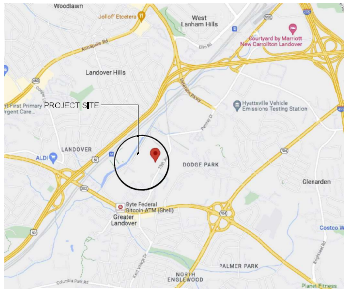
11/10/23 1:51:05 PM

THE RMR GROUP
DLOC SPACE SWAP ROOMS 131 & 135

3300 75TH AVENUE
LANDOVER, MD 20785

VICINITY MAP



PROJECT TEAM

ARCHITECTURAL AND INTERIOR DESIGNERS
ARRIS, a DESIGN STUDIO, INC.
1629 THAMES STREET, SUITE 400
BALTIMORE, MARYLAND 21231
CONTACT: NAT PITTMAN
410.752.5006 (P) 410.752.0717 (F)
npittman@arrisdesign.com

ARCHITECT OF RECORD
TWOPOINT STUDIO, LLC
1616 SHAKESPEARE STREET
BALTIMORE, MARYLAND 21231
CONTACT: KATHLEEN LECHLEITER
410.234.8090 (P) 410.234.8091 (F)
kathleen@twopointstudio.com

CONSULTING ENGINEERS
DDG ENGINEERING
110 EAST STATE STREET, SUITE 10
KENNETT SQUARE, PENNSYLVANIA 19348
CONTACT: RICH DOUGHERTY
443.910.1275 (P) 610.444.1150 (O)
rich@ddgengineering.com

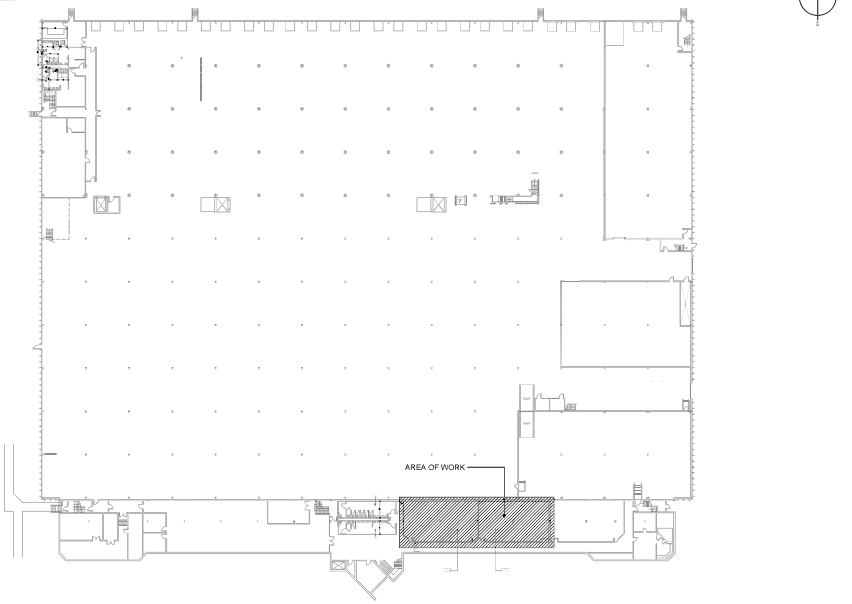
OWNER REPRESENTATIVE/PROJECT MANAGER
THE RMR GROUP
10320 LITTLE PATUXENT PKWY, SUITE 600
COLUMBIA, MARYLAND 21044
CONTACT: WEI FUNG
301.591.5611 (P) 301.204.6228 (C)
wfung@rmrgroup.com

OWNERS CONSTRUCTION MANAGER
THE RMR GROUP
10320 LITTLE PATUXENT PKWY, SUITE 600
COLUMBIA, MARYLAND 21044
CONTACT: DON SPIVEY
410.977.1531 (P) 443.283.8200 (C)
dspivey@rmrgroup.com

LIST OF DRAWINGS

DWG #	TITLE
ARCHITECTURAL	
IA-000	COVER SHEET
IA-001	BUILDING CODE INFORMATION, LEGENDS AND SYMBOLS
IA-002	GENERAL NOTES
IA-110	FIRST FLOOR CONSTRUCTION PLAN
IA-120	FIRST FLOOR REFLECTED CEILING PLAN
IA-130	FIRST FLOOR POWER/COMMUNICATION PLAN
MECHANICAL	
M-000	MECHANICAL COVER SHEET
M-100	MECHANICAL FLOOR PLANS
ELECTRICAL	
E-000	ELECTRICAL COVER SHEET
E-100	ELECTRICAL FLOOR PLAN, SCHEDULES, RISER, AND DETAIL

KEY PLAN



Arris
A DESIGN STUDIO, INC.
1629 Thames Street, Suite 400 Baltimore, Maryland 21231
410.752.2306 (P) www.arrisdesign.com

SEAL

Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed Architect under the laws of the State of Maryland. License Number _____, Expiration Date: _____.

CONSULTANTS

twopoint
Twopoint Studio, LLC (410) 234-8090 1616 Shakespeare Street Baltimore, MD 21231

CLIENT

THE RMR GROUP
DLOC SPACE SWAP ROOMS 131 & 135
3300 75TH AVENUE
LANDOVER, MD 20785

NO.	DESCRIPTION	DATE
01	ISSUED FOR 50% REVIEW	11/10/23

PROJECT
DLOC SPACE SWAP
ROOMS 131 & 135
3300 75TH AVENUE
LANDOVER, MD 20785

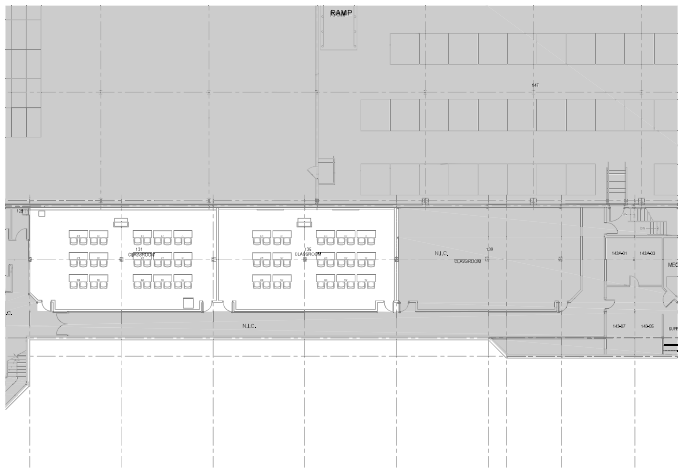
DRAWING
COVER SHEET

DRAWN BY	JDW
CHECKED BY	NHP
PROJECT NO.	024-6423
SCALE	AS NOTED
SHEET	

IA-000

P:\RB024\024-6423_33007SthAve_Rm131&135_DLOC Space Swap\CAD-BIM\CD\LW01_000.dwg

Copyright © 2023 by Arris, a Design Studio, Inc.



3A LIFE SAFETY PLAN

1/16" = 1'-0"

BUILDING CODE INFORMATION

1. APPLICABLE CODES (AS SUPPLEMENTED, AMENDED, OR OTHERWISE MODIFIED BY THE PRINCE GEORGE'S COUNTY BUILDING, FIRE AND RELATED CODES):

   2018 INTERNATIONAL BUILDING CODE (IBC)
   2018 INTERNATIONAL EXISTING BUILDING CODE (IBEC)
   2018 NFPA 101 LIFE SAFETY CODE
   2018 NFPA 1 FIRE CODE
   2016 NFPA 13 INSTALLATION OF SPRINKLER SYSTEMS
   2016 NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE
   2017 NFPA 60 NATIONAL ELECTRICAL CODE
   2018 INTERNATIONAL ENERGY CONSERVATION CODE

2. USE GROUP CLASSIFICATION (SECTION 304):

   USE GROUP B, BUSINESS (OFFICE)

3. CONSTRUCTION TYPE (SECTION 602):

   TYPE II-B NONCOMBUSTIBLE, UNPROTECTED

4. OCCUPANT LOAD CALCULATIONS (TABLE 1004.5):

FLOOR	GROSS AREA, SQUARE FEET	TOTAL OCCUPANT LOAD
AREA OF WORK	2,653 G.S.F.	17 (1/150 G.S.F.)
TOTAL FLOOR AREA	2,653 G.S.F.	18

5. MAXIMUM COMMON PATH OF EGRESS TRAVEL (TABLE 1006.2.1):

   100 FT. WITH SPRINKLER SYSTEM

6. MINIMUM NUMBER OF EXITS (TABLE 1006.3.2):

   2 FOR OCCUPANT LOAD OF 500 OR LESS

7. MAXIMUM EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2):

   300 FT. WITH SPRINKLER SYSTEM

8. MAXIMUM DEAD END TRAVEL (SECTION 1020.4):

   50 FT. WITH SPRINKLER SYSTEM

9. FIRE PROTECTION SYSTEM:

   PROTECTED BY AUTOMATIC FIRE SUPPRESSION SYSTEM

10. BUILDING FULLY SPRINKLERED:

    YES

11. APPROVED FIRE ALARM SYSTEM:

    YES

12. SCOPE OF WORK:

    MINOR DEMOLITION, TENANT IMPROVEMENT/ALTERATIONS TO INTERIOR BUILD OUT OF NON-LOAD BEARING PARTITIONS AND INSTALLATION OF FURNITURE IN EXISTING OCCUPIED SPACE. NO STRUCTURAL MODIFICATIONS REQUIRED.

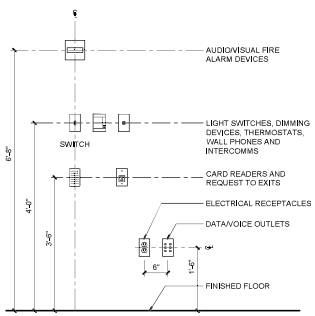
NOTE: SPRINKLER AND FIRE ALARM PERMITS TO BE OBTAINED SEPARATELY.

LEGEND

- 2-HOUR RATED PARTITION
- 1-HOUR RATED PARTITION
- SMOKE SEPARATION PARTITION
- COMMON PATH OF TRAVEL (CPT)
- POINT OF DECISION
- REMAINING TRAVEL DISTANCE (T.D.)
- EXIT
- ## STAIR WIDTH (INCHES)
- ## DOOR WIDTH (INCHES)
- F.E. FIRE EXTINGUISHER
- F.E.C. FIRE EXTINGUISHER CABINET
- F.H.V.C. FIRE HOSE VALVE CONNECTION

TYPICAL SWITCH AND OUTLET LOCATION

(FOR OUTLET AND SWITCH LOCATIONS NOT TYPICAL, REFER TO POWER/COMMUNICATION PLAN AND ELEVATIONS)



DRAWING SYMBOLS

STANDARD SYMBOLS

- NAME / ### ROOM NAME AND NUMBER
- & AND
- @ AT
- CENTERLINE
- = EQUALS
- # NUMBER
- ± PLUS OR MINUS
- STARTING POINT
- CHANGE IN MATERIAL OR ELEVATION
- MATERIAL PATTERN OR INSTALLATION DIRECTION
- # KEYNOTE APPLICABLE TO SAME DRAWING

DEMOLITION SYMBOLS

- EXISTING BASE BUILDING CONSTRUCTION
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- 2' x 2' ACOUSTICAL CEILING TILE AND GRID TO BE REMOVED
- RECESSED LIGHT FIXTURE TO BE REMOVED
- RECESSED DOWNLIGHT TO BE REMOVED

CONSTRUCTION SYMBOLS

- EXISTING BASE BUILDING CONSTRUCTION
- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- NEW DOOR, DOOR TYPE (SEE SCHEDULE)
- NEW GLAZED PARTITION
- NEW CLERESTORY PARTITION
- # PARTITION TYPE
- ALIGN ALIGNMENT WITH NEW OR EXISTING
- ELEVATION NUMBER / ELEVATION SYMBOL / DRAWINGS NUMBER
- ELEVATION NUMBER / MULTIPLE ELEVATION SYMBOL / DRAWING NUMBER
- SECTION NUMBER / SECTION SYMBOL - DIFFERENT DRAWING / DRAWING NUMBER
- # SECTION SYMBOL - SAME DRAWING / SECTION OR DETAIL NUMBER
- # AREA SHOWN IN DETAIL
- MILLWORK CABINETS, COUNTERS OR SHELVES, CIRCLE INDICATES GROMMET LOCATION (TYP.)
- F.E.C. FIRE EXTINGUISHER CABINET

REFLECTED CEILING SYMBOLS

- 2' x 4' ACOUSTICAL CEILING TILE AND GRID
- GYPSUM BOARD CEILING, SEE PLAN FOR HEIGHT
- 7'-10" / ACT-1 CEILING ELEVATION / CEILING SYMBOL / CEILING TYPE
- 12" RECESSED LIGHT FIXTURE, F-# DENOTES FIXTURE TYPE. SEE ENGINEERING DRAWINGS FOR SPECIFICATION(S).
- RECESSED DOWNLIGHT
- RECESSED WALLWASHER
- DECORATIVE PENDANT FIXTURE
- CEILING MOUNTED EXIT SIGN - SHADING DENOTES ILLUMINATED FACE, ARROWS INDICATE DIRECTION
- WALL MOUNTED EXIT SIGN
- S SWITCH - NUMBER DENOTES 3-WAY SWITCHING, LETTER DESIGNATES SPECIAL SWITCHING CONTROL
- D DIMMER SWITCH
- T THERMOSTAT
- CCTV CEILING MOUNTED SECURITY CAMERA
- LINEAR SLOT DIFFUSER
- SUPPLY AIR DIFFUSER
- RETURN AIR REGISTER
- SPRINKLER HEAD

POWER/COMMUNICATION SYMBOLS

- DUPLEX POWER RECEPTACLE
- DESIGNATED DUPLEX POWER RECEPTACLE
- DOUBLE DUPLEX POWER RECEPTACLE
- FLUSH MOUNTED RECESSED FLOOR DOUBLE DUPLEX POWER RECEPTACLE AND QUAD DATA/VOICE OUTLET (SINGLE DEVICE)
- DATA/VOICE OUTLET
- TELEPHONE OUTLET
- W WALL PHONE OUTLET, 54" A.F.F.
- CABLE TV JACK
- FLUSH MOUNTED FLOOR SYSTEMS FURNITURE POWER BASE FEED
- FLUSH MOUNTED FLOOR SYSTEMS FURNITURE DATA/VOICE BASE FEED
- CEILING MOUNTED SYSTEMS FURNITURE POWER TOP FEED
- CEILING MOUNTED SYSTEMS FURNITURE DATA/VOICE TOP FEED
- J JUNCTION BOX
- JB WALL MOUNTED JUNCTION BOX FOR SYSTEMS FURNITURE POWER BASE FEED
- JB WALL MOUNTED JUNCTION BOX FOR SYSTEMS FURNITURE DATA/VOICE BASE FEED
- F MANUAL FIRE PULL STATION
- WALL MOUNTED AUDIO/VISUAL FIRE ALARM DEVICE

FINISH SYMBOLS

- # / ## FINISH TYPE / FLOOR FINISH / FINISH NUMBER
- # / ## FINISH TYPE / WALL FINISH / FINISH NUMBER

ABBREVIATIONS

A/C	AIR CONDITIONING
ACT	ACOUSTICAL CEILING TILE
ADDL	ADDITIONAL
A.F.F.	ABOVE FINISHED FLOOR
APPROX	APPROXIMATE
ALUM	ALUMINUM
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
C/C	CENTER TO CENTER
CLG.	CEILING
CL.	CLOSET
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CTR.	CENTER, COUNTER
DBL	DOUBLE
DET.	DETAIL
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DN	DOWN
DR	DOOR
DWG	DRAWING
EA	EACH
ELECT.	ELECTRIC
ENCL	ENCLOSURE
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXT.	EXTERIOR
E.T.R.	EXISTING TO REMAIN
E.W.C.	ELECTRIC WATER COOLER
EXIST.	EXISTING
F&I	FURNISH AND INSTALL
F.E.	FIRE EXTINGUISHER, FINISHED END
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.V.C.	FIRE HOSE VALVE CONNECTION
FIN.	FINISH, FINISHED
FL.	FLOOR
F.R.	FIRE RETARDANT
FT	FEET
GA	GAUGE
G.C.	GENERAL CONTRACTOR
G.F.I.	GROUND FAULT INTERRUPTER
GWB	GYPSUM WALL BOARD
GYP. BD.	GYPSUM BOARD
H.C.	HOLLOW CORE
HWR	HARDWARE
H.M.	HOLLOW METAL
HORIZ	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
I.C.	INSULATED CORE
IN	INCH
INCL	INCLUDE (ING)
INSUL	INSULATION
INT.	INTERIOR
J.C.	JANITOR CLOSET
L	LENGTH
LB	POUND
LH	LEFT HAND
LHR	LEFT HAND REVERSE
MAT'L	MATERIAL
MAX.	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC	MISCELLANEOUS
M.S.	METAL STUD (S)
MTD	MOUNTED
MTL	METAL
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NRC	NOISE REDUCTION COEFFICIENT
N.T.S.	NOT TO SCALE
OA	OVERALL
O.C.	ON CENTER
OPG	OPENING
OPP.	OPPOSITE
P. LAM.	PLASTIC LAMINATE
PART'N	PARTITION
PL	PLATE
PLYWD.	PLYWOOD
POL	POLISH (ED)
PR	PAIR
PTD	PAINTED
QTY	QUANTITY
RAD	RADIUS
REQ'D	REQUIRED
RH	RIGHT HAND
RHR	RIGHT HAND REVERSE
RM	ROOM
R.O.	ROUGH OPENING
S.A.	SUPPLY AIR
SAFB	SOUND ATTENUATION FIRE BLANKET
S.C.	SOLID CORE
SIM.	SIMILAR
SPEC.	SPECIFICATION (S)
SQ.	SQUARE
STC	SOUND TRANSMISSION CLASSIFICATION
STD	STANDARD
STL.	STEEL
ST. STL.	STAINLESS STEEL
STRUCT	STRUCTURE (AL)
T.B.D.	TO BE DETERMINED
TEMP.	TEMPERED, TEMPORARY
TH.	THICK
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V	VOLT
VERT	VERTICAL
V.I.F.	VERIFY IN FIELD
W	WATT
W	WITH
W.C.	WATER CLOSET
WD	WOOD
W/O	WITHOUT

Arris
A DESIGN STUDIO, INC.
1606 Thames Street, Suite 400 Baltimore, Maryland 21231
410.752.2306 (P) www.arrisdesign.com

SEAL

Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed Architect under the laws of the State of Maryland. License Number _____, Expiration Date: _____.

CONSULTANTS

twopoint
Twopoint Studio, LLC (410) 234-9090
1606 Shakespeare Street Baltimore, MD 21231

CLIENT

THE RMR GROUP
DLOC SPACE SWAP ROOMS 131 & 135
3300 75TH AVENUE
LANDOVER, MD 20785

NO.	DESCRIPTION	DATE
01	ISSUED FOR 50% REVIEW	11/10/23

PROJECT
DLOC SPACE SWAP
ROOMS 131 & 135
3300 75TH AVENUE
LANDOVER, MD 20785

DRAWING
BUILDING CODE INFORMATION, LEGENDS AND SYMBOLS

DRAWN BY	JDW
CHECKED BY	NHP
PROJECT NO.	024-6423
SCALE	AS NOTED
SHEET	

IA-001

Copyright © 2023 by Arris, a Design Studio, Inc.

11/10/23 1:51:35 PM

DEFINITIONS

1. THE TERM "OWNER" AS USED HEREIN SHALL REFER TO FILL IN THE BLANK.
2. THE TERM "DESIGNER" AS USED HEREIN SHALL REFER TO ARRIS, a DESIGN STUDIO, INC. (ARRIS), 1629 THAMES STREET, SUITE 400, BALTIMORE, MARYLAND 21231 (P) 410.752.5006 (F) 410.752.0717.
3. THE TERM "ARCHITECT" AS USED HEREIN SHALL REFER TO TWOPOINT STUDIO, LLC, 1616 SHAKESPEARE STREET, BALTIMORE, MARYLAND 21231 (P) 410.234.8090 (F) 410.234.8901.
4. THE TERM "PROVIDE" AS USED HEREIN SHALL MEAN FURNISH AND INSTALL.

COMPLIANCE AND ACCESSIBILITY

1. ALL AREAS OF WORK SHALL BE CONSTRUCTED TO COMPLY WITH ADA STANDARDS FOR ACCESSIBLE DESIGN AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS REGARDING ACCESSIBLE BUILDING FEATURES AND FACILITIES.
2. ALL NEW, ALTERED AND EXISTING DOORS SHALL COMPLY WITH INTERNATIONAL BUILDING CODE SECTION 1010.1.
3. ALL CONTROLS AND OPERATING MECHANISMS SHALL COMPLY WITH INTERNATIONAL BUILDING CODE SECTION 1010.1.9.
4. ALL SECURITY ACCESS CONTROL DEVICES SHALL BE INSTALLED TO COMPLY WITH INTERNATIONAL BUILDING CODE SECTIONS 1010.1.9.9 & 1010.1.9.10.
5. ALL INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH INTERNATIONAL BUILDING CODE SECTION 803.
6. ALL INTERIOR FLOOR FINISHES SHALL COMPLY WITH INTERNATIONAL BUILDING CODE SECTION 804.
7. ALL PENETRATIONS IN FIRE RATED FLOOR AND WALL ASSEMBLIES SHALL BE FIRE STOPPED WITH UL-LISTED FIRESTOP SYSTEM THAT COMPLIES WITH UL's FIRE RESISTANCE DIRECTORY, VOL. 2 (LATEST EDITION).

GENERAL NOTES

1. THESE GENERAL CONDITIONS SHALL APPLY TO ALL WORK AND ALL DRAWINGS IN THIS SET AND SHALL EXTEND TO ANY CHANGES, EXTRAS OR ADDITIONS AS AGREED TO DURING THE COURSE OF THE WORK.
2. BIDDERS ARE INSTRUCTED TO VISIT AND INSPECT THE PREMISES PRIOR TO SUBMITTING THEIR PROPOSALS AND TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS UNDER WHICH THE WORK WILL BE PERFORMED. NO SUBSEQUENT EXTRAS OR ADDITIONS WILL BE ALLOWED ON ANY CLAIM OF LACK OF KNOWLEDGE OF CONDITIONS OR CIRCUMSTANCES ABOUT WHICH THE BIDDER COULD HAVE INFORMED THEMSELVES.
3. BIDDERS SHALL MAKE KNOWN TO ARRIS ANY LIMITATIONS, EXCLUSIONS, OR MODIFICATIONS TO THE PROJECT DURING THE PRICING PHASE OF THE PROJECT. UNLESS NOTED ALL WORK SHOWN ON THE DRAWINGS WILL BE PRESUMED TO BE INCLUDED BY ARRIS.
4. ALL CONTRACTORS INVOLVED IN THIS WORK SHALL CARRY PROPERTY DAMAGE AND PUBLIC LIABILITY INSURANCE AS REQUIRED BY GOVERNMENTAL AGENCIES HAVING JURISDICTION AND COMPLY WITH STATUTORY REQUIREMENTS FOR DISABILITY AND WORKMEN'S COMPENSATION. THEY WILL COMPLY WITH ALL RULES AND REGULATIONS DICTATED BY THE OWNER AND THE CONDITIONS OF THE JOB. INSURANCE SHALL PROTECT THE OWNER, ARRIS, TWOPOINT AND OTHER GROUP(S) TO BE NAMED FROM LIABILITY DUE TO THE CONTRACTOR'S NEGLIGENCE.
5. THE AIA STANDARD DOCUMENT A201 SHALL BE MADE PART OF THE GENERAL CONDITIONS.
6. DO NOT SCALE DRAWINGS: DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS, LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS.
7. ALL DRAWINGS AND CONSTRUCTION NOTES ARE COMPLIMENTARY AND WHAT IS CALLED FOR BY ONE SHALL BE BINDING AS IF CALLED FOR BY ALL. NOTES ON ANY ONE SHEET OR DRAWING SHALL BE APPLIED TO RELATED DRAWINGS AND DETAILS.
8. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED.
9. WHERE THE TERM "OR APPROVED EQUAL" IS USED, ARRIS ALONE SHALL DETERMINE EQUALITY BASED UPON INFORMATION SUBMITTED BY THE CONTRACTOR.
10. THE GENERAL CONTRACTOR SHALL, BEFORE COMMENCING WORK, REVIEW ALL PLANS AND SPECIFICATIONS AND VERIFY ALL GOVERNING DIMENSIONS AT THE BUILDING. THE GENERAL CONTRACTOR SHALL EXAMINE ALL ADJOINING WORK OR AREAS UPON WHICH THE PERFORMANCE OF THEIR WORK IS IN ANY WAY DEPENDENT. ANY VARIATIONS OR DISCREPANCIES SHALL BE REPORTED, WITH ALL DUE EXPEDIENCY, TO ARRIS PRIOR TO THE FABRICATION OR ERECTION OF THE WORK IN QUESTION.
11. THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL FEES, TAXES, APPLICATIONS, PERMITS, AND CERTIFICATES OF INSPECTION AND OCCUPANCY REQUIRED BY GOVERNMENTAL AGENCIES HAVING JURISDICTION.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER THEIR EMPLOY.
13. ANY INFORMATION REQUIRED BY CONTRACTORS THAT IS NOT SHOWN ON THE DRAWINGS OR CONTAINED IN OTHER CONTRACT DOCUMENTS SHALL BE REQUESTED BY THE GENERAL CONTRACTOR FROM ARRIS.
14. UPON THE AWARD OF A CONTRACT, AND BEFORE START OF WORK, THE GENERAL CONTRACTOR SHALL PROVIDE AND CONFIRM WITH ARRIS AND THE OWNER A LIST OF MISSING OR DAMAGED WINDOW BLINDS, DOOR HARDWARE ON DOORS DESIGNATED TO REMAIN, WINDOW FRAMES AND GLAZING. AT THE CONCLUSION OF THE WORK, ANY ITEMS THAT ARE DAMAGED OR MISSING IN ADDITION TO ITEMS INCLUDED IN THE PRE-CONSTRUCTION FIELD SURVEY WILL BE REPAIRED OR REPLACED BY THE GENERAL CONTRACTOR AT NO COST TO THE OWNER.
15. WITHIN ONE (1) WEEK OF BEING AWARDED THE CONTRACT, THE GENERAL CONTRACTOR SHALL PREPARE AND SUBMIT TO ARRIS A CONSTRUCTION SCHEDULE INCLUDING A FLOOR READY DATE FOR THE INSTALLATION OF ALL OWNER FURNISHED LOW VOLTAGE WIRING, CABLING AND EQUIPMENT, INCLUDING BUT NOT LIMITED TO DATA/TELECOMMUNICATION/LAN SYSTEMS, SECURITY AND AUDIO/VISUAL VENDORS. THE SCHEDULE SHALL INDICATE SUBMISSION DATES FOR SHOP DRAWINGS, ALLOWING A MINIMUM OF FIVE (5) WORKING DAYS FOR ARRIS'S REVIEW OF EACH SUBMISSION. THE SCHEDULE SHALL INCLUDE ANTICIPATED DELIVERY DATES OF ALL MATERIALS OTHER THAN STANDARD AND READILY AVAILABLE BUILDING MATERIALS.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRADES AND FOR COORDINATING THE PHASING OF WORK PERFORMED "BY OTHERS" UNDER SEPARATE CONTRACTS.
17. THE GENERAL CONTRACTOR SHALL SUPPLY, PRIOR TO THE COMMENCEMENT OF WORK, A LIST OF ALL SUBCONTRACTORS TO ARRIS. THE NAME OF THE PRINCIPAL CONTACT, THE ADDRESS AND PHONE NUMBER OF EACH SUBCONTRACTOR SHALL BE INCLUDED ON THE LIST.
18. THE GENERAL CONTRACTOR SHALL FURNISH SAMPLES TO ARRIS OF VARIOUS MATERIALS, TOGETHER WITH FINISHES, IF NOT ALREADY SPECIFIED IN THE CONTRACT DOCUMENTS, AND INTENDED FOR USE IN THE WORK BEFORE THE COMMENCEMENT OF THE SPECIFIED WORK.
19. THE GENERAL CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE BUILDING AS TO HOURS OF AVAILABILITY OF ELEVATORS AND FOR THE PURPOSE OF DELIVERY AND ALSO AS TO THE MANNER OF HANDLING MATERIALS, EQUIPMENT AND DEBRIS TO AVOID CONFLICT AND/OR INTERFERENCE WITH NORMAL BUILDING OPERATIONS.
20. A REPRESENTATIVE OF THE GENERAL CONTRACTOR AUTHORIZED TO DISCUSS THE WORK AND RECEIVE INSTRUCTIONS FROM ARRIS SHALL BE AT THE JOB SITE AT ALL TIMES THAT WORK IS IN PROGRESS.
21. GREAT CARE SHALL BE EXERCISED TO ENSURE THAT THE BUILDING SHALL BE PROTECTED FROM DAMAGE THAT COULD OCCUR BECAUSE OF THIS WORK. CONTRACTORS SHALL PROVIDE PROTECTION FOR EXISTING AREAS AND NEW WORK AREAS. ANY DAMAGES CAUSED BY THIS WORK OR ACCIDENTS SHALL BE REPAIRED, REPLACED OR PATCHED TO THE SATISFACTION OF ARRIS AND THE OWNER. CONTRACTORS SHALL BEAR FINANCIAL RESPONSIBILITY FOR SUCH DAMAGE AND ANY WORK UNDERTAKEN TO CORRECT IT.
22. THE CONTRACTOR SHALL EXERCISE GREAT CARE IN PROTECTING FROM DAMAGE ALL MATERIALS EXISTING ON THE JOB AND SHALL MAINTAIN PROTECTION FOR ALL TRAFFIC AREAS OF THE BUILDING TO BE USED DURING THE EXECUTION OF WORK RELATING TO THIS CONTRACT WITH THE UNDERSTANDING THAT THE CONTRACTOR WILL RECTIFY ANY DAMAGE ATTRIBUTABLE TO THEIR OPERATION.
23. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR SUCH WORK AS MAY BE SPECIFICALLY REQUESTED IN THE DRAWINGS, OR ELSEWHERE IN THE CONTRACT DOCUMENTS, TO ARRIS FOR WRITTEN APPROVAL. SHOP DRAWINGS SHALL SHOW ALL DIMENSIONS AND CONDITIONS AND SHALL BE SUBMITTED IN EITHER ELECTRONIC FORMAT OR AS THREE (3) BLACK LINE PRINTS. FACSIMILE COPIES ARE NOT ACCEPTABLE. WHEN ARRIS REQUIRES THE REVISION AND RESUBMITTAL OF SHOP DRAWINGS, SUCH RESUBMITTAL SHALL OCCUR WITHIN ONE (1) WEEK OF NOTIFICATION OF SUCH REQUIREMENT.
24. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN AND IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED. CARE SHALL BE TAKEN TO ENSURE COMPLIANCE WITH BUILDING REGULATIONS AND/OR GOVERNMENTAL LAWS, STATUTES, OR ORDINANCES CONCERNING THE USE OF UNION LABOR.
25. ARRIS SHALL NOT CONTROL, BE IN CHARGE OF, OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR AND SUBCONTRACTORS OR ANY OTHER PERSONS OR AGENTS PERFORMING THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
26. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS UNLESS OTHERWISE NOTED.
27. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT.
28. WHERE NEW WORK ADJOINS EXISTING, SUCH NEW WORK SHALL BE PROPERLY INTEGRATED WITH THE EXISTING CONSTRUCTION TO ENSURE UNIFORM APPEARANCE AND FUNCTION.
29. ALL DISSIMILAR METALS AND MATERIALS SHALL BE EFFECTIVELY ISOLATED FROM ONE ANOTHER TO AVOID MOLECULAR BREAKDOWN.
30. WORK IS TO BE PERFORMED IN ACCORDANCE WITH RULES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL CONSTRUCTION, SAFETY, AND SANITARY LAWS, CODES, STATUTES, REGULATIONS AND ORDINANCES. ANY DISCREPANCIES, VARIATIONS, OR OMISSIONS IN THE CONTRACT DOCUMENTS SHALL BE REPORTED PROMPTLY TO ARRIS.
31. TIME IS OF THE ESSENCE AND THE GENERAL CONTRACTOR SHALL KEEP SUFFICIENT WORKMEN ON THE JOB SITE AT ALL TIMES TO PERFORM THE WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, GOOD BUSINESS PRACTICE AND THE BEST INTERESTS OF THE OWNER.
32. EACH TRADE WILL BE EXPECTED TO PROCEED IN A FASHION THAT WILL NOT DELAY OR DETAIN THE TRADES FOLLOWING THEM.
33. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL WORK OR CHANGES FOR WHICH THEY EXPECT ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM ARRIS. FAILURE TO OBTAIN SUCH AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR EXTRA COMPENSATION.
34. EXISTING CONVECTOR, RADIATOR OR PERIMETER ENCLOSURES ARE TO BE COVERED DURING THE WORK AND PROPERLY CLEANED AND VACUUMED PRIOR TO REINSTALLATION AND/OR COMPLETION OF CONSTRUCTION.
35. ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS IN DESIGN, WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR AFTER ARRIS'S APPROVAL OF FINAL PAYMENT.
36. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF THE ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR OPERATIONS. THE CONTRACTOR SHALL CONFINE THEIR OPERATIONS FOR REMOVAL TO SUCH METHODS AS MAY BE AGREEABLE WITH THE OWNER. THE PROJECT SHALL BE LEFT CLEAN AND CLEAR, TO THE SATISFACTION OF THE OWNER, AND THE DISPOSITION OF ALL SALVAGED MATERIALS IS TO BE CLEARED WITH THE OWNER PRIOR TO REMOVAL. THE PREMISES SHALL BE SWEPT CLEAN DAILY OF RELATED CONSTRUCTION DEBRIS.
37. UPON SUBSTANTIAL COMPLETION OF THE WORK, THE CONTRACTOR SHALL NOTIFY ARRIS TO SCHEDULE A "PUNCH LIST" WALK THROUGH. ARRIS WILL COMPILE A "PUNCH LIST" OF CORRECTIONS REQUIRED AND UNSATISFACTORY OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE COMPLETION OF THESE ITEMS UNDER THE TERMS OF THE OWNER/CONTRACTOR AGREEMENT.
38. IT IS INTENDED THAT THE GENERAL CONTRACTOR PROVIDE A COMPLETE JOB AND ANY OMISSIONS IN THESE NOTES OR IN THE OUTLINE OF WORK SHALL NOT BE CONSTRUED AS RELIEVING THE GENERAL CONTRACTOR OF SUCH RESPONSIBILITIES IMPLIED BY THE SCOPE OF WORK EXCEPT FOR ITEMS SPECIFICALLY NOTED.
39. SHOULD ANY PORTION OF THE CONTRACT DOCUMENTS PROVE TO BE, FOR WHATEVER REASON, UNENFORCEABLE, SUCH UNENFORCEABILITY SHALL NOT EXTEND TO THE REMAINDER OF THE CONTRACT NOR SHALL IT VOID ANY OTHER PROVISIONS OF THE CONTRACT.
40. THROUGHOUT THE DURATION OF THE PROJECT, THE GENERAL CONTRACTOR SHALL REFRAIN FROM ACTIONS THAT COULD LEAD TO THE FILING OF A CLAIM OR LIEN AGAINST THE OWNER BY SUBCONTRACTORS OR SUPPLIERS OF MATERIALS, LABOR, SERVICE, OR EQUIPMENT OR ANY OTHER INDIVIDUAL OR COMPANY SO ENTITLED UNDER GOVERNING LAWS AND REGULATIONS UNLESS THEY CAN SHOW REASONABLE AND JUSTIFIABLE CAUSE. APPROVAL FOR FINAL PAYMENT SHALL BE CONTINGENT UPON THE GENERAL CONTRACTOR OBTAINING AND FURNISHING TO ARRIS SIGNED RELEASES FROM SUCH INDIVIDUALS OR COMPANIES.
41. THE GENERAL CONTRACTOR SHALL HAVE A COMPLETE SET OF ALL CURRENT CONTRACT DOCUMENTS, INCLUDING BULLETINS, FIELD DIRECTIVES AND SPECIFICATIONS ON THE JOB SITE AT ALL TIMES FOR REVIEW BY ARRIS. ALL FIELD CHANGES SHALL BE DOCUMENTED ON THE CURRENT JOB SITE DRAWINGS.
42. IN THE EVENT OF DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS, THE ARCHITECTURAL DRAWINGS SHALL RULE CONSTRUCTION AND/OR SCOPE OF WORK.
43. COMPLETE RECORD DOCUMENTS ARE TO BE MAINTAINED SEPARATELY FROM THE FIELD SET. THE RECORD SET SHALL HAVE ALL FIELD CHANGES DOCUMENTED AND WILL BE ISSUED TO ARRIS AT THE COMPLETION OF PROJECT.
44. ARRIS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY OR REMOVAL OF ASBESTOS IN THIS PROJECT. THE OWNER SHALL RETAIN A COMPETENT CONSULTANT, WITH KNOWLEDGE AND EXPERIENCE IN THE DETECTION OF ASBESTOS, TO DETERMINE WHETHER ASBESTOS IS PRESENT AT THE PROJECT SITE. THE OWNER'S CONSULTANT SHALL RECOMMEND TO THE OWNER METHODS FOR THE REMOVAL AND DISPOSITION OF ANY ASBESTOS. ARRIS SHALL HAVE NO RESPONSIBILITY FOR DETERMINING THE ADEQUACY OR SAFETY OF PROCEDURES FOR THE REMOVAL OF ASBESTOS DISCOVERED IN THE PROJECT.
45. THE GENERAL CONTRACTOR SHALL RECEIVE MATERIALS DELIVERED TO THE JOB SITE ONLY WHEN READY FOR INSTALLATION. CONTRACTOR TO PROVIDE A CLEAN, SECURE AND LOCKED STORAGE AREA FOR SUCH MATERIALS AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIAL DELIVERED AND SIGNED FOR AT THE JOB SITE.

PROJECT CLOSE-OUT

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ALL INTERIOR SURFACES, INCLUDING GLASS AND FLOOR SURFACES, EXISTING BLINDS, ETC. PRIOR TO OCCUPANCY OF THE SPACE BY THE OWNER. ALL TRASH, CONSTRUCTION DEBRIS, TOOLS, ETC., SHALL BE REMOVED BY THE CONTRACTOR PRIOR TO OCCUPANCY.
2. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SUBJECT TO INSPECTION BY THE OWNER AND ARCHITECT/DESIGNER. ANY WORK NOT FOUND IN COMPLIANCE WITH GOOD CONSTRUCTION STANDARDS SHALL BE CORRECTED.
3. UPON COMPLETION OF WORK, ALL FACILITIES SHALL BE IN FULL USE WITHOUT DEFECTS.
4. UPON COMPLETION OF THE WORK, WARRANTIES AND GUARANTEES SHALL BE ASSIGNED BY THE CONTRACTOR TO THE OWNER. ANY CONTRACTOR OR SUBCONTRACTOR PERFORMING THE OUTLINED SCOPE OF WORK SHALL BE RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY AND ALL WORK TO BECOME DEFECTIVE WITHIN ONE (1) YEAR AFTER SUBSTANTIAL COMPLETION OF THE WORK WITHOUT CHARGE TO THE OWNER. THIS WARRANTY SHALL IN NO WAY VOID ANY MANUFACTURERS' WARRANTY ON EQUIPMENT OR MATERIAL FOR WHICH THE NORMAL WARRANTY EXCEEDS ONE YEAR.
5. THE CONTRACTOR SHALL PROVIDE ADDITIONAL MATERIAL IN SUFFICIENT QUANTITY FOR MINOR REPAIRS TO THE SPACE. EXTRA MATERIALS REQUIRED ARE:
   A. EXTRA MATERIALS - CEILING TILES, CARPET/CARPET TILES (EACH TYPE SPECIFIED), OTHER SPECIFIED FLOORING MATERIALS, WALL BASE, WALLCOVERING AND PAINT SHALL BE TURNED OVER TO THE OWNER FOR OPTION TO STORE ON SITE FOR FUTURE USE.
6. THE GENERAL CONTRACTOR SHALL PROVIDE THE FOLLOWING DOCUMENTATION AS PART OF THE PROJECT CLOSE-OUT PROCESS:
   A. CERTIFICATE OF OCCUPANCY UPON COMPLETION OF PROJECT.
   B. THREE (3) SETS OF AS-BUILT BLACK LINE DRAWINGS AND TWO (2) USB FLASH DRIVES.
   C. THREE (3) OPERATIONS AND MAINTENANCE (O&M) MANUALS.
   D. THE O&M MANUALS SHALL INCLUDE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR, SUBCONTRACTORS AND MATERIAL VENDORS. IT SHALL ALSO PROVIDE DETAILED DOCUMENTATION OF ALL SPECIFIED FINISHES, MANUFACTURERS' SUGGESTED MAINTENANCE, AND ALL PROJECT SUBMITTALS.
   E. THE GENERAL CONTRACTOR, ALL SUBCONTRACTORS, AND MATERIAL SUPPLIERS MUST SUPPLY FINAL AND UNCONDITIONAL RELEASE OF LIENS PRIOR TO FINAL PAYMENT.

DEMOLITION NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARRIS OF ANY DISCREPANCIES WHICH MAY AFFECT INTENT SHOWN.
2. THE CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH NEW WORK SCOPE. REFER TO ALL ARCHITECTURAL AND ENGINEERING DRAWINGS. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF ARRIS.
3. DO NOT SCALE DRAWINGS. NOTIFY ARRIS IN CASE OF DISCREPANCIES OR REQUEST CLARIFICATIONS BEFORE PROCEEDING WITH THE WORK.
4. ALL WORK SHALL CONFORM WITH ALL APPLICABLE CITY, STATE AND FEDERAL CODES AND REGULATIONS AND BE IN ACCORDANCE WITH THE BUILDING RULES.
5. THE CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF RUBBISH AND DEBRIS DURING DEMOLITION AND CONSTRUCTION. RUBBISH REMOVAL SHALL BE DONE ONLY DURING THE SPECIFIC HOURS ALLOWED BY THE BUILDING OWNER.
6. EXECUTE ALL DEMOLITION WORK AND REMOVAL OF DEBRIS AS PER THE OWNER'S WRITTEN RULES AND BUILDING REGULATIONS. DAILY REMOVAL OF ALL RUBBISH IS MANDATORY. THE CONTRACTOR SHALL CONSULT THE OWNER ON THE LIMITATIONS OF THE USE OF THE FREIGHT ELEVATOR AND LOADING DOCK. ALL COSTS RELATED TO THE REMOVAL OF RUBBISH SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
7. THE CONTRACTOR SHALL REMOVE ALL ITEMS DESIGNATED TO BE DEMOLISHED WITHIN THIS SET OF DRAWINGS.
8. EXTREME CARE SHALL BE EXERCISED IN CUTTING, DRILLING, OR ANCHORING TO THE EXISTING STRUCTURE. IF ANY DETERIORATION OR DAMAGE TO THE EXISTING STRUCTURE OCCURS DURING DEMOLITION, IT SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE BUILDING OWNER AND ARRIS. THE AREA AFFECTED SHALL BE REPAIRED PRIOR TO PROCEEDING.
9. WHERE CUTTING AND/OR CHIPPING OF THE FLOOR SLAB IS REQUIRED, NO REBAR SHALL BE CUT WITHOUT WRITTEN APPROVAL FROM THE BUILDING OWNER AND THEIR DESIGNATED STRUCTURAL ENGINEER. WHERE CORE DRILLING IS REQUIRED, THE CONTRACTOR SHALL VERIFY EXACT LOCATIONS WITH ARRIS AND ADHERE TO THE OWNER'S RULES AND REGULATIONS (X-RAYS, GPR SCANS, ETC.) BEFORE CORE DRILLING THE FLOOR SLAB.
10. THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS REQUIRED TO COMPLETE ALL PHASES OF THIS WORK IN A PROFESSIONAL MANNER.
11. THE CONTRACTOR SHALL PROTECT THE BUILDING OWNER'S PROPERTY INCLUDING, BUT NOT LIMITED TO: EXTERIOR WALLS, WINDOW SYSTEM AND MINI BLINDS, FLOORS, CEILINGS, TOILET ROOMS, DOORS, FRAMES AND ALL ELECTRICAL AND MECHANICAL EQUIPMENT. PROTECT ALL EXISTING ELEVATOR CABS, DOORS, INDICATORS AND LANTERNS, CALL BUTTONS, AND PUBLIC CORRIDORS.
12. MAINTAIN EXISTING UTILITIES THAT ARE TO REMAIN, AND KEEP THEM IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING DEMOLITION.
13. ALL FIRE STANDPIPES AND VERTICAL EXPRESSWAYS SHALL BE RETAINED IN PLACE IN THEIR OPERATING CONDITION UNLESS OTHERWISE NOTED ON PLANS.
14. THE CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORTS FOR ALL ELECTRICAL DEVICES, CONTROLS, PLUMBING AND HVAC EQUIPMENT AND PIPING ATTACHED TO OR ENCASED WITHIN PARTITIONS OR OTHER STRUCTURES INDICATED TO BE REMOVED.
15. THE CONTRACTOR SHALL PROVIDE UNINTERRUPTED POWER TO RECEPTACLES AND LIGHTING FIXTURES IN OCCUPIED AREAS ADJACENT TO WORK AREA DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION.
16. THE CONTRACTOR SHALL COORDINATE THE RELOCATION OF EXISTING AND INSTALLATION OF NEW ITEMS WITH ALL RELATED TRADES.
17. EXISTING DOORS, FRAMES, HARDWARE, ETC. REMOVED DURING DEMOLITION AND NOT REUSED ON THIS JOB ARE TO BE SAVED OR DISCARDED AT THE OWNER'S DISCRETION.
18. REFER TO ENGINEERING DRAWINGS FOR MODIFICATIONS TO THE EXISTING MECHANICAL AND ELECTRICAL SYSTEMS.

PARTITION NOTES

1. ALL GYPSUM WALLBOARD (GWB) SHALL BE 5/8" THICK UNLESS OTHERWISE NOTED (U.O.N.).
2. ALL METAL STUDS (M.S.) SHALL BE 20 GAUGE, 16" ON CENTER WITH CONTINUOUS METAL RUNNERS TOP AND BOTTOM UNLESS OTHERWISE NOTED.
3. ALL GWB AND M.S. SHALL EXTEND TO UNDERSIDE OF DECK OR STRUCTURE ABOVE UNLESS OTHERWISE NOTED BY PARTITION TYPE DETAIL.
4. ALL PARTITIONS SHALL PENETRATE FURRING TO MEET STRUCTURAL WALLS AND/OR COLUMNS OR ANY CONCRETE OR CMU WALLS TO MAINTAIN ACOUSTICAL OR FIRE RATING REQUIREMENTS INDICATED BY THE PARTITION TYPE.
5. BRACE ALL PARTITIONS TO STRUCTURAL SLAB AS REQUIRED. REFER TO GYPSUM CONSTRUCTION HANDBOOK (LATEST EDITION) FOR HEIGHT LIMITATIONS.
6. LIMITING HEIGHTS FOR INTERIOR GYPSUM BOARD PARTITIONS ARE BASED ON A LATERAL LOAD OF 5 PSF AND A DEFLECTION CRITERIA OF L/240 MAXIMUM FOR TYPICAL FINISHES AND L/360 MAXIMUM FOR CERAMIC TILE FINISHES. CONTRACTOR SHALL DECREASE STUD GAUGE AND/OR SPACING, OR ADD BRACING ABOVE CEILING, TO MEET REQUIRED PERFORMANCE CRITERIA.
7. PROVIDE STRUCTURAL REINFORCING WITHIN STUD CAVITY AT ALL PARTIAL HEIGHT PARTITIONS AS REQUIRED.
8. PROVIDE IN-WALL BLOCKING AT ALL LOCATIONS INDICATED TO RECEIVE MILLWORK. ALL BLOCKING SHALL BE 3/4" FIRE TREATED PLYWOOD OR SOLID POPLAR.
9. PROVIDE MOISTURE RESISTANT GWB AT ALL WET AREAS NOT INDICATED TO RECEIVE CEMENTITIOUS WALLBOARD.
10. THE GENERAL CONTRACTOR SHALL CUT, CHASE AND PATCH EXISTING PARTITIONS AS REQUIRED TO FACILITATE THE INSTALLATION OF NEW ELECTRICAL DEVICES.
11. ALL PATCHING AND INFILLING AT EXISTING FIRE RATED WALLS AND ENCLOSURES SHALL ALSO BE FIRE RATED TO PROVIDE AN EQUIVALENT FIRE RATING AS REQUIRED BY CODE.
12. REFER TO REFLECTED CEILING PLAN FOR CEILING HEIGHTS AND TYPES.
13. ALL EXPOSED GYPSUM BOARD EDGES SHALL RECEIVE CORNER BEAD OR FAST MASK BEAD AS REQUIRED TO PRODUCE A DEFINED AND PROTECTED CORNER.
14. DELETE INSIDE LAYER OF GYPSUM WALLBOARD AT ALL CHASE OR CAVITY WALLS, TYPICAL.
15. ALL PARTITIONS SHALL BE FINISHED TO LEVEL 4 BELOW THE CEILING AND LEVEL 1 ABOVE THE CEILING UNLESS OTHERWISE NOTED BY PARTITION TYPE DETAIL.

CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARRIS OF ANY DISCREPANCIES WHICH MAY AFFECT INTENT SHOWN.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE SITE AND BE RESPONSIBLE THEREOF.
3. DO NOT SCALE DRAWINGS. NOTIFY ARRIS IN CASE OF DISCREPANCIES OR REQUEST CLARIFICATIONS BEFORE PROCEEDING WITH THE WORK.
4. ALL WORK SHALL CONFORM WITH ALL APPLICABLE CITY, STATE AND FEDERAL CODES AND REGULATIONS AND BE IN ACCORDANCE WITH THE BUILDING RULES.
5. THE CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF RUBBISH AND DEBRIS DURING DEMOLITION AND CONSTRUCTION. COORDINATE RUBBISH AND DEBRIS REMOVAL WITH THE BUILDING OWNER.
6. THE CONTRACTOR SHALL NOTIFY ARRIS UPON COMPLETION OF SNAPPING OF PARTITION LAYOUT FOR APPROVAL PRIOR TO SECURING TRACK.
7. THE CONTRACTOR SHALL SET A SINGLE DATUM LINE FROM THE HIGH POINT OF THE FINISHED FLOOR. THE CONTRACTOR SHALL VERIFY HEIGHTS OF ALL DOOR OPENINGS BASED ON THIS UNIFORM DATUM LINE AND FABRICATE ALL NEW DOORS WITH A MAXIMUM OF A 3/4" UNDERCUT, TAKING INTO ACCOUNT THE IRREGULARITIES OF THE FINISHED FLOOR.
8. THE CONTRACTOR SHALL DO ALL CUTTING, FITTING AND PATCHING WORK THAT MAY BE REQUIRED TO MAKE ALL PARTS COME TOGETHER PROPERLY AND FIT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER CONTRACTORS SHOWN UPON OR REASONABLY IMPLIED BY DRAWINGS AND NOTES.
9. NEW PARTITIONS SHOWN ALIGNED WITH BUILDING ELEMENTS SHALL BE FLUSH WITH ADJOINING SURFACES. TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE MADE INCONSPICUOUS.
10. THE CONTRACTOR SHALL PROVIDE SUFFICIENT FRAMING FOR ALL WALL OPENINGS FOR DUCT WORK, RETURN AIR AND GRILLE OPENINGS ABOVE AND BELOW HUNG CEILING. THESE ARE TO BE COORDINATED WITH ALL RELATED WORK AND MECHANICAL CONTRACTOR'S SHOP DRAWINGS. ALL OPENINGS SHALL BE PROPERLY SEALED FOR SOUNDPROOFING, VIBRATION AND FIRE RATING.
11. PARTITIONS SHALL BE CONTINUOUS OVER DOORS AND OTHER OPENINGS UNLESS OTHERWISE NOTED.
12. UNLESS OTHERWISE NOTED, ALL DIMENSIONS FOR PARTITIONS ARE FROM FACE TO FACE OF FINISHED GYPSUM BOARD.
13. UNLESS OTHERWISE NOTED, ALL VERTICAL DIMENSIONS TAKEN FROM THE FLOOR ARE FROM THE TOP OF THE FINISHED FLOOR.
14. ALL HINGE SIDE OF DOOR FRAMES ADJACENT TO A PERPENDICULAR PARTITION OR ANGLED PARTITION SHALL BE 4" FROM THE OUTSIDE EDGE OF DOOR FRAME TO FINISHED FACE OF PARTITION, UNLESS OTHERWISE NOTED.
15. PATCH AND REPAIR GYPSUM BOARD PARTITIONS AT ALL LOCATIONS WHERE ELECTRICAL AND DATA/VOICE DEVICES WERE REMOVED. PREPARE PARTITIONS TO RECEIVE NEW FINISH(ES).

REFLECTED CEILING NOTES

1. NOTES APPEAR ON VARIOUS ARCHITECTURAL AND ENGINEERING DRAWINGS FOR DIFFERENT SYSTEMS, MATERIALS AND CONSTRUCTION. ALL DRAWINGS ARE TO BE REVIEWED, AND NOTES AND DIMENSIONS ON ANY DRAWING ARE TO BE APPLIED TO RELATED DRAWINGS AND DETAILS.
2. CONTRACTOR TO COORDINATE THE RELOCATION OF EXISTING AND INSTALLATION OF NEW ITEMS WITH ALL RELATED TRADES.
3. THIS DRAWING IS FOR CEILING GRID, LIGHT FIXTURE AND LIGHT SWITCH LOCATION ONLY. MECHANICAL, ELECTRICAL AND FIRE PROTECTION SYSTEMS TO BE INSTALLED AS SHOWN ON ENGINEERING DRAWINGS.
4. REFER TO DETAIL ON DRAWING IA-001 FOR TYPICAL LOCATIONS FOR ALL SWITCHES, THERMOSTATS, STROBES, DEVICES AND OUTLETS, UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS INDICATING LIGHT SWITCH OR OTHER DEVICE LOCATIONS ARE TO THE CENTERLINE OF THE SWITCH OR DEVICE, OR GROUP OF SWITCHES OR DEVICES, UNLESS OTHERWISE NOTED.
6. MULTIPLE ADJACENT SWITCHES SHALL BE MOUNTED WITHIN A SINGLE GANG BOX AND COVERED WITH A SINGLE COVER PLATE.
7. THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL EQUIPMENT MOUNTED ABOVE THE HUNG CEILING. ALL FIXTURES SHALL BE INSTALLED AS INDICATED ON THIS SHEET. ANY DISCREPANCIES AS TO LOCATION BETWEEN ARCHITECTURAL AND ACTUAL FIELD CONDITIONS SHALL BE CLARIFIED WITH ARRIS BEFORE PROCEEDING.
8. ALL ELECTRICAL AND LIFE SAFETY DEVICES, DOWNLIGHTS, SPRINKLER HEADS, INTERCOM SPEAKERS, ETC. TO BE LOCATED IN CENTER OF 2' x 2' OR IMPLIED HALF OF 2' x 4' CEILING TILES.
9. CONTRACTOR TO RELOCATE OR FURNISH AND INSTALL ALL NECESSARY LIFE SAFETY EQUIPMENT, INCLUDING BUT NOT LIMITED TO: STROBES, ANNUNCIATORS AND EXIT SIGNS, ETC. AS REQUIRED BY LOCAL JURISDICTION. ALL NEW DEVICES TO MATCH EXISTING BUILDING STANDARD. ALL NEW FIRE ALARM DEVICES TO BE TIED INTO BUILDING EMERGENCY SYSTEM.
10. SEE ENGINEERING DRAWINGS FOR ALL LIGHT FIXTURE CIRCUITING AND EMERGENCY LIGHTING.
11. SEE MECHANICAL DRAWINGS FOR ALL NEW HVAC WORK.
12. ALL WALL MOUNTED LIGHT SWITCHES AND LIGHTING CONTROLS SHALL BE IVORY WITH STAINLESS STEEL COVER PLATES, UNLESS OTHERWISE NOTED.
13. ALL CEILING MOUNTED ELECTRICAL DEVICES SHALL BE WHITE WITH WHITE COVER PLATES, UNLESS OTHERWISE NOTED.
14. ALL LIGHT FIXTURE REFLECTORS AND LENSES SHALL BE FREE OF SCRATCHES, DENTS, DUST AND FINGERPRINTS, ETC. AT THE COMPLETION OF THE JOB.

POWER/COMMUNICATION NOTES

1. NOTES APPEAR ON VARIOUS ARCHITECTURAL AND ENGINEERING DRAWINGS FOR DIFFERENT SYSTEMS, MATERIALS AND CONSTRUCTION. ALL DRAWINGS ARE TO BE REVIEWED, AND NOTES AND DIMENSIONS ON ANY DRAWING ARE TO BE APPLIED TO RELATED DRAWINGS AND DETAILS.
2. THE TERM "DEVICE" IS A GENERAL REFERENCE TO INDICATE THE FOLLOWING, BUT NOT LIMITED TO: POWER RECEPTACLES, SWITCHES, DATA/VOICE OUTLETS, MOTION SENSORS, FIRE ALARM AND LIFE SAFETY EQUIPMENT, AUDIO/VISUAL CONNECTIONS, CABLE TV JACKS, ETC.
3. THIS DRAWING IS FOR LOCATION ONLY. CONTRACTOR SHALL IMMEDIATELY REPORT ALL DISCREPANCIES OF QUALITY AND PLACEMENT OF DEVICES BETWEEN THIS DRAWING, EXISTING CONDITIONS AND ENGINEERING DRAWINGS TO ARRIS FOR RESOLUTION.
4. REFER TO DETAIL ON DRAWING IA-001 FOR TYPICAL LOCATIONS FOR ALL POWER RECEPTACLES, DATA/VOICE OUTLETS, STROBES, ETC., UNLESS OTHERWISE NOTED.
5. ALL RECEPTACLES LOCATED OVER 18" A.F.F. SHALL BE MOUNTED VERTICALLY, UNLESS OTHERWISE NOTED.
6. ALL FURNITURE AND EQUIPMENT SHOWN IS FOR INFORMATIONAL PURPOSES ONLY AND FOR THE COORDINATION OF THE PLACEMENT OF ELECTRICAL AND DATA/VOICE DEVICES.
7. FURNISH AND INSTALL ALL ELECTRICAL WORK AS SHOWN ON ALL DRAWINGS AND IN ALL NOTES.
8. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL TEMPORARY LIGHTING FOR ALL TRADES.
9. ALL WALL MOUNTED ELECTRICAL DEVICES SHALL BE IVORY WITH STAINLESS STEEL COVER PLATES, UNLESS OTHERWISE NOTED.
10. ALL NEW MATERIALS REQUIRED SHALL CONFORM WITH THE STANDARDS OF THE UNDERWRITER'S LABORATORIES, INC., IN EVERY CASE WHERE SUCH A STANDARD HAS BEEN ESTABLISHED FOR THE PARTICULAR TYPE OF MATERIAL IN QUESTION, UNLESS OTHERWISE NOTED.
11. INSTALL RECEPTACLES AND OUTLETS SHOWN ADJACENT TO ONE ANOTHER AT A MINIMUM DISTANCE BETWEEN CENTERLINES. UNLESS OTHERWISE NOTED, RECEPTACLES OR GROUPS OF RECEPTACLES, ARE DIMENSIONED TO THE CENTERLINE OF THE RECEPTACLE OR GROUP OF RECEPTACLES.
12. DIMENSIONS THAT ARE TYPICAL FOR ANY AREAS MAY ONLY BE NOTED ONCE. IF DEVICE LOCATION DIMENSIONS ARE NOT NOTED AND DESIGN INTENT IS NOT CLEAR, THE CONTRACTOR SHALL NOTIFY ARRIS FOR CLARIFICATION.
13. THE GENERAL CONTRACTOR SHALL CUT, CHASE AND PATCH EXISTING PARTITIONS AS REQUIRED TO FACILITATE THE INSTALLATION OF NEW ELECTRICAL DEVICES.
14. THE CONTRACTOR SHALL COORDINATE ANY ELECTRICAL OR LIGHTING INSTALLATION INTO CABINET WORK WITH MILLWORK CONTRACTOR AS REQUIRED.
15. CONTRACTOR SHALL NOTIFY ARRIS AT COMPLETION OF ELECTRICAL ROUGH IN FOR APPROVAL OF DEVICE LOCATIONS PRIOR TO PULLING ANY WIRES.
16. CONTRACTOR SHALL COORDINATE LOCATIONS OF FLOOR PENETRATIONS WITH THE PARTITION AND FURNITURE LAYOUT. THE CONTRACTOR SHALL ADHERE TO THE BUILDING RULES AND REGULATIONS FOR CORE DRILLING.
17. CONTRACTOR TO COORDINATE WITH A/V VENDOR FOR ALL AUDIO/VISUAL SPECIFICATIONS, ELECTRICAL REQUIREMENTS, CONDUIT RUNS, JUNCTION BOXES, ETC. PRIOR TO INSTALLATION.
18. DATA AND VOICE CABLING SHALL BE FURNISHED AND INSTALLED BY OWNER'S VENDOR. ELECTRICAL CONTRACTOR SHALL INSTALL ALL RISERS, DRAGLINES, AND BACK BOXES.
19. ALL DATA/VOICE OUTLETS IN NEW DRYWALL PARTITIONS SHALL HAVE SINGLE GANG BOX AND 3/4" CONDUIT (MIN.) WITH PULL STRING TO ACCESSIBLE CEILING, UNLESS OTHERWISE NOTED.
20. THE ELECTRICAL CONTRACTOR SHALL PROVIDE PRE-PRINTED VINYL SELF-ADHESIVE LABELS ON ALL WALL AND FLOOR MOUNTED ELECTRICAL RECEPTACLES AND FURNITURE POWER BASE FEED COVER PLATES IDENTIFYING THEIR PANEL AND CIRCUIT BREAKER DESIGNATIONS.
21. INSTALL G.F.I. RECEPTACLES WHERE REQUIRED BY CODE.
22. CONTRACTOR TO FURNISH AND INSTALL ALL NECESSARY LIFE SAFETY EQUIPMENT, INCLUDING BUT NOT LIMITED TO: STROBES, ANNUNCIATORS AND EXIT SIGNS, ETC. AS REQUIRED BY LOCAL JURISDICTION. ALL NEW DEVICES TO MATCH EXISTING BUILDING STANDARD.

FINISH NOTES

1. ALL INTERIOR FLOOR, WALL, CEILING FINISHES AND TRIM IN PUBLIC AREAS SHALL COMPLY WITH CLASS I AND/OR CLASS A MATERIAL CLASSIFICATION. FLAME SPREAD RATING 0 TO 25. SMOKE DEVELOPED 200.
2. ALL INTERIOR FLOOR, WALL, CEILING FINISHES AND TRIM IN NONPUBLIC AREAS SHALL COMPLY WITH CLASS II AND/OR CLASS B MATERIAL CLASSIFICATION. FLAME SPREAD RATING 26 TO 75. SMOKE DEVELOPED 450.
3. ALL CARPETED AREAS SHALL RECEIVE STRAIGHT BASE. ALL RESILIENT FLOORING AREAS SHALL RECEIVE COVE BASE.
4. CHANGE IN MATERIAL/COLOR OF FLOOR FINISHES SHALL OCCUR AT CENTER OF DOOR LEAF, UNLESS OTHERWISE NOTED. SEE DETAIL 8C/IA-601.
5. FURNISH AND INSTALL REDUCER/TRANSITION STRIP WHERE CARPET MEETS RESILIENT FLOORING. COLOR TO MATCH WALL BASE.

FURNITURE NOTES

1. ALL SYSTEMS FURNITURE, WOOD CASEGOODS, SEATING, FILES AND EQUIPMENT SHALL BE FURNISHED AND INSTALLED BY OWNER'S VENDOR.

Arris
A DESIGN STUDIO, INC.
1629 Thames Street, Suite 400 Baltimore, Maryland 21231
410.752.5006 (P) www.arrisdesign.com

SEAL

Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed Architect under the laws of the State of Maryland. License Number ________, Expiration Date: ________.

CONSULTANTS

twopoint
Twopoint Studio, LLC (410) 234-8090
1616 Shakespeare Street Baltimore, MD 21231

CLIENT

THE RMR GROUP
DLOC SPACE SWAP ROOMS 131 & 135
3300 75TH AVENUE
LANDOVER, MD 20785

NO.	DESCRIPTION	DATE
01	ISSUED FOR 50% REVIEW	11/10/23

PROJECT
DLOC SPACE SWAP ROOMS 131 & 135
3300 75TH AVENUE
LANDOVER, MD 20785

DRAWING
GENERAL NOTES

DRAWN BY	JDW
CHECKED BY	NHP
PROJECT NO.	024-6423
SCALE	AS NOTED
SHEET	

IA-002

Copyright © 2023 by Arris, a Design Studio, Inc.

P:\REI024\024-6423_33007 5thAve_Rm131&1135_DLOC Space Swap\CAD-BIM\CD\LW01_002.dwg

11/10/23 1:51:48 PM

11/10/23 1:52:10 PM



6C FIRST FLOOR CONSTRUCTION PLAN

1/8" = 1'-0"

DRAWING NOTES

1. THE GENERAL NOTES THAT APPEAR ON DRAWING IA-002 SHALL BE CONSIDERED AS IF THEY APPEAR WITHIN THIS SET OF NOTES.
2. REFER TO DRAWING IA-001 FOR SYMBOLS LEGEND.
3. ALL ROOMS OUTSIDE THE AREA OF WORK SHALL REMAIN UNDISTURBED, UNLESS OTHERWISE NOTED.
4. ALL EXISTING FLOORING AND BASE TO REMAIN UNDISTURBED.
5. REPAINT EXISTING WALL SURFACES, DOORS, AND/OR DOOR FRAMES IF DAMAGED OR WHERE PATCHING WAS REQUIRED.
6. ALL KEY NOTES INDICATED ON THIS PLAN AS "TYPICAL" ARE TO BE CONSIDERED AS SHOWN AT ALL OTHER SIMILAR CONDITIONS WHETHER NOTED OR NOT.

KEY NOTES

1. PATCH AND REPAIR ALL PENETRATIONS AND HOLES IN EXISTING WALLS FROM FLOOR TO DECK ABOVE TO ENSURE STC 50 RATINGS.
2. EXISTING DOOR, FRAME, AND HARDWARE TO REMAIN UNLESS OTHERWISE NOTED- MODIFY AS REQUIRED FOR INSTALLATION OF NEW HARDWARE.
3. FURNISH AND INSTALL STC-50 ACOUSTICAL PACKAGE, INCLUDING THRESHOLD, AUTOMATIC DOOR BOTTOM, AND PERIMETER SEALS.
4. FURNISH AND INSTALL NEW T2/T3 LOCKSET AT THIS DOOR.

0 1 2 4 8 16 24 FT

Arris
A DESIGN STUDIO, INC.
1608 Thames Street, Suite 400 Baltimore, Maryland 21231
410.772.2305 (P) www.arrisdesign.com

SEAL

Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed Architect under the laws of the State of Maryland. License Number _____, Expiration Date: _____.

CONSULTANTS

twopoint
Twopoint Studio, LLC (410) 334-8090
1615 Shakespeare Street Baltimore, MD 21231

CLIENT

THE RMR GROUP
DLOC SPACE SWAP ROOMS 131 & 135
3300 75TH AVENUE
LANDOVER, MD 20785

NO.	DESCRIPTION	DATE
01	ISSUED FOR 90% REVIEW	11/10/23

PROJECT
DLOC SPACE SWAP
ROOMS 131 & 135
3300 75TH AVENUE
LANDOVER, MD 20785

DRAWING
FIRST FLOOR
CONSTRUCTION PLAN

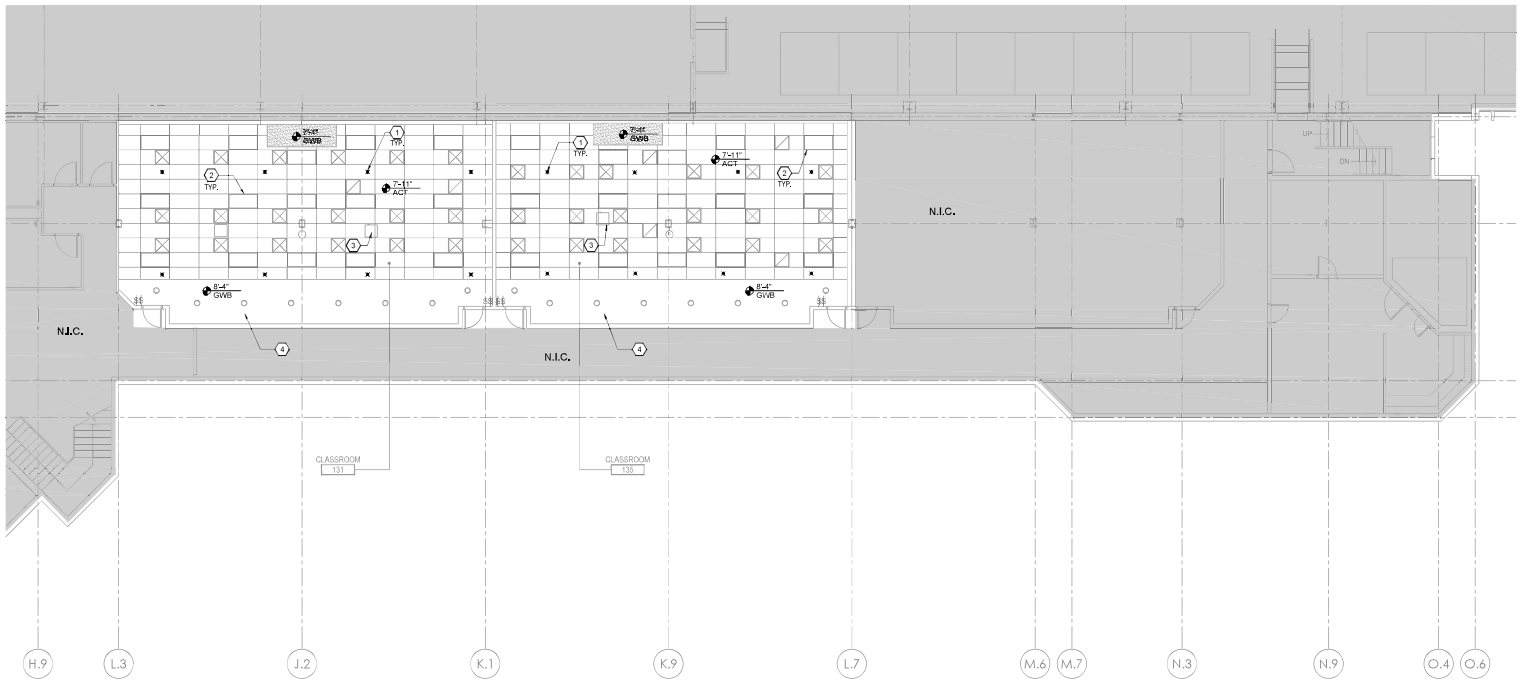
DRAWN BY	JDW
CHECKED BY	NHP
PROJECT NO.	024-6423
SCALE	1/8" = 1'-0"

SHEET
IA-110

P:\RB024\024-6423_33007SthAve_Rm131&135_DLOC Space Swap\CAD-BIM\CD\LW01_110.dwg

Copyright © 2023 by Arris, a Design Studio, Inc.

11/10/23 1:52:27 PM



6C FIRST FLOOR REFLECTED CEILING PLAN

1/8" = 1'-0"

DRAWING NOTES

1. THE GENERAL NOTES THAT APPEAR ON DRAWING IA-002 SHALL BE CONSIDERED AS IF THEY APPEAR WITHIN THIS SET OF NOTES.
2. REFER TO DRAWING IA-001 FOR SYMBOLS LEGEND.
3. EXISTING 2' x 4' CEILING TILE, GRID AND SUSPENSION SYSTEM TO REMAIN AT 7'-11" A.F.F. (±) THROUGHOUT UNLESS OTHERWISE NOTED. CARE SHOULD BE TAKEN TO MINIMIZE DAMAGE TO THE CEILING TILE, GRID AND SUSPENSION SYSTEM DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION.
4. CONTRACTOR TO MODIFY EXISTING CEILING GRID AND SUSPENSION SYSTEM AS REQUIRED. ALL NEW CEILING TILE AND GRID TO MATCH EXISTING IN SIZE, MATERIAL, COLOR AND STYLE.
5. ALL SPRINKLER HEADS SHOWN ARE EXISTING. CONTRACTOR TO ADJUST SPRINKLER HEADS AS/ IF REQUIRED.
6. ALL LIGHT FIXTURES SHOWN ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED. FIXTURES DESIGNATED AS "F-#" ARE NEW, IF APPLICABLE. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
7. ALL EXIT SIGNS TO REMAIN AND/OR BE RELOCATED. ALL NEW EXIT SIGNS TO MATCH EXISTING. IF APPLICABLE. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
8. ALL THERMOSTATS SHOWN ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
9. ALL SUPPLY AIR DIFFUSERS AND RETURN AIR GRILLES SHOWN ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
10. THIS DRAWING SHALL BE A PART OF THE ELECTRICAL CONTRACTOR'S SCOPE OF WORK. ANY WORK SHOWN ON THIS DRAWING THAT IS EXCLUDED FROM THE ELECTRICAL CONTRACTOR'S PROPOSAL, WILL NOT BE ALLOWED AS A CHANGE ORDER.
11. ALL KEY NOTES INDICATED ON THIS PLAN AS "TYPICAL" ARE TO BE CONSIDERED AS SHOWN AT ALL OTHER SIMILAR CONDITIONS WHETHER NOTED OR NOT.

KEY NOTES

1. EXISTING SPRINKLER HEAD LOCATION, TYPICAL.
2. EXISTING LIGHT FIXTURES AND ASSOCIATED SWITCHES, TYPICAL, TO REMAIN.
3. EXISTING PROJECTOR TO REMAIN.
4. EXISTING DRYWALL CEILING AND DOWNLIGHTS TO REMAIN.

0 1 2 4 8 16 24 FT

Arris
A DESIGN STUDIO, INC.
1628 Thames Street, Suite 400 Baltimore, Maryland 21231
410.752.2305 (P) www.arrisdesign.com

SEAL

Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed Architect under the laws of the State of Maryland. License Number _____, Expiration Date: _____.

CONSULTANTS

twopoint
Twopoint Studio, LLC (410) 334-8090
1666 Shakespeare Street Baltimore, MD 21231

CLIENT

THE RMR GROUP
DLOC SPACE SWAP ROOMS 131 & 135
3300 75TH AVENUE
LANDOVER, MD 20785

NO.	DESCRIPTION	DATE
01	ISSUED FOR 90% REVIEW	11/10/23

PROJECT
DLOC SPACE SWAP
ROOMS 131 & 135
3300 75TH AVENUE
LANDOVER, MD 20785

DRAWING
FIRST FLOOR
REFLECTED CEILING PLAN

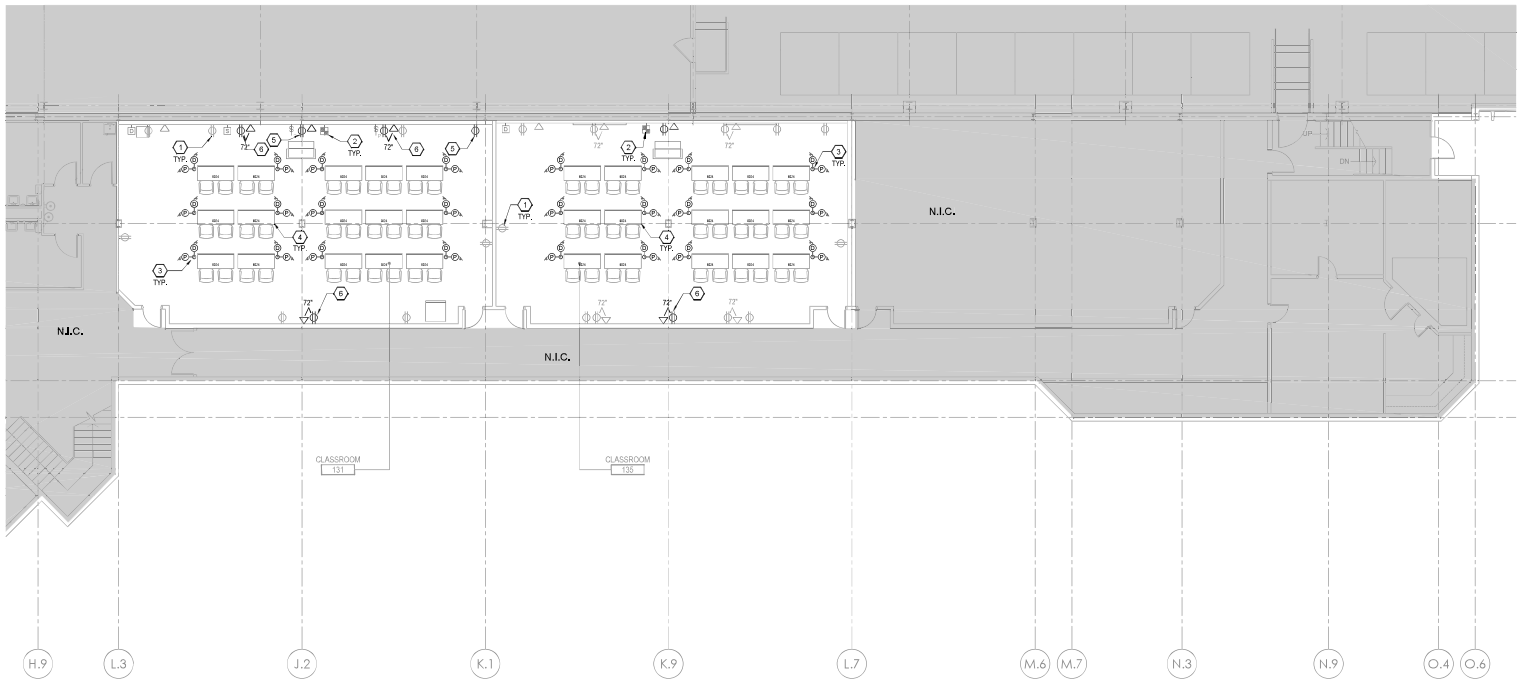
DRAWN BY	JDW
CHECKED BY	NHP
PROJECT NO.	024-6423
SCALE	1/8" = 1'-0"

SHEET
IA-120

Copyright © 2023 by Arris, a Design Studio, Inc.

P:\RB024\024-6423_33007SthAve_Rm131&135_DLOC Space Swap\CAD-BIM\CD\LW01_120.dwg

11/10/23 1:52:48 PM



6C FIRST FLOOR POWER/COMMUNICATION PLAN

1/8" = 1'-0"

DRAWING NOTES

1. THE GENERAL NOTES THAT APPEAR ON DRAWING IA-002 SHALL BE CONSIDERED AS IF THEY APPEAR WITHIN THIS SET OF NOTES.
2. REFER TO DRAWING IA-001 FOR SYMBOLS LEGEND.
3. THIS DRAWING SHALL BE A PART OF THE ELECTRICAL CONTRACTOR'S SCOPE OF WORK. ANY WORK SHOWN ON THIS DRAWING THAT IS EXCLUDED FROM THE ELECTRICAL CONTRACTOR'S PROPOSAL, WILL NOT BE ALLOWED AS A CHANGE ORDER.
4. ALL EXISTING ELECTRICAL AND VOICE/DATA DEVICES TO REMAIN UNDISTURBED, U.O.N.
5. ALL EXISTING FIRE ALARM DEVICES TO REMAIN UNDISTURBED, U.O.N.
6. ALL KEY NOTES INDICATED ON THIS PLAN AS "TYPICAL" ARE TO BE CONSIDERED AS SHOWN AT ALL OTHER SIMILAR CONDITIONS WHETHER NOTED OR NOT.

KEY NOTES

1. EXISTING ELECTRICAL OR DATA/VOICE RECEPTACLE TO REMAIN, TYPICAL.
2. EXISTING FIRE ALARM DEVICE TO REMAIN, TYPICAL.
3. FURNISH AND INSTALL NEW POWER POLES FOR ELECTRICAL AND DATA CONNECTIONS TO FURNITURE, TYPICAL. REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION.
4. EXISTING FURNITURE TO REMAIN, TYPICAL.
5. FURNISH AND INSTALL NEW ELECTRICAL RECEPTACLE, TYPICAL.
6. FURNISH AND INSTALL NEW ELECTRICAL RECEPTACLE AND DATA DROP(S) FOR NEW WALL MOUNTED DISPLAY.

EQUIPMENT LEGEND

AV	AUDIO/VISUAL EQUIP.	PC	COMPUTER W/MONITOR
CA	SECURITY CAMERA	PJ	AV PROJECTOR
CM	COFFEE MAKER	PM	POSTAGE METER
CP	COPIER	PR	LASER PRINTER
CR	CARD READER	PS	PROJECTION SCREEN
DB	DISTRESS BUTTON	RF	REFRIGERATOR
DR	DOOR RELEASE	SB	SMART BOARD
DV	DVD/DVR RECORDER	SC	POSTAGE SCALE
EP	ENTRY PHONE	SH	SHREDDER
FX	FAX MACHINE	TV	LCD/LED TELEVISION
GD	GARBAGE DISPOSER	UC	U/C REFRIGERATOR
IC	ICE MAKER	VC	VIDEO CAMERA
MS	MOTION SENSOR	VE	VENDING MACHINE
MW	MICROWAVE OVEN	WF	WATER FILTER

0 1 2 4 8 16 24 FT

Arris
A DESIGN STUDIO, INC.
1606 Thames Street, Suite 400 Baltimore, Maryland 21231
410.752.2305 (P) www.arrisdesign.com

SEAL

Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed Architect under the laws of the State of Maryland. License Number _____, Expiration Date: _____.

CONSULTANTS

twopoint
Twopoint Studio, LLC (410) 234-9090
1606 Shakespeare Street Baltimore, MD 21231

CLIENT

THE RMR GROUP
DLOC SPACE SWAP ROOMS 131 & 135
3300 75TH AVENUE
LANDOVER, MD 20785

NO.	DESCRIPTION	DATE
01	ISSUED FOR 100% REVIEW	11/10/23

PROJECT
DLOC SPACE SWAP
ROOMS 131 & 135

3300 75TH AVENUE
LANDOVER, MD 20785

DRAWING

FIRST FLOOR
POWER/COMMUNICATION
PLAN

DRAWN BY	JDW
CHECKED BY	NHP
PROJECT NO.	024-6423
SCALE	1/8" = 1'-0"

SHEET

IA-130

P:\RB024\024-6423_33007SthAve_Rm131&135_DLOC Space Swap\CAD-BIM\CD\LW01_130.dwg

Copyright © 2023 by Arris, a Design Studio, Inc.

FIRE PROTECTION

A. CONTRACTOR SHALL MODIFY AND EXPAND UPON EXISTING FIRE PROTECTION SYSTEMS AS PER NFPA 13 AND ALL STATE AND LOCAL CODES.

B. WORK INCLUDED: COMPLETE AUTOMATIC SPRINKLER SYSTEMS INCLUDING BUT NOT LIMITED TO THE FOLLOWING AS REQUIRED:

1. INTERIOR SYSTEMS INCLUDING PIPING, PIPING ACCESSORIES, FITTINGS, SPRINKLERS, HANGERS, SUPPORTS, SLEEVES, VALVES, WALL INDICATORS, LOCKING DEVICES, ALARM CHECK VALVE, WATER MOTOR GONG, ALARM BELL AND SPARE SPRINKLER AND TOOL CABINET. INSPECTOR'S TEST SHALL BE LOCATED IN CORRIDOR IN TAMPERPROOF CABINET.
2. ANY INCIDENTAL OR REQUIRED DEMOLITION ASSOCIATED WITH RENOVATED AND/OR NEW CONSTRUCTION.
3. CUTTING AND PATCHING IN CONNECTION WITH THE WORK.
4. TESTING, CLEANING, ADJUSTING AND PLACING IN OPERATION ALL SYSTEMS AND EQUIPMENT SPECIFIED.
5. ALL FIRE PROTECTION WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID ANY INTERFERENCE.
6. ALL PIPING AND SPRINKLER HEADS SHALL MATCH EXISTING BUILDING STANDARDS.
7. ALL NEW OR RELOCATED HEADS IN LAY-IN CEILINGS SHALL BE CENTERED IN CEILING TILES.
8. **CONTRACTOR SHALL GENERATE SPRINKLER DESIGN DRAWINGS STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE IN WHICH THIS PROJECT IS LOCATED. CONTRACTOR SHALL OBTAIN AND/OR PERFORM ANY NECESSARY HYDRAULIC TEST DATA IN ORDER TO GENERATE THESE DRAWINGS. THESE DRAWINGS SHALL BE FIRE MARSHAL APPROVED AND SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW AND APPROVAL.**
9. CONTRACTOR SHALL MODIFY SPRINKLER PIPING AS NECESSARY TO MEET CODE. THIS INCLUDES BUT IS NOT LIMITED TO REPLACING AND/OR ADDING BRANCH PIPING, SPRINKLER HEADS, ETC... TO MEET CURRENT CODES.
10. COORDINATE ANY NECESSARY SPRINKLER SYSTEM SHUT-DOWNS WITH BUILDING MANAGEMENT AND ACCOMMODATE ANY BUILDING MANAGEMENT SPECIFIC REQUIREMENTS ASSOCIATED WITH SHUT-DOWNS.

LANDLORD REQUIREMENTS

NOTE: THESE REQUIREMENTS SHALL TAKE PRECEDENCE WHEREVER CONFLICTS EXIST BETWEEN THESE REQUIREMENTS AND ENGINEERING SPECIFICATIONS AND DESIGN.

HVAC:

1. ALL ABOVE CEILING EQUIPMENT CANNOT BE OBSTRUCTED DUE TO LANDLORDS ON-GOING PREVENTATIVE MAINTENANCE.
2. ALL FLEX DUCT RUNS SHALL NOT BE MORE THAN 5 FEET LONG.
3. THE TENANT'S CONTRACTOR WILL PROVIDE A TESTING & BALANCING REPORT AFTER THE PROJECT IS COMPLETED, AT THE TENANT'S EXPENSE.
4. THE CONTRACTOR MUST INSTALL RETURN AIR FILTERS ON ALL RETURN AIR DUCTS/TRANSFERS THROUGHOUT THE CONSTRUCTION SPACE. THESE FILTERS WILL NEED TO BE INSPECTED AND REPLACE ON AN 'AS NEEDED' BASIS.
5. ENSURE THAT THE ENTIRE SPACE HAS THE PROPER CFM FOR THE DIFFUSERS THAT FEED THE SPACE PER THE DESIGN, BASED ON THE MEP DRAWINGS OR INDUSTRY STANDARD.
6. ALL EQUIPMENT INSTALLED ABOVE CEILING MUST HAVE 36" OF CLEAR UNOBSTRUCTED AREA FOR MAINTENANCE.

MISCELLANEOUS:

1. ALL CEILING WIRES, THREADED CLAMPS AND ANY UNUSED HARDWARE IN CEILING MUST BE REMOVED FROM CEILING.
2. CONTRACTOR IS TO KEEP A RECORD OF ALL CHANGES TO THE CONSTRUCTION DOCUMENTS DURING THE BUILD-OUT AND SHALL SUBMIT THEM TO THE TENANT AS AS-BUILT DRAWINGS. A FULL SET OF CLOSEOUT DOCUMENTS SHALL BE TURNED OVER TO THE LANDLORD WITHIN 15 DAYS OF COMPLETION OF THE PROJECT.
3. ALL WASTE MATERIAL MUST BE DOCUMENTED TO FOLLOW LEED REQUIREMENTS.
4. ALL CONSTRUCTION AND DEMOLITION MATERIAL DOCUMENTATION PER THE USGBC, LEED, EB GUIDELINES.
5. ALL CONSTRUCTION MATERIAL MUST BE OF COMMERCIAL GRADE.
6. ANY AND ALL MATERIAL ABOVE THE CEILING THAT'S NOT GOING TO BE USED MUST BE REMOVED, UNLESS APPROVED BY THE RMR CM.
7. GENERAL CONTRACTOR IS RESPONSIBLE TO PAY FOR AND OBTAIN THE U&O IF REQUIRED BY THE AHJ WITH IN 30 DAYS OF SUBSTANTIAL COMPLETION OF THE PROJECT.

MECHANICAL SPECIFICATIONS

GENERAL

1. ALL WORK SHALL CONFORM WITH ALL LOCAL AND STATE CODES, RULES AND REGULATIONS.
2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES AND TAXES.
3. MAKE NO CHANGES WITHOUT THE WRITTEN PERMISSION FROM THE ARCHITECT.
4. ALL MATERIAL AND EQUIPMENT INDICATED ON THE PLANS AND DESCRIBED IN THE SPECIFICATIONS SHALL BE PROVIDED BY THE CONTRACTOR NEW AND THE BEST PRODUCTS OF REPUTABLE MANUFACTURERS AND SHALL BE IN NEW CONDITION AT ACCEPTANCE OF WORK.
5. THIS CONTRACTOR SHALL GUARANTEE ALL MATERIALS, LABOR AND EQUIPMENT FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE. CONTRACTOR SHALL PAY FOR ANY REPAIRS OR REPLACEMENTS CAUSED BY DEFECTIVE WORKMANSHIP OR FAULTY MATERIALS AS CONSTRUED HEREIN WITHIN THE PERIOD COVERED BY THE GUARANTEE.
6. SCAFFOLDING, RIGGING AND HOISTING: UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL FURNISH ALL SCAFFOLDING, RIGGING, HOISTING, AND SERVICES NECESSARY FOR ERECTION AND DELIVERY INTO THE PREMISES OF ANY EQUIPMENT AND APPARATUS FURNISHED, AND REMOVAL OF SAME FROM PREMISES WHEN NO LONGER REQUIRED.
7. CONTRACTOR SHALL MAKE AN ON-SITE INSPECTION TO DETERMINE FULLY THE EXISTING CONDITIONS AND THE EXTENT OF DEMOLITION.
8. SIZES AND LOCATIONS OF EXISTING DUCTWORK AND PIPING SHOWN ON THESE DRAWINGS ARE TAKEN FROM AVAILABLE DRAWINGS OF EXISTING BUILDING. CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF EXISTING DUCTWORK AND PIPING BEFORE PURCHASING NEW MATERIALS AND EQUIPMENT OR FABRICATING NEW DUCTWORK.
9. LOCATION OF EQUIPMENT, PIPING, AND OTHER MECHANICAL WORK IS INDICATED DIAGRAMMATICALLY BY THE DRAWINGS. DETERMINE EXACT LOCATIONS ON THE JOB SITE, SUBJECT TO STRUCTURAL CONDITIONS AND WORK OF OTHER CONTRACTORS.
10. CONTRACTOR ASSUMES RESPONSIBILITY FOR PROPER ARRANGEMENT OF PIPES, DUCTS, ETC., TO CONNECT APPROVED EQUIPMENT IN A PROPER AND APPROVED MANNER. FOLLOW EQUIPMENT MANUFACTURER'S DETAILED INSTRUCTIONS AND THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT BEFORE PROCEEDING. NO EQUIPMENT INSTALLATION OR CONNECTIONS SHALL BE MADE IN A MANNER THAT VOIDS THE MANUFACTURER'S WARRANTY.
11. INSTALL EACH ITEM OF EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
12. INSTALL ALL WORK IN A NEAT AND WORKMANLIKE MANNER, USING ONLY WORKMEN THOROUGHLY QUALIFIED IN THE TRADE OF DUTIES THEY ARE TO PERFORM. ROUGH WORK WILL BE REJECTED.
13. CUTTING AND PATCHING SHALL BE DONE BY THE APPROPRIATE TRADE UNLESS OTHERWISE REQUIRED BY TRADE CUSTOM OR SPECIFIED UNDER ANOTHER SECTION OF THE SPECIFICATIONS. CONTRACTOR SHALL FURNISH SKETCHES SHOWING THE LOCATIONS AND SIZES OF ALL OPENINGS, CHASES, ETC. REQUIRED. CONTRACTOR IS LIABLE FOR CUTTING OR PATCHING MADE NECESSARY BY HIS FAILURE TO MAKE PROPER ARRANGEMENTS IN THIS RESPECT.
14. DO NOT CUT STRUCTURAL MEMBERS WITHOUT THE APPROVAL OF THE ARCHITECT AND ALL SUCH CUTTING SHALL BE DONE IN A MANNER AS DIRECTED BY THEM.
15. MAINTAIN WORK AREA CLEAN AT ALL TIMES DURING CONSTRUCTION. AFTER COMPLETING INSTALLATIONS OF DUCTWORK, CONTRACTOR SHALL CLEAN ENTIRE SYSTEM OF RUBBISH, PLASTER, DIRT AND AY OTHER DEBRIS.
16. TEST ALL SYSTEMS. SYSTEMS SHALL OPERATE SATISFACTORILY AS DESIGNED AND INTENDED. REPORT ANY DEFICIENCIES TO ARCHITECT.
17. REFURBISH RTU'S TO INCLUDE NEW FILTERS, REFRIGERANT CHECKED AND RECHARGED IF REQUIRED. RUN CONTROLS THROUGH ALL CYCLES AND CHECK FOR PROPER OPERATION AND ACCURACY, AND RECALIBRATE IF REQUIRED.
18. DRAWINGS ARE DIAGRAMMATIC AND MUST NOT BE SCALED. CONTRACTOR SHALL MAKE AN ON-SITE SURVEY PRIOR TO BID SUBMISSION TO DETERMINE EXACT QUANTITIES OF DUCTWORK, PIPING, ETC...

DEMOLITION

1. ALL EXISTING EQUIPMENT, OTHER THAN DUCTWORK, WIRING AND AIR DEVICES, REMOVED BY THE CONTRACTOR SHALL BECOME THE PROPERTY OF THE OWNER AND SHALL BE REMOVED, STORED, OR DISPOSED OF BY THE CONTRACTOR AT THE DIRECTION OF THE OWNER.
2. ALL OPENINGS IN WALLS, CEILINGS AND FLOORS RESULTING FROM DUCT DEMOLITION SHALL BE CLOSED AND FINISHED TO MATCH THE SURROUNDING AREA BY THE GENERAL CONTRACTOR. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING LOCATIONS.
3. BLANK-OFF ALL UNUSED DUCT OPENINGS WITH SAME GAUGE METAL AS EXISTING DUCT. INSULATED DUCTS SHALL BE INSULATED WITH SAME INSULATION MATERIAL AND THICKNESS AS EXISTING.

SHOP DRAWINGS

1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR THE FOLLOWING MATERIALS AND EQUIPMENT:

   A. MANBARS
   B. TESTING AND BALANCING REPORTS

INSULATION

1. ALL DUCT AND PIPE INSULATION AND COVERINGS SHALL HAVE A FIRE AND SMOKE HAZARD RATING AS TESTED UNDER PROCEDURE ASTM-E-84, NFPA 255 AND UL 723 NOT EXCEEDING A FLAME SPREAD RATING OF 25 AND A SMOKE DEVELOPED RATING OF 50.
2. AIR CONDITIONING DUCTS: INSULATE ALL NEW CONCEALED SUPPLY AND OUTSIDE AIR DUCTS WITH A 1-1/2" THICK, 3/4 LB. DENSITY FIBERGLASS, FLEXIBLE BLANKET INSULATION, FACED WITH A FIRE RESISTIVE VAPOR BARRIER JACKET WITH A 2" TAB ON ONE EDGE. INSULATION SHALL BE WRAPPED ON DUCTS WITH FACING OVERLAPPING ALL JOINTS AT LEAST 2" AND HELD IN PLACE WITH 1/2" OUTWARD CLINCHING STAPLES ON 4" CENTERS. STAPLES AND SEAMS ARE TO BE SEALED WITH A BRUSH COAT OF VAPOR BARRIER MASTIC.
3. INSULATION OF DUCTWORK AND PIPING PASSING THROUGH NON-RATED WALLS SHALL BE CONTINUOUS THROUGH THE WALL PENETRATION.
4. WHEREVER PIPES, DUCTWORK OR OTHER ITEMS PASS THROUGH FIRE RATED WALLS AND FLOORS, THE CONTRACTOR SHALL ADEQUATELY FIRE STOP THE SPACE BETWEEN THE ITEMS AND THE MASONRY OR THE SPACE BETWEEN THE ITEM AND SLEEVE. FIRE STOP SHALL BE A NON-COMBUSTIBLE, NON-MELTING, APPROVED MATERIAL.

DUCTWORK

1. GENERAL: CONSTRUCT ALL DUCTWORK IN ACCORDANCE WITH THE LATEST EDITION OF SMACNA STANDARDS FOR 2" PRESSURE CLASS AND SEAL CLASS B.
2. METAL DUCTWORK: FABRICATE ALL DUCTWORK, HOUSING, DAMPERS, AND ALL OTHER DUCT RELATED ACCESSORIES FROM GALVANIZED STEEL SHEETS.
3. INSTALL ALL DUCTWORK ABOVE CEILING AND HOLD TIGHT TO UNDERSIDE OF STRUCTURE ABOVE UNLESS OTHERWISE INDICATED.
4. ALL ROUND RUNOUTS AND FLEXIBLE DUCTWORK TO A SINGLE CEILING DIFFUSER SHALL BE SAME SIZE AS DIFFUSER NECK.
5. FLEXIBLE DUCT: PROVIDE INSULATED U.L. LISTED CLASS 1 DUCT COMPLYING WITH NFPA 90A. MAXIMUM LENGTH SHALL BE 5 FEET. FLEXIBLE AIR CONNECTORS SHALL NOT BE ACCEPTABLE. FLEXMASTER, THERMAFLEX, WIREMOLD, OR CLEVAFLEX.
6. LEAKAGE

   A. ALL DUCT JOINTS SHALL BE SEALED WITH HARDCAST 601.
   B. LEAKAGE TESTING FOR ALL DUCTWORK SHALL BE BY PHYSICAL SENSATION AND SHALL BE PERFORMED IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE.
   C. PERFORM ALL TESTING AFTER THE SEALS HAVE CURED COMPLETELY AND BEFORE COVERING WITH INSULATION OR CONCEALING IN MASONRY.

TEST AND BALANCING

1. SCOPE:

   A. AN INDEPENDENT CONTRACTOR WITH NEBB OR AABC CERTIFICATION SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SERVICES AND PERFORM ALL OPERATIONS REQUIRED FOR COMPLETE BALANCING OF THE MECHANICAL SYSTEMS AND RELATED WORK AS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN.
   B. BALANCING SHALL NOT BE PERFORMED UNTIL ALL MECHANICAL EQUIPMENT IS PROPERLY INSTALLED AND IS 100% OPERATIONAL, ALL TEMPERATURE CONTROLS ARE INSTALLED AND CALIBRATED AND ALL SYSTEMS ARE CLEANED, PIPING AND STRAINERS FLUSHED, AND CLEAN FILTERS INSTALLED.
   C. IT IS THE INTENT OF THIS SPECIFICATION TO ENSURE THAT THE ENTIRE PROJECT IS SUBSTANTIALLY COMPLETE SO THAT ALL COMPONENTS OF ALL MECHANICAL SYSTEMS CAN BE PUT INTO NORMAL OPERATION WITH ALL WINDOWS AND DOORS CLOSED AND BALANCED IN THAT CONDITION, IN NO CASE IS THE CONTRACTOR TO PERFORM HIS WORK IN PIECEMEAL FASHION.

2. QUALITY ASSURANCE: SUBMIT TO OWNER THREE (3) COPIES OF BALANCING AND TESTING RECORDS SPECIFIED HEREIN SHOWING THE MECHANICAL SYSTEMS HAVE BEEN BALANCED AND ARE DELIVERING SPECIFIED QUANTITIES.
3. EACH PIECE OF EQUIPMENT SHALL BE IDENTIFIED AS TO LOCATION, SERVICE, MANUFACTURER AND MODEL NUMBER. THIS INFORMATION SHALL BE RECORDED AND INCLUDED IN THE FINAL BALANCE REPORT.
4. AFTER ADJUSTMENTS ARE COMPLETED, THE MECHANICAL SYSTEMS SHALL BE TESTED, AND THE FOLLOWING INFORMATION RECORDED AND INCLUDED IN THE FINAL BALANCE REPORT:

   A. EXISTING AIR DEVICES:

      1) EACH AIR DEVICE SHALL BE IDENTIFIED AS TO LOCATION AND SERVICE
      2) SIZE, TYPE AND MANUFACTURER OF AIR DEVICE LISTED
      3) REQUIRED CFM AND TEST RESULTANT CFM EACH DEVICE

   B. EXISTING ROOFTOP UNITS:

      1) AIRFLOWS (SA, RA, OA)
      2) EXTERNAL STATIC PRESSURE
      3) LEAVING AIR TEMPERATURES (DB/WB)
      4) ENTERING AIR TEMPERATURE (DB/WB)
      5) VOLTAGE
      6) FULL LOAD AMPS

5. AFTER THE SYSTEMS HAVE BEEN BALANCED AND ALL ADJUSTMENTS COMPLETED, RUN A TEST ON BOTH HEATING AND COOLING CYCLE TO DETERMINE IF SYSTEM IS RESPONDING TO TEMPERATURE CONTROLS. THERMOSTAT TEMPERATURE READING, AND AN INDEPENDENT TEMPERATURE MEASUREMENT AT THE THERMOSTAT SHALL BE RECORDED AT EACH THERMOSTAT.

CONTROL

1. EXISTING RTU'S: SET THERMOSTATS FOR 70°F HEATING AND 74°F COOLING.

MECHANICAL ABBREVIATIONS

A/C	AIR CONDITIONING UNIT
APD	AIR PRESSURE DROP
BTUH	BRITISH THERMAL UNITS PER HOUR
CFM	CUBIC FEET PER MINUTE
CU	CONDENSING UNIT
DB	DRY BULB
EAT	ENTERING AIR TEMPERATURE
EF	EXHAUST FAN
ESP	EXTERNAL STATIC PRESSURE
FD	FIRE DAMPER
FLA	FULL LOAD AMPS
HP	HORSEPOWER
MCA	MINIMUM CIRCUIT AMPS
MBH	THOUSAND BTU PER HOUR
NC	NOISE CRITERIA
RLA	RATED LOAD AMPS
V	VOLTS
WB	WET BULB

MECHANICAL SYMBOLS

⊠	SUPPLY AIR DEVICE
⊡	RETURN AIR DEVICE
——	EXISTING TO REMAIN
——	NEW OR RELOCATED WORK
- - - -	WORK TO BE REMOVED OR RELOCATED
~	FLEXIBLE DUCTWORK
T	THERMOSTAT
ϕ	ROUND
(E)	EXISTING

DRAWING LIST

M-000	MECHANICAL COVER SHEET
M-100	MECHANICAL DEMOLITION PLAN
M-110	MECHANICAL NEW WORK PLAN

Arris
A DESIGN STUDIO, INC.
1606 Thames Street, Suite 400 Baltimore, Maryland 21231
410.725.1008 (P) www.arrisdesign.com

SEAL

Professional Certification. I certify that these documents were prepared or approved by me, and that I am duly licensed Engineer under the laws of the State of Maryland. License Number 29834, Expiration Date: 12.17.23.

CONSULTANTS

DDG ENGINEERING, INC.
Mechanical | Electrical | Plumbing | Fire Protection
110 East State Street – Suite 10
Kennett Square, PA 19348
p: 610.444.1150 f: 610.444.1181

CLIENT

THE RMR GROUP
DLOC SPACE SWAP ROOMS 131 & 135
3300 75TH AVENUE
LANDOVER, MD 20785

NO.	DESCRIPTION	DATE
01	ISSUED FOR 30% REVIEW	11/10/23

PROJECT
DLOC SPACE SWAP
ROOMS 131 & 135

3300 75TH AVENUE
LANDOVER, MD 20785

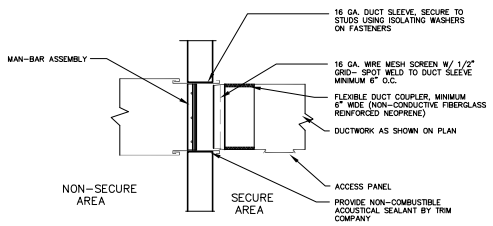
DRAWING

MECHANICAL COVER SHEET

DRAWN BY	RTD
CHECKED BY	RD
PROJECT NO.	D2303.00
SCALE	AS NOTED
SHEET	

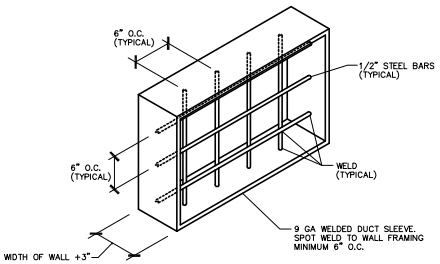
M-000

Copyright © 2023 by Arris, a Design Studio, Inc.



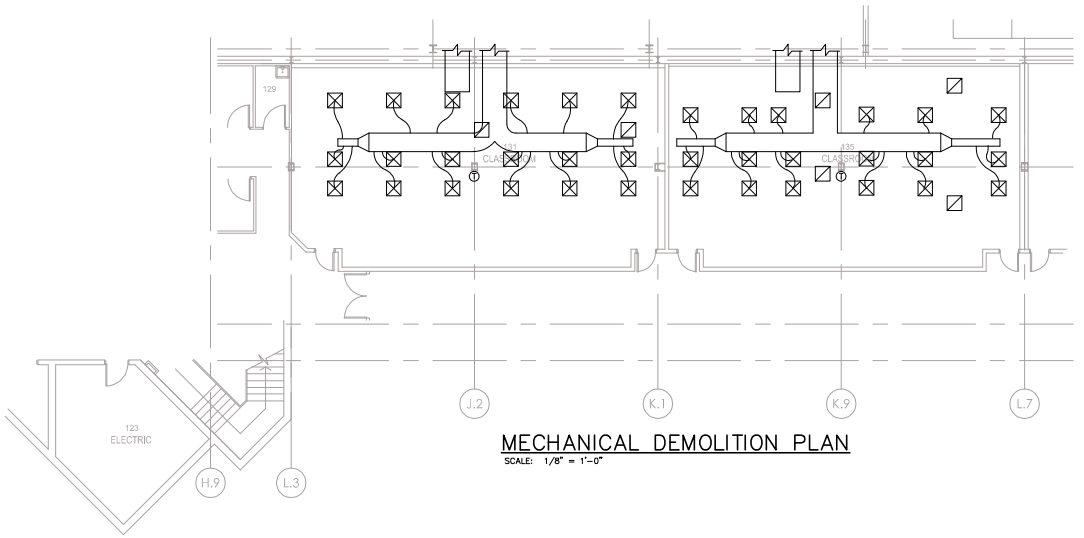
SECURE WALL DUCT PENETRATION

NOT TO SCALE



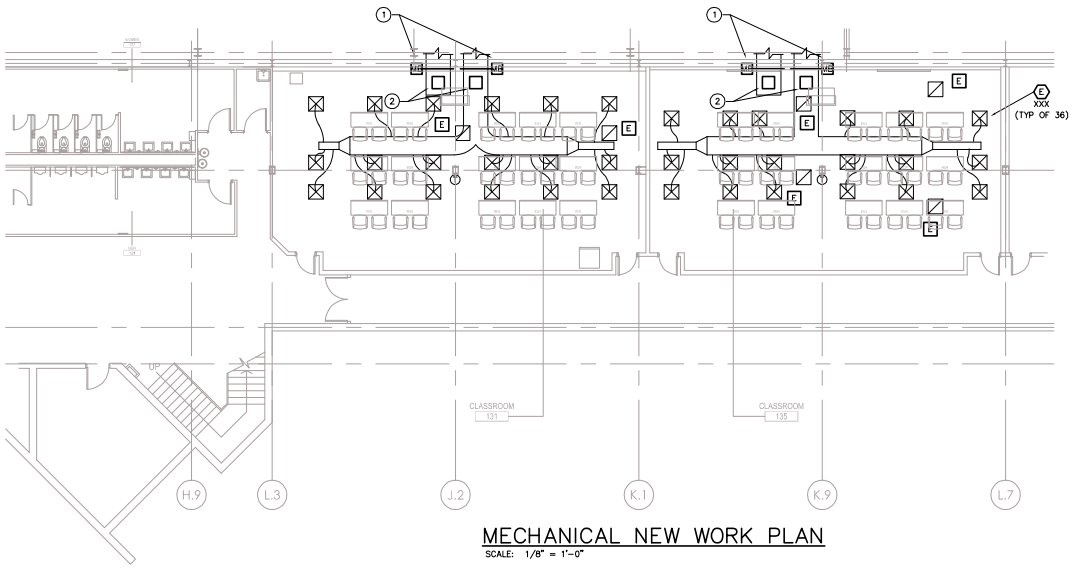
MAN-BAR ASSEMBLY DETAIL

NOT TO SCALE



MECHANICAL DEMOLITION PLAN

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



MECHANICAL NEW WORK PLAN

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

KEY NOTES

1. RETROFIT EXISTING MAIN DUCTS WITH MANBARS.
2. PROVIDE 20x20 INSPECTION ACCESS PORTS IN EXISTING DRYWALL BULKHEAD AND EXISTING DUCT FOR INSPECTION OF MANBAR.

Arris
A DESIGN STUDIO, INC.
1606 Thames Street, Suite 400 Baltimore, Maryland 21231
410.752.3008 (P) www.arrisdesign.com

SEAL

Professional Certification. I certify that these documents were prepared or approved by me, and that I am duly licensed Engineer under the laws of the State of Maryland, License Number 29834, Expiration Date: 12.17.25.

CONSULTANTS

DDG
ENGINEERING, INC.
Mechanical | Electrical | Plumbing | Fire Protection
110 East State Street – Suite 10
Kennett Square, PA 19348
p: 610.444.1150 f: 610.444.1181

CLIENT

THE RMR GROUP
DLOC SPACE SWAP ROOMS 131 & 135
3300 75TH AVENUE
LANDOVER, MD 20785

NO.	DESCRIPTION	DATE
01	ISSUED FOR 30% REVIEW	11/10/23

PROJECT
DLOC SPACE SWAP
ROOMS 131 & 135

3300 75TH AVENUE
LANDOVER, MD 20785

DRAWING

MECHANICAL FLOOR PLANS

DRAWN BY	RTD
CHECKED BY	RD
PROJECT NO.	D2305.00
SCALE	AS NOTED
SHEET	

M-100

Copyright © 2023 by Arris, a Design Studio, Inc.

SYMBOLS LIST

- S^3 — 3-WAY LIGHT SWITCH
- NEW DUPLEX POWER RECEPTACLE, LEVITON OR EQUAL, DEVICES WITH 'U' DESIGNATION SHALL HAVE INTEGRAL USB CHARGING PORTS
- NEW DOUBLE DUPLEX POWER RECEPTACLE, LEVITON OR EQUAL
- NEW COMMUNICATION DEVICE. PROVIDE SINGLE GANG BACK-BOX WITH 1" EMT WITH PULLSTRING TO ABOVE CEILING FOR COMMUNICATION CABLING
- NEW JUNCTION BOX
- NEW POWER POLE, LEGRAND 25DTP OR EQUAL
- (E)R 18 — HORN/STROBE FIRE ALARM DEVICE (N=NEW, E=EXISTING, R=RELOCATED, CLG=CEILING MOUNTED)

LANDLORD REQUIREMENTS

NOTE: THESE REQUIREMENTS SHALL TAKE PRECEDENCE WHEREVER CONFLICTS EXIST BETWEEN THESE REQUIREMENTS AND ENGINEERING SPECIFICATIONS AND DESIGN.

ELECTRICAL:

1. ELECTRICAL PANEL INSTALLATIONS MUST BE COMMERCIAL GRADE AND MATCH BASE BUILDING STANDARD.
2. ALL NEW ELECTRICAL PANEL CIRCUITS MUST BE FED FROM THE SAME FLOOR.
3. ALL UNUSED CABLE, FIRE ALARM, COMMUNICATIONS, RADIO, TV & CATV CABLE MUST BE REMOVED BACK TO THE PLACE OF ORIGIN.

MISCELLANEOUS:

1. ALL CEILING WIRES, THREADED CLAMPS AND ANY UNUSED HARDWARE IN CEILING MUST BE REMOVED FROM CEILING.
2. CONTRACTOR IS TO KEEP A RECORD OF ALL CHANGES TO THE CONSTRUCTION DOCUMENTS DURING THE BUILD-OUT AND SHALL SUBMIT THEM TO THE TENANT AS AS-BUILT DRAWINGS. A FULL SET OF CLOSEOUT DOCUMENTS SHALL BE TURNED OVER TO THE LANDLORD WITHIN 15 DAYS OF COMPLETION OF THE PROJECT.
3. ALL WASTE MATERIAL MUST BE DOCUMENTED TO FOLLOW LEED REQUIREMENTS.
4. ALL CONSTRUCTION AND DEMOLITION MATERIAL DOCUMENTATION PER THE USGBC, LEED, EB GUIDELINES.
5. ALL CONSTRUCTION MATERIAL MUST BE OF COMMERCIAL GRADE.
6. ANY AND ALL MATERIAL ABOVE THE CEILING THAT'S NOT GOING TO BE USED MUST BE REMOVED, UNLESS APPROVED BY THE RMR CM.
7. GENERAL CONTRACTOR IS RESPONSIBLE TO PAY FOR AND OBTAIN THE U&O IF REQUIRED BY THE AHJ WITH IN 30 DAYS OF SUBSTANTIAL COMPLETION OF THE PROJECT.

GENERAL NOTES AND SPECIFICATIONS

1. GENERAL
   - A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL NATIONAL, STATE, LOCAL CODES AND THE AUTHORITIES HAVING JURISDICTION.
   - B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING FOR ALL LICENSES, PERMITS, CERTIFICATIONS OF INSPECTION, ETC. AND PAY ALL APPLICABLE TAXES AND FEES REQUIRED FOR ALL THE WORK IN ACCORDANCE WITH THE PROVISIONS OF THE CONTRACT DOCUMENTS.
   - C. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUPPLY AND REMOVE ALL NECESSARY SCAFFOLDING, RIGGING, HOISTING, AND SERVICES NECESSARY FOR WORK IN THE CONTRACT DOCUMENTS.
   - D. PRIOR TO BID, THE CONTRACTOR SHALL SURVEY THE SITE AND EVALUATE ALL EXISTING CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND/OR ENGINEER IN ADVANCE OF ANY CONDITION THAT WOULD PREVENT THE WORK ON THE CONTRACT DOCUMENTS FROM BEING COMPLETED. FAILURE TO SURVEY THE SITE PRIOR TO BID AND START OF CONSTRUCTION WILL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO FULFILL THE OBLIGATIONS OF THE CONTRACT DOCUMENTS.
   - E. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OTHER TRADE DOCUMENTS AND COORDINATE WITH ALL OTHER DISCIPLINES.
   - F. WORK SHALL BE PERFORMED IN A THOROUGH, NEAT AND WORKMANLIKE MANNER, IN ACCORDANCE WITH THE LATEST ACCEPTABLE PRACTICES OF THE TRADE, BY QUALIFIED AND COMPETENT WORKMEN. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER. THE OWNER MAINTAINS THE RIGHT TO REJECT ANY WORK PERFORMED IN AN UNSATISFACTORY MANNER.
   - G. ALL WORK SHALL BE PERFORMED WITH MINIMUM INTERFERENCE TO EXISTING FACILITIES.
   - H. THE CONTRACTOR SHALL GUARANTEE, SATISFACTORY TO THE OWNER, THAT ALL WORK INSTALLED WILL BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF COMPLETION. THE CONTRACTOR SHALL PAY FOR ANY REPAIRS OR REPLACEMENTS CAUSED BY DEFECTIVE WORKMANSHIP OR FAULTY MATERIALS WITHIN THIS TIME PERIOD.
   - I. THE DRAWINGS ARE SCHEMATIC AND INDICATE GENERAL ARRANGEMENT OF WORK. CONSULT THE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF DEVICES AND FIXTURES.
   - J. ALL PRODUCTS SHALL BE LISTED AND LABELED BY UNDERWRITERS LABORATORIES, INC. FOR THEIR APPLICATION. LABELS WILL BE ACCEPTED REFERENCING THE APPROPRIATE UL STANDARD BY OTHER NATIONALLY RECOGNIZED TESTING LABORATORIES (NRTL) IF APPROVED BY LOCAL AUTHORITIES HAVING JURISDICTION.
   - K. THE CONTRACTOR SHALL SUBMIT SIX COPIES OF SUBMITTALS FOR APPROVAL FOR ALL LIGHTING FIXTURES, DEVICES, DEVICE COVER PLATES, EQUIPMENT, CONDUIT, WIRE, FIRE ALARM EQUIPMENT AND ALL OTHER MATERIALS BEFORE ORDERING OR PURCHASING.
   - L. THE CONTRACTOR SHALL MAINTAIN, FOR THE OWNER, ONE COPY OF ALL DRAWINGS, APPROVED SHOP DRAWINGS, CERTIFICATES OF APPROVAL, REVISIONS AND OTHER MODIFICATIONS MADE DURING CONSTRUCTION. THE SET OF DRAWINGS AND OTHER INFORMATION SHALL BE DELIVERED TO THE OWNER UPON COMPLETION OF WORK.
   - M. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, AND SERVICES REQUIRED FOR A COMPLETE WORKING INSTALLATION.
   - N. ALL MATERIALS SHALL BE NEW, FREE FROM DEFECTS AND INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.
   - O. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING ALL SYSTEMS TO ENSURE PROPER FUNCTION.
   - P. THE CONTRACTOR SHALL PROVIDE ACCESS PANELS AS REQUIRED BY THE NATIONAL ELECTRICAL CODE. ALL ACCESS PANEL LOCATIONS ARE SUBJECT TO APPROVED BY THE ARCHITECT.
   - Q. CIRCUIT NUMBERS INDICATE A GENERAL ARRANGEMENT OF CIRCUITS, FOR IDENTIFICATION PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BALANCING THE PHASES IN THE PANELBOARDS.
   - R. CONTRACTOR SHALL HIRE A THIRD PARTY COMMISSIONING AGENT TO VERIFY THE INSTALLATION AND PERFORMANCE OF ALL NEW ENERGY CONSUMING SYSTEMS MEETS THIS DESIGN AND SPECIFICATIONS, INCLUDING LIGHTING CONTROLS.
2. WIRING, RACEWAYS AND BOXES
   - A. ALL CONDUCTORS SHALL BE COPPER, UON.
   - B. CONDUCTORS SHALL BE COLOR CODED AS FOLLOWS:
     120/208V A@=BLACK, B@=RED, C@=BLUE, NEUTRAL=WHITE, GROUND=GREEN.
     277/480V A@=BROWN, B@=ORANGE, C@=YELLOW, NEUTRAL=GRAY, GROUND=GREEN.
   - C. ANY BRANCH CIRCUIT THAT IS OVER 100 FEET OF CIRCUIT LENGTH SHALL HAVE CONDUCTORS ONE SIZE LARGER THAN INDICATED IN PANEL SCHEDULE.
   - D. ALL WIRING SHALL BE INSTALLED IN MINIMUM 3/4" CONDUIT (EMT OR FLEXIBLE METAL CONDUIT). SEE EXCEPTIONS LISTED BELOW.
     1. AC CABLING WITH INSULATED GROUNDING CONDUCTOR, MAY BE SUBSTITUTED FOR LIGHTING CIRCUITS IF APPROVED BY LOCAL AUTHORITIES HAVING JURISDICTION.
     2. MC CABLE WITH INSULATED GROUNDING CONDUCTOR MAY BE SUBSTITUTED FOR CONCEALED BRANCH CIRCUITS AND FEEDERS WHERE ALLOWED BY CODE, UP TO A MAXIMUM OF 60 AMPS. SUPPORT CABLE EVERY 6'-0" AND WITHIN 12" OF ANY OUTLET.
   - E. PROVIDE A SEPARATE NEUTRAL CONDUCTOR FOR EACH GROUND FAULT INTERRUPTER (GFI) RECEPTACLE AND DIMMER SWITCH.
   - F. PROVIDE AN ADDITIONAL CONDUCTOR FOR ALL EXIT LIGHTS, BATTERY PACKS AND LIGHT FIXTURES WITH EQUIPPED WITH EMERGENCY LIGHTING BATTERY PACKS. CONNECT FIXTURES ON THE LINE SIDE AHEAD OF THE LOCAL SWITCH.
   - G. ALL CONDUCTORS SHALL BE THERMOPLASTIC TYPE THHN OR THWN 600 VOLT. WIRE AMPACITIES SHALL BE LIMITED TO THE 75'C COLUMN OF TABLE 310-16 IN THE NEC, UNLESS OTHERWISE NOTED.
   - H. THE MINIMUM BRANCH CIRCUIT CONDUCTOR SHALL BE #12 AWG.
   - I. CIRCUITS MAY NOT INDICATE THE QUANTITY OF WIRES. THE CONTRACTOR SHALL PROVIDE ALL WIRES NECESSARY FOR A COMPLETE WORKING SYSTEM WHETHER INDICATED ON PLANS OR NOT.
   - J. WHERE MORE THAN THREE CURRENT-CARRYING CONDUCTORS ARE IN A RACEWAY OR CABLE THE CONTRACTOR SHALL BE RESPONSIBLE FOR DERATING CONDUCTORS AS PER THE NATIONAL ELECTRICAL CODE.
   - K. ALL CONDUCTORS SHALL BE IN ACCORDANCE WITH ASTM STANDARDS, #10 AWG AND SMALLER SHALL BE SOLID, #8 AND LARGER SHALL BE STRANDED.
   - L. HOMERUNS OF SIMILAR SINGLE PHASE CIRCUITS MAY BE COMBINED IN ONE CONDUIT WITH A COMMON NEUTRAL PROVIDED THE MAXIMUM UNBALANCED CURRENT IN NEUTRAL DOES NOT EXCEED THE CAPACITY OF THE WIRE. ONLY THREE SINGLE PHASE CIRCUITS MAY BE COMBINED IN ANY ONE CONDUIT.
   - M. ALL COUPLINGS, FITTINGS AND CONNECTORS SHALL BE STEEL, CAST IS NOT ACCEPTABLE.
   - N. ALL RACEWAYS SHALL BE CONCEALED WHERE POSSIBLE. WHERE RACEWAYS CANNOT BE CONCEALED, EMT SHALL BE USED AND LOCATED AS PER ARCHITECT'S DIRECTION. INSTALL ALL CONDUITS PARALLEL OR PERPENDICULAR TO BUILDING STRUCTURE.
   - O. CONDUCTORS SHALL BE SPLICE FREE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATELY SIZED PULL AND JUNCTION BOXES AS REQUIRED. JUNCTION AND PULL BOXES SHALL BE ACCESSIBLE.
   - P. PROVIDE PULL STRINGS IN ALL EMPTY CONDUITS.
   - Q. EMT SHALL BE USED FOR EMERGENCY AND LIFE SAFETY LOADS, UNLESS OTHERWISE NOTED.
   - R. A MINIMUM SIZE OF 1" SHALL BE USED FOR ALL BELOW GRADE INSTALLATIONS. THE FOLLOWING MATERIALS SHALL BE ACCEPTABLE: SCHEDULE 40 PVC, RIGID GALVANIZED STEEL CONDUIT OR INTERMEDIATE METAL CONDUIT.
   - S. ALL OUTLET BOXES SHALL BE GALVANIZED STEEL, SIZED TO ACCOMMODATE THE WIRING DEVICES AND WIRING BEING INSTALLED.
   - T. PROVIDE ALL NECESSARY ANCHORS, SLEEVES, HANGERS, ETC.
   - U. CONTRACTOR SHALL MAKE FINAL CONNECTIONS TO SYSTEMS FURNITURE.
   - V. ALL BRANCH CIRCUIT WIRING AND CONDUITS SHALL BE CONCEALED BEHIND BUILDING FINISHES UNLESS OTHERWISE NOTED.
   - W. PROVIDE SUPPORTS FOR ALL CONDUIT RUNS. SUPPORTS SHALL NOT BE MORE THAN 10' APART. SECURE ALL SUPPORTS TO BUILDING STRUCTURE.
3. EQUIPMENT
   - A. ACCEPTABLE EQUIPMENT MANUFACTURERS SHALL BE SQUARE D, GENERAL ELECTRIC, EATON, AND SIEMENS.
   - B. MAINTAIN CODE REQUIRED CLEARANCES FOR EQUIPMENT AND DEVICES.
   - C. PROVIDE EQUIPMENT LABEL MADE OF BLACK LAMINATED PLASTIC WITH 1/2" WHITE LETTERS ON ALL EQUIPMENT.
   - D. ALL NEW CIRCUIT BREAKERS SHALL BE MOLDED CASE, THERMAL-MAGNETIC, BOLT-ON TYPE UNLESS OTHERWISE NOTED. CIRCUIT BREAKERS TO BE INSTALLED IN EXISTING PANELS SHALL MATCH THE EXISTING CIRCUIT BREAKERS.
   - E. ONCE THE PROJECT IS COMPLETE AND THE SPACE IS UNDER NORMAL OPERATION THE CONTRACTOR SHALL BALANCE ALL PANELBOARD LOADS WITH NO MORE THAN 10% LOAD DIFFERENCE BETWEEN PHASES.
4. LIGHTING
   - A. ALL LIGHTING LAYOUT MODIFICATIONS DUE TO OBSTRUCTIONS IN THE FIELD SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
   - B. ALL "LAMPS" SHALL BE 3500K.
   - C. FIXTURES CONNECTED TO DIMMING SWITCHES SHALL BE EQUIPPED WITH COMPATIBLE DIMMING BALLAST.
   - D. PROVIDE MINIMUM #12 AWG SUPPORTS FROM EACH CORNER OF ALL RECESSED LIGHTING FIXTURES TO BUILDING STRUCTURE.
   - E. PROVIDE ALL LOW VOLTAGE FIXTURES WITH TRANSFORMER SUPPLIED BY MANUFACTURER. WHEN POSSIBLE, LOW VOLTAGE TRANSFORMERS SHALL BE INTEGRAL TO FIXTURE OR FIXTURE CANOPY. ALL LOW VOLTAGE REMOTE TRANSFORMERS SHALL BE LOCATED IN CONCEALED AND ACCESSIBLE LOCATIONS.
   - F. COORDINATE ALL PENDANT AND SUSPENSION LENGTHS, FINISHES, OPTIONS, AND ACCESSORIES WITH ARCHITECT PRIOR TO ORDERING.
   - G. PROVIDE MOUNTING TYPES AND DIRECTIONAL ARROWS AS INDICATED ON THE FLOOR PLANS FOR EXIT SIGNS.
   - H. ALL LIGHTING FIXTURES MOUNTED IN LAY-IN CEILING TILES SHALL BE LOCATED IN CENTER OF TILE UNLESS OTHERWISE APPROVED BY ARCHITECT AND SHALL BE SUPPORTED BY MEANS OF BAR HANGERS SUPPORTED ON MAIN TEES OF CEILING SUSPENSION SYSTEM.
   - I. COORDINATE ALL LIGHT SWITCH LOCATIONS WITH DOOR SWINGS. SWITCHES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO FRAME ON LATCH SIDE OF THE DOOR.
   - J. SEE ARCHITECTURAL PLANS FOR EXACT LIGHTING FIXTURE LOCATIONS AND MOUNTING HEIGHTS.
   - K. ALL WALL MOUNTED FIXTURES MOUNTED BELOW 80" ABOVE FINISHED FLOOR SHALL BE ADA COMPLIANT WHERE REQUIRED BY THE LOCAL AUTHORITY HAVING JURISDICTION.
   - L. FIXTURES OF EQUAL QUALITY SHALL ONLY BE CONSIDERED BY PRIOR SUBMISSION TO THE ARCHITECT.
5. COMMUNICATION INFRASTRUCTURE
   - A. ALL COMMUNICATION OUTLETS SHALL BE PROVIDED WITH SINGLE GANG JUNCTION BOX AND 1" EMT WITH PULL STRING TO THE FINISHED CEILING ABOVE.
   - B. COMMUNICATION WIRING AND CONDUIT SHALL BE CONCEALED BEHIND BUILDING FINISHES UNLESS OTHERWISE NOTED.
6. GROUNDING
   - A. PROVIDE GROUNDING OF THE ENTIRE ELECTRICAL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
   - B. PROVIDE AN EQUIPMENT GROUNDING CONDUCTOR WITH ALL CIRCUITS AND FEEDERS WHETHER SHOWN ON THE PLANS OR NOT. ADJUST FEEDER AND BRANCH CIRCUIT RACEWAY SIZE IF REQUIRED.
7. DEVICES
   - A. ACCEPTABLE DEVICE MANUFACTURERS SHALL BE LEGRAND, HUBBELL, ARROW-HART, AND LUTRON.
   - B. COVER PLATES SHALL BE INSTALLED FOR ALL NEW DEVICES.
   - C. DEVICE AND COVER PLATE COLORS SHALL BE DECORA STYLE WHITE WITH WHITE COVER PLATES UNLESS OTHERWISE NOTED. FURNISH AND INSTALL DECORA STYLE BLACK DEVICES WITH BLACK COVER PLATES AT BANQUETTES, PL-1 SURROUND SURFACES AND ALL LOCATIONS SCHEDULED TO RECEIVE WALLCOVERING WC-2.
   - D. ALL DEVICES SHALL BE INSTALLED IN RECESSED GALVANIZED STEEL BOXES AND SIT FLUSH TO FINISHED SURFACES, UNLESS OTHERWISE NOTED.
   - E. ALL MOUNTING HEIGHTS ARE FROM FINISHED FLOOR TO CENTERLINE OF DEVICE, UNLESS OTHERWISE NOTED.
   - F. ALL RECEPTACLES SHALL BE 20A, GROUNDING TYPE, SPECIFICATION GRADE UNLESS OTHERWISE NOTED.
   - G. ALL TOGGLE SWITCHES SHALL BE 20A, 120/277V, SPECIFICATION GRADE UNLESS OTHERWISE NOTED.
   - H. SIMILAR DEVICES ADJACENT TO EACH OTHER SHALL BE INSTALLED IN A MULTI-GANG OUTLET BOX.
8. DEMOLITION AND REMODELING
   - A. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL DRAWINGS FOR LIGHTING FIXTURES TO BE REMOVED OR REUSED. ALL REUSED FIXTURES SHALL BE REPAIRED, CLEANED AND RE-LAMPED FOR USE DURING TENANT FIT-OUT.
   - B. CONTRACTOR SHALL REMOVE ALL RECEPTACLES, DATA/TELEPHONE OUTLETS, ETC. WITHIN PARTITIONS INDICATED TO BE DEMOLISHED.
   - C. THE CONTRACTOR SHALL MAINTAIN CONTINUITY OF ALL CIRCUITS AFFECTED BY DEMOLITION, THE INTEGRITY TO OTHER AREAS SHALL NOT BE COMPROMISED.
   - D. WHERE EXISTING ELECTRICAL DEVICES ARE BEING REMOVED AND JUNCTION BOXES ARE NOT BEING REUSED, THE ELECTRICAL CONTRACTOR SHALL REMOVE EXISTING WIRE AND CABLE, PROVIDE BLANK COVER PLATE AND PAINT TO MATCH EXISTING.
   - E. EXISTING CIRCUITING THAT SERVES BASE BUILDING EQUIPMENT (MECHANICAL EQUIPMENT, ELEVATORS, STAIRS, LIFE SAFETY SYSTEMS, ETC.) AND ALL OTHER LANDLORD CONTROLLED DEVICES SHALL REMAIN FULLY OPERABLE.
   - F. DEVICES, LIGHTING, EQUIPMENT, ETC. SHOWN WITH WITH SUBSCRIPTS INDICATE THE FOLLOWING: E=EXISTING TO REMAIN, N=NEW, R=RELOCATED, X=REMOVE.
   - G. CONTRACTOR SHALL REMOVE ALL UNUSED CONDUIT, WIRE AND CABLE.
   - H. CONCEALED CONDUIT MAY BE LEFT ABANDONED IN PLACE AS LONG AS NOT INTERFERING WITH NEW WORK. REMOVE ALL WIRE AND CAP ENDS.
   - I. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL DEBRIS RELATED TO ELECTRICAL DEMOLITION.
   - J. THE CONTRACTOR SHALL NOT INTERRUPT THE POWER SERVING OCCUPIED AREAS INCLUDING OTHER FLOORS. CONTRACTOR SHALL PROVIDE TEMPORARY FEEDS AS REQUIRED IN ORDER TO MAINTAIN CONTINUITY OF POWER TO THESE AREAS. ALL POWER SHUTDOWNS SHALL BE COORDINATED WITH THE OWNER.
   - K. ALL EXISTING LIFE SAFETY DEVICES AND WIRING SHALL REMAIN IN SERVICE. PROVIDE TEMPORARY SUPPORTS FOR EXISTING DEVICES AND WIRING IF SUPPORTING STRUCTURES (WALLS, CEILINGS, ETC.) ARE TO BE DEMOLISHED. REMOVE OR RELOCATE DEVICES AS NECESSARY.
   - L. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF ALL FIRE AND SMOKE RATED ASSEMBLIES WITHIN THE BUILDING AFFECTED BY WORK UNDER THIS CONTRACT. PATCH AND/OR REPAIR ALL FIRE AND SMOKE RATED ASSEMBLIES AS REQUIRED TO MAINTAIN EXISTING OR NEW RATING.
   - M. CONTRACTOR SHALL SUBMIT AN INVENTORY TO OWNER OF ALL ELECTRICAL DEVICES, EQUIPMENT, ETC. BEING REMOVED.
   - N. ALL FIXTURES, DEVICES AND EQUIPMENT SHOWN WITH SOLID LINES ARE NEW OR RELOCATED. ALL FIXTURES, DEVICES AND EQUIPMENT SHOWN WITH DASHED LINES ARE EXISTING, UON.
   - O. REMOVE ALL TEMPORARY LIGHTS AND ASSOCIATED CIRCUITING INSTALLED DURING BASE-BUILDING CONSTRUCTION.
9. CUTTING, PATCHING AND PENETRATIONS
   - A. ALL PENETRATIONS SHALL BE FIRE STOPPED IN ACCORDANCE WITH IBC, NEC AND NFPA. UTILIZE "EZ-PATH" PENETRATION DEVICES BY STI FIRESTOP (OR EQUAL) FOR ALL RATED WALL AND FLOOR PENETRATIONS.
   - B. ABSOLUTELY NO PENETRATIONS ARE PERMITTED IN POST TENSION BEAMS. X-RAYING IS REQUIRED FOR ALL FLOOR PENETRATIONS AND MUST BE PERFORMED OFF-HOURS AND COORDINATED WITH BUILDING MANAGEMENT.
   - C. THE CONTRACTOR SHALL NOT CUT STRUCTURAL MEMBERS WITHOUT THE APPROVAL OF THE ARCHITECT AND STRUCTURAL ENGINEER.
   - D. ALL CUTTING AND PATCHING SHALL BE DONE BY THE APPROPRIATE TRADE.
   - E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEALING ALL PENETRATIONS TO THE INTERIOR AND EXTERIOR OF THE BUILDING AS A RESULT OF HIS WORK, IN SUCH A MANNER THAT THE DESIGNED FIRE RATING IS MAINTAINED. WHEN FIRE RATING IS UNKNOWN THE PENETRATION SHALL RECEIVE A 2 HOUR FIRE RATING.
10. MECHANICAL AND PLUMBING EQUIPMENT
    - A. PROVIDE ALL REQUIRED STARTERS, CONTROLLERS AND DISCONNECT SWITCHES.
    - B. PROVIDE CONDUIT, WIRING, AND CONTROL WIRING FOR ALL STARTERS, CONTROLLERS, DISCONNECT SWITCHES AND JUNCTION BOXES FOR ALL EQUIPMENT.
    - C. REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATION AND ELECTRICAL REQUIREMENTS OF EQUIPMENT.
    - D. MAKE FINAL CONNECTION TO ALL EQUIPMENT.
    - E. ALL EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.
11. FIRE ALARM
    - A. ALL FIRE ALARM DEVICES SHALL BE ADA COMPLIANT, UL LISTED, COMPLY WITH ANSI, AND NFPA STANDARDS. ALL STROBES SHALL HAVE A MINIMUM 15 CANDELA AND MAXIMUM 110 CANDELA, AND A SIMULTANEOUS FLASH RATE OF 1 TO 2 HZ. STROBES WITH 15/75 CANDELA ARE NOT ACCEPTABLE. REPLACE ALL EXISTING NON-COMPLIANT DEVICES. INSTALL STROBES AS REQUIRED TO PROVIDE THE ILLUMINATION LEVEL REQUIRED BY THE STANDARDS REFERENCED ABOVE. ALL NEW DEVICES SHALL BE MULTI-CANDELA WITH TAMPER RESISTANT, FIELD SELECTABLE CANDELA RATINGS.
    - B. ALL NEW FIRE ALARM DEVICES SHALL MATCH EXISTING TYPE.
    - C. THE CONTRACTOR SHALL BE REQUIRED TO TEST AND ENSURE THAT THE ENTIRE FIRE ALARM SYSTEM IS IN WORKING ORDER PRIOR TO FIRE MARSHAL INSPECTION.
    - D. ALL EXISTING FIRE ALARM EQUIPMENT SHALL REMAIN OPERATIONAL AND IN PLACE DURING CONSTRUCTION. EXISTING DEVICES AND EQUIPMENT SHALL BE VERIFIED TO BE IN WORKING ORDER OR REPLACED WITH NEW. EXISTING DEVICES AND EQUIPMENT SHALL BE COMPLIANT WITH THE CURRENT CODES FOR THE LOCAL AUTHORITY HAVING JURISDICTION OR REPLACED WITH NEW.
    - E. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING DETECTORS AND PULL STATIONS AS REQUIRED TO PREVENT FALSE ALARMS DUE TO CONSTRUCTION.
    - F. THE FINAL CONNECTION TO BUILDING FIRE ALARM SYSTEM SHALL BE PERFORMED BY THE BASE BUILDING FIRE ALARM CONTRACTOR. ALL ASSOCIATED COSTS SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR.
    - G. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL ADDITIONAL CIRCUITS, MODIFICATIONS TO EXISTING EQUIPMENT, ACCESSORIES, AND EXPANDER PANELS REQUIRED FOR THE OPERATION OF ALL NEW DEVICES WHETHER INDICATED ON THE PLANS OR NOT.
    - H. IF THE CONSTRUCTION REQUIRES INTERRUPTION OF THE BUILDING FIRE ALARM SYSTEM, THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE BUILDING OWNER PRIOR TO THE INTERRUPTION. THE CONTRACTOR SHALL FOLLOW ALL RULES AND REGULATIONS PROVIDED BY THE BUILDING OWNER AND ALL LOCAL CODE REQUIREMENTS FOR A FIRE ALARM INTERRUPTION.
    - I. VISIBLE NOTIFICATION DEVICES WITHIN THE FIELD OF VIEW SHALL FLASH IN SYNCHRONIZATION.
    - J. FIRE ALARM SHOP DRAWINGS MUST BE PREPARED BY FACTORY TRAINED PERSONNEL WITH NICET CERTIFICATION. THESE SHOP DRAWINGS SHALL INCLUDE BATTERY CALCULATIONS. ALL SHOP DRAWINGS MUST BE APPROVED BY THE LOCAL AND STATE FIRE MARSHAL'S OFFICES, AS WELL AS THE LOCAL AGENCY HAVING JURISDICTION OVER THE AMERICANS WITH DISABILITIES ACT. SHOP DRAWINGS/SUBMITTALS MUST ALSO BE SHARED FOR REVIEW BY THE ARCHITECT, ENGINEER, AND EPA SAFETY AND SUSTAINABILITY DIVISION.
    - K. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING THE FIRE MARSHALL INSPECTION AND ALLOWING SUFFICIENT TIME FOR ANY FIELD CHANGES REQUIRED BY HIS DIRECTION.
    - L. ALL FIRE ALARM WORK MUST BE PERFORMED BY LANDLORD PREFERRED FIRE ALARM CONTRACTOR.
    - M. TEST EXISTING FIRE ALARM SYSTEM SERVING THIS AREA AND REPORT AND REPAIR ANY DEFICIENCIES PRIOR TO COMMENCEMENT OF NEW WORK CONSTRUCTION.

DRAWING LIST

E-000	ELECTRICAL COVER SHEET
E-100	ELECTRICAL FLOOR PLAN, SCHEDULE, RISER, AND DETAIL

Arris
A DESIGN STUDIO, INC.
1606 Thames Street, Suite 400 Baltimore, Maryland 21231
410.752.1008 (P) www.arrisdesign.com

SEAL

Professional Certification. I certify that these documents were prepared or approved by me, and that I am duly licensed Engineer under the laws of the State of Maryland, License Number 29834, Expiration Date: 12.17.25.

CONSULTANTS

DDG ENGINEERING, INC.
Mechanical | Electrical | Plumbing | Fire Protection
110 East State Street – Suite 10
Kennett Square, PA 19348
p: 610.444.1150 f: 610.444.1181

CLIENT

THE RMR GROUP
DLOC SPACE SWAP ROOMS 131 & 135
3300 75TH AVENUE
LANDOVER, MD 20785

NO.	DESCRIPTION	DATE
01	ISSUED FOR 30% REVIEW	11/10/23

PROJECT
DLOC SPACE SWAP
ROOMS 131 & 135

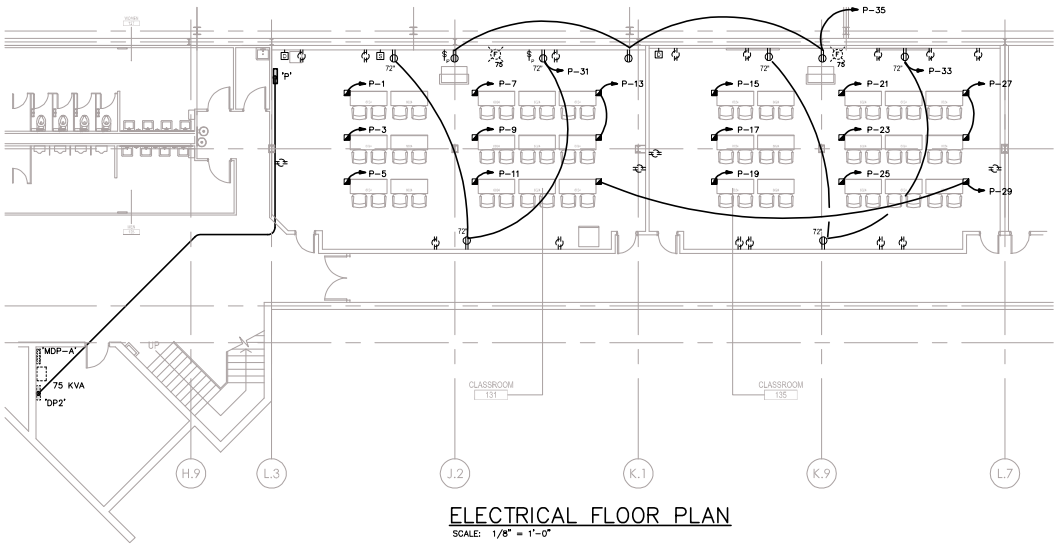
3300 75TH AVENUE
LANDOVER, MD 20785

DRAWING
ELECTRICAL COVER SHEET

DRAWN BY	RTD
CHECKED BY	RD
PROJECT NO.	D2303.00
SCALE	AS NOTED
SHEET	

E-000

Copyright © 2023 by Arris, a Design Studio, Inc.

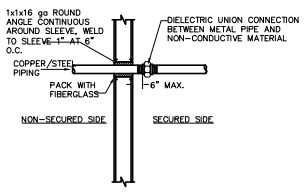


ELECTRICAL FLOOR PLAN

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

GENERAL NOTES

1. CONTRACTOR SHALL PROVIDE A TYPE-WRITTEN CIRCUIT DIRECTORY ATTACHED TO THE INSIDE OF THE PANEL DOOR OF EACH PANEL USED FOR CIRCUITING DURING CONSTRUCTION.
2. PROVIDE NON-METALLIC BREAKS IN ANY EXISTING LIGHTING AND MECHANICAL BRANCH CIRCUIT RACEWAYS PENETRATING SECURE WALLS FROM OUTSIDE SECURE AREA.
3. SEE ARCHITECTURAL DRAWINGS FOR EXACT DEVICE LAYOUTS AND HEIGHTS.
4. ALL POWER RECEPTACLES WITHIN 72" OF SINKS MUST BE GFI TYPE.
5. PROVIDE ALL NECESSARY POWER, 1" RACEWAY, AND BACKBOX INFRASTRUCTURE FOR SECURITY EQUIPMENT.
6. PROVIDE TYPED CIRCUIT # LABEL ON EACH POWER RECEPTACLE DEVICE COVERPLATE.
7. ALL POWER WIRING AND COMMUNICATION CABLING IN NO-CEILING AREAS MUST BE INSTALLED IN RIGID CONDUIT.



DIELECTRIC COUPLINGS ARE REQUIRED AT ALL METAL PENETRATIONS THRU SECURE PARTITIONS.

ELECTRIC UNION DETAIL – PENETRATIONS THROUGH SECURE WALLS

NO SCALE

P — NEW PANEL SCHEDULE

VOLTAGE	ø	WIRE	A/C	MAIN	MOUNTING	LOCATION
120/208V	3	4	10K	100A MCB	SURFACE	CLASSROOM 131

NOTES:

CKT. #	ITEM SERVED	KVA	WIRE	COND	TRIP	POLE	ø	POLE	TRIP	COND	WIRE	KVA	ITEM SERVED	CKT. #
1	NEW RECEPTACLES	1.0	#12	3/4"	20A	1	A	–	–	–	–	–	SPACE	2
3	NEW RECEPTACLES	1.0	#12	3/4"	20A	1	B	–	–	–	–	–	SPACE	4
5	NEW RECEPTACLES	1.0	#12	3/4"	20A	1	C	–	–	–	–	–	SPACE	6
7	NEW RECEPTACLES	1.0	#12	3/4"	20A	1	A	–	–	–	–	–	SPACE	8
9	NEW RECEPTACLES	1.0	#12	3/4"	20A	1	B	–	–	–	–	–	SPACE	10
11	NEW RECEPTACLES	1.0	#12	3/4"	20A	1	C	–	–	–	–	–	SPACE	12
13	NEW RECEPTACLES	1.0	#12	3/4"	20A	1	A	–	–	–	–	–	SPACE	14
15	NEW RECEPTACLES	1.0	#12	3/4"	20A	1	B	–	–	–	–	–	SPACE	16
17	NEW RECEPTACLES	1.0	#12	3/4"	20A	1	C	–	–	–	–	–	SPACE	18
19	NEW RECEPTACLES	1.0	#12	3/4"	20A	1	A	–	–	–	–	–	SPACE	20
21	NEW RECEPTACLES	1.0	#12	3/4"	20A	1	B	–	–	–	–	–	SPACE	22
23	NEW RECEPTACLES	1.0	#12	3/4"	20A	1	C	–	–	–	–	–	SPACE	24
25	NEW RECEPTACLES	1.0	#12	3/4"	20A	1	A	–	–	–	–	–	SPACE	26
27	NEW RECEPTACLES	1.0	#12	3/4"	20A	1	B	–	–	–	–	–	SPACE	28
29	NEW RECEPTACLES	1.0	#12	3/4"	20A	1	C	–	–	–	–	–	SPACE	30
31	NEW RECEPTACLES	0.6	#12	3/4"	20A	1	A	–	–	–	–	–	SPACE	32
33	NEW RECEPTACLES	0.6	#12	3/4"	20A	1	B	–	–	–	–	–	SPACE	34
35	NEW RECEPTACLES	0.6	#12	3/4"	20A	1	C	–	–	–	–	–	SPACE	36
37	SPARE	–	–	–	20A	1	A	–	–	–	–	–	SPACE	38
39	SPARE	–	–	–	20A	1	B	–	–	–	–	–	SPACE	40
41	SPARE	–	–	–	20A	1	C	–	–	–	–	–	SPACE	42

TOTAL CONNECTED LOAD: 16.8 KVA

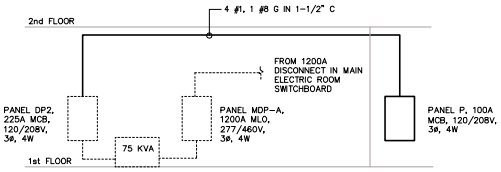
DP2 — EXISTING PANEL SCHEDULE

VOLTAGE	ø	WIRE	A/C	MAIN	MOUNTING	LOCATION
120/208V	3	4	10K	225A MCB	SURFACE	ELECTRIC ROOM

NOTES:
* PROVIDE NEW BREAKER IN EXISTING SPACE – MATCH EXISTING

CKT. #	ITEM SERVED	KVA	WIRE	COND	TRIP	POLE	ø	POLE	TRIP	COND	WIRE	KVA	ITEM SERVED	CKT. #
1	EXISTING VENDING	–	–	–	20A	1	A	3	40A	–	–	–	EXISTING AC	2
3	EXISTING VENDING	–	–	–	20A	1	B	.	.	.	.	.	.	4
5	EXISTING DOOR	–	–	–	20A	1	C	.	.	.	.	.	.	6
7	EXISTING AC	–	–	–	20A	2	A	1	20A	–	–	–	EXISTING ELEVATOR LTS	8
9	.	.	.	.	.	.	B	1	20A	–	–	–	EXISTING RECEPTACLE	10
11	EXISTING RECEPTACLE	–	–	–	20A	1	C	1	20A	–	–	–	SPARE	12
13	SPARE	–	–	–	20A	1	A	1	20A	–	–	–	SPARE	14
15	SPARE	–	–	–	20A	1	B	1	20A	–	–	–	SPARE	16
17	SPARE	–	–	–	20A	1	C	1	20A	–	–	–	SPARE	18
19	SPARE	–	–	–	20A	1	A	1	20A	–	–	–	SPARE	20
21	EXISTING WALK LIGHTS	–	–	–	20A	1	B	3	70A	–	–	–	EXISTING SUBPANEL P2	22
23	EXISTING HEAT PUMP	–	–	–	50A	2	C	.	.	.	.	.	.	24
25	.	.	.	.	.	.	A	.	.	.	.	.	.	26
27	NEW PANEL 'P' *	16.0	#1	1-1/2"	100A	3	B	–	–	–	–	–	SPACE	28
29	.	.	.	.	.	.	C	–	–	–	–	–	SPACE	30
31	.	.	.	.	.	.	A	–	–	–	–	–	SPACE	32
33	SPACE	–	–	–	–	–	B	–	–	–	–	–	SPACE	34
35	SPACE	–	–	–	–	–	C	–	–	–	–	–	SPACE	36
37	SPACE	–	–	–	–	–	A	–	–	–	–	–	SPACE	38
39	SPACE	–	–	–	–	–	B	–	–	–	–	–	SPACE	40
41	SPACE	–	–	–	–	–	C	–	–	–	–	–	SPACE	42

TOTAL CONNECTED LOAD: 71.9 KVA



PARTIAL RISER DIAGRAM

NOT TO SCALE

Arris
A DESIGN STUDIO, INC.
9026 Stanton Street, Suite 400 Baltimore, Maryland 21231
410.753.3008 (P) www.arrisdesign.com

SEAL

Professional Certification. I certify that these documents were prepared or approved by me, and that I am duly licensed Engineer under the laws of the State of Maryland, License Number 29834, Expiration Date: 12.17.23.

CONSULTANTS

DDG ENGINEERING, INC.
Mechanical | Electrical | Plumbing | Fire Protection
110 East State Street – Suite 10
Kennett Square, PA 19348
p: 610.444.1150 f: 610.444.1181

CLIENT

THE RMR GROUP
DLOC SPACE SWAP ROOMS 131 & 135
3300 75TH AVENUE
LANDOVER, MD 20785

NO.	DESCRIPTION	DATE
01	ISSUED FOR 30% REVIEW	11/10/23

PROJECT
DLOC SPACE SWAP
ROOMS 131 & 135

3300 75TH AVENUE
LANDOVER, MD 20785

DRAWING

ELECTRICAL FLOOR PLAN, SCHEDULES, RISER, AND DETAIL

DRAWN BY	RTD
CHECKED BY	RD
PROJECT NO.	D2305.00
SCALE	AS NOTED
SHEET	

E-100

Copyright © 2023 by Arris, a Design Studio, Inc.