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ABR	ABBREVIATIONS
AC	AMERICANS
AD	ADDITIONS AND DISABILITY ACT
ADJ.	ADJUSTABLE
AF	ABOVE GROUND FLOOR
A.F.G.	ABOVE GROUND FLOOR
AH	AUTHORITY HAVING JURISDICTION
AL	ALTER
ALT	ALTERNATE
AP	APPROXIMATELY
BR	BROAD
BRV	BOARD
B	BUILDING
BM	BEAM
B.O.	BOTTOM
B.O.F.	BOTTOM OF BOTTOM OF FRAMING
B	BOTTOM
BT.U.	BRITISH THERMAL UNIT
B	BOTTOM
B	BUILT-UP
C	CONSTRUCTION DOCUMENT(S)
CM	CUBIC FEET PER MINUTE
C	CLOSE
CL	CEILING
CL	CLIMATE
CMD	CONCRETE MASONRY UNIT
C	CLOSE
CONC	CONCRETE
CON	CONCRETE
CG	CERAMIC TILE
DBL	DOUBLE
D	DESIGN DEVELOPMENT
D	DIMETER
DN	DIMENSION
D	DOWN
DR	DOOR
D	DROPOUT
DW	DRAINWASH
DWG	DRAWING
E	EAST
EA	EACH
E	EXPANSION JUNT
E	ELEVATION
ELEV	ELECTRIC
E	ELECTRIC
E	EQUIPMENT
E	EQUIPMENT
EW	ELECTRIC WATER COOLER
E	EXAMPLE
EXT	EXTERIOR
F	FIRE
FA	FLOOR AREA
F	FIRE EXTINGUISHER
F	FIRE EXTINGUISHER
F	FIRE EXTINGUISHER CABINET
F	FURNITURE, FIXTURES AND EQUIPMENT
F	FURNITURE, FIXTURES AND EQUIPMENT
F	FIRE HOSE VALVES AND GEAR
F	FIRE
F	FLOURESCENT
FLUOR	FLUORESCENT
F	FEET(FOOT)
F	FOOTING

	CMU		GRAVEL		DENSGLASS SHEATHING
	BRICK		EARTH		EXTERIOR INSULATION & FINISH SYSTEM (EIFS)
	CONCRETE		STEEL		EXISTING WALLS
	RIGID INSULATION		MILLED WOOD		ALUMINUM
	BATT INSULATION		PLYWOOD		WOOD BLOCKING

FEBRUARY 20, 2026

JURISDICTION:	BALTIMORE CITY, MARYLAND
BUILDING:	2023 MARYLAND BUILDING PERFORMANCE STANDARDS 2021 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL EXISTING BUILDING CODE
ACCESSIBILITY:	2010 ADA STANDARDS FOR ACCESSIBLE DESIGN 2024 NFPA 101
ENERGY:	2021 GREEN CONSTRUCTION CODE

BASED ON 2011 IBC		EXISTING BUILDING	PROPOSED BUILDING
BUILDING INFORMATION			
ZONING CLASSIFICATION		WAREHOUSE	INDUSTRIAL-GENERAL, BUSINESS, ACCESSORY STORAGE
IBC OCCUPANCY CLASSIFICATION		F-1	F-1, B
IFPA OCCUPANCY CLASSIFICATION		N/A	STORAGE
PROJECT SCOPE CLASSIFICATION		N/A	TYPE II
CONSTRUCTION TYPE		II-B	II-A
NUMBER OF STORIES		2	2
NUMBER OF STORIES ABOVE GRADE		2	2
SPRINKLER SYSTEM CLASSIFICATION		NO	YES
OCCUPANT LOAD		—	108
NUMBER OF EXITS		3	4
BUILDING AREA			
TOTAL FLOOR AREA		12,784 SF	12,784 SF
FLOOR AREA OF RENOVATION		—	12,784 SF
REMARKS:			

