RAIN FOR RENT

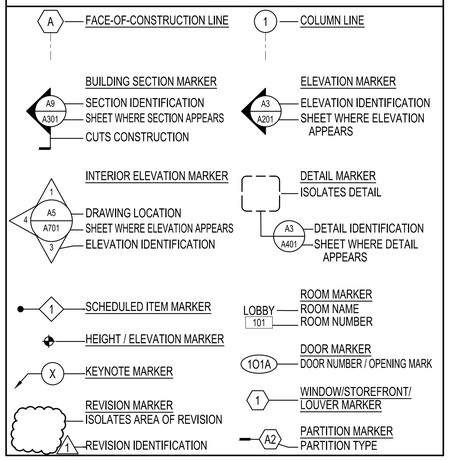
7677 ROLLING MILL RD
BALTIMORE, MARYLAND 21224

NEW ADDITION
PERMIT SET: 26 SEPTEMBER 2025

ABBREVIATIONS

@	AT	GA	GAUGE	PROP	PROPERTY LINE
		GALV	GALVANIZED	PLAM	PLASTIC LAMINATE
ACM	ALUMINUM COMPOSITE MATERIAL	GB	GYPSUM BOARD	PLY, PLYWD	PLYWOOD
ADJ	ADJACENT	GWB	GYPSUM WALL BOARD	POLY	POLYETHYLENE
AED	AUTOMATED EXTERNAL DEFIBRILLATOR	GENL	GENERAL	PREFAB	PREFABRICATED
AFF	ABOVE FINISHED FLOOR			PREP	PREPARATION
AHJ	AUTHORITY HAVING JURISDICTION	HM	HOLLOW METAL	PT	PAINT
AHU	AIR HANDLING UNIT	HB	HOSE BIBB	PUR	POLYURETHANE
ANOD	ANODIZED	HC	HANDICAPPED	PVC	POLYVINYL CHLORIDE
ALUM	ALUMINUM	HCWD	HOLLOW-CORE WOOD		
APC	ACOUSTICAL PANEL CEILING	HDPE	HIGH-DENSITY POLYETHYLENE	QT	QUARRY TILE
		HO	HOLD OPEN		
BD	BOARD	HORIZ	HORIZONTAL	R	RISER
BGE	BALTIMORE GAS & ELECTRIC	HP	HIGH POINT	RA	RETURN AIR
BLDG	BUILDING	HR	HANDRAIL, HOUR	RAD	RADIUS
BIT	BITUMINOUS	HSS	HOLLOW STRUCTURAL SECTION	RCP	REFLECTED CEILING PLAN
BLK	BLOCK	HT	HEIGHT	RD	ROOF DRAIN
BM	BEAM			REF	REFERENCE
BO, BOT	BOTTOM OF	ID	INSIDE DIAMETER	REFRIG	REFRIGERATOR
BOD	BASIS OF DESIGN	INSUL	INSULATION	REINF	REINFORCING
BR	BRICK	INT, INTR	INTERIOR	REQD	REQUIRED
BUR	BUILT-UP ROOF	ISO	POLYISOCYANURATE	REQT(S)	REQUIRMENT(S)
				RL	RAIN LEADER
C	COURSES	JO	JAMB OPENING	RM	ROOM
CAB	CABINET	JT	JOINT	RO	ROUGH OPENING
CB	CHALKBOARD			RTU	ROOF TOP UNIT
℄	CENTERLINE, COLUMN LINE	KD	KNOCK DOWN	Rx, RX	REMOVE
CLG	CEILING				
CJ	CONTROL JOINT	LF	LINEAR FEET	SA	SUPPLY AIR
CMU	CONCRETE MASONRY UNIT	LAM	LAMINATE	SAN	SANITARY
COL	COLUMN	LAV	LAVATORY	SCHED	SCHEDULE
CONC	CONCRETE	LED	LIGHT-EMITTING DIODE	SCWD	SOLID-CORE WOOD
CONST	CONSTRUCTION	LEED	LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN	SECT	SECTION
CONT	CONTINUOUS			SHGC	SOLAR HEAT-GAIN COEFFICIENT
CPT	CARPET	LLH	LONG LEG HORIZONTAL	SHT	SHEET
CT	CERAMIC TILE	LLV	LONG LEG VERTICAL	SIM	SIMILAR
		LOD	LEASE OUTLINE DRAWING	SP	STANDPIPE
DIA, Ø	DIAMETER		LEVEL OF DISCHARGE	SPECS	SPECIFICATIONS
DISP	DISPENSER		LIMIT OF DISTURBANCE	SQ	SQUARE
DIM	DIMENSION	LP	LOW POINT	S/S	STAINLESS STEEL
DN	DOWN	LVL	LEVEL	STC	SOUND TRANSMISSION CLASS
DS	DOWNSPOUT	LVL	LAMINATED VENEER LUMBER	STL	STEEL
DTL(S)	DETAIL(S)			STRUCT	STRUCTURAL
DWG	DRAWING	MACH	MACHINE	SURR	SURROUNDED
DW	DISHWASHER	MANUF, MFR	MANUFACTURER	SUSP	SUSPENDED
		MAS	MASONRY	SW	STORM WATER
EF	EXHAUST FAN	MATL	MATERIAL	SWM	STORM WATER MANAGEMENT
EIFS	EXTERIOR INSULATION FINISH SYSTEM	MAX	MAXIMUM		
EJ	EXPANSION JOINT	MB	MARKERBOARD	T	TREAD
ELEC	ELECTRICAL	MDF	MEDIUM DENSITY FIBERBOARD	T&G	TONGUE & GROVE
ELEV	ELEVATOR	MECH	MECHANICAL	TB	TACKBOARD
EL	ELEVATION	MIN	MINIMUM	TBD	TO BE DETERMINED
EO	EDGE OF	MISC	MISCELLANEOUS	TD	TRENCH DRAIN
EPDM	ETHYLENE PROPYLENE DIENE MONOMER	MO	MASONRY OPENING	TEL	TELEPHONE
EPS	EXPANDED POLYSTYRENE	MTG	MOUNTING	TH	THRESHOLD
EQ	EQUAL	MTL	METAL	TO	TOP OF
EQUIP	EQUIPMENT	MULL	MULLION	TPO	THERMOPLASTIC POLYOLEFIN
EWC	ELECTRIC WATER COOLER			TRTD	PRESSURE TREATED
EWH	ELECTRIC WATER HEATER	NIC	NOT IN CONTRACT	TYP	TYPICAL
EX, EXIST	EXISTING	NO, #	NUMBER		
EXP JT, EJ	EXPANSION JOINT	NOM	NOMINAL	UL	UNDERWRITERS LABORATORIES
EXT, EXTR	EXTERIOR	NRC	NOISE REDUCTION COEFFICIENT	UNO	UNLESS NOTED OTHERWISE
		NTS	NOT TO SCALE	UON	UNLESS OTHERWISE NOTED
FAAP	FIRE ALARM ANNUCIATOR PANEL	OC, O/C	ON CENTER	VAT	VINYL ASBESTOS TILE
FD	FLOOR DRAIN	OCC	OCCUPANT	VB	VAPOR BARRIER
FDC	FIRE DEPARTMENT CONNECTION	OD	OUTSIDE DIAMETER	VCT	VINYL COMPOSITION TILE
FE	FIRE EXTINGUISHER	OH, OP HD	OPPOSITE HAND	VERT	VERTICAL
FEC	FIRE EXTINGUISHER CABINET	OPER	OPERABLE	VIF	VERIFY IN FIELD
FHC	FIRE HOSE CABINET	OPG	OPENING		
FIN	FINISHED, FINISH	OPP	OPPOSITE	WB	WHITEBOARD
FLASH, FLG	FLASHING			WD	WOOD
FL, FLR	FLOOR	PAF	POWER-ACTUATED FASTENER	WH	WALL HYDRANT
FO	FACE OF	PART	PARTITION	W/	WITH
FOS	FACE OF STUD	PDF	PORTABLE DOCUMENT FORMAT	W/O	WITHOUT
FP	FIRE PROOFING	PTD	PAINTED	WP	WATERPROOFING
FR, FRT	FIRE RETARDENT TREATED	PTN	PARTITION	WWF	WELDED WIRE FABRIC
FRP	FIBERGLASS REINFORCED PLASTIC	PERIM	PERIMETER	WWM	WELDED WIRE MESH
FT	FOOT, FEET	PL, ℔	PLATE		
FTG	FOOTING			XPS	EXTRUDED POLYSTYRENE

SYMBOLS



PROPERTY INFORMATION

OWNER NAME:	ROBINSON PROPERTY HOLDINGS LLC	USE:	INDUSTRIAL
MAILING ADDRESS:	STE 214	DEED REF:	/40210/ 00004
	5001 CALIFORNIA AV	MAP:	0096
	BAKERSFILED CA 93309-	GRID:	0010
PROPERTY ADDRESS:	7677 ROLLING MILL RD	PARCEL:	0416
	BALTIMORE 21224	NEIGHBORHOOD:	31504.04
AUTHORITY HAVING		SUBDIVISION:	0000
JURISDICTION:	BALTIMORE COUNTY	PLAT REF:	0031/ 0072
DISTRICT:	15	LOT SIZE:	4.2100 AC
ACCOUNT NUMBER:	1600013641	COUNTY USE:	07

LOCATION MAP

DRAWINGS SCHEDULE

GENERAL
G001 TITLE SHEET
G002 LIFE SAFETY, GENERAL NOTES, & CODE ANALYSIS

CIVIL
C101 EXISTING CONDITIONS PLAN
C201 DEMOLITION PLAN
C300 OVERALL PROPOSED SITE PLAN
C301 PROPOSED SITE PLAN
C302 PROPOSED GRADING PLAN
C303 PROPOSED UTILITY PLAN
C400 DETAIL REFERENCE PLAN
C401 SITE DETAIL PLAN
C402 SITE DETAIL PLAN
C403 SITE DETAIL PLAN

ARCHITECTURAL
AD101 DEMO FLOOR PLAN & RCP
A101 FLOOR PLAN- NEW
A102 ROOF PLAN
A111 REFLECTED CEILING PLAN
A201 BUILDING ELEVATIONS
A301 BUILDING SECTIONS
A311 WALL SECTIONS
A312 WALL SECTIONS
A411 ENLARGED PLANS & DETAILS
A412 ROOFING DETAILS
A601 DOOR AND WINDOW SCHEDULES
A602 FINISH SCHEDULE & PARTITION DETAILS
A701 ENLARGED BATHROOM PLANS
A801 ARCHITECTURAL SPECIFICATIONS

STRUCTURAL
S101 FOUNDATION PLAN
S102 ROOF FRAMING PLAN
S301 SECTIONS DETAILS & NOTES

MECHANICAL & PLUMBING
M-1 HVAC NEW WORK - FLOOR PLAN
M-2 NEW PLUMBING - FLOOR PLAN
M-3 MECHANICAL SCHEDULES, RISER DIAGRAMS, AND DETAILS
M-4 MECHANICAL DETAILS AND COMCHECK
M-5 MECHANICAL SPECIFICATIONS
M-6 MECHANICAL SPECIFICATIONS

ELECTRICAL
E-1 LEGEND, NOTES & ENERGY FORM
E-2 DEMOLITION FLOOR PLAN
E-3 NEW WORK LIGHTING FLOOR PLAN & DETAILS
E-4 NEW WORK POWER FLOOR PLAN & DETAILS
E-5 PANEL SCHEDULES, RISER DIAGRAMS & DETAILS
E-6 ELECTRICAL SPECIFICATIONS

DESIGN TEAM

Architect	SANDERS DESIGNS, P.A. 9727 GREENSIDE DRIVE, SUITE 202 COCKEYSVILLE, MARYLAND 21030-5080 T: 410-560-2624 F: 410-560-2722	Civil	CARROLL ENGINEERING, INC. 9727 GREENSIDE DRIVE, SUITE 202 COCKEYSVILLE, MARYLAND 21030-5080 T: 410-560-2624 F: 410-560-2722
MEP	JLR DESIGN CONSULTANTS 1901 N. FOUNTAIN GREEN ROAD BEL AIR, MARYLAND 21015 T: 410-893-2822	Structural	BALDWIN BUILDING CONSULTANTS, INC. 641 BAY GREEN DRIVE ARNOLD, MARYLAND 21012 T: 410-817-9700

CODE ANALYSIS TABLE

CODES AND EDITIONS USED	• MARYLAND BUILDING PERFORMANCE STANDARDS / MAY 2023 • INTERNATIONAL BUILDING CODE / 2021 • INTERNATIONAL EXISTING BUILDING CODE / 2021 • NATIONAL ELECTRICAL CODE NFPA 70 / 2020 • INTERNATIONAL FUEL GAS CODE / 2021 • INTERNATIONAL MECHANICAL CODE / 2021 • INTERNATIONAL PLUMBING CODE / 2021 • INTERNATIONAL ENERGY CONSERVATION CODE / 2021 • LIFE SAFETY CODE NFPA 101 / 2018 • FIRE PREVENTION CODE NFPA 1 / 2018
CLASSIFICATION OF WORK	ADDITION & ALTERATION / MODIFICATION
FIRE PROTECTION	NO SPRINKLER SYSTEM
CONSTRUCTION TYPE (EXISTING)	IIB
CONSTRUCTION TYPE (PROPOSED)	VB
OCCUPANCY (EXISTING)	MIXED OCCUPANCY: B, S-2, AND F-2 / INDUSTRIAL (ORDINARY HAZARD)
OCCUPANCY (PROPOSED)	MIXED OCCUPANCY: B, S-2, AND F-2 / INDUSTRIAL (ORDINARY HAZARD)
TABULAR ALLOWABLE AREA FACTOR	9,000 SF
FRONTAGE INCREASE FACTOR	0.75
TOTAL ALLOWABLE AREA	15,750 SF
BUILDING AREA (EXISTING)	10,389 SF
ADDITION AREA	2,010 SF
BUILDING AREA (PROPOSED)	12,399 SF
ALLOWABLE BUILDING HEIGHT	40'
ACTUAL BUILDING HEIGHT	APPROXIMATELY 23'
ALLOWABLE STORIES ABOVE GRADE	2
ACTUAL STORIES ABOVE GRADE	1
PROPOSED OCCUPANT LOAD	-
NUMBER OF MEANS OF EGRESS	ADDITION: 2 TOTAL BUILDING: 7
PRESCRIPTIVE BUILDING ENVELOPE REQUIREMENTS	SLAB ON GRADE F-0.052 WOOD STUD WALLS U-0.064 ROOF U-0.032 SWINGING DOORS U-0.37 FENESTRATION U-0.36 SHGC 0.36 ENTRANCE DOORS U-0.63 SHGC 0.43
ACCESSIBILITY	THE ADDITION AND ALTERED AREAS WILL COMPLY WITH APPLICABLE ACCESSIBILITY CODE. EMPLOYEE WORK AREAS ARE NOT REQUIRED TO BE ACCESSIBLE BEYOND COMMON CIRCULATION PATHS.
DESCRIPTION OF PROPOSED WORK	2,010 SF ADDITION OF OFFICE SPACE TO AN EXISTING 10,389 SF BUILDING WHICH CONSISTS OF AN EXISTING TO REMAIN 7,866 SF INDUSTRIAL BAY AREA AND AN ALTERED 2,523 SF OFFICE AREA
BUILDING USE	THE BUILDING WILL BE USED FOR MINOR ASSEMBLY OF METAL PRODUCTS, STORAGE OF METAL PARTS, AND OFFICES. ALL OCCUPANCIES ARE ACCESSORY TO ONE ANOTHER.

RAIN FOR RENT
7677 ROLLING MILL RD
BALTIMORE, MARYLAND, 21224

ARCHITECTURAL REGISTRATION BOARD
6586
TIMOTHY H. SANDERS
STATE OF MARYLAND

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

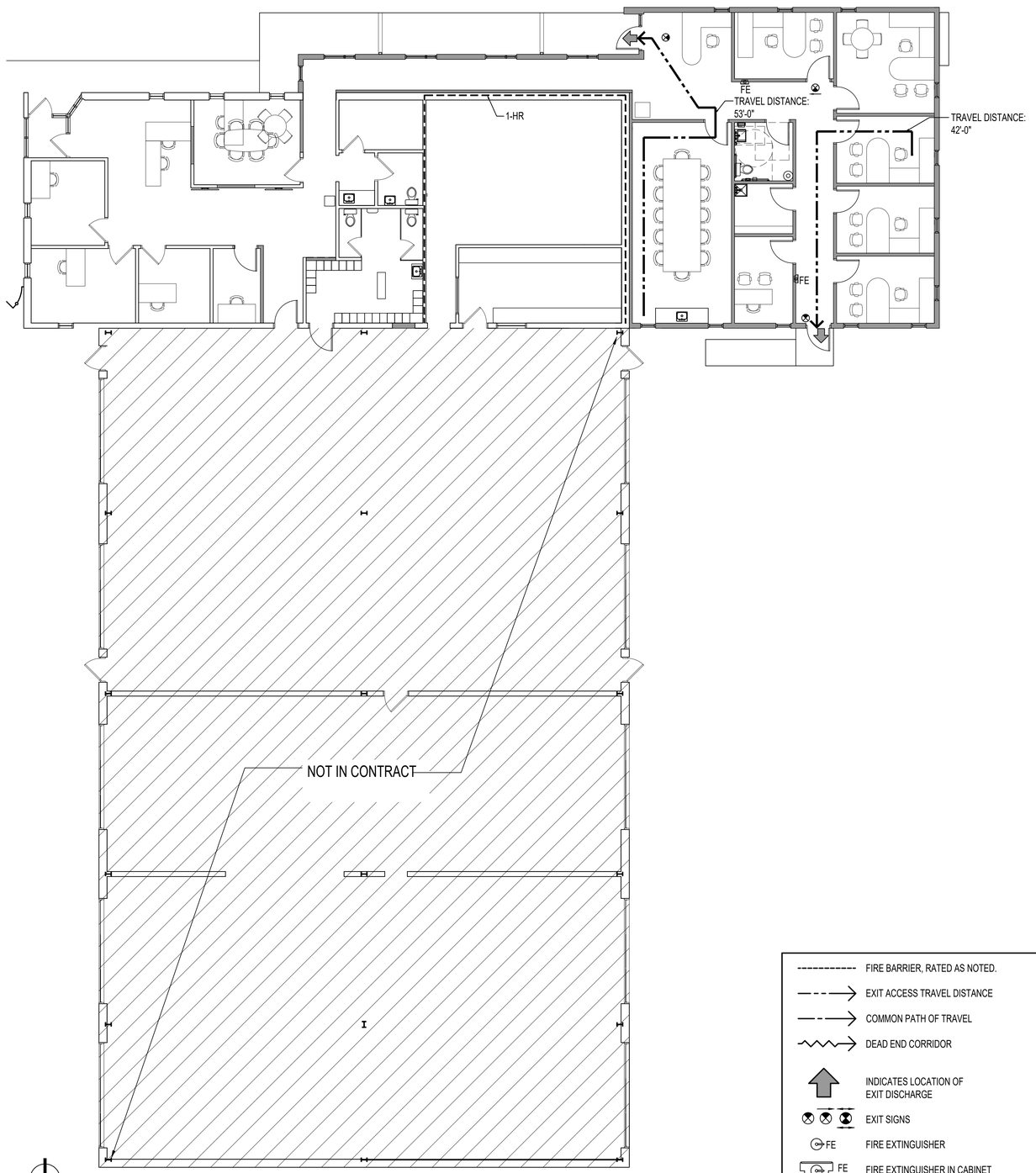
LICENSE NO.: 8586

EXP. DATE: 21 MAY 2026

SANDERS | DESIGNS
ARCHITECTS PLANNERS
MAILBOX@SANDERSDESIGNS.COM
T: (410) 560 2624
WWW.SANDERSDESIGNS.COM
9727 GREENSIDE DRIVE, SUITE 202, COCKEYSVILLE, MARYLAND 21030

No.	Date	Revision

Project No.: 25.105
Date: 26 SEP 2025
Scale: AS NOTED
Edition:
PERMIT DOCUMENTS
Drawing Name:
TITLE SHEET
Drawing Number:
G001



FIRE BARRIER, RATED AS NOTED.

EXIT ACCESS TRAVEL DISTANCE

COMMON PATH OF TRAVEL

DEAD END CORRIDOR

INDICATES LOCATION OF EXIT DISCHARGE

EXIT SIGNS

FE FIRE EXTINGUISHER

FE FIRE EXTINGUISHER IN CABINET

NOT IN CONTRACT

GROSS BUILDING AREA: 12,399 SQ FT

TABULAR OCCUPANT LOAD:

USE GROUP	AREA (SF)	AREA /OCC	OCC LOAD
BUSINESS	3149	150	21
SMALL ASSEMBLY	569	15	38
LOCKER ROOM	227	50	5
INDUSTRIAL	7551	100	79
ACCESSORY STORAGE	582	300	2
TOTAL:	12,078		145

OCCUPANCY BASED ON ACTUAL USE:
TOTAL NUMBER OF EMPLOYEES ON BUSIEST SHIFT: 26
TYPICAL MAXIMUM NUMBER OF GUESTS: 13

TOTAL: 39*

*OCCUPANCY BASED ON SOME SPACES NOT BEING OCCUPIED SIMULTANEOUSLY DEPENDANT ON USE.

AUTOMATIC FIRE SUPPRESSION SYSTEM:
EXISTING BUILDING IS NOT SPRINKLERED. OCCUPANCIES NOTED EITHER DO NOT HAVE AN AUTOMATIC FIRE SUPPRESSION SYSTEM REQUIREMENT, ARE ACCESSORY TO A MAIN OCCUPANCY THAT DOES NOT HAVE A REQUIREMENT, OR DO NOT THE EXCEED THE FIRE AREA SIZE TO REQUIRE AN AUTOMATIC FIRE SUPPRESSION SYSTEM. THE CONSTRUCTION TYPE, BUILDING AREA, NUMBER OF STORIES, AND HEIGHT DO NOT MEET THE THRESHOLD TO REQUIRE AN AUTOMATIC FIRE SUPPRESSION SYSTEM. THE EXISTING BUILDING AND ADDITION WILL NOT BE SPRINKLERED.

FIRE ALARM AND DETECTION:
THE BUILDING AND OCCUPANT LOAD DO NOT MEET THE THRESHOLD TO REQUIRE FIRE ALARM AND DETECTION SYSTEMS FOR ANY LISTED OCCUPANCY. FIRE ALARM AND DETECTION IS NOT INSTALLED IN THE EXISTING FACILITY AND WILL NOT BE INSTALLED IN THE ADDITION OR EXISTING BUILDING AS PART OF THIS WORK.

EXIT CONFIGURATION:
SEE *LIFE SAFETY PLAN* SHOWING EXITS IN THE ADDITION ARE *MORE* THAN 1/2 THE MAXIMUM OVERALL DIAGONAL FOR A NON-SPRINKLERED SPACE. EXISTING SPACES RETAIN CURRENT LEVEL OF COMPLIANCE.

COMMON PATH OF TRAVEL:
SEE *LIFE SAFETY PLAN* SHOWING IT IS *LESS* THAN THE 75 FEET MAXIMUM FOR A NON-SPRINKLERED BUSINESS OCCUPANCY. EXISTING SPACES RETAIN CURRENT LEVEL OF COMPLIANCE

TRAVEL DISTANCE:
SEE *LIFE SAFETY PLAN* SHOWING IT IS *LESS* THAN THE 200 FEET MAXIMUM FOR A NON-SPRINKLERED BUSINESS OCCUPANCY. EXISTING SPACES RETAIN CURRENT LEVEL OF COMPLIANCE

DEAD END CORRIDORS:
SEE *LIFE SAFETY PLAN* SHOWING ALL ARE *LESS* THAN THE 20 FEET MAXIMUM FOR A NON-SPRINKLERED BUSINESS OCCUPANCY ADDITION, AND 50 FEET FOR AN EXISTING NON-SPRINKLERED BUSINESS OCCUPANCY. EXISTING SPACES RETAIN CURRENT LEVEL OF COMPLIANCE.

CORRIDOR PROTECTION:
THE SPACE IS OCCUPIED BY A SINGLE TENANT AND, BASED ON ACTUAL OCCUPANT LOAD, NO CORRIDOR WILL SERVE MORE THAN 30 OCCUPANTS. CORRIDOR PROTECTION IS NOT REQUIRED.

PROTECTION FROM HAZARDS:
STORAGE AREAS WILL BE SEPARATED FROM THE NEW BUSINESS USE BY FIRE BARRIERS AS NOTED. EXISTING SPACES RETAIN CURRENT LEVEL OF PROTECTION.

PORTABLE FIRE EXTINGUISHER DISTRIBUTION:
SEE *LIFE SAFETY PLAN* SHOWING TRAVEL DISTANCE TO A FIRE EXTINGUISHER IS *LESS* THAN THE 75 FEET MAXIMUM. EXISTING SPACES TO RETAIN CURRENT PORTABLE FIRE EXTINGUISHER DISTRIBUTION.

CONCEALED SPACES IN COMBUSTIBLE CONSTRUCTION:
CONCEALED WALL SPACE FIREBLOCKING WILL BE INSTALLED AT THE CEILING AND 16" FRAMING INTERVALS HORIZONTALLY.

EXTERIOR WALL COVERING WOOD FURRING WILL BE PT WOOD WITH FIREBLOCKING INSTALLED @ 20' MINIMUM SPACING SO NO SPACE EXCEEDS 100 SF.

ATTIC DRAFT STOPPING WILL NOT BE REQUIRED AS THE ENTIRE COMBUSTIBLE ATTIC SPACE OF THE ADDITION WILL BE LESS THAN 3,000 SF.

EXTERIOR WALLS WITH FOAM PLASTIC INSULATION:
COMPLIANCE WITH NFPA 285 IS NOT REQUIRED FOR VB CONSTRUCTION. OTHER REQUIREMENTS WILL BE MET.

ROOFING WITH FOAM PLASTIC INSULATION:
THERMAL BARRIER IS NOT REQUIRED WHERE THE ASSEMBLY IS SEPARATED FROM THE INTERIOR BY 0.47" TONGUE-AND-GROOVE WOOD STRUCTURAL PANEL SHEATHING.

FOAM PLASTIC INSULATION AT RIM JOIST:
THERMAL BARRIER NOT REQUIRED WHERE CONDITIONS OF SECTION IBC 2603.4.1.13 ARE MET.

EMERGENCY LIGHTING:
LOCATIONS SHOWN ARE APPROXIMATE & SHOW INTENT, FINAL LOCATIONS AS DETERMINED & DIRECTED BY INSPECTOR.

HAZARD CATEGORIES
ALL OCCUPANCIES ARE ORDINARY HAZARD

ENERGY CODE COMPLIANCE

ROOF REFLECTANCE AND THERMAL EMITTANCE:
NOT REQUIRED IN CLIMATE ZONE 4

COMPONENT PERFORMANCE ALTERNATIVE:

PRESCRIPTIVE REQUIREMENTS

SLAB ON GRADE	F-0.052
WOOD STUD WALLS	U-0.064
ROOF	U-0.032
SWINGING DOORS	U-0.37

PROPOSED VALUES

SLAB ON GRADE	F-0.063
WOOD STUD WALLS (MTL SIDING)	U-0.058
WOOD STUD WALLS (EIFS)	U-0.045
ROOF	U-0.030
SWINGING DOORS	U-0.37

AREAS FOR EACH ASSEMBLY

SLAB ON GRADE	117.67 LF
WOOD STUD WALLS (MTL SIDING)	1,334.61 SF
WOOD STUD WALLS (EIFS)	445.1 SF
ROOF	12,399 SF
SWINGING DOORS	21 SF

CALCULATION
A= –41.5
B= 19.5
C= 0 (NONE)
D= 0 (< 30%)
E= 0 (NONE)

TOTAL IS -22, LESS THAN 0

SEE *LIFE SAFETY PLAN* SHOWING THERE ARE *THE SAME OR MORE* FIXTURES THAN REQUIRED IN THE TABLE BELOW

OCCUPANT LOAD (ACTUAL) 39 TOTAL / 20 PER GENDER BASED ON MOST STRINGENT BUSINESS OCCUPANCY REQUIREMENTS

FIXTURE	REQ.	PROVIDED
WATER CLOSETS		
MALE	1	3*
FEMALE	1	1*
LAVATORIES		
MALE	1	2*
FEMALE	1	1*
WATER DISPENSER	1	1**
SERVICE SINK	1	1**

*REQUIRED SEPARATE MEN'S AND WOMEN'S FACILITIES ARE PROVIDED VIA 2 SINGLE USER GENDER NEUTRAL RESTROOMS.
**WATER DISPENSER AND SERVICE SINK ARE EXISTING TO REMAIN.

G01. THE FOLLOWING GENERAL NOTES APPLY TO ALL ARCHITECTURAL DRAWINGS.
G02. GENERAL CONTRACTOR: UNLESS NOTED OTHERWISE, ALL DIRECTIVES AND INSTRUCTIONS IN THESE DRAWINGS ARE TO THE GENERAL CONTRACTOR.
G03. CONTRACTOR SHALL PROVIDE WORK IN COMPLIANCE WITH UNIVERSITY OF MARYLAND, BALTIMORE (UMB) MASTER SPECIFICATIONS.
G04. DRAWINGS: ARE INTENDED TO GRAPHICALLY ILLUSTRATE THE OVERALL NATURE OF THE WORK, THE CONFIGURATION, ARRANGEMENT, AND LOCATION OF THE WORK AND IT'S PARTS, AND THE PHYSICAL DIMENSIONS OF THE WORK.
G05. FIELD CONDITIONS: CONDUCT AN INDEPENDENT SURVEY OF THE PROPOSED WORK AREA AND VERIFY ALL EXISTING FIELD CONDITIONS (DETAILS AND DIMENSIONS). IF CONDITIONS VARY FROM INFORMATION PROVIDED ON THIS DRAWING, CONTRACTOR SHOULD IMMEDIATELY NOTIFY ARCHITECT IN WRITING AND WAIT FOR DIRECTION BEFORE PROCEEDING FURTHER WITH THE WORK. INFORMATION SHOWN ON THIS DRAWING IS OBTAINED FROM RECORD DRAWINGS AND FIELD SURVEY AND IS INTENDED FOR REFERENCE ONLY.
G06. DIMENSIONS: ALL DIMENSIONS SHOWN IN THESE DRAWINGS FOR NEW WORK ARE TO BE CONFIRMED IN FIELD BY CONTRACTOR AND ANY DISCREPANCIES SHOULD BE IMMEDIATELY NOTIFIED TO THE ARCHITECT BEFORE PROCEEDING FURTHER.
G07. SET OF DRAWINGS: THE ARCHITECTURAL DRAWINGS ARE A PART OF A LARGER SET OF DRAWINGS WHICH, WHEN COMPLETE, CONSISTS OF ALL DRAWINGS LISTED IN THE DRAWINGS SCHEDULE. THE WORK DESCRIBED BY THE DRAWINGS OF ANY ONE DISCIPLINE MAY AFFECT THE WORK DESCRIBED ON DRAWINGS OF ANOTHER DISCIPLINE, THUS REQUIRING COORDINATION BETWEEN THE DRAWINGS OF THESE DISCIPLINES. PARTIAL SETS OF DRAWINGS ARE INCOMPLETE AND SHOULD NOT BE DISTRIBUTED OR UTILIZED BY THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW AND COORDINATE THE WORK OF ALL SUB-CONTRACTORS, TRADES, VENDORS AND SUPPLIERS WITH ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS BEFORE COMMENCING CONSTRUCTION AND TO ASSURE THAT ALL PARTIES ARE AWARE OF ALL REQUIREMENTS, REGARDLESS OF WHERE THE REQUIREMENTS OCCUR IN THE CONTRACT DOCUMENTS, WHICH MIGHT AFFECT THE WORK OF THAT PARTY.
G08. COORDINATION: COORDINATE ALL NEW WORK AMONG THE DRAWINGS OF ALL DISCIPLINES REPRESENTED IN THE CONTRACT DOCUMENTS.
G09. - NOT USED -
G10. DIMENSIONING: UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF EXTERIOR WALL STUDS, FACE OF CONCRETE WALLS, AND FINISH FACE OF INTERIOR WALLS / PARTITIONS
G11. "FLOOR LINE": REFERS TO TOP OF CONCRETE SLABS / TOP OF SUB-FLOORING. FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.
G12. DOORS AT CORNERS: WHERE LOCATED NEAR A CORNER OF A ROOM AND NOT LOCATED BY DIMENSION, THE ROUGH OPENING SHALL BE LOCATED THUS - 4 INCHES FROM FINISH FACE OF STUD-PARTITION, 6 INCHES FROM FACE OF CONCRETE WALL , AND 8 INCHES FROM FACE OF CMU WALL.
G13. ROUGH-IN DIMENSIONS: VERIFY ALL FOR EQUIPMENT PROVIDED IN THIS CONTRACT, OR BY OTHERS. UNLESS NOTED OTHERWISE, ALL MATERIALS AND EQUIPMENT TO BE INSTALLED PER THE APPLICABLE PROVISIONS OF THESE DOCUMENTS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
G14. CEILING HEIGHT DIMENSIONS: ARE TO FINISHED SURFACES, UNLESS NOTED OTHERWISE.
G15. CUTTING AMONG TRADES: CUTTING INTO NEW WORK OF OTHER TRADES SHALL BE DONE BY THE TRADE REQUIRING THE CUTTING. ALL CUTTING SHALL BE DONE IN A NEAT MANNER USING SAWS WHERE POSSIBLE. ALL PATCHING AND PAINTING REQUIRED AS A RESULT OF THIS CUTTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PROVIDE ADEQUATE TEMPORARY SUPPORT FOR WORK BEING CUT AND PATCHED TO PREVENT FAILURE. PROVIDE ADEQUATE PROTECTION OF OTHER WORK DURING CUTTING AND PATCHING TO PREVENT DAMAGE.
G16. FINISHES: PROPERLY PREPARE ALL SURFACES FOR NEW FINISHES. PATCH WITH SEAMS WHICH ARE DURABLE AND AS INVISIBLE AS POSSIBLE. COMPLY WITH SPECIFIC TOLERANCES FOR THE TYPE OF WORK BEING DONE.
G17. FIRE-STOPPING: ALL PENETRATIONS OF FIRE-RESISTANT RATED ASSEMBLIES SHALL BE SEALED WITH PROPER AND APPROVED THROUGH-PENETRATION FIRE-STOP SYSTEM AS RECOGNIZED BY, AND LISTED WITH, ACCEPTED NATIONAL TESTING LABORATORIES.
G18. DEVIATION: OBTAIN ARCHITECT'S SPECIFIC APPROVAL PRIOR TO DEVIATING FROM THE CONTRACT DOCUMENTS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE ITEMS SHOWN ON THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLY WITH STANDARD BUILDING AND CONSTRUCTION PRACTICES AND MANUFACTURER'S RECOMMENDATIONS FOR ALL ITEMS NOT SPECIFICALLY INDICATED AND DETAILED ON THE DRAWINGS. FOLLOW THE BEST TRADE PRACTICES AND ENGINEERING FOR THE ITEMS NOT SPECIFICALLY DETAILED AND INDICATED.
G19. GOVERNMENTAL REQUIREMENTS: ALL PARTS OF THE WORK, INCLUDING MATERIALS, METHODS, ASSEMBLIES, ETC., MUST COMPLY WITH THE MINIMUM REQUIREMENTS OF THE GOVERNING REGULATIONS OF ALL FEDERAL, STATE, DISTRICT, AND LOCAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT AS WELL AS THOSE GREATER REQUIREMENTS INDICATED BY THE CONTRACT DOCUMENTS. NO PART OF THE CONTRACT DOCUMENTS MAY BE CONSTRUED TO REQUIRE OR PERMIT WORK CONTRARY TO A GOVERNING REGULATION.

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

LIFE SAFETY PLAN E1 | NOTES: LIFE SAFETY PLAN D1 | CODE ANALYSIS B1 | GENERAL NOTES A1

RAIN FOR RENT
7677 ROLLING MILL RD
BALTIMORE, MARYLAND, 21224

ARCHITECTURAL REGISTRATION BOARD 8586 TIMOTHY H. SANDERS STATE OF MARYLAND

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO.: 8586
EXP. DATE: 21 MAY 2026

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9727 GREENSIDE DRIVE, SUITE 202, COCKEYSVILLE, MARYLAND 21030

No.	Date	Revision

Project No.: 25.105
Date: 26 SEP 2025
Scale: 1/8" = 1'-0"
Edition: PERMIT DOCUMENTS
Drawing Name: LIFE SAFETY PLAN & CODE ANALYSIS
Drawing Number: G002

GENERAL NOTES:

1. A BOUNDARY & TOPOGRAPHIC SURVEY WAS PERFORMED BY DIETZ SURVEYING. INC. IN FEBRUARY 2025 AND COMBINED WITH A UTILITY LOCATOR SURVEY PERFORMED BY AI DATA, INC IN MARCH 2025. TOPOGRAPHICAL SURVEY AND UTILITY INFORMATION HAS BEEN SUPPLEMENTED WITH INFORMATION FROM BALTIMORE COUNTY RECORD DRAWINGS MADE AVAILABLE.
2. EXISTING UNDERGROUND UTILITIES DESIGNATED ON THE PLANS ARE BASED ON CURRENTLY AVAILABLE INFORMATION AND ARE SHOWN FOR REFERENCE ONLY. THE OWNER AND ENGINEER DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF SAID INFORMATION BEYOND THE DESIGNATION INDICATED. THE QUALITY LEVEL DESIGNATED IS IN ACCORDANCE WITH ASCE "STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA' (CI/ASCE 38-02). THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THOSE STANDARDS PRIOR TO ANY RELIANCE ON THE INFORMATION SHOWN ON THESE PLANS. PRIOR TO ANY EXCAVATION, IN THE ABSENCE OF QUALITY LEVEL A OR B DESIGNATION, THE CONTRACTOR SHALL VERIFY, TO HIS OWN SATISFACTION, THE EXISTENCE, DEPTH, SIZE, MATERIAL, AND LOCATION OF ALL UNDERGROUND UTILITIES, AND DETERMINE WHETHER THOSE UTILITIES ARE LIVE. ANY EARTHWORK IN LOCATIONS WHERE UTILITIES ARE POSSIBLE SHALL BE DONE WITH EXTREME CAUTION. THE GIVING OF INFORMATION ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATION TO SUPPORT AND PROTECT ALL DESIGNATED OR UNDESIGNATED EXISTING UTILITIES AND APPURTENANCES. SHOULD ANY EXISTING UTILITY BE DAMAGED BY THE CONTRACTOR, THE CONTRACTOR SHALL REPAIR THE DAMAGE CAUSED TO THE UTILITY OWNER'S SATISFACTION, AT THE CONTRACTOR'S EXPENSE.
3. LIVE UNDERGROUND UTILITIES MAY EXIST WITHIN THE WORK AREA. CONTRACTOR SHALL USE EXTREME CAUTION AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
4. INFORMATION SHOWN ON THIS DRAWING HAS BEEN PROVIDED AS A GUIDE TO ASSIST THE CONTRACTOR IN ESTABLISHING THE LOCATIONS OF PROPOSED CONSTRUCTION WITH RESPECT TO EXISTING SITE IMPROVEMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL CONSTRUCTION SURVEY STAKEOUT REQUIRED AND TO CONFIRM ALL INFORMATION SHOWN HEREON.

SURVEY BENHMARK INFORMATION:

POINT#	NORTHING	EASTING	DESCRIPTION
1	595579.92	1449590.46	REBAR & CAP
2	595535.47	1449286.72	REBAR & CAP

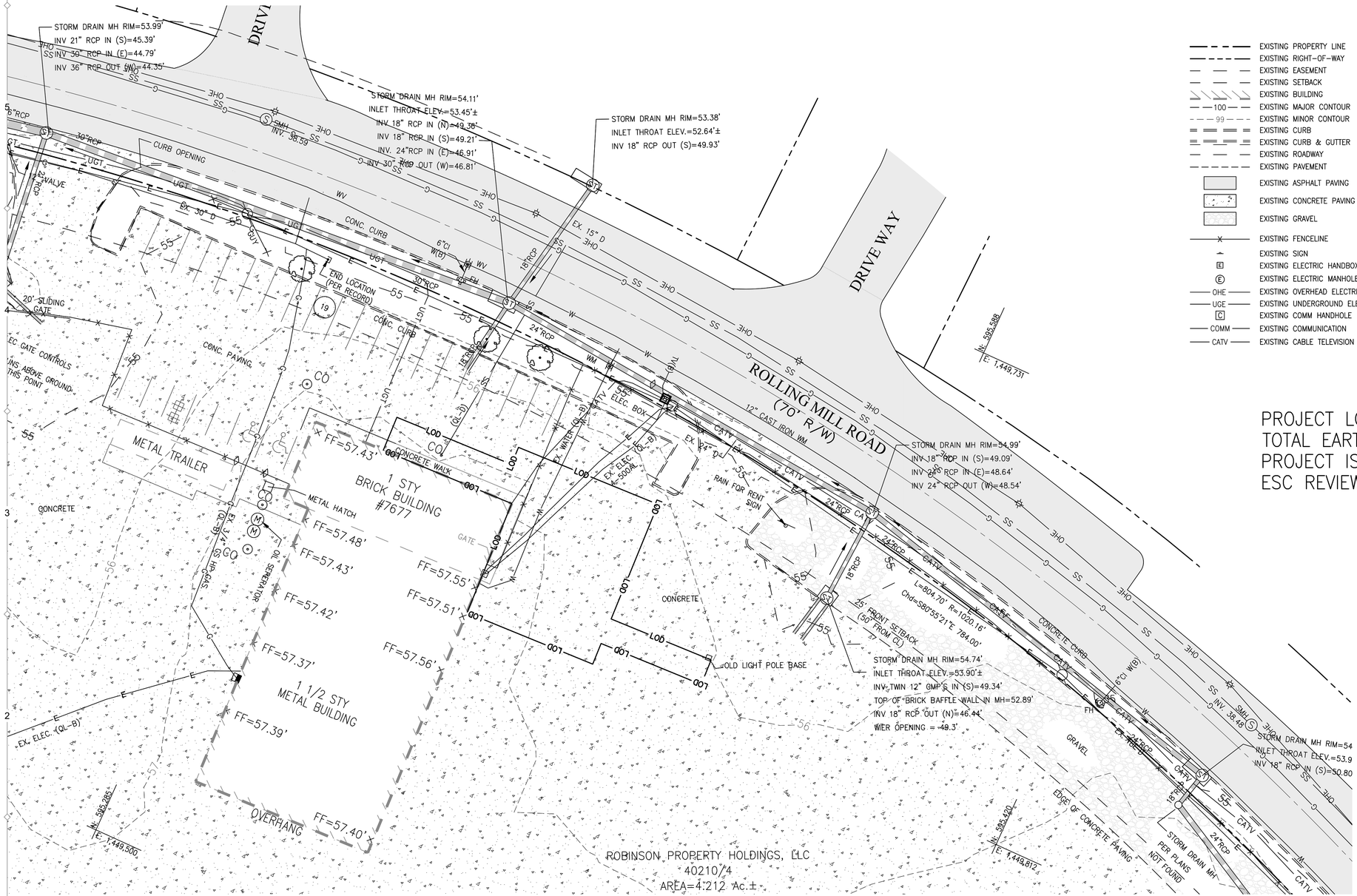
UTILITY DESIGNATION DESCRIPTION:
UNLESS OTHERWISE INDICATED ON THE PLAN DRAWING, ALL UTILITIES SHOWN ARE CONSIDERED QUALITY LEVEL 'D' (QL-D).

QUALITY LEVEL D (QL-D):
INCLUDES UTILITIES DESIGNATED THROUGH RECORD DOCUMENTS. THIS DATA COULD BE DIGITAL RECORDS, PAPER RECORDS, OR GIS DATA. THE AVAILABLE DATA COULD BE LIMITED AND NOT PRODUCE A COMPLETE PICTURE OF WHAT IS ONSITE. THE COMPLETENESS AND ACCURACY OF THE INFORMATION COULD BE COMPROMISED. HOWEVER, THE DATA COLLECTED IS SHOWN AND DESIGNATED SO AS TO REFLECT THE POTENTIAL FOR THE EXISTENCE OF UTILITIES.

QUALITY LEVEL C (QL-C):
INCLUDES UTILITIES DESIGNATED THROUGH THE PROCESS OF SURVEYING THE VISIBLE UTILITY SURFACE FEATURES. THIS DATA IS COMPILED WITH THE QUALITY LEVEL D DATA TO PROVIDE AN INCREASED, NOT ABSOLUTE, LEVEL OF HORIZONTAL POSITION ACCURACY FOR UNDERGROUND, NON-VISIBLE, QUALITY LEVEL D INFORMATION.

QUALITY LEVEL B (QL-B):
INCLUDES DESIGNATING THE UNDERGROUND UTILITIES BY MARKINGS PROVIDED THROUGH AN 811 CALL, BY CONTACTING AN INDIVIDUAL UTILITY COMPANY, OR PERFORMING TRACING OR GROUND PENETRATING RADAR. THE DESIGNATED UTILITY MARKINGS ARE THEN SURVEYED AND ADDED TO THE DRAWING. THIS DATA IS ADDED TO THE DATA COLLECTED FROM QUALITY LEVELS D AND C TO PROVIDE AN INCREASED LEVEL OF HORIZONTAL POSITION ACCURACY FOR UNDERGROUND, NON-VISIBLE UTILITIES.

QUALITY LEVEL A (QL-A):
INVOLVES PHYSICALLY LOCATING THE ACTUAL UTILITY BY MEANS OF TEST PITTING OR OTHER METHODS OF EXPOSURE. ONCE THE UTILITY IS EXPOSED IT IS LOCATED HORIZONTALLY AND VERTICALLY BY SURVEY MEASUREMENTS.



LEGEND

EXISTING PROPERTY LINE	EXISTING FIBER OPTIC
EXISTING RIGHT-OF-WAY	EXISTING GAS LINE
EXISTING EASEMENT	EXISTING GAS VALVE
EXISTING SETBACK	EXISTING SANITARY LINE
EXISTING BUILDING	EXISTING SANITARY MANHOLE
EXISTING MAJOR CONTOUR	EXISTING SANITARY CLEANOUT
EXISTING MINOR CONTOUR	EXISTING STORMDRAIN LINE
EXISTING CURB	EXISTING STORMDRAIN INLET
EXISTING CURB & GUTTER	EXISTING STORMDRAIN MANHOLE
EXISTING ROADWAY	EXISTING STORMDRAIN CLEANOUT
EXISTING PAVEMENT	EXISTING DOWNSPOUT
EXISTING ASPHALT PAVING	EXISTING TELEPHONE
EXISTING CONCRETE PAVING	EXISTING TELEPHONE MANHOLE
EXISTING GRAVEL	EXISTING TELEPHONE PEDESTAL
EXISTING FENCELINE	EXISTING UTILITY POLE
EXISTING SIGN	EXISTING LIGHT POLE
EXISTING ELECTRIC HANDBOX	EXISTING WATER LINE
EXISTING ELECTRIC MANHOLE	EXISTING WATER METER
EXISTING OVERHEAD ELECTRIC	EXISTING WATER VALVE
EXISTING UNDERGROUND ELECTRIC	EXISTING WATER MANHOLE
EXISTING COMM HANDHOLE	EXISTING FIRE HYDRANT
EXISTING COMMUNICATION	EXISTING TREELINE
EXISTING CABLE TELEVISION	EXISTING DECIDUOUS TREE
	EXISTING EVERGREEN TREE
	LIMIT OF DISTURBANCE

PROJECT LOD= 4,503 S.F.
TOTAL EARTHWORK= 83 C.Y.
PROJECT IS EXEMPT FROM SWM AND ESC REVIEW AND APPROVAL

EXISTING CONDTIONS PLAN

SCALE: 1" = 20'

20 10 0 20 40
GRAPHIC SCALE IN FEET

N
NAD 83/11
NAVD 88

MARYLAND COORDINATE SYSTEM
HORIZONTAL - NAD 83 (2011)
VERTICAL - NAVD 88

RAIN FOR RENT
7677 ROLLING MILL RD
BALTIMORE, MARYLAND, 21224

STATE OF MARYLAND
JUDITH A. CARDER
No. 14446
REGISTERED
PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATION. I HERE BY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 14446
EXPIRATION DATE: 05/25/2027

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MAILBOX@SANDERSDESIGNS.COM
T: (410) 560 2624

No.	Date	Revision

Project No.: 25.105
Date: 26 SEP 2025
Scale: AS NOTED
Edition: PERMIT DOCUMENTS
Drawing Name: EXISTING CONDITION PLAN
Drawing Number: C101

GENERAL NOTES:

1. A BOUNDARY & TOPOGRAPHIC SURVEY WAS PERFORMED BY DIETZ SURVEYING. INC. IN FEBRUARY 2025 AND COMBINED WITH A UTILITY LOCATOR SURVEY PERFORMED BY AI DATA, INC IN MARCH 2025. TOPOGRAPHICAL SURVEY AND UTILITY INFORMATION HAS BEEN SUPPLEMENTED WITH INFORMATION FROM BALTIMORE COUNTY RECORD DRAWINGS MADE AVAILABLE.
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SURVEY BENHMARK INFORMATION:

POINT#	NORTHING	EASTING	DESCRIPTION
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2	595535.47	1449286.72	REBAR & CAP

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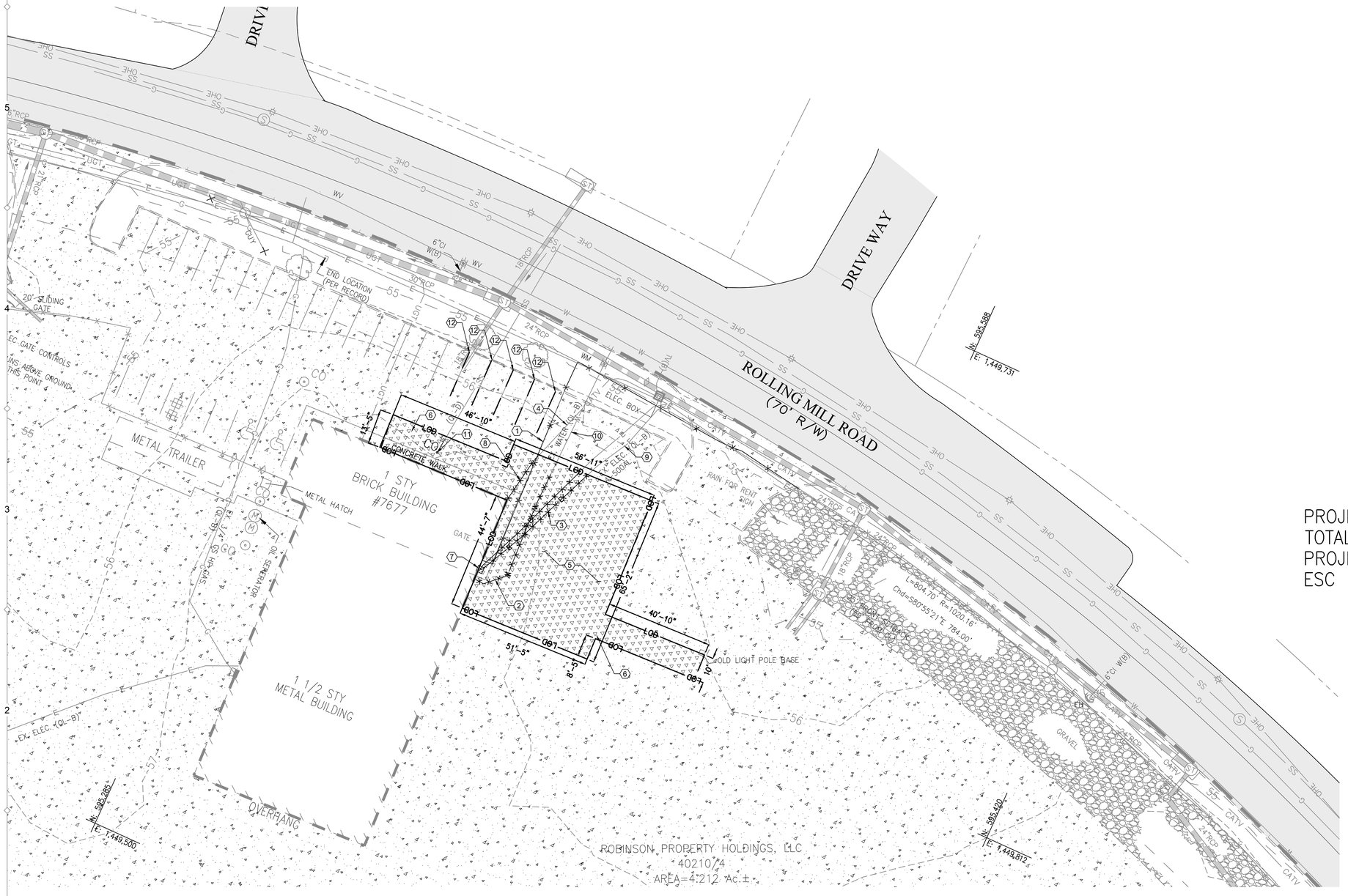

DEMOLITION PLAN

SCALE: 1" = 20'

GRAPHIC SCALE IN FEET (20 10 0 20 40)

DEMO

LEGEND

- UTILITY TO BE ABANDONED
- UTILITY TO BE REMOVED
- CONCRETE TO BE REMOVED
- LIMIT OF SAWCUT/EXCAVATION
- LOD — LIMIT OF DISTURBANCE (... S.F.)
- DEMO FENCE

NUMBER CALLOUT LIST

1. FENCE & GATE TO BE REMOVED
2. EX. WATER TO BE REMOVED
3. EX. ELEC. TO BE REMOVED
4. CATV TO REMAIN
5. CONCRETE TO BE REMOVED
6. LIMIT OF SAWCUT (LOD)
7. ELECTRICAL HANDBOX TO BE REMOVED
8. CATV TO BE REMOVED
9. EX. ELEC. TO RAMAIN
10. EX. WATER TO REMAIN
11. EXISTING CLEANOUT TO BE REMOVED
12. EX. STRIPING (TYP) TO BE REMOVED

PROJECT LOD= 4,503 S.F.
TOTAL EARTHWORK= 83 C.Y.
PROJECT IS EXEMPT FROM SWM AND ESC REVIEW AND APPROVAL

MARYLAND COORDINATE SYSTEM
HORIZONTAL – NAD 83 (2011)
VERTICAL – NAVD 88

N
NAD 83/11
NAVD 88

RAIN FOR RENT
7677 ROLLING MILL RD
BALTIMORE, MARYLAND, 21224

STATE OF MARYLAND · JUDITH A. CARBAUGH · NO. 14446 · REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATION. I HERE BY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 14446
EXPIRATION DATE: 05/25/2027

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No.	Date	Revision

Project No.:	25.105
Date:	26 SEP 2025
Scale:	AS NOTED
Edition:	PERMIT DOCUMENTS
Drawing Name:	DEMOLITION PLAN
Drawing Number:	C201

GENERAL NOTES:

1. TOPOGRAPHY OF PROPOSED CONSTRUCTION IS BASED ON A SURVEY PERFORMED BY MA ENGINEERING CONSULTANTS, INC. DATED NOVEMBER 2017, COUNTY GIS, AS-BUILT DRAWINGS, UTILITY LOCATION AND FIELD OBSERVATIONS AND IS NOT GUARANTEED TRUE & CORRECT.
2. UNDERGROUND UTILITIES ARE SHOWN ON THIS DRAWING FOR THE CONVENIENCE OF THE USER OF THE DRAWING AND THERE IS NO WARRANTY OR GUARANTEE AS TO THE CORRECTNESS OR COMPLETENESS OF THE INFORMATION GIVEN. THE CONTRACTOR SHALL ENGAGE A PRIVATE UTILITY LOCATOR TO LOCATE ALL UNDERGROUND LINES IN THE AREA OF THE WORK. NOT ALL UTILITIES ARE SHOWN. CONTACT A PRIVATE UTILITY LOCATOR 5 DAYS PRIOR TO DIGGING OR EXCAVATING.
3. INFORMATION SHOWN ON THIS DRAWING HAS BEEN PROVIDED AS A GUIDE TO ASSIST THE CONTRACTOR IN ESTABLISHING THE LOCATIONS OF PROPOSED CONSTRUCTION WITH RESPECT TO EXISTING SITE IMPROVEMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL CONSTRUCTION SURVEY STAKEOUT REQUIRED AND TO FIELD VERIFY ALL GRADES, ELEVATIONS, DIMENSIONS, ETC. PRIOR TO STARTING CONSTRUCTION.
4. IN ANY AREA WHERE GRADING OCCURS AROUND EXISTING UTILITIES CONTRACTOR IS RESPONSIBLE TO ADJUST THE ELEVATIONS OF ALL SURFACE FEATURES (MANHOLE COVERS, GRATES, HANDBOXES, ECT.) TO MATCH GRADING.
5. CONTRACTOR SHALL PROVIDE 2% MINIMUM SLOPE AWAY FROM BUILDING WALLS. ALL FINISH GRADES SHALL FLOW TOWARDS STORM DRAIN DEVICES.
6. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL SITE LAYOUT AND DETAILING.
7. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS FOR CONSTRUCTION PURPOSES.
8. PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL PROVIDE A DETAILED OUTLINE OF CONSTRUCTION PHASING AND MAINTENANCE OF ACCESS FOR OWNER'S REVIEW AND APPROVAL.

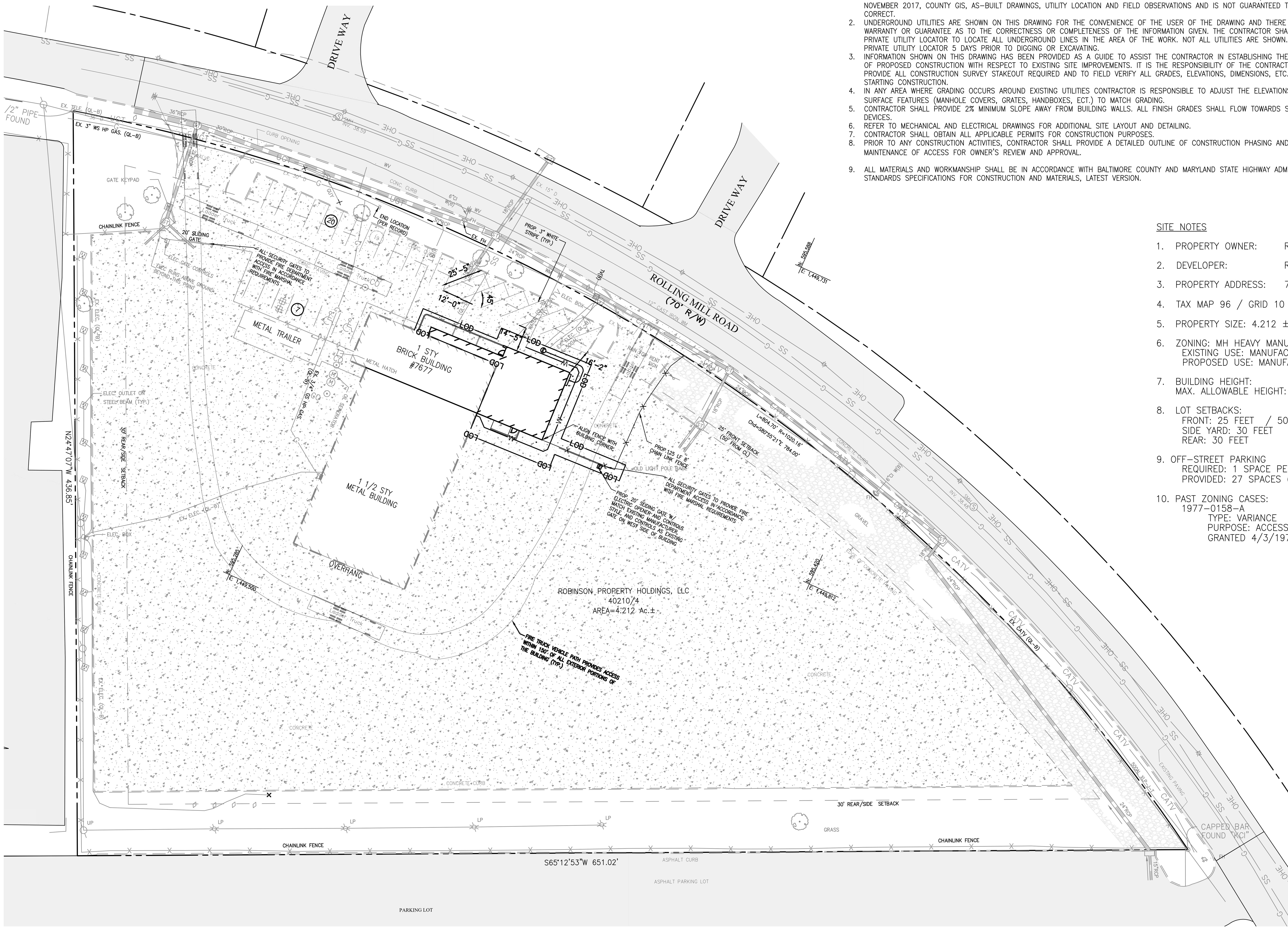
9. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH BALTIMORE COUNTY AND MARYLAND STATE HIGHWAY ADMINISTRATION STANDARDS SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, LATEST VERSION.

LEGEND

- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED CONCRETE DRIVE
- PROPOSED FENCELINE
- PROPOSED BOLLARD
- PROPOSED ELECTRIC MANHOLE
- PROPOSED ELECTRIC GATE CONTROLS
- UGE — PROPOSED UNDERGROUND ELECTRIC
- W — PROPOSED WATER LINE
- WM — PROPOSED WATER METER
- WV — PROPOSED WATER VALVE
- LOD — LIMIT OF DISTURBANCE

SITE NOTES

1. PROPERTY OWNER: ROBINSON PROPERTY HOLDINGS, LLC.
2. DEVELOPER: ROBINSON PROPERTY HOLDINGS, LLC
3. PROPERTY ADDRESS: 7677 ROLLING MILL ROAD BALTIMORE MD 21224
4. TAX MAP 96 / GRID 10 / PARCEL 416
5. PROPERTY SIZE: 4.212 ± AC
6. ZONING: MH HEAVY MANUFACTURING
   EXISTING USE: MANUFACTURING
   PROPOSED USE: MANUFACTURING
7. BUILDING HEIGHT:
   MAX. ALLOWABLE HEIGHT: 40 FEET
8. LOT SETBACKS:
   FRONT: 25 FEET / 50' FROM ROAD CENTERLINE.
   SIDE YARD: 30 FEET
   REAR: 30 FEET
9. OFF-STREET PARKING
   REQUIRED: 1 SPACE PER EMPLOYEE OF LARGEST SHIFT
   PROVIDED: 27 SPACES (2 HANDICAPPED)
10. PAST ZONING CASES:
    1977-0158-A
    TYPE: VARIANCE
    PURPOSE: ACCESS ROAD
    GRANTED 4/3/1977



PROJECT LOD= 4,503 S.F.
TOTAL EARTHWORK= 83 C.Y.
PROJECT IS EXEMPT FROM SWM AND ESC REVIEW AND APPROVAL

OVERALL PROPOSED SITE PLAN

SCALE: 1" = 30'

30 15 0 30 60
GRAPHIC SCALE IN FEET

MARYLAND COORDINATE SYSTEM
HORIZONTAL – NAD 83 (2011)
VERTICAL – NAVD 88

RAIN FOR RENT
7677 ROLLING MILL RD
BALTIMORE, MARYLAND, 21224

PROFESSIONAL CERTIFICATION. I HERE BY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 14446 EXPIRATION DATE: 05/25/2027

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ARCHITECTS PLANNERS
WWW.SANDERSDESIGNS.COM MAILBOX@SANDERSDESIGNS.COM
9727 GREENSIDE DRIVE, SUITE 202, COCKEYSVILLE, MARYLAND 21030 T: (410) 560 2624

No.	Date	Revision

Project No.:	25.105
Date:	26 SEP 2025
Scale:	AS NOTED
Edition:	PERMIT DOCUMENTS
Drawing Name:	OVERALL PROPOSED SITE PLAN
Drawing Number:	C300

GENERAL NOTES:

1. TOPOGRAPHY OF PROPOSED CONSTRUCTION IS BASED ON A SURVEY PERFORMED BY MA ENGINEERING CONSULTANTS, INC. DATED NOVEMBER 2017, COUNTY GIS, AS-BUILT DRAWINGS, UTILITY LOCATION AND FIELD OBSERVATIONS AND IS NOT GUARANTEED TRUE & CORRECT.
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5. CONTRACTOR SHALL PROVIDE 2% MINIMUM SLOPE AWAY FROM BUILDING WALLS. ALL FINISH GRADES SHALL FLOW TOWARDS STORM DRAIN DEVICES.
6. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL SITE LAYOUT AND DETAILING.
7. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS FOR CONSTRUCTION PURPOSES.
8. PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL PROVIDE A DETAILED OUTLINE OF CONSTRUCTION PHASING AND MAINTENANCE OF ACCESS FOR OWNER'S REVIEW AND APPROVAL.
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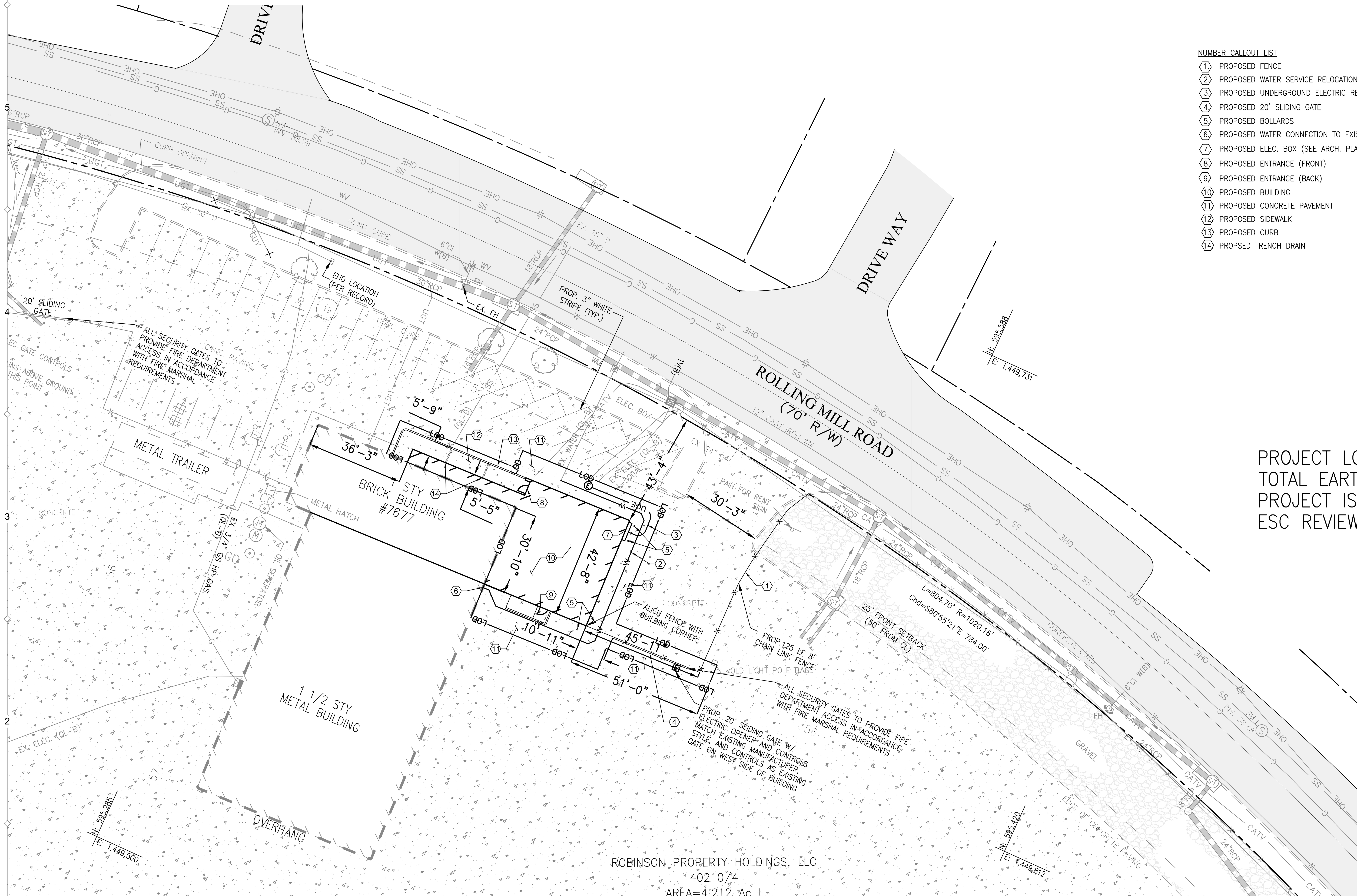

NUMBER CALLOUT LIST

1. PROPOSED FENCE
2. PROPOSED WATER SERVICE RELOCATION
3. PROPOSED UNDERGROUND ELECTRIC RELOCATION
4. PROPOSED 20' SLIDING GATE
5. PROPOSED BOLLARDS
6. PROPOSED WATER CONNECTION TO EXISTING SERVICE
7. PROPOSED ELEC. BOX (SEE ARCH. PLANS)
8. PROPOSED ENTRANCE (FRONT)
9. PROPOSED ENTRANCE (BACK)
10. PROPOSED BUILDING
11. PROPOSED CONCRETE PAVEMENT
12. PROPOSED SIDEWALK
13. PROPOSED CURB
14. PROPSED TRENCH DRAIN

LEGEND

- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED CONCRETE DRIVE
- PROPOSED FENCELINE
- PROPOSED BOLLARD
- PROPOSED ELECTRIC MANHOLE
- PROPOSED ELECTRIC GATE CONTROLS
- UGE — PROPOSED UNDERGROUND ELECTRIC
- W — PROPOSED WATER LINE
- WM — PROPOSED WATER METER
- WV — PROPOSED WATER VALVE
- LOD — LIMIT OF DISTURBANCE

PROJECT LOD= 4,503 S.F.
TOTAL EARTHWORK= 83 C.Y.
PROJECT IS EXEMPT FROM SWM AND ESC REVIEW AND APPROVAL

PROPOSED SITE PLAN

SCALE: 1" = 20'

20 10 0 20 40
GRAPHIC SCALE IN FEET

MARYLAND COORDINATE SYSTEM
HORIZONTAL – NAD 83 (2011)
VERTICAL – NAVD 88

RAIN FOR RENT
7677 ROLLING MILL RD
BALTIMORE, MARYLAND, 21224

STATE OF MARYLAND — JUDITH A. CARROLL — NO. 14446 — REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATION. I HERE BY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 14446 EXPIRATION DATE: 05/25/2027

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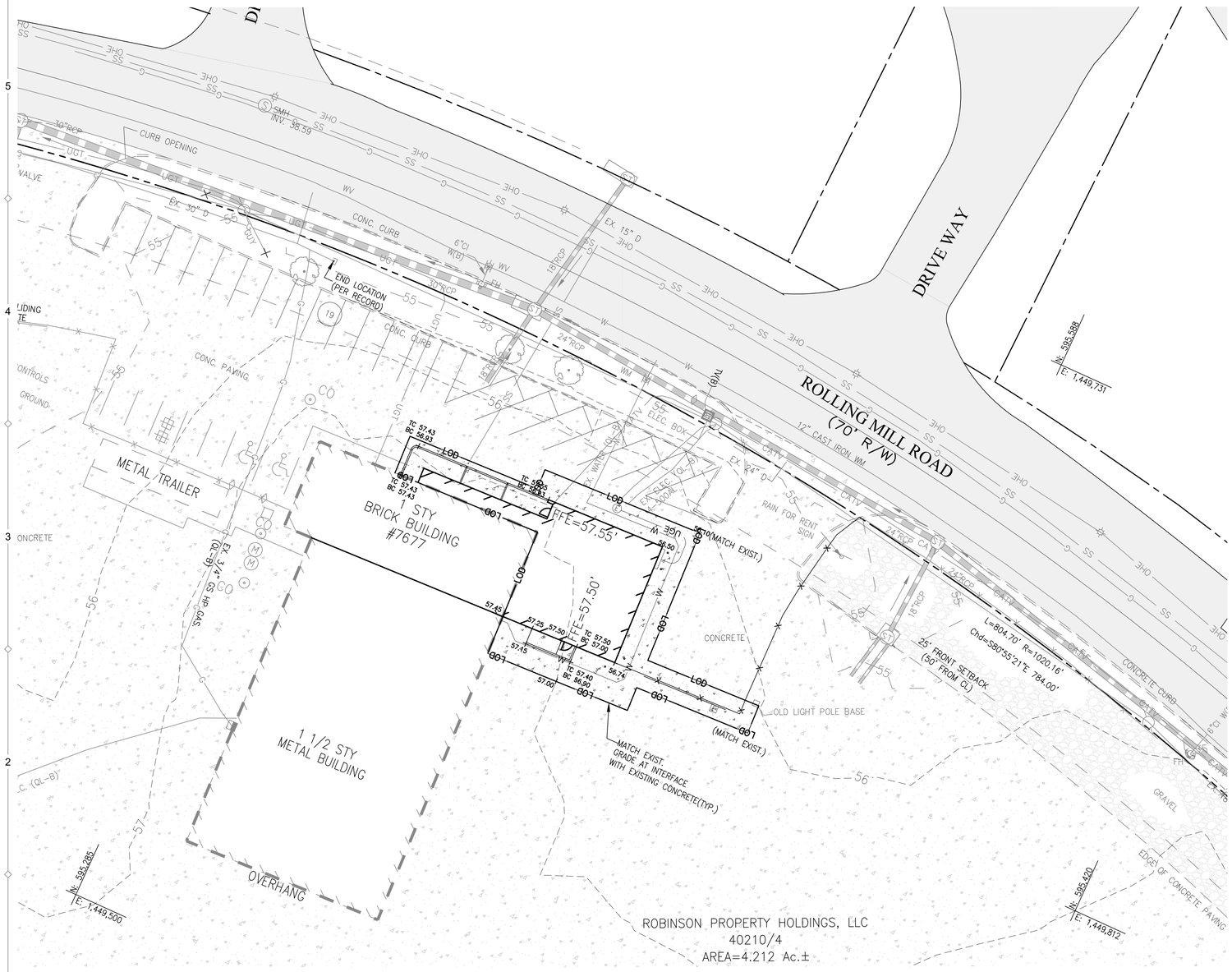
No.	Date	Revision

Project No.:	25.105
Date:	26 SEP 2025
Scale:	AS NOTED
Edition:	PERMIT DOCUMENTS
Drawing Name:	PROPOSED SITE PLAN
Drawing Number:	C301

GENERAL NOTES:

1. CONCRETE PAVEMENT SHALL DRAIN AWAY FROM BUILDING WITHOUT PONDING OR PUDDLING.
2. MATCH EXISTING GRADES AT INTERFACE WITH EXISTING CONCRETE PAVEMENT.



PROPOSED GRADING PLAN

SCALE: 1" = 20'

GRAPHIC SCALE IN FEET (20 10 0 20 40)

LEGEND

- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED CONCRETE DRIVE
- PROPOSED FENCELINE
- PROPOSED BOLLARD
- PROPOSED ELECTRIC MANHOLE
- PROPOSED ELECTRIC GATE CONTROLS
- UGE — PROPOSED UNDERGROUND ELECTRIC
- W — PROPOSED WATER LINE
- WM — PROPOSED WATER METER
- WV — PROPOSED WATER VALVE

PROPOSED INSET PLAN

SCALE: 1" = 10'

GRAPHIC SCALE IN FEET (10 5 0 10 20)

PROJECT LOD= 4,503 S.F.
TOTAL EARTHWORK= 83 C.Y.
PROJECT IS EXEMPT FROM SWM AND ESC REVIEW AND APPROVAL

N

NAD 83/11
NAVD 88

MARYLAND COORDINATE SYSTEM
HORIZONTAL – NAD 83 (2011)
VERTICAL – NAVD 88

RAIN FOR RENT

7677 ROLLING MILL RD
BALTIMORE, MARYLAND, 21224

STATE OF MARYLAND
JUDITH A. CARNEY
No 14446
REGISTERED
PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATION. I HERE BY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 14446
EXPIRATION DATE: 05/25/2027

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9727 GREENSIDE DRIVE, SUITE 202, COCKEYSVILLE, MARYLAND 21030

No.	Date	Revision

Project No.: 25.105
Date: 26 SEP 2025
Scale: AS NOTED
Edition: PERMIT DOCUMENTS
Drawing Name: PROPOSED GRADING PLAN
Drawing Number: C302

GENERAL NOTES:

1. A BOUNDARY & TOPOGRAPHIC SURVEY WAS PERFORMED BY DIETZ SURVEYING. INC. IN FEBRUARY 2025 AND COMBINED WITH A UTILITY LOCATOR SURVEY PERFORMED BY AI DATA, INC IN MARCH 2025. TOPOGRAPHICAL SURVEY AND UTILITY INFORMATION HAS BEEN SUPPLEMENTED WITH INFORMATION FROM BALTIMORE COUNTY RECORD DRAWINGS MADE AVAILABLE.
2. EXISTING UNDERGROUND UTILITIES DESIGNATED ON THE PLANS ARE BASED ON CURRENTLY AVAILABLE INFORMATION AND ARE SHOWN FOR REFERENCE ONLY. THE OWNER AND ENGINEER DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF SAID INFORMATION BEYOND THE DESIGNATION INDICATED. THE QUALITY LEVEL DESIGNATED IS IN ACCORDANCE WITH ASCE "STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA' (CI/ASCE 38-02). THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THOSE STANDARDS PRIOR TO ANY RELIANCE ON THE INFORMATION SHOWN ON THESE PLANS. PRIOR TO ANY EXCAVATION, IN THE ABSENCE OF QUALITY LEVEL A OR B DESIGNATION, THE CONTRACTOR SHALL VERIFY, TO HIS OWN SATISFACTION, THE EXISTENCE, DEPTH, SIZE, MATERIAL, AND LOCATION OF ALL UNDERGROUND UTILITIES, AND DETERMINE WHETHER THOSE UTILITIES ARE LIVE. ANY EARTHWORK IN LOCATIONS WHERE UTILITIES ARE POSSIBLE SHALL BE DONE WITH EXTREME CAUTION. THE GIVING OF INFORMATION ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATION TO SUPPORT AND PROTECT ALL DESIGNATED OR UNDESIGNATED EXISTING UTILITIES AND APPURTENANCES. SHOULD ANY EXISTING UTILITY BE DAMAGED BY THE CONTRACTOR, THE CONTRACTOR SHALL REPAIR THE DAMAGE CAUSED TO THE UTILITY OWNER'S SATISFACTION, AT THE CONTRACTOR'S EXPENSE.
3. LIVE UNDERGROUND UTILITIES MAY EXIST WITHIN THE WORK AREA. CONTRACTOR SHALL USE EXTREME CAUTION AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
4. INFORMATION SHOWN ON THIS DRAWING HAS BEEN PROVIDED AS A GUIDE TO ASSIST THE CONTRACTOR IN ESTABLISHING THE LOCATIONS OF PROPOSED CONSTRUCTION WITH RESPECT TO EXISTING SITE IMPROVEMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL CONSTRUCTION SURVEY STAKEOUT REQUIRED AND TO CONFIRM ALL INFORMATION SHOWN HEREON.

SURVEY BENHMARK INFORMATION:

POINT#	NORTHING	EASTING	DESCRIPTION
1	595579.92	1449590.46	REBAR & CAP
2	595535.47	1449286.72	REBAR & CAP

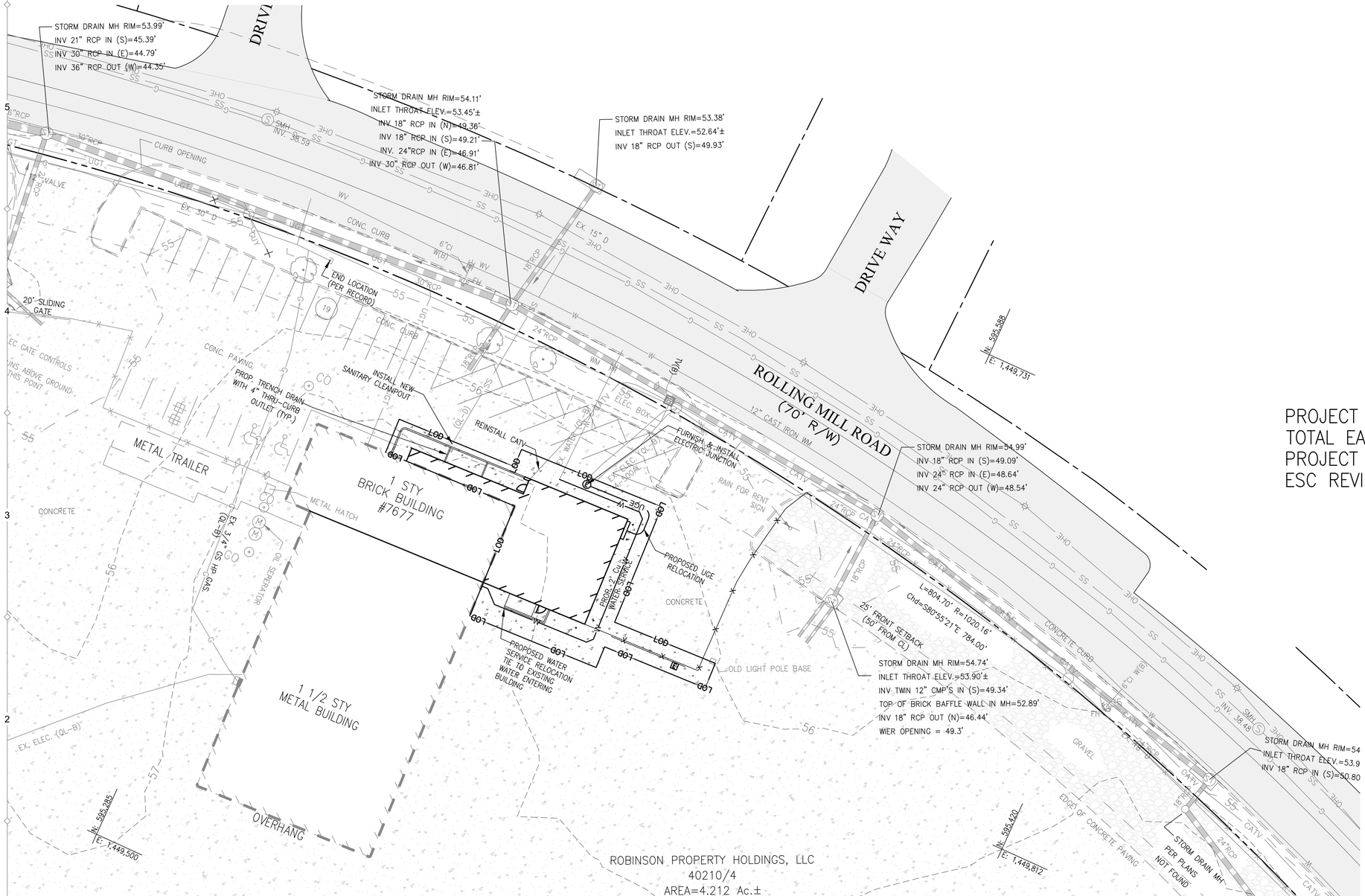
UTILITY DESIGNATION DESCRIPTION:
UNLESS OTHERWISE INDICATED ON THE PLAN DRAWING, ALL UTILITIES SHOWN ARE CONSIDERED QUALITY LEVEL 'D' (QL-D).

QUALITY LEVEL D (QL-D):
INCLUDES UTILITIES DESIGNATED THROUGH RECORD DOCUMENTS. THIS DATA COULD BE DIGITAL RECORDS, PAPER RECORDS, OR GIS DATA. THE AVAILABLE DATA COULD BE LIMITED AND NOT PRODUCE A COMPLETE PICTURE OF WHAT IS ONSITE. THE COMPLETENESS AND ACCURACY OF THE INFORMATION COULD BE COMPROMISED. HOWEVER, THE DATA COLLECTED IS SHOWN AND DESIGNATED SO AS TO REFLECT THE POTENTIAL FOR THE EXISTENCE OF UTILITIES.

QUALITY LEVEL C (QL-C):
INCLUDES UTILITIES DESIGNATED THROUGH THE PROCESS OF SURVEYING THE VISIBLE UTILITY SURFACE FEATURES. THIS DATA IS COMPILED WITH THE QUALITY LEVEL D DATA TO PROVIDE AN INCREASED, NOT ABSOLUTE, LEVEL OF HORIZONTAL POSITION ACCURACY FOR UNDERGROUND, NON-VISIBLE, QUALITY LEVEL D INFORMATION.

QUALITY LEVEL B (QL-B):
INCLUDES DESIGNATING THE UNDERGROUND UTILITIES BY MARKINGS PROVIDED THROUGH AN 811 CALL, BY CONTACTING AN INDIVIDUAL UTILITY COMPANY, OR PERFORMING TRACING OR GROUND PENETRATING RADAR. THE DESIGNATED UTILITY MARKINGS ARE THEN SURVEYED AND ADDED TO THE DRAWING. THIS DATA IS ADDED TO THE DATA COLLECTED FROM QUALITY LEVELS D AND C TO PROVIDE AN INCREASED LEVEL OF HORIZONTAL POSITION ACCURACY FOR UNDERGROUND, NON-VISIBLE UTILITIES.

QUALITY LEVEL A (QL-A):
INVOLVES PHYSICALLY LOCATING THE ACTUAL UTILITY BY MEANS OF TEST PITTING OR OTHER METHODS OF EXPOSURE. ONCE THE UTILITY IS EXPOSED IT IS LOCATED HORIZONTALLY AND VERTICALLY BY SURVEY MEASUREMENTS.



PROJECT LOD= 4,503 S.F.
TOTAL EARTHWORK= 83 C.Y.
PROJECT IS EXEMPT FROM SWM AND ESC REVIEW AND APPROVAL

LEGEND

- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED CONCRETE DRIVE
- PROPOSED FENCELINE
- PROPOSED BOLLARD
- PROPOSED ELECTRIC MANHOLE
- PROPOSED ELECTRIC GATE CONTROLS
- UGE — PROPOSED UNDERGROUND ELECTRIC
- W — PROPOSED WATER LINE
- WM — PROPOSED WATER METER
- WV — PROPOSED WATER VALVE

PROPOSED UTILITY PLAN

SCALE: 1" = 20'

20 10 0 20 40
GRAPHIC SCALE IN FEET

NAD 83/11
NAVD 88

MARYLAND COORDINATE SYSTEM
HORIZONTAL - NAD 83 (2011)
VERTICAL - NAVD 88

RAIN FOR RENT

7677 ROLLING MILL RD
BALTIMORE, MARYLAND, 21224

STATE OF MARYLAND
JUDITH A. SANDERS
No. 14446
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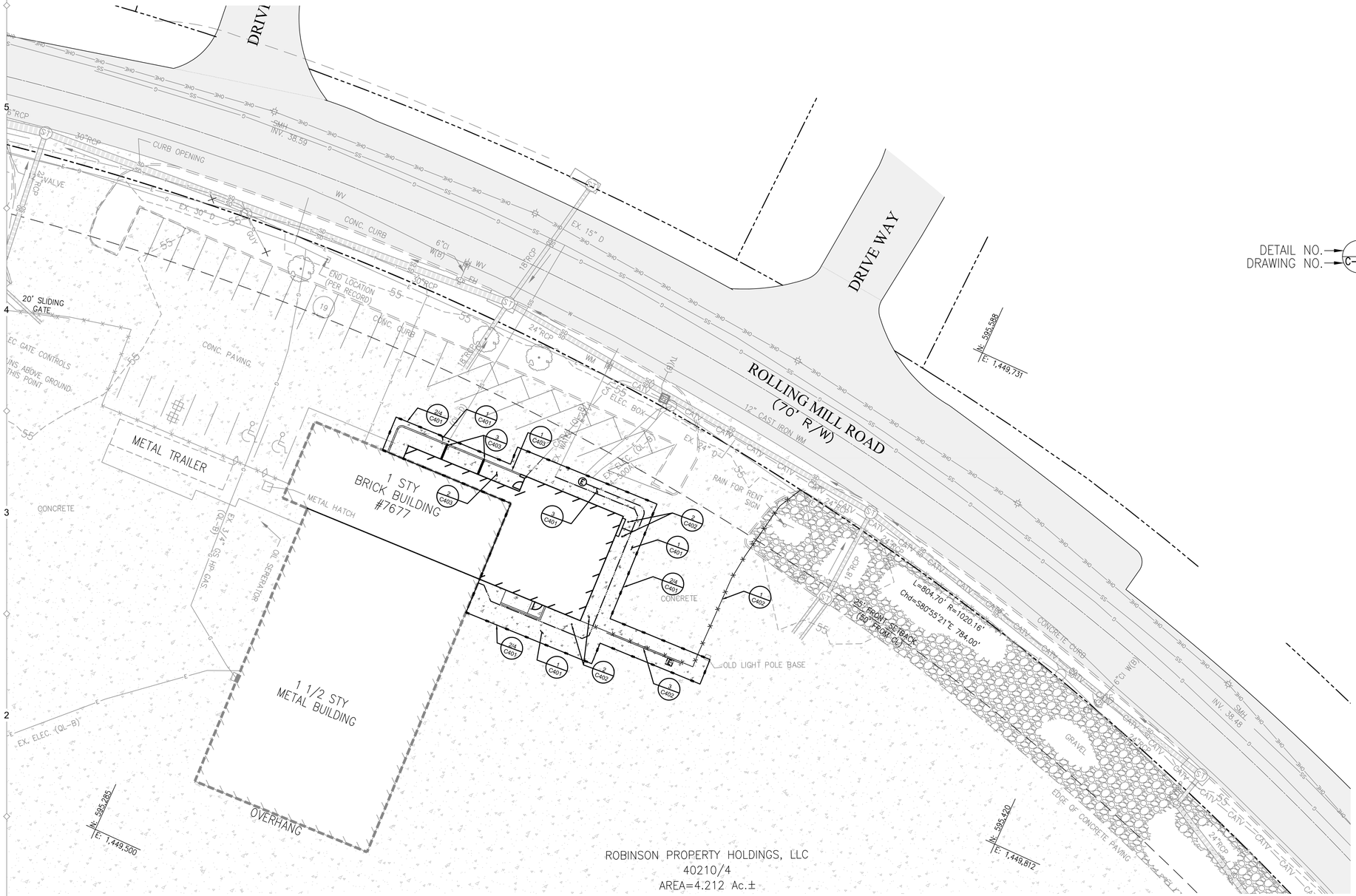
No.	Date	Revision

Project No.: 25.105
Date: 26 SEP 2025
Scale: AS NOTED
Edition: PERMIT DOCUMENTS
Drawing Name: PROPOSED UTILITY PLAN
Drawing Number: C303



DETAIL REFERENCE PLAN

SCALE: 1" = 20'

20 10 0 20 40

GRAPHIC SCALE IN FEET

LEGEND

DETAIL NO. 1 / DRAWING NO. C-4.1 — DETAIL REFERENCE

N

NAD 83/11

NAVD 88

MARYLAND COORDINATE SYSTEM
HORIZONTAL - NAD 83 (2011)
VERTICAL - NAVD 88

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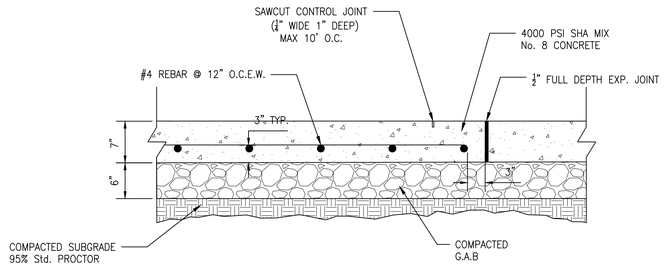
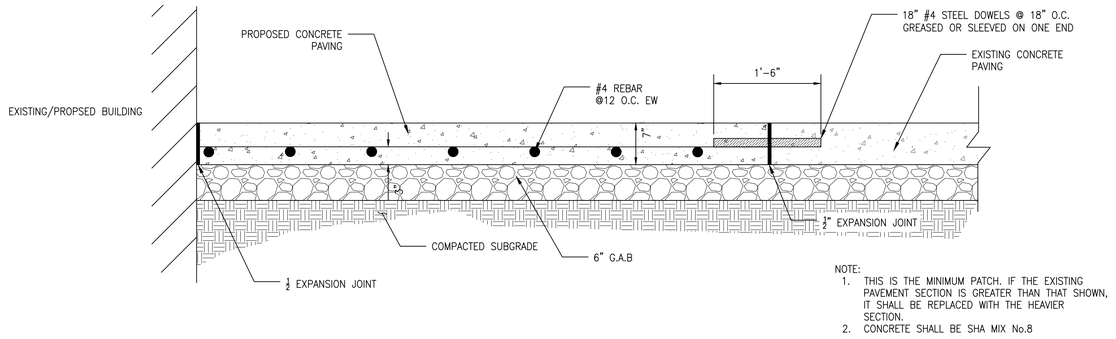
No.	Date	Revision

Project No.:	25.105
Date:	26 SEP 2025
Scale:	AS NOTED
Edition:	PERMIT DOCUMENTS
Drawing Name:	DETAIL REFERENCE PLAN
Drawing Number:	C400

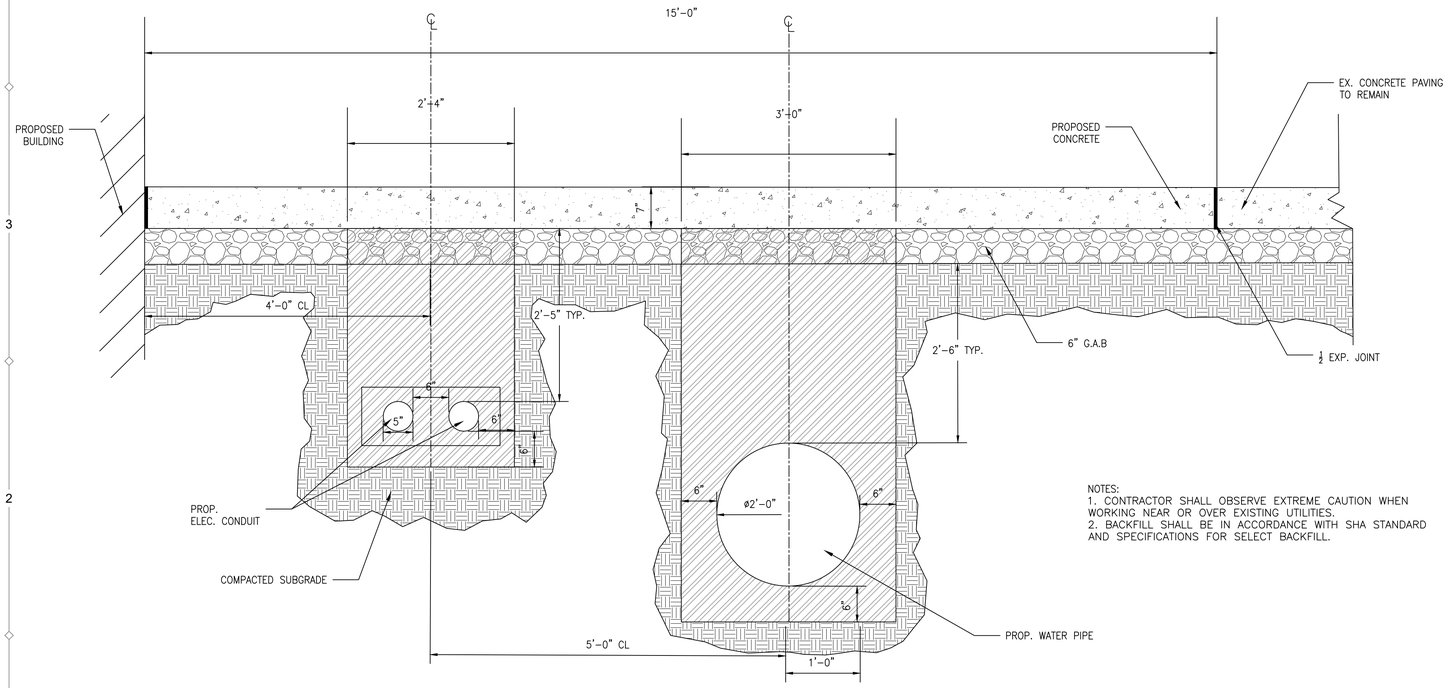


1 C401 HEAVY DUTY CONCRETE DRIVE NOT TO SCALE



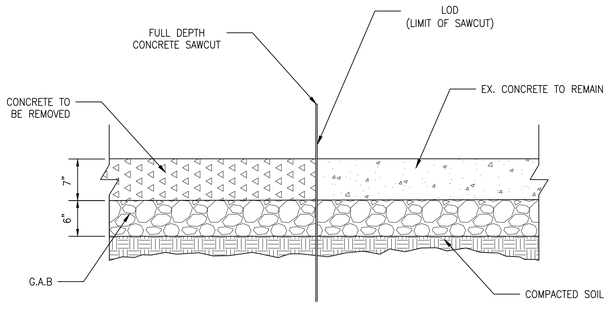
NOTE:
1. THIS IS THE MINIMUM PATCH. IF THE EXISTING PAVEMENT SECTION IS GREATER THAN THAT SHOWN, IT SHALL BE REPLACED WITH THE HEAVIER SECTION.
2. CONCRETE SHALL BE SHA MIX No.8

2 C401 CONCRETE PAVEMENT REPAIR NOT TO SCALE



NOTES:
1. CONTRACTOR SHALL OBSERVE EXTREME CAUTION WHEN WORKING NEAR OR OVER EXISTING UTILITIES.
2. BACKFILL SHALL BE IN ACCORDANCE WITH SHA STANDARD AND SPECIFICATIONS FOR SELECT BACKFILL.

3 C401 ELECTRIC CONDUIT & WATER STRUCTURE NOT TO SCALE



NOTES:
EXISTING PAVEMENT AND BASE THICKNESS TO BE FIELD VERIFIED FOR REMOVAL QUANTITY

4 C401 CONCRETE SAWCUT NOT TO SCALE

RAIN FOR RENT
7677 ROLLING MILL RD
BALTIMORE, MARYLAND, 21224

STATE OF MARYLAND
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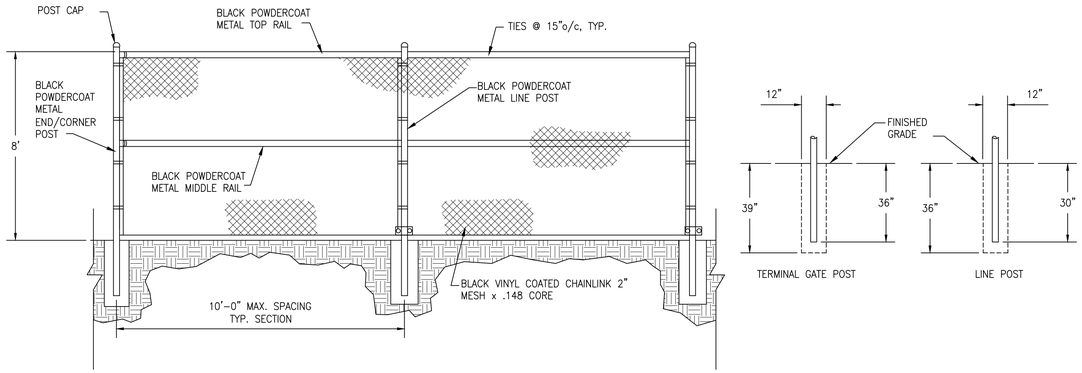
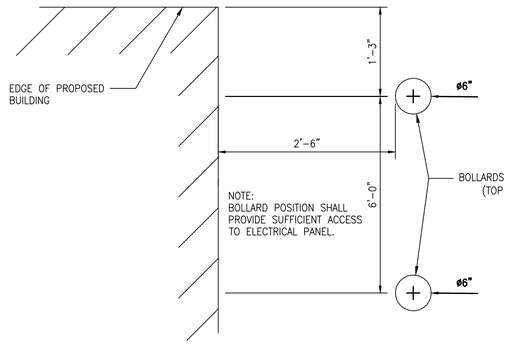
No.	Date	Revision

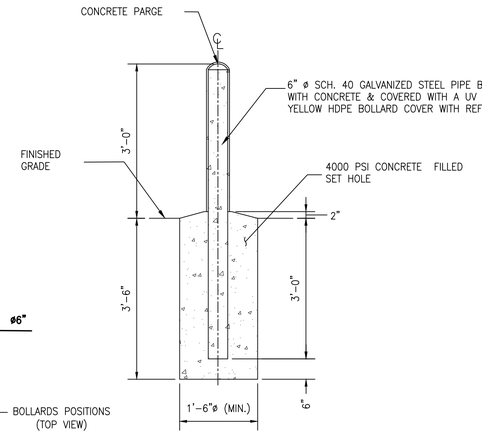
Project No.: 25.105
Date: 26 SEP 2025
Scale: AS NOTED
Edition: PERMIT DOCUMENTS
Drawing Name: SITE DETAIL PLAN
Drawing Number: C401



NOTES: (FENCE 8' CHAINLINKL)
1. FIELD VERIFY ALL DIMENSIONS. TAKE FIELD MEASUREMENTS BEFORE FENCE FABRICATION.
2. POST AND RAIL SIZE AND SPACING PER MANUFACTURER'S RECOMMENDATION.
3. 4000 PSI CONCRETE

1 / C402 FENCE 8' CHAINLINK AND POST FOOTING (TYP. ALL)
NOT TO SCALE

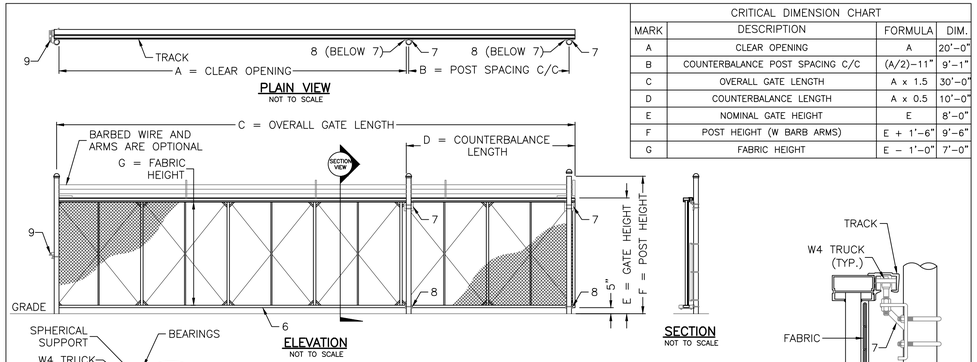




NOTES:
1. FIXED BOLLARDS:
   MANUFACTURER: RELIANCE FOUNDRY CO. LTD., CALPIPE, OR APPROVED EQUAL
   6"ø SCH40 HOT-DIPPED GALVANIZED STEEL TUBING FILLED WITH 4000PSI CONCRETE. ROUND CONCRETE AT TOP TO DRAIN.
   PRODUCT: FIXED BOLLARDS
   HEIGHT: 36" / DIAMETER: 6"
   MATERIAL: SCHEDULE 40 STEEL
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. BOLLARDS TO HAVE A POWDER COATED SAFETY YELLOW FINISH OR UV RESISTANT YELLOW HDPE BOLLARD COVER WITH REFLECTIVE STRIPS.

2 / C402 BOLLARD DETAIL
NOT TO SCALE

CRITICAL DIMENSION CHART			
MARK	DESCRIPTION	FORMULA	DIM.
A	CLEAR OPENING	A	20'-0"
B	COUNTERBALANCE POST SPACING C/C	(A/2)-11"	9'-1"
C	OVERALL GATE LENGTH	A x 1.5	30'-0"
D	COUNTERBALANCE LENGTH	A x 0.5	10'-0"
E	NOMINAL GATE HEIGHT	E	8'-0"
F	POST HEIGHT (W BARB ARMS)	E + 1'-6"	9'-6"
G	FABRIC HEIGHT	E - 1'-0"	7'-0"



NOTES:
1. ALL FITTINGS STANDARDLY PROVIDED FOR 4" O.D. POSTS.
2. BARB ARMS (FOR BARBED WIRE).
3. GATE SHALL BE EQUIPPED WITH ELECTRIC OPENER AND CONTROLS TO MATCH OWNER STANDARD.

HEAVY DUTY CANTILEVER SLIDE GATE

3 / C402 CHAIN LINK CANTILEVER SLIDING GATE
NOT TO SCALE

RAIN FOR RENT
7677 ROLLING MILL RD
BALTIMORE, MARYLAND, 21224

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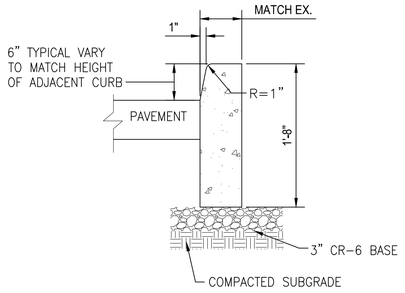
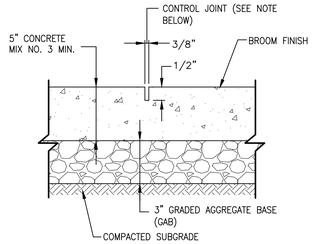
No.	Date	Revision

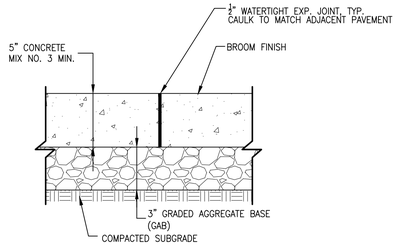
Project No.: 25.105
Date: 26 SEP 2025
Scale: AS NOTED
Edition: PERMIT DOCUMENTS
Drawing Name: SITE DETAIL PLAN
Drawing Number: C402



1 C403 CONCRETE CURB
NOT TO SCALE

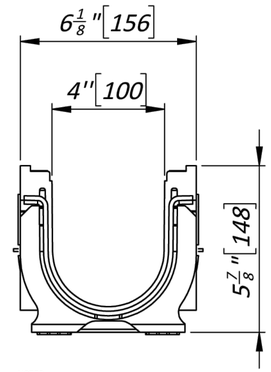


NOTES:
FOR LOCATIONS OF JOINTS, SEE "SIDEWALK EXPANSION JOINTS" DETAIL



NOTES:
FOR LOCATIONS OF JOINTS, SEE "SIDEWALK EXPANSION JOINTS" DETAIL

2 C403 CONCRETE SIDEWALK
NOT TO SCALE



NOTES:
1. VODALAND BASE NEUTRAL CHANNEL WITH STAINLESS STEEL ADA / HEEL PROOF GRATE, OR APPROVED EQUAL.
2. INSTALL 4" PVC END DISCHARGE THROUGH CURB. MATCH FLOWLINE OF CURB WITH PIPE INVERT.

3 C403 TRENCH DRAIN
NOT TO SCALE

RAIN FOR RENT
7677 ROLLING MILL RD
BALTIMORE, MARYLAND, 21224

STATE OF MARYLAND
JUDITH CARLENE SANDERS
NO 14446
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PROFESSIONAL ENGINEER

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No.	Date	Revision

Project No.: 25.105
Date: 26 SEP 2025
Scale: AS NOTED
Edition: PERMIT DOCUMENTS
Drawing Name: SITE DETAIL PLAN
Drawing Number: C402

GENERAL DEMOLITION PLAN SHEET NOTES:

1. DEFINITIONS
   - A. REMOVE: DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF ITEMS OFF-SITE, UNLESS INDICATED TO BE REMOVED AND SALVAGED OR REMOVED AND REINSTALLED.
   - B. REMOVE AND SALVAGE: CAREFULLY DETACH FROM EXISTING CONSTRUCTION, IN A MANNER TO PREVENT DAMAGE, AND DELIVER TO OWNER'S DESIGNATED STORAGE AREA, READY FOR REUSE.
   - C. REMOVE AND REINSTALL: DETACH ITEMS FROM EXISTING CONSTRUCTION, PREPARE FOR REUSE, AND REINSTALL WHERE INDICATED.
   - D. EXISTING TO REMAIN: EXISTING ITEMS OF CONSTRUCTION THAT ARE NOT TO BE PERMANENTLY REMOVED AND THAT ARE NOT OTHERWISE INDICATED TO BE REMOVED, REMOVED AND SALVAGED, OR REMOVED AND REINSTALLED.
2. SEE COVER SHEET (G-001) FOR GENERAL NOTES.
3. ALL DASHED ITEMS SHALL BE REMOVED IN THEIR ENTIRETY, UNLESS NOTED OTHERWISE.
4. ALL ROOMS WITH NO CEILING GRID HAVE AN EXISTING CEILING GRID THAT WILL BE EXISTING TO REMAIN, UNLESS NOTED OTHERWISE.
5. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS (INCLUDING ABOVE CEILING) AND REPORT ANY DISCREPANCIES AND POTENTIAL CONFLICTS (ESPECIALLY WITH REGARDS TO UTILITIES) TO THE OWNER, ARCHITECT, AND ENGINEER AS SOON AS POSSIBLE.
6. CONTRACTOR SHALL NOT CONSIDER DEMOLITION NOTES TO BE ALL INCLUSIVE.
7. PRIOR TO THE COMMENCEMENT OF DEMOLITION, THE OWNER SHALL REMOVE ALL ITEMS THAT ARE NOT BUILT-IN, SUCH AS FURNISHINGS AND EQUIPMENT.
8. REMOVAL OF FINISHES: REMOVAL INCLUDES ALL ADHESIVES, GROUTING BEDS, ETC., AND REQUIRES REMAINING SURFACES TO BE PREPARED TO ACCOMMODATE NEW CONSTRUCTION.
9. CONTRACTOR SHALL TAKE ALL PRECAUTIONS AGAINST DAMAGING ANY EXISTING CONSTRUCTION THAT SHALL REMAIN OR BE SALVAGED. ANY DAMAGES CAUSED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE TO A "LIKE-NEW" CONDITION.
10. ALL MATERIALS SHALL BE REMOVED FROM THE SITE IN A LAWFUL MANNER, AND IN COMPLIANCE WITH LOCAL BUILDING CODES AND REGULATIONS. IF AND WHEN POSSIBLE, THE RECYCLING OF MATERIAL SHALL BE CONSIDERED. CONTRACTOR TO COORDINATE WITH OWNER ON PREFERRED LOCATION OF DUMPSTER PRIOR TO DEMOLITION.

KEY NOTES - DEMOLITION: (DXX)

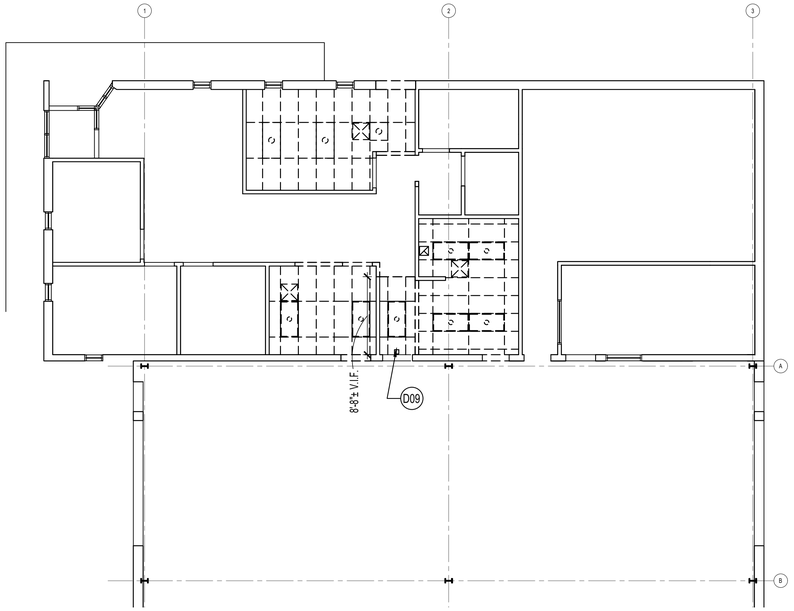
D01. DEMOLISH WINDOW AND FRAME, PREPARE FOR NEW WORK.
D02. DEMOLISH CARPET
D03. REMOVE AND SALVAGE DOOR AND HARDWARE AND STORE ON SITE. DEMOLISH FRAME IF GROUTED IN PLACE.
D04. DEMOLISH CMU WALL AS REQUIRED TO PROVIDE 3'-4" X 7'-4" R.O. WITH NEW LINTEL FOR THE INSTALLATION OF SALVAGED DOOR AND NEW FRAME. EQUIPMENT POWER ON WALL TO BE RELOCATED. COORDINATE WITH JLR & OWNER FOR WHO MOVES EACH EQUIPMENT
D05. EXISTING LOCKERS TO BE REMOVED AND SALVAGED, STORE ON SITE.
D06. DEMOLISH CMU WALL AS REQUIRED TO PROVIDE A CLEAR FINISHED OPENING (5'-0" X 7'-4") AT EXTERIOR WALL AND INSTALL NEW LINTEL. DEMOLISH AT LEAST ONE COURSE OF CMU BELOW SLAB TO ALLOW NEW SLAB TO CARRY OVER FOUNDATION AT THE REQUIRED THICKNESS
D07. DEMOLISH FENCE IN ITS ENTIRETY. SEE SHEET C200
D08. EXISTING ELECTRIC TROUGHS & METER TO BE REMOVED. COORDINATE WITH ELECTRICAL AND BGE.
D09. REMOVE AND SALVAGE CAMERA
D10. DEMOLISH VCT

NOTES | C6

DEMOLISHED WALLS/PARTITIONS
EXISTING WALLS/PARTITIONS
DEMOLISHED DOOR & FRAME
EXISTING DOOR & FRAME

REMOVE AND SALVAGE EXHAUST VENT GRILL
REMOVE AND SALVAGE SUPPLY AIR DIFFUSER, 2'X2'
REMOVE AND SALVAGE RECESSED LIGHT FIXTURE,
DEMOLISHED 2' X 4' ACOUSTIC CEILING SYSTEM

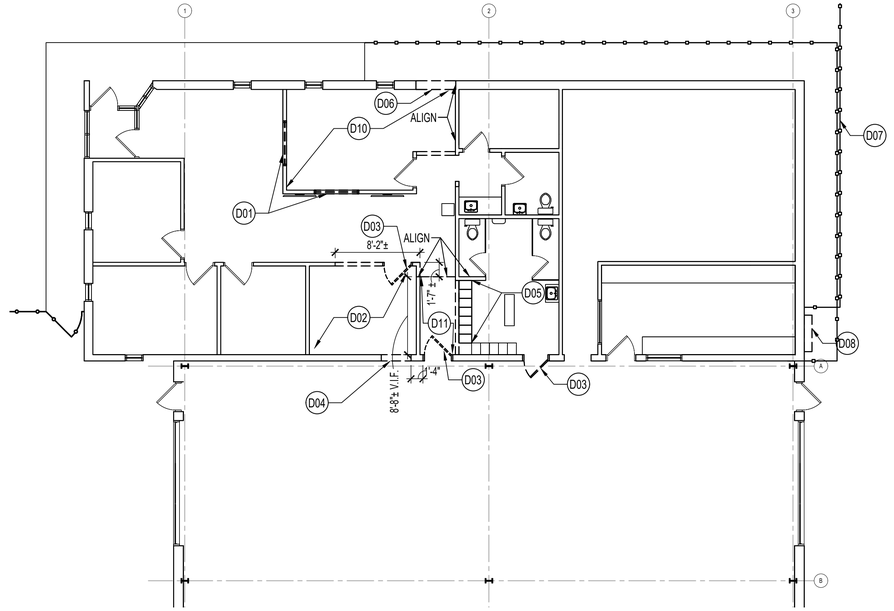
LEGEND: DEMOLITION | A6



PROJECT NORTH

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

REFLECTED CEILING PLAN: DEMOLITION | E1



PROJECT NORTH

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

FLOOR PLAN: DEMOLITION | A1

RAIN FOR RENT
7677 ROLLING MILL RD
BALTIMORE, MARYLAND, 21224

ARCHITECTURAL REGISTRATION BOARD 8586 TIMOTHY H. SANDERS STATE OF MARYLAND

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

LICENSE NO.: 8586

EXP. DATE: 21 MAY 2026

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No.	Date	Revision

Project No.:	25.105
Date:	26 SEP 2025
Scale:	AS NOTED
Edition:	PERMIT DOCUMENTS
Drawing Name:	DEMO FLOOR PLAN & RCP
Drawing Number:	AD101

GENERAL NOTES:

G01. EXISTING WALLS ARE ASSUMED TO BE 3 5/8 METAL STUD CONSTRUCTION, U.N.O.
G02. DIMENSIONING: UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF EXTERIOR WALL STUDS, FACE OF CONCRETE WALLS, AND FINISH FACE OF INTERIOR WALLS / PARTITIONS
G03. PROVIDE PENETRATION FIRE STOPPING AND SLEEVES WHERE NEW WORK PENETRATES FIRE RATED CONSTRUCTION. SUBMIT TESTED RATED ASSEMBLY BASED ON MATERIALS AND PENETRATION TYPE. CONTRACTOR SHALL OBTAIN 3RD PARTY SPECIAL INSPECTIONS FOR ALL FIRE RESISTANT PENETRATIONS AND JOINTS.

KEY NOTES - NEW CONSTRUCTION: (NXX)

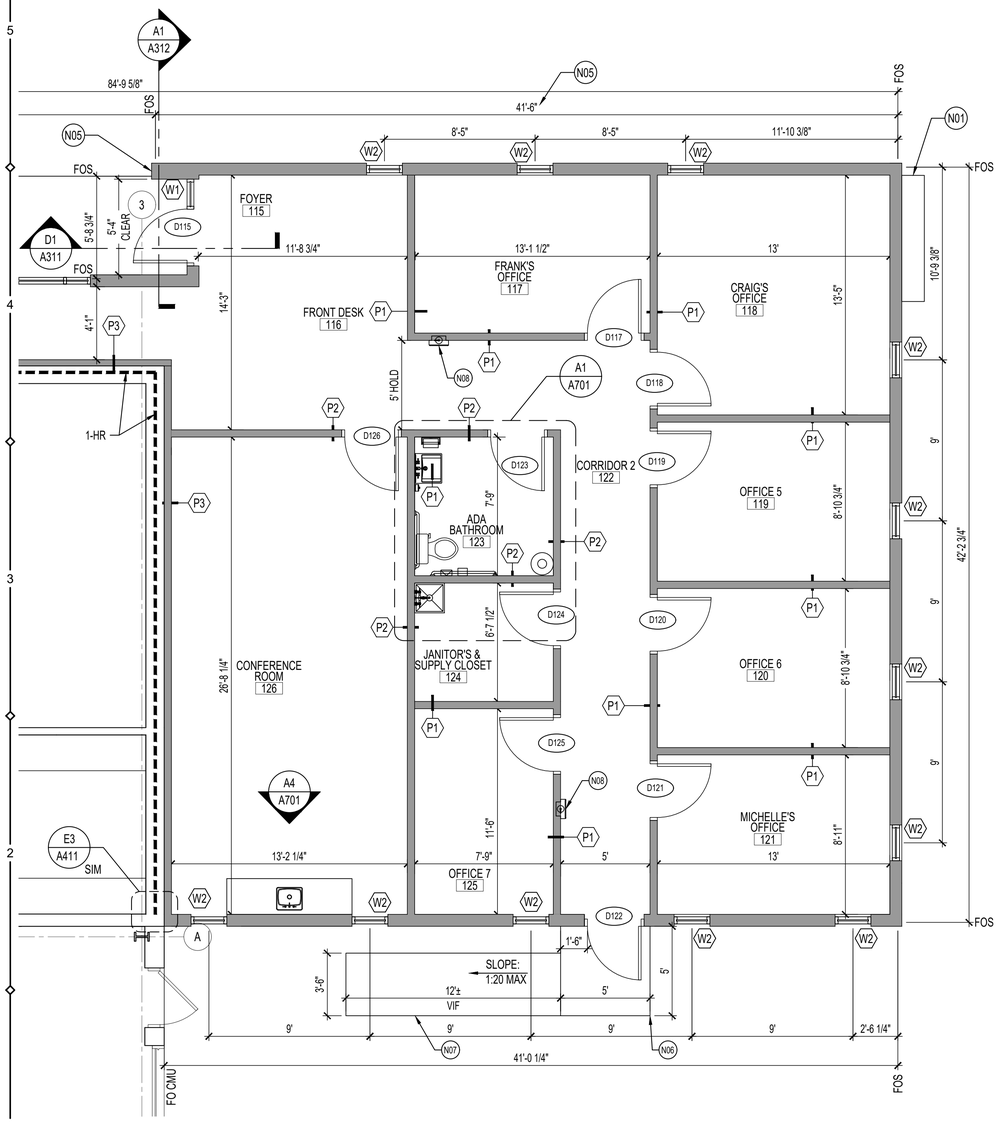
N01. NEW PLACEMENT OF ELECTRIC PANELS AND METER
N02. CMU INFILL AT EXISTING OPENING. PAINT EXPOSED FACE INSIDE PARTS ASSEMBLY
N03. MTL STUD WALL INFILL. MATCH EXISTING CONSTRUCTION
N04. EXISTING WATER DISPENSER
N05. SEE ROOF PLAN FOR PARAPET ALIGNMENT INTENTION AND COORDINATE WALL LENGTH ACCORDINGLY.
N06. EXTERIOR CONCRETE LANDING AND FOUNDATIONS. BROOM FINISH.
N07. CONCRETE WALKWAY TO GRADE, MAXIMUM SLOPE 1:20, COORDINATE WITH FIELD VERIFIED CONDITIONS. BROOM FINISH
N08. 2-A RATED FIRE EXTINGUISHER IN CABINET, SEMI-RECESSED, ADA ACCESSIBLE, LARSEN'S OR SIMILAR.
N09. DOWNSPOUT, BOOT, AND SUB-SIDEWALK TRENCH DRAIN WITH DECORATIVE TRAFFIC RATED COVER. COORDINATE WITH CIVIL.
N10. SIDEWALK AND CURB. COORDINATE WITH CIVIL.

DRAWING NOTES | B6

DRAWING LEGEND

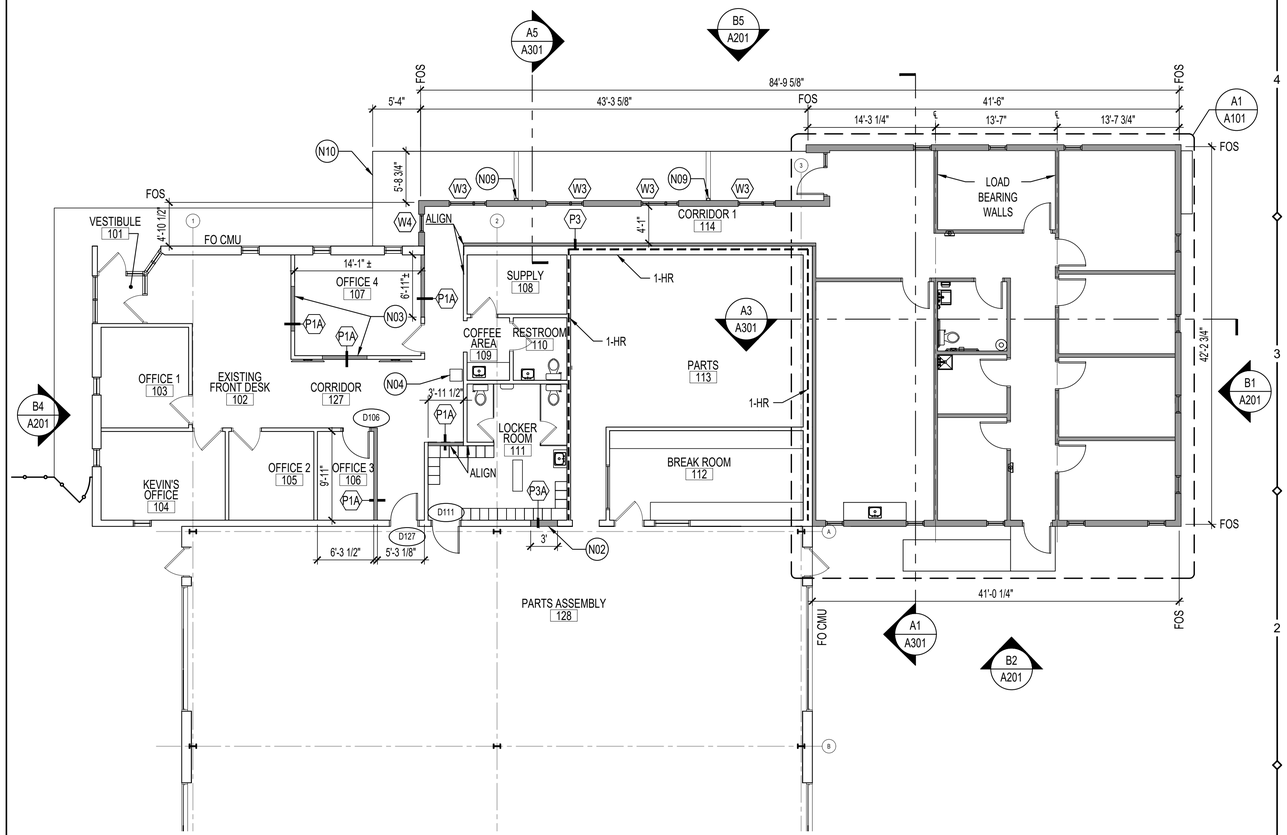
EXISTING WALL / PARTITION
NEW PARTITION
EXISTING DOOR
NEW DOOR
FIRE BARRIER, RATED AS NOTED.

DRAWING LEGEND | A6



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

ENLARGED PLAN | A1



SCALE: 1/8" = 1'-0"

FLOOR PLAN: NEW WORK | A1

RAIN FOR RENT
7677 ROLLING MILL RD
BALTIMORE, MARYLAND, 21224

ARCHITECTURAL REGISTRATION BOARD 8586 TIMOTHY H. SANDERS STATE OF MARYLAND

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LICENSE NO.: 8586

EXP. DATE: 21 MAY 2026

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No.	Date	Revision

Project No.: 25.105
Date: 26 SEP 2025
Scale: AS NOTED
Edition: PERMIT DOCUMENTS
Drawing Name: FLOOR PLAN
Drawing Number: A101

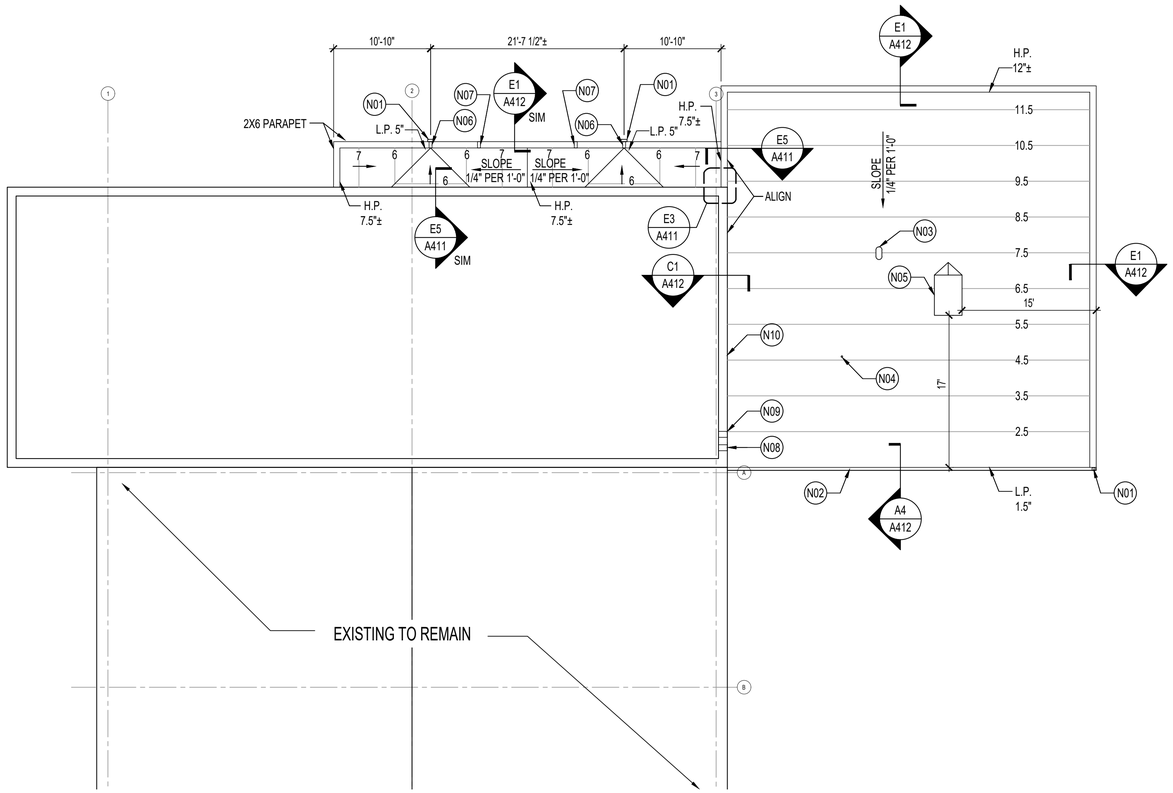
GENERAL NOTES:

G01. COORDINATE FINAL ROOF SYSTEM HEIGHT WITH EXISTING BUILDING DRAIN AND OVERFLOW SCUPPERS TO ALLOW EXISTING ROOF TO DRAIN ON TO ADDITION ROOF.
G02. CONNECT DOWNSPOUTS AT SIDEWALK TO BOOT AND SUB-SIDEWALK TRENCH DRAIN AND COVER SYSTEM. COORDINATE WITH CIVIL DOCUMENTS.
G03. PROVIDE SPLASH BLOCK AT DOWNSPOUTS DRAINING TO ASPHALT.

KEY NOTES - NEW CONSTRUCTION: (NXX)

N01. DOWNSPOUT AND CONDUCTOR HEAD
N02. GUTTER
N03. EXHAUST FAN GOOSENECK
N04. STACK VENT
N05. ROOFTOP UNIT ON CURB
N06. OVERFLOW SCUPPER
N07. DRAIN SCUPPER
N08. EXISTING DRAIN SCUPPER
N09. EXISTING OVER FLOW SCUPPER
N10. REMOVE EXISTING COPING AND INSTALL NEW

GENERAL NOTES | A6



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

ROOF PLAN | A1

RAIN FOR RENT
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BALTIMORE, MARYLAND, 21224

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No.	Date	Revision

Project No.:	25.105
Date:	26 SEP 2025
Scale:	AS NOTED
Edition:	PERMIT DOCUMENTS
Drawing Name:	ROOF PLAN AND DETAILS
Drawing Number:	A102

GENERAL NOTES:

G01. ROOMS WITH NO CEILING GRID ARE ROOMS WITH A CEILING THAT IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE
G02. CEILING TO MATCH EXISTING CEILING HEIGHT OF EXISTING OFFICE SPACE 8'-0", UNLESS NOTED OTHERWISE.
G03. EXISTING WALLS ARE ASSUMED TO BE 3 5/8 METAL STUD CONSTRUCTION, U.N.O.
G04. CEILING GRIDS ARE CENTERED ON SPACES, U.N.O.

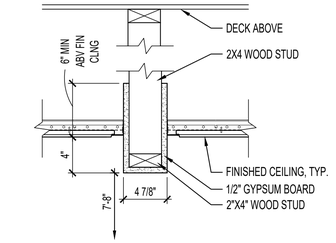
KEY NOTES - NEW CONSTRUCTION:

N01. REINSTALL SALVAGED LIGHT FIXTURES AND HVAC EQUIPMENT IN SAME SPACE, AT NEW LOCATIONS
N02. EXISTING LIGHT THAT IS RELOCATED.
N03. REINSTALL SALVAGED LIGHT FIXTURES AND HVAC EQUIPMENT IN SAME SPACE AND LOCATIONS
N04. TYPICAL BULKHEAD
N05. FINISHED GYPSUM BULKHEAD @ NEW LINTEL

GENERAL NOTES | C6

NEW 2' X 4' ACOUSTIC CEILING PANEL AND GRID
NEW 2' X 2' LIGHT FIXTURE,
2' X 4' LIGHT FIXTURE,
EMERGENCY LIGHTING
WALL MOUNTED LIGHTING
EXISTING WALL / PARTITION
NEW PARTITION
NEW SUPPLY DIFFUSER
NEW RETURN GRILL
RECESSED CAN LIGHT FIXTURE
WALL WASH LIGHT FIXTURES

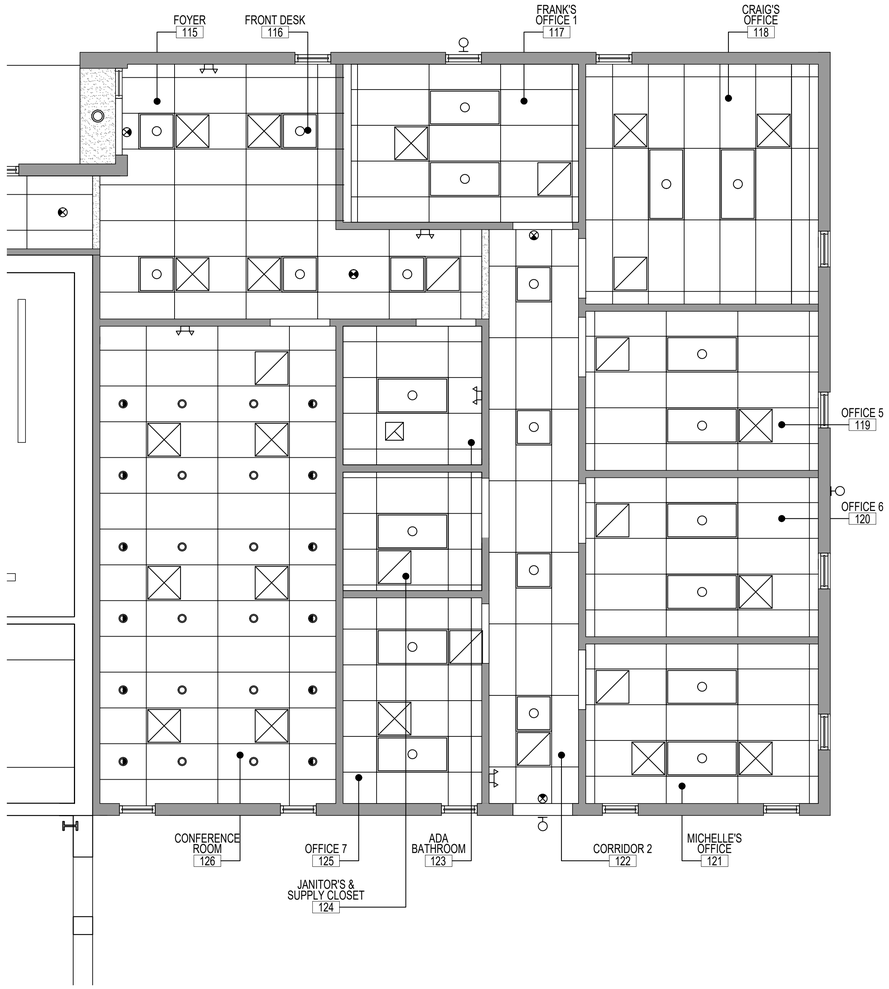
DRAWING LEGEND | A6



NOTES: WHERE EXISTING ADJACENT WALLS ARE CONSTRUCTED OF METAL STUD, MATCH EXISTING CONSTRUCTION

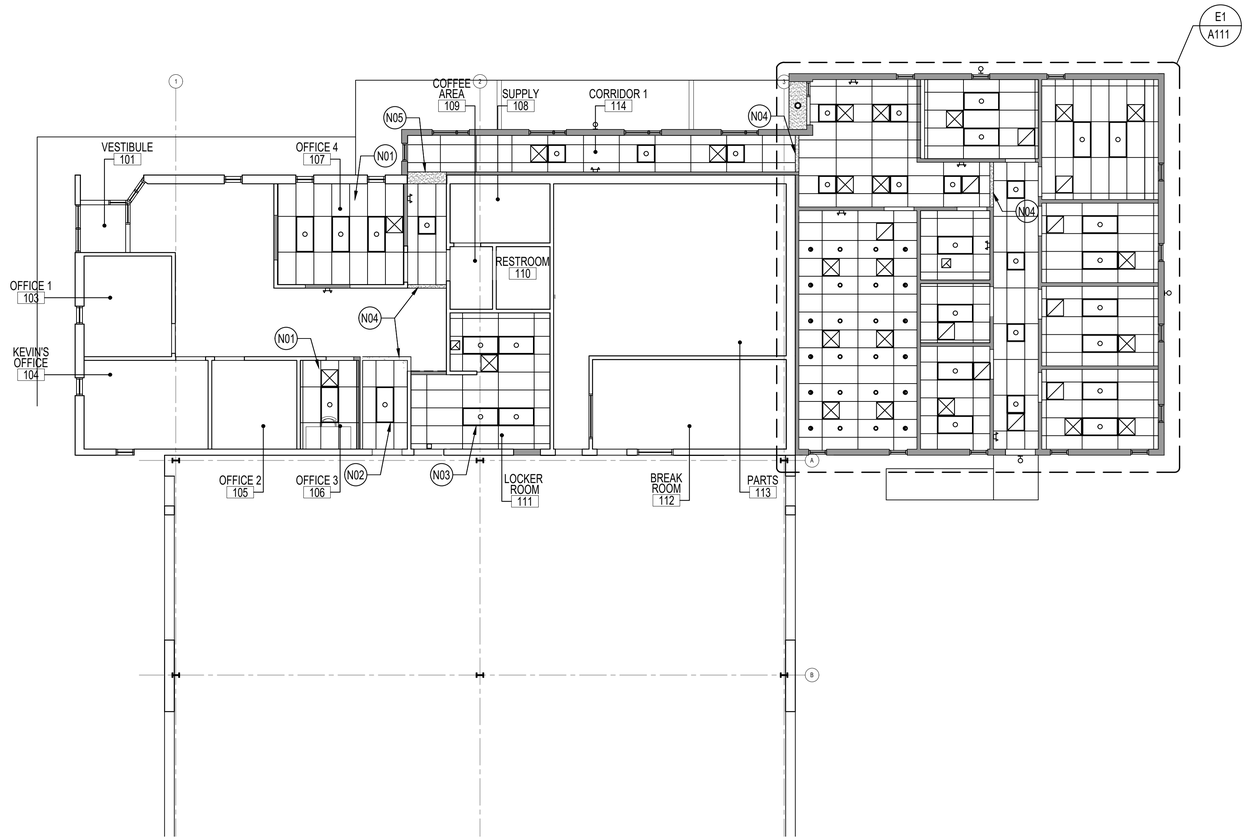
SCALE: 1-1/2" = 1'-0" 0 1" 3" 6" 1' 2'

TYPICAL BULK HEAD DETAIL | A5



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

ENLARGED REFLECTED CEILING PLAN | E1



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

REFLECTED CEILING PLAN: NEW | A1

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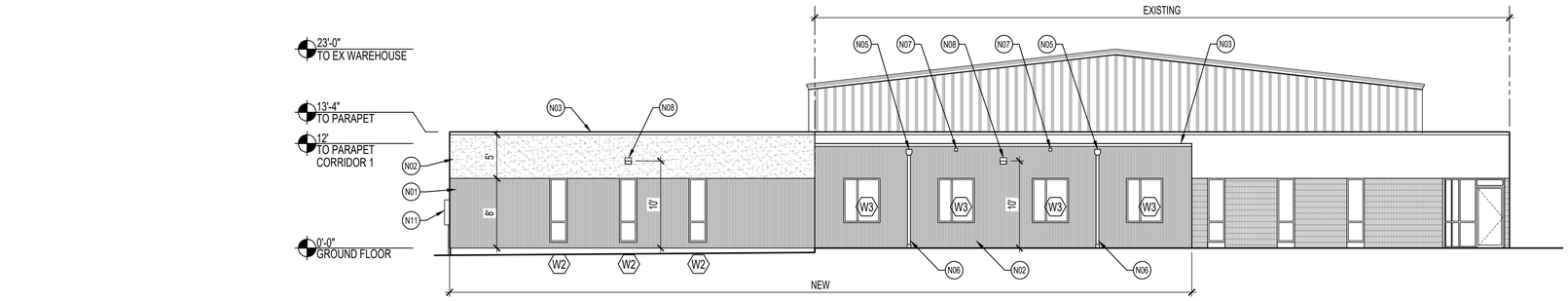
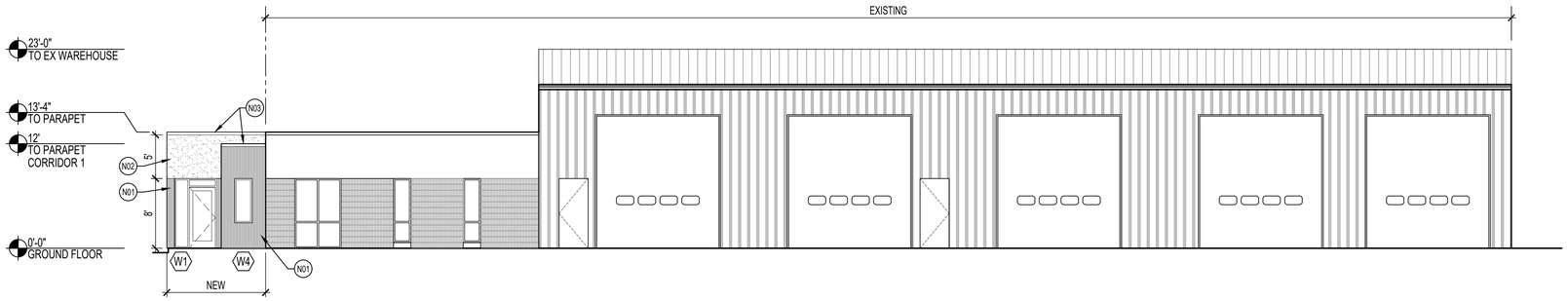
No.	Date	Revision

Project No.: 25.105
Date: 26 SEP 2025
Scale: AS NOTED
Edition: PERMIT DOCUMENTS
Drawing Name: REFLECTED CEILING PLAN
Drawing Number: A111



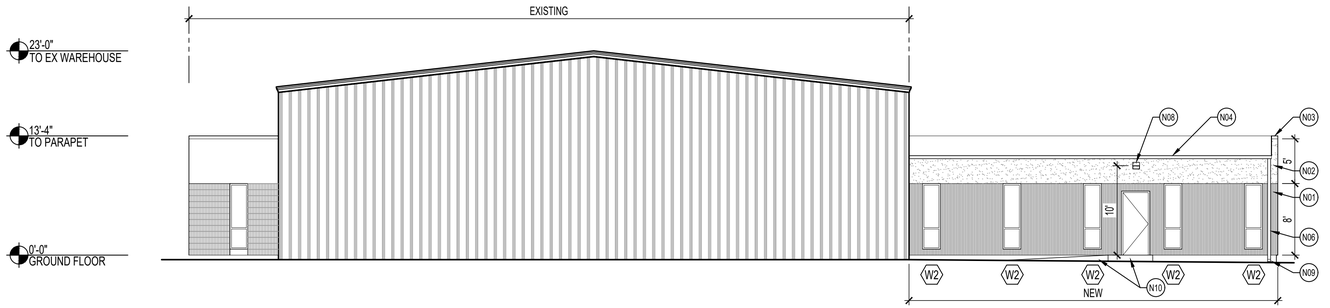
SCALE: 1/8" = 1'-0" 0 2' 4' 8' 16'

SOUTH ELEVATION | B5



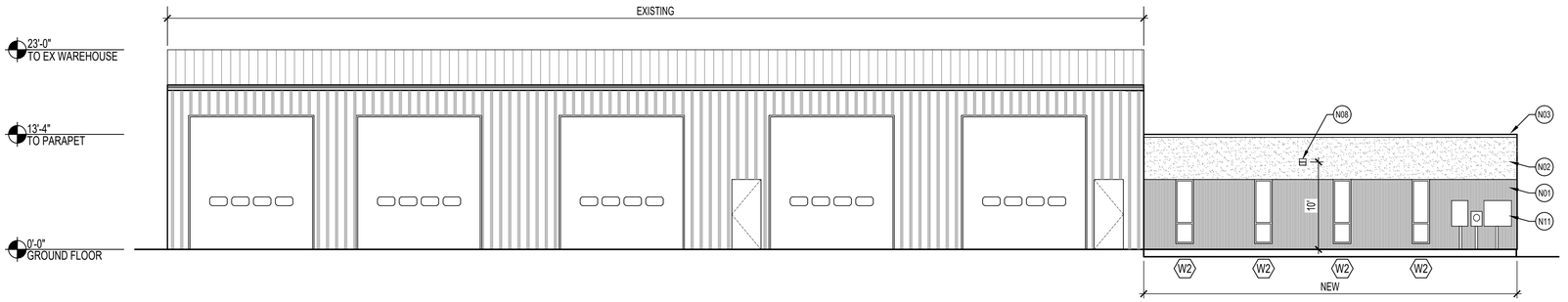
SCALE: 1/8" = 1'-0" 0 2' 4' 8' 16'

NORTH ELEVATION | B4



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

WEST ELEVATION | B2



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

EAST ELEVATION | B1

GENERAL:

G01. COORDINATE WITH PRODUCT SPECIFICATIONS AND MANUFACTURER INSTALLATION INSTRUCTIONS FOR APPROVED PRODUCTS.

KEY NOTES: (NXX)

N01. FORMED METAL WALL PANELS
N02. WATER DRAINAGE EXTERIOR INSULATION AND FINISH SYSTEM
N03. COPING
N04. GUTTER
N05. CONDUCTOR HEAD
N06. DOWNSPOUT
N07. SCUPPER
N08. WALL PACK LIGHT
N09. SPLASH BLOCK
N10. CONCRETE LANDING AND SLOPED WALK, BROOM FINISH
N11. ELECTRIC METER AND CONDUIT, COORDINATE WITH BGE

DRAWING NOTES | A1

RAIN FOR RENT

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BALTIMORE, MARYLAND, 21224

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LICENSE NO.: 8586

EXP. DATE: 21 MAY 2026

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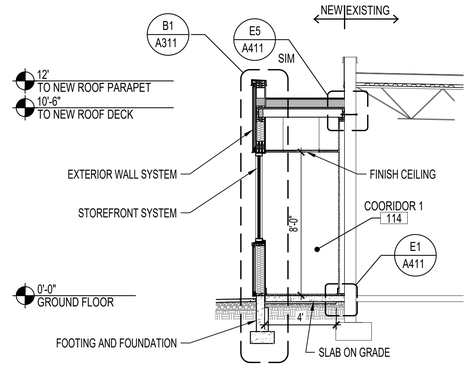
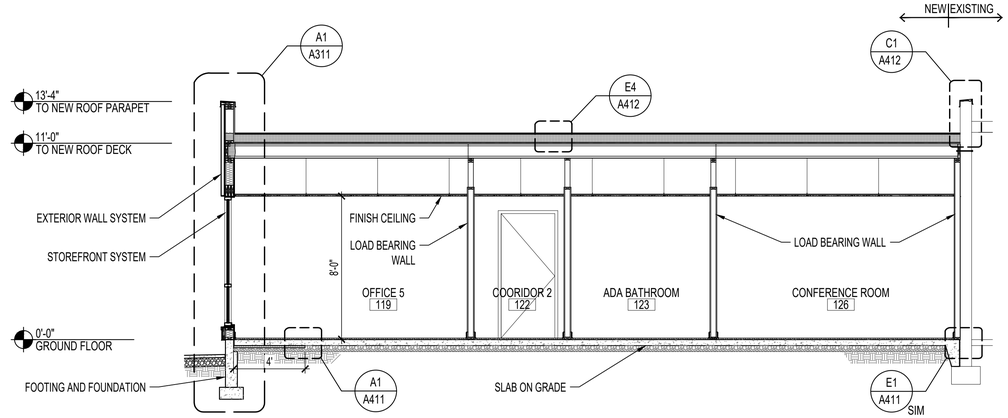
No.	Date	Revision

Project No.: 25.105
Date: 26 SEP 2025
Scale: AS NOTED
Edition: PERMIT DOCUMENTS
Drawing Name: BUILDING ELEVATIONS
Drawing Number: A201



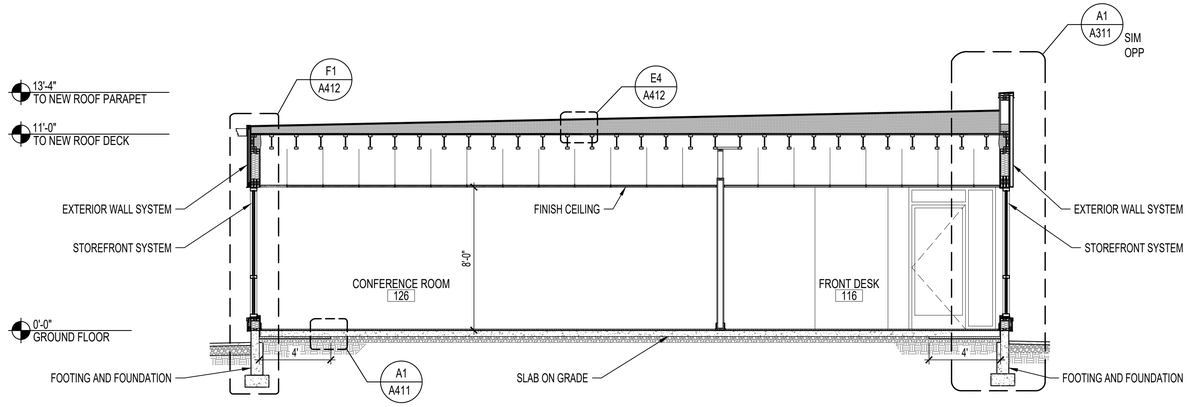
SCALE: 1/4" = 1'-0" 0 1' 2' 4' 8'

EAST SECTION | A5



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

SOUTH ELEVATION | A3



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

WEST SECTION | A1

RAIN FOR RENT
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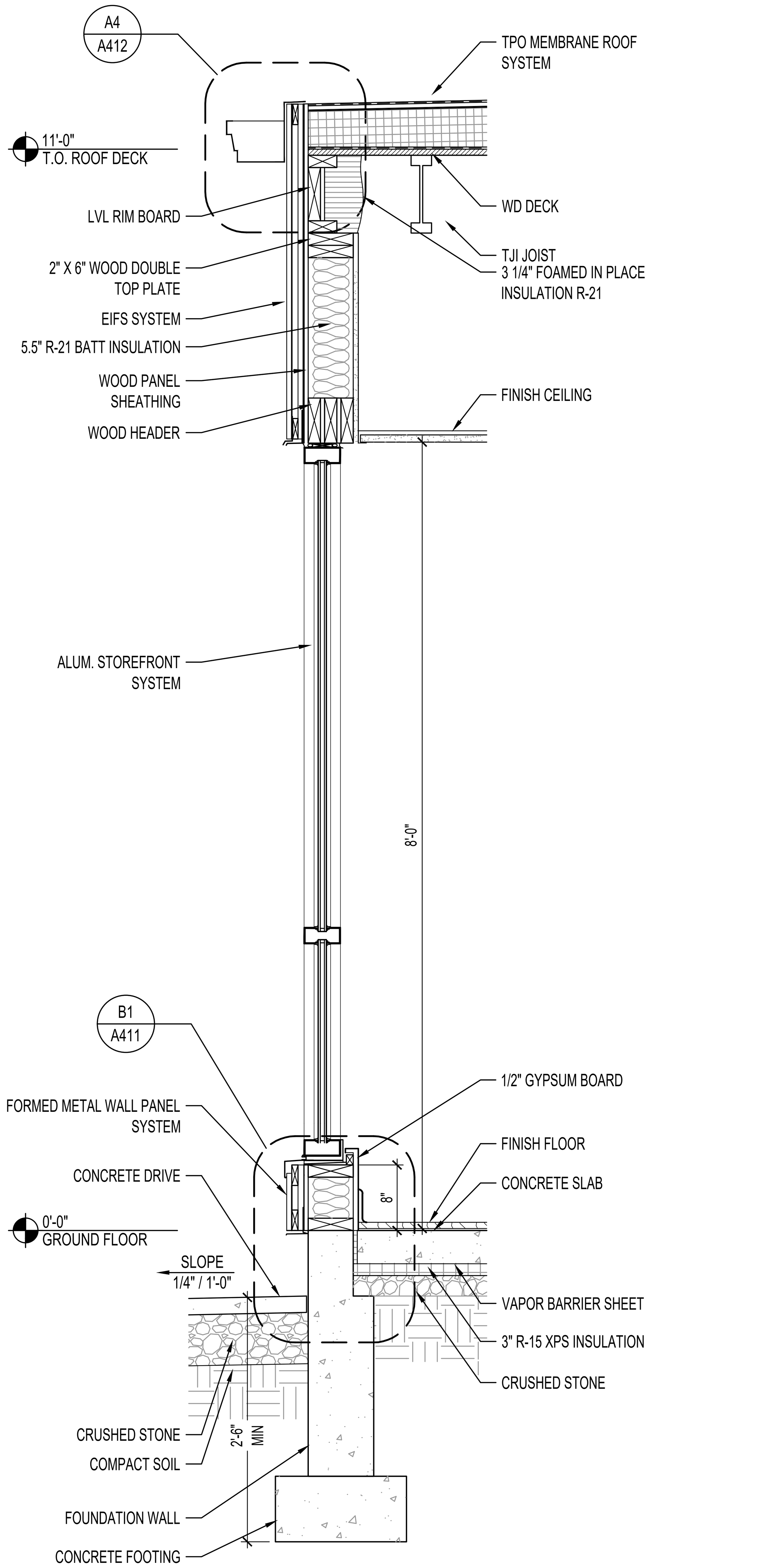
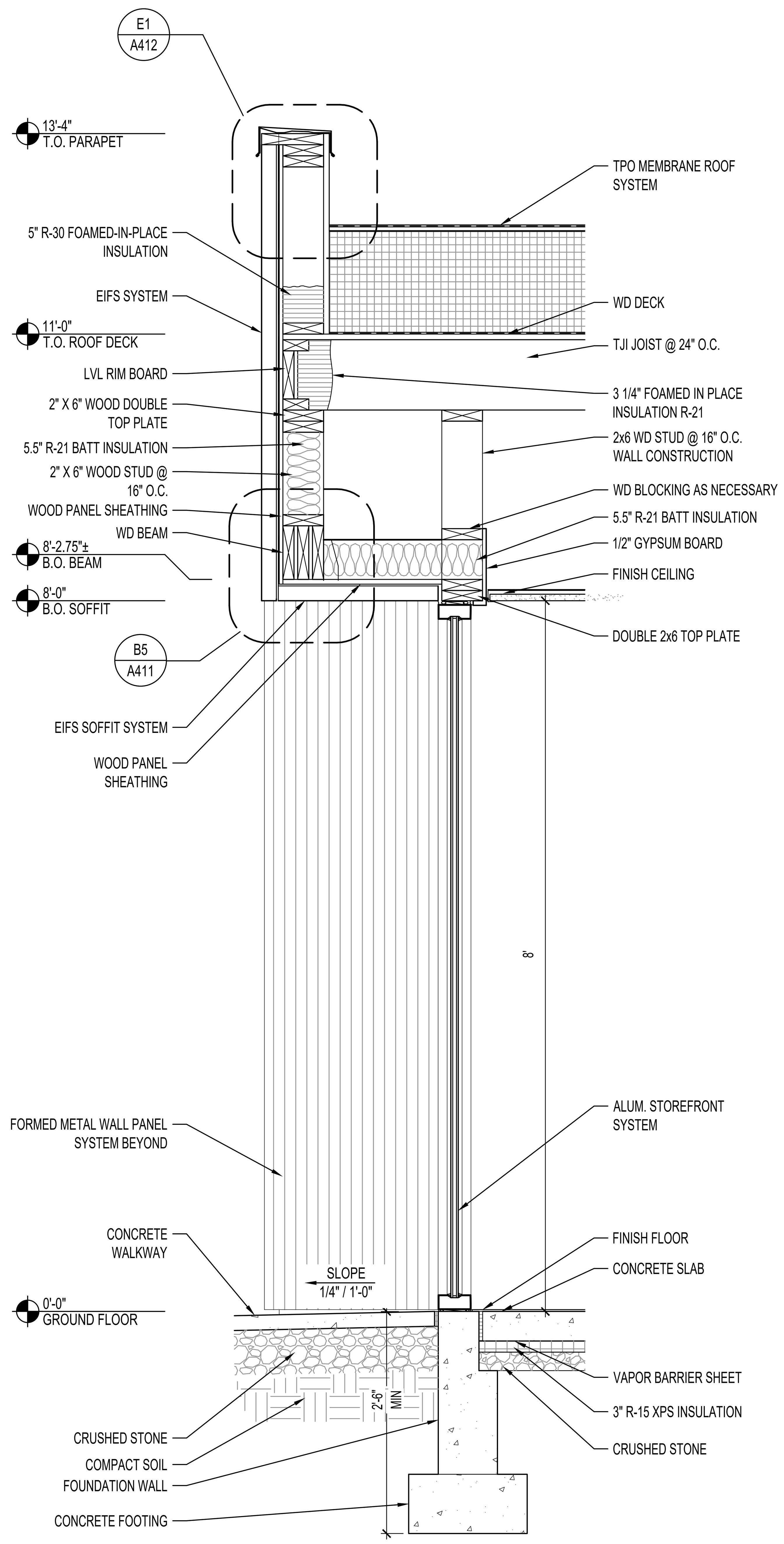
No.	Date	Revision

Project No.: 25.105
Date: 26 SEP 2025
Scale: AS NOTED
Edition: PERMIT DOCUMENTS
Drawing Name: BUILDING SECTIONS
Drawing Number: A301



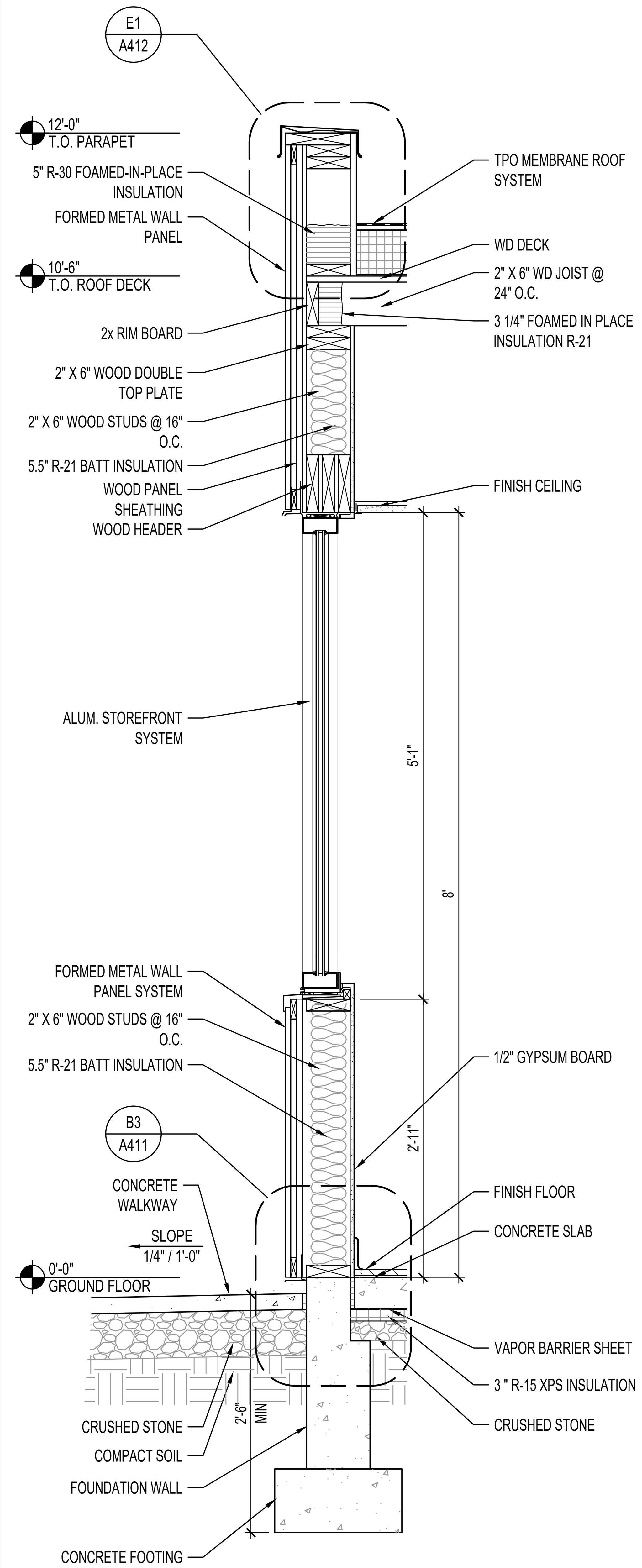
SCALE: 1" = 1'-0" 0 3" 6" 1' 2'

WALL SECTION | F1



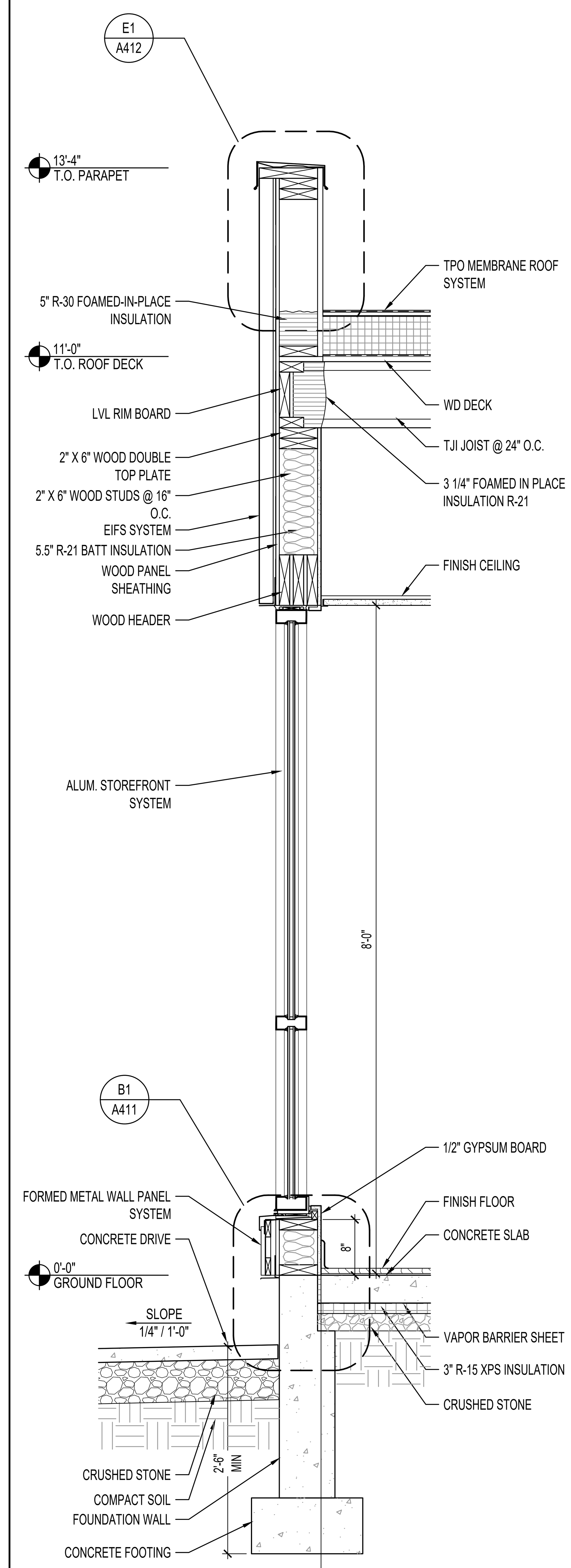
SCALE: 1" = 1'-0" 0 3" 6" 1' 2'

SECTION @ MAIN ENTRY DOOR | D1



SCALE: 1" = 1'-0" 0 3" 6" 1' 2'

WALL SECTION | B1



SCALE: 1" = 1'-0" 0 3" 6" 1' 2'

WALL SECTION | A1

RAIN FOR RENT
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BALTIMORE, MARYLAND, 21224

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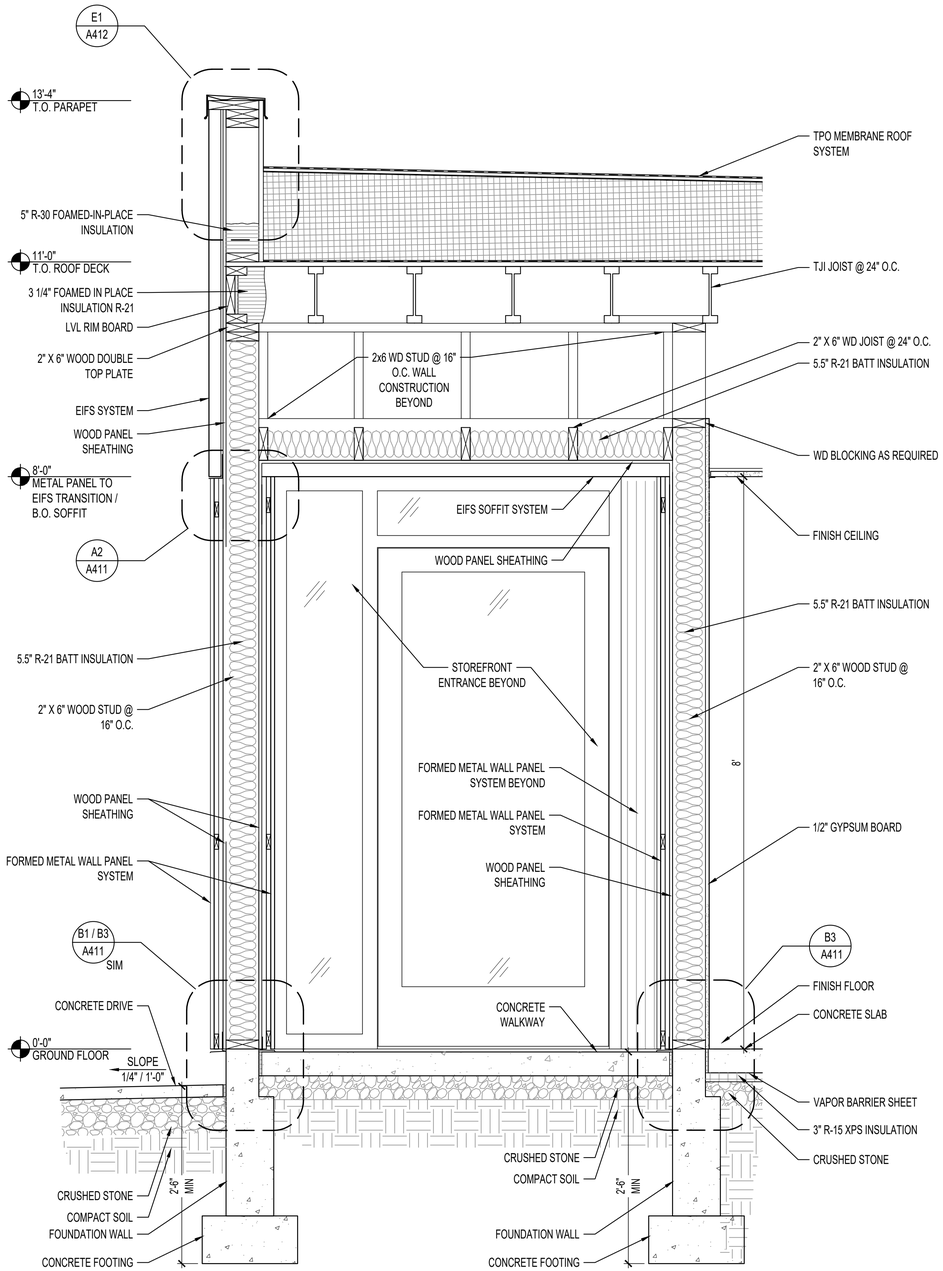
No.	Date	Revision

Project No.: 25.105
Date: 26 SEP 2025
Scale: AS NOTED
Edition: PERMIT DOCUMENTS
Drawing Name: WALL SECTIONS
Drawing Number: A311



SCALE: 1" = 1'-0" 0 3" 6" 1' 2'

CROSS SECTION @ MAIN ENTRY | A1

RAIN FOR RENT
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ARCHITECTURAL REGISTRATION BOARD
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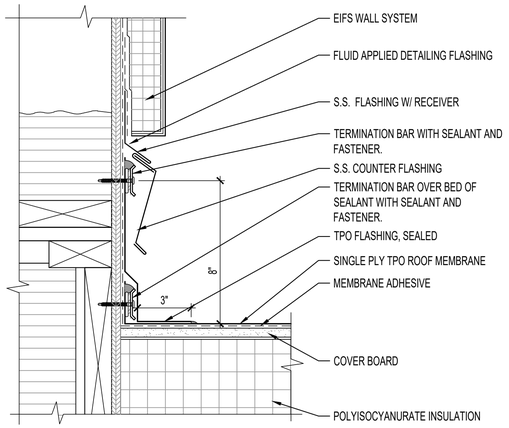
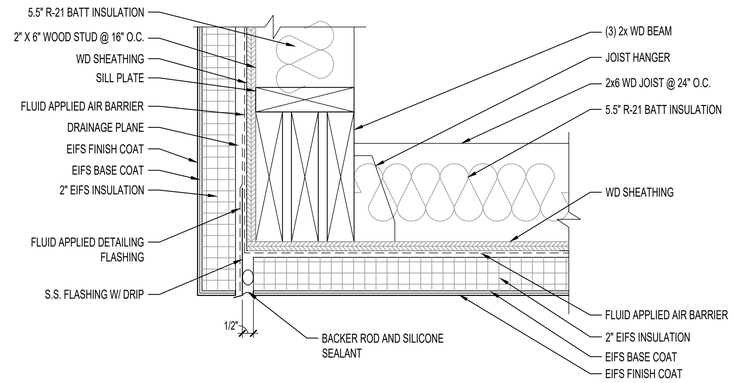
No.	Date	Revision

Project No.: 25.105
Date: 26 SEP 2025
Scale: AS NOTED
Edition: PERMIT DOCUMENTS
Drawing Name: WALL SECTIONS
Drawing Number: A312



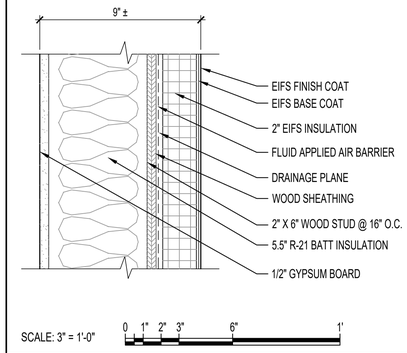
SCALE: 3" = 1'-0" 0 1" 2" 3" 6" 1'

ROOF TERMINATION @ EIFS | E5



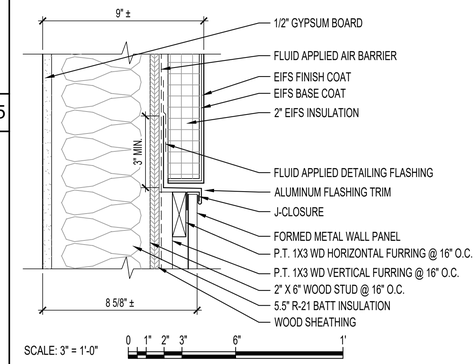
SCALE: 3" = 1'-0" 0 1" 2" 3" 6" 1'

EIFS WALL TO SOFFIT TRANSITION | B5



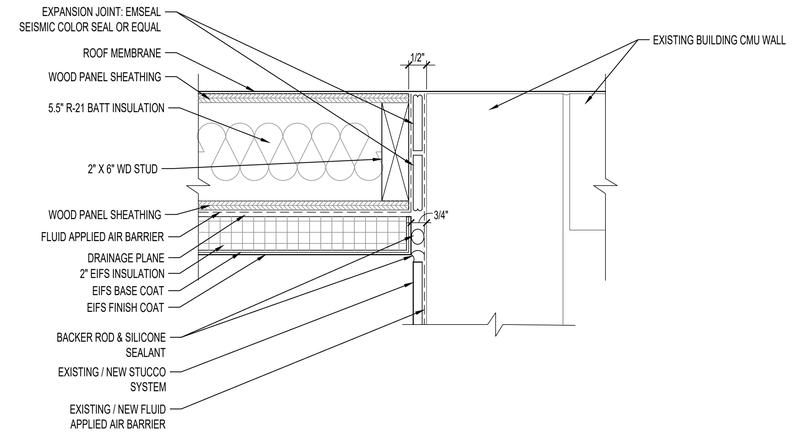
SCALE: 3" = 1'-0" 0 1" 2" 3" 6" 1'

TYPICAL EXTERIOR WALL - EIFS SYSTEM | A5



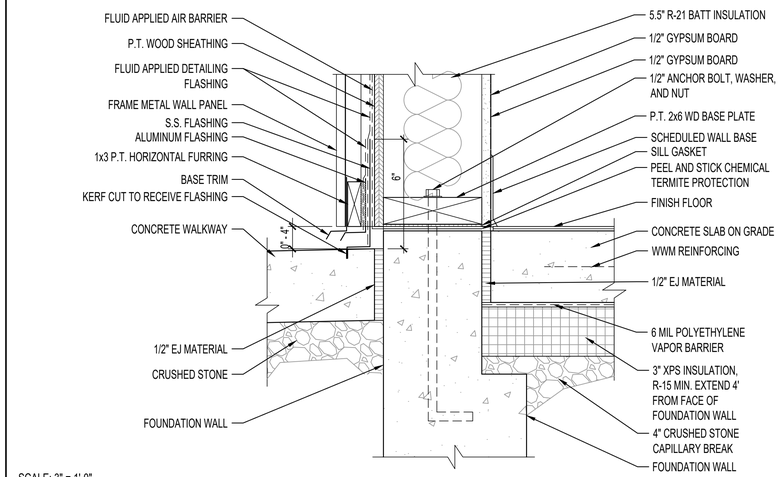
SCALE: 3" = 1'-0" 0 1" 2" 3" 6" 1'

TYP. EXT. WALL - EIFS TO METAL PANEL TRANS. | A4



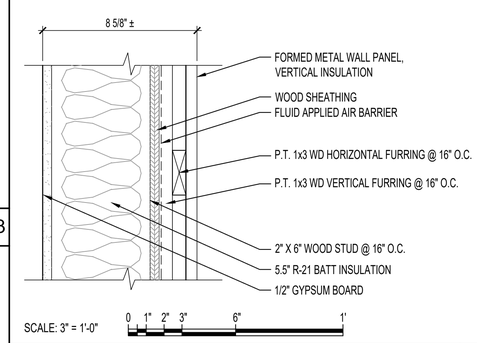
SCALE: 3" = 1'-0" 0 1" 2" 3" 6" 1'

PLAN DETAIL: EXTERIOR WALL TERMINATION @ EXISTING WALL | E3



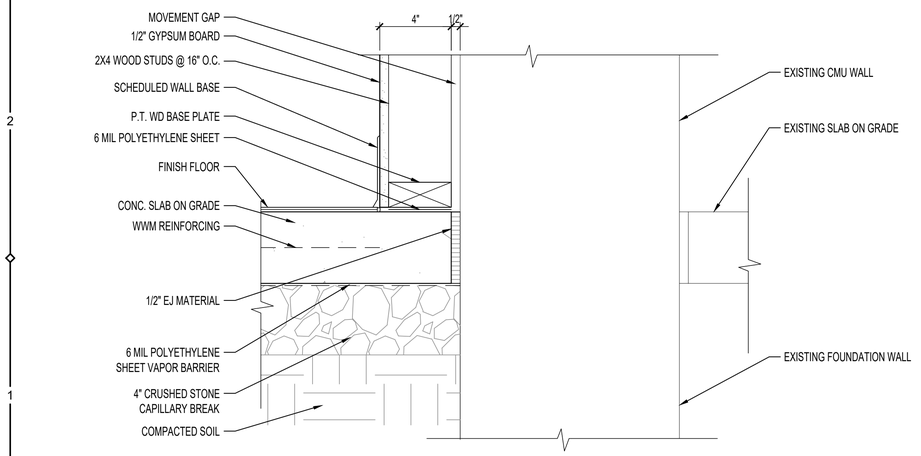
SCALE: 3" = 1'-0" 0 1" 2" 3" 6" 1'

WALL TO FOUNDATION DETAIL - 4" OR LESS TO GRADE | B3



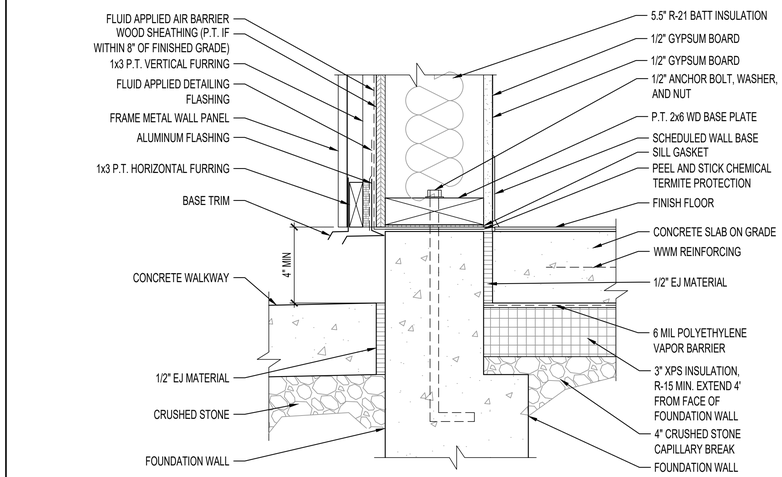
SCALE: 3" = 1'-0" 0 1" 2" 3" 6" 1'

TYP. EXTERIOR WALL - FORMED METAL PANEL | A2



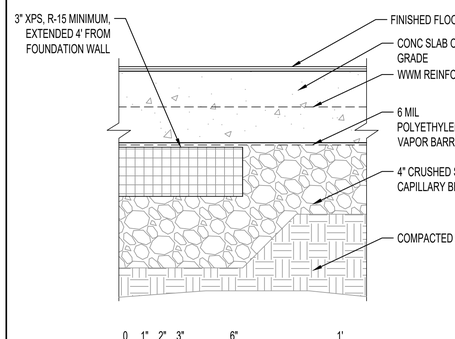
SCALE: 3" = 1'-0" 0 1" 2" 3" 6" 1'

SLAB @ EXISTING WALL DETAIL | E1



SCALE: 3" = 1'-0" 0 1" 2" 3" 6" 1'

WALL TO FOUNDATION DETAIL - 4" OR MORE TO GRADE | B1



SCALE: 3" = 1'-0" 0 1" 2" 3" 6" 1'

TYPICAL SLAB ON GRADE DETAIL | A1

RAIN FOR RENT
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BALTIMORE, MARYLAND, 21224

ARCHITECTURAL REGISTRATION BOARD 8586 TIMOTHY H. SANDERS STATE OF MARYLAND

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LICENSE NO.: 8586

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No.	Date	Revision

Project No.:	25.105
Date:	26 SEP 2025
Scale:	AS NOTED
Edition:	PERMIT DOCUMENTS
Drawing Name:	ENLARGED PLANS AND DETAILS
Drawing Number:	A411

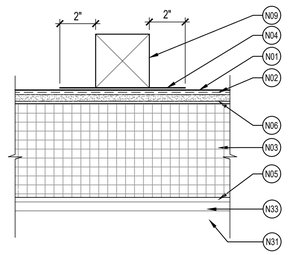
KEY NOTES - NEW WORK: (NXX)

N01. ROOF MEMBRANE: SINGLE PLY TPO, FULLY ADHERED.
N02. ADHESIVE (COLD APPLIED)
N03. INSULATION (CONTINUOUS)
N04. TPO MEMBRANE LAYER, SET IN ADHESIVE,
N05. SLIP SHEET
N06. COVERBOARD
N07. EQUIPMENT SUPPORT FLASHING: GALVANIZED STEEL
N08. WELD SPLICE AND EDGE SEALING (PER MFR)
N09. SLEEPER OR SUPPORT AS REQUIRED
N10. PENETRATION BOOT
N11. CAULK GRADE SEALANT (PER MFR)
N12. EDGE SEALANT (PER MFR.)
N13. FASTENER (PER MFR)
N14. FASCIA TRIM: ALUMINUM
N15. FASTENER: 1-1/4" GALVANIZED RINGSHANK ROOFING NAIL & GASKET @ 12" O.C., (PURE MFR)
N16. S/S ANCHOR CLIP FASTENER (PER MFR)
N17. FASTENER: 1-1/4" GALVANIZED RINGSHANK ROOFING NAIL & GASKET @ 4" O.C., (PER MFR)
N18. MASONRY ANCHOR: 1/2" DIAMETER.
N19. MEMBRANE FASTENER: 12" O.C. MAXIMUM (PER MANUFACTURER)
N20. FASTENER: @ 12" O.C. THROUGH COUNTER FLASHING
N21. BLOCKING: 2x PT KILN DRIED LUMBER AS REQUIRED.
N22. MECHANICAL UNIT AND COUNTER FLASHING. COORDINATE WITH MECHANICAL DRAWINGS.
N23. EQUIPMENT CURB (COORDINATE WITH MECHANICAL DWGS)
N24. CLEAT: SAME MATERIAL AS COPING / FASCIA, 1 GA THICKER, CONTINUOUS, FASTEN AT 6" O.C.
N25. COPING: ALUMINUM.
N26. COPING ANCHOR CLIP: SAME MATERIAL AS COPING, 1 GAGE THICKER, CONTINUOUS
N27. FASTENER: APPROPRIATE FOR APPLICATION,
N28. DRAIN PIPING
N29 VENT / FLUE PIPE
N30. DRAW BAND: STAINLESS STEEL
N31. WOOD FRAMING / JOIST
N32. ROOF DECK OPENING
N33. ROOF DECK
N34. PRIMER (PER MFR)
N35. SCUPPER FLASHING: PRE-MOLDED TPO, SAME MATERIAL AS MEMBRANE, WELD AND SEAL TO TPO MEMBRANE.
N36. SEALING MASTIC (PER MFR)
N37. METAL HOOD: STAINLESS STEEL, FIELD FABRICATED.
N38. SCUPPER FACE PLATE: COPPER
N39. SCUPPER SLEEVE: COPPER
N40. FLEXIBLE FLASHING: SAME MATERIAL AS TPO MEMBRANE, WELD AND SEAL AT EDGES (PER MANUFACTURER)
N41. SEALING MASTIC (PER MFR)
N42. GUTTER STRAP
N43. GUTTER
N44. METAL EDGE
N45. CONTINUOUS CLIP FAST- ENDED 12" O.C.
N46. TERMINATOR BAR
N47. FLEXIBLE TUBING, DIA. 1 1/2" TIMES WIDTH OF JOINT
N48. WOOD BLOCKING
N49. 3/8" RD. MIN. ANCHORS @ 4'-0" O.C.
N50. EXISTING WALL
N51. EIFS WALL SYSTEM

GENERAL:

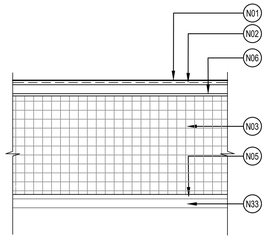
G01. NOT ALL NOTES WILL BE USED ON EACH SHEET.
G02. WOOD NAILERS MUST BE INSTALLED TO RESIST 200 LBS PER LINEAR FOOT MIN IN ANY GIVEN DIRECTION
G03. PT WOOD SHALL BE SEPARATED FROM MTL DECK BY A LAYER OF ASPHALTIC ICE SHIELD MATERIAL.
G04. WD NAILERS AT MASONRY TO BE SECURED WITH COUNTER SUNK 1/2" DIA MASONRY ANCHORS @ 4'-0" O.C. FIELD, AND 2'-0" O.C. WITHIN 8'-0" OF OUTSIDE EDGE, STAGGERED.
G05. ATTACH ADDITIONAL NAILERS TO BOTTOM NAILER WITH GALVANIZED LAG SCREWS @ 2'-0" O.C. FIELD, AND 1'-0" O.C. WITHIN 8'-0" OF OUTSIDE EDGE, STAGGERED, MIN 1-1/4" PENETRATION TO BOTTOM NAILER

NEW WORK NOTES | B5 | GENERAL NOTES | A5



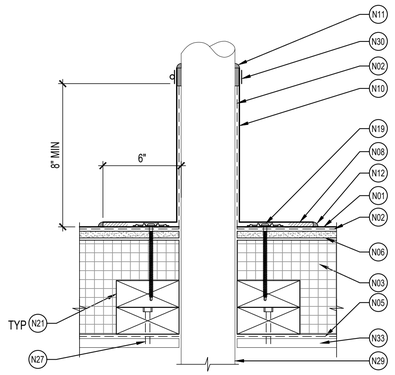
SCALE: 3" = 1'-0"

DETAIL: TYP. EQUIP SUPPORT | G4



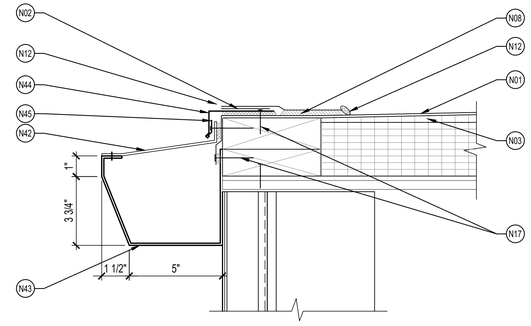
SCALE: 3" = 1'-0"

DETAIL: TYP ROOF | E4



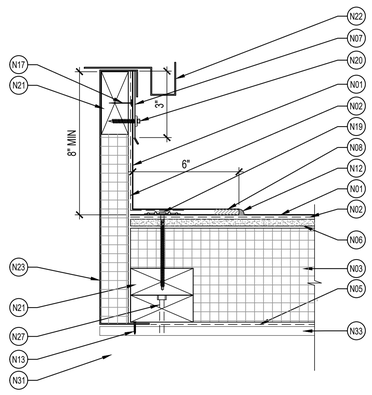
SCALE: 3" = 1'-0"

DETAIL: TYP VENT PIPE PENETRATION | C4



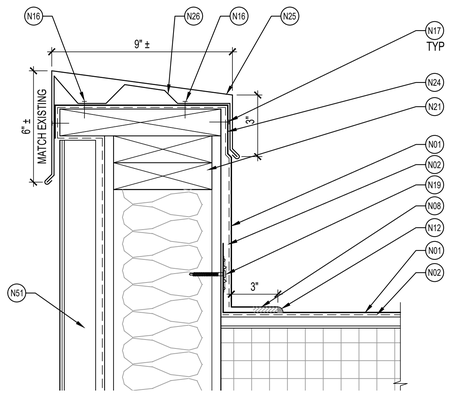
SCALE: 3" = 1'-0"

DETAIL: ROOF EDGE @ GUTTER | A4



SCALE: 3" = 1'-0"

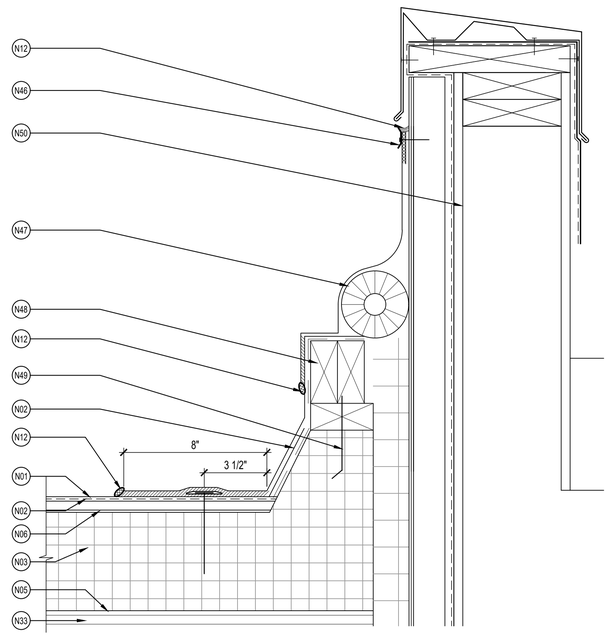
DETAIL: TYP. EQUIP. CURB | G1



NOTE: PARAPET ROOF EDGE DETAILS OF E1-2 IS SIMILAR TO E1 EXCEPT THAT THE E1-2 WILL HAVE FORMED METAL PANEL INSTEAD OF EIFS WALL SYSTEM

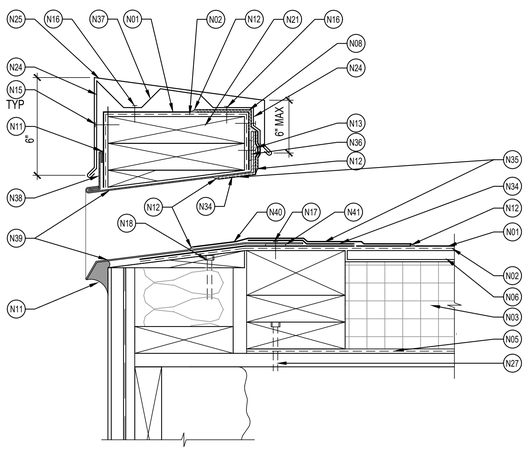
SCALE: 3" = 1'-0"

DETAIL: TYP. PARAPET ROOF EDGE | E1



SCALE: 3" = 1'-0"

DETAIL: EXPANSION JOINT | C1



SCALE: 3" = 1'-0"

DETAIL: TYP. SCUPPER | A1

RAIN FOR RENT
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BALTIMORE, MARYLAND, 21224

ARCHITECTURAL REGISTRATION BOARD
TIMOTHY H. SANDERS
STATE OF MARYLAND

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO.: 8586
EXP. DATE: 21 MAY 2026

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No.	Date	Revision

Project No.: 25.105
Date: 26 SEP 2025
Scale: AS NOTED
Edition: PERMIT DOCUMENTS
Drawing Name: ROOFING DETAILS
Drawing Number: A412

NUMBER	WINDOW		FRAME		DETAILS			HARDWARE SET #	FIRE RATING	REMARKS	NUMBER
	NOMINAL SIZE (W x H)	GLAZING	MATERIAL	FINISH	HEAD	JAMB	SILL				
W1	4'-10" x 8-0"	GL-2	ALUM.	ANOD.	WH-3	WJ-1 / WJ-2	WS-2	---	---	1, 5	W1
W2	2'-0" x 7'-4"	GL-1	ALUM.	ANOD.	WH-1	WJ-1	WS-1	---	---	2, 3, 5	W2
W3	4'-2" x 5'-1"	GL-1	ALUM.	ANOD.	WH-2	WJ-1	WS-1	---	---	4, 5	W3
W4	2'-0" x 5'-1"	GL-1	ALUM.	ANOD.	WH-2	WJ-1	WS-1	---	---	4, 5	W4

WINDOW SCHEDULE LEGEND

DOOR AND FRAME FINISH:
ANOD. - ANODIZED
COLOR: DARK BRONZE

MATERIAL:
ALUM. - EXTRUDED ALUMINUM

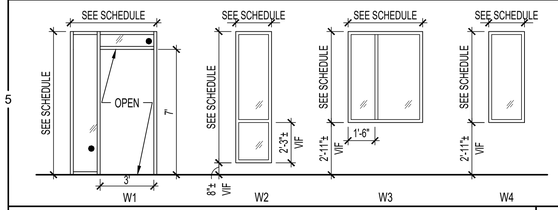
GLAZE:
GL-1: 1" INSULATING GLASS
GL-2: 1" INSULATING GLASS, TEMPERED

● INDICATES TEMPERED GLASS

WINDOW SCHEDULE REMARKS

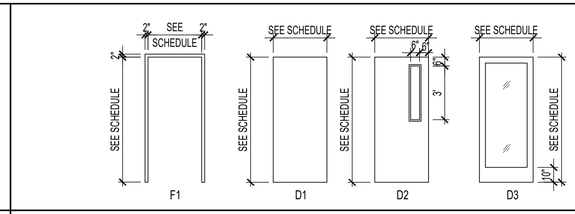
1. COORDINATE WITH PLANS AND ELEVATIONS FOR JAMB DETAIL LOCATIONS.
2. SILL HEIGHT TO MATCH EXISTING WINDOW SILLS, VIF.
3. MULLION HEIGHT TO MATCH EXISTING WINDOW MULLIONS, VIF.
4. SILL HEIGHT TO MATCH EXISTING WINDOW MULLIONS, VIF.
5. HEAD HEIGHT TO MATCH EXISTING WINDOWS, VIF

WINDOW SCHEDULE | S2



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

WINDOW ELEVATIONS | E2



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

DOOR AND FRAME ELEVATIONS | E1

NO.	ROOM NAME	FIRE RATING	DOOR SIZE (W x H x T)	DOOR ELEV.	DOOR CORE	DOOR FINISH	DOOR GLAZE	DOOR MATERIAL	FRAME ELEV.	FRAME MATERIAL	FRAME FINISH	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	HRDWR SET #	REMARKS	NO.
D106	OFFICE 3	---	ETR	ETR	ETR	PT-1	ETR	ETR	ETR	ETR	PT-1	DH-1	DJ-1	V.R.S.	ETR	1	D106
D111	LOCKER ROOM	---	ETR	ETR	ETR	PT-1	ETR	ETR	F1	H.M.	PT-1	DH-2	DJ-2	DS-1	ETR	2	D111
D115	FOYER (FRONT DOOR)	---	3'-0" x 7'-0" x 1-3/4"	D3	-	ANOD.	GL-2	ALUM.	W1	ALUM.	ANOD.	WH-3	WJ-1/WJ-2	DS-3	HW-6	3, 4	D115
D117	FRANK'S OFFICE	---	3'-0" x 7'-0" x 1-3/4"	D1	SWD	PT-4	-	SWD	F1	H.M.	PT-4	DH-1	DJ-1	ALUM.	HW-3	-	D117
D118	CRAIG'S OFFICE	---	3'-0" x 7'-0" x 1-3/4"	D1	SWD	PT-4	-	SWD	F1	H.M.	PT-4	DH-1	DJ-1	V.R.S.	HW-3	-	D118
D119	OFFICE 5	---	3'-0" x 7'-0" x 1-3/4"	D1	SWD	PT-4	-	SWD	F1	H.M.	PT-4	DH-1	DJ-1	V.R.S.	HW-3	-	D119
D120	OFFICE 6	---	3'-0" x 7'-0" x 1-3/4"	D1	SWD	PT-4	-	SWD	F1	H.M.	PT-4	DH-1	DJ-1	V.R.S.	HW-3	-	D120
D121	MICHELLE'S OFFICE	---	3'-0" x 7'-0" x 1-3/4"	D1	SWD	PT-4	-	SWD	F1	H.M.	PT-4	DH-1	DJ-1	V.R.S.	HW-3	-	D121
D122	CORRIDOR 2	---	3'-0" x 7'-0" x 1-3/4"	D2	POLY	PT-5	GL-2	H.M.	F1	H.M.	PT-5	DH-3	DJ-3	DS-3	HW-1	-	D122
D123	ADA BATHROOM	---	3'-0" x 7'-0" x 1-3/4"	D1	SWD	ANOD.	-	SWD	F1	H.M.	PT-4	DH-1	DJ-1	DS-1	HW--2	-	D123
D124	JANITOR'S & SUPPLY CLOSET	---	3'-0" x 7'-0" x 1-3/4"	D1	SWD	ANOD.	-	SWD	F1	H.M.	PT-4	DH-1	DJ-1	DS-1	HW-5	-	D124
D125	OFFICE 7	---	3'-0" x 7'-0" x 1-3/4"	D1	SWD	ANOD.	-	SWD	F1	H.M.	PT-4	DH-1	DJ-1	V.R.S.	HW-3	-	D125
D126	CONFERENCE ROOM	---	3'-0" x 7'-0" x 1-3/4"	D1	SWD	ANOD.	-	SWD	F1	H.M.	PT-4	DH-1	DJ-1	V.R.S.	HW-4	-	D126
D127	CORRIDOR	---	ETR	ETR	ETR	PT-1	ETR	ETR	F1	H.M.	PT-1	DH-2	DJ-2	DS-2	ETR	2, 5	D127

DOOR SCHEDULE LEGEND

DOOR HARDWARE
HW-1: SEE SPECIFICATIONS
HW-2: SEE SPECIFICATIONS
HW-3: SEE SPECIFICATIONS
HW-4: SEE SPECIFICATIONS
HW-5: SEE SPECIFICATIONS
HW-6: SEE SPECIFICATIONS

MATERIAL:
H.M.: HOLLOW METAL
SWD: SOLID CORE 5-PLY WOOD VENEER-FACED DOOR
V.R.S: VINYL REDUCING STRIP
POLY: POLYISOCYAURATE INSULATION BOARD
ALUM: EXTRUDED ALUMINUM

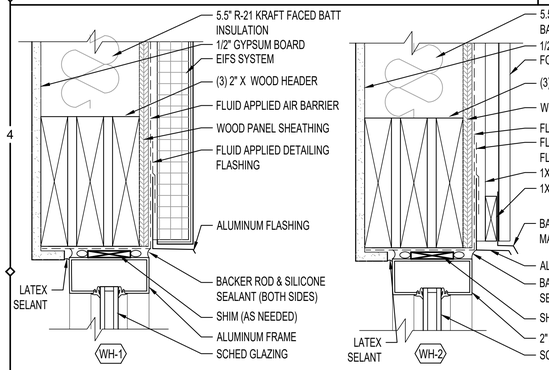
DOOR AND FRAME FINISH:
ANOD. - COLOR ANODIZED
COLOR: DARK BRONZE
PT-1 - SEE FINISH SCHEDULE
PT-4 - SEE FINISH SCHEDULE
PT-5 - SHERWIN WILLIAMS
COLOR: MATCH ADJACENT MTL PANEL

GLAZE:
GL-2: 1" INSULATED TEMPERED GLASS

DOOR SCHEDULE REMARKS

1. SALVAGED DOOR, FRAME, AND HARDWARE. VERIFY SIZES IN FIELD AND COORDINATE R.O.
2. SALVAGED DOOR AND HARDWARE. VERIFY SIZES IN FIELD AND COORDINATE FRAME.
3. COORDINATE WITH WINDOW SCHEDULE.
4. DOOR SILL SIMILAR. COORDINATE WITH SCHEDULED THRESHOLD
5. PROVIDE NEW OFFSET THRESHOLD OTH-2

DOOR SCHEDULE | S1

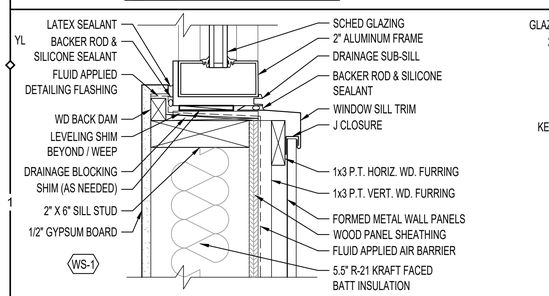


SCALE: 3" = 1'-0"

WINDOW HEAD DETAILS | D4

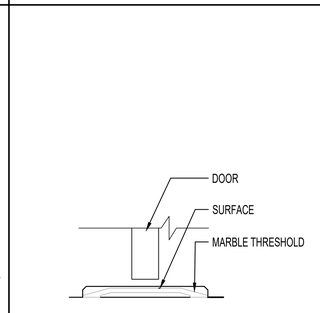
SCALE: 3" = 1'-0"

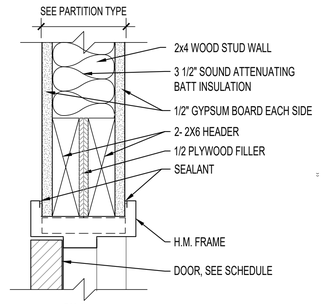
WINDOW JAMB DETAILS | D3

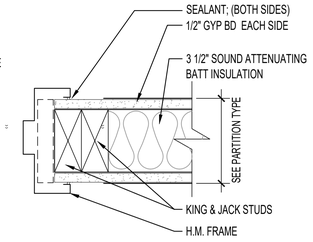


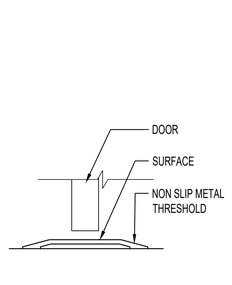
SCALE: 3" = 1'-0"

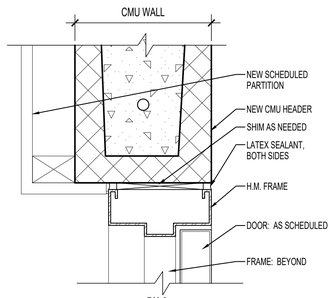
WINDOW SILL DETAILS | D2

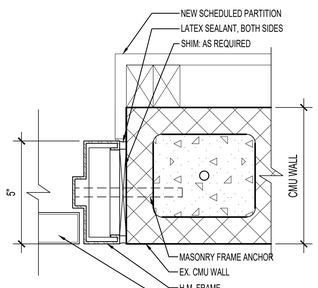


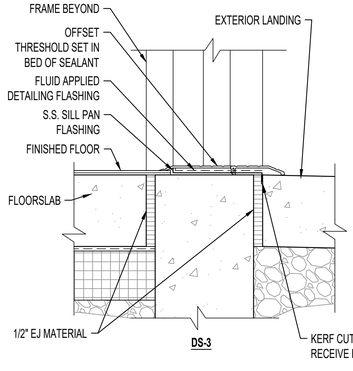


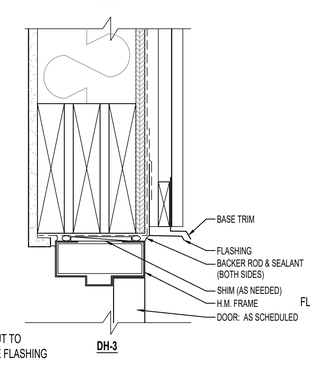


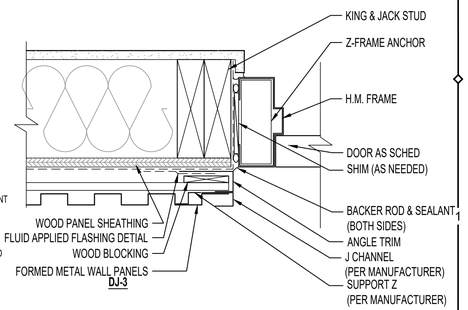












SCALE: 3" = 1'-0"

DOOR HEAD / JAMB / SILL DETAILS | D1

RAIN FOR RENT
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BALTIMORE, MARYLAND, 21224

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STATE OF MARYLAND
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No.	Date	Revision

Project No.:	25.105
Date:	26 SEP 2025
Scale:	AS NOTED
Edition:	PERMIT DOCUMENTS
Drawing Name:	DOOR AND WINDOW SCHEDULES
Drawing Number:	A601

ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS N	WALLS S	WALLS E	WALLS W	CASEWORK CAB	CASEWORK TOP	CEILING	REMARKS	ROOM NUMBER
106	OFFICE 3	CPT-1	VWB-1	PT-1	PT-1	PT-1	PT-1	--	--	APC-2		106
107	OFFICE 4	CPT-1	VWB-1	PT-1	PT-1	PT-1	PT-1	--	--	APC-2		107
111	LOCKER ROOM	ETR / CFT-1	CWB-1	PT-1	PT-1	PT-1	PT-1	--	--	APC-2		111
114	CORRIDOR 1	VLP-1	VWB-1	PT-2	PT-2	PT-2	PT-2	--	--	APC-1		114
115	FOYER (FRONT DOOR)	VLP-1	VWB-1	PT-2	PT-2	PT-2	PT-2	--	--	APC-1		115
117	FRANK'S OFFICE	CPT-2	VWB-1	PT-2	PT-2	PT-2	PT-2	--	--	APC-1		117
118	CRAIG'S OFFICE	CPT-2	VWB-1	PT-2	PT-2	PT-2	PT-2	--	--	APC-1		118
119	OFFICE 5	CPT-2	VWB-1	PT-2	PT-2	PT-2	PT-2	--	--	APC-1		119
120	OFFICE 6	CPT-2	VWB-1	PT-2	PT-2	PT-2	PT-2	--	--	APC-1		120
121	MICHELLE'S OFFICE	CPT-2	VWB-1	PT-2	PT-2	PT-2	PT-2	--	--	APC-1		121
122	CORRIDOR 2	VLP-1	VWB-1	PT-2	PT-2	PT-2	PT-2	--	--	APC-1		122
123	ADA BATHROOM	CFT-1	CWB-1	FRP-1	FRP-1	FRP-1	FRP-1	--	--	APC-1	2	123
124	JANITOR'S & SUPPLY CLOSET	VLP-1	VWB-1	FRP-1	FRP-1	FRP-1	FRP-1	--	--	APC-1	2	124
125	OFFICE 7	CPT-2	VWB-1	PT-2	PT-2	PT-2	PT-2	--	--	APC-1		125
126	CONFERENCE ROOM	CPT-2	VWB-1	PT-3	PT-3	PT-3	PT-3	PT-4	PLAM-1	APC-1	1	126
127	CORRIDOR	ETR / VCT-1	VWB-1	PT-1	PT-1	PT-1	PT-1	--	-	APC-2		127

FLOORING

VCT-1: VINYL COMPOSITE FLOOR TILE
SIZE: 12x12
STYLE: ARMSTRONG PREMIUM EXCELON CROWN TEXTURE
COLOR: MATCH EXISTING

VLP-1: VINYL LAMINATE PLANK
SIZE:
STYLE: MARQUIS, TITANIUM PLUS FLEXIBLE LUXURY VINYL PLANK #91154
COLOR: ESTES PARK

CFT-1: PORCELAIN FLOOR TILE
SIZE: 12x24
STYLE: DALTILE FABRIQUE
COLOR: GRIS LIMEN P690

CPT-1: BROADLOOM CARPET (MATCH EXISTING)
STYLE: TRAFFICMASTER, VIKING, OLEFIN LOOP
COLOR: BLUE

CPT-2: CARPET TILE
STYLE: SHAW, GENIUS TILE #54844
COLOR: MASTERFUL

WALL BASE:

VWB-1: 4" RUBBER WALL BASE
STYLE: ROPPE PINNCALE
SHAPE: COVE
COLOR: DARK GRAY

CWB-1: 4" PORCELAIN WALL BASE
STYLE: DALTILE FABRIQUE
COLOR: GRIS LIMEN P690
TRIM CAP: SCHLUTER RONDEC BULLNOSE
COVE TRIM: SCHLUTER DILEX-EHK

WALL COVERING:

FRP-1: FIBERGLASS REINFORCED PANELS
COLOR: WHITE

THRESHOLDS

MARB-1: MARBLE

CASE WORK

PLAM-1: HGL PLATIC LAMINATE OVER 3/4" THICK EXPOSURE 1 PLYWOOD

PAINTS & PAINT SYSTEM: SHERWIN WILLIAMS

PT-1: MATCH EXISTING

PT-2: SW 7541
COLOR: GRECIAN IVORY

PT-3: SW 9132
COLOR: ACACIA HAZE

PT-4: SW 7006
COLOR: EXTRA WHITE

CEILING

APC-1: ACOUSTICAL PANEL CEILING SYSTEM
STYLE: USG, RADAR BASIC SQUARE EDGE
GRID: EXPOSED
COLOR: WHITE

APC-2: MATCH EXISTING TILE AND GRID

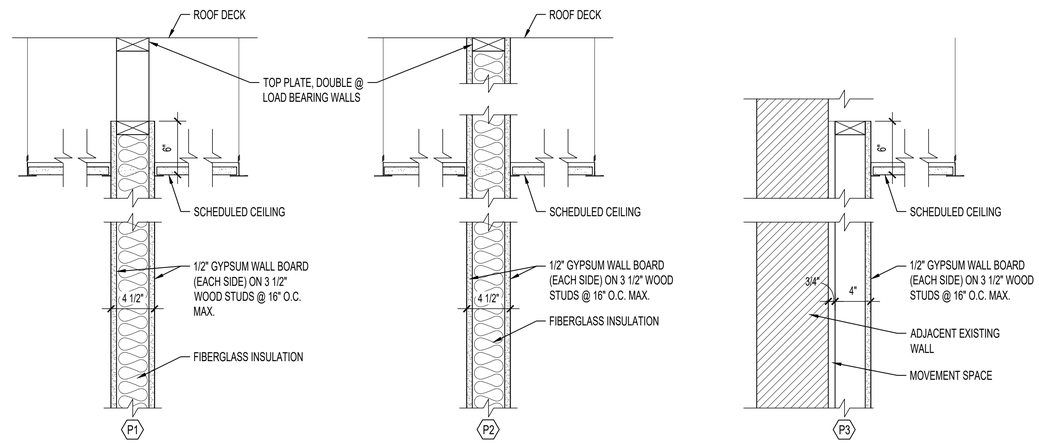
REMARKS

1. PAINT CABINETS WITH PT-1, EXTRA WHITE FINISH
2. PROVIDE MARB-1 THRESHOLD AT DOOR.

GENERAL NOTES:

1. NEW WALL BASE AT INFILL AREAS TO BE INSTALLED FROM CORNER TO DOOR FRAME OF WALL WHERE INFILL IS LOCATED
2. PAINT ENTIRE WALL FROM CORNER TO CORNER AT INFILL WALL LOCATIONS
3. PROVIDE VINYL TRANSITION STRIP AT CHANGE IN FLOOR MATERIAL
4. PROVIDE LEVEL 4 FINISH FOR ALL EXPOSED GYP BOARD.
5. PROVIDE LEVEL 1 FINISH FOR ALL GYP BOARD IN CONCEALED AREAS.

FINISH SCHEDULE | A2



PARTITION TYPE DETAILS | A1

RAIN FOR RENT
7677 ROLLING MILL RD
BALTIMORE, MARYLAND, 21224

ARCHITECTURAL REGISTRATION BOARD
TIMOTHY H. SANDERS
STATE OF MARYLAND

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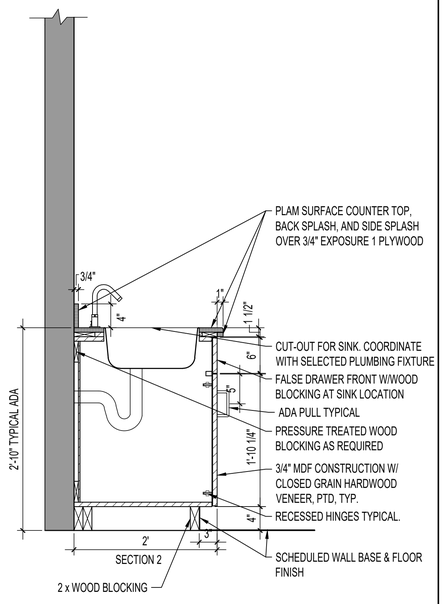
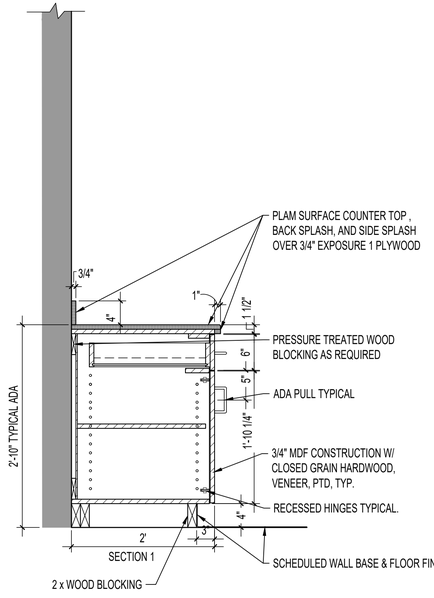
No.	Date	Revision

Project No.: 25.105
Date: 26 SEP 2025
Scale: AS NOTED
Edition: PERMIT DOCUMENTS
Drawing Name: FINISH SCHEDULE & PARTITION DETAILS
Drawing Number: A602



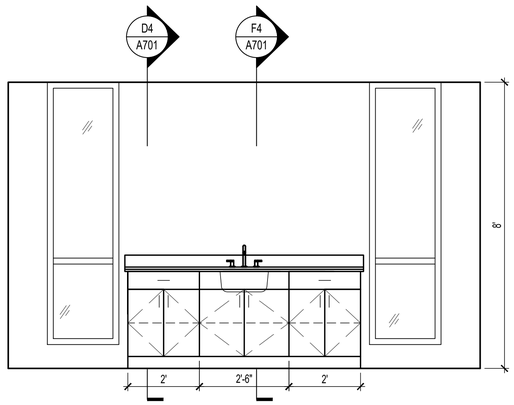
SCALE: 1" = 1'-0" 0 3" 6" 1' 2'

SECTION: CASEWORK | F4



SCALE: 1" = 1'-0" 0 3" 6" 1' 2'

SECTION: CASEWORK | D4



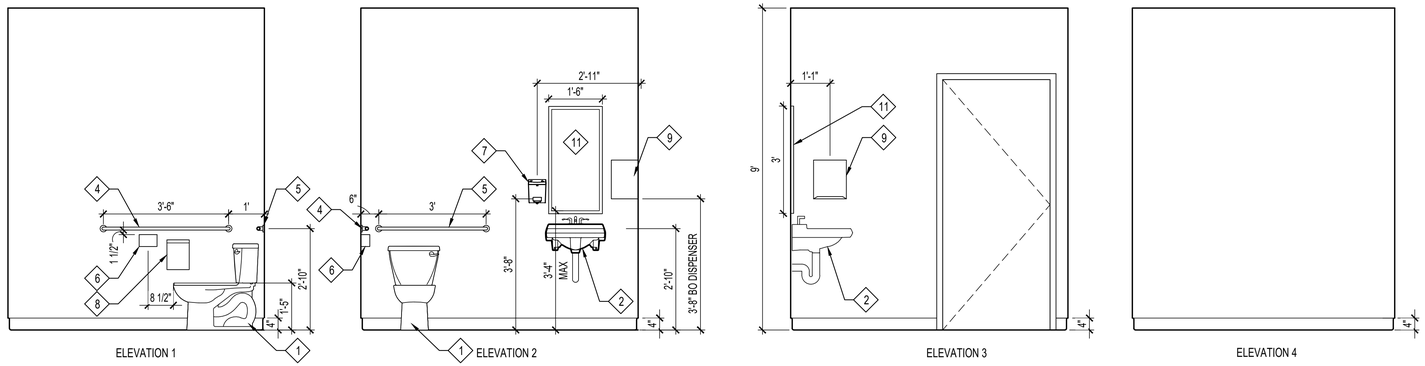
SCALE: 1/2" = 1'-0" 0 6" 1' 2' 4'

ELEVATION: CASEWORK | A4

TOILET ACCESSORY SCHEDULE

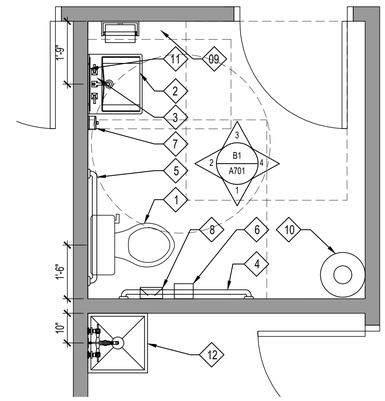
MARK	ITEM	LOCATION	MFR.	MODEL	QUANTITY	REMARKS
1	ACCESSIBLE TOILET	ADA BATHROOM	-	-	1	SEE PLUMBING
2	WALL MOUNTED VANITY	ADA BATHROOM	-	-	1	SEE PLUMBING
3	LAVATORY MOUNT FAUCET	ADA BATHROOM	-	-	1	SEE PLUMBING
4	42" GRAB BAR	ADA BATHROOM	BOBRICK	B-6806.99 x 42	1	PEENED GRIP
5	36" GRAB BAR	ADA BATHROOM	BOBRICK	B-6806.99 x 36	1	PEENED GRIP
6	TOILET TISSUE DISPENSER	ADA BATHROOM	BOBRICK	B-2890	1	SURFACE MOUNTED
7	SOAP DISPENSER	ADA BATHROOM	BOBRICK	B-2111	1	SURFACE MOUNTED
8	SANITARY NAPKIN DISPOSAL	ADA BATHROOM		B-270	1	SURFACE MOUNTED
9	PAPER TOWEL DISPENSER	ADA BATHROOM	BOBRICK	B-2860	1	-
10	TRASH CAN	ADA BATHROOM	-	B-304	1	-
11	MIRROR (1'-6" X 3'-0")	ADA BATHROOM	BOBRICK	B-2908 1836	1	TEMPERED, 1'-6" x 3'-0"
12	MOP SINK	JANITOR & SUPPLY CLOSET	-	-	1	SEE PLUMBING

BATHROOM ACCESSORY SCHEDULE | B3



SCALE: 1/2" = 1'-0" 0 6" 1' 2' 4'

ADA BATHROOM ELEVATIONS | B1



SCALE: 1/2" = 1'-0" 0 6" 1' 2' 4'

ENRLARGED ADA BATHROOM PLAN | A1

RAIN FOR RENT
7677 ROLLING MILL RD
BALTIMORE, MARYLAND, 21224

ARCHITECTURAL REGISTRATION BOARD 8586 TIMOTHY H. SANDERS STATE OF MARYLAND

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

LICENSE NO.: 8586

EXP. DATE: 21 MAY 2026

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No.	Date	Revision

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Drawing Number: A701

01 9100 ENVELOPE TESTING AND COMMISSIONING

1. CONTRACTOR TO EMPLOY A THIRD PARTY AGENT TO PERFORM BUILDING ENVELOPE PERFORMANCE VERIFICATION
   - A. REVIEW THE CONSTRUCTION DOCUMENTS TO ASSESS COMPLIANCE WITH ENERGY CONSERVATION CODE.
   - B. INSPECT CONTINUOUS AIR BARRIER COMPONENTS AND ASSEMBLIES DURING CONSTRUCTION WHILE THE AIR BARRIER IS STILL ACCESSIBLE.
   - C. PROVIDE FINAL COMMISSIONING REPORT PERFORMED BY THE THIRD PARTY AGENT, TO BE PROVIDED TO THE OWNER AND CODE OFFICIAL.
2. BUILDING THERMAL ENVELOPE TESTING REQUIREMENTS
   - A. TEST IN ACCORDANCE WITH ASTM E779, ANSI/RESNET/ICC 380, ASTM E3158, OR ASTM E1827.
   - B. MEASURED AIR LEAKAGE SHALL NOT EXCEED 0.40cfm/ft² OF THE BUILDING ENVELOPE AREA AT A PRESSURE DIFFERENTIAL OF 0.3 INCH WATER GAUGE.
3. CONTRACTOR TO EMPLOY A THIRD PARTY AGENT TO PERFORM COMMISSIONING AND REQUIRED DOCUMENTATION IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER C408.2 OF THE INTERNATIONAL ENERGY CONSERVATION CODE AND AS SPECIFIED IN THE MECHANICAL SPECIFICATIONS OF THESE DOCUMENTS.

07 2100 THERMAL INSULATION

1. EXTRUDED POLYSTYRENE BOARD (XPS)
   - A. TYPE IV, 25 PSI
   - B. FLAME SPREAD INDEX 75 OR LESS
   - C. SMOKE DEVELOPED INDEX 450 OR LESS
2. GLASS FIBER BLANKET KRAFT FACED
   - A. HIGH DENSITY
   - B. TYPE II, CLASS C, CATEGORY 1
   - C. INSTALL AS VAPOR RETARDER, TO THE INTERIOR

07 2119 FOAMED-IN-PLACE INSULATION

1. CLOSED-CELL SPRAY POLYURETHANE FOAM
   - A. BASIS OF DESIGN: CARLISLE SEALTITE PRO
   - B. TYPE II, DENSITY BETWEEN 1.5 AND 2.0 PCF
   - C. MINIMUM R-VALUE PER INCH OF R-6.2
   - D. FLAME SPREAD INDEX 25 OR LESS
   - E. SMOKE DEVELOPED INDEX 450 OR LESS
   - F. 3.25-INCHES MAXIMUM INSTALLED THICKNESS WHEN INSTALLED AT THE RIM BOARD.
   - G. INTUMESCENT COATING, PASS NFPA 286

07 2419 WATER DRAINAGE EXTERIOR INSULATION AND FINISH SYSTEM

1. PERFORMANCE REQUIREMENTS
   - A. COMPLY WITH ASTM E2568
   - B. RESISTANT TO UNCONTROLLED WATER AND WIND PENETRATION AND DRAINAGE WITH 90% EFFICIENCY WHEN TESTED IN ACCORDANCE WITH ASTM E2273.
   - C. COMPONENT AND CLADDING ATTACHMENT WIND LOADS AND PRESSURES IN ACCORDANCE WITH STRUCTURAL DOCUMENTS.
   - D. MEDIUM IMPACT PERFORMANCE IN ACCORDANCE WITH ASTM E2568
   - E. MILDEW RESISTANCE IN ACCORDANCE WITH ASTM D3273 AND ASTM D3274.
2. WATER RESISTIVE BARRIER COATING
   - A. COORDINATE WITH SECTION 072726 "FLUID-APPLIED MEMBRANE AIR BARRIERS.
3. FLEXIBLE MEMBRANE FLASHING
   - A. MANUFACTURER'S STANDARD COLD APPLIED, SELF-ADHERING, SELF-HEALING MATERIAL, COMPATIBLE WITH SUBSTRATE.
4. INSULATION ADHESIVE
   - A. MANUFACTURER'S STANDARD LOW-VOC FORMULATED TO BE INSTALLED WITH OPEN VERTICAL CHANNELS TO SERVE AS PART OF THE WATER DRAINAGE SYSTEM, COMPATIBLE WITH SUBSTRATE.
5. DRAINAGE MAT
   - A. MANUFACTURER'S STANDARD PVC FREE MAT.
6. MOLDED, (EXPANDED) RIGID CELLULAR POLYSTYRENE BOARD INSULATION
   - A. COMPLY WITH ASTM E2430 / E2430M
   - B. FLAME SPREAD INDEX OF 75 OR LESS
   - C. SMOKE DEVELOPED INDEX OF 450 OR LESS
   - D. DIMENSIONS: 24 BY 48 INCH BOARDS, THICKNESS AS INDICATED.
   - E. CHANNELED BOARD
   - F. MINIMUM R-VALUE R-3.6 PER INCH
   - G. TYPE II, 15-PSI
7. REINFORCING MESH
   - A. AS REQUIRED TO MEETING IMPACT PERFORMANCE SPECIFIED.
8. BASE COAT
   - A. MANUFACTURER'S STANDARD NATURAL COLOR
9. PRIMER
   - A. MANUFACTURER'S STANDARD
10. FINISH COAT
    - A. MANUFACTURER'S STANDARD FACTORY-MIXED FORMULATION.
    - B. COLOR: TO BE SELECTED FROM THE MANUFACTURER'S FULL LINE.
    - C. TEXTURE: TO BE SELECTED FROM THE MANUFACTURER'S FULL LINE, MATCH EXISTING BUILDING.
11. SEALER
    - A. MANUFACTURER'S WATEPROOF, CLEAR ACRYLIC-BASED SEALER
12. TRIM ACCESSORIES
    - A. AS REQUIRED TO FINISH OUT STANDARD INSTALLATION, WHETHER SPECIFICALLY IDENTIFIED OR NOT.

