DETAIL**
3" = 1'-0"



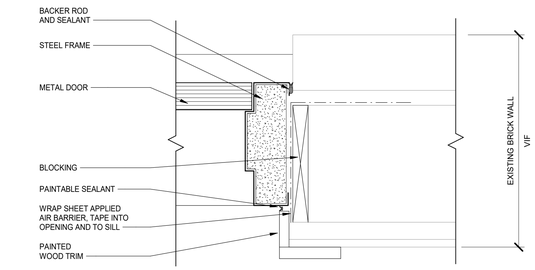
4 **STOREFRONT WINDOW HEAD - REPLACEMENT**
3" = 1'-0"



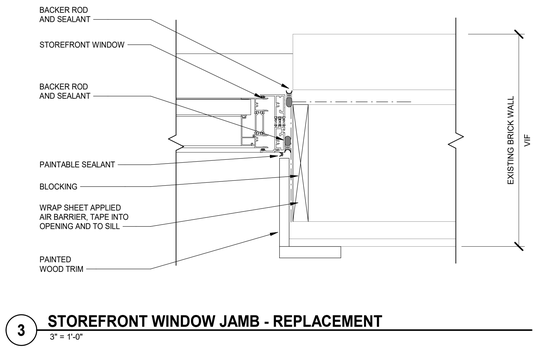
UNIT INTERIOR DOOR HEAD



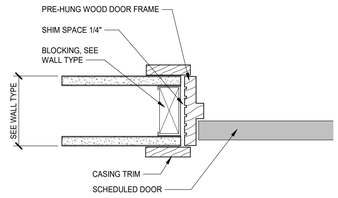
INTERIOR STEEL FRAME DOOR HEAD



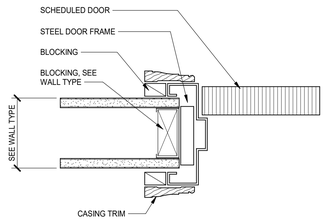
6 **EXTERIOR STEEL DOOR JAMB DETAIL**
3" = 1'-0"



3 **STOREFRONT WINDOW JAMB - REPLACEMENT**
3" = 1'-0"

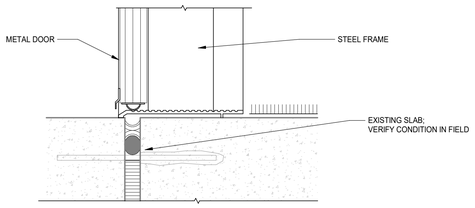


UNIT INTERIOR DOOR JAMB

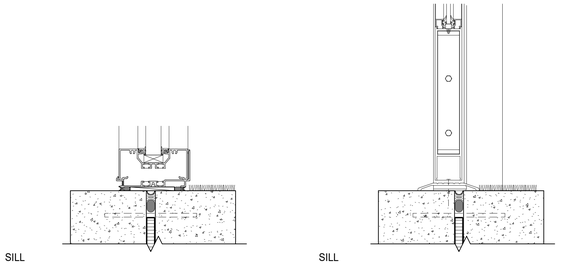


INTERIOR STEEL FRAME DOOR JAMB

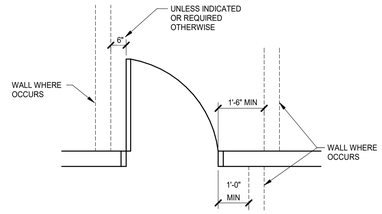
8 **METAL FRAME - INTERIOR CONDITION**
3" = 1'-0"



5 **EXTERIOR THRESHOLD**
NO SCALE



2 **STOREFRONT SILLS**
3" = 1'-0"



MANEUVERING CLEARANCE AT DOORS
NO SCALE

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HAZELCREST APARTMENTS

610135

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DOOR AND WINDOW DETAILS

A3.2.1

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COMMON AREAS/EXTERIOR SCOPE OF WORK

1. MASONRY WORK:
   - 100% CLEANING INCLUDING REMOVAL OF VEGETATION GROWTH
   - INCLUDE 225 SF OF REPOINTING
   - INCLUDE REPLACEMENT OF 100 BRICKS
   - INCLUDE 450 SF OF PAINT REMOVAL
   - REMOVE MISC. CARBON STEEL FASTENERS AND ABANDONED FIXTURES AND SEAL RESULTING HOLES

2. DEMOLISH AND RE-BUILD BALCONIES IN THE IDENTICAL SIZE. USE ALL PT MATERIALS, AND MATCH CURRENT PT GUARD-RAILS.

BALCONY ALTERNATE: IN LIEU OF PT GUARD-RAILS, PROVIDE STEEL OR PREFINISHED ALUMINUM CODE-COMPLIANT GUARD-RAILS.

3. REMOVE AND REPLACE EXISTING GUTTERS AND DOWNSPOUTS, PROVIDE GUTTER GUARDS. REFER TO ROOF PLANS FOR ADDITIONAL INFORMATION

BID SUBMISSION

4. REPAIR/REPLACE ANY DAMAGED EXTERIOR CAULK.

5. REPLACE LAUNDRY ROOM DOOR, FRAME AND GLAZING WITH NEW HOLLOW METAL UNIT.

6. REPLACE RUBBER STAIR TREADS AND RISERS ON STAIRS.

7. REPLACE LINOLEUM FLOORING ON STAIR LANDINGS AND FOYERS WITH LVT.

8. REPAIR CRACKED AND DAMAGED DRYWALL.

9. PAINT ALL WALLS AND CEILINGS IN STAIRWELLS AND FOYERS.

10. TOUCH UP EXTERIOR PAINTING AS NEEDED.

11. PROVIDE NEW APARTMENT UNIT SIGNAGE AT ALL UNIT ENTRY DOORS.

12. PROVIDE COMMON AREA SIGNAGE, INCLUDING ADA-COMPLIANT ROOM SIGNAGE, WAY FINDING SIGNAGE AND EGRESS SIGNAGE.

13. REPLACE EXISTING LAUNDRY EQUIPMENT. PROVIDE NEW DRYER EXHAUST. LAUNDRY EQUIPMENT TO BE PROVIDED BY OWNER.

14. REPLACE ALL BUILDING ENTRY/COMMON AREA DOORS.

15. NEW ACCESSIBLE ENTRANCES TO UFAS UNITS.

16. REMOVE EXISTING ROOFING AND INSTALL NEW 30-YR ARCHITECTURAL ASPHALT SHINGLES ON 2-LAYERS 30 LB BUILDING PAPER, REFER TO ROOF PLANS FOR ADDITIONAL INFORMATION.

17. REMOVE ALL EXISTING WINDOWS AND PROVIDE REPLACEMENT VINYL WINDOWS OF SAME SIZES AND CONFIGURATION. REFER TO SCHEDULES FOR ADDITIONAL INFORMATION.

18. REMOVE SIDING IN GABLE ENDS. REPAIR SHEATHING. INSTALL NEW HORIZONTAL VINYL SIDING ON COMMERCIAL BARRIER.

19. REPLACE EXISTING SIDING PANELS BETWEEN WINDOWS AT GAMBLE ENDS. REPAIR SHEATHING, INSTALL NEW PREFINISHED FIBER CEMENT PANELS ON 1X3 PT VERTICAL BATTENS.



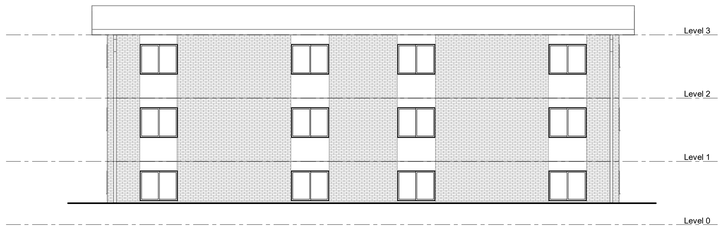
6 **TYPE C - SIDE ELEVATION**
1/8" = 1'-0"



3 **TYPE A - SIDE ELEVATION**
1/8" = 1'-0"



5 **TYPE C - REAR ELEVATION**
1/8" = 1'-0"



2 **TYPE A - REAR ELEVATION**
1/8" = 1'-0"



4 **TYPE C - FRONT ELEVATION**
1/8" = 1'-0"



1 **TYPE A - FRONT ELEVATION**
1/8" = 1'-0"

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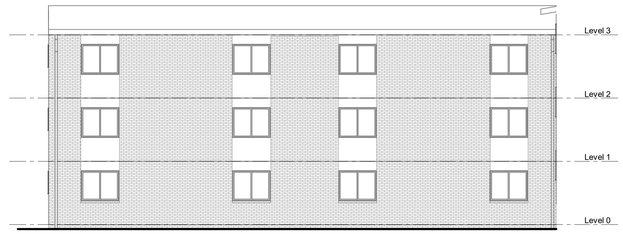
BUILDING ELEVATIONS

A4.1.1

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3 TYPE B - SIDE ELEVATION
1/8" = 1'-0"



4 BUILDING B SIDE ELEVATION "L"
1/8" = 1'-0"

COMMON AREAS/EXTERIOR SCOPE OF WORK

1. MASONRY WORK:
   - 100% CLEANING INCLUDING REMOVAL OF VEGETATION GROWTH
   - INCLUDE 225 SF OF REPOINTING
   - INCLUDE REPLACEMENT OF 100 BRICKS
   - INCLUDE 450 SF OF PAINT REMOVAL
   - REMOVE MISC. CARBON STEEL FASTENERS AND ABANDONED FIXTURES AND SEAL RESULTING HOLES

2. DEMOLISH AND RE-BUILD BALCONIES IN THE IDENTICAL SIZE. USE ALL PT MATERIALS, AND MATCH CURRENT PT GUARD-RAILS.

BALCONY ALTERNATE: IN LIEU OF PT GUARD-RAILS, PROVIDE STEEL OR PREFINISHED ALUMINUM CODE-COMPLIANT GUARD-RAILS.

3. REMOVE AND REPLACE EXISTING GUTTERS AND DOWNSPOUTS, PROVIDE GUTTER GUARDS. REFER TO ROOF PLANS FOR ADDITIONAL INFORMATION

BID SUBMISSION

4. REPAIR/REPLACE ANY DAMAGED EXTERIOR CAULK.

5. REPLACE LAUNDRY ROOM DOOR, FRAME AND GLAZING WITH NEW HOLLOW METAL UNIT.

6. REPLACE RUBBER STAIR TREADS AND RISERS ON STAIRS.

7. REPLACE LINOLEUM FLOORING ON STAIR LANDINGS AND FOYERS WITH LVT.

8. REPAIR CRACKED AND DAMAGED DRYWALL.

9. PAINT ALL WALLS AND CEILINGS IN STAIRWELLS AND FOYERS.

10. TOUCH UP EXTERIOR PAINTING AS NEEDED.

11. PROVIDE NEW APARTMENT UNIT SIGNAGE AT ALL UNIT ENTRY DOORS.

12. PROVIDE COMMON AREA SIGNAGE, INCLUDING ADA-COMPLIANT ROOM SIGNAGE, WAY FINDING SIGNAGE AND EGRESS SIGNAGE.

13. REPLACE EXISTING LAUNDRY EQUIPMENT. PROVIDE NEW DRYER EXHAUST. LAUNDRY EQUIPMENT TO BE PROVIDED BY OWNER.

14. REPLACE ALL BUILDING ENTRY/COMMON AREA DOORS.

15. NEW ACCESSIBLE ENTRANCES TO UFAS UNITS.

16. REMOVE EXISTING ROOFING AND INSTALL NEW 30-YR ARCHITECTURAL ASPHALT SHINGLES ON 2-LAYERS 30 LB BUILDING PAPER, REFER TO ROOF PLANS FOR ADDITIONAL INFORMATION.

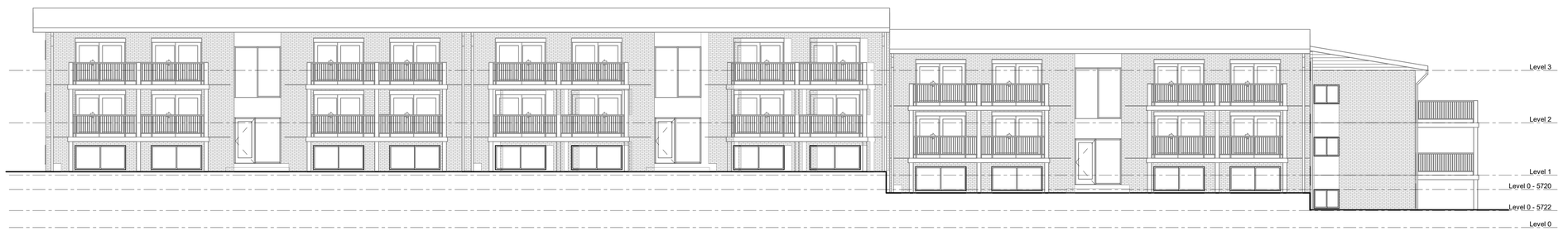
17. REMOVE ALL EXISTING WINDOWS AND PROVIDE REPLACEMENT VINYL WINDOWS OF SAME SIZES AND CONFIGURATION. REFER TO SCHEDULES FOR ADDITIONAL INFORMATION.

18. REMOVE SIDING IN GABLE ENDS. REPAIR SHEATHING. INSTALL NEW HORIZONTAL VINYL SIDING ON COMMERCIAL BARRIER.

19. REPLACE EXISTING SIDING PANELS BETWEEN WINDOWS AT GAMBLE ENDS. REPAIR SHEATHING, INSTALL NEW PREFINISHED FIBER CEMENT PANELS ON 1X3 PT VERTICAL BATTENS.



2 TYPE B - REAR ELEVATION
1/8" = 1'-0"



1 TYPE B - FRONT ELEVATION
1/8" = 1'-0"

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HAZELCREST APARTMENTS

610135

Concord communities - A Lowe Development Company

5716/20/22/24 Plainfield Ave., & 5727/29 Onnen Rd, Baltimore, MD 21206

PROJECT NO: 610135
DATE: August 15, 2025

REVISIONS	
DATE	DESCRIPTION
05/03/2024	100% CDS
08/15/2025	COMMITMENT

BUILDING ELEVATIONS

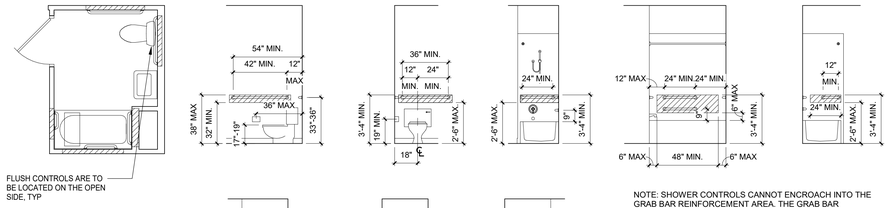
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UFAS (DWELLING UNITS) GRAB BAR & BLOCKING DIAGRAM

NOTE: PROVIDE BLOCKING IN WALLS OF BATHROOMS AS SHOWN FOR FUTURE GRAB BARS

NOTE: REQUIRED FOR ALL UFAS UNIT BATHROOMS.



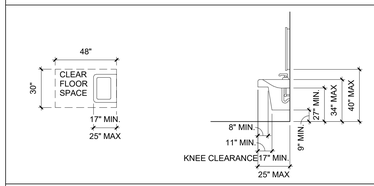
NOTE: SHOWER CONTROLS CANNOT ENCROACH INTO THE GRAB BAR REINFORCEMENT AREA. THE GRAB BAR REINFORCING MUST BE CONTINUOUS AND UNINTERRUPTED BY CONTROLS.

CONTROLS, OTHER THAN DRAIN STOPPERS SHALL BE BETWEEN THE BATHTUB RIM AND GRAB BAR, AND BETWEEN THE OPEN SIDE OF THE BATHTUB AND CENTERLINE OF THE WIDTH OF THE BATHTUB

NOTE: IT IS NOT THE INTENT THAT DRYWALL BE REMOVED TO VERIFY BLOCKING PLACEMENT. HOWEVER, WHEN GYPSUM WALLBOARD IS REMOVED FOR NEW WORK, VERIFY BLOCKING AND MAKE CORRECTIONS AS NEEDED.

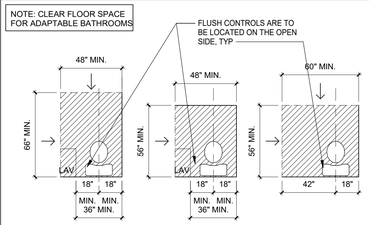
UFAS BATHROOM CLEARANCES

CLEAR FLOOR SPACE AT LAVATORIES

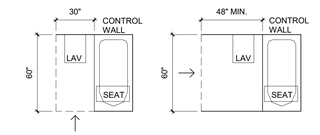


TOILETS

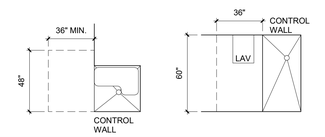
NOTE: CLEAR FLOOR SPACE FOR ADAPTABLE BATHROOMS



BATHTUBS



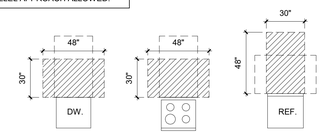
SHOWERS



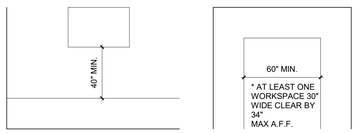
UFAS KITCHEN CLEARANCES

KITCHEN APPLIANCES

NOTE: ALL CLEARANCES ARE 30"X48" AND ARE TO BE CENTERED ON THE APPLIANCE SHOWN. FORWARD OR PARALLEL APPROACH ALLOWED.



KITCHEN CLEARANCES



CLEARANCES BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES, OR WALLS SHALL BE 40" MIN., EXCEPT IN U-SHAPED KITCHENS, WHERE SUCH CLEARANCE SHALL BE 60" MIN.

KITCHEN & BATH SINKS



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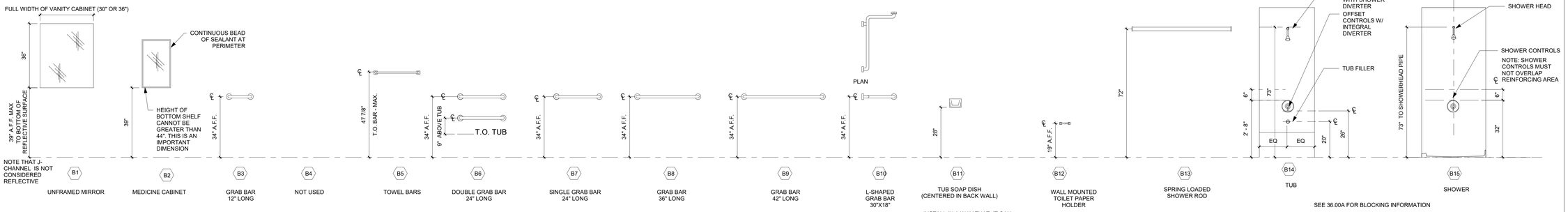
PROJECT NO:	610135
DATE:	August 15, 2025

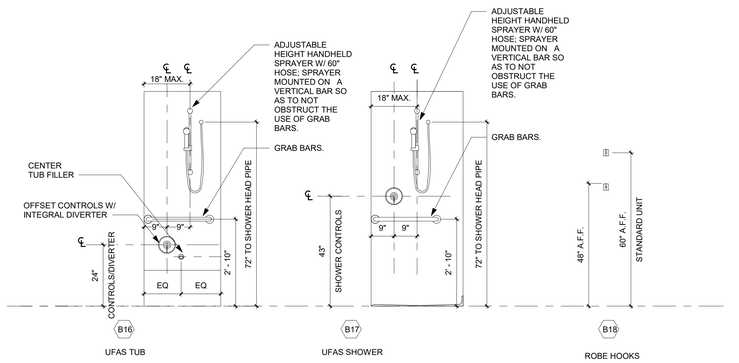
REVISIONS	
DATE	DESCRIPTION
05/03/2024	100% CDS
08/15/2025	COMMITMENT

UFAS & FHA BLOCKING DIAGRAMS

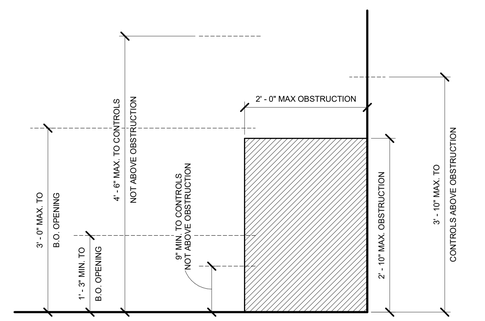
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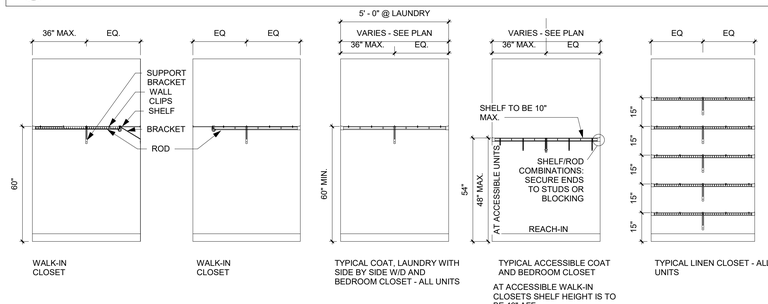




10 BATHROOM ACCESSORIES
1/2" = 1'-0"



9 LAUNDRY REACH RANGES
1" = 1'-0"



SHELVES TO BE VINYL-COATED, STEEL-ROD, VENTILATED TYPE WIRE SHELVES WITH ALL BRACKETS AND ASSOCIATED HARDWARE BY APPROVED MANUFACTURER OR APPROVED EQUAL (SEE SPECIFICATIONS). INSTALL AS SHOWN IN ELEVATIONS, SECTION AND AS PER MANUFACTURER'S INSTRUCTIONS.

UFAS UNITS:

SHELVES IN REACH-IN CLOSETS (DEPTH NOT EXCEEDING 24 INCHES) WHERE THE DOOR PROVIDES A CLEAR WIDTH OF LESS THAN 32 INCHES MUST COMPLY WITH THE FOLLOWING PER UFAS SECTION 4.34.2(8):

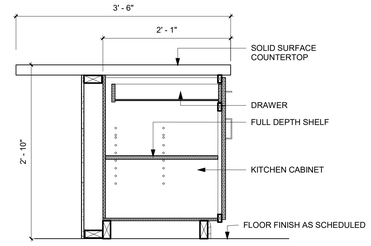
- IF THE FRONT EDGE OF THE SHELF IS LOCATED NO MORE THAN 10 INCHES FROM THE OUTER FACE OF THE CLOSET WALL, THEN AN ACCESSIBLE SHELF IS MOUNTED NO MORE THAN 46 INCHES AFF.

- IF THE FRONT EDGE OF THE SHELF IS LOCATED 10-24 INCHES FROM THE OUTER FACE OF THE CLOSET WALL, THEN AN ACCESSIBLE SHELF IS MOUNTED NO MORE THAN 46 INCHES AFF.

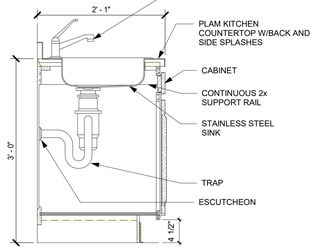
- DOORS TO CLOSETS DEEPER THAN 24 INCHES (DEFINED AS WALK-IN CLOSETS) MUST PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES.

*APPLY TO ALL REACH-IN CLOSETS IN UFAS UNITS

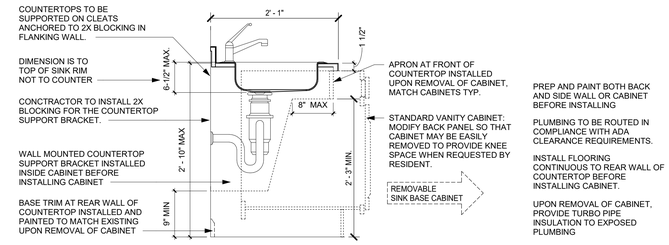
8 TYPICAL CLOSET ELEVATIONS
3/8" = 1'-0"



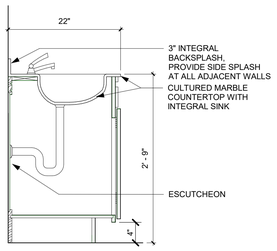
7 TYPICAL KITCHEN ISLAND SECTION
1" = 1'-0"



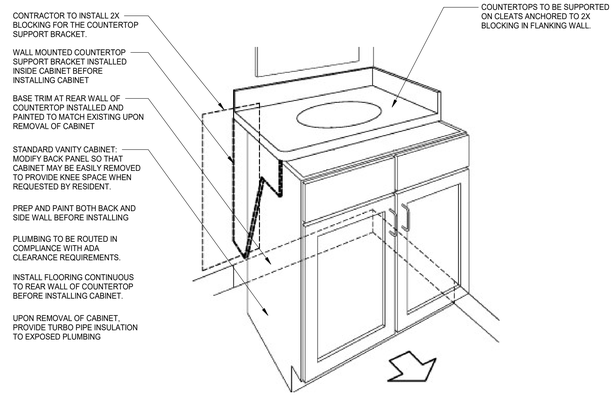
6 TYPICAL KITCHEN CABINET SINK
1" = 1'-0"



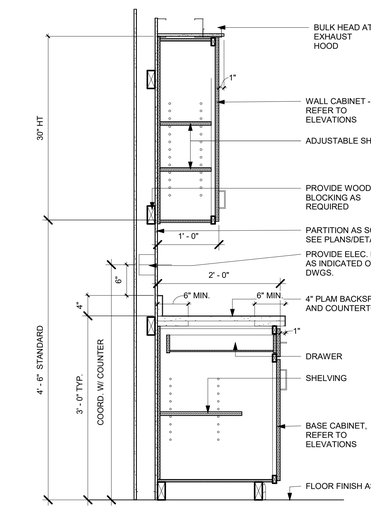
5 ADAPTABLE KITCHEN CABINET SINK
1" = 1'-0"



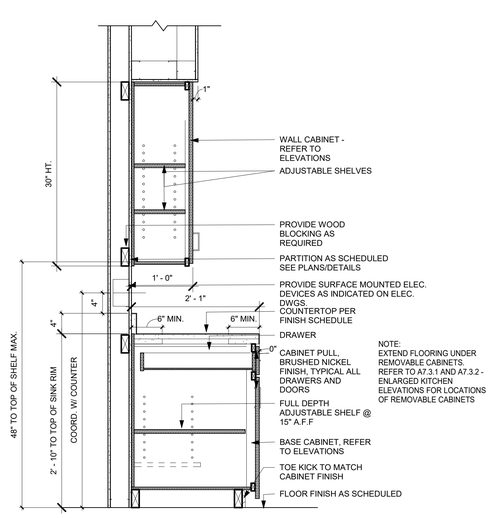
4 TYPICAL BATHROOM VANITY
1" = 1'-0"



3 ADAPTABLE VANITY DIAGRAM
1" = 1'-0"



2 TYPICAL KITCHEN CABINET DETAIL
1" = 1'-0"



1 UFAS AND COMMON - KITCHEN CABINET SECTION
1" = 1'-0"

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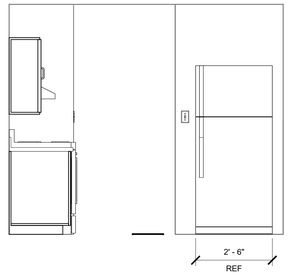
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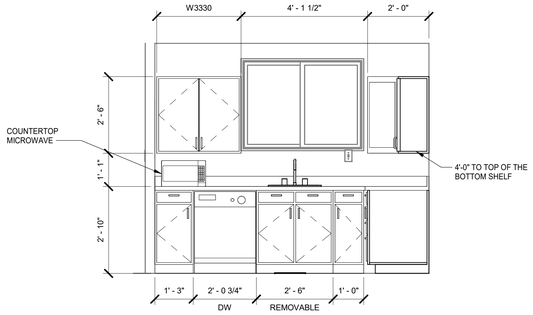
STANDARD MOUNTING DIMENSIONS

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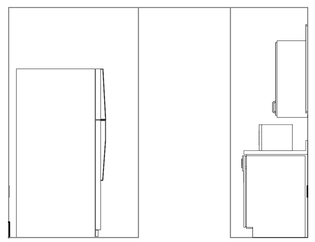
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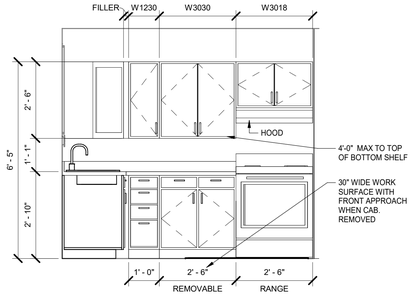
17 ELEVATION
A7.2.1 A7.2.1 1/2" = 1'-0"



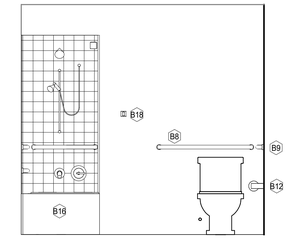
15 ELEVATION
A7.2.1 A7.2.1 1/2" = 1'-0"



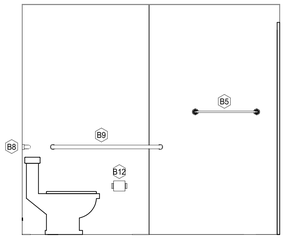
16 ELEVATION
A7.2.1 A7.2.1 1/2" = 1'-0"



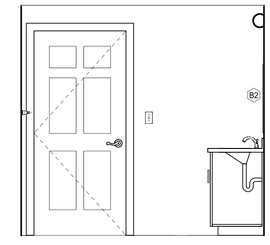
14 ELEVATION
A7.2.1 A7.2.1 1/2" = 1'-0"



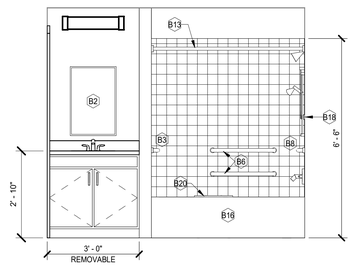
12 ELEVATION
A7.2.1 A7.2.1 1/2" = 1'-0"



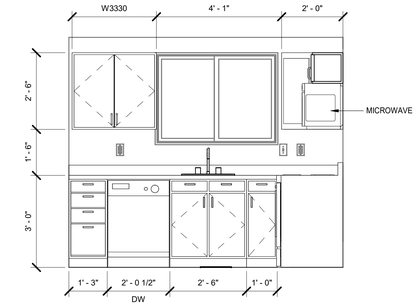
11 ELEVATION
A7.2.1 A7.2.1 1/2" = 1'-0"



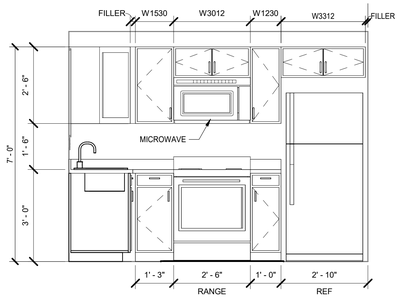
10 ELEVATION
A7.2.1 A7.2.1 1/2" = 1'-0"



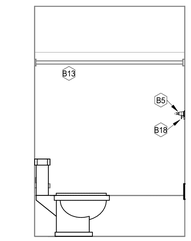
9 ELEVATION
A7.2.1 A7.2.1 1/2" = 1'-0"



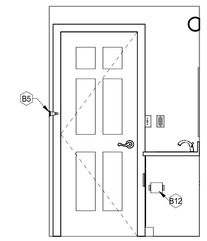
7 ELEVATION
A7.2.1 A7.2.1 1/2" = 1'-0"



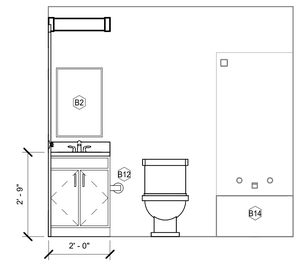
6 ELEVATION
A7.2.1 A7.2.1 1/2" = 1'-0"



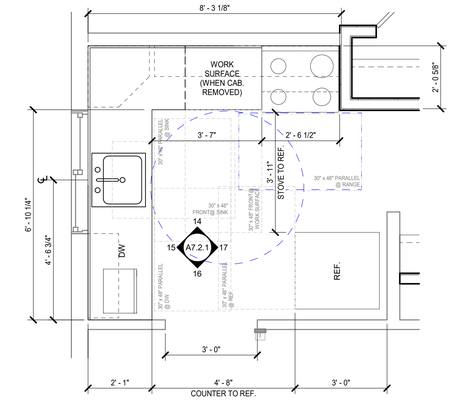
4 ELEVATION
A7.2.1 A7.2.1 1/2" = 1'-0"



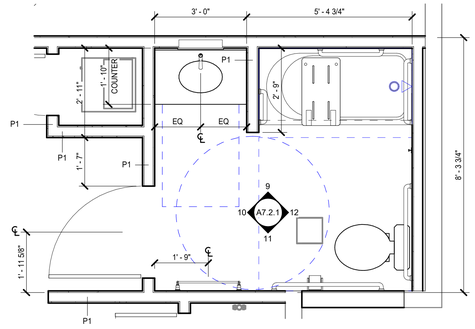
3 ELEVATION
A7.2.1 A7.2.1 1/2" = 1'-0"



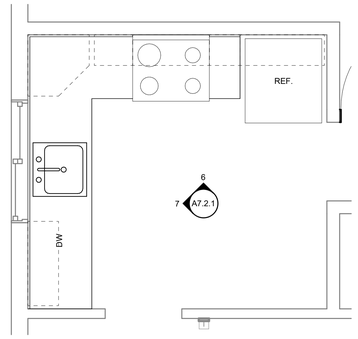
2 ELEVATION
A7.2.1 A7.2.1 1/2" = 1'-0"



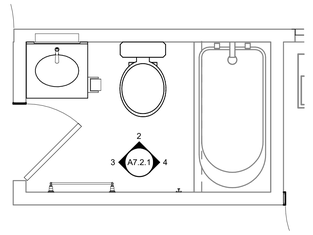
13 UFAS KITCHEN PLAN
A2.2.1 A7.2.1 1/2" = 1'-0"



8 UFAS BATHROOM PLAN
A2.2.1 A7.2.1 1/2" = 1'-0"



5 KITCHEN PLAN
A2.2.1 A7.2.1 1/2" = 1'-0"



1 BATHROOM PLAN
A2.2.1 A7.2.1 1/2" = 1'-0"

UNIT PLAN RENOVATION WORK NOTES

1. ALL WOOD BASEBOARDS TO REMAIN, PROVIDE NEW SHOE MOULD. PAINT WOOD BASE.

2. REPAIR/REPLACE ANY DAMAGED TRIM.

3. SEAL GAPS TO PREVENT RODENT INTRUSION (BEHIND STOVES, HVAC CLOSETS, ETC). AND FOLLOW ALL AIR SEALING GUIDANCE IN ENERGY AUDIT.

4. REMOVE AND REPLACE INTERIOR CAULKING.

5. REPLACE SELECT UNIT ENTRY DOORS WITH NEW INSULATED HOLLOW METAL DOORS.

6. 4-PANEL, REFRAME INTERIOR DOOR FRAMES AS REQUIRED AND REPLACE DOORS WITH HOLLOW CORE WOOD DOORS .

7. REPLACE ALL UNIT DOOR HARDWARE, GRADE 2 MIN.

8. REPLACE ALL UNIT FLOORING WITH LVT WITH SOUND SUPPRESSION MEMBRANE AT UPPER LEVELS.

9. NOT USED.

10. NOT USED.

11. REPAIR CRACKED AND DAMAGED DRYWALL.

12. REPAIR WATER DAMAGED CEILINGS AND CEILINGS AFFECTED BY PLUMBING OR MECH. REPAIR OR MODIFICATIONS.

13. PAINT ALL WALLS AND CEILINGS.

14. REPLACE ALL BATHROOM ACCESSORIES: MIRROR/MEDICINE CABINET, TOWEL BARS, TOILET PAPER HOLDER, SHOWER ROD, ROBE HOOK.

15. REPAIR AND REPAINT EXISTING CLOSET RODS AND SHELVING.

16. PROVIDE KITCHEN FIRE EXTINGUISHER IN EACH UNIT.

17. REPLACE KITCHEN APPLIANCES WITH ENERGY STAR EQUIPMENT WHERE APPLICABLE AND ADD DISHWASHER.

18. INSTALL RANGE HOOD COOK TOP FIRE SUPPRESSORS.

19. REPLACE KITCHEN CABINETS.

20. IN UFAS UNITS, NEW SINK BASE CABINET AND WORKSPACE CABINET TO BE REMOVABLE AND FLOORING TO EXTEND UNDER THE CABINETS.

21 REPLACE KITCHEN COUNTERTOPS WITH NEW P LAM TOPS.

22. REPLACE BATHROOM VANITY AND COUNTER WITH NEW VANITY AND CULTURED MARBLE TOPS WITH INTEGRAL SINK.

23. IN UFAS UNITS, NEW BATHROOM VANITY TO BE REMOVABLE AND FLOORING TO EXTEND UNDER THE CABINET.

24. PROVIDE NEW CORDLESS WINDOW BLINDS AT ALL WINDOWS.

25. EXCEPT FOR BATHTUBS, REPLACE ALL BATHROOM FIXTURES, KITCHEN SINK/FAUCET WITH WATER SENSE FIXTURES.

26. REGLAZE EXISTING BATHTUBS AND TILE SURROUNDS. IN UFAS UNITS, PROVIDE NEW TUBS AND TILE SURROUNDS.

27. REPLACE WATER HEATERS.

28. REPLACE ALL INTERIOR LIGHTING WITH ENERGY STAR RATED LED FIXTURES.

29. REPLACE DECKING AND GUARDRAILS. PAINT BALCONY SUPPORTS.

THROUGHOUT UNIT, REPOINT CRACKED AND DAMAGED DRYWALL IN PREPARATION FOR NEW PAINT.

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HAZELCREST APARTMENTS

610135

Concord communities - A Lowe Development Company

5716/20/22/24 Plainfield Ave., & 5727/29 Onnen Rd, Baltimore, MD 21206

PROJECT NO: 610135
DATE: August 15, 2025

REVISIONS	
DATE	DESCRIPTION
05/03/2024	100% CDS
08/15/2025	COMMITMENT

ENLARGED UNIT KITCHEN AND BATHROOM PLANS & ELEVATIONS

A7.2.1

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GENERAL ROOF AND ATTIC NOTES

ATTIC WORK:
EXISTING ATTIC INSULATION IS R:13. SUPPLEMENT INSULATION WITH BLOWN-IN INSULATION FOR A FINAL MINIMUM VALUE OF R:49. INSTALL MUST COMPLY WITH RESNET GRADE 1 INSTALL REQUIREMENTS. MAINTAIN ANY EXISTING ATTIC VENTILATION THROUGH THE USE OF INSULATION BAFFLES.

SEAL ALL PENETRATIONS THROUGH THE TOP LEVEL CEILING.

SEAL TOP PLATE TO ROOF STRUCTURE

ROOF WORK:
REMOVE EXISTING ASPHALT SHINGLES AND UNDERLAYMENT. INSPECT SHEATHING AND REPLACE ANY DAMAGED PANELS. FOR PRICING PURPOSES INCLUDE (2) SHEETS OF 4' X 8' PLYWOOD PANELS PER BUILDING.

PROVIDE NEW 30-YR ARCHITECTURAL ASPHALT SHINGLES ON 30# BUILDING FELT OR EQUIVALENT ROOFING UNDERLAYMENT. INSTALL ICE-AND-WATERSHIELD AT ALL LOCATIONS RECOMMENDED BY MANUFACTURER. PROVIDED CONTINUOUS RIDGE VENT.

REPLACE EXISTING GUTTERS AND DOWNSPOUTS. DOWNSPOUT ARE TO TIE INTO EXISTING DOWNSPOUT BOOTS IF PRESENT; IF THERE IS NOT DOWNSPOUT BOOT, DOWNSPOUT IS TO BE PROVIED WITH EXTENDED SPLASH BLOCK.

PROVIDE GUTTER GUARDS.

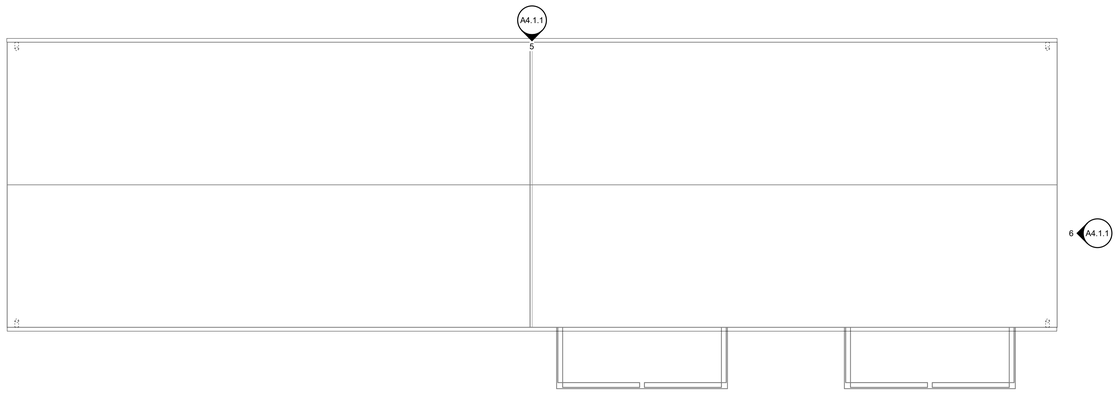
REMOVE EXISTING SOFFITS AND INSTALL NEW VENTED, BEADED VINYL SOFFIT.

CAP ALL FASCIAS AND RAKES WITH PREFINISHED ALUMINUM.

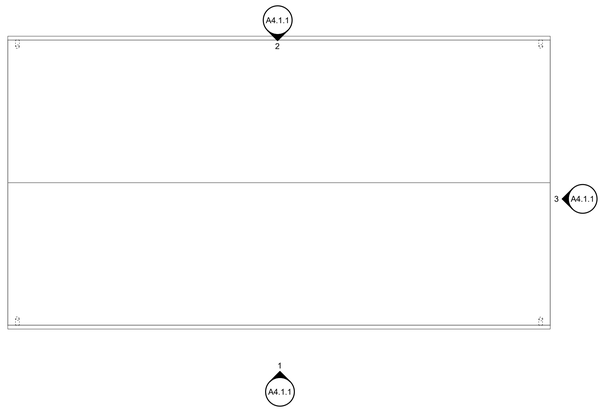
BID SUBMISSION



2 BUILDING TYPE B - ROOF PLAN
1/8" = 1'-0"



3 BUILDING TYPE C - ROOF PLAN
1/8" = 1'-0"



1 BUILDING TYPE A - ROOF PLAN
1/8" = 1'-0"

0' 2' 4' 8' 16'
1/8" = 1'-0"

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ROOF PLANS

A10.1

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STRUCTURAL SPECIFICATIONS AND GENERAL CONDITIONS

1. WHERE THESE SPECIFICATIONS CONFLICT WITH OTHER PROJECT SPECIFICATIONS, THESE SPECIFICATIONS SHALL GOVERN.
2. ONYX DESIGN AND CONSULTING WILL ASSUME NO RESPONSIBILITY AND/OR LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND THE DESIGN INTENT THEY CONVEY OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL APPLICABLE CODES AND REGULATIONS AND APPROPRIATE SAFETY MEASURES SATISFYING LOCAL AND OSHA REQUIREMENTS SHALL BE PROVIDED.
4. PROPER TEMPORARY BRACING OF ALL CONSTRUCTION WORK IN PROGRESS IS THE CONTRACTOR'S RESPONSIBILITY.
5. IF DURING DEMOLITION EXISTING CONDITIONS DO NOT AGREE WITH INFORMATION SHOWN ON THE DESIGN DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION AND THE REPAIR OF ANY DAMAGED FACILITIES.
7. SECTIONS AND DETAILS SHOWN, WHILE DRAWN FOR SPECIFIC LOCATIONS, ARE INTENDED TO ESTABLISH THE GENERAL TYPES OF DETAILS TO BE USED THROUGHOUT.
8. DRAWINGS SHOULD NOT BE SCALED. CONTACT THE ENGINEER FOR CLARIFICATION OF ANY DIMENSION IN QUESTION.
9. ANCHOR BOLT LAYOUT SHALL BE PERFORMED UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.
10. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR. LAYOUT SHALL BE CHECKED AND COORDINATED BETWEEN ALL CONSTRUCTION DOCUMENTS AND SPECIFICATIONS PRIOR TO THE START OF WORK.
11. SHOP DRAWINGS PREPARED BY THE SUBCONTRACTORS, SUPPLIERS, ETC. SHALL BE REVIEWED BY THE ENGINEER FOR CONFORMANCE WITH DESIGN CONCEPT ONLY. EACH SHOP DRAWING SUBMITTED SHALL BE STAMPED, INITIALED AND DATED AS BEING REVIEWED BY THE CONSTRUCTION MANAGER/GENERAL CONTRACTOR. WORK SHALL NOT BEGIN WITHOUT THE REVIEW BY THE ENGINEER.
12. ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW OR RECORD SHALL BEAR THE STAMP AND SIGNATURE OF A PROFESSIONAL STRUCTURAL ENGINEER REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED.

DESIGN DATA

1. BUILDING CODE = DC BUILDING CODE (2017) AND INTERNATIONAL BUILDING CODE (2015)
2. FLOOR LOADS:
   - A. DEAD LOAD = PSF (INCLUDES STRUCTURE WEIGHT)
   - B. LIVE LOADS (REDUCED AS PERMITTED BY CODE):
     - 9) RESIDENTIAL DWELLING (ONE AND TWO FAMILY)
       - D) ALL OTHER AREAS EXCEPT STAIRS AND BALCONIES = 40 PSF
       - E) BALCONIES NOT EXCEEDING 100 SQ. FT. = 60 PSF
3. ROOF LOADS:
   - A. DEAD LOAD = PSF (INCLUDES STRUCTURE WEIGHT)
   - B. MINIMUM DESIGN LIVE LOAD = 20 PSF
4. SNOW LOAD:
   - A. MINIMUM DESIGN SNOW LOAD = 35 PSF
   - A. GROUND SNOW LOAD, Pg = 35 PSF
   - B. FLAT ROOF SNOW LOAD, Pf = 24.5 PSF
   - C. SNOW EXPOSURE FACTOR, Ce = 1.0
   - D. SNOW LOAD IMPORTANCE FACTOR, Is = 1.0
   - E. THERMAL FACTOR, Ct = 1.0
5. LATERAL SOIL LOAD:
   - A. SOIL UNIT WEIGHT = PCF
   - B. AT-REST PRESSURE = PSF/FT.
   - C. ACTIVE PRESSURE = PSF/FT.
6. WIND LOAD:
   - A. BASIC WIND SPEED (3-SECOND GUST) = 90 MPH
   - B. WIND IMPORTANCE FACTOR, Iw = 1.0
   - C. RISK CATEGORY = II
   - D. EXPOSURE CATEGORY = C
   - E. INTERNAL PRESSURE COEFFICIENT, GCpi = ±0.18
   - F. WIND DESIGN PRESSURE (MWFRS) = 20 PSF
   - G. COMPONENTS AND CLADDING DESIGN PRESSURE = SEE DIAGRAM
   - H. NET UPLIFT LOAD = SEE DIAGRAM
7. EARTHQUAKE DESIGN DATA:
   - A. RISK CATEGORY = II
   - B. SEISMIC IMPORTANCE FACTOR, Ie = 1.0
   - C. MAPPED SPECTRAL RESPONSE ACCELERATIONS:
     - 1) Ss =
     - 2) S1 =
   - D. SITE CLASS =
   - E. SPECTRAL RESPONSE COEFFICIENTS:
     - 1) SDS =
     - 2) SD1 =
   - F. SEISMIC DESIGN CATEGORY = B
   - G. BASIC SEISMIC FORCE-RESISTING SYSTEM =
   - H. DESIGN BASE SHEAR =
   - I. SEISMIC RESPONSE COEFFICIENT, Cs =
   - J. RESPONSE MODIFICATION FACTOR, R =
   - K. ANALYSIS PROCEDURE = SIMPLIFIED ANALYSIS/EQUIVALENT LATERAL FORCE PROCEDURE/MODAL ANALYSIS PROCEDURE

CONSTRUCTION PROCEDURES AND SAFETY REQUIREMENTS

1. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE INDICATED, THEY DO NOT INDICATE THE MEANS OR METHODS OF CONSTRUCTION.
2. PROVIDE ALL MEASURES NECESSARY TO PROTECT THE WORKMEN AND OTHER PERSONS DURING CONSTRUCTION. PROVIDE ALL NECESSARY MEASURES TO AVOID EXCESSIVE STRESSES AND TO HOLD THE STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, SHORING FOR EARTH BANKS, FORMS, SCAFFOLDING, PLANKING, SAFETY NETS SUPPORT AND BRACING FOR CRANES AND HOISTS, GUYING, ETC.
3. ENGAGE PROPERLY QUALIFIED PERSONS TO DETERMINE WHERE AND HOW TEMPORARY PRECAUTIONARY MEASURES SHALL BE USED. OBSERVATION VISITS TO THE SITE BY STRUCTURAL ENGINEER'S FIELD REPRESENTATIVE SHALL NOT INCLUDE THE ITEMS NOTED ABOVE.
4. SUPERVISE AND DIRECT THE WORK SO AS TO MAINTAIN SOLE RESPONSIBILITY FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. RETAIN THE SERVICES OF A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE IN WHICH THE PROJECT IS LOCATED TO DESIGN AND SUPERVISE ANY SCAFFOLDING FOR WORKMEN, AND ALL SHORING OF FORMS AND ELEMENTS OF THE CONSTRUCTION.

FOUNDATION CONSTRUCTION

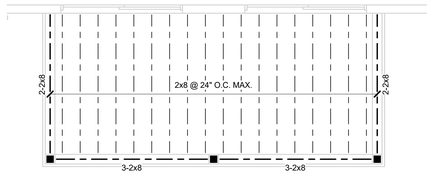
1. ALLOWABLE SOIL BEARING PRESSURE (NET) ASSUMED IN DESIGN IS 1,500 PSF (POUNDS PER SQUARE FOOT) BASED ON THE DEFAULT INTERNATIONAL BUILDING CODE CRITERIA.
2. SOIL BEARING CAPACITY SHALL BE FIELD VERIFIED BY AN APPROVED SOIL TESTING AGENCY AND DOCUMENTED IN WRITING TO THE ENGINEER.
3. IF SOIL OF DESIGN CAPACITY IS NOT ENCOUNTERED AT FOOTING ELEVATIONS SHOWN, EXCAVATE TO A DEPTH NECESSARY TO ATTAIN DESIGN CAPACITY AND EXTEND FOUNDATIONS AS REQUIRED. OBTAIN ENGINEER'S APPROVAL PRIOR TO LOWERING THE FOUNDATIONS.
4. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL EXTEND A MINIMUM OF 3'-0" BELOW FINISHED GRADE U.N.O.
5. IF PLACED DURING FREEZING TEMPERATURES, INTERIOR FOOTINGS SHALL ALSO EXTEND A MINIMUM OF 3'-0" BELOW FINISHED GRADE, U.N.O.
6. EXCAVATE ALL FOUNDATIONS TO REASONABLE EXACT OUTLINE AND DEPTH AVOIDING OVER-EXCAVATION AND CAVE-IN OF SURROUNDING MATERIAL. BOTTOMS OF ALL FOUNDATIONS SHALL BE DRY, SOIL PROOFROLLED, AND ROCK SURFACES LEVELED AND CLEARED OF LOOSE DEBRIS PRIOR TO POURING.
7. NEATLY LEVEL AND TRIM ALL FOUNDATION EXCAVATIONS PRIOR TO SETTING STEEL.
8. PIPES EXTENDING UNDER FOOTINGS SHALL BE PLACED BEFORE FOOTING IS PLACED AND THE VOID PRODUCED IN LAYING THE PIPE SHALL BE FILLED WITH 3000 PSI CONCRETE.
9. THOROUGHLY COMPACT ALL FOUNDATION AND SLAB SUBGRADE MATERIAL PRIOR TO PLACEMENT OF STONE BASES OR CONCRETE.
10. PROVIDE WEATHERTIGHT COVERING FOR ALL FOUNDATIONS AFTER EXCAVATION; DO NOT EXPOSE TO RAINWATER OR FREEZING.
11. WHERE FOUNDATIONS ARE FORMED, BACKFILL EDGES IMMEDIATELY AFTER FORM REMOVAL.
12. NO FILL OR BACKFILL SHALL BE PLACED AGAINST RETAINING OR FOUNDATION WALLS UNTIL GROUT OR CONCRETE HAS ATTAINED DESIGN STRENGTH AND SUPPORTING MEMBERS ARE IN PLACE, UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED FROM THE ENGINEER.
13. ALL BACKFILL SHALL BE GRANULAR MATERIAL APPROVED BY THE ENGINEER AND DEPOSITED AND MACHINE COMPACTED IN 8" MAXIMUM LAYERS. COMPACTION SHALL BE A MINIMUM OF 95% OF THE MAXIMUM DRY WEIGHT DENSITY AT THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D1557 (MODIFIED PROCTOR) AS VERIFIED BY A TESTING LABORATORY.

WOOD FRAMING

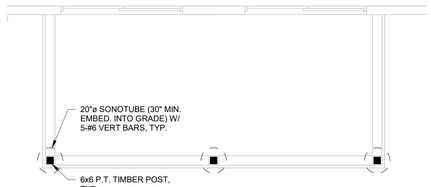
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, LATEST EDITION, AS ISSUED BY THE AFPA.
2. ALL MATERIALS SHALL BE AS FOLLOWS U.N.O.:
   - A. ALL EXPOSED WOOD AND WOOD IN DIRECT PERMANENT CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE-TREATED TO A MINIMUM 0.4 PCF. ALL PRESSURE TREATING SHALL BE FREE OF ARSENIC.
   - B. STUDS, PLATES, LEDGERS, AND BRACINGS = SOUTHERN PINE CONSTRUCTION GRADE.
   - C. JOISTS AND BEAMS = SOUTHERN PINE NO. 2 OR BETTER.
   - D. POSTS = SOUTHERN PINE NO. 2 OR BETTER.
   - E. MOISTURE CONTENT OF ALL STRUCTURAL LUMBER SHALL BE 19% MAXIMUM AS VERIFIED BY STAMP.
   - F. ALL HARDWARE FOR PRESSURE-TREATED LUMBER, FIRE-RETARDANT-TREATED LUMBER, OR OTHER EXTERIOR LUMBER SHALL BE STAINLESS STEEL (GRADE 304 OR BETTER).
3. WOOD TRUSSES SHALL COMPLY WITH THE FOLLOWING STANDARDS:
   - A. ANSI/TPI 1 "NATIONAL DESIGN STANDARD FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION."
   - B. TPI HIB "COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES."
   - C. TPI DSB "RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."
4. WOOD ROOF TRUSS MANUFACTURER SHALL SUBMIT TO THE ENGINEER FOR REVIEW, SHOP DRAWINGS AND DESIGN CALCULATIONS SEALED BY A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE IN WHICH THE PROJECT IS LOCATED. WOOD ROOF TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING:
   - A. ALL WIND LOADS AND SNOW LOADS, INCLUDING BALANCED, UNBALANCED, DRIFT AND SLIDING SNOW, DETERMINED USING THE BUILDING CODE REFERENCED IN THE DESIGN DATA SECTION.
   - B. MINIMUM TOP CHORD LIVE LOAD = 35 PSF
   - C. TOP CHORD DEAD LOAD = 10 PSF
   - D. BOTTOM CHORD DEAD LOAD = 10 PSF
5. SHEATHING SHALL BE AS FOLLOWS U.N.O.:
   - A. ROOF SHEATHING = EXTERIOR, APA RATED SHEATHING 24/0, MIN. 19/32" THICK
   - B. FLOOR SHEATHING = INTERIOR, APA RATED SHEATHING 48/24, MIN. 23/32" THICK
   - C. STRUCTURAL WALL SHEATHING = INTERIOR OR EXTERIOR AS APPLICABLE, APA STRUCTURAL I RATED SHEATHING WALL-16, MIN. 15/32" THICK, U.N.O.
   - D. NON-STRUCTURAL WALL SHEATHING = INTERIOR OR EXTERIOR AS APPLICABLE APA RATED SHEATHING WALL - 24, MINIMUM 15/32" THICK, U.N.O.
   - E. APA RATED OSB CAN BE SUBSTITUTED FOR STRUCTURAL OR NON-STRUCTURAL INTERIOR AND EXTERIOR WALL AND ROOF SHEATHING.
6. ROOF AND FLOOR SHEATHING SHALL BE NAILED TO FRAMING MEMBER WITH 8D NAILS ACCORDING TO THE FOLLOWING PATTERNS:
   - A. AT SUPPORTED EDGES OF EACH SHEATHING PANEL, NAILS SHALL BE SPACED AT 6" O.C. MAX. U.N.O.
   - B. AT INTERMEDIATE SUPPORTS OF EACH SHEATHING PANEL, NAILS SHALL BE SPACED AT 12" O.C. MAX. U.N.O.
   - C. SHEATHING PANELS SHALL BE PLACED WITH LONG DIMENSION OF THE PANEL SPANNING BETWEEN FRAMING MEMBERS.
   - D. THE SHORT ENDS OF THE SHEATHING PANELS SHALL BE STAGGERED SO THAT THEY ARE NOT CONTINUOUS.
7. WALL SHEATHING SHALL BE NAILED TO FRAMING MEMBERS WITH 8D NAILS ACCORDING TO THE FOLLOWING PATTERNS:
   - A. AT SUPPORTED EDGES OF EACH SHEATHING PANEL, NAILS SHALL BE SPACED AT 6" O.C. MAX. U.N.O.
   - B. AT INTERMEDIATE SUPPORTS OF EACH SHEATHING PANEL, NAILS SHALL BE SPACED AT 12" O.C. MAX.

CAST-IN-PLACE CONCRETE CONSTRUCTION

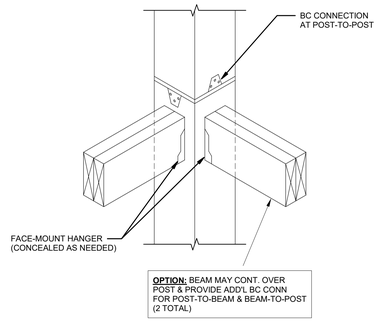
1. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 318, BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, LATEST EDITION, AND ACI 301, SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS, LATEST EDITION, INCLUDING ALL REVISIONS, EXCEPT AS MODIFIED HEREIN.
2. CONCRETE SHALL BE SUPPLIED BY A QUALIFIED READY-MIXED CONCRETE PLANT IN ACCORDANCE WITH THE CONCRETE MIX REQUIREMENT CHART.
   - A. ENTRAINED AIR = 4 TO 7% (ALL CONCRETE PERMANENTLY EXPOSED TO WEATHER, ALL FOOTINGS AND WHERE OTHERWISE NOTED).
   - B. COARSE AGGREGATE SHALL BE AASHTO NO. 57 STONE. MAXIMUM AGGREGATE SIZE = 1.5".
   - C. SUBMIT MIX DESIGNS TO ENGINEER FOR APPROVAL. NO ADMIXTURES PERMITTED WITHOUT ENGINEER'S APPROVAL.
   - D. CHLORIDE CONTAINING ADMIXTURES ARE NOT PERMITTED.
   - E. FINE AGGREGATE MUST BE NATURAL SAND, UNLESS APPROVED BY THE ENGINEER.
   - F. AIR-ENTRAINING ADMIXTURES ARE NOT PERMITTED ON TROWEL FINISHED SLABS.
3. AT CONTRACTOR'S OPTION, FLY ASH, GROUND GRANULATED BLAST FURNACE SLAG, OR OTHER POZZOLANS MAY BE SUBSTITUTED FOR PORTLAND CEMENT, UP TO 25% OF THE CEMENTITIOUS CONTENT. CONCRETE MIXES USING THESE MATERIALS MUST BE APPROVED BY THE ENGINEER.
4. WHEN CONCRETE ARRIVES AT THE PROJECT WITH SLUMP BELOW THAT SUITABLE FOR PLACING, AS INDICATED BY THE SPECIFICATIONS, WATER MAY BE ADDED ONLY IF NEITHER THE MAXIMUM PERMISSIBLE WATER-CEMENT RATIO NOR THE MAXIMUM SLUMP IS EXCEEDED. THE WATER SHALL BE INCORPORATED BY ADDITIONAL MIXING EQUAL TO AT LEAST HALF OF THE TOTAL MIXING REQUIRED. DISCHARGE OF THE CONCRETE SHALL BE COMPLETED WITHIN 1-1/2 HOURS, OR BEFORE THE TRUCK DRUM HAS REVOLVED 300 REVOLUTIONS, WHICHEVER COMES FIRST, AFTER THE INTRODUCTION OF THE MIXING WATER TO THE CEMENT AND AGGREGATES OR THE INTRODUCTION OF THE CEMENT TO THE AGGREGATES. TRUCK BATCH SLIPS MUST INCLUDE TIME OF BATCHING, TOTAL DRUM REVOLUTIONS UPON ARRIVAL AT SITE, AND QUANTITY OF WATER (IN GALLONS) PER CUBIC YARD AVAILABLE TO BE ADDED TO ATTAIN THE MAXIMUM DESIGN WATER-CEMENT RATIO.
5. REINFORCING STEEL SHALL BE DEFORMED, BILLET-STEEL CONFORMING TO ASTM A615 GRADE 60. WELDING OF REINFORCING STEEL SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENT OF THE AWS CODE, D1.4, STRUCTURAL WELDING CODE - REINFORCING STEEL, LATEST EDITION, AND SHALL BE PERFORMED ONLY BY QUALIFIED WELDERS.
6. WHEN SPECIFIED, WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 AND SUPPLIED IN FLAT SHEETS ONLY. BAR CHAIRS ARE REQUIRED AT THE RECOMMENDED SPACING FOR STRUCTURAL SLABS.
7. REINFORCING STEEL SPLICES SHALL BE ACI CLASS B SPLICES U.N.O.
8. PROVIDE ADEQUATE BOLSTERS, HI-CHAIRS, SUPPORT BARS, ETC., TO MAINTAIN SPECIFIED CLEARANCE FOR THE ENTIRE LENGTH OF ALL REINFORCING BARS. PROVIDE ACCESSORIES WHICH ARE PLASTIC TIPPED OR GALVANIZED WITH TURNED UP ENDS FOR THE REINFORCEMENT AT ALL FACES OF EXPOSED CONCRETE, INTERIOR OR EXTERIOR.
9. SHOP DRAWINGS FOR THE FABRICATION AND PLACEMENT OF REINFORCING STEEL SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER BEFORE FABRICATION COMMENCES.
10. SCHEDULE THE POURING OF FOUNDATIONS ON THE SAME DAY THE EXCAVATION IS COMPLETED.
11. CURE ALL CONCRETE IN ACCORDANCE WITH ACCEPTED ACI STANDARDS AND CONFORMANCE TO ACI 308.1, STANDARD SPECIFICATION FOR CURING CONCRETE, LATEST EDITION, FOR THE WORST CASE WEATHER CONDITIONS ANTICIPATED DURING THE CURING PERIOD. ALL CONCRETE CONSTRUCTION AND PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF ACI 306.1, STANDARD SPECIFICATION FOR COLD WEATHER CONCRETING AND ACI 301, SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS, LATEST EDITION.
12. NO ALUMINUM OF ANY TYPE SHALL BE ALLOWED IN THE CONCRETE WORK UNLESS COATED TO PREVENT ALUMINUM CONCRETE REACTION.
13. MECHANICALLY VIBRATE CONCRETE; SLABS-ON-GRADE NEED ONLY TO BE VIBRATED AROUND FLOOR DUCTS AND OTHER EMBEDDED ITEMS.
14. DO NOT PLACE PIPES, DUCTS, REGLETS OR CHASES IN STRUCTURAL CONCRETE OR COMPOSITE FLOOR SYSTEMS WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER.
15. MAXIMUM FREE DROP OF ANY CONCRETE = 5'-0".
16. CHAMFER ALL EXPOSED CONCRETE EDGES A MINIMUM OF ¾" x ¾".
17. PROVIDE A MINIMUM CONCRETE COVER FOR REINFORCING BARS AS FOLLOWS U.N.O.:
    - A. FOOTINGS = 3" EARTH FACE, 2" ALL OTHERS
    - B. CONCRETE WALLS, PIERS AND BEAMS = 2" EARTH FACE, 1-1/2" ALL OTHERS
19. CONCRETE FINISHES, AS DEFINED IN CHAPTER 5 OF ACI 301, SHALL BE AS FOLLOWS, U.N.O.:
    - A. FORMED SURFACES NOT EXPOSED TO PUBLIC VIEW = ROUGH-FORM FINISH
    - B. FORMED SURFACES EXPOSED TO PUBLIC VIEW = SMOOTH-FORM FINISH
    - C. WALLS AS INDICATED = RUBBED FINISH
    - D. TYPICAL INTERIOR COMMERCIAL/INDUSTRIAL FLOOR = TROWELED FINISH
    - E. FLOORS TO RECEIVE CERAMIC TILE, PORTLAND CEMENT, TERRAZZO, ETC. = SCRATCH FINISH
    - F. EXTERIOR SLABS-ON-GRADE, WALKWAYS, ETC. = NON-SLIP BROOM FINISH



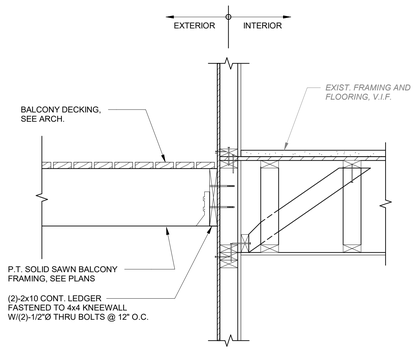
1 S001 TYPICAL BALCONY FRAMING PLAN
SCALE: 1/4" = 1'-0"



2 S001 TYPICAL BALCONY FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



3 S001 SECTION AT FLUSH BEAM
SCALE: 1" = 1'-0"



4 S001 FRAMING AT BALCONY
SCALE: 1" = 1'-0"

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STATE OF MARYLAND — JOSHUA D. MOSELEY — 47011 — PROFESSIONAL ENGINEER

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REVISIONS	
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05/03/2024	100% CDS
08/15/2025	COMMITMENT

SPECS ON SHEET AND FRAMING DETAILS

S001

5/6/2024 9:16:38 AM

ABBREVIATIONS

@	AT	EQUIP	EQUIPMENT	OD	OUTSIDE DIAMETER
AAV	AIR ADMITTANCE VALVE	ETR	EXISTING TO REMAIN	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
ABV	ABOVE	EWC	ELECTRIC WATER COOLER	OFF	OFFICE
ADJ	ADJUSTABLE	EWH	ELECTRIC WATER HEATER	OH	OVERHEAD
ADNL	ADDITIONAL	EX	EXISTING	OPNG	OPENING
AFF	ABOVE FINISHED FLOOR	EXP	EXPANSION	OPP	OPPOSITE
AFG	ABOVE FINISHED GRADE	FD	FLOOR DRAIN	OSD	OPEN SITE DRAIN
AHU	AIR HANDLING UNIT	FDC	FIRE DEPARTMENT CONNECTION	PC	PRECAST
ALT	ALTERNATE	FDN	FOUNDATION DRAIN	PCF	POUNDS PER CUBIT FOOT
ALUM	ALUMINUM	FF	FINISHED FLOOR	PD	PUMP DISCHARGE
AP	ACCESS PANEL	FFE	FINISHED FLOOR ELEVATION	PLUMB	PLUMBING
APPR	APPROXIMATE	FG	FINISHED GRADE	PLYWD	PLYWOOD
ARCH	ARCHITECTURAL	FH	FIRE HYDRANT	POLY	POLYETHYLENE
AUTO	AUTOMATIC	FHC	FIRE HOSE CABINET	PPT	PRESSURE PRESERVATIVE TREATED
AVG	AVERAGE	FHS	FIRE HOSE STATION	PREFAB	PREFABRICATE(D)
BFF	BELOW FINISHED FLOOR	FHVC	FIRE HOSE VALVE CABINET	PROJ	PROJECT
BFG	BELOW FINISHED GRADE	FIX	FIXTURE	PSF	POUNDS PER SQUARE FOOT
BLDG	BUILDING	FLR	FLOOR	PSI	POUNDS PER SQUARE INCH
BO	BOTTOM OF	FLSHG	FLASHING	PV	PROPANE VENT
BOT	BOTTOM	FOR	FUEL OIL RETURN	PVC	POLYVINYL CHLORIDE
BSMT	BASEMENT	FOS	FUEL OIL SUPPLY	PVMT	PAVEMENT
BTWN	BETWEEN	FOV	FUEL OIL VENT	R	RISER
CA	COMPRESSED AIR	FS	FLOOR SINK	RAD	RADIUS
CI	CAST IRON	FT	FOOT OR FEET	RD	ROOF DRAIN (BOTTOM OUTLET)
CIP	CAST-IN-PLACE CONCRETE	FVC	FIRE VALVE CABINET	RDS	ROOF DRAIN (SIDE OUTLET)
CL	CENTERLINE	G	NATURAL GAS	REF	REFERENCE
CLG	CEILING	GWH	GAS WATER HEATER	REQD	REQUIRED
CLR	CLEAR	HB	HOSE BIBB	REQMT	REQUIREMENTS
CMP	CORRUGATED METAL PIPE	HORIZ	HORIZONTAL	RL	RAIN LEADER
CNTR	COUNTER	HP	HORSEPOWER	RM	ROOM
CO	CLEANOUT	HTG	HEATING	RO	ROUGH OPENING
COL	COLUMN	HW	HOT WATER	S	SOUTH
CONC	CONCRETE	HWR	HOT WATER RETURN	SAN	SANITARY
CONDS	CONDENSATE	HWS	HOT WATER SUPPLY	SCH	SCHEDULE
CONSTR	CONSTRUCT(ION)	ID	INSIDE DIAMETER	SD	STORM DRAIN
CONT	CONTINUATION	IN	INCH	SDN	STORM DRAIN NOZZLE
CONTR	CONTRACT(-OR)	INSUL	INSULATE OR INSULATION	SHT	SHEET
CORR	CORRIDOR	INV	INVERT	SIM	SIMILAR
CP	CIRCULATING PUMP	JAN	JANITOR	SLT	SEALANT
CR	CLASSROOM	KIT	KITCHEN	SOG	SLAB ON GRADE
CT	COOLING TOWER	KW	KITCHEN WASTE	SP	SUMP PUMP
CU	COPPER	LAB	LABORATORY	SPEC	SPECIFICATION
CU FT	CUBIC FEET	LAV	LAVATORY	SPR	SPRINKLER
CU YD	CUBIC YARD	LBS	POUNDS	SQ	SQUARE
CW	COLD WATER	LF	LINEAR FOOT (FEET)	SRD	SECONDARY ROOF DRAIN
DB	DRY BULB	LP	PROPANE	SS	STAINLESS STEEL
DCW	DOMESTIC COLD WATER	LPV	PROPANE VENT	SSD	SECONDARY STORM DRAIN
DEMO	DEMOLISH OR DEMOLITION	MATL	MATERIAL	STD	STANDARD
DF	DRINKING FOUNTAIN	MAX	MAXIMUM	STL	STEEL
DHR	DOMESTIC HOT WATER RETURN	MECH	MECHANICAL	STOR	STORAGE
DHR(140)	DOMESTIC HOT WATER RETURN (140°)	MED	MEDIUM	STRUCT	STRUCTURAL
DHW	DOMESTIC HOT WATER	MFR	MANUFACTURER	SUSP	SUSPENDED
DHW(140)	DOMESTIC HOT WATER (140°)	MH	MANHOLE	THK	THICK(-NESS)
DI	DROP INLET	MIN	MINIMUM	TLT	TOILET
DIA	DIAMETER	MISC	MISCELLANEOUS	TOSL	TOP OF SLAB
DIP	DUCTILE IRON PIPE	MTD	MOUNTED	TW	DOMESTIC TEMPERED WATER (90° F)
DN	DOWN	N	NORTH	TYP	TYPICAL
DS	DOWNSPOUT	N/A	NOT APPLICABLE/AVAILABLE	UG	UNDERGROUND
DT	DRAIN TILE	NC	NORMALLY CLOSED	UNO	UNLESS NOTED (INDICATED) OTHERWISE
DTL	DETAIL	NG	NATURAL GAS	V	VENT
DTW	DOMESTIC TEMPERED WATER	NGV	NATURAL GAS VENT	VAC	VACUUM
DWG	DRAWING	NIC	NOT IN CONTRACT	VB	VACUUM BREAKER
E	EAST	NO	NORMALLY OPEN	VERT	VERTICAL
ELEC	ELECTRICAL	NO. (#)	NUMBER	VTR	VENT THROUGH ROOF
EPBD	ELECTRICAL PANELBOARD	NOM	NOMINAL	W	WEST
EQ	EQUAL	OC	ON CENTER	W/	WITH
				W/O	WITHOUT
				WB	WATER HAMMER ARRESTER
				WC	WATER CLOSET
				WSHP	WATER SOURCE HEAT PUMP
				WWF	WELDED WIRE FABRIC
				WWM	WELDED WIRE MESH
				XFMR	TRANSFORMER

GRAPHICS SYMBOLS LEGEND

- X" XXX — PIPE WITH SIZE AND SERVICE
- FLOW IN DIRECTION OF ARROW
- 1/8" FT — PITCH DOWN IN DIRECTION OF ARROW AT INDICATED SLOPE
- PIPE CAP
- PIPE TURNED DOWN
- PIPE TURNED UP
- PIPE TEE UP
- PIPE TEE DOWN
- UNION
- CONCENTRIC PIPE REDUCTION
- CO — END OF LINE CLEANOUT PLUG
- CO — FLOOR CLEANOUT
- WCO — WALL CLEANOUT
- CO (GCO) — YARD CLEANOUT (CLEANOUT TO GRADE)
- FD-1 — FLOOR DRAIN WITH TAG
- FS-1 — FLOOR SINK WITH TAG
- PRESSURE GAUGE WITH GAUGE COCK
- LIQUID FILLED THERMOMETER
- A — WATER HAMMER ARRESTOR (PLUMBING & DRAINAGE INSTITUTE SIZE INDICATED)
- FS — FLOW SWITCH
- TEMPERATURE/PRESSURE PLUG
- VALVE
- VALVE IN RISER
- G — GAS COCK
- VENTURI FLOW METER
- MANUAL BALANCING VALVE
- AUTOMATIC BALANCING VALVE WITH FLOW TAPS
- SWING CHECK VALVE
- PRESSURE REDUCING VALVE
- S — SOLENOID OPERATED VALVE
- T&P — TEMPERATURE AND PRESSURE RELIEF VALVE
- BACKWATER VALVE
- HOSE BIBB OR WALL HYDRANT
- REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER
- DOUBLE CHECK BACKFLOW PREVENTER
- PUMP

- POINT OF CONNECTION TO EXISTING
- LIMIT OF DEMOLITION
- 30 — KEYNOTE
- 8 — STRUCTURAL GRID LINE WITH DESIGNATION
- A123 — **SPACE IDENTIFICATION TAG**: SPACE NUMBER; BUILDING AREA (WHEN USED)
- AHU-02 — **EQUIPMENT IDENTIFICATION TAG**: EQUIPMENT NUMBER; UNIT DESIGNATION
- **SECTION WHERE CUT**: A / P6.1 — SECTION LETTER; DRAWING WHERE SECTION IS INDICATED
- **ENLARGED PLAN WHERE CUT**: 1 / P6.1 — ENLARGED PLAN NUMBER; DRAWING WHERE ENALRGED PLAN IS INDICATED
- **DETAIL TAG**: 1 / P6.1 — DETAIL NUMBER; DRAWING WHERE DETAIL IS INDICATED
- **SANITARY RISER TAG**: S1 / P6.1 — SANITARY RISER IDENTIFIER; DRAWING WHERE SANITARY RISER IS TAGGED
- **DOMESTIC RISER TAG**: D1 / P6.1 — DOMESTIC RISER IDENTIFIER; DRAWING WHERE SANITARY RISER IS TAGGED

1 DETAIL TITLE — 1/4"=1'-0" (P2.2, P2.3, P2.4, P6.2)
- DETAIL NUMBER
- DRAWING WHERE DETAIL IS INDICATED
- DRAWING WHERE DETAIL IS CUT
- ADDITIONAL DRAWING REFERENCES

S1 SANITARY RISER DIAGRAM — 1/4"=1'-0" (P2.2, P2.3, P2.4, P4.2)
- SANITARY RISER DIAGRAM IDENTIFIER
- DRAWING WHERE SANITARY RISER IS INDICATED
- DRAWING WHERE SANITARY RISER IS TAGGED
- ADDITIONAL DRAWING REFERENCES

D1 DOMESTIC RISER DIAGRAM — 1/4"=1'-0" (P2.2, P2.3, P2.4, P5.2)
- DOMESTIC RISER DIAGRAM IDENTIFIER
- DRAWING WHERE DOMESTIC RISER IS INDICATED
- DRAWING WHERE DOMESTIC RISER IS TAGGED
- ADDITIONAL DRAWING REFERENCES

G1 FUEL GAS RISER DIAGRAM — 1/4"=1'-0" (P2.2, P2.3, P2.4, P5.2)
- FUEL GAS RISER DIAGRAM IDENTIFIER
- DRAWING WHERE FUEL GAS RISER IS INDICATED
- DRAWING WHERE FUEL GAS RISER IS TAGGED
- ADDITIONAL DRAWING REFERENCES

THERMOSTATIC MIXING VALVE SCHEDULE

TAG	BASIS OF DESIGN		DESIGN FLOW (GPM)	FLOW RANGE (GPM)	MAX. P.D. AT DESIGN FLOW	HW SYSTEM TEMPERATURES		CONNECTION SIZES		NOTES
	MANUFACTURER	MODEL				INLET	OUTLET	INLET	OUTLET	
TMV-1	LAWLER	66-50	0.50 - 9.00	0.50 - 18	5 PSI	140°F	110°F	1"	1"	1
TMV-2	LAWLER	66-125	25	0.50 - 43.0	5 PSI	140°F	120°F	1.50"	1.50"	1

1. PROVIDE ASSE-1017 THERMOSTATIC MIXING VALVE ASSEMBLY WITH T/P GAUGES ON INLETS AND OUTLET. PROVIDE INCREASER/DECREASER FITTINGS AS REQUIRED.

PLUMBING FIXTURE SCHEDULE

TAG	FIXTURE	MODEL NAME & NUMBER	HEIGHT A.F.F.	PIPE SIZE					FLOW RATE	NOTES
				COLD WATER	TEPID WATER	HOT WATER	VENT	SOIL WASTE		
LA-1 (5)	LAVATORY, COUNTERTOP (ACCESSIBLE)	FIXTURE: REFER TO ARCH DWGS FAUCET: KOHLER ELATE -K-33590-4K	MOLDED-COUNTER REFER TO ARCH DWGS	1/2"		1/2"	1-1/2"	1-1/2"	1.0	1
LA-2	LAVATORY (ACCESSIBLE)	FIXTURE: AMERICAN STANDARD 0355.027 FAUCET: AMERICAN STANDARD COLONY PRO 7075.000	RIM AT 34"	1/2"		1/2"	1-1/2"	1-1/2"	1.2	1
BT-1	BATHTUB	TUB SURROUND: REGLAZE EXISTING TUB AND TILE SURROUND, REFER TO ARCH DWGS VALVE: MOEN UT3811 SERIES SHOWERHEAD: MOEN 9263EP16 SPOUT: MOEN 3890	CONTROLS AT 32" SHOWERHEAD AT 78"	1/2"		1/2"	1-1/2"	1-1/2"	1.5	5
BT-2	BATHTUB (ACCESSIBLE)	TUB: AMERICAN STANDARD NEW SOLAR 0263 VALVE: MOEN UT3811 SERIES HANDHELD SHOWER: CLEVELAND 40124 SPOUT: MOEN 3890	CONTROLS AT 32" SHOWERHEAD AT 78"	1/2"		1/2"	1-1/2"	1-1/2"	1.5	1
SK-1	KITCHENETTE SINK - SINGLE BOWL (ACCESSIBLE)	SINK: PROFLO MODEL #PFSR252263A FAUCET: MOEN CHATEAU 7430	COUNTER MOUNTED REFER TO ARCH DWGS	1/2"		1/2"	1-1/2"	1-1/2"	1.5	1, 3, 4
SK-2	LAUNDRY SINK	SINK: FIAT FL-1 FAUCET: CHICAGO 895-L12ABCP	FLOOR MOUNTED	1/2"		1/2"	1-1/2"	1-1/2"	2.2	
WC-1	FLOOR MOUNTED WATER CLOSET (ACCESSIBLE)	FIXTURE: AMERICAN STANDARD 221AA.104	TOP OF SEAT 17"	3/4"			2"	3"	1.28	1, 2

NOTES:
1. THIS ACCESSIBLE FIXTURE, ACCESSORIES, AND INSTALLATION SHALL CONFORM TO THE VUSBC AND ASAD 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
2. LOCATE FLUSH ACTUATORS ON WIDE SIDE OF STALLS OR APPROACH AREAS.
3. PROVIDE DISHWASHER HOOKUP WHERE DISHWASHER IS PRESENT, CONNECT HW IN SINK BASE AND CONNECT SANITARY THROUGH AIR GAP FITTING INTO DISHWASHER TAIL PIECE SINK DRAIN.
4. PROVIDE SINKS WITH DISPOSAL EQUAL TO INSINKERATOR BADGER 5 1/2HP.
5. PROVIDE NEW DIVERTERS FOR BATHTUBS ON AN AS-NEEDED BASIS.

GAS WATER HEATER SCHEDULE

TAG	BASIS OF DESIGN		CAPACITY (GALLONS)	RECOVERY RATE (GPH)	TEMPERATURE RISE (°F)	THERMAL EFFICIENCY	FUEL DATA			ELECTRICAL DATA			TEMPERATURE SETTING (°F)	NOTES
	MANUFACTURER	MODEL					INPUT RATE	TYPE	MAX INLET PRESSURE (INCHES W.C.)	VOLTAGE	PHASE	HERTZ		
GWH-1	NAVIEN	NPE-180A2/S2	8.4	INSTANT	90	0.95 UEF	10,000 -150,000	NATURAL GAS	14"	120	1	60	140	
GWH-2	A.O. SMITH	CYCLONE MXI BTH-120	60	154	90	95%	120,000 BTUH	NATURAL GAS	14"	120	1	60	140	

DRAIN AND CLEANOUT SCHEDULE

TAG	BASIS OF DESIGN		STRAINER/GRATE	NOTES
	MANUFACTURER	MODEL		
AD-1	JOSAM	23500-18-37-50-VP	14" x 14"	AREA
GCO	JOSAM	58680-CO-VP	GRADE CLEANOUT	

GENERAL NOTES

A. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. IN THE CASE OF A CONFLICT, DISAGREEMENT, OR AMBIGUITY, PROVIDE THE BETTER QUALITY. IN THE CASE OF A CONFLICT, DISAGREEMENT, OR AMBIGUITY, PROVIDE THE GREATER QUANTITY OF WORK.

B. COORDINATE PIPING LOCATIONS AND INSTALLATION WITH EACH TRADE TO AVOID CONFLICTS WITH OTHER TRADES.

C. PROVIDE FLOOR CLEANOUTS INDICATED FLUSH WITH FLOOR FINISHES.

D. PROVIDE CLEANOUTS WHERE INDICATED AND ADDITIONAL CLEANOUTS AS REQUIRED BY LOCAL CODE.

E. REFER TO DRAWINGS FROM EACH DISCIPLINE BEFORE ROUGHING-IN PLUMBING FIXTURES.

F. OBTAIN DIMENSIONS AND ROUTING IN FIELD BEFORE INSTALLATION OF PLUMBING AND FIXTURES.

G. PROVIDE ISOLATION VALVES IN ACCORDANCE WITH DIAGRAMS, DETAILS, AND DIVISION 22 SPECIFICATIONS.

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HAZELCREST APARTMENTS

610135

Concord communities - A Lowe Development Company

5716/20/22/24 Plainfied Ave., & 5727/29 Onnen Rd, Baltimore, MD 21206

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REVISIONS

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05/03/2024	100%CDS
08/15/2025	COMMITMENT

LEGENDS, ABBREVIATIONS, GENERAL NOTES & SCHEDULES

P0.1

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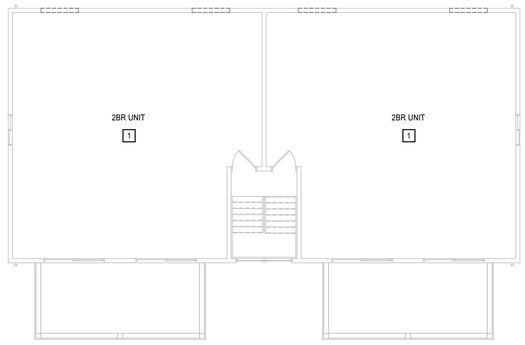
KEYNOTES

APPLIES TO DRAWINGS P1.1.1
REPRESENTED BY [n]

1. REFER TO ENLARGED PLAN ON SHEET P3.1.
2. REFER TO ENLARGED PLAN ON SHEET P3.2.



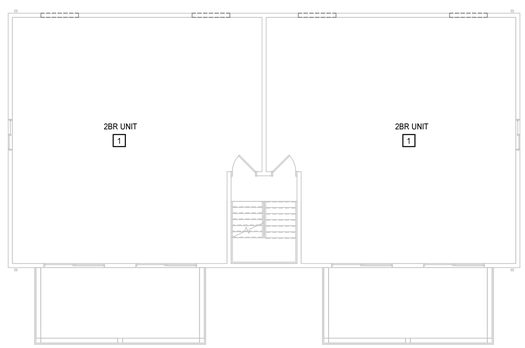
BUILDING C SECOND FLOOR PLAN - PLUMBING DEMOLITION



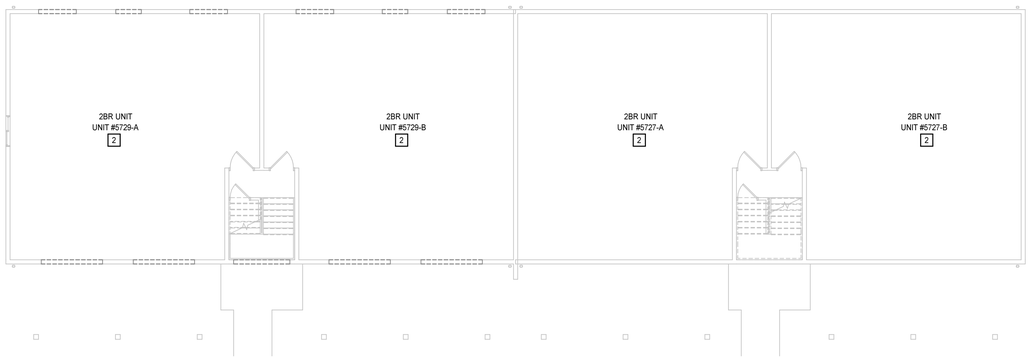
BUILDING A SECOND FLOOR PLAN - PLUMBING DEMOLITION



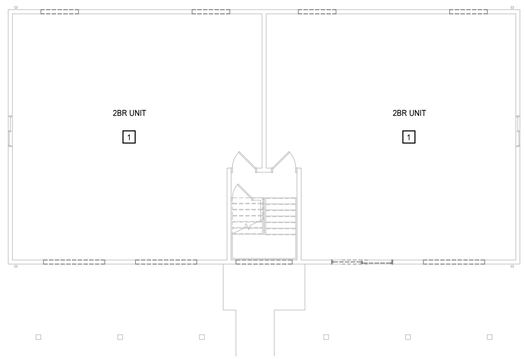
BUILDING C FIRST FLOOR PLAN - PLUMBING DEMOLITION



BUILDING A FIRST FLOOR PLAN - PLUMBING DEMOLITION



BUILDING C GROUND LEVEL - PLUMBING DEMOLITION



BUILDING A GROUND LEVEL - PLUMBING DEMOLITION

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HAZELCREST APARTMENTS

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08/15/2025	COMMITMENT

BUILDING DEMO PLANS - PLUMBING

P1.1.1

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KEYNOTES

APPLIES TO DRAWINGS P1.1.2
REPRESENTED BY [n]

1. REFER TO ENLARGED PLAN ON SHEET P3.1.



BUILDING B GROUND LEVEL - PLUMBING DEMOLITION

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BUILDING B GROUND LEVEL DEMO PLAN - PLUMBING

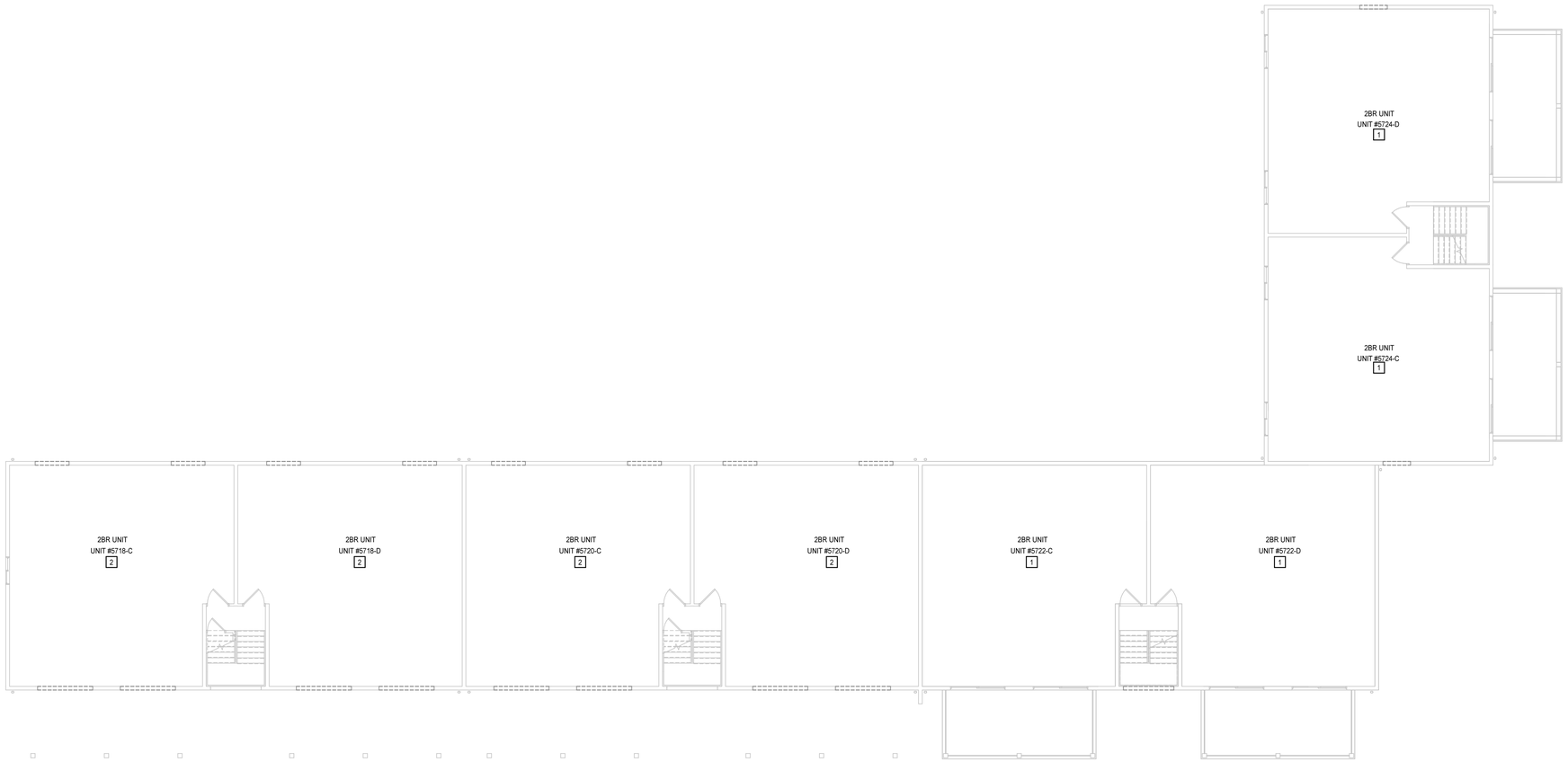
P1.1.2

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KEYNOTES

APPLIES TO DRAWINGS P1.1.3
REPRESENTED BY A

1. REFER TO ENLARGED PLAN ON SHEET P3.1.
2. REFER TO ENLARGED PLAN ON SHEET P3.2.



BUILDING B FIRST FLOOR PLAN - PLUMBING DEMOLITION

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BUILDING B FIRST FLOOR DEMO PLAN - PLUMBING

P1.1.3

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KEYNOTES

APPLIES TO DRAWINGS P1.1.4
REPRESENTED BY [n]

1. REFER TO ENLARGED PLAN ON SHEET P3.1.



BUILDING B SECOND FLOOR PLAN - PLUMBING DEMOLITION

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BUILDING B SECOND FLOOR DEMO PLAN - PLUMBING

P1.1.4

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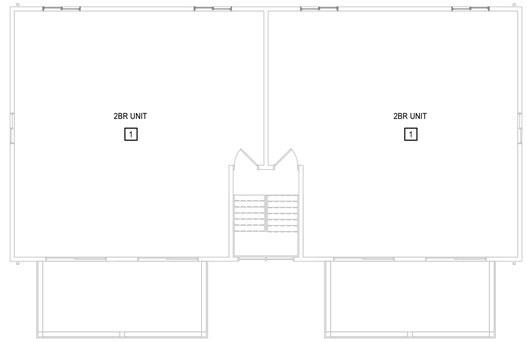
KEYNOTES

APPLIES TO DRAWINGS P2.1.1
REPRESENTED BY [n]

1. REFER TO ENLARGED PLAN ON SHEET P3.1.
2. REFER TO ENLARGED PLAN ON SHEET P3.2.
3. 3"SD INVERT ELEVATION AT -2' 6"BFF. REFER TO CIVIL FOR CONTINUATION.
4. 3"SD-UP TO AD-1
5. SD-UP TO GCO



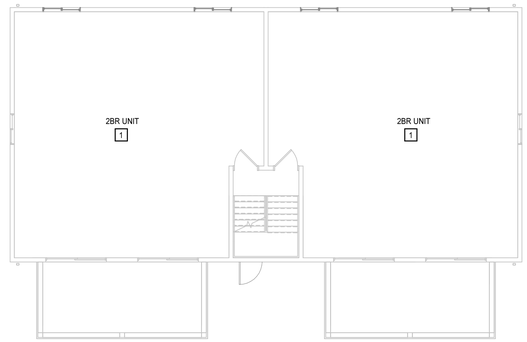
BUILDING C SECOND FLOOR PLAN - PLUMBING
1/8" = 1'-0"



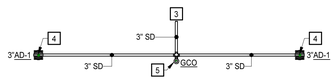
BUILDING A SECOND FLOOR PLAN - PLUMBING
1/8" = 1'-0"

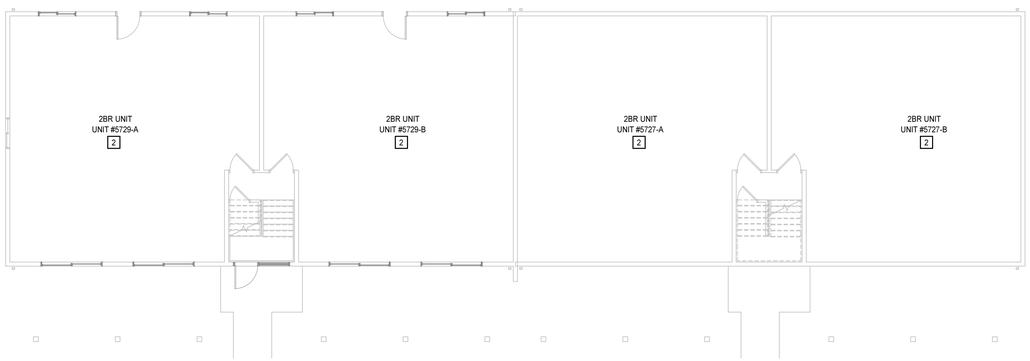


BUILDING C FIRST FLOOR PLAN - PLUMBING
1/8" = 1'-0"

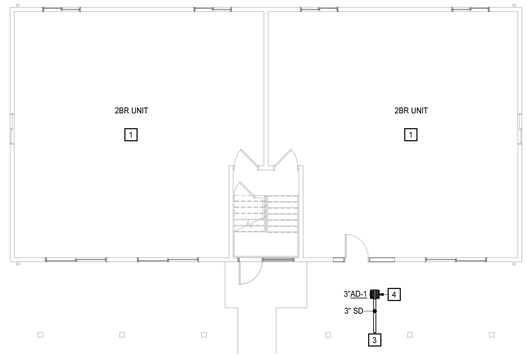


BUILDING A FIRST FLOOR PLAN - PLUMBING
1/8" = 1'-0"





BUILDING C GROUND LEVEL - PLUMBING
1/8" = 1'-0"



BUILDING A GROUND LEVEL - PLUMBING
1/8" = 1'-0"

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BUILDING PLANS - PLUMBING

P2.1.1

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KEYNOTES

APPLIES TO DRAWINGS P2.1.2
REPRESENTED BY n

1. REFER TO ENLARGED PLAN ON SHEET P3.1.



BUILDING B GROUND LEVEL - PLUMBING
1/8" = 1'-0"

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08/15/2025	COMMITMENT

BUILDING B GROUND LEVEL PLAN - PLUMBING

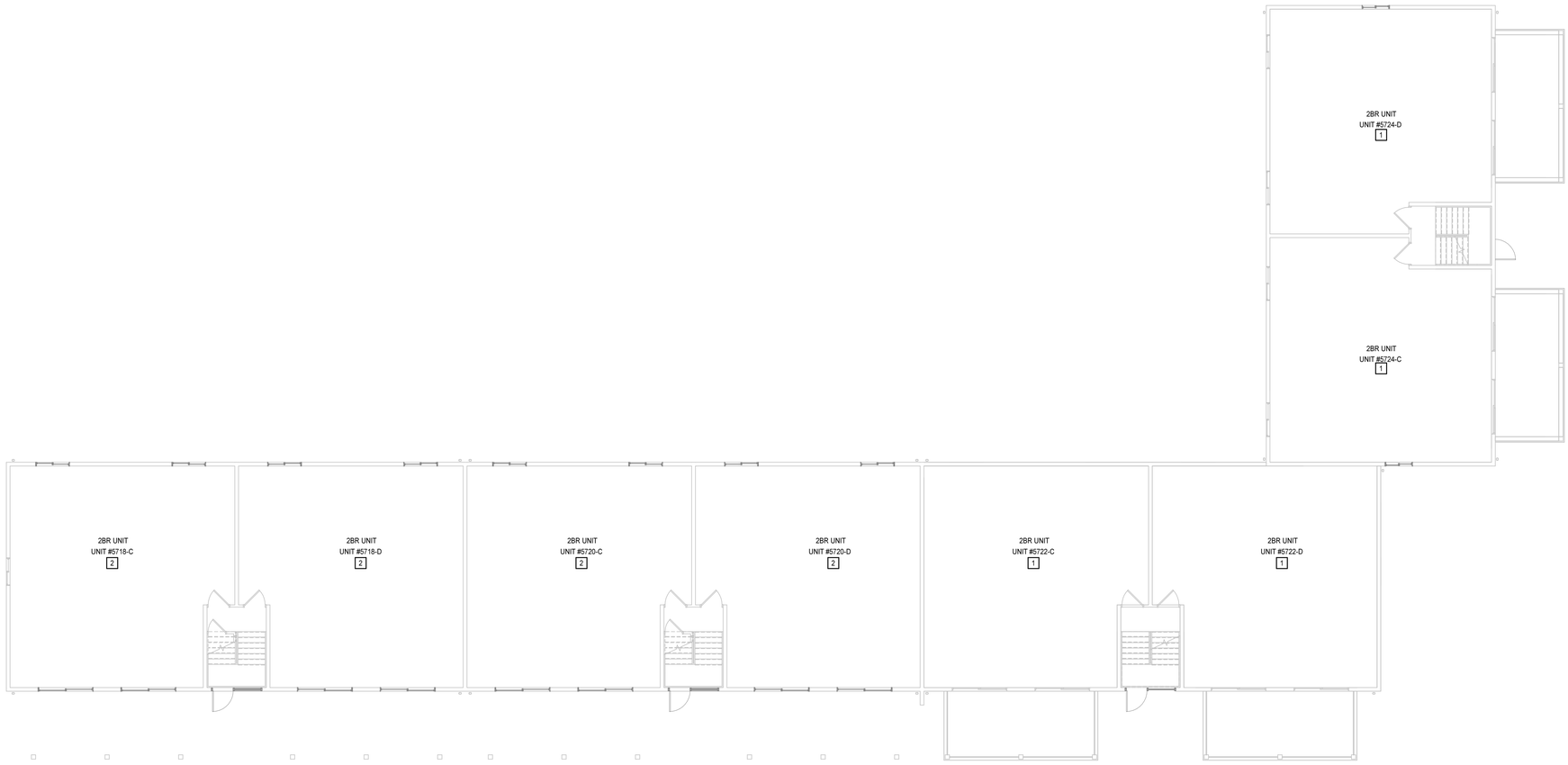
P2.1.2

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KEYNOTES

APPLIES TO DRAWINGS P2.1.3
REPRESENTED BY A

1. REFER TO ENLARGED PLAN ON SHEET P3.1.
2. REFER TO ENLARGED PLAN ON SHEET P3.2.



BUILDING B FIRST FLOOR PLAN - PLUMBING
1/8" = 1'-0"

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HAZELCREST APARTMENTS

610135
Concord communities - A Lowe Development Company
5716/20/22/24 Plainfiled Ave., & 5727/29 Onnen Rd, Baltimore, MD 21206

PROJECT NO:	610135
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REVISIONS

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05/03/2024	100%CDS
08/15/2025	COMMITMENT

BUILDING B FIRST FLOOR PLAN - PLUMBING

P2.1.3

8/15/2025 8:23:12 AM

KEYNOTES

APPLIES TO DRAWINGS P2.1.4
REPRESENTED BY n

1. REFER TO ENLARGED PLAN ON SHEET P3.1.



BUILDING B SECOND FLOOR PLAN - PLUMBING
1/8" = 1'-0"

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BUILDING B SECOND FLOOR PLAN - PLUMBING

P2.1.4

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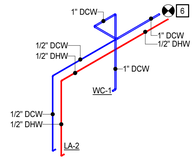
GENERAL NOTES

1. EXISTING FIXURES BEING REPLACED IN KIND UTILIZING EXISTING UTILITIES. RECONFIGURED SPACES FOR UFAS UNITS OR OTHER CONDITIONS RECONFIGURE EXISTING UTILITIES AS INDCATED TO SUIT. REFER TO FIXTURE SCHEDULE AND ARCHITECTURAL REPLACEMENT SCHEDULE FOR ADDITIONAL INFORMATION.
2. EXISTING WATER HEATERS BEING REPLACED IN KIND AND PROVIDED WITH NEW UNIT SET TO STORE WATER AT 140F FOR DISINFECTION PURPOSES. NEW THERMAL EXPANSION TANK AND ASSE-1017 THERMOSTATIC MASTER MIXING VALVE PROVIDED TO LOWER DELIVERY TEMPERATURE.
3. REFER TO ALL PLANS, SCHEDULES, SPECIFICATIONS, VHDA REQUIREMENTS AND OTHER SUPPORTING DOCUMENTS FOR EXTENTS PRIOR TO DEMOLITION OR CONSTRUCTION.
4. ALL BELOW SLAB PIPING TO BE JET CLEANED AND VIDEO INSPECTED TO CONFIRM PIPES TO BE CLEAN AND NOT BROKEN.
5. CONTRACTOR SHALL VERIFY AND COORDINATE ALL EXISTING FIELD CONDITIONS PRIOR TO BEGINING ANY DEMOLITION WORK. PROTECT ANY AND ALL EQUIPMENT, PIPING AND ACCESSORIES NOT BEING DEMOLISHED DURING DEMOLITION. PATCH AND REPAIR ANY DAMAGE TO CONDITIONS EQUAL TO OR BETTER THAN THE CONDITIONS PRIOR TO DEMOLITION.

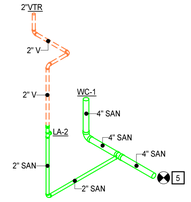
KEYNOTES

APPLIES TO DRAWINGS P2.1.5
REPRESENTED BY n

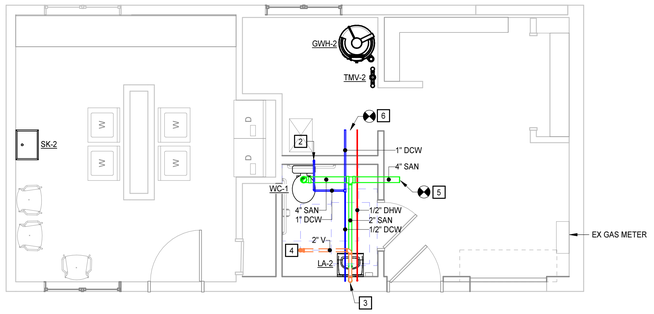
1. REMOVE EXISTING PLUMBING FIXTURES AND ASSOCIATED PIPING, FITTINGS, AND ACCESSORIES COMPLETE BACK TO WALL OR FLOOR AND PREPARE FOR NEW CONNECTION.
2. 1"DCW-DN
3. 1/2"DCW & 1/2"DHW-DN. 2"V-DN TO 2"SAN-DN.
4. 2"V-UP TO 2"VTR
5. 4"SAN TO CONNECT TO EXISTING PIPING BELOW SLAB. VERIFY EXACT CONNECTION POINT TO EXISTING PIPING BELOW SLAB IN FIELD.
6. 1"DCW & 1/2"DHW TO CONNECT TO EXISTING PIPING ABOVE CEILING. VERIFY EXACT CONNECTION POINT TO EXISTING PIPING ABOVE CEILING IN FIELD.



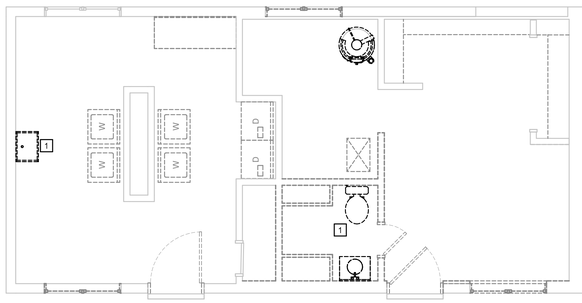
DOMESTIC RISER - LAUNDRY/MAINTENANCE BUILDING



SANITARY RISER - LAUNDRY/MAINTENANCE BUILDING



LAUNDRY/MAITENANCE BUILDING - PLUMBING
1/4" = 1'-0"



LAUNDRY/MAITENANCE BUILDING DEMO - PLUMBING

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LAUNDRY/MAITENANCE BUILDING - PLUMBING

P2.1.5

8/15/2025 8:23:13 AM

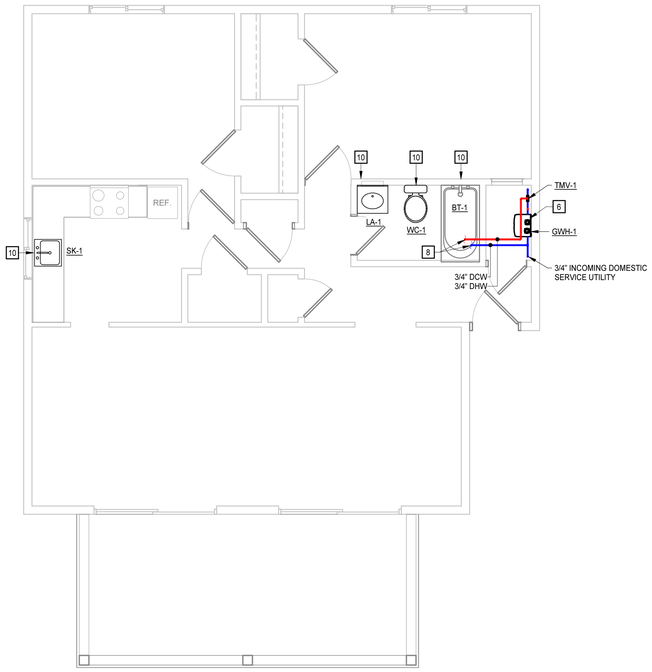
GENERAL NOTES

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2. EXISTING WATER HEATERS MANUFACTURED PRIOR TO 2018 TO BE REPLACED IN KIND AND PROVIDED WITH NEW UNIT SET TO STORE WATER AT 140F FOR DISINFECTION PURPOSES. NEW THERMAL EXPANSION TANK AND ASSE-1017 THERMOSTATIC MASTER MIXING VALVE PROVIDED TO LOWER DELIVERY TEMPERATURE.
3. REFER TO ALL PLANS, SCHEDULES, SPECIFICATIONS, VHDA REQUIREMENTS AND OTHER SUPPORTING DOCUMENTS FOR EXTENTS PRIOR TO DEMOLITION OR CONSTRUCTION.
4. ALL BELOW SLAB PIPING TO BE JET CLEANED AND VIDEO INSPECTED TO CONFIRM PIPES TO BE CLEAN AND NOT BROKEN.
5. CONTRACTOR SHALL VERIFY AND COORDINATE ALL EXISTING FIELD CONDITIONS PRIOR TO BEGINING ANY DEMOLITION WORK. PROTECT ANY AND ALL EQUIPMENT, PIPING AND ACCESSORIES NOT BEING DEMOLISHED DURING DEMOLITION. PATCH AND REPAIR ANY DAMAGE TO CONDITIONS EQUAL TO OR BETTER THAN THE CONDITIONS PRIOR TO DEMOLITION.

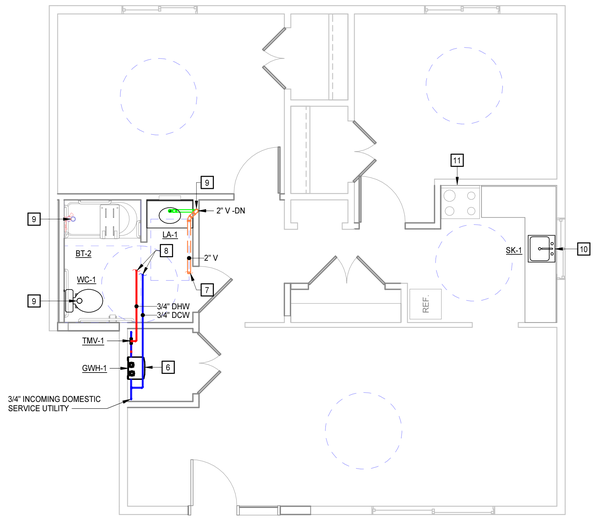
KEYNOTES

APPLIES TO DRAWINGS P3.1
REPRESENTED BY [n]

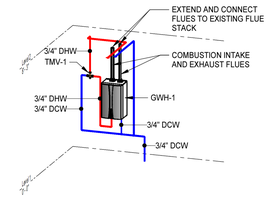
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2. EXISTING BATHTUB TO REMAIN. CLEAN AND REPAIR AS NECESSARY. REFER TO PLUMBING FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION.
3. DEMOLISH EXISTING TANK WATER HEATER. DISCONNECT DOMESTIC HOT & COLD WATER SUPPLY AND GAS SERVICE, AND CAP FOR FUTURE.
4. DEMOLISH EXISTING PLUMBING FIXTURES AND ALL VALVES AND TRIM. DISCONNECT DOMESTIC HOT AND/OR COLD WATER SUPPLIES, DEMO PIPING BACK TO ABOVE CEILING AND CAP.
5. DEMOLISH EXISTING PLUMBING FIXTURE SANITARY DRAIN CONNECTION BACK TO MAIN BELOW FLOOR SLAB AND CAP. DEMOLISH VENT PIPING TO ABOVE CEILING AND CAP FOR FUTURE.
6. EXTEND AND CONNECT EXISTING DOMESTIC HOT & COLD WATER, AND GAS SERVICE PIPING TO INSTANTANEOUS WATER HEATER. EXTEND AND CONNECT COMBUSTION AIR SUPPLY AND EXHAUST FLUES FROM UNIT TO EXISTING FLUE STACK, VERIFY EXACT LOCATION IN THE FIELD.
7. EXTEND AND CONNECT 2" VENT TO EXISTING APARTMENT UNIT SANITARY VENT SYSTEM AND VENT STACK THROUGH ROOF.
8. EXTEND AND CONNECT DOMESTIC HOT AND/OR COLD WATER SUPPLIES TO ALL PLUMBING FIXTURES AT LOCATION INDICATED ON PLAN.
9. EXTEND AND CONNECT SANITARY FROM PLUMBING FIXTURES TO EXISTING SANITARY MAIN BELOW FLOOR SLAB.
10. EXTEND AND CONNECT PLUMBING FIXTURE DOMESTIC SUPPLIES AND SANITARY DRAIN TO EXISTING FIXTURE. ROUGH-IN AT WALL. REFER TO PLUMBING FIXTURE SCHEDULE FOR MORE INFORMATION.
11. EXTEND EXISTING GAS SERVICE TO NEW KITCHEN RANGE. PROVIDE ALL NECESSARY PRESSURE REGULATOR AND VALVES AS REQUIRED.



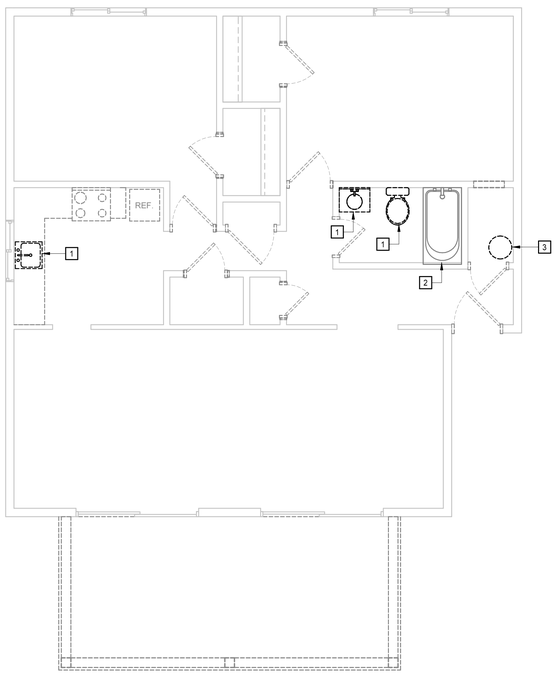
2 **2BR UNIT WITH DECK FLOOR PLAN - PLUMBING**
1/4" = 1'-0"



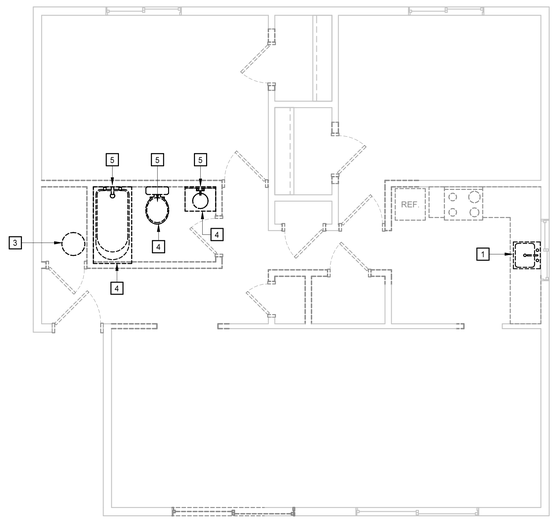
1 **2BR UNIT - GROUND FLOOR UFAS PLAN - BUILDING A - PLUMBING**
1/4" = 1'-0"



5 **VEIW OF TANKLESS WATER HEATER**



3 **2BR UNIT WITH DECK FLOOR PLAN - DEMO**
1/4" = 1'-0"



4 **2BR UNIT - GROUND FLOOR UFAS PLAN - BUILDING A - DEMO**
1/4" = 1'-0"

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HAZELCREST APARTMENTS

610135
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ENLARGED PLANS

P3.1

8/15/2025 8:23:16 AM

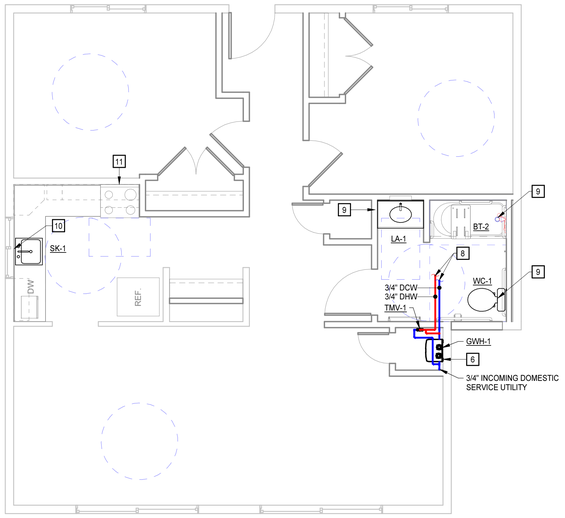
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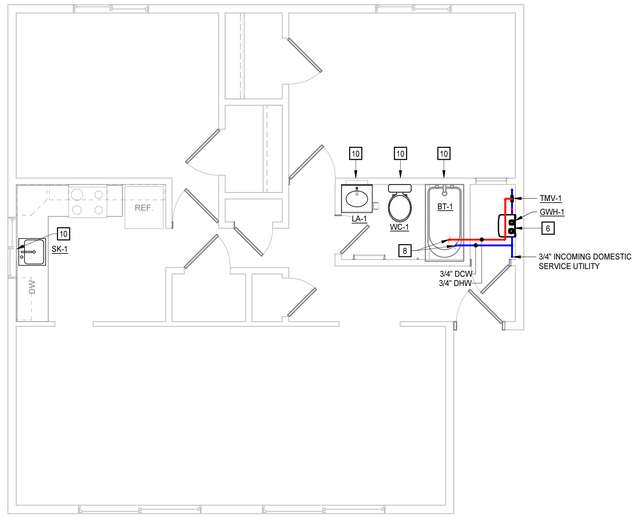
KEYNOTES

APPLIES TO DRAWINGS P3.1
REPRESENTED BY n

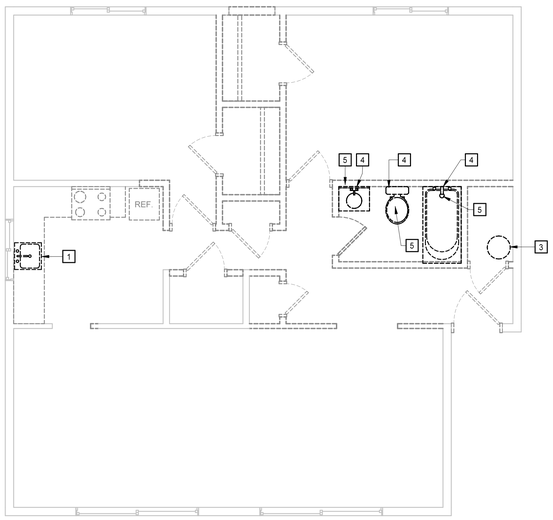
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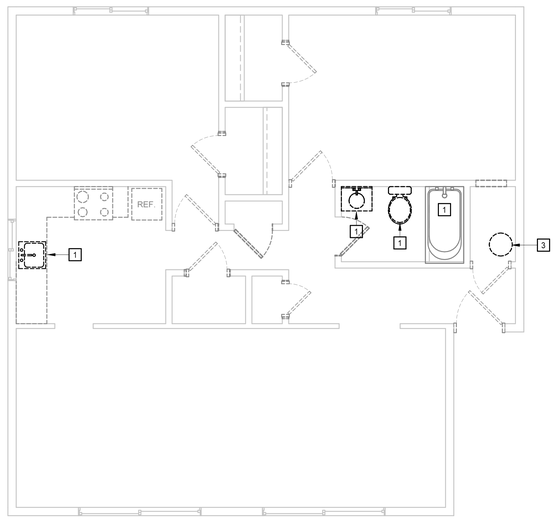
2BR UNIT - GROUND FLOOR UFAS PLAN - BUILDING C - PLUMBING
1/4" = 1'-0"



2BR UNIT - GROUND FLOOR PLAN - BUILDING C - PLUMBING
1/4" = 1'-0"



2BR UNIT - GROUND FLOOR UFAS PLAN - BUILDING C - DEMO
1/4" = 1'-0"



2BR UNIT - GROUND FLOOR PLAN - BUILDING C - DEMO
1/4" = 1'-0"

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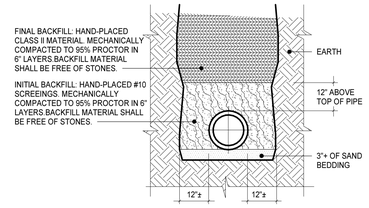
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ENLARGED PLANS

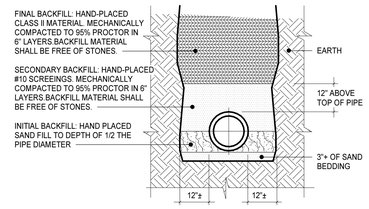
P3.2

8/15/2025 8:23:17 AM



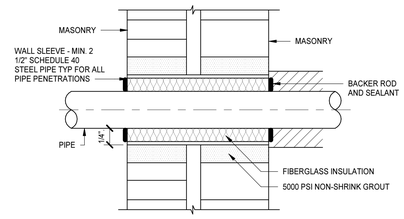
CAST IRON PIPE BEDDING DETAIL

NO SCALE



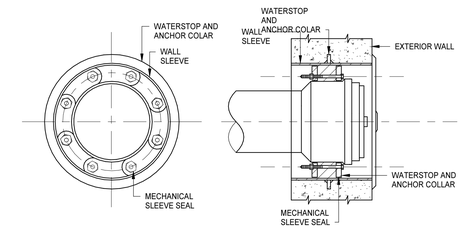
PVC PIPE BEDDING DETAIL

NO SCALE



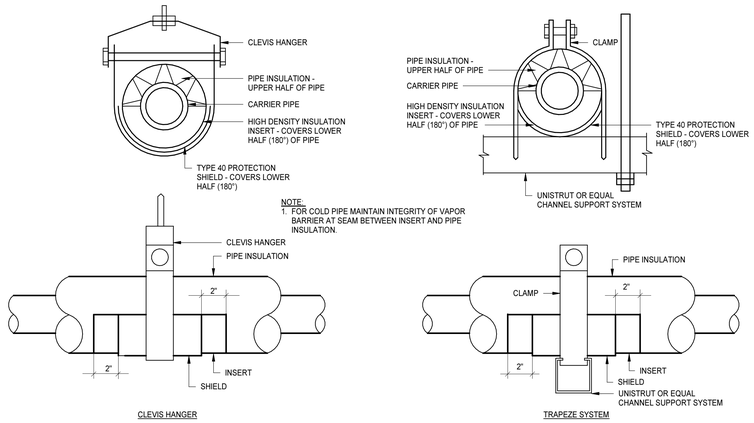
PIPE SLEEVE DETAIL

NO SCALE



MECHANICAL SLEEVE SEAL DETAIL

NO SCALE



PIPE SUPPORT AND THERMAL SHIELD DETAILS

NO SCALE

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DETAILS

P5.1

8/15/2025 8:23:18 AM

GENERAL NOTES

A. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. IN THE CASE OF A CONFLICT, DISAGREEMENT, OR AMBIGUITY, PROVIDE THE BETTER QUALITY. IN THE CASE OF A CONFLICT, DISAGREEMENT, OR AMBIGUITY, PROVIDE THE GREATER QUANTITY OF WORK.

B. FOLLOW MOUNTING HEIGHTS INDICATED IN THE ELECTRICAL LEGEND UNLESS OTHERWISE INDICATED. MEASURE ALL MOUNTING HEIGHTS FROM THE DEVICE CENTER LINE UNLESS OTHERWISE INDICATED.

C. FIELD VERIFY EXACT FEEDER LOCATIONS FOR MECHANICAL EQUIPMENT PRIOR TO ROUGH-IN.

D. EQUIPMENT CONNECTIONS ARE INDICATED IN THEIR APPROXIMATE LOCATIONS. VERIFY EXACT LOCATIONS OF ALL CONNECTIONS WITH OTHER TRADES SUPPLYING EQUIPMENT TO AVOID CONFLICTS AT INSTALLATION.

E. LOCATED ALL SWITCHES FOR LOCAL CONTROL OF LIGHTING ON STRIKE SIDE OF SINGLE DOORS UNLESS OTHERWISE INDICATED.

F. PROVIDE SPECIFIC BREAKER ARRANGEMENT FOR THE PANEL BOARDS WHEREVER PHYSICALLY POSSIBLE. PROVIDE AS-BUILT DRAWINGS INDICATING ACTUAL BRANCH CIRCUIT ARRANGEMENT. PROVIDE TYPE WRITTEN PANELBOARD DIRECTORIES INDICATING ACTUAL BRANCH CIRCUIT ARRANGEMENT.

G. PROVIDE AS-BUILT DRAWINGS INDICATING ACTUAL BRANCH CIRCUIT ARRANGEMENT. PROVIDE TYPEWRITTEN PANELBOARD DIRECTORIES INDICATING ACTUAL BRANCH CIRCUIT ARRANGEMENT. HAND WRITTEN SCHEDULES ARE NOT ACCEPTABLE.

H. ALL CONDUIT RUNS INDICATED ARE DIAGRAMMATIC, COORDINATE ROUTING IN ALL SPACES WITH OTHER TRADES.

I. ALL PANELBOARDS INDICATED ARE HOUSED IN A SINGLE WIDTH ENCLOSURE, UNO. THE CONTRACTOR SHALL FIELD VERIFY ROOM LAYOUT AND ADJUST ACCORDINGLY, AT NO COST TO THE OWNER, IF PROVIDING ANY PANELBOARD ENCLOSURES.

J. WHERE POWER AND COMMUNICATION OUTLETS ARE INDICATED IN CLOSE PROXIMITY ON THE DRAWINGS, FIELD COORDINATE THE LOCATIONS TO PLACE THE OUTLETS ADJACENT TO EACH OTHER.

K. ALL EXTERIOR RECEPTACLES SHALL BE LABELED "WR" - WEATHER RESISTANT.

L. WHEN GROUPING MULTIPLE LINE TO NEUTRAL BRANCH CIRCUITS IN A CONDUIT, PROVIDE DEDICATED COLOR CODED NEUTRAL CONDUCTORS FOR EACH CIRCUIT. DO NOT USE BREAKER TIES AND SHARED NEUTRALS EVEN THOUGH PERMITTED BY NEC.

M. ALL EQUIPMENT INSTALLED INDOORS SHALL BE PROVIDED IN A NEMA 1 ENCLOSURE, UNO. ALL EQUIPMENT INSTALLED OUTDOORS SHALL BE PROVIDED IN A NEMA 3R ENCLOSURE, UNO.

N. SEAL ALL CONDUIT PENETRATIONS THROUGH RATED WALLS & FLOORS TO MAINTAIN FIRE INTEGRITY. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE WALL & CEILING LOCATIONS.

O. ALL SWITCHES, OUTLETS & COVER PLATES THAT ARE PAINTED, DAMAGED OR WORN, ARE TO BE REPLACED AND ARE TO MATCH IN COLOR & DESIGN. REFER TO ARCHITECTURAL PLANS FOR EXACT FINISH COLOR.

P. PROVIDE GFCI RECEPTACLES IN ALL BATHROOMS.

Q. ALL WIRING FOR THE INTERIOR & EXTERIOR OF THE BUILDING IS TO BE CONCEALED WITHIN THE WALLS, CEILING OR FLOOR SYSTEMS. CABLE TV, INTERNET AND/OR TELEPHONE WIRING EXPOSED WITHIN INDIVIDUAL APARTMENT UNITS MAY BE ACCEPTED WHEN FASTENED TO THE EDGES OF THE BASEBOARDS AND/OR DOOR CASINGS AND NOT CROSSING ANY PORTION OF FLOORS, DOORWAYS OR OPENINGS. EXPOSED ELECTRICAL SERVICE TO THE BUILDING IS TO BE IN CONDUIT AND RUN VERTICALLY TO THE METER WITHOUT HORIZONTAL RUNS.

R. LIGHT FIXTURES IN THE KITCHEN SHALL PROVIDE A MINIMUM ILLUMINATION OF 30 FOOT-CANDLES DISTRIBUTED ACROSS ALL COUNTERTOPS.

S. SEAL AROUND EXISTING ACCESSIBLE AND ALL NEW ELECTRICAL PENETRATIONS. PROVIDE AIR SEAL AROUND ALL WALL PENETRATIONS. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.

T. IN ALL UFAS UNITS, PROVIDE SURFACE MOUNTED RECEPTACLES ABOVE COUNTERTOPS IN THE KITCHEN. WIRING TO EACH RECEPTACLE SHALL BE CONCEALED, BUT THE RECEPTACLE ITSELF, SHALL BE SURFACE MOUNTED.

U. ALL 120V, SINGLE PHASE, 15A & 20A CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, DENS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHENS, LAUNDRY ROOMS OR SIMILAR AREAS SHALL HAVE ARC FAULT CIRCUIT BREAKERS PER NEC 210.12(B).

V. ALL 120V, SINGLE PHASE, 15A & 20A OUTLETS LOCATED IN THE APARTMENT UNITS SHALL BE TAMPER-RESISTANT TYPE RECEPTACLES.

W. WHERE 15A, 120V BRANCH CIRCUITS ARE INDICATED FOR THE RESIDENTIAL DWELLING UNITS, PROVIDE NEMA 5-15R RECEPTACLES & #14 AWG WIRES. WHERE 20A, 120V BRANCH CIRCUITS ARE INDICATED FOR THE RESIDENTIAL DWELLING UNITS, PROVIDE NEMA 5-20R RECEPTACLES & #12 AWG WIRES.

X. OCCUPANCY SENSORS LOCATED WITHIN ALL BATHROOMS, CORRIDORS & LOBBIES SHALL BE SET FOR AUTOMATIC ON/OFF FUNCTION. ALL OTHER SENSORS SHALL BE SET FOR MANUAL ON/AUTOMATIC OFF FUNCTION (VACANCY MODEL). THE SENSOR SHALL TURN OFF ALL LIGHTING INDICATED AFTER 15 MINUTES OF INACTIVITY.

Y. DESIGN DOCUMENTS ARE BASED ON LIMITED FILED SURVEY OF THE EXISTING APARTMENT UNITS. FOR ANY APARTMENT UNITS WHERE THE PLANS SHOW EXISTING SMOKE/CARBON MONOXIDE DETECTORS WHICH ARE NOT EXISTING, PROVIDE & INSTALL NEW DETECTORS. COMBINATION SMOKE/CARBON MONOXIDE DETECTORS SHALL BE PROVIDED IN ALL BEDROOMS AND ONE OUTSIDE OF THE BEDROOMS AT A MINIMUM. PROVIDE A UNIT PRICE FOR ADDITIONAL SMOKE/CARBON MONOXIDE DETECTORS, AS REQUIRED.

Z. ALL FLOOR MOUNTED EQUIPMENT INSTALLED IN THE BASEMENT SHALL BE INSTALLED ON 4" CONCRETE HOUSEKEEPING PADS.

UFAS UNITS DEVICE LOCATION REQUIREMENTS

MOUNTING HEIGHT
FOR UNOBSTRUCTED REACH TO RECEPTACLES, SWITCHES, THERMOSTATS AND ALL OTHER ITEMS EXPECTED TO BE USED, MOUNT NO MORE THAN 48" AFF AND NO LOWER THAN 15" AFF.

OPERABLE PARTS, SUCH AS LIGHT SWITCHES AND THOSE ON THERMOSTATS, MUST BE MOUNTED ENTIRELY BELOW 48" AFF.

FOR UNOBSTRUCTED REACH TO RECEPTACLES, MOUNT SO THAT THE CENTERLINE OF THE BOTTOM OF THE RECEPTACLE IS NO LESS THAN 15" AFF AND THE CENTERLINE OF THE TOP OF THE RECEPTACLE IS NO MORE THAN 48" AFF.

FOR RECEPTACLES AND SWITCHES MOUNTED ABOVE OBSTRUCTIONS, SUCH AS VANITY AND KITCHEN COUNTERTOPS, COMPLY WITH THE FOLLOWING (FOR RECEPTACLES, MEASUREMENTS ARE TO BE FROM THE CENTERLINE OF THE TOP OF THE RECEPTACLE; FOR SWITCHES, THE MEASUREMENTS ARE TO THE TOP OF THE SWITCH):

WHERE SIDE APPROACH IS PROVIDED, MOUNT NO MORE THAN 46" AFF; AND
WHERE A FRONT APPROACH IS PROVIDED, MOUNT NO MORE THAN 44" AFF, KNEE CLEARANCE MUST BE PROVIDED BELOW THE COUNTERTOP.

ENSURE THAT THE RESTROOM RECEPTACLES ARE LOCATED WITHIN REACH. IF THE RECEPTACLE AND/OR SWITCH IS MOUNTED ON THE SIDE WALL, LOCATE CLOSE TO THE FRONT EDGE OF THE VANITY COUNTERTOP.

TO ACCOMMODATE COMPLIANT MOUNTING HEIGHT FOR OBSTRUCTED AND UNOBSTRUCTED REACH TO RECEPTACLES, SWITCHES, THERMOSTATS AND ALL OTHER ITEMS EXPECTED TO BE USED, MOUNT THE TOP OF ALL ELECTRICAL BOXES AT 44" AFF.

REACH RANGE: NON-UFAS UNITS
ELECTRICAL OUTLETS AND SWITCHES ARE PERMITTED TO BE MOUNTED OVER CONVENTIONAL KITCHEN COUNTERTOPS (ASSUMED 25-1/2" DEPTH AND 36" HEIGHT). OUTLETS AND SWITCHES MUST BE MOUNTED BELOW 46" AFF, MEASURED TO THE CENTERLINE OF THE TOP OF THE RECEPTACLE. MOUNT THE TOP OF THE ELECTRICAL BOX AT 46" AFF.

WHEN A SIDE REACH IS PROVIDED TO OUTLETS AND SWITCHES, OBSTRUCTIONS, SUCH AS KITCHEN COUNTERTOPS, ARE LIMITED TO 25-1/2" IN DEPTH AND THE 48" LONG SIDE OF THE 30" X 48" CLEAR FLOOR SPACE MUST BE FLUSH WITH THE FARTHEST PROJECTING ELEMENT, SUCH AS THE COUNTERTOP.

FOR EXAMPLE, IF A RANGE INTERRUPTS THE POSITIONING OF THE 48" LONG SIDE OF THE 30" X 48" CLEAR FLOOR SPACE FULLY FLUSH AGAINST THE COUNTERTOP, THEN THE FARTHEST PROJECTING ELEMENT IS THE RANGE; THE RANGE MUST NO PROJECTED MORE THAN 25-1/2", MEASURED FROM THE BACK WALL. REFRIGERATORS AND RANGES ARE COMMON OBSTRUCTIONS TO ACCESSIBLE REACH.

REACH RANGE: UFAS UNITS
ELECTRICAL OUTLETS AND SWITCHES MOUNTED OVER CONVENTIONAL KITCHEN COUNTERTOPS (ASSUMED 25-1/2" DEPTH AND 36" HEIGHT) ARE NOT ACCESSIBLE.

WHEN A FRONT APPROACH IS PROVIDED TO OUTLETS AND SWITCHES, OBSTRUCTIONS ARE LIMITED TO 25" IN DEPTH.

WHEN A SIDE APPROACH IS PROVIDED TO OUTLETS AND SWITCHES, OBSTRUCTIONS ARE LIMITED TO 24" IN DEPTH.

OUTLETS AND SWITCHES MOUNTED OVER COUNTERTOPS MORE THAN 34" AFF ARE NOT ACCESSIBLE.

REACH RANGE: COMMON AREAS
ELECTRICAL OUTLETS AND SWITCHES MOUNTED OVER CONVENTIONAL KITCHEN COUNTERTOPS (ASSUMED 25-1/2" DEPTH AND 36" HEIGHT) ARE NOT ACCESSIBLE.

WHEN A FRONT APPROACH IS PROVIDED TO OUTLETS AND SWITCHES, OBSTRUCTIONS ARE LIMITED TO 25" IN DEPTH.

WHEN A SIDE APPROACH IS PROVIDED TO OUTLETS AND SWITCHES, OBSTRUCTIONS ARE LIMITED TO 24" IN DEPTH.

OUTLETS AND SWITCHES MOUNTED OVER COUNTERTOP MORE THAN 34" AFF ARE NOT ACCESSIBLE.

OUTLETS LOCATED BELOW THE COUNTERTOP, ON THE WALL BEHIND OR TO THE SIDE OF A PENINSULA OR ISLAND, ARE CONSIDERED ACCESSIBLE IF THEY MEET THE VERTICAL AND HORIZONTAL LOCATIONS SPECIFIED BY THE NEC OUTLETS INTENDED TO SERVE COUNTERTOPS.

CIRCUIT LENGTH LIMITS

BRANCH CIRCUITS SHALL HAVE 3% VOLTAGE DROP OR LESS. WHERE 20 AMPERE CIRCUITS EXCEED THE LENGTH INDICATED BELOW, UTILIZE THE NEXT LARGE SIZE PHASE & GROUND CONDUCTOR FOR THAT CIRCUIT.

WIRE	120V	240V, 1Ø
#12	75'	135'
#10	105'	185'
#8	120'	210'

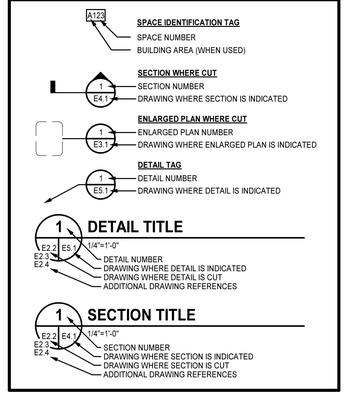
POWER LEGEND

SYMBOL	DESCRIPTION
	APPLIANCE RECEPTACLE, MOUNT AT +1'-6" AFF. PROVIDE NEMA CONFIGURATION TO MATCH PLUG FOR EQUIPMENT SERVED.
	DUPLEX RECEPTACLE, NEMA 5-20R, MOUNT AT +1'-6"AFF.
	DUPLEX RECEPTACLE, NEMA 5-20R, MOUNT AT +3'-10"AFF.
	DUPLEX RECEPTACLE, NEMA 5-20R, MOUNT AT +7'-6"AFF.
	GFCI DUPLEX RECEPTACLE, NEMA 5-20R, MOUNT AT +1'-6"AFF. PROVIDE NEMA 3R "WHILE IN USE" ENCLOSURE.
	GFCI DUPLEX RECEPTACLE, NEMA 5-20R, MOUNT AT +1'-6"AFF.
	GFCI DUPLEX RECEPTACLE, NEMA 5-20R, MOUNT AT +3'-10"AFF.
	DOUBLE DUPLEX RECEPTACLE, NEMA 5-20R, MOUNT AT +1'-6"AFF.
	DOUBLE DUPLEX RECEPTACLE, NEMA 5-20R, MOUNT AT +3'-10"AFF.
	SINGLE RECEPTACLE, NEMA 5-20R, MOUNT AT +1'-6"AFF.
	SINGLE RECEPTACLE, NEMA 5-20R, MOUNT AT +3'-10"AFF.
	SWITCHED DUPLEX RECEPTACLE WITH SPLIT YOKE, NEMA 5-15R OR 5-20R, MOUNT AT +1'-6"AFF. THE BOTTOM OUTLET IS SWITCHED & THE TOP OUTLET IS UNSWITCHED.
J	JUNCTION BOX, CONCEALED ABOVE CEILING, UNO.
	DISCONNECT SWITCH, FUSIBLE OR NON-FUSIBLE AS INDICATED. MOUNT W/HANDLE AT +4'-6"AFF, UNO.
	MAGNETIC MOTOR STARTER, WITH OVERLOAD RELAYS AS REQUIRED TO SERVE MANUFACTURER REQUIREMENTS OF EQUIPMENT SERVED. PROVIDE WITH HAND-OFF-AUTOMATIC SELECTOR SWITCH AND INDICATOR LIGHTS. MOUNT W/HANDLE AT +4'-6"AFF, UNO.
	COMBINATION MAGNETIC STARTER AND DISCONNECT SWITCH, WITH OVERLOAD ELEMENTS AND FUSING AS REQUIRED TO SERVE MANUFACTURER REQUIREMENTS OF EQUIPMENT SERVED. PROVIDE WITH HAND-OFF-AUTOMATIC SELECTOR SWITCH AND INDICATOR LIGHTS. MOUNT W/HANDLE AT + 4'-6"AFF, UNO.
E	EQUIPMENT POWER CONNECTION.
	MOTOR CONNECTION.
	BRANCH CIRCUIT RUN CONCEALED, UNO. DASHED INDICATES CIRCUITRY REQUIRED TO BE RUN BELOW SLAB.
	BRANCH CIRCUIT HOME RUN TO PANELBOARD AND CIRCUIT INDICATED.
	PANELBOARD.
R	RELAY, N/O OR N/C AS INDICATED.
	RELAY, NORMALLY OPEN.
	RELAY, NORMALLY CLOSED.
XXX	FEEDER TAG. REFER TO FEEDER SCHEDULE ON DWG E5.1.

ONE LINE DIAGRAM LEGEND

SYMBOL	DESCRIPTION
	CIRCUIT BREAKER
	FUSED SWITCH
	TRANSFORMER
	TRANSFER SWITCH
XXX	FEEDER DESIGNATION
CT	CURRENT TRANSFORMER
PT	POTENTIAL TRANSFORMER

GRAPHICS SYMBOLS LEGEND



COMMUNICATIONS LEGEND

NOTE: REFER TO 'TYPICAL COMMUNICATION OUTLET DETAIL' FOR BOX & CONDUIT REQUIREMENTS. REFER TO TELECOMMUNICATION DEVICE DETAILS FOR CABLING AND TERMINAL JACK REQUIREMENTS.

SYMBOL	DESCRIPTION
X	TELECOMMUNICATIONS OUTLET, SUBSCRIPT NUMBER INDICATES OUTLET TYPE. MOUNT AT +3'-10"AFF.
X	TELECOMMUNICATIONS OUTLET, SUBSCRIPT NUMBER INDICATES OUTLET TYPE. MOUNT AT +1'-6"AFF.
	INTERCOM STATION WITH PUSHBUTTON, MOUNT AT +4'-6"AFF.
	CATV OUTLET, MOUNT AT +1'-6"AFF.
	COMBINATION CATV & COMMUNICATION OUTLET, MOUNT AT +1'-6"AFF.
TGB	TELECOMMUNICATIONS GROUND BUS BAR, MOUNT AT +1'-6"AFF.
TMGB	TELECOMMUNICATIONS MAIN GROUND BUS BAR, MOUNT AT +1'-6"AFF.

FIRE ALARM LEGEND

SYMBOL	DESCRIPTION
XX	FIRE ALARM AUDIO/VISUAL NOTIFICATION DEVICE, MOUNT AT 80" AFF AND NOT MORE THAN 96". SUBSCRIPT NUMBER INDICATES STROBE CANDELA RATING.
XX	FIRE ALARM VISUAL STROBE NOTIFICATION DEVICE, 80" AFF AND NOT MORE THAN 96". SUBSCRIPT NUMBER INDICATES STROBE CANDELA RATING.
F	FIRE ALARM MANUAL PULL STATION, MOUNT AT +3'-10"AFF.
S	COMBINATION CARBON MONOXIDE-SMOKE DETECTOR, CEILING MOUNT. SUBSCRIPT 'G' WHEN PRESENT INDICATES PROVIDE DEVICE GUARD.
M	FIRE ALARM MONITOR MODULE. NOT ALL MONITOR MODULES ARE INDICATED ON DRAWINGS. PROVIDE QUANTITY AND IN LOCATIONS REQUIRED TO ACCOMPLISH SPECIFIED MONITORING FUNCTIONS.
C	FIRE ALARM CONTROL MODULE. NOT ALL CONTROL MODULES ARE INDICATED ON DRAWINGS. PROVIDE QUANTITY AND IN LOCATIONS REQUIRED TO ACCOMPLISH SPECIFIED CONTROL FUNCTIONS.

LIGHTING LEGEND

SYMBOL	DESCRIPTION
$	LIGHT SWITCH, RATED 120/277 VOLTS, 20-AMPS, MOUNT AT +3'-10"AFF. SUBSCRIPT/SUPERSCRIPT LETTERS, NUMBERS, AND SYMBOLS INDICATES SWITCH TYPE AS FOLLOWS: 3 INDICATES 3-WAY LIGHT SWITCH 4 INDICATES 4-WAY LIGHT SWITCH D INDICATES DIMMER SWITCH P INDICATES PILOT LIGHT, ON WHEN SWITCH IS ON K INDICATES KEY OPERATED LIGHT SWITCH OS INDICATES SWITCH WITH INTEGRAL OCCUPANCY SENSOR OD INDICATES DIMMER SWITCH WITH INTEGRAL OCCUPANCY SENSOR OS 2 INDICATES DUAL RELAY INTEGRAL OCCUPANCY SENSOR, WIRED FOR MULTI-LEVEL SWITCHING LOWER CASE LETTER INDICATES LIGHT FIXTURE CONTROL DESIGNATION
	OMNI-DIRECTIONAL LIGHTING CONTROL OCCUPANCY DETECTOR, CEILING MOUNT.
PE	PHOTOELECTRIC CELL FOR LIGHTING CONTROL. WALL MOUNT AT +10-0"AFF. AIM NORTH.
	LIGHT FIXTURE, CEILING MOUNT.
	LIGHT FIXTURE ON EMERGENCY POWER, CEILING MOUNT.
	LIGHTING FIXTURE.
	LIGHTING FIXTURE ON EMERGENCY POWER.
	LIGHT FIXTURE, WALL MOUNT, HEIGHT AS INDICATED.
	EMERGENCY EGRESS LIGHTING FIXTURE, WITH BATTERY PACK, WALL MOUNT AT +8'-0"AFF.
	EXIT SIGN, CEILING MOUNT. DIRECTIONAL ARROWS AS INDICATED. SHADING INDICATES FACE(S) OF SIGN.
	EXIT SIGN, WALL MOUNT. DIRECTIONAL ARROWS AS INDICATED. SHADING INDICATES FACE(S) OF SIGN.

SECURITY LEGEND

SYMBOL	DESCRIPTION
	FUTURE CCTV MOUNTING LOCATION, CEILING MOUNT. PROVIDE 20' OF COAXIAL CABLE COILED ABOVE CEILING FOR FUTURE INSTALLATION OF SECURITY CAMERA. RUN CABLE TO ROOM XXXX AND COIL 20' OF CABLE INSIDE ROOM.
	FUTURE CCTV MOUNTING LOCATION, WALL MOUNT. PROVIDE 20' OF COAXIAL CABLE COILED ABOVE CEILING FOR FUTURE INSTALLATION OF SECURITY CAMERA. RUN CABLE TO ROOM XXXX AND COIL 20' OF CABLE INSIDE ROOM.
CR	CARD READER, MOUNT AT 3'-10" AFF.
CK	CARD READER WITH KEYPAD, MOUNT AT 3'-10" AFF.

DEMOLITION LEGEND

SYMBOL	DESCRIPTION
	REMOVE DEVICES, EQUIPMENT, IN ACCORDANCE WITH THE GENERAL DEMOLITION NOTES.
	DEVICES ARE EXISTING TO REMAIN.
	WITHIN HATCHED AREAS, DISCONNECT AND REMOVE ALL ELECTRICAL MATERIALS INCLUDING BUT NOT LIMITED TO LIGHTS, DEVICES, EQUIPMENT, SPEAKERS, FIRE ALARM, COMMUNICATIONS, AND CIRCUITRY.

GENERAL DEMOLITION NOTES

A. PROVIDE ALL ELECTRICAL DEMOLITION WORK REQUIRED TO INSTALL THE WORK INDICATED. REMOVE, REROUTE, AND RECONNECT ALL BRANCH CIRCUITS THAT WILL REMAIN IN USE BUT INTERFERES WITH THE WORK.

B. REMOVE ALL EXISTING CONDUITS THAT WILL NOT BE REUSED AND WHERE THEY WILL BE EXPOSED AFTER COMPLETION. ABANDON ALL OTHERS IN THE WALLS ONLY. DISCONNECT ALL WIRING INDICATED AND/OR REQUIRED TO BE REMOVED FROM ALL POWER SOURCES. REMOVE ALL WIRING FROM ABANDONED CONDUITS AND PROVIDE BLANK COVER PLATES FOR BOXES NOT UTILIZED FOR THE WORK.

C. MAINTAIN CONTINUITY OF ALL EXISTING CIRCUITS TO REMAIN OR PORTIONS THEREOF AFFECTED BY THE WORK.

D. BEFORE DEMOLITION, VERIFY WITH THE OWNER ALL EQUIPMENT TO BE SALVAGED TO OWNER AND NOT REMOVED FROM THE SITE. FOR ALL REMAINING EQUIPMENT INDICATED FOR REMOVAL (AND NOT RELOCATED), REMOVE AND DISPOSE IN A LEGAL MANNER.

E. EXERCISE CARE IN REMOVING DEMOLITION ITEMS. REPAIR OR REPLACE ALL DAMAGE CAUSED TO EXISTING CONSTRUCTION AND EQUIPMENT TO REMAIN.

F. DRAWINGS ARE BASED UPON EXISTING PLANS AND FIELD INVESTIGATION WITHOUT DEMOLITION. VISIT THE EXISTING BUILDING AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS AND EXAMINE ALL DRAWINGS TO AVOID CONFLICTS.

G. WHERE DEMOLITION OF TELECOMMUNICATIONS DEVICES OCCUR, REMOVE CABLING NOT INDICATED TO REMAIN BACK TO POINT OF ORIGIN.

H. DEMOLITION FLOOR PLANS ARE PROVIDED FOR REFERENCE ONLY TO AID IN DEFINING THE SCOPE OF DEMOLITION WORK.

ABBREVIATIONS

1P	SINGLE PHASE
3P	THREE PHASE
3R	WEATHERPROOF (NEMA 3R)
A	AMPS
AFF	ABOVE FINISHED FLOOR
AL	ALUMINUM
ATS	AUTOMATIC TRANSFER SWITCH
BFC	BELOW FINISHED CEILING
BFG	BELOW FINISHED GRADE
BKR	BREAKER
C	CONDUIT
CATV	COMMUNITY ANTENNA TELEVISION (CABLE)
CB	CIRCUIT BREAKER
CBL	CABLE
CCTV	CLOSED CIRCUIT TELEVISION
CKT	CIRCUIT
CLG	CEILING
CLR	CLEAR
CO	COMPANY
COMB	COMBINATION
COMM	COMMUNICATIONS
CU	COPPER
DIA	DIAMETER
DISC	DISCONNECT
DIV	DIVISION
DWG	DRAWING
EBH	ELECTRIC BASEBOARD HEATER
EC	EMPTY CONDUIT
ECS	EMERGENCY COMMUNICATIONS STATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EPO	EMERGENCY POWER OFF
EQ	EQUIPMENT
ETR	EXISTING TO REMAIN
EWC	ELECTRIC WATER COOLER
EX	EXISTING
EXT	EXTERIOR
FA	FIRE ALARM
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FAGP	FIRE ALARM GRAPHIC PANEL
FAXP	FIRE ALARM EXTENDER PANEL
FFSCP	FIRE FIGHTER'S SMOKE CONTROL PANEL
FLA	FULL LOAD AMPS
FPMR	FUSE PER MANUFACTURERS REQUIREMENTS/RECOMMENDATIONS
FPND	FUSE PER NAMEPLATE DATA
G	GROUND
GE	GROUND FAULT PROTECTION FOR EQUIPMENT, 6-50mA PER NEC 427.22 (PROVIDE ACCESSORY FOR INDICATED BREAKER)
GFCI	GROUND FAULT CIRCUIT INTERRUPT
GFP	GROUND FAULT PROTECTION FOR PERSONNEL, 4-6mA (PROVIDE ACCESSORY FOR INDICATED BREAKER)
HKP	HOUSEKEEPING PAD
HP	HORSEPOWER
HPS	HIGH PRESSURE SODIUM
Hz	HERTZ
IAW	IN ACCORDANCE WITH
IG	ISOLATED GROUND
J-BOX	JUNCTION BOX
KHFSS	KITCHEN HOOD FIRE SUPPRESSION SYSTEM
KHz	KILOHERTZ
KVA	KILOVOLT AMPS
KW	KILOWATTS
KWH	KILOWATT HOURS
L	LOCKOUT TO PREVENT UNAUTHORIZED SWITCHING (PROVIDE ACCESSORY FOR INDICATED BREAKER)
LC	ROUTE CIRCUIT TO LOAD VIA LIGHTING CONTACTOR, REFER TO LC SCHEDULE
LED	LIGHT EMITTING DIODE
LTG	LIGHTING
LTS	LIGHTS
MAX	MAXIMUM
MCA	MINIMUM CIRCUIT AMPACITY
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MH	METAL HALIDE
MHz	MEGAHERTZ
MIN	MINIMUM
ML	MAINTENANCE LOCK (PROVIDE ACCESSORY FOR INDICATED BREAKER)
MLO	MAIN LUG ONLY
MNS	MASS NOTIFICATION SYSTEM
MOCP	MAXIMUM OVER CURRENT PROTECTION.
MTD	MOUNTED
N	NEUTRAL
N/C	NORMALLY CLOSED
N/O	NORMALLY OPEN
NO.	NUMBER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
P	PILOT LIGHT (AT THE SWITCH HANDLE)
PBD	PANELBOARD
PD	PROTECTIVE DEVICE
RCPT	RECEPTACLE
REC	RECEPTACLE
SEC	SECURITY
SPD	SURGE PROTECTIVE DEVICE
SPEC.	SPECIFICATION(S)
ST	SHUNT TRIP, 120V COIL (PROVIDE ACCESSORY FOR INDICATED BREAKER)
SW	SWITCH
SWBD	SWITCHBOARD
TBB	TELECOMMUNICATIONS BONDING BACKBONE
TC	TELECOMMUNICATIONS CLOSET
TELECOM	TELECOMMUNICATIONS
TGB	TELECOMMUNICATIONS GROUNDING BUS BAR
TMGB	TELECOMMUNICATIONS MAIN GROUNDING BUS BAR
TYP	TYPICAL
UNO	UNLESS NOTED (INDICATED) OTHERWISE
V	VOLTS
VFD	VARIABLE FREQUENCY DRIVE
W	WATTS
W/	WITH
WG	WIRE GUARD
WP	WEATHERPROOF
XFER	TRANSFER
XFMR	TRANSFORMER

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MOSELEYARCHITECTS.COM

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NUMBER: 200391

EXPIRATION DATE: MARCH 01, 2025

HAZELCREST APARTMENTS

610135

Concord Communities - A Lowe Development Company
5716-20/22/24 Plainfield Ave., & 5727/29 Onnen Rd, Baltimore, MD

PROJECT NO: 610135
DATE: August 15, 2025

REVISIONS

DATE	DESCRIPTION
07/14/2023	100% CD's
10/27/2023	VIABILITY
05/03/2024	100 % CDS
08/15/2025	COMMITMENT

LEGENDS, ABBREVIATIONS AND GENERAL NOTES

E0.1

8/15/2025 9:46:58 AM

COMcheck Software Version COMcheckWeb
Interior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: 610135 - HAZELCREST APARTMENTS
Project Type: Alteration

Construction Site:
5716,5717,5718,5719,5720,5722,5
724,5727,5729 PLAINFIELD AVE
BALTIMORE, Maryland 21206

Owner/Agent:

Designer/Contractor:
DAN BRYANT
MOSELEY ARCHITECTS
1414 KEY HIGHWAY, 2ND FLR
BALTIMORE, Maryland 21230
410-539-4300
DBRYANT@MOSELEYARCHITECTS.C
OM

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts
1-BUILDING A (Common Space Types:Stairwell)	340	0.58	197
2-BUILDING B (Common Space Types:Stairwell)	1360	0.58	789
3-BUILDING C (Common Space Types:Stairwell)	680	0.58	394
4-5717 LAUNDRY (Common Space Types:Laundry/Washing Area)	320	0.43	138
5-5717 MAINTENANCE OFFICE (Common Space Types:Office - Enclosed)	245	0.93	228
6-5717 BATHROOM (Common Space Types:Restrooms)	60	0.85	51
7-5717 UTILITY CLOSET (Common Space Types:Electrical/Mechanical)	85	0.43	37
		Total Allowed Watts =	1833

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
BUILDING A (Common Space Types: Stairwell, 340 sq.ft.)				
LED: A: LED DOWNLIGHT: Other:	1	7	14	98
BUILDING B (Common Space Types: Stairwell, 1360 sq.ft.)				
LED: A: LED DOWNLIGHT: Other:	1	28	14	392
BUILDING C (Common Space Types: Stairwell, 680 sq.ft.)				
LED: A: LED DOWNLIGHT: Other:	1	14	14	196
5717 LAUNDRY (Common Space Types: Laundry/Washing Area, 320 sq.ft.)				
LED: B: 4' LED: Other:	1	4	53	212
5717 MAINTENANCE OFFICE (Common Space Types: Office - Enclosed, 245 sq.ft.)				
LED: B: 4' LED: Other:	1	2	53	106
5717 BATHROOM (Common Space Types: Restrooms, 60 sq.ft.)				
LED: C: VANITY LIGHT: Other:	1	1	45	45
5717 UTILITY CLOSET (Common Space Types: Electrical/Mechanical, 85 sq.ft.)				

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
LED: B: 4' LED: Other:	1	1	53	53
LED: B1: 2' LED: Other:	1	1	27	27
			Total Proposed Watts =	1129

Interior Lighting PASSES

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title Signature Date

COMcheck Software Version COMcheckWeb
Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: 610135 - HAZELCREST APARTMENTS
Project Type: Alteration
Exterior Lighting Zone 2 (Residentially zoned area (LZ2))

Construction Site:
5716,5717,5718,5719,5720,5722,5
724,5727,5729 PLAINFIELD AVE
BALTIMORE, Maryland 21206

Owner/Agent:

Designer/Contractor:
DAN BRYANT
MOSELEY ARCHITECTS
1414 KEY HIGHWAY, 2ND FLR
BALTIMORE, Maryland 21230
410-539-4300
DBRYANT@MOSELEYARCHITECTS.C
OM

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts /	D Tradable Wattage	E Allowed Watts (B X C)
BLDG A - EXTERIOR (Illuminated area of facade wall or surface)	390 ft2	0.07	No	29
BLDG B - EXTERIOR (Illuminated area of facade wall or surface)	3800 ft2	0.07	No	285
BLDG C - EXTERIOR (Illuminated area of facade wall or surface)	4900 ft2	0.07	No	368
5717 - EXTERIOR (Illuminated area of facade wall or surface)	450 ft2	0.07	No	34
			Total Tradable Watts (a) =	0
			Total Allowed Watts =	716
			Total Allowed Supplemental Watts (b) =	400

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
BLDG A - EXTERIOR (Illuminated area of facade wall or surface, 390 ft2): Non-tradable Wattage				
LED: D: LED WALL PACK: Other:	1	1	13	13
LED: F: LED WALL PACK: Other:	1	1	52	52
BLDG B - EXTERIOR (Illuminated area of facade wall or surface, 3800 ft2): Non-tradable Wattage				
LED: F: LED WALL PACK: Other:	1	10	52	520
BLDG C - EXTERIOR (Illuminated area of facade wall or surface, 4900 ft2): Non-tradable Wattage				
LED: F: LED WALL PACK: Other:	1	8	52	416
5717 - EXTERIOR (Illuminated area of facade wall or surface, 450 ft2): Non-tradable Wattage				
LED: D: LED WALL PACK: Other:	1	2	13	26
LED: W: EXTERIOR SECURITY LIGHT: Other:	1	1	25	25
			Total Tradable Proposed Watts =	0

Exterior Lighting PASSES

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title Signature Date

INTERIOR LIGHT FIXTURE SCHEDULE

TYPE	FIXTURE DESCRIPTION	MANUFACTURER	SERIES NO.	WATTAGE	LAMP TYPE	MOUNTING	REFERENCE NOTE
A	7" LED ROUND LOW PROFILE FLUSH DOWNLIGHT WITH DIMMABLE DRIVER, 90 CRI, AND WHITE FINISH. ENERGY STAR RATED.	GLOBALUX	RDL-7-15-120D-930-WH	15	LED	SURFACE/CEILING	NOTE 3
B	48" LOW PROFILE LED WRAPAROUND LINEAR SURFACE MOUNTED FIXTURE. ENERGY STAR RATED.	LITHONIA	FML4W-48	53	LED	SURFACE	NOTE 2
C	BATHROOM VANITY FIXTURE	EFFICIENT LIGHTING	EL-250-03-E-15LED-BN	45	LED	SURFACE	NOTE 2
D	LED ARCHITECTURAL FULL CUT-OFF WALL PACK WITH INTEGRAL EMERGENCY BATTERY BACK-UP.	SPITZER LIGHTING	WPFP-37LC-U-CC-TG-CO-DB-EM1	30	LED	SURFACE	NOTE 3
F	EXTERIOR LED WALL PACK, UL LISTED FOR WET LOCATIONS	SPITZER LIGHTING	WPFP-71L-U-CC-T3-C1-DB	45	LED	SURFACE	NOTE 4
UA	7" LED ROUND LOW PROFILE FLUSH DOWNLIGHT WITH DIMMABLE DRIVER, 90 CRI, AND WHITE FINISH. ENERGY STAR RATED.	GLOBALUX	RDL-7-15-120D-930-WH	15	LED	SURFACE/CEILING	NOTE 3
UB	RESIDENTIAL UNIT LED LINEAR SURFACE FIXTURE	PROGRESS LIGHTING	P7279-3030K9	40	LED	SURFACE/CEILING	
UC	RESIDENTIAL UNIT BATHROOM VANITY LIGHT	EFFICIENT LIGHTING	EL-250-03-E-15LED-BN	45	LED	SURFACE	NOTE 2
UD	RESIDENTIAL UNIT 6" HIGH PERFORMANCE SAPPHIRE II CYLINDER WITH BLACK FINISH. ENERGY STAR RATED.	NORA LIGHTING	NYLS2-6S-35-1-35-M-BB-B-6/PEM	46	LED	SURFACE	NOTE 3
W	EXTERIOR LED SECURITY LIGHT WITH TWO FULLY ADJUSTABLE HEADS & INTEGRAL MOTION SENSOR	LITHONIA	OLF SERIES	25	LED	SURFACE	NOTE 3
X	LOW PROFILE THERMOPLASTIC LED EXIT SIGN WITH NICAD BATTERY	EELP	XCS-2-R-W-HO-SD	3	LED	SURFACE	NOTE 1
Z	EMERGENCY LIGHTING UNIT WITH TWO FULLY ADJUSTABLE LED HEADS & INTEGRAL EMERGENCY BATTERY BACK-UP	LITHONIA	ELM6L-UVOLT-LTP	10	LED	SURFACE	

GENERAL NOTES:

A. ALL FIXTURES SHALL BE CAPABLE OF 120V AND 277V INPUT (MVOLT), UNO.
B. REFER TO LIGHTING PLANS AND SPECIFICATIONS FOR ADDITIONAL FIXTURE INFORMATION.
C. KITCHEN FIXTURES: INSTALL LENS WITH SMOOTH SIDE OUT.
D. ALL LENS SHALL BE A MINIMUM 0.125" THICKNESS, UNO.

REFERENCE NOTES:

1. NUMBER OF FACES AND DIRECTIONAL CHEVRONS AS INDICATED ON DWGS.
2. FIXTURE SHALL BE SUITABLE FOR DAMP LOCATIONS.
3. FIXTURE SHALL BE SUITABLE FOR WET LOCATIONS.
4. WHERE INDICATED ON DRAWINGS TO HAVE EMERGENCY BATTERY BACK-UP POWER, PROVIDE WITH EM1 BATTERY BACK-UP OPTION.

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3200 NORFOLK STREET, RICHMOND, VA 23230
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LICENSE NUMBER: 200391

EXPIRATION DATE: MARCH 01, 2025

HAZELCREST APARTMENTS

610135
Concord Communities - A Lowe Development Company
5716-20/22/24 Plainfield Ave., & 5727/29 Onnen Rd, Baltimore, MD 21206

PROJECT NO: 610135
DATE: August 15, 2025

REVISIONS	
DATE	DESCRIPTION
07/14/2023	100% CD's
10/27/2023	VIABILITY
05/03/2024	100 % CDS
08/15/2025	COMMITMENT

LIGHT FIXTURE SCHEDULE

E0.2

8/15/2025 9:46:59 AM



ELECTRICAL SITE PLAN

1" = 40'-0"

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08/15/2025	COMMITMENT

ELECTRICAL SITE PLAN

E0.3

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GENERAL DEMOLITION NOTES

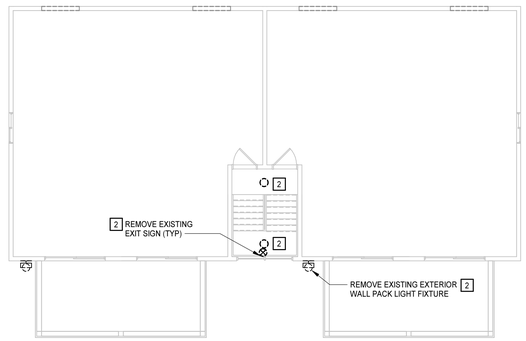
A. DEMOLISH ALL RECEPTACLES, CATV & TELE/DATA DEVICES, SWITCHES & LIGHTING FIXTURES AS SHOWN ON PLANS. ALL EXISTING BRANCH CIRCUIT WIRING & CONDUIT SHALL REMAIN, UNO.

B. REFER TO ENLARGED UNIT PLANS ON DRAWINGS E3.1 & E3.2 FOR DEMOLITION WORK IN THE RESIDENTIAL UNITS.

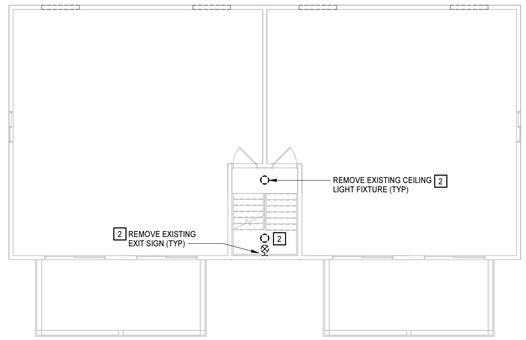
KEYNOTES

APPLIES TO DRAWING E1.1
REPRESENTED BY [n]

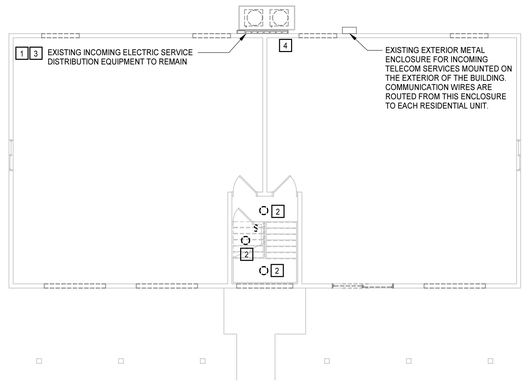
1. EXISTING UTILITY COMPANY METERS & ENCLOSURES, ALONG WITH EXISTING DISCONNECT SWITCHES FOR APARTMENT UNITS TO REMAIN. EXISTING SERVICE FEEDER CONDUCTORS & CONDUIT, ALONG WITH ALL EXISTING BRANCH CIRCUIT WIRING & CONDUIT TO REMAIN.
2. REMOVE EXISTING LIGHT FIXTURE. EXISTING BRANCH CIRCUIT CONDUCTORS & CONDUIT SHALL REMAIN FOR CONNECTION TO NEW LIGHT FIXTURE. REFER TO NEW WORK PLAN FOR ADDITIONAL INFORMATION.
3. EXISTING HOUSE PANEL TO REMAIN. ALL ASSOCIATED FEEDER CONDUCTORS & CONDUIT TO REMAIN. THE EXISTING BRANCH CIRCUITS SERVING THE EXTERIOR LIGHTING, INTERIOR LIGHTING, AND ALL OTHER CIRCUITS SHALL REMAIN FOR EXTENSION & CONNECTION TO THE NEW LIGHTING FIXTURES & DEVICES. REFER TO NEW WORK DRAWINGS FOR ADDITIONAL INFORMATION.
4. EXISTING EXTERIOR LIGHTING CONTROLS TO REMAIN.



3 **BUILDING A - LEVEL 2 - ELECTRICAL DEMOLITION**
1/8" = 1'-0"



2 **BUILDING A - LEVEL 1 - ELECTRICAL DEMOLITION**
1/8" = 1'-0"



ADD ALTERNATE:

PROVIDE ALTERNATE PRICING FOR THE REMOVAL & REPLACEMENT OF EXTERIOR METER STACKS & HOUSE PANEL

1 **BUILDING A - GROUND LEVEL - ELECTRICAL DEMOLITION**
1/8" = 1'-0"

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08/15/2025	COMMITMENT

BUILDING TYPE A - FLOOR PLANS - ELECTRICAL DEMOLITION

E1.1

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GENERAL DEMOLITION NOTES

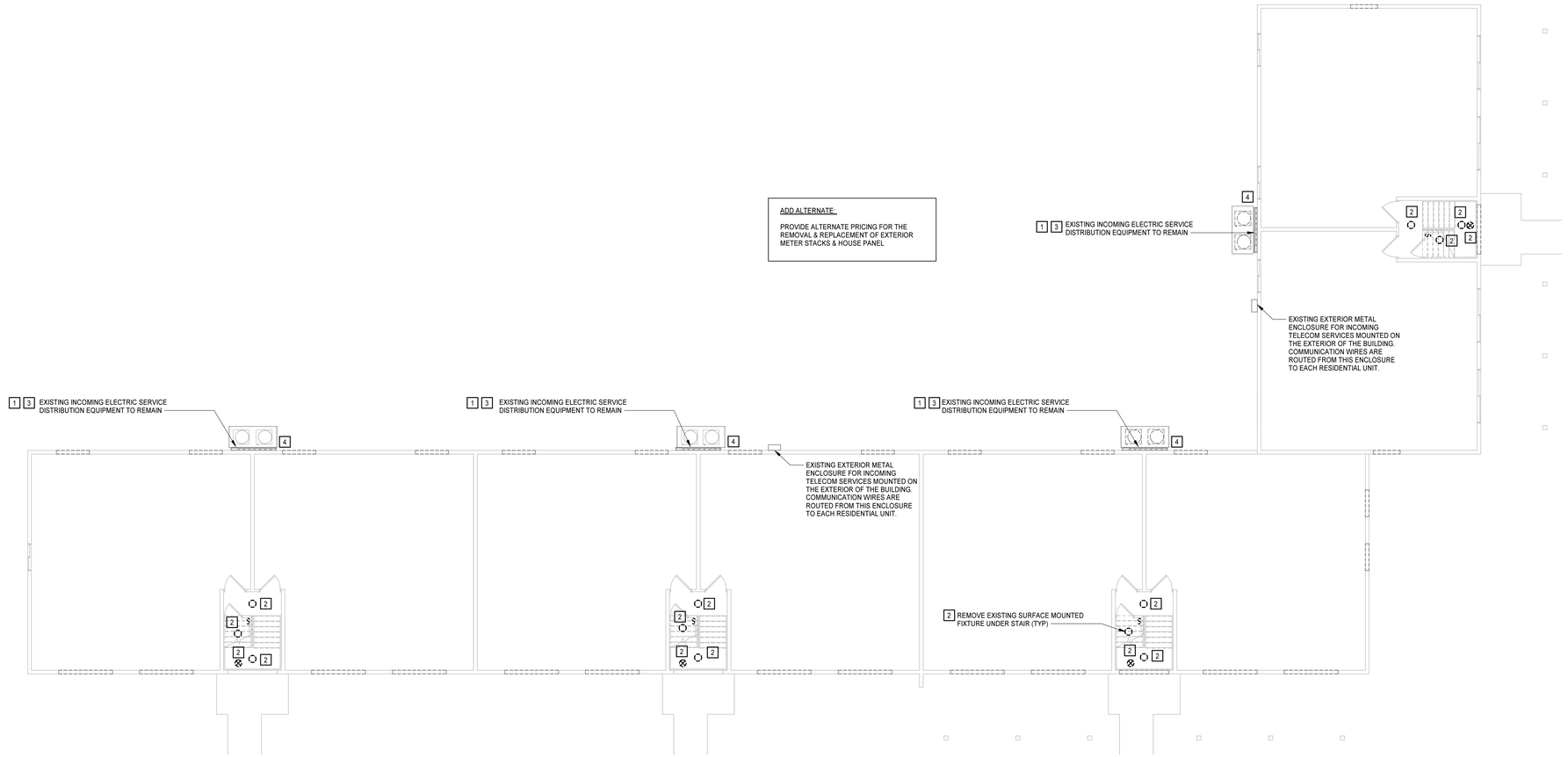
A. DEMOLISH ALL RECEPTACLES, CATV & TELE/DATA DEVICES, SWITCHES & LIGHTING FIXTURES AS SHOWN ON PLANS. ALL EXISTING BRANCH CIRCUIT WIRING & CONDUIT SHALL REMAIN, UNO.

B. REFER TO ENLARGED UNIT PLANS ON DRAWINGS E3.1 & E3.2 FOR DEMOLITION WORK IN THE RESIDENTIAL UNITS.

KEYNOTES

APPLIES TO DRAWING E1.2
REPRESENTED BY [n]

1. EXISTING UTILITY COMPANY METERS & ENCLOSURES, ALONG WITH EXISTING DISCONNECT SWITCHES FOR APARTMENT UNITS TO REMAIN. EXISTING SERVICE FEEDER CONDUCTORS & CONDUIT, ALONG WITH ALL EXISTING BRANCH CIRCUIT WIRING & CONDUIT TO REMAIN.
2. REMOVE EXISTING LIGHT FIXTURE. EXISTING BRANCH CIRCUIT CONDUCTORS & CONDUIT SHALL REMAIN FOR CONNECTION TO NEW LIGHT FIXTURE. REFER TO NEW WORK PLAN FOR ADDITIONAL INFORMATION.
3. EXISTING HOUSE PANEL TO REMAIN. ALL ASSOCIATED FEEDER CONDUCTORS & CONDUIT TO REMAIN. THE EXISTING BRANCH CIRCUITS SERVING THE EXTERIOR LIGHTING, INTERIOR LIGHTING, AND ALL OTHER CIRCUITS SHALL REMAIN FOR EXTENSION & CONNECTION TO THE NEW LIGHTING FIXTURES & DEVICES. REFER TO NEW WORK DRAWINGS FOR ADDITIONAL INFORMATION.
4. EXISTING EXTERIOR LIGHTING CONTROLS TO REMAIN.



1 **BUILDING TYPE B - GROUND LEVEL - DEMOLITION**
1/8" = 1'-0"

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05/03/2024	100 % CDS
08/15/2025	COMMITMENT

BUILDING TYPE B - GROUND LEVEL - ELECTRICAL DEMOLITION

E1.2

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GENERAL DEMOLITION NOTES

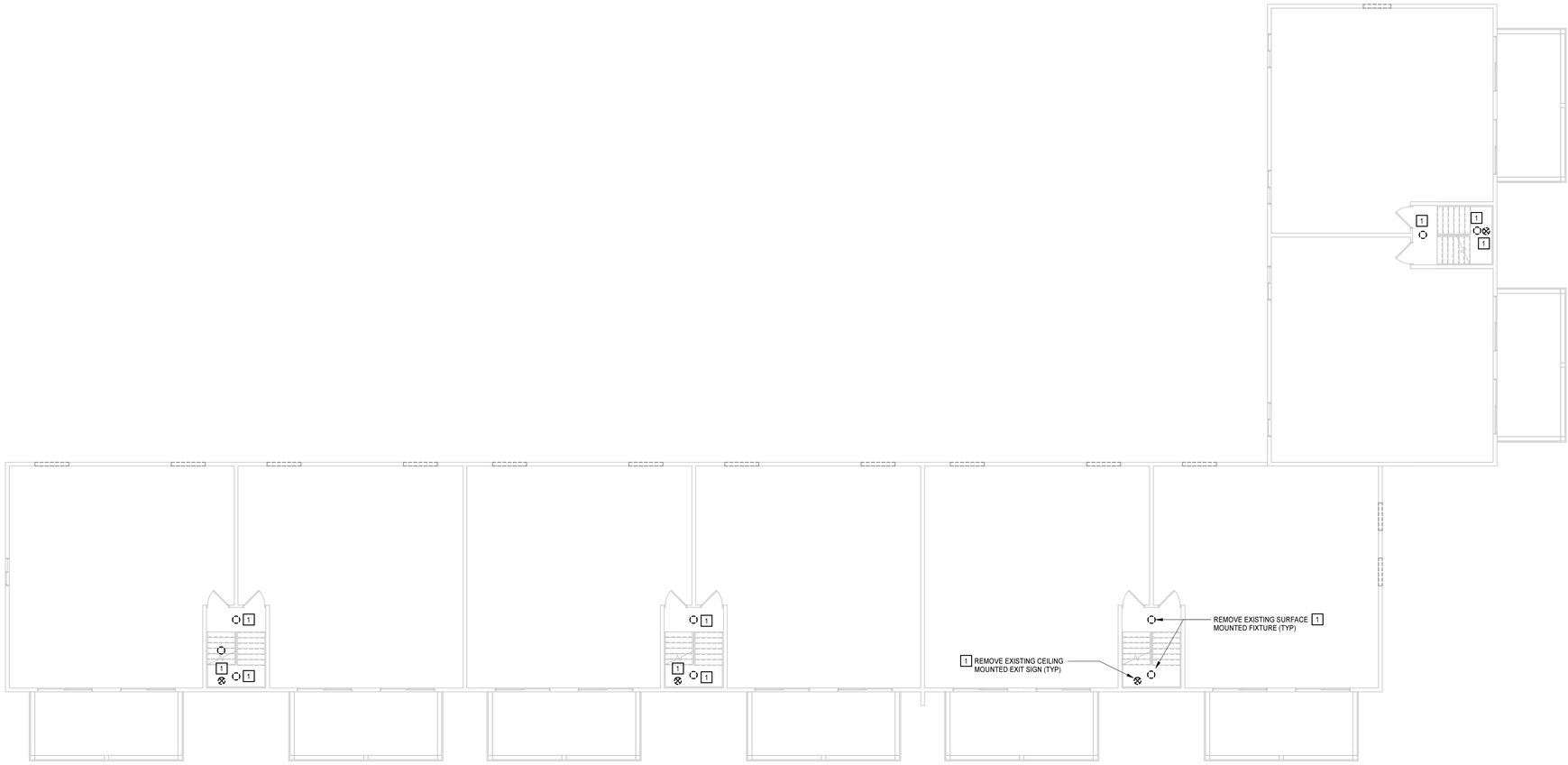
A. DEMOLISH ALL RECEPTACLES, CATV & TELE/DATA DEVICES, SWITCHES & LIGHTING FIXTURES AS SHOWN ON PLANS. ALL EXISTING BRANCH CIRCUIT WIRING & CONDUIT SHALL REMAIN, UNO.

B. REFER TO ENLARGED UNIT PLANS ON DRAWINGS E3.1 & E3.2 FOR DEMOLITION WORK IN THE RESIDENTIAL UNITS.

KEYNOTES

APPLIES TO DRAWING E1.3
REPRESENTED BY [n]

1. REMOVE EXISTING LIGHT FIXTURE. EXISTING BRANCH CIRCUIT CONDUCTORS & CONDUIT SHALL REMAIN FOR CONNECTION TO NEW LIGHT FIXTURE. REFER TO NEW WORK PLAN FOR ADDITIONAL INFORMATION.



1 **BUILDING TYPE B - LEVEL 1 - DEMOLITION**
1/8" = 1'-0"

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05/03/2024	100 % CDS
08/15/2025	COMMITMENT

BUILDING TYPE B - FIRST FLOOR - ELECTRICAL DEMOLITION

E1.3

8/15/2025 9:47:00 AM

GENERAL DEMOLITION NOTES

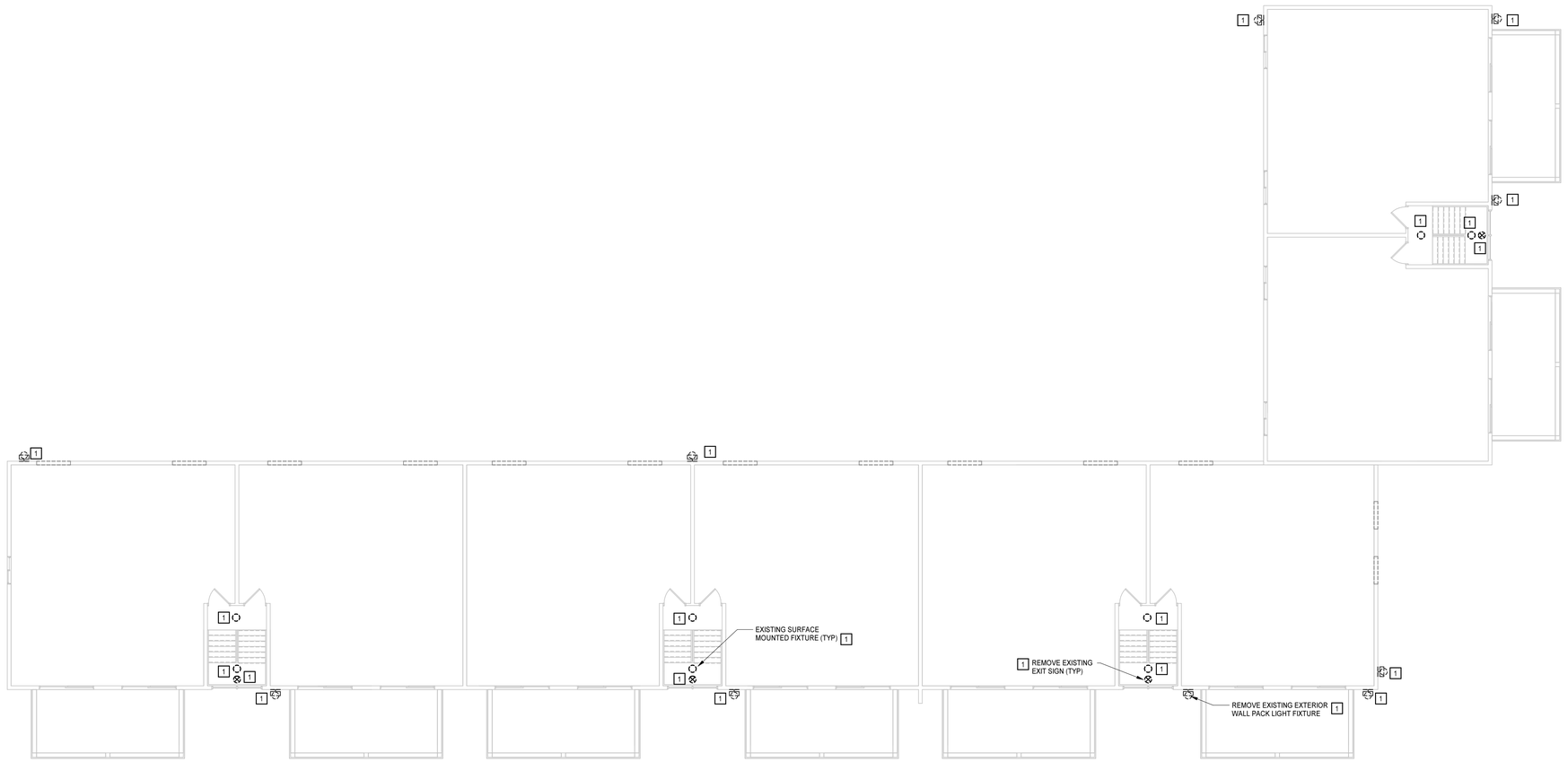
A. DEMOLISH ALL RECEPTACLES, CATV & TELE/DATA DEVICES, SWITCHES & LIGHTING FIXTURES AS SHOWN ON PLANS. ALL EXISTING BRANCH CIRCUIT WIRING & CONDUIT SHALL REMAIN, UNO.

B. REFER TO ENLARGED UNIT PLANS ON DRAWINGS E3.1 & E3.2 FOR DEMOLITION WORK IN THE RESIDENTIAL UNITS.

KEYNOTES

APPLIES TO DRAWING E1.4
REPRESENTED BY [n]

1. REMOVE EXISTING LIGHT FIXTURE. EXISTING BRANCH CIRCUIT CONDUCTORS & CONDUIT SHALL REMAIN FOR CONNECTION TO NEW LIGHT FIXTURE. REFER TO NEW WORK PLAN FOR ADDITIONAL INFORMATION.



1 **BUILDING B - LEVEL 2 - DEMOLITION**
1/8" = 1'-0"

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05/03/2024	100 % CDS
08/15/2025	COMMITMENT

BUILDING TYPE B - SECOND FLOOR - ELECTRICAL DEMOLITION

E1.4

8/15/2025 9:47:00 AM

GENERAL DEMOLITION NOTES

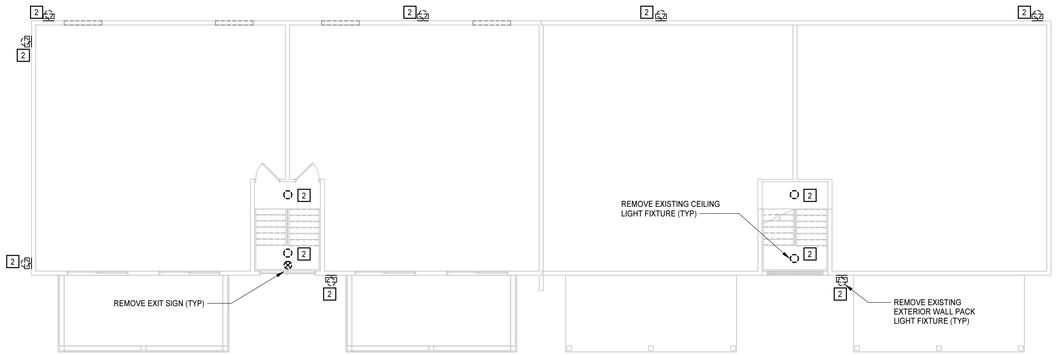
A. DEMOLISH ALL RECEPTACLES, CATV & TELE/DATA DEVICES, SWITCHES & LIGHTING FIXTURES AS SHOWN ON PLANS. ALL EXISTING BRANCH CIRCUIT WIRING & CONDUIT SHALL REMAIN, UNO.

B. REFER TO ENLARGED UNIT PLANS ON DRAWINGS E3.1 & E3.2 FOR DEMOLITION WORK IN THE RESIDENTIAL UNITS.

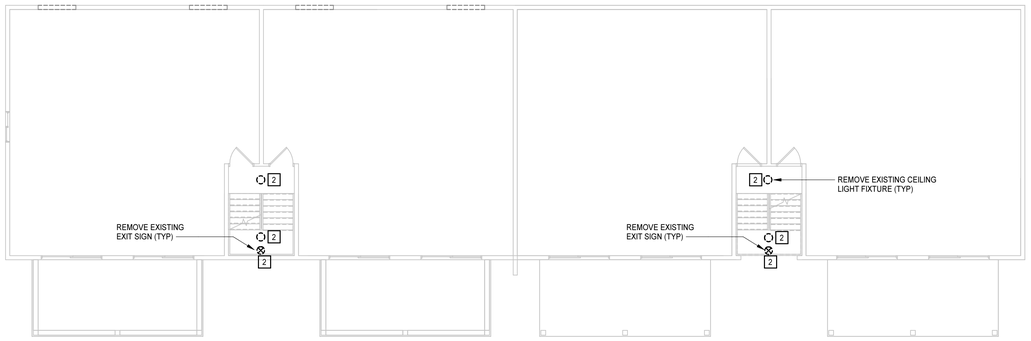
KEYNOTES

APPLIES TO DRAWING E1.5
REPRESENTED BY [n]

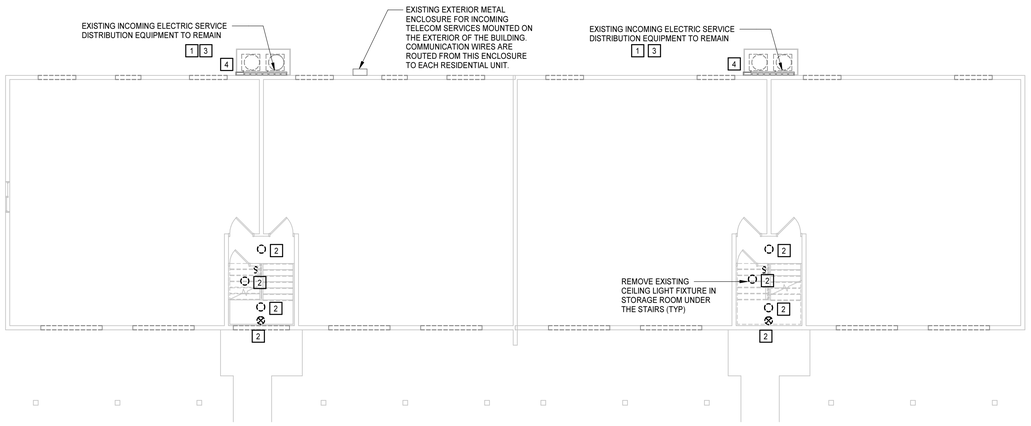
1. EXISTING UTILITY COMPANY METERS & ENCLOSURES, ALONG WITH EXISTING DISCONNECT SWITCHES FOR APARTMENT UNITS TO REMAIN. EXISTING SERVICE FEEDER CONDUCTORS & CONDUIT, ALONG WITH ALL EXISTING BRANCH CIRCUIT WIRING & CONDUIT TO REMAIN.
2. REMOVE EXISTING LIGHT FIXTURE. EXISTING BRANCH CIRCUIT CONDUCTORS & CONDUIT SHALL REMAIN FOR CONNECTION TO NEW LIGHT FIXTURE. REFER TO NEW WORK PLAN FOR ADDITIONAL INFORMATION.
3. EXISTING HOUSE PANEL TO REMAIN. ALL ASSOCIATED FEEDER CONDUCTORS & CONDUIT TO REMAIN. THE EXISTING BRANCH CIRCUITS SERVING THE EXTERIOR LIGHTING, INTERIOR LIGHTING, AND ALL OTHER CIRCUITS SHALL REMAIN FOR EXTENSION & CONNECTION TO THE NEW LIGHTING FIXTURES & DEVICES. REFER TO NEW WORK DRAWINGS FOR ADDITIONAL INFORMATION.
4. EXISTING EXTERIOR LIGHTING CONTROLS TO REMAIN.



3 BUILDING TYPE C - LEVEL 2 - DEMOLITION
1/8" = 1'-0"



2 BUILDING TYPE C - LEVEL 1 - DEMOLITION
1/8" = 1'-0"



1 BUILDING TYPE C - GROUND LEVEL - DEMOLITION
1/8" = 1'-0"

ADD ALTERNATE:

PROVIDE ALTERNATE PRICING FOR THE REMOVAL & REPLACEMENT OF EXTERIOR METER STACKS & HOUSE PANEL

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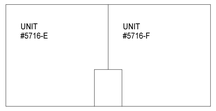
DATE	DESCRIPTION
07/14/2023	100% CD's
10/27/2023	VIABILITY
05/03/2024	100 % CDS
08/15/2025	COMMITMENT

BUILDING TYPE C - FLOOR PLANS - ELECTRICAL DEMOLITION

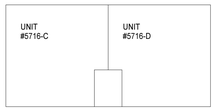
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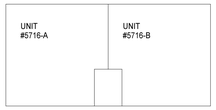
LEVEL 2



LEVEL 1



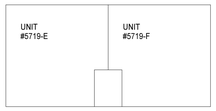
GROUND LEVEL



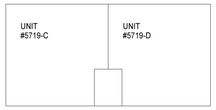
BUILDING 5716 KEY LEGEND

NO SCALE

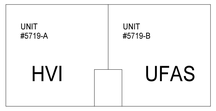
LEVEL 2



LEVEL 1

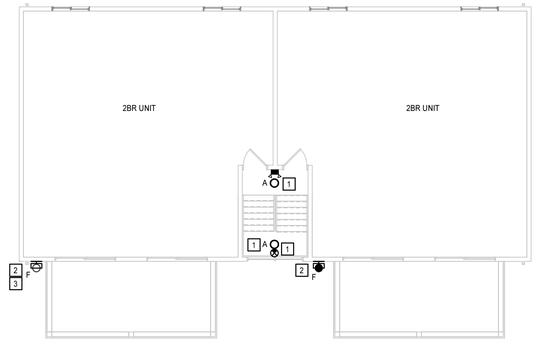


GROUND LEVEL



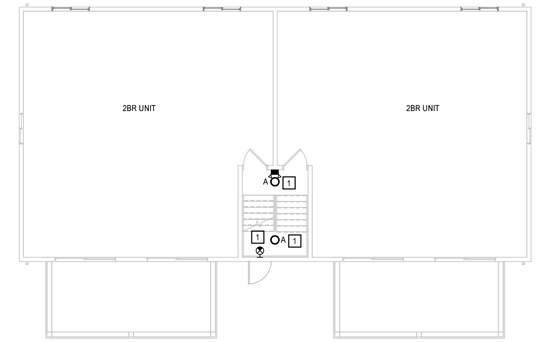
BUILDING 5719 KEY LEGEND

NO SCALE



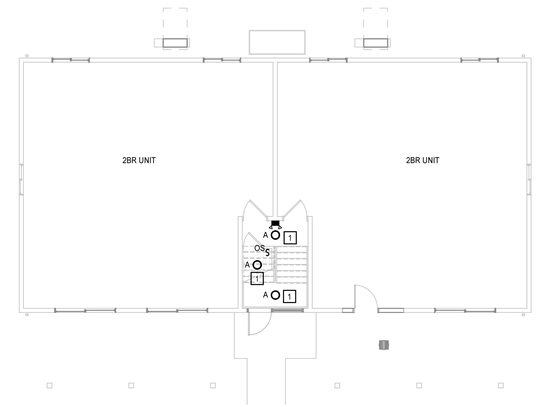
3 BUILDING TYPE A - LEVEL 2 - ELECTRICAL

1/8" = 1'-0"



2 BUILDING TYPE A - LEVEL 1 - ELECTRICAL

1/8" = 1'-0"



1 BUILDING TYPE A - GROUND LEVEL - ELECTRICAL

1/8" = 1'-0"

ADD ALTERNATE:

PROVIDE ALTERNATE PRICING FOR THE REMOVAL & REPLACEMENT OF EXTERIOR METER STACKS & HOUSE PANEL

GENERAL NEW WORK NOTES

A. COORDINATE EXACT MOUNTING HEIGHT & LOCATION OF ALL NEW RECEPTACLES, SMOKE DETECTORS, CATV & TELE/DATA DEVICES, PANELBOARDS, SWITCHES & LIGHTING FIXTURES WITH THE ARCHITECT & OWNER PRIOR TO ROUGH-IN AND INSTALLATION.

B. ALL EXIT SIGNS ON THIS DRAWING ARE TYPE 'X', UNO.

C. ALL EMERGENCY LIGHTING UNITS ON THIS DRAWING ARE TYPE 'Z', UNO.

D. FOR ELECTRICAL WORK IN THE APARTMENT UNITS, REFER TO DRAWINGS E3.1 - E3.2.

E. CONNECT ALL EMERGENCY LIGHTING UNITS & EXIT SIGNS TO EXISTING CIRCUIT DESIGNATED FOR COMMON AREAS, AHEAD OF ALL LOCAL SWITCHING, VIA #12 AWG IN 3/4" CONDUIT.

KEYNOTES

APPLIES TO DRAWING E2.1
REPRESENTED BY n

1. EXTEND & CONNECT NEW LIGHT FIXTURE TO EXISTING BRANCH CIRCUIT CONDUCTORS & CONDUIT.
2. CONNECT TO EXISTING CIRCUIT & CONTROLS, DESIGNATED FOR EXTERIOR LIGHTING, VIA #10 AWG IN 3/4" CONDUIT.
3. PROVIDE NEW LIGHT FIXTURE AT BUILDING 5716 ONLY.

MOSELEYARCHITECTS
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PHONE (804) 794-7555 FAX (804) 355-9690
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LICENSE NUMBER: 200391

EXPIRATION DATE:
MARCH 01, 2025

HAZELCREST APARTMENTS

610135
Concord Communities - A Lowe Development Company
5716-20/22/24 Plainfield Ave., & 5727/29 Onnen Rd, Baltimore, MD 21206

PROJECT NO:	610135
DATE:	August 15, 2025

REVISIONS

DATE	DESCRIPTION
07/14/2023	100% CD's
10/27/2023	VIABILITY
05/03/2024	100 % CDS
08/15/2025	COMMITMENT

BUILDING TYPE A - FLOOR PLANS - ELECTRICAL

E2.1

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GENERAL NEW WORK NOTES

A. COORDINATE EXACT MOUNTING HEIGHT & LOCATION OF ALL NEW RECEPTACLES, SMOKE DETECTORS, CATV & TELE/DATA DEVICES, PANELBOARDS, SWITCHES & LIGHTING FIXTURES WITH THE ARCHITECT & OWNER PRIOR TO ROUGH-IN AND INSTALLATION.

B. ALL EXIT SIGNS ON THIS DRAWING ARE TYPE 'A', UNO.

C. ALL EMERGENCY LIGHTING UNITS ON THIS DRAWING ARE TYPE 'Z', UNO.

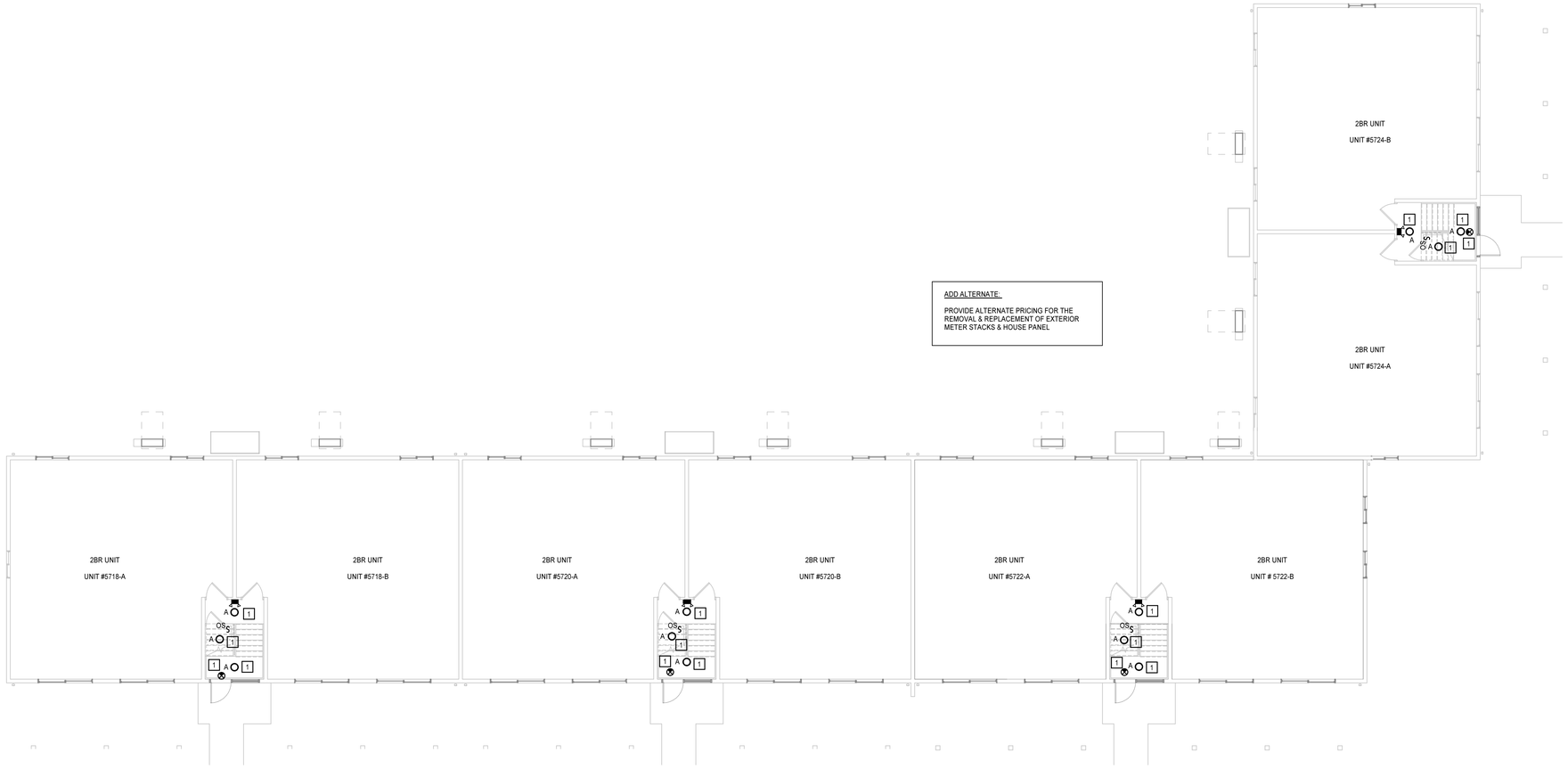
D. FOR ELECTRICAL WORK IN THE APARTMENT UNITS, REFER TO DRAWINGS E3.1 - E3.2.

E. CONNECT ALL EMERGENCY LIGHTING UNITS & EXIT SIGNS TO EXISTING CIRCUIT DESIGNATED FOR COMMON AREAS, AHEAD OF ALL LOCAL SWITCHING, VIA #12 AWG IN 3/4" CONDUIT.

KEYNOTES

APPLIES TO DRAWING E2.2
REPRESENTED BY n

1. EXTEND & CONNECT NEW LIGHT FIXTURE TO EXISTING BRANCH CIRCUIT CONDUCTORS & CONDUIT.



1 **BUILDING TYPE B - GROUND LEVEL - ELECTRICAL**
1/8" = 1'-0"

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Concord Communities - A Lowe Development Company
5716-20/22/24 Plainfield Ave., & 5727/29 Onnen Rd, Baltimore, MD 21206

PROJECT NO: 610135
DATE: August 15, 2025

REVISIONS

DATE	DESCRIPTION
07/14/2023	100% CD's
10/27/2023	VIABILITY
05/03/2024	100 % CDS
08/15/2025	COMMITMENT

BUILDING TYPE B - GROUND LEVEL - ELECTRICAL

E2.2

8/15/2025 9:47:01 AM

GENERAL NEW WORK NOTES

A. COORDINATE EXACT MOUNTING HEIGHT & LOCATION OF ALL NEW RECEPTACLES, SMOKE DETECTORS, CATV & TELE/DATA DEVICES, PANELBOARDS, SWITCHES & LIGHTING FIXTURES WITH THE ARCHITECT & OWNER PRIOR TO ROUGH-IN AND INSTALLATION.

B. ALL EXIT SIGNS ON THIS DRAWING ARE TYPE 'A', UNO.

C. ALL EMERGENCY LIGHTING UNITS ON THIS DRAWING ARE TYPE 'Z', UNO.

D. FOR ELECTRICAL WORK IN THE APARTMENT UNITS, REFER TO DRAWINGS E3.1 - E3.2.

E. CONNECT ALL EMERGENCY LIGHTING UNITS & EXIT SIGNS TO EXISTING CIRCUIT DESIGNATED FOR COMMON AREAS, AHEAD OF ALL LOCAL SWITCHING, VIA #12 AWG IN 3/4" CONDUIT.

KEYNOTES

APPLIES TO DRAWING E2.3
REPRESENTED BY n

1. EXTEND & CONNECT NEW LIGHT FIXTURE TO EXISTING BRANCH CIRCUIT CONDUCTORS & CONDUIT.



1 **BUILDING TYPE B - LEVEL 1 - ELECTRICAL**
1/8" = 1'-0"

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HAZELCREST APARTMENTS

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PROJECT NO: 610135
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DATE	DESCRIPTION
07/14/2023	100% CD's
10/27/2023	VIABILITY
05/03/2024	100 % CDS
08/15/2025	COMMITMENT

BUILDING TYPE B - FIRST FLOOR - ELECTRICAL

E2.3

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GENERAL NEW WORK NOTES

A. COORDINATE EXACT MOUNTING HEIGHT & LOCATION OF ALL NEW RECEPTACLES, SMOKE DETECTORS, CATV & TELE/DATA DEVICES, PANELBOARDS, SWITCHES & LIGHTING FIXTURES WITH THE ARCHITECT & OWNER PRIOR TO ROUGH-IN AND INSTALLATION.

B. ALL EXIT SIGNS ON THIS DRAWING ARE TYPE 'X', UNO.

C. ALL EMERGENCY LIGHTING UNITS ON THIS DRAWING ARE TYPE 'Z', UNO.

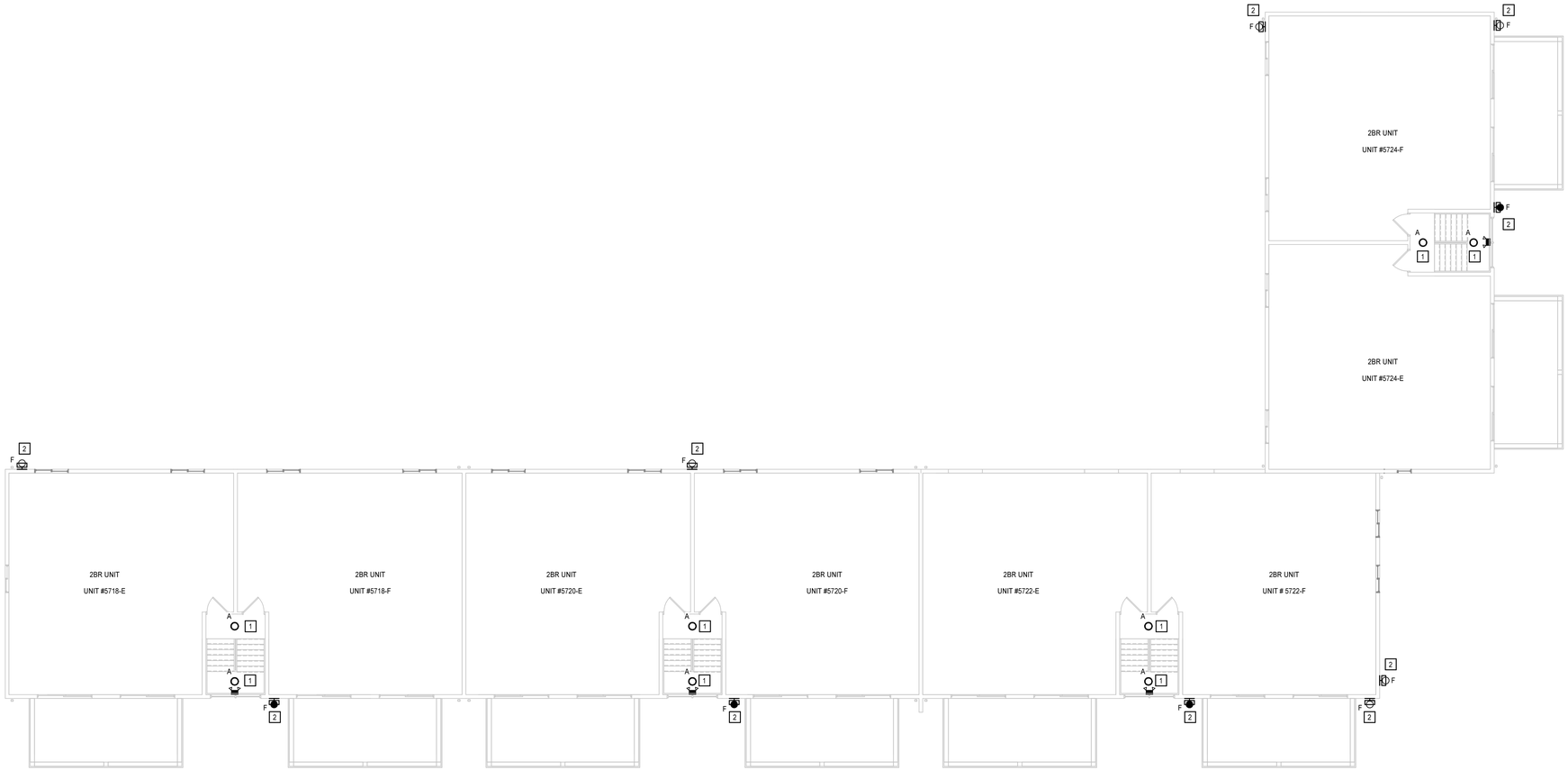
D. FOR ELECTRICAL WORK IN THE APARTMENT UNITS, REFER TO DRAWINGS E3.1 - E3.2.

E. CONNECT ALL EMERGENCY LIGHTING UNITS & EXIT SIGNS TO EXISTING CIRCUIT DESIGNATED FOR COMMON AREAS, AHEAD OF ALL LOCAL SWITCHING, VIA #12 AWG IN 3/4" CONDUIT.

KEYNOTES

APPLIES TO DRAWING E2.4
REPRESENTED BY n

1. EXTEND & CONNECT NEW LIGHT FIXTURE TO EXISTING BRANCH CIRCUIT CONDUCTORS & CONDUIT.
2. CONNECT TO EXISTING CIRCUIT & CONTROLS, DESIGNATED FOR EXTERIOR LIGHTING, VIA #10 AWG IN 3/4" CONDUIT.



1 **BUILDING TYPE B - LEVEL 2 - ELECTRICAL**
1/8" = 1'-0"

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PROJECT NO: 610135
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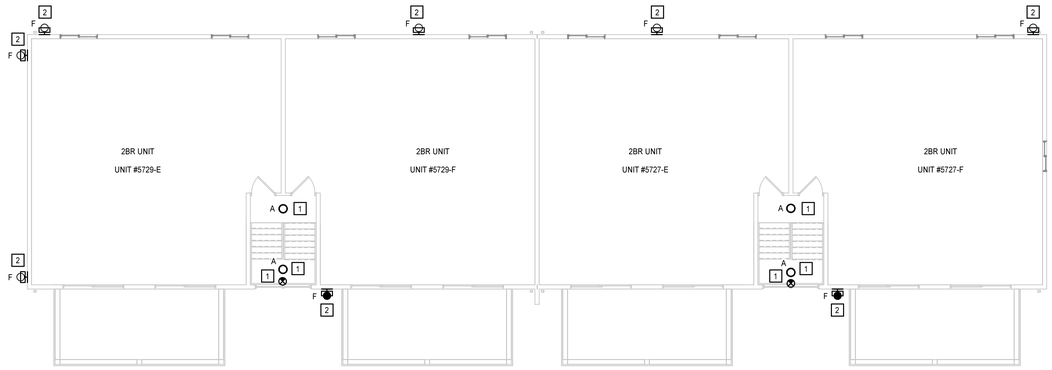
REVISIONS

DATE	DESCRIPTION
07/14/2023	100% CD's
10/27/2023	VIABILITY
05/03/2024	100 % CDS
08/15/2025	COMMITMENT

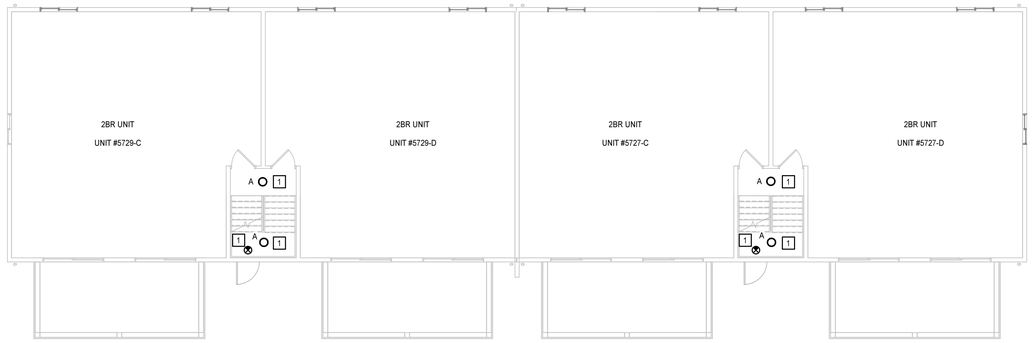
BUILDING TYPE B - SECOND FLOOR - ELECTRICAL

E2.4

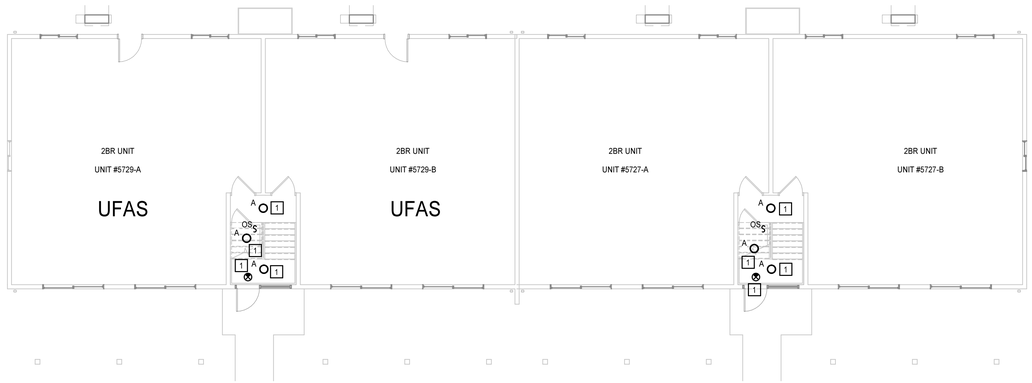
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3 **BUILDING TYPE C - LEVEL 2 - ELECTRICAL**
1/8" = 1'-0"



2 **BUILDING TYPE C - LEVEL 1 - ELECTRICAL**
1/8" = 1'-0"



1 **BUILDING TYPE C - GROUND LEVEL - ELECTRICAL**
1/8" = 1'-0"

GENERAL NEW WORK NOTES

A. COORDINATE EXACT MOUNTING HEIGHT & LOCATION OF ALL NEW RECEPTACLES, SMOKE DETECTORS, CATV & TELE/DATA DEVICES, PANELBOARDS, SWITCHES & LIGHTING FIXTURES WITH THE ARCHITECT & OWNER PRIOR TO ROUGH-IN AND INSTALLATION.

B. ALL EXIT SIGNS ON THIS DRAWING ARE TYPE 'X', UNO.

C. ALL EMERGENCY LIGHTING UNITS ON THIS DRAWING ARE TYPE 'Z', UNO.

D. FOR ELECTRICAL WORK IN THE APARTMENT UNITS, REFER TO DRAWINGS E3.1 - E3.2.

E. CONNECT ALL EMERGENCY LIGHTING UNITS & EXIT SIGNS TO EXISTING CIRCUIT DESIGNATED FOR COMMON AREAS, AHEAD OF ALL LOCAL SWITCHING, VIA #12 AWG IN 3/4" CONDUIT.

KEYNOTES

APPLIES TO DRAWING E2.5
REPRESENTED BY n

1. EXTEND & CONNECT NEW LIGHT FIXTURE TO EXISTING BRANCH CIRCUIT CONDUCTORS & CONDUIT.
2. CONNECT TO EXISTING CIRCUIT & CONTROLS, DESIGNATED FOR EXTERIOR LIGHTING, VIA #10 AWG IN 3/4" CONDUIT.

ADD ALTERNATE:

PROVIDE ALTERNATE PRICING FOR THE REMOVAL & REPLACEMENT OF EXTERIOR METER STACKS & HOUSE PANEL

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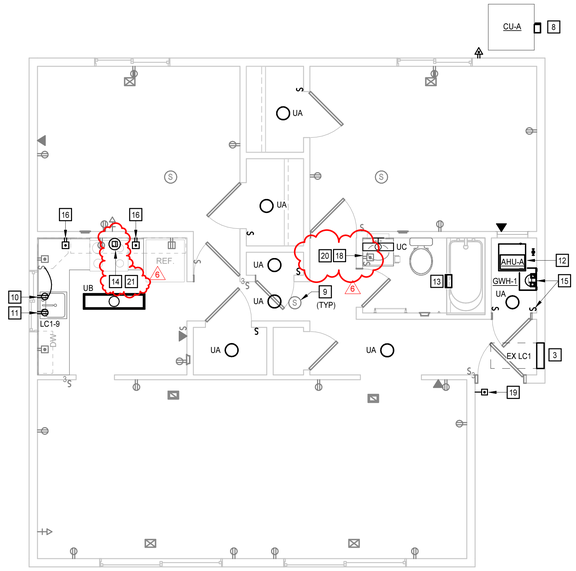
PROJECT NO: 610135
DATE: August 15, 2025

REVISIONS	
DATE	DESCRIPTION
07/14/2023	100% CD's
10/27/2023	VIABILITY
05/03/2024	100 % CDS
08/15/2025	COMMITMENT

BUILDING TYPE C - FLOOR PLANS - ELECTRICAL

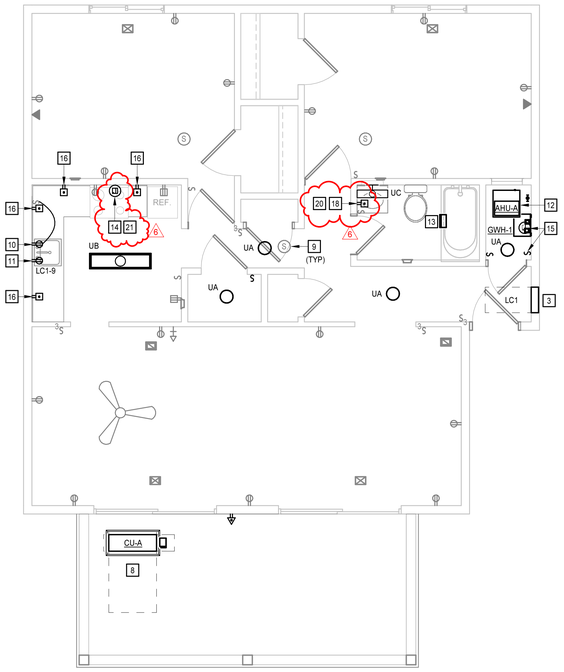
E2.5

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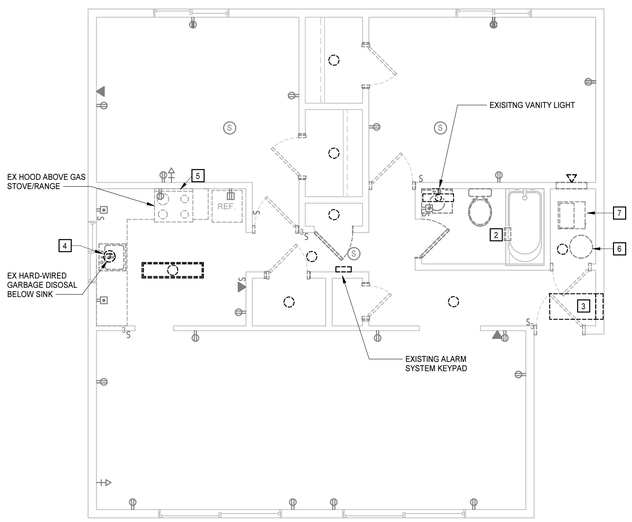
2BR UNIT GROUND LEVEL - BUILDING C - ELECTRICAL

1/4" = 1'-0"



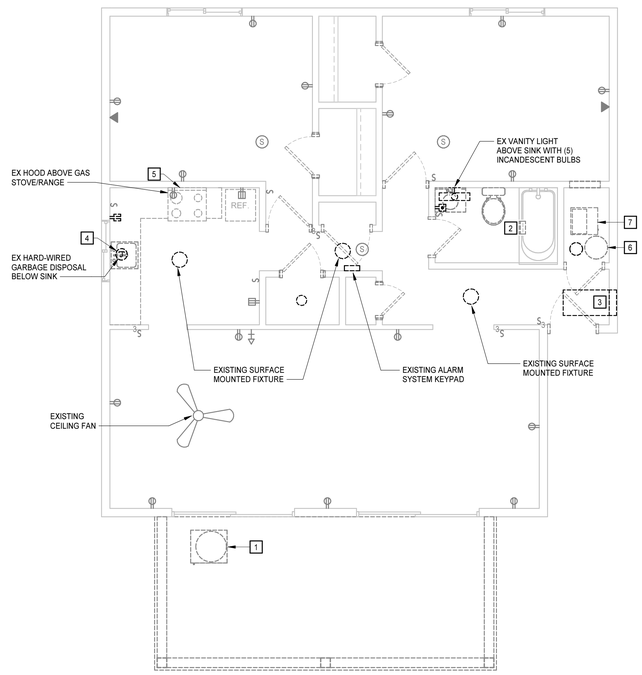
2BR UNIT WITH DECK - ELECTRICAL

1/4" = 1'-0"



2 BR UNIT GROUND LEVEL - BUILDING C - ELECTRICAL DEMOLITION

1/4" = 1'-0"



2BR UNIT WITH DECK - ELECTRICAL DEMOLITION

1/4" = 1'-0"

GENERAL NOTES

A. ALL OUTLETS WITHIN THE KITCHEN OF EACH UFAS UNIT SHALL BE SURFACE MOUNTED. THE WIRING SHALL BE CONCEALED WITHIN THE WALL.

B. LOWERCASE LETTERS INDICATE SWITCHING IAW LIGHTING LEGEND ON DRAWING E0.1

C. COORDINATE EXACT MOUNTING HEIGHT & LOCATION OF ALL NEW RECEPTACLES, SMOKE DETECTORS, CATV & TELE/DATA DEVICES, PANELBOARDS, SWITCHES & LIGHTING FIXTURES WITH THE ARCHITECT & OWNER PRIOR TO ROUGH-IN AND INSTALLATION.

D. ALL 120V, SINGLE PHASE, 15A & 20A CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, DENS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHENS, LAUNDRY ROOMS OR SIMILAR AREAS SHALL BE ON ARC FAULT CIRCUIT BREAKERS PER NEC 210.12(B)

E. ALL CO/SMOKE DETECTORS SHALL BE LOCATED SO THAT THEY ARE A MINIMUM OF 3 FEET AWAY FROM ANY MECHANICAL AIR SUPPLY REGISTERS AND BATHROOM DOORS. CONNECT ALL CO/SMOKE DETECTORS TOGETHER SO THEY SOUND SIMULTANEOUSLY.

F. ALL 120, SINGLE PHASE, 15A & 20A OUTLETS LOCATED WITHIN THE APARTMENT UNITS SHALL BE TAMPER-RESISTANT TYPE RECEPTACLES.

G. CONNECT ALL NEW RECEPTACLES & LIGHTING FIXTURES TO NEW PANELBOARDS VIA 2# 14 AWG, 1#14 GROUND IN 3/4" CONDUIT, UNO.

H. THE NUMBER ADJACENT TO EACH ELECTRICAL DEVICE OR LIGHT FIXTURE IS THE CIRCUIT DESIGNATION FOR THIS APARTMENT UNIT. ALL DEVICES SHALL BE CIRCUITED TO EACH RESIDENTIAL UNIT LOADCENTER. REFER TO LOADCENTER SCHEDULES FOR ADDITIONAL INFORMATION.

I. PROVIDE GFCI PROTECTION FOR EACH SMALL APPLIANCE CIRCUITS IN THE KITCHEN PER NEC. PROVIDE GFCI PROTECTION FOR THE DISHWASHER CIRCUIT PER NEC.

J. ALL EXISTING RECEPTACLES, TELE/DATA DEVICES & SWITCHES ARE EXISTING TO REMAIN, UNO. PROVIDE NEW COVER PLATES FOR ALL RECEPTACLES, TELE/DATA DEVICES & SWITCHES, AND AIR SEAL ALL BOXES.

K. HVI UNITS:
   a. UNIT 5719-A - 2BR GROUND LEVEL

KEYNOTES

APPLIES TO DRAWINGS E3.1
REPRESENTED BY n

1. EXISTING CONDENSING UNIT TO BE REMOVED, ALONG WITH ALL ASSOCIATED BRANCH CIRCUIT WIRING & CONDUIT BACK TO SOURCE.
2. EXISTING POWER CONNECTION TO BATHROOM EXHAUST FAN TO BE REMOVED. EXISTING BRANCH CIRCUIT WIRING & CONDUIT SHALL REMAIN FOR CONNECTION TO NEW BATHROOM EXHAUST FAN.
3. EXISTING PANELBOARD TO BE REMOVED & REPLACED IN KIND. IN UFAS UNITS ONLY, EXISTING PANELBOARD SHALL BE LOWERED & MOUNTED SO THAT ALL CIRCUIT BREAKERS ARE NOT HIGHER THAN 48". EXTEND & RE-CONNECT EXISTING SERVICE FEEDER CONDUCTORS, CONDUIT & ALL EXISTING BRANCH CIRCUIT WIRING & CONDUIT TO NEW PANELBOARD.
4. EXISTING POWER CONNECTION TO GARBAGE DISPOSAL TO BE REMOVED. EXISTING BRANCH CIRCUIT WIRING & CONDUIT AND SWITCHING CONTROLS & WIRING SHALL REMAIN FOR CONNECTION TO NEW GARBAGE DISPOSAL.
5. EXISTING POWER CONNECTION TO RANGE HOOD EXHAUST FAN IN KITCHEN TO BE REMOVED. EXISTING BRANCH CIRCUIT WIRING & CONDUIT SHALL REMAIN FOR CONNECTION TO NEW KITCHEN EXHAUST FAN.
6. EXISTING POWER CONNECTION TO GAS WATER HEATER TO BE REMOVED. EXISTING BRANCH CIRCUIT WIRING & CONDUIT SHALL REMAIN FOR CONNECTION TO NEW GAS WATER HEATER.
7. EXISTING AIR HANDLING UNIT TO BE REMOVED, ALONG WITH ALL ASSOCIATED BRANCH CIRCUIT WIRING & CONDUIT BACK TO SOURCE.
8. NEW OUTDOOR SPLIT SYSTEM UNIT. OUTDOOR UNIT POWERS CORRESPONDING INDOOR AIR HANDLING UNIT. PROVIDE A 2P-30A-250V NON-FUSED SAFETY SWITCH IN NEMA 3R ENCLOSURE. PROVIDE 2#10 + 1#10G IN 3/4" CONDUIT TO CIRCUIT INDICATED. PROVIDE ALL REQUIRED MOUNTING HARDWARE. ENSURE NEC CLEARANCES ARE MET. COORDINATE EXACT LOCATION & MOUNTING HEIGHT WITH OWNER & ARCHITECT IN THE FIELD. PRIOR TO ROUGH-IN AND INSTALLATION.
9. LOCATION OF REQUIRED COMBINATION SMOKE/CARBON MONOXIDE DETECTOR. IF EXISTING DETECTOR IS NOT PRESENT IN LOCATION NOTED, PROVIDE NEW 120V COMBINATION SMOKE/CARBON MONOXIDE DETECTOR WITH BATTERY BACK-UP. IN ALL HVI UNITS, PROVIDE DETECTORS WITH INTEGRAL STROBES. IF REQUIRED BY THE LOCAL AHJ, CONNECT ALL DETECTORS WITHIN THIS APARTMENT UNIT SUCH THAT ONE GOING INTO ALARM WILL CAUSE ALL OTHERS WITHIN THE UNIT TO GO INTO ALARM ALSO. CONNECT TO EXISTING CIRCUIT DESIGNATED FOR SMOKE DETECTORS IN THIS AREA, AHEAD OF ANY LOCAL SWITCHING, VIA #14 AWG IN 3/4" CONDUIT.
10. SWITCHED RECEPTACLE BELOW SINK FOR NEW GARBAGE DISPOSAL. EXTEND & RE-CONNECT TO EXISTING BRANCH CIRCUIT WIRING & CONDUIT VIA 2#14 + 1#14G IN 3/4" CONDUIT, AND RE-CONNECT TO EXISTING SWITCHING CONTROLS & WIRING. IN UNITS WHERE NEW GARBAGE DISPOSAL IS IN A NEW LOCATION, EXTEND & RE-CONNECT TO EXISTING BRANCH CIRCUIT WIRING & CONDUIT VIA 2#14 + 1#14G IN 3/4" CONDUIT, AND PROVIDE NEW SWITCHING CONTROLS AS SHOWN ON PLANS.
11. RECEPTACLE FOR DISHWASHER. INSTALL IN CABINET ADJACENT TO DISHWASHER. PROVIDE GFCI PROTECTION FOR CIRCUIT PER NEC 210.8. CONNECT TO CIRCUIT INDICATED VIA 2#14 +1#14G IN 3/4" CONDUIT.
12. NEW INDOOR SPLIT SYSTEM AIR HANDLING UNIT. INDOOR AIR HANDLING UNIT POWERED FROM CORRESPONDING OUTDOOR SPLIT SYSTEM UNIT. PROVIDE ALL REQUIRED MOUNTING HARDWARE. ENSURE NEC CLEARANCE ARE MET. COORDINATE FINAL LOCATION WITH ARCHITECT & OWNER, PRIOR TO ROUGH-IN & INSTALLATION.
13. NEW BATHROOM EXHAUST FAN. EXTEND & RE-CONNECT TO EXISTING BRANCH CIRCUIT WIRING & CONDUIT VIA 2#12 + 1#12G IN 3/4" CONDUIT. COORDINATE EXACT LOCATION & MOUNTING HEIGHT WITH OWNER & ARCHITECT IN THE FIELD, PRIOR TO ROUGH-IN AND INSTALLATION.
14. PROVIDE HOOD MICROWAVE RECEPTACLE, MOUNT +78" AFF UNO. IN UFAS UNITS, PROVIDE JUNCTION BOX FOR POWER CONNECTION TO NEW RANGE HOOD EXHAUST FAN. FIELD WIRE HOOD CONTROLS TO SWITCH AS INDICATED. ONE SWITCH SHALL CONTROL THE HOOD FAN. INSTALL SWITCHES NOT MORE THAN 24" FROM THE FRONT EDGE OF THE COUNTERTOP. EXTEND & RE-CONNECT TO EXISTING BRANCH CIRCUIT WIRING & CONDUIT VIA 2#12 + 1#12G IN 3/4" CONDUIT. COORDINATE EXACT LOCATION & MOUNTING HEIGHT WITH OWNER & ARCHITECT IN THE FIELD, PRIOR TO ROUGH-IN AND INSTALLATION.
15. PROVIDE JUNCTION BOX FOR POWER CONNECTION TO NEW GAS WATER HEATER. PROVIDE A 1P-20A-120V HEAVY DUTY TOGGLE DISCONNECT SWITCH FOR LOCAL DISCONNECTION MEANS. EXTEND & RE-CONNECT TO EXISTING BRANCH CIRCUIT WIRING & CONDUIT VIA 2#14 AWG + 1#14G IN 3/4" CONDUIT. COORDINATE EXACT LOCATION & MOUNTING HEIGHT WITH OWNER & ARCHITECT IN THE FIELD, PRIOR TO ROUGH-IN AND INSTALLATION.
16. NEW COUNTER-TOP GFCI RECEPTACLE. CONNECT TO EXISTING KITCHEN APPLIANCE CIRCUIT IN NEW APARTMENT LOADCENTER VIA 2#12 + 1#12G IN 3/4" CONDUIT.
17. NEW CONVENIENCE RECEPTACLE. CONNECT TO EXISTING RECEPTACLE CIRCUIT DESIGNATED FOR THIS AREA IN NEW APARTMENT LOADCENTER VIA 2#14 + 1#14G IN 3/4" CONDUIT. IF SWITCHED RECEPTACLE, CONNECT TO EXISTING SWITCHING CONTROLS & WIRING IN THIS AREA, OR NEW SWITCHING CONTROLS AS SHOWN ON PLANS.
18. NEW BATHROOM GFCI RECEPTACLE. CONNECT TO EXISTING RECEPTACLE CIRCUIT DESIGNATED FOR THIS AREA IN NEW APARTMENT LOADCENTER VIA 2#12 + 1#12G IN 3/4" CONDUIT.
19. IN HVI UNITS ONLY, PROVIDE A LIGHTED DOORBELL PUSHBUTTON CONNECTED TO AN AUDIBLE AND STROBE ALARM DEVICE LOCATED WITHIN EACH BEDROOM, BATHROOM AND COMMON LIVING AREA. CONNECT THE DOORBELL AUDIBLE-STROBE SYSTEM TO THE NEAREST RESIDENTIAL UNIT LIGHTING CIRCUIT, AHEAD OF ANY LOCAL SWITCHING, VIA #14 AWG IN 3/4" CONDUIT.
20. PROVIDE A SEPARATE BREAKOUT PRICE TO PROVIDE A NEW 1P-20A CIRCUIT BREAKER & BRANCH CIRCUIT WIRING TO CONNECT BATHROOM GFCI TO A DEDICATED CIRCUIT. WHERE BATHROOM GFCI IS ON A SHARED CIRCUIT WITH BEDROOM RECEPTACLES AND LIGHTING, IT SHALL BE REMOVED FROM THAT CIRCUIT AND CONNECTED TO ITS OWN DEDICATED CIRCUIT.
21. PROVIDE A SEPARATE BREAKOUT PRICE TO PROVIDE A NEW 1P-20A CIRCUIT BREAKER & BRANCH CIRCUIT WIRING TO CONNECT THE COMBINATION MICROWAVE HOOD/RANGE HOOD TO A DEDICATED CIRCUIT. WHERE THE RANGE HOOD IS ON A SHARED CIRCUIT, IT SHALL BE REMOVED FROM THAT CIRCUIT AND CONNECTED TO ITS OWN DEDICATED CIRCUIT.

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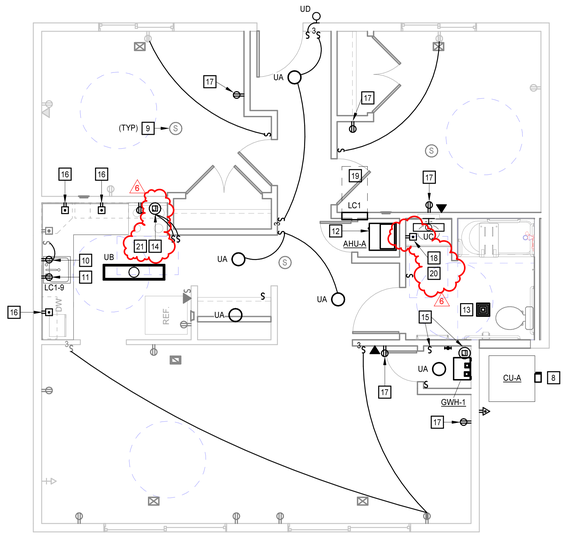
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REVISIONS	
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07/14/2023	100% CD's
10/27/2023	VIABILITY
05/03/2024	100 % CDS
08/15/2025	COMMITMENT E

ENLARGED UNIT PLANS - ELECTRICAL

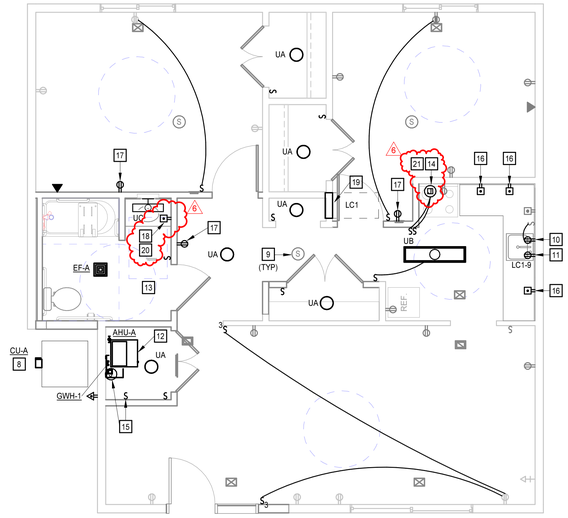
E3.1

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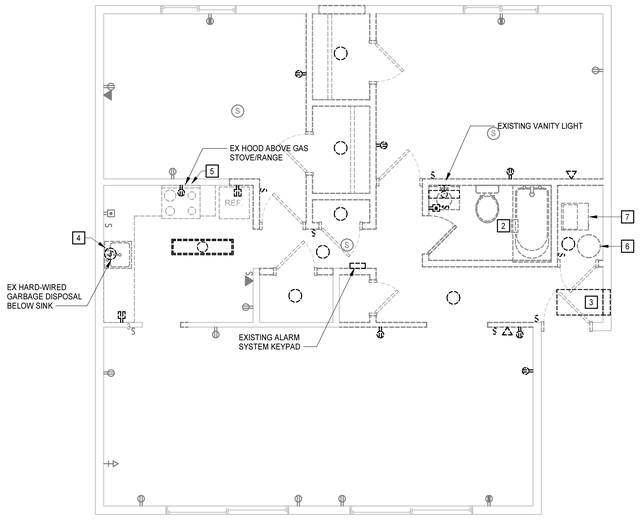
2BR GROUND LEVEL UFAS UNIT - BUILDING C - ELECTRICAL

1/4" = 1'-0"



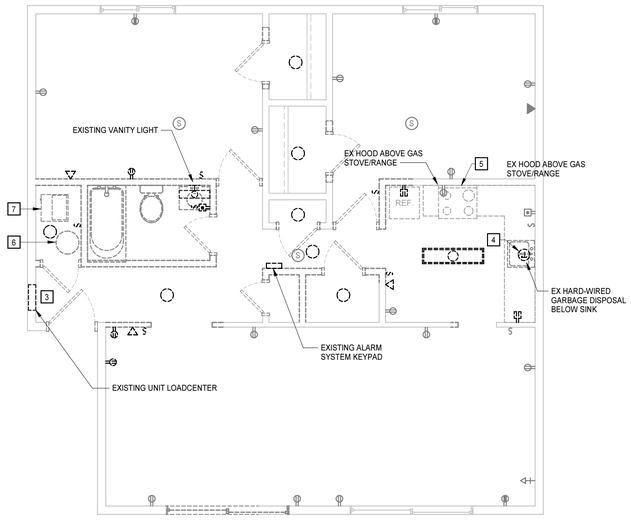
2BR GROUND LEVEL UFAS UNIT - BUILDING A - ELECTRICAL

1/4" = 1'-0"



2BR GROUND LEVEL UFAS UNIT - BUILDING C - ELECTRICAL DEMOLITION

1/4" = 1'-0"



2BR GROUND LEVEL UFAS UNIT - BUILDING A - ELECTRICAL DEMOLITION

1/4" = 1'-0"

GENERAL NOTES

A. ALL OUTLETS WITHIN THE KITCHEN OF EACH UFAS UNIT SHALL BE SURFACE MOUNTED. THE WIRING SHALL BE CONCEALED WITHIN THE WALL.

B. LOWERCASE LETTERS INDICATE SWITCHING IAW LIGHTING LEGEND ON DRAWING E0.1

C. COORDINATE EXACT MOUNTING HEIGHT & LOCATION OF ALL NEW RECEPTACLES, SMOKE DETECTORS, CATV & TELE/DATA DEVICES, PANELBOARDS, SWITCHES & LIGHTING FIXTURES WITH THE ARCHITECT & OWNER PRIOR TO ROUGH-IN AND INSTALLATION.

D. ALL 120V, SINGLE PHASE, 15A & 20A CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, DENS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHENS, LAUNDRY ROOMS OR SIMILAR AREAS SHALL BE ON ARC FAULT CIRCUIT BREAKERS PER NEC 210.12(B)

E. ALL CO/SMOKE DETECTORS SHALL BE LOCATED SO THAT THEY ARE A MINIMUM OF 3 FEET AWAY FROM ANY MECHANICAL AIR SUPPLY REGISTERS AND BATHROOM DOORS. CONNECT ALL CO/SMOKE DETECTORS TOGETHER SO THEY SOUND SIMULTANEOUSLY.

F. ALL 120, SINGLE PHASE, 15A & 20a OUTLETS LOCATED WITHIN THE APARTMENT UNITS SHALL BE TAMPER-RESISTANT TYPE RECEPTACLES.

G. CONNECT ALL NEW RECEPTACLES & LIGHTING FIXTURES TO EXISTING PANELBOARDS VIA 2#14 AWG, 1#14 GROUND IN 3/4" CONDUIT, UNO.

H. THE NUMBER ADJACENT TO EACH ELECTRICAL DEVICE OR LIGHT FIXTURE IS THE CIRCUIT DESIGNATION FOR THIS APARTMENT UNIT. ALL DEVICES SHALL BE CIRCUITED TO EACH RESIDENTIAL UNIT LOADCENTER. REFER TO LOADCENTER SCHEDULES FOR ADDITIONAL INFORMATION.

I. PROVIDE GFCI PROTECTION FOR EACH SMALL APPLIANCE CIRCUITS IN THE KITCHEN PER NEC. PROVIDE GFCI PROTECTION FOR THE DISHWASHER CIRCUIT PER NEC.

J. ALL EXISTING RECEPTACLES, TELE/DATA DEVICES & SWITCHES ARE EXISTING TO REMAIN, UNO. PROVIDE NEW COVER PLATES FOR ALL RECEPTACLES, TELE/DATA DEVICES & SWITCHES, AND AIR SEAL ALL BOXES.

KEYNOTES

APPLIES TO DRAWINGS E3.2
REPRESENTED BY n

1. EXISTING CONDENSING UNIT TO BE REMOVED, ALONG WITH ALL ASSOCIATED BRANCH CIRCUIT WIRING & CONDUIT BACK TO SOURCE.
2. EXISTING POWER CONNECTION TO BATHROOM EXHAUST FAN TO BE REMOVED. EXISTING BRANCH CIRCUIT WIRING & CONDUIT SHALL REMAIN FOR CONNECTION TO NEW BATHROOM EXHAUST FAN.
3. EXISTING PANELBOARD TO BE REMOVED, REPLACED IN-KIND, AND RELOCATED. EXISTING SERVICE FEEDER CONDUCTORS, CONDUIT & ALL EXISTING BRANCH CIRCUIT WIRING & CONDUIT SHALL REMAIN FOR EXTENSION & RE-CONNECTION TO PANELBOARD IN NEW LOCATION.
4. EXISTING POWER CONNECTION TO GARBAGE DISPOSAL TO BE REMOVED. EXISTING BRANCH CIRCUIT WIRING & CONDUIT AND SWITCHING CONTROLS & WIRING SHALL REMAIN FOR CONNECTION TO NEW GARBAGE DISPOSAL.
5. EXISTING POWER CONNECTION TO RANGE HOOD EXHAUST FAN IN KITCHEN TO BE REMOVED. EXISTING BRANCH CIRCUIT WIRING & CONDUIT SHALL REMAIN FOR CONNECTION TO NEW KITCHEN EXHAUST FAN.
6. EXISTING POWER CONNECTION TO GAS WATER HEATER TO BE REMOVED. EXISTING BRANCH CIRCUIT WIRING & CONDUIT SHALL REMAIN FOR CONNECTION TO NEW GAS WATER HEATER.
7. EXISTING AIR HANDLING UNIT TO BE REMOVED, ALONG WITH ALL ASSOCIATED BRANCH CIRCUIT WIRING & CONDUIT BACK TO SOURCE.
8. NEW OUTDOOR SPLIT SYSTEM UNIT. OUTDOOR UNIT POWERS CORRESPONDING INDOOR AIR HANDLING UNIT. PROVIDE A 2P-30A-250V NON-FUSED SAFETY SWITCH IN NEMA 3R ENCLOSURE. PROVIDE 2#10 + 1#10G IN 3/4" CONDUIT TO CIRCUIT INDICATED. PROVIDE ALL REQUIRED MOUNTING HARDWARE. ENSURE NEC CLEARANCES ARE MET. COORDINATE EXACT LOCATION & MOUNTING HEIGHT WITH OWNER & ARCHITECT IN THE FIELD, PRIOR TO ROUGH-IN AND INSTALLATION.
9. LOCATION OF REQUIRED COMBINATION SMOKE/CARBON MONOXIDE DETECTOR. IF EXISTING DETECTOR IS NOT PRESENT IN LOCATION NOTED, PROVIDE NEW 120V COMBINATION SMOKE/CARBON MONOXIDE DETECTOR WITH BATTERY BACK-UP. IN ALL HVI UNITS, PROVIDE DETECTORS WITH INTEGRAL STROBES. IF REQUIRED BY THE LOCAL AHJ, CONNECT ALL DETECTORS WITHIN THIS APARTMENT UNIT SUCH THAT ONE GOING INTO ALARM WILL CAUSE ALL OTHERS WITHIN THE UNIT TO GO INTO ALARM ALSO. CONNECT TO EXISTING CIRCUIT DESIGNATED FOR SMOKE DETECTORS IN THIS AREA, AHEAD OF ANY LOCAL SWITCHING, VIA #14 AWG IN 3/4" CONDUIT.
10. SWITCHED RECEPTACLE BELOW SINK FOR NEW GARBAGE DISPOSAL. EXTEND & RE-CONNECT TO EXISTING BRANCH CIRCUIT WIRING & CONDUIT VIA 2#14 + 1#14G IN 3/4" CONDUIT, AND RE-CONNECT TO EXISTING SWITCHING CONTROLS & WIRING. IN UNITS WHERE NEW GARBAGE DISPOSAL IS IN A NEW LOCATION, EXTEND & RE-CONNECT TO EXISTING BRANCH CIRCUIT WIRING & CONDUIT VIA 2#14 + 1#14G IN 3/4" CONDUIT, AND PROVIDE NEW SWITCHING CONTROLS AS SHOWN ON PLANS.
11. RECEPTACLE FOR DISHWASHER. INSTALL IN CABINET ADJACENT TO DISHWASHER. PROVIDE GFCI PROTECTION FOR CIRCUIT PER NEC 210.8. CONNECT TO CIRCUIT INDICATED VIA 2#14 +1#14G IN 3/4" CONDUIT.
12. NEW INDOOR SPLIT SYSTEM AIR HANDLING UNIT. INDOOR AIR HANDLING UNIT POWERED FROM CORRESPONDING OUTDOOR SPLIT SYSTEM UNIT. PROVIDE ALL REQUIRED MOUNTING HARDWARE. ENSURE NEC CLEARANCE ARE MET. COORDINATE FINAL LOCATION WITH ARCHITECT & OWNER, PRIOR TO ROUGH-IN & INSTALLATION.
13. NEW BATHROOM EXHAUST FAN. EXTEND & RE-CONNECT TO EXISTING BRANCH CIRCUIT WIRING & CONDUIT VIA 2#12 + 1#12G IN 3/4" CONDUIT. COORDINATE EXACT LOCATION & MOUNTING HEIGHT WITH OWNER & ARCHITECT IN THE FIELD, PRIOR TO ROUGH-IN AND INSTALLATION.
14. PROVIDE JUNCTION BOX FOR POWER CONNECTION TO NEW RANGE HOOD EXHAUST FAN. IN UFAS UNITS, FIELD WIRE HOOD CONTROLS TO SWITCH AS INDICATED. ONE SWITCH SHALL CONTROL THE HOOD FAN. INSTALL SWITCHES NOT MORE THAN 24" FROM THE FRONT EDGE OF THE COUNTERTOP. EXTEND & RE-CONNECT TO EXISTING BRANCH CIRCUIT WIRING & CONDUIT VIA 2#12 + 1#12G IN 3/4" CONDUIT. COORDINATE EXACT LOCATION & MOUNTING HEIGHT WITH OWNER & ARCHITECT IN THE FIELD, PRIOR TO ROUGH-IN AND INSTALLATION.
15. PROVIDE JUNCTION BOX FOR POWER CONNECTION TO NEW GAS WATER HEATER. PROVIDE A 1P-20A-120V HEAVY DUTY TOGGLE DISCONNECT SWITCH FOR LOCAL DISCONNECTION MEANS. CONNECT TO CIRCUIT INDICATED VIA 2#14 AWG + 1#14G IN 3/4" CONDUIT. COORDINATE EXACT LOCATION & MOUNTING HEIGHT WITH OWNER & ARCHITECT IN THE FIELD, PRIOR TO ROUGH-IN AND INSTALLATION.
16. NEW COUNTER-TOP GFCI RECEPTACLE. CONNECT TO EXISTING KITCHEN APPLIANCE CIRCUIT IN NEW APARTMENT LOADCENTER VIA 2#12 + 1#12G IN 3/4" CONDUIT.
17. NEW CONVENIENCE RECEPTACLE. CONNECT TO EXISTING RECEPTACLE CIRCUIT DESIGNATED FOR THIS AREA IN NEW APARTMENT LOADCENTER VIA 2#14 + 1#14G IN 3/4" CONDUIT. IF SWITCHED RECEPTACLE, CONNECT TO EXISTING SWITCHING CONTROLS & WIRING IN THIS AREA, OR NEW SWITCHING CONTROLS AS SHOWN ON PLANS.
18. NEW BATHROOM GFCI RECEPTACLE. CONNECT TO EXISTING RECEPTACLE CIRCUIT DESIGNATED FOR THIS AREA IN NEW APARTMENT LOADCENTER VIA 2#12 + 1#12G IN 3/4" CONDUIT.
19. NEW LOCATION OF NEW PANELBOARD. PANELBOARD SHALL BE MOUNTED SO THAT ALL CIRCUIT BREAKERS ARE NOT HIGHER THAN 48". EXTEND & RE-CONNECT EXISTING SERVICE FEEDER CONDUCTORS, CONDUIT & ALL EXISTING BRANCH CIRCUIT WIRING & CONDUIT TO PANELBOARD.
20. PROVIDE A SEPARATE BREAKOUT PRICE TO PROVIDE A NEW 1P-20A CIRCUIT BREAKER & BRANCH CIRCUIT WIRING TO CONNECT BATHROOM GFCI TO A DEDICATED CIRCUIT. WHERE BATHROOM GFCI IS ON A SHARED CIRCUIT WITH BEDROOM RECEPTACLES AND LIGHTING, IT SHALL BE REMOVED FROM THAT CIRCUIT AND CONNECTED TO ITS OWN DEDICATED CIRCUIT.
21. PROVIDE A SEPARATE BREAKOUT PRICE TO PROVIDE A NEW 1P-20A CIRCUIT BREAKER & BRANCH CIRCUIT WIRING TO CONNECT THE COMBINATION MICROWAVE HOOD/RANGE HOOD TO A DEDICATED CIRCUIT. WHERE THE RANGE HOOD IS ON A SHARED CIRCUIT, IT SHALL BE REMOVED FROM THAT CIRCUIT AND CONNECTED TO ITS OWN DEDICATED CIRCUIT.

MOSELEYARCHITECTS
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MOSELEYARCHITECTS.COM

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NUMBER: 200391

EXPIRATION DATE: MARCH 01, 2025

HAZELCREST APARTMENTS

610135

Concord Communities - A Lowe Development Company
5716-20/22/24 Plainfield Ave., & 5727/29 Onnen Rd, Baltimore, MD 21206

PROJECT NO: 610135
DATE: August 15, 2025

REVISIONS

DATE	DESCRIPTION
07/14/2023	100% CD's
10/27/2023	VIABILITY
05/03/2024	100 % CDS
08/15/2025	COMMITMENT

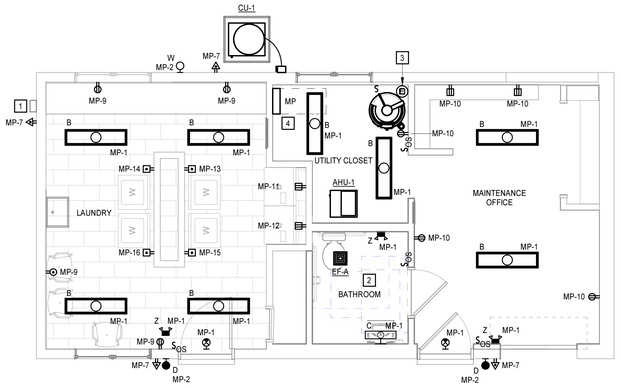
ENLARGED UNIT PLANS - ELECTRICAL

E3.2

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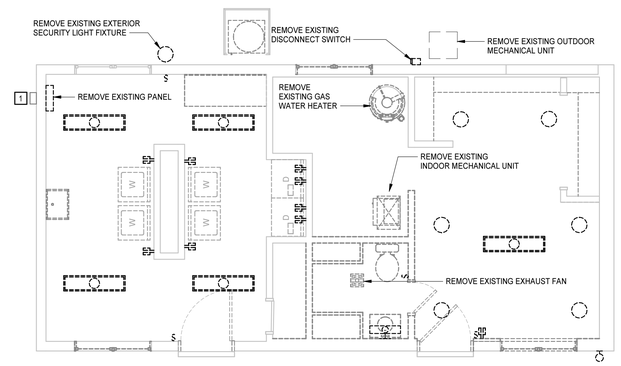
DIV 23 ELECTRICAL CONNECTION SCHEDULE - SHEET E3.3

TAG	VOLTAGE	# POLES	LOAD	PANEL	CCT#	WIRE	DISCONNECTING MEANS	REMARKS
AHU-1	240 V	2	2.1 kVA	MP	3,5	2#14 + 1#14G IN 3/4" C	PROVIDE 2P-30A-250V FSS (FPND)	
CU-1	240 V	2	3.4 kVA	MP	4,6	2#12 + 1#12G IN 3/4" C	PROVIDE 2P-30A-250V FSS (FPND) IN NEMA 3R ENCLOSURE	
EF-A	120 V	1	0.0 kVA	MP	1	2#12 + 1#12G IN 3/4" C	PROVIDE MOTOR RATED TOGGLE SWITCH	



LAUNDRY/MAINTENANCE FLOOR PLAN - ELECTRICAL

1/4" = 1'-0"



LAUNDRY/MAINTENANCE FLOOR PLAN - DEMOLITION

1/4" = 1'-0"

GENERAL NOTES

1. FOR THE LAUNDRY & MAINTENANCE BUILDING, REMOVE ALL EXISTING LIGHT FIXTURES, RECEPTACLES, COMMUNICATION OUTLETS, ELECTRICAL DEVICES, PANELBOARDS ETC., ALONG WITH ALL ASSOCIATED WIRING & CONDUIT BACK TO SOURCE.
2. WHERE MECHANICAL & PLUMBING EQUIPMENT IS INDICATED TO BE REMOVED, REMOVE ALL ASSOCIATED DISCONNECT SWITCHES, CONTROL PANELS, BRANCH CIRCUIT WIRING, CONDUIT, ETC., BACK TO THE SOURCE.
3. CONNECT ALL EXIT SIGNS & EMERGENCY LIGHTING FIXTURES TO CIRCUIT INDICATED, AHEAD OF ALL LOCAL SWITCHING, VIA #12 AWG IN 3/4" CONDUIT.

KEYNOTES

APPLIES TO DRAWING E3.3
REPRESENTED BY n

1. EXISTING UTILITY METER TO REMAIN.
2. THE LIGHTING & EXHAUST FAN WITHIN THIS BATHROOM SHALL BE CONTROLLED VIA THE WALL OCCUPANCY SENSOR SWITCH.
3. PROVIDE JUNCTION BOX FOR POWER CONNECTION TO NEW GAS WATER HEATER. PROVIDE A 1P-20A-120V HEAVY DUTY TOGGLE DISCONNECT SWITCH FOR LOCAL DISCONNECTION MEANS. CONNECT TO CIRCUIT INDICATED VIA 2#14 AWG + 1#14G IN 3/4" CONDUIT. COORDINATE EXACT LOCATION & MOUNTING HEIGHT WITH OWNER & ARCHITECT IN THE FIELD, PRIOR TO ROUGH-IN AND INSTALLATION.
4. PROVIDE NEW PANELBOARD 'MP' 100A, 240V, 1PH, 3W, 42 SPACE. EXTEND & RE-CONNECT TO EXISTING SERVICE FEEDER CONDUCTORS.

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LICENSE NUMBER: 200391

EXPIRATION DATE: MARCH 01, 2025

HAZELCREST APARTMENTS

610135
Concord Communities - A Lowe Development Company
5716-20/22/24 Plainfield Ave., & 5727/29 Onnen Rd, Baltimore, MD 21206

PROJECT NO: 610135
DATE: August 15, 2025

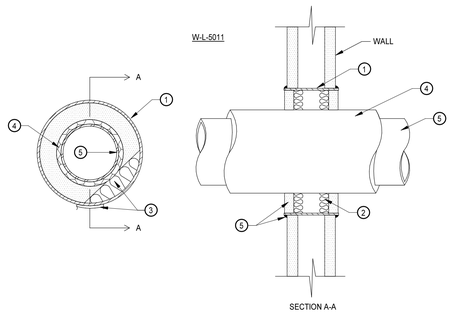
REVISIONS

DATE	DESCRIPTION
07/14/2023	100% CD's
10/27/2023	VIABILITY
05/03/2024	100 % CDS
08/15/2025	COMMITMENT

ENLARGED PLANS - LAUNDRY/MAINTENANCE ROOM - ELECTRICAL

E3.3

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1. STEEL SLEEVE - CYLINDRICAL SLEEVE FABRICATED FROM MINIMUM 0.019" THICK (NO. 28 GAUGE) GALVANIZED SHEET STEEL AND HAVING A MINIMUM 2" LAP ALONG THE LONGITUDINAL SEAM. LENGTH OF STEEL SLEEVE TO BE EQUAL TO THICKNESS OF WALL PLUS 1" SUCH THAT, WHEN INSTALLED, THE ENDS OF THE SLEEVE WILL PROJECT APPROXIMATELY 1/2" BEYOND THE SURFACE OF THE WALL ON BOTH SIDES OF THE WALL ASSEMBLY. THE DIAMETER OF THE OPENINGS CUT IN THE GYPSUM WALLBOARD LAYERS ON EACH SIDE OF THE WALL ASSEMBLY (CONCENTRIC WITH PIPE) TO BE 2" TO 2-1/2" LARGER THAN OUTSIDE DIAMETER OF PIPE INSULATION SUCH THAT, WHEN THE STEEL SLEEVE IS INSTALLED, A 1" TO 1-1/4" ANNULAR SPACE WILL BE PRESENT BETWEEN THE STEEL SLEEVE AND THE PIPE INSULATION AROUND THE ENTIRE CIRCUMFERENCE OF THE PIPE. SLEEVE INSTALLED BY COILING THE SHEET STEEL TO A DIAMETER SMALLER THAN THE THROUGH OPENING, INSERTING THE COIL THROUGH THE OPENINGS AND RELEASING THE COIL TO LET IT UNCOIL AGAINST THE CIRCULAR CUTOUTS IN THE GYPSUM WALLBOARD LAYERS.

2. PACKING MATERIAL - POLYETHYLENE BACKER ROD OR MINIMUM 1" THICKNESS OF MINERAL WOOL BATT INSULATION FIRMLY PACKED INTO STEEL SLEEVE ON BOTH SIDES OF THE WALL ASSEMBLY AS PERMANENT FORMS. PACKING MATERIAL TO BE RECESSED MINIMUM 1" FROM END OF STEEL SLEEVE (RECESSED MINIMUM 1/2" INTO GYPSUM WALLBOARD SURFACE) ON BOTH SIDES OF WALL ASSEMBLY.

3. FILL, VOID OR CAVITY MATERIALS* -CAULK- MINIMUM 1" THICKNESS OF FILL MATERIAL APPLIED WITHIN ANNULUS ON BOTH SIDES OF WALL ASSEMBLY. THICKNESS FOR FILL MATERIAL FOR NOMINAL 3" DIAMETER (OR SMALLER) STEEL PIPES MAY BE REDUCED TO A MINIMUM 1/2". A NOMINAL 1/4" DIAMETER CONTINUOUS BEAD OF CAULK SHALL BE APPLIED AROUND THE CIRCUMFERENCE OF THE STEEL SLEEVE AT ITS EGRESS FROM THE GYPSUM WALLBOARD LAYERS ON BOTH SIDES OF THE WALL ASSEMBLY.

MINNESOTA MINING & MFG. CO. - CP 25WB+

4. PIPE COVERING* - NOMINAL 1" OR 1-1/2" THICK HOLLOW CYLINDRICAL HEAVY DENSITY (MINIMUM 3.5 PCF) GLASS FIBER UNITS JACKETED ON THE OUTSIDE WITH AN ALL SERVICE JACKET. LONGITUDINAL JOINTS SEALED WITH METAL FASTENERS OR FACTORY-APPLIED SELF-SEALING LAP TAPE. TRANSVERSE JOINTS SEALED WITH METAL FASTENER STRIP TAPE SUPPLIED WITH THE PRODUCT.

5. THROUGH PENETRANT - ONE METALLIC PIPE, CONDUIT OR TUBING TO BE CENTERED WITHIN THE FIRESTOP SYSTEM. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS OR TUBING MAY BE USED:

A. STEEL PIPE - NOMINAL 12" DIAMETER (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE. WHEN STEEL PIPE IS USED, T RATING IS 1 HR.

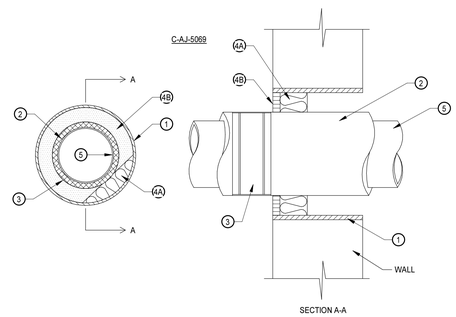
B. CONDUIT - NOMINAL 3" DIAMETER (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR STEEL CONDUIT. WHEN STEEL CONDUIT IS USED, T RATING IS 1/4 HR.

C. COPPER TUBING - NOMINAL 6" DIAMETER (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING. WHEN COPPER TUBING IS USED, T RATING 1/2 AND 1 HR WHEN INSTALLED IN 1 AND 2 HR RATED WALLS, RESPECTIVELY.

D. COPPER PIPE - NOMINAL 6" DIAMETER (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.

* BEARING THE UL CLASSIFICATION MARKING

PENETRATION THROUGH 1 HOUR FIRE RATED WALL
NO SCALE



1. METALLIC SLEEVE - (OPTIONAL) NOMINAL 22" DIAMETER (OR SMALLER) SCHEDULE 40 STEEL PIPE CAST OR GROUTED INTO WALL ASSEMBLY, FLUSH WITH WALL SURFACES.

2. PIPE COVERING MATERIALS* -CELLULAR GLASS INSULATION- NOMINAL 1-1/2" OR 3" THICK CELLULAR GLASS PIPE INSULATION SIZED TO THE OUTSIDE DIAMETER OF THE STEEL PIPE OR TUBE AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. T RATING IS 0 HR WHEN NOMINAL 1-1/2" THICK PIPE INSULATION IS USED. T RATING IS 1 HR WHEN NOMINAL 3" THICK PIPE INSULATION IS USED. THE ANNULAR SPACE SHALL BE MINIMUM 3/4" TO MAXIMUM 3".

PITTSBURGH CORNING CORP.- FOAMGLASS

3. METAL JACKET - MINIMUM 12" LONG JACKET FORMED OF MINIMUM 0.010" THICK STEEL OR ALUMINUM SHEET CUT TO WRAP TIGHTLY AROUND THE PIPE INSULATION WITH A MINIMUM 2" LAP. JACKET SECURED WITH MINIMUM 1/2" WIDE STAINLESS STEEL HOSE CLAMPS OR BANDS LOCATED WITHIN 2" OF EACH END OF THE JACKET AND SPACED A MAXIMUM OF 10" O.C. JACKET TO BE INSTALLED WITH ABUTTING SURFACE OF SEALANT (ITEM 6B) ON BOTH SURFACES OF WALL.

4. FIRESTOP SYSTEM - THE FIRESTOP SYSTEM SHALL CONSIST OF THE FOLLOWING:

A. PACKING MATERIAL - MINIMUM 3" THICKNESS OF MINIMUM 4 PCF MINERAL WOOL BATT INSULATION FIRMLY PACKED INTO OPENING AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED FROM BOTH SURFACES OF WALL AS REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL.

B. FILL, VOID OR CAVITY MATERIAL* -SEALANT- MINIMUM 3/4" THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH BOTH SURFACES OF WALL.

HILTI CONSTRUCTION CHEMICALS, INC.- FS605 OR FS-ONE SEALANT

5. THROUGH PENETRANT - ONE METALLIC PIPE OR TUBING TO BE POSITIONED WITHIN THE FIRESTOP SYSTEM. PIPE OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES OR CONDUITS MAY BE USED:

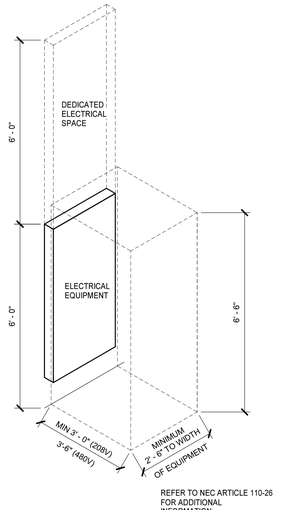
A. STEEL PIPE - NOMINAL 12" DIAMETER (OR SMALLER) SCHEDULE 40 (OR HEAVIER) STEEL PIPE.

B. COPPER TUBING - NOMINAL 6" DIAMETER (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING.

C. COPPER PIPE - NOMINAL 6" DIAMETER (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.

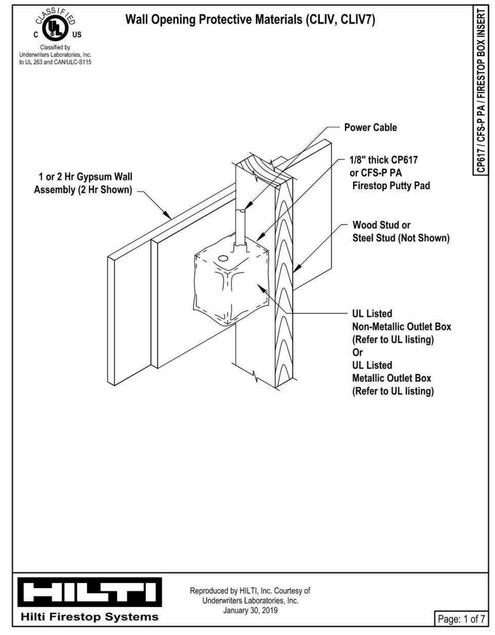
* BEARING THE UL CLASSIFICATION MARKING

PENETRATION THROUGH 2 HOUR FIRE RATED WALL
NO SCALE

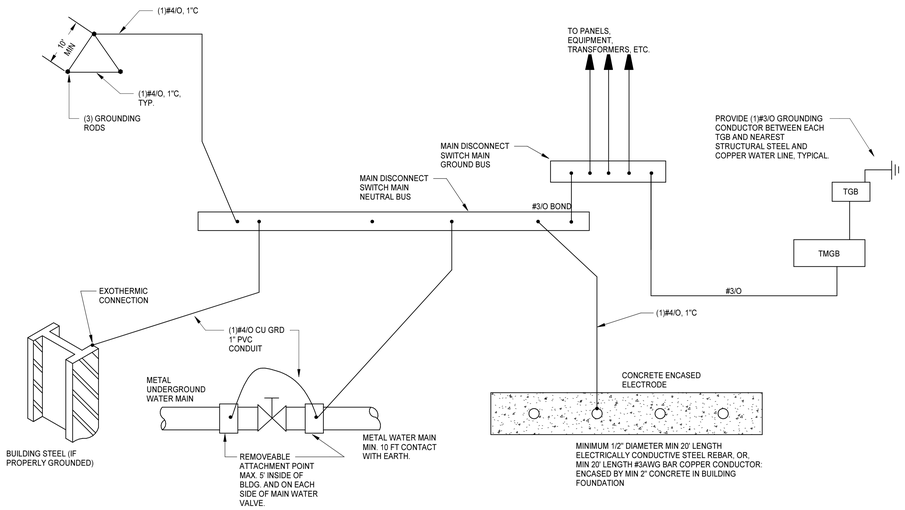


REFER TO NEC ARTICLE 110-26 FOR ADDITIONAL INFORMATION

EQUIPMENT CLEARANCES
NO SCALE



PENETRATION THROUGH 1 HOUR FIRE RATED WALL
NO SCALE



GROUNDING SYSTEM DIAGRAM
NO SCALE

MOSELEY ARCHITECTS
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I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NUMBER: 200391

EXPIRATION DATE: MARCH 01, 2025

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610135
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5716-20/22/24 Plainfield Ave., & 5727/29 Onnen Rd, Baltimore, MD 21206

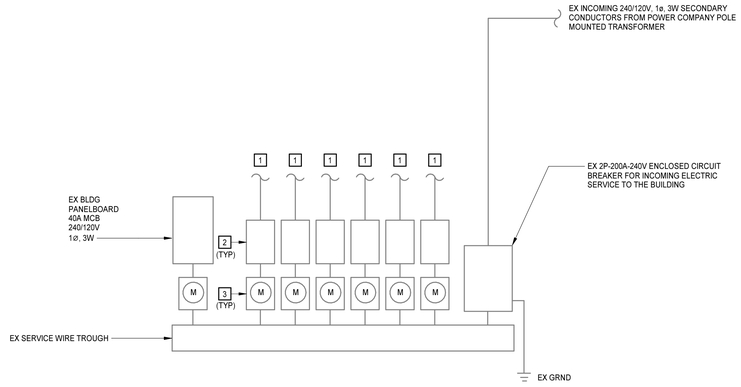
PROJECT NO: 610135
DATE: August 15, 2025

REVISIONS	
DATE	DESCRIPTION
07/14/2023	100% CD's
10/27/2023	VIABILITY
05/03/2024	100 % CDS
08/15/2025	COMMITMENT

ELECTRICAL DETAILS

E4.1

8/15/2025 9:47:05 AM



TYPICAL BUILDING - EXISTING POWER RISER DIAGRAM

NO SCALE

KEYNOTES

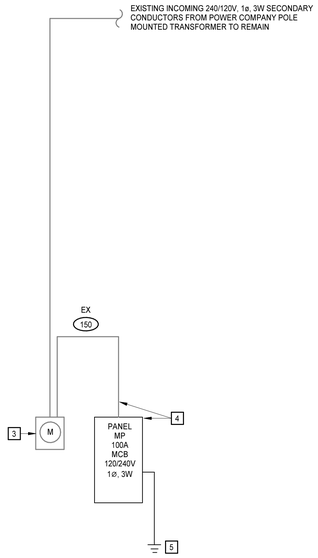
APPLIES TO DRAWING E5.1
REPRESENTED BY n

1. EXISTING SERVICE FEEDER CONDUCTORS FROM UTILITY METER TO RESIDENTIAL UNIT TO REMAIN.
2. EXISTING 2P-60A-240V ENCLOSED CIRCUIT BREAKER TO REMAIN.
3. EXISTING UTILITY METER TO REMAIN.
4. PROVIDE NEW PANELBOARD 'MP' 100A, 240V, 1PH, 3W, 42 SPACE. EXTEND & RE-CONNECT TO EXISTING SERVICE FEEDER CONDUCTORS.
5. GROUND TO BUILDING GROUNDING ELECTRODE SYSTEM PER NEC 250.

COPPER FEEDER SCHEDULE

FEEDER ID	# OF SETS	BUILDING WIRE QUANTITY & SIZE TYPE THHN - DRY TYPE THWN - WET	MINIMUM CONDUIT SIZE	FEEDER ID	# OF SETS	BUILDING WIRE QUANTITY & SIZE TYPE THHN - DRY TYPE THWN - WET	MINIMUM CONDUIT SIZE
30	1	3#10,#10 G	3/4"	30Y	1	4#10,#10 G	3/4"
35	1	3#8,#10 G	3/4"	35Y	1	4#8,#10 G	3/4"
40	1	3#8,#10 G	3/4"	40Y	1	4#8,#10 G	3/4"
45	1	3#6,#10 G	1"	45Y	1	4#6,#10 G	1"
50	1	3#6,#10 G	1"	50Y	1	4#6,#10 G	1"
60	1	3#4,#10 G	1"	60Y	1	4#4,#10 G	1"
70	1	3#4,#8 G	1 1/4"	70Y	1	4#4,#8 G	1 1/4"
80	1	3#3,#8 G	1 1/4"	80Y	1	4#3,#8 G	1 1/4"
90	1	3#2,#8 G	1 1/4"	90Y	1	4#2,#8 G	1 1/4"
100	1	3#1,#8 G	1 1/4"	100Y	1	4#1,#8 G	1 1/4"
110	1	3#2,#6 G	1 1/2"	110Y	1	4#2,#6 G	1 1/2"
125	1	3#1,#6 G	1 1/2"	125Y	1	4#1,#6 G	1 1/2"
150	1	3#1/0,#6 G	2"	150Y	1	4#1/0,#6 G	2"
175	1	3#2/0,#6 G	2"	175Y	1	4#2/0,#6 G	2"
200	1	3#3/0,#6 G	2"	200Y	1	4#3/0,#6 G	2"
225	1	3#4/0,#4 G	2 1/2"	225Y	1	4#4/0,#4 G	2 1/2"
250	1	3-250kCM,#4 G	2 1/2"	250Y	1	4-250kCM,#4 G	2 1/2"
300	1	3-350kCM,#4 G	2 1/2"	300Y	1	4-350kCM,#4 G	2 1/2"
350	2	3#2/0,#3 G	2"	350Y	2	4#2/0,#3 G	2"
400	2	3#3/0,#3 G	2"	400Y	2	4#3/0,#3 G	2"
450	2	3#4/0,#2 G	2 1/2"	450Y	2	4#4/0,#2 G	2 1/2"
500	2	3-250kCM,#2 G	2 1/2"	500Y	2	4-250kCM,#2 G	2 1/2"
600	2	3-350kCM,#1 G	3"	600Y	2	4-350kCM,#1 G	3"
700	2	3-500kCM,#1/0 G	4"	700Y	2	4-500kCM,#1/0 G	4"
800	3	3-350kCM,#1/0 G	3"	800Y	3	4-350kCM,#1/0 G	3"
1000	3	3-500kCM,#2/0 G	4"	1000Y	3	4-500kCM,#2/0 G	4"
1200	4	3-350kCM,#3/0 G	3"	1200Y	4	4-350kCM,#3/0 G	3"
1600	5	3-500kCM,#4/0 G	4"	1600Y	5	4-500kCM,#4/0 G	4"
2000	6	3-500kCM,#250 G	4"	2000Y	6	4-500kCM,#250 G	4"
2500	7	3-500kCM,#350 G	4"	2500Y	7	4-500kCM,#350 G	4"

NOTES:
1. ELECTRICAL CONTRACTOR TO VERIFY CONDUIT SIZE REQUIRED IF WIRE TYPES OTHER THAN THOSE LISTED ABOVE ARE USED.
2. FEEDER SIZES BASED ON TABLE 310.15(B)(16), 75° C.
3. SIZES ADJUSTED PER NEC 110.14.



LAUNDRY & MAINTENANCE EXISTING BUILDING POWER RISER DIAGRAM

NO SCALE

MOSELEY ARCHITECTS
3200 NORFOLK STREET, RICHMOND, VA 23230
PHONE (804) 794-7555 FAX (804) 355-8690
MOSELEYARCHITECTS.COM

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NUMBER: 200391

EXPIRATION DATE:
MARCH 01, 2025

HAZELCREST APARTMENTS

610135
Concord Communities - A Lowe Development Company
5716-20/22/24 Plainfield Ave., & 5727/29 Onnen Rd, Baltimore, MD 21206

PROJECT NO: 610135
DATE: August 15, 2025

REVISIONS

DATE	DESCRIPTION
07/14/2023	100% CD's
10/27/2023	VIABILITY
05/03/2024	100 % CDS
08/15/2025	COMMITMENT

POWER RISER DIAGRAM

E5.1

8/15/2025 9:47:06 AM

TYPE	2BR-EX LC1					
NSF	1062					
GENERAL LOADS		QTY	UNIT	VA/UNIT	TOTAL VA	NEC
	LIGHTING AND RECEPTACLES	1062	SF	3	3,186	220.82(B)(1)
	SMALL APPLIANCE & LAUNDRY CIRCUITS	2	EA	1500	3,000	220.82(B)(2)
	FIXED APPLIANCES					220.82(B)(3)
	DISHWASHER	1	EA	1000	1,000	
	DISPOSAL	1	EA	1000	1,000	
	RANGE	0	EA	8000	0	
	WALL OVEN	0	EA	0	0	
	COOKTOP	0	EA	0	0	
	DRYER	0	EA	5000	0	
	WATER HEATER	0	EA	4500	0	
	OTHER	1	EA	200	200	
	ADDITIONAL EQUIPMENT	0	EA	0	0	
	GENERAL SUBTOTAL				8,386	

			DF	DEMAND	
GENERAL LOAD	0 - 10KVA	8386	1	8,386	220.82(B)
	> 10KVA	0	0.4	0	
				8,386	VA

HVAC LOADS						
	COMPRESSOR	1	EA	3648	3,648	
	INDOOR UNIT	1	EA	1152	1,152	
	SUPPLEMENTAL HEAT	1	EA	0	0	
	HVAC SUBTOTAL				4,800	

			DF	DEMAND	
HVAC LOAD	HEAT PUMP COMPRESSORS	4800	1	4,800	220.82(C)
	SUPPLEMENTAL ELECTRIC HEAT	0	0.65	0	
				4,800	VA

TOTAL APARTMENT VA DEMAND LOAD	13,186	VA
TOTAL APARTMENT AMPERAGE	55	A

PANELBOARD SCHEDULE MP

LOCATION: Space 21 — FED FROM:

100 AMP MCB | 120/240 Single | 1 PH 3 W | MOUNT: SURFACE | PANEL ASSEMBLY RATED (KAIC): 22 KAIC

CKT	BRKR	POLE	LOAD	A		B		LOAD	POLE	BRKR	CKT
1	20 A	1	LIGHTING - INTERIOR, FAN EF-A	588 VA	85 VA			LIGHTING - EXTERIOR	1	20 A	2
3	15 A	2	AHU-1	1047 VA	1680 VA	1047 VA	1680 VA	CU-1	2	25 A	4
5											6
7	20 A	1	RCPTS - EXTERIOR			720 VA	500 VA	GAS WATER HEATER	1	15 A	8
9	20 A	1	RCPTS - LAUNDRY	720 VA	900 VA			RCPTS - MAINTENANCE	1	20 A	10
11	20 A	1	GAS DRYER			180 VA	180 VA	GAS DRYER	1	20 A	12
13	20 A	1	WASHING MACHINE	1500 VA	1500 VA			WASHING MACHINE	1	20 A	14
15	20 A	1	WASHING MACHINE			1500 VA	1500 VA	WASHING MACHINE	1	20 A	16
17	20 A	1	SPARE	0 VA	0 VA			SPARE	1	20 A	18
19	20 A	1	SPARE			0 VA	0 VA	SPARE	1	20 A	20
				8 kVA		7 kVA					
				65 A		59 A					

(GE) = PROVIDE GFCI BREAKER FOR EQUIPMENT, 6-50mA PER NEC 427.22. DED. NEUTRAL.
(GP) = PROVIDE GFCI BREAKER FOR PERSONNEL, 4-6mA PER NEC 210.8. DED. NEUTRAL.
(L) = PROVIDE LOCKOUT BREAKER TO PREVENT UNAUTHORIZED SWITCHING.
(LC) = ROUTE TO LOAD VIA LIGHTING CONTACTOR, REF DETAIL ON DWG E4.X.
(ML) = PROVIDE BREAKER WITH MAINTENANCE LOCKOUT, LOCKABLE OFF.

Load Classification	Connected Load	Demand Factor	Estimated Demand
INTERIOR LIGHTING	505 VA	125.00%	631 VA
EXTERIOR LIGHTING	85 VA	125.00%	106 VA
RECEPTACLES	2700 VA	100.00%	2700 VA
AC / HEAT PUMP	5189 VA	100.00%	5189 VA
ELECTRIC HEAT	0 VA	0.00%	0 VA
KITCHEN	0 VA	0.00%	0 VA
MISCELLANEOUS	6500 VA	100.00%	6500 VA

Panel Totals

Total Conn. Load: 14.8 kVA
Total Est. Demand: 14.9 kVA
Total Conn. Current: 62 A
Total Est. Demand... 62 A

PANELBOARD SCHEDULE LC1

FED FROM:

60 AMP MCB | 120/240 Single | 1 PH 3 W | MOUNTING: RECESSED | PANEL ASSEMBLY RATED... 10 KAIC

CKT	BRKR	POLE	LOAD		LOAD	POLE	BRKR	CKT
1	25 A	2	CU-A		EX RCPTS/LIGHTING	1	15 A	2
3					EX RCPTS/LIGHTING	1	15 A	4
5	20 A	1	EX RCPTS - KITCHEN APPLIANCE 1		EX RCPTS/LIGHTING	1	15 A	6
7	20 A	1	EX RCPTS - KITCHEN APPLIANCE 2		EX RCPTS/LIGHTING	1	15 A	8
9	15 A	1	NEW DISHWASHER		MICROWAVE-RANGE HOOD	1	20 A	10
11	20 A	1	BATHROOM GFCI RCPT		SPARE	1	15 A	12

1 → 2

KEYNOTES

APPLIES TO THIS DRAWING REPRESENTED BY [n]

1. PROVIDE A SEPARATE BREAKOUT PRICE TO PROVIDE A NEW 1P-20A CIRCUIT BREAKER & BRANCH CIRCUIT WIRING TO CONNECT BATHROOM GFCI TO A DEDICATED CIRCUIT. WHERE BATHROOM GFCI IS ON A SHARED CIRCUIT WITH BEDROOM RECEPTACLES AND LIGHTING, IT SHALL BE REMOVED FROM THAT CIRCUIT AND CONNECTED TO ITS OWN DEDICATED CIRCUIT.
2. PROVIDE A SEPARATE BREAKOUT PRICE TO PROVIDE A NEW 1P-20A CIRCUIT BREAKER & BRANCH CIRCUIT WIRING TO CONNECT THE COMBINATION MICROWAVE HOOD/RANGE HOOD TO A DEDICATED CIRCUIT. WHERE THE RANGE HOOD IS ON A SHARED CIRCUIT, IT SHALL BE REMOVED FROM THAT CIRCUIT AND CONNECTED TO ITS OWN DEDICATED CIRCUIT.

MOSELEYARCHITECTS
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PANEL SCHEDULES

E5.2

8/15/2025 9:47:06 AM

EQUIPMENT IDENTIFICATION

AHU	AIR-HANDLING UNIT
AS	AIR SEPARATOR
B	BOILER
BCU	BLOWER COIL UNIT
CCC	CLOSED-CIRCUIT COOLING TOWER
CH	CHILLER
CHWP	CHILLED WATER PUMP
CRAC	COMPUTER ROOM AIR CONDTIONER
CT	COOLING TOWER
CUH	CABINET UNIT HEATER
CWP	CONDENSER WATER PUMP
ECH	ELECTRIC CEILING HEATER
ERU	ENERGY RECOVERY UNIT
ERV	ENERGY RECOVERY VENTILATOR
ET	EXPANSION TANK
EUH	ELECTRIC UNIT HEATER
EWH	ELECTRIC WALL HEATER
FCU	FAN COIL UNIT
HP	HEAT PUMP
HWP	HOT WATER PUMP
HX	HEAT EXCHANGER
MAU	MAKEUP AIR UNIT
OAU	OUTDOOR AIR UNIT
P	PUMP
PTAC	PACKAGED TERMINAL AIR CONDITIONER
PTHP	PACKAGED TERMINAL HEAT PUMP
RTU	ROOFTOP UNIT
SSI	SPLIT-SYSTEM INDOOR UNIT
SSO	SPLIT-SYSTEM OUTDOOR UNIT
TU	TERMINAL UNIT
UH	UNIT HEATER
WSHP	WATER-SOURCE HEAT PUMP

BID SUBMISSION

AIR HANDLING UNIT WITH GAS FURNACE SCHEDULE

TAG	AIR FLOW (CFM)	ESP (IN WC)	MANUFACTURER	MODEL NUMBER	LOCATION	COOLING CAPACITY				GAS HEATING CAPACITY			ELECTRICAL DATA					WEIGHT (LBS)	NOTES
						TOTAL CAPACITY (BTUH)	SENSIBLE CAPACITY (BTUH)	INDOOR EAT (°F) DB	INDOOR EAT (°F) WB	HEATING CAPACITY (BTUH)	INDOOR EAT DB (°F)	FUEL	MCA (A)	MOCP (A)	SERVICE V	SERVICE PH	SERVICE HZ		
AHU-1	800	0.50	CARRIER	CVAVA3017XMA	LAUNDRY/MAINTENANCE BLDG	23870	16320	80	67	40000	70.00 °F	NATURAL GAS	7.4	15	240	1	60	139	1,2,3,4,5

NOTES:
1. PROVIDE WITH REMOTE WALL MOUNTED PROGRAMMABLE THERMOSTAT.
2. CONFIRM REFRIGERANT PIPING LENGTH REQUIREMENTS AND LIMITATIONS BASED ON ROUTING AND LENGTHS.
3. PROVIDE WITH 1" MERV 11 DISPOSABLE FILTERS INSTALLED ON UNIT RETURN INLET.
4. PROVIDE CONDENSATE DRAIN PAN WITH OVERFLOW SWITCH TO SHUTDOWN UNIT UPON DETECTION OF HIGH WATER LEVEL.
5. SEER2 15.5, EER2 12.5 RATING AND 96 AFUE RATING. FURNACE MODEL 59TP6C040V17--12

AIR HANDLING UNIT SCHEDULE

TAG	AIR FLOW (CFM)	ESP (IN WC)	MANUFACTURER	MODEL NUMBER	LOCATION	COOLING CAPACITY				HEATING CAPACITY		ELECTRICAL DATA				WEIGHT (LBS)	NOTES
						TOTAL CAPACITY (BTUH)	INDOOR EAT (°F) DB	INDOOR EAT (°F) WB	SEER2/HSPF2	HEATING CAPACITY (BTUH)	INDOOR EAT DB (°F)	MCA (A)	SERVICE V	SERVICE PH	SERVICE HZ		
AHU-A	760	0.50	CARRIER	45MBAAQ24XB3	SEE PLAN	24,000	80	67	19.8 / 9	25,000	70.00 °F	4.0	240	1	60	104	1,2,3,4,5

NOTES:
1. PROVIDE WITH REMOTE WALL MOUNTED PROGRAMMABLE THERMOSTAT.
2. CONFIRM REFRIGERANT PIPING LENGTH REQUIREMENTS AND LIMITATIONS BASED ON ROUTING AND LENGTHS.
3. PROVIDE WITH 1" MERV 11 DISPOSABLE FILTERS INSTALLED ON UNIT RETURN INLET.
4. PROVIDE CONDENSATE DRAIN PAN WITH OVERFLOW SWITCH TO SHUTDOWN UNIT UPON DETECTION OF HIGH WATER LEVEL.
5. INDOOR UNIT POWERED BY OUTDOOR UNIT.

SPLIT SYSTEM OUTDOOR UNIT SCHEDULE

TAG	MANUFACTURER	MODEL NUMBER	LOCATION	AMBIENT AIR TEMPERATURE (°F)	ELECTRICAL DATA MCA (A)	ELECTRICAL DATA MOCP (A)	ELECTRICAL DATA SERVICE V	ELECTRICAL DATA SERVICE PH	ELECTRICAL DATA SERVICE HZ	REFRIGERANT	WEIGHT (LBS)	NOTES
CU-1	CARRIER	26SPA624W003	SEE PLAN	95.0	13.6	20	240	1	60	R-454B	198	2,6
CU-A	CARRIER	37MARAQ24AA3	SEE PLAN	95.0	24.0	25	240	1	60	R-454B	122	1,2,3,4,5

NOTES:
1. UNIT SHALL BE MOUNTED LEVEL ON 3" DIVERSITECH E-LITE PLASTIC EQUIPMENT PAD OR EQUAL PER MANUFACTURER'S REQUIREMENTS.
2. VERIFY REFRIGERANT PIPING LENGTH AND LIMITATIONS WITH MANUFACTURER REQUIREMENTS.
3. UNIT COMBINATION WITH EVAPORATOR COIL SHALL BE ENERGY STAR CERTIFIED.
4. SEER2 RATING 19.8, HSPF RATING 9.
5. OUDOOR UNIT POWERED INDOOR UNIT.
6. SEER2 15.5, EER2 12.5 RATING AND 96 AFUE RATING.

FAN SCHEDULE

TAG	MANUFACTURER	MODEL NUMBER	TYPE	AIRFLOW (CFM)	ESP (IN WC)	DRIVE TYPE	SONES	CONTROL METHOD	MOTOR (HP)	ELECTRICAL DATA (V)	ELECTRICAL DATA (PH)	ELECTRICAL DATA (HZ)	WEIGHT (LBS)	NOTES
EF-A	BROAN	XB80	CEILING	75	0.10	DIRECT	0.3	SWITCH	7.3 W	120	1	60	13.9	1,2

NOTES:
1. ENERGY STAR RATING.
2. FAN SHALL BE CONTROLLED VIA WALL SWITCH.

GRILLE, REGISTER, & DIFFUSER SCHEDULE

TAG	MANUFACTURER	MODEL NUMBER	MOUNTING STYLE	NECK SIZE	FACE SIZE	MAX NC LEVEL	NOTES
S1	TITUS	300RS	SURFACE	EXISTING	EXISTING	20	1,2,3
S2	TITUS	TMSA	SURFACE	SEE PLAN	24x24	20	1
S3	TITUS	TMSA	SURFACE	SEE PLAN	12x12	20	1
R1	TITUS	350RL	SURFACE	EXISTING	EXISTING	20	1,2
R2	TITUS	350RL	SURFACE	EXISTING	EXISTING	20	1,2

NOTES:
1. COORDINATE BORDER AND FINISH WITH ARCHITECT.
2. GRILLES SHALL MATCH EXISTING IN SIZE AND CONNECTING SIZE (FIELD VERIFY).
3. PROVIDE OPPOSED BLADE DAMPER.

ABBREVIATIONS

A	AMPERE(S)
AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
APD	AIR PRESSURE DROP
BHP	BRAKE HORSEPOWER
BTUH	BRITISH THERMAL UNITS PER HOUR
CFM	CUBIC FEET PER MINUTE
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CLG	COOLING
COM	COMMON
CWR	CONDENSER WATER RETURN
CWS	CONDENSER WATER SUPPLY
D	DRAIN
DB	DRY BULB TEMPERATURE
dBA	A-WEIGHTED DECIBELS
DCW	DOMESTIC COLD WATER
DIA	DIAMETER
DN	DOWN
DWG	DRAWING
EA	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
EER	ENERGY EFFICIENCY RATIO
EQ	EQUAL
ESP	EXTERNAL STATIC PRESSURE
EWT	ENTERING WATER TEMPERATURE
EX	EXISTING
F	DEGREES FAHRENHEIT
FC	FAIL CLOSED
FD	FIRE DAMPER
FLA	FULL LOAD AMPS
FO	FAIL OPEN
FPM	FEET PER MINUTE
FT	FOOT, FEET
GA	GAUGE
GAL	GALLON(S)
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
HP	HORSEPOWER
HPWR	HEAT PUMP WATER RETURN
HPWS	HEAT PUMP WATER SUPPLY
HTG	HEATING
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
HX	HEAT EXCHANGER
HZ	HERTZ
IN	INCH
IPLV	INTEGRATED PART-LOAD VALUE
KW	KILOWATT(S)
LAT	LEAVING AIR TEMPERATURE
LBS	POUNDS
LWT	LEAVING WATER TEMPERATURE
MAX	MAXIMUM
MBH	ONE THOUSAND BTUH
MCA	MINIMUM CIRCUIT AMPACITY
MFR	MANUFACTURER
MIN	MINIMUM
MOCP	MAXIMUM OVERCURRENT PROTECTION
MOD	MOTOR-OPERATED DAMPER
NC	NORMALLY CLOSED (FOR PLANS, DETAILS)
NC	NOISE CRITERIA (FOR SCHEDULES)
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
OA	OUTSIDE AIR
OC	ON CENTER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
PH	PHASE
PSIG	POUNDS PER SQUARE INCH GAUGE
RA	RETURN AIR
RD	REFRIGERANT DISCHARGE
RH	RELATIVE HUMIDITY
RL	REFRIGERANT LIQUID
RPM	REVOLUTIONS PER MINUTE
RS	REFRIGERANT SUCTION
SA	SUPPLY AIR
SEER	SEASONAL ENERGY EFFICIENCY RATIO
TD	TRANSFER DUCT
TYP	TYPICAL
UNO	UNLESS NOTED (INDICATED) OTHERWISE
V	VOLTAGE, VOLTS
VD	VOLUME DAMPER
VFD	VARIABLE FREQUENCY DRIVE
W	WATT(S)
W/	WITH
W/O	WITHOUT
WB	WET BULB TEMPERATURE
WC	WATER COLUMN
WPD	WATER PRESSURE DROP
WWM	WELDED WIRE MESH

GRAPHICS SYMBOLS LEGEND

- A123 — **SPACE IDENTIFICATION TAG**: SPACE NUMBER; BUILDING AREA (WHEN USED)
- AHU-12 — **EQUIPMENT IDENTIFICATION TAG**: EQUIPMENT NUMBER; UNIT DESIGNATION
- S1 / 325 — **DIFFUSER, GRILLE OR REGISTER TAG**: TAG, REFER TO DIFFUSER, GRILLE AND REGISTER SCHEDULE; AIRFLOW (CFM)
- 1 / M5.1 — **DETAIL TAG**: DETAIL NUMBER; DRAWING WHERE DETAIL IS INDICATED
- 15 — KEYNOTE
- C — STRUCTURAL GRID LINE WITH DESIGNATION
- EXISTING TO BE REMOVED
- 1 / M2.2 / M2.3 / M2.4 / M5.1 — **DETAIL TITLE**: 1/4"=1'-0"; DETAIL NUMBER; DRAWING WHERE DETAIL IS INDICATED; DRAWING WHERE DETAIL IS REFERENCED; ADDITIONAL DRAWING REFERENCES
- 1 / M2.2 / M2.3 / M2.4 / M4.1 — **SECTION TITLE**: 1/4"=1'-0"; SECTION NUMBER; DRAWING WHERE SECTION IS INDICATED; DRAWING WHERE SECTION IS REFERENCED; ADDITIONAL DRAWING REFERENCES
- 1 / M4.1 — **SECTION CALLOUT**: SECTION NUMBER; DRAWING WHERE SECTION IS INDICATED
- 1 / M3.1 — **ENLARGED PLAN CALLOUT**: ENLARGED PLAN NUMBER; DRAWING WHERE ENLARGED PLAN IS INDICATED
- MECHANICAL EQUIPMENT WITH REQUIRED SERVICE CLEARANCE INDICATED

DUCTWORK LEGEND

- 18x8 — RECTANGULAR DUCT (FIRST DIMENSION REFERS TO SIDE VIEWED)
- 18ø — ROUND DUCT SIZE
- 18/12 — FLAT OVAL DUCT SIZE
- 18ø — DOUBLE WALL, EXPOSED DUCT
- 18ø — FABRIC DUCT
- FLEXIBLE DUCTWORK
- FLEXIBLE CONNECTOR
- SD — DUCT-MOUNTED SMOKE DETECTOR
- DUCT WITH DUCT LINER
- DUCT ACCESS DOOR
- DUCT WITH END CAP
- LINEAR SLOT DIFFUSER, LENGTH AS INDICATED
- LINEAR BAR GRILLE, LENGTH AS INDICATED
- SUPPLY DIFFUSER
- RETURN OR EXHAUST GRILLE
- SUPPLY DIFFUSER WITH DIRECTIONAL BLOW, SOLID HATCH INDICATES BLANK OFF PANEL
- POINT OF CONNECTION TO EXISTING
- LIMIT OF DEMOLITION
- SUPPLY AIRFLOW ARROW
- RETURN OR EXHAUST AIRFLOW ARROW
- MANUAL BALANCING DAMPER IN DUCT
- FIRE DAMPER IN DUCT
- SMOKE DAMPER IN DUCT
- COMBINATION FIRE/SMOKE DAMPER IN DUCT
- M — MOTORIZED DAMPER IN DUCT
- M — SMOKE CONTROL MANUAL BALANCING DAMPER IN DUCT
- M — SMOKE CONTROL MOTORIZED DAMPER IN DUCT
- SB — SECURITY BARS IN DUCT
- AP — DUCT WITH ACCESS PANEL
- TO / AWAY — SUPPLY/MAKEUP AIR DUCT SECTIONS
- TO / AWAY — RETURN AIR DUCT SECTIONS
- TO / AWAY — EXHAUST AIR DUCT SECTIONS
- SD — SMOKE DETECTOR
- H — HUMIDITY SENSOR
- T — THERMOSTAT, LINE VOLTAGE
- T — THERMOSTAT, LOW VOLTAGE
- S — TEMPERATURE SENSOR
- C — CARBON DIOXIDE SENSOR
- CM — CARBON MONOXIDE SENSOR
- SENSOR WELL
- UC — DOOR UNDERCUT
- DL — DOOR LOUVER

GENERAL NOTES

A. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. IN THE CASE OF A CONFLICT, DISAGREEMENT, OR AMBIGUITY, PROVIDE THE BETTER QUALITY. IN THE CASE OF A CONFLICT, DISAGREEMENT, OR AMBIGUITY, PROVIDE THE GREATER QUANTITY OF WORK.

B. DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO CONVEY SCOPE AND GENERAL ARRANGEMENT ONLY. DO NOT SCALE DRAWINGS. LOCATIONS OF ALL ITEMS INDICATED ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS THAT ARE NOT DEFINITIVELY FIXED BY DIMENSIONS ARE APPROXIMATE. COORDINATE CONTRACT DOCUMENTS PROJECT REQUIREMENTS, WORK OF OTHERS, AND EQUIPMENT AND MATERIALS PURCHASED WITH FIELD DIMENSIONS, MANUFACTURER'S REQUIREMENTS FOR INSTALLATION, OPERATION, AND MAINTENANCE, CONTRACTOR'S INTENDED MEANS AND METHODS OF INSTALLATION, AND CONTRACTOR'S FABRICATED ITEMS TO ENSURE A PROPER FIT AND INSTALLATION.

C. MAINTAIN MAXIMUM HEADROOM AND SPACE CONDITIONS AT ALL POINTS. WHERE HEADROOM AND SPACE CONDITIONS APPEAR INADEQUATE, NOTIFY THE ARCHITECTS PRIOR TO PROCEEDING WITH INSTALLATION. MAINTAIN A MINIMUM OF 7'-0" CLEARANCE ABOVE FINISHED FLOOR TO UNDERSIDE OF PIPES, DUCTS, CONDUITS, SUSPENDED EQUIPMENT, ETC., THROUGHOUT ACCESS ROUTES IN MECHANICAL ROOMS.

D. FIELD VERIFY AND COORDINATE ALL DUCT AND PIPING DIMENSIONS BEFORE FABRICATION. MAKE MODIFICATIONS IN THE LAYOUT AS NEEDED TO PREVENT CONFLICT WITH WORK OF OTHER TRADES OR FOR PROPER EXECUTION OF THE WORK.

E. INSTALL ALL EQUIPMENT AND APPURTENANCES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, CONTRACT DOCUMENTS, AND APPLICABLE CODES AND REGULATIONS.

F. COORDINATE LOCATIONS AND SIZES OF ALL FLOOR, WALL, AND ROOF OPENINGS WITH ALL OTHER TRADES. COORDINATE ALL PIPING AND EQUIPMENT SUPPORTED FROM STRUCTURE WITH GENERAL CONSTRUCTION WORK.

G. PROVIDE TRAPPED DRAIN PIPING FROM DRAIN PANS OF ALL COOLING COILS, FANS AND OTHER ACTIVE DRAINS EXPOSED TO SYSTEM AIRSTREAM. PROVIDE TRAP AT CONNECTION WITH WATER SEAL DEPTH ONE INCH GREATER THAN UNIT OPERATING PRESSURE. DIRECT DRAINS TO NEAREST FLOOR DRAIN, MOP SINK, OR OTHER LOCATION APPROVED BY THE ARCHITECT.

H. INSTALL PIPING, DUCTWORK, AND CONDUIT CONCEALED IN AREAS HAVING CEILINGS AND/OR FURRED SPACES UNLESS OTHERWISE INDICATED.

I. ALL EQUIPMENT, VALVES, DAMPERS, DAMPER AND VALVE OPERATORS SHALL BE PROVIDED WITH ADEQUATE ACCESS FOR SERVICING, MAINTENANCE, AND REPLACEMENT.

J. SIZE ALL SPLIT-SYSTEM REFRIGERANT PIPING IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

K. DUCT DIMENSIONS MAY BE MODIFIED ONLY WITH PRIOR APPROVAL FROM ARCHITECT. DUCT DIMENSIONS ARE IN INCHES AND INSIDE CLEAR.

L. FOR LOCATION OF REGISTERS, GRILLES, AND DIFFUSERS WITHIN CEILING GRID, REFER TO ARCHITECTURAL REFLECTED CEILING PLANS.

M. ELEVATION INDICATED FOR RECTANGULAR DUCT, GRILLE AND LOUVER OPENINGS IS TO THE TOP OF ROUGH OPENING UNLESS OTHERWISE INDICATED. ELEVATION INDICATED FOR ROUND DUCTWORK AND PIPING IS TO CENTERLINE.

N. BRANCH PIPING RUNOUTS TO TERMINAL UNITS SHALL BE 3/4" DIAMETER UNLESS INDICATED OTHERWISE.

O. REFER TO STRUCTURAL DRAWINGS FOR DETAILS AND MAXIMUM SPACING REQUIREMENTS REGARDING HANGER ATTACHMENTS TO STEEL BAR JOISTS.

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LICENSE NUMBER: 200391

EXPIRATION DATE: MARCH 01, 2025

HAZELCREST APARTMENTS

610135

Concord Communities - A Lowe Development Company

5716-20/22/24 Plainfield Ave., & 5727/29 Onnen Rd, Baltimore, MD 21206

PROJECT NO: 610135
DATE: August 15, 2025

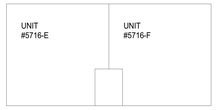
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DATE	DESCRIPTION
01/21/2022	VIABILITY COMMITMENT SET
07/14/2023	100% CD's
10/27/2023	VIABILITY
05/03/2024	100 % CDS
08/15/2025	COMMITMENT

LEGENDS, ABBREVIATIONS AND GENERAL NOTES

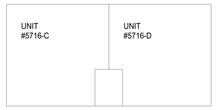
M0.1

8/15/2025 1:56:41 PM

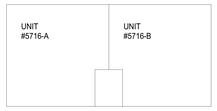
LEVEL 2



LEVEL 1



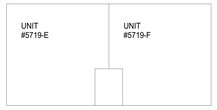
GROUND LEVEL



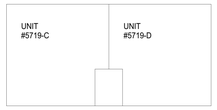
BUILDING 5716 KEY LEGEND

NO SCALE

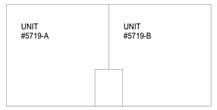
LEVEL 2



LEVEL 1

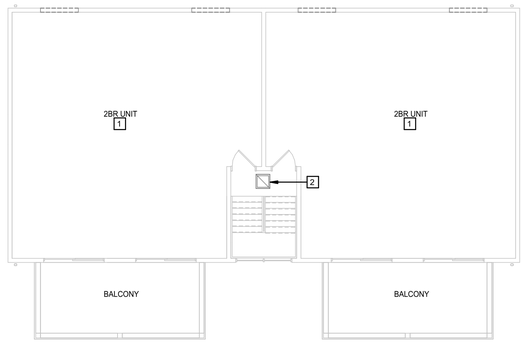


GROUND LEVEL



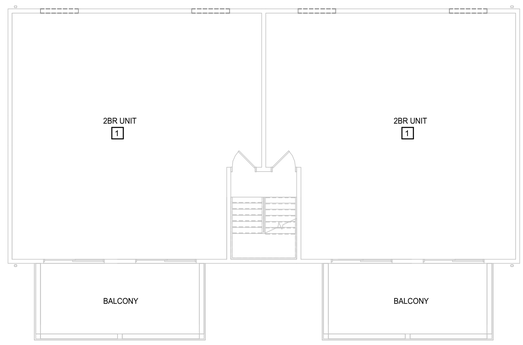
BUILDING 5719 KEY LEGEND

NO SCALE



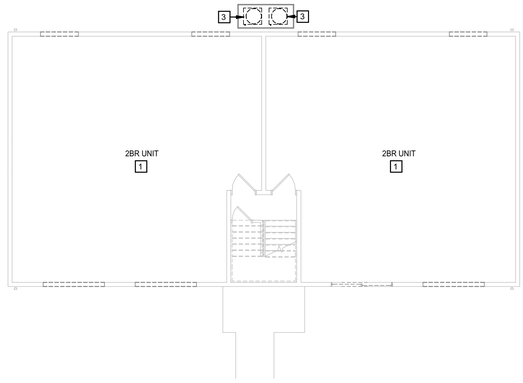
3 BUILDING A SECOND FLOOR PLAN - MECHANICAL DEMOLITION

1/8" = 1'-0"



2 BUILDING A FIRST FLOOR PLAN - MECHANICAL DEMOLITION

1/8" = 1'-0"



1 BUILDING A GROUND LEVEL - MECHANICAL DEMOLITION

1/8" = 1'-0"

KEYNOTES

APPLIES TO THIS DRAWING

1 REFER TO ENLARGED PLAN ON SHEET M3.1.

2 EXISTING EXHAUST GRILLE TO REMAIN.

3 EXISTING ASSOCIATED GROUND LEVEL CONDENSING UNIT TO BE REMOVED.

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PROJECT NO: 610135
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REVISIONS

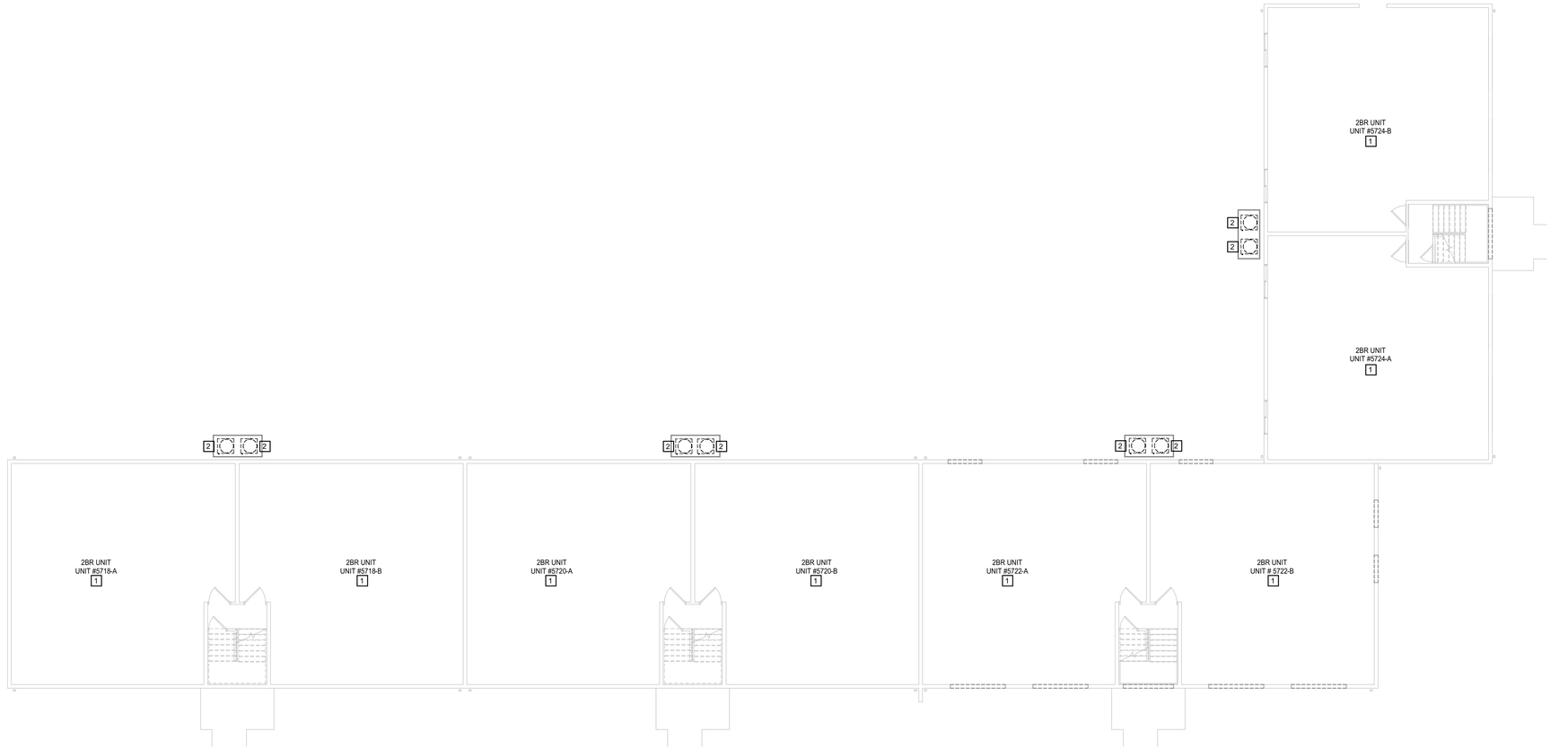
DATE	DESCRIPTION
01/21/2022	VIABILITY COMMITMENT SET
07/14/2023	100% CD's
10/27/2023	VIABILITY
05/03/2024	100 % CDS
08/15/2025	COMMITMENT

BUILDING TYPE A
FLOOR PLANS -
MECHANICAL
DEMOLITION

M1.1

8/15/2025 1:56:45 PM

KEYNOTES
APPLIES TO THIS DRAWING
1 REFER TO ENLARGED PLAN ON SHEET M3.1.
2 EXISTING ASSOCIATED GROUND LEVEL CONDENSING UNIT TO BE REMOVED.



1 **BUILDING TYPE B GROUND LEVEL - MECHANICAL DEMOLITION**
1/8" = 1'-0"

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05/03/2024	100 % CDS
08/15/2025	COMMITMENT

BUILDING B GROUND LEVEL PLAN - MECHANICAL DEMOLITION

M1.2

8/15/2025 1:56:46 PM

KEYNOTES
APPLIES TO THIS DRAWING
1 REFER TO ENLARGED PLAN ON SHEET M3.1.
2 REFER TO ENLARGED PLAN ON SHEET M3.2.



1 BUILDING B FIRST FLOOR PLAN - MECHANICAL DEMOLITION
1/8" = 1'-0"

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05/03/2024	100 % CDS
08/15/2025	COMMITMENT

BUILDING B FIRST FLOOR PLAN - MECHANICAL DEMOLITION

M1.3

8/15/2025 1:56:46 PM

KEYNOTES
APPLIES TO THIS DRAWING
1 REFER TO ENLARGED PLAN ON SHEET M3.1.
2 EXISTING EXHAUST GRILLE TO REMAIN.



1 **BUILDING B SECOND FLOOR PLAN - MECHANICAL DEMOLITION**
1/8" = 1'-0"

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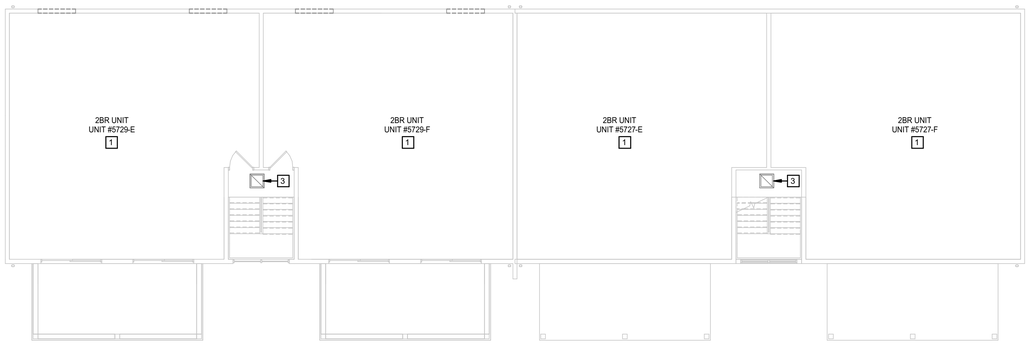
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DATE	DESCRIPTION
01/21/2022	VIABILITY COMMITMENT SET
07/14/2023	100% CD's
10/27/2023	VIABILITY
05/03/2024	100 % CDS
08/15/2025	COMMITMENT

BUILDING B SECOND FLOOR PLAN - MECHANICAL DEMOLITION

M1.4

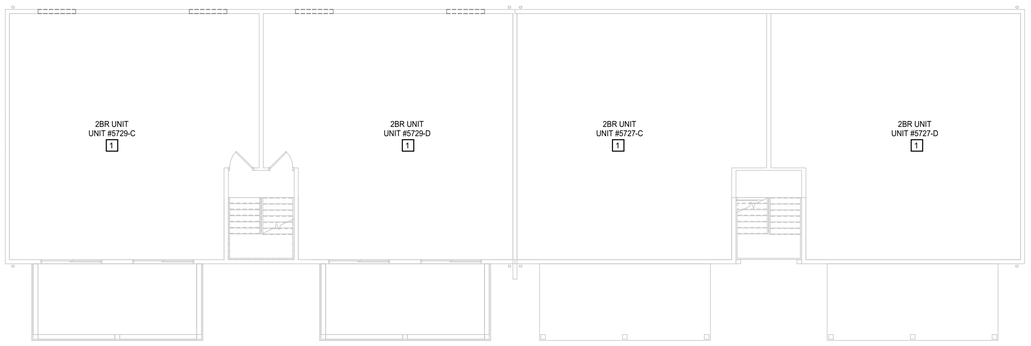
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KEYNOTES
APPLIES TO THIS DRAWING
1 REFER TO ENLARGED PLAN ON SHEET M3.1.
2 REFER TO ENLARGED PLAN ON SHEET M3.2.
3 EXISTING EXHAUST GRILLE TO REMAIN.
4 EXISTING ASSOCIATED GROUND LEVEL CONDENSING UNIT TO BE REMOVED.



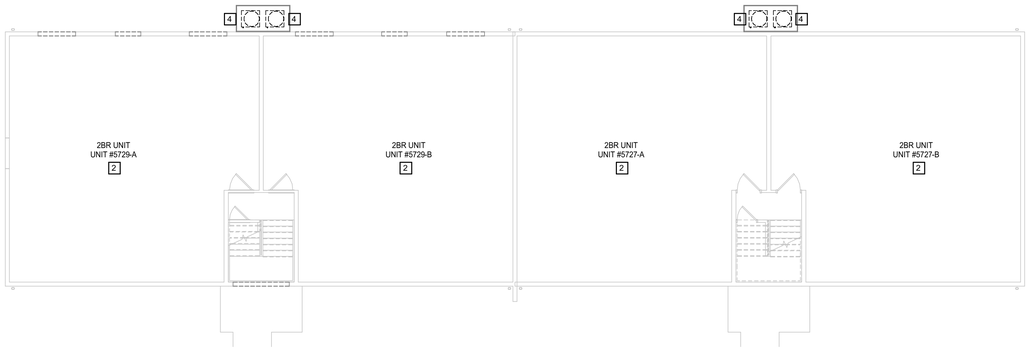
3 BUILDING C SECOND FLOOR PLAN - MECHANICAL DEMOLITION

1/8" = 1'-0"



2 BUILDING C FIRST FLOOR PLAN - MECHANICAL DEMOLITION

1/8" = 1'-0"



1 BUILDING C GROUND LEVEL - MECHANICAL DEMOLITION

1/8" = 1'-0"

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REVISIONS

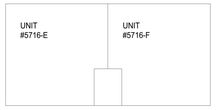
DATE	DESCRIPTION
01/21/2022	VIABILITY COMMITMENT SET
07/14/2023	100% CD's
10/27/2023	VIABILITY
05/03/2024	100 % CDS
08/15/2025	COMMITMENT

BUILDING C FLOOR PLANS - MECHANICAL DEMOLITION

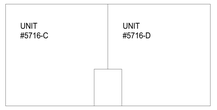
M1.5

8/15/2025 1:56:48 PM

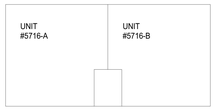
LEVEL 2



LEVEL 1



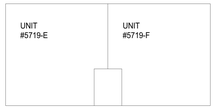
GROUND LEVEL



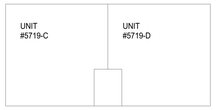
BUILDING 5716 KEY LEGEND

NO SCALE

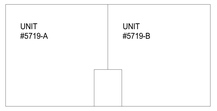
LEVEL 2



LEVEL 1



GROUND LEVEL



BUILDING 5719 KEY LEGEND

NO SCALE

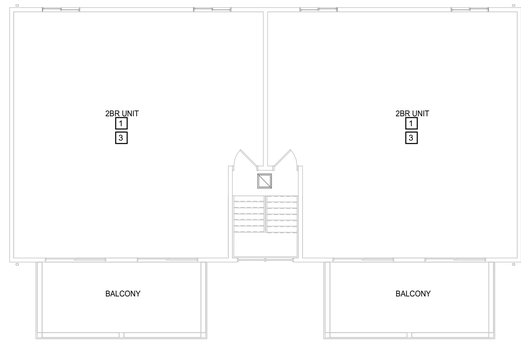
KEYNOTES

APPLIES TO THIS DRAWING

1 REFER TO ENLARGED PLAN ON SHEET M3.1.

2 NEW WALL HUNG CONDENSING UNIT. COORDINATE EXACT LOCATION WITH OWNER. REFER TO DETAIL ON DRAWING M5.1.

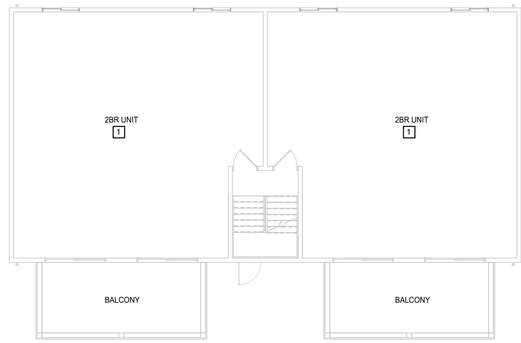
3 TOP FLOOR UNITS - CONNECT NEW EXHAUST FAN TO NEW 4" ROUND EXHAUST DUCT UP TO NEW ROOF VENT CAP.



N

BUILDING A SECOND FLOOR PLAN - MECHANICAL NEW WORK

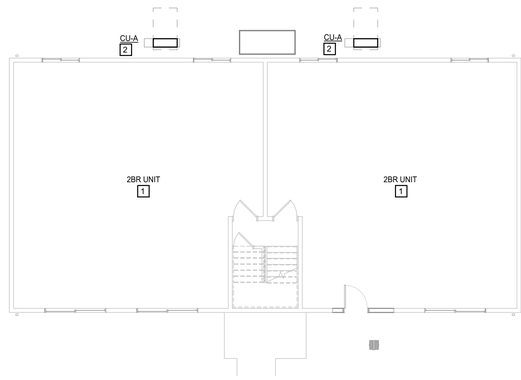
1/8" = 1'-0"



N

BUILDING A FIRST FLOOR PLAN - MECHANICAL NEW WORK

1/8" = 1'-0"



N

BUILDING A GROUND LEVEL - MECHANICAL NEW WORK

1/8" = 1'-0"

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05/03/2024	100 % CDS
08/15/2025	COMMITMENT

BUILDING TYPE A - FLOOR PLANS - NEW WORK PLAN

M2.1

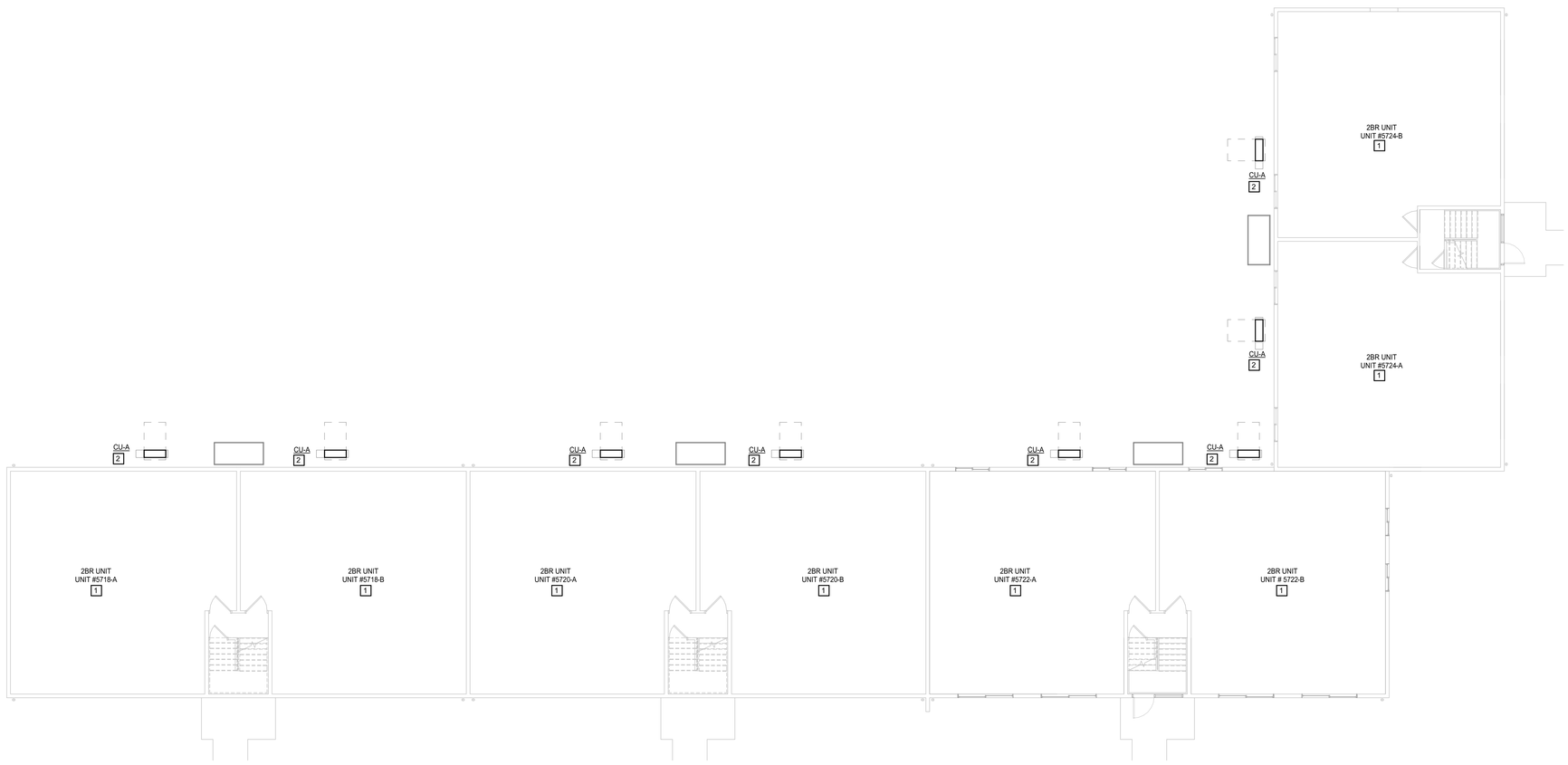
8/15/2025 1:56:48 PM

KEYNOTES

APPLIES TO THIS DRAWING

1 REFER TO ENLARGED PLAN ON SHEET M3.1.

2 NEW WALL HUNG CONDENSING UNIT, COORDINATE EXACT LOCATION WITH OWNER REFER TO DETAIL ON DRAWING M5.1.



1 **BUILDING B GROUND LEVEL - MECHANICAL NEW WORK**
1/8" = 1'-0"

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05/03/2024	100 % CDS
08/15/2025	COMMITMENT

BUILDING TYPE B GROUND LEVEL PLAN - MECHANICAL

M2.2

8/15/2025 1:56:49 PM

KEYNOTES
APPLIES TO THIS DRAWING
1 REFER TO ENLARGED PLAN ON SHEET M3.1.
2 REFER TO ENLARGED PLAN ON SHEET M3.2.



1 BUILDING B FIRST FLOOR PLAN - MECHANICAL NEW WORK

1/8" = 1'-0"

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BUILDING TYPE B FIRST FLOOR PLAN - MECHANICAL

M2.3

8/15/2025 1:56:49 PM

KEYNOTES

APPLIES TO THIS DRAWING

1 REFER TO ENLARGED PLAN ON SHEET M3.1.

2 TOP FLOOR UNITS - CONNECT NEW EXHAUST FAN TO NEW 4" ROUND EXHAUST DUCT UP TO NEW ROOF VENT CAP.



1 **BUILDING B SECOND FLOOR PLAN - MECHANICAL NEW WORK**
1/8" = 1'-0"

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PHONE (410) 539-4300 FAX (410) 539-0660
MOSELEYARCHITECTS.COM

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LICENSE NUMBER: 200391

EXPIRATION DATE:
MARCH 01, 2025

HAZELCREST APARTMENTS

610135

Concord Communities - A Lowe Development Company
5716-20/22/24 Plainfield Ave., & 5727/29 Onnen Rd, Baltimore, MD 21206

PROJECT NO: 610135
DATE: August 15, 2025

REVISIONS

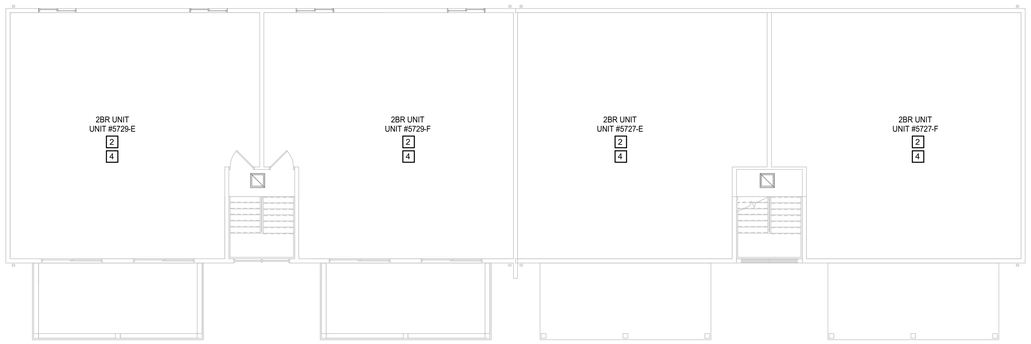
DATE	DESCRIPTION
01/21/2022	VIABILITY COMMITMENT SET
07/14/2023	100% CD's
10/27/2023	VIABILITY
05/03/2024	100 % CDS
08/15/2025	COMMITMENT

BUILDING TYPE B
SECOND FLOOR PLAN - MECHANICAL

M2.4

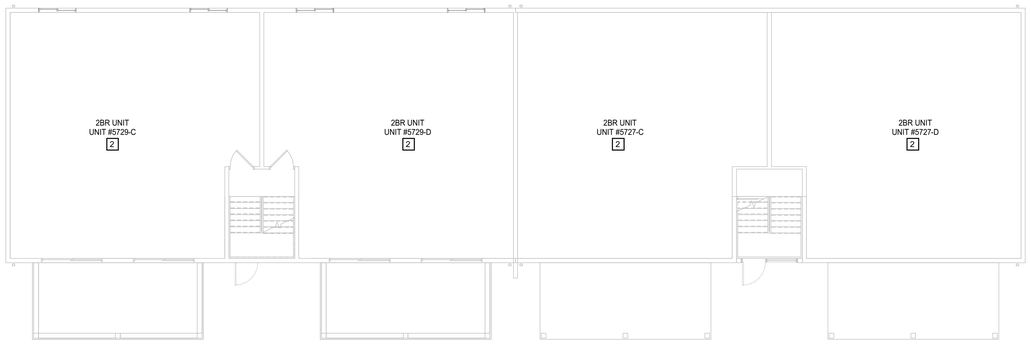
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KEYNOTES
APPLIES TO THIS DRAWING
1 REFER TO ENLARGED PLAN ON SHEET M3.2.
2 REFER TO ENLARGED PLAN ON SHEET M3.1.
3 NEW WALL HUNG CONDENSING UNIT. COORDINATE EXACT LOCATION WITH OWNER REFER TO DETAIL ON DRAWING M5.1.
4 TOP FLOOR UNITS - CONNECT NEW EXHAUST FAN TO NEW 4" ROUND EXHAUST DUCT UP TO NEW ROOF VENT CAP.



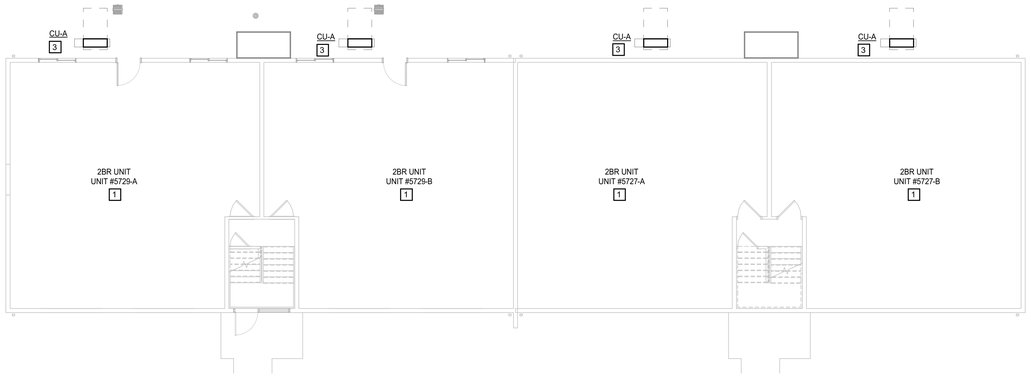
3 BUILDING C SECOND FLOOR PLAN - MECHANICAL NEW WORK

1/8" = 1'-0"



2 BUILDING C FIRST FLOOR PLAN - MECHANICAL NEW WORK

1/8" = 1'-0"



1 BUILDING C GROUND LEVEL - MECHANCAL NEW WORK

1/8" = 1'-0"

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08/15/2025	COMMITMENT

BUILDING TYPE C
FLOOR PLAN - MECHANICAL

M2.5

8/15/2025 1:56:51 PM

GENERAL NOTES

1. COORDINATE ALL NEW DUCTWORK WITH EXISTING TRUSSES.
2. ALL DUCTWORK ARE ABOVE THE CEILING UNLESS OTHERWISE NOTED.

KEYNOTES

APPLIES TO THIS DRAWING

1 DISCONNECT AND REMOVE EXISTING AIR HANDLING UNIT, ASSOCIATED CONDENSING UNIT AND ALL ASSOCIATED DUCTWORK AND REFRIGERANT PIPING. DISCONNECT AND TEMPORARY CAP EXISTING GAS PIPING FOR NEW UNIT.

2 REMOVE EXISTING DRYER VENT UP TO ROOF OPENING. REMOVE EXISTING ROOF VENT AND TEMPORARY CAP ROOF OPENING FOR NEW ROOF VENT. INSPECT AND SEAL ROOF OPENING AS NECESSARY.

3 REMOVE ALL EXISTING HVAC DUCTWORK AND ALL ASSOCIATED GRILLES AND REGISTERS.

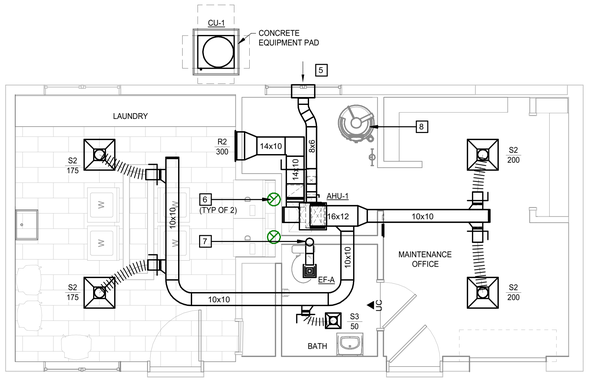
4 DISCONNECT AND REMOVE EXISTING BATHROOM EXHAUST FAN AND ALL ASSOCIATED DUCTWORK UP TO ROOF OPENING. REMOVE EXISTING ROOF VENT AND TEMPORARY CAP ROOF OPENING FOR NEW ROOF VENT. INSPECT AND SEAL ROOF OPENING AS NECESSARY.

5 18X12 OUTSIDE AIR LOUVER. REFER TO ARCHITECTURAL DRAWING FOR LOUVER DETAILS.

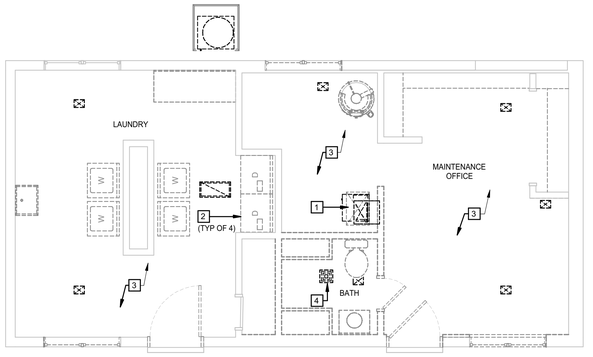
6 10" DRYER EXHAUST DUCT UP TO EXISTING ROOF OPENING. PROVIDE BACKDRAFT DAMPER TO STACK VENT PER MANUFACTURER RECOMMENDATION. REFER TO DETAIL ON SHEET M5.1 FOR ROOF OPENING.

7 6" TOILET EXHAUST DUCT UP TO EXISTING ROOF OPENING. EXTEND EXHAUST DUCT MINIMUM 12" ABOVE ROOF AND PROVIDE ROOF JACK.

8 RECONNECT WATER HEATER FLUE TO EXISTING ROOF CONNECTION.



2 LAUNDRY/MAINTENANCE FLOOR PLAN - MECHANICAL NEW WORK
1/4" = 1'-0"



1 LAUNDRY/MAINTENANCE FLOOR PLAN - MECHANICAL DEMOLITION
1/4" = 1'-0"

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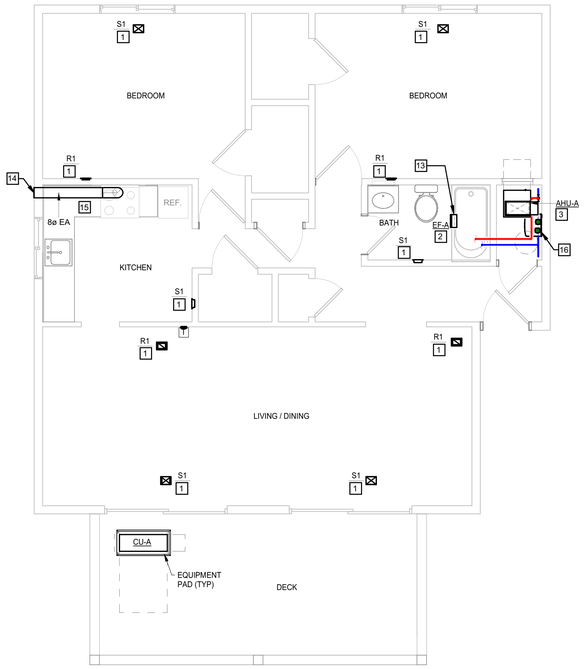
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LAUNDRY/MAINTENANCE FLOOR PLAN - MECHANICAL

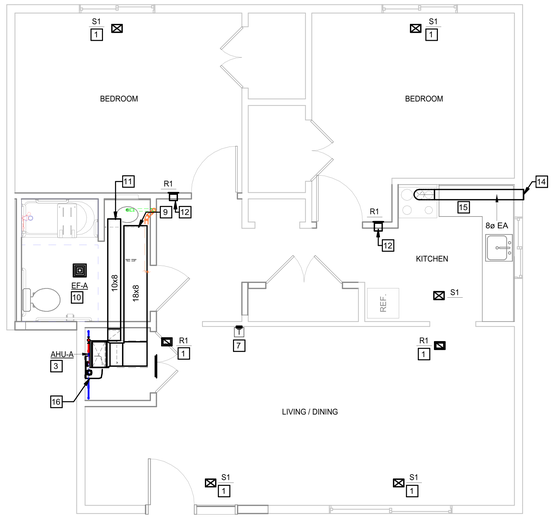
M2.6

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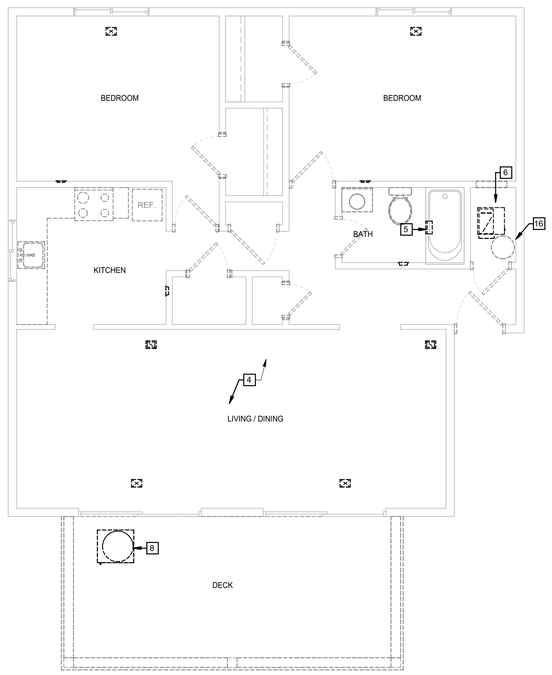
4 2BR UNIT WITH DECK - MECHANICAL NEW WORK

1/4" = 1'-0"



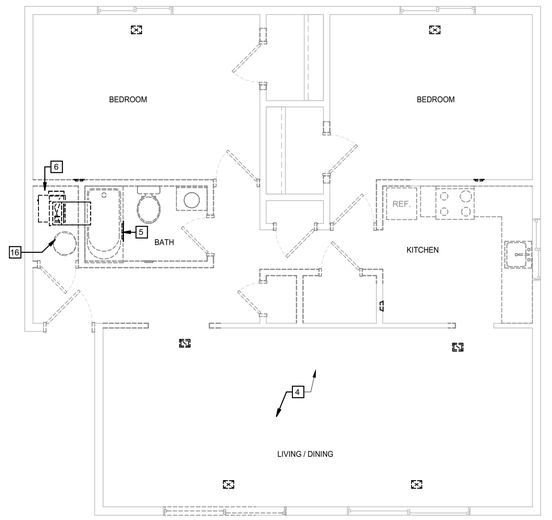
2 2BR GROUND LEVEL UFAS UNIT - BUILDING A - MECHANICAL NEW WORK

1/4" = 1'-0"



3 2BR UNIT WITH DECK - MECHANICAL DEMOLITION

1/4" = 1'-0"



1 2BR GROUND LEVEL UFAS UNIT - BUILDING A - MECHANICAL DEMOLITION

1/4" = 1'-0"

KEYNOTES

APPLIES TO THIS DRAWING

1 PROVIDE NEW REGISTER MATCHING EXISTING DUCT OPENING.

2 PROVIDE NEW EXHAUST FAN IN EXISTING LOCATION AND CONNECT TO EXISTING EXHAUST DUCT AND WIRING PER PLAN.

3 PROVIDE NEW HVAC UNIT PER SCHEDULE. CONNECT TO EXISTING DUCTWORK AND ASSOCIATED REFRIGERANT PIPING PER PLANS. LOCATE NEW OUTDOOR UNIT IN EXISTING LOCATION.

4 EXISTING HVAC DUCTWORK TO REMAIN. REMOVE AND REPLACE ALL GRILLES AND REGISTERS. ALL DUCTWORK TO BE INSPECTED FOR ANY DAMAGE AND HOLES AND BE REPAIRED OR REPLACED AS NECESSARY. ALL DUCTWORK SHALL BE CLEANED PRIOR TO NEW SYSTEM INSTALLATION.

5 DISCONNECT AND REMOVE EXISTING BATHROOM EXHAUST FAN. CLEAN EXISTING EXHAUST DUCT AND EXTERIOR VENT TO ENSURE FREE AND CLEAR PATH AND ENSURE PROPER OPERATION OF VENT BACKDRAFT DAMPER. REPAIR OR REPLACE VENT CAP AS NEEDED.

6 DISCONNECT AND REMOVE EXISTING AIR HANDLING UNIT AND ASSOCIATED CONDENSING UNIT. DISCONNECT AND CAP ASSOCIATED GAS PIPING. ASSOCIATED DUCTWORK AND REFRIGERANT PIPING TO REMAIN FOR RE-USE WITH NEW SYSTEM WHERE ALLOWED. CONFIRM REFRIGERANT PIPING IS PROPERLY SIZED FOR NEW SYSTEM. WHERE PIPING SIZE DOES NOT MEET NEW SYSTEM REQUIREMENTS, PIPING SHALL BE REMOVED AND REPLACED WITH NEW CLEAN AND PRESSURE TEST REFRIGERANT LINES TO CONFIRM NO LEAKAGE. PRESSURE SHALL BE HELD ON SYSTEM FOR MINIMUM 24 HOUR PERIOD. REPLACE ANY EXPOSED REFRIGERANT PIPING INSULATION WITH NEW INSULATION.

7 MOUNT THERMOSTAT AT ADA HEIGHT.

8 EXISTING ASSOCIATED GROUND LEVEL CONDENSING UNIT TO BE REMOVED.

9 FIELD VERIFY CONNECTION TO EXISTING SUPPLY DUCT.

10 CONNECT NEW EXHAUST FAN TO EXISTING TOILET EXHAUST DUCT.

11 FIELD VERIFY CONNECTION TO EXISTING RETURN DUCT.

12 CONNECT 8X4 RA TO EXISTING RETURN DUCT. FIELD VERIFY EXISTING RETURN DUCT.

13 TOP FLOOR UNITS - CONNECT NEW EXHAUST FAN TO NEW 4" ROUND EXHAUST DUCT UP TO NEW ROOF VENT CAP.

14 PROVIDE EXHAUST WALL HOOD - BUILDER'S BEST MODEL #GWM724 P-TANIUM PAINTABLE HEAVY GAUGE WALL VENT WITH FLAPPER AND SCREEN.

15 RUN NEW EXHAUST DUCTWORK IN BULKHEAD.

16 CONTRACTOR TO REMOVE FLUE FOR AHU AND MODIFY EXISTING WATER HEATER FLUE TO BE CONCENTRIC. PROVIDE DURAVENT PRODUCT.

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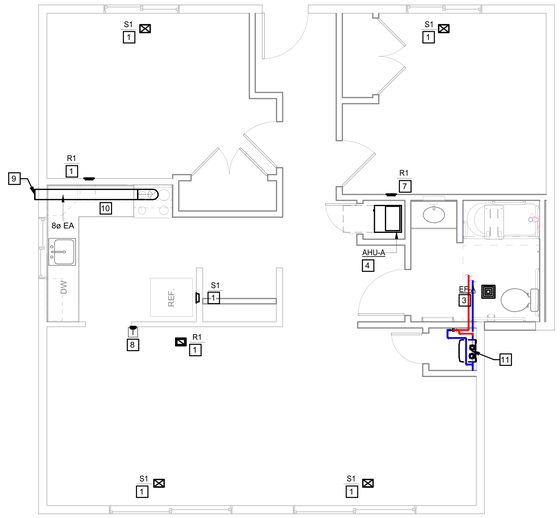
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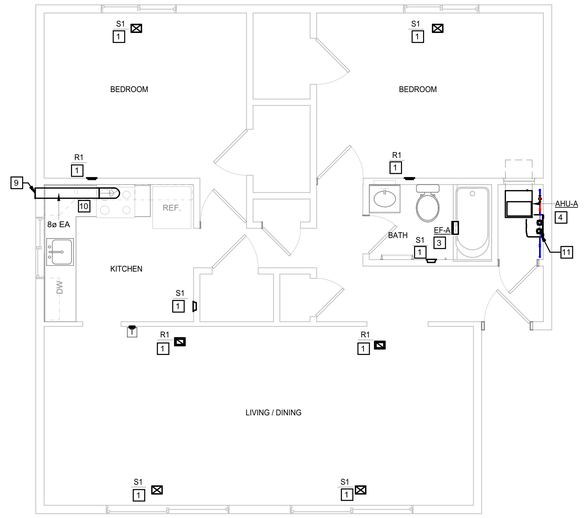
ENLARGED PLANS - MECHANICAL

M3.1

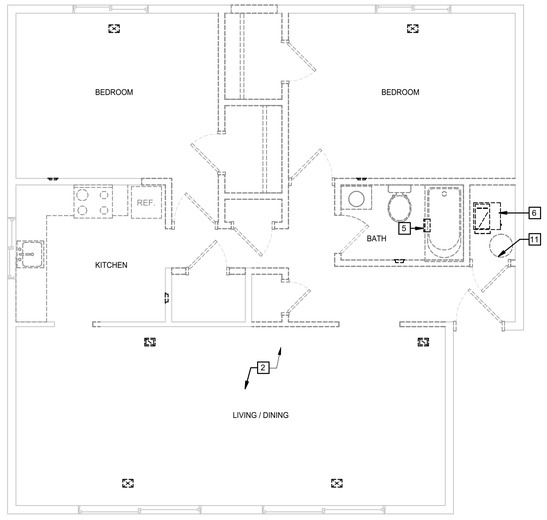
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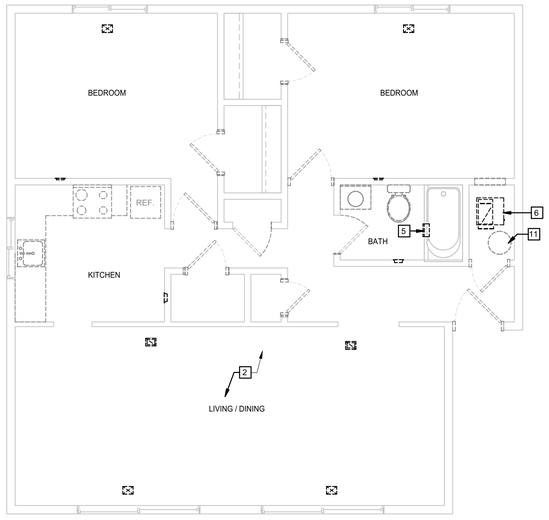
4 **2BR GROUND LEVEL UFAS UNIT - BUILDING C - MECHANICAL NEW WORK**
1/4" = 1'-0"



2 **2 BR UNIT GROUND LEVEL - BUILDING C - MECHANICAL NEW WORK**
1/4" = 1'-0"



3 **2BR GROUND LEVEL UFAS UNIT - BUILDING C - MECHANICAL DEMOLITION**
1/4" = 1'-0"



1 **2 BR UNIT GROUND LEVEL - BUILDING C - MECHANICAL DEMOLITION**
1/4" = 1'-0"

KEYNOTES

APPLIES TO THIS DRAWING

1 PROVIDE NEW REGISTER MATCHING EXISTING DUCT OPENING.

2 EXISTING HVAC DUCTWORK TO REMAIN. REMOVE AND REPLACE ALL GRILLES AND REGISTERS. ALL DUCTWORK TO BE INSPECTED FOR ANY DAMAGE AND HOLES AND BE REPAIRED OR REPLACED AS NECESSARY. ALL DUCTWORK SHALL BE CLEANED PRIOR TO NEW SYSTEM INSTALLATION.

3 PROVIDE NEW EXHAUST FAN IN EXISTING LOCATION AND CONNECT TO EXISTING EXHAUST DUCT AND WIRING PER PLAN.

4 PROVIDE NEW HVAC UNIT PER SCHEDULE. CONNECT TO EXISTING DUCTWORK AND ASSOCIATED REFRIGERANT PIPING PER PLANS. LOCATE NEW OUTDOOR UNIT AS SHOWN ON PLAN.

5 DISCONNECT AND REMOVE EXISTING BATHROOM EXHAUST FAN. CLEAN EXISTING EXHAUST DUCT AND EXTERIOR VENT TO ENSURE FREE AND CLEAR PATH AND ENSURE PROPER OPERATION OF VENT BACKDRAFT DAMPER. REPAIR OR REPLACE VENT CAP AS NEEDED.

6 DISCONNECT AND REMOVE EXISTING AIR HANDLING UNIT AND ASSOCIATED CONDENSING UNIT. DISCONNECT AND CAP ASSOCIATED GAS PIPING. ASSOCIATED DUCTWORK AND REFRIGERANT PIPING TO REMAIN FOR RE-USE WITH NEW SYSTEM WHERE ALLOWED. CONFIRM REFRIGERANT PIPING IS PROPERLY SIZED FOR NEW SYSTEM. WHERE PIPING SIZE DOES NOT MEET NEW SYSTEM REQUIREMENTS, PIPING SHALL BE REMOVED AND REPLACED WITH NEW CLEAN AND PRESSURE TEST REFRIGERANT LINES TO CONFIRM NO LEAKAGE. PRESSURE SHALL BE HELD ON SYSTEM FOR MINIMUM 24 HOUR PERIOD. REPLACE ANY EXPOSED REFRIGERANT PIPING INSULATION WITH NEW INSULATION.

7 CONNECT RETURN GRILLE TO EXISTING DUCTWORK.

8 MOUNT THERMOSTAT AT ADA HEIGHT.

9 PROVIDE EXHAUST WALL HOOD - BUILDER'S BEST MODEL #GWM724 P-TANIUM PAINTABLE HEAVY GAUGE WALL VENT WITH FLAPPER AND SCREEN.

10 RUN NEW EXHAUST DUCTWORK IN BULKHEAD.

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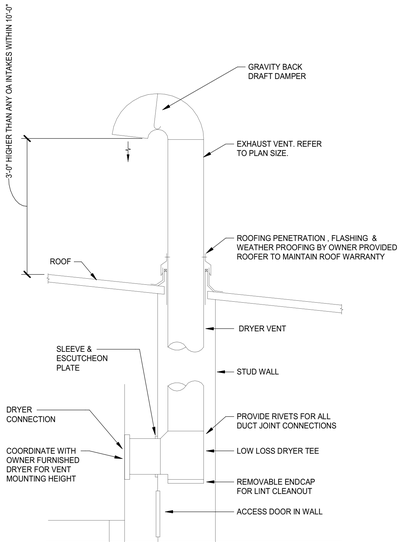
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ENLARGED PLANS - MECHANICAL

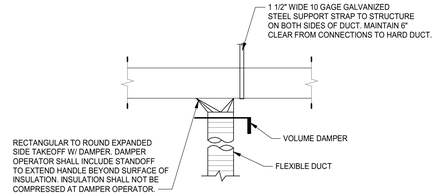
M3.2

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COMMERCIAL DRYER EXHAUST VENT ROOF TERMINATION DETAIL

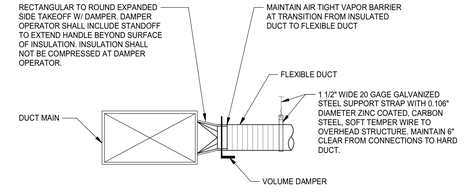
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NOTES:
- FLEXIBLE DUCT SHALL BE INSTALLED OVER METAL DUCT (BEAD/LIP ON METAL DUCT) AND ANCHORED W/ A SINGLE NYLON MECHANICAL BAND.
- IN EXPOSED AREAS PROVIDE RIGID GALVANIZED STEEL DUCTWORK IN LIEU OF FLEXIBLE DUCTWORK INDICATED. SUPPORT IN ACCORDANCE WITH REQUIREMENTS SPECIFIED FOR STEEL DUCTWORK.

BRANCH TAKEOFF TO DIFFUSER-BOTTOM

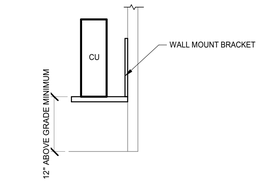
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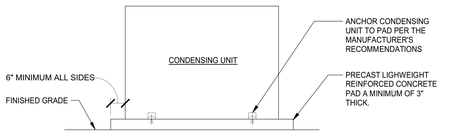
NOTES:
- FLEXIBLE DUCT SHALL BE INSTALLED OVER METAL DUCT (BEAD/LIP ON METAL DUCT) AND ANCHORED W/ A SINGLE NYLON MECHANICAL BAND.
- IN EXPOSED AREAS PROVIDE RIGID GALVANIZED STEEL DUCTWORK IN LIEU OF FLEXIBLE DUCTWORK INDICATED. SUPPORT IN ACCORDANCE WITH REQUIREMENTS SPECIFIED FOR STEEL DUCTWORK.

BRANCH TAKEOFF TO DIFFUSER-SIDE

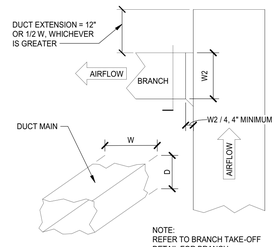
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CONDENSING UNIT WALL MOUNTING DETAIL



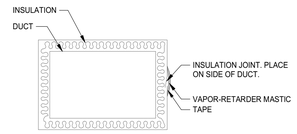
CONDENSING UNIT MOUNTING DETAIL



NOTE:
REFER TO BRANCH TAKE-OFF DETAIL FOR BRANCH TAKE-OFF REQUIREMENTS

DUCT END OF MAIN DETAIL

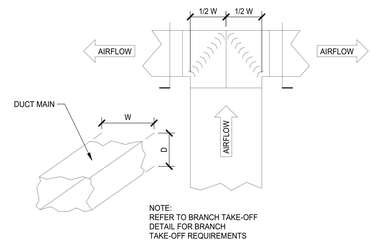
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REFER TO SPECIFICATION SECTION 230700 FOR ADDITIONAL INFORMATION.

DUCT INSULATION JOINT DETAIL

NO SCALE



NOTE:
REFER TO BRANCH TAKE-OFF DETAIL FOR BRANCH TAKE-OFF REQUIREMENTS

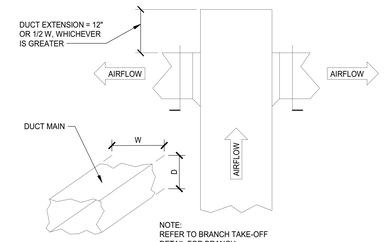
DESIGNER NOTES:

USE WHERE "W" EXCEEDS 24" OR WHEN AIR FLOW IS IN EXCESS OF 1500 CFM.

MAY BE PROPORTIONAL

DUCT SPLIT WITH VANES DETAIL

NO SCALE



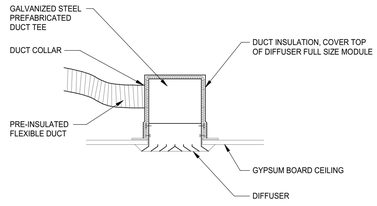
NOTE:
REFER TO BRANCH TAKE-OFF DETAIL FOR BRANCH TAKE-OFF REQUIREMENTS

DESIGNER NOTES:

USE WHERE "W" IS LESS THAN 24", WHEN YOU HAVE ROUND DUCT BRANCHES TO DIFFUSERS, OR WHEN AIR FLOW IS EQUAL TO OR LESS THAN 1500 CFM.

DUCT SPLIT WITHOUT VANES DETAIL

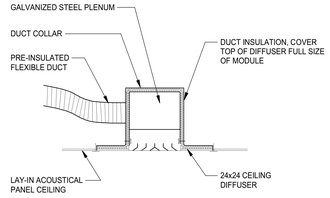
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NOTE: THE DIFFUSER ASSEMBLY MAY BE SUPPORTED FROM THE CEILING FRAMING SYSTEM. THE DIFFUSER SHALL BE INSTALLED LEVEL AND TIGHT TO THE UNDERSIDE OF THE CEILING.

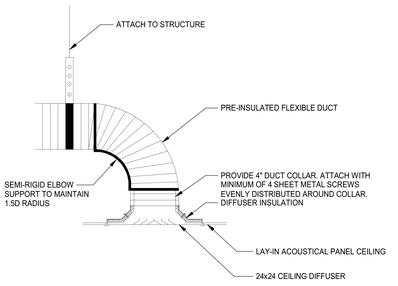
SUPPLY DIFFUSER CONNECTION GYP

NO SCALE



SUPPLY DIFFUSER CONNECTION LAYIN

NO SCALE



SUPPLY DIFFUSER CONNECTION LAYIN-COLLAR

NO SCALE

MOSELEYARCHITECTS
1414 KEY HIGHWAY, SECOND FLOOR, BALTIMORE, MD 21230
PHONE (410) 539-4300 FAX (410) 539-0660
MOSELEYARCHITECTS.COM

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NUMBER: 200391

EXPIRATION DATE: MARCH 01, 2025

HAZELCREST APARTMENTS

610135

Concord Communities - A Lowe Development Company

5716-20/22/24 Plainfield Ave., & 5727/29 Onnen Rd, Baltimore, MD 21206

PROJECT NO: 610135
DATE: August 15, 2025

REVISIONS

DATE	DESCRIPTION
01/21/2022	VIABILITY COMMITMENT SET
07/14/2023	100% CD's
10/27/2023	VIABILITY
05/03/2024	100 % CDS
08/15/2025	COMMITMENT

DETAILS

M5.1

8/15/2025 1:56:55 PM

BACK COVER

Concord Communities — Owner

1300 Connecticut Ave., NW #900 | Washington, D.C. 20036 — (202) 496-2900

NAME: SIGNATURE:

Moseley Architects — Architect

1414 Key Hwy., 2nd Floor | Baltimore, MD 21230 — (410) 539-4300

NAME: SIGNATURE:

TBD — Lender

NAME: SIGNATURE:

Moseley Architects — MEP Engineers

1414 Key Hwy., 2nd Floor | Baltimore, MD 21230 — (410) 539-4300

NAME: SIGNATURE:

TBD — Bonding Agent

NAME: SIGNATURE:

Pando Alliance — Sustainability Consultant

3565 Ellicott Mill Dr. | Ellicott City, MD 21043 — (443) 852-5969

NAME: SIGNATURE:

Plano-Coudon, LLC — General Contractor

2101 Washington Blvd. | Baltimore, MD 21230 — (410) 837-2570

NAME: SIGNATURE:

Cityscape Engineering — Civil Engineers

3000 Chestnut Ave. | Baltimore, MD 21211 — (410) 601-3290

NAME: SIGNATURE: