PROPOSED

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2025, Legislative Day No. 17

Bill No. 80-25

Introduced by Ms. Hummer, Chair
(by request of the County Executive)

By the County Council, September 15, 2025

Introduced and first read on September 15,
2025 Public Hearing set for October 6, 2025
Bill Expires December 19, 2025

By Order: Kaley Schultze, Administrative Officer

A BILL ENTITLED

AN ORDINANCE concerning: Approval of the Amended and Restated Lease between Anne Arundel County, Maryland and Wiley Bates School LLC

FOR the purpose of authorizing the Amended and Restated Lease of a portion of County-owned property in Annapolis, Maryland, known and designated as Wiley H. Bates High School, Smithville Street and South Villa Avenue, to Wiley Bates School LLC.

WHEREAS, the County owns real property in Annapolis, Maryland, known and designated as the Wiley H. Bates High School, and surrounding land located on Smithville Street and South Villa Avenue (the "Property"); and

WHEREAS, County, as Landlord, and Bates School Limited Partnership, a Maryland limited partnership, as tenant, entered into a Lease dated March 18, 2005, as amended by a First Amendment to Lease dated December 10, 2015, and further amended by a Second Amendment to Lease dated April 24, 2023, for a portion of the Property, including housing for seniors with limited incomes, exhibit space, and a memorial garden ("Leased Premises"); and

WHEREAS, the Lease, First Amendment, and Second Amendment, approved pursuant to Bill Nos. 73-04, 120-15, and 49-23, respectively, are collectively referred to as the "Original Lease"; and

WHEREAS, Enterprise Community Development, Inc., a non-profit that provides development services for affordable housing and community revitalization, desires to renovate the senior housing improvements that are part of the Leased Premises, and has formed Wiley Bates School LLC, a Maryland limited liability company,

for that purpose, and Bates School Limited Partnership intends to assign its rights and interest in the Original Lease to Wiley Bates School LLC; and

WHEREAS, by Bill No. 66-24, effective December 2, 2024, the County Council approved a revised Amended and Restated Lease between the County and Wiley Bates School LLC (the "Revised Lease") to effectuate this intent; and

WHEREAS, the Revised Lease was not executed by the parties; and

WHEREAS, the County and Wiley Bates School LLC have further revised the Amended and Restated Lease, including accompanying documents, incorporated herein by reference as if fully set forth; and

WHEREAS, the term of the Amended and Restated Lease commences upon full execution of the Amended and Restated Lease and expires 99 years thereafter; and

WHEREAS, § 8-3-301 of the County Code requires that certain leases of County-owned property that specify a term, including renewal options, of three years or more, be approved by ordinance of the County Council; now, therefore,

SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,* That the Amended and Restated Lease Agreement, including accompanying documents, which leases a portion of the Property to Wiley Bates School LLC, is hereby approved.

SECTION 2. *And be it further enacted,* That a certified copy of the Amended and Restated Lease Agreement, including accompany documents, which is incorporated herein by reference as if fully set forth, shall be permanently kept on file with the Administrative Officer to the County Council and the Office of Central Services.

SECTION 3. *And be it further enacted,* That this Ordinance shall take effect 45 days from the date it becomes law.

AMENDED AND RESTATED LEASE
to
WILEY H. BATES HIGH SCHOOL RESIDENTIAL COMPONENT

THIS AMENDED AND RESTATED LEASE (this "Lease") is made and entered into as of the __ day of ___, 2025, (the "Effective Date") by and between **ANNE ARUNDEL COUNTY, MARYLAND**, a body corporate and politic of the State of Maryland (the "Landlord"), and **WILEY BATES SCHOOL LLC**, a Maryland limited liability company (the "Company).

W I T N E S S E T H:

WHEREAS, the Landlord is the fee simple owner of the historically significant Wiley H. Bates High School (the "High School") and surrounding land located on Smithville Street and South Villa Avenue in the City of Annapolis, Maryland (the "City"), which real property and improvements are more particularly depicted on an Administrative Plat and related notes recorded among the Land Records of Anne Arundel County in Plat Book 260, page 43, Plat Number 13569 (the "Premises"); and

WHEREAS, a portion of the Premises is subject to a perpetual preservation easement as evidenced by that certain Deed of Easement and Conditional Security Agreement, dated as of November 30, 1998, by and between the Landlord, as grantor, and the Maryland Historical Trust, an instrumentality of the State of Maryland, as grantee, recorded on January 5, 1999, in Book 8909, page 362, of the Land Records of Anne Arundel County, Maryland (the "Preservation Easement"), the terms of which are incorporated herein by reference; and

WHEREAS, the Bates School Limited Partnership, a Maryland Limited Partnership (the "Original Tenant"), entered into that certain Lease with the Landlord dated March 18, 2005, as amended by a certain First Amendment to Lease dated December 10, 2015, and as further amended by a certain Second Amendment to Lease dated September 18, 2023 (as so amended, the "Original Lease"); and

WHEREAS, the Original Tenant has assigned its rights under the Original Lease, as amended, to the Company pursuant to that certain Assignment and Assumption Agreement dated on or about the date hereof, and attached hereto as Exhibit A; and

WHEREAS, Landlord and Company desire to amend and restate the Original Lease in its entirety and Landlord desires to grant the Company a lease for a portion of the Premises depicted and described on Lease Line Drawings and related notes dated March 15, 2005, recorded among the Land Records of Anne Arundel County, Maryland in Plat Book 268, pages 36-41, (hereinafter referred to as "Lease Line Drawings"), and as further described in Exhibit B attached hereto, on which the Company shall renovate and operate the Senior Housing Project, as hereinafter defined, upon the terms, covenants, conditions and easements set forth in this Lease; and

WHEREAS, the Company intends to finance the renovation of the Senior Housing Project using a mix of financing sources, including, but not limited to, low-income housing tax credits, a loan insured by U.S. Department of Housing and Urban Development Financing under Section

221(d)(4) of the National Housing Act, as further set forth by a certain lease addendum ("Lease Addendum") in a form substantially similar to Exhibit C (attached hereto), loans from DHCD (as defined herein) funds provided by Institutional Lenders, funds provided by the Company's sponsor, Enterprise Community Development Inc., a Seller's Note, and equity proceeds provided by the Investor; and

WHEREAS, pursuant to § 8-3-301 of the Anne Arundel County Code, formerly Article 10, § 3-301 of the Anne Arundel County Code, the Anne Arundel County Council in Bill No. 73-04 approved the Original Lease; and

WHEREAS, the Anne Arundel County Council approved the First Amendment to the Original Lease by Bill No. 120-15, and approved the Second Amendment to the Original Lease by Bill No. 49-23; and

NOW, THEREFORE, IN CONSIDERATION of the premises and of the mutual covenants and promises of the parties contained in this Lease, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Landlord and the Company agree as follows:

ARTICLE I

Definitions

The following words have the meanings indicated:

"Boys & Girls Club" means a recreational and educational facility managed by the Boys & Girls Clubs of Annapolis and Anne Arundel County, Inc. on a portion of the Remaining Premises pursuant to a lease between the Landlord and the Boys & Girls Clubs of Annapolis and Anne Arundel County, Inc.

"221(d)(4) Lender" or "Construction Lender" means M&T Bank, its successors and assigns.

"221(d)(4) Loan" or "Construction Loan" means the HUD-approved loan from the 221(d)(4) Lender for the purpose of providing construction financing that will convert to a Permanent Loan for the renovations of the Senior Housing Project.

"DHCD" means the Department of Housing and Community Development of the State of Maryland, its successors and assigns, whether acting directly or through the Community Development Administration, an agency of the Division of Development Finance of the Department of Housing and Community Development of the State of Maryland.

"DHCD Loans" means the loans from DHCD to the Company for the purpose of providing financing for the acquisition and renovation of the Senior Housing Project.

"DHCD Loan Documents" means the DHCD Mortgage (as defined herein) and all other documents executed by the Company in connection with obtaining the DHCD Loans.

"DHCD Mortgage" means the Amended and Restated Leasehold Deed of Trust, Security Agreement, and Assignments of Rents from the Company for the benefit of DHCD to be executed and recorded on the leasehold estate created hereunder, including the Senior Housing Project renovations, for the purpose of securing some or all of the DHCD Loans.

"Exhibit Space" means the existing official exhibit space honoring the history of the High School and Mr. Wiley H. Bates' contributions to the local community.

"Exhibit Space Operator" means Wiley H. Bates Legacy Center, Inc., a Maryland nonprofit corporation and its successors and assigns.

"First Mortgage" means the Deeds of Trust, Security Agreements, Assignments of Rents, and other similar agreements between the Company and the Construction Lender and between the Company and the Permanent Lender, which will be recorded as the first priority lien on the leasehold estate created hereunder, including the Senior Housing Project improvements, for the purpose of securing the First Mortgage Loan.

"First Mortgage Loan" means (i) the Construction Loan during the period of construction and such period thereafter until the Permanent Loan is funded and (ii) the Permanent Loan thereafter.

"First Mortgage Loan Documents" means the First Mortgage and all other documents to be executed by the Company in connection with obtaining the First Mortgage Loan.

"Force Majeure" means and includes, without limitation, the following: acts of God; strikes, lockouts or other industrial disturbances; acts of public enemies; orders of any kind of the government of the United States, of the State, or any of their departments, agencies or officials, or any civil or military authority; insurrections, riots; epidemics; landslides; lightning; earthquakes; fire; hurricanes; storms; floods; washouts; droughts; arrests; restraint of government and people; civil disturbances; explosions; breakage or accident to machinery, transmission pipes or canals; partial or entire failure of utilities; or any other cause or event not reasonably within the control of the person so affected, including, without limitation, the Company, it being agreed that the settlement of strikes, lockouts and other industrial disturbances shall be entirely within the discretion of the person so affected and such person shall not be required to make settlement of strikes, lockouts and other industrial disturbances by acceding to the demands of the opposing party or parties when such course is, in the judgment of such person, unfavorable to it.

"Institutional Lender" means any financial institution or public or quasi-public entity that regularly engages in the business of making loans for the construction, rehabilitation and/or permanent financing of residential real estate and is in the business of making mortgage loans, such as a bank, trust company, savings bank, insurance company, etc.

"Investor" means the equity investor admitted or to be admitted to the Company, and its successors and/or assigns.

"Lease Area" means that area leased to the Company pursuant to this Lease as depicted on the Lease Line Drawings as set forth herein as Exhibit B including without limitation the Senior Housing

Project, the Exhibit Space, and the Memorial Courtyard.

"LIHTC" means the Low-Income Housing Tax Credit program established pursuant to the Internal Revenue Code, 26 U.S.C. §42, as amended.

"Memorial Courtyard" means the courtyard space honoring the history of the High School and Mr. Wiley H. Bates' contributions to the local community.

"Permanent Lender" means the 221(d)(4) Lender or other such Institutional Lender that provides a Permanent Loan for the Senior Housing Project following construction completion.

"Permanent Loan" means the 221(d)(4) Loan from the Permanent Lender for the purposes of providing long-term financing for the Senior Housing Project upon construction completion.

"Remaining Premises" means all other areas of the Premises not leased to the Company by the Landlord pursuant to this Lease.

"Senior Center" means a senior center and related site improvements owned and operated by the Landlord on a portion of the Remaining Premises.

"Senior Housing Project" means the improvements on the Premises consisting of seventy-one (71) units of affordable senior housing (the "Senior Housing"), and related site improvements, fixtures, and surrounding grounds that are being leased by the Landlord to the Company as depicted on the Lease Line Drawings.

ARTICLE II

Lease of Premises

2.1. **Lease of Premises.** The Landlord hereby leases to the Company, and the Company hereby leases from the Landlord, the Lease Area, including without limitation the Senior Housing Project, upon the terms, covenants, conditions and easements set forth in this Lease. The Original Lease is hereby amended and restated in its entirety by this Lease, and the Original Lease is void and of no further force or effect as of the Effective Date of this Lease, except as provided in the Assignment and Assumption Agreement dated on or about the date hereof, and attached hereto as Exhibit A.

2.2. **Term.** The term of this Lease (the "Term") shall begin as of the Effective Date as agreed to between the Company, the Original Tenant, and the Landlord, and shall continue, subject to earlier termination as provided herein, until the ninety-ninth anniversary of the Effective Date (the "Termination Date"). Concurrently with the execution of this Lease, the Landlord and the Company shall execute a Memorandum of Ground Lease substantially similar to Exhibit D (attached hereto) to memorialize the Effective Date and the Termination Date.

2.3. **Ownership of Improvements.** As part of the Assignment and Assumption

Agreement dated on or about the date hereof, the Original Tenant assigns to the Company all of Original Tenant's right, title, interest in, and claim to all fixtures and improvements consisting of the Lease Area and all personal property of the Original Tenant located on the Lease Area. Throughout the Term of this Lease, the Company shall be the owner of all fixtures and improvements on the Lease Area, including the Senior Housing Project now existing or in the future erected on the Lease Area by or on behalf of the Original Tenant or the Company, and all personal property of the Original Tenant or the Company located on the Lease Area. The Company will have the burdens and benefits of ownership for federal and state income tax purposes and will be entitled to all tax benefits including receipt of any low-income housing tax credits, and depreciation attributable to the Lease Area, including the Senior Housing Project during the term of this Lease. At the expiration or termination of this Lease:

(a) the Company shall have the right to remove the improvements erected on the Senior Housing Project, including all fixtures, and any improvements not so removed by the Company shall become the property of the Landlord;

(b) the Company shall have the right to remove personal property placed on the Senior Housing Project by the Company, and any personal property not so removed by the Company, shall become the sole property of the Landlord;

(c) the Company shall leave the Lease Area in good and serviceable condition, normal wear and tear excepted; and

(d) all interests in the Land shall revert to the Landlord.

2.4. **Limitations on Leasehold Estate.** In addition to any other rights of the Landlord contained or reserved in this Lease, or other limitations on the Company's leasehold estate, the Landlord's lease of the Lease Area, including without limitation the Senior Housing Project to the Company, and the Company's acceptance of the leasehold estate, is subject to the following:

(a) the right of the general public to use the sidewalk running along the Premises along South Villa Avenue and Smithville Street;

(b) the right of the general public to use the Memorial Courtyard during reasonable hours and to obtain access to the Memorial Courtyard on sidewalks on the Senior Housing Project;

(c) the right of the general public to use the Exhibit Space in accordance with the terms of a sublease between the Company and the Exhibit Space Operator or a Replacement Exhibit Space Operator in a form substantially similar to Exhibit E (attached hereto) and in accordance with Section 4.9 of this Lease, and to use the parking facilities on the Premises adjacent to South Villa Avenue designated by the Company for use by visitors to the Exhibit Space;

(d) the right of the Landlord and utility companies to install, improve, alter, maintain, repair and replace water, telephone, electric, gas, cable television and other utility lines and utility appurtenances in, on, under and through that part of the Senior Housing Project extending

from South Villa Avenue and Smithville Street into the High School; provided such actions do not limit or impair the ability of the Company to rehabilitate and operate the Senior Housing Project as intended herein;

(e) the right of the Landlord and other tenants of the Remaining Premises to use the Senior Housing Project as reasonably necessary to obtain ingress to and egress from the Remaining Premises and surrounding grounds (i) in the event of an emergency, and (ii) in order to undertake construction, improvements, alterations, maintenance, repairs and replacements in or on the Remaining Premises, provided such actions do not limit or impair the ability of the Company to rehabilitate and operate the Senior Housing Project as intended herein;

(f) the right of the Landlord and any other tenant of the Remaining Premises and their respective employees and agents to walk over and through, and drive motor vehicles on, roads and lanes within the Senior Housing Project at all reasonable times, for the purpose of ingress to and egress from the Remaining Premises and surrounding grounds (i) in cases of emergency, and (ii) in order to undertake construction, improvements, alterations, maintenance, repairs and replacements in or on the Remaining Premises, provided such actions do not limit or impair the ability of the Company to rehabilitate and operate the Senior Housing Project as intended herein;

(g) the location, terms and conditions of a Hiker-Biker Easement across the Premises granted to the City of Annapolis and recorded among the Land Records of Anne Arundel County in Liber 8957, page 567;

(h) the Preservation Easement and all other matters of record;

(i) the right of the Landlord to grant an easement to the City over that portion of the Senior Housing Project adjacent to Smithville Street as may be required for the City to create or maintain a prefabricated bus stop shelter and advertisements thereon. The terms of any easement granted by the Landlord to the City shall be subject to the approval of the Company and, so long as the DHCD Mortgage remains outstanding, of DHCD, which approval shall not be unreasonably withheld;

(j) the right of the Landlord and utility companies to install, improve, alter, maintain, repair and replace utility lines and utility appurtenances within the area identified on the Lease Line Drawings, sheet 2; and

(k) any other reservation by Landlord depicted or described on the Lease Line Drawings.