07 2726 FLUID-APPLIED MEMBRANE AIR BARRIERS

1. MEDIUM -BUILD, VAPOR PERMEABLE
   - A. AIR-BARRIER ASSEMBLY AND SEALS WITH ADJACENT CONSTRUCTION SHALL BE CAPABLE OF PERFORMING AS A CONTINUOUS AIR BARRIER AND AS A LIQUID-WATER DRAINAGE PLANE. COORDINATE WITH ALL MANUFACTURER DETAILS / REQUIREMENTS.
   - B. AIR-BARRIER ASSEMBLY AIR LEAKAGE: MAXIMUM 0.04 CFM/SQ.FT OF SURFACE AREA AT 1.57 LBF/SQ.FT. PER ASTM E2357
   - C. VAPOR PERMEANCE: MINIMUM 10 PERMS PER ASTM E96/E96M, DESICCANT METHOD, PROCEDURE A
   - D. COMPATIBILITY: COMPATIBLE WITH ALL NOTED EXTERIOR FINISH VENEER SYSTEMS.
   - E. BASIS OF DESIGN: W.R. MEADOWS AIR-SHIELD TMP LOW-VOC.
   - F. INSTALLATION: MINIMUM 16 MILS WET
   - G. ULTIMATE ELONGATION: MINIMUM 500 PERCENT
   - F. ADHESION TO SUBSTRATE: 16 PSI MINIMUM
   - G. UV RESISTANCE: EXPOSURE FOR 180 DAYS
   - H. COLOR: BLACK
   - I. ACCESSORIES:
     1. SUBSTRATE JOINT PRIMER: MEL-PRIME OR EQUAL
     2. SUBSTRATE JOINT TAPE: AIR-SHIELD OR EQUAL
     3. AS REQUIRED PER MANUFACTURER DETAILS

07 4213.13 FORMED METAL WALL PANELS

1. CONCEALED-FASTENER LAP-SEAM METAL WALL PANELS
   - A. MANUFACTURER: ATAS INTERNATIONAL
   - B. STYLE: METAPHOR
   - C. MATERIAL: 0.050 ALUMINUM
   - D. INSTALLATION: VERTICAL
   - E. FINISH: 3-COAT 70% PVDF
   - F. COLOR: TBD FROM MANUFACTURER'S FULL LINE
   - G. COORDINATE ATTACHMENT WITH COMPONENT CLADDING PRESSURE REQUIREMENTS ON STRUCTURAL DRAWINGS.

07 5423 THERMOPLASTIC-POLYOLEFIN ROOFING

1.PERFORMANCE REQUIREMENTS
   - A. WIND UPLIFT RESISTANCE IN ACCORDANCE WITH ZONES NOTED ON STRUCTURAL DOCUMENTS.
   - B. FIRE / WINDSTORM CLASSIFICATION CLASS 1A-105
   - C. HAIL-RESISTANCE RATING OF MH
   - D. THREE YEAR-AGED SOLAR REFLECTANCE INDEX OF 64, OR THREE YEAR-AGED SOLAR REFLECTANCE OF 0.55 AND 3 YEAR AGED THERMAL EMITTANCE OF 0.75
   - E. EXTERIOR FIRE-TEST EXPOSURE CLASS C OR BETTER
2. THERMOPLASTIC POLYOLEFIN ROOFING
   - A. THICKNESS: 60 MILS
   - B. EXPOSED COLOR: WHITE
   - C. FULLY ADHERED
3. BONDING ADHESIVE: MANUFACTURER'S STANDARD LOW VOC ADHESIVE.
4. SLIP SHEET: MANUFACTURER'S STANDARD.
5. TERMINATION BARS: MANUFACTURER'S STANDARD STAINLESS STEEL OR ALUMINUM.
6. POLYISOCYANURATE BOARD INSULATION
   - A. TYPE II, CLASS1, GRADE 2
   - B. SIZE: 48 BY 48 INCHES.
   - C. BASE LAYER THICKNESS 1.5 INCHES, MECHANICALLY ATTACHED.
   - D. TAPERED INSULATION
     1. 1/4-INCH MINIMUM THICKNESS
     2. ROOF FIELD SLOPE 1/4-INCH PER FOOT
     3. SADDLES AND CRICKETS SLOPES 1/2-INCH PER FOOT
     4. ADHERED INSTALLATION, MANUFACTURER'S STANDARD BEAD-APPLIED LOW VOC ADHESIVE.
7. COVER BOARD: 1/2-INCH THICK GLASS MAT, WATER-RESITANT GYPSUM BOARD.
8. LOW-VOLTAGE ELECTRICAL CONDUCTANCE TESTING PRIMER.
   - A. INSTALL DIRECTLY OVER COVER BOARD.
9. PERFORM LOW-VOLTAGE ELECTRICAL CONDUCTANCE TESTING.
   - A. MANUFACTURER: DETEC OR EQUAL.

07 6200 SHEET METAL FLASHING AND TRIM

1. PERFORMANCE STANDARDS
   - A. DESIGN PRESSURES AS INDICATED ON DRAWINGS
2. SHEET METALS
   - A. ALUMINUM SHEET
     1. ASTM B209, SMOOTH SURFACE
     2. FINISH: 3-COAT 70% PVDF
     3. COLOR: TO BE SELECTED FROM THE MANUFACTURER'S FULL LINE.
   - B. STAINLESS STEEL
     1. ASTM A240 TYPE 304, SMOOTH SURFACE
     2. ASTM A480 NO. 2D DULL, COLD ROLLED
   - C. METALLIC-COATED STEEL
     1. GALVANIZED IN ACCORDANCE WITH ASTM A653, G90 DESIGNATION, SMOOTH SURFACE.
3. SEAMS
   - A. NONMOVING SEAMS TO BE FLAT-LOCK TYPE. SOLDER OR SEAL WITH ELASTOMERIC SILICONE SEALANT.
4. SCHEDULE
   - A. COUNTER FLASHING: STAINLESS STEEL 0.0188 INCH THICK
   - B. OPENING FLASHING: ALUMINUM 0.032 INCH THICK
   - C. EQUIPMENT SUPPORT FLASHING: GALVANIZED STEEL 0.028 INCH THICK

07 7100 ROOF SPECIALTIES

1. PERFORMANCE STANDARDS
   - A. DESIGN PRESSURES AS INDICATED ON DRAWINGS
2. COPING CAPS
   - A. FORMED ALUMINUM SHEET
     1. THICKNESS: 0.040 INCH THICK
     2. SURFACE: SMOOTH
     3. FINISH: 3-COAT 70% PVFD
     4. COLOR: TO BE SELECTED FROM THE MANUFACTURER'S FULL LINE.
     5. CONCEALED (CLEAT) ANCHORAGE
     6. CORNER UNITS AND END CAP UNITS
     7. CONCEALED SPLICE PLATES, FINISH MATCHING COPING CAPS
3. ROOF -EDGE FASCIA
   - B. FORMED ALUMINUM SHEET
     1. THICKNESS: 0.040 INCH THICK
     2. SURFACE: SMOOTH
     3. FINISH: 3-COAT 70% PVFD
     4. COLOR: TO BE SELECTED FROM THE MANUFACTURER'S FULL LINE.
     5. CONCEALED ANCHORAGE, ALUMINUM RECEIVER, 0.050 INCH THICK
     6. CONCEALED SPLICE PLATES, FINISH MATCHING COPING CAPS
4. ROOF-EDGE DRAINAGE
   - A. GUTTERS
     1. ALUMINUM SHEET, 0.040 INCH THICK
     2. GUTTER PROFILE: BOX
     3. GUTTER SUPPORT BRACKETS
     4. SURFACE: SMOOTH
     5. FINISH: 3-COAT 70% PVFD
     6. COLOR: TO BE SELECTED FROM THE MANUFACTURER'S FULL LINE.
   - B. DOWNSPOUTS
     1. PLAIN RECTANGULAR, MITERED ELBOWS
     2. FORMED ALUMINUM SHEET
     3. THICKNESS: 0.050 INCH THICK
     4. SURFACE: SMOOTH
     5. FINISH: 3-COAT 70% PVFD
     6. COLOR: TO BE SELECTED FROM THE MANUFACTURER'S FULL LINE.
   - C. PARAPET SCUPPERS
     1. 4-INCH WIDE CLOSURE FLANGE TRIM TO EXTERIOR
     2. 4-INCH WIDE WALL FLANGES TO INTERIOR
     3. BASE EXTENDING 4 INCHES BEYOND CANT TO FIELD OF ROOF
     4. FORMED ALUMINUM SHEET
     5. THICKNESS: 0.032 INCH THICK
     6. SURFACE: SMOOTH
     7. FINISH: 3-COAT 70% PVFD
     8. COLOR: TO BE SELECTED FROM THE MANUFACTURER'S FULL LINE.
   - D. CONDUCTOR HEADS
     1. FLANGED BACK AND STIFFENED TOP EDGE
     2. OUTLET TUBE THAT NESTS INTO DOWNSPOUT
     3. FORMED ALUMINUM SHEET
     4. THICKNESS: 0.032 INCH THICK
     5. SURFACE: SMOOTH
     6. FINISH: 3-COAT 70% PVFD
     7. COLOR: TO BE SELECTED FROM THE MANUFACTURER'S FULL LINE.
   - C. SPLASH BLOCK: CONCRETE

07 7200 ROOF ACCESSORIES

1. PERFORMANCE STANDARDS
   - A. WIND PERFORMANCE AS INDICATED ON DRAWINGS
2. ROOF CURBS
   - A. STRAIGHT SIDES WITH DECK MOUNTING FLANGE
   - B. LOAD CAPACITY COORDINATE WITH EQUPMENT
   - C. MATERIAL: ZINC COATED SHEET STEEL
     1. THICKNESS: 0.064 INCH THICK
     2. HEIGHT: MINIMUM 8 INCHES ABOVE HIGHEST FINISHED ROOF MEMBRANE
     3. INSULATION: FACTORY INSTALLED 1-1/2-INCH THICK GLASS-FIBER BOARD
     4. NAILER: FACTORY INSTALLED ALONG TOP FLANGE
     5. METAL COUNTERFLASHING: COORDINATE WITH 076200 "SHEET METAL FLASHING AND TRIM."

08 1113 HOLLOW METAL DOORS AND FRAMES

1. PERFORMANCE STANDARDS
   - A. WIND LOADS AS INDICATED ON DRAWINGS
   - B. THERMALLY RATED DOORS: U-FACTOR OF U-0.37 MAX
2. EXTERIOR HEAVY-DUTY DOORS:
   - A. ANSI / SDI A250.8 LEVEL 2, ANSI / SDI A250.4, LEVEL B
   - B. THICKNESS: 1-3/4 INCHES
   - C. FACE: METALLIC COATED SHEET STEEL, 0.042 INCH THICK MINIMUM, WITH MINIMUM A60 COATING
   - D. TOP EDGE CLOSURES: FLUSH, SAME MATERIAL AS FACE, SEAL JOINTS
   - E. BOTTOM EDGE CLOSURES: SAME MATERIAL AS FACE, PROVIDE WEEP-HOLES.
   - F. CORE: POLYISOCYANURATE
   - G. FINISH: PRIMED
3. EXTERIOR HEAVY-DUTY FRAMES:
   - A. ANSI / SDI A250.8 LEVEL 2, ANSI / SDI A250.4, LEVEL B
   - B. FACE: METALLIC COATED SHEET STEEL, 0.053 INCH THICK MINIMUM, WITH MINIMUM A60 COATING
   - C. CONSTRUCTION: FULL PROFILE WELDED
   - D. FINISH: PRIMED
4. INTERIOR STANDARD-DUTY FRAMES:
   - A. ANSI / SDI A250.8 LEVEL 1, ANSI / SDI A250.4, LEVEL C
   - B. FACE: UNCOATED SHEET STEEL, 0.042 INCH THICK MINIMUM
   - C. CONSTRUCTION: FULL PROFILE WELDED
   - D. FINISH: PRIMED
5. JAMB ANCHORS: THREE PER FRAME
6. FLOOR ANCHORS: ALL LOCATIONS WHERE JAMB EXTENDS TO FLOOR.
7. FRAME INSULATION: SOLIDLY PACK MINERAL-FIBER INSULATION INSIDE FRAMES.

08 1416 FLUSH WOOD DOORS

1. PERFORMANCE STANDARDS
   - A. ARCHITECTURAL WOODWORK STANDARDS
2. INTERIOR SOLID-CORE FIVE-PLY WOOD DOORS FOR OPAQUE FINISH:
   - A. ANSI / WDMA I.S. 1A STANDARD DUTY
   - B. THICKNESS: 1-3/4 INCHES
   - C. FACE: ANY CLOSED-GRAIN HARDWOOD OR MILL OPTION
   - D. TOP EDGE: ANY CLOSE-GRAIN HARDWOOD.
   - E. CORE: ANSI A208.1 GRADE LD-1 PARTICLEBOARD
   - F. BLOCKING: PROVIDE AS NEEDED FOR SCHEDULED HARDWARE

08 4113 ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

1. PERFORMANCE STANDARDS
   - A. WIND LOADS AS INDICATED ON DRAWINGS
   - B. NO WATER PENETRATION UNDER STATIC PRESSURE OF 10LBF/SQFT OR MORE
   - C. NO UNCONTROLLED WATER PENETRATING ASSEMBLIES OR WATER APPEARING ON NORMALLY EXPOSED INTERIOR SURFACES.
   - D. FIXED FENESTRATION AIR LEAKAGE: 0.06 CFM/SQFT AT 1.57 LBF/SQFT PRESSURE DIFFERENCE.
   - E. ENTRANCE DOOR AIR LEAKAGE: 1.0 CFM/SQFT AT 1.57 LBF/SQFT PRESSURE DIFFERENCE.
   - F. U-VALUES TO BE DETERMINED IN ACCORDANCE WITH NFRC 100
2. STOREFRONT SYSTEMS
   - A. BASIS OF DESIGN: KAWNEER 451UT
   - B. THERMALLY BROKEN
   - C. MAX U-VALUE OF ASSEMBLY: U-0.36
   - D. MAX SHGC OF ASSEMBLY: 0.36
   - E. GLAZING PLANE: CENTER
   - F. FINISH: COLOR ANDONIC FINISH
   - G. COLOR: DARK BRONZE
   - H. STEEL REINFORCEMENT AS REQUIRED.
2. ENTRANCE DOOR SYSTEMS
   - A. BASIS OF DESIGN: KAWNEER 350T
   - B. THERMALLY BROKEN
   - C. MAX U-VALUE OF ASSEMBLY: U-0.63
   - D. MAX SHGC OF ASSEMBLY: 0.43
   - E. THICKNESS: 1-3/4-INCH
   - F. FINISH: COLOR ANDONIC FINISH
   - G. COLOR: DARK BRONZE
   - H. STEEL REINFORCEMENT AS REQUIRED.
3. ENTRANCE DOOR HARDWARE SCHEDULE
   - A. HINGES: KAWNEER TOP AND BOTTOM 4-1/2 BY 4-1/2 INCHES BALL BEARING HINGE WITH NON-REMOVABLE PIN.
   - B. MECHANICAL LOCKS AND LATCHES: LEVER HANDLE KAWNEER 1786, VESTIBULE LOCK FUNCTION.
     1. HANDLE TO RELEASE WITH SINGLE ACTION FROM INTERIOR.
   - C. CLOSER: LCN 440XP SERIES
   - D. THRESHOLD: SINGLE ACTING DOOR, 1/2 BY 4-3/4 INCHES, THERMALLY BROKEN
   - E. WEATHER STRIPPING: SYSTEM IN DOOR AND FRAME WITH BULB POLYMERIC MATERIAL, EPDM BLADE GASKET BOTTOM DOOR SWEEP WITH CONCEALED FASTENERS, APPLIED TO INTERIOR AND EXTERIOR.
   - F. FLOOR STOP

08 7100 DOOR HARDWARE

1. PERFORMANCE STANDARDS
   - A. DOOR HARDWARE SHALL COMPLY WITH ACCESSIBILITY REQUIREMENTS OF THE USDOJ'S "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN."
2. HINGES
   - A. BHMA A156.1
   - B. BASIS OF DESIGN: STANLEY / BEST HINGES, FIVE KNUCKLE, BALL BEARING, STANDARD WEIGHT, FULL MORTIS BUTT HINGE
   - C. MATERIAL: STAINLESS STEEL
   - D. SIZE: 3-1/2 BY 3-1/2 INCHES
3. MECHANICAL LOCKS AND LATCHES
   - A. BASIS OF DESIGN: ALLEGION SCHLAGE ND SERIES GRADE 1 CYLINDRICAL LOCK
   - B. LATCHBOLT THROW: 1/2 INCH
   - C. BACKSET: 2-3/4 INCHES
   - D. LEVER STYLE: RHODES
   - E. ROSE: STANDARD
   - F. FINISH: SATIN CHROME
   - G. STRIKES: MANUFACTURER'S STANDARD FAT LIP
4. LOCK CYLINDERS
   - A. TUMBLER TYPE, BHMA A156.5, GRADE 1 PERMANENT CORES
   - B. CORE TYPE: INTERCHANGABLE
   - C. PROVIDE STANDARD 6-PIN CONVENTIONAL CORES WITH EVEREST 29 S123 KEYWAY
5. SURFACE CLOSERS
   - A. BHMA A156.4
   - B. BASIS OF DESIGN: LCN 4040XP SERIES
   - C. COVER: FULL METAL
   - D. COLOR: STANDARD
6. WALL MOUNTED STOPS
   - A. BHMA A156.16
   - B. BASIS OF DESIGN: ALLEGION WS401/402CCV
   - C. FINISH: 626 SATIN CHROME
7. FLOOR MOUNTED STOPS
   - A. BHMA A156.16
   - B. BASIS OF DESIGN: ALLEGION FS436
   - C. FINISH: 626 SATIN CHROME
8. DOOR GASEKTING
   - A. BHMA A156.22
   - B. BASIS OF DESIGN: NATIONAL GUARD PRODUCTS 152VA
   - C. MATERIAL: ALUMINUM AND THERMO-PLASTIC VULCANIZATE
   - D. MECHANICALLY ATTACHED
9. OFFSET THRESHOLD OTH-1
   - A. BHMA 156.21
   - B. BASIS OF DESIGN: NATIONAL GUARD PRODUCTS 659,1/2 BY 7 INCHES BY WIDTH OF DOOR
   - C. ALUMINUM, MILL FINISH
10. OFFSET THRESHOLD OTH-2
    - A. BHMA 156.21
    - B. BASIS OF DESIGN: NATIONAL GUARD PRODUCTS 653, 1/2 BY 5-1/2 INCHES BY WIDTH OF DOOR
    - C. ALUMINUM, MILL FINISH
11. SILENCERS
    - A. TWO PER FRAME HEAD, THREE PER LATCH SIDE OF FRAME
12. HARDWARE SCHEDULE
    - A. HARDWARE SET HW-1
      - 1.5 HINGES
      - CYLINDER LOCK, CLASSROOM FUNCTION ANSI F84, SCHLAGE ND94 WITH VANDALGARD
      - LOCK CYLINDER
      - CLOSER
      - FLOOR STOP
      - OFFSET THRESHOLD OTH-1
      - WEATHER STRIPPING
    - B. HARDWARE SET HW-2
      - 1.5 HINGES
      - CYLINDER LOCK, PRIVACY FUNCTION, SCHLAGE ND52 WITH KEY
      - LOCK CYLINDER
      - CLOSER
      - WALL STOP
      - SILENCERS
      - MARBLE THRESHOLD
    - C. HARDWARE SET HW-3
      - 1.5 HINGES
      - CYLINDER LOCK, ENTRANCE FUNCTION ANSI F82, SCHLAGE ND50
      - LOCK CYLINDER
      - WALL STOP
      - SILENCERS
    - D. HARDWARE SET HW-4
      - 1.5 HINGES
      - CYLINDER LOCK, PASSAGE FUNCTION
      - WALL STOP
      - SILENCERS
    - E. HARDWARE SET HW-5
      - 1.5 HINGES
      - CYLINDER LOCK, STOREROOM FUNCTION ANSI F86, SCHLAGE ND81
      - LOCK CYLINDER
      - WALL STOP
      - SILENCERS
    - F. HARDWARE SET HW-6
      - SEE 084113 "ALUMINUM FRAMED ENTRANCES AND STOREFRONTS" FOR STOREFRONT ENTRANCE HARDWARE.

08 8000 GLAZING

1. PERFORMANCE STANDARDS
   - A. WIND LOADS AS INDICATED ON DRAWINGS
   - B. SAFETY GLAZING: COMPLY WITH 16 CFR, CATEGORY II
2. GLASS PRODUCTS
   - A. CLEAR ANNEALED FLOAT GLASS: ASTM C1036, TYPE I, CLASS 1, QUALITY-Q3
   - B. TINTED ANNEALED FLOAT GLASS: ASTM C1036, TYPE I, CLASS 2, QUALITY-Q3
   - C. FULLY TEMPERED FLOAT GLASS: ASTM C1048, KIND FT, CONDITION A UNLESS OTHERWISE INDICATED, TYPE I, CLASS 1 OR CLASS 2 AS INDICATED, QUALITY-Q3
2. INSULATING GLASS
   - A. SEALING SYSTEM: MANUFACTURER'S STANDARD DUAL SEAL WITH
   - B. PERIMETER SPACER: MANUFACTURER'S STANDARD
3 INSULATING GLASS SCHEDULE
   - A. LOW-E-COATED, TINTED GLASS TYPE GL-1
     1. BASIS OF DESIGN: VITRO ARCHITECTURAL GLASS
     2. OVERALL THICKNESS: 1 INCH
     3. MINIMUM THICKNESS OF EACH GLASS LITE: 6MM
     4. OUTDOOR LITE: TINTED ANNEALED FLOAT GLASS
        1. COLOR: MATCH EXISTING
     5. INTERSPACE CONTENT: 90% ARGON
     6. INDOOR LITE: CLEAR ANNEALED FLOAT GLASS
     7. LOW-E COATING: SOLARBAND 70 ON SECOND
     8. U-FACTOR: U-0.28 MAX, U-0.24 DESIGNED
     9. SHGC: 0.36 MAX, 0.27 DESIGNED
     10. VISIBLE LIGHT TRANSMITTANCE: 40% MIN, 64% DESIGNED
   - A. LOW-E-COATED, TINTED GLASS TYPE GL-2
     1. BASIS OF DESIGN: VITRO ARCHITECTURAL GLASS
     2. OVERALL THICKNESS: 1 INCH
     3. MINIMUM THICKNESS OF EACH GLASS LITE: 6MM
     4. OUTDOOR LITE: TINTED FULLY TEMPERED FLOAT GLASS
        1. COLOR: MATCH EXISTING
     5. INTERSPACE CONTENT: 90% ARGON
     6. INDOOR LITE: CLEAR FULLY TEMPERED FLOAT GLASS
     7. LOW-E COATING: SOLARBAND 70 ON SECOND
     8. U-FACTOR: U-0.28 MAX, U-0.24 DESIGNED
     9. SHGC: 0.42 MAX, 0.27 DESIGNED
     10. VISIBLE LIGHT TRANSMITTANCE: 40% MIN, 64% DESIGNED
     11. SAFETY GLAZING REQUIRED.

RAIN FOR RENT
7677 ROLLING MILL RD
BALTIMORE, MARYLAND, 21224

ARCHITECTURAL REGISTRATION BOARD
8586
TIMOTHY H. SANDERS
STATE OF MARYLAND

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

LICENSE NO.: 8586

EXP. DATE: 21 MAY 2026

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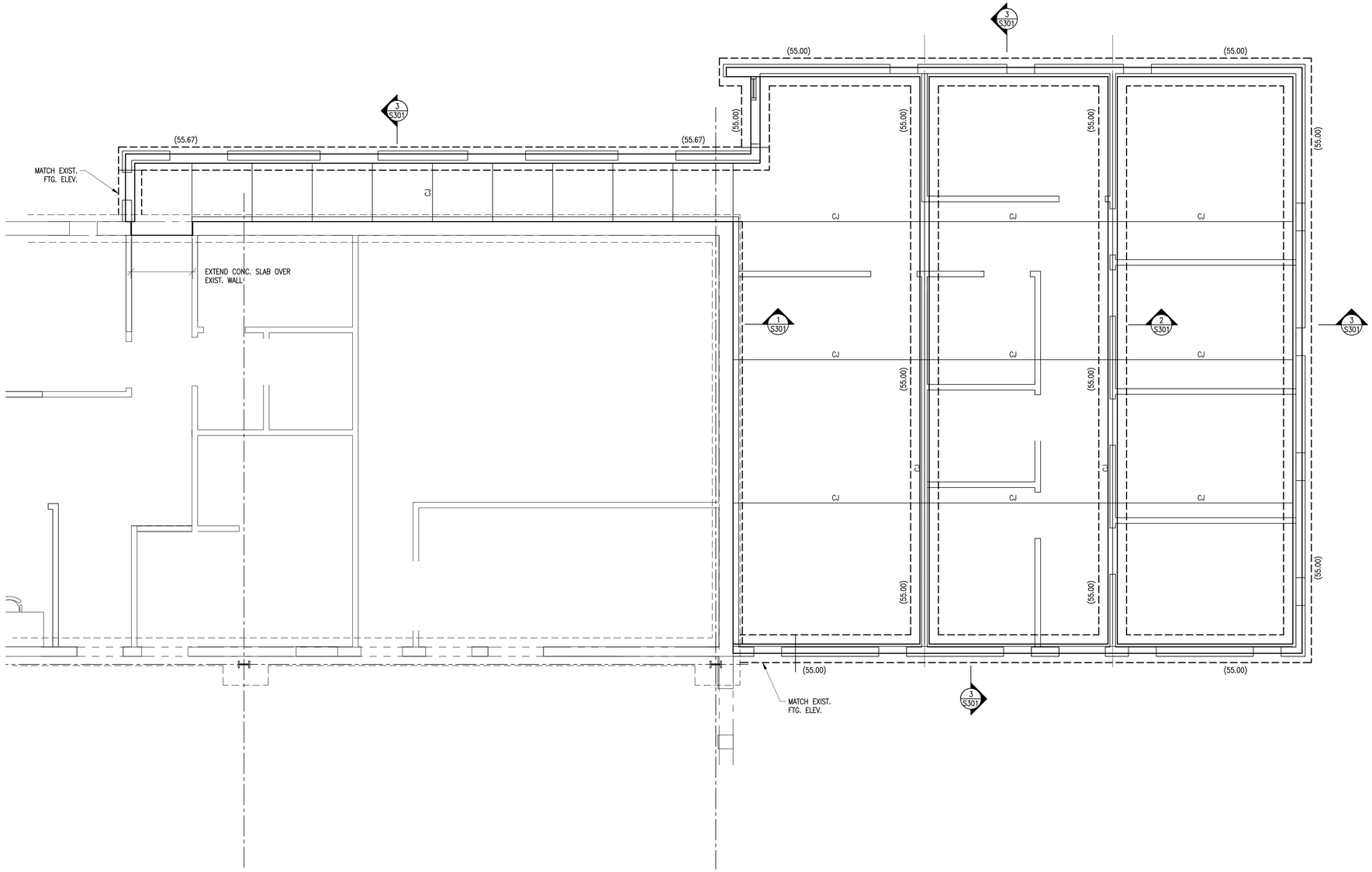
No.	Date	Revision

Project No.: 25.105
Date: 26 SEP 2025
Scale: NONE
Edition: PERMIT DOCUMENTS
Drawing Name: ARCHITECTURAL SPECIFICATIONS
Drawing Number: A801



FOUNDATION PLAN

1/4" = 1'-0"

N

1. SEE ARCHITECT FOR ALL PLAN DIMENSION.
2. SLAB ON GRADE = 4" CONCRETE WITH 6x6-W1.4xW1.4 WELDED WIRE MESH ON 6 MIL POLYETHYLENE ON 4" MIN. #57 STONE.
3. CJ = SLAB CONTROL JOINT. SEE DETAILS A/S301
4. TOP OF SLAB ELEVATION = 57.50
5. TOP OF FOOTING ELEVATION NOTED THUS (00.00)

RAIN FOR RENT

7677 ROLLING MILL RD
BALTIMORE, MARYLAND 21224

STATE OF MARYLAND
JOHN BENEDICT SANDERS
No. 16181
REGISTERED
PROFESSIONAL ENGINEER

09/26/2025

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

LICENSE NO.: 16181

EXP. DATE: 18 SEPTEMBER 2026

Baldwin Building Consultants, Inc.
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No.	Date	Revision

Project No.: 2025006
Date: 26 SEPTEMBER 2025
Scale:
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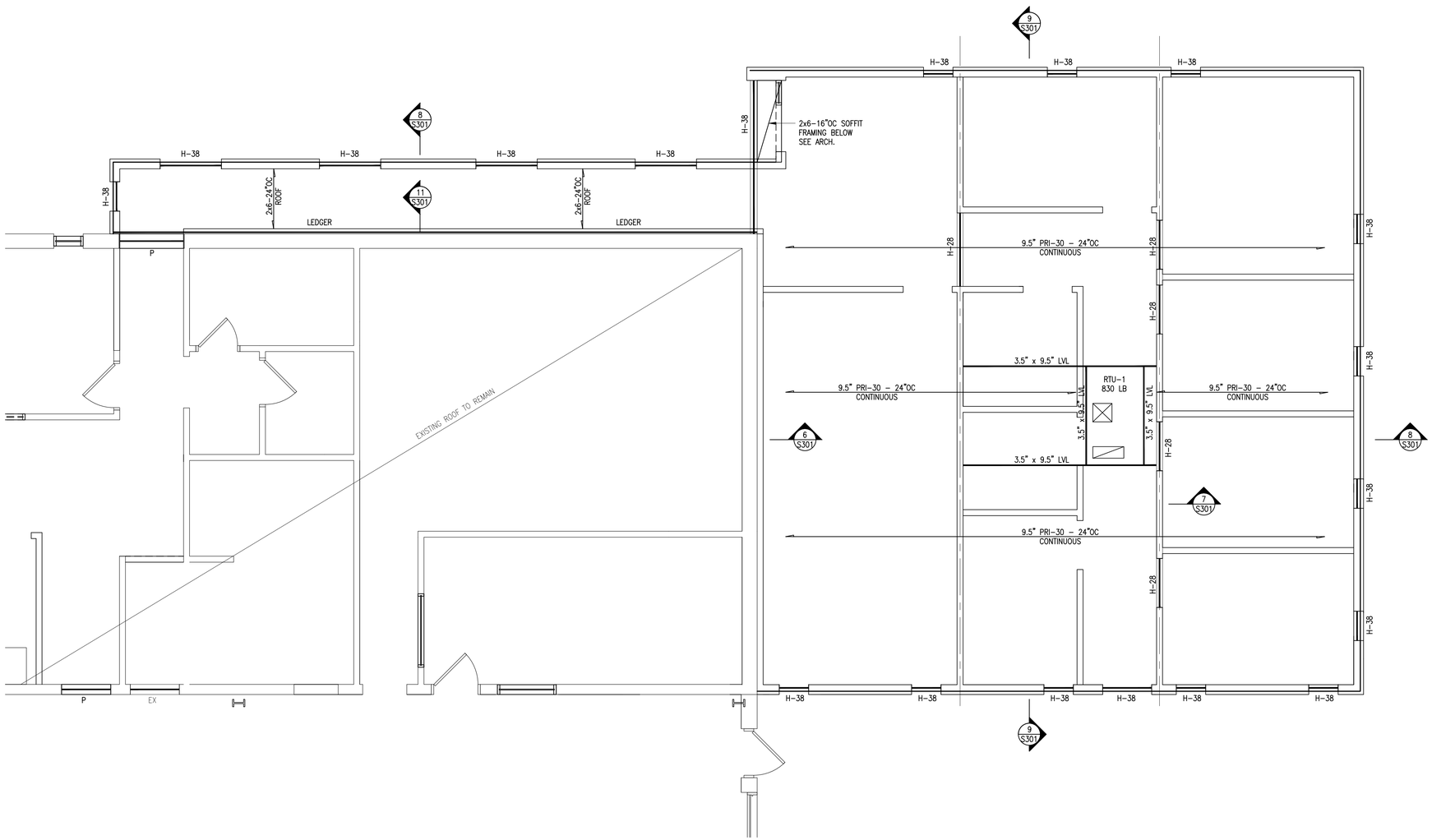
Drawing Name: FOUNDATION PLAN
Drawing Number: S101

HEADER SCHEDULE	
MARK	MEMBER SIZE
H28	2 – 2 x 8 WITH 1/2" PLYWOOD SPACERS
H210	2 – 2 x 10 WITH 1/2" PLYWOOD SPACERS
H212	2 – 2 x 12 WITH 1/2" PLYWOOD SPACERS
H38	3 – 2 x 8 WITH 1/2" PLYWOOD SPACERS
H310	3 – 2 x 10 WITH 1/2" PLYWOOD SPACERS
H312	3 – 2 x 12 WITH 1/2" PLYWOOD SPACERS
L1	L 4 x 3 1/2 x 5/16 BRICK SHELF ANGLE
P	4 x 8 PRECAST WITH #3 TOP & BOTT. FOR EACH 4" OF WALL THICKNESS



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ROOF FRAMING PLAN

1/4" = 1'-0"

1. ROOF DECKING – SEE GENERAL NOTES.

RAIN FOR RENT

7677 ROLLING MILL RD
BALTIMORE, MARYLAND 21224

STATE OF MARYLAND · JOHN BENEDICT SANDERS · NO. 16181 · REGISTERED PROFESSIONAL ENGINEER

09/26/2025

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No.	Date	Revision

Project No.: 2025006
Date: 26 SEPTEMBER 2025
Scale:
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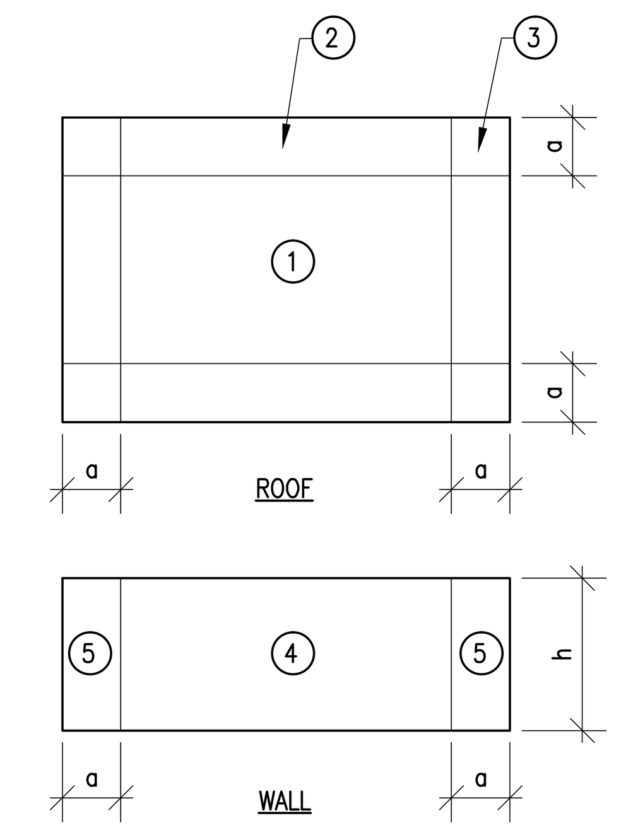
Drawing Name: ROOF FRAMING PLAN
Drawing Number: S102



COMPONENTS & CLADDING WIND PRESSURES

LOCATION		PRESSURES (PSF)	
	ZONE	POS (+)	NEG (−)
ROOF	1	+10	−15
	2	+10	−24
	3	+10	−36
WALL	4	+15	−16
	5	+15	−19

WIND PRESSURES ARE ALLOWABLE STRESS DESIGN VALUES (0.6W) IN ACCORDANCE WITH ASCE 7

"a" = 4.0 FT

GENERAL NOTES

ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF THE IBC 2021 BUILDING CODE AND LOCAL AMMENDMENTS.

DESIGN LOADS (PER ASCE 7)

LIVE:
FLOOR = 100 PSF
ROOF = 20 PSF

SNOW:
SNOW LOAD FOR DESIGN = 30 PSF
GROUND SNOW LOAD Pg= 30 PSF
FLAT ROOF SNOW LOAD Pf= 23 PSF MIN.
SNOW EXPOSURE FACTOR Ce= 1.0
SNOW LOAD IMPORTANCE FACTOR I= 1.0
THERMAL FACTOR Ct= 1.1

WIND:
BASIC WIND SPEED = 115 MPH (3 SEC. GUST)
WIND IMPORTANCE FACTOR Iw = 1.0
BUILDING CATEGORY = II
WIND EXPOSURE = B
INTERNAL PRESSURE COEFFICIENT = 0.18
WIND DESIGN PRESSURES:
MAIN FORCE RESISTING SYSTEM: PER CHAPTER 28 – PART 2
COMPONENTS AND CLADDING: PER CHAPTER 30 – PART 2

SEISMIC:
RISK CATEGORY = II
IMPORTANCE FACTOR = 1.00
SITE CLASS = D
Ss = 0.131g Sds = 0.140g
S1 = 0.052g Sd1 = 0.083g
SEISMIC DESIGN CATEGORY = B
BASIC SEISMIC FORCE RESISTING SYSTEM: LIGHT FRAME WOOD SHEAR WALLS
R = 6.5
Cs = 0.02
DESIGN BASE SHEAR = 1 KIP
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE (SECTION 12.8)

FOUNDATIONS

GEOTECHNICAL INVESTIGATION WAS NOT PERFORMED FOR DESIGN
ASSUMED ALLOWABLE SOIL BEARING PRESSURE IS 1500 PSF.
A SOILS INSPECTION AGENCY SHALL VERIFY ALLOWABLE SOIL PRESSURE PRIOR TO CONSTRUCTION.
IF ACTUAL CONDITIONS VARY, NOTIFY ENGINEER PRIOR TO PROCEEDING WITH WORK.

CAST IN PLACE CONCRETE

ALL CONCRETE WORK SHALL CONFORM TO THE "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI–301), AND TO THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI–318).
CONCRETE SHALL HAVE MINIMUM COMPRESSIVE STRENGTH :
- FOOTINGS = 3000 PSI
- FOUNDATION WALL = 3500 PSI AE
- INTERIOR SLAB = 3500 PSI
- EXTERIOR SLAB = 4500 PSI AE (W/C = 0.45 MAX)

ALL CONCRETE EXCEPT FOOTINGS SHALL CONTAIN A WATER REDUCING ADMIXTURE.
ALL CONCRETE EXPOSED TO WEATHER SHALL HAVE AN AIR ENTRAINMENT = 6%.
COARSE AGGREGATE SIZE SHALL BE 3/4" MAXIMUM.
MAXIMUM SLUMP SHALL BE 4"
ADMIXTURES CONTAINING CALCIUM CHLORIDE ARE NOT PERMITTED.
REINFORCING BARS SHALL CONFORM TO ASTM A–615 GRADE 60.
ANCHOR BOLTS – ASTM A36.
COAT NEW SLABS WITH A CURING/ SEALING COMPOUND.

WOOD FRAMING

WOOD FRAMING SHALL BE HEM FIR (19% MC) OR BETTER.
JOISTS = NO.2
STUDS = STUD GRADE
PRESERVATIVE TREATED WOOD FRAMING SHALL BE SOUTHERN PINE #2.
BOLTS FOR WOOD SHALL CONFORM TO ASTM A36
LVL & PARALLAM BEAMS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
Fb= 2900 PSI Fv= 285 PSI E= 2,000,000 PSI
PARALLAM PSL COLUMNS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
Fb= 2400 PSI Fc= 2500 PSI E= 1,800,000 PSI
CONNECT ALL MEMBERS WITH METAL CONNECTORS.
ALL METAL CONNECTORS SHALL BE SIMPSON OR APPROVED EQUAL.
ALL METAL CONNECTORS SHALL BE GALVANIZED COMPATIBLE WITH PRESERVATIVE TREATMENT.

ROOF SHEATHING = 3/4" APA RATED 48/24 EXPOSURE 1 PLYWOOD TONGUE & GROOVED.
GLUE AND NAIL WITH 8d COMMONS AT 6" OC EDGE AND 12" OC FIELD.
WALL SHEATHING = 7/16" APA RATED 24/16 EXPOSURE 1 OSB.
NAIL WITH 6d COMMONS AT 6" OC EDGE AND 12" OC FIELD.

WOOD I–JOISTS

WOOD I–JOISTS SHALL COMPLY WITH APA PRI–400 PERFORMANCE STANDARD.
SYSTEM INSTALLATION SHALL COMPLY WITH ALL MANUFACTURER RECOMMENDATIONS.
LIVE LOAD DEFLECTION SHALL NOT EXCEED L/480.
SUBMIT I–JOIST DATA TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.

ADHESIVE ANCHORS

FOR MASONRY : ADHESIVE ANCHORS SHALL BE HILTI–HY 270 WITH HAS–E RODS AND SCREEN TUBES
FOR CONCRETE: ADHESIVE ANCHORS SHALL BE HILTI HIT–HY 150 WITH HAS RODS
ADHESIVE ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

CONSTRUCTION PHASE SERVICES

BALDWIN BUILDING CONSULTANTS INC. SHALL BE RETAINED BY THE OWNER TO REVIEW REQUIRED SUBMITTALS AND MAKE PERIODIC SITE OBSERVATIONS AS REQUIRED TO VERIFY THE WORK CONFORMS TO THE DESIGN INTENT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE WORK CONFORMING TO THE DESIGN INTENT AND THE CONTRACT DOCUMENTS AND THE MEANS AND METHODS OF CONSTRUCTION.

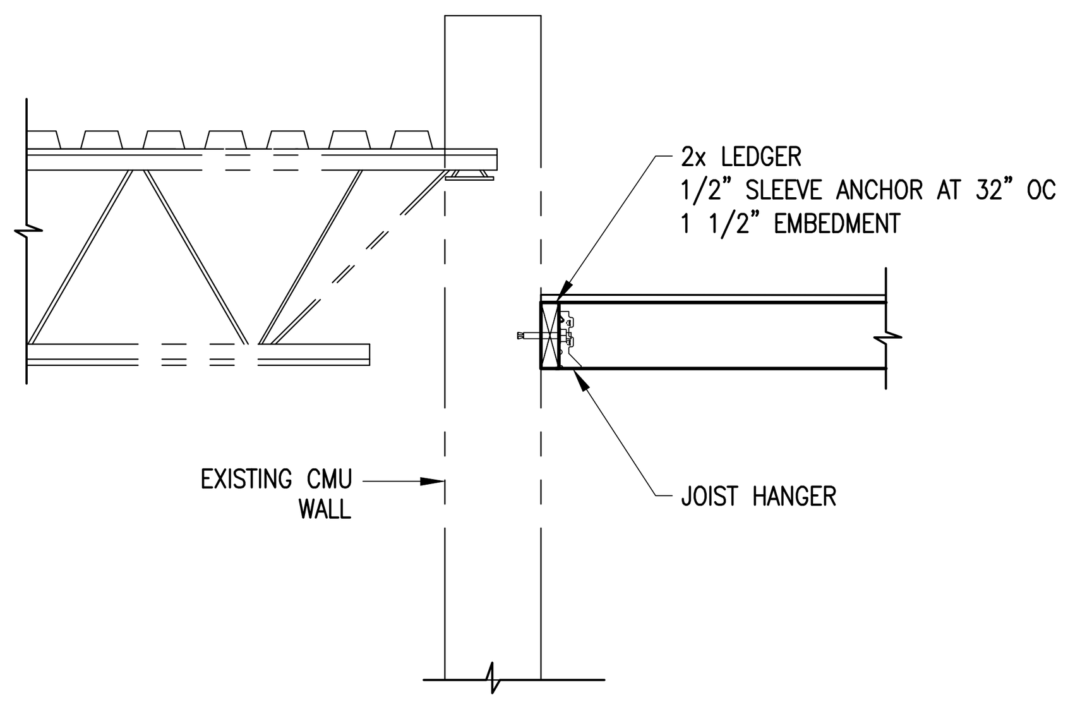
SUBMITTALS / SHOP DRAWINGS

SUBMITTALS ARE REQUIRED FOR THE FOLLOWING ITEMS PRIOR TO CONSTRUCTION:
- CONCRETE MIX DESIGNS
- I–JOIST DESIGN DATA

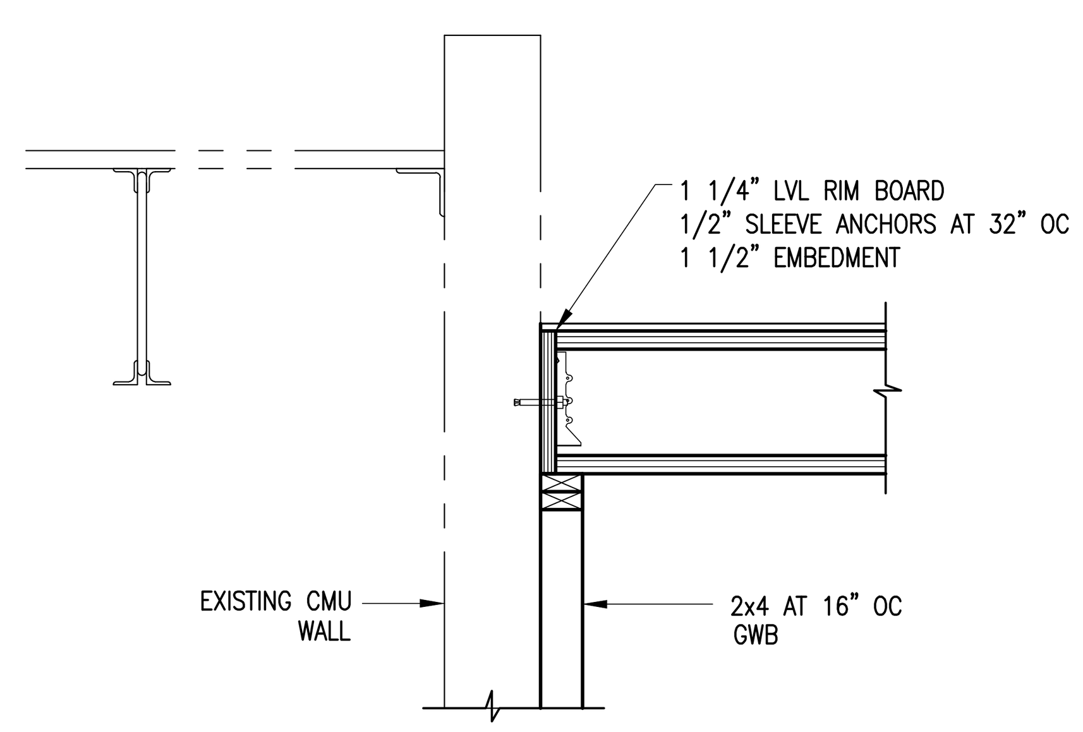
INSPECTION

ALL WORK SPECIFIED HEREIN SHALL BE INSPECTED IN ACCORDANCE WITH THE BUILDING CODE AND LOCAL AMENDMENTS. THE OWNER SHALL RETAIN A QUALIFIED INSPECTION AGENCY TO PERFORM THIS WORK. COPIES OF ALL INSPECTION SHALL BE SUBMITTED TO THE ENGINEER.

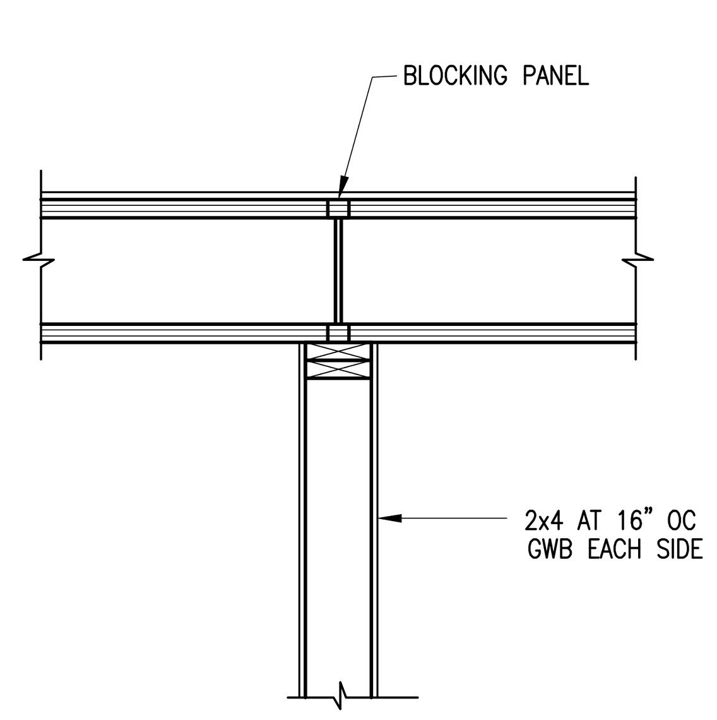
INSPECTION/ TESTING SERVICES ARE REQUIRED FOR THE FOLLOWING ITEMS:
- ALLOWABLE SOIL BEARING PRESSURE
- COMPACTION OF FILL
- CONCRETE REINFORCING STEEL
- CONCRETE SAMPLING AND TESTING
- WOOD FRAMING



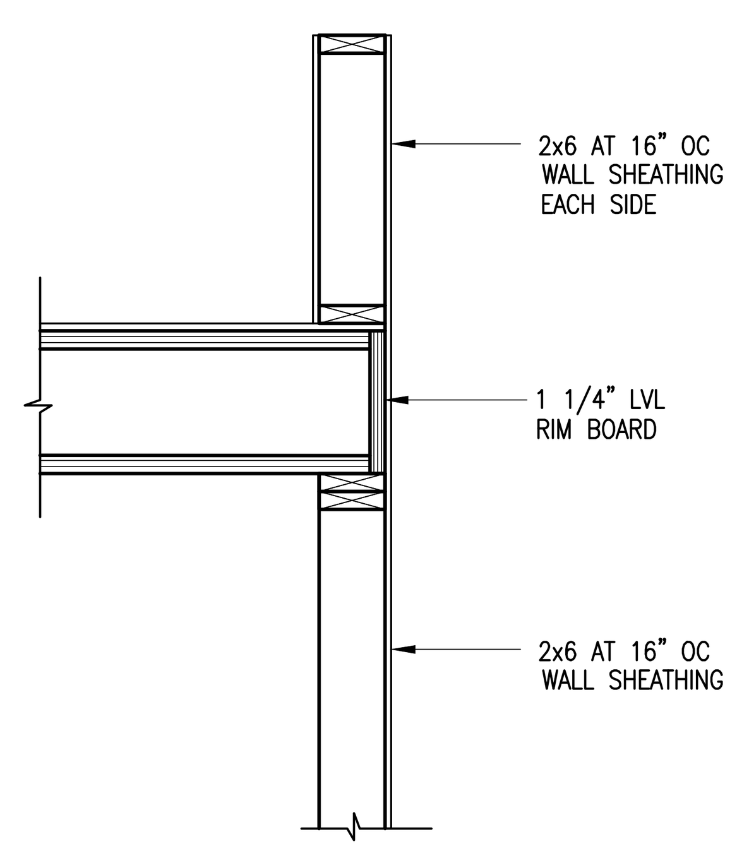
11 / S301 SECTION 3/4" = 1'-0"
ROOF JOISTS AT EXIST. WALL



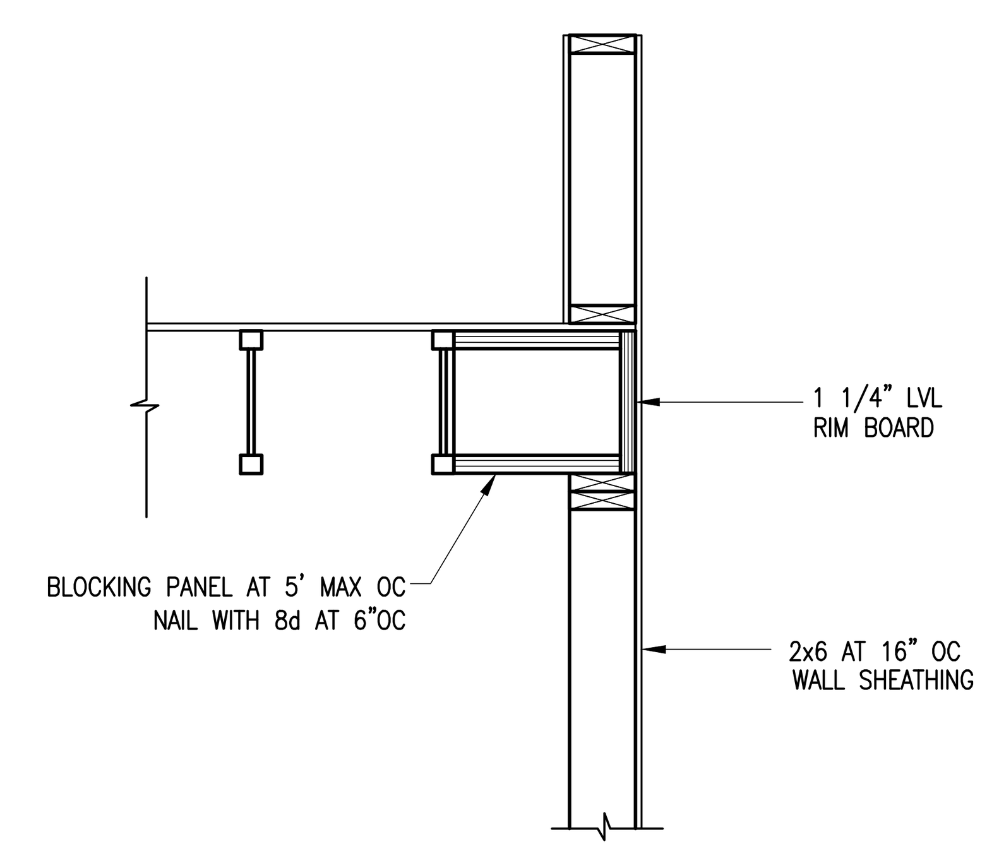
6 / S301 SECTION 3/4" = 1'-0"
ROOF JOISTS AT EXIST. WALL



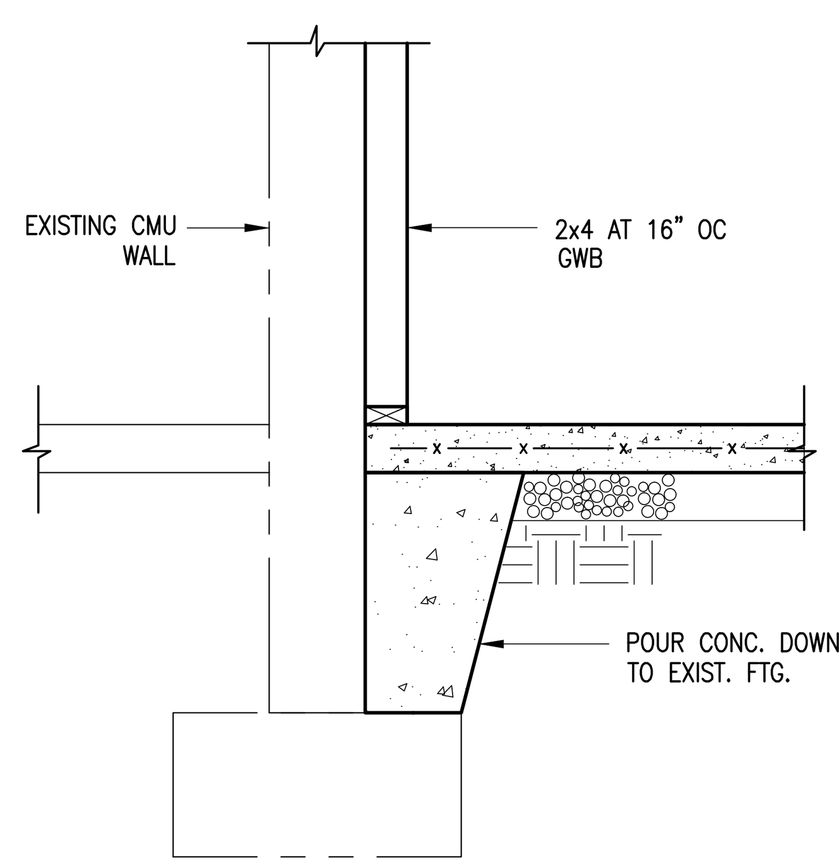
7 / S301 SECTION 3/4" = 1'-0"
ROOF JOISTS BEARING ON WALL



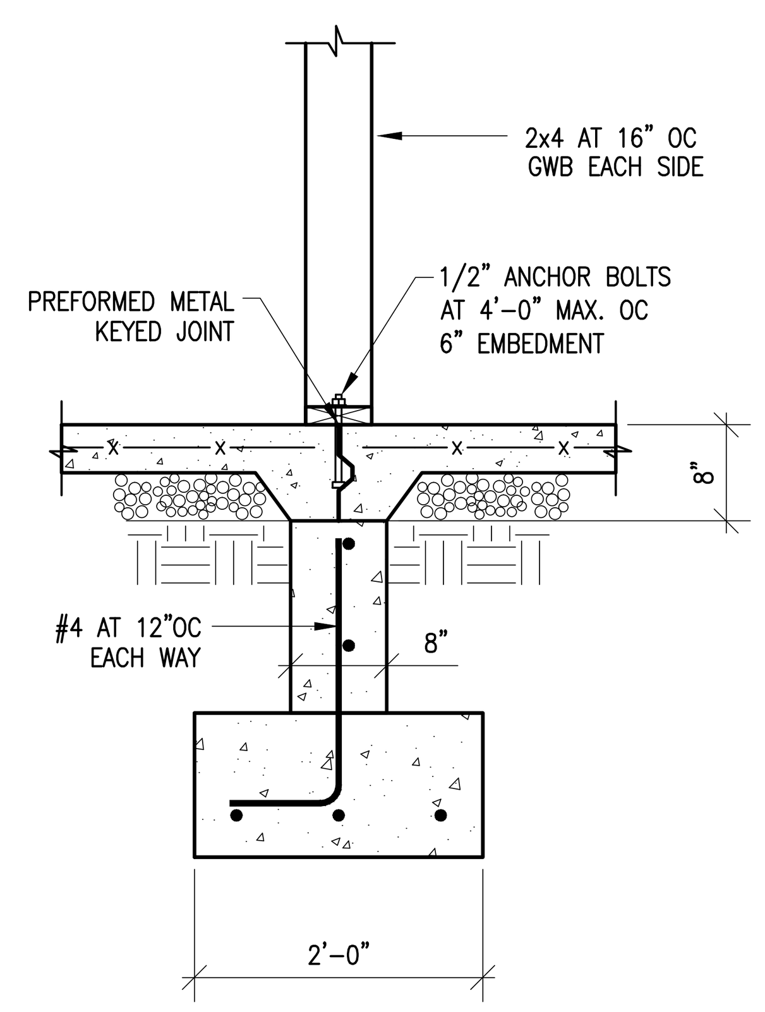
8 / S301 SECTION 3/4" = 1'-0"
ROOF JOISTS BEARING ON WALL



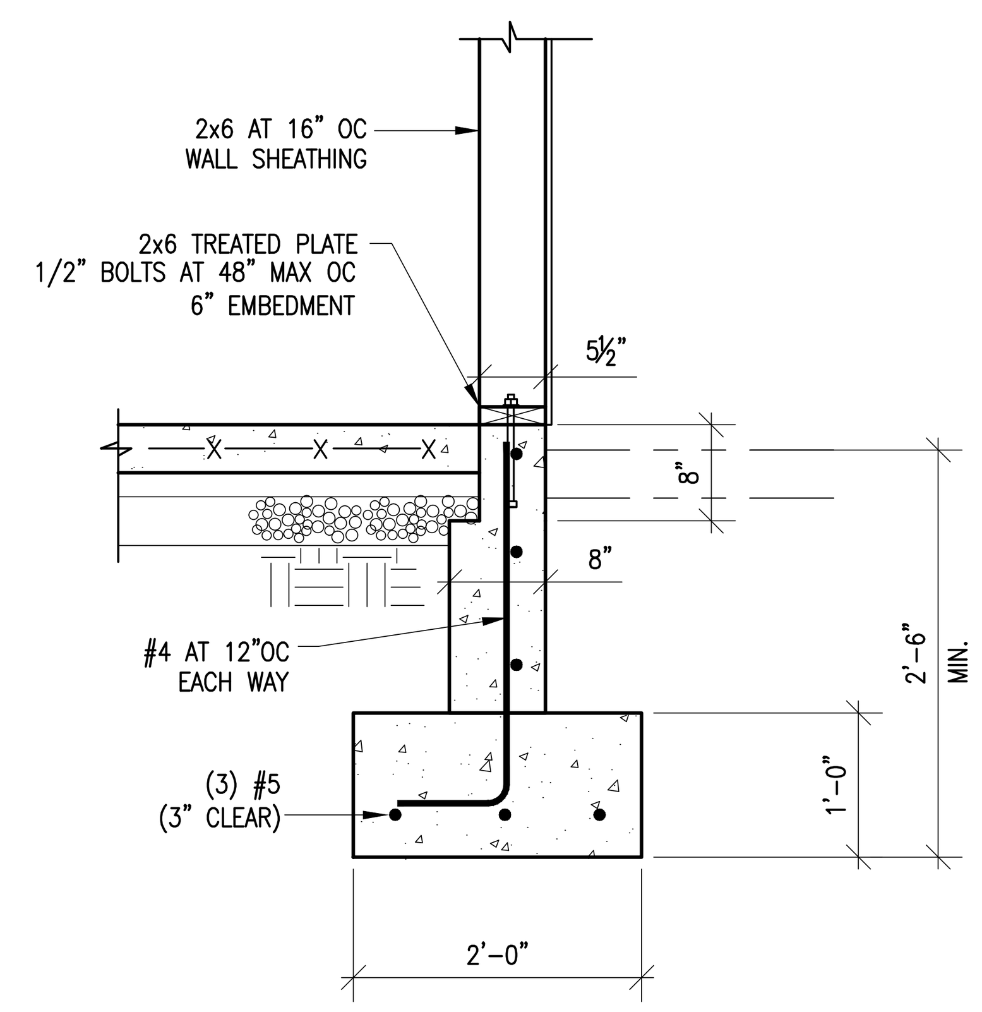
9 / S301 SECTION 3/4" = 1'-0"
ROOF JOISTS PARALLEL TO WALL



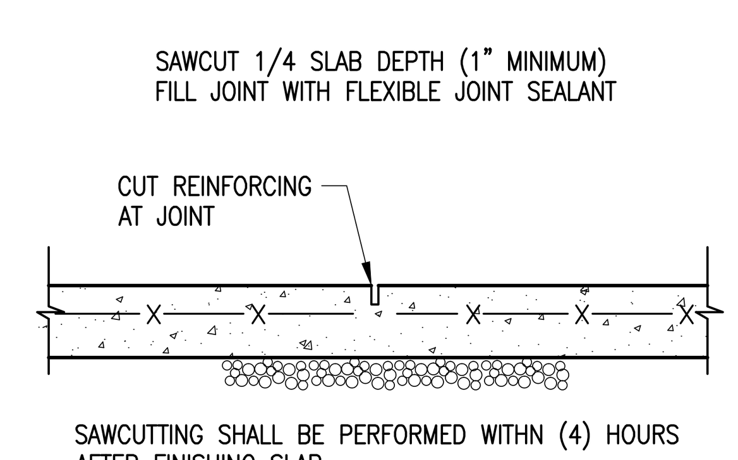
1 / S301 SECTION 3/4"= 1'-0"
FOUNDATION AT EXIST. WALL



2 / S301 SECTION 3/4"= 1'-0"
FOUNDATION WALL & FOOTING
(INTERIOR WALL)



3 / S301 SECTION 3/4"= 1'-0"
TYPICAL FOUNDATION WALL



A / S301 DETAIL N.T.S.
SLAB CONTROL JOINT

RAIN FOR RENT
7677 ROLLING MILL RD
BALTIMORE, MARYLAND 21224

STATE OF MARYLAND — JOHN BENEDICT VOTEL — No. 16181 — REGISTERED PROFESSIONAL ENGINEER (seal)

09/26/2025

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

LICENSE NO.: 16181

EXP. DATE: 18 SEPTEMBER 2026

Baldwin Building Consultants, Inc.
641 Bay Green Drive
Arnold, Maryland 21012
Phone: (410) 817-9700

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No.	Date	Revision

Project No.: 2025006
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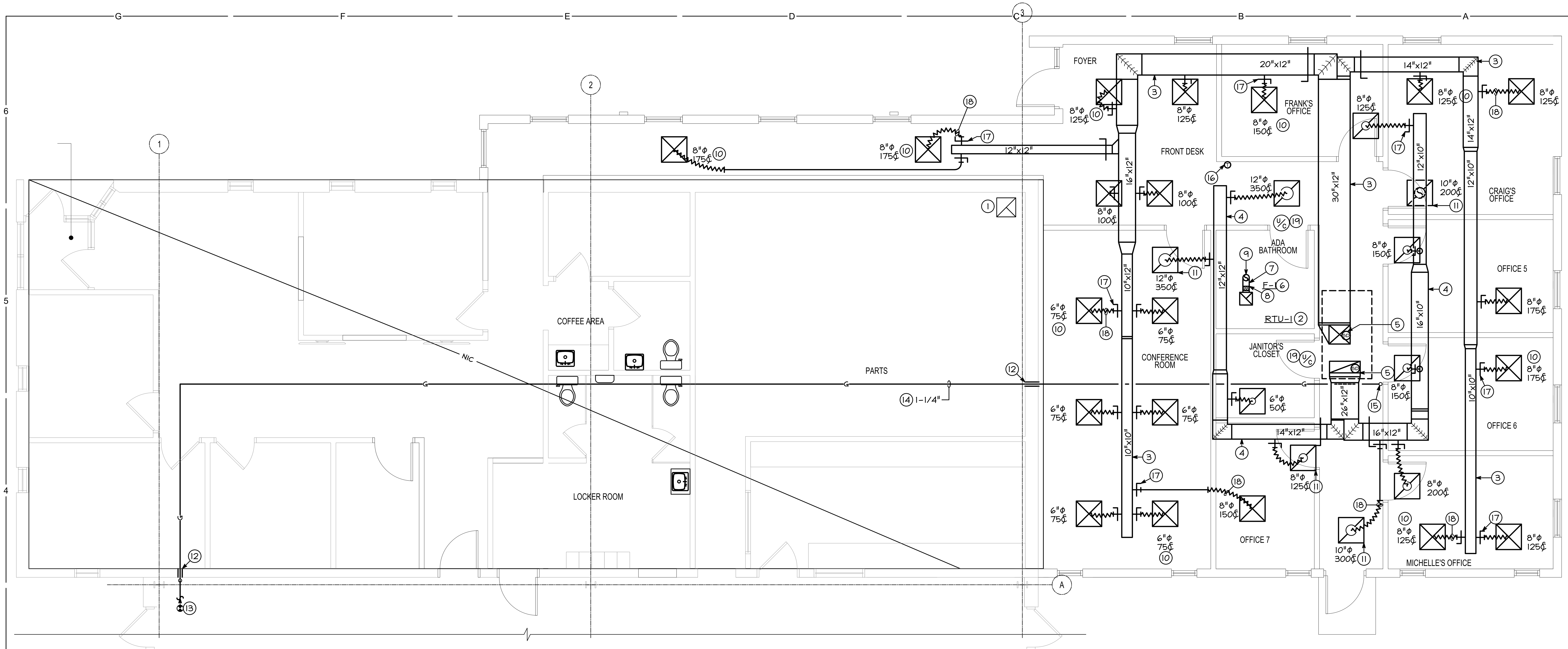
Drawing Name:
SECTIONS DETAILS & NOTES
Drawing Number:
S301



HVAC NEW WORK - FLOOR PLAN

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

MECHANICAL LEGEND

- VOLUME DAMPER
- FLEXIBLE CONNECTION
- DUCTWORK TRANSITIONS
- TURNING VANES
- RADIUS ELBOW
- SUPPLY DUCT DOWN
- SUPPLY DUCT UP
- RETURN DUCT DOWN
- RETURN DUCT UP
- EXHAUST DUCT DOWN
- EXHAUST DUCT UP
- AIR TITE FITTING WITH INTEGRAL VOLUME DAMPER
- FLEXIBLE DUCT
- SUPPLY AIR DIFFUSER
- RETURN AIR GRILLE (REGISTER)
- EXHAUST AIR GRILLE (REGISTER)
- DIRECTION OF AIR FLOW
- CONNECT TO EXISTING SYMBOL
- THERMOSTAT
- SMOKE DETECTOR
- ¢ CUBIC FEET PER MINUTE (CFM)
- ø DIAMETER
- ① DRAWING NOTE
- REVISION SYMBOL
- 1" UNDERCUT DOOR
- EQUIPMENT IDENTIFIER

DRAWING NOTES

1. EXISTING ROOF MOUNTED EXHAUST AIR FAN TO REMAIN.
2. NOMINAL 6.0 TON GAS FIRED ROOF TOP UNIT. REFER TO SCHEDULE FOR MORE INFORMATION.
3. SUPPLY AIR DUCTWORK MOUNTED FROM STRUCTURE ABOVE.
4. RETURN AIR DUCTWORK MOUNTED FROM STRUCTURE ABOVE.
5. SUPPLY/RETURN DUCT MOUNTED SMOKE DETECTORS. PROVIDE 12"x12" ACCESS DOOR FOR TUBE INSPECTION.
6. CEILING/STRUCTURE MOUNTED EXHAUST AIR FAN. REFER TO SCHEDULE AND DETAIL FOR MORE INFORMATION.
7. EXHAUST AIR DUCTWORK MOUNTED FROM STRUCTURE ABOVE.
8. FLEXIBLE DUCT CONNECTION.
9. EXHAUST AIR DUCTWORK UP THROUGH ROOF TO GOOSENECK.
10. 24"x24" SUPPLY AIR DIFFUSER. (TYPICAL)
11. 24"x24" RETURN AIR REGISTER. (TYP)
12. FIRE RATED PIPE SLEEVE. (TYP)
13. LOW PRESSURE NATURAL GAS PIPE CONNECTED TO EXISTING LOW PRESSURE NATURAL GAS SERVICE. SERVICE LOCATED APPROXIMATELY 80' FROM THIS LOCATION. COORDINATE UPGRADED CAPACITY WITH UTILITY SERVICE.
14. LOW PRESSURE NATURAL GAS PIPE MOUNTED FROM STRUCTURE ABOVE.
15. LOW PRESSURE NATURAL GAS PIPE UP THROUGH PITCH POCKET TO GAS FIRED ROOF TOP UNIT. PROVIDE WITH UNION, GAS COCK, DIRT/DRIP LEG AT CONNECTION.
16. WALL MOUNTED THERMOSTAT. THERMOSTAT SHALL BE MOUNTED AT ± 48" AFF. THERMOSTAT SHALL BE ECOBEE.
17. AIR TITE FITTING WITH BALANCING DAMPER. (TYP)
18. FLEXIBLE DUCTWORK WITH MAXIMUM 8'-0" RUN OUT. (TYP)
19. 1" DOOR UNDERCUT. (TYP)

0 1 2 3 4 8 12

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

NOTICE TO CONTRACTORS:

ALL CONTRACTORS PRIOR TO BID SUBMISSION PROCESS SHALL VISIT PROPOSED WORK SITE AND FIELD VERIFY ALL EXISTING CONDITIONS. ANY CONDITIONS THAT DIFFERS FROM THAT SHOWN ON THIS PLAN SHALL BE REPORTED TO ARCHITECT/ENGINEER SO THAT NEW AND REVISED BID DRAWINGS OR INFORMATION MAY BE ISSUED. MODIFICATIONS TO SCOPE OF WORK WHICH RESULTS FROM CONTRACTORS NEGLECT TO VISIT THE SITE PRIOR TO SUBMITTING BID, SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY.

RAIN FOR RENT
7677 ROLLING MILL RD
BALTIMORE, MARYLAND, 21224

STATE OF MARYLAND — CHARLES E. SCHMITT — No. 19994 — REGISTERED PROFESSIONAL ENGINEER — 9.26.25

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

LICENSE NO.: 19994

EXP. DATE: 31 MARCH 2027

MECHANICAL & ELECTRICAL DESIGN CONSULTANTS, INC.
1901 N. Fountain Green Road
Bel Air, Maryland 21015-1411
410-893-2822 • Fax 410-803-0442
web site: www.jlrdesign.net

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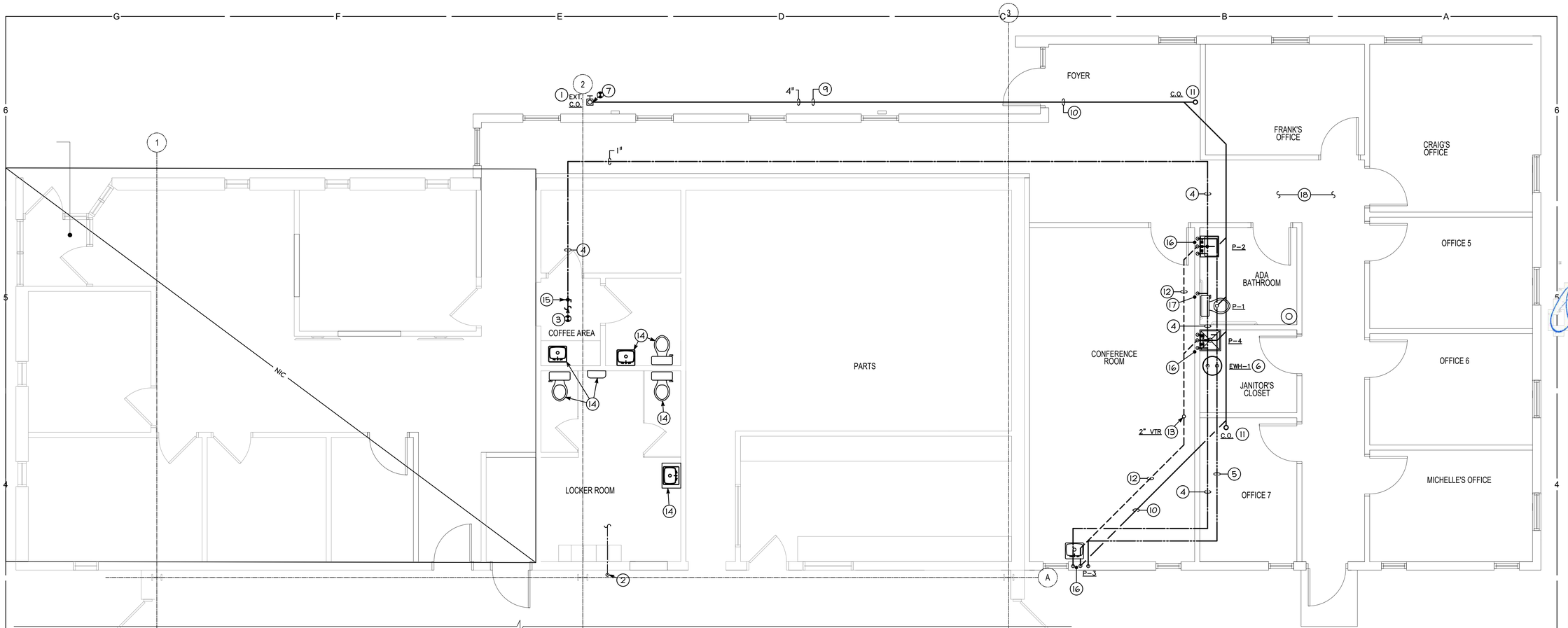
9727 GREENSIDE DRIVE, SUITE 202, COCKEYSVILLE, MARYLAND 21030 T: (410) 560 2624

No.	Date	Revision

Project No.: 25.008
Date: 26 SEPT 2025
Scale:
Edition: PERMIT DOCUMENTS
Drawing Name: HVAC NEW WORK - FLOOR PLAN
Drawing Number: M-1



NEW PLUMBING- FLOOR PLAN

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

PIPING LEGEND

- SANITARY PIPE
- VENT PIPE
- COLD WATER PIPE
- HOT WATER PIPE
- NATURAL GAS PIPE
- UNION
- PRESSURE REDUCING VALVE
- GAS COCK
- BALL VALVE
- THREE WAY CONTROL VALVE
- CHECK VALVE
- PIPE DOWN
- PIPE UP
- CLEANOUT (FLOOR & WALL)
- ANGLE STOP VALVE

DRAWING NOTES

1. EXISTING EXTERIOR CLEAN OUT TO REMAIN.
2. EXISTING INCOMING DOMESTIC WATER SERVICE TO REMAIN.
3. DOMESTIC COLD WATER PIPE CONNECTED TO EXISTING DOMESTIC COLD WATER PIPE. VERIFY EXACT LOCATION IN FIELD.
4. DOMESTIC COLD WATER PIPE MOUNTED FROM STRUCTURE ABOVE.
5. DOMESTIC HOT WATER PIPE MOUNTED FROM STRUCTURE ABOVE.
6. 10 GALLON ELECTRIC WATER HEATER MOUNTED HIGH ON WALL. REFER TO SCHEDULE AND DETAIL FOR MORE INFORMATION.
7. SANITARY PIPE CONNECTED TO EXISTING EXTERIOR CLEAN OUT. VERIFY EXACT LOCATION, AND INVERT IN FIELD PRIOR TO EXCAVATION.
8. SANITARY PIPE CONNECTED TO EXISTING SANITARY PIPE. VERIFY EXACT LOCATION AND INVERT IN FIELD PRIOR TO EXCAVATION.
9. SANITARY PIPE MOUNTED BELOW GRADE. PIPE SHALL HAVE 1/8" SLOPE PER 1'-0".
10. SANITARY PIPE MOUNTED BELOW SLAB. PIPE SHALL HAVE 1/8" SLOPE PER 1'-0".
11. INTERIOR SANITARY CLEAN OUT WITH ADJUSTABLE TOP. (TYP.)
12. SANITARY VENT PIPE MOUNTED FROM STRUCTURE ABOVE.
13. 2" SANITARY VENT PIPE UP THROUGH ROOF.
14. EXISTING PLUMBING FIXTURE TO REMAIN.
15. BALL VALVE. (TYP.)
16. DOMESTIC HOT/COLD WATER PIPE DOWN TO PLUMBING FIXTURE.
17. DOMESTIC COLD WATER PIPE DOWN TO PLUMBING FIXTURE.
18. EXISTING INCOMING DOMESTIC WATER SERVICE UNDER NEW BUILDING ADDITION. REFER TO UTILITY SURVEY AND COORDINATE RELOCATION WITH LOCAL WATER/UTILITY COMPANY.

0 1 2 3 4 8 12

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

RAIN FOR RENT

7677 ROLLING MILL RD.
BALTIMORE, MARYLAND, 21224

STATE OF MARYLAND
CHARLES E. SANDERS
19994
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No.	Date	Revision

Project No.: 25.008
Date: 26 SEPT 2025
Scale:
Edition: PERMIT DOCUMENTS
Drawing Name: NEW PLUMBING - FLOOR PLAN
Drawing Number: M-2

GAS FIRED ROOFTOP UNIT SCHEDULE

ITEM#	AREA SERVED	NOMINAL TONS	FAN DATA				COOLING DATA (BTUH)			HEATING DATA (BTUH)				ELECTRICAL DATA	WEIGHT (LBS.)	MODEL #	MANUFACTURER
			C.F.M.	OUTSIDE AIR	H.P.	E.S.P.	TOTAL	SENSIBLE	IEER	INPUT	OUTPUT	TEMP. RISE °F	NO. STAGES				
RTU-1	RAIN FOR RENT	6.0	2,400	400	1.0	.8	75,600	61,200	15	108,000	87,000	33.2	2	208V/3Φ	751	LGX072S5T	ALLIED

NOTES:
1) UNITS SHALL BE COMPLETE WITH 14" HIGH FACTORY ROOF CURB, BELT DRIVE, BAROMETRIC RELIEF DAMPER, ENTHALPHY CONTROLLED ECONOMIZER, DISCONNECT SWITCH AND DUCT MOUNTED SUPPLY/RETURN SMOKE DETECTORS.
2) UNITS SHALL BE CONTROLLED BY 24 HOUR/7 DAY PROGRAMMABLE THERMOSTAT.
3) UNITS SHALL BE PROVIDED WITH FACTORY DEHUMIDIFICATION MODE.

FAN SCHEDULE

ITEM#	AREA SERVED	C.F.M.	SONES	H.P./ WATTS	FAN TYPE	E.S.P.	DRIVE TYPE	R.P.M.	ELECTRICAL DATA	CONTROL	WEIGHT (LBS.)	MODEL #	MANUFACTURER
F-1	TOILET ROOM	100	2.0	40.5 W	CEILING	0.375"	DIRECT	967	115V/1Φ	ON/OFF	13	GC-148	COOK

NOTE:

ELECTRIC WATER HEATER SCHEDULE

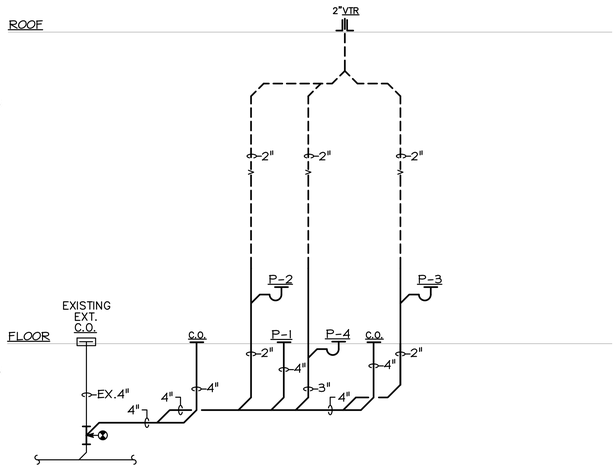
ITEM#	AREA SERVED	NOMINAL TANK SIZE (GAL.)	DIAMETER (IN.)	HEIGHT (IN.)	RECOVERY RATE (G.P.H.) @ 90° RISE	PIPE CONNECTIONS		K.W.	ELECTRICAL DATA	OPERATING WEIGHT (LBS.)	MODEL #	MANUFACTURER
						INLET	OUTLET					
EWH-1	RAIN FOR RENT	10	18	18-1/4	11	3/4"	3/4"	2.5	208V/1Φ	140	PCE-10	STATE

NOTES:
1) 1 KW WILL RAISE 4.1 GALLONS 100°F PER HOUR.
2) PROVIDE HEAT TRAPS ON INLET/OUTLET CONNECTIONS.

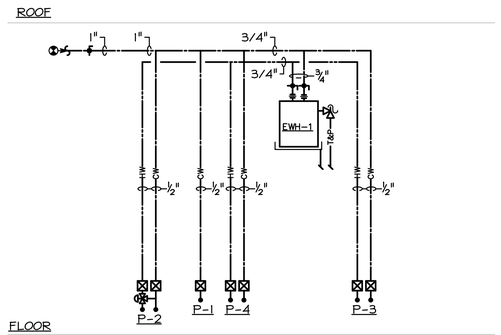
PLUMBING FIXTURE SCHEDULE

ITEM#	DESCRIPTION	PIPE SIZES				TRAP TYPE	REMARKS
		C.W.	H.W.	SAN.	VENT		
P-1	WATERCLOSET (TANK TYPE)	1/2"	-	4"	2"	INTEGRAL	HANDICAPPED
P-2	WALL HUNG LAVATORY	1/2"	1/2"	2"	2"	"P"	HANDICAPPED
P-3	BAR SINK	1/2"	1/2"	2"	2"	"P"	HANDICAPPED
P-4	JANITORS SINK	1/2"	1/2"	3"	2"	"P"	FLOOR MOUNTED

NOTE:
1) P-2 FIXTURE SHALL BE PROVIDED WITH ASSE 1070 MIXING VALVE.



SANITARY RISER DIAGRAM
NO SCALE



DOMESTIC WATER RISER DIAGRAM
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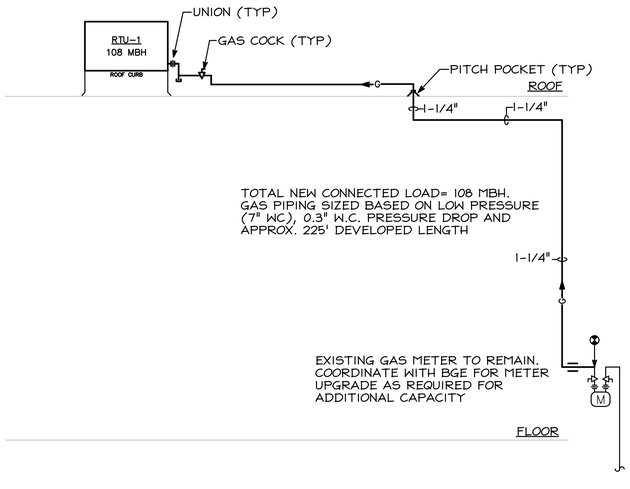
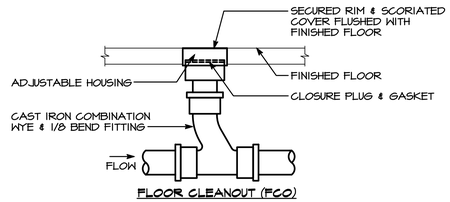


NATURAL GAS RISER DIAGRAM
NO SCALE



INTERIOR CLEANOUT DETAIL
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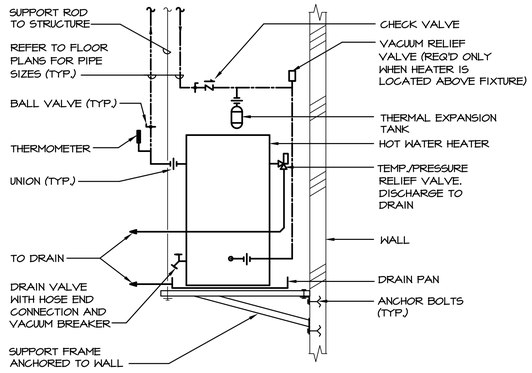
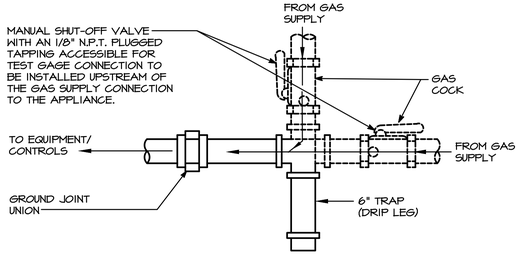
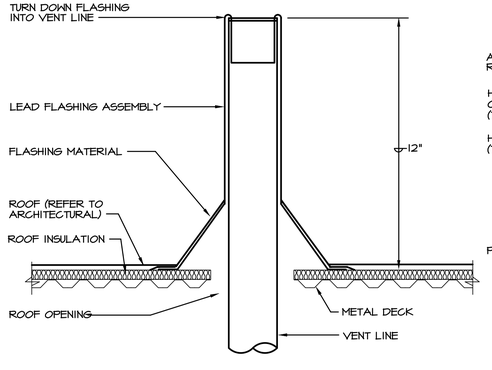


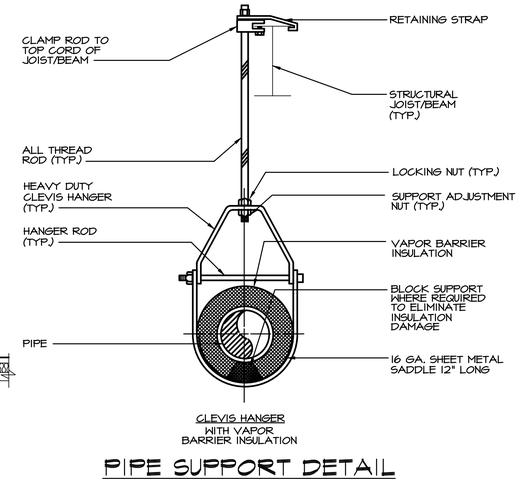
ELECTRIC WATER HEATER PIPING SCHEMATIC (WALL MOUNTED)
NO SCALE



GAS CONNECTION TO EQUIPMENT DETAIL
NO SCALE



VENT PIPE THRU ROOF DETAIL
NO SCALE



PIPE SUPPORT DETAIL
NO SCALE
NOTE:
1) ALL HANGERS FOR COPPER PIPING SHALL BE COPPER COATED.

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No.	Date	Revision

Project No.: 25.008
Date: 26 SEPT 2025
Scale:
Edition: PERMIT DOCUMENTS
Drawing Name: MECHANICAL SCHEDULES, RISER DIAGRAMS, AND DETAILS
Drawing Number: M-3

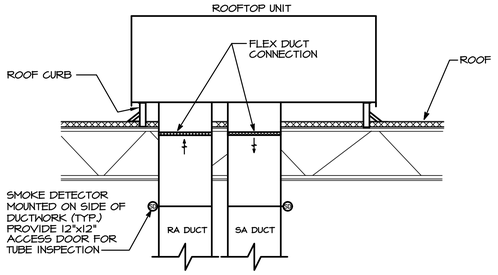
INTERNATIONAL MECHANICAL VENTILATION CODE

SPACE NAME	SQ.FT. (Az)	AREA OUTDOOR AIR RATE (Ra) table 403.3 CFM/ SQ.FT.	AREA OUTDOOR AIR (RaAz)	OCCUPANT LOAD RATE table 403.3 #PEOPLE/ 1,000 SQ.FT	TOTAL # OF PEOPLE (Pz)	OCCUPANT OUTDOOR AIR RATE (Rp) table 403.3 CFM/ PERSON	OCCUPANT OUTDOOR AIR (RpPz)	BREATHING ZONE OUTDOOR AIR (Vbz) =RpPz+RaAz	ZONE AIR DISTRIBUTION EFFECTIVENESS (Ez) table 403.3.1.2 (FACTOR)	ZONE OUTDOOR AIR (Voz) =Vbz/Ez	TOTAL "SUPPLY" AIR TO SPACE (Vpz)	OUTDOOR AIR FRACTION (Zp) =Voz/Vpz
CONFERENCE ROOM	347	0.06	20.8	50	18	5	90.0	110.8	0.8	138.5	450	0.31
LOBBY	220	0.06	13.2	5	2	5	10.0	23.2	0.8	29.0	450	0.06
FRANK'S OFFICE	112	0.06	6.7	5	1	5	5.0	11.7	0.8	14.6	150	0.10
CRAIG'S OFFICE	174	0.06	10.4	5	1	5	5.0	15.4	0.8	19.3	250	0.08
OFFICE-5	109	0.06	6.5	5	1	5	5.0	11.5	0.8	14.4	175	0.08
OFFICE-6	109	0.06	6.5	5	1	5	5.0	11.5	0.8	14.4	175	0.08
OFFICE-7	90	0.06	5.4	5	1	5	5.0	10.4	0.8	13.0	150	0.09
MICHELLE'S OFFICE	127	0.06	7.6	5	1	5	5.0	12.6	0.8	15.8	250	0.06
TOTALS=	1,288		78		26		130	208		260	2,050	

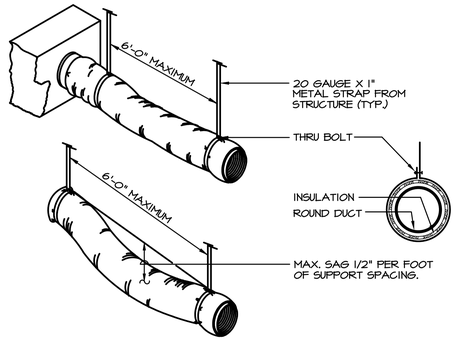
NOTE:
1) RTU-1 SHALL BE PROVIDED 400 CFM OUTSIDE AIR.

Vot=Voz = 260
TOTAL REQUIRED OUTDOOR AIR FOR "SINGLE-ZONE SYSTEM"

table 403.3.2.3.2
Ev = .8
SYSTEM VENTILATION EFFICIENCY (Ev) [based on max. (Zp)]

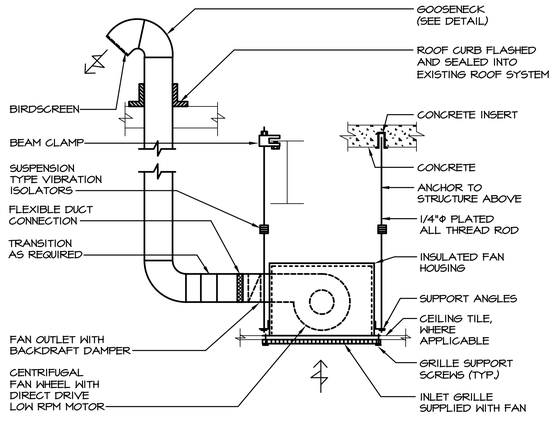


ROOFTOP UNIT DETAIL
NO SCALE

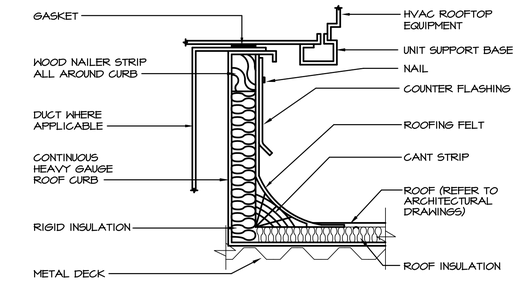


FLEXIBLE DUCT RUN-OUT SUPPORT DETAIL
NO SCALE

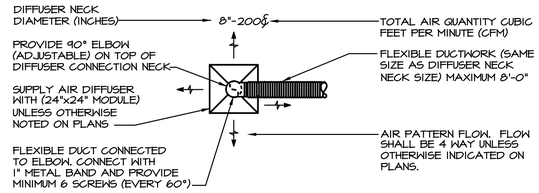
NOTES:
1) FLEXIBLE DUCT SHOULD EXTEND STRAIGHT FOR SEVERAL INCHES FROM RECTANGULAR DUCT CONNECTION BEFORE BENDING.
2) FLEXIBLE DUCT SHOULD NOT EXCEED 8'-0" IN LENGTH. USE RIGID ROUND DUCTWORK WHEN RUNOUTS EXCEED 8'-0".



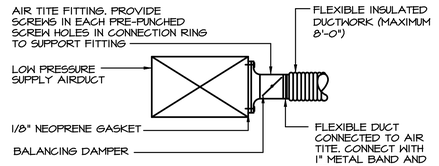
CEILING MOUNTED EXHAUST FAN WITH GOOSENECK DETAIL
NO SCALE



ROOFTOP UNIT ROOF CURB DETAIL
NO SCALE



SUPPLY AIR DIFFUSER KEY
NO SCALE



AIR TITE FITTING DETAIL
NO SCALE

AIR TITE SIZE CHART

DUCTSIZE	CONNECTION RING	DUCTSIZE	CONNECTION RING
5"	8"	9"	12"
6"	9"	10"	13"
7"	10"	11"	15"
8"	11"	12"	17"

NOTE:
1) WHERE CONNECTION RING SIZE IS LARGER THAN SUPPLY DUCT, THEN CONNECTION RING SHALL BE CRIMPED OVER DUCT AND CONNECTED, SCREWED & SEALED ON TOP AND BOTTOM OF SUPPLY DUCT.

[redacted]

COMcheck Software Version COMcheckWeb

Mechanical Compliance Certificate

Project Information

Energy Code: 2021 IECC
Project Title: 25-008
Location: Baltimore, Maryland
Climate Zone: 4a
Project Type: Addition

Construction Site:
7677 Rolling Mill Road
Baltimore, Maryland 21224

Owner/Agent:

Designer/Contractor:
JLR Design Consultants INC
1901 North Fountain Green Road
Bel Air, Maryland 21015

Mechanical Systems List

Quantity System Type & Description

1 HVAC System (Single Zone):
Heating: 1 each - Duct Furnace, Gas, Capacity = 65 kBtu/h
Proposed Efficiency = 80.00% Ec, Required Efficiency: 80.00 % Ec
Cooling: 1 each - Single Package DX Unit, Capacity = 76 kBtu/h, Air-Cooled Condenser, Air Economizer
Proposed Efficiency = 11.00 EER, Required Efficiency = 11.00 EER
Proposed Part Load Efficiency = 14.60 IEER, Required Part Load Efficiency = 14.60 IEER

Mechanical Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2021 IECC requirements in COM*check* Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title | Signature | Date

Project Title: 25-008 Report date: 08/18/25
Data filename: Page 1 of 9

MECHANICAL COMCHECK

RAIN FOR RENT
7677 ROLLING MILL RD
BALTIMORE, MARYLAND, 21224

STATE OF MARYLAND
CHARLES E. SANDERS
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No.	Date	Revision

Project No.: 25.008
Date: 26 SEPT 2025
Scale:
Edition: PERMIT DOCUMENTS
Drawing Name: MECHANICAL DETAILS AND COMCHECK
Drawing Number: M-4

MECHANICAL SPECIFICATIONS

1. SECTION 15010 - BASIC MECHANICAL REQUIREMENTS

A. The work of each of the mechanical sections includes furnishing and installing the material, equipment and systems complete as specified and/or indicated on the drawings. The mechanical installations, when finished, shall be complete and coordinated, ready for satisfactory service.

B. All work under this contract shall be done in strict accordance with all applicable municipal, state, Baltimore City, NFPA, International and local codes that govern each particular trade.

C. The contractor shall make applications and pay all charges for all necessary permits, licenses and inspections as required under the above codes. Upon completion of the work, the customary certifications of approval shall be furnished.

D. No materials or equipment shall be used in the work until approved. Before submission of the shop drawings, and not more than thirty (30) days after award of the contract, the contractor shall submit for approval a complete list of materials and equipment which he intends to furnish, giving manufacturer and catalog numbers. A complete list of proposed sub-contractors shall also be submitted.

E. The contractor shall examine all drawings and specifications and shall inspect the existing conditions of the site. Failure to comply with this requirement will not relieve the contractor of responsibility for complying with the intent of the contract documents.

F. The drawings indicate the general arrangement of the mechanical installations. Details of proposed departures due to actual field conditions or other causes shall be submitted for approval prior to installation. Reworking of completed items due to improper field coordination shall be at the contractor's expense.

G. Provide sufficient access and clearance for all items of equipment requiring servicing and maintenance, such as valves, dampers, controls, drives, drains, vents, starters, switches, filters, traps and major items of equipment.

H. The contractor shall perform all necessary cutting and patching as required to complete the installation of the mechanical work. Patching of walls, floors, ceilings, roof, etc. shall match the adjacent surfaces.

I. The contractor shall prepare three (3) copies of a record and information booklet. The booklet shall be bound in a three ring loose-leaf binder. Provide the following data in the booklet:

1) Catalog data on each piece of equipment furnished
2) Approved shop drawings on each piece of equipment furnished
3) Maintenance, operation and lubrication instruction on each piece of equipment furnished
4) Simplified temperature control diagram
5) Manufacturer's and contractor's guarantees
6) Air balancing reports
7) Commissioning reports
8) Schedule/description of all service work/maintenance inspections required by the paragraphs of this section

J. The entire new plumbing system shall be tested hydrostatically before insulation covering is applied and proved tight under the following gauge pressures:

Sanitary piping ..... as specified below
Domestic water piping ..... 100 psig
Natural gas piping ..... mercury gauge

K. All soil, waste and vent piping shall be tested by the contractor. The entire new drainage system and venting system shall have all necessary openings plugged and filled with water to the level of ten (10) feet above the main or branch being tested. The system shall hold this water for thirty (30) minutes without showing a drop greater than four (4) inches.

Note: If any code or authority requires testing which is different than the test listed above, the more stringent test shall be performed.

L. All parts of the heating, ventilating, air conditioning and exhaust systems shall be adjusted, checked, balanced and tested by an independent A.A.B.C. certified testing and balancing contractor approved by the owner. The contractor shall put all systems and equipment into full operation, and shall test and balance all devices to within ten (10) percent of capacities indicated on the drawings. Submit copies of the balancing reports as required by the contract. Permanently mark the position of each balancing damper.

M. Upon completion of the mechanical installations, the contractor shall provide a complete set of prints of the mechanical contract drawings which shall be legibly marked in red pencil to show all changes and departures of the installation as compared with the original design. They shall be suitable for use in preparation of record drawings.

N. All piping and valve systems shall be identified with labels and tags. Materials shall be as manufactured by Seton name plate corporation.

O. All new mechanical installations, including all materials and labor shall be guaranteed for a period of one (1) year from date of owner acceptance. The above shall not in any way void or abrogate equipment manufacturer's guarantee or warranty. Certificates of guarantee shall be delivered to the owner.

P. Contractor shall also provide one (1) year free service to keep the equipment in operating condition. This service shall be provided per the following schedule and rendered upon request when notified of any equipment malfunction.

Q. In addition to the first year warranty period, the contractor shall provide, at no additional cost to the owner, a minimum of four (4) service calls and maintenance inspections. A complete outline of the required maintenance and the proposed schedule shall be included in the "record and information booklet" detailed in Section 15010-Basic Mechanical Requirements, paragraph 1, for review and acceptance by the owner/representative and engineer. The inspections are to be performed at three (3) month intervals for a total of four (4) service calls and inspections during the first year warranty period (three (3) times during the year plus the original system start-up commissioning.

The service work and inspections shall include, but not be limited to the following:

- Replace all disposable air filters;
- Clean all permanent air filters;
- Lubricate all motor and fan bearings as required;
- Clean drain pans and drain lines;
- Check and tighten all electrical connections;
- Inspect all belts for adjustment and condition and replace as required;
- Inspect and clean all water strainers;
- Check operating pressures and refrigerant charge;
- Inspect all controls for correct operation and calibrate as required;
- Perform all maintenance as outlined in the equipment manufacturers operation and maintenance manuals.

Upon completion of each scheduled inspection, the contractor shall deliver to the building owner/owner's representative within (48) hours of completion, two (2) copies of the completed inspection report for record purposes.

R. The mechanical or service contractor shall, at the ninth month, advise the owner of the termination date of the above service. This contractor shall also provide the owner with a detailed proposal, reflecting annual escalation, for the continuation of the service and inspections described above.

2. SECTION 15050 - BASIC MECHANICAL PIPING MATERIAL & METHODS

A. Provide all labor and materials necessary to furnish and install all piping systems on this project, including interior sanitary, sanitary vent, domestic water, and natural gas piping systems.

B. Piping and valves shall be as follows:

1) Sanitary drains below grade or under building and up to five (5) feet from building line:

Piping: Standard weight cast iron uncoated bell and spigot soil pipe.

Fittings: Standard weight cast iron bell and spigot uncoated soil pipe fittings.

Joints: Neoprene push-lock fittings.

Note: Piping larger than ten (10) inches and at the building exterior shall be reinforced concrete pipe.

2) Sanitary drains and sanitary vents above floor inside building:

Piping: Cast iron no-hub soil pipe and/or schedule 40 galvanized steel pipe and/or type DWV copper.

Fittings: Cast iron no-hub soil pipe fittings and/or galvanized drainage fittings and/or copper solder joint cast drainage fittings.

Joints: No-hub stainless steel gasketed fittings and/or solvent sealer and/or solder type wrought copper.

3) Water service below grade:

Piping: Awwa class C cast iron pipe, cement lined.

Fittings: Class D mechanical joints.

4) Domestic hot and cold water piping inside building:

Piping: All water pipings shall be hard copper, type L above ground, type K below ground.

Fittings: Lead free solder type wrought copper.

Ball Valves: 2" or smaller= 150 psi, two piece body, full port, blowout-proof stem, chrome plated ball, bronze body and stem, reinforced TFE seat ring. Nibco S-585-70.

Unions: 125 psi., wrought copper, ground joint solder ends.

5) Natural gas piping:

Piping: Above grade= schedule 40 black steel. Below grade= schedule 80 black steel mill wrapped.

Fittings: 2" or smaller, threaded. 2-1/2" or larger long radius welding.

Flanges: Class 150 welding neck, Nibco convoluted flange #271 or approved equal.

Gate Valves: 1", 1-1/2" or 2"= union bonnet, rising stem, solid wedge, bronze body, bonnet and stem, threaded ends. Nibco #T-174-A. 2-1/2" or larger= 300 psi, iron body, bolted bonnet, OS&Y, solid wedge, bronze mounted. Nibco #F-667-O.

Ball Valves: 1/2" or 3/4"= forged brass alloy, aluminum tee handle, threaded ends. Nibco GB30 rated at 1/2 psi for indoor appliance connections.

C. Copper pipe shall be revere, anaconda, or chase types "L" and "K" hard drawn, with approved solder fittings.

D. Cast iron piping shall be service weight drainage piping and shall conform to the requirements of the C.I.S.P.I.. Each length of pipe and each fitting shall be clearly marked with the manufacturer's initials and pipe classifications.

E. Steel piping shall be similar and equal to National Tube Company, Republic or Bethlehem black or zinc-coated (galvanized) steel as hereinbefore specified. Pipe shall be free from all defects which may affect the durability of the intended use. Each length of pipe shall be stamped with the manufacturer's name.

F. All hangers for copper piping shall be copper clad, split ring swivel type, having rods with machine threads and threaded copper clad ceiling flange. Cast iron and steel piping supports shall be similar without copper clad and prime paint finish. Maximum distance between pipe hangers shall be as follows:

Cast Iron Piping = 6'
Copper Piping = 12'
Copper Tubing (<=1-1/4") = 6'
Copper Tubing (>=1-1/2" = 10'
Steel Piping = 12'

G. Provide dielectric couplings where non-ferrous metal piping is joined to ferrous metal piping. The gasket material shall be capable of withstanding the temperatures and pressures within the piping system in which installed. Submit dielectric coupling and gasket material for approval.

3. SECTION 15250 - MECHANICAL INSULATION

A. All supply, and return air ductwork and all domestic water piping systems shall be insulated with fiberglass insulation.

B. Ductwork shall be wrapped with nominal 2" thick glass fiber blanket insulation with thermal conductivity 'K' value of 0.27 at 75°F mean temperature and "installed" thermal resistance 'R' value of 8.0 at 1-1/2" compressed/installed thickness. Owens Corning "SOFTR" fiberglass type 150 with foil faced vapor barrier. Insulation shall be neatly installed and suitable for 40°F-250°F duct temperatures.

4. SECTION 15400 - PLUMBING

A. The work covered by this section of the specifications consists of furnishing all labor, equipment and materials in connection with the rough-in, final setting and connections to all plumbing fixtures. The contractor shall carefully review the conditions at the site and all of the contract drawings to determine the extent of the new and renovation plumbing work required.

B. All plumbing fixtures shall be complete in every detail with all trimmings and connections. All fixtures shall be designed to prevent the backflow of polluted water or waste into the water supply system. Fixtures shall be as listed below or approved equal:

P-1 Water Closet (handicapped): American Standard #2467.100.020 Cadet, floor mounted, bottom outlet, elongated rim bowl, 1.1 GPF with vitreous china construction, 2" trapway, 16-5/8" high, pressure-assisted EcoFlush technology, trim bolt caps, closet flange, 12" rough-in, Church open front white seat with cover, rigid supply with angle stop valve. Tank mounted flush handle must be on the side of the ADA turning radius.

P-2 Lavatory (wall hung)(handicapped): American Standard Lucerne #0355.012 with vitreous china construction, front overflow, faucet ledge, grid drain, tailpiece, cast brass "P" trap, tubing to wall with escutcheon, key operated supply valves with rigid supplies and chair carrier. Provide Moen #4925 "Chateau" 4" center set lavatory faucet with lever handles. Provide ASSE 1070 listed thermostatic mixing valve with optional thermal gauge. All exposed waste piping and hot and cold water piping shall be insulated with Truebro Handi Lav-Guard model 102 insulation kit with white finish.

P-3 Bar Sink: Elkay #BCR15 "Celebrity" single compartment sink with 20 gauge, type 304 stainless steel, self rimming, 2 hole, bottom pads, 15"x15"x6-1/8" overall size and ADA compliant with center drain. Sink shall be fitted with Elkay #LK1000CR chrome faucet, and lever handles. Sink shall be complete with crumb strainer, rigid supplies with loose key stops, cast brass clean out, tubing to wall and escutcheons.

P-4 Service Sink: Fiat #TSBCR1000, 28"x28"x12" overall size, Neo-Corner with Terrazzo construction, 3" outlet, drainage channels and rim guard. Fixture shall be fitted with #830AA faucet with wall to spout end, 10-1/2" spout, hose end connection, integral vacuum breaker, spout brace, adjustable union couplings and stop shanks.

C. Sanitary vents thru roof shall be flashed with seamless lead flashing assemblies. Flashing shall have a conical steel reinforced boot and shall be complete with a top cast iron counter flashing.

D. The Electric Water Heater shall be State or an approved equal. Heater shall be rated at volts and phase as indicated on drawings and be listed by Underwriters' Laboratories. Tank shall be factory fired with glass lining with 150 psi working pressure and equipped with extruded high density magnesium anode at T&P relief valve. Electric heating element shall be series 1- medium watt density with zinc plated copper sheath. The controls shall include a thermostat with each element and a high temperature cutoff. The jacket shall provide full size control compartments for performance of service and maintenance thru front panel openings and enclose the tank with insulation. The drain valve shall be located in the front for ease of servicing. Outer jacket shall be baked enamel finish. Heater shall have a three (3) year limited warranty for commercial installation, as outlined in the written warranty. Fully illustrated instruction manual shall be included. Insulation must meet ASHRAE standard 90.1-2013 for energy efficiencies. Refer to drawings for size, capacity and voltage.

E. Undersink thermostatic mixing valve shall be Nibco H-7721IW-TG or approved equal with ASSE1070 listing. Valve shall have lead free bronze body construction with adjustment cap, internal check valves, temperature gauge, and complete with 3/8" compression, elbow, and tee fittings. Temperature setting range shall be 80°F-120°F with a flow range of 0.5-2.5 gpm.

F. Potable water systems shall be disinfected prior to use. The method to be followed shall be that prescribed by the health authority and code requirements.

5. SECTION 15500 - HEATING, VENTILATING & AIR CONDITIONING (HVAC)

A. The work to be performed shall include all labor, materials and equipment necessary to furnish and install complete, all H.V.A.C. mechanical equipment as shown on drawings and/or hereinafter specified. It is the intent that the systems be installed complete with all items necessary to provide satisfactory service.

B. All heating, ventilating and air conditioning equipment which contains compressors shall be provided with extended warranties covering the compressors for a minimum of four (4) years.

C. Rooftop heating and cooling units:

All rooftop units shall be factory assembled, piped, internally wired and fully charged with R-454B refrigerant. Cooling and heating capacities shall be rated in accordance with AHRI standards and unit design shall be certified by the American Gas Association (AGA), specifically for outdoor applications using natural gas. All cooling units shall be Underwriters' Laboratory listed. All units shall be designed for outdoor rooftop level installation. Exterior surfaces of all units shall be phosphatized, zinc-coated steel with epoxy resin primer and baked enamel finish.

All casing panels shall be 20 gauge steel, gasketed and insulated with one (1) inch, one (1) pound density foil-faced glass fiber. Insulation shall be on the heat exchanger and evaporation section. Cabinet construction shall allow for all maintenance on one side of the unit.

Refrigeration cycle controls shall include condenser fan, evaporator fan and compressor contractor. Compressor shall be equipped with a combination internal winding thermostat/current overload. Internal high pressure relief shall also be provided. All units shall have direct drive, hermetic sealed compressors. Compressors shall be equipped with over temperature, over current and high pressure controls. Crank case heaters shall be standard on all models.

Evaporator coil shall be seamless copper tubing mechanically bonded to aluminum fins and shall be factory pressure and leak tested at 225 psig.

Both evaporator and condenser coil shall have drain pans. Evaporator pan shall be internally sealed and insulated. Threaded drain connection shall be provided in evaporator section with a drain opening in condensing section.

Condenser coil shall be seamless copper tubing mechanically bonded to aluminum fins. Each coil shall be factory pressure and leak tested at 425 psig.

Indoor air fan shall be belt drive, forward curved, centrifugal type. Motor shall have thermal overload protection and permanently lubricated fan and motor bearings. Motor/blower assembly shall be isolated from unit with rubber mounts.

Condenser fan shall be direct-drive, statically and dynamically balanced, upflow propeller type. Weatherproofed permanent split capacitor fan motor shall have built-in thermal overload and permanently lubricated sleeve bearings.

Gas-fired heating section shall be completely assembled, wired and piped. Design shall be certified by AGA, specifically for outdoor application.

Electronic ignition system shall light pilot each time the thermostat calls for heat. Flame sensor shall prove pilot flame and turn on main burners. Should a loss of pilot flame occur the main valve shall close and the spark shall reoccur within 0.8 seconds. When the thermostat is satisfied, both pilot and main burner shall be extinguished.

Forced combustion blower shall insure flame stability under varying wind conditions and shall provide higher combustion efficiency and location flexibility.

Heat exchanger shall be aluminized steel. Heat exchanger shall be factory tested for leaks, stress relieved and of free floating design. Heat exchanger shall be located upstream of the cooling coil for minimum condensation. Design shall be certified by AGA specifically for outdoor application. Burners shall be stamped and seam-welded with 20 gauge aluminized steel.

Low ambient temperature operation shall be standard down to 40 degree F.

Each rooftop unit shall be complete with a factory supplied supply and return bottom discharge casing, full roof curb, convince outlet and enthalpy-controlled economizer with barometer relief damper.

Units shall be as manufactured by Allied, Trane, Carrier, York or approved equal.

RAIN FOR RENT
7877 ROLLING MILL RD
BALTIMORE, MARYLAND, 21224

STATE OF MARYLAND
CHARLES E. [illegible]
19994
REGISTERED
PROFESSIONAL ENGINEER
9.16.25

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

LICENSE NO. 19994
EXP. DATE: 31 MARCH 2027

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No.	Date	Revision

Project No.: 25.008
Date: 26 SEPT 2025
Scale:
Edition: PERMIT DOCUMENTS
Drawing Name: MECHANICAL SPECIFICATIONS
Drawing Number: M-5

ECOBEE THERMOSTAT INFO.

RAIN FOR RENT
FACILITIES
WESTERN OILFIELDS SUPPLY CO.

3404 STATE ROAD
BAKERSFIELD, CA 93303
TELEPHONE (661) 399-9128
TELEFAX (661) 399-3211

Ecobee Thermostats order and install information

Rain for Rent Facilities Department is working to save the company money and use technology to our advantage, from energy-efficient systems, LED lighting, energy-efficient thermostats, and technology benefits for the Rain for Rent Branches.

For all new or existing HVAC installs or repairs, please change out **ALL** the location's thermostats to the following where appropriate:

- Order the **ecobee3 lite** or a newer model.
  - https://www.ecobee.com/ecobee3-lite/
  - Home Depot or other suppliers of your choosing
    - Any wall sensors provided are the responsibility of the local Branch to place and program.
- Connect ecobee's to Branch wifi.
  - Thermostat Only WIFI information (Do not use for other items)
    - Wifi: **Thermostat**
    - Password: **RentRain3404** (cap sensitive)
      - (Do not use for anything other than the Thermostat)
  - Do not register the ecobees online or on the app. The Rain for Rent Facilities Department will work with Rain for Rent Branch Management or HVAC technicians to register all ecobee thermostats from Bakersfield, CA, within ecobee's SmartBuilding website
- Rain for Rent Facilities Department will register all ecobee's with ecobee SmartBuilding and give all local Rain for Rent management ability to manage their local thermostats at https://sb.ecobee.com/
  - Contact Rain for Rent Facility Department with all ecobee thermostat **serial numbers** to Facilities@rainforrent.com

If this was not included in your quotes, please adjust for the purchase and installation of the thermostats by changing the order and/or a separate quote/invoice.

MECHANICAL SPECIFICATIONS

6. SECTION 15880 - AIR DISTRIBUTION

A. Furnish all labor and materials necessary to complete the sheet metal work associated with the heating, ventilating, air conditioning and exhaust systems, and other miscellaneous items shown and required.

B. All supply, return,and exhaust ductwork shall be constructed and installed in accordance with the sheet metal and air conditioning contractors national association (SMACNA) standards and ASHRAE standards.

C. Flexible ductwork shall be ATCO # 031 or approved equal. Flexible duct shall comply with NFPA bulletin 90A and shall be U.L. Listed as class 1 air duct and connector, standard 181. Ductwork shall be insulated with R-8.0 insulation.

D. Support horizontal ducts with hangers spaced not more than six (6) feet apart. Use straphangers for ducts up to thirty (30) inches wide, angle hangers or rods for ducts over thirty (30) inches wide. Straphangers to be one (1) inch wide, 20 gauge minimum; fasten to sides and bottom of duct with sheet metal screws.

E. Ducts shall be straight and smooth on the inside, with joints neatly finished. Ducts shall be suspended from the construction and shall be free from vibration. Curved elbows shall have a center radius equal to one and one-half (1-1/2) times the width of the duct. All square turns shall be vaned. Vanes consisting of curved metal blades shall permit the air to make abrupt turns without turbulence.

F. All joints in the heating, ventilating, and air conditioning and exhaust system ductwork shall be sealed. Sealant shall be as manufactured by Hard Cast Inc. or approved equal and shall consist of a mineral impregnated woven fiber tape and an actuator adhesive.

Sealant shall be SMACNA and U.L. approved, with a flame spread of 10 and a smoke developed of 0, non-toxic and non-flammable. Sealant shall be approved for operating temperatures from 0 degrees f. to 200 degrees f.

Sealant system shall be installed in strict accordance with the manufacturer's recommendations and when applied shall provide a permanent seal without any deterioration.

G. All supply and return air ductwork within fifteen (15) feet of each air handling unit shall be lined on the interior for sound attenuation. Lining shall have a one (1) inch thickness and shall be glued with one hundred (100) percent coverage and additionally secured with pins. increase duct sizes indicated two (2) inches direction to accommodate the interior lining. Dimensions shown on drawings are clear inside dimensions. Liner shall be a non-fibrous elastomeric thermal (and acoustical) material, closed cell, moisture resistant with anti-microbial agent. Material shall meet ASTM E84 25/50 fire rating (NFPA 90A & 90B), ASTM G 21 & 22, VOC guidelines, ASTM C 518, etc.. Lining shall be Nomaco K-Flex Gray, Evonikfoams Solcoustic or approved equal.

H. Supply air diffusers shall have all steel construction with louvered face and finished with #26 off-white enamel. Titus model TMS, Metal-Aire, Krueger or approved equal.

I. Return air grilles shall have all steel construction with 1/2" spaced louvers, 35 degree deflection and finished with #26 off-white enamel. Titus model 350R, Metal-Aire, Krueger or approved equal.

J. Ceiling mounted fans shall be as manufactured by Cook. Fans shall have acoustically insulated housings and shall have a maximum sound level rating of 6.0 sones. Air deliveries shall be as indicated on the drawings and all fans shall bear the AMCA certified ratings seal and the U.L. label. Integral backdraft damper shall be totally chatter proof with no metal contact. Fan shall have true centrifugal wheels with inlet perpendicular to, or remote from, inlet grille.

Grille shall be of aerodynamic design of white molded plastic eggcrate shape and provide eighty-five (85) percent free open area, terminal box shall be provided on the housing with cord, plug, and receptacle inside the housing. Entire fan, motor and wheel assembly shall be easily removable without disturbing the housing. Motor speeds shall not exceed 1600 rpm and all fan motors shall be suitably grounded and mounted on rubber-in-shear vibration isolators.

7. SECTION 15950 - CONTROLS

A. The controls contractor under this heading shall furnish and install all wiring necessary for a complete system of automatic temperature control, ventilation systems, exhaust systems, etc. as indicated on the drawings. The system shall include all necessary thermostats, relays, switches, transformers, contactors, etc. required for successful operation of all equipment as described in the sequence of operations. Electrical work in connection with all control systems shall be performed by the controls contractor and coordinated with the electrical contractor as needed to provide a full and complete package.

B. Each rooftop shall be controlled by a wall mounter heating/cooling thermostat with a (7) day/(24) hour program clock capable of (2) occupied/ non-occupied periods, with (2) heating/ (2) cooling set points, remote temperature sensor capability and auxiliary contact for economizer controls. Thermostat shall be by Ecobee. See information this sheet.

RAIN FOR RENT
7677 ROLLING MILL RD
BALTIMORE, MARYLAND, 21224

STATE OF MARYLAND
CHARLES E. SANDERS
19994
REGISTERED
PROFESSIONAL ENGINEER
9.16.25

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

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No.	Date	Revision

Project No.: 25.008
Date: 26 SEPT 2025
Scale:
Edition: PERMIT DOCUMENTS
Drawing Name: MECHANICAL SPECIFICATIONS
Drawing Number: M-6

GENERAL PROJECT NOTES

1. UNLESS NOTED OTHERWISE, ALL WIRING & CONDUIT / CABLING SHOWN IS FOR DIAGRAMMATIC PURPOSES ONLY. COORDINATE INSTALLATION WITH ACTUAL FIELD CONDITIONS AND INSTALL PER SPECIFICATIONS. ALL WORK TO BE VERIFIED ON SITE. ANY CONFLICTS ARE TO BE REPORTED BACK TO THE ENGINEER FOR REVIEW PRIOR TO PROCEEDING.
2. WHERE APPLICABLE, ALL 2X2 LIGHT FIXTURES ARE TO BE INSTALLED IN THE SAME ORIENTATION SO SUSPENDED BASKETS, LENSES, VISIBLE LAMPS, ETC. ARE ALL FACING THE SAME DIRECTION.
3. ALL NEW PANELBOARDS ARE TO BE PROVIDED WITH ACCURATE DIRECTORIES. ANY EXISTING PANELBOARDS THAT WERE MODIFIED UNDER THIS CONTRACT ARE TO BE PROVIDED WITH NEW UPDATED DIRECTORIES.
4. ALL AREAS INDICATED WITH VACANCY SENSORS (VS) ARE TO BE WIRED FOR "MANUAL ON / AUTO OFF" OPERATION.
5. ALL PANELBOARDS ARE TO BE PROVIDED WITH LAMINATED BLACK PLASTIC IDENTIFICATION PLATES THAT INDICATE WHERE THE PANEL IS DIRECTLY FED FROM.
6. ALL PANELBOARD SCHEDULES ARE BASED ON THE USE OF COPPER CONDUCTORS. WHERE ALUMINUM CONDUCTORS ARE PERMITTED BY THE SPECIFICATIONS, ADJUST CONDUCTOR AND CONDUIT SIZES TO MAINTAIN SAME AMPACITY RATINGS.
7. ALL CONDUIT BOXES, ETC. SHALL GENERALLY BE INSTALLED A MINIMUM OF 12" ABOVE CEILINGS. COORDINATE WITH OTHER TRADES PRIOR TO INSTALLATION.
8. ALL CEILING MOUNTED DEVICES, INCLUDING SMOKE DETECTORS, SPEAKERS, OCCUPANCY SENSORS, ETC. SHALL BE CENTERED IN 2X2 CEILING TILES OR IN HALF OF 2X4 TILES, AS APPLICABLE.
9. ALL PROJECT CONDUIT AND CABLING SHALL BE INSTALLED ABOVE FINISHED CEILINGS WHERE POSSIBLE TO MINIMIZE VISIBILITY OF SUCH ITEMS. ALL CABLING INSTALLED IN EXPOSED STRUCTURE AREAS SHALL BE IN EMT CONDUIT INSTALLED TIGHT TO DECK ABOVE, EXCEPT FOR SHORT FINAL CONNECTIONS TO FIRE ALARM DEVICES, LIGHT FIXTURES, ETC. MC CABLE SHALL BE PERMITTED WHERE INSTALLED ABOVE FINISHED CEILINGS OR CONCEALED IN PARTITION WALLS.
10. ALL CABLING TO BE PROPERLY SECURED FROM THE STRUCTURE ABOVE. DO NOT SUPPORT CABLE/CONDUIT FROM OTHER OBJECTS IN THE CEILING SPACE, INCLUSIVE OF CEILING TILE HANGERS.
11. REFER TO ARCHITECTURAL DRAWINGS FOR CEILING TYPES, FINISHES, ETC. COORDINATE ALL LIGHT FIXTURE MOUNTING, FRAME KITS, ETC. AS REQUIRED.
12. ALL LOW VOLTAGE CABLING INSTALLED ABOVE CEILINGS AND NOT IN RACEWAY SHALL BE PLENUM RATED.
13. ALL BRANCH CIRCUITS SHALL UTILIZE INDIVIDUAL NEUTRAL CONDUCTORS. SHARED NEUTRALS AND MULTI-WIRE CIRCUITS ARE NOT PERMITTED UNLESS SPECIFICALLY PROVIDED WITH BREAKER/HANDLE TIES.
14. ALL BRANCH CIRCUITS AND FEEDERS SHALL INCLUDE AN EQUIPMENT GROUNDING CONDUCTOR. CONDUIT IS NOT PERMITTED AS THE SOLE GROUND PATH.
15. WHERE VOICE/DATA AND POWER OUTLETS APPEAR ON PLAN AS BACK TO BACK, OUTLETS SHALL BE STAGGERED TO REDUCE NOISE TRANSMISSION THROUGH WALL.
16. PROVIDE ACCESS PANELS FOR ALL DUCT SMOKE DETECTORS, JUNCTION BOXES AND OTHER EQUIPMENT REQUIRING ACCESS OR ADJUSTMENT, AND LOCATED IN HARD CEILINGS OR BEHIND WALL PARTITIONS, IN CHASES, ETC.
17. UNLESS NOTED OTHERWISE, BRANCH CIRCUIT WIRING SHALL BE SIZED AS FOLLOWS TO COMPENSATE FOR VOLTAGE DROP. ADJUST CONDUIT SIZE AS NECESSARY:
    a. 120V, 0-90LF - #12AWG
    b. 120V, 91-140LF - #10AWG
    c. 120V, >140LF - #8AWG
18. FOR LIGHT FIXTURES, WIRING SHALL NOT PASS THROUGH ANY LUMINAIRE INTEGRAL JUNCTION BOX UNLESS LUMINAIRE IS IDENTIFIED FOR THROUGH-WIRING.
19. REFRIGERATOR RECEPTACLES SHALL BE MOUNTED AT 42" AFF AND 6" FROM ADJACENT COUNTER.
20. MULTIPLE SWITCHES IN THE SAME LOCATION SHALL USE A SINGLE MULTI-GANG DEVICE BOX AND COVERPLATE.
21. ANY EXISTING OUTLET COVERPLATES REMAINING AFTER DEMOLITION IN THE GENERAL AREA OF WORK, ARE TO BE REPLACED WITH NEW TO MATCH THE ADJACENT NEW WORK.
22. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF LIGHTING FIXTURES AND GRID COORDINATION. VERIFY THAT ADEQUATE CLEARANCE FOR INSTALLATION, MAINTENANCE AND HEAT DISSIPATION IS AVAILABLE BEFORE ORDERING LIGHTING FIXTURES.
23. SEAL ALL CONDUIT PENETRATIONS THROUGH FIRE RATED WALLS AND CEILINGS TO MAINTAIN FIRE INTEGRITY. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE RATED WALLS AND DRYWALL CEILINGS. SEAL ALL PENETRATIONS BY SURFACE MOUNTED AND RECESSED LIGHTING FIXTURES TO MAINTAIN FIRE RATING.
24. ALL BRANCH CIRCUITS SHALL BE RUN CONCEALED IN EXISTING AND NEW WALLS. CUT AND PATCH EXISTING WALLS AND SURFACES AS REQUIRED.
25. WHERE WALLS ARE INDICATED TO REMAIN BUT ARE TO BE PROVIDED WITH NEW FINISHES, PROVIDE FOR THE REMOVAL AND REINSTALLATION OF ALL EXISTING DEVICES THAT ARE NOTED TO REMAIN.
26. GROUNDED CONDUCTORS SHALL BE PIG-TAILED IN OUTLET BOXES OR MULTI-OUTLET ASSEMBLY FOR RECEPTACLES SO THE REMOVAL OF SUCH DEVICES DOES NOT INTERRUPT CONTINUITY.
27. LABEL EACH RECEPTACLE IN LEGIBLE PERMANENT MARKER ON THE BACK OF THE COVERPLATE AS TO WHERE THE RECEPTACLE IS SERVED FROM. IDENTIFY ANY DEDICATED CIRCUITS AS SUCH.
28. USE CONDULET SEALING FITTINGS WITH APPROVED SEALING COMPOUND ON ALL CONDUITS PASSING FROM INTERIOR TO EXTERIOR OF BUILDING.
29. SUPPORT RECESSED LIGHT FIXTURES FROM BUILDING STRUCTURE.
30. FOR INSULATED CEILINGS, PROVIDE NOTICE TO ARCHITECT FOR SUBSTITUTED LIGHT FIXTURES TO BE ISSUED BY ENGINEER PRIOR TO ORDERING ANY FIXTURES.

COMcheck Software Version COMcheckWeb

Interior Lighting Compliance Certificate

Project Information

Energy Code: 2021 IECC
Project Title: RAIN FOR RENT
Project Type: Addition

Construction Site: Owner/Agent: Designer/Contractor:

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts
1-Office	1829	0.64	1171
		Total Allowed Watts =	1171

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
1-Office				
LED: A: Other:	1	2	23	47
LED: B: Other:	1	11	18	199
LED: C: Other:	1	2	62	124
LED: D: Other:	1	12	12	146
LED: E: Other:	1	12	9	108
LED: F: Other:	1	10	46	455
LED: G: Other:	1	2	28	57
			Total Proposed Watts =	1136

Interior Lighting PASSES: Design 3% 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 2021 IECC requirements in COM*check* Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

COMcheck Software Version COMcheckWeb

Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2021 IECC
Project Title: RAIN FOR RENT
Project Type: Addition
Exterior Lighting Zone: 4 (High activity metropolitan commercial district (LZ4))

Construction Site: Owner/Agent: Designer/Contractor:

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts /	D Tradable Wattage	E Allowed Watts (B X C)
Pedestrian and vehicular entrances and exits	6 ft of door	21	Yes	126
Illuminated area of facade wall or surface	1425 ft2	0.15	No	214
			Total Tradable Watts (a) =	126
			Total Allowed Watts =	340
			Total Allowed Supplemental Watts (b) =	900

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 900 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
Pedestrian and vehicular entrances and exits (6 ft of door width): Tradable Wattage				
LED: H: Other:	1	1	12	12
LED: K: Other:	1	1	15	15
Illuminated area of facade wall or surface (1425 ft2): Non-tradable Wattage				
LED: J: Other:	1	3	28	84
			Total Tradable Proposed Watts =	27

Exterior Lighting PASSES: Design 97% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2021 IECC requirements in COM*check* Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

LIGHT FIXTURE SCHEDULE

TYPE	LAMPS/ WATTS	MOUNTING	VOLTS	DESCRIPTION	CATALOG NO.
A	LED (23.4W)	RECESSED	120	2X2 SHALLOW PROFILE TROFFER WITH CURVED CENTER AND 3000 LUMEN PACKAGE	H.E. WILLIAMS PT-2-2-L43-8-35-RA-(L30)-DRV-UNV
B	LED (18.1W)	RECESSED	120	2X2 SHALLOW PROFILE TROFFER WITH CURVED CENTER AND 2400 LUMEN PACKAGE	H.E. WILLIAMS PT-2-2-L26-8-35-RA-(L24)-DRV-UNV
C	LED (61.9W)	RECESSED	120	2X4 SHALLOW PROFILE TROFFER WITH CURVED CENTER, DIMMING DRIVER AND 8000 LUMEN PACKAGE	H.E. WILLIAMS PT-2-4-L90-8-35-RA-(L80)-DIM-UNV
D	LED (12.2W)	RECESSED	120	4.5" DOWNLIGHT WITH DIMMING DRIVER, OPEN REFLECTOR, MEDIUM DISTRIBUTION AND 1300 LUMEN PACKAGE	H.E. WILLIAMS 4DR-TL-L15-8-35-DIM-(L13)-UNV-O-M-OF-CS
E	LED (9W)	RECESSED	120	4.5" WALLWASH DOWNLIGHT WITH DIMMING DRIVER, OPEN REFLECTOR AND 1000 LUMEN PACKAGE	H.E. WILLIAMS 4DR-TL-L10-8-35-DIM-UNV-O-WW-OF-CS
F	LED (45.5W)	RECESSED	120	2X4 SHALLOW PROFILE TROFFER WITH CURVED CENTER, DIMMING DRIVER AND 6100 LUMEN PACKAGE	H.E. WILLIAMS PT-2-4-L61-8-35-RA-DIM-UNV
G	LED (28.5W)	RECESSED	120	2X4 SHALLOW PROFILE TROFFER WITH CURVED CENTER AND 3800 LUMEN PACKAGE	H.E. WILLIAMS PT-2-4-L38-8-35-RA-DRV-UNV
H	LED (12W)	SURFACE ABOVE DOOR	120	EMERGENCY EGRESS EXTERIOR FIXTURE WITH DARK BRONZE FINISH, INTEGRAL PHOTOCELL, LOW TEMPERATURE OPTION & INTEGRAL NICAD BATTERY	H.E. WILLIAMS EMER/DECO-DBR-LT-D
J	LED (28W)	SURFACE AT ±11' AFG	120	SMALL EXTERIOR WALL PACK WITH 2600 LUMEN PACKAGE AND UL WET LISTING	H.E. WILLIAMS WPS2-L26-8-50-SF-DIM
K	LED (15.1W)	RECESSED IN SOFFIT	120	6" DOWNLIGHT WITH UL WET LOCATION LISTING, 1500 LUMEN PACKAGE AND COLD RATED EMERGENCY BATTERY OPTION	H.E. WILLIAMS 6AR-L15-8-40-EM/7W-DA-UNV-L-M-*-CS-WET/CC
	LED	UNIVERSAL	120/ 277	LED EXIT SIGN WITH BATTERY BACK-UP, WHITE HOUSING AND RED LETTERING	H.E. WILLIAMS EXIT-R-EM-WHT
	LED 2-1W HEADS	SURFACE WALL	120/ 277	EMERGENCY NiCd BATTERY UNIT WITH DUAL HEADS, WHITE HOUSING & REMOTE CAPABILITY	H.E. WILLIAMS EMER/LED-WHT-RC-D

NOTES:
1. COORDINATE EXIT SIGN LETTER COLOR WITH AHJ PRIOR TO ORDERING.

LEGEND

ALL MOUNTING HEIGHTS ARE TO CENTER LINE OF THE OUTLET BOX UNLESS OTHERWISE NOTED

SYMBOL	DESCRIPTION
A	2X4, 2X2, 1X4 LIGHTING FIXTURE. LETTER ADJACENT TO FIXTURE INDICATES FIXTURE TYPE. REFER TO LIGHTING SCHEDULE
B	DOWNLIGHT, WALL MOUNTED, WALL-WASH. LETTER ADJACENT TO FIXTURE INDICATES FIXTURE TYPE. REFER TO FIXTURE SCHEDULE
	EXIT LIGHT. CEILING MOUNTED, WALL MOUNTED - DIRECTIONAL CHEVRONS
	EMERGENCY BATTERY UNIT, REMOTE HEAD
$MC	SWITCH - LOW VOLTAGE MOMENTARY CONTACT TYPE
$VS	SWITCH - LINE VOLTAGE WALL VACANCY SENSOR TYPE
$VS	SWITCH - LINE VOLTAGE WALL VACANCY SENSOR TYPE WITH DIMMER
$MC	SWITCH - DIMMER WITH SINGLE MOMENTARY CONTACT CONTROL
$ $3 $4	SWITCH - SINGLE POLE, THREE WAY, FOUR WAY
$D $OS	SWITCH - DIMMER, OCCUPANCY SENSOR
$M	SWITCH - MOTOR RATED WITH THERMAL ELEMENT
	RECEPTACLE - 20A, 125V - DUPLEX, DOUBLE DUPLEX (QUAD)
	RECEPTACLE - 20A, 125V - DUPLEX, COUNTER HEIGHT AT 44" AFF OR 6" ABOVE COUNTER
	FLUSH FLOOR BOX - COMBINATION POWER AND TELE/DATA, POWER ONLY
	FLUSH FLOOR QUAD BOX - COMBINATION POWER AND TELE/DATA, POWER ONLY
	COMMUNICATION OUTLET - TELEPHONE/DATA - MOUNTING HEIGHT AT 1'-8"
	COMMUNICATION OUTLET - TELEPHONE/DATA - MOUNTING HEIGHT 6" ABOVE COUNTER (EXISTING/NEW WORK)
	PANELBOARD - M.H. 6'-6" TO TOP - SURFACE MOUNT, FLUSH MOUNT
J	JUNCTION BOX
	DISCONNECT SWITCH - UNFUSED, FUSED. MOUNTED 5'-6" TO TOP
M	MOTOR - HORSEPOWER AS NOTED
	GROUND CONNECTION
	BRANCH CIRCUIT - IN CEILING OR WALLS
	BRANCH CIRCUIT - BELOW GRADE/SUBSLAB
L-#	HOMERUN TO PANEL - TEXT INDICATES PANEL AND CIRCUIT NUMBER. NUMBER OF CROSSLINES INDICATES NUMBER OF CONDUCTORS WHEN MORE THAN 2
D	FIRE ALARM DUCT SMOKE DETECTOR
#	DENOTES DRAWING NOTE
OS VS	CEILING OCCUPANCY/VACANCY LIGHTING CONTROL SENSOR

ABBREVIATIONS

A	- AMPS, AMPERE	MCB	- MAIN CIRCUIT BREAKER
EF	- EXHAUST FAN	MH	- MOUNTING HEIGHT
EX	- EXISTING	MCA	- MINIMUM CIRCUIT AMPERES
FLA	- FULL LOAD AMPS	MOCP	- MAXIMUM OVER-CURRENT PROTECTION
FSS	- FUSED SAFETY SWITCH	NEC	- NATIONAL ELECTRIC CODE
GFI	- GROUND FAULT INTERRUPTER	NFSS	- NON FUSED SAFETY SWITCH
HP	- HORSEPOWER	NIC	- NOT IN CONTRACT
LV	-LOW VOLTAGE	V	- VOLTS
MLO	- MAIN LUGS ONLY	WP	- WEATHERPROOF

RAIN FOR RENT
7877 ROLLING MILL RD
BALTIMORE, MARYLAND, 21224

STATE OF MARYLAND
CHARLES E. SANDERS
No. 19994
REGISTERED PROFESSIONAL ENGINEER
9.16.25

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

LICENSE NO. 19994
EXP. DATE: 31 MARCH 2027

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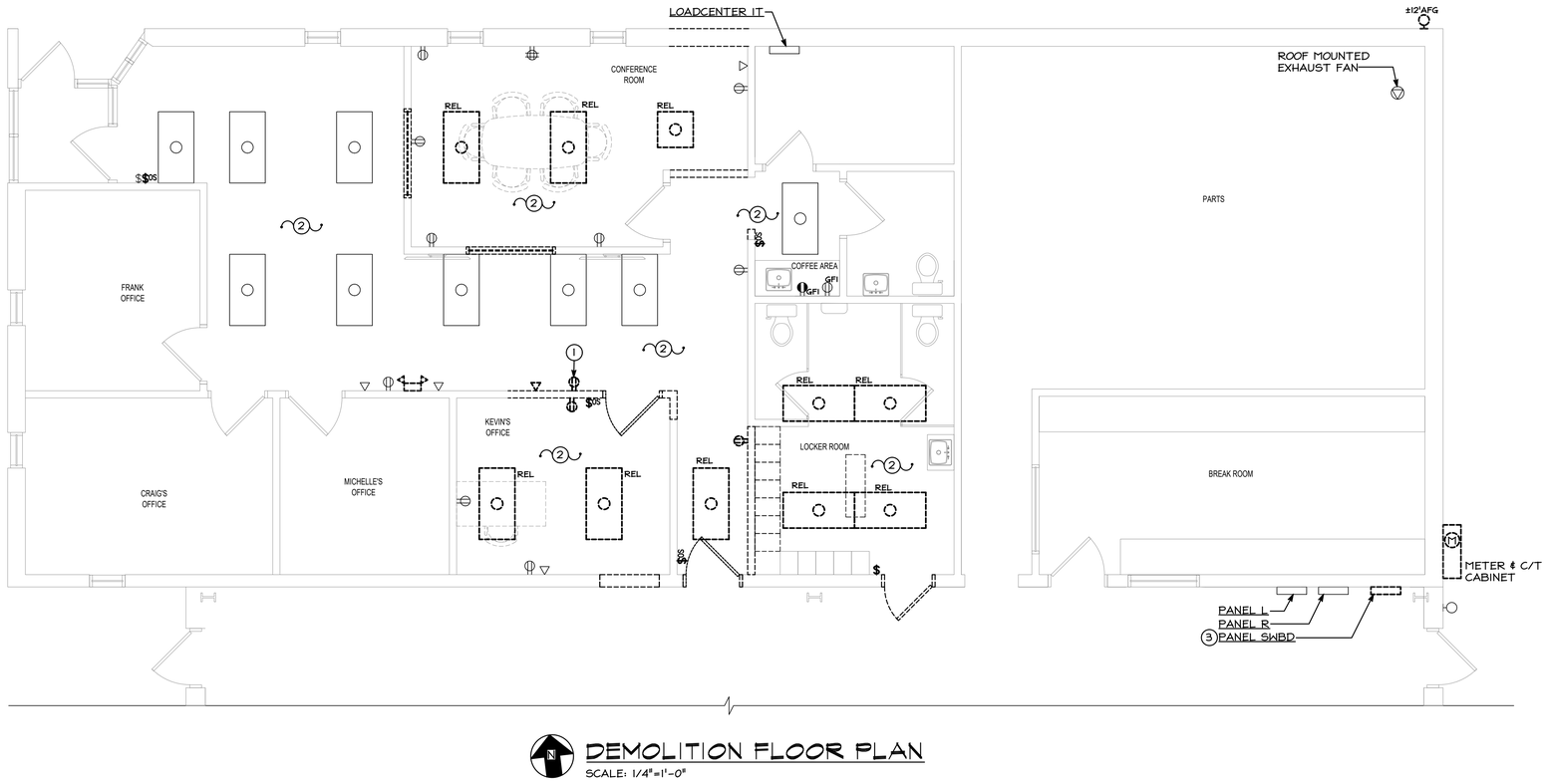
No.	Date	Revision

Project No.: 25.008
Date: 26 SEPT 2025
Scale:
Edition: PERMIT DOCUMENTS
Drawing Name: LEGEND, NOTES & ENERGY FORMS
Drawing Number: E-1



DEMOLITION FLOOR PLAN

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

PROJECT DEMOLITION NOTES

1. EXISTING CONDITIONS INDICATED ON THIS DRAWING HAVE BEEN OBTAINED FROM EXISTING DRAWINGS OR GENERAL FIELD OBSERVATIONS AND MAY NOT INDICATE ACTUAL EXISTING CONDITIONS IN DETAIL OR DIMENSION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACTUAL CONDITIONS AND EFFECT ON HIS WORK. SHOULD CONDITIONS BE DISCOVERED THAT PREVENT EXECUTION OF THE WORK AS INDICATED, IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING FOR DIRECTION BEFORE PROCEEDING WITH THE WORK.
2. REMOVE ALL EQUIPMENT INDICATED, INCLUSIVE OF ASSOCIATED CONDUIT, WIRING, BOXES, SUPPORTS, ETC. BACK TO SOURCE OR LAST REMAINING DEVICE ON SAME CIRCUIT, UNLESS NOTED OTHERWISE.
3. WHERE COMPLETE BRANCH CIRCUITS ARE REMOVED, REMAINING CIRCUIT BREAKER SHALL BE PLACED IN THE "OFF" POSITION AND RELABELED AS "SPARE" UNLESS OTHERWISE INDICATED.
4. EXISTING CIRCUITS INTERRUPTED BY DEMOLITION OR RELOCATED WORK, BUT SERVING ITEMS INDICATED TO REMAIN, SHALL BE MADE CONTINUOUS.
5. DEMOLITION SHALL INCLUDE REMOVAL OF ELECTRICAL EQUIPMENT AND ASSOCIATED COMPONENTS AND MATERIALS. DO NOT ABANDON IN PLACE ANY ITEMS UNLESS NOTED ON THE DRAWINGS. EQUIPMENT REMOVED SHALL BE OFFERED TO THE OWNER PRIOR TO DISPOSAL AND IF DESIRED, SHALL BE STORED ON SITE WHERE INSTRUCTED. ALL MATERIALS NOT RETAINED BY THE OWNER SHALL BE REMOVED FOR OFF-SITE DISPOSAL.
6. THE EXISTING FACILITY SHALL REMAIN IN OPERATION DURING CONSTRUCTION. ALL INTERRUPTIONS TO THE UTILITIES OR SERVICES MUST BE COORDINATED WITH THE OWNER TO MINIMIZE DISRUPTIONS.
7. NOTIFY OWNER OF ANY DAMAGED OR NON-WORKING ITEMS PRIOR TO REMOVAL. ANY EQUIPMENT DAMAGED DURING REMOVAL AND/OR RELOCATION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE WITH EQUIPMENT EQUAL TO EXISTING.
8. ANY OPENINGS LEFT IN CEILINGS/WALLS/FLOORS SHALL BE PATCHED AND FINISHED TO MATCH EXISTING ADJACENT SURFACES. WHERE THE DEVICES ARE REMOVED FROM CEILING TILES, PROVIDE REPLACEMENT TILES TO MATCH EXISTING.
9. DISCONNECT AND REMOVE ALL ASSOCIATED ELECTRICAL CONNECTIONS FOR EXISTING HVAC AND PLUMBING EQUIPMENT BEING REMOVED, INCLUDING: CONDUIT, WIRING, OUTLETS, DISCONNECTING MEANS, STARTERS, SWITCHES, ETC. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
10. "REL" ADJACENT TO EQUIPMENT INDICATES EQUIPMENT IS TO BE RELOCATED.
11. EQUIPMENT SHOWN THIN/SOLID IS EXISTING TO REMAIN. EQUIPMENT SHOWN HEAVY/DASHED IS EXISTING TO BE REMOVED OR RELOCATED AS INDICATED.

DRAWING NOTES

(1) CIRCUITING TO REMAIN FOR RECONNECTION. REFER TO NEW WORK POWER FLOOR PLAN.

(2) DISCONNECT LIGHTING IN THIS AREA FROM EXISTING CONTROLS AND RECONNECT PER NEW WORK PLAN. EXISTING CIRCUITING SHALL REMAIN.

(3) RELOCATE 1P-40A CIRCUIT TO PANEL RFR. REFER TO PANEL SCHEDULE FOR ADDITIONAL INFORMATION. ALL OTHER 2 AND 3 POLE CIRCUITS TO BE RECONNECTED TO REPLACEMENT DISTRIBUTION PANEL SWBD.

0 1 2 3 4 8 12

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

RAIN FOR RENT
7677 ROLLING MILL RD
BALTIMORE, MARYLAND, 21224

STATE OF MARYLAND · CHARLES E. SANDERS · 19994 · REGISTERED PROFESSIONAL ENGINEER
9.16.25

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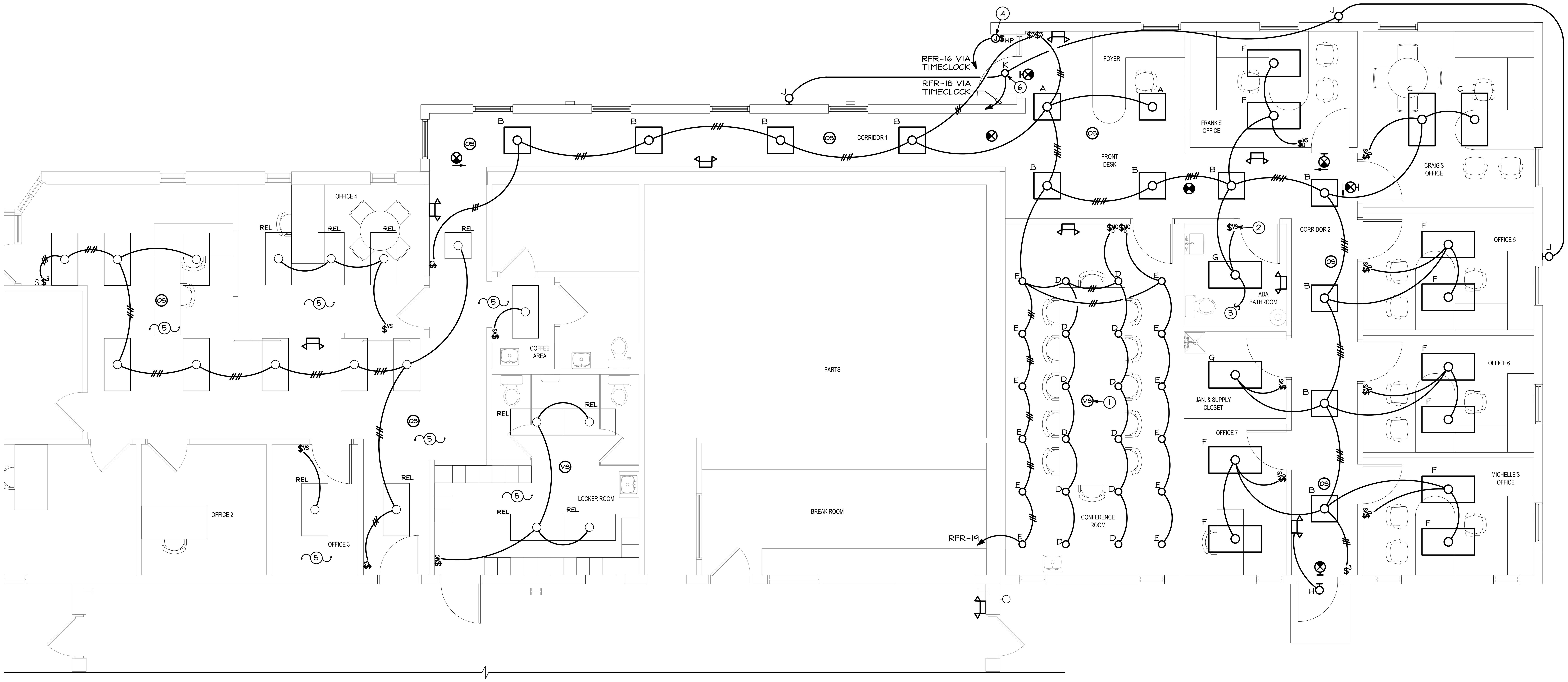
No.	Date	Revision

Project No.: 25.008
Date: 26 SEPT 2025
Scale:
Edition: PERMIT DOCUMENTS
Drawing Name: DEMOLITION FLOOR PLAN
Drawing Number: E-2



NEW WORK LIGHTING FLOOR PLAN

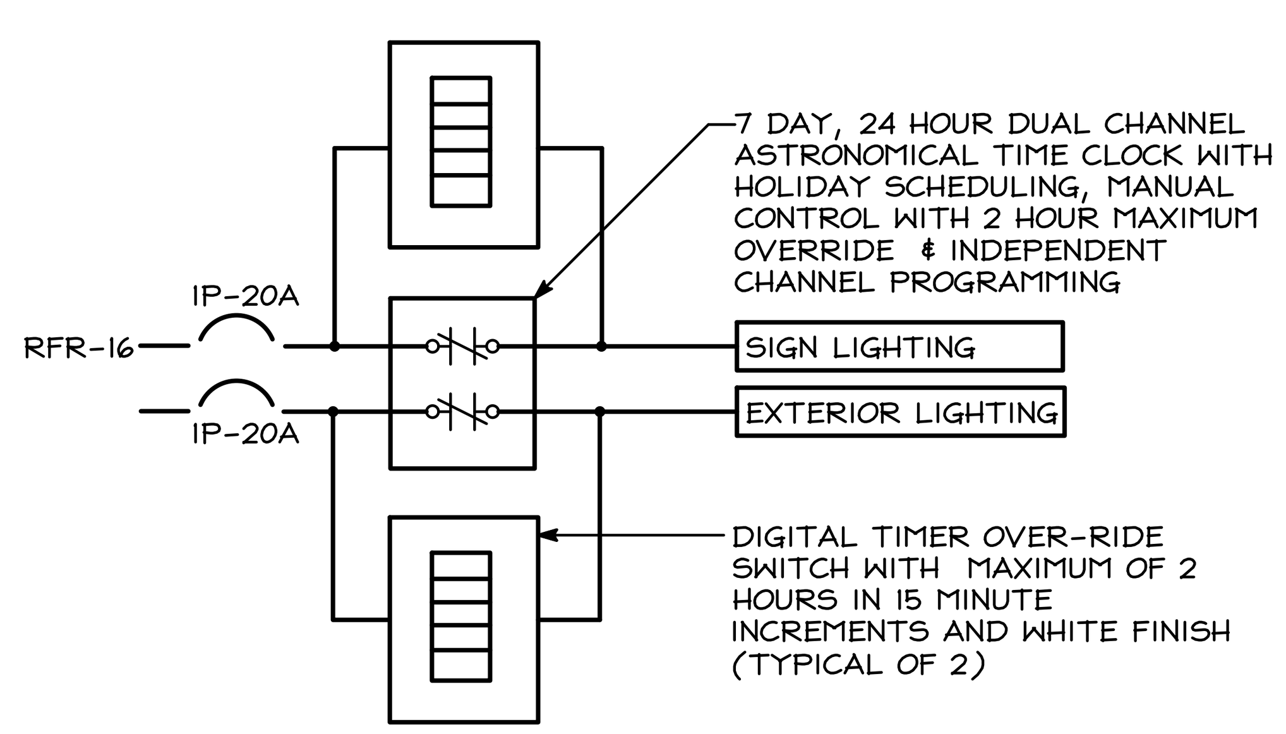
SCALE: 1/4"=1'-0"
NOTE:
EQUIPMENT SHOWN THIN/SOLID IS EXISTING OR RELOCATED EXISTING.
EQUIPMENT SHOWN HEAVY/SOLID IS NEW.

GENERAL NOTES

1. CONNECT ALL EXIT SIGNS AND EMERGENCY FIXTURES TO THE UNSWITCHED PORTION OF THE LIGHTING CIRCUIT SERVING THE RESPECTIVE AREA.
2. COORDINATE FINAL LOCATION OF ALL LIGHTS AND SWITCHES WITH THE USER PRIOR TO ROUGH-IN.

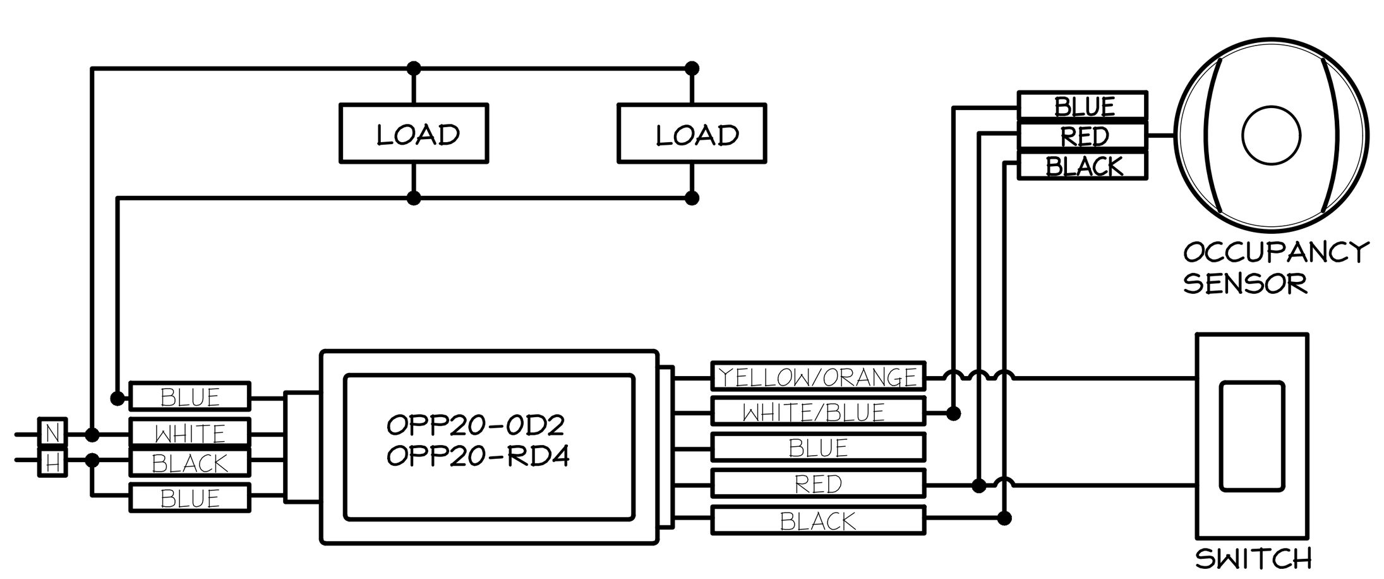
DRAWING NOTES

1. PROVIDE WITH ADDITIONAL RELAYS AS NECESSARY FOR FULL ROOM LIGHTING CONTROL.
2. PROVIDE WITH ADDITIONAL RELAYS FOR EXHAUST FAN CONTROL.
3. TO EXHAUST FAN. REFER TO NEW WORK POWER FLOOR PLAN.
4. 120V CONNECTION TO SIGN. FIELD VERIFY EXACT LOCATION.
5. EXISTING LIGHTING WITH NEW CONTROLS (AS SHOWN). EXISTING WIRE/CONDUIT MAY BE RE-USED WHERE APPLICABLE.
6. PROVIDE WITH EMERGENCY DRIVER OPTION. ASSURANCE EMERGENCY LIGHTING MODEL L9-ET-C-IP66. PROVIDE WITH CONSTANT/UNSWITCHED POWER TO DRIVER.



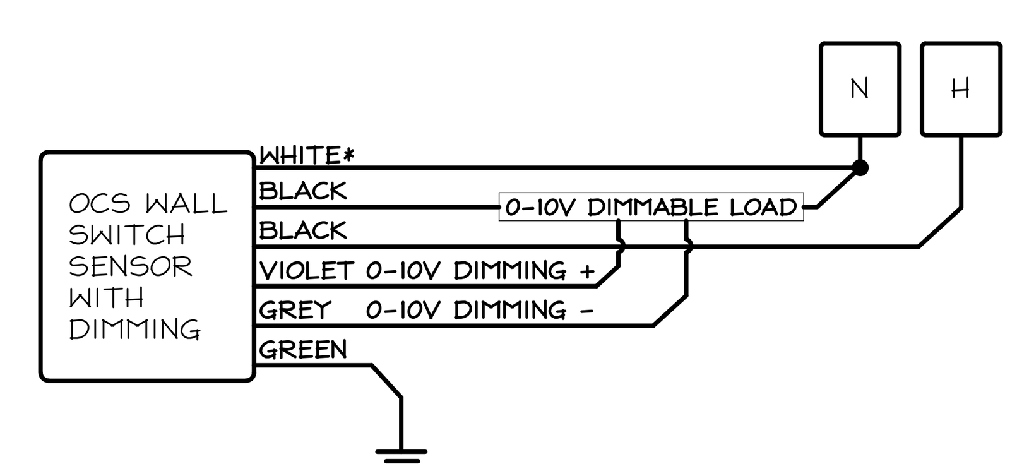
2 CIRCUIT CONTROL DIAGRAM

NO SCALE



LIGHTING CONTROL WIRING DIAGRAM FOR "MANUAL ON" CONTROLS

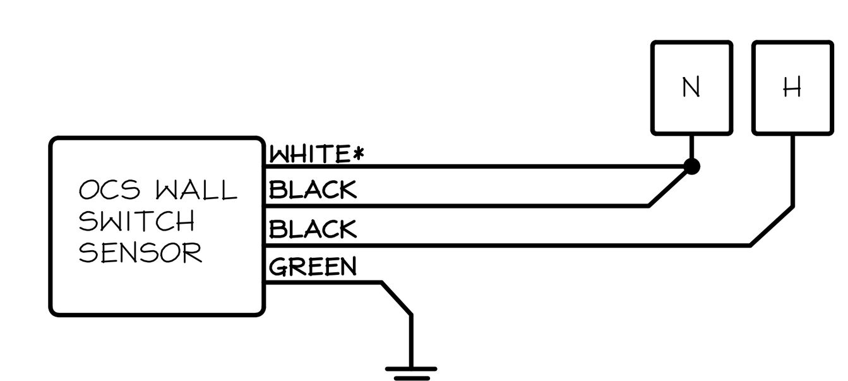
NO SCALE
NOTE: POWER PACK AND THE LOAD SWITCHED BY THE POWER PACK MUST BE FED FROM THE SAME PHASE.



* NEUTRAL CONNECTION IS OPTIONAL, CAP IF UNUSED

VACANCY SENSOR WITH DIMMING WIRING DIAGRAM

NO SCALE



* NEUTRAL CONNECTION IS OPTIONAL, CAP IF UNUSED

VACANCY SENSOR WIRING DIAGRAM

NO SCALE

0 1 2 3 4 8 12
SCALE:1/4"=1'-0"

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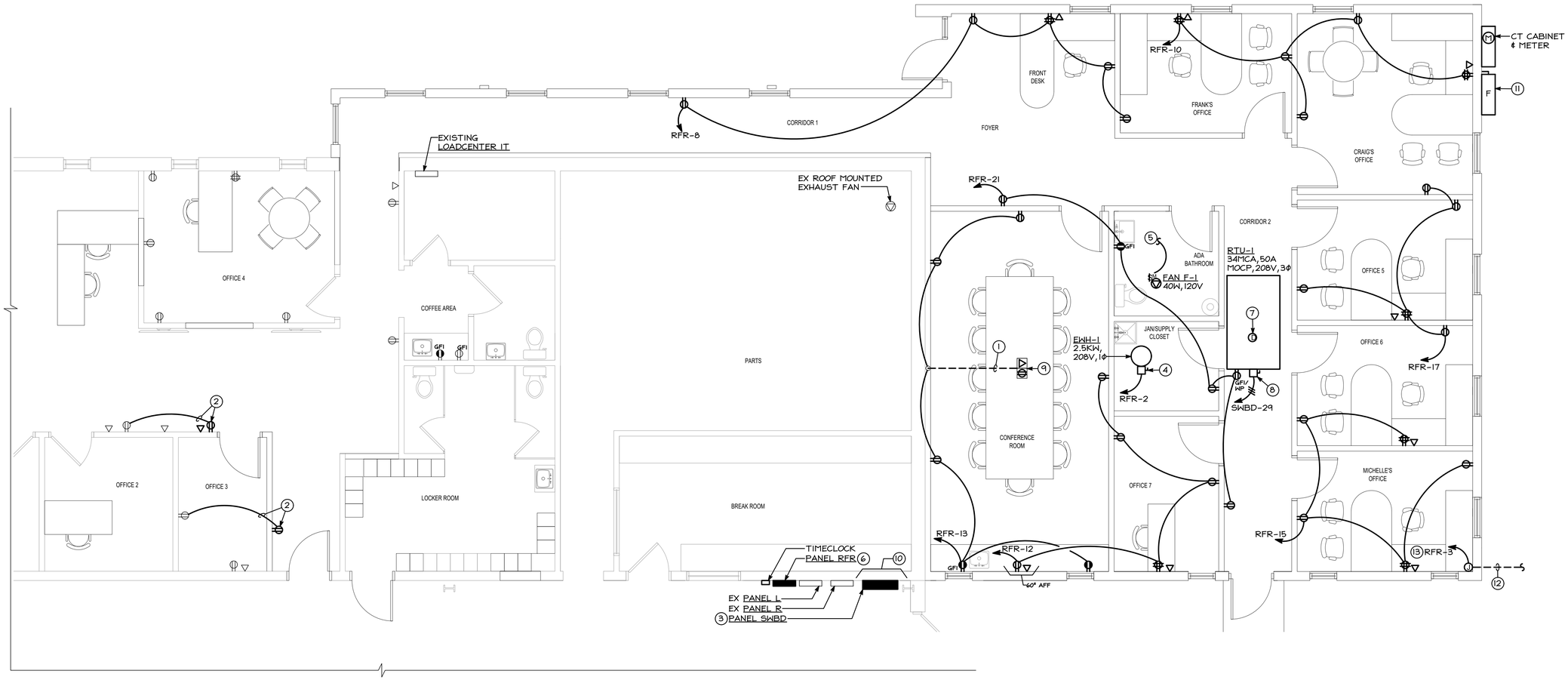
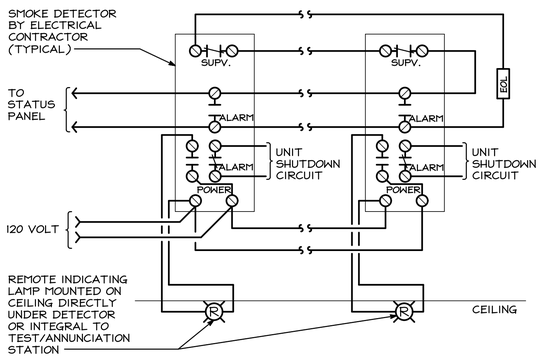
No.	Date	Revision

Project No.: 25.008
Date: 26 SEPT 2025
Scale:
Edition: PERMIT DOCUMENTS
Drawing Name: NEW WORK LIGHTING FLOOR PLAN & DETAILS
Drawing Number: E-3



NEW WORK POWER FLOOR PLAN

SCALE: 1/4"=1'-0"
NOTE:
EQUIPMENT SHOWN THIN/SOLID IS EXISTING OR RELOCATED EXISTING.
EQUIPMENT SHOWN HEAVY/SOLID IS NEW.



DUCT MOUNTED SMOKE DETECTOR WIRING DIAGRAM

NO SCALE

DRAWING NOTES

1. TRENCH WITH SEPARATE 1" DIRECT BURIED CONDUITS FOR POWER & LOW VOLTAGE CONDUCTORS.
2. CONNECT TO EXISTING 120V, 20A RECEPTACLE CIRCUIT.
3. ALL EXISTING 2 & 3 POLE CIRCUITS TO BE EXTENDED TO PANEL SWBD AND RECONNECTED. ANY NEW CIRCUITING SHALL MATCH EXISTING.
4. 2P-30A NON-FUSED SAFETY SWITCH IN NEMA 1 ENCLOSURE.
5. TO ROOM SWITCHED LIGHTING CIRCUIT. REFER TO NEW WORK LIGHTING FLOOR PLAN.
6. EXTEND & RECONNECT 1P-40A CIRCUIT FROM EXISTING SWBD.
7. PROVIDE IN BOTH SUPPLY AND RETURN DUCTWORK.
8. 3P-60A NON-FUSED SAFETY SWITCH IN NEMA 3R ENCLOSURE.
9. FLUSH DUAL-GANG FLOOR BOX FOR CONCRETE INSTALLATIONS. WIREMOLD RATCHET-PRO SERIES OR EQUAL.
10. RELOCATE (2) TIMECLOCKS & 30A DISCONNECT SWITCH IN THIS AREA AS NECESSARY TO ACCOMMODATE REPLACEMENT PANEL SWBD. ANY NEW CIRCUITING REQUIRED FOR EQUIPMENT RELOCATION SHALL MATCH EXISTING.
11. SERVICE SAFETY SWITCH. REFER TO RISER DIAGRAM.
12. SEPARATE DIRECT BURIED 1" CONDUITS FOR MOTORIZED GATE POWER & CONTROLS (CONTROL WIRING BY OTHERS). REFER TO CIVIL DRAWINGS FOR ROUTING & TERMINATION POINT. COORDINATE EXACT CONDUIT SIZE/REQUIREMENTS WITH ACTUAL MANUFACTURER'S DATA.
13. COORDINATE EXACT ELECTRICAL REQUIREMENTS (WIRE SIZE, CONDUIT, BREAKER, ETC.) WITH ACTUAL MANUFACTURER'S REQUIREMENTS.

GENERAL NOTES

1. RECEPTACLES IN THE FOLLOWING AREAS SHALL BE CONTROLLED SPLIT TYPE RECEPTACLE WITH HALF UNSWITCHED AND HALF CONTROLLED VIA THE WALL/CEILING VACANCY SENSOR: CONFERENCE ROOM, FRONT DESK, MICHELLE'S OFFICE, OFFICE 5, OFFICE 6, OFFICE 7, CRAIG'S OFFICE, FRANK'S OFFICE. PROVIDE ADDITIONAL POWER PACK FOR PLUGLOAD CONTROLS AS REQUIRED. CONTROLLED RECEPTACLE TO BE PROPERLY LABELED AS SUCH.
2. FIELD COORDINATE ALL POWER AND DATA LOCATIONS WITH OWNER AND FINAL APPROVED FURNITURE LAYOUT/PLANS.

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

RAIN FOR RENT

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STATE OF MARYLAND — CHARLES E. SANDERS — 19994 — REGISTERED PROFESSIONAL ENGINEER — 9.16.25

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No.	Date	Revision

Project No.: 25.008
Date: 26 SEPT 2025
Scale:
Edition: PERMIT DOCUMENTS
Drawing Name: NEW WORK POWER FLOOR PLAN & DETAILS
Drawing Number: E-4

- REFER TO "SUBPNL KVA" COLUMN FOR LOADS PERTAINING TO PANEL RFR.

CKT QTY		DEMANI	NON/ CONT	PNL KVA	SUBPNL KVA	DEMAND KVA	TOTAL KVA
	Lighting [L]	1	C		2.5	2.5	3.1
	Receptacles [R] *	0.5	N		8.6	8.6	8.6
	Motors [M]	1	<M/H>				
	Motors (alternate) [M2]	1	<M/H>				
	Multimotor/Combination [MM]	1	<M/H>				
	Heating [H] **	1	<M/H>				
	Air Conditioning [A] **	1	<M/H>			**	**
11	Other (appliances, etc.) [O]	1	N	188.7	2.7	191.4	191.4
	Auxiliary [X]	1	C		2.5	2.5	3.1
	Kitchen [K]	0.65	N				

PANEL CONNECTED LOAD	205.0 KVA	@ 800 AMPS
PANEL DEMAND LOAD	205.0 KVA	288.2 CB MAX KVA
TOTAL PANEL LOAD	206.3 KVA 572.6 AMPS	
SPARE CAPACITY = (BASED ON CB)	81.9 KVA 227.4 AMPS 28.4 %	

FOR CONT. LOADS (C), TOTAL KVA=DEMAND KVA*1.25; FOR NONCONT. (N) & MOTOR/HEATING <M/H> LOADS, TOTAL KVA=DEMAND KVA
* IF RECEPTACLE LOAD IS >10KVA, RECEPTACLE DEMAND LOAD IS (CONNECTED LOAD - 10KVA) * .5 + 10KVA
** INDICATES GREATER OF HEATING OR COOLING. GREATEST SEASONAL LOAD SAME

PROVIDE WITH TYPE 1 SPD.
SURFACE MOUNTED PANEL SWBD 120/208 VOLT 3 PHASE 4 WIRE 800 AMP BUS MAIN LUGS ONLY 10,000 A.I.C.

TYPE	KVA	HP	CKT NO.	FOR	BRANCH BREAKERS FRAME	P	TRIP	# SETS	WIRING #	SIZE	GND	COND.	CKT NO.	FOR	BRANCH BREAKERS FRAME	P	TRIP	# SETS	WIRING #	SIZE	GND	COND.	TYPE	KVA	HP
O	10.0		1	EX CIRCUIT	100	3	40	EX	EX	EX	EX	EX	2	PANEL RFR ##	100	3	100	1	4	3	8	1-1/4"			
			3	----------	----	----	----	----	--	----	----	----	4	----------	----	----	----	----	--	----	----	----			
			5	----------	----	----	----	----	--	----	----	----	6	----------	----	----	----	----	--	----	----	----			
O	15.0		7	EX CIRCUIT	100	3	60	EX	EX	EX	EX	EX	8	EX CIRCUIT	100	3	50	EX	EX	EX	EX	EX	O	12.0	
			9	----------	----	----	----	----	--	----	----	----	10	----------	----	----	----	----	--	----	----	----			
			11	----------	----	----	----	----	--	----	----	----	12	----------	----	----	----	----	--	----	----	----			
O	17.0		13	EX CIRCUIT	100	3	70	EX	EX	EX	EX	EX	14	EX CIRCUIT	100	3	60	EX	EX	EX	EX	EX	O	15.0	
			15	----------	----	----	----	----	--	----	----	----	16	----------	----	----	----	----	--	----	----	----			
			17	----------	----	----	----	----	--	----	----	----	18	----------	----	----	----	----	--	----	----	----			
O	10.0		19	EX CIRCUIT	100	2	70	EX	EX	EX	EX	EX	20	EX CIRCUIT	100	3	30	EX	EX	EX	EX	EX	O	6.0	
			21	----------	----	----	----	----	--	----	----	----	22	----------	----	----	----	----	--	----	----	----			
O	50.0		23	EX CIRCUIT	225	3	225	EX	EX	EX	EX	EX	24	----------	----	----	----	----	--	----	----	----			
			25	----------	----	----	----	----	--	----	----	----	26	EX CIRCUIT	100	2	100	EX	EX	EX	EX	EX	O	14.0	
			27	----------	----	----	----	----	--	----	----	----	28	----------	----	----	----	----	--	----	----	----			
O	9.7		29	RTU-1	100	3	50	1	3	8	10	3/4"	30	EX CIRCUIT	225	3	125	EX	EX	EX	EX	EX	O	30.0	
			31	----------	----	----	----	----	--	----	----	----	32	----------	----	----	----	----	--	----	----	----			
			33	----------	----	----	----	----	--	----	----	----	34	----------	----	----	----	----	--	----	----	----			
			35	SPACE	100	3	----	----	--	----	----	----	36	SPACE	100	3	----	----	--	----	----	----			
			37	----------	----	----	----	----	--	----	----	----	38	----------	----	----	----	----	--	----	----	----			
			39	----------	----	----	----	----	--	----	----	----	40	----------	----	----	----	----	--	----	----	----			

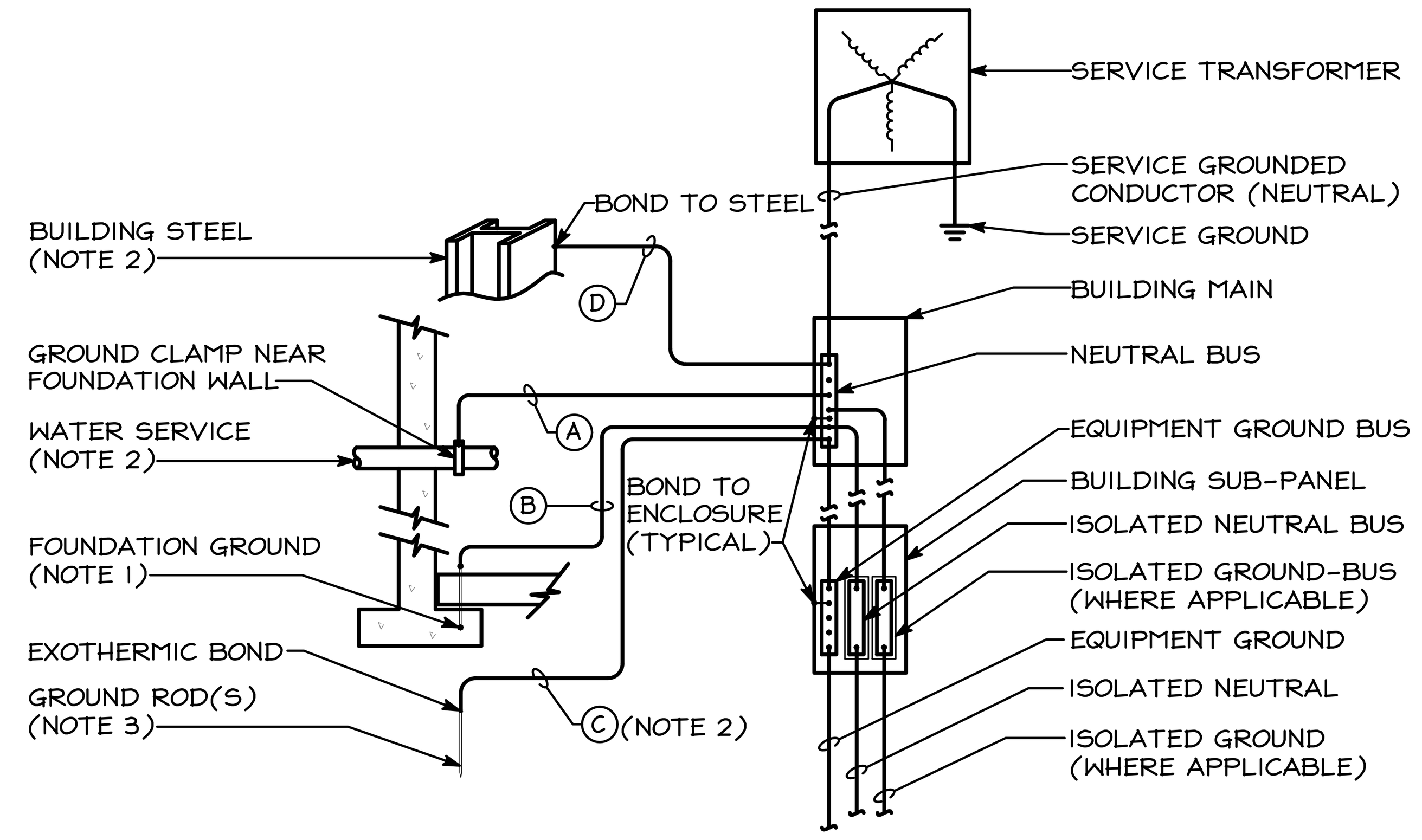
CKT QTY		DEMANI	NON/ CONT	PNL KVA	SUBPNL KVA	DEMAND KVA	TOTAL KVA
3	Lighting [L]	1	C	2.5		2.5	3.1
7	Receptacles [R] *	0.5	N	8.6		8.6	8.6
	Motors [M]	1	<M/H>				
	Motors (alternate) [M2]	1	<M/H>				
	Multimotor/Combination [MM]	1	<M/H>				
	Heating [H] **	1	<M/H>				
	Air Conditioning [A] **	1	<M/H>			**	**
4	Other (appliances, etc.) [O]	1	N	3.2		3.2	3.2
1	Auxiliary [X]	1	C	2.5		2.5	3.1
	Kitchen [K]	0.65	N				

PANEL CONNECTED LOAD	16.8 KVA	@ 100 AMPS
PANEL DEMAND LOAD	16.8 KVA	36.0 CB MAX KVA
TOTAL PANEL LOAD	18.1 KVA 50.2 AMPS	FED FROM 100A BKR IN PNL SWBD
SPARE CAPACITY = (BASED ON CB)	17.9 KVA 49.8 AMPS 49.8 %	

FOR CONT. LOADS (C), TOTAL KVA=DEMAND KVA*1.25; FOR NONCONT. (N) & MOTOR/HEATING <M/H> LOADS, TOTAL KVA=DEMAND KVA
* IF RECEPTACLE LOAD IS >10KVA, RECEPTACLE DEMAND LOAD IS (CONNECTED LOAD - 10KVA) * .5 + 10KVA
** INDICATES GREATER OF HEATING OR COOLING. GREATEST SEASONAL LOAD SAME

SURFACE MOUNTED PANEL RFR 120/208 VOLT 3 PHASE 4 WIRE 100 AMP BUS MAIN LUGS ONLY 10,000 A.I.C.

TYPE	KVA	HP	CKT NO.	FOR	BRANCH BREAKERS FRAME	P	TRIP	# SETS	WIRING #	SIZE	GND	COND.	CKT NO.	FOR	BRANCH BREAKERS FRAME	P	TRIP	# SETS	WIRING #	SIZE	GND	COND.	TYPE	KVA	HP
O	2.5		1	EX RELOCATED CIRCUIT	100	1	40	1	2	8	10	3/4"	2	EWH-1	100	2	20	1	2	12	12	3/4"	X	2.5	
O	0.5		3	SLIDING GATE	100	1	20	1	2	12	12	3/4"	4	----------	----	----	----	----	--	----	----	----			
			5	SPARE	100	1	20	----	--	----	----	----	6	DUCT DETECTORS	100	1	20	1	2	12	12	3/4"	O	0.1	
			7	SPARE	100	1	20	----	--	----	----	----	8	RECEPTACLES	100	1	20	1	2	12	12	3/4"	R	1.2	
			9	SPARE	100	1	20	----	--	----	----	----	10	RECEPTACLES	100	1	20	1	2	12	12	3/4"	R	1.4	
			11	SPARE	100	1	20	----	--	----	----	----	12	RECEPTACLES	100	1	20	1	2	12	12	3/4"	R	1.2	
R	1.2		13	RECEPTACLES	100	1	20	1	2	12	12	3/4"	14	TIMECLOCK	100	1	20	1	2	12	12	3/4"	O	0.1	
R	1.4		15	RECEPTACLES	100	1	20	1	2	12	12	3/4"	16	EXTERIOR SIGN	100	1	20	1	2	12	12	3/4"	L	1.2	
R	1.2		17	RECEPTACLES	100	1	20	1	2	12	12	3/4"	18	EXTRIOR LIGHTING	100	1	20	1	2	12	12	3/4"	L	0.1	
L	1.2		19	LIGHTING	100	1	20	1	2	12	12	3/4"	20	SPARE	100	1	20	----	--	----	----	----			
R	1.0		21	RECEPTACLES	100	1	20	1	2	12	12	3/4"	22	SPARE	100	1	20	----	--	----	----	----			
			23	SPARE	100	1	20	----	--	----	----	----	24	SPACE	100	1	----	----	--	----	----	----			
			25	SPARE	100	1	20	----	--	----	----	----	26	SPACE	100	1	----	----	--	----	----	----			
			27	SPACE	100	1	----	----	--	----	----	----	28	SPACE	100	1	----	----	--	----	----	----			
			29	SPACE	100	1	----	----	--	----	----	----	30	SPACE	100	1	----	----	--	----	----	----			
			31	SPACE	100	1	----	----	--	----	----	----	32	SPACE	100	1	----	----	--	----	----	----			
			33	SPACE	100	1	----	----	--	----	----	----	34	SPACE	100	1	----	----	--	----	----	----			
			35	SPACE	100	1	----	----	--	----	----	----	36	SPACE	100	1	----	----	--	----	----	----			
			37	SPACE	100	1	----	----	--	----	----	----	38	SPACE	100	1	----	----	--	----	----	----			
			39	SPACE	100	1	----	----	--	----	----	----	40	SPACE	100	1	----	----	--	----	----	----			
			41	SPACE	100	1	----	----	--	----	----	----	42	SPACE	100	1	----	----	--	----	----	----			



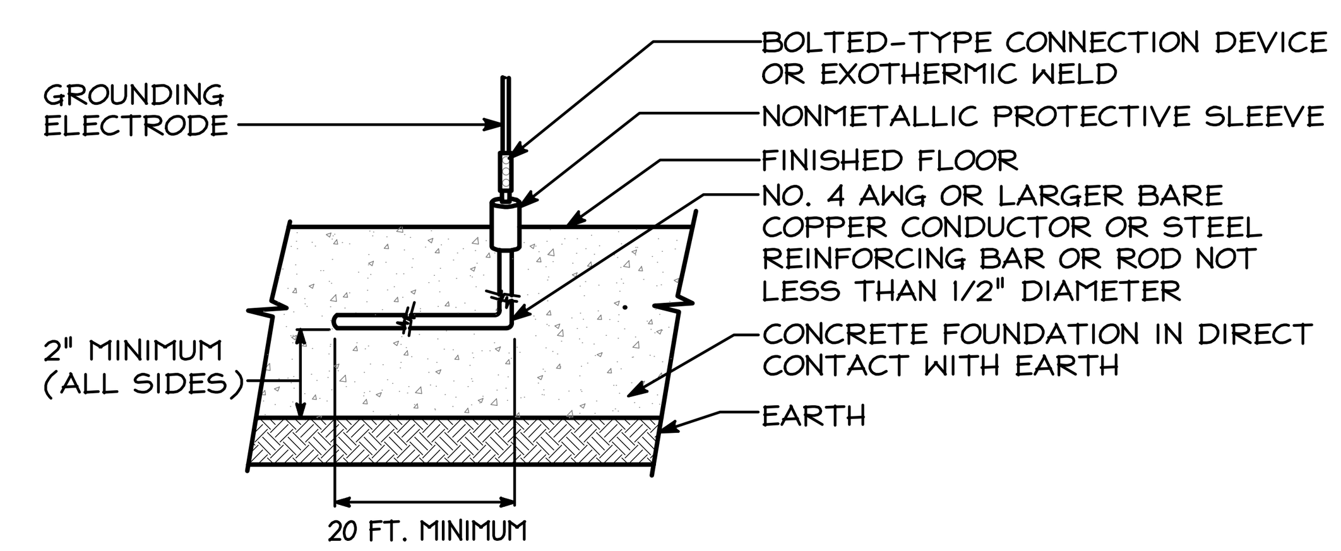
MAIN GROUNDING ELECTRODE DETAIL

NO SCALE

GROUNDING NOTES:
1. CONCRETE ENCASED ELECTRODE (SEE DETAIL).
2. IF CONTINUOUS METALLIC WATER PIPE OR BUILDING STEEL IS NOT AVAILABLE THEN GROUND ROD ELECTRODE SHALL BE FULL SIZE.
3. ADDITIONAL RODS SHALL BE ADDED AS NEEDED FOR TOTAL RESISTANCE OF 25 OHMS OR LESS.

GROUND CONDUCTOR TABLE				
SERVICE SIZE	A	B	C	D
100A	#6	#4	#6	#6
200A	#4	#4	#6	#4
400A	#1/0	#4	#6	#1/0
800A	#2/0	#4	#6	#2/0

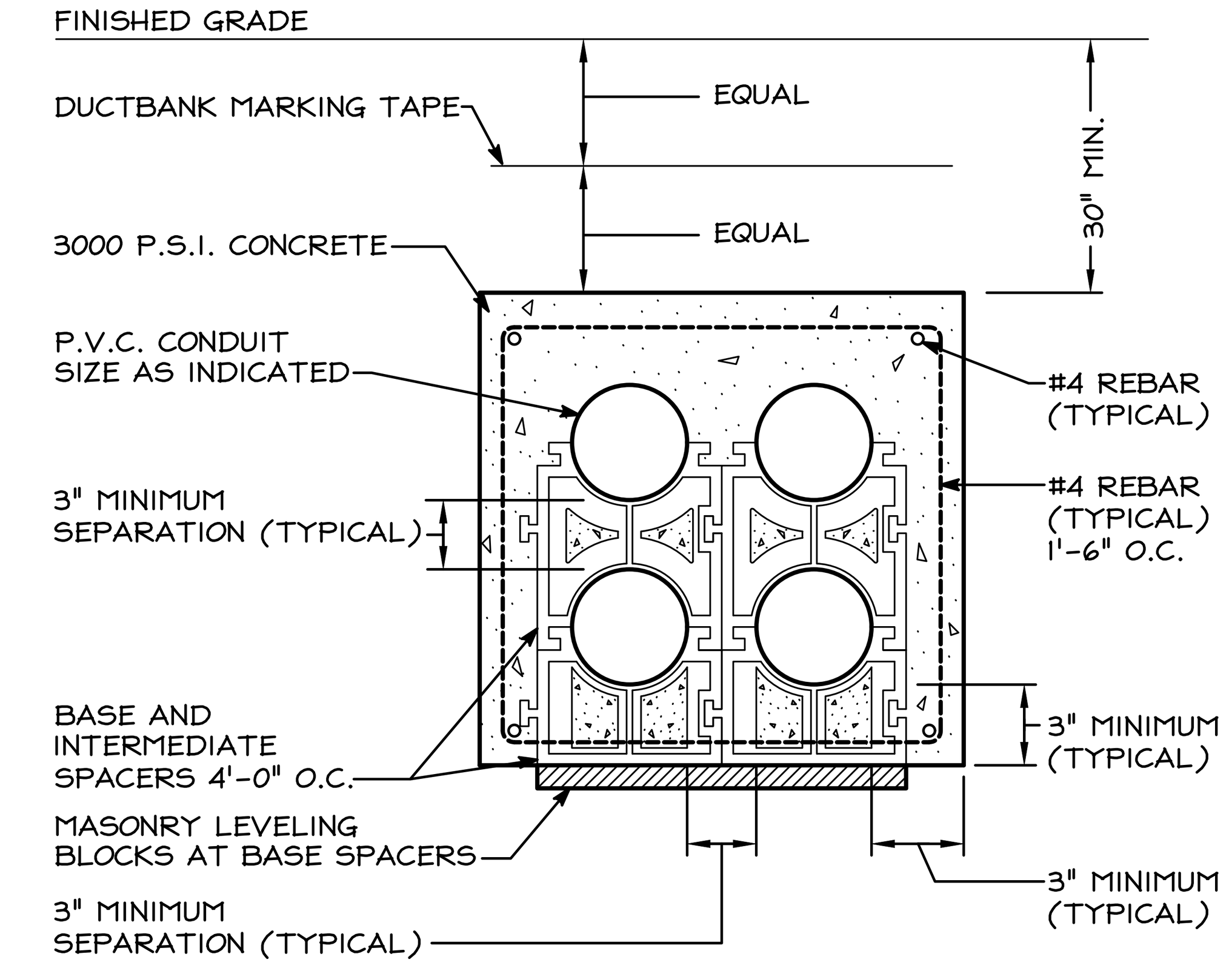
NOTES:
1. THE ABOVE CHART GIVES MINIMUM COPPER GROUND SIZES.



CONCRETE ENCASED ELECTRODE

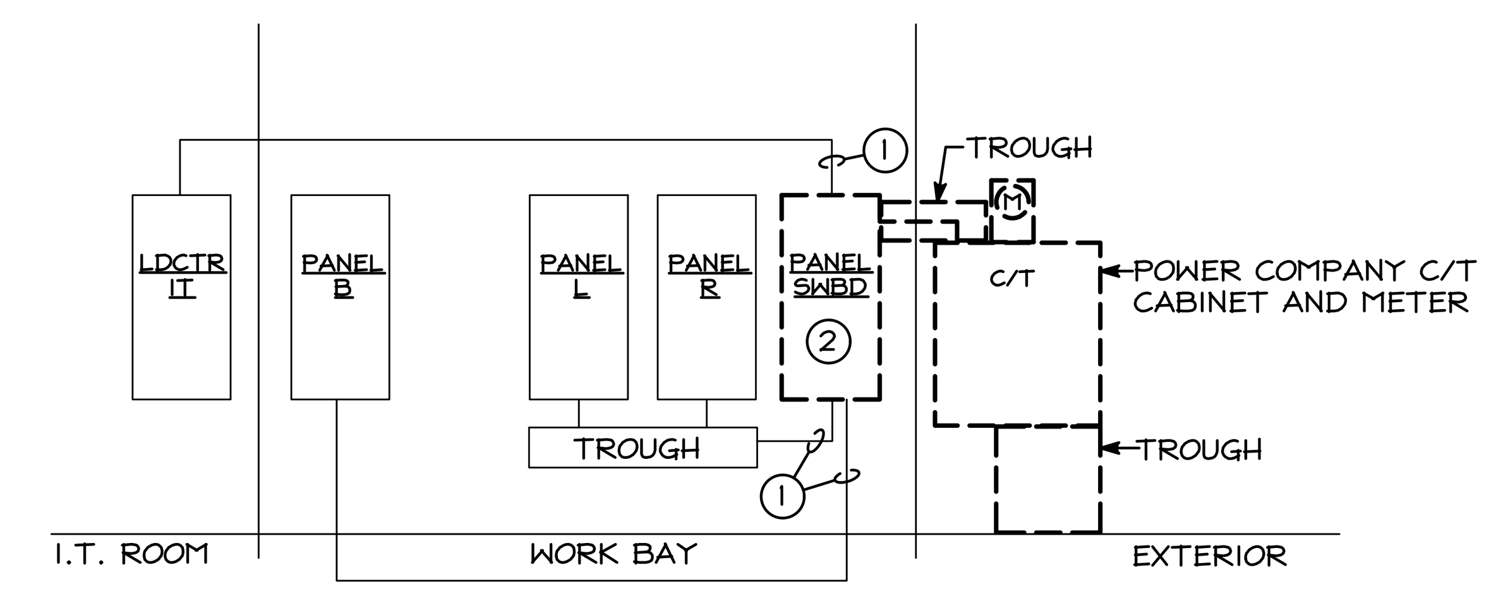
NO SCALE

ELECTRODE NOTES:
1. CONCRETE ENCASED ELECTRODE SHALL BE IN ACCORDANCE WITH NATIONAL ELECTRIC CODE ARTICLE 250-50(2)(C).



DETAIL - TYPICAL CONCRETE ENCASED DUCTBANK

NO SCALE



POWER RISER DIAGRAM - DEMOLITION

NO SCALE

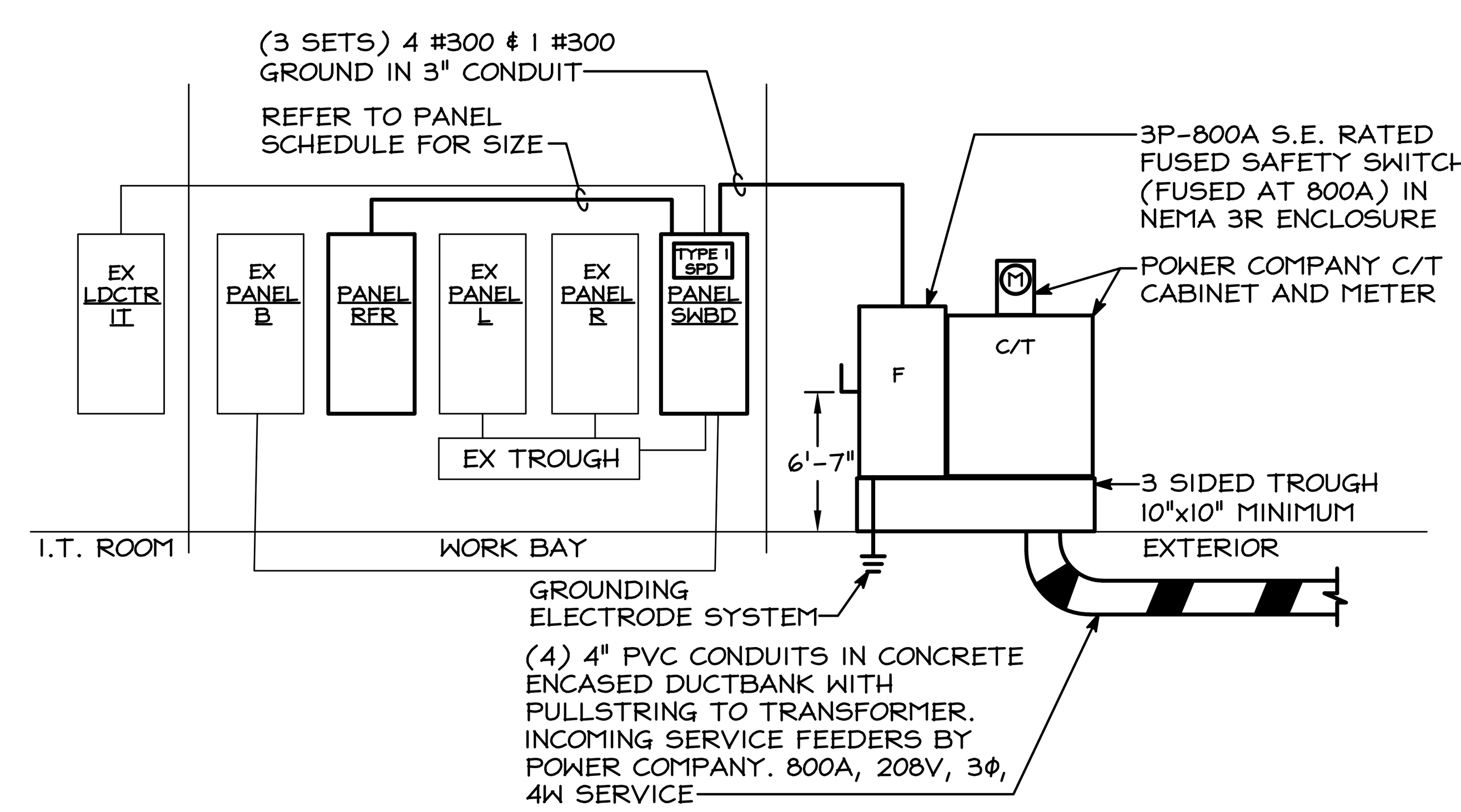
NOTE:

EQUIPMENT SHOWN THIN/SOLID IS EXISTING TO REMAIN. EQUIPMENT SHOWN HEAVY/DASHED IS TO BE REMOVED OR RELOCATED AS NOTED.

DEMOLITION RISER DRAWING NOTES

(1) FEEDER TO REMAIN FOR RECONNECTION TO NEW PANEL. REFER TO NEW WORK RISER AND PANEL SCHEDULES.

(2) MULTIPLE EXISTING CIRCUITS ARE TO REMAIN AND BE RECONNECTED TO NEW PANEL SWBD & RFR. EXTEND EXISTING CIRCUITING AS NECESSARY. ANY NEW CIRCUITING REQUIRED FOR EXTENSION TO NEW PANEL SHALL MATCH EXISTING. REFER TO PANEL SCHEDULES FOR ADDITIONAL INFORMATION.



POWER RISER DIAGRAM - NEW WORK

NO SCALE

NOTE:
1. PROVIDE PERMANENT LABEL ON DISCONNECT STATING THE MAXIMUM AVAILABLE FAULT CURRENT FROM POWER COMPANY, PER NATIONAL ELECTRIC CODE 110.24. VERIFY FAULT CURRENT REQUIREMENTS WITH THE POWER COMPANY.
2. COORDINATE WITH POWER COMPANY TO SECURE ALL UTILITY SERVICES & EXACT REQUIREMENTS OF INCOMING SERVICE PRIOR TO START OF WORK.
3. EQUIPMENT SHOWN THIN/SOLID IS EXISTING. EQUIPMENT SHOWN HEAVY/SOLID IS NEW.

RAIN FOR RENT
7677 ROLLING MILL RD
BALTIMORE, MARYLAND, 21224

STATE OF MARYLAND · PROFESSIONAL ENGINEER · 19994 · 9.26.25

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

LICENSE NO.: 19994

EXP. DATE: 31 MARCH 2027

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No.	Date	Revision

Project No.: 25.008

Date: 26 SEPT 2025

Scale:

Edition: PERMIT DOCUMENTS

Drawing Name: PANEL SCHEDULES, RISER DIAGRAMS & DETAILS

Drawing Number: E-5

1. SECTION 16010 - BASIC ELECTRICAL REQUIREMENTS

A. THE WORK OF EACH OF THE ELECTRICAL SECTIONS INCLUDES FURNISHING AND INSTALLING THE MATERIAL, EQUIPMENT AND SYSTEMS COMPLETE AS SPECIFIED AND/OR INDICATED ON THE DRAWINGS. THE ELECTRICAL INSTALLATIONS, WHEN FINISHED, SHALL BE COMPLETE AND COORDINATED, READY FOR SATISFACTORY SERVICE.

B. THE WORK UNDER THIS CONTRACT SHALL BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE MUNICIPAL, STATE, AND OTHER LOCAL CODES, THE 2020 EDITION OF THE NATIONAL ELECTRICAL CODE AND THE 2010 AMERICANS WITH DISABILITIES ACT.

C. MAKE APPLICATION AND PAY FOR ALL PERMITS, LICENSES AND INSPECTIONS AS REQUIRED UNDER THE ABOVE CODES.

D. THE GENERAL ARRANGEMENT OF CONDUIT, WIRING AND EQUIPMENT SHALL BE AS IDENTIFIED ON THE CONTRACT DRAWINGS. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE SITE, STRUCTURAL, AND FINISH CONDITIONS AFFECTING HIS WORK AND SHALL ARRANGE SUCH WORK ACCORDINGLY, PROVIDING SUCH FITTINGS AND ACCESSORIES AS MAY BE REQUIRED TO MEET SUCH CONDITIONS.

E. PROVIDE ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND SERVICES NECESSARY FOR AND REASONABLY INCIDENTAL TO THE COMPLETE INSTALLATION OF THE ELECTRICAL WORK AND RELATED SYSTEMS AS INDICATED ON THE DRAWINGS OR AS NECESSARY TO PROVIDE A COMPLETE SYSTEM.

F. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED AND COMPLETED IN A FIRST CLASS WORKMANLIKE MANNER. ALL MATERIALS SHALL BE NEW AND THE BEST OF THEIR RESPECTIVE KINDS. ALL EQUIPMENT AND SYSTEMS SHALL BE APPROVED BY UL OR SIMILAR NATIONALLY ACCEPTED TESTING AGENCY SUCH AS ETL TESTING LABORATORIES.

G. SUBMIT DETAILED DIMENSIONED SHOP DRAWINGS, TOGETHER WITH WIRING DIAGRAMS, SPECIFICATIONS, OPERATING DATA AND/OR CATALOG CUTS FOR ALL EQUIPMENT.

H. A THOROUGH TEST SHALL BE MADE PRIOR TO ENERGIZING THE SYSTEM TO DEMONSTRATE THAT THE SYSTEM IS ENTIRELY FREE FROM GROUND FAULTS, SHORT CIRCUITS, AND OPEN CIRCUITS; THAT THE RESISTANCE TO GROUND ALL NON-GROUNDED CIRCUITS, BEFORE AND AFTER CONNECTION OF EQUIPMENT, MEETS THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND IEEE STANDARDS/RECOMMENDATIONS.

I. PROVIDE IDENTIFICATION PLATES FOR ALL MOTOR STARTERS, DISCONNECT SWITCHES, CONTROLS, PANELBOARDS AND OTHER SUCH EQUIPMENT. IDENTIFICATION PLATES SHALL BE LAMINATED BLACK PLASTIC WITH 3/8" HIGH WHITE ENGRAVED LETTERS.

J. THE MATERIAL AND WORKMANSHIP OF ALL PARTS OF THE ELECTRICAL INSTALLATION SPECIFIED HEREIN SHALL BE GUARANTEED UNCONDITIONALLY FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE.

K. UPON COMPLETION OF THE ELECTRICAL INSTALLATION, DELIVER TO THE OWNER ONE (1) SET OF PRINTS OF ELECTRICAL CONTRACT DRAWINGS WHICH SHALL BE LEGIBLY MARKED IN RED PENCIL TO SHOW ALL ADDITIONS, CHANGES AND DEPARTURES OF THE INSTALLATION AS COMPARED WITH THE ORIGINAL DESIGN. THEY SHALL BE SUITABLE FOR USE IN PREPARATION OF RECORD DRAWINGS.

L. PREPARE THREE (3) COPIES OF A RECORD AND INFORMATION MANUAL. THE MANUAL SHALL BE BOUND IN A THREE-RING LOOSE-LEAF BINDER. PROVIDE THE FOLLOWING DATA IN THE BOOKLET:

L.1. CUTS OF ALL EQUIPMENT WITH TECHNICAL SPECIFICATIONS.
L.2. OPERATION AND MAINTENANCE PROCEDURES.
L.3. SERVICING INSTRUCTIONS.
L.4. COPIES OF PANELBOARD DIRECTORIES.
L.5. COPIES OF WARRANTIES.
L.6. COPIES OF TEST REPORTS.

M. EXACT LOCATIONS OF OUTLETS SHALL BE COORDINATED WITH DOOR SWINGS AND VARIOUS PROTRUSIONS. MOUNTING HEIGHTS OF THE VARIOUS ELECTRICAL DEVICES SHALL BE AS FOLLOWS:

M.1. SWITCHES - 46"AFF TO CENTER OF BOX.
M.2. RECEPTACLES - 20"AFF TO CENTER OF BOX.
M.3. COMMUNICATIONS OUTLETS - 20"AFF TO CENTER OF BOX.
M.4. EXIT LIGHTS - CENTERED BETWEEN CEILING AND TOP OF DOOR (UP TO 1'-0" ABOVE DOOR), SURFACE OR CEILING MOUNTED AS INDICATED.
M.5. DISCONNECTING SWITCHES - 52"AFF TO CENTER OF SWITCH.

N. PROVIDE A DISCONNECT FOR EACH MOTOR AS SHOWN ON THE DRAWINGS SIZED AS REQUIRED TO MEET THE NEC AND PROVIDE ALL WIRING CONNECTIONS FROM SOURCE. PROVIDE REQUIRED VOLTAGE.

O. SEAL ALL CONDUIT PENETRATIONS THRU RATED WALLS AND FLOORS TO MAINTAIN FIRE INTEGRITY. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE WALL LOCATIONS.

P. VERIFY ALL LOCATIONS, VOLTAGES AND AMPERES OF MECHANICAL EQUIPMENT WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.

2. SECTION 16050 - BASIC ELECTRICAL MATERIALS AND METHODS

A. INSTALL ALL WIRING IN CONDUIT EXCEPT AS OTHERWISE INDICATED BELOW. MINIMUM CONDUIT SIZE SHALL BE 3/4". ALL CONDUIT EMBEDDED IN CONCRETE SHALL BE 1" MINIMUM. INSTALL ALL CONDUIT CONCEALED UNLESS ON UNFINISHED WALLS, CEILINGS OR MECHANICAL EQUIPMENT SPACES. PROVIDE CONDUIT AS FOLLOWS:

A.1. RIGID STEEL CONDUIT FOR WORK EXPOSED TO WEATHER.
A.2. GALVANIZED ELECTRICAL METALLIC TUBING (EMT) FOR INTERIOR EXPOSED WORK.
A.3. FLEXIBLE METAL CONDUIT IN SHORT LENGTHS (6' MAXIMUM DISTANCE BETWEEN SUPPORTS) FOR THE CONNECTION OF RECESSED LIGHTING FIXTURES AND MOTORS.
A.4. LIQUID TIGHT FLEXIBLE METAL CONDUIT WHEREVER MOISTURE MAY BE PRESENT AND MOTORS IN MECHANICAL EQUIPMENT SPACES.
A.5. POLYVINYLCHLORIDE (PVC) SCHEDULE 40 CONDUIT WITH GROUND CONDUCTOR FOR UNDERGROUND OUTSIDE OF BUILDING (SITE) AND EMBEDDED IN CONCRETE FLOOR INSTALLATION.

B. INSTALL CONDUITS PARALLEL AND PERPENDICULAR TO WALLS AND INTERIOR SURFACES. CLEAN AND PLUG AND PROVIDE A PULL LINE IN EACH CONDUIT TO BE LEFT EMPTY. USE MANUFACTURED ELBOWS AND SCREW JOINT CONDUIT FITTINGS. USE CAPPED BUSHINGS OR "PUSH PENNY" PLUGS.

C. ALL OUTLET, SWITCH AND JUNCTION BOXES SHALL BE SHERARDIZED OR GALVANIZED STAMPED STEEL BY STEEL CITY, RACO, APPLETON, VALEN, OR EQUIVALENT. OUTLET BOXES IN CONCRETE CONSTRUCTION SHALL BE OCTAGONAL. NO "THRU-WALL" BOXES SHALL BE USED IN PARTITIONS. ALL BOXES SHALL BE FURNISHED WITH APPROPRIATE COVERS.

D. JUNCTION AND PULL BOXES SHALL BE FURNISHED AND INSTALLED AS INDICATED OR WHERE REQUIRED TO FACILITATE PULLING OF WIRES OR CABLES. BOXES FOR EXTERIOR WORK SHALL BE CAST ALUMINUM OR GALVANIZED CAST IRON TYPE WITH THREADED HUBS, UNLESS OTHERWISE DIRECTED. GASKETED COVER PLATES SHALL BE FURNISHED FOR OUTDOOR INSTALLATIONS.

E. BUILDING WIRE, UNLESS OTHERWISE INDICATED, SHALL BE COPPER, 600 VOLT, TYPE THWN/THHN INSULATION, #12 AWG MINIMUM. FOR BRANCH CIRCUITS TYPE MC (METAL CLAD) CABLE MAY BE USED WHERE PERMITTED BY THE NEC AND LOCAL CODES. NO ROMEX OR AC (BX) CABLE WILL BE ALLOWED ON THE PROJECT.

F. MINIMUM WIRE SIZE SHALL BE NUMBER TWELVE (12) AWG. NO SPLICES SHALL BE MADE EXCEPT WITHIN OUTLET OR JUNCTION BOXES. WIRES NUMBER EIGHT (8) AWG AND LARGER SHALL BE STRANDED. WIRES AND CABLES SHALL BE AS MANUFACTURED BY PIRELLI, ROYAL, TRIANGLE OR EQUIVALENT.

G. THE COLOR CODING SYSTEM LISTED BELOW SHALL BE USED THROUGHOUT THE BUILDING:

SYSTEM	PHASE A	PHASE B	PHASE C	NEUTRAL	GROUND
120/208V	BLACK	RED	BLUE	WHITE	GREEN

H. THE WIRE SIZE INDICATED IN THE HOMERUN SHALL BE USED THROUGHOUT THE CIRCUIT.

I. PROVIDE DISCONNECT SWITCHES WHERE INDICATED AND AS REQUIRED. SWITCHES SHALL BE OF SIZE, NUMBER OF POLES AND FUSED OR NONFUSED, AS REQUIRED FOR JOB CONDITIONS AND THE NATIONAL ELECTRICAL CODE. ALL SAFETY SWITCHES SHALL BE NEMA 1 ENCLOSURE TYPE "HD" WITH INTERLOCKING COVER AND HANDLE, MANUFACTURED BY SQUARE "D" OR APPROVED EQUAL. PROVIDE NEMA 3R ENCLOSURES WHERE REQUIRED.

J. PROVIDE STARTERS AND CONTROL WIRING AS INDICATED ON THE DRAWINGS, OR SPECIFIED HEREIN. ALL TEMPERATURE CONTROL WIRING AND COMPONENTS SHALL BE UNDER DIVISION 15.

K. PROVIDE THERMAL MANUAL MOTOR STARTING SWITCHES FOR FRACTIONAL HORSEPOWER, SINGLE PHASE MOTORS. THE STARTERS SHALL BE SQUARE D COMPANY, CLASS 2510, ALLEN BRADLEY BULLETIN 600 OR APPROVED EQUAL FOR SINGLE SPEED MOTORS. ENCLOSURES SHALL BE NEMA 1 FOR INTERIOR USE AND NEMA 3R FOR EXTERIOR USE.

L. WIRING DEVICES SHALL BE EQUAL TO THE FOLLOWING MANUFACTURER'S NUMBER:

COORDINATE COLORS AND FINISHES WITH ARCHITECT

L.1. WALL SWITCHES: 120/277V AC. SINGLE POLE, THREE-WAY AND FOUR-WAY SWITCHES SHALL BE OF THE SAME MANUFACTURER AND GRADE. LEVITON CSB1-20W.
L.2. 120V WALL SWITCH WITH INTEGRAL DIMMER (150W MAX LED CAPACITY). SINGLE POLE AND 3-WAY OPERATION. LEVITON SURESLIDE 6674 OR EQUAL.
L.3. RECEPTACLES: 20 AMPERES, 120 VOLTS. LEVITON BR20W.
L.4. GFCI RECEPTACLE: 20 AMPERES, 120 VOLTS. LEVITON 6899W.
L.5. DUAL TECHNOLOGY LINE VOLTAGE WALL VACANCY SENSOR/DIMMER SWITCH: PLC MULTIPOINT CADENCE SERIES OCSI#.
L.6. DUAL TECHNOLOGY LINE VOLTAGE WALL OCCUPANCY/VACANCY SENSOR SWITCH: PLC MULTIPOINT CADENCE SERIES OCSI#.
L.7. 0-10V DIMMER WITH SINGLE MOMENTARY CONTACT SWITCH FOR ON/OFF CONTROL BOTH SINGLE AND 3-WAY OPERATION: LEVITON IF710-LFZ.
L.8. LON VOLTAGE MOMENTARY CONTACT SWITCH WITH ON/OFF LIGHTING CONTROL: LEVITON 56081-2W.
L.9. 1000SF MULTI-TECHNOLOGY CEILING OCCUPANCY/VACANCY SENSOR: LEVITON OSC10-MOW.
L.10. LIGHTING CONTROL POWER PACK FOR OCCUPANCY AND VACANCY SENSOR MODES: LEVITON OPP20-D2.
L.11. TIMECLOCK: 120/277V ASTRONOMICAL TYPE WITH 2 INDEPENDENT CHANNELS/CIRCUITS, ON/OFF BUTTONS WITH 2 HOUR OVERRIDE CONTROL AND 100 HOUR SUPERCAPACITOR. INTERMATIC ET2100 SERIES.
L.12. DEVICE PLATES: LEVITON COMMERCIAL GRADE NYLON, WHITE WALLPLATES.

M. MOUNT WEATHERPROOF DEVICES IN CAST METAL BOXES WITH GASKETED, SPRING HINGED LID-TYPE LOCKING COVERS HAVING CORROSION RESISTANT FINISH.

N. THE ENTIRE ELECTRICAL SYSTEM SHALL BE SOLIDLY GROUNDED INCLUDING DISCONNECT SWITCHES, WIRING TROUGHS AND PULL BOXES, CONDUIT SYSTEM, OUTLET BOXES, MOTORS, ELECTRIC HEATING EQUIPMENT, LIGHTING FIXTURES, EMERGENCY SYSTEMS AND FIRE ALARM SYSTEMS.

O. THE MAIN SERVICE GROUNDING SYSTEM SHALL CONSIST OF THREE BRANCHES PER NEC ARTICLE 250. THE GROUND SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS.

P. PROVIDE EQUIPMENT GROUNDING CONDUCTORS IN ALL BRANCH CIRCUITS AND FEEDERS SIZED IN ACCORDANCE WITH THE NEC.

Q. ALL BRANCH CIRCUITS SHALL BE RUN CONCEALED IN EXISTING AND NEW WALLS. CUT AND PATCH EXISTING WALLS AND SURFACES AS REQUIRED.

R. ALL D.C. WIRING SHALL BE #10 AWG MINIMUM.

S. GROUND, PHASE AND NEUTRAL CONDUCTORS SHALL BE PIG-TAILED IN OUTLET BOXES OR MULTI-OUTLET ASSEMBLY FOR RECEPTACLES SO THAT GROUND AND ELECTRICAL SERVICE WILL NOT BE DISTURBED BY OTHER RECEPTACLES ON THE SAME MULTI-WIRE CIRCUIT IF A RECEPTACLE IS REMOVED.

3. SECTION 16400 - SERVICE AND DISTRIBUTION

A. ELECTRICAL SERVICE SHALL BE BY THE POWER COMPANY. PROVIDE SCHEDULE 40 PVC SERVICE CONDUITS WHERE INDICATED FOR THE INCOMING SERVICE. COORDINATE ALL WORK WITH THE POWER COMPANY.

B. PANELBOARDS SHALL BE 120/208 VOLTS, THREE PHASE, EMPLOYING BREAKERS WITH A MINIMUM 10,000 SYMMETRICAL A.I.C. AT 120 VOLTS OR 240 VOLTS. FURNISH PANELBOARDS AS FOLLOWS:

	MANUFACTURER	120/208V
B.1.	SQUARE D	NQOD
B.2.	GENERAL ELECTRIC	AQ
B.3.	CUTLER-HAMMER	POW-R-LINE 1

C. PANELBOARDS SHALL BE FACTORY ASSEMBLED WITH BOLT-ON TYPE CIRCUIT BREAKERS. BUS SHALL BE ALUMINUM. PANELS 600 AMPS OR LARGER SHALL BE SQUARE-D I-LINE TYPE OR EQUAL UNLESS OTHERWISE INDICATED. PROVIDE 50% GROUND BUS BAR.

D. CIRCUIT NUMBERS ARE FOR GUIDANCE ONLY. BALANCE LOADS AS CLOSELY AS POSSIBLE.

E. FUSES FOR SERVICE ENTRANCE EQUIPMENT SHALL BE U.L. LISTED CLASS L, J, OR RK1. FUSES FOR FEEDER CIRCUITS AND PANELBOARDS SHALL BE U.L. CLASS RK1 FAST-ACTING TYPE. FUSES FOR MOTOR OVERCURRENT, MOTOR CONTROLLER PROTECTION SHALL BE DUAL-ELEMENT, U.L. CLASS RK1 TIME-DELAY TYPE.

F. SURGE PROTECTIVE DEVICE (SPD): UL 1449 AND UL 96A FOR LIGHTNING PROTECTION SYSTEMS. (10) MODES OF PROTECTION WITH PEAK CURRENT RATING OF 100,000A PER PHASE. -50db EMI/RF FILTERING AND AUDIBLE ALARM. MOUNTING PER DRAWINGS. (120/208V, 3Φ, 4W) SQUARE D SURGELOGIC XDSE MODEL SSP0# OR EQUAL.

G. PROVIDE TYPED DIRECTORY FOR EACH PANELBOARD PER NEC ARTICLE 408.4.

4. SECTION 16500 - LIGHTING

A. PROVIDE A COMPLETE LIGHTING FIXTURE AT EACH LOCATION INDICATED ON THE DRAWINGS AND AS SPECIFIED ON THE LIGHTING FIXTURE SCHEDULE.

B. ALL LED FIXTURES ARE TO COMPLY WITH THE FOLLOWING STANDARDS: UL STANDARD 8750, IES STANDARD LM-79, ANSI C78.377, IES STANDARD TM-21 AND IES STANDARD LM-80. PROVIDE WITH A MINIMUM WARRANTY OF 5 YEARS WHICH INCLUDES BOTH PRODUCT REPLACEMENT AND INSTALLATION COST.

C. ALL LED LAMPS TO HAVE A COLOR TEMPERATURE OF 3500K AND A MINIMUM CRI RATING OF 80 UNLESS SPECIFICALLY NOTED OTHERWISE.

D. ALL LED DRIVERS SHALL BE ELECTRONIC TYPE AND LABELED COMPLIANT WITH FCC TITLE 47 SECTION 15 FOR RFI (RADIO FREQUENCY INTERFERENCE). DRIVERS SHALL HAVE A SOUND RATING OF "A" WITH 20% MAXIMUM THD AND AN EFFICIENCY RATING OF 85% MINIMUM. DRIVERS SHALL BE PROPERLY RATED FOR THE AMBIENT TEMPERATURES IN WHICH THEY WILL BE LOCATED.

E. DIMMABLE LED DRIVERS SHALL BE 0-10V TYPE AND ABLE TO DIM THROUGHOUT THEIR FULL RATED RANGE WITHOUT FLICKER OR STROBING.

F. ALL PLASTIC DIFFUSERS SHALL BE 100 PERCENT VIRGIN ACRYLIC (NOMINAL .125 INCH THICK) AND ALL LEXAN DIFFUSERS SHALL BE LEXAN TYPE MR-4000, OR EQUAL.

G. CONSULT THE CEILING CONTRACTOR AND ARCHITECT'S DRAWINGS FOR APPROVED REFLECTED CEILING PLANS BEFORE ORDERING FIXTURES TO INSURE THAT ALL ARE COMPATIBLE WITH THE CEILING SYSTEM AND PROPERLY LOCATED. VERIFY THAT ADEQUATE CLEARANCE FOR INSTALLATION, MAINTENANCE, AND HEAT DISSIPATION IS AVAILABLE.

H. FOR ALL RECESSED LIGHTING FIXTURES, PROVIDE A MINIMUM OF TWO (2) GALVANIZED STEEL #12 GAUGE HANGER WIRES TO BUILDING STRUCTURE (ALTERNATE CORNERS).

I. FOR ALL SUSPENDED LIGHTING FIXTURES, COORDINATE EXACT SUSPENSION LENGTH SO THAT BOTTOM OF FIXTURE IS BELOW ANY ADJACENT DUCTWORK.

J. RELOCATE OR PROVIDE ADDITIONAL EXIT LIGHTS AND EMERGENCY BATTERY PACK WITH DUAL HEADS AS NEEDED TO MEET FIRE MARSHAL'S WALK-THROUGH AND ACCEPTANCE.

K. CLEAN, RELAMP, REPAIR OR REPLACE ALL BROKEN OR DEFECTIVE BALLASTS AND PARTS OF EXISTING LIGHTING FIXTURES.

5. SECTION 16700 - COMMUNICATION SYSTEMS

A. PROVIDE NYLON RING WITH PULLSTRING TO CEILING SPACE ABOVE FOR COMMUNICATIONS OUTLETS. CABLING AND DEVICES SHALL BE FURNISHED AND INSTALLED BY OTHERS.

6. SECTION 16721 - FIRE ALARM SYSTEM

A. SYSTEM OPERATION:

A.1. WHEN ANY DUCT MOUNTED SMOKE DETECTOR OPERATES: THE SYSTEM SHALL SHUTDOWN THE RESPECTIVE AIR HANDLING UNIT, INDICATE AN AUDIBLE AND VISUAL TROUBLE SIGNAL AT THE REMOTE TEST STATION/ANNUNCIATION DEVICE AND LIGHT AN INDICATING LAMP ON THE SMOKE DETECTOR.

B. AIR DUCT SMOKE DETECTORS SHALL BE FURNISHED, INSTALLED AND WIRED BY ELECTRICAL CONTRACTOR. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL WIRE FROM DETECTOR TO TEST/ANNUNCIATION STATION TO ACTIVATE A SUPERVISORY TROUBLE SIGNAL ONLY.

C. INSTALL FIRE ALARM AND DETECTION SYSTEM WIRING IN CONDUIT (1/2 INCH MINIMUM). MINIMUM WIRE SIZE SHALL BE NO. 18 AWG SOLID COPPER FOR INITIATION AND ANNUNCIATOR CIRCUITS, NO. 14 AWG SOLID COPPER FOR INDICATING CIRCUITS, AND NO. 12 AWG SOLID COPPER FOR 120 VOLT CIRCUITS.

RAIN FOR RENT
7877 ROLLING MILL RD
BALTIMORE, MARYLAND, 21224

STATE OF MARYLAND
CHARLES E. SANDERS
No. 19994
REGISTERED PROFESSIONAL ENGINEER
9.16.25

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

LICENSE NO. 19994
EXP. DATE: 31 MARCH 2027

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