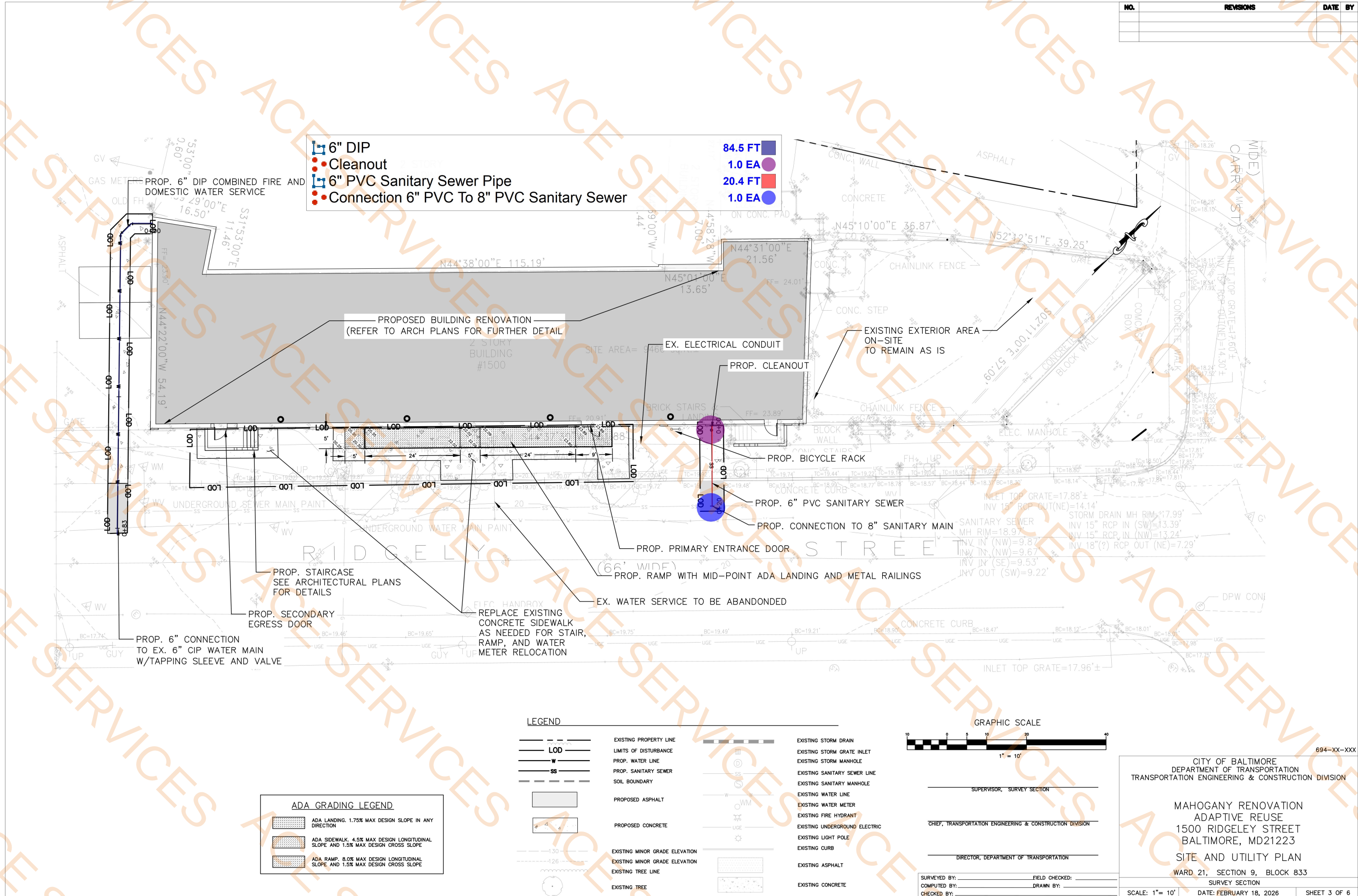
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4	A001	PROJECT STANDARDS
5	A001	LIFE SAFETY PLANS
6	C002	GENERAL CDA NOTES
7	C100	EXISTING CONDITIONS & DEMOLITION PLAN
8	C200	SITE AND UTILITY PLAN
9	C310	SITE AND UTILITY DETAILS
10	G210	SITE DETAILS CONTINUED
11	C300	UTILITY PROFILES
12	S001	GENERAL STRUCTURAL NOTES
13	S101	FOUNDATION & SECOND FLOOR FRAMING PLAN
14	S102	ROOF FRAMING PLAN
15	S501	TYPICAL DETAILS
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17	AD003	DEMOLITION ROOF PLAN
18	AD011	DEMOLITION REFLECTED CEILING PLAN
19	AD001	DEMOLITION EXTERIOR ELEVATIONS
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24	A201	BUILDING ELEVATIONS
25	A301	BUILDING SECTIONS
26	A003	EXTERIOR STAIR/LAND RAMP
27	A500	ENLARGED RESTROOM PLANS AND ELEVATIONS
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30	A521	ENLARGED PANTRY PLAN AND ELEVATIONS
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34	A601	DOOR, INTERIOR GLAZING, AND STOREFRONT SCHEDULES
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LEAD CONSULTANT:
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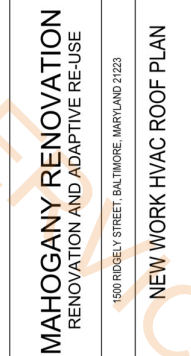
COVERSHEET

G001

NO.	REVISIONS	DATE	BY



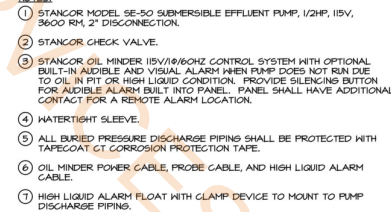




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SHEET NUMBER
M103

0 2 4 8
SCALE: 3/16" = 1' - 0"



ELECTRIC ROOFTOP UNIT SCHEDULE

ITEM#	AREA SERVED	NOMINAL TONS	FAN DATA				COOLING DATA (BTUH)			HEATING DATA (BTUH)				ELECTRICAL DATA	WEIGHT (LBS.)	MODEL #	MANUFACTURER
			C.F.M.	OUTSIDE AIR	H.P.	E.S.P.	TOTAL	SENSIBLE	EER	INPUT	OUTPUT	TEMP. RISE °F	NO. STAGES				
RTU-1	FIRST FLOOR	20	8,000	480	2.9	1.0	246,200	194,100	10.80	320,000	259,200	29.70	2	208/ 60/ 3	2997	DKH240A450M	TRANE
RTU-2	SECOND FLOOR	15	6,000	515	2.9	1.0	185,050	143,500	11.5	320,000	259,200	39.62	2	208/ 60/ 3	2840	DKH180A450M	TRANE

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

ELECTRIC WATER HEATER SCHEDULE

ITEM#	AREA SERVED	NOMINAL TANK SIZE (GAL.)	DIAMETER (IN.)	HEIGHT (IN.)	RECOVERY RATE (G.P.H.) @ 80° RISE	PIPE CONNECTIONS		K.W.	ELECTRICAL DATA	OPERATING HEIGHT (LBS.)	MODEL #	MANUFACTURER
						INLET	OUTLET					
EW-1	PANTRY 101 / BREAK ROOM 201 / RESTROOMS	30	19	46-1/2	21	3/4"	3/4"	4.5	120V/ 1PH	45	EN6 50 DORT	STATE

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

FAN SCHEDULE

ITEM#	AREA SERVED	C.F.M.	SONES	H.P./ WATTS	FAN TYPE	E.S.P.	DRIVE TYPE	R.P.M.	ELECTRICAL DATA	CONTROL	HEIGHT (LBS.)	MODEL #	MANUFACTURER
F-1	TOILET ROOM	100	2.0	40.5 W	CEILING	0.375"	DIRECT	967	115V/1Ø	ON/OFF	13	GC-14B	MA

PLUMBING FIXTURE SCHEDULE

ITEM#	DESCRIPTION	PIPE SIZES				TRAP TYPE	REMARKS
		C.W.	H.W.	SAN.	VENT		
P-1	WATERCLOSET (FLUSH VALVE)	1"	-	4"	2"	INTEGRAL	HANDICAPPED
P-2	HAND SINK	1/2"	1/2"	2"	2"	*P*	HANDICAPPED
P-3	COUNTERTOP SINK	1/2"	1/2"	2"	2"	*P*	HANDICAPPED
P-4	SERVICE SINK	1/2"	1/2"	3"	2"	*P*	FLOOR MOUNTED
P-5	ELECTRIC WATER COOLER	1/2"	-	2"	2"	*P*	HANDICAPPED
P-6	ICE MAKER	1/2"	-	2"	2"	-	RECESSED SHUT OFF BOX

NOTE:
1) PROVIDE ASSE 1070 VALVE ON P-2 & P-3 FIXTURES.

KITCHEN EQUIPMENT CONNECTIONS SCHEDULE

ITEM#	DESCRIPTION	GAS		WATER		WASTE		VENT	REMARKS
		SIZE	MBTU	HOT	COLD	IND.	DIR.		
1	REFRIGERATOR	-	-	-	1/2"	-	-	-	-
2	DISHWASHER	-	-	1/2"	-	-	2"	-	-

NOTES:
1) ALL INDIRECT WASTE CONNECTIONS SHALL BE VERIFIED IN THE FIELD WITH ACTUAL EQUIPMENT OUTLET SIZE.
ALL INDIRECT WASTE TO BE EXTENDED TO FLOOR DRAINS AS INDICATED.
2) FURNISH AND INSTALL VACUUM BREAKERS AND DOUBLE U.L. BACKFLOW PREVENTORS ON ALL BEVERAGE DISPENSING UNITS, MOP SINK, ETC.
3) CONNECTIONS TO ALL EQUIPMENT SHALL HAVE UNIONS AND SERVICE VALVES.
4) ALL EQUIPMENT ROUGH-INS SHALL BE COORDINATED WITH APPROVED EQUIPMENT SHOP DRAWINGS.
5) ALL WATER FILTERING WILL BE DONE BY LOCAL EQUIPMENT FILTER (IE. ICE MACHINE, COFFEE MAKER, ETC.)

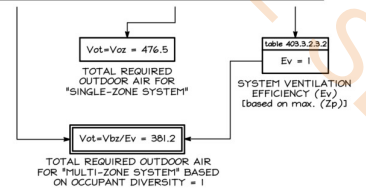
- 2" VTR
- 3" VTR
- 2" Vent Pipe @ 15'H
- 3" Vent Pipe @ 18'H
- 2" Vent Pipe @ 10'H
- 2" Vent Pipe @ 7'H
- 2" Sanitary Waste Pipe @ 4'H
- 4" Sanitary Waste Pipe @ 4'H
- 4" Sanitary Waste Pipe @ 18'H
- 2" Sanitary Waste Pipe @ 3'H
- 1/2" Cold Water Pipe @ 8'H
- 1/2" Hot Water Pipe @ 8'H
- 3/4" Cold Water Pipe @ 4'H
- 3/4" Hot Water Pipe @ 4'H
- Union
- Ball Valve
- Angle Stop Valve
- Mixing Valve
- 1/2"x1/2" 90 Degree Elbow Water Pipe
- 1/2"x1/2"x1/2" Water Tee
- 2"x2"x2" WYE Connection
- 2"x3"x3" WYE Vent Connection
- 2"x3" 45 Degree Vent Bend
- 1/2"x3/4" 90 Degree Elbow Water Pipe
- 3/4"x3/4"x1/2" Tee
- 2"x2" 45 Degree Wastage Bend
- 4"x4"x4" Wastage WYE Tee
- 4"x4"x2" Wastage WYE Tee
- 4"x4" 45 Degree Wastage Bend
- 2"x2" 45 Degree Bend
- 3"x4" 45 Degree Wastage Bend

- 1.0 EA
- 1.0 EA
- 1.0 EA
- 1.0 EA
- 2.0 EA
- 8.0 EA
- 12.0 EA
- 1.0 EA
- 1.0 EA
- 15.0 EA
- 10.0 EA
- 1.0 EA
- 1.0 EA
- 2.0 EA
- 2.0 EA
- 23.0 EA
- 7.0 EA
- 12.0 EA
- 19.0 EA
- 9.0 EA
- 1.0 EA
- 1.0 EA
- 1.0 EA
- 0.0 EA
- 4.0 EA
- 10.0 EA
- 3.0 EA
- 3.0 EA
- 1.0 EA

FIRST FLOOR INTERNATIONAL MECHANICAL VENTILATION CODE

SPACE NAME	SQ. FT. (A _t)	AREA OUTDOOR AIR RATE (R _o) Table 405.3 CFM/ SQ. FT.	AREA OUTDOOR AIR (R _o A _t)	OCCUPANT LOAD RATE Table 405.3 #PEOPLE/ 1,000 SQ. FT.	TOTAL # OF PEOPLE (P _t)	OCCUPANT OUTDOOR AIR RATE (R _o) Table 405.3 CFM/ PERSON	OCCUPANT OUTDOOR AIR (R _o P _t)	BREATHING ZONE OUTDOOR AIR (V _{bz}) = R _o P _t + R _o A _t	ZONE AIR DISTRIBUTION EFFECTIVENESS (E _z) Table 405.3.1.2 (FACTOR)	ZONE OUTDOOR AIR (V _{oz}) = V _{bz} /E _z	TOTAL SUPPLY AIR TO SPACE (V _{ps})	OUTDOOR AIR FRACTION (F _o) = V _{oz} /V _{ps}
LOBBY/ RECEPTION LOUNGE/ PANTRY	2,414	0.06	144.8	10	1	5	5.0	149.8	0.8	187.3	2,500	0.07
LARGE CONFERENCE ROOM	465	0.06	27.9	5	1	5	5.0	32.9	0.8	41.1	450	0.09
SMALL CONFERENCE ROOM	267	0.06	16.0	5	1	5	5.0	21.0	0.8	26.3	250	0.11
MOCK-UP LAB	517	0.06	31.0	5	1	5	5.0	36.0	0.8	45.0	540	0.08
WORKSHOP 1	1,959	0.06	117.5	5	1	5	5.0	122.5	0.8	153.2	2,100	0.07
CORRIDOR	165	0.06	9.9	-	-	-	-	9.9	0.8	12.4	150	0.08
UTILITIES/ MEP	75	0.12	9.0	-	-	-	-	9	0.8	11.3	75	0.15
TOTALS=	5,862		356.22		5		25	381.2		476.5	6,065	

NOTE:
1) RTU-1 SHALL PROVIDE 480 CFM OF OUTSIDE AIR TO THE FIRST FLOOR.



SECOND FLOOR INTERNATIONAL MECHANICAL VENTILATION CODE

SPACE NAME	SQ. FT. (A _t)	AREA OUTDOOR AIR RATE (R _o) Table 405.3 CFM/ SQ. FT.	AREA OUTDOOR AIR (R _o A _t)	OCCUPANT LOAD RATE Table 405.3 #PEOPLE/ 1,000 SQ. FT.	TOTAL # OF PEOPLE (P _t)	OCCUPANT OUTDOOR AIR RATE (R _o) Table 405.3 CFM/ PERSON	OCCUPANT OUTDOOR AIR (R _o P _t)	BREATHING ZONE OUTDOOR AIR (V _{bz}) = R _o P _t + R _o A _t	ZONE AIR DISTRIBUTION EFFECTIVENESS (E _z) Table 405.3.1.2 (FACTOR)	ZONE OUTDOOR AIR (V _{oz}) = V _{bz} /E _z	TOTAL SUPPLY AIR TO SPACE (V _{ps})	OUTDOOR AIR FRACTION (F _o) = V _{oz} /V _{ps}
WORKSHOP 2/ BREAK ROOM	4,565	0.06	273.9	10	1	5	5.0	278.9	0.8	348.6	4,670	0.07
OFFICE 205	129	0.06	7.7	5	1	5	5.0	12.7	0.8	15.9	240	0.07
OFFICE 206	129	0.06	7.7	5	1	5	5.0	12.7	0.8	15.9	130	0.12
OFFICE 207	129	0.06	7.7	5	1	5	5.0	12.7	0.8	15.9	130	0.12
OFFICE 208	129	0.06	7.7	5	1	5	5.0	12.7	0.8	15.9	130	0.12
OFFICE 209	129	0.06	7.7	5	1	5	5.0	12.7	0.8	15.9	130	0.12
OFFICE 210	129	0.06	7.7	5	1	5	5.0	12.7	0.8	15.9	130	0.12
OFFICE 211	129	0.06	7.7	5	1	5	5.0	12.7	0.8	15.9	130	0.12
OFFICE 212	129	0.06	7.7	5	1	5	5.0	12.7	0.8	15.9	130	0.12
OFFICE 213	129	0.06	7.7	5	1	5	5.0	12.7	0.8	15.9	130	0.12
UTILITY/ MEP	122	0.12	14.6	-	-	-	-	14.6	0.8	18.3	120	0.15
TOTALS=	5,848		358.20		10		50	408.2		510.2	6,070	

NOTE:
1) RTU-2 SHALL PROVIDE 515 CFM OF OUTSIDE AIR TO THE SECOND FLOOR.

