GENERAL NOTES

1. All work shall be done in strict accordance with all applicable codes, ordinances, regulations and any additional requirements so stated by any law, ordinance or regulation pertaining to construction within the said limits of the jurisdiction.
2. All construction shall be accomplished in compliance with the Occupational Safety and Health Act and all other applicable rules and regulations. It shall be the contractor(s) responsibility to comply with all such laws and regulations.
3. The Contractor shall provide all temporary sheeting, shoring, weather enclosures, dust barriers, etc., required to complete the work indicated, shown, specified or required.
4. All materials, components, systems and interior and exterior finishes shall be installed, assembled, operated and/or applied in strict accordance with the drawings and specifications and the manufacturer's printed specifications, recommendations and/or instructions for intended purposes as recommended by the manufacturer. Failure to comply with the manufacturer's recommendations or to report any conflicts between the drawings and the manufacturer's recommendations prior to the start of work shall act as a waiver to any claim by the contractor(s) for any additional expenses made necessary by the work.
5. All work shall be provided complete and finished with no hidden or remaining work to be provided by others.
Where the work indicated consists of an assemblage of multiple units/modules make all necessary construction/utility connections between units/modules at no additional cost to the owner.
Where internal connections/work is required to make manufactured items complete and functional provide all such connections/work at no additional cost to the owner. It is not the intention of these documents to illustrate all such required connections between or within units/modules.
6. The drawing of the various disciplines of the set are complimentary to one another. All drawings shall be utilized and referred to in bidding the project, prior to starting and in accomplishing the work in any area.
7. The drawings are a schematic representation of the work required. The Contractor shall make at no additional cost to the owner all required accommodations, offsets, rises, drops, etc. including all resultant connections, drains, access openings, etc. as required to complete the installation of the work.
8. Where the drawings indicate an item/construction which has not been specified or detailed and the item/construction has not been indicated as being N.I.C. the Contractor shall provide at no additional cost to the owner the item/construction indicated suitable for the intended use of quality consistent with other specified/detailed items/ construction of this project. Submit shop drawings of manufactured/ shop made items to the Architect for approval prior to ordering/fabrication.
9. All work is base bid unless specifically and consistently identified and described as an alternate.
10. It is not the intention of the Architect/Engineer to "take off" quantities for the Contractor. Where a quantity has been noted and the quantity of the item graphically indicated on the drawings exceeds the quantity noted the quantity graphically indicated governs. Where the quantity noted exceeds the quantity graphically indicated the quantity noted governs. Where an item has been graphically shown but not scheduled the item shall be provided at no additional cost to the owner with function and quality equal to similar items indicated.
11. Where a model number of an item has been referenced, it is not the intention of the Architect/Engineer to limit an item to a standard or unimproved model. Provide the item complete with all required/indicated features, modifications, options, dimensions, etc. required for a complete and functioning installation.
12. All openings shall be structurally supported by loose steel or precast lintels, beams or hang plates. Where an opening exceeds the limits of the structural lintel schedule, provide a beam proportionally increased in size to the increase in span from the largest span scheduled. Confirm with the Architect prior to ordering.
13. Prior to starting work in any area or fabricating any item or assembly the Contractor shall field check and verify all in place and existing dimensions and conditions and make adjustments to the work as approved by the Architect as required.
14. The contractor shall review all architectural, structural, mechanical, plumbing, electrical, etc. work required and make such adjustments, reconfigurations, modifications, relocations, and/or re-routing necessary to complete the installation at no additional cost to the owner. No claim for additional cost will be considered due to the contractor's failure to coordinate all installations prior to starting the work.
15. The Contractor shall review all drawings and specifications for any conditions that may affect the work and shall report to the Architect any conditions or discrepancies, or request clarification, prior to the start of any work. Where the plan graphically "scales" differently than the dimensions indicated, contact the Architect for clarification prior to starting the work. Failure to report such conditions or discrepancies, or to request clarification prior to the start of any work, is a waiver to any claim by the contractor(s) for additional expenses made necessary by reason of the interpretation of the drawings.
16. The Contractor is responsible for staking and laying out all work, for verifying all required rough-in dimensions, and for the coordination of all installations allowing adequate space for other equipment, piping, wiring, HVAC equipment, etc.
17. Where applicable, details and notes shown in any section apply to all similar sections unless otherwise noted. Construction of undetailed/ unreferenced features/construction shall be consistent with adjacent construction and similar conditions.
18. HVAC, plumbing and electrical items shown on the architectural drawing are only those which help to clarify system-interfaces and architectural intent. In all cases, the contractor shall refer to the mechanical, plumbing and electrical drawings for other work required.
19. All walls and/or partitions and raised wall construction shall extend from floor slab to underside of deck construction above, unless otherwise noted. All deck voids shall be filled with fireproofing.
20. All pipes and duct spaces and chases shall be enclosed and fire stopped at penetrations through all walls and raised construction as required to maintain the rating indicated and the integrity of the smoke barrier at all corridor walls.
21. All miscellaneous openings in partitions and walls for doors, windows, ductwork, louvers, etc., shall be supported by lintel angles or beams, unless otherwise indicated.
22. The Contractor shall provide furred spaces, soffits, chases, etc., as required to conceal all ductwork, piping, conduit, etc., unless specifically indicated to be exposed.
23. The Contractor shall coordinate construction with all required mechanical ductwork and pipe penetrations. Provide through wall sleeves as required.
24. All electrical panels shall be fully backed up from behind to maintain the fire rating integrity of the wall in which they are located.
25. No modifications, relocations, etc., shall be made which inhibit or interfere with the intended uses of the spaces nor shall any installations be exposed which are intended to be concealed without prior approval in writing.
26. Verifications and coordination will be accomplished with such timing so that there is no delay in completing all work on schedule.
27. The Contractor shall notify the Owner and/or Architect of any major deviations or differences in conditions of the work that would materially effect the quality of the work and/or completion of the contract.
28. The Contractor shall disconnect, remove, reinstall and reconnect any equipment to remain as required to install new work, construction, equipment, outlets, etc.
29. At the Architect's discretion, repair and/or replace any construction, materials, finishes , equipment, etc., damaged during or by construction activities. Replacements shall match original in quality and appearance.
30. See civil, structural, mechanical, plumbing and electrical drawings for work required not indicated or shown on architectural drawings.
31. Room square footages indicated on the drawings have been noted for the sole purpose of Owner/Agency review. The Architect makes no representation to the Contractor as to the accuracy of this information. Any use of this information by Contractor, Subcontractors, etc., in preparing quantity takeoffs is at the Contractor's own risk.
32. All ACT ceilings shall be ACT1 unless otherwise indicated. Center tile grid within spaces indicated. See Mechanical, Plumbing, & Electrical drawings for other items not indicated on the architectural ceiling plans. Items shown have been indicated at the Architects' discretion
33. Wherever possible interior CMU partitions have been designed and dimensioned on an 8" module. Layout block as required to maintain module and to minimize partial and cut units. Where block type in a wall changes, make transitions from one type to another on an 8" module.
34. Provide "Dog Leg" units in running bond, three-quarter bond or straight stacked as indicated or as required for joint patterns indicated.
35. All interior CMU joints shall be concave unless otherwise indicated.
36. Provide interior control joints in corridor masonry walls at 25' oc max. Locate control joints in CMU on either side of steel column. Locations to be confirmed with Architect.
37. When mechanical ductwork is exposed to view , it shall be carefully & symmetrically laid out within space. Where duct is drawn at center of space, center between walls, bulkheads, features, etc.Where multiple branches of ductwork exposed within space are parallel space equally from branch to branch with "half spaces" from side branches, to walls, bulkheads etc.....
38. Where electrical fixtures are not located within a suspended ceiling grid layout fixtures carefully and symmetrically within space. Where one row/line indicated at center of space, center within space. Where multiple rows/lines run parallel, space equally from row/line to row/line with " half spaces" from side rows to walls, bulkheads etc...
39. Provide multi-purpose dry chemical fire extinguishers with semi-recessed fire extinguisher cabinets @ locations to be determined by the Architect.

BUILDING DATA

USE GROUP (mixed)

Group B, Business- The use of a building or structure, or a portion thereof, for office, professional or service type transactions.

Group R-2, Residential- An occupancy containing sleeping units or more than two dwelling units where the occupants are primarily permanent in nature including apartment houses.

NOTE: Table 6.1.14.4.1(b) requires a 2hr separation between business and residential uses. This separation may be reduced to 1hr where the building is protected throughout by an approved automatic sprinkler system in accordance with 9.7.1.1(1) and supervised in accordance with 9.7.2. The required 2hr separation shall be maintained. The required automatic sprinkler system shall be installed in the Business use in compliance with

NFPA-13 and the systems in the dwelling units shall be in compliance with NFPA-13R and the requirements of 903.3.1.2(IBC). The number of allowed stories is 4 and the building cannot exceed 60 feet in height.

CONSTRUCTION TYPE

The construction type shall be TYPE V-B,[IBC]; V(000),[NFPA]. Type V construction is that in which the structural elements, exterior walls and interior walls are of any material permitted by the IBC. Unprotected, Combustible.

NOTE: There are no rating requirements for exterior walls except for those greater than 5' but less than 10' from the property line. The eastern wall is at 5.5' and is therefore rated as 1hr.

HEIGHT AND AREA LIMITATIONS

Per Tables 504.3, 504.4, and 506.2(IBC), there is no difference in the restrictions between R-2 and B use groups. Therefore, the allowed factors are as follows:

Allowed height above grade plane.....60'

Allowed number of stories.....4(903.3.1.2(IBC)) allows 4 stories)

Allowed floor area.....7,000sf

The designed height and floor areas are as follows:

Designed height above grade plane.....45.5'

Designed number of stories.....3(exclusive of on-grade parking)

Designed floor area.....5,400sf

OCCUPANT LOAD

Business use- Per Table 1004.5, the occupant load for business areas is 1/150 gross sf.
Business floor area is 1,000sf. The occupant load is 1,000sf/150 or 7 occupants. Required egress is 7x0.2(egress factor) or 1.4". Provided egress
is 67.5". Per Table 1006.3.3(2) only one exit is required. One is provided.

Residential use- Per Table 1004.5, the occupant load for residential areas is 1/200 gross.
The total gross floor area in residential use is 15,120sf. The occupant load
is 15,120sf/200 or 76 occupants. The required stair width is 76x0.3 or 22.8". Stairway width provided is 48". Each bedroom is equipped with a window that meets the requirements of an egress unit. Per 30.2.4.6 of NFPA 101, a single exit is permitted if all conditions within the stated section are met. The stair design complies. The travel distance within each apartment does not exceed 125'(30.2.6.2) and the proposed exterior
stair meets the requirements of 7.2.2.5.2.

A detection, alarm and communication system shall be installed throughout the mixed use occupancy building per the requirements of 38.3.4. The building shall comply with Section 20.9(NFPA 1), Apartment Buildings and Section 20.13, Business Occupancies.

APPLICABLE CODES

NFPA 1 Fire Code, 2021
NFPA 101 Life Safety Code, 2021
NFPA 13 Standard for the Installation of Sprinkler Systems, 2016
NFPA 13R Standard for the Installation of Sprinkler Systems in Low-Rise Residential Occupancies, 2016
International Building Code, 2018(with Calvert County Amendments)
NFPA 70 National Electric Code, 2017(with Calvert County Amendments)
NSPCA Illustrated Plumbing Code, 2015(withe Calvert County Amendments)

GRAPHIC SYMBOLS

- ELEVATION POINT INDICATION
- LETTER INDICATES WINDOW TYPE
- INDICATES SPACE NUMBER
- SECTION OR ELEV. REFERENCE
- DETAIL REFERENCE - NO. & DRAWING REFERENCE
- INDICATES NUMBERED NOTE RE: DEMO &/OR CONSTRUCTION TO BE ACCOMPLISHED
- INDICATES NEW DOOR & FRAME

COMPACTED EARTH
CRUSHED STONE WASHED GRAVEL
CONCRETE @ LG. SCALE DETS.
DRYWALL OR PLASTER OR CONC. @ SMALL SCALE
DIMENSION LUMBER
SHIM OR FILLER
CMU OR GMU
BRICK
RIGID INSULATION
BATT INSULATION
FINISH LUMBER
STEEL @ LARGE SCALE DETAILS

ABBREVIATIONS

AL	ALIGN	FBO	FURNISHED BY OWNER
AB	ANCHOR BOLT	FD	FLOOR DRAIN
ABV	ABOVE	FDN	FOUNDATION
AC	AUTOMATIC GLOSING	FE	FIRE EXTINGUISHER
ACM	ACOUSTICAL CML	FEC	FIRE EXTINGUISHER & CABINET
ACT	ACOUSTICAL CEILING TILE	FF	FINISHED FLOOR
AD	ACCESS DOOR	FGBI	FIBERGLASS BATT INSULATION
ADJ	ADJACENT	FGRI	FIBERGLASS RIGID INSULATION
AFF	ABOVE FINISHED FLOOR	FH	FIRE HOOD
ALUM	ALUMINUM	FHC	FIRE HOSE CABINET
ANOD	ANODIZED	FLR	FLOOR
ARCH	ARCHITECT(URAL)	FM	FLUSH MOUNTED
AME	ALIGN WITH EXISTING	FRT	FIRE RETARDANT TREATED
		FTG	FOOTING
BB	BOND BEAM		
BF	BASE FLASHING SYSTEM	GA	GAUGE
BM	BEAM	GB	GLASS BLOCK
BC(S)	BRICK COURSE(S)	GFE	GROUND FACE
BO	BOLLARD	GL	GLASS
BEY	BEYOND	GSLI	INSULATED GLASS
BI	BATT INSULATION	GTL	TEMPERED GLASS
BIT	BITUMINOUS	GLW	WIRE GLASS
BLDG	BUILDING	GMU	GLAZED MASONRY UNIT
BRG	BEARING	GP	GYPSUM PLASTER
BSMT	BASEMENT	GR	GRADE
BURS	BUILT UP ROOF SYSTEM	GS	GRAVEL STOP
		GSFC	GRAPHICALLY SHIFTED FOR CLARITY
CBU	CEMENTITIOUS BACKER UNIT	GT	GLAZED TILE
C	COMPUTER (NIC)	GWB	GYPSUM WALLBOARD
CARP	CARPET		
CB	CHALKBOARD	H	HIGH (HEIGHT)
CCT	COVED CT	HC	HANDICAPPED
CF	COUNTER FLASHING	HLR	HORIZONTAL JOINT REINFORCEMENT
CFAU	CLOTH FACED ACOUST. UNITS	HM	HOLLOW METAL
CG	CORNER GUARD	HP	HIGH POINT
CGMU	COVED GLAZED MASONRY UNIT	HR	HOUR
CH	CEILING HEIGHT	HRAIL	HANDRAIL
CJ	CONSTRUCTION JOINT		
CL	CLOSER	ID	INSIDE DIMENSION
CLG	CEILING	INSUL	INSULATION
CLOS	CLOSET	IP	INSULATED PANEL
CLR	CLEAR	IRT	INTERLOCKING RUBBER TILE
CMT	CERAMIC MOSAIC TILE		
CMU	CONCRETE MASONRY UNIT	JB	JOIST BEARING
CTR	CENTER	JC	JANITORS CLOSET
CONC	CONCRETE	JIST	JOIST
COPS	COPING	JT	JOINT
CR	CLASSROOM		
CRS	COURSES	L	LONG
CSR	CLOSET SHELF & ROD	LB	LINTEL BLOCK
CT	CERAMIC TILE	LCR	LOCKER
D	DEEP	LP	LOW POINT
DBL	DOUBLE	LT	LIGHT
DCB	DUSTLESS CHALKBOARD		
DET	DETAIL	M	MANUAL
DF	DRINKING FOUNTAIN	MA	MASONRY ANCHOR
DH	DOUBLE HUNG	MAX	MAXIMUM
DISP	DISPENSER	MCB	MAGNETIC CHALKBOARD
DISPS	DISPOSAL	MCO	MAGNETIC HOLD OPEN
DISPL	DISPLAY	MET	METAL
DMT	DEMOUNTABLE	MFR	MANUFACTURER
DN	DOWN	MHO	MAGNETIC HOLD OPEN
DPC	DISPLAY CASE	MIN	MINIMUM
DPS	DAMP PROOFING SYSTEM	MISC	MISCELLANEOUS
DR	DOOR	MO	MASONRY OPENING
DRN	DRAIN	MR	MOISTURE RESISTANT
DS	DOWNSPOUT	MRBL	MARBLE
DW	DRYWALL	MRF	MONOLITHIC RESINOUS FLOORING
DWH	DRYWALL HEAD	MRS	MEMBRANE ROOFING SYSTEM
		MTD	MOUNTED
EA	EACH	MTL	METAL
EED	EMERGENCY EGRESS DEVICE	NIC	NOT IN CONTRACT
EIFS	EXTERIOR INSULATION FINISH SYSTEM	NTS	NOT TO SCALE
EJ	EXPANSION JOINT		
EL	ELEVATION	OC	ON CENTER
ENCL	ENCLOSURE	OD	OUTSIDE DIMENSION
EQ	EQUAL	OFS	OVERFLOW SCUPPER
ES	EXPOSED STRUCTURE	OH	OVERHEAD
ETR	EXISTING TO REMAIN	OHG	OVERHANG
EW	EACH WAY	OL	OCCUPANCY LOAD
EWC	ELECTRIC WATER COOLER	OP	OPERATION
EX	EXISTING		
EXT	EXTERIOR	PB	PROTECTION BOARD
		PC	PRECAST CONCRETE
		PCP	PORTLAND CEMENT PARGING
		PCPL	PORTLAND CEMENT PLASTER
		PD	PERIMETER DRAIN

PF	PREFINISHED
PHU	PRESSURE FORMED MASONRY UNIT
PLAM	PLASTIC LAMINATE
PLTFM	PLATFORM
PMF	PREMOLDED FILLER
PNL	PANEL
POLY	POLYETHYLENE
PR	PAIR
PRT	PRESSURE TREATED
PS	PROJECTION SCREEN
PT	PAINT
PTD	PAINTED
PTN	PARTITION
PWD	PLYWOOD
QT	QUARRY TILE
R	RISER
RANS	RUBBER ANGLE
RB	RUBBER BASE
RC	REINFORCED CONCRETE
RD	ROOF DRAIN
REQD	REQUIRED
RHD	REINFORCED HEAD
RIC	RIGID INSULATION (CAVITY)
RIP	RIGID INSULATION (PERIMETER)
RIR	RIGID INSULATION (ROOF)
RM	REMOVABLE MULLION
RO	ROUGH OPENING
RT	RUBBER TILE
RTS	RESILIENT TRANSITION STRIP
SA	SOUND ATTENUATION
SAS	SPECIAL ATHLETIC SURFACE
SB	SPLASH BLOCK
SC	SCUPPER
SEAL	SEALANT/SEALANT BEAD
SEM	SHOWER EYE WASH
SF	SPLIT FACE
SG	SOLID GROUT
SGFT	STRUCTURAL GLAZED FACING TILE
SIM	SIMILAR
SM	SURFACE MOUNTED
SOG	SLAB ON GRADE
SP	SPLASH PAN
SPRF	SPRAYED FIREPROOFING
SR	SEMI-RECESSED
SRSV	SLIP RESISTANT SHEET VINYL
SS	STAINLESS STEEL
STFR	STOREFRONT
STL	STEEL
SV	SHEET VINYL
T	TREAD
TB	TACKBOARD
TC	TEACHERS CLOSET
TG	TEMPERED GLASS
T&G	TONGUE & GROOVE
THK	THICK
THR	TO MATCH EXISTING
TOB	TOP OF BEAM
TOF	TOP OF FOOTING
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TOSL	TOP OF SLAB
TOW	TOP OF WALL
TRT	TEXTURED RUBBER TILE
TS	TACKSTRIP
TT	TERRAZZO TILE
TV	TELEVISION
TVB	TV BRACKET, CEILING MOUNTED
TVBW	TV BRACKET, WALL MOUNTED
TWF	THRU WALL FLASHING W/ WEEPS 24" OC
TYP	TYPICAL
TZ	TERRAZZO
UC	UNDERCUT
UON	UNLESS OTHERWISE NOTED
VB	VENETIAN BLINDS
VCT	VINYL COMPOSITION TILE
VCTNS	NON-SLIP VCT
VIF	VERIFY IN FIELD
VPB	VAPOR BARRIER
VT	VINYL TILE
VWC	VINYL WALL COVERING
W	WIDE
WD	WOOD
WDG	WATERPROOF DECK COATING
WG	WIRED GLASS
W/	WITH
W/O	WITHOUT
WPS	WATERPROOFING SYSTEM
WSCT	WAINSCOT
WWF	WELDED WIRE FABRIC

DRAWING INDEX

ARCHITECTURAL	MECHANICAL	PLUMBING	ELECTRICAL
A-0 COVER SHEET	M-001 MECH LEGEND	P-1 PLUMBING LEGEND	E-1 ELECTRICAL LEGEND
A-1 SITE PLAN	M-002 MECH SPECIFICATION	P-2 PLUMBING SPECIFICATION	E-2 ELECTRICAL SPECIFICATION
A-2 FOUNDATION & FLOOR PLAN	M-003 " "	P-3 " "	E-3 GROUND FL. ELEC. PLAN
A-3 SECOND FLOOR PLANS	M-004 " "	P-4 GROUND FL. PLUMBING PLAN	E-4 FIRST FL. ELEC. PLAN
A-4 THIRD FLOOR PLANS	M-005 " "	P-5 FIRST FL. PLUMBING PLAN	E-5 SECOND FL. ELEC. PLAN
A-5 EXTERIOR ELEVATIONS	M-101 MECH. DIST. 1ST &2ND FL.	P-6 SECOND FL. PLUMBING PLAN	E-6 THIRD FL. ELEC. PLAN
A-6 BUILDING SECTIONS	M-102 MECH AIR DIST. 3RD FL & ROOF	P-7 THIRD FL. PLUMBING PLAN	E-7 ROOF ELEC. PLAN
A-7 ROOF PLAN, DETAILS	M-201 DETAILS	P-8 DETAILS & SCHEDULES	E-8 ELEC. CALCS & SCHEDULES
A-8 FRAMING PLAN & DETAILS	M-202 DETAILS	P-9 DOMESTIC WATER DIAGRAM	E-9 ELEC. DETAILS
A-9 SECTIONS & DETAILS	M-300 SCHEDULES	P-10 SANITARY, WASTE & VENT	E-10 ELEC. DETAILS
A-10 REVISED ELECTRICAL & MECHANICAL (ARCH. PLANS)	M-400 CONTROLS	P-11 NATURAL GAS.	E-11 ELEC. RISER DIAGRAM & SCHEDULES.

DESIGN BUILD

2018 IECC CODE COMPLIANCE

R301.1 CLIMATE ZONE 4

R401.2 COMPLIANCE METHOD:
MANDATORY AND PRESCRIPTIVE PROVISIONS

R402.1.1 VAPOR RETARDER
WALL ASSEMBLIES IN THE THERMAL BUILDING ENVELOPE SHALL COMPLY WITH THE VAPOR RETARDER REQUIREMENTS OF SECTION R102.7 OF THE IRC CODE, 2015 EDITION

R402.1.2 ATTIC INSULATION: RAISED HEEL TRUSSES:
R-49 R-38

R402.1.2 WOOD FRAME WALL:
R-20 OR R13+R5 CONTINUOUS INSULATION

R402.1.2 BASEMENT WALL INSULATION:
R-13/R-10 FOIL FACED CONTINUOUS, UNINTERRUPTED BATTS FULL HEIGHT.

R402.1.2 CRAWL SPACE WALL INSULATION:
R-13/R-10 FOIL FACED CONTINUOUS BATTS FULL HEIGHT EXTENDING FROM FLOOR ABOVE TO FINISH GRADE LEVEL AND THEN VERTICALLY OR HORIZONTALLY AN ADDITIONAL 2'-0".

R402.1.2 FLOOR INSULATION OVER UNCONDITIONED SPACE:
R-38 BATT INSULATION

R402.1.2 WINDOW U-VALUE / SHGC
.35 (U-VALUE)
.40 (SHGC)

R402.2.10 SLAB ON GRADE FLOORS LESS THAN 12" BELOW GRADE:
R-10 RIGID FOAM BOARD UNDER SLAB EXTENDING EITHER 2'-0" HORIZONTALLY OR 2'-0" VERTICALLY.

R402.2.4 ATTIC ACCESS:
ATTIC ACCESS SCUTTLE WILL BE WEATHERSTRIPPED AND INSULATED R-49.

R402.4 BUILDING THERMAL ENVELOPE (AIR LEAKAGE):
EXTERIOR WALLS AND PENETRATIONS WILL BE SEALED PER THIS SECTION OF THE 2015 IECC WITH CAULK, GASKETS, WEATHERSTRIPPING OR AN AIR BARRIER OF SUITABLE MATERIAL.

R402.4.12 BUILDING THERMAL ENVELOPE TIGHTNESS TEST:
BUILDING ENVELOPE SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 3 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E 779 OR ASTM E 1827 WITH (BLOWER DOOR) AS A PRESSURE OF 0.2 INCHES W.G. (50 PASCALS). TESTING SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING INSPECTOR.

R402.4.2 FIREPLACES:
NEW WOOD BURNING MASONRY FIREPLACES WILL HAVE TIGHT-FITTING FLUE DAMPERS AND OUTDOOR COMBUSTION AIR. FIRE PLACE DOORS SHALL BE LISTED AND LABLED IN ACCORDANCE WITH UL 127 (FACTORY BUILT FIREPLACE) AND UL 907 (MASONRY FIREPLACE)

R402.4.4 ROOMS CONTAINING FUEL BURNING APPLIANCES WHERE OPEN COMBUSTION AIR DUCTS PROVIDE COMBUSTION AIR TO OPEN COMBUSTION FUEL BURNING APPLIANCES, THE APPLIANCES AND COMBUSTION AIR SHALL BE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE TO ENCLOSED IN A ROOM ISOLATED FROM THE THERMAL ENVELOPE.
EXCEPTION: DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINOUS THE OUTSIDE. FIREPLACES AND STOVES COMPLYING WITH SECTION R402.4.2 AND SECTION R1006 OF THE IRC.

R402.4.5 RECESSED LIGHTING:
RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKASE.

R403.1.1 THERMOSTAT:
ALL DWELLING UNITS WILL HAVE AT LEAST (1) PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM PER 2015 IECC SECTION 403.1.1

R403.1.2 WHERE A HEAT PUMP SYSTEM HAVING SUPPLEMENTARY ELECTRIC RESISTANCE HEAT IS USED THE THERMOSTAT SHALL PREVENT THE SUPPLEMENTARY HEAT FROM COMING ON WHEN HEAT PUMP CAN MEET HEATING LOAD.

R403.3.1 MECHANICAL DUCT INSULATION:
SUPPLY AND RETURN DUCTS IN ATTIC R-8 MINIMUM, R-6 WHEN LESS THAN 3"
SUPPLY AND RETURN DUCTS OUTSIDE OF CONDITIONED SPACE R-8 MINIMUM
ALL OTHER DUCTS EXCEPT THOSE LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE R-6 MINIMUM. DUCTS LOCATED UNDER CONCRETE SLABS MUST BE R-6 MINIMUM.

R403.3.2 DUCT SEALING:
ALL DUCTS, AIR HANDLERS, FILTER BOXES WILL BE SEALED. JOINTS AND SEAMS WILL COMPLY WITH SECTION M1601.4.1 OF THE IRC.

A DUCT TIGHTNESS TEST ("DUCT BLASTER" DUCT TOTAL LEAKASE TEST) WILL BE PERFORMED ON ALL HOMES AND SHALL BE VERIFIED BY EITHER A POST CONSTRUCTION TEST OR A ROUGH-IN TEST.
DUCT TIGHTNESS IS NOT REQUIRED IF THE AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN THE CONDITIONED SPACE.

R403.6 MECHANICAL VENTILATION:
OUTDOOR (MAKE UP AND EXHAUSTS) AIR DUCTS TO BE PROVIDED WITH AUTOMATIC OR GRAVITY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.

R403.6.1 WHOLE HOUSE MECHANICAL VENTILATION SYSTEM FAN EFFICIENCY TO COMPLY WITH TABLE R403.6.1

R403.7 EQUIPMENT SIZING SHALL COMPLY WITH R403.7.

R404.1 LIGHTING EQUIPMENT:
A MINIMUM OF 75 % OF ALL LAMPS (LIGHTS) MUST BE HIGH-EFFICACY LAMPS.

THE CONTRACTOR ALSO RESPONSIBLE FOR GENERATING CERTIFICATE OF COMPLIANCE AND AFFIXING TO ELECTRICAL PANEL OR WITHIN 6' OF THE PANEL AND BE READILY VISABLE.

STATE OF MARYLAND ARCHITECT 6164-A Thomas K. Reinecker
LICENSE 6164 EXPIRES 9.1.24

PROJECT TITLE

SUNSET TERRACE CONDOMINIUMS
14474 & 14478 South Solomons Island Rd.
Solomons, MD. 20688
Owner/Developer: Sunset Terrace Solomons LLC

Thomas K. Reinecker AIA, Architect
12002 Palisades Drive
Dunkirk, MD 20754
301-855-9020
Fax: 410-257-0777

REVISIONS

11-13	PROGRESS PRINTS
11-23	FINISHED SHELL BID SET
1.8.24	PERMIT SUBMISSION
3.14.24	REVISED
4/17/24	OWNER'S BID SET

SHEET TITLE
COVER SHEET & BUILDING DATA

A0

DATE SHEET NUMBER

◦FINISHES◦

ONE BEDROOM UNITS (4)

OWNER'S BATHROOM - SHOWER - FEATURE WALL - 12x24 TEXTURA EDGE LIGHT, STACKED HORIZONTALLY
END WALLS - 12x24 TEXTURA LIGHT MATT, STACKED HORIZONTALLY
SHOWER FLOOR - LONG HEX SUGAR MIX, 2x4,5
GROUT - AVALANCHE RAZOR JOINTS / MARLITINE SNOW SILL CURB.
KURDI - SHOWER PAN - SLOPED TRAY AS REQUIRED APPROXIMATELY 32x60"

NOTE: SHOWER FLOOR TILE TO EXTEND BEYOND PAN INTO THE TOILET & VANITY AREAS & TERMINATE AT WALL OPENING. FLOOR SHALL BE HEATED. THERMOSOFT SYSTEM WITH T-STAT OR EQUAL.

FLOOR FINISH - LUXURY VINYL TILE, STYLE: POLARIS PLUS (VE433), COLOR: WILD DUNES, 07089, 7.08" WIDTH INSTALLED OVER ¼" WOOD UNDERLAYMENT.

WOOD BASE - PAINTED 1x6, BENJAMIN MOORE "PEARL" (ALL WOODWORK, DOORS AND WINDOWS) PRIME + 2 FINISH COATS.

WALLS - PAINTED GYPSUM BOARD, BENJAMIN MOORE "MATTE", PRIME + 2 FINISH COATS

CEILINGS - PAINTED GYPSUM BOARD, BENJAMIN MOORE "FLAT", PRIME + 2 FINISH COATS

THREE BEDROOM UNITS (4)

OWNER'S BATHROOM - SHOWER - FEATURE WALL - 12x24 TEXTURA EDGE LIGHT, STACKED HORIZONTALLY
END WALLS - 12x24 TEXTURA LIGHT MATT, STACKED HORIZONTALLY
SHOWER FLOOR - LONG HEX SUGAR MIX, 2x4,5
GROUT - AVALANCHE RAZOR JOINTS / MARLITINE SNOW SILL CURB.
KURDI - SHOWER PAN - SLOPED TRAY AS REQUIRED, APPROXIMATELY 3'-7"x 10'-1"

NOTE: SHOWER FLOOR TILE TO EXTEND THROUGHOUT OWNER'S BATH. FLOOR HEATED WITH THERMOSOFT SYSTEM WITH T-STAT.

HALL BATHROOM - SHOWER/TUB - SAME FINISHES OWNER'S SHOWER. MIMIC THE FLOOR FINISH.
FLOOR FINISH - SHALL BE LUXURY VINYL TILE STYLE: POLARIS PLUS (VE433),
COLOR: WILD DUNES, 07089, 7.08" WIDTH OVER ¼" UNDERLAYMENT.

FLOOR FINISH - LUXURY VINYL TILE: POLARIS PLUS (VE433), COLOR: WILD DUNES, 07089, 7.08" WIDTH INSTALLED OVER ¼" WOOD UNDERLAYMENT.

WOOD BASE - PAINTED 1x6, BENJAMIN MOORE "PEARL" (ALL WOODWORK, DOORS AND WINDOWS) PRIME + 2 FINISH COATS.

WALLS - PAINTED GYPSUM BOARD, BENJAMIN MOORE "MATTE", PRIME + 2 FINISH COATS

CEILINGS - PAINTED GYPSUM BOARD, BENJAMIN MOORE "FLAT", PRIME + 2 FINISH COATS

◦HARDWARE◦

MANUFACTURER - SCHLAGE RESIDENTIAL DOOR LEVERS "LATITUDE" WITH PLYMOUTH TRIM. (DOOR) KEYED CONFIG WITH 1 EACH BOTH INGRESS AND EGRESS DOOR PRIVACY AT ALL BATHROOMS, POWDER ROOM AND BEDROOMS AT ALL BEDROOMS, CLOSETS AND STORAGE.

FINISH - MATTE BLACK.
HINGES & FLOOR MOUNTED STOPS TO MATCH.

◦BATHROOM ACCESORIES◦

MANUFACTURER - MOEN BRANTFORD FAUCET PACKAGE AND ACCESSORY BUNDLE WITH 24" SPRING TOWEL BAR, 18" TOWEL BAR, TOILET PAPER HOLDER, RING AND ROBE HOOK.
FINISH - OIL RUBBED BRONZE

◦LIGHTING◦

EXTERIOR ◦ SCREEN PORCH & DECK - 2 REQUIRED @ EACH LOCATION - SHADES OF LIGHT VADDOX BELTED OUTDOOR SCONCE - LARGE @ RESIDENTIAL ENTRY DOORS & SMALL @ RESIDENTIAL PORCHES & DECKS.

RESIDENTIAL ENTRY & ELEVATOR DOORS - PROGRESS LIGHTING - PROJECT 8" SINGLE LIGHT WALL SCONCE MODEL P8022-20 IN BLACK.

EXTERIOR STAIRS & COLUMNS @ RETAIL ENTRY (4 SIDES) - BRIK MODEL B2321-2-NAB IN BLACK. UP/DOWN.

INTERIOR ◦ 1 BEDROOMS - PRIMARY BATH WALL SCONCE SOL VERNICE VANITY B3 23062 BK 4LT MATTE BLACK
POWDER ROOM WALL SCONCE VERNICE VANITY B3 23061 BK 2LT MATTE BLACK
PENDANT @ KITCHEN ISLAND - JENNICE MODERN FARMHOUSE B422350 BLACK/CLEAR. QUANTITY - 3

3 BEDROOMS - HALL BATH & POWDER ROOM - VERNICE VANITY, 3 LIGHT B3 23061 3LB MATTE BLACK.
PRIMARY BATH - MOD INDUSTRIAL SLOPED GLASS B4 10123 BK (2 IN EACH BATH).
PENDANT @ KITCHEN ISLAND - MALIAN GLASS BELL PENDANT LIGHTING BULB CLEAR HANGING CHAIN MATTE BLACK. SLOPED GLASS SHADE AND 20" DIAMETER CHAIN MATTE BLACK/CLEAR
UPDATE TO: SOL 3LT BK B4 23062 BK 3LT
QTY: 3 BLACK/CLEAR.
QUANTITY - 6

DINING ROOM - SHADES OF LIGHT - MODEL CH12056C

◦FANS◦

1 BEDROOM - BEDROOM CEILING - 52" MAVERICK #70607
GREAT ROOM - 60" MAVERICK #70609
SCREEN PORCH - 43" CITIFIRE CEILING FAN, NO LIGHT, BLACK BY FANIMATION #70680Z

3 BEDROOM - PRIMARY #2 & #3 BEDROOMS - 52" MAVERICK #70607.
LOFT - 60" MAVERICK #66VAO

ALL FANS, MATTE BLACK WITH WALNUT BLADES.

REVISED PLUMBING FIXTURE SCHEDULE

(REPLACES SCHEDULE ON DRAWING P-8)

Project: SUNSET TERRACE
Project ID: PNET202402000000173

FERGUSON

Tab Submittal	Spec/Vendor	Page #
1 KITCHEN		
PFUC207A -31-1/4X17-3/4 2B UC SS SINK *PLMOSA	PROFLO	5
PFXC40272BN -LOFTUS SERIES SINGLE HANDLE PULL DOWN KITCHEN FAUCET IN BRUSHED NICKEL	PROFLO	6
MGXS75C -GT SERIES 3/4 HP CONTINUOUS FEED GARBAGE DISPOSAL WITH PRE-INSTALLED POWER CORD AND SOUNDSHIELD TECHNOLOGY	MOEN	7
MAS4201NL -WST DISP AIR SWCH CNTL BTN PN	MOEN	8
MAR04200 -WST DISP AIR SWCH CNTL	MOEN	11
2 BAR SINK		
PFUC108A6 -16X16X6 18GA 1B UC SS SINK *PLOMOSA	PROFLO	15
PFWSC6897ZBN -TWO HANDLE BAR FAUCET IN BRUSHED NICKEL	PROFLO	16
PF1432SS -BASKET STRAINER (PFTPB100 TAILPIECE NOT INCLUDED)	PROFLO	17
3 INSTANT HOT FAUCET		
IFGN1100SN -CCY 0.7 LFA HOT WTR DISPN SN	ISE	19
4 LAVATORY FAUCET (POWDER ROOM)		
PFWSC6852ZBN -ORRS SINGLE HANDLE MONOBLOCK BATHROOM SINK FAUCET IN BRUSHED NICKEL	PROFLO	21
5 LAVATORY FAUCET (MASTER/HALL BATH)		
PFWSC6867ZBN -CCY LF 1.2 2HDL LEV WSHPD LAV BN	PROFLO	23
6 LAVATORY SINK		
PF1812UWH -NORMS 21 X 14-3/4 IN. RECTANGULAR UNDERMOUNT BATHROOM SINK IN WHITE	PROFLO	25
7 SHOWER FAUCET		
PF8830GZBN -ORRS ONE HANDLE SINGLE FUNCTION SHOWER FAUCET IN BRUSHED NICKEL (TRIM ONLY)	PROFLO	27
PF4001 -ACCUFIT 1/2 IN. MPT CONNECTION PRESSURE BALANCING VALVE WITH STOPS	PROFLO	28
PF88TVBN -PF ORRS TRANS VLV BN	PROFLO	30
PF6103 -3/4 IN. NPT ROUGH-IN TRANSFER VALVE	PROFLO	31
PLG163TBK -SLIDE BAR PACKAGE	PRISTINE	32
8 TUB & SHOWER		
PF8830GZBN -ORRS ONE HANDLE SINGLE FUNCTION BATHTUB	PROFLO	34
PF4001 -ACCUFIT 1/2 IN. MPT CONNECTION PRESSURE BALANCING VALVE WITH STOPS	PROFLO	35
SHSKS6030LWH -60X30 LH BATH W/SKT *SITKA WHIT	SIGNATUREH	37
PFWO354 -WASTE & OVERFLOW PVC SCHEDULE 40 LIFT AND TURN HALF KIT BRASS BODY BRUSHED NICKEL	PROFLO	40
9 2-PIECE TOILET		
TET776CEFG01 -DRAKE UNIVERSAL 1H BOWL WASHLET COTTON	TOTO	42
PFTSEC2000WH -EB CLST SEAT PLAS SLOW W/ EC WHIT	PROFLO	44
10 1-PIECE TOILET		
TMS854114EL01 -SCCY 1.28 HC 12 1 PC CE TLT FULT (3 BEDROOM PRIMARY BATHS)	TOTO	46
11 UPGRADED BIDET (1 BEDROOM (PRIMARY BATH ONLY))		
ALPHA UXT PEARL SMART TOILET 1.28 GPF	ALPHA BIDET	49
12 BIDET		
TBT500B01 -3H VERT SPRY BIDET *PIEDMO COTT (3 BED *PRIM*)	TOTO	52
13 BATHROOM EXHAUST FAN #1		
PANFV0810VSS1 -WHISPERVALUE 100 CFM BATHROOM EXHAUST FAN IN WHITE	PANASONIC	55
14 BATHROOM EXHAUST FAN #2		
PANFV1115VK2 -WHISPERGREEN 115 CFM BATHROOM EXHAUST FAN IN WHITE	PANASONIC	58
15 TOWEL WARMER		
AHSB -THIS CLASSIC TOWEL WARMER DESIGN IN A BRUSHED FINISH FEATURES 7 STRAIGHT HORIZONTAL BARS IDEAL TO HO	JEEVES	61
16 Disclaimer		
Submittal Disclaimer -		63

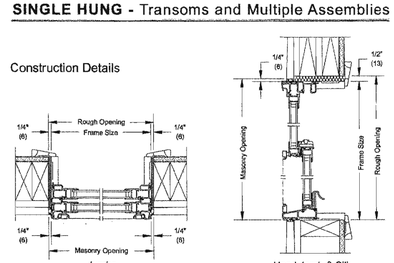
WINDOW SCHEDULE

MARK	WINDOW TYPE	UNIT SIZE	MARVIN "ESSENTIAL"	EXTERIOR COLOR	REMARKS
1	SINGLE HUNG	2'-11½" x 2'-11½"	ESSH 3030	BLACK	NON-OPERABLE, EACH (2/1) SNAP-IN GRILL
2	(3) SINGLE HUNG	8'-11½" x 5'-3½"	ESSH 3050E	BLACK	TOP SASH OPERABLE, SCREEN, (2/1) SNAP-IN GRILL
3	SINGLE HUNG	2'-11½" x 4'-11½"	ESSH 3050E	BLACK	TOP SASH OPERABLE, SCREEN, (2/1) SNAP-IN GRILL
4	(2) SINGLE HUNG	5'-11½" x 5'-5½"	ESSH 3050E	BLACK	TOP SASH OPERABLE, SCREEN, (2/1) SNAP-IN GRILL
5	(3) SINGLE HUNG	8'-11½" x 4'-11½"	ESSH 3050E	BLACK	TOP SASH OPERABLE, SCREEN, (2/1) SNAP-IN GRILL
6	(2) SINGLE HUNG	5'-11½" x 4'-11½"	ESSH 3050E	BLACK	TOP SASH OPERABLE, SCREEN, (2/1) SNAP-IN GRILL
7	SINGLE HUNG	2'-11½" x 5'-11½"	ESSH 3060E	BLACK	TOP SASH OPERABLE, SCREEN, (2/1) SNAP-IN GRILL
8	(2) SINGLE HUNG	5'-11½" x 4'-5½"	ESSH 3060	BLACK	TOP SASH OPERABLE, SCREEN, (2/1) SNAP-IN GRILL
9	SINGLE HUNG	1'-11½" x 2'-11½"	ESSH 2030	BLACK	TOP SASH OPERABLE, SCREEN, (2/1) SNAP-IN GRILL
10	(2) AWNING	5'-11½" x 2'-5½"	ESAW 5026	BLACK	2x2 SNAP-IN GRILL, SCREEN, TEMPERED GLASS
11	ROOF WINDOW	3'-10½" x 3'-10½"	VELUX FCM 4646	BLACK	TRIPLE PANE, LAMINATED LOW-E3 GLASS (WHITE)
12	SLIDING PATIO DOOR	8'-11½" x 7'-11½"	ESSPD 9080-OXO RH	BLACK	SCREEN, NO GRILLS.

NOTES:
1. CONTRACTOR SHALL VERIFY ROUGH OPENING REQUIREMENTS OF ALL OPENINGS PRIOR TO ORDERING WINDOWS.
2. ALL WINDOWS SHALL BE [illegible] TEMPERED GLASS AS REQUIRED BY CODE.
3. PROVIDE [illegible] AS REQUIRED BY CODE.
4. ALL OPENING [illegible] MARVIN ESSENTIAL [illegible] OTHER WISE STANDARD HARDWARE.

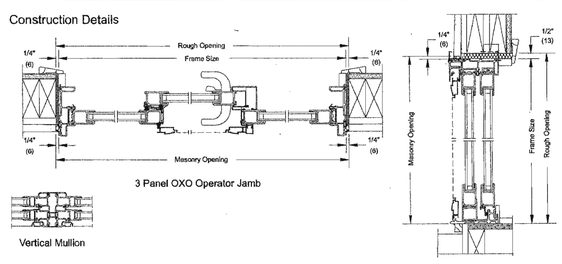
SINGLE HUNG - Transoms and Multiple Assemblies

Construction Details



MARVIN ESSENTIAL™ COLLECTION
SLIDING PATIO DOOR

Construction Details



PROJECT STATEMENT-SCOPE OF THE WORK

it is the Owners' intent to construct a mixed use, three independent wood frame structures on certain lands in Solomon's Island, Calvert County, MD. Building A will be a single story commercial structure (Group-B), on-grade, with approximately 1,000sf of enclosed space. The other two structures, Buildings B & C, will be residential (Group R-2)and contain 2-1 bedroom units and 2-3 bedroom units in each building.

The foundations for the residential structures will be driven wood piles per the requirements of the soils report which is included in the bid documents. The area on grade below the one bedroom units will be paved and provide parking for each residential unit per code requirements. There will also be dedicated storage for each unit along with mechanical and electrical meter rooms, shut off valves and the elevator machine room. Buildings B & C shall be separated and connected by a 20' wide shared exterior deck accessed by a common stair and the 3500lb hydraulic elevator. It will be the Contractor's responsibility to secure Use and Occupancy for each individual unit and "white box" approval for the commercial space. This implies the acceptance and approval of all site work related items and permits.

The commercial structure will be a weather-proof shell with a fully completed exterior as shown in the drawings. Electrical and plumbing systems shall be roughed-in and a dry pipe sprinkler system shall be installed and operational. The concrete slab shall only be provided at the perimeter to a width of 2'-0" as measured from the exterior face of the masonry foundation. Gravel and a 6 mil vapor barrier shall be provided for the balance of the floor area.

All building exteriors shall be completed as shown in the drawings and approved by the Solomons Architectural Review Committee. Materials, colors and manufacturers are identified in the MATERIAL KEY on sheet A-5.

Condominium interiors shall be complete and ready for occupancy inclusive of final cleaning. The Owners will furnish and install all kitchen cabinets, counter tops, bathroom vanities with tops, coffee service bars, front foyer case work and wainscoting in the single bedroom units. All kitchen appliances will be furnished by the Owner and installed by the Contractor.

The Owner shall furnish and install all landscape lighting and in-ground vegetative sprinkler systems. The owner will also furnish and install the combination insect screen/ guard rail systems at the exterior corner porches for the first floor, one bedroom units

Time is of the essence. The Contractor shall provide adequate staff, supervision and scheduling to minimize all delays in both work-on-site and material deliveries. To that end, the Contractor shall conduct on-site progress meetings on a bi-weekly basis.

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. _____ EXPIRES _____

PROJECT TITLE

SUNSET TERRACE CONDOMINIUMS
14474 & 14478 South Solomons Island Rd.
Solomons, MD. 20688
Owner/Developer: Sunset Terrace Solomons LLC

Thomas K. Reinecker AIA, Architect
12002 Palisades Drive
Dunkirk, MD 20754
301-855-9020
Fax: 410-257-0777

REVISIONS

1	5/13/24	REVISED PER CITY COMMENTS
2	8/26/24	REVISED PER CITY COMMENTS

SHEET TITLE
SPECIFICATION SHEET

A0.1
DATE SHEET NUMBER

TREATED TIMBER PILES

Description-
Under this work the pile driving contractor shall furnish and place timber piles of type and size and at the locations indicated on the plans, or where directed by the engineer. The piles shall be either Douglas Fir or Southern Yellow Pine. ASTM D 25, STANDARD SPECIFICATION for ROUND TIMBER PILES shall establish the required physical properties and manufacturing requirements. Preservative treatments shall be as required by and in conformance with industry standards. Certification of treatment shall be required.

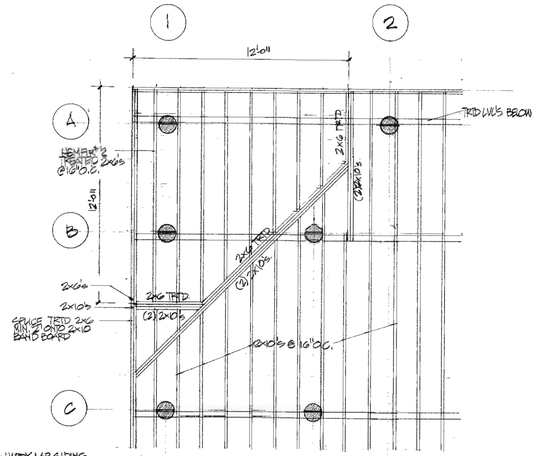
Diameter of Butt and Tip-
For round piles less than 50', the minimum butt diameter shall be 12" measured at a section 3' from the end of the pile. The minimum tip diameter shall be 8".

Straightness Requirements-
A straight line drawn from the center of the butt to the center of the tip shall not at any point fall further away from the center of the pile than a distance equal to 1% of the length of the pile. The surface of the pile shall not contain kinks greater than 1" in 5 feet as measured by a straight edge. [PRE-DRILL UP TO 10' AS REQ. TO MAINTAIN STRAIGHT ALIGNMENT OF PILES]

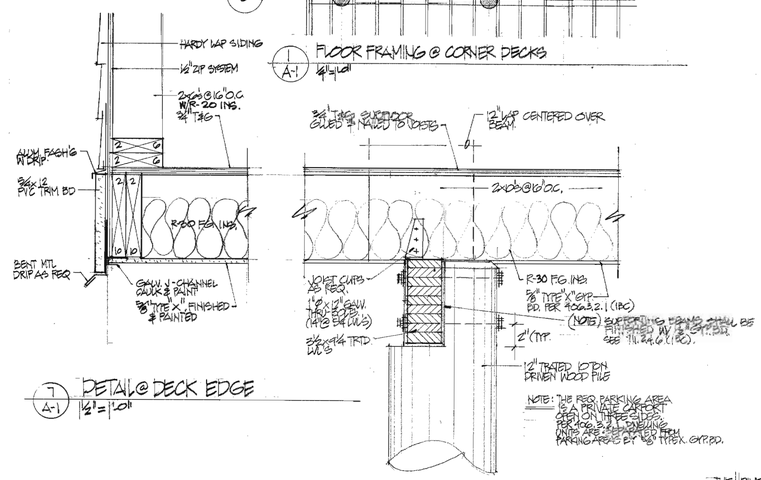
Peeling, Trimming and Acceptable Defects-
The pile shall be peeled soon after cutting. In the operation of removing the bark from the pile not more than three annual rings of the solid wood shall be removed. All knots shall be trimmed close to the body of the pile. The diameter of sound knots shall not exceed one-third of the diameter of the pile at the point where the knot occurs. A sound knot shall be defined as a knot which is solid across its face, is as hard as the surrounding wood and shows no indication of decay. It may vary in color from red to black and may contain a pith hole not more than 1/4" in diameter. An unsound knot may or may not be as hard as the surrounding wood but contains decay and will be allowed only in accordance with the restrictions in ASTM D 25.
Any defect or combination of defects which would be more injurious than the maximum allowable knot will not be acceptable.

Storage, Handling and Inspection-
The method of storing and handling of piles shall be such as to avoid damage to the piles. Timber piles shall be handled with special care so as to avoid breaking the surface of the piles. They will be inspected first at the preservative plant and shall be subject to further inspection upon arrival at the job site.

Construction Details-
The tips and butts of timber piles shall be sawn square. Timber piles shall not be spliced. The driving of piles shall be done with an air/stream, diesel or hydraulic hammer. All piles shall be driven as required to obtain a minimum load bearing capacity of 10 tons. Required pile lengths shall be determined by the soils engineer. Piles shall be truly vertical. The top of any pile driven it's full length into the ground shall not vary from the plan location by more than 2 inches. All piles forced up by any cause shall be driven down again and the following shall be cause for rejection of a pile:
1. Pile location or batter is incorrect.
2. Pile damaged from any cause whatsoever.
3. Pile is determined to be unserviceable for other reasons related to the furnishing and installing of the pile.
The contractor shall remove such rejected piles and a second pile may be driven adjacent to and in line with the column line.
Timber piles which are driven so that when cut off, the tops are below the fixed elevation shall be withdrawn and replaced by new and longer piles at the expense of the contractor.
Piles that are split or splintered from driving operations are not acceptable. Any pile broken by reason of internal defect or by improper driving shall be rejected.
The tops of all piles shall be cut off at the required elevation to accept floor framing. The cut shall be clean and to a true plane. The sawed surface shall be treated as required to maintain rot prevention from outside agents. All cut off lengths shall become the property of the contractor and shall be removed by him from the site.
All cavities or voids left by the extraction of damaged piles or from auger bolts or soil disturbances necessary to place the piles shall be backfilled and compacted by the contractor.

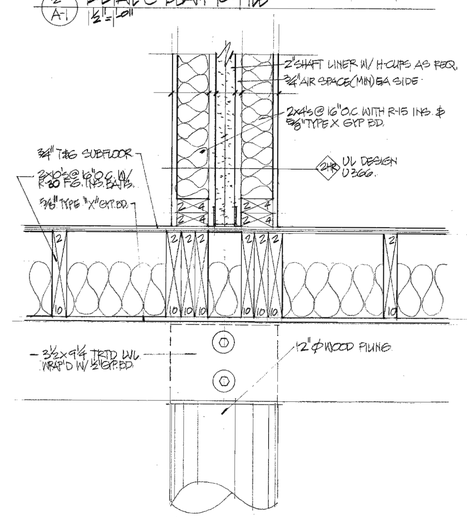


1/A-1 FLOOR FRAMING @ CORNER DECKS 1/4"=1'-0"

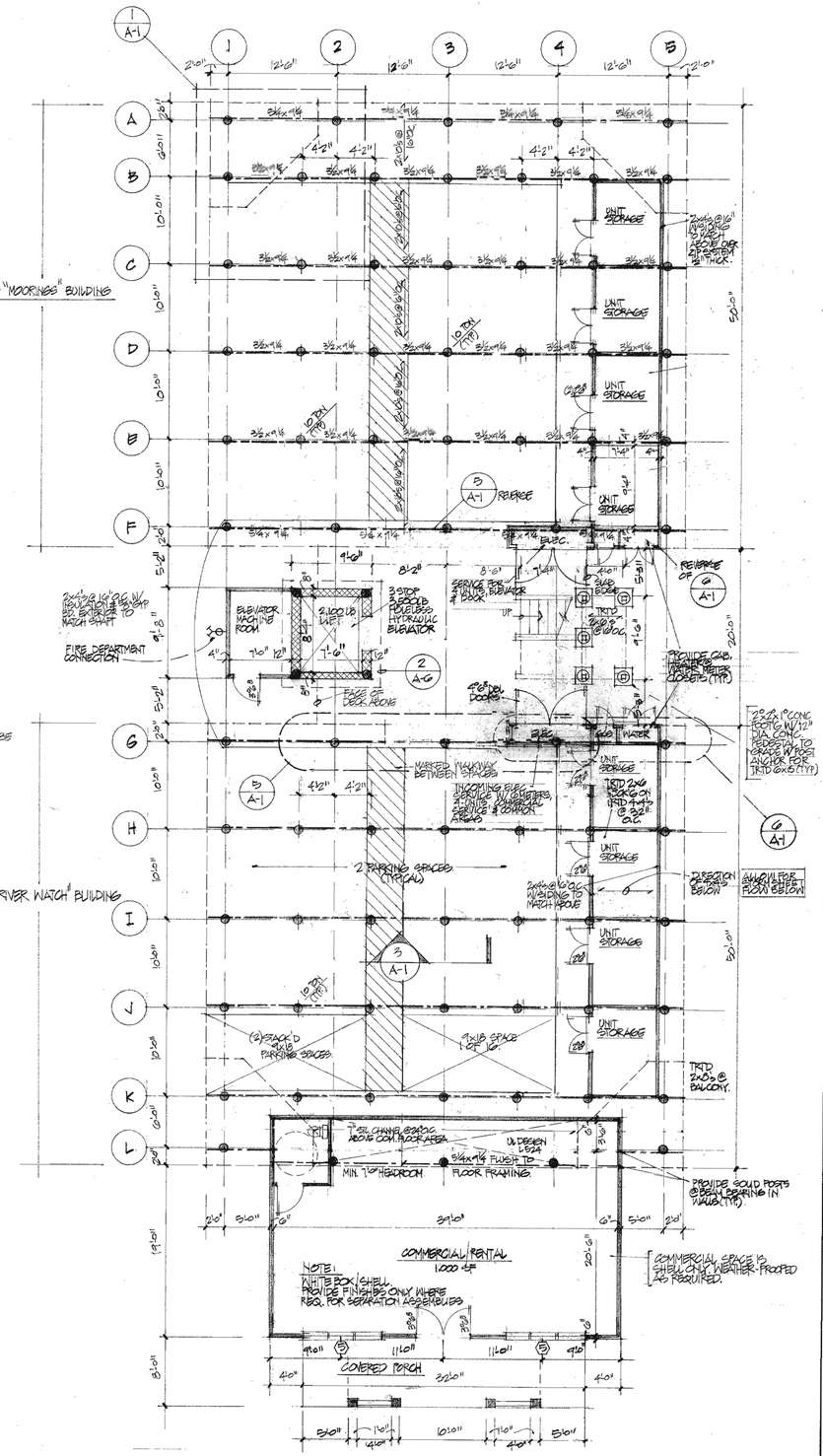


7/A-1 DETAIL @ DECK EDGE 1/2"=1'-0"

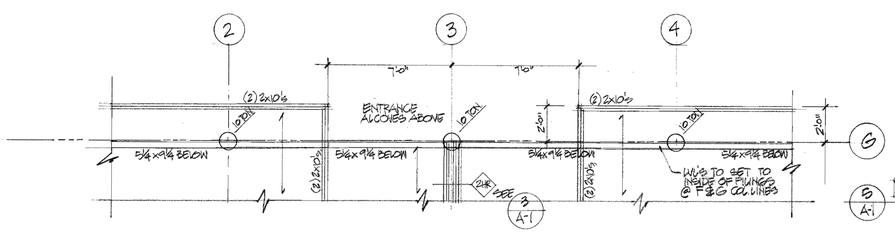
2/A-1 DETAIL @ BEAM-TO-PILE 1/2"=1'-0"



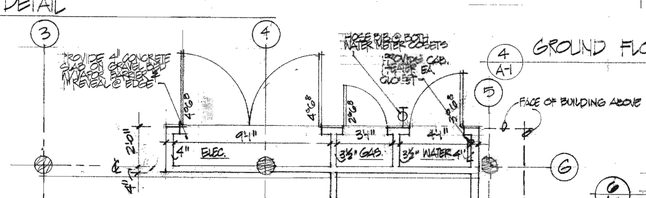
3/A-1 PARTY WALL - DETAIL 1/2"=1'-0"



4/A-1 GROUND FLOOR - PLAN 1/8"=1'-0"



5/A-1 DECK FRAMING DETAIL 1/4"=1'-0"



6/A-1 UTILITY METER CLOSETS 1/4"=1'-0"

ARCHITECT 6164-A
LICENSED ARCHITECT ... LICENSE EXPIRES 9.1.24

PROJECT TITLE
SUNSET TERRACE CONDOMINIUMS
14474 & 14478 South Solomons Island Rd.
Solomons, MD. 20688
Owner/Developer: Sunset Terrace Solomons LLC

Thomas K. Reinecker A/A, Architect
12002 Palisades Drive
Dunkirk, MD 20754
301-855-9020
Fax: 410-257-0777

REVISIONS

1-7	PROGRESS PRINTS
11-20	FINISHED SHELL BID SET
1.8.21	PERMIT SUBMISSION
	SITE PLAN REVIEW
	FINAL OWNER'S BID SET

SHEET TITLE
GROUND FLOOR PLAN & DETAILS

A1
DATE SHEET NUMBER

GA FILE NO. ASW 0701	PROPRIETARY*	2 HOUR FIRE	70 to 74 STC SOUND

GYPSUM WALLBOARD, STEEL H STUDS

Fire Design:
Two layers of 1" x 24" proprietary type X gypsum panels inserted between 2" floor and ceiling runners with 2" steel H studs between adjacent pairs of gypsum panels.
A 3/4" minimum air space must be maintained between steel components and adjacent framing (indicated by dashed lines in sketch).
Height limitation 44 feet. **(NLB)**
Refer to the manufacturer for the thermal protection of the framing.

Sound Design:
Sound tested with 2 x 4 wood studs 16" o.c. faced with 1/2" proprietary gypsum panel product on one side and 1/2 proprietary gypsum wallboard on the other side of the system both attached with 1-1/4" Type W screws 8" o.c. 3-1/2" glass fiber insulation in stud space.

Thickness: 3-1/2" (Fire), 11-1/2" (Sound)
Approx. Weight: 11 psf (Fire), 15 psf (Sound)
Fire Test: UL R3960, 07NK16283, 11-1-07, UL Design U366
Sound Test: ULC Design W311, NGAL 17-1134, 11-28-17

PROPRIETARY GYPSUM BOARD

CertainTeed Gypsum Inc. ..... 1" GlasRoc® Sheetliner Gypsum Panels
1/2" SilentFX® QuickCut™
1/2" Ease-Life® Gypsum Board

GA FILE NO. WP 8105	GENERIC	1 HOUR FIRE	

GYPSUM WALLBOARD, GYPSUM SHEATHING, WOOD STUDS

Fire Design:
EXTERIOR SIDE: **One** layer 48" wide 5/8" type X gypsum sheathing applied parallel to 2 x 4 wood studs 24" o.c. with 1-3/4" galvanized roofing nails 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top and bottom plates. Joints of gypsum sheathing may be left untreated. Exterior cladding to be attached through sheathing to studs.
INTERIOR SIDE: **One** layer 5/8" type X gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails, 1-7/8" long, 0.0915" shank, 1/4" heads, 7" o.c. **(LOAD-BEARING)**

Thickness: Varies (Fire)
Approx. Weight: 7 psf (Fire)
Fire Test: See WP 3510
(UL R3501-47, -48, 9-17-65, UL Design U309; UL R1319-129, 7-22-70, UL Design U314)

FLOOR-CEILING SYSTEMS, WOOD FRAMED

GA FILE NO. FC 5013	PROPRIETARY*	1 HOUR FIRE	60 to 64 STC SOUND

WOOD I-JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS

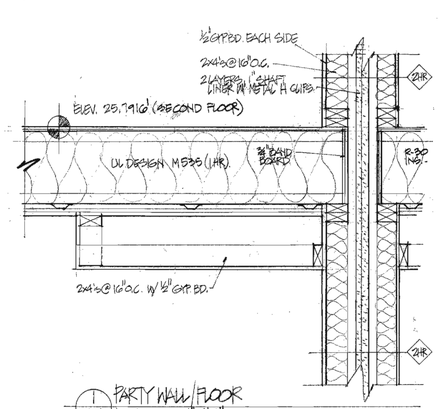
Fire Design:
Base layer 5/8" proprietary gypsum panel product applied at right angles to resilient channels 24" o.c. (16" o.c. with insulation attached to subfloor and 12" o.c. with insulation over the resilient channel) with 1" Type S screws 8" o.c. at the butt joints and 16" o.c. in the field. Resilient channels applied at right angles to 9-1/2" deep wood I joists 24" o.c. with 1-1/4" Type S screws. **Face** layer 1/2" proprietary type X gypsum wallboard applied at right angles to resilient channels with 1-5/8" Type S screws 8 o.c. and 1-1/2" Type G screws 6" from butt joints and spaced 8" o.c. Wood I joists supporting 19/32" wood structural panel subfloor applied at right angles to joists with construction adhesive and 6d ring shank nails 12" o.c.

Sound Design:
Sound tested with resilient channel at 12 o.c. with loose fill insulation applied directly over the gypsum board. Finished floor of 3/4" gypsum concrete floor topping over sound mat.

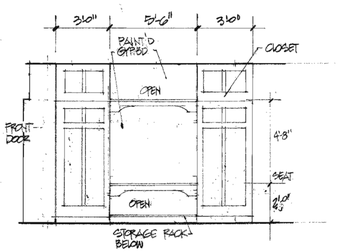
Approx. Ceiling Weight: 19.5 psf (Fire and Sound)
Fire Test: UL R3660 10CA25812, 8-17-10, 4787675943, 12-1-16, UL Design M535
Sound Test: NGC 5017060 & NGC 7017091, 4-20-17 (STC 54, IIC 46)
NGC 5017069 & NGC 7017110, 5-9-17 (STC 60, IIC 78 with Carpet and Pad)
NGC 5017070 & NGC 7017111, 5-9-17 (STC 60, IIC 57 with 3/16" (5mm) Luxury Vinyl Tile (LVT))
NGC 5017071 & NGC 7017112, 5-9-17 (STC 62, IIC 58 with 3/16" (5mm) LVT over underlayment)
NGC 5017072 & NGC 7017113, 5-10-17 (STC 60, IIC 56 with 3/8" (9.5mm) Engineered Hardwood)

PROPRIETARY GYPSUM BOARD

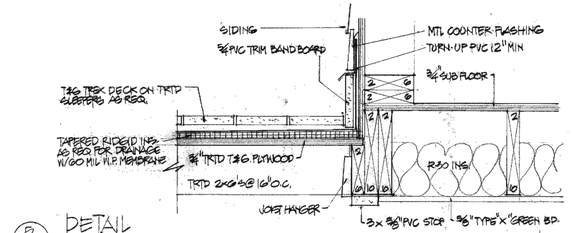
CertainTeed Gypsum Inc. ..... 5/8" SilentFX® QuickCut™
1/2" CertainTeed® Type C Board



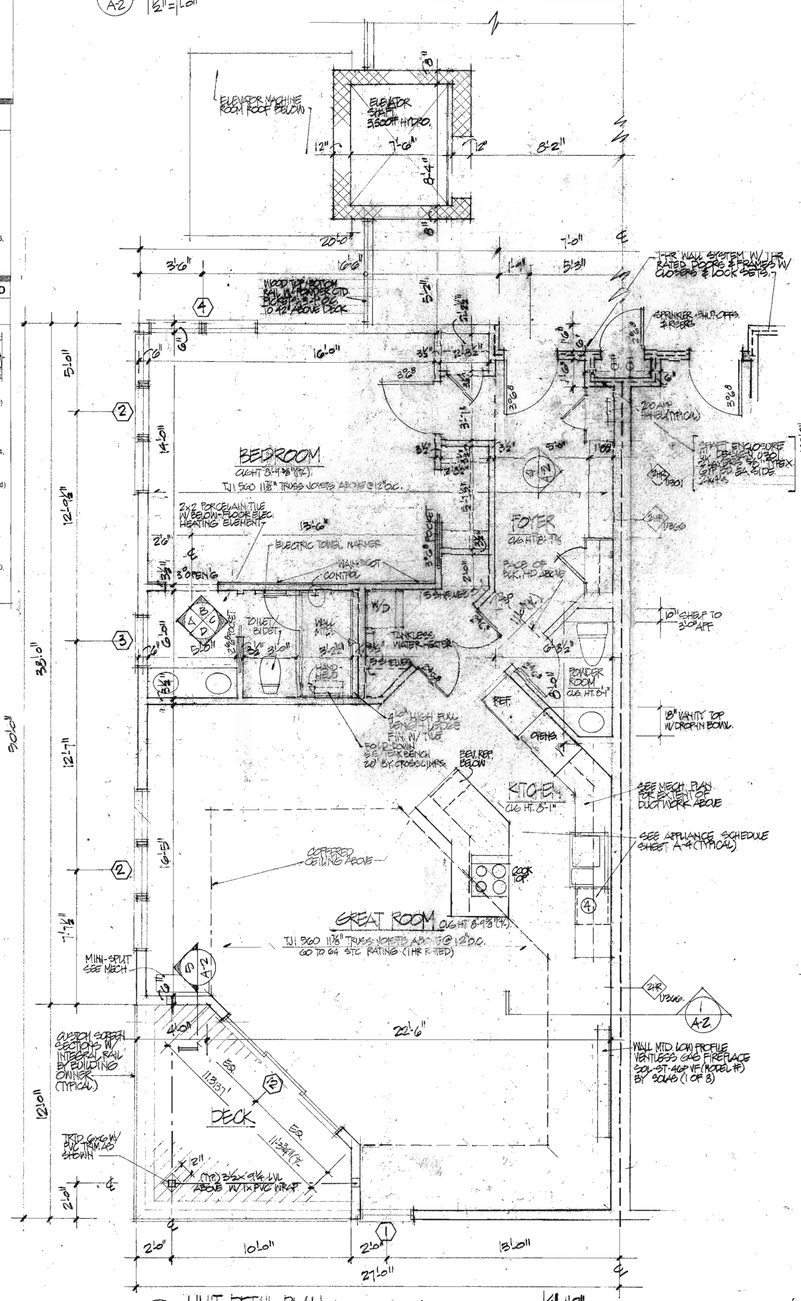
1 A-2 PARTY WALL/FLOOR DETAIL 1"=1'0"



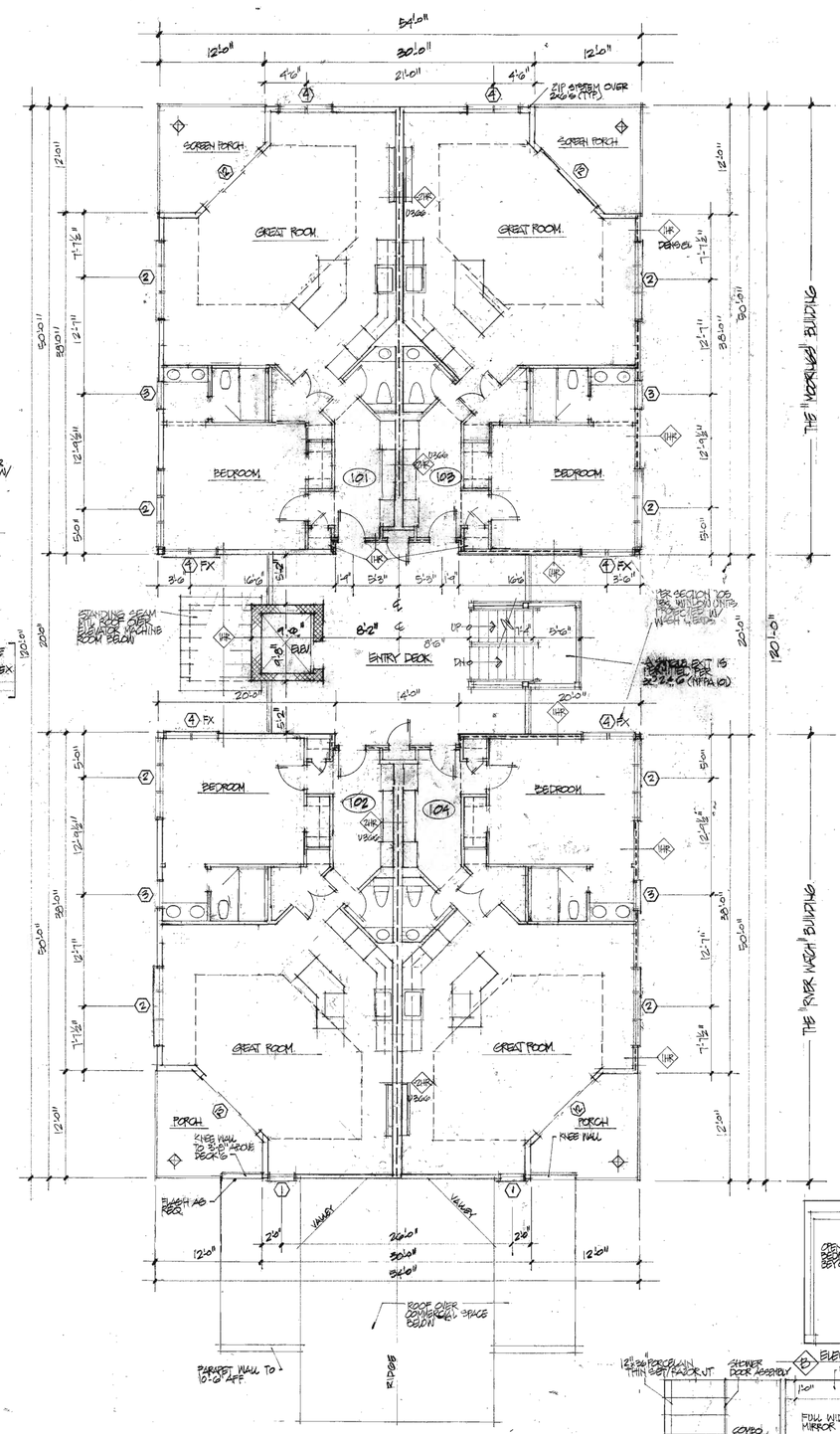
4 A-2 INTERIOR ELEVATION 1/4"=1'0"



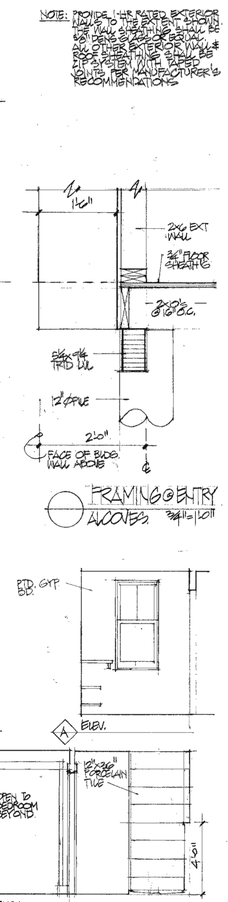
5 A-2 DETAIL 1 1/2"=1'0"

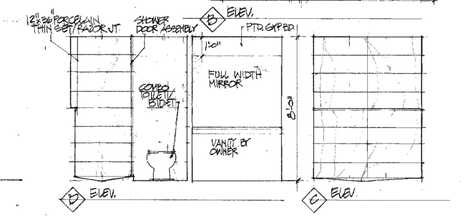


2 A-2 UNIT DETAIL PLAN (UNIT 102, TYPICAL) TYPICAL ONE BEDROOM 1/4"=1'0"



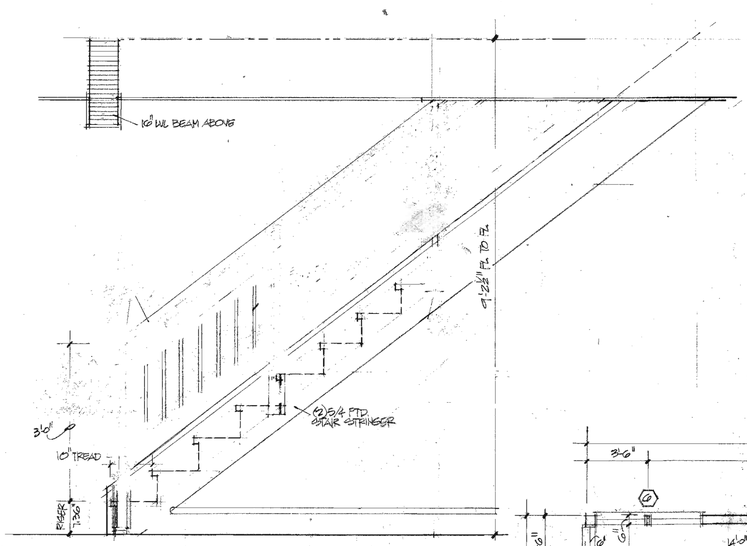
3 A-2 FIRST FLOOR PLAN (UNITS 101, 102, 103, 104) 1/8"=1'0"
R-2 2 STORY BUILDING. TYPE CONSTRUCTION.
UNIT DESIGNATIONS ARE SHOWN THUSLY (102) AND ARE FOUND IN THE FRONT FOYERS OF EACH UNIT



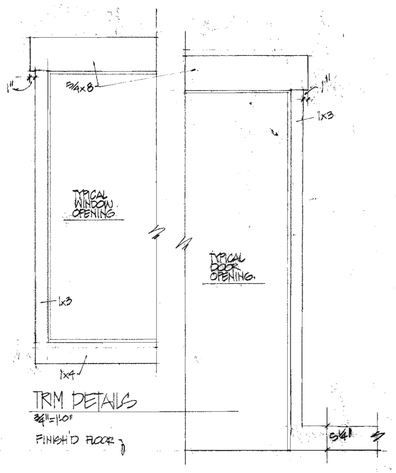


INTERIOR ELEVATIONS - BATHROOM (TYPICAL) 1/4"=1'0"

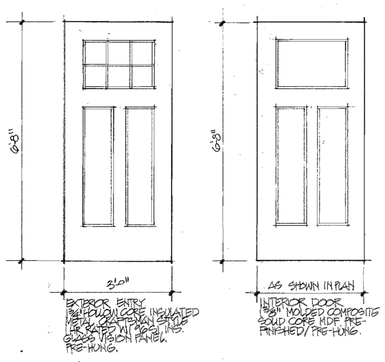
NOTE: PROVIDE 1HR RATED BATHROOM WALL TO SEPARATE BATHROOM WALL FROM ADJACENT BEDROOM WALL.



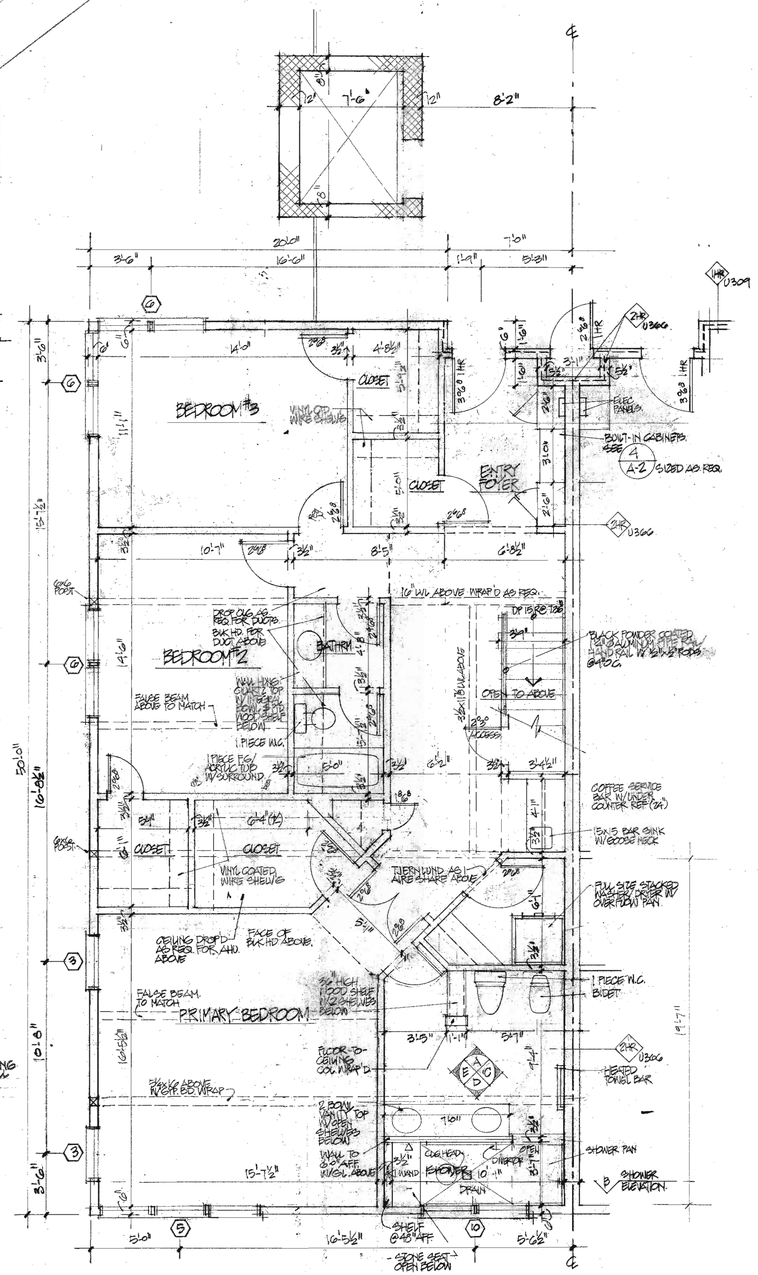
A-3 INTERIOR ELEVATION @ STAIR
3/4"=1'-0"



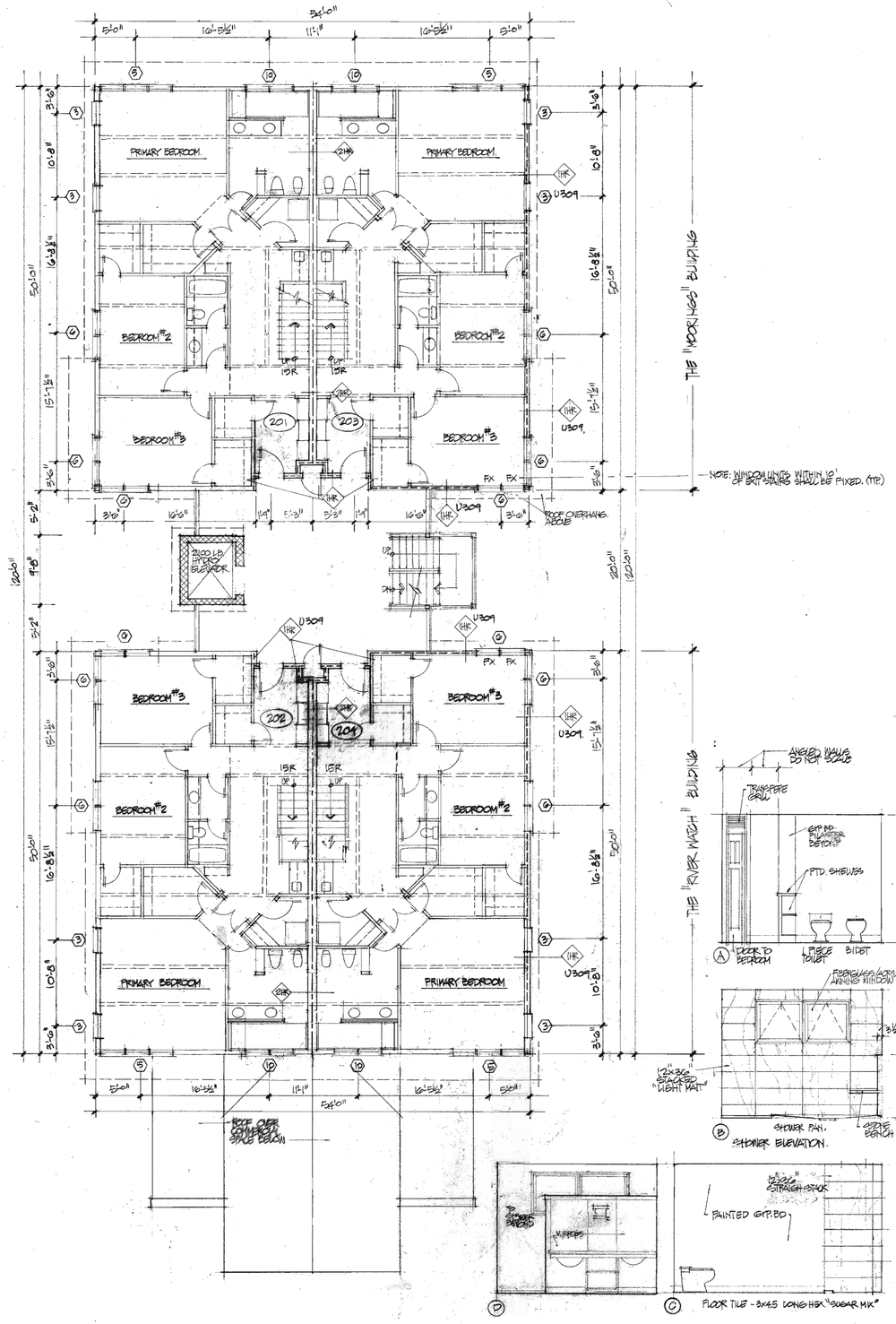
TRIM DETAILS
3/4"=1'-0"



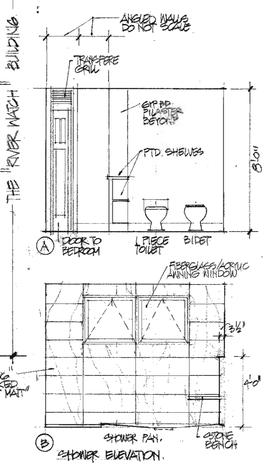
2 A-3 DOOR TYPES
1/2"=1'-0"

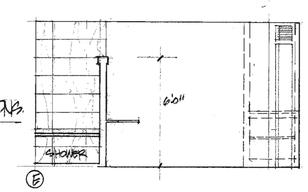


3 A-3 UNIT DETAIL PLAN (3 BEDROOMS) UNIT 202, TYPICAL
1/4"=1'-0"



4 A-3 SECOND FLOOR PLAN
1/8"=1'-0"





PRIMARY BATH ELEVATIONS
1/4"=1'-0"

ARCHITECT 9164-A
9-12-24
LICENSE 9164 EXPIRES

PROJECT TITLE

SUNSET TERRACE CONDOMINIUMS
14474 & 14478 South Solomons Island Rd.
Solomons, MD. 20688
Owner/Developer: Sunset Terrace Solomons LLC

Thomas K. Reinecker AIA, Architect
12002 Palisades Drive
Dunkirk, MD 20754
301-855-9020
Fax: 410-257-0777

REVISIONS

1-7-1	PROGRESS PRINTS
1-7-26	FINISHED SHELL BID-SET
1-29-26	PERMIT SUBMISSION
3-19-26	FINAL REVIEW
3-31-26	OWNER'S BID-SET

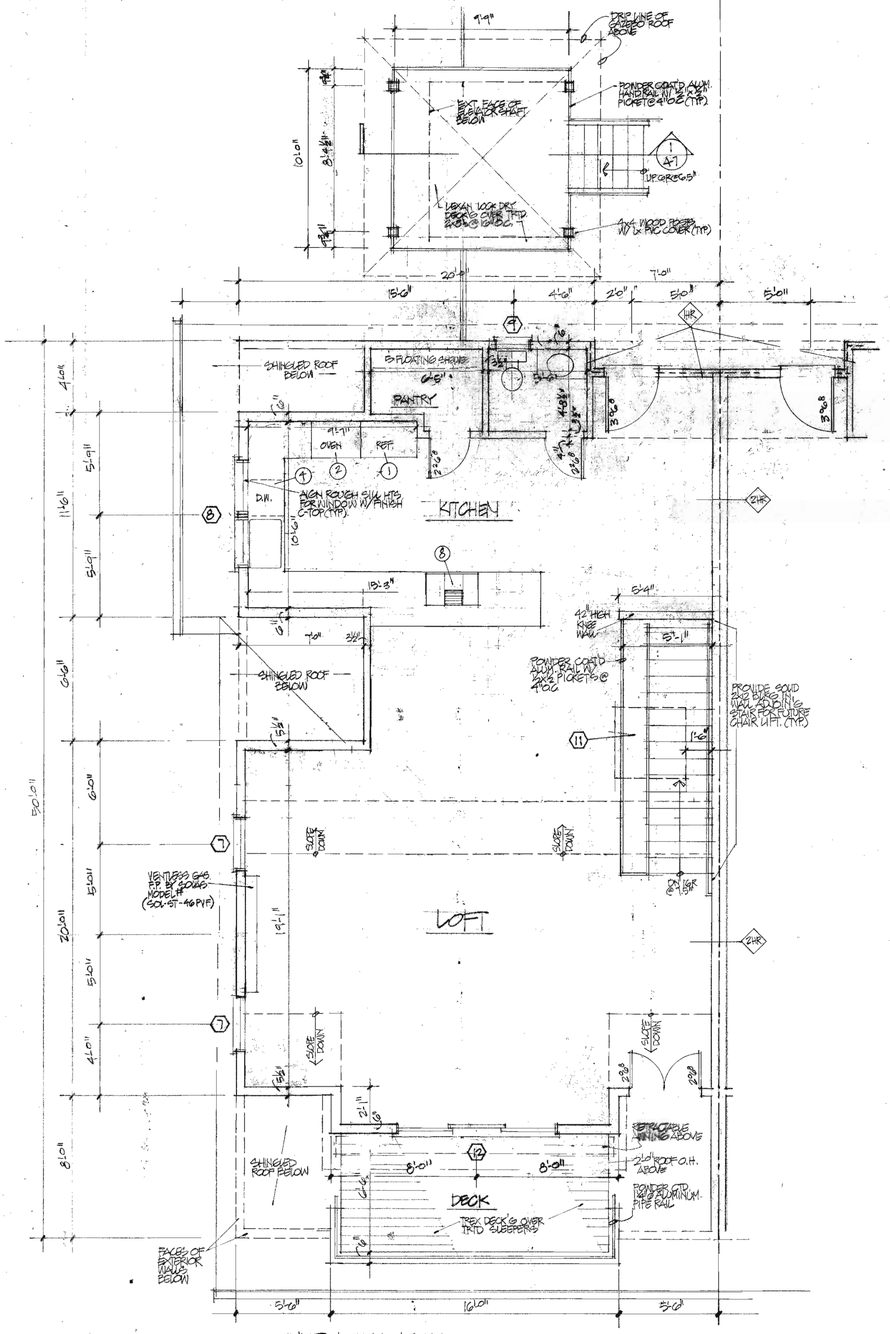
SHEET TITLE
SECOND FLOOR PLAN, DETAIL PLAN, INTERIOR ELEVATIONS, DOOR SCHEDULE, STAIRS.

DATE

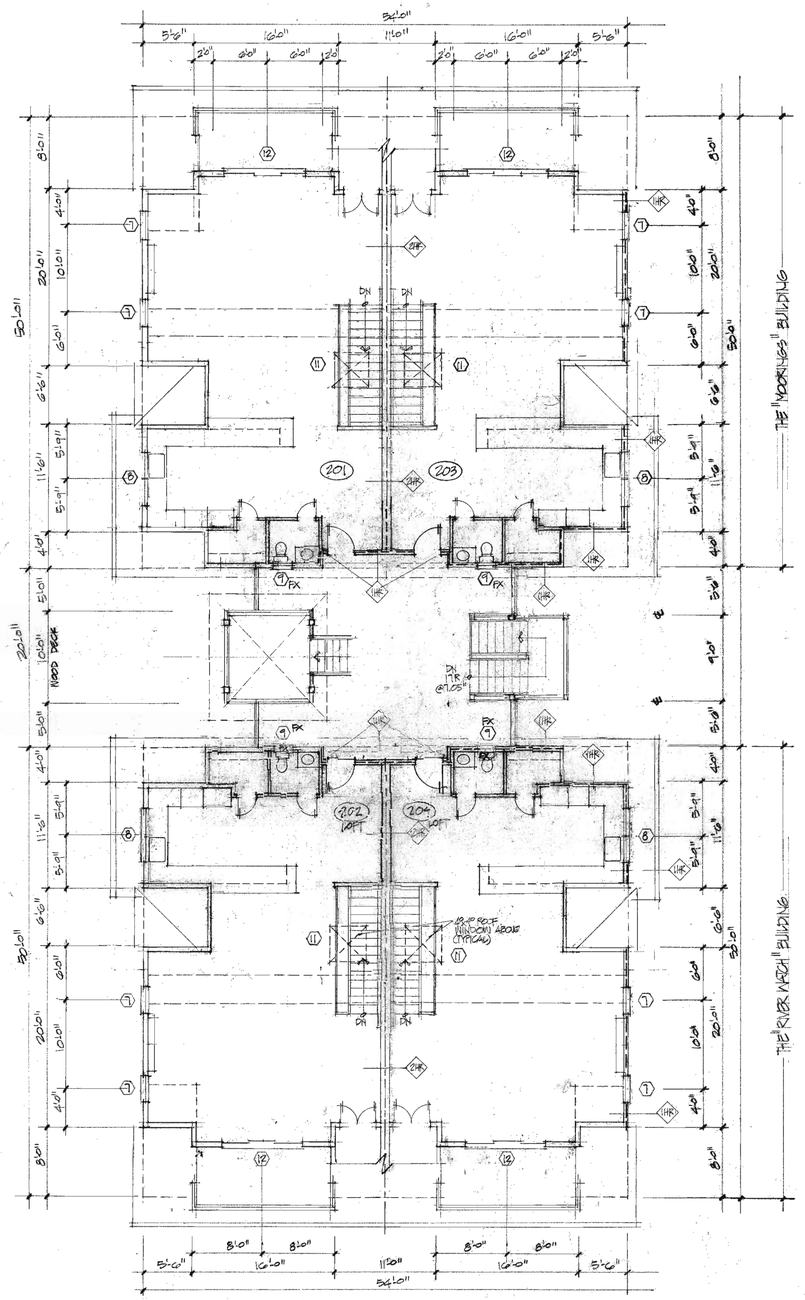
A3
SHEET NUMBER

KITCHEN APPLIANCE SCHEDULE

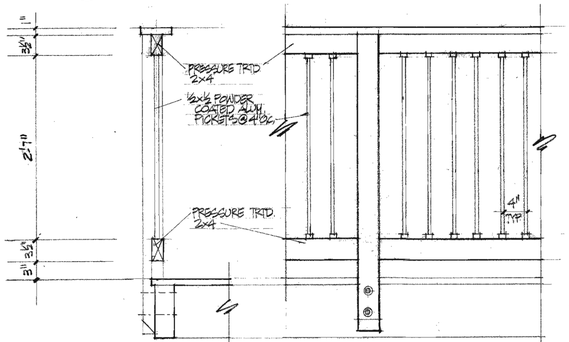
NO	TYPE	MANUFACTURER	MODEL #	FINISH
1	REFRIGERATOR (BUILT-IN)	BOSCH	B30CB93SSS	STAINLESS STEEL
2	COMBINATION WALL OVEN	SIGNATURE	SKSCV30025	" "
3	GAS DOWNDRAFT COOKTOP, 30"	KITCHENAID	KGCD506G	" "
4	POWERSTREAM 55 DISHWASHER	SIGNATURE	SKSDW2401G	" "
5	UNDERCOUNTER BEVERAGE CENTER	XO APPLIANCE	XOU18BCSS	" "
6.	WASH/DRY TOWER "	LG ELECTRONICS	WKEX200H_A/WKGX201H_A	BLACK STEEL
7	FRENCH DOOR REFRIGERATOR	SIGNATURE	SKBFD36G04P	STAINLESS STEEL
8	GAS DOWNDRAFT COOKTOP, 36"	KITCHENAID	KGCD306G	" "
9	UNDERCOUNTER BEVERAGE CENTER	XO APPLIANCE	XOU18BCSF_	



UNIT DETAIL PLAN
1/4" = 1'-0"



THIRD FLOOR PLAN (3 BEDROOM UNITS - LOFT PLAN)
1/8" = 1'-0"



RAILING DETAIL
1" = 1'-0"

ARCHITECT
8164-A
LICENSE EXPIRES 9-12-24

PROJECT TITLE

SUNSET TERRACE CONDOMINIUMS
14474 & 14478 South Solomons Island Rd.
Solomons, MD. 20688
Owner/Developer: Sunset Terrace Solomons LLC

Thomas K. Reinecker AIA, Architect
12002 Palisades Drive
Dunkirk, MD 20754
301-855-9020
Fax: 410-257-0777

REVISIONS

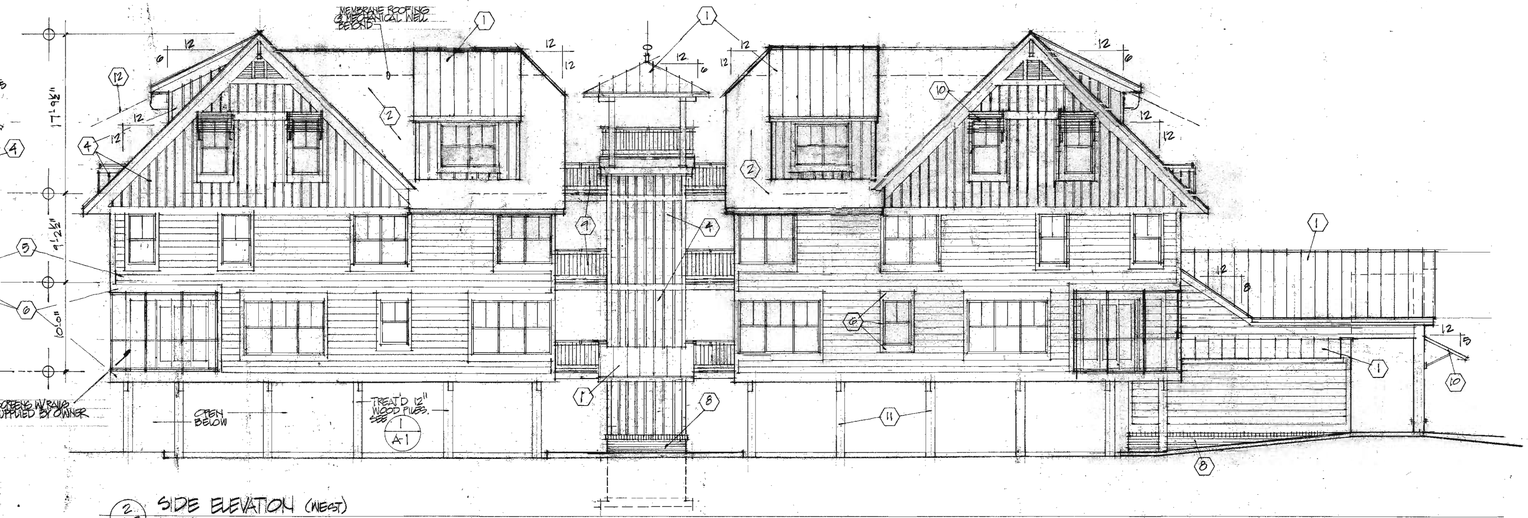
11-7	PROGRESS PRINTS
11-23	FINISHED SHELL BID SET
10-24	PERMIT SUBMISSION
8-14-24	FINAL REVIEW
9-17-24	OWNERS BID

SHEET TITLE
THIRD FLOOR PLAN
DETAIL PLAN.

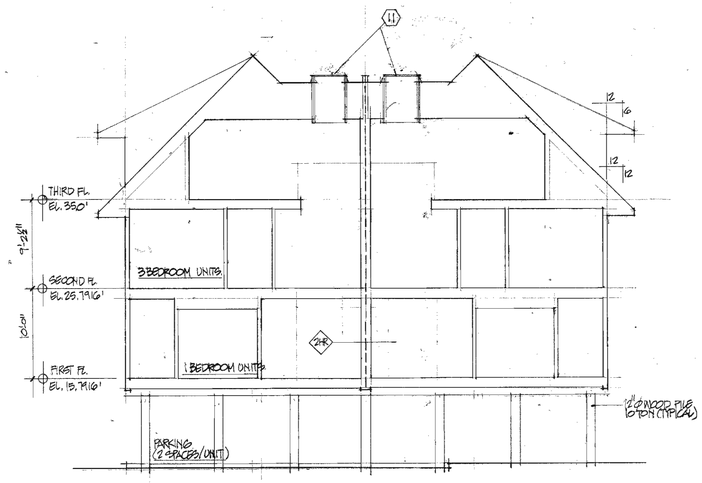
DATE

A4
SHEET NUMBER

1 A-5 FRONT ELEVATION (SOUTH)
1/8"=1'-0"



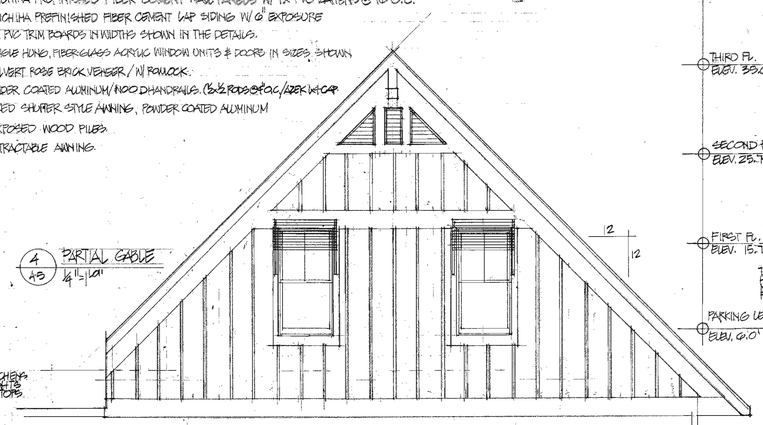
2 A-5 SIDE ELEVATION (WEST)
1/8"=1'-0"



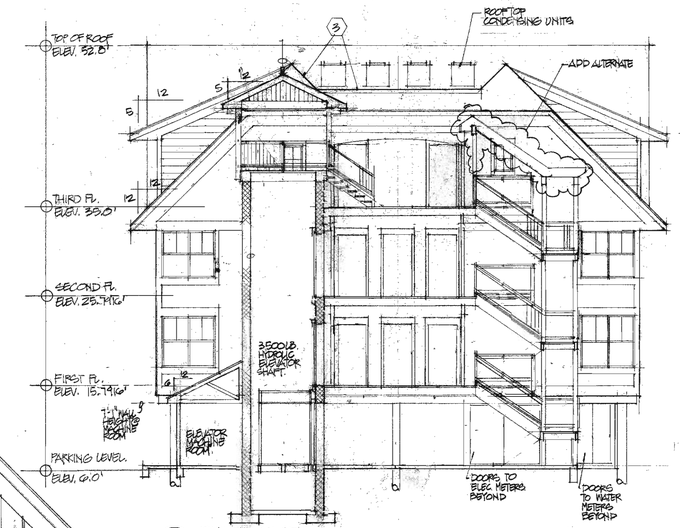
3 A-5

MATERIAL KEY

1. "PAC CLAD" 24 GA. STANDING SEAM MTL. ROOF OVER SELF-ADHERED WATER-PROOFING MEMBRANE OVER 5/8" T&G SHEATHING OVER WOOD TRUSSES / FRAMING AS SHOWN.
2. COMPOSITE WOOD SHAKES BY TAPCO, GLASS FIBER REINFORCED, STAINLESS ROOF SHINGLES OVER RUBER ROOFING MEMBRANE OVER 5/8" T&G SHEATHING OVER WOOD TRUSSES / FRAMING.
3. BARGLASS TPO 60 MIL MEMBRANE ROOFING 25 YEAR OVER FIBERGLASS WATER BASED ADHESIVE OVER 5/8" T&G SHEATHING OVER WOOD TRUSSES / FRAMING.
4. NICHIHA PREFINISHED FIBER CEMENT WALL PANELS W/ 1x PVC BATTENS @ 16" O.C.
5. NICHIHA PREFINISHED FIBER CEMENT LAP SIDING W/ 6" EXPOSURE
6. 1x PVC TRIM BOARDS IN WIDTHS SHOWN IN THE DETAILS.
7. SINGLE HUNG, FIBER-GLASS ACRYLIC WINDOW UNITS & DOORS IN SIZES SHOWN
8. CALVERT ROSS BRICK VENEER / W ROWLOCK.
9. POWDER COATED ALUMINUM/WOOD HANDRAILS. (1 1/2 RODS @ 6" O.C./AZEK WRAP
10. FIXED SHUTTER STYLE AWNING, POWDER COATED ALUMINUM
11. EXPOSED WOOD PILES
12. RETRACTABLE AWNING



4 A-5 PARTIAL GABLE
1/4"=1'-0"



5 A-5 BUILDING SECTION

6 A-5 SIDE ELEVATION (EAST)
1/8"=1'-0"

7 A-5 WATERSIDE/HARBOUR ELEVATION (NORTH)
1/8"=1'-0"

ARCHITECT 6164-A
LICENSE NO. 1224

PROJECT TITLE

SUNSET TERRACE CONDOMINIUMS
14474 & 14478 South Solomons Island Rd.
Solomons, MD. 20688
Owner/Developer: Sunset Terrace Solomons LLC

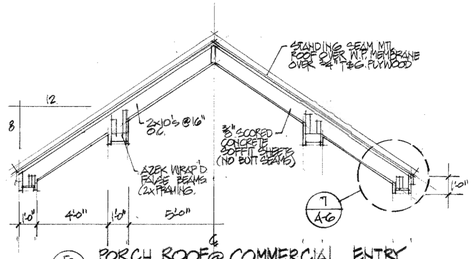
Thomas K. Reinecker AIA, Architect
12002 Palisades Drive
Dunkirk, MD 20754
301-855-9020
Fax: 410-257-0777

REVISIONS

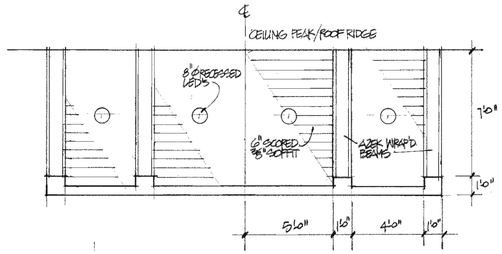
1-7	PROGRESS PRINTS
1-28	FINISHED SHELL BID SET
1-30-91	PERMIT SUBMISSION
5-14-91	FINAL REVISION
6-17-91	CONDOS BID

SHEET TITLE
EXTERIOR ELEVATIONS, DETAILS, SECTIONS.

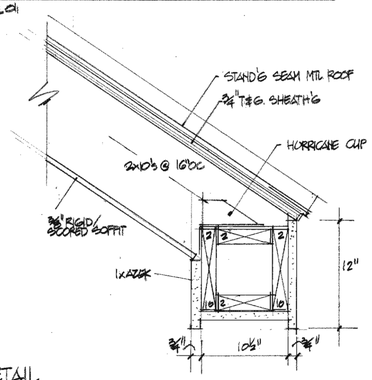
A5
DATE SHEET NUMBER



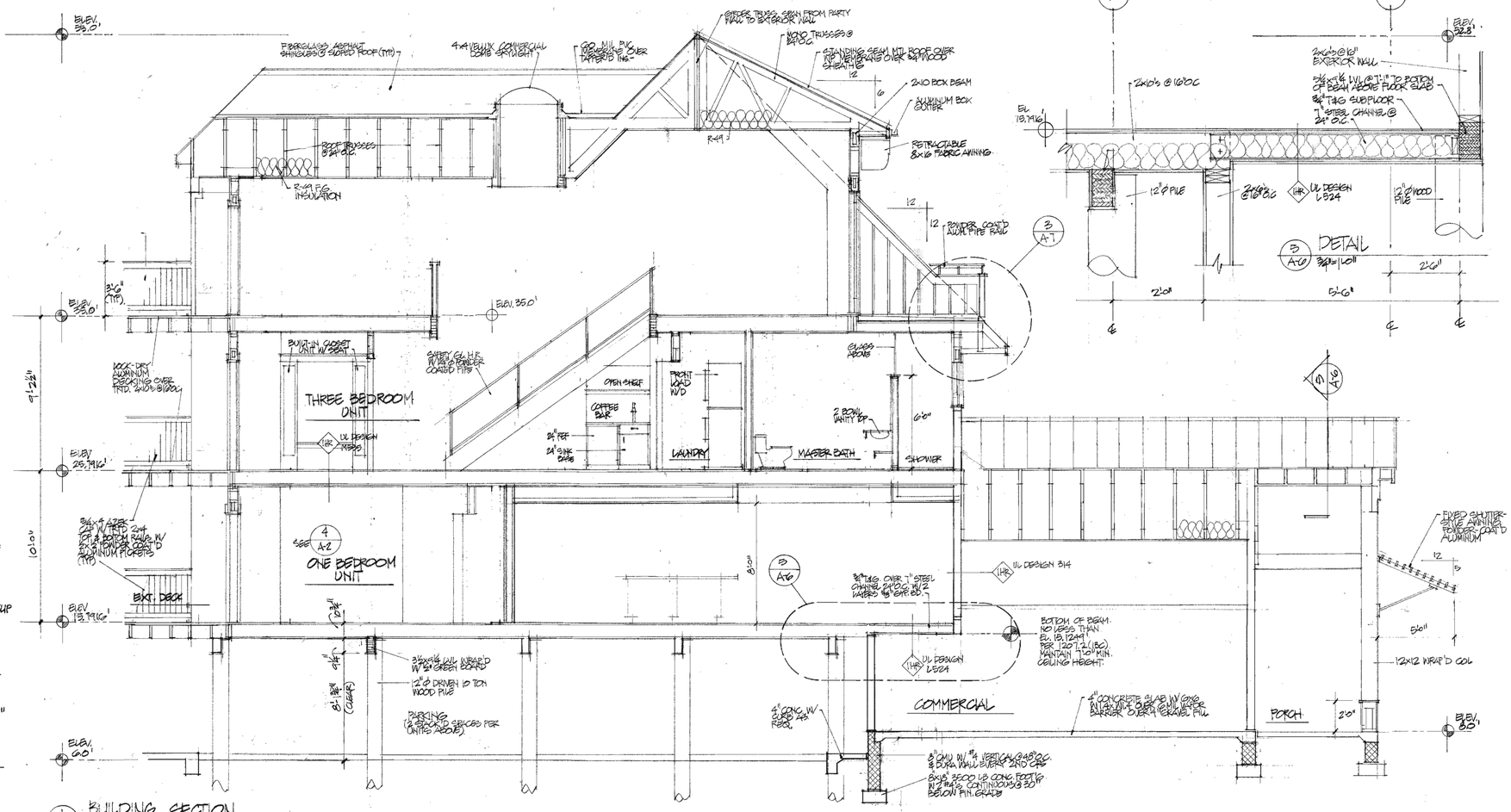
PORCH ROOF @ COMMERCIAL ENTRY
1/4" = 1'-0"



PORCH REFLECTED CEILING PLAN
1/4" = 1'-0"

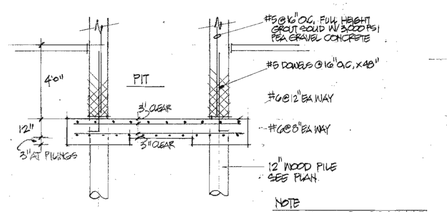


DETAIL
1/2" = 1'-0"

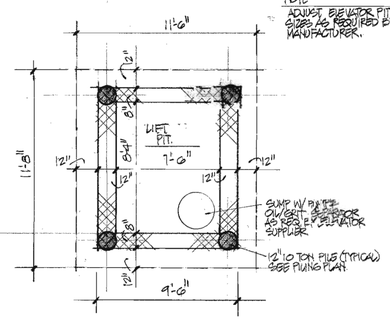


BUILDING SECTION
1/4" = 1'-0"

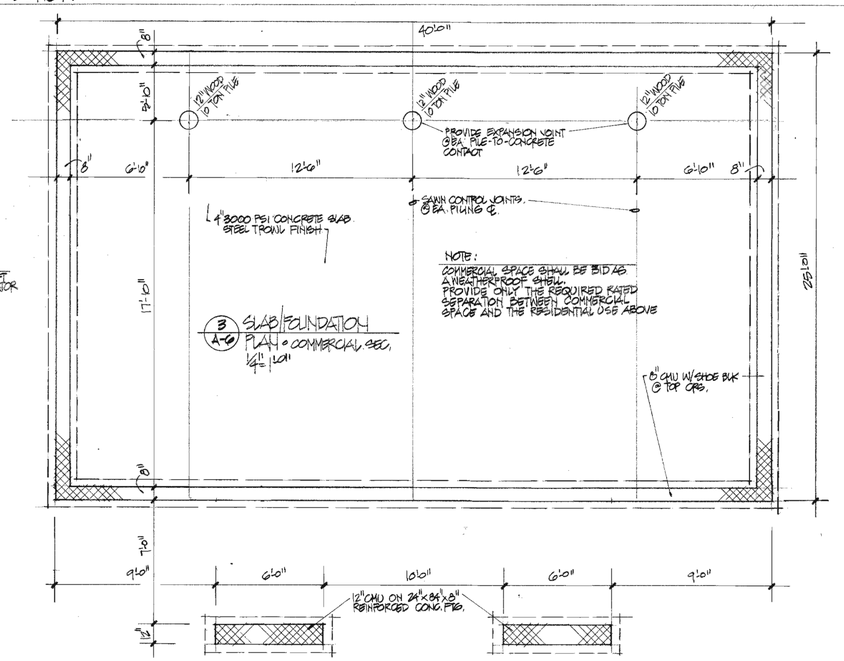
DETAIL
3/4" = 1'-0"



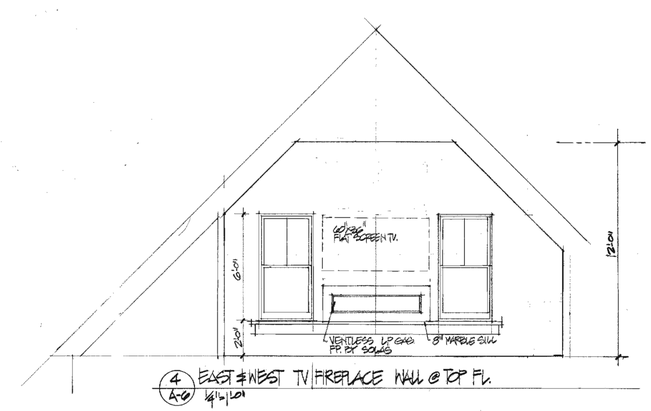
NOTE
ADJUST ELEVATOR PIT & SHAFT SIZES AS REQUIRED BY ELEVATOR MANUFACTURER.



ELEVATOR SHAFT
1/4" = 1'-0"



SLAB/FOUNDATION PLAN • COMMERCIAL SEC.
1/4" = 1'-0"



EAST & WEST TV FIREPLACE WALL @ TOP FL.
1/4" = 1'-0"

Thomas K. Reinecker AIA, Architect
12002 Palisades Drive
Dunkirk, MD 20754
301-855-9020
Fax: 410-257-0777

LICENSE #: 6184 EXPIRES: 9-12-24

PROJECT TITLE

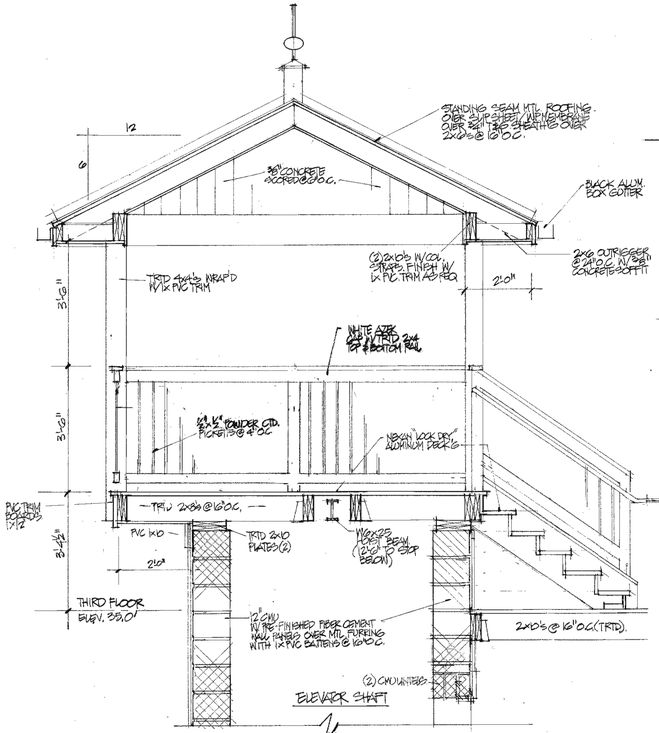
SUNSET TERRACE CONDOMINIUMS
14474 & 14478 South Solomons Island Rd.
Solomons, MD. 20688
Owner/Developer: Sunset Terrace Solomons LLC

REVISIONS

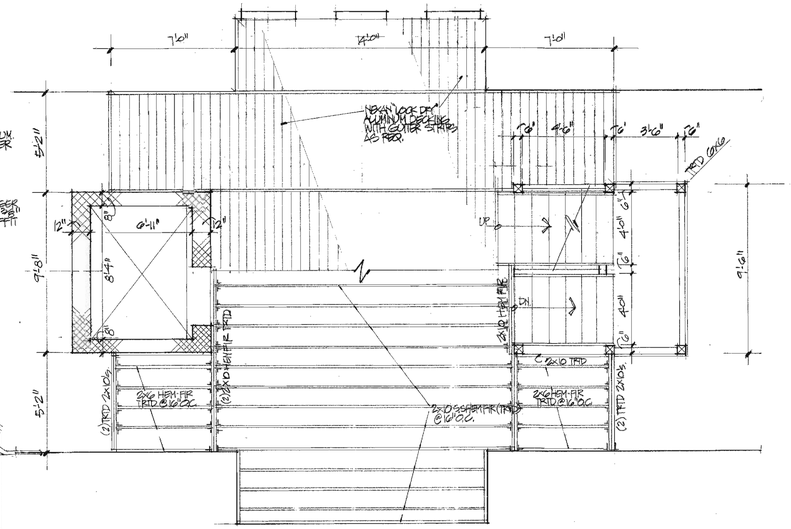
11-1	PROGRESS PRINTS
1-28	FINISHED SHELL BID SET
1-28-24	PERMIT SUBMISSION
8-14-24	FINAL REVISION
9-11-24	OWNERS BID

SHEET TITLE
SECTIONS, DETAILS, SLAB & PLAN, ELEVATOR.

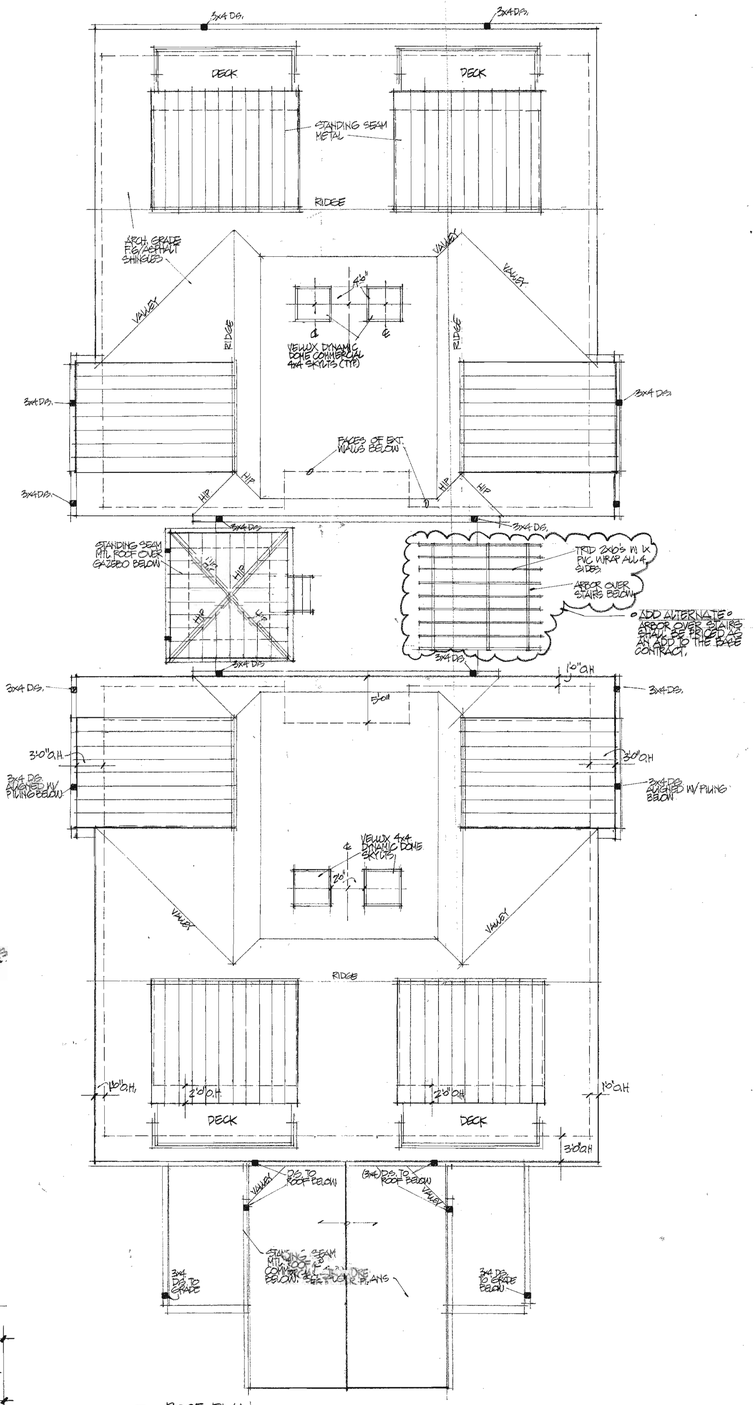
A6
DATE SHEET NUMBER



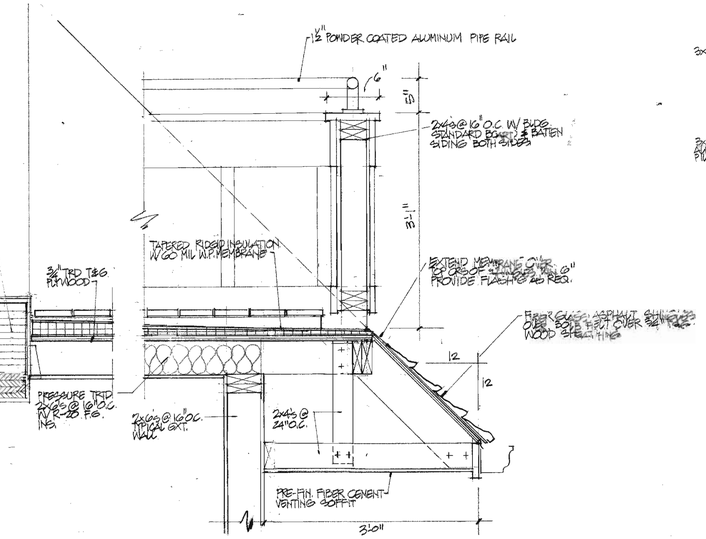
1 A-7 ROOF-TOP GAZEBO SECTION DETAIL
1/4" = 1'-0"



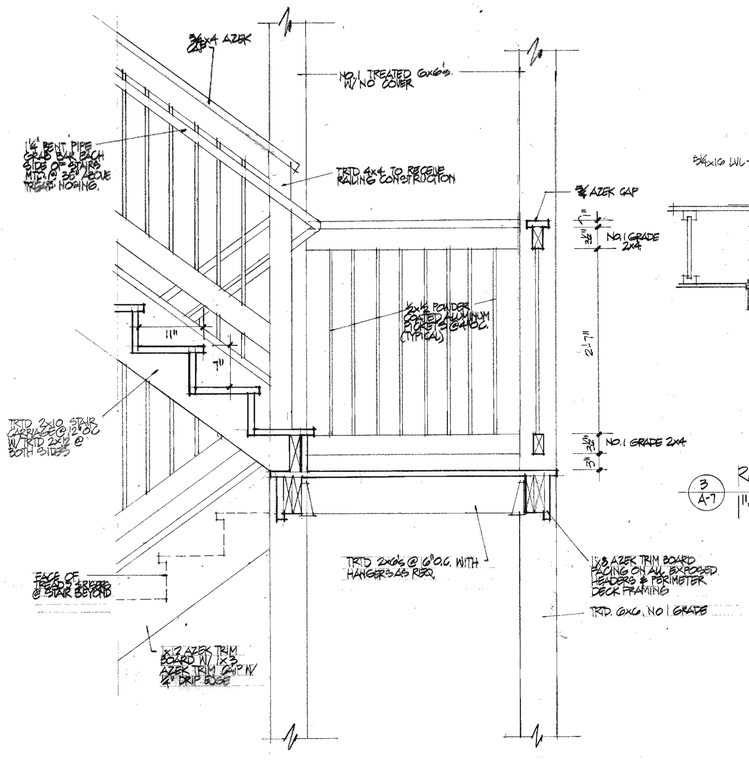
2 A-7 TYPICAL COMMON AREA/ELEVATOR LANDING & STAIR • PLAN
1/4" = 1'-0"



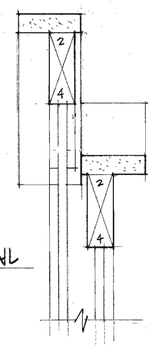
4 A-7 ROOF PLAN
1/8" = 1'-0"



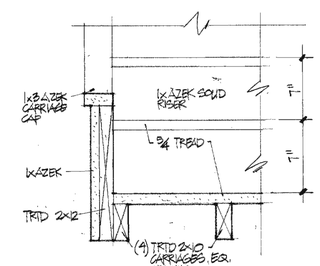
3 A-7 ROOF DECK • SECTION DETAIL
1" = 1'-0"



5 A-7 STAIR DETAIL
1" = 1'-0"



6 A-7 HAND RAIL • DETAIL
3" = 1'-0"



7 A-7 DETAIL @ STAIR CARRIAGE BOARD
1 1/2" = 1'-0"

THOMAS K. REINECKER ARCHITECT SEAL
LICENSE 8404 EXPIRES 5-12-24

PROJECT TITLE

SUNSET TERRACE CONDOMINIUMS
14474 & 14478 South Solomons Island Rd.
Solomons, MD. 20688
Owner/Developer: Sunset Terrace Solomons LLC

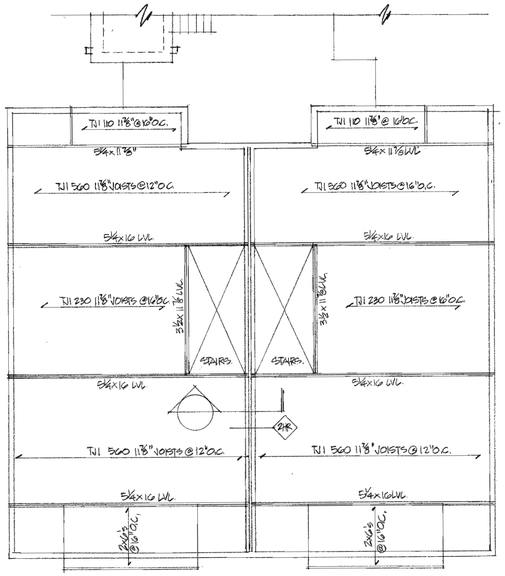
Thomas K. Reinecker AIA, Architect
12002 Palisades Drive
Dunkirk, MD 20754
301-855-9020
Fax: 410-257-0777

REVISIONS

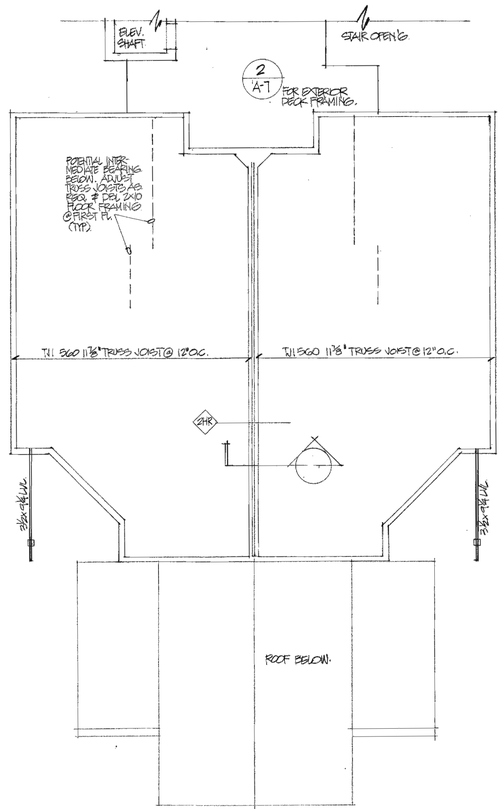
11-7	PROGRESS PRINTS
11-29	FINISHED SHELL BID SET
11-5-21	PERMIT SUBMISSION
8/11/22	FINAL REVIEW
11/7/22	OWNER'S BID

SHEET TITLE
ROOF PLAN, DECK FRAMING PLAN, GAZEBO SECTION

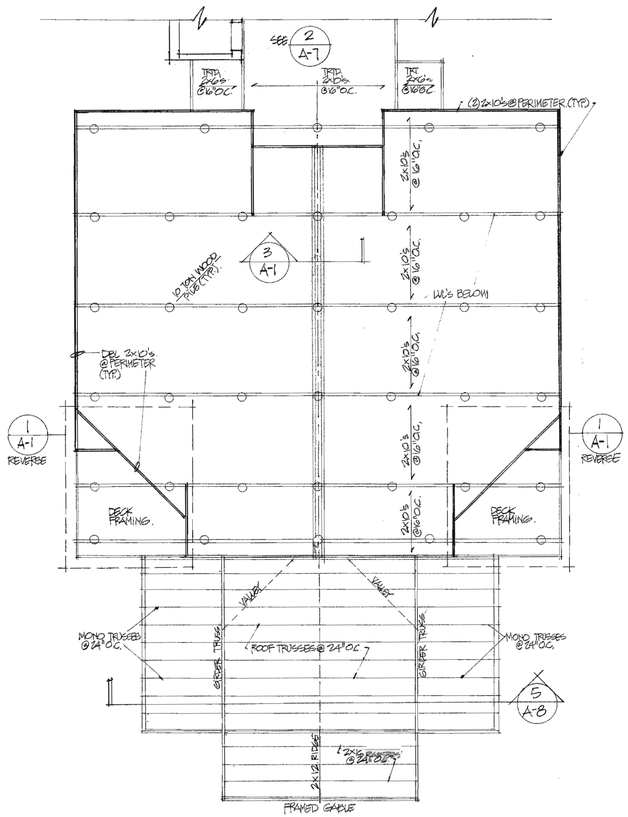
A7
DATE SHEET NUMBER



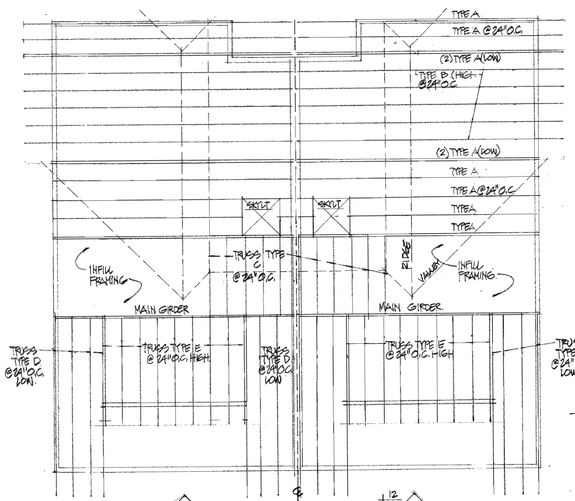
1 A-8 THIRD FLOOR • FRAMING.
⅛"=1'0"



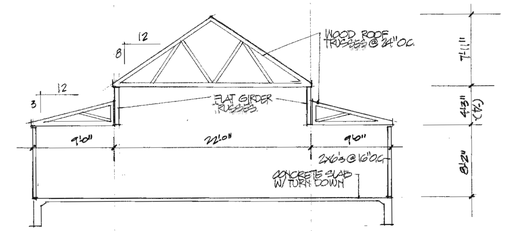
2 A-8 SECOND FLOOR • FRAMING PLAN
⅛"=1'0"



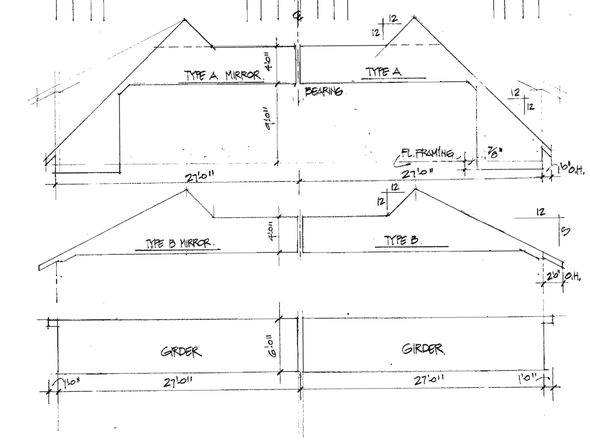
3 A-8 FIRST FLOOR • FRAMING PLAN & ROOF FRAMING @ COMMERCIAL SPACE
⅛"=1'0"

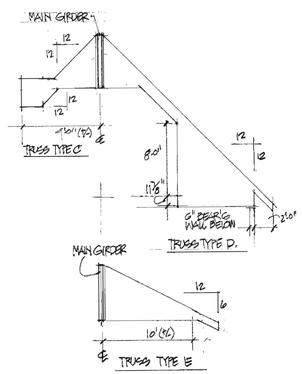


4 A-8 ROOF FRAMING & TRUSS PLAN
⅛"=1'0"



5 A-8 ROOF SECTION
⅛"=1'0"





ARCHITECT 6164-A
THOMAS K. REINECKER JR.
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LICENSE 6164 EXPIRES 9-12-24

PROJECT TITLE

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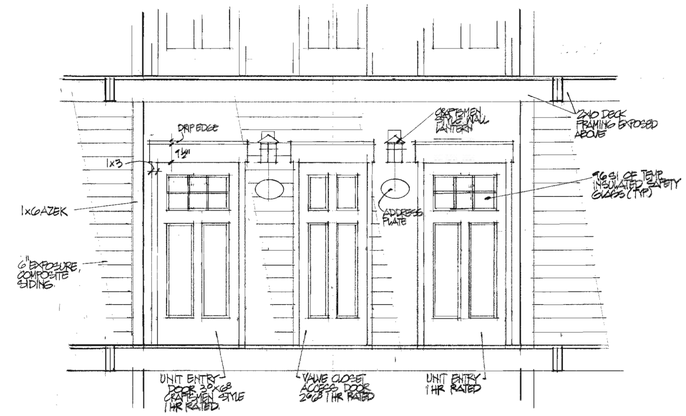
301-855-9020
Fax: 410-257-0777

REVISIONS

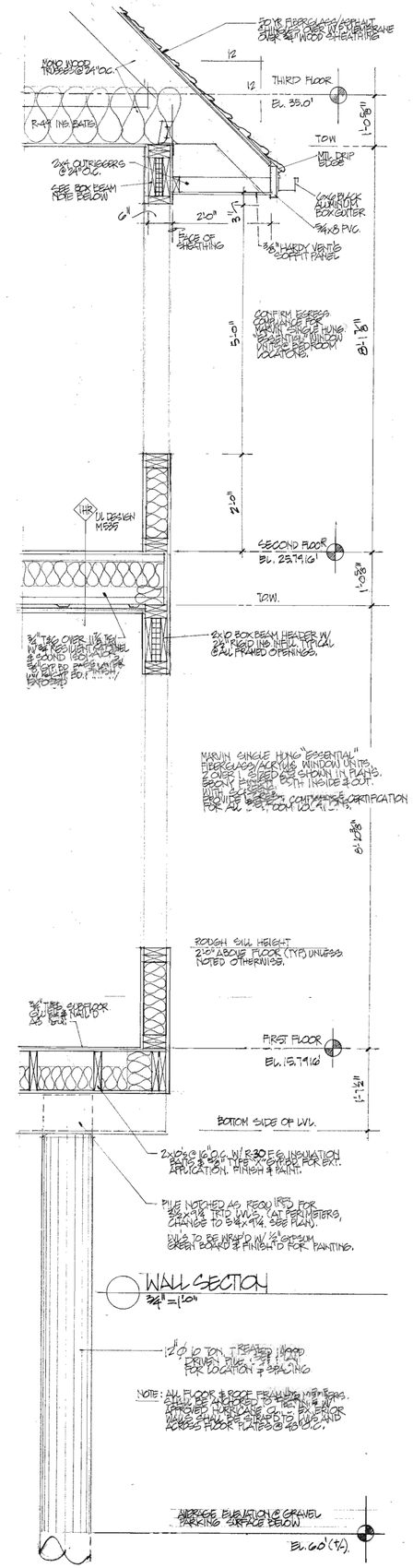
1-17	PROGRESS PRINTS
1-24	FINAL PRINTS FOR BID SET
6-6-24	PERMIT CORRECTIONS
8-14-24	FINAL REVIEW
8-27-24	OWNER'S BID

SHEET TITLE
FRAMING PLANS & SECTIONS.

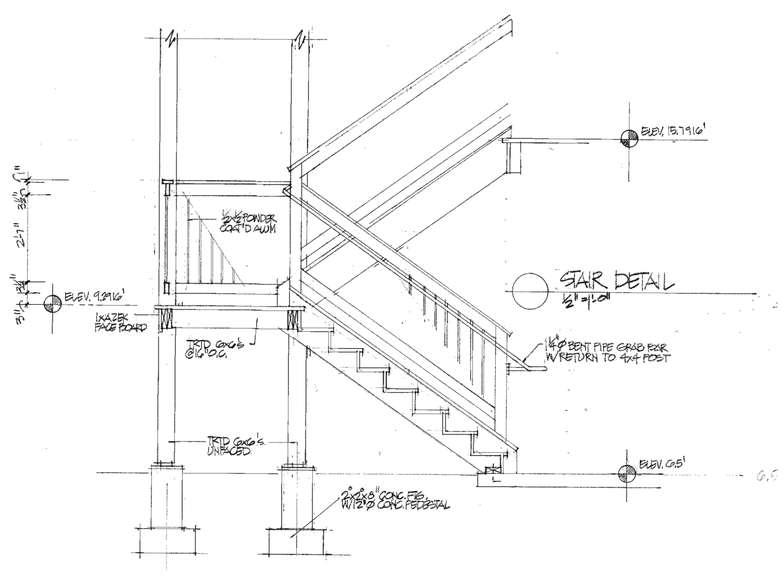
DATE
SHEET NUMBER **A8**



TYPICAL ENTRY ELEVATION
3/8"=1'0"



WALL SECTION
3/4"=1'0"



STAIR DETAIL
1/2"=1'0"

ARCHITECT
THOMAS K. REINECKER
6104-A
LICENSE #4104 EXPIRES 9-13-24

PROJECT TITLE

SUNSET TERRACE CONDOMINIUMS
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301-855-9020
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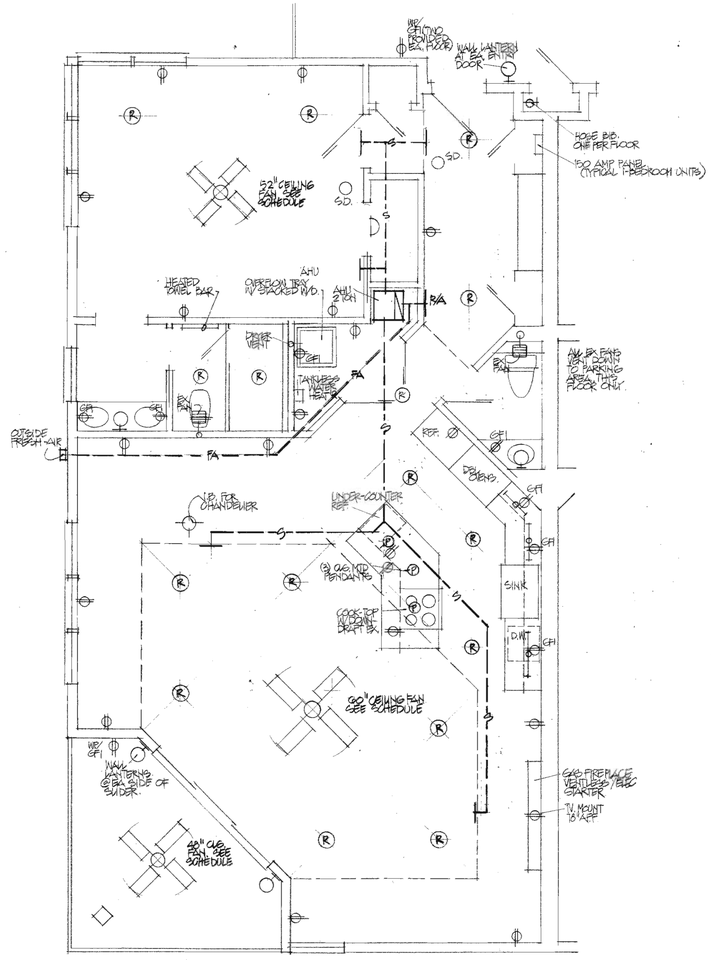
REVISIONS

4/17	PROGRESS PRINTS
11/20	FINISHED SHELL BID SET
1/6/24	PERMIT SUBMISSION
3/18/24	FINAL REVIEW
4/12/24	OWNER'S BID

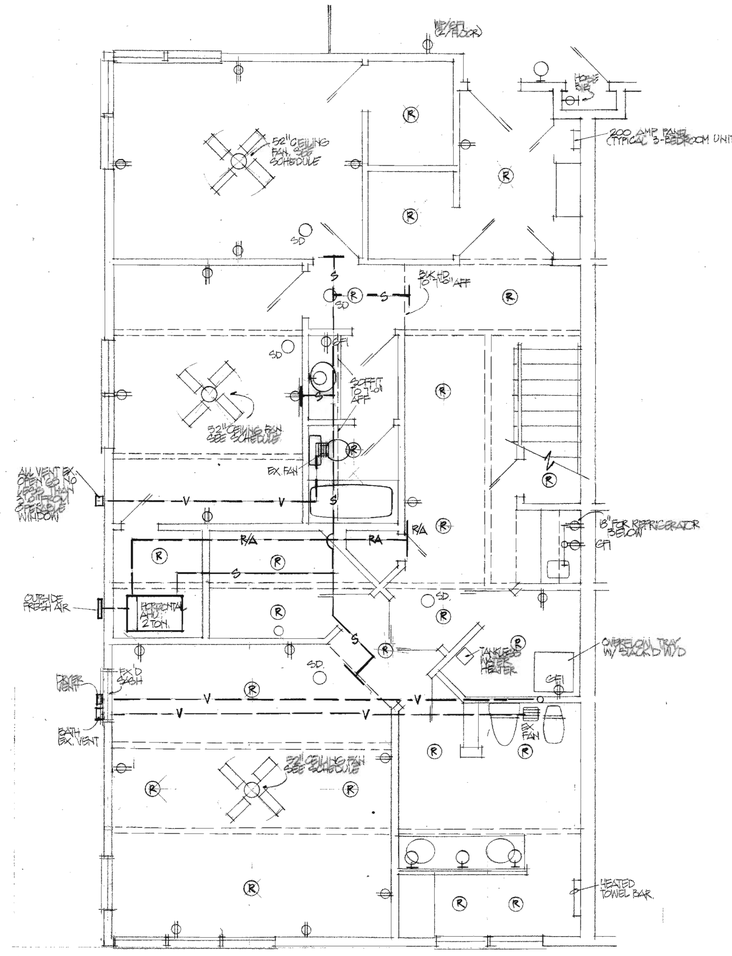
SHEET TITLE: WALL SECTION STAIR DETAILS

A9

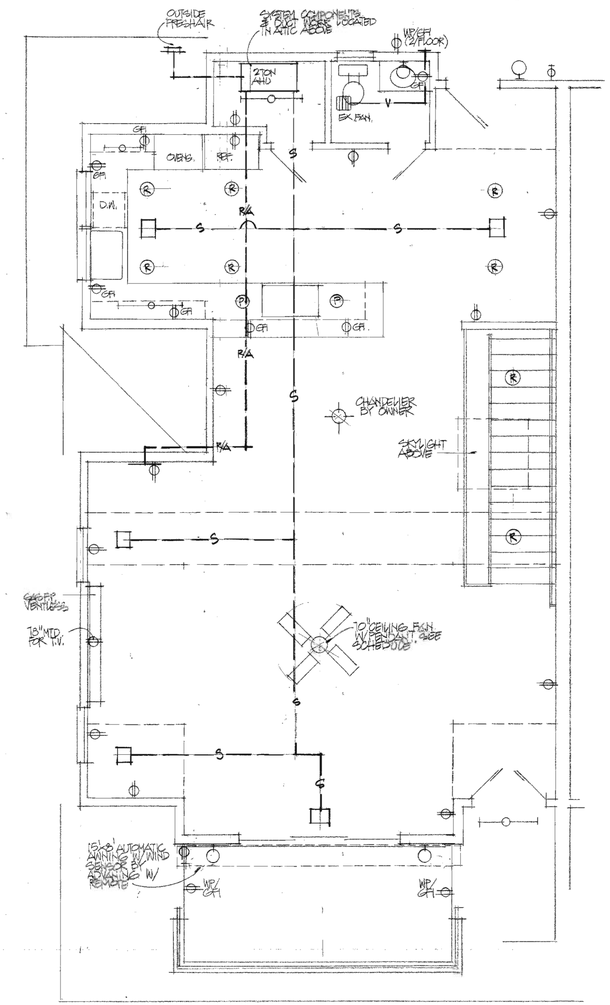
DATE SHEET NUMBER



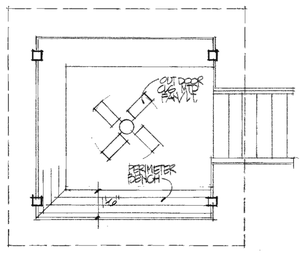
FIRST FLOOR • 1 BEDROOM UNIT.
1/4" = 1'-0"



SECOND FLOOR • 3 BEDROOM UNIT
1/4" = 1'-0"



THIRD FLOOR • 3 BEDROOM LIVING AREA
1/4" = 1'-0"



GAZEBO PLAN (LIGHTING).
1/4" = 1'-0"

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE #: _____ EXPIRES: _____

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REVISIONS

5/24	REVIEW • M&E REVISIONS
8/14/14	FINAL REVIEW
9/17/14	OWNERS BID

SHEET TITLE
REVISED ELECTRICAL & MECHANICAL (SUPERSEDES E-OR-MOD)

A10
DATE SHEET NUMBER

GENERAL NOTES - PLUMBING

A. COORDINATE THE LOCATION OF DRAINS, THERMOSTATS, GAS OUTLETS, ETC., WITH ALL CASEWORK EQUIPMENT, MECHANICAL ROOM EQUIPMENT, ETC., PRIOR TO COMMENCING INSTALLATION. WORK NOT SO COORDINATED SHALL BE REMOVED AND PROPERLY INSTALLED AT THE EXPENSE OF THE CONTRACTOR.
B. THE CONTRACTOR SHALL EXERCISE EXTREME CARE IN THE COURSE OF THEIR WORK SO AS TO ENSURE THAT THEY DO NOT INTERRUPT ANY EXISTING SERVICE. FOR SAFETY PURPOSES, PAY PARTICULAR ATTENTION TO THIS PRECAUTION RELATIVE TO NATURAL GAS AND ELECTRICAL LINES. VERIFY THE LOCATION, SIZE, TYPE, ETC., OF EACH UNDERGROUND OR OVERHEAD UTILITY. ALL WORK SHALL BE PERFORMED IN ACCORD WITH ALL FEDERAL, STATE AND/OR LOCAL RULES, REGULATIONS, STANDARD AND SAFETY REQUIREMENTS. UTILITIES SHALL BE INSTALLED IN ACCORD WITH THE APPLICABLE MUNICIPALITY OR UTILITY COMPANY STANDARDS. IN ALL CASES, THE MOST STRINGENT REQUIREMENT SHALL APPLY.
C. ALL NEW WORK SHALL BE HUNG FROM STRUCTURE, NOT FROM THE WORK OF OTHER TRADES, WHETHER EXISTING OR NEW.
D. OBSERVE ALL APPLICABLE CODES, RULES AND REGULATIONS THAT MAY APPLY TO THE WORK UNDER THIS CONTRACT. (CITY, COUNTY, LOCAL, FEDERAL, MUNICIPALITY, UTILITY COMPANY.
E. ALL PENETRATIONS OF FIRE AND SMOKE RATED ASSEMBLIES SHALL BE APPROPRIATELY FIRE STOPPED PER AN APPROVED U.L. LISTED STANDARD. CONTRACTOR SHALL PAY PARTICULAR ATTENTION TO INSULATED PIPING PENETRATIONS.
F. ALL WORK REQUIRING DOWNTIME OF ANY AREA IN THE BUILDING SHALL BE SCHEDULED 2 WEEKS IN ADVANCE, AND SHALL COMPLY WITH INTERIM LIFE SAFETY MEASURES.
G. ALL PIPING IN ROOMS WITH CEILINGS SHALL BE ABOVE CEILING EXCEPT AS NOTED.
H. ALL PLUMBING WORK SHALL BE CONSTRUCTED IN COMPLIANCE WITH PLANS APPROVED BY AND BEARING THE APPROVAL STAMP OF THE GOVERNING DIVISION OF AUTHORITY. THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL HE HAS RECEIVED SUCH APPROVED PLANS.
I. LOCATIONS OF PIPING AND EQUIPMENT ARE APPROXIMATE AND SUBJECT TO MINOR ADJUSTMENTS IN THE FIELD. DO NOT SCALE THE DRAWINGS.
J. ALL OFFSETS IN PIPING ARE NOT NECESSARILY SHOWN. PROVIDE ADDITIONAL OFFSETS WHERE NECESSARY.
K. THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY COMPANY FEES OR OTHER COSTS THAT ANY UTILITY COMPANY MAY REQUIRE TO COMPLETE THEIR WORK. (GAS, SEWER, WATER, ETC.).
L. WHERE MOUNTING HEIGHTS ARE NOT INDICATED OR ARE IN CONFLICT WITH ANY OTHER BUILDING SYSTEM, REFER ALSO TO ARCHITECTURAL WALL INTERIOR AND EXTERIOR WALL ELEVATIONS, CEILING HEIGHTS AND OTHER DETAIL OF THESE DOCUMENTS.
M. ANY VIBRATING, OSCILLATING OR OTHER NOISE OR MOTION PRODUCING EQUIPMENT SHALL BE ISOLATED FROM SURROUNDING SYSTEMS IN AN APPROVED MANNER. NOISY OR STRUCTURALLY DAMAGING INSTALLATIONS SHALL BE SATISFACTORILY REPLACED OR REPAIRED AT THE INSTALLING CONTRACTOR'S EXPENSE. THE FINAL DECISION ON THE SUITABILITY OF A PARTICULAR INSTALLATION'S ACCEPTABILITY SHALL BE THAT OF THE ENGINEER.
N. DEVIATIONS IN SIZE, CAPACITIES, FIT, FINISH, ETC. FOR EQUIPMENT FROM THAT USED AS BASIS OF DESIGN SHALL BE THE RESPONSIBILITY OF THE PURCHASER OF THAT EQUIPMENT. ANY PROVISIONS REQUIRED TO ACCOMMODATE A DEVIATION, WHETHER APPROVED BY THE ENGINEERS OR NOT, SHALL BE THE RESPONSIBILITY OF THE PURCHASER.
O. VALVES, BALANCING DAMPERS OR ANY MECHANICAL/ELECTRICAL ITEM REQUIRING ACCESS SHALL NOT BE LOCATED ABOVE A HARD CEILING. IF THIS IS NOT POSSIBLE, THEN AN APPROPRIATELY SIZED ACCESS DOOR SHALL BE PLACED UNDER THE ITEM TO ALLOW EASY MAINTENANCE AND ADJUSTMENT. ADDITIONALLY ALL SUCH ITEMS SHALL NOT BE LOCATED AN UNREASONABLE DISTANCE ABOVE THE CEILINGS. IN GENERAL ALL SUCH ITEMS UNLESS INDICATED OTHERWISE SHALL BE MOUNTED SIX TO TWELVE INCHES ABOVE THE CEILING.
P. ALL MANHOLES, VAULTS AND SIMILAR UNDERGROUND STRUCTURES SHALL HAVE THE TOP ELEVATION SET FLUSH WITH FINISHED GRADE UNLESS SPECIFICALLY NOTED OTHERWISE.
Q. WHEN RUNNING ANY TYPE OF PIPING BELOW A FOOTER, OR IN THE ZONE OF INFLUENCE THE PIPING SHALL BE BACKFILLED WITH CEMENTITIOUS FLOWABLE FILL PER SPECIFICATIONS. WHENEVER POSSIBLE, LOCATE PIPING OUTSIDE OF THE ZONE OF INFLUENCE. THE ZONE OF INFLUENCE IS THE AREA UNDER THE FOOTER WITHIN A 45 DEGREE ANGLE PROJECTING DOWN FROM THE BOTTOM EDGE OF THE FOOTER OF ALL SIDES OF THE FOOTER. ADDITIONALLY, GREASE TRAPS, MANHOLES, VAULTS AND OTHER UNDERGROUND STRUCTURES SHALL BE HELD AWAY FROM BUILDING WALLS FAR ENOUGH TO BE OUTSIDE OF THE ZONE OF INFLUENCE.
R. WORK IN CONFINED AREAS SHALL BE IN ACCORDANCE WITH THE OWNER'S SAFETY POLICY REQUIREMENTS.