ARTICLE III

Landlord Obligations

3.1. **Quiet Enjoyment.** As long as the Company keeps and performs all of its covenants and conditions under this Lease, it shall have during the Term quiet, undisturbed, and continued possession of the Senior Housing Project, free from all claims against the Landlord and all persons claiming under, by, or through the Landlord.

3.2. **Repair of Remaining Premises.** The Landlord shall repair and maintain, or shall cause other tenants of the Remaining Premises to repair and maintain, on a timely basis and in a good and workmanlike manner, the Remaining Premises if and when the failure to repair or maintain such areas would materially and adversely affect the use and enjoyment of the Senior Housing Project. The Landlord has no obligation to undertake any repair, maintenance or modification solely to allow the Company to obtain or maintain debt and equity financing for the Senior Housing Project improvements, including but not limited to, tax credits under LIHTC.

3.3. **Utility Construction.** The Landlord, at its own cost and expense, shall construct, or arrange for the construction, installation, or maintenance of utility structures and connections necessary to create and preserve all required new or increased public water and sewer capacity and service for the Premises.

3.4. **Utility Room.**

(a) The Landlord shall maintain the utility room, located on the Remaining Premises in approximately the location as shown on Exhibit B, wherein gas, electrical, water; telephone, cable television and other utility connections to serve all *uses* in the Premises will be housed (the "Utility Room"). In the Utility Room the Company shall be provided with space for the Company to install and maintain, at its sole cost and expense, a separate utility meter, a shut-off valve, and other connections required for maintenance of utilities servicing the Senior Housing Project, and the Company shall be granted access to the Utility Room for such purposes pursuant to an easement as set forth in Section 3.6 hereof.

(b) The Landlord covenants that it will maintain and repair, or cause the maintenance and repair of, in a proper and workmanlike manner, the utility connections in the Utility Room that are related to utilities servicing the Remaining Premises. If the Landlord's failure to maintain or repair, or cause the maintenance and repair of any such utility connections would materially and adversely interfere with the Company's utility connections, the Company shall have the right but not the obligation to perform, or cause to be performed, such maintenance and repair upon giving the Landlord ten (10) days' notice (except in case of emergency, as for which only attempted telephonic notice shall be required). The Landlord covenants that if it does not cure such failure before the expiration of the ten (10) day notice period (or immediately in case of emergency) and the Company subsequently performs such maintenance and repair, the Landlord shall reimburse the Company the reasonable cost and amount of such maintenance and repair, due thirty (30) days after presentation of an invoice from the Company.

3.5 **Improvements to the Premises and to Public Right of Way.** The Landlord shall be solely responsible for (i) resurfacing or maintaining the surface of Smithville Street and South Villa Avenue along the property lines of the High School adjoining the Senior Housing Project; (ii) providing a new or maintaining an existing 10-inch public water line from West Street to the High School property line, as required by the Landlord in its discretion; and (iii) providing a new or maintaining an existing 8-inch water line to the three water vaults to be set adjacent to the Utility Room, as required by the Landlord it its discretion. Such work shall be completed in accordance with the requirements of the City of Annapolis.

3.6. **Ingress and Egress; Easements.**

(a) The Landlord covenants that during the period of Company's renovation of the Senior Housing Project, the Landlord shall provide, and shall cause any other tenant of the Remaining Premises to provide, the Company, its employees and agents, the right, at all reasonable times, to walk over and through, and drive motor vehicles on, roads and lanes within, the Remaining Premises for the purpose of renovating the Senior Housing Project. Parking by the Company and its employees and agents shall be permitted on the Remaining Premises as necessary to accomplish the purpose of renovating the Senior Housing Project.

(b) Landlord hereby provides the Company, its employees, agents, tenants, and guests