ABBREVIATIONS

AC	ALTERNATING CURRENT
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AFR	ABOVE FINISHED ROOF
AFUE	ANNUAL FUEL UTILIZATION EFFICIENCY
AHJ	AUTHORITY HAVING JURISDICTION
AMP	AMPERE (AMP, AMPS)
ANSI	AMERICAN NATIONAL STANDARD INSTITUTE
APD	AIR PRESSURE DROP
ASHRAE	AMERICAN SOCIETY OF HEATING, REFRIGERATION, AND AIR-CONDITIONING ENGINEERS
AVG	AVERAGE
BAS	BUILDING AUTOMATION SYSTEM
BHP	BREAK HORSEPOWER
BTU	BRITISH THERMAL UNIT
BV	BALANCING VALVE
CAP	CAPACITY
CD	CONDENSATE DRAIN
CFM	CUBIC FEET PER MINUTE
C.I.	CAST IRON
CLG	CEILING
CLR	CLEAR
CO	CLEAN OUT
COND	CONDENS (-ER, -ING, -ATION, -ATE)
CONT	CONTINU (-ED, -OUS)
CU FT	CUBIC FEET
CU IN	CUBIC INCHES
CV	VALVE FLOW COEFFICIENT
dB	DECIBEL
DB	DRY BULB
DC	DIRECT CURRENT
DD	DUCT SMOKE DETECTOR
DDC	DIRECT DIGITAL CONTROLS
DEG	DEGREE (-S)
DIA	DIAMETER (-S)
DN	DOWN
DWG	DRAWING
EC	ELECTRICAL CONTRACTOR
ELEV	ELEVA (-TION, -TOR)
ENGR	ENGINEER
EQ	EQUAL
ESP	EXTERNAL STATIC PRESSURE
ETR	EXISTING TO REMAIN
EVAP	EVAPORAT (-E, -ING, -ED, -OR, -ION)
EWT	ENTERING WATER TEMPERATURE
EXP	EXPANSION
EXT	EXTERIOR
FCO	FLOOR CLEAN OUT
FA	FREE AREA

ABBREVIATIONS (CONTINUED)

FL	FLOOR
FLA	FULL LOAD AMPS
FOB	FLAT ON BOTTOM
FOT	FLAT ON TOP
FPC	FIRE PROTECTION CONTRACTOR
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET **OR** FOOT
FUT	FUTURE
FV	FACE VELOCITY
GA	GAGE/GAUGE
GAL	GALLON (-S)
GC	GENERAL CONTRACTOR
GPD	GALLONS PER DAY
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GR	GRAINS
H	HUMIDITY
HD	HEAD
HG	MERCURY
HORIZ	HORIZONTAL
HP	H (-ORSEPOWER, -EAT PUMP)
HR	HOUR (-S)
HVAC	HEATING, VENTILATING, & AIR-CONDITIONING
Hz	HERTZ
ID	I (-DENTIFICATION, -NSIDE DIAMETER, -NSIDE DIMENSION)
IN	INCH (-ES)
INSUL	INSULAT (-ED, -ION)
INT	INTER (-IOR, -ERVAL)
IPS	IRON PIPE SIZE
kW	KILOWATT
kWh	KILOWATT HOUR
LBS	POUNDS
LF	LINEAR FEET/FOOT
LRA	LOCKED ROTOR AMPS
LWT	LEAVING WATER TEMPERATURE
MAX	MAXIMUM
MBH	BTU PER HOUR [THOUSANDS]
MCA	MINIMUM CIRCUIT AMPS
MFG	MANUFACTURER
MIN	MIN (-IMUM, -UTE)
MISC	MISCELLANEOUS
MOCP	MAXIMUM OVERCURRENT PROTECTION [AMPS]
MTG	MOUNTING
N/A	NOT APPLICABLE
NC	NOISE CRITERIA **OR** NORMALLY CLOSED
NIC	NOT IN CONTRACT

ABBREVIATIONS (CONTINUED)

NO	NORMALLY OPEN **OR** NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DI (-AMETER, -MENSION)
OFOI	OWNER FURNISHED, OWNER INSTALLED
OR	OPEN RECEPTACLE
OZ	OUNCE (-S)
PC	PLUMBING CONTRACTOR
PD	PRESSURE DROP
PH	PHASE [ELECTRICAL]
PLBG	PLUMBING
PPM	PARTS PER MILLION
PRS	PRESSURE REDUCING STATION
PRV	PRESSURE REDUCING VALVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSIG	PPSI GAUGE
RLA	RUNNING LOAD AMPS
RPM	REVOLUTIONS PER MINUTE
SQ	SQUARE
SQ FT	SQUARE FEET **OR** FOOT
SQ IN	SQUARE INCH **OR** INCHES
TAB	TESTING AND BALANCING
TBD	TO BE DETERMINED
TE	TOP ELEVATION
TEMP	TEMPERATURE
TPA	TRAP PRIMER ADAPTER
TSP	TOTAL STATIC PRESSURE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
V	VOLT (-AGE, -S)
VAR	VARI (-ABLE, -IES)
VAV	VARIABLE AIR VOLUME
VEL	VELOCITY
VFD	VARIABLE FEQUENCY DRIVE
W	WATT (-AGE, -S)
WB	WET BULB
WBT	WET BULB TEMPERATURE
WPD	WATER PRESSURE DROP
WT	WEIGHT
W/	WITH
W/O	WITHOUT
%	PERCENT
ΔP	DIFFERENTIAL PRESSURE
ΔT	TEMPERATURE DIFFERENCE
℄	CENTERLINE

NOTE: NOT ALL SYMBOLS AND ABBREVIATIONS MAY BE USED ON THIS PROJECT

GENERAL SYMBOLS

#	TAGGED NOTE DESIGNATOR
1	REVISION TRIANGLE
	ROOM TAG
TAG INSTANCE XXXX	EQUIPMENT TAG
XXX ##	DOMESTIC WATER RISER TAG
XXX ##	SANITARY, WASTE, & VENT RISER TAG
XXX ##	FIRE SUPPRESSION RISER TAG
	POINT OF CONNECTION
	POINT OF DEMOLITION
--D(XXX)--	PIPING TO BE DEMOLISHED - (XXX) DENOTES SYSTEM
--E(XXX)--	EXISTING PIPING - (XXX) DENOTES SYSTEM
--A(XXX)--	ABANDONED IN PLACE PIPING - (XXX) DENOTES SYSTEM

VALVE SYMBOL LEGEND

	TWO-WAY CONTROL VALVE
	THREE-WAY CONTROL VALVE
	AUTOMATIC AIR VENT (AAV)
	MANUAL AIR VENT (MAV)
	MANUAL BALANCING VALVE (BV)
	BALL VALVE
	BUTTERFLY VALVE
	TRIPLE DUTY VALVE (TDV)
	STRAINER
	MANUAL ISOLATION VALVE
	GLOBE VALVE
	OS&Y (GATE) VALVE
	PRESSURE REDUCING VALVE (STEAM, GAS, WATER, ETC.)
	AUTO-FLOW CONTROL VALVE
	CHECK VALVE
	DOUBLE CHECK VALVE ASSEMBLY

PLUMBING SYMBOL LEGEND

	FLEXIBLE PIPE CONNECTION
	FLOW METER (VENTURI)
	PIPING UNION
	FLOW SWITCH
	PRESSURE SWTICH
	TAMPER SWITCH
	THERMOMETER
	PETE'S PLUG; TEMPERATURE/PRESSURE PORT

PLUMBING PIPING LEGEND

	PIPE ELBOW TURNING UP
	PIPE ELBOW TURNING DOWN
	PIPE TEE; CONNECTION ON TOP
	PIPE TEE; CONNECTION ON BOTTOM
	PIPE CAP
AVT	ACID VENT
AW	ACID WASTE
CA	COMPRESSED AIR
CAI/E	COMBUSTION AIR INTAKE/EXHAUST
CBS/R	CHILLED BEAM SUPPLY/RETURN
CD	CONDENSATE DRAIN
CO2	CARBON DIOXIDE
CST	CLEAN STEAM PIPING
CW	DOMESTIC COLD WATER (CW)
HW HW(#°F)	DOMESTIC HOT WATER (HW)
HWR HWR(#°F)	RECIRCULATED DOMESTIC HOT WATER (HWR)

FIXTURE UNIT SCHEDULE

FIXTURE	SANITARY (DFU)	DOMESTIC (SFU)
BT/SH	2	3
BIDET	1	2
DW	2	1.4
SK	2	1.4
LAV(PVT)	1	0.7
LAV(PUB)	1	2.0
SH	2	1.4
WASHMACH	2	1.4
WC(PVT)	4	2.2
WC(PUB)	4	5.0

APPLICABLE BUILDING CODES

APPLICABLE BUILDING CODES	DOCUMENT	YEAR
MARYLAND ACCESSIBILITY CODE (MAC W/ CALVERT COUNTY AMENDMENTS)	STATE EDITION	2012
INTERNATIONAL BUILDING CODE (IBC W/ CALVERT COUNTY AMENDMENTS)	STATE EDITION	2018
INTERNATIONAL RESIDENTIAL CODE (IRC W/ CALVERT COUNTY AMENDMENTS)	STATE EDITION	2018
INTERNATIONAL ENERGY CONSERVATION CODE (IECC W/ CALVERT COUNTY AMENDMENTS)	STATE EDITION	2018
INTERNATIONAL MECHANICAL CODE (IMC W/ CALVERT COUNTY AMENDMENTS)	STATE EDITION	2018
INTERNATIONAL PLUMBING CODE (IPC & 2015 NSPC W/ CALVERT COUNTY AMENDMENTS)	STATE EDITION	2018
FIRE CODE (NFPA W/ CALVERT COUNTY AMENDMENTS)	NFPA 1	2021
STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS (NFPA)	NFPA 13	2016
STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, LOW-RISE RESIDENCE (NFPA)	NFPA 13R	2016
FUEL GAS CODE (NFPA W/ CALVERT COUNTY AMENDMENTS)	NFPA 54	2018
NATIONAL ELECTRIC CODE (NFPA W/ CALVERT COUNTY AMENDMENTS)	NFPA 70	2017
NATIONAL FIRE ALARM & SIGNALING CODE	NFPA 72	2016

SHEET LIST - PLUMBING

SHEET #	SHEET NAME
P1	PLUMBING LEGEND
P2	PLUMBING SPECIFICATIONS
P3	PLUMBING SPECIFICATIONS
P4	GROUND FLOOR PLUMBING PLAN
P5	FIRST FLOOR PLUMBING PLAN
P6	SECOND FLOOR PLUMBING PLAN
P7	THIRD FLOOR PLUMBING PLAN
P8	PLUMBING DETAILS AND SCHEDULES
P9	PLUMBING DOMESTIC WATER DIAGRAM
P10	PLUMBING SANITARY, WASTE AND VENT DIAGRAM
P11	NATURAL GAS RISER DIAGRAM

CMTA

Project Status

Sunset Condominium

Owner

Enter address here

PLUMBING LEGEND

CLIENT/CMTA JOB #:	WSSC22
DATE:	4/24/2023
DRAWN:	Author
CHECKED:	Checker

REVISIONS

P1

GENERAL NOTES:

1. PERFORM ALL WORK IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES, REGULATIONS, AND AUTHORITIES HAVING JURISDICTION.

2. EXISTING DUCTWORK AND PIPING LOCATIONS AND SIZES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS BEFORE THE FABRICATION OF NEW WORK.

3. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL MATERIALS NECESSARY TO COMPLETE SCOPE OF WORK UNLESS OTHERWISE SPECIFIED.

4. CONTRACTOR WILL ENCOUNTER CONDUIT, SPRINKLER, PIPING, WASTE AND VENT PIPING, ETC. DURING THE COURSE OF THE WORK. CONTRACTOR SHALL COORDINATE HIS/HER WORK WITH THE EXISTING CONDITIONS OR RELOCATE OBSTRUCTIONS AT NO ADDITIONAL COST TO THE OWNER.

5. CONTRACTOR SHALL NOT ORDER EQUIPMENT OR BEGIN FABRICATION OF PARTS PRIOR TO SHOP DRAWING APPROVAL.

6. STORE MATERIALS IN AREAS DESIGNATED BY THE OWNER OR OWNER'S REPRESENTATIVE.

7. PROVIDE TEMPORARY VENTILATION AND EXHAUST TO REMOVE FUMES, ODORS, AND GASES GENERATED DURING CONSTRUCTION. PROVIDE TEMPORARY HEAT AS REQUIRED.

8. INSTALL EQUIPMENT AND COMPONENTS TO ALLOW ACCESS FOR MAINTENANCE AND REPLACEMENT AND IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.

9. ALL PIPING SHALL BE CAPPED AFTER REMOVAL OF SECTIONS AFFECTED BY THE DEMOLITION.

10. CONTRACTOR SHALL PROVIDE CUTTING THROUGH WALL, CEILING, FLOOR AS NECESSARY TO INSTALL DUCTS, PIPES, CONDUITS, CONTROL WIRING, ETC. OBTAIN APPROVAL FROM THE OWNER PRIOR TO CUTTING.

11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT FROM DAMAGE, ALL EXISTING BUILDING COMPONENTS AND FINISHES. THE CONTRACTOR SHALL, AT HIS EXPENSE, RESTORE TO ORIGINAL CONDITION AREAS OR FINISHES DAMAGED BY HIS WORK.

12. RESTORE FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO RETAINED ADJOINING CONSTRUCTION IN A MANNER THAT WILL ELIMINATE EVIDENCE OF PATCHING AND REFINISHING.

13. ALL NEW PIPING AND EQUIPMENT SHALL BE LABELED WITH FLOW ARROWS PER THE SPECIFICATIONS.

14. REFER TO ARCHITECTURAL DRAWINGS FOR OTHER DETAILS INCLUDING ROOM NAMES, EXACT LOCATION OF SOFFITS, ETC.

15. DO NOT SCALE THE DRAWINGS. ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS, OR ANY AMBIGUITIES OR INCONSISTENCIES CONTAINED HEREIN, SHALL BE REPORTED TO THE ENGINEER AT THE EARLIEST OPPORTUNITY, AND A SUITABLE RESOLUTION ESTABLISHED PRIOR TO SUBMITTAL OF BIDS OR THE BEGINNING OF THE AFFECTED WORK. WORK THAT PROCEEDS IN VIOLATION OF THIS PRINCIPLE IS AT THE CONTRACTOR'S OWN RISK, AND THE COST OF ANY CHANGES REQUIRED BY THE CLIENT TO SUITABLY MODIFY SUCH WORK SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.

DIVISION 01: GENERAL REQUIREMENTS

010000 - GENERAL REQUIREMENTS

CODE SUMMARY - ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FOLLOWING:

A. LICENSING REQUIREMENTS OF THE LOCAL GOVERNMENT, GOVERNMENT AGENCY, OR AUTHORITY HAVING JURISDICTION.
B. OSHA REGULATIONS
C. NFPA REGULATIONS
D. ASHRAE STANDARDS AND GUIDELINES
E. SMACNA STANDARDS AND GUIDELINES
F. PLUMBING AND DRAINAGE INSTITUTE STANDARDS AND GUIDELINES
G. REQUIREMENTS OF THE OWNER'S FIRE INSURANCE AGENCY.

011200 - CONTRACTOR RESPONSIBILITIES

A. DESIGN INTENT - PROVIDE ALL LABOR, MATERIALS, SUPPLIES, PERMITS, AND CERTIFICATES REQUIRED FOR COMPLETE, PROPER AND SUCCESSFUL OPERATION OF ALL MECHANICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS IN ACCORDANCE WITH THE DESIGN INTENT COMMUNICATED ON THE DRAWINGS AND WITHIN THESE SPECIFICATIONS AS WELL AS INTENDED BY THE EQUIPMENT MANUFACTURER.

B. COORDINATION OF TRADES - DRAWINGS ARE CONSIDERED DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF THE WORK. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES TO DETERMINE EXACT LOCATION OF MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS PRIOR TO FABRICATION. IT IS THE INTENT OF THIS DESIGN THAT ALL EQUIPMENT SHALL BE INSTALLED IN THE MOST EFFICIENT WAY POSSIBLE. ALL MEP SYSTEMS MUST BE COORDINATED BY EACH CONTRACTOR TO ALLOW FOR ALL OTHER TRADES. THE CONTRACTOR SHALL ALSO COORDINATE EXACT SIZE AND LOCATION OF SLAB AND ROOF PENETRATIONS WITH STRUCTURAL ENGINEER, ARCHITECT, AND OTHER TRADES.

C. EXISTING CONDITIONS - EXISTING MECHANICAL, PLUMBING, AND FIRE PROTECTION EQUIPMENT AND SYSTEMS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND COORDINATE THE EXACT LOCATION OF NEW WORK PRIOR TO FABRICATION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE DISCONNECTION, RELOCATION, AND RECONNECTION OF EXISTING EQUIPMENT AND SYSTEMS AS REQUIRED TO MEET THE INTENT OF THE DESIGN.

D. OPERATION OF EXISTING FACILITY - THE WORK SPECIFIED IN THE CONTRACT DOCUMENTS SHALL BE ARRANGED AND SCHEDULED TO MAINTAIN CONTINUOUS SERVICE TO THE BUILDING AT ALL TIMES. MINOR INTERRUPTIONS OF SHORT DURATION WILL BE CONSIDERED ACCEPTABLE IF AGREED TO BY THE OWNER. CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOURS ADVANCE NOTICE, AN ACCURATE ESTIMATE OF DOWN-TIME, AND A LIST OR MAP OF THE AFFECTED AREAS.

E. DEMOLITION - CONTRACTOR SHALL SUBMIT A SCHEDULE INDICATING THE PROPOSED SEQUENCE OF DEMOLITION TO THE OWNER FOR APPROVAL PRIOR TO PERFORMING ANY WORK. THE SCHEDULE SHALL INCLUDE DETAILED COORDINATION OF SHUTDOWN, CAPPING, AND CONTINUATION OF UTILITY SERVICES TO THE BUILDING AS REQUIRED.

F. EXISTING UTILITIES - CONTRACTOR SHALL MAINTAIN EXISTING UTILITY SERVICES TO THE BUILDING AND SHALL PROTECT EXISTING UTILITY SERVICES FROM DAMAGE DURING DEMOLITION OPERATIONS.

011200 - CONTRACTOR RESPONSIBILITIES (CONTINUED)

G. SCOPE - CONTRACTOR SHALL REMOVE EXISTING EQUIPMENT AND ALL ASSOCIATED DUCTWORK, PIPING, CONDUIT, HANGERS, VALVES, FITTINGS, CONTROL WIRING, ETC. AS DESCRIBED ON THE DRAWINGS. EXISTING PIPING SHALL BE CAPPED WITH MATCHING MATERIAL AT POINTS OF DISCONNECTION INDICATED ON DRAWINGS. EXISTING DUCTWORK SHALL BE CAPPED WITH MATCHING MATERIAL AND SEALED AIR TIGHT AT POINTS OF DISCONNECTION INDICATED ON DRAWINGS.

H. REMOVAL - CONTRACTOR SHALL REMOVE ALL DEMOLISHED AND DISCARDED MATERIALS FROM JOB SITE OR AS OTHERWISE DIRECTED BY THE ENGINEER. ITEMS IDENTIFIED BY THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE TURNED OVER TO THE OWNER, INCLUDING CONTROL BOXES, DEVICES, VALVES, ELECTRICAL SWITCH GEAR, MOTORS VAV BOXES, ETC.

I. DAMAGE - CONTRACTOR SHALL PROMPTLY REPAIR, AT HIS EXPENSE, ANY DAMAGE TO THE EXISTING BUILDING, BUILDING SYSTEMS, AND FINISHES CAUSED BY DEMOLITION OPERATIONS.

J. SLAB PENETRATIONS AND LOCATING - ALL SLAB PENETRATION LOCATIONS SHALL BE INVESTIGATED PRIOR TO CONSTRUCTION USING GROUND PENETRATING RADAR. SLAB PENETRATIONS SHALL BE COORDINATED WITH THE ARCHITECT AND LANDLORD REQUIREMENTS. ALL BELOW SLAB UTILITIES AND CONNECTIONS SHALL BE VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. REGARDING POST TENSION - GC TO FOLLOW ALL LANDLORD RULES AND REGULATIONS REGARDING SUSPENSION AND PENETRATIONS TO THE SLAB ABOVE AS WELL AS THE FLOOR SLAB. THE RULES RIDER FOR THE BUILDNG OUTLINES SPECIFIC INSTALLATION CRITERIA FOR ANY PENETRATIONS TO THE SLAB. NO CORES ARE PERMITTED IN ANY DROP HEADS AT COLUMNS.

013300 - SUBMITTAL PROCEDURES

A. SUBMITTALS - THE CONTRACTOR SHALL PROVIDE ELECTRONIC (PDF) COPIES (UON) OF SUBMITTALS AND SHALL MAINTAIN A LOG OF SUBMITTALS WITH WEEKLY UPDATES FOR SUBMITTAL REVIEW PROGRESS. SUBMITTALS SHALL BE IDENTIFIED BY MASTERSPEC DIVISION NUMBER AND NAME. INFORMAL SUBMITTALS WITHOUT PROPER NUMBERING WILL NOT BE ACCEPTED. CONTRACTOR SHALL PROVIDE THE FOLLOWING SUBMITTALS AT A MINIMUM:

1. COORDINATED LAYOUT DRAWINGS - (DUCTWORK, PIPING, EQUIPMENT, ETC.) THE COORDINATED LAYOUT DRAWINGS SHALL INCLUDE AND SHOW RELATIONSHIPS OF EXISTING CONDITIONS AND ALL TRADES (NEW AND EXISTING). IF THERE ARE AREAS WHERE DUCTWORK, PIPING, OR EQUIPMENT DO NOT FIT WITHIN THE CEILING PLENUM OR OTHER ARCHITECTURAL CONSTRAINTS, THESE AREAS SHOULD BE IDENTIFIED FOR FURTHER REVIEW BY THE ENGINEER PRIOR TO FABRICATION.

2. TECHNICAL SUBMITTALS - PROVIDE FOR ALL SCHEDULED FIXTURES, EQUIPMENT, SPECIALTIES, AND ACCESSORIES. SUBMITTALS SHALL INDICATE COMPLIANCE WITH ALL REQUIREMENTS ON THE DRAWINGS AND IN THE SPECIFICATIONS. SUBMITTALS SHALL ALSO CLEARLY INDICATE ANY ISSUES OF NON- COMPLIANCE WITH THESE CONSTRUCTION DOCUMENTS FOR CONSIDERATION BY THE ENGINEER AND OWNER. NON-COMPLYING SUBMITTALS THAT ARE IMPROPERLY MARKED OR UNMARKED WILL BE CONSIDERED INCOMPLETE AND RETURNED TO THE CONTRACTOR FOR RE-SUBMITTAL. CONTRACTOR SHALL NOT ORDER ANY EQUIPMENT OR MATERIALS, OR BEGIN FABRICATION OR CONSTRUCTION OF ANY KIND PRIOR TO RECEIVING RETURNED SUBMITTALS FROM THE ENGINEER OF RECORD THAT 'TAKE NO EXCEPTION' TO THE SUBMITTAL.

3. OPERATIONS AND MAINTENANCE MATERIALS - PROVIDE ONE FULL HARDCOPY OF O&M MANUALS AND WARRANTY INFORMATION FOR ALL INSTALLED COMPONENTS AT THE COMPLETION OF THE PROJECT. O&M MANUALS AND WARRANTIES SHALL BE NEATLY COMPILED IN A TABBED 3-RING BINDER WITH TABLE OF CONTENTS AND PROJECT COVER SHEET. SEE ADDITIONAL REQUIREMENTS BELOW IN SECTION 017823.

4. RECORD DRAWING AS-BUILTS - AT THE COMPLETION OF THE PROJECT, CONTRACTOR SHALL PROVIDE A MARKED UP SET OF CONSTRUCTION DOCUMENTS SHOWING ANY DEVIATIONS FROM THE PLANS, INDICATING THE EXACT LOCATION, SIZE, QUANTITY, AND CAPACITY OF ALL NEW EQUIPMENT, PRODUCTS, AND SYSTEMS INSTALLED IN THIS PROJECT. AS-BUILTS SHALL BE IN THE SAME ELECTRONIC FORMAT AS THE ENGINEERING DESIGN DOCUMENTS. AT A MINIMUM, THIS SET OF DRAWINGS SHALL SHOW DEVIATIONS TO DUCTWORK AND DIFFUSER LOCATIONS, LIGHT FIXTURE LOCATIONS, AND ELECTRICAL CIRCUITING.

B. SUBSTITUTIONS - THE CONTRACTOR SHALL PROVIDE THE EQUIPMENT, MATERIALS, AND WORKMANSHIP AS DELINEATED ON THESE CONTRACT DRAWINGS AND WITHIN THESE SPECIFICATIONS. WHERE ACCEPTABLE, MULTIPLE MANUFACTURERS WILL BE LISTED IN THE SPECIFICATIONS OR EQUIPMENT SCHEDULES. ALL SUBSTITUTIONS OR CHANGES TO THE SPECIFIED PRODUCT OR TO THE DESIGN MUST BE REVIEWED AND APPROVED BY THE OWNER AND ENGINEER OF RECORD PRIOR TO ORDER OR INSTALLATION. THE COST FOR THE ENGINEER OF RECORD TO REVIEW ALL SUBSTITUTIONS SHALL BE PAID BY THE CONTRACTOR AT A RATE OF $125/HR. FAILURE TO PROCURE PRIOR APPROVAL OF SUBSTITUTIONS AND CHANGES WILL RESULT IN FULL REPLACEMENT OF EQUIPMENT AND SYSTEMS AS DESCRIBED IN THESE DOCUMENTS AT THE CONTRACTOR'S EXPENSE.

014000 - QUALITY REQUIREMENTS

A. QUALITY OF MATERIALS - ALL MATERIALS, EQUIPMENT, AND SUPPLIES SHALL BE NEW, OPERATIONAL, AND FREE FROM DEFECT. DEFECTIVE PRODUCTS SHALL BE PROMPTLY REPLACED AT THE CONTRACTOR'S EXPENSE.

B. QUALITY OF WORKMANSHIP - BY ACCEPTING A CONTRACT FOR THIS PROJECT, THE CONTRACTOR ACKNOWLEDGES AND GUARANTEES THAT HIS COMPANY AND EMPLOYEES ARE FULLY QUALIFIED TO PERFORM THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY RESULT IN REMOVAL FROM THE PROJECT WITH LIQUIDATED DAMAGES PAID TO THE OWNER. A QUALIFIED CONTRACTOR SHALL HAVE THE FOLLOWING:

1. ABILITY TO CORRECTLY READ AND INTERPRET ENGINEERING DRAWINGS AND SPECIFICATIONS.
2. AN UNDERSTANDING OF THE ENGINEERING INTENT OF THE PROJECT.
3. FULL KNOWLEDGE AND UNDERSTANDING OF STANDARD AND ACCEPTABLE MEANS, METHODS, PROCEDURES, AND CONVENTIONS FOR THE ENGINEERING AND CONSTRUCTION INDUSTRY AND THE MEP SYSTEMS OF THIS DESIGN.
4. FULL KNOWLEDGE AND UNDERSTANDING OF ALL APPLICABLE BUILDING AND SAFETY CODES.
5. A CURRENT LICENSE IN GOOD STANDING TO PRACTICE IN THE APPROPRIATE JURISDICTION.
6. A MINIMUM OF 5 YEARS OF RESPONSIBLE AND SUCCESSFUL EXPERIENCE PERFORMING WORK ON PROJECTS OF SIMILAR SIZE AND
7. COMPLEXITY.

C. WARRANTY - CONTRACTOR SHALL WARRANTY ALL WORK PERFORMED AND MATERIALS INSTALLED BY HIM FOR A PERIOD OF ONE YEAR. CONTRACTOR SHALL REPAIR OR REPLACE ANY DEFECTIVE MATERIALS OR WORKMANSHIP WITHOUT EXCEPTION OR CHANGE, UPON NOTICE FROM THE OWNER. ALL EQUIPMENT SHALL BEAR A U/L LABEL. IF EQUIPMENT IS MODIFIED BY THE MANUFACTURER OR CONTRACTOR THEN THE CONTRACTOR SHALL BEAR THE RESPONSIBILITY OF PROMPTLY OBTAINING A U/L LABEL OR FACSIMILE FOR THE EQUIPMENT AS MODIFIED THAT WILL SATISFY THE CODE OFFICIAL AND ENGINEER OF RECORD.

014000 - QUALITY REQUIREMENTS (CONTINUED)

D. RE-USED EQUIPMENT - EXISTING EQUIPMENT THAT IS NOTED TO BE RE-USED IS DONE SO AT THE REQUEST OF THE OWNER TO CONTROL PROJECT COST AND/OR SCHEDULE. IT IS ASSUMED THAT THIS EQUIPMENT IS IN SATISFACTORY OPERATING CONDITION. CONTRACTOR SHALL VERIFY THE OPERATION OF THIS EQUIPMENT AND BRING ANY DEFICIENCIES, INCLUDING CODE ISSUES, TO THE ATTENTION OF THE ENGINEER AND/OR OWNER PRIOR TO ORDERING AND INSTALLING A REPLACEMENT.

015000 - TEMPORARY SERVICES

A. TEMPORARY SERVICES - CONTRACTOR SHALL PROVIDE TEMPORARY HEAT, VENTILATION, LIGHT, WATER, POWER, AND EXHAUST AS REQUIRED TO SUPPORT THE CONSTRUCTION EFFORT AND TO MAINTAIN A SAFE CONSTRUCTION SITE.

B. PHASING - CONSTRUCTION SHALL BE SCHEDULED TO MINIMIZE INTERRUPTION OF SERVICES. IF SIGNIFICANT INTERRUPTION IS EXPECTED, CONTRACTOR SHALL PROVIDE A DESCRIPTION OF ANTICIPATED SERVICE INTERRUPTIONS AT THE BEGINNING OF THE PROJECT AND SHALL WORK WITH THE OWNER TO COORDINATE THESE SERVICE INTERRUPTIONS TO MINIMIZE OPERATIONAL IMPACT TO THE BUILDING.

017300 - CUTTING AND PATCHING

A. CUTTING AND PATCHING - CONTRACTOR SHALL PROVIDE CUTTING AND PATCHING OF FLOORS, WALL, OR CEILINGS AS REQUIRED TO SUPPORT THE INSTALLATION OF THE MECHANICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS DESCRIBED IN THE CONTRACT DOCUMENTS, WHETHER SHOWN ON THE ARCHITECTURAL & STRUCTURAL DRAWINGS OR NOT. CONTRACTOR SHALL OBTAIN PERMISSION FROM THE OWNER PRIOR TO ANY CUTTING. PATCHING SHALL BE PROVIDED AS NEEDED TO MATCH EXISTING CONSTRUCTION, FINISHES, AND WORKMANSHIP. FINISH RESTORATION AT PATCHED AREAS SHALL EXTEND INTO RETAINED ADJOINING CONSTRUCTION SO AS TO ELIMINATE EVIDENCE OF PATCHING.

B. PROTECTION - THE CONTRACTOR SHALL MAKE A CONCERTED EFFORT TO PROTECT ALL EXISTING BUILDING COMPONENTS AND FINISHES FROM DAMAGE. ANY COMPONENTS OR EQUIPMENT THAT IS DAMAGED IN THE COURSE OF PERFORMING THE WORK SHALL BE RESTORED TO ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION UNTIL FINAL ACCEPTANCE OF THE JOB BY THE OWNER OR OWNER'S REPRESENTATIVE.

C. PENETRATIONS - CONTRACTOR SHALL MAINTAIN THE RATING OF FIRE- AND/OR SMOKE-RATINGS OF RATED CONSTRUCTION AT ALL PIPE AND/OR DUCT PENETRATIONS. ADDITIONALLY, CONTRACTOR SHALL SEAL ALL OPENINGS IN WALLS, FLOORS, SLABS, AND CEILINGS WITH APPROPRIATELY RATED CAULKING TO PREVENT THE TRANSMISSION OF FIRE, SMOKE AND ODOR TO ADJACENT SPACES.

017700 - CLOSEOUT PROCEDURES

A. PUNCHLIST - AFTER SUBSTANTIAL COMPLETION OF THE PROJECT, OWNER, ENGINEER, AND ARCHITECT SHALL REVIEW THE PROJECT FOR COMPLIANCE WITH THE DOCUMENTS AND FOR ACCEPTACLE CONSTRUCTION QUALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING SCHEDULING OF THIS PUNCHLIST AFTER ALL CONSTRUCTION ACTIVITIES ARE COMPLETE. A CONSTRUCTION PUNCHLIST WILL BE COMPILED AND SHALL BE RESOLVED BY THE CONTRACTOR IN A REASONABLE TIMEFRAME. AFTER RESOLUTION OF ALL PUNCHLIST ITEMS, CONTRACTOR SHALL ATTEND ONE FINAL WALKTHROUGH WITH OWNER, ARCHITECT, AND ENGINEER TO ENSURE ALL ITEMS ARE RESOLVED TO THE SATISFACTION OF THE OWNER.

B. CLOSEOUT - UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL THOROUGHLY CLEAN ALL SYSTEMS AND EQUIPMENT, AND SHALL LEAVE IT IN FIRST CLASS CONDITION.

017900 - DEMONSTRATION AND TRAINING

A. TRAINING - CONTRACTOR SHALL ENGAGE A FACTORY-AUTHORIZED REPRESENTATIVE TO SUPERVISE EQUIPMENT START-UP AND PROVIDE OPERATIONAL TRAINING TO THOSE PERSONS DESIGNATED BY THE OWNER FOR EACH NEW SYSTEM INSTALLED IN THIS PROJECT. THIS TRAINING SHALL COVER THE FOLLOWING TOPICS AT A MINIMUM

1. BASIS OF DESIGN - HOW IT IS DESIGNED TO WORK

2. EQUIPMENT DOCUMENTATION - MANUALS, WARRANTIES, EQUIPMENT IDENTIFICATION

3. EMERGENCY & ERROR INFORMATION - INSTRUCTION ON THE MEANINGS OF ERRORS, ALARMS, WARNING LABELS, ETC.

4. OPERATIONS - NORMAL OPERATING MODES, CONTROL SEQUENCES, SAFETY PROCEDURES

5. ADJUSTMENTS - INSTRUCTION ON HOW TO OPTIMIZE PERFORMANCE AND IDENTIFY AND REMEDY PROBLEMS

6. TROUBLESHOOTING - INSTRUCTION ON COMMON PROBLEMS AND HOW TO RESOLVE.

7. MAINTENANCE - INSTRUCTION ON TYPICAL MAINTENANCE PROCEDURE.

B. DOCUMENTATION - PROOF OF TRAINING MUST BE PROVIDED. ACCEPTABLE FORMS OF PROOF INCLUDE TRAINING SIGN-IN SHEETS, TRAINING AGENDAS, TRAINING MANUALS, OR VIDEOTAPED TRAINING SESSIONS ALTHOUGH VIDEOTAPING IS NOT REQUIRED.

055000 - METAL FABRICATIONS

A. SUPPORT - ALL NEW EQUIPMENT AND SYSTEMS SHALL BE PROPERLY AND SAFELY INSTALLED WITH APPROPRIATE STRUCTURAL SUPPORT. A REGISTERED STRUCTURAL ENGINEER SHALL REVIEW AND APPROVE THE SUPPORT OF ALL EQUIPMENT AND SYSTEMS WEIGHING MORE THAN 500 LBS, OR EQUIPMENT INSTALLATIONS THAT POSE RISK TO HUMAN SAFETY.

CMTA

Project Status

Sunset Condominium

Owner

Enter address here

PLUMBING SPECIFICATIONS

CLIENT/CMTA JOB #:	WSSC22
DATE:	4/24/2023
DRAWN:	Author
CHECKED:	Checker

REVISIONS

PERMIT SET 10.3.24
9/17/24 OWNER'S BID

P2

FILENAME: C:\Users\Brandon\Documents\WSSC22 MEP R21_Brandon.RVT
PLOT TIME: 4/26/2023 2:14:10 PM

DIVISION 21: FIRE SUPPRESSION

A. MODIFICATIONS - THE FIRE SUPPRESSION SYSTEM IS AN EXISTING SYSTEM TO BE MODIFIED IN ACCORDANCE WITH NFPA AND LOCAL FIRE MARSHAL REQUIREMENTS. THE CONTRACTOR SHALL SURVEY THE EXISTING BUILDING AND FIRE SUPPRESSION SYSTEM AND FIRE PUMP PRIOR TO CONSTRUCTION AND INCLUDE ALL NECESSARY MODIFICATIONS AND REPLACEMENTS IN THE BASE BID. REFER TO THE ARCHITECTURAL DRAWINGS FOR CEILING HEIGHT AND PARTITION CHANGES THAT MAY AFFECT PIPING AND SPRINKLER LOCATIONS. ALL SPRINKLERS, PIPING, VALVES, AND ACCESSORIES SHALL BE INSTALLED TO PROVIDE THE PERFORMANCE REQUIRED FOR THE BUILDING. THE SPRINKLER CONTRACTOR SHALL PEFORM AND/OR OBATAIN A FIRE FLOW TEST IN ACCORDANCE WITH THE FIRE MARSHAL TO DETERMINE THE HYDRAULIC DEMAND FOR THE FIRE SPRINKLER SYSTEM TO SERVE THE NEW ARCHITECTURAL LAYOUT.

B. PIPING - PIPING MATERIALS AND JOINING METHODS USED IN THE SYSTEM MODIFICATION SHALL MATCH THOSE OF THE EXISTING PIPING. NEW SYSTEMS TO BE INSTALLED SHALL BE ASTM A53 GROOVED-END IPS CARBON STEEL WITH CAST ASTM A536, GRADE 65-45-12 DUCTILE IRON GROOVED-END FITTINGS AND RIGID, PRE-ASSEMBLED, INSTALLATION-READY COUPLINGS. FITTINGS AND COUPLINGS SHALL BE SPECIFICALLY DESIGNED AND UL APPROVED FOR FIRE PROTECTION SERVICE UP TO 300PSI. COUPLING GASKET SHALL BE EPDM GRADE "E" TYPE A. FITTINGS SHALL BE VICTAULIC FIRELOCK WITH FIRELOCK EZ STYLE 009 COUPLINGS OR APPROVED EQUAL.

C. SPRINKLERS - SPRINKLERS IN UNFINISHED AREAS SHALL BE UPRIGHT. IN FINISHED AREAS, SPRINKLER HEAD SHALL BE CONCEALED RECESS TYPE AND CENTERED IN THE NEW CEILING TILE IN ACCORDANCE WITH THE ARCHITECT REQUIREMENTS OR SHALL MATCH THE BUILDING STANDARD. SPRINKLERS SHALL BE RATED TO PERFORM IN ACCORDANCE WITH THE EXISTING SYSTEM OPERATION AND NFPA REQUIREMENTS.

D. HANGERS AND SUPPORTS - ALL PIPING SHALL BE PROPERLY SUPPORTED AND PROVIDED WITH ALL NECESSARY HANGERS AND ACCESSORIES FOR SUPPORT OF HORIZONTAL AND VERTICAL PIPING IN ACCORDANCE WITH MSS, ANSI, AND ASTM STANDARDS AND MANUFACTURER'S RECOMMENDATIONS. ALL LOCATIONS FOR PIPE AND EQUIPMENT HANGERS SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.

E. COORDINATION - THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL SPRINKLERS WITH OTHER TRADES AND EXISTING CEILING- MOUNTED DEVICES AND EQUIPMENT.

F. SUBMITTALS - THE CONTRACTOR SHALL SUBMIT A FULLY COORDINATED LAYOUT OF THE SYSTEM INDICATING EXISTING AND NEW PIPING AND SPRINKLERS FOR REVIEW BY THE OWNER. THIS PLAN SHALL BE APPROVED BY THE LOCAL FIRE MARSHAL PRIOR TO INSTALLATION.

G. IF REQUIRED BY CODE, THE SPRINKLER CONTRACTOR SHALL MODIFY THE EXISTING SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA-13 AND LOCAL FIRE MARSHAL REQUIREMENTS. SPRINKLER HEADS, ALL PIPING VALVES AND ACCESSORIES SHALL BE INSTALLED TO PROVIDE PERFORMANCE RATINGS OF THOSE REQUIRED FOR THE BUILDING.

DIV

221113, 221116, 221316, 221423 - PLUMBING PIPING (FACILITY, DOMESTIC, SANITARY, STORM)

A. PIPING MATERIALS AND JOINING METHODS USED IN SYSTEM MODIFICATION SHALL MATCH THOSE OF THE EXISTING PIPING. NEW SYSTEMS TO BE INSTALLED SHALL BE AS FOLLOWS:

1. DOMESTIC HOT OR COLD WATER - ASTM B88, TYPE L COPPER WATER TUBE AND ASME B.16.18 OR ASME B.16.22 COPPER FITTINGS WITH SOLDERED JOINTS. SOLDER SHALL BE 95-5 TIN-ANTIMONY LEAD-FREE SOLDER PER ASTM B32. THE USE OF PLASTIC TUBING AND COMPRESSION TYPE FITTING SUCH AS "SHARK-BITE", "PROPRESS" ETC. SHALL NOT BE PERMITTED ON THE PROJECT. A REQUEST FOR HOT WORK PERMIT SHALL BE OBTAINED AS OUTLINED IN THE BUILDING RULES.

2. SANITARY WASTE, ABOVE-GRADE - ASTM A888, CISPI 301 HUBLESS CAST-IRON SOIL PIPE AND FITTINGS WITH ASTM C564, CISPI 310, OR ASTM C1277 SHIELDED COUPLINGS.

3. SANITARY WASTE, BELOW-GRADE - ASTM A888 OR ASTM A74, CISPI 301 HUB & SPIGOT CAST-IRON SOIL PIPE AND FITTINGS WITH ASTM C564 RUBBER GASKET, OR ASTM B29 PURE LEAD AND OAKUM OR HEMP FIBER.

4. SANITARY VENT - ASTM A888, CISPI 301 HUBLESS CAST-IRON SOIL PIPE AND FITTINGS WITH ASTM C564, CISPI 310, OR ASTM C1277 SHIELDED COUPLINGS OR ASTM B88, TYPE DWV COPPER TUBE AND ASME B.16.18 OR ASME B.16.22 COPPER FITTINGS WITH SOLDERED JOINTS. SOLDER SHALL BE 95-5 TIN-ANTIMONY LEAD-FREE SOLDER PER ASTM B32.

5. PVC PIPING - PVC OR OTHER NON-PLENUM RATED PIPING SHALL NOT RUN IN ANY RETURN AIR PLENUM. IF DISCOVERED, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

6. APPLIANCES - ALL APPLIANCES (e.g. COFFEE MACHINES, REFRIGERATORS, ICE MAKERS, DRINK MACHINES AND ANY OTHER APPLIANCES OR EQUIPMENT THAT MUST HAVE A WATER LINE ATTACHED) MUST BE INSTALLED BY THE GC AND SHALL ONLY BE A COPPER WATER SUPPLY LINE WITH A SHUT-OFF VALVE. THE SHUT-OFF VALVE MUST BE WITHIN 2 FEET OF THE EQUIPMENT. THIS SHUT-OFF MUST BE ACCESSIBLE WITHOUT MOVING THE EQUIPMENT. ALL DRAIN LINES MUST BE COPPER AND DRAIN INTO A WASTE LINE OR OPEN SITE DRAIN. COORDINATE WITH TENANTS COFFEE SUPPLIER.

220523 - GENERAL DUTY VALVES FOR PLUMBING PIPING

A. VALVES - INSTALL LINE SIZE SHUT-OFF VALVES AT EACH PLUMBING FIXTURE, WATER HEATER, AND OTHER PLUMBING EQUIPMENT. INSTALL BALL DRAIN VALVES WITH CHAIN AND CAP AT ALL PIPING LOW POINTS.

1. SHUT-OFF VALVES IN STEEL PIPE, UP TO 2-1/2" - STOCKHAM S216-BR1-R-T TWO-PIECE BALL VALVE WITH BRONZE FNPT THREADED ENDS, LEVER HANDLE, STAINLESS STEEL BALL AND STEM, CLASS 150 SWP-600 WOG.

2. SHUT-OFF VALVES IN COPPER TUBE, UP TO 2" - STOCKHAM S216-BR1-R-S TWO-PIECE BALL VALVE WITH SOLDER ENDS, LEVER HANDLE, STAINLESS STEEL BALL AND STEM, CLASS 150 SWP-600 WOG.

3. HORIZONTAL CHECK VALVES, UP TO 2" - STOCKHAM B-322T BRONZE CHECK VALVE WITH TEFLON DISC AND THREADED ENDS, CLASS 150 SWP-300 WOG.

221119, 221319, 221423 - PIPING SPECIALITIES

A. INSTALL SPECIALTIES IN EASILY-ACCESSIBLE LOCATIONS.

1. AIR VENTS - INSTALL MANUAL AIR VENTS AT ALL PIPING HIGH POINTS.

2. UNIONS - SWEAT-END, 150-LB, CAST BRASS, GROUND JOINT.

3. SANITARY CLEAN OUTS - ROUND, ADJUSTABLE TO MATCH FINISHED SURFACE, AND PERMANENTLY LABELED INDICATING SERVICE.

4. DIELECTRIC FITTINGS - DIELECTRIC FITTINGS SHALL BE INSTALLED BETWEEN ALL DISSIMILAR METALS IN THE PIPING SYSTEM.

220553 - IDENTIFICATION FOR PLUMBING PIPING

A. IDENTIFICATION - PIPING SHALL BE MARKED TO INDICATE SERVICE AND DIRECTION OF FLOW WITH ANSI A13.1-81 SELF-ADHESIVE, SNAP-ON, OR STRAP-ON MARKERS. VALVE TAGS SHALL BE METAL OR PLASTIC WITH ¼" HIGH BLACK-FILLED LETTERING. SCHEDULED EQUIPMENT SHALL BE TAGGED PROVIDED WITH A PERMANENTLY ATTACHED METAL NAMEPLATE WITH STAMPED OR ENGRAVED LETTERING. NAMEPLATE SHALL CONTAIN ALL ESSENTIAL DATA INCLUDING MANUFACTURER, PRODUCT NAME, MODEL NUMBER, SERIAL NUMBER, CAPACITY, OPERATING CHARACTERISTICS, ELECTRICAL CHARACTERISTICS, AND LABELS OF TESTED COMPLIANCE.

220529 - HANGERS AND SUPPORTS FOR PLUMBING PIPING

A. ALL PIPING SHALL BE PROPERLY SUPPORTED AND PROVIDED WITH ALL NECESSARY HANGERS AND ACCESSORIES FOR SUPPORT OF HORIZONTAL AND VERTICAL PIPING IN ACCORDANCE WITH MSS, ANSI, AND ASTM STANDARDS AND MANUFACTURER'S RECOMMENDATIONS. INSULATED PIPING SHALL BE PROVIDED WITH PIPE SHIELDS OR SADDLES AS APPROPRIATE WITH PROPERLY SIZED CLEVIS TYPE HANGERS. ALL LOCATIONS FOR PIPE AND EQUIPMENT HANGERS SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.

220700 - PLUMBING INSULATION

A. TEST RATINGS OF INSULATION SHALL BE IN ACCORDANCE WITH ASTM E84, NFPA 225, OR UL 723. APPLICATION SHALL BE PER MANUFACTURER'S RECOMMENDATIONS. INSULATION MATERIALS SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS (CLASS A). AND A SMOKE SPREAD RATING OF 50 OR LESS.

B. FIBER GLASS AND MINERAL FIBER PRE-FORMED PIPE INSULATION - TYPE I, 850 DEG F MATERIALS: GLASS FIBERS BONDED WITH A THERMOSETTING RESIN. COMPLY WITH ASTM C 547, TYPE I, GRADE A, WITH FACTORY-APPLIED ASJ-SSL WITH SELF-SEALING, PRESSURE-SENSITIVE, ACRYLIC-BASED ADHESIVE COVERED BY A REMOVABLE PROTECTIVE STRIP; COMPLYING WITH ASTM C 1136, TYPE I.

C. PIPE INSULATION SCHEDULE:

1. DOMESTIC WATER - INSULATION SHALL BE 1" THICK FOR PIPING UP TO 1-1/4", AND 1" THICK FOR PIPING 1-1/2" AND LARGER AND 1" THICK FOR HOT WATER CIRCULATING PIPING.

2. ADA-ACCESSIBLE LAVATORIES, EXPOSED PIPING - PROVIDE VANDAL-RESISTANT, MOLDED, FLEXIBLE, CLOSED CELL VINYL INSULATION SYSTEM, INCLUDING INSULATION FOR TAILPIECE, P-TRAP, WASTE ARM, 3/8" SUPPLY TUBING, AND QUARTER-TURN BALL VALVE, SUCH AS MCGUIRE PROWRAP SEAMLESS PRE-WRAPPED CAST P-TRAP INSULATION KIT, MODEL PWV8902.

D. PIPE JACKETING SCHEDULE:

1. INDOOR CONCEALED - NONE.

2. INDOOR EXPOSED - 30MIL PVC

PRE-CONSTRUCTION SERVICE CHECK OUT:

A. THE PLUMBING CONTRACTOR SHALL PERFORM THE FOLLOWING PRE-CONSTRUCTION SERVICE CHECK-OUT AFTER AWARD OF CONTRACT AND BEFORE BEGINNING CONSTRUCTION:

B. VERIFY THAT ALL PLUMBING PIPING IS IN PLACE AND SIZES ARE CORRECT AS INDICATED ON THE DRAWING.

C. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER AND ARCHITECT IN WRITING OF ANY DEFICIENCIES FOUND AND SHALL OBTAIN WRITTEN INSTRUCTIONS FROM THE BUILDING OWNER PRIOR TO BEGINNING CONSTRUCTION REGARDING ANY ACTIONS TO BE TAKEN.

D. ITEMS NOT ADDRESSED IN THE PRE-CONSTRUCTION SERVICE CHECK-OUT SHALL BE CORRECTED BY THE CONTRACTOR PRIOR TO COMPLETION OF CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.

PROJECT CLOSE OUT:

A. THE PLUMBING CONTRACTOR SHALL PERFORM THE FOLLOWING TASKS UPON PROJECT COMPLETION. ALL REQUIRED REPORTS AND "AS- BUILTS" SHALL BE SUBMITTED WITHIN TWO WEEKS OF DATE OF SUBSTANTIAL COMPLETION OR OWNER OCCUPANCY.

B. SUBMIT "AS-BUILT" RECORD DRAWINGS INDICATING ACTUAL AS-BUILT CONDITIONS TO THE ARCHITECT/ENGINEER FOR REVIEW. RECORD DRAWINGS SHALL BE STAMPED "AS-BUILT" AND SHALL HAVE THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE CONTRACTOR. ALL ENGINEER'S SEALS SHALL BE REMOVED FROM THE DRAWINGS. PROVIDE TWO (2) BLUE LINES AND ONE (1) PAPER SEPIA TO OWNER.

C. SUBMIT TWO COPIES OF OWNER'S MAINTENANCE MANUALS. THE MANUALS SHALL INCLUDE RATINGS, CAPACITIES, PARTS LISTS, WIRING DIAGRAMS, SERVICE/MAINTENANCE RECOMMENDATIONS, AND WARRANTIES.

D. SUBMIT WRITTEN RESPONSE TO ALL FIELD REPORTS INDICATING CORRECTIVE ACTIONS TAKEN AND DATE CORRECTIVE ACTION WAS TAKEN TO THE ARCHITECT/ENGINEER FOR REVIEW.

CMTA

Project Status

Sunset Condominium

Owner

Enter address here

PLUMBING SPECIFICATIONS

CLIENT/CMTA JOB #:	WSSC22
DATE:	4/24/2023
DRAWN:	Author
CHECKED:	Checker

REVISIONS

Sept 27 2024

9/11/24 OWNER'S RVW

P3

PLUMBING C:\Users\Jacobw\Documents\WSSC22_MEP_R21_brian09.rvt
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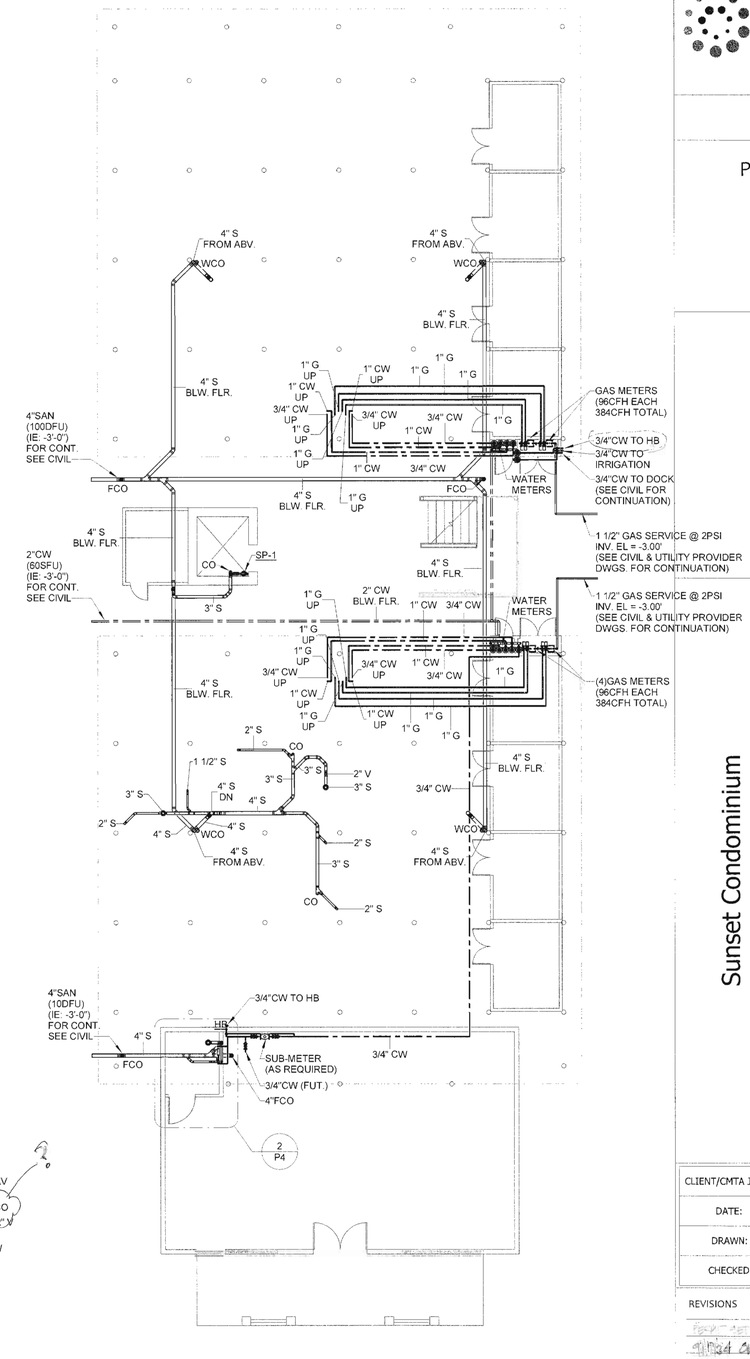
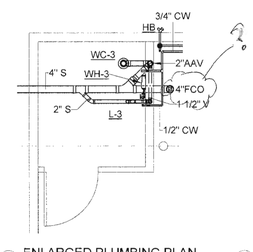
GENERAL NOTES

A. REFER TO P1 THRU P3 DRAWINGS FOR SPECIFICATIONS, SYMBOLS AND ABBREVIATIONS.
B. PROPERTY IS FULLY SPRINKLERED. SPRINKLER CONTRACTOR SHALL PROVIDE NEW SPRINKLER PIPING SYSTEM IS TO BE INSTALLED PER NFPA AND LOCAL FIRE CODE. NEW SPRINKLER HEAD IN FINSHED CEILINGS SHALL BE QUICK-RESPONSE CONCEALED TYPE WITH (WHITE) FINISH AND COORDINATED IN THE NEW CEILING. REFER TO ARCHITECTURAL PLANS FOR FULL SCOPE OF WORK AREA.
C. THE FIRE PROTECTION CONTRACTOR SHALL PERFORM HIS OWN FLOW TEST PRIOR TO SUBMITTING SHOP DRAWINGS.
D. ALL FIRE PROTECTION PIPE SIZES SHALL BE HYDRAULICALLY CALCULATED IN ACCORDANCE WITH NFPA-13.
E. LOCATION OF FIRE DEPARTMENT CONNECTION(S) (FDC), KNOX BOX, AND FIRE ALARM CONTROL PANELS/UNITS MUST BE APPROVED BY THE CITY FIRE RESCUE DEPARTMENT. ALL 2 ½ THREADED HOSE CONNECTIONS MUST COMPLY WITH LOCAL FIRE PREVENTION OFFICE.
F. CONTRACTOR SHALL MEET WITH LANDLORD TO COORDINATE FINAL ROUTES AND MATERIALS USED FOR ALL PLUMBING SLAB PENETRATIONS. NO WORK SHALL BE PERFORMED WTHOUT NOTIFICATION.
G. SLAB PENETRATION SIZES SHALL BE KEPT TO A MINIMUM (4-6"). LARGER CORES SHALL BE PERMITTED IF REQUIRED, PER CONDITIONS ABOVE.
H. SLAB PENETRATIONS SHALL BE COORDINATED WITH POTENTIAL CONFLICTS IN SPACE BELOW, PRIOR TO IDENTIFYING FINAL LOCATIONS.

SHEET NOTES

1. PROVIDE NEW DOMESTIC COLD WATER, SANITARY, AND VENT PIPING TO SERVE THE NEW PLUMBING FIXTURE AND CONNECT TO THE BUILDING SERVICES AS REQUIRED. CONTRACTOR SHALL FIELD VERIFY AND COORDINATE TIE-IN CONNECTION WITH OWNER.





2 ENLARGED PLUMBING PLAN
1/4" = 1'-0"

1 GROUND FLOOR PLUMBING PLAN
1/8" = 1'-0"

CMTA

Project Status

Sunset Condominium

Owner

Enter address here

GROUND FLOOR PLUMBING PLAN

CLIENT/CMTA JOB #:	WSSC22
DATE:	4/24/2023
DRAWN:	Author
CHECKED:	Checker

REVISIONS

P4

FILENAME: C:\Users\Drivers\Documents\WSSC22_MEP_S21_brandel82.rvt
PLOT TIME: 4/26/2022 2:14:17 PM

GENERAL NOTES

A. REFER TO P1 THRU P3 DRAWINGS FOR SPECIFICATIONS, SYMBOLS AND ABBREVIATIONS.
B. PROPERTY IS FULLY SPRINKLERED. SPRINKLER CONTRACTOR SHALL PROVIDE NEW SPRINKLER PIPING SYSTEM IS TO BE INSTALLED PER NFPA AND LOCAL FIRE CODE. NEW SPRINKLER HEAD IN FINSHED CEILINGS SHALL BE QUICK-RESPONSE CONCEALED TYPE WITH (WHITE) FINISH AND COORDINATED IN THE NEW CEILING. REFER TO ARCHITECTURAL PLANS FOR FULL SCOPE OF WORK AREA.
C. THE FIRE PROTECTION CONTRACTOR SHALL PERFORM HIS OWN FLOW TEST PRIOR TO SUBMITTING SHOP DRAWINGS.
D. ALL FIRE PROTECTION PIPE SIZES SHALL BE HYDRAULICALLY CALCULATED IN ACCORDANCE WITH NFPA-13.
E. LOCATION OF FIRE DEPARTMENT CONNECTION(S) (FDC), KNOX BOX, AND FIRE ALARM CONTROL PANELS/UNITS MUST BE APPROVED BY THE CITY FIRE RESCUE DEPARTMENT. ALL 2 ½ THREADED HOSE CONNECTIONS MUST COMPLY WITH LOCAL FIRE PREVENTION OFFICE.
F. CONTRACTOR SHALL MEET WITH LANDLORD TO COORDINATE FINAL ROUTES AND MATERIALS USED FOR ALL PLUMBING SLAB PENETRATIONS. NO WORK SHALL BE PERFORMED WTHOUT NOTIFICATION.
G. SLAB PENETRATION SIZES SHALL BE KEPT TO A MINIMUM (4-6"). LARGER CORES SHALL BE PERMITTED IF REQUIRED, PER CONDITIONS ABOVE.
H. SLAB PENETRATIONS SHALL BE COORDINATED WITH POTENTIAL CONFLICTS IN SPACE BELOW, PRIOR TO IDENTIFYING FINAL LOCATIONS.

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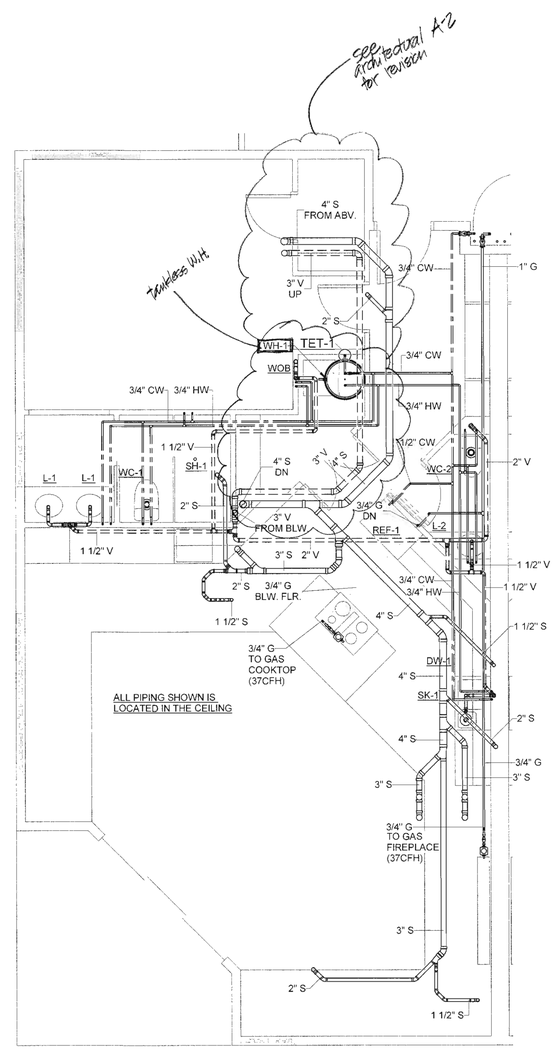
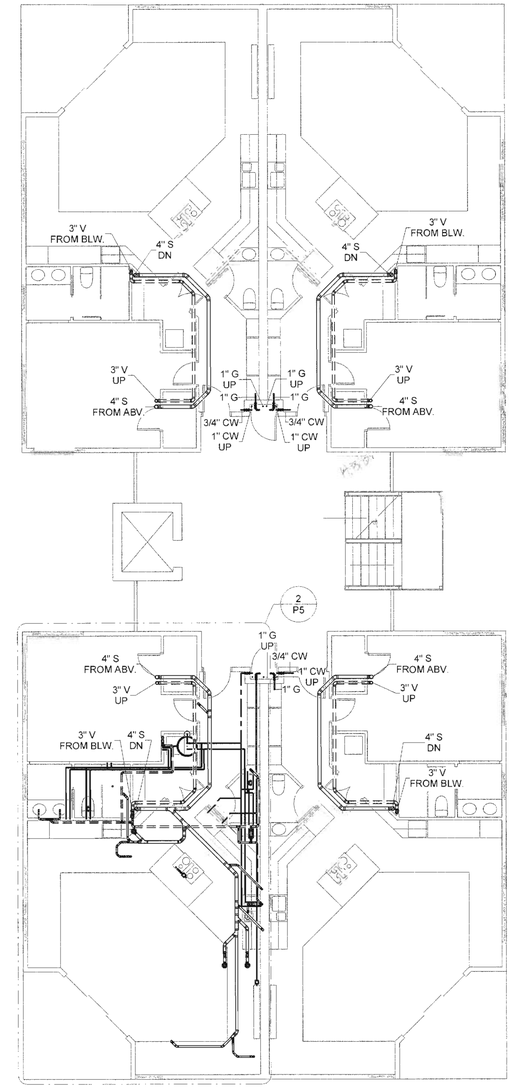


2 ENLARGED PLUMBING PLAN (TYPICAL 1 BEDROOM)
1/4" = 1'-0"



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

CMTA

Project Status

Sunset Condominium

Owner

Enter address here

FIRST FLOOR PLUMBING PLAN

CLIENT/CMTA JOB #:	WSSC22
DATE:	4/24/2023
DRAWN:	Author
CHECKED:	Checker

REVISIONS

P5

FILENAME: C:\Users\bcowell\Documents\WSSC22_MEP_R21_bcowell8.rvt
PLOT TIME: 4/24/2023 2:14:23 PM

GENERAL NOTES

A. REFER TO P1 THRU P3 DRAWINGS FOR SPECIFICATIONS, SYMBOLS AND ABBREVIATIONS.
B. PROPERTY IS FULLY SPRINKLERED. SPRINKLER CONTRACTOR SHALL PROVIDE NEW SPRINKLER PIPING SYSTEM IS TO BE INSTALLED PER NFPA AND LOCAL FIRE CODE. NEW SPRINKLER HEAD IN FINSHED CEILINGS SHALL BE QUICK-RESPONSE CONCEALED TYPE WITH (WHITE) FINISH AND COORDINATED IN THE NEW CEILING. REFER TO ARCHITECTURAL PLANS FOR FULL SCOPE OF WORK AREA.
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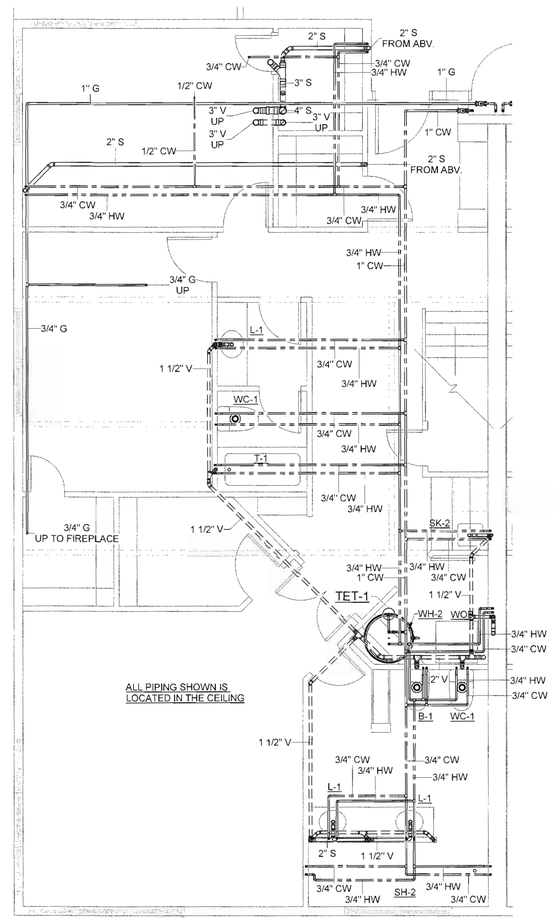
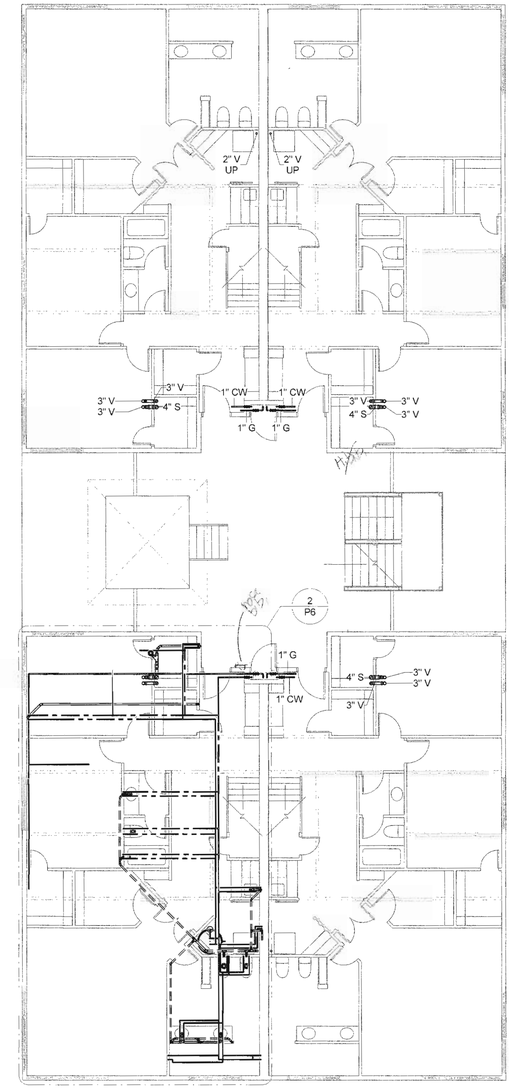


2 ENLARGED PLUMBING PLAN (TYPICAL 3 BEDROOM LEVEL-1)
1/4" = 1'-0"



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

CMTA

Project Status

Sunset Condominium

Owner

Enter address here

SECOND FLOOR PLUMBING PLAN

CLIENT/CMTA JOB #:	WSSC22
DATE:	4/24/2023
DRAWN:	Author
CHECKED:	Checker

REVISIONS

9/7/24 OWNER'S RVW

P6

FILENAME: C:\Users\Consult\Documents\WSSC22_MEP_R22 Issue\PB.DWG.rvt
PLOT TIME: 9/08/2022 2:14:38 PM

GENERAL NOTES

A. REFER TO P1 THRU P3 DRAWINGS FOR SPECIFICATIONS, SYMBOLS AND ABBREVIATIONS.
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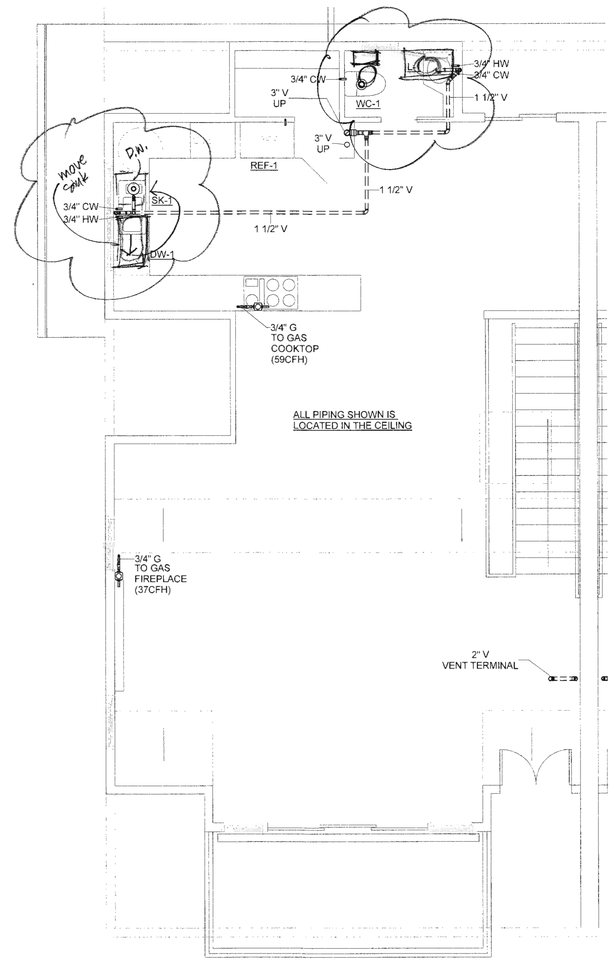
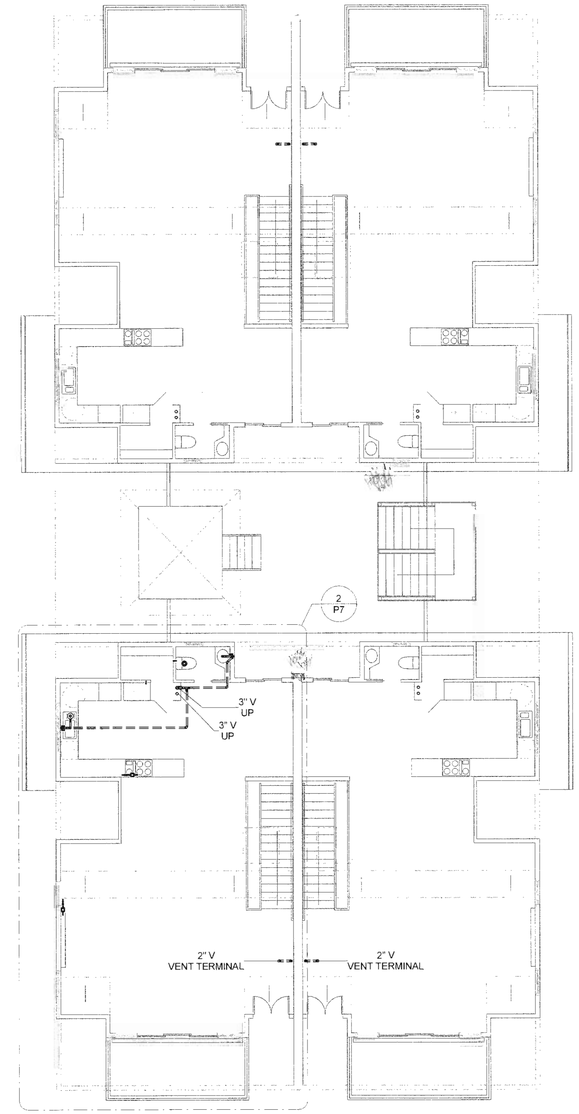


2 ENLARGED PLUMBING PLAN
(TYPICAL 3 BEDROOM LEVEL-2)
1/4" = 1'-0"



1 THIRD FLOOR PLUMBING PLAN
1/8" = 1'-0"

CMTA

Project Status

Sunset Condominium

Owner

Enter address here

THIRD FLOOR PLUMBING PLAN

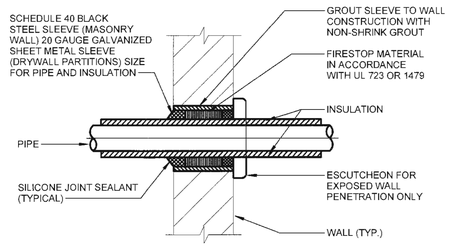
CLIENT/CMTA JOB #:	WSSC22
DATE:	4/24/2023
DRAWN:	Author
CHECKED:	Checker

REVISIONS

~~PERMIT SET 1/18/23~~
~~THIRD OWNER'S BIDS~~

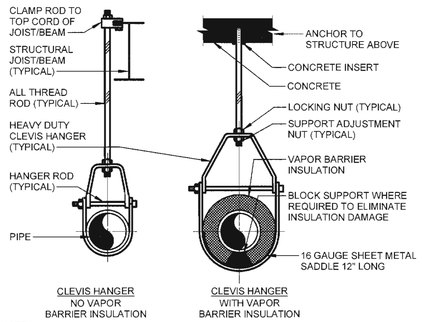
P7

FILENAME: C:\Users\jhernandez\Documents\WSSC22_MEP_R23_hvacan9R23.rvt
PLOT TIME: 4/24/2023 2:14:33 PM



NOTES:
1) FOR EXISTING POURED CONCRETE WALLS, CORE DRILL OR STAR DRILL OPENING THROUGH EXISTING WALL FOR PIPE SLEEVES AS DIRECTED.
2) GALVANIZED SLEEVE SHALL BE CAST INTO NEW CONCRETE WALL POURS.

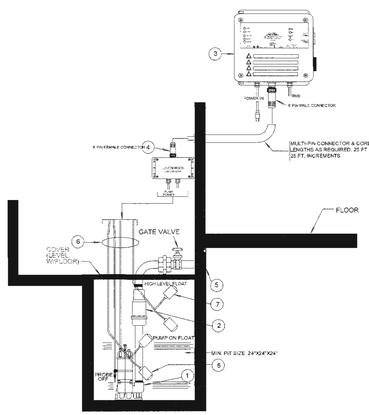
1 INSULATED PIPE THROUGH WALL DETAIL
SCALE: NONE



NOTE:
1) ALL HANGERS FOR COPPER PIPING SHALL BE COPPER COATED.

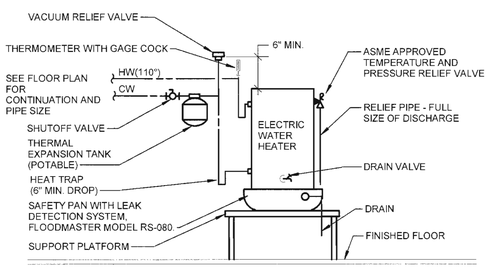
2 PIPE HANGER DETAIL
SCALE: NONE

STANDARD ELEVATOR OIL-MINDER SYSTEM



1. STANCOR MODEL SE-50 SUBMERSIBLE EFFLUENT PUMP 5 HP, 115 VOLT, 3600 RPM, 2" DISCHARGE CONNECTION
2. STANCOR CHECK VALVE
3. STANCOR OIL MINDER 115V, 1Ø CONTROL SYSTEM WITH OPTIONAL BUILT IN AUDIBLE AND VISUAL ALARM WHEN PUMP DOES NOT RUN DUE TO OIL IN PIT OR HIGH LIQUID ALARM. PROVIDE SILENCING BUTTON FOR AUDIBLE ALARM BUILT INTO PANEL. PANEL SHALL HAVE ADDITIONAL CONTACT FOR A REMOTE ALARM LOCATION. JUNCTION BOX WILL BE PROVIDED WITH MULTI-PIN CONNECTOR & CORD IN LENGTHS AS REQUIRED, 25 FT. IS STANDARD, OPTIONAL 25 FT. INCREMENTS. LIGHTS FOR OIL SPILL, POWER,HIGH LIQUID LEVEL, OVERLOAD & PUMP RUN
4. JUNCTION BOX WILL BE PROVIDED WITH MULTI-PIN CONNECTOR AND CORD IN LENGTHS AS REQUIRED; 25 FT. IS STANDARD, OPTIONAL 25 FT. INCREMENTS AVAILABLE
5. ALL BURIED PUMP PRESSURE DISCHARGE PIPING SHALL BE PROTECTED WITH TAPECOAT CT CORROSION PROTECTION TAPE
6. OIL MINDER CABLE, POWER CABLE, PROBE CABLE.
7. HIGH LIQUID ALARM CABLE & PUMP ON FLOAT CABLE. MOUNT TO PUMP DISCHARGE PIPING MOUNT TO PUMP DISCHARGE PIPING
8. PUMP ON FLOAT
ITEMS 1,2,3,4,6,7 & 8 PROVIDED BY STANCOR AS A STANDARD PACKAGE

3 ELEVATOR SUMP PUMP DETAIL
SCALE: NONE



FloodMaster Leak Detection

Contractor shall provide the FloodMaster Model RS-080 leak detection and automatic shut-off system to stop the flow of domestic cold water to all of the pantry equipment should a water leak be detected.

System shall include automatic shutoff control valve with interconnecting 24V cable routed to a remote receiver/alarm box having a local audible alarm and manual reset button, one water sensor puck detector with 8 feet of interconnecting 12V cable, and a 120V wall transformer with standard wall outlet plug. The remote receiver/alarm box with local audible alarm and manual reset button shall be located beneath the pantry sink in an accessible location coordinated with the architect. The system is provided with non-plenum rated 24V cable which connects the automatic shutoff control valve located in the domestic cold water supply piping above the ceiling to the remote receiver/alarm box located beneath the pantry sink. The contractor shall be required to remove and replace this non-plenum rated 24V cable provided by the manufacturer as part of this complete system with plenum rated 24V cable compatible with this system in accordance with the manufacturer's requirements and as required to comply with the local code authority. The contractor shall provide the plenum rated 24V cable in the necessary length as required to connect the automatic shutoff control valve located above the ceiling to the remote receiver/alarm box located beneath the pantry sink. Contractor shall provide minimum 24 gauge galvanized steel drain pan on the floor slab below the pantry sink. The drain pan shall be at least 1" high and the contractors shall need to coordinate the exact dimensions of the drain pan with the architect and space requirements of the area beneath the pantry sink. The water sensor puck detector, connected to the remote receiver/alarm box, shall be located in the drain pan beneath the pantry sink to detect a water leak with the sensor location coordinated with the architect. Upon sensing a water leak, the automatic control valve shall close to stop the flow of domestic cold water to all of the pantry equipment and energize a local audible alarm.

4 WATER HEATER DETAIL
SCALE: NONE

PLUMBING FIXTURE SCHEDULE.

FIXTURE TAG	TYPE	CONNECTION SIZE DCW	DHW	SAN	VT	CAPACITY & LOAD VALUE FLOW [GPM]	PRESSURE [PSI]	CWFU	HWFU	TOTAL	DFU	REMARKS
B-1	BIDET	3/4"	3/4"	3"	1 1/2"	2	20				1	UNIT SHALL BE A FLOOR MOUNTED, VITREOUS CHINA, BIDET (WHITE) WITH SINGLE HOLE DECK MOUNTED FAUCET (CHROME FINISH). REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHT. BASIS OF DESIGN FIXTURE: TOTO MODEL TBTS00B01 W/ WASHLET SEAT MODEL TSW308401. COORDINATE WITH ARCHITECT FOR FINAL SELECTION OF PLUMBING FIXTURE AND EQUIPMENT.
DW-1	DISHWASHER		1/2"	5/8"		2.75	8		1.4	1.4	2	UNIT SHALL BE AN ADA-COMPLIANT ENERGY STAR RATED UNDERCOUNTER DISHWASHER, PROVIDE AIR BREAK. REFER TO ARCHITECTURAL DRAWINGS FOR FIXTURE SELECTION AND MOUNTING HEIGHT. COORDINATE WITH ARCHITECT FOR FINAL SELECTION OF PLUMBING FIXTURE AND EQUIPMENT.
HB	HOSE BIBB	3/4"										PROVIDE FREEZLESS, AUTOMATIC DRAINING HOSE BIBB WITH HOSE THREADED VACUUM BREAKER AND DUAL CHECK BACKFLOW PREVENTER SIMILAR TO WOODFORD MODEL 30, OR EQUAL.
L-1	LAVATORY	1/2"	1/2"	1 1/4"	1 1/4"	1.2	8	1.5	1.5	2	1	UNIT SHALL BE AN ADA COMPLIANT, OVAL UNDER-MOUNT, VITREOUS CHINA LAVATORY (WHITE) WITH POP-UP DRAIN, OVERFLOW, TAILPIECE WITH CLEANOUT (CHROME) WITH DECK MOUNTED 1.2 GPM TWO LEVER HANDLE (POLISHED CHROME FINISH) FAUCET. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHT. BASIS OF DESIGN FIXTURE: KOHLER "CAXTON" MODEL K-2209; FAUCET: PROFLO MODEL PFWSC8866CP. COORDINATE WITH ARCHITECT FOR FINAL SELECTION OF PLUMBING FIXTURE AND EQUIPMENT.
L-2	LAVATORY	1/2"	1/2"	1 1/4"	1 1/4"	1.2	8	1.5	1.5	2	1	UNIT SHALL BE AN ADA COMPLIANT, OVAL UNDER-MOUNT, VITREOUS CHINA LAVATORY (WHITE) WITH POP-UP DRAIN, OVERFLOW, TAILPIECE WITH CLEANOUT (CHROME) WITH DECK MOUNTED 1.2 GPM SINGLE LEVER HANDLE (POLISHED CHROME FINISH) FAUCET. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHT. BASIS OF DESIGN FIXTURE: KOHLER "CAXTON" MODEL K-2209; FAUCET: PROFLO MODEL PFWSC8852CP. COORDINATE WITH ARCHITECT FOR FINAL SELECTION OF PLUMBING FIXTURE AND EQUIPMENT.
L-3	LAVATORY (ADA)	1/2"	1/2"	1 1/4"	1 1/4"	0.5	8	1.5	1.5	2	1	UNIT SHALL BE AN ADA COMPLIANT, WALL-HUNG, VITREOUS CHINA LAVATORY (WHITE) WITH 17 GAGE GRID STRAINER, OVERFLOW, TAILPIECE WITH CLEANOUT (CHROME) WITH SINGLE HOLE DECK-MOUNTED 0.5 GPM (CHROME) FAUCET, AND ADA COMPLIANT MOLDED PIPE AND STOP COVERS. PROVIDE ASSE 1070 COMPLIANT THERMOSTATIC MIXING VALVE. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHT. BASIS OF DESIGN FIXTURE: KOHLER "SOHO" MODEL K-2084; FAUCET: PROFLO MODEL PFWSC8852CP. ACCESSARIES: BY PROFLO
REF-1	REFRIGERATOR	1/2"										PROVIDE ICE MAKER CONNECTION BOX, IPS CORP MODEL AB9700 HA, OR EQUAL. REFER TO ARCHITECTURAL FOR EQUIPMENT SELECTION. COORDINATE WITH ARCHITECT FOR FINAL SELECTION OF PLUMBING FIXTURE AND EQUIPMENT.
SH-1	SHOWER	3/4"	3/4"	1 1/4"	1 1/4"	1.75	60	1.5	1.5	2	1	UNIT SHALL BE A SHOWER HEAD SYSTEM, WITH GRID DRAIN (CHROME), 1.75GPM HAND SHOWER SYSTEM KIT (POLISHED CHROME FINISH), 59" SHOWER HOSE (POLISHED CHROME FINISH), LEVER CONTROL,TRIM KIT (POLISHED CHROME FINISH), CERAMIC PRESSURE BALANCE CATRIDGE, AND UNIVERSAL ROUGH VALVE BODY WITH STOPS. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHT. BASIS OF DESIGN FIXTURE: SHOWERHEAD: PROFLO MODELPF88020GCP; HANDSHOWER: PROFLO MODEL PLG163TBC; DIVERTER TRIM: PROFLO MODEL PF88TVCP; VALVE BODY: PROFLO MODEL PF4001; ACCESSORIES: PROFLO. COORDINATE WITH ARCHITECT FOR FINAL SELECTION OF PLUMBING FIXTURE AND EQUIPMENT.
SH-2	SHOWER	3/4"	3/4"	1 1/4"	1 1/4"	1.75	60	1.5	1.5	2	1	UNIT SHALL BE A SHOWER HEAD SYSTEM, WITH GRID DRAIN (CHROME), 1.75GPM HAND SHOWER SYSTEM KIT (POLISHED CHROME FINISH), 59" SHOWER HOSE (POLISHED CHROME FINISH), LEVER CONTROL,TRIM KIT (POLISHED CHROME FINISH), CERAMIC PRESSURE BALANCE CATRIDGE, AND UNIVERSAL ROUGH VALVE BODY WITH STOPS. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHT. BASIS OF DESIGN FIXTURE: SHOWERHEAD: PROFLO MODELPF88020GCP; HANDSHOWER: PROFLO MODEL PLG163TBC; DIVERTER TRIM: PROFLO MODEL PF88TVCP; VALVE BODY: PROFLO MODEL PF4001; ACCESSORIES: PROFLO. COORDINATE WITH ARCHITECT FOR FINAL SELECTION OF PLUMBING FIXTURE AND EQUIPMENT.
SK-1	KITCHEN SINK	3/4"	3/4"	1 1/4"	1 1/4"	1.5	60	1.5	1.5	2	1	UNIT SHALL BE AN UNDEMOUNT, RECTANGULAR, DOUBLE BOWL, CENTER REAR DRAIN, KITCHEN SINK. PROVIDE WITH SINGLE LEVER, DECK MOUNTED, GOOSENECK FAUCET WITH PULL-DOWN SPRAYHEAD. PROVIDE WITH 3/4HP WASTE DISPOSER AND COUNTERTOP SWITCH. SINK: 18 GAUGE STAINLESS STEEL CONSTRUCTION. BASIS OF DESIGN SINK: PROFLO MODEL PFUC2177TA; FAUCET: PROFLO MODEL PFXC4017CP. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHT. COORDINATE WITH ARCHITECT FOR FINAL SELECTION OF PLUMBING FIXTURE AND EQUIPMENT.
SK-2	BAR SINK	3/4"	3/4"	1 1/4"	1 1/4"	1.5	60	1.5	1.5	2	1	UNIT SHALL BE AN ADA COMPLIANT, UNDEMOUNT, RECTANGULAR, SINGLE BOWL, CENTER DRAIN, BAR SINK. PROVIDE WITH SINGLE LEVER, DECK MOUNTED, HIGH ARCH FAUCET. SINK: 18 GAUGE STAINLESS STEEL CONSTRUCTION W/ S.S. BASKET STRAINER. BASIS OF DESIGN SINK: PROFLO MODEL PFUC108A6; FAUCET: PROFLO MODEL PFXC1701CP. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHT. COORDINATE WITH ARCHITECT FOR FINAL SELECTION OF PLUMBING FIXTURE AND EQUIPMENT.
T-1	BATH TUB W/ SHOWER	1/2"	1/2"	1 1/4"	1 1/4"	1.75	20	1.5	1.5	2	1	UNIT SHALL BE A TUB/SHOWER WITH SURROUND, 1.75GPM SHOWER SYSTEM KIT (POLISHED CHROME FINISH), LEVER CONTROL,TRIM KIT (POLISHED CHROME FINISH), CERAMIC PRESSURE BALANCE CATRIDGE, AND UNIVERSAL ROUGH VALVE BODY WITH STOPS. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHT. BASIS OF DESIGN FIXTURE: TUB: SIGNATURE HARDWARE MODEL SHSKS6030LWH; BATH AND SHOWER TRIM KIT: PROFLO MODEL PF88300GCP; VALVE BODY: PROFLO MODEL PF4001; ACCESSORIES: PROFLO MODEL #PFWO350 TUB WASTE & OVERFLOW WITH LIFT AND TURN STOPPER. COORDINATE WITH ARCHITECT FOR FINAL SELECTION OF PLUMBING FIXTURE AND EQUIPMENT.
WC-1	WATER CLOSET	1"		4"	2"	1.28	20	10		10	3	UNIT SHALL BE A WATER SENSE COMPLIANT, FLOOR-MOUNTED, VITREOUS CHINA, ELONGATED, TANK TYPE, 1.28GPF SIPHON JET 2-PIECE WATER CLOSET (WHITE) WITH COVER AND TRIP LEVER ON OPEN SIDE OF FIXTURE (CHROME FINISH). REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHT. BASIS OF DESIGN FIXTURE: PROFLO MODEL PF3002SWH/PF30128WH; SEAT: PROFLO MODEL PFTSEC2000WH. COORDINATE WITH ARCHITECT FOR FINAL SELECTION OF PLUMBING FIXTURE AND EQUIPMENT.
WC-2	COMBINATION WATER CLOSET AND BIDET	1"	3/4"	4"	2"	1.28	20	10		10	3	UNIT SHALL BE A FLOOR-MOUNTED, VITREOUS CHINA, ELONGATED, 1.28GPF SIPHON JET COMBINATION WATER CLOSET AND BIDET (WHITE) WITH COVER AND TRIP LEVER ON OPEN SIDE OF FIXTURE. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHT. BASIS OF DESIGN FIXTURE: HOMARY MODEL 3021124-US-WHITE-ALO. COORDINATE WITH ARCHITECT FOR FINAL SELECTION OF PLUMBING FIXTURE AND EQUIPMENT.
WC-3	WATER CLOSET (ADA)	1"		4"	2"	1.28	20	10		10	3	UNIT SHALL BE AN ADA AND WATER SENSE COMPLIANT, FLOOR MOUNTED, VITREOUS CHINA, ELONGATED, ONE-PIECE, 1.28GPF SIPHON JET WATER CLOSET (WHITE) WITH SEAT AND COVER. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHT. BASIS OF DESIGN FIXTURE: PROFLO MODEL PF9541WH; SEAT: PROFLO MODEL PFTSEC2000WH. COORDINATE WITH ARCHITECT FOR FINAL SELECTION OF PLUMBING FIXTURE AND EQUIPMENT.
WOB	WASHING MACHINE OUTLET BOX	1/2"	1/2"	1 1/4"	1 1/4"			1.5	1.5	2	1	PROVIDE WASHING MACHINE CONNECTION BOX, IPS CORP MODEL W2700 HA, OR EQUAL. REFER TO ARCHITECTURAL FOR EQUIPMENT SELECTION.

tankless

ELECTRIC DOMESTIC WATER HEATER SCHEDULE

MARK	MODEL	MANUFACTURER	CAPACITY [GAL]	INPUT [kW]	RECOVERY GPH	RECOVERY ΔT	ELECTRICAL VOLTAGE	ELECTRICAL Ø	REMARKS
WH-1	DEL-40	A.O. Smith	40.00	6	40	100	208 V	1	UNIT SHALL BE AN ELECTRIC STORAGE TYPE WATER HEATER. A.O SMITH WATER HEATER MODEL DEL-40. INSTALL PER MANUFACTURER'S RECOMMENDATION. PROVIDE (POTABLE) THERMAL EXPANSION TANK.
WH-2	DEL-50	A.O. Smith	50.00	8	50	100	208 V	1	UNIT SHALL BE AN ELECTRIC STORAGE TYPE WATER HEATER. A.O SMITH WATER HEATER MODEL DEL-50. INSTALL PER MANUFACTURER'S RECOMMENDATION. PROVIDE (POTABLE) THERMAL EXPANSION TANK.
WH-3	Chronomite Instant Flow M Series Tankless Water Heater	Chronomite		4			208 V	1	ELECTRIC TANKLESS POINT-OF-USE TYPE WATER - "CHRONOMITE" WATER HEATER MODEL M-30L/277 WITH 105 DEGREE SETPOINT . PROVIDE SHUTOFF AND ASSE1070 THERMOSTATIC MIXING VALVE.

PLUMBING EQUIPMENT SCHEDULE

TAG	DESCRIPTION	CAPACITY	ELECTRICAL VOLTS	PHASE	FREQ. (Hz)	REMARKS
SP-1	ELEVATOR SUMP PUMP		115	1	60	UNIT SHALL BE SIMPLEX ELEVATOR PIT SUMP PUMP RATED 50 GPM @ 20' TDH. ½ HP. 115/1/60 WITH 2" DISCHARGE, CONTROLS, FLOATS, WATER ALARM. BASIN SHALL BE 24"x24"x24" DEEP. BASIN OF DESIGN: STANCOR SE-50 WITH CONTROLS

PIPE ACCESSORY SCHEDULE

EQUIPMENT	PROTOTYPE	ACCESSORIES/OPTIONS
TET-1	Series PLT Potable Water Expansion Tanks are designed to absorb the increased volume of water created by thermal expansion and to maintain balanced pressure throughout the potable water supply system. Series PLT tanks feature a pre-pressurized steel tank with an expansion membrane that prevents contact of the water with the air in the tank. This prevents loss of air to the water and ensures long and trouble-free life for the system. These tanks may be used with all types of Direct Fired Hot Water Heaters (gas, oil or electric) and hot water storage tanks. IAPMO listed and ANSI/NSF 61 certified. Maximum Pressure: 150psi (10 bar)	POTABLE THERMOEXPANSION TANK SIMILAR TO WATTS MODEL PLT-5

WATER HAMMER ARRESTER SCHEDULE

P.D.I. UNIT RATING	A	B	C	D	E	F
FIXTURE UNIT RATING	1-11	12-22	23-60	61-113	114-154	155-301

NOTES:
1. WATER HAMMER ARRESTORS SHALL BE PROVIDED FOR QUICK CLOSING VALVES. I.E. FLUSH VALVES AND AUTOMATIC FAUCETS/DISPENSERS IN ACCORDANCE WITH IPC SECTION 604.9 "WATER HAMMER" AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

CMTA

Project Status

Sunset Condominium
Owner
Enter address here

PLUMBING DETAILS AND SCHEDULES

CLIENT/CMTA JOB #:	WSSC22
DATE:	4/24/2023
DRAWN:	Author
CHECKED:	Checker

REVISIONS
Permit set Issued
9/10/24 Owner's set

P8

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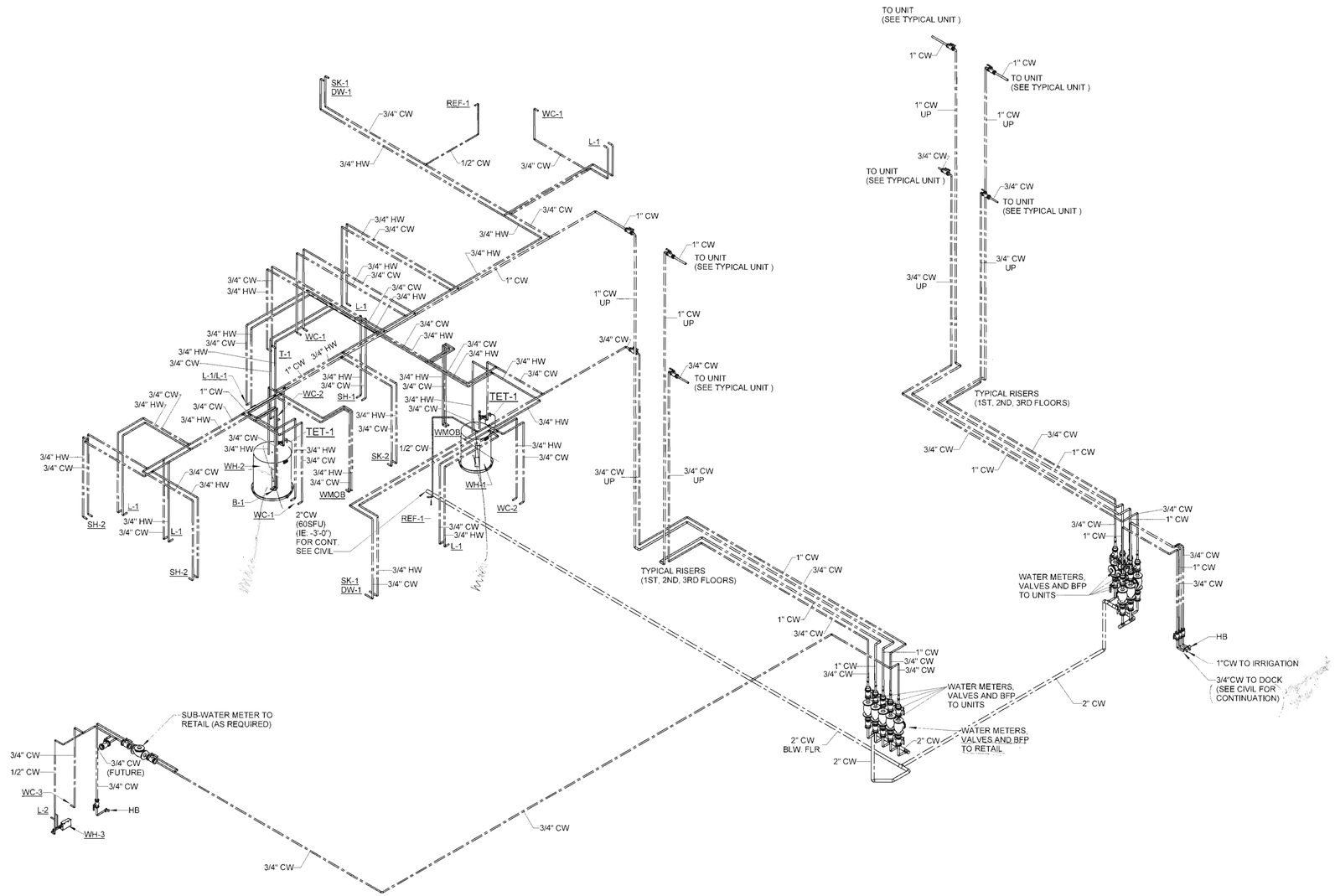

1 DOMESTIC WATER RISER DIAGRAM

SCALE: NONE

CMTA

Project Status

Sunset Condominium

Owner

Enter address here

PLUMBING DOMESTIC WATER DIAGRAM

CLIENT/CMTA JOB #:	WSSC22
DATE:	4/24/2023
DRAWN:	Author
CHECKED:	Checker

REVISIONS

P9

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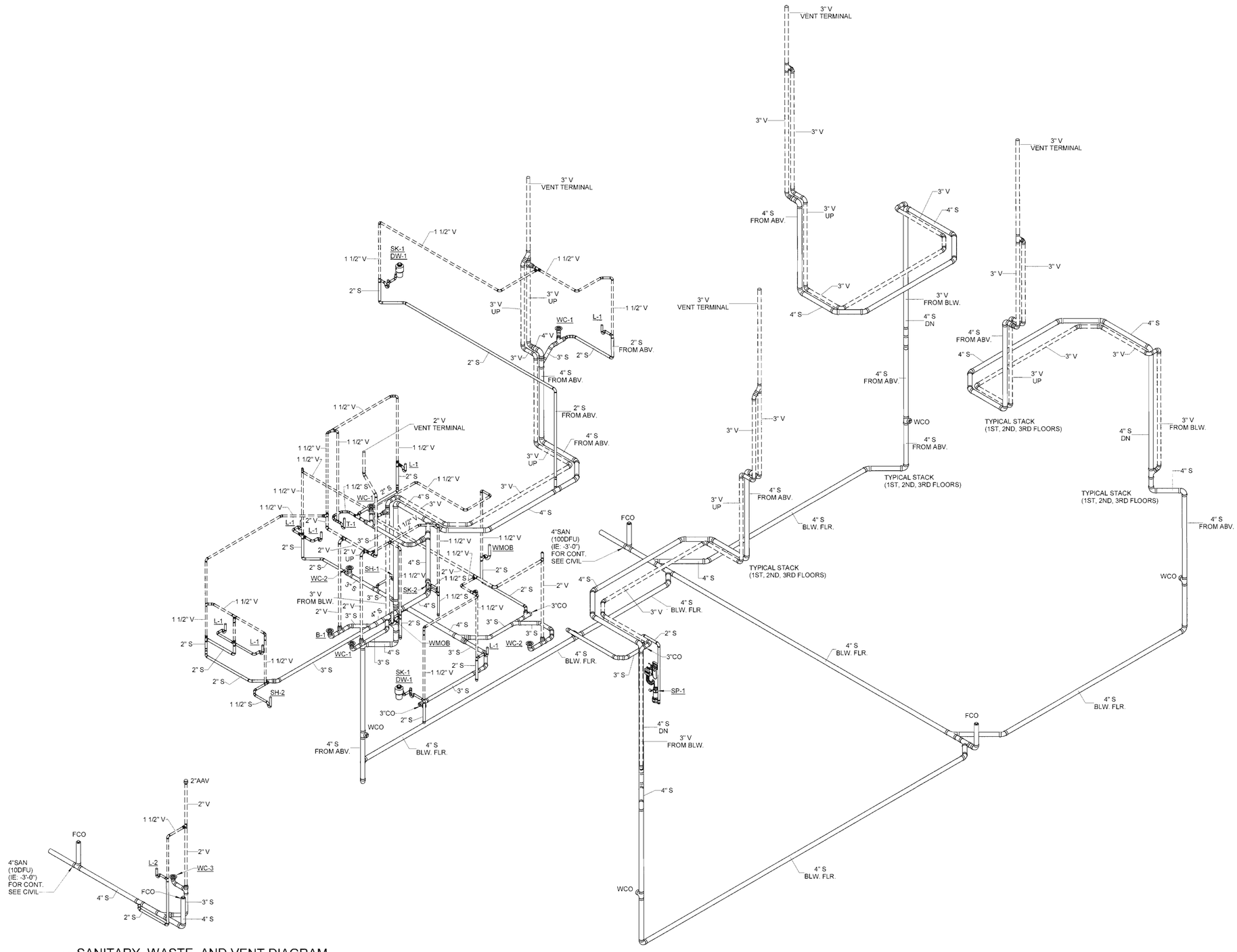

1 SANITARY, WASTE, AND VENT DIAGRAM
SCALE: NONE

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CMTA

Project Status

Sunset Condominium

Owner

Enter address here

PLUMBING SANITARY, WASTE AND VENT DIAGRAM

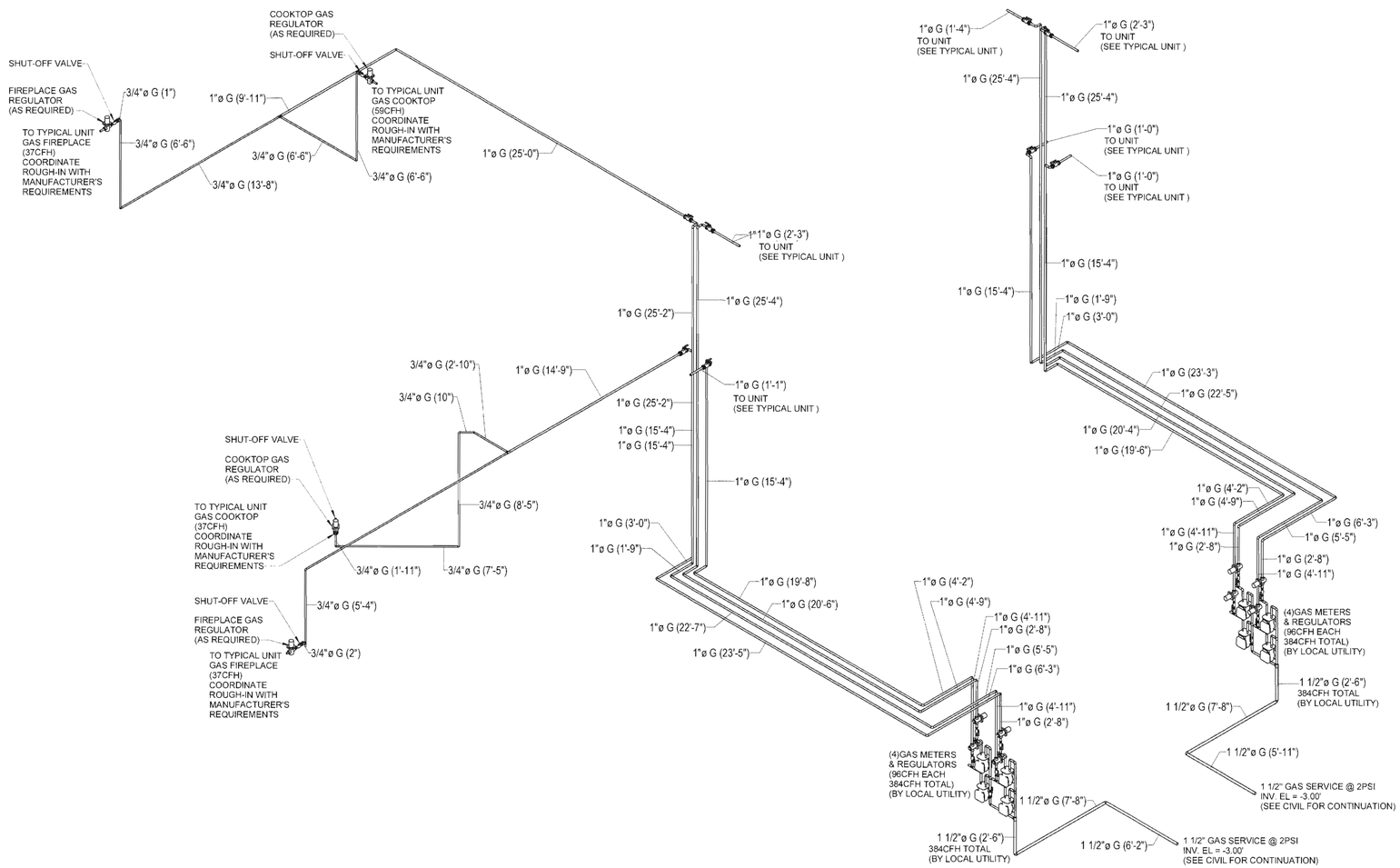
CLIENT/CMTA JOB #:	WSSC22
DATE:	4/24/2023
DRAWN:	Author
CHECKED:	Checker

REVISIONS

~~PERMIT SET (10-14)~~

9/11/24 OWNER'S REV

P10



NOTE:
CONTRACTOR SHALL ENSURE ALL EQUIPMENT AND APPLIANCE GAS REGULATOR ARE SET PER MANUFCATURER'S RECOMMENDATION.

GAS PIPING HAS BEEN DESIGNED FOR A MAXIMUM SYSTEM PRESSURE DROP OF 0.5" W.C. OVER 118FT TO MOST REMOTE OUTLET IN ACCORDANCE WITH NFPA 54 TABLE 6.2(b) FOR NATURAL GAS.

UNIT LOAD (EACH): 96CFH
TOTAL LOAD: 384CFH
GAS PRESSURE: LESS THAN 2PSI
PRESSURE DROP: 0.5" W.C.
SPECIFIC GRAVITY: 0.60
TOTAL RUN: 118 FEET

1 NATURAL GAS RISER DIAGRAM
SCALE: NONE

CMTA

Project Status

Sunset Condominium

Owner

Enter address here

NATURAL GAS RISER DIAGRAM

CLIENT/CMTA JOB #:	WSSC22
DATE:	4/24/2023
DRAWN:	Author
CHECKED:	Checker

REVISIONS

~~PERMIT SET 11-8-23~~

~~CMTA OWNER'S REP~~

P11

FILENAME: C:\Users\brandt\Documents\WSSC22_REP-R21_brandtRB.RVT
PLOT TIME: 10/10/2023 4:14:16 PM

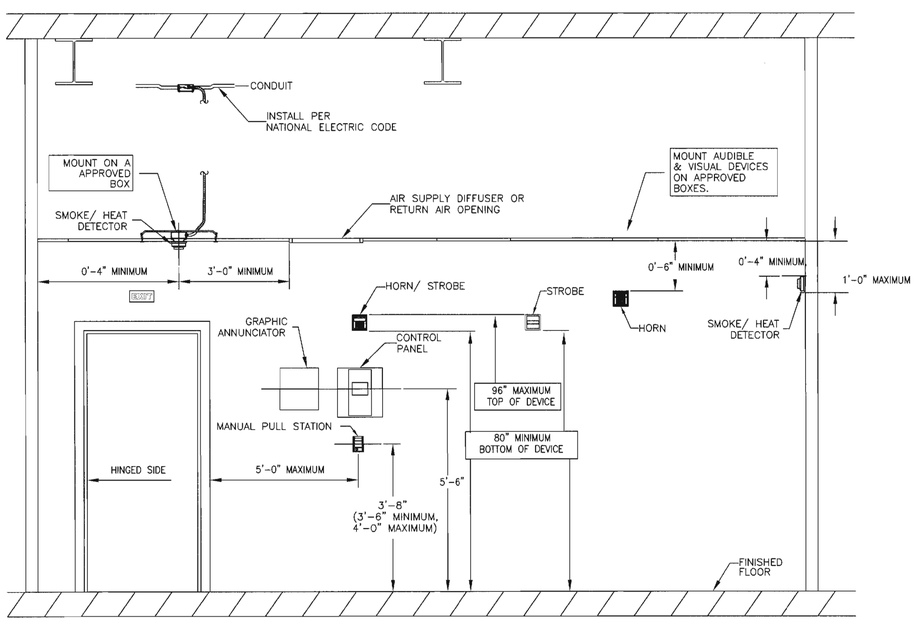
FIRE ALARM SYSTEM INPUT/OUTPUT MATRIX

SYSTEM OUTPUTS — FACP ANNUNCIATION / NOTIFICATION / REQUIRED FIRE SAFETY CONTROL

	SYSTEM INPUTS	A ACTUATE COMMON ALARM SIGNAL INDICATOR	B ACTUATE AUDIBLE ALARM SIGNAL	C ACTUATE COMMON SUPERVISORY SIGNAL INDICATOR	D ACTUATE AUDIBLE SUPERVISORY SIGNAL INDICATOR	E ACTUATE COMMON TROUBLE SIGNAL INDICATOR	F ACTUATE AUDIBLE TROUBLE SIGNAL INDICATOR	G ACTUATE ZONE OR DEVICE ADDRESS ALARM INDICATOR	H ACTUATE GENERAL EVACUATION SIGNAL	I DISPLAY CHANGE OF STATUS	J TRANSMIT FIRE ALARM SIGNAL TO CENTRAL STATION	K TRANSMIT SUPERVISORY SIGNAL TO CENTRAL STATION	L TRANSMIT TROUBLE SIGNAL TO CENTRAL STATION	M RELEASE MAGNETICALLY HELD DOORS	N RECALL ELEVATOR TO RECALL FLOOR	O RECALL ELEVATOR TO ALTERNATE RECALL FLOOR	P ACTUATE WARNING TO ELEVATOR CABS	Q DELAYED REMOVAL OF POWER FROM ELEVATOR	R CLOSE ALL SMOKE DAMPERS	S UNLOCK EXITS AND CONTROL DOORS	T SHUT DOWN RESPECTIVE AIR HANDLING EQUIPMENT	U ACTUATE FLOOR PRESSURIZATION	V ACTUATE STAIRWELL PRESSURIZATION	W ACTUATE SMOKE EXHAUST	X	Y	
1	FIRE ALARM SYSTEM AC POWER FAILURE			●	●							●															1
2	FIRE ALARM SYSTEM LOW BATTERY					●	●						●														2
3	OPEN CIRCUIT					●	●						●														3
4	GROUND FAULT					●	●						●														4
5	NOTIFICATION APPLIANCE CIRCUIT SHORT					●	●						●														5
6	BUILDING MANUAL PULL STATIONS	●	●					●	●	●	●			●						●							6
7	CORRIDOR SMOKE DETECTORS	●	●					●	●	●	●			●	●				●	●		●	●	●			7
8	AREA SMOKE DETECTORS	●	●					●	●	●	●			●	●				●	●		●	●	●			8
9	HVAC AIR DUCT SMOKE DETECTORS			●	●			●				●									●						9
10	ROOM FIRE SUPPRESSION SYSTEM ALARM	●	●					●	●	●	●			●	●				●	●							10
11	SPRINKLER TAMPER SWITCH			●	●			●				●															11
12	SPRINKLER WATER FLOW IN BUILDING	●	●					●	●	●	●			●	●				●	●							12
13	SPRINKLER WATER FLOW IN ELEV EQUIP RM OR SHAFT	●	●					●	●	●	●			●	●		●	●	●	●							13
14	ELEV EQUIP RM AREA SMOKE DETECTOR	●	●					●	●	●	●			●	●		●			●							14
15	ELEV SHAFT AND ELEV EQUIP RM HEAT DETECTORS	●	●					●	●	●	●			●	●		●	●	●	●							15
16	ELEV LOBBY SMOKE DETECTORS – UPPER FLOORS	●	●					●	●	●	●			●	●				●	●		●	●	●			16
17	ELEV LOBBY SMOKE DETECTOR – RECALL FLOOR	●	●					●	●	●	●			●		●	●		●	●		●	●	●			17
18	ELEV CONTROLLER POWER SHUNT TRIP STATUS			●	●			●				●															18
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	V	W	

1 FIRE ALARM SYSTEM INPUT/OUTPUT MATRIX

SCALE: NTS



2 NFPA 72 & ADA FIRE ALARM DEVICE INSTALLATION REQUIREMENTS

SCALE: NTS

GENERAL SYMBOLS

XX	KEYED SHEET NOTE (XX = NOTE NUMBER)
X	REVISION TAG (X = REVISION NUMBER)
XX	FEEDER SIZE TAG (XX = FEEDER SCHEDULE NUMBER)
	LEADER – ARROW
	LEADER – LOOP

DEVICE DISPOSITION ABBREVIATIONS

E, (E)	EXISTING TO REMAIN
R, (R)	EXISTING TO BE RELOCATED
D, (D)	EXISTING TO BE DEMOLISHED
N, (N)	NEW TO BE PROVIDED

FIRE ALARM SYMBOLS

FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
F	FIRE ALARM PULL STATION; ANNUNCIATING DEVICE. DEVICE SHALL BE MOUNTED WITHIN 5 FEET FROM THE EXIT. MH = 48" A.F.F. UON
CD/CD	CEILING/WALL MOUNTED COMBINATION FIRE ALARM STROBE LIGHT AND SPEAKER. WALL MOUNTED DEVICES SHALL BE MOUNTED +80" A.F.F. OR 6" BELOW CEILING, WHICHEVER IS LOWER. THE 'CD' SUBSCRIPT SHALL INDICATE THE CANDELA RATING
CD/CD	CEILING/WALL VISUAL FIRE ALARM STROBE LIGHT. WALL MOUNTED DEVICES SHALL BE MOUNTED +80" A.F.F. OR 6" BELOW CEILING WHICHEVER IS LOWER. THE 'CD' SUBSCRIPT SHALL INDICATE CANDELA RATING
H	CEILING MOUNTED HEAT DETECTOR
H_F	CEILING MOUNTED FIXED TEMPERATURE HEAT DETECTOR
TS	FIRE PROTECTION SPRINKLER TAMPER SWITCH
FS	FIRE PROTECTION SPRINKLER FLOW SWITCH
PA	FIRE PROTECTION SPRINKLER PRESSURE ALARM SWITCH
PS	FIRE PROTECTION SPRINKLER PRESSURE SUPERVISORY SWITCH
S	CEILING MOUNTED SMOKE DETECTOR
S	DUCT MOUNTED SMOKE DETECTOR

SWITCHING SYMBOLS

S_F	CEILING FAN CONTROL SWITCH MOUNTING HEIGHT = +44" A.F.F. UON
S_M	MANUAL MOTOR STARTER WITH THERMAL OVERLOAD PROTECTION. MOUNT AS INDICATED ON DRAWINGS
S	SINGLE POLE SWITCH. MOUNTING HEIGHT = 44" A.F.F. UON
S_3	THREE-WAY SWITCH. MOUNTING HEIGHT = 44" A.F.F. UON
S_D	DIMMER SWITCH. MOUNTING HEIGHT = 44" A.F.F. UON
S_{OS}	SWITCH WITH OCCUPANCY SENSOR. MOUNTING HEIGHT= 44" A.F.F, UON
S_{CS}	SMART LIGHTING DIMMER SWITCH – SIMILAR TO LUTRON CASETA PD-6WCL-WH
S_{PR}	THREE BUTTON WIRELESS CONTROL SIMILAR TO LUTRON PJ2-3BRL-WH-L01R
OS	OCCUPANCY SENSOR AND ASSOCIATED POWERPACK/ROOM CONTROLLER FOR LIGHTING CONTROL

NOTE:

GENERAL NOTES, SPECIFICATIONS, SYMBOLS AND ABBREVIATIONS IN THIS DRAWING SET ARE A COMPLETE LIST AND SOME ITEMS MAY NOT BE APPLICABLE IN THE SCOPE OF WORK SHOWN IN THIS SET OF DRAWINGS.

POWER SYMBOLS

	NEW BRANCH CIRCUIT CONDUIT CONCEALED IN WALL OR CEILING
	BRANCH CIRCUIT HOMERUN, NUMBER OF ARROWS INDICATES THE NUMBER OF CIRCUITS. ALL CIRCUITS SHALL HAVE A SEPARATE GREEN COLORED INSULATED GROUND WIRE
LP-1	CIRCUIT NUMBER: 'LP' DENOTES PANEL; '1' DENOTES CIRCUIT
	GROUND; NEC 250
	120/208V MAIN DISTRIBUTION PANEL
	120/208V SURFACE MOUNTED PANELBOARD
	120/208V RECESS MOUNTED LOAD CENTER
WP 3 *A F: 'X'	FUSED SAFETY SWITCH WP = WEATHER PROOF IN NEMA 3R ENCLOSURE 3 = DENOTES 3 POLES *A = DENOTES SAFETY SWITCH SIZE F:'X' = DENOTES FUSE SIZE
WP 3 *A	NON-FUSED SAFETY SWITCH WP = WEATHER PROOF IN NEMA 3R ENCLOSURE 3 = DENOTES 3 POLES *A = DENOTES SAFETY SWITCH SIZE
	MOTOR CONNECTION
X	CEILING MOUNTED JUNCTION BOX
	WALL MOUNTED JUNCTION BOX
J	FLOOR MOUNTED JUNCTION BOX
	WALL MOUNTED 20A (UON), 125V, 3W DUPLEX RECEPTACLE. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MOUNTING HEIGHT. IF MOUNTING HEIGHT NOT INDICATED ON ARCH DRAWINGS, INSTALL AT +18" A.F.F.
	GROUND FAULT INTERRUPTING, WALL MOUNTED 20A (UON), 125V, 3W DUPLEX RECEPTACLE. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MOUNTING HEIGHT. IF MOUNTING HEIGHT NOT INDICATED ON ARCH DRAWINGS, INSTALL AT +18" A.F.F.
	SLASH THROUGH ANY DEVICE INDICATES MOUNTING ABOVE COUNTERTOP 4" ABOVE BACKSPLASH
	CEILING MOUNTED 20A (UON), 125V, 3W DUPLEX RECEPTACLE. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION.
	SPECIAL RECEPTACLE, AMPERAGE AS STATED ON DRAWING. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MOUNTING HEIGHT. IF MOUNTING HEIGHT NOT INDICATED ON ARCH DRAWINGS, INSTALL AT +18" A.F.F.

LIGHTING SYMBOLS

A/A	ROUND/SQUARE SURFACE DOWNLIGHT. UPPER CASE SUBSCRIPT INDICATES FIXTURE TYPE. LOWER CASE INDICATES SWITCH CONTROL. NUMERIC SUBSCRIPT INDICATES CIRCUIT. REFER TO LIGHTING FIXTURE SCHEDULE FOR SPECIFICATIONS
A/A	ROUND/SQUARE RECESSED DOWNLIGHT. UPPER CASE SUBSCRIPT INDICATES FIXTURE TYPE. LOWER CASE INDICATES SWITCH CONTROL. NUMERIC SUBSCRIPT INDICATES CIRCUIT. REFER TO LIGHTING FIXTURE SCHEDULE FOR SPECIFICATIONS.
A	LIGHTING STRIP FIXTURE. UPPER CASE SUBSCRIPT INDICATES FIXTURE TYPE. LOWER CASE SUBSCRIPT INDICATES SWITCH CONTROL. NUMERIC SUBSCRIPT INDICATES CIRCUIT. REFER TO LIGHTING FIXTURE SCHEDULE FOR SPECIFICATIONS
A	WALL MOUNTED EMERGENCY BATTERY PACK. UPPER CASE SUBSCRIPT INDICATES FIXTURE TYPE. NUMERIC SUBSCRIPT INDICATES CIRCUIT. MOUNT 80" A.F.F. UON. REFER TO LIGHTING FIXTURE SCHEDULE FOR SPECIFICATIONS
A/A	DOUBLE/SINGLE FACED CEILING MOUNTED EXIT LIGHT. UPPER CASE SUBSCRIPT INDICATES FIXTURE TYPE. NUMERIC SUBSCRIPT INDICATES CIRCUIT. SEE DRAWINGS FOR DIRECTIONAL CHEVRON REQUIREMENTS AS WELL AS #FACES
A	ROUND CROSS LIGHT FIXTURE. UPPER CASE SUBSCRIPT INDICATES LIGHT FIXTURE TYPE. LOWER CASE INDICATES SWITCH CONTROL. NUMERIC SUBSCRIPT INDICATES CIRCUIT. REFER TO LIGHTING FIXTURE SCHEDULE FOR SPECIFICATIONS

ELECTRICAL ABBREVIATIONS

A, AMP	AMPERE
AC	ALTERNATING CURRENT
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
BKR	BREAKER
C, CND	CONDUIT
C/B	CIRCUIT BREAKER
CKT	CIRCUIT
FLA	FULL LOAD AMPERES
FSS	FUSED SAFETY SWITCH
GFCI	GROUND FAULT CURRENT INTERRUPTER
GRND, G	GROUND
HP	HORSEPOWER
KAIC	1000 AMPERES INTERRUPTING CAPACITY
KCMIL	1000 CIRCULAR MILS
KV	KILOVOLT
KVA	KILOVOLT AMPERES
KW	KILOWATT
LTG	LIGHTING
MCB	MAIN CIRCUIT BREAKER
MLO	MAIN LUG ONLY
NEC	NATIONAL ELECTRIC CODE
NFSS	NON-FUSED SAFETY SWITCH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
EPO	EMERGENCY POWER OFF
P	POLE
PNL	PANEL
ø	PHASE
RLA	RUNNING LOAD AMPERE
S, SW	SWITCH
SWBD	SWITCHBOARD
S/N	SOLID NEUTRAL
THRU	THROUGH
TYP	TYPICAL
U.O.N	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY
V	VOLT
VA	VOLT-AMPERE
W	WATT
WP	WEATHER PROOF

CMTA

Project Status

100% SUBMISSION

SUNSET TERRACE CONDOMINIUMS
14474 & 14479 SOUTH SOLOMONS ISLAND ROAD
SOLOMONS, MD 20688

ELECTRICAL LEGEND

CLIENT/CMTA JOB #:	WSSC22
DATE:	04/26/2023
DRAWN:	LR
CHECKED:	PG

REVISIONS

PERMIT SET NOTES
ADDITIONAL OWNER'S COMMENTS

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ELECTRICAL GENERAL NOTES

1. THE FOLLOWING NOTES ARE GENERAL IN NATURE AND PERTAIN TO THE ENTIRE PROJECT. WHERE THERE ARE EXCEPTIONS, ADDITIONS OR REVISIONS TO THESE NOTES SUCH ARE SO NOTED ON THE PARTICULAR DRAWING WHERE THEY OCCUR. REFER TO SPECIFICATIONS FOR GENERAL REQUIREMENTS OF ALL WORK.

2. THE CONTRACTOR SHALL FABRICATE AND INSTALL ALL WORK IN STRICT ACCORDANCE WITH OSHA, ALL APPLICABLE STATE, COUNTY, AND LOCAL CODES, AND THE GENERAL AND SUPPLEMENTARY CONDITIONS OF THE CONTRACT.

3. PRIOR TO BID, THE CONTRACTOR SHALL EXAMINE ALL PROJECT DRAWINGS, AND SHALL VISIT THE SITE, AND VERIFY ALL CONDITIONS TO DEVELOP A COMPLETE UNDERSTANDING OF THE PROJECT SCOPE. FAILURE TO DO SO SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM ALL WORK REQUIRED. THE CONTRACTOR SHALL, UPON REVIEW OF THE DOCUMENTS, ADVISE THE ENGINEER OF ANY DISCREPANCIES WHICH WILL AFFECT THE WORK REQUIRED.

4. PRIOR TO COMMENCING ANY WORK, THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES. CONFLICTS ARISING FROM FAILURE TO DO SO SHALL BE RECTIFIED BY THE CONTRACTORS AT NO ADDITIONAL COST TO THE CONTRACT.

5. DRAWINGS ARE DIAGRAMMATIC; THEREFORE, THE CONTRACTOR SHALL MAKE ADJUSTMENTS AS REQUIRED FOR A COMPLETE INSTALLATION. CONTRACTOR SHALL CLOSELY EXAMINE ALL PROJECT DRAWINGS TO UNDERSTAND WORK REQUIRED AND TO AVOID INTERFERENCE WITH EXISTING AND NEW WORK SUCH AS DUCTS, PIPING, LIGHTING FIXTURES, STRUCTURAL BEAMS, RAIN LEADERS, ETC.. THESE DRAWINGS ARE BASED ON DOCUMENTS MADE AVAILABLE BY THE CLIENT, THE CONTRACTOR SHALL FIELD VERIFY ALL LAYOUTS AND MAKE NECESSARY ADJUSTMENTS AT NO ADDITIONAL COST TO THE CONTRACT.

6. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE BEST ACCEPTED TRADE PRACTICES AND AS PER MANUFACTURER'S RECOMMENDATIONS (HIGHEST STANDARD, LOWEST TOLERANCE TO RULE).

7. THE CONTRACTOR SHALL PROTECT ALL EQUIPMENT AND FIXTURES STORED OR SET IN PLACE IN THE JOB.

8. ALL EXISTING ELECTRICAL EQUIPMENT TO REMAIN IS TO BE PROTECTED DURING THE CONSTRUCTION PROCESS. CONTRACTOR TO PROVIDE ENGINEER WITH PUNCH LIST OF ALL EXISTING DAMAGE AND NON FUNCTIONING EQUIPMENT PRIOR TO THE START OF CONSTRUCTION.

9. ANY DAMAGE TO THE NEW OR EXISTING CONSTRUCTION CAUSED BY THE CONTRACTOR'S NEGLIGENCE OR INADEQUATE PROTECTION OR SECURITY MEASURES DURING CONSTRUCTION ARE TO BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

10. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND DEVICES SO THEY ARE READILY ACCESSIBLE. PRIOR TO INSTALLING EQUIPMENT, DISCONNECTS, STARTERS, ETC., THE CONTRACTOR SHALL VERIFY EQUIPMENT SERVICE CLEARANCES AS REQUIRED BY THE CURRENT NATIONAL ELECTRIC CODE AND SHALL REPORT ANY INADEQUACIES TO THE ENGINEER.

11. THE CONTRACTOR SHALL PROVIDE ALL TOOLS, MATERIALS, EQUIPMENT AND NECESSARY FACILITIES, AND PERFORM ALL LABOR AND SERVICES OF EVERY DESCRIPTION AS MAY BE NECESSARY TO COMPLETE THE SCOPE OF WORK DEFINED IN THE DRAWINGS.

12. ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE PROPER PERFORMANCE OF THEIR WORK, COORDINATE WITH OTHER TRADES, MEANS AND METHODS OF CONSTRUCTION, SAFETY AND SECURITY ON SITE.

13. UNLESS ITEMS OF MATERIAL, EQUIPMENT OR WORK ARE SPECIFICALLY NOTED TO BE PROVIDED OR FURNISHED BY OTHERS, THEY SHALL BE PROVIDED UNDER THIS CONTRACT.

14. WORK INDICATED AS HAVING MINOR DETAILS OBVIOUSLY OMITTED FOR CLARITY SHALL BE INCLUDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

15. THE ELECTRICAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE, AND SHALL VERIFY ALL ROUGH-IN REQUIREMENTS FOR ELECTRICALLY-OPERATED EQUIPMENT. VERIFICATIONS SHALL BE MADE WITH THE EQUIPMENT SUPPLIERS.

16. FIRE STOPPING WITH A FIRE RESISTANT RATING IN ACCORDANCE WITH ASTM E119 SHALL BE PROVIDED BY THE CONTRACTOR FOR ANY REQUIRED OR THOSE DUE TO DEMOLITION WORK PENETRATIONS OF FIRE RATED ASSEMBLIES. THE CONTRACTOR SHALL ADVISE THE OWNER 24 HOURS IN ADVANCE OF COMMENCING FIRE STOPPING WORK.

17. ALL SUPPORTS SHALL BE DESIGNED AND INSTALLED IN COMPLIANCE WITH THE SEISMIC PROVISIONS OF IBC.

18. THE CONTRACTOR SHALL PROVIDE ALL MISCELLANEOUS STEEL SHAPES, HANGER RODS, STRAPS, ETC. REQUIRED FOR ALL ELECTRICAL SYSTEM INSTALLATIONS.

19. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 6'-8" CLEARANCE TO THE UNDERSIDE OF CONDUITS, SUSPENDED EQUIPMENT, ETC., THROUGHOUT ACCESS ROUTES IN MECHANICAL AND ELECTRICAL EQUIPMENT ROOMS.

20. ALL NEW WORK SHALL BE CONCEALED IN FINISHED AREAS. NO SURFACE MOUNTED CONDUIT, OUTLET BOXES, RACEWAYS, OR DEVICES WILL BE PERMITTED UNLESS SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.

21. THE CONTRACTOR SHALL PLACE ALL EQUIPMENT INTO OPERATION AND ADJUST ALL EQUIPMENT FOR PROPER OPERATION. THE CONTRACTOR SHALL EXPLAIN THE SYSTEM OPERATION AND MAINTENANCE PROCEDURES TO THE OWNER.

22. ALL COLORS OF EXPOSED EQUIPMENT SHALL BE APPROVED BY THE ENGINEER, ARCHITECT, AND OWNER PRIOR TO ORDERING.

23. REFER TO ARCHITECTURAL ELEVATIONS AND REFLECTED CEILING PLANS WHERE SUCH ARE SHOWN FOR EXACT LOCATION OF ALL WALL AND CEILING MOUNTED ELECTRICAL WORK.

24. THE CONTRACTOR SHALL COORDINATE FINAL LOCATIONS OF LIGHTING FIXTURES, SPEAKERS, SMOKE DETECTORS, AND OTHER ITEMS WITH THE REFLECTED CEILING PLAN(S). LIGHTING FIXTURES SHALL BE MOUNTED SQUARELY AND CENTERED WITHIN ACOUSTIC CEILING PANELS.

25. LETTER DESIGNATION DIRECTLY ADJACENT TO LIGHTING FIXTURE SYMBOL INDICATED THE TYPE OF LIGHTING FIXTURE.

26. LOCATE LIGHT SWITCHES APPROXIMATELY 4 TO 6 INCHES FROM THE LATCH SIDE OF DOOR FRAME WHERE POSSIBLE EXCEPT AS NOTED OTHERWISE.

27. LOCATE LIGHT SWITCHES DIRECTLY BENEATH THERMOSTATS WHERE THEY ARE SHOWN IN CLOSE PROXIMITY. SEE MECHANICAL DRAWINGS FOR LOCATIONS OF THERMOSTATS.

28. LOCATE WALL BOXES APPROXIMATELY AS SHOWN, EXACTLY AS DIRECTED OR AS NECESSARY TO ACHIEVE SYMMETRY AND COORDINATION WITH THE BUILDING FINISHES AND EQUIPMENT.

29. LOCATE ALL PULL BOXES SUCH THAT THEY ARE ACCESSIBLE.

30. MOUNT FLUSH BOXES WITH THEIR FRONT EDGE EVEN WITH THE FINISH SURFACE. SINGLE GANG BOXES SHALL BE MOUNTED WITH LONGER DIMENSION VERTICAL UNLESS NOTED OTHERWISE. MOUNT ALL BOXES AND PLATES PLUMB.

31. BOXES SHALL NOT BE INSTALLED BACK TO BACK ON BOTH SIDES OF A WALL. OFFSET BOXES A MINIMUM OF 6 INCHES.

32. COORDINATE OUTLET LOCATIONS AND CIRCUIT RATINGS WITH EQUIPMENT SHOWN ON MECHANICAL AND PLUMBING DRAWINGS AND WITH ALL EQUIPMENT AND FURNISHINGS SHOWN ON ARCHITECTURAL AND INTERIORS DRAWINGS.

33. BRANCH CIRCUIT AND FEEDER NUMBERS ARE INDICATED BY NUMBER DESIGNATION ONLY. SEE BRANCH CIRCUIT AND FEEDER SCHEDULES FOR SIZE.

34. INDICATED BRANCH CIRCUIT CONDUCTOR SIZES ARE BASED ON NO MORE THAT 3 CURRENT CARRYING CONDUCTORS AND A NON-CURRENT CARRYING CONDUCTOR IN EACH RACEWAY. WHERE THE NUMBER OF CONDUCTORS EXCEED THIS AMOUNT, ADJUST CONDUCTOR SIZES IF AND AS NECESSARY TO ACCOUNT FOR DERATING THEIR AMPACITY AS IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE ARTICLE 310.

35. FOR EACH INDICATED CONNECTION TO EQUIPMENT, PROVIDE AN OUTLET BOX AND FLEXIBLE CONDUIT AS APPROPRIATE FOR ASSOCIATED EQUIPMENT. FOR EXTERIOR EQUIPMENT, BOX SHALL BE NEMA-3R AND CONDUIT SHALL BE FLEXIBLE LIQUIDTIGHT. FOR INTERIOR EQUIPMENT, BOX SHALL BE GENERAL PURPOSE AND CONDUIT SHALL BE FLEXIBLE METALLIC. WHERE THE EQUIPMENT COMES WITH A CORD AND PLUG, PROVIDE A COMPATIBLE RECEPTACLE. WHERE REQUIRED BY CODE PROVIDE AND INSTALL A SAFETY DISCONNECT SWITCH ADJACENT TO EQUIPMENT.

36. PROVIDE TIME CLOCK AND CONTROL UNITS IN ELECTRICAL ROOM. PROVIDE AUTOMATIC LIGHT CONTROLS AS INDICATED. PROVIDE ASSOCIATED RELAYS AND CONTACTORS AS NECESSARY FOR REQUIRED CONTACT QUANTITIES AND RATINGS. LOCATE CONTACTORS AND RELAYS IN MECHANICAL SPACES OR ABOVE ACCESSIBLE CEILINGS.

37. EACH RECEPTACLE CIRCUIT SHALL HAVE AN INDIVIDUAL GROUND WIRE. ISOLATED GROUND RECEPTACLES SHALL HAVE (2) GROUND WIRES.

38. WHERE (2) OR MORE WIRING DEVICES ARE SHOWN IN CLOSE PROXIMITY, USE A MULTI-GANG BOX AND FACEPLATE. PROVIDE AND INSTALLED DIVIDER AS REQUIRED.

39. BRANCH CIRCUIT VOLTAGE DROP SHALL NOT EXCEED 3%. FEEDER VOLTAGE DROP SHALL NOT EXCEED 5%. ADJUST CABLE SIZE ACCORDINGLY.

40. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR X-RAYING SLABS IN AREAS WHERE CORE DRILLING IS TO TAKE PLACE. E.C. SHALL VERIFY THAT SLAB IS FREE OF CONFLICTING WITH EXISTING SYSTEMS AND STRUCTURES PRIOR TO DRILLING.

41. ALL WORK SHALL BE COMPLETED IN A MANNER TO MINIMIZE INTERRUPTIONS OF BUILDING SERVICES. IN THE EVENT THAT SERVICES MUST BE INTERRUPTED, NOTIFY OWNER AND GET WRITTEN APPROVAL, MINIMUM OF 5 DAYS PRIOR TO INTERRUPTION.

42. CONTRACTOR SHALL VERIFY EXACT ELECTRICAL CHARACTERISTICS REQUIRED WITH MECHANICAL EQUIPMENT SHOP DRAWINGS PRIOR TO INSTALLATION OF FEEDERS AND BRANCH CIRCUITS TO ASSURE CORRECT SIZE WITH FINAL EQUIPMENT BEING SUPPLIED. MECHANICAL EQUIPMENT CHARACTERISTICS MAY VARY FROM NOTES AND PANEL SCHEDULE INDICATED.

43. ALL EMERGENCY LIGHTING FIXTURES SHALL CONTAIN AN INTEGRAL EMERGENCY BATTERY UNIT, CONSISTING OF NICKEL-CADMIUM BATTERY AND AN AUTOMATIC SOLID STATE CHARGER WITH VISIBLE CHARGING LED. UNIT SHALL ILLUMINATE (1) ONE LAMP PER FIXTURE AT A NORMAL LAMP LUMEN OUTPUT OF 30% MINIMUM RATED LUMEN OUTPUT FOR A MINIMUM OF 90 MINUTES. BATTERY PACKS SHALL BE CONNECTED TO UNSWITCHED LEG OF LIGHTING CIRCUIT SERVING ROOM.

ELECTRICAL SPECIFICATIONS

A. GENERAL

1. THE ENTIRE ELECTRICAL INSTALLATION SHALL CONFORM TO THE LATEST APPLICABLE EDITION OF THE NATIONAL ELECTRICAL CODE AS ADOPTED BY CALVERT COUNTY MD.
2. OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THIS WORK.
3. ALL ELECTRICAL EQUIPMENT SHALL BEAR THE UNDERWRITER'S LABORATORIES LABEL. ALL EQUIPMENT TO BE PROVIDED BY THE CONTRACTOR SHALL BE AS MANUFACTURED BY GENERAL ELECTRIC, SQUARE-D COMPANY, SIEMENS, OR CUTLER HAMMER.
4. ALL ELECTRICAL EQUIPMENT SHALL BE NEW, EXCEPT WHERE EXISTING EQUIPMENT HAS BEEN INDICATED TO REMAIN.
5. "PROVIDE" UNDER THIS CONTRACT IS DEFINED AS FURNISH AND INSTALL.
6. "CONCEALED" UNDER THIS CONTRACT IS DEFINED AS HIDDEN BY ARCHITECTURAL WALLS AND CEILINGS.
7. "EXPOSED" UNDER THIS CONTRACT IS DEFINED AS VISIBLE TO VIEW.
8. "INDICATED" UNDER THIS CONTRACT IS DEFINED AS SHOWN IN THE CONTRACT DOCUMENTS.
9. SUBMIT ELECTRONIC SHOP DRAWINGS OF ELECTRICAL EQUIPMENT TO ARCHITECT FOR APPROVAL BEFORE ORDERING. ALL WORKMANSHIP, MATERIALS AND EQUIPMENT SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF AREA BY OWNER

B. EXISTING CONDITIONS AND DEMOLITION WORK

1. VISIT THE SITE AND BECOME FAMILIAR WITH ANY EXISTING CONDITIONS THAT MAY AFFECT THE WORK.
2. REFER TO ARCHITECTURAL DEMOLITION PLANS FOR OTHER DEMOLITION WORK.

C. COORDINATION

1. FOR PRICING AND BIDDING PURPOSES, USE THE TYPES AND QUANTITIES OF LIGHTING FIXTURE AND WIRING DEVICES THAT ARE SHOWN ON THE ELECTRICAL DRAWINGS (THOSE DRAWINGS PREPARED BY CMTA CONSULTING ENGINEERS THAT BEGIN WITH THE LETTER "E".)

D. ELECTRICAL IDENTIFICATION

1. PROVIDE A NEW TYPED CIRCUIT DIRECTORY FOR THE REUSED PANELBOARD. REMOVE EXISTING, OUTDATED PANEL DIRECTORIES.
2. PROVIDE NEW 1" HIGH ENGRAVED WHITE LETTERING ON BLACK LAMICOID NAMEPLATES FOR EXISTING PANELS AS INDICATED ON THE DRAWING..
3. MARK CIRCUIT NUMBERS AND PANEL ON J-BOX COVERS.

E. BRANCH CIRCUITS AND FEEDERS

1. ALL CONDUCTORS SHALL BE COPPER WITH THHN/THWN INSULATION. THE MINIMUM SIZE CONDUCTOR FOR LIGHTING AND POWER WIRING SHALL BE #12 AWG.
2. ALL WIRING IN FINISHED AREAS SHALL BE CONCEALED. METAL CLAD (MC) CABLE SHALL BE USED FOR BRANCH CIRCUIT WORK IN FINISHED WALL, IN CEILING SPACES, AND IN THE ELECTRICAL ROOM IN LIEU OF WIRE IN CONDUIT.
3. EXPOSED RACEWAY SHALL BE PROVIDED FOR FEEDERS, CIRCUITS ON UNFINISHED WALLS AND CIRCUITS ON EXPOSED CEILING STRUCTURAL ELEMENTS, EXCEPT THAT IN THE ELECTRICAL ROOM, MC CABLE HOMERUNS MAY BE EXTENDED TO THE APPROPRIATE PANEL. EXPOSED RACEWAY SHALL BE GALVANIZED EMT OF AT LEAST 3/4" TRADE DIAMETER.
4. ALL CIRCUITRY RUNS ARE DIAGRAMMATIC. THE CONTRACTOR SHALL DETERMINE IN THE FIELD THE MOST SUITABLE ROUTES.
5. ALL WIRING SHALL BE COLOR CODED THROUGHOUT. CONNECT MULTIPLE BRANCH CIRCUIT HOMERUNS TO ALTERNATELY NUMBERED PANELBOARD CIRCUIT (I.E., 1, 3, 5).
6. EXPOSED AND CONCEALED CIRCUITRY SHALL BE RUN TIGHT TO CEILING SLAB IN A NEAT WORKMANLIKE MANNER.
7. ALL RUNS SHALL BE PARALLEL OR PERPENDICULAR TO BUILDING WALLS & SECURED TO BUILDING STRUCTURE AND WALL ONLY.
8. ALL BRANCH CIRCUITS AND FEEDERS SHALL BE EQUIPPED WITH A SEPARATE INSULATED GROUND WIRE THAT IS SIZED PER N.E.C. 250-122.
9. ALL CIRCUITS SHALL BE TAGGED AND IDENTIFIED IN PANELBOARDS AND PULLBOXES.

F. SWITCHES, RECEPTACLES, TELE-DATA OUTLETS, AND DATA OUTLETS.

1. THE LOCATIONS OF ALL TELE-DATA AND RECEPTACLE OUTLETS SHALL BE VERIFIED BEFORE INSTALLATION BY THE CONTRACTOR WITH THE ARCHITECT. THE ARCHITECT MAY, AT HIS OPTION, RELOCATE ANY DEVICE 5 FEET AT NO CHARGE TO THE OWNER.
2. WHERE TWO OR MORE WIRING DEVICES ARE SHOWN IN CLOSE PROXIMITY ON THE PLANS, USE COMMON COVER-PLATE FOR DEVICES AT THE SAME ELEVATION. WHERE DEVICES ARE AT THE SAME HORIZONTAL LOCATION, BUT VERTICALLY SEPARATED, ALIGN THE DEVICES VERTICALLY.
3. TELE-DATA OUTLETS SHALL CONSIST OF A RECESSED RAISED BOX COVER WITH A PULL-WIRE TO THE AREA ABOVE THE ACCESSIBLE CEILING. IN WALLS THAT EXTEND TO DECKING ABOVE, A 1" CONDUIT SHALL BE EXTENDED WITH PULL WIRE FROM A JUNCTION BOX AND SHALL BE TURNED OUT TO ABOVE ACCESSIBLE CEILING.
4. ALL RECEPTACLES, TELE-DATA OUTLETS SHOWN MOUNTED BACK-TO-BACK ON A WALL SHALL BE OFFSET A MINIMUM OF 6" HORIZONTALLY.
5. COORDINATE LIGHT SWITCHES ON DRAWINGS WITH DOOR SWINGS. LOCATE LIGHT SWITCH ON LOCK SIDE OF DOOR AS POSSIBLE.
6. ALL WIRING DEVICES SHALL BE SPECIFICATION GRADE, DECORA STYLE; COLOR MATCH THE EXISTING. WIRING DEVICE MANUFACTURERS INCLUDE P&S, LEVITON, ARROW-HART, AND HUBBELL.
7. PROVIDE PLASTIC PLATES FOR ALL WIRING DEVICES, MATERIAL OF CONSTRUCTION NYLON TO MATCH EXISTING. COLOR SPECIFIED BY ARCHITECT.

G. NOT USED

I. PANELBOARDS

1. REUSE EXISTING PANEL BOARDS.
2. NEW PANELBOARDS SHALL BE OF LIGHTING AND APPLIANCE TYPE WITH FULL-SIZE BOLT-ON CIRCUIT BREAKERS, 3-PHASE BUSES, FULL NEUTRAL BUS, AND GROUND BUS. ALL BUSES SHALL BE COPPER. REFER TO PANEL SCHEDULES FOR PANEL CHARACTERISTICS..
3. UPON COMPLETION OF CONSTRUCTION PROVIDE NEW, TYPED, UPDATED PANEL DIRECTORIES AND REMOVE ALL OUTDATED DIRECTORIES FROM THE PANEL.
4. NEW BREAKERS SHALL BE STANDARD MOLDED-CASE CIRCUIT BREAKERS LISTED FOR 75 DEGREE C WIRES AND CABLES AND MADE BY THE SAME MANUFACTURER AS THE PANELBOARD INTO WHICH THEY WILL BE INSTALLED. NEW CIRCUIT BREAKERS INSTALLED IN EXISTING PANELS SHALL BE OF THE SAME CATALOG NUMBER AS THE EXISTING CIRCUIT BREAKERS OF THE SAME SIZE IN THAT PANEL.
5. PROVIDE AND INSTALL PANELBOARDS AND/OR LOAD CENTERS WITH PHENOLIC PLASTIC ETCHED NAMEPLATE MOUNTED WITH CORROSION-RESISTANT SCREWS (IF THIS DOES NOT ALREADY EXIST. NAMEPLATES SHALL CONTAIN THE FOLLOWING INFORMATION:
   a. PANEL DESIGNATION
   b. PANEL SOURCE OF SUPPLY WITH CIRCUIT NUMBER
   c. PANEL FEEDER SIZE
5. CONTRACTOR SHALL CHECK ALL PANELBOARD BUSSES FOR UNBALANCE CONDITIONS AND BALANCE PANEL BETWEEN PHASES AS CLOSE AS POSSIBLE. SUBMIT AMPERE READINGS FOR EACH PANELBOARD TO ELECTRICAL ENGINEER FOR REVIEW AND APPROVAL.
6. LOAD BALANCING:
   a. AFTER SUBSTANTIAL COMPLETION, BUT NOT MORE THAN 60 DAYS AFTER FINAL ACCEPTANCE, MEASURE LOAD BALANCING AND MAKE CIRCUIT CHANGES.
   b. MEASURE AS DIRECTED DURING PERIOD OF NORMAL SYSTEM LOADING.
   c. PERFORM LOAD-BALANCING CIRCUIT CHANGES OUTSIDE NORMAL OCCUPANCY/WORKING SCHEDULE OF THE FACILITY AND AT TIME DIRECTED BY BUILDING ENGINEER. AVOID DISTURBING CRITICAL 24-HOUR SERVICES SUCH AS FAX MACHINES AND ON-LINE DATA PROCESSING, COMPUTING, TRANSMITTING, AND RECEIVING EQUIPMENT.
   d. AFTER CIRCUIT CHANGES, RECHECK LOADS DURING NORMAL LOAD PERIOD.
   e. RECORD ALL LOAD READINGS BEFORE AND AFTER CHANGES AND SUBMIT TEST RECORDS.TOLERANCE: DIFFERENCE EXCEEDING 20% BETWEEN PHASE LOADS, WITHIN A PANELBOARD, IS NOT ACCEPTABLE. REBALANCE AND RECHECK AS NECESSARY TO MEET THIS MINIMUM REQUIREMENT.
7. AFTER BALANCING PANELBOARD LOADS, A TYPEWRITTEN CIRCUIT DIRECTORY MUST BE CREATED TO INDICATE INSTALLED CIRCUIT LOADS. (HANDWRITTEN IS NOT ACCEPTABLE). OLD DIRECTORIES SHALL BE REMOVED FROM PANELBOARD.

I. TRANSFORMERS - SECTION NOT USED

J. DISCONNECT SWITCHES AND FUSES

1. DISCONNECT SWITCHES SHALL BE 3-POLE, 250 (600)-VOLT, HEAVY DUTY TYPE. FUSED SAFETY SWITCHES SHALL HAVE REJECTION FUSE CLIPS.
2. PROVIDE NEMA TYPE RK-5 TIME-DELAY FUSES. FUSE VOLTAGE SHALL MATCH OR BE GREATER THAN THE VOLTAGE AT THE SWITCH.
3. FUSE MANUFACTURER INCLUDE BUSSMAN, FERRAZ/SHAWMUT, RELIANCE/BRUSH, ECONOFUSE, AND LITTLEFUSE.

K. LIGHTING FIXTURES

1. COORDINATE FIXTURE LOCATIONS WITH SPRINKLERS, MECHANICAL EQUIPMENT AND ARCHITECTURAL ELEMENTS. FIXTURE LOCATION ON PLAN ELECTRICAL PLANS IS APPROXIMATE. ADJUST AND COORDINATE LIGHTING FIXTURES IN FIELD PER ARCHITECT'S CEILING PLAN.
2. REFER TO THE FLOOR PLANS FOR SPECIFIC REQUIREMENTS
3. ALL EXTERIOR MOUNTED LIGHTING FIXTURES SHALL BE DARK SKY FRIENDLY AS PER CALVERT COUNTY REQUIREMENTS.
4. ALL RECESSED FIXTURES SHALL BE "IC" RATED.

L. GROUNDING

1. ALL RECEPTACLES, LIGHTING FIXTURES, MOTORS, ETC., SHALL BE GROUNDED PER N.E.C.
2. ALL CIRCUITS SHALL CONTAIN FULL SIZE INSULATED GROUND CONDUCTOR. ALL SYSTEM SHALL BE GROUNDED AND BONDED PER N.E.C.
3. MAXIMUM RESISTANCE TO GROUND SHALL NOT EXCEED 5 OHMS.

M. FIRE ALARM WORK

1. REFER TO ELECTRICAL DRAWINGS FOR EXACT LOCATION AND QUANTITY OF ELECTRICAL ROOMS AND CLOSETS. PROVIDE A SMOKE DETECTOR IN EACH OF THESE ROOMS.CONNECT TO FIRE ALARM SYSTEM.
2. SPRINKLER WATER FLOW AND SPRINKLER VALVE TAMPER SWITCHES SHALL BE ZONED SEPARATELY ON THE FIRE ALARM PANEL.
3. SUPPLY 120 VOLT CONNECTION AS REQUIRED AT ALL SYSTEMS EQUIPMENT.
4. REFER TO HVAC DRAWINGS FOR 100% MAKE-UP AIR UNITS. PROVIDE A DUCT SMOKE DETECTOR IN THE SUPPLY AIR DUCT OF EACH UNIT. EACH UNIT'S DUCT SMOKE DETECTOR SHALL BE SEPARATELY ANNUNCIATED BY THE FIRE ALARM SYSTEM.
5. PROVIDE A NEW STROBE CONTROLLER CARD OR NEW EXPANDER PANEL FOR THE NEW VISUAL ANNUNCIATING APPLIANCES AS REQUIRED.
6. CONTRACTOR SHALL SUBMIT DRAWINGS DENOTING FULL FIRE ALARM SYSTEM DESIGN; WIRING RISER; CALCULATIONS AND LAYOUT OF DEVICES TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK.
7. SYSTEM CONTROL PANEL SHALL COME COMPLETE WITH SUFFICIENT BATTERY BACK-UP FOR 24-HOUR STANDBY PLUS 15-MINUTES IN ALARM NOTIFICATION MODE AS REQUIRED BY NFPA-72 FOR BUILDINGS WITHOUT STANDBY GENERATION.
8. PROVIDE A MINIMUM OF 24-HOUR WRITTEN NOTICE TO THE BUILDING OWNER'S REPRESENTATIVE PRIOR TO ANY INTERRUPTION OF THE BUILDING FIRE ALARM SYSTEM.
9. SUBMIT PLANS, APPLY FOR PERMIT, AND PAY FOR PERMIT FROM THE AUTHORITY HAVING JURISDICTION.
10. FIRE ALARM VISUAL ANNUNCIATING APPLIANCES SHALL BE ADA COMPLIANT, AND BE ADJUSTABLE. THE FIRE ALARM SYSTEM SHALL BE SUPERVISED.
11. IN EXPOSED AREAS, FIRE ALARM WIRING SHALL BE IN EMT. MC FIRE ALARM CABLE OR UL-LISTED TYPE FPLR-CI MAY BE UTILIZED WHERE CONCEALED IN WALLS OR CEILINGS IF ALLOWED BY LOCAL JURISDICTION. RACEWAYS THAT CONTAIN FIRE ALARM WIRING SHALL NOT CONTAIN ANY OTHER WIRING.
12. TEST THE FIRE ALARM SYSTEM AND HAVE ALL FIRE ALARM APPLIANCES OPERATIONAL PRIOR TO INSPECTION BY THE AUTHORITY HAVING JURISDICTION.
13. CONTRACTOR SHALL PROVIDE A COMPLETE AND OPERABLE FIRE ALARM SYSTEM IN ACCORDANCE WITH LOCAL JURISDICTION.

N. MISCELLANEOUS

1. ALL EMPTY RACEWAYS SHALL CONTAIN A PULL WIRE.
2. THE WORK AREA SHALL BE CLEANED OF DEBRIS AFTER COMPLETION OF WORK.

O. TESTING

1. AT THE TIME OF FINAL INSPECTION AND TEST, ALL CONNECTIONS AT PANELBOARDS, DEVICES AND EQUIPMENT, AND ALL SPLICES SHALL BE COMPLETED. EACH CIRCUIT AND ITS RESPECTIVE CONNECTED EQUIPMENT SHALL TEST FREE OF SHORT CIRCUITS AND GROUNDS.
2. TEST ALL RECEPTACLES ADDED OR RECONNECTED BY THIS CONTRACT WITH A 3-LED RECEPTACLE CHECKER. REPAIR THOSE THAT ARE NOT CONNECTED CORRECTLY.
3. TEST ALL LIGHTING FIXTURES AND SWITCHES FOR PROPER OPERATION.

P. WALL BOX AND CEILING MOUNTED OCCUPANCY/VACANCY SENSORS

1. WALLBOX OCCUPANCY/VACANCY SENSORS SHALL BE COMBINATION INFRA-RED SENSOR AND OVER-RIDE SWITCH THAT WILL FIT INTO A STANDARD RECESSED WALL BOX. DEVICE SHALL BE RATED 120/277-VOLTS, HAVE ACCESSIBLE "OFF" CONTROL, ADJUSTABLE BASE TIME-DELAY-OFF SETTINGS UP TO 30 MINUTES, AMBIENT-LIGHT OVERRIDE, AUTOMATIC WALK-THROUGH SENSING, AND SHALL OPERATE AS MANUAL-ON. SWITCH SHALL BE SIMILAR TO WATTSTOPPER LMPW-10x SERIES.
2. CEILING MOUNTED OCCUPANCY SENSORS SHALL EMPLOY BOTH INFRA-RED AND ULTRASONIC TECHNOLOGY. SENSOR SHALL HAVE 360 DEGREE FIELD OF VIEW, 1000 SQUARE-FEET COVERAGE, SELF-ADJUST DELAY TIME INTERVAL SETTINGS FROM 30 SECONDS TO 30 MINUTES, MANUAL TIME-DELAY OFF SETTINGS 30 SECONDS TO 30 MINUTES, AND AMBIENT LIGHT OVER-RIDE. OCCUPANCY SENSORS SHALL BE SIMILAR TO WATTSTOPPER LMDC-100.

CMTA

Project Status

100% SUBMISSION

SUNSET TERRACE CONDOMINIUMS
14474 & 14479 SOUTH SOLOMONS ISLAND ROAD SOLOMONS, MD 20688

ELECTRICAL SPECIFICATIONS

CLIENT/CMTA JOB #:	WSSC22
DATE:	04/26/2023
DRAWN:	LR
CHECKED:	PG

REVISIONS

PERMIT SET 1-18-24
9/17/24 OWNER'S BID

E2

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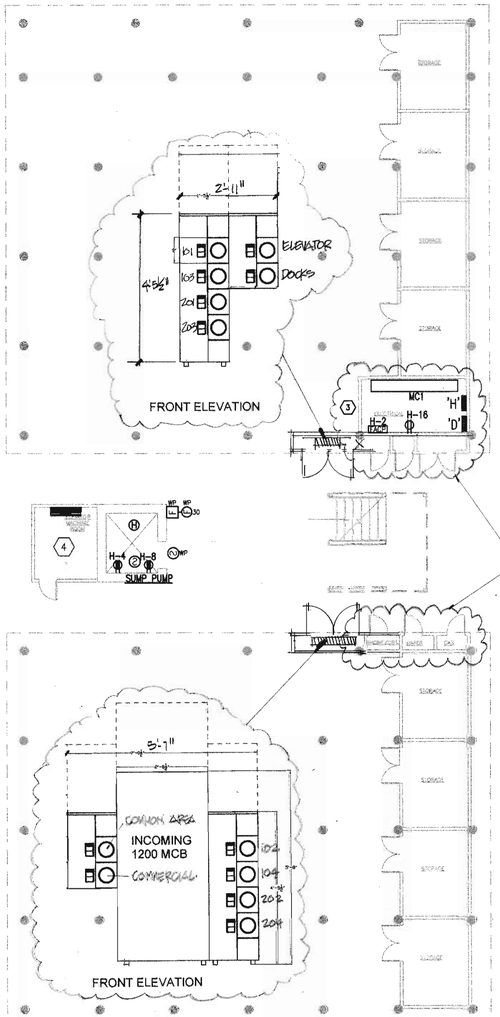
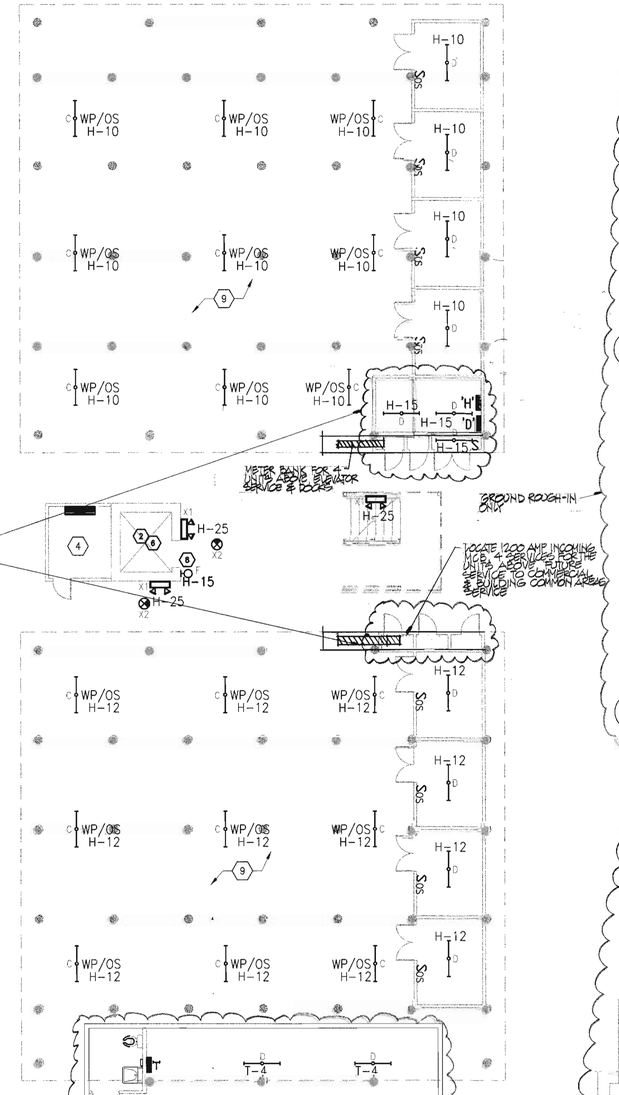
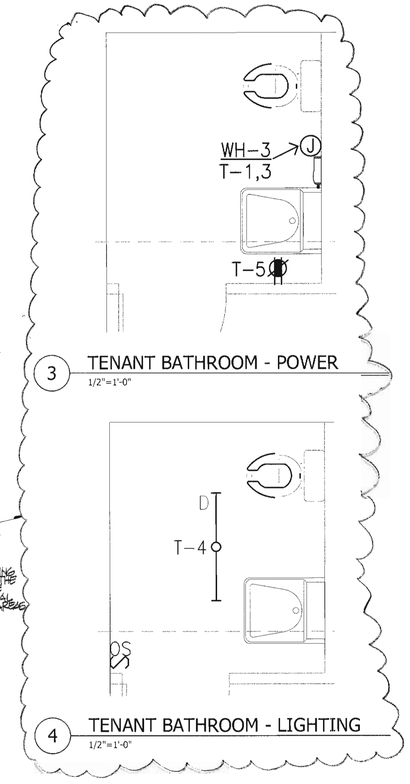


1 GROUND FLOOR PLAN - POWER & SIGNAL
1/8"=1'-0"

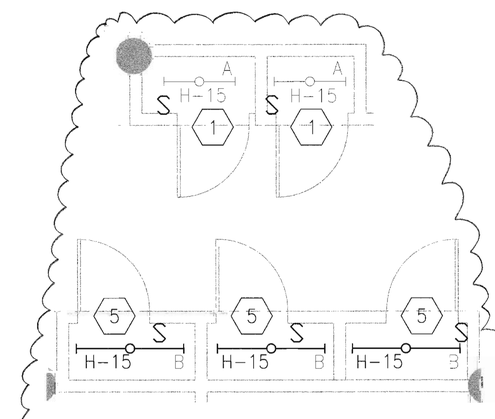


2 GROUND FLOOR PLAN - LIGHTING
1/8"=1'-0"

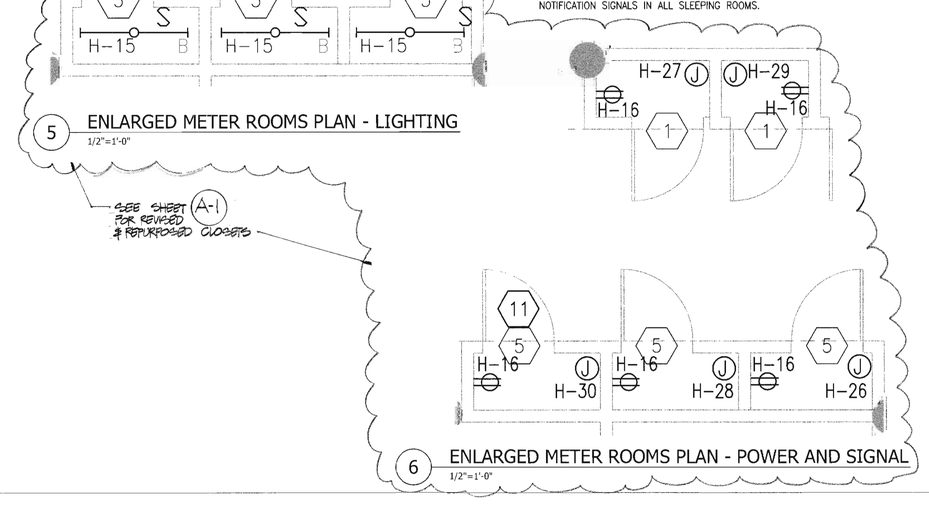


3 TENANT BATHROOM - POWER
1/2"=1'-0"

4 TENANT BATHROOM - LIGHTING
1/2"=1'-0"



5 ENLARGED METER ROOMS PLAN - LIGHTING
1/2"=1'-0"



6 ENLARGED METER ROOMS PLAN - POWER AND SIGNAL
1/2"=1'-0"

SHEET NOTES

1. 2 FT LED STRIP LIGHTING FIXTURE (CLX-L24-2000LM-SEF-120 OR SIMILAR) – 10.9W
2. PROVIDE LIGHTING IN SHAFT FOR ELEVATOR AS REQUIRED BY LOCAL ELEVATOR CODE.
3. COORDINATE LOCATION/SIZE OF ELECTRICAL DISTRIBUTION WITH ARCHITECT TO SIZE ROOM/DOORS TO ACCOMMODATE ELECTRICAL CLEARANCES.
4. SEE ENLARGED ELEVATOR MACHINE ROOM POWER AND LIGHTING PLANS ON E9.
5. 3FT LED STRIP LIGHTING FIXTURE (CLX-L36-2250LM-SEF-120 OR SIMILAR) – 16.4W.
6. PROVIDE LINEAR LED LIGHTING IN ELEVATOR HOISTWAY IN ACCORDANCE WITH ELEVATOR CODE IN ACCORDANCE WITH ELEVATOR CODE. CIRCUIT TO H-6. BREAKER SHALL BE SWITCH RATED.
7. NOT USED.
8. EXTERIOR WALL MOUNTED FIXTURE TO BE SELECTED BY ARCHITECT. LIGHT FIXTURE SHALL BE CONTROLLED THROUGH PHOTOCELL LOCATED ON ROOF. SHALL BE DARK SKIES FRIENDLY AND IN ACCORDANCE WITH CALVERT COUNTY MD.
9. PROVIDE WEATHERPROOF ENCLOSED SURFACE LINEAR LED LIGHTING WITH INTEGRATED OCCUPANCY SENSOR (LITHONIA CLX-L48-4000LM-SEF-120-EZ1-MSD7 OR SIMILAR) – 25.5W, THROUGHOUT GARAGE AREA.
10. EXTERIOR RECESSED LIGHTING FIXTURE TO BE SELECTED BY ARCHITECT. LIGHT FIXTURE SHALL BE CONTROLLED THROUGH PHOTOCELL LOCATED ON ROOF. SHALL BE DARK SKIES FRIENDLY AND IN ACCORDANCE WITH CALVERT COUNTY MD.
11. EXTEND (2) 1-½" CONDUITS WITH PULLWIRE FROM THIS ROOM TO CONDO IT/AV DISTRIBUTION JUNCTION BOX AS INDICATED ON DRAWINGS.

GENERAL NOTES

A. CONTRACTOR SHALL CONFIRM RECEPTACLE SPACING AND INSTALL ALL RECEPTACLES AS REQUIRED PER NEC2017 210.52.

B. ENSURE 24" MIN. HORIZONTAL SEPARATION BETWEEN RECEPTACLE BOXES INSTALLED ON OPPOSITE SIDES OF FIRE RATED WALLS PER NEC2017 300.21 OR USE PUTTY PAD WHEN SEPARATION IS LESS THAN 24". USE UL CLASSIFIED FIRE RATED BOX FOR USE IN FIRE RATED WALLS AND UL LISTED TO UL 514C.

C. SMOKE DETECTORS/ALARMS LOCATED INSIDE EACH DWELLING UNIT SHALL BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE DETECTOR ACTIVATES ALL DETECTORS IN THAT UNIT. ALL SMOKE DETECTORS/ALARMS SHALL BE LOCATED MINIMUM 10FT. AWAY FROM THE RANGE AND 36" CLEAR FROM CEILING FANS, HVAC VENTS AND BATHROOM DOORS. IF APPLICABLE, MOUNT UNDER BULKHEAD UNLESS BOTTOM OF BULKHEAD IS GREATER THAN 12" FROM CEILING. IF SO, MOUNT ON VERTICAL SIDE OF BULKHEAD 6" MINIMUM FROM CEILING. EACH DWELLING UNIT SMOKE DETECTOR/ALARM SHALL BE HARDWIRED & STANDALONE BATTERY-POWERED AND SHALL BE APPROVED BY LOCAL JURISDICTION PRIOR TO INSTALLATION. SMOKE DETECTORS SHALL BE LOCATED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS. COORDINATE LOCATIONS. COORDINATE EXACT LOCATION IN THE FIELD BASED ON THE LOCATION OF CEILING FANS, RETURN GRILLS, RANGES, AND BATHROOM DOORS.

D. PROVIDE PLENUM RATED WIRING AND DEVICES IN EACH UNIT HVAC CLOSET.

E. ALL WALL MOUNTED RECEPTACLES IN UNITS SHALL BE TAMPER PROOF PER NEC2017 ARTICLE 406.

F. ALL MOUNTING HEIGHTS SHALL BE PER ARCHITECTURAL DRAWINGS. ALL MOUNTING HEIGHTS AND LOCATIONS OF ALL DEVICES SHALL BE VERIFIED PRIOR TO ROUGH-IN.

G. WHERE MULTIPLE SWITCHES/DEVICES ARE SHOWN IN CLOSE PROXIMITY, SWITCHES SHALL BE UNDER ONE FACE PLATE AND SHALL BE LOCATED IN MULTI-GANG BOX TO SUIT.

I. SEE DRAWINGS E1 & E2 FOR ELECTRICAL SPECIFICATIONS, SYMBOLS AND ABBREVIATIONS.

J. PROVIDE (1) WP/GFI RECEPTACLE ON EACH SIDE OF BUILDING'S EXTERIOR. CIRCUIT TO H-14. LOCATE RECEPTACLES AS DIRECTED BY THE ARCHITECT.

L. ALL EMERGENCY LIGHTING SHALL BE CIRCUITED TO UNSWITCHED LEG OF CIRCUIT SERVING AREA.

M. EXTERIOR LIGHTING SHALL BE CIRCUITED AS INDICATED ON PANEL 'H' SCHEDULE.

N. SMOKE ALARMS SHALL HAVE ADDITIONAL 520 Hz LOW-FREQUENCY NOTIFICATION SIGNALS IN ALL SLEEPING ROOMS.

CMTA

Project Status

100% SUBMISSION

SUNSET TERRACE CONDOMINIUMS
14474 & 14479 SOUTH SOLOMONS ISLAND ROAD
SOLOMONS, MD 20688

GROUND FLOOR ELECTRICAL PLAN

CLIENT/CMTA JOB #:	WSSC22
DATE:	04/26/2023
DRAWN:	LR
CHECKED:	PG

REVISIONS

PERMIT SET 11-14-22
9/14/22 CONTRACT SET

E3

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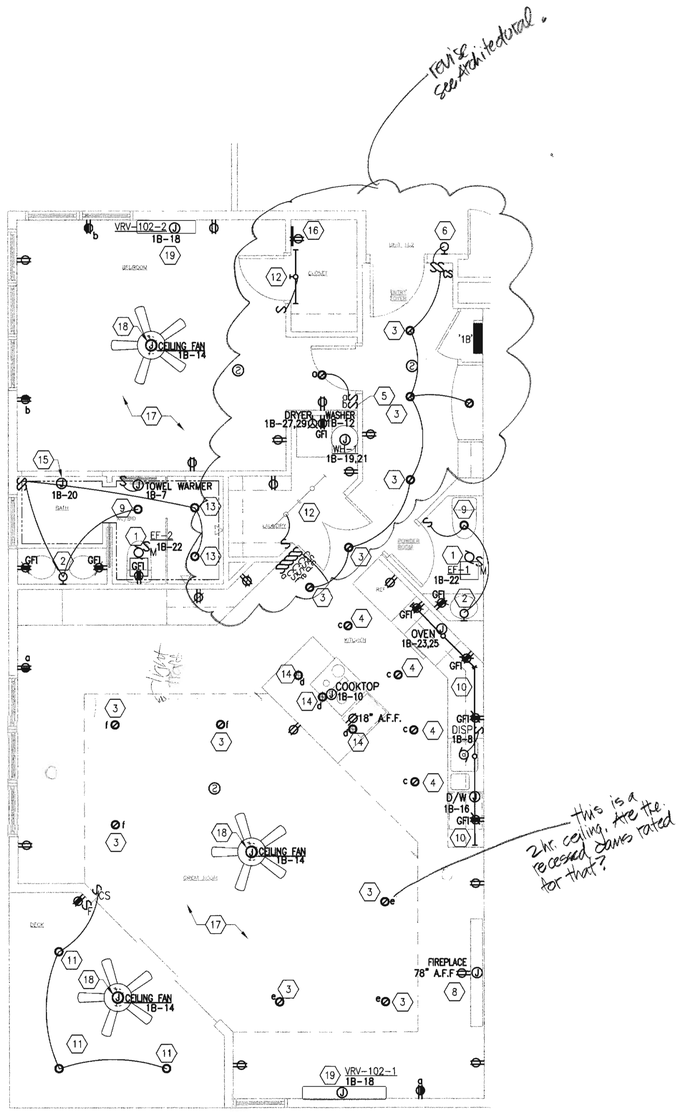
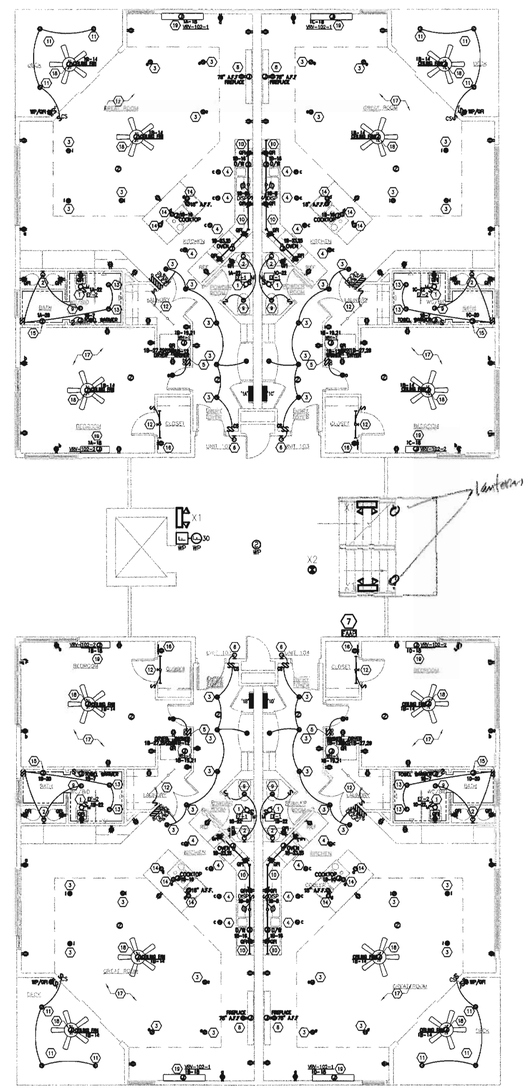


1 1ST FLOOR ENLARGED PLAN -TYPICAL APARTMENT ELECTRICAL
1/4"=1'-0"



2 FIRST FLOOR PLAN - ELECTRICAL
1/8"=1'-0"

SHEET NOTES

1. RESTROOM EXHAUST FAN SHALL BE CONTROLLED BY LIGHTING SWITCH IN THIS AREA.
2. WALL MOUNTED VANITY MIRROR LIGHTING FIXTURE– TO BE SELECTED BY ARCHITECT.
3. RECESSED LIGHTING FIXTURE – TO BE SELECTED BY ARCHITECT.
4. RECESSED LIGHTING FIXTURE – TO BE SELECTED BY ARCHITECT. SHALL BE COMPATIBLE WITH LUTRON CASETA DIMMER.
5. SWITCH TO CONTROL 50% SWITCHED RECEPTACLES.
6. EXTERIOR WALL MOUNTED SCONCE TO BE SELECTED BY ARCHITECT. SHALL BE DARK SKIES FRIENDLY AND IN ACCORDANCE WITH CALVERT COUNTY MARYLAND.
7. PROVIDE GRAPHIC FIRE ALARM ANNUNCIATOR. LOCATE AS DIRECTED BY LOCAL AUTHORITY.
8. COORDINATE FIREPLACE ROUGH–IN REQUIREMENTS WITH ARCHITECT/MANUFACTURER.
9. BATHROOM LIGHTING FIXTURE – TO BE SELECTED & LOCATED BY ARCHITECT.
10. UNDERCABINET LIGHTING FIXTURE – TO BE SELECTED & LOCATED BY ARCHITECT.
11. DECK LED LIGHTING FIXTURE – TO BE SELECTED & LOCATED BY ARCHITECT. FIXTURE SHALL BE DAMP LOCATION RATED AND CORROSION RESISTANT.
12. LED STRIP CLOSET FIXTURE. SEE ARCHITECT FOR SPECIFICATION.
13. SHOWER RECESSED LED LIGHTING FIXTURE. SHALL BE WET LOCATION RATED. SHALL BE SELECTED BY ARCHITECT.
14. PENDANT LIGHT FIXTURE – LED TO BE SELECTED BY ARCHITECT. SHALL BE COMPATIBLE WITH LUTRON CASETA DIMMER.
15. PROVIDE ELECTRIC RADIANT HEATING UNDER BATHROOM AND ASSOCIATED SHOWER FLOOR, INDICATED BY DASHED OUTLINE. SHALL BE BY SUNTOUCH OR APPROVED EQUIVALENT. SYSTEM SHALL COME COMPLETE WITH ALL WIRING/CONNECTIONS/SENSORS AND CONTROLS AND SUITABLE FOR ARCHITECTURAL FLOOR SURFACE. MANUFACTURER SHALL PROVIDE LAYOUT FOR ENGINEERS REVIEW PRIOR TO ORDER OR COMMENCEMENT OF WORK.
16. PROVIDE AND INSTALL LEVITON STRUCTURED MEDIA CENTER BOX SIMILAR TO LEVITON 49605–28G WITH VENTED HINGED DOOR. RECEPTACLE SHALL BE INSTALLED IN BOX. 1 1/4" CONDUITS FROM PHONE/CABLE ENTRY ON GROUND LEVEL SHALL BE TERMINATED IN BOX. EXTEND 1" CONDUITS WITH PULLWIRE FROM MEDIA CENTER BOX TO AV BOX LOCATIONS AS INDICATED ON PLANS.
17. CONTRACTOR TO PROVIDE (1) SINGLE GANG BOX WITH BLANK COVER PLATE TO RECEIVE 1" CONDUIT FROM STRUCTURED MEDIA CENTER. CONTRACTOR SHALL VERIFY LOCATION OF OUTLET WITH OWNER/ARCHITECT.
18. FAN SHALL COME COMPLETE WITH CONTROLLER. CONTRACTOR SHALL COORDINATE LOCATION OF FAN CONTROLLER WITH OWNER PRIOR TO ROUGH–IN. SEE ARCHITECT FOR FAN SPECIFICATION. CIRCUIT FAN TO UNSWITCHED LEG OF LIGHTING CIRCUIT IN AREA.
19. INDOOR MECHANICAL UNIT IS TO BE FED FROM VRV OUTDOOR CONDENSING UNIT.

GENERAL NOTES

A. ALL 120/208V CIRCUITS SHALL HOMERUN TO PANEL INDICATED. NUMERIC VALUE(S) NEXT TO DEVICE/J–BOX/SWITCH INDICATE CIRCUIT NUMBER.

B. CONTRACTOR SHALL CONFIRM RECEPTACLE SPACING AND INSTALL ALL RECEPTACLES AS REQUIRED PER NEC2017 210.52.

C. ENSURE 24" MIN. HORIZONTAL SEPARATION BETWEEN RECEPTACLE BOXES INSTALLED ON OPPOSITE SIDES OF FIRE RATED WALLS PER NEC2017 300.21 OR USE PUTTY PAD WHEN SEPARATION IS LESS THAN 24". USE UL CLASSIFIED FIRE RATED BOX FOR USE IN FIRE RATED WALLS AND UL LISTED TO UL 514C.

D. SMOKE DETECTORS/ALARMS LOCATED INSIDE EACH DWELLING UNIT SHALL BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE DETECTOR ACTIVATES ALL DETECTORS IN THAT UNIT. ALL SMOKE DETECTORS/ALARMS SHALL BE LOCATED MINIMUM 10FT. AWAY FROM THE RANGE AND 36" CLEAR FROM CEILING FANS, HVAC VENTS AND BATHROOM DOORS. IF APPLICABLE, MOUNT UNDER BULKHEAD UNLESS BOTTOM OF BULKHEAD IS GREATER THAN 12" FROM CEILING. IF SO, MOUNT ON VERTICAL SIDE OF BULKHEAD 6" MINIMUM FROM CEILING. EACH DWELLING UNIT SMOKE DETECTOR/ALARM SHALL BE HARDWIRED & STANDALONE BATTERY–POWERED AND SHALL BE APPROVED BY LOCAL JURISDICTION PRIOR TO INSTALLATION. SMOKE DETECTORS SHALL BE LOCATED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS. COORDINATE LOCATIONS. COORDINATE EXACT LOCATION IN THE FIELD BASED ON THE LOCATION OF CEILING FANS, RETURN GRILLS, RANGES, AND BATHROOM DOORS. SMOKE ALARMS WITHIN SLEEPING ROOMS IN APARTMENTS REQUIRE ADDITIONAL 520HZ LOW–FREQUENCY NOTIFICATION SIGNALS PER NFPA 101.

E. PROVIDE PLENUM RATED WIRING AND DEVICES IN EACH UNIT HVAC CLOSET.

F. ALL WALL MOUNTED RECEPTACLES IN UNITS SHALL BE TAMPER PROOF PER NEC2017 ARTICLE 406.

G. ALL MOUNTING HEIGHTS SHALL BE PER ARCHITECTURAL DRAWINGS. IF NOT, ALL MOUNTING HEIGHTS AND LOCATIONS OF ALL DEVICES SHALL BE VERIFIED PRIOR TO ROUGH–IN.

H. WHERE MULTIPLE SWITCHES/DEVICES ARE SHOWN IN CLOSE PROXIMITY, SWITCHES SHALL BE UNDER ONE FACE PLATE AND SHALL BE LOCATED IN MULTI–GANG BOX TO SUIT.

I. SEE ELECTRICAL RISER DIAGRAM ON DRAWING E10.

J. SEE DRAWINGS E1 & E2 FOR ELECTRICAL SPECIFICATIONS, SYMBOLS AND ABBREVIATIONS.

K. RECESSED LIGHTING FIXTURES SHALL BE IC RATE AS PER NEC.

L. EXTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED THROUGH PHOTOCELL ON ROOF. PHOTOCELL SHALL BE CONNECTED THROUGH 4 PROGRAMMABLE TIMECLOCK.

M. ALL EMERGENCY LIGHTING SHALL BE CIRCUITED TO UNSWITCHED LEG OF CIRCUIT SERVING AREA.

N. EXTERIOR LIGHTING SHALL BE CIRCUITED AS INDICATED ON PANEL 'H' SCHEDULE.

O. EACH APARTMENT/CONDO SHALL HAVE ONE SMART HUB PROVIDED WITH CASETA DIMMER SWITCHES TO ALLOW REMOTE CONTROL AND PROGRAMMING OF CASETA DIMMER SWITCHES.

P. ALL LIGHTING FIXTURES SHALL BE SOURCED WITH LED LAMPS UNLESS NOTED OTHERWISE. ALL FIXTURE LAMP/COMBINATIONS SHALL BE COORDINATED WITH LIGHTING CONTROL AND DIMMING SWITCHES TO ASSURE PROPER OPERATION.

CMTA

Project Status

100% SUBMISSION

SUNSET TERRACE CONDOMINIUMS
14474 & 14479 SOUTH SOLOMONS ISLAND ROAD
SOLOMONS, MD 20688

FIRST FLOOR ELECTRICAL PLAN

CLIENT/CMTA JOB #:	WSSC22
DATE:	04/26/2023
DRAWN:	LR
CHECKED:	PG

REVISIONS

PERMIT SET 11/09/23
9/12/23 OWNER'S BID

E4

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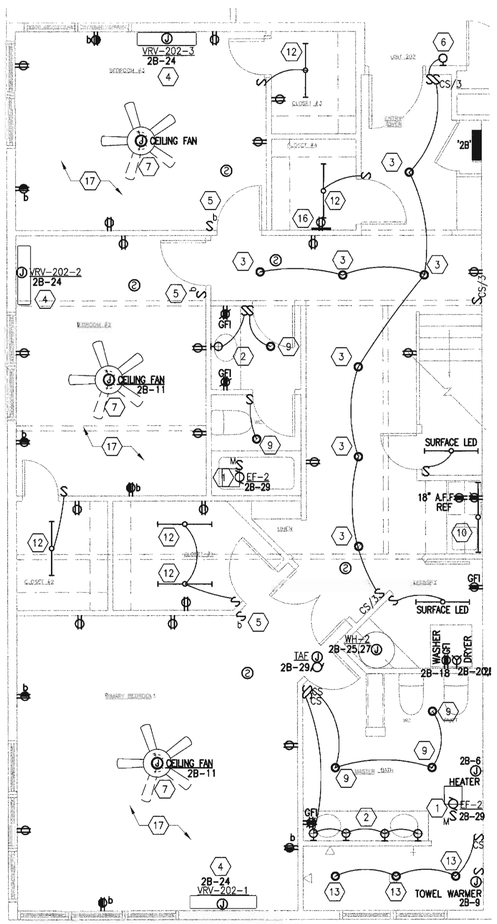
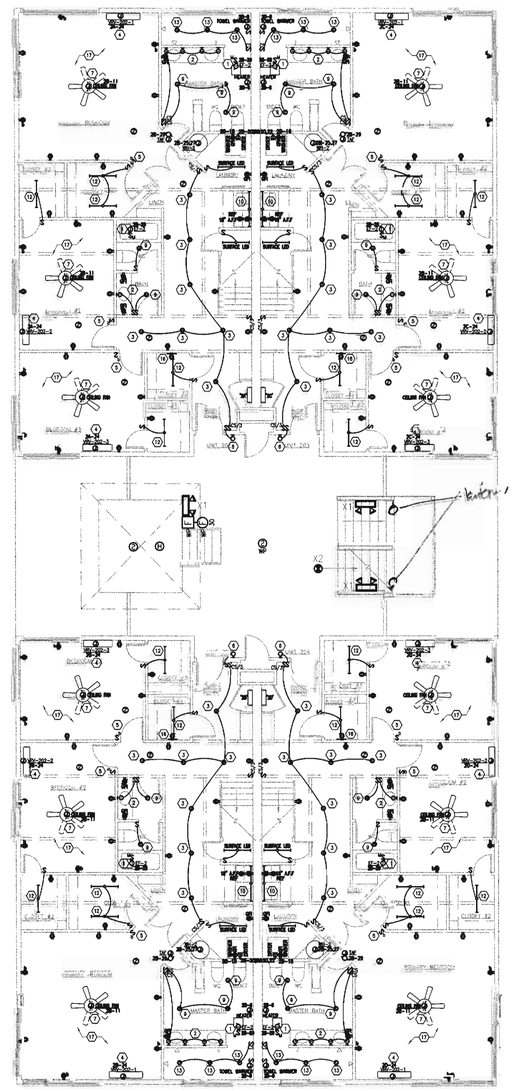


1 2ND FLOOR ENLARGED PLAN -TYPICAL APARTMENT ELECTRICAL
1/4"=1'-0"



2 2ND FLOOR PLAN - ELECTRICAL
1/8"=1'-0"

SHEET NOTES

1. RESTROOM EXHAUST FAN SHALL BE CONTROLLED BY LIGHTING SWITCH IN THIS AREA.
2. WALL MOUNTED VANITY MIRROR LIGHTING FIXTURE– TO BE SELECTED BY ARCHITECT. TYPICAL OF 4. SEE ARCHITECT FOR MOUNTING LOCATION AND HEIGHTS.
3. RECESSED OR SURFACE LIGHTING FIXTURE – TO BE SELECTED BY ARCHITECT.
4. INDOOR MECHANICAL UNIT IS TO BE FED FROM VRV OUTDOOR CONDENSING UNIT.
5. SWITCH TO CONTROL 50% SWITCHED RECEPTACLES.
6. EXTERIOR WALL MOUNTED SCONCE TO BE SELECTED BY ARCHITECT. SHALL BE DARK SKIES FRIENDLY AND IN ACCORDANCE WITH CALVERT COUNTY MARYLAND.
7. FAN SHALL COME COMPLETE WITH CONTROLLER. CONTRACTOR SHALL COORDINATE LOCATION OF FAN CONTROLLER WITH OWNER PRIOR TO ROUGH–IN. SEE ARCHITECT FOR FAN SPECIFICATION. CIRCUIT FAN TO UNSWITCHED LEG OF LIGHTING CIRCUIT IN AREA.
8. NOT USED.
9. BATHROOM LIGHTING FIXTURE – TO BE SELECTED & LOCATED BY ARCHITECT.
10. UNDER COUNTER LIGHT FIXTURE WITH INTEGRAL SWITCH – TO BE SELECTED & LOCATED BY ARCHITECT.
11. NOT USED.
12. LED STRIP CLOSET FIXTURE. SEE ARCHITECT FOR SPECIFICATION.
13. SHOWER RECESSED LED LIGHTING FIXTURE. SHALL BE WET LOCATION RATED. SHALL BE SELECTED BY ARCHITECT.
14. NOT USED.
15. NOT USED.
16. PROVIDE AND INSTALL LEVITON STRUCTURED MEDIA CENTER BOX SIMILAR TO LEVITON 49605–28G WITH VENTED HINGED DOOR. RECEPTACLE SHALL BE INSTALLED IN BOX. 1–$\frac{1}{2}$" CONDUITS FROM PHONE/CABLE ENTRY ON GROUND LEVEL SHALL BE TERMINATED IN BOX. EXTEND 1" CONDUITS WITH PULLWIRE FROM MEDIA CENTER BOX TO AV BOX LOCATIONS AS INDICATED ON PLANS.
17. CONTRACTOR TO PROVIDE (1) SINGLE GANG BOX WITH BLANK COVER PLATE TO RECEIVE 1" CONDUIT FROM STRUCTURED MEDIA CENTER. CONTRACTOR SHALL VERIFY LOCATION OF OUTLET WITH OWNER/ARCHITECT.

GENERAL NOTES

A. CONTRACTOR SHALL CONFIRM RECEPTACLE SPACING AND INSTALL ALL RECEPTACLES AS REQUIRED PER NEC2017 210.52.

B. ENSURE 24" MIN. HORIZONTAL SEPARATION BETWEEN RECEPTACLE BOXES INSTALLED ON OPPOSITE SIDES OF FIRE RATED WALLS PER NEC2017 300.21 OR USE PUTTY PAD WHEN SEPARATION IS LESS THAN 24". USE UL CLASSIFIED FIRE RATED BOX FOR USE IN FIRE RATED WALLS AND UL LISTED TO UL 514C.

C. SMOKE DETECTORS/ALARMS LOCATED INSIDE EACH DWELLING UNIT SHALL BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE DETECTOR ACTIVATES ALL DETECTORS IN THAT UNIT. ALL SMOKE DETECTORS/ALARMS SHALL BE LOCATED MINIMUM 10FT. AWAY FROM THE RANGE AND 36" CLEAR FROM CEILING FANS, HVAC VENTS AND BATHROOM DOORS. IF APPLICABLE, MOUNT UNDER BULKHEAD UNLESS BOTTOM OF BULKHEAD IS GREATER THAN 12" FROM CEILING. IF SO, MOUNT ON VERTICAL SIDE OF BULKHEAD 6" MINIMUM FROM CEILING. EACH DWELLING UNIT SMOKE DETECTOR/ALARM SHALL BE HARDWIRED & STANDALONE BATTERY–POWERED AND SHALL BE APPROVED BY LOCAL JURISDICTION PRIOR TO INSTALLATION. SMOKE DETECTORS SHALL BE LOCATED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS. COORDINATE LOCATIONS. COORDINATE EXACT LOCATION IN THE FIELD BASED ON THE LOCATION OF CEILING FANS, RETURN GRILLS, RANGES, AND BATHROOM DOORS.

D. PROVIDE PLENUM RATED WIRING AND DEVICES IN EACH UNIT HVAC CLOSET.

E. ALL WALL MOUNTED RECEPTACLES IN UNITS SHALL BE TAMPER PROOF PER NEC2017 ARTICLE 406.

F. ALL MOUNTING HEIGHTS SHALL BE PER ARCHITECTURAL DRAWINGS. IF NOT, ALL MOUNTING HEIGHTS AND LOCATIONS OF ALL DEVICES SHALL BE VERIFIED PRIOR TO ROUGH–IN.

G. WHERE MULTIPLE SWITCHES/DEVICES ARE SHOWN IN CLOSE PROXIMITY, SWITCHES SHALL BE UNDER ONE FACE PLATE AND SHALL BE LOCATED IN MULTI–GANG BOX TO SUIT.

H. SEE ELECTRICAL RISER DIAGRAM ON DRAWING E10.

I. SEE DRAWINGS E1 & E2 FOR ELECTRICAL SPECIFICATIONS, SYMBOLS AND ABBREVIATIONS.

J. RECESSED LIGHTING FIXTURES SHALL BE IC RATE AS PER NEC.

K. EXTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED THROUGH PHOTOCELL ON ROOF. PHOTOCELL SHALL BE CONNECTED THROUGH 24/7 PROGRAMMABLE TIMECLOCK.

L. ALL EMERGENCY LIGHTING SHALL BE CIRCUITED TO UNSWITCHED LEG OF CIRCUIT SERVING AREA.

M. EXTERIOR LIGHTING SHALL BE CIRCUITED AS INDICATED ON PANEL 'H' SCHEDULE.

N. EACH APARTMENT/CONDO SHALL HAVE ONE SMART HUB PROVIDED WITH CASETA DIMMER SWITCHES TO ALLOW REMOTE CONTROL AND PROGRAMMING OF CASETA DIMMER SWITCHES.

O. ALL LIGHTING FIXTURES SHALL BE SOURCED WITH LED LAMPS UNLESS NOTED OTHERWISE. ALL FIXTURE LAMP/COMBINATIONS SHALL BE COORDINATED WITH LIGHTING AND DIMMING SWITCHES TO ASSURE PROPER OPERATION.

CMTA

Project Status

100% SUBMISSION

SUNSET TERRACE CONDOMINIUMS
14474 & 14479 SOUTH SOLOMONS ISLAND ROAD
SOLOMONS, MD 20688

SECOND FLOOR ELECTRICAL PLAN

CLIENT/CMTA JOB #:	WSSC22
DATE:	04/26/2023
DRAWN:	LR
CHECKED:	PG

REVISIONS

Permit Set Issue
9/17/2021 Drawings to BCC

E5

FILENAME: C:\Users\pc\Documents\WSSC22 MEP-R2_LR.rvt
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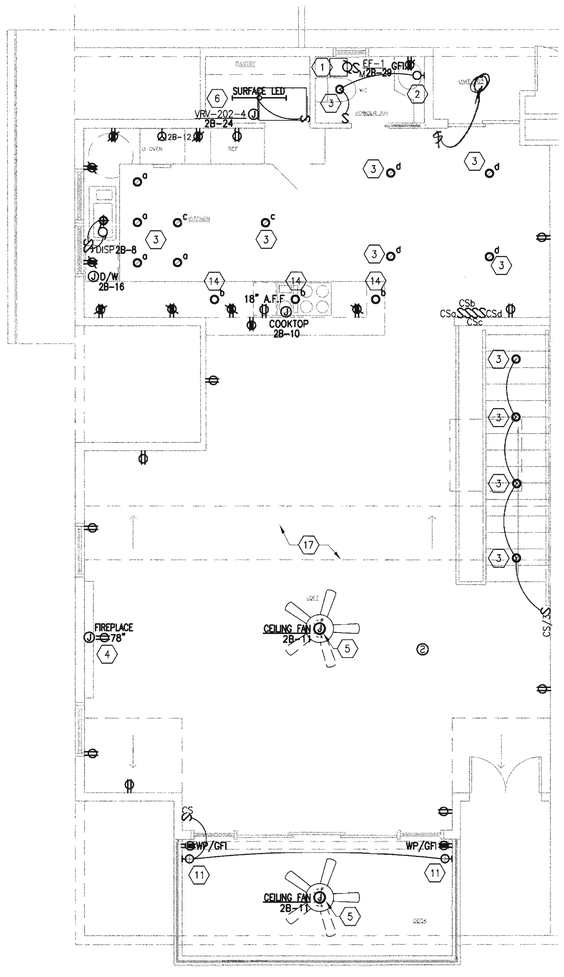
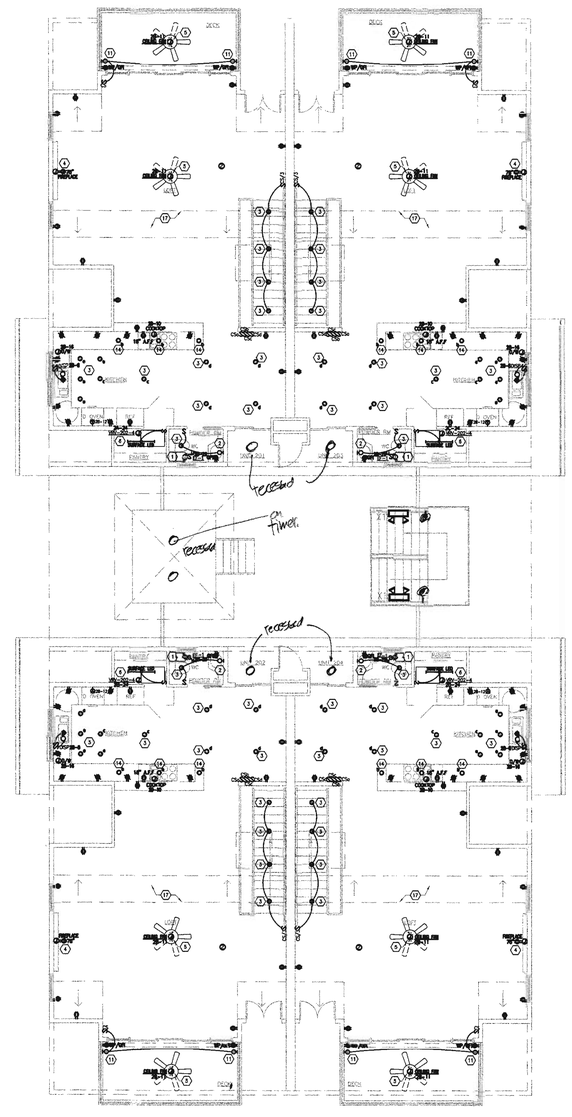


1 3RD FLOOR ENLARGED PLAN -TYPICAL APARTMENT ELECTRICAL

1/4"=1'-0"



2 3RD FLOOR PLAN - ELECTRICAL

1/8"=1'-0"

SHEET NOTES

1. RESTROOM EXHAUST FAN SHALL BE CONTROLLED BY LIGHTING SWITCH IN THIS AREA.
2. WALL MOUNTED VANITY MIRROR LIGHTING FIXTURE– TO BE SELECTED BY ARCHITECT.
3. RECESSED OR SURFACE LIGHTING FIXTURE – TO BE SELECTED BY ARCHITECT.
4. COORDINATE FIREPLACE ROUGH–IN REQUIREMENTS WITH ARCHITECT/MANUFACTURER.
5. FAN SHALL COME COMPLETE WITH CONTROLLER, CONTRACTOR SHALL COORDINATE LOCATION OF FAN CONTROLLER WITH OWNER PRIOR TO ROUGH–IN. SEE ARCHITECT FOR FAN SPECIFICATION. CIRCUIT FAN TO UNSWITCHED LEG OF LIGHTING CIRCUIT IN AREA.
6. INDOOR MECHANICAL UNIT IS TO BE FED FROM VRV OUTDOOR CONDENSING UNIT.
7. NOT USED.
8. NOT USED.
9. BATHROOM LIGHTING FIXTURE – TO BE SELECTED & LOCATED BY ARCHITECT.
10. NOT USED.
11. DECK LED LIGHTING FIXTURE – TO BE SELECTED & LOCATED BY ARCHITECT. FIXTURE SHALL BE DAMP LOCATION RATED AND CORROSION RESISTANT.
12. LED STRIP CLOSET FIXTURE. SEE ARCHITECT FOR SPECIFICATION.
13. SHOWER RECESSED LED LIGHTING FIXTURE. SHALL BE WET LOCATION RATED. SHALL BE SELECTED BY ARCHITECT.
14. PENDANT LIGHT FIXTURE – LED TO BE SELECTED BY ARCHITECT. SHALL BE COMPATIBLE WITH LUTRON CASETA DIMMER.
15. NOT USED.
16. NOT USED.
17. CONTRACTOR TO PROVIDE (1) SINGLE GANG BOX WITH BLANK COVER PLATE TO RECEIVE 1" CONDUIT FROM STRUCTURED MEDIA CENTER. CONTRACTOR SHALL VERIFY LOCATION OF OUTLET WITH OWNER/ARCHITECT.

GENERAL NOTES

A. CONTRACTOR SHALL CONFIRM RECEPTACLE SPACING AND INSTALL ALL RECEPTACLES AS REQUIRED PER NEC2017 210.52.

B. ENSURE 24" MIN. HORIZONTAL SEPARATION BETWEEN RECEPTACLE BOXES INSTALLED ON OPPOSITE SIDES OF FIRE RATED WALLS PER NEC2017 300.21 OR USE PUTTY PAD WHEN SEPARATION IS LESS THAN 24". USE UL CLASSIFIED FIRE RATED BOX FOR USE IN FIRE RATED WALLS AND UL LISTED TO UL 514C.

C. SMOKE DETECTORS/ALARMS LOCATED INSIDE EACH DWELLING UNIT SHALL BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE DETECTOR ACTIVATES ALL DETECTORS IN THAT UNIT. ALL SMOKE DETECTORS/ALARMS SHALL BE LOCATED MINIMUM 10FT. AWAY FROM THE RANGE AND 36" CLEAR FROM CEILING FANS, HVAC VENTS AND BATHROOM DOORS. IF APPLICABLE, MOUNT UNDER BULKHEAD UNLESS BOTTOM OF BULKHEAD IS GREATER THAN 12" FROM CEILING. IF SO, MOUNT ON VERTICAL SIDE OF BULKHEAD 6" MINIMUM FROM CEILING. EACH DWELLING UNIT SMOKE DETECTOR/ALARM SHALL BE HARDWIRED & STANDALONE BATTERY–POWERED AND SHALL BE APPROVED BY LOCAL JURISDICTION PRIOR TO INSTALLATION. SMOKE DETECTORS SHALL BE LOCATED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS. COORDINATE LOCATIONS. COORDINATE EXACT LOCATION IN THE FIELD BASED ON THE LOCATION OF CEILING FANS, RETURN GRILLS, RANGES, AND BATHROOM DOORS.

D. PROVIDE PLENUM RATED WIRING AND DEVICES IN EACH UNIT HVAC CLOSET.

E. ALL WALL MOUNTED RECEPTACLES IN UNITS SHALL BE TAMPER PROOF PER NEC2017 ARTICLE 406.

F. ALL MOUNTING HEIGHTS SHALL BE PER ARCHITECTURAL DRAWINGS. IF NOT, ALL MOUNTING HEIGHTS AND LOCATIONS OF ALL DEVICES SHALL BE VERIFIED PRIOR TO ROUGH–IN.

G. WHERE MULTIPLE SWITCHES/DEVICES ARE SHOWN IN CLOSE PROXIMITY, SWITCHES SHALL BE UNDER ONE FACE PLATE AND SHALL BE LOCATED IN MULTI–GANG BOX TO SUIT.

H. SEE ELECTRICAL RISER DIAGRAM ON DRAWING E10.

I. SEE DRAWINGS E1 & E2 FOR ELECTRICAL SPECIFICATIONS, SYMBOLS AND ABBREVIATIONS.

J. RECESSED LIGHTING FIXTURES SHALL BE IC RATE AS PER NEC.

K. EXTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED THROUGH PHOTOCELL ON ROOF. PHOTOCELL SHALL BE CONNECTED THROUGH 4 PROGRAMMABLE TIMECLOCK.

L. ALL EMERGENCY LIGHTING SHALL BE CIRCUITED TO UNSWITCHED LEG OF CIRCUIT SERVING AREA.

M. EXTERIOR LIGHTING SHALL BE CIRCUITED AS INDICATED ON PANEL 'H' SCHEDULE.

N. EACH APARTMENT/CONDO SHALL HAVE ONE SMART HUB PROVIDED WITH CASETA DIMMER SWITCHES TO ALLOW REMOTE CONTROL AND PROGRAMMING OF CASETA DIMMER SWITCHES.

O. ALL LIGHTING FIXTURES SHALL BE SOURCED WITH LED LAMPS UNLESS NOTED OTHERWISE. ALL FIXTURE LAMP/COMBINATIONS SHALL BE COORDINATED WITH LIGHTING CONTROL AND DIMMING SWITCHES TO ASSURE PROPER OPERATION.

CMTA

Project Status

100% SUBMISSION

SUNSET TERRACE CONDOMINIUMS
14474 & 14479 SOUTH SOLOMONS ISLAND ROAD
SOLOMONS, MD 20688

THIRD FLOOR ELECTRICAL PLAN

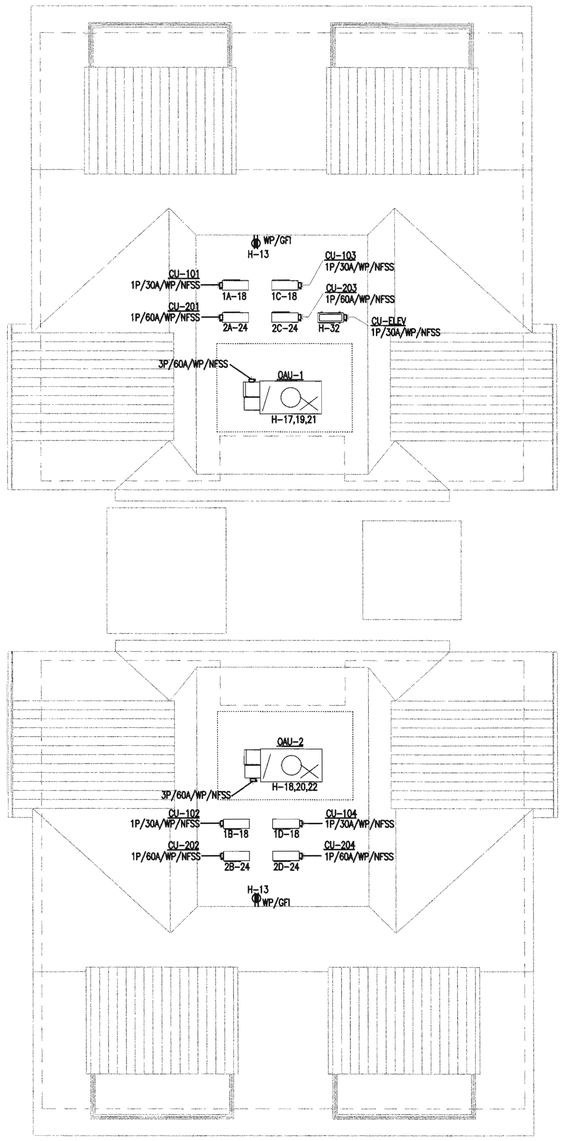
CLIENT/CMTA JOB #:	WSSC22
DATE:	04/26/2023
DRAWN:	LR
CHECKED:	PG

REVISIONS

PERMIT SET 1.18.24
9/13/24 OWNER'S BID

E6

FILENAME: C:\Users\lrod\Documents\WSSC22 MHP R21_LROD.rvt
PLOT TIME: 3/6/2023 10:56:45 AM



1 ROOF PLAN - ELECTRICAL

1/8"=1'-0"

SHEET NOTES

GENERAL NOTES

A. CONTRACTOR SHALL CONFIRM RECEPTACLE SPACING AND INSTALL ALL RECEPTACLES AS REQUIRED PER NEC2017 210.52.

B. ENSURE 24" MIN. HORIZONTAL SEPARATION BETWEEN RECEPTACLE BOXES INSTALLED ON OPPOSITE SIDES OF FIRE RATED WALLS PER NEC2017 300.21 OR USE PUTTY PAD WHEN SEPARATION IS LESS THAN 24". USE UL CLASSIFIED FIRE RATED BOX FOR USE IN FIRE RATED WALLS AND UL LISTED TO UL 514C.

C. SMOKE DETECTORS/ALARMS LOCATED INSIDE EACH DWELLING UNIT SHALL BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE DETECTOR ACTIVATES ALL DETECTORS IN THAT UNIT. ALL SMOKE DETECTORS/ALARMS SHALL BE LOCATED MINIMUM 10FT. AWAY FROM THE RANGE AND 36" CLEAR FROM CEILING FANS, HVAC VENTS AND BATHROOM DOORS. IF APPLICABLE, MOUNT UNDER BULKHEAD UNLESS BOTTOM OF BULKHEAD IS GREATER THAN 12" FROM CEILING. IF SO, MOUNT ON VERTICAL SIDE OF BULKHEAD 6" MINIMUM FROM CEILING. EACH DWELLING UNIT SMOKE DETECTOR/ALARM SHALL BE HARDWIRED & STANDALONE BATTERY-POWERED AND SHALL BE APPROVED BY LOCAL JURISDICTION PRIOR TO INSTALLATION. SMOKE DETECTORS SHALL BE LOCATED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS. COORDINATE LOCATIONS. COORDINATE EXACT LOCATION IN THE FIELD BASED ON THE LOCATION OF CEILING FANS, RETURN GRILLS, RANGES, AND BATHROOM DOORS.

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E. ALL WALL MOUNTED RECEPTACLES IN UNITS SHALL BE TAMPER PROOF PER NEC2017 ARTICLE 406.

F. ALL MOUNTING HEIGHTS SHALL BE PER ARCHITECTURAL DRAWINGS. IF NOT, ALL MOUNTING HEIGHTS AND LOCATIONS OF ALL DEVICES SHALL BE VERIFIED PRIOR TO ROUGH-IN.

G. WHERE MULTIPLE SWITCHES/DEVICES ARE SHOWN IN CLOSE PROXIMITY, SWITCHES SHALL BE UNDER ONE FACE PLATE AND SHALL BE LOCATED IN MULTI-GANG BOX TO SUIT.

H. SEE ELECTRICAL RISER DIAGRAM ON DRAWING E10.

I. SEE DRAWINGS E1 & E2 FOR ELECTRICAL SPECIFICATIONS, SYMBOLS AND ABBREVIATIONS.

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K. EXTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED THROUGH PHOTOCELL ON ROOF. PHOTOCELL SHALL BE CONNECTED THROUGH ϟ PROGRAMMABLE TIMECLOCK.

L. ALL EMERGENCY LIGHTING SHALL BE CIRCUITED TO UNSWITCHED LEG OF CIRCUIT SERVING AREA.

M. EXTERIOR LIGHTING SHALL BE CIRCUITED AS INDICATED ON PANEL 'H' SCHEDULE.

N. EACH APARTMENT/CONDO SHALL HAVE ONE SMART HUB PROVIDED WITH CASETA DIMMER SWITCHES TO ALLOW REMOTE CONTROL AND PROGRAMMING OF CASETA DIMMER SWITCHES.

O. ALL LIGHTING FIXTURES SHALL BE SOURCED WITH LED LAMPS UNLESS NOTED OTHERWISE. ALL FIXTURE LAMP/COMBINATIONS SHALL BE COORDINATED WITH LIGHTING CONTROL AND DIMMING SWITCHES TO ASSURE PROPER OPERATION.

CMTA

Project Status

100% SUBMISSION

SUNSET TERRACE CONDOMINIUMS
14474 & 14479 SOUTH SOLOMONS ISLAND ROAD
SOLOMONS, MD 20688

ROOF ELECTRICAL PLAN

CLIENT/CMTA JOB #:	WSSC22
DATE:	04/26/2023
DRAWN:	LR
CHECKED:	PG

REVISIONS

PERMIT SET 1.15.24
9.11.24 OWNER'S BID

E7

FILENAME: C:\Users\lisa\Documents\WSSC22_MEP R23_LRevitWV25.rvt
PLOTTED: 9/10/2024 2:09:50 PM

NEW

PANEL: H

BUS AMP RATING ERROR, CHECK SERVICE SIZE!!

AMP: 200 VOLT: 120/208
PHASE: 3 4 WIRE + GND
AIC: 22k AMPS RMS SYM

MOUNTING: SURFACE MAIN: MLO

Branch Circuit Load Description	KVA Load A	KVA Load B	KVA Load C	Trip Poles	Ckt. No.	Phase	Ckt. No.	Trip Poles	KVA Load A	KVA Load B	KVA Load C	Branch Circuit Load Description
ELEVATOR (20 HP)	7.00			150/3	1	A	2	20/1	0.10			FIRE ALARM CONTROL PANEL
SHUNT TRIP		7.00		-	3	B	4	20/1		0.18		ELEVATOR HOISTWAY RECEPT
-			7.00	-	5	C	6	20/1			0.50	ELEVATOR HOISTWAY LGHTS
-	0.00			-	7	A	8	20/1	1.20			SUMP PUMP
ELEVATOR CAB LIGHTS		0.10		20/1	9	B	10	20/1		0.30		GARAGE/STORAGE LIGHTING
ELEVATOR CONTROLS			0.10	20/1	11	C	12	20/1			0.30	GARAGE/STORAGE LIGHTING
ROOF MOUNTED RECEPTACLES	0.36			20/1	13	A	14	20/1	1.08			EXTERIOR RECEPTACLES
ELEC/CLOSET/ELEV RMS LIGHTING		0.15		20/1	15	B	16	20/1		0.90		ELEC/METER RMS RECEPTACLES
OAU-1			3.73	40/3	17	C	18	40/3			3.73	OAU-2
-	3.73			-	19	A	20	-	3.73			-
-		3.73		-	21	B	22	-		3.73		-
ELEVATOR MACHINE RM REC			0.18	20/1	23	C	24	20/1			0.18	ELEVATOR MACHINE RM REC
EM LIGHT SET & EXITS	0.01			20/1	25	A	26	20/1	1.50			CABINET HEATER
CABINET HEATER		1.50		20/1	27	B	28	20/1		1.50		CABINET HEATER
CABINET HEATER			1.50	20/1	29	C	30	20/1			1.50	CABINET HEATER
SPARE	0.00			20/1	31	A	32	30/1	4.26			ELEVATOR HVAC
SPARE		0.00		20/1	33	B	34	20/1		0.00		SPARE
SPARE			0.00	20/1	35	C	36	20/1			0.00	SPARE
SPARE	0.00			20/1	37	A	38	20/1	0.00			SPARE
SPARE		0.00		20/1	39	B	40	20/1		0.00		SPARE
SPARE			0.00	20/1	41	C	42	20/1			0.00	SPARE
	11.10	12.47	12.51	<< PHASE SUB-TOTALS >>					11.86	6.61	6.21	

PHASE A 22.96 kVA
PHASE B 19.08 kVA
PHASE C 18.72 kVA

60.76 kVA TOTAL CONNECTED LOAD
60.76 kVA TOTAL DEMAND LOAD

PROVIDE THE FOLLOWING:
PROVIDE UPDATED PANEL
DIRECTORY
FULLY RATED

VERIFY AIC RATING W/UTILITY ADJUST AS REQUIRED

NEW

PANEL: T

AMP: 200 VOLT: 120/208
PHASE: 3 4 WIRE + GND
AIC: 22k AMPS RMS SYM

MOUNTING: SURFACE MAIN: MLO

Branch Circuit Load Description	KVA Load A	KVA Load B	KVA Load C	Trip Poles	Ckt. No.	Phase	Ckt. No.	Trip Poles	KVA Load A	KVA Load B	KVA Load C	Branch Circuit Load Description
WATER HEATER	2.00			25/2	1	A	2	20/1	0.18			PANEL RECEPTACLE
-		2.00		-	3	B	4	20/1		0.27		LIGHTING COMMERCIAL
BATHROOM RECEPTACLE			0.18	20/1	5	C	6	20/1			0.90	EXTERIOR LIGHTING
SPARE	0.00			20/1	7	A	8	20/1	0.00			SPARE
SPARE		0.00		20/1	9	B	10	20/1		0.00		SPARE
SPARE			0.00	20/1	11	C	12	20/1			0.00	SPARE
SPARE	0.00			20/1	13	A	14	20/1	0.00			SPARE
SPARE		0.00		20/1	15	B	16	20/1		0.00		SPARE
SPARE			0.00	20/1	17	C	18	20/1			0.00	SPARE
SPARE	0.00			20/1	19	A	20	20/1	0.00			SPARE
SPARE		0.00		20/1	21	B	22	20/1		0.00		SPARE
SPARE			0.00	20/1	23	C	24	20/1			0.00	SPARE
SPARE	0.00			20/1	25	A	26	20/1	0.00			SPARE
SPARE		0.00		20/1	27	B	28	20/1		0.00		SPARE
SPARE			0.00	20/1	29	C	30	20/1			0.00	SPARE
SPARE	0.00			20/1	31	A	32	20/1	0.00			SPARE
SPARE		0.00		20/1	33	B	34	20/1		0.00		SPARE
SPARE			0.00	20/1	35	C	36	20/1			0.00	SPARE
SPARE	0.00			20/1	37	A	38	20/1	0.00			SPARE
SPARE		0.00		20/1	39	B	40	20/1		0.00		SPARE
SPARE			0.00	20/1	41	C	42	20/1			0.00	SPARE
	2.00	2.00	0.18	<< PHASE SUB-TOTALS >>					0.18	0.27	0.90	

PHASE A 2.18 kVA
PHASE B 2.27 kVA
PHASE C 1.08 kVA

5.53 kVA TOTAL CONNECTED LOAD
5.53 kVA TOTAL DEMAND LOAD

PROVIDE THE FOLLOWING:
PROVIDE UPDATED PANEL
DIRECTORY
FULLY RATED

VERIFY AIC RATING W/UTILITY ADJUST AS REQUIRED

NEW

PANEL: DOCK

AMP: 200 VOLT: 120/208
PHASE: 3 4 WIRE + GND
AIC: 22k AMPS RMS SYM

MOUNTING: SURFACE MAIN: MLO

Branch Circuit Load Description	KVA Load A	KVA Load B	KVA Load C	Trip Poles	Ckt. No.	Phase	Ckt. No.	Trip Poles	KVA Load A	KVA Load B	KVA Load C	Branch Circuit Load Description
POWER PEDESTAL	2.92			50/2	1	A	2	50/2	2.92			POWER PEDESTAL
-		2.92		-	3	B	4	-		2.92		-
POWER PEDESTAL			2.92	50/2	5	C	6	50/2			2.92	POWER PEDESTAL
-	2.92			-	7	A	8	-	2.92			-
DOCK LIGHTING		1.00		20/1	9	B	10	20/1		0.00		AUXILLARY CIRCUIT
SPARE			0.00	20/1	11	C	12	20/1			0.00	SPARE
SPARE	0.00			20/1	13	A	14	20/1	0.00			SPARE
SPARE		0.00		20/1	15	B	16	20/1		0.00		SPARE
SPARE			0.00	20/1	17	C	18	20/1			0.00	SPARE
SPARE	0.00			20/1	19	A	20	20/1	0.00			SPARE
SPARE		0.00		20/1	21	B	22	20/1		0.00		SPARE
SPARE			0.00	20/1	23	C	24	20/1			0.00	SPARE
	5.84	3.92	2.92	<< PHASE SUB-TOTALS >>					5.84	2.92	2.92	

PHASE A 11.68 kVA
PHASE B 8.84 kVA
PHASE C 5.84 kVA

24.36 kVA TOTAL CONNECTED LOAD
17.68 kVA TOTAL DEMAND LOAD

PROVIDE THE FOLLOWING:
PROVIDE UPDATED PANEL
DIRECTORY
FULLY RATED

VERIFY AIC RATING W/UTILITY ADJUST AS REQUIRED

NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH SMECO OR LOCAL UTILITY.
2. SHORT CIRCUIT RATING LISTED ON PANEL SCHEDULES IS ESTIMATED. CONTRACTOR SHALL CONFIRM AVAILABLE SHORT CIRCUIT CAPACITY WITH LOCAL UTILITY AND ORDER EQUIPMENT ACCORDINGLY. PANELS SHALL BE FULLY RATED.
3. MANUFACTURER OF PANEL BOARDS AND SERVICE ENTRY RATED EQUIPMENT SHALL COMPLETE A SHORT CIRCUIT COORDINATION AND ARC FLASH STUDY TO INFORM REQUIRED RATINGS OF ELECTRICAL EQUIPMENT. PROVIDE AS REQUIRED.

NEW

LOAD CENTER: 1A,B,C&D (TYPICAL)

AMP: 150 VOLT: 120/208
PHASE: 1 3 WIRE + GND
AIC: 22k AMPS RMS SYM

MOUNTING: SURFACE MAIN: 150 MCB

Branch Circuit Load Description	KVA Load A	KVA Load B	KVA Load C	Trip Poles	Ckt. No.	Phase	Ckt. No.	Trip Poles	KVA Load A	KVA Load B	KVA Load C	Branch Circuit Load Description
LIGHTING	0.00			20/1	1	A	2	20/1	0.00			REFRIGERATOR
BEDROOM #1 RECEPT		0.00		20/1	3	B	4	20/1		0.00		RECEPTACLES KITCHEN
VANITY RECEPTACLES			0.00	20/1	5	A	6	20/1			0.00	RECEPTACLES KITCHEN
TOWEL WARMER AND BIDET	0.00			20/1	7	B	8	20/1	0.00			GARBAGE DISPOSAL
RECEPT GREAT ROOM		0.00		20/1	9	A	10	20/1		0.00		COOKTOP
POWDER ROOM RECEPTACLE			0.00	20/1	11	B	12	20/1			0.00	SPARE
LAUNDRY RECEPTACLES	0.00			20/1	13	A	14	20/1	0.00			CEILING FANS
RECEPT GREAT ROOM		0.00		20/1	15	B	16	20/1		0.00		DISHWASHER
DECK RECEPTACLE			0.00	20/1	17	A	18	25/1			0.00	UNIT HVAC
WATER HEATER	0.00			40/2	19	B	20	20/1	0.00			BATHROOM HEATED FLOORING
-		0.00		-	21	A	22	20/1		0.00		EXHAUST FANS
OVEN			0.00	50/2	23	B	24	20/1			0.00	SPARE
-	0.00			-	25	A	26	20/1	0.00			SPARE
DRYER		0.00		30/2	27	B	28	20/1		0.00		SPARE
-			0.00	-	29	A	30	20/1			0.00	SPARE

NOTES:
1. BRANCH CIRCUIT BREAKERS SERVING KITCHEN LIGHTING & DEVICES SHALL BE GFCI AND AFCI PROTECTED
2. BRANCH CIRCUIT BREAKERS SERVING BATHROOMS, EXTERIOR, CRAWL SPACE AND GARAGE LIGHTING & DEVICES SHALL BE GFCI AND AFCI PROTECTED
3. BRANCH CIRCUIT BREAKERS SERVING 15 AND 20A CIRCUITS OTHER THAN THOSE LISTED IN NOTE 1 & 2 SHALL BE AFCI PROTECTED
4. MAIN CIRCUIT BREAKER SHALL BE 100% RATED

PROVIDE THE FOLLOWING:
FULLY RATED
PROVIDE PANEL DIRECTORY

VERIFY HVAC BKR SIZES WITH ACTUAL EQUIP NAMEPLATES, MODIFY AS NECESSARY
VERIFY AIC RATING WITH POWER COMPANY - ADJUST AS NECESSARY

NEW

LOAD CENTER: 2A,B,C&D (TYPICAL)

AMP: 200 VOLT: 120/208
PHASE: 1 3 WIRE + GND
AIC: 22k AMPS RMS SYM

MOUNTING: SURFACE MAIN: 200 MCB

Branch Circuit Load Description	KVA Load A	KVA Load B	KVA Load C	Trip Poles	Ckt. No.	Phase	Ckt. No.	Trip Poles	KVA Load A	KVA Load B	KVA Load C	Branch Circuit Load Description
LIGHTING	0.00			20/1	1	A	2	20/1	0.00			REFRIGERATOR
PRIMARY BEDROOM RECEPT		0.00		20/1	3	B	4	20/1		0.00		RECEPTACLES KITCHEN
BEDROOM #2 RECEPT			0.00	20/1	5	A	6	20/1			0.00	BATHROOM HEATER UNIT
BEDROOM #3 RECEPT	0.00			20/1	7	B	8	20/1	0.00			DISPOSAL
TOWEL WARMER		0.00		20/1	9	A	10	20/1		0.00		COOKTOP
CEILING FANS			0.00	20/1	11	B	12	50/2			0.00	OVEN
RECEPT LIVING ROOM	0.00			20/1	13	A	14	-	0.00			-
MASTER BATH RECEPTACLES		0.00		20/1	15	B	16	20/1		0.00		DISHWASHER
BATH #2 RECEPTACLES			0.00	20/1	17	A	18	20/1			0.00	WASHER
POWDER ROOM RECEPTACLES	0.00			20/1	19	B	20	30/2	0.00			DRYER
DINING RECEPTACLES		0.00		20/1	21	A	22	-		0.00		-
DECK RECEPTACLES			0.00	20/1	23	B	24	50/1			0.00	UNIT HVAC
WATER HEATER	0.00			50/2	25	A	26	20/1	0.00			SPARE
-		0.00		-	27	B	28	20/2		0.00		SPARE
EXHAUST FANS			0.00	20/1	29	A	30	20/3			0.00	SPARE

NOTES:
1. BRANCH CIRCUIT BREAKERS SERVING KITCHEN LIGHTING & DEVICES SHALL BE GFCI AND AFCI PROTECTED
2. BRANCH CIRCUIT BREAKERS SERVING BATHROOMS, EXTERIOR, CRAWL SPACE AND GARAGE LIGHTING & DEVICES SHALL BE GFCI AND AFCI PROTECTED
3. BRANCH CIRCUIT BREAKERS SERVING 15 AND 20A CIRCUITS OTHER THAN THOSE LISTED IN NOTE 1 & 2 SHALL BE AFCI PROTECTED
4. MAIN CIRCUIT BREAKER SHALL BE 100% RATED

PROVIDE THE FOLLOWING:
FULLY RATED
PROVIDE PANEL DIRECTORY

VERIFY HVAC BKR SIZES WITH ACTUAL EQUIP NAMEPLATES, MODIFY AS NECESSARY
VERIFY AIC RATING WITH POWER COMPANY - ADJUST AS NECESSARY

1 BEDROOM CONDOS (1ST FLOOR)

LOAD CALCULATIONS PER NEC2017 SECTION 220.82

General Loads

994 sq. ft. at 3 VA	2982 VA
Two 20-A appliance outlet circuits at 1500 VA each	3000 VA
Laundry Circuit	1500 VA
Undercounter Refrigerator	552 VA
Refrigerator	588 VA
Cooktop(at nameplate rating)	1440 VA
Oven(at nameplate rating)	6200 VA
Water Heater	6000 VA
Garbage Disposal	560 VA
Dishwasher	1440 VA
Clothes Dryer/Washer Combo	5287 VA
Towel Warmer	175 VA
Bidet	512 VA
Subtotal General Load	30236 VA
First 10 kVA at 100%	10000 VA
Remainder of general load at 40% (20236x0.4)	8095 VA
Total net general load	18095 VA

Heat and Air-Conditioning

Exhaust Fans	25.3 VA
Ceiling Fans	225 VA
Electric Radiant Floor Warming (57.65 sq. ft at 12VA)	692 VA
Heat Pump load at 100% (3910x1)	3910 VA
Indoor VRV Units	207 VA

HVAC LOADS ARE ESTIMATED AND SHALL BE CONFIRMED WITH CONTRACTOR.

Totals

Net general load	18095 VA
Heat and Air-Conditioning	5059.3 VA
Total	23155 VA

Calculated Load for Service

208V
23155/208= 112 Amps

The dwelling unit is permitted to be served by 150 Amp Service.

3 BEDROOM CONDOS (2ND & 3RD FLOOR)

LOAD CALCULATIONS PER NEC2017 SECTION 220.82

General Loads

2005 sq. ft. at 3 VA	3399 VA
Two 20-A appliance outlet circuits at 1500 VA each	3000 VA
Laundry Circuit	1500 VA
Undercounter Refrigerator	522 VA
Refrigerator	1440 VA
Cooktop(at nameplate rating)	1440 VA
Oven(at nameplate rating)	6200 VA
Water Heater	8000 VA
Dishwasher	1440 VA
Clothes Dryer/Washer Combo	5952 VA
Towel Warmer	1000 VA
Subtotal General Load	33893 VA
First 10 kVA at 100%	10000 VA
Remainder of general load at 40% (23893x0.4)	9558 VA
Total net general load	19558 VA

Heat and Air-Conditioning

Bathroom Heater	1500 VA
Exhaust Fans	38.2 VA
TAF	25 VA
Ceiling Fans	375 VA
Heat Pump load at 100% (6670x1)	6670 VA
Indoor VRV Units	828 VA

HVAC LOADS ARE ESTIMATED AND SHALL BE CONFIRMED WITH CONTRACTOR.

Totals

Net general load	19558 VA
Heat and Air-Conditioning	9436.2 VA
Total	28995 VA

Calculated Load for Service

208V
28995/208= 140 Amps

The dwelling unit is permitted to be served by 200 Amp Service.

CMTA

Project Status
100% SUBMISSION

SUNSET TERRACE CONDOMINIUMS
14474 & 14479 SOUTH SOLOMONS ISLAND ROAD
SOLOMONS, MD 20688

ELECTRICAL CALCS & SCHEDULES

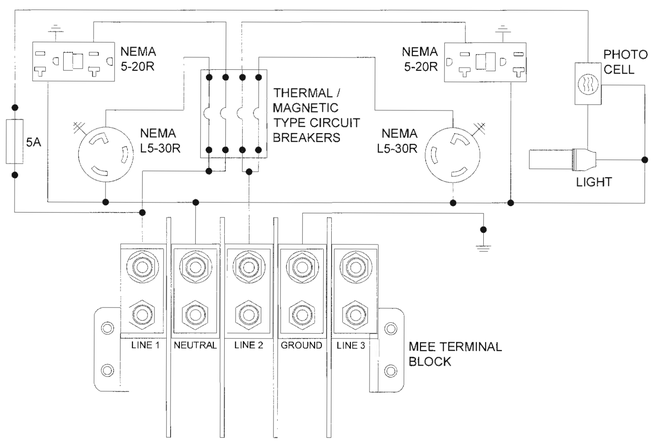
CLIENT/CMTA JOB #:	WSSC22
DATE:	04/26/2023
DRAWN:	LR
CHECKED:	PG

REVISIONS
Permit Set 1/13/23
9/11/24 CHANGES BID

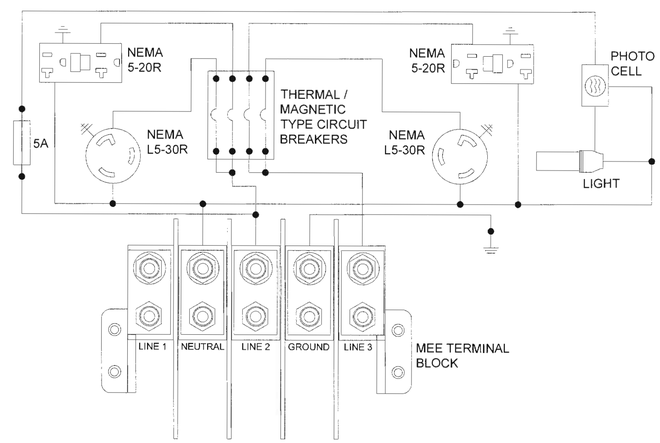
E8

FILENAME: C:\Users\Public\Documents\WSSC22_MEP_R21_LSouthV2021.rvt
PLOT TIME: 3/6/2023 12:36:49 AM

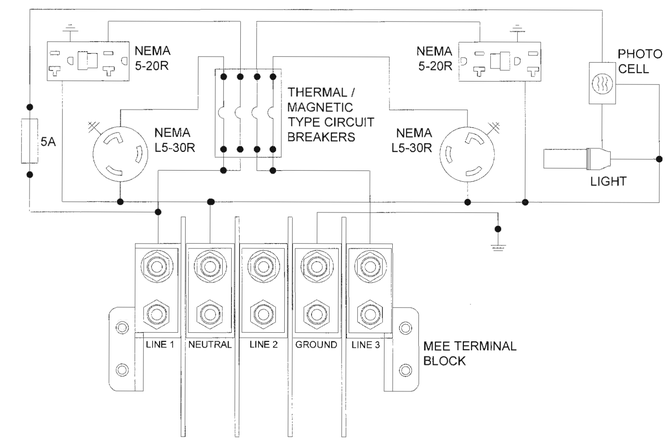
P1 / P4 POWER PEDESTALS



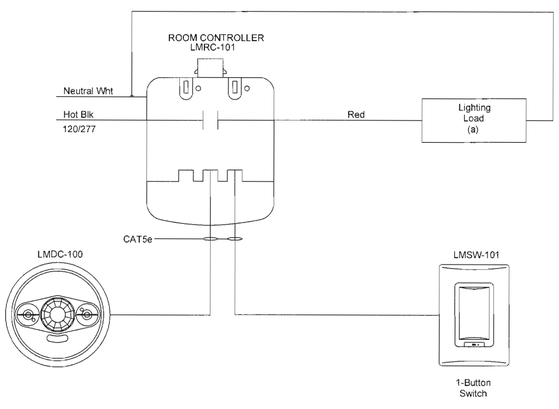
P2 POWER PEDESTAL



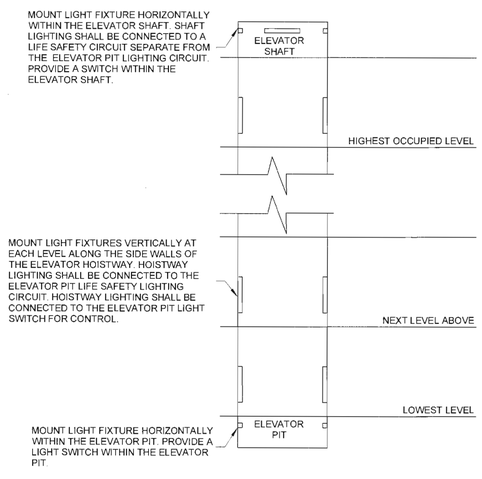
P3 POWER PEDESTAL



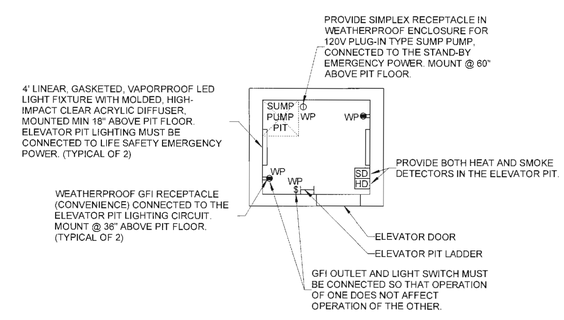
1 POWER PEDESTAL WIRING DIAGRAM
SCALE: NONE



2 1 - ZONE CONTROL TENANT SPACE
SCALE: NONE

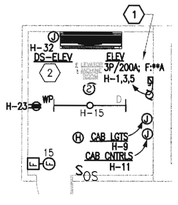


3 ELEVATOR HOISTWAY LIGHTING
SCALE: NONE



DETAIL NOTES:
1. ALL ELECTRICAL EQUIPMENT LOCATED LESS THAN 4' ABOVE FLOOR SHALL BE WEATHERPROOF (NEMA 4) AND WIRING SHALL BE IDENTIFIED FOR USE IN WET LOCATIONS IN ACCORDANCE WITH THE REQUIREMENTS IN NFPA 70. 2. PIT LIGHTING MUST PROVIDE A MIN. OF 10 FC AT THE PIT FLOOR IN ALL AREAS OF THE PIT.

4 SINGLE CAB ELEVATOR PIT
SCALE: NONE



5 ENLARGED ELEVATOR MACHINE ROOM PLAM
1/4"=1'-0"

SHEET NOTES

1. SEE DETAIL #2 DRAWING E10 FOR ELEVATOR POWER AND CONTROL DETAILS AND REQUIREMENTS. VERIFY FUSE SIZE AS PER THE ELEVATOR MANUFACTURER. PROVIDE AS REQUIRED.
2. INDOOR MECHANICAL UNITS TO BE FED FROM VRV OUTDOOR CONDENSING UNIT. REFER TO MANUFACTURER.

CMTA

Project Status
100% SUBMISSION

SUNSET TERRACE CONDOMINIUMS
14474 & 14479 SOUTH SOLOMONS ISLAND ROAD SOLOMONS, MD 20688

ELECTRICAL DETAILS

CLIENT/CMTA JOB #:	WSSC22
DATE:	04/26/2023
DRAWN:	LR
CHECKED:	PG

REVISIONS

E9

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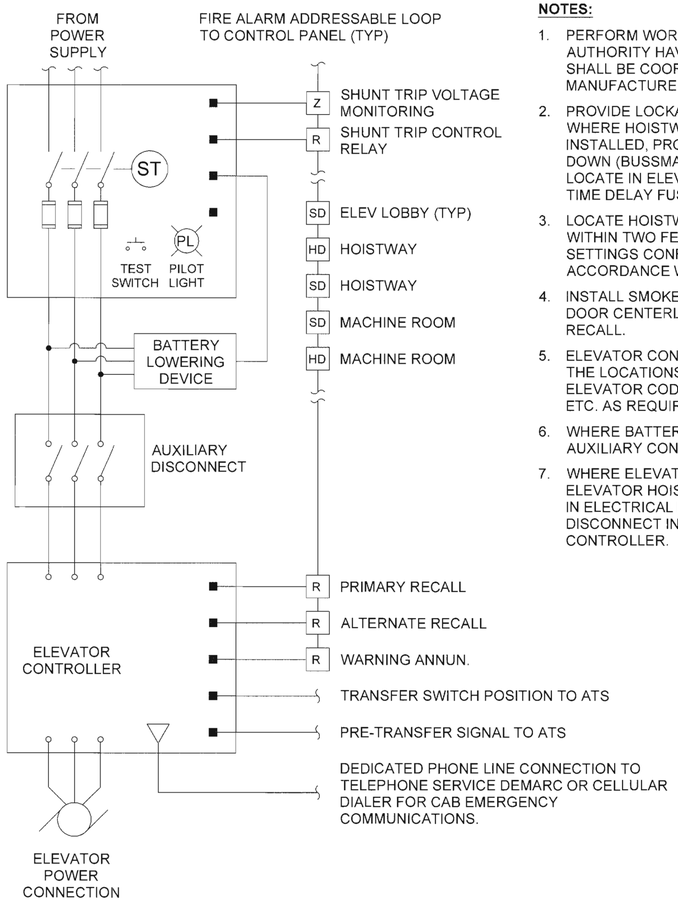

NOTES:

1. PERFORM WORK IN ACCORDANCE WITH ALL ADOPTED CODES AND AUTHORITY HAVING JURISDICTION (AHJ) REQUIREMENTS AND SHALL BE COORDINATED WITH ELEVATOR EQUIPMENT MANUFACTURER.
2. PROVIDE LOCKABLE ELEVATOR POWER FUSED DISCONNECT. WHERE HOISTWAY AND/OR MACHINE ROOM SPRINKLERS ARE INSTALLED, PROVIDE INTEGRAL SHUNT TRIP FOR ELEVATOR SHUT DOWN (BUSSMAN POWER MODULE SERIES OR EQUIVALENT). LOCATE IN ELEVATOR MACHINE ROOM. PROVIDE DUAL ELEMENT TIME DELAY FUSES PER ELEVATOR SHOP DRAWINGS.
3. LOCATE HOISTWAY AND MACHINE ROOM/SPACE HEAT DETECTORS WITHIN TWO FEET OF EACH SPRINKLER HEAD WITH TEMPERATURE SETTINGS CONFIGURED TO ALARM BEFORE SPRINKLER HEADS IN ACCORDANCE WITH NFPA REQUIREMENTS.
4. INSTALL SMOKE DETECTORS WITHIN 21 FEET OF EACH ELEVATOR DOOR CENTERLINE ON EACH FLOOR FOR EMERGENCY ELEVATOR RECALL.
5. ELEVATOR CONTROLLER - MAKE ALL REQUIRED CONNECTIONS AT THE LOCATIONS INDICATED BY ELEVATOR SHOP DRAWINGS & ELEVATOR CODE. PROVIDE ADDITIONAL RELAYS, DRY CONTACTS, ETC. AS REQUIRED FOR A COMPLETE SYSTEM.
6. WHERE BATTERY LOWERING DEVICE IS SPECIFIED, PROVIDE AUXILIARY CONTACT AND POWER WIRING.
7. WHERE ELEVATOR CONTROLLER IS LOCATED AS PART OF THE ELEVATOR HOISTWAY, LOCATE ELEVATOR DISCONNECTING MEANS IN ELECTRICAL ROOM AND PROVIDE ADDITIONAL NON-FUSED DISCONNECT IN THE HOISTWAY WITHIN SIGHT OF THE CONTROLLER.

2 ELEVATOR POWER AND CONTROL SCHEMATIC

NTS

LIGHTING FIXTURE SCHEDULE

TYPE	FIXTURE DESCRIPTION	MANUFACTURER	CATALOG NUMBER	FIXTURE VOLTS	MAXIMUM WATTAGE	LUMENS	REMARKS
A	2' SURFACE LINEAR LED	LITHONIA	CLX-L24-2000LM-SEF-120	120V	10.9 W	2000	
B	3' SURFACE LINEAR LED	LITHONIA	CLX-L36-2250LM-SEF-120	120V	16.4 W	2250	
C	4' SURFACE LINEAR LED	LITHONIA	CLX-L48-4000LM-SEF-120-EZ1-MSD7	120V	25.5 W	4000	WEATHERPROOF WITH INTEGRATED OCCUPANCY SENSOR
D	4' SURFACE LINEAR LED	LITHONIA	CLX-L48-3000LM-SEF-120	120V	18.5 W	3000	
E	6" RECESSED DOWNLIGHT LED	LITHONIA	WF6E-LED-30K-90CRI-MW-M6	120V	11.2 W	790	
F	WALL MOUNTED DOWNLIGHT	LITHONIA	KAXW LED-P1-30K-R3-120	120V	29 W	3322	
X1	WALL MOUNTED EMERGENCY LIGHT	LITHONIA	EU2C-M6	120V	0.56 W		
X2	EXIT SIGN	LITHONIA	EXRG-EL-M6	120V	1 W		WITH BACKUP BATTERY

NOTES:
- PROVIDE DRIVER DISCONNECT FOR ALL FLUORESCENT BALLAST(S)/LED DRIVER(S) THAT SHALL DISCONNECT ALL CONDUCTORS TO THE DRIVER SIMULTANEOUSLY, INCLUDING THE GROUNDED CONDUCTOR.
- COORDINATE EXACT MOUNTING LOCATION AND HEIGHT FOR ALL RECESSED/PENDANT/SURFACE MOUNTED FIXTURES WITH ARCHITECT.
- VERIFY FINAL SELECTION AND MODEL OF THE LIGHT FIXTURES WITH ARCHITECT PRIOR TO ORDERING.
- FOR ALL NEW FIXTURES PROVIDE DISCONNECTING MEANS FOR BALLAST EITHER INTERNAL OR EXTERNAL AS PER NEC 2011 410.130(G)(1).
- PROVIDE ALL NECESSARY ACCESSORIES AND DEVICES FOR COMPLETE AND OPERABLE SYSTEM
- FINISHES, COLOR, LENSES OPTION AND COLOR TEMPERATURE FOR THE FIXTURES SHALL BE COORDINATED WITH ARCHITECT
- ALL DRIVERS/BALLASTS SHALL BE COMPATIBLE WITH SPECIFIED LIGHTING CONTROL SYSTEM.

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PLOT TIME: 5/4/2023 10:36:49 AM

COMcheck Software Version 4.1.5.5

Interior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: Sunset Terrace Condominiums
Project Type: New Construction

Construction Site: 14474 & 14479 South Solomons Island Road, Solomons, MD 20688
Owner/Agent:
Designer/Contractor:

Additional Efficiency Package(s)

Credits: 1.0 Required 0.0 Proposed

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts (B X C)
1-Garage (Parking Garage:Garage Area)	4057	0.14	568
2-Storage Rooms (Common Space Types:Storage >=50 - <=1000 sq.ft.)	578	0.46	266
3-Electrical Room (Common Space Types:Electrical/Mechanical)	82	0.43	35
4-Elevator Machine Room (Common Space Types:Electrical/Mechanical)	56	0.43	24
5-Closets (Common Space Types:Storage <50 sq.ft.)	28	0.46	13
6-Tenant Space (Common Space Types:Office - Open Plan)	1205	0.81	976
		Total Allowed Watts =	1882

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
1-Garage (Parking Garage:Garage Area)				
C: 4FT SURFACE LINEAR: Other:	1	18	26	459
2-Storage Rooms (Common Space Types:Storage >=50 - <=1000 sq.ft.)				
D: 4FT SURFACE LINEAR: Other:	1	8	18	148
3-Electrical Room (Common Space Types:Electrical/Mechanical)				
D: 4FT SURFACE LINEAR: Other:	1	3	18	56
4-Elevator Machine Room (Common Space Types:Electrical/Mechanical)				
D: 4FT SURFACE LINEAR: Other:	1	1	18	18
5-Closets (Common Space Types:Storage <50 sq.ft.)				
A: 2FT SURFACE LINEAR: Other:	1	2	11	22
B: 3FT SURFACE LINEAR: Other:	1	3	16	49
6-Tenant Space (Common Space Types:Office - Open Plan)				
D: 4FT SURFACE LINEAR: Other:	1	9	18	166
E: 6IN RECESSED DOWNLIGHT: Other:	1	3	11	34
F: WALL MOUNTED DOWNLIGHT: Other:	1	2	29	58
		Total Proposed Watts =		1010

Project Title: Sunset Terrace Condominiums
Data filename: W:\Projects\WSSC22_Sunset Condos\9. Electrical\2. Calcs & Notes\COMCHECK.cck
Report date: 04/25/23
Page 2 of 10

Interior Lighting PASSES: Design 46% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design 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 COM*check* Version 4.1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title _____ Signature _____ Date _____

CMTA

Project Status
100% SUBMISSION

SUNSET TERRACE CONDOMINIUMS
14474 & 14479 SOUTH SOLOMONS ISLAND ROAD SOLOMONS, MD 20688

ELECTRICAL DETAILS

CLIENT/CMTA JOB #:	WSSC22
DATE:	04/26/2023
DRAWN:	LR
CHECKED:	PG

REVISIONS
~~[illegible] 1.18.24~~
9/17/24 OWNER'S REQ

E10

BRANCH CIRCUIT SCHEDULE CHART

CIRCUIT TYPE	CIRCUIT BREAKER	CONDUCTORS (COPPER)	CONDUIT
1 POLE – 1 PHASE 2 WIRE + GROUND	20A–1P	2 #12 + 1 #12 GROUND	3/4"
	30A–1P	2 #10 + 1 #10 GROUND	3/4"
	40A–1P	2 #8 + 1 #10 GROUND	3/4"
	50A–1P	2 #6 + 1 #10 GROUND	3/4"
	60A–1P	2 #4 + 1 #10 GROUND	1 1/4"
2 POLE – 1 PHASE 2 WIRE + GROUND	20A–2P	2 #12 + 1 #12 GROUND	3/4"
	30A–2P	2 #10 + 1 #10 GROUND	3/4"
	40A–2P	2 #8 + 1 #10 GROUND	3/4"
	50A–2P	2 #6 + 1 #10 GROUND	3/4"
	60A–2P	2 #4 + 1 #10 GROUND	1 1/4"
2 POLE – 1 PHASE 3 WIRE + GROUND	20A–2P	3 #12 + 1 #12 GROUND	3/4"
	30A–2P	3 #10 + 1 #10 GROUND	3/4"
	40A–2P	3 #8 + 1 #10 GROUND	3/4"
	50A–2P	3 #6 + 1 #10 GROUND	3/4"
	60A–2P	3 #4 + 1 #10 GROUND	1 1/4"
3 POLE – 3 PHASE 3 WIRE + GROUND	20A–3P	3 #12 + 1 #12 GROUND	3/4"
	30A–3P	3 #10 + 1 #10 GROUND	3/4"
	40A–3P	3 #8 + 1 #10 GROUND	3/4"
	50A–3P	3 #6 + 1 #10 GROUND	3/4"
	60A–3P	3 #4 + 1 #10 GROUND	1 1/4"
3 POLE – 3 PHASE 4 WIRE + GROUND	20A–3P	4 #12 + 1 #12 GROUND	3/4"
	30A–3P	4 #10 + 1 #10 GROUND	3/4"
	40A–3P	4 #8 + 1 #10 GROUND	3/4"
	50A–3P	4 #6 + 1 #10 GROUND	1"
	60A–3P	4 #4 + 1 #10 GROUND	1 1/4"

NOTES:

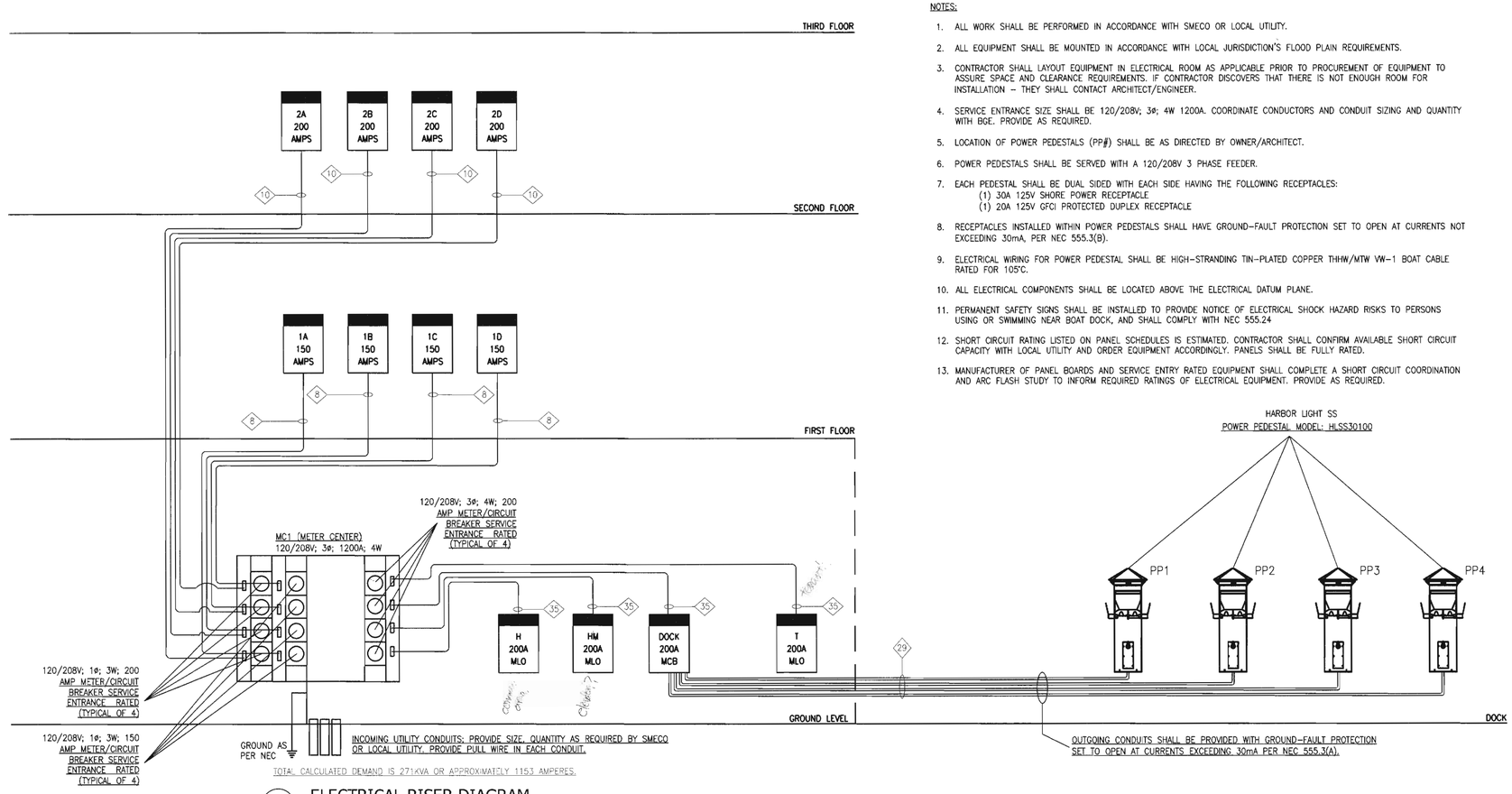
1. CONDUITS SMALLER THAN 3" MAY BE UPGRADED TO THE NEXT LARGER SIZE WHEN USED FOR UNDERGROUND INSTALLATIONS OR LONG RUNS.
2. CONDUIT SIZES INDICATED ARE MINIMUM RECOMMENDED SIZES, AND MAY BE INCREASED FOR LONG CIRCUITS, OR WHERE MULTIPLE BENDS ARE NECESSARY.
3. THE FEEDER NAME REPRESENTS ITS BASE AMPACITY AND THE NUMBER OF WIRES (NOT INCLUDING GROUND).
4. THE BASE AMPACITY INDICATED IN THE FEEDER NAME DOES NOT ACCOUNT FOR VOLTAGE DROP, FAULT CURRENT OR TEMPERATURE.
5. ALL FEEDERS FOR 120/208V PANELBOARDS WITH ISOLATED GROUND (IG) BUS SHALL INCLUDE A SEPARATE IG CONDUCTOR TIED TO THE IG BUS.
6. THE RATING OF THE OVERCURRENT PROTECTION DEVICE MAY BE LOWER, BUT NOT HIGHER, THAN THE RATING OF THE FEEDER THAT IT PROTECTS.
7. MAXIMUM LIMITS ON THE NUMBER OF TURNS AND CONDUIT LENGTH SHOULD BE VERIFIED FOR ALL UNDERGROUND INSTALLATIONS.
8. MAXIMUM FEEDER LENGTH IS THE LENGTH THAT PRODUCES A 3% VOLTAGE DROP AT THE SPECIFIED VOLTAGE, WHEN THE LOAD IS AT THE FULL AMPACITY OF THE FEEDER, AND HAS A POWER FACTOR OF 90%.
9. MAXIMUM FEEDER LENGTH DOES NOT APPLY IF THE FEEDER IS SIZED FOR VOLTAGE DROP RATHER THAN AMPACITY.

THREE-WIRE FEEDER SCHEDULE

FEEDER NAME	AMPS	WIRE SIZE	GROUND WIRE SIZE	CONDUIT SIZE	208V MAX LENGTH	480V MAX LENGTH
1	20	#12	#12	3/4"	98'	227'
2	30	#10	#10	3/4"	109'	250'
3	40	#8	#10	3/4"	123'	285'
4	60	#4	#10	1"	128'	295'
5	70	#4	#8	1–1/4"	169'	390'
6	100	#1	#8	1–1/4"	176'	406'
7	125	#1	#6	1–1/2"	171'	394'
8	150	#1/0	#6	2"	182'	420'
9	175	#2/0	#6	2"	182'	418'
10	200	#3/0	#6	2"	192'	443'

FOUR-WIRE FEEDER SCHEDULE

FEEDER NAME	AMPS	WIRE SIZE	GROUND WIRE SIZE	CONDUIT SIZE	208V MAX LENGTH	480V MAX LENGTH
26	20	#12	#12	3/4"	98'	227'
27	30	#10	#10	3/4"	109'	250'
28	40	#8	#10	1"	123'	285'
29	60	#4	#10	1–1/4"	128'	295'
30	70	#4	#8	1–1/4"	169'	390'
31	100	#1	#8	1–1/4"	176'	406'
32	125	#1	#6	1–1/2"	171'	394'
33	150	#1/0	#6	2"	182'	420'
34	175	#2/0	#6	2"	182'	418'
35	200	#3/0	#6	2"	192'	443'
36	225	#4/0	#4	2–1/2"	203'	468'
37	250	#250MCM	#4	2–1/2"	202'	466'
38	300	#350MCM	#4	3"	211'	487'
39	350	#400MCM	#2	3"	194'	450'
40	400	#500MCM	#2	3–1/2"	191'	442'
41	450	(2)#4/0	(2)#1	(2) 2–1/2"	203'	468'
42	500	(2)#250MCM	(2)#1	(2) 2–1/2"	202'	466'
43	600	(2)#350MCM	(2)#1	(2) 3'	210'	487'
44	700	(2)#500MCM	(2)#1/0	(2) 3–1/2"	219'	505'
45	800	(2)#600MCM	(2)#1/0	(2) 3–1/2"	207'	478'
46	1000	(3)#400MCM	(3)#2/0	(3) 3–1/2"	205'	474'
47	1200	(3)#600MCM	(3)#3/0	(3) 3–1/2"	207'	478'
48	1600	(4)#600MCM	(4)#4/0	(4) 3–1/2"	207'	478'
49	2000	(5)#600MCM	(5)#250MCM	(5) 3–1/2"	207'	478'
50	2500	(6)#600MCM	(6)#350MCM	(6) 3–1/2"	199'	459'



1 ELECTRICAL RISER DIAGRAM
NTS

NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH SMECO OR LOCAL UTILITY.
2. ALL EQUIPMENT SHALL BE MOUNTED IN ACCORDANCE WITH LOCAL JURISDICTION'S FLOOD PLAIN REQUIREMENTS.
3. CONTRACTOR SHALL LAYOUT EQUIPMENT IN ELECTRICAL ROOM AS APPLICABLE PRIOR TO PROCUREMENT OF EQUIPMENT TO ASSURE SPACE AND CLEARANCE REQUIREMENTS. IF CONTRACTOR DISCOVERS THAT THERE IS NOT ENOUGH ROOM FOR INSTALLATION – THEY SHALL CONTACT ARCHITECT/ENGINEER.
4. SERVICE ENTRANCE SIZE SHALL BE 120/208V; 3ø; 4W 1200A. COORDINATE CONDUCTORS AND CONDUIT SIZING AND QUANTITY WITH BGE. PROVIDE AS REQUIRED.
5. LOCATION OF POWER PEDESTALS (PP#) SHALL BE AS DIRECTED BY OWNER/ARCHITECT.
6. POWER PEDESTALS SHALL BE SERVED WITH A 120/208V 3 PHASE FEEDER.
7. EACH PEDESTAL SHALL BE DUAL SIDED WITH EACH SIDE HAVING THE FOLLOWING RECEPTACLES:
   (1) 30A 125V SHORE POWER RECEPTACLE
   (1) 20A 125V GFCI PROTECTED DUPLEX RECEPTACLE
8. RECEPTACLES INSTALLED WITHIN POWER PEDESTALS SHALL HAVE GROUND–FAULT PROTECTION SET TO OPEN AT CURRENTS NOT EXCEEDING 30mA, PER NEC 555.3(B).
9. ELECTRICAL WIRING FOR POWER PEDESTAL SHALL BE HIGH–STRANDING TIN–PLATED COPPER THHW/MTW VW–1 BOAT CABLE RATED FOR 105°C.
10. ALL ELECTRICAL COMPONENTS SHALL BE LOCATED ABOVE THE ELECTRICAL DATUM PLANE.
11. PERMANENT SAFETY SIGNS SHALL BE INSTALLED TO PROVIDE NOTICE OF ELECTRICAL SHOCK HAZARD RISKS TO PERSONS USING OR SWIMMING NEAR BOAT DOCK, AND SHALL COMPLY WITH NEC 555.24
12. SHORT CIRCUIT RATING LISTED ON PANEL SCHEDULES IS ESTIMATED. CONTRACTOR SHALL CONFIRM AVAILABLE SHORT CIRCUIT CAPACITY WITH LOCAL UTILITY AND ORDER EQUIPMENT ACCORDINGLY. PANELS SHALL BE FULLY RATED.
13. MANUFACTURER OF PANEL BOARDS AND SERVICE ENTRY RATED EQUIPMENT SHALL COMPLETE A SHORT CIRCUIT COORDINATION AND ARC FLASH STUDY TO INFORM REQUIRED RATINGS OF ELECTRICAL EQUIPMENT. PROVIDE AS REQUIRED.

CMTA

Project Status
100% SUBMISSION

SUNSET TERRACE CONDOMINIUMS
14474 & 14479 SOUTH SOLOMONS ISLAND ROAD
SOLOMONS, MD 20688

ELECTRICAL RISER DIAGRAM & SCHEDULES

CLIENT/CMTA JOB #:	WSSC22
DATE:	04/26/2023
DRAWN:	LR
CHECKED:	PG

REVISIONS
~~ADDENDUM 1 10-27-23~~
~~INITIAL OWNER'S BID~~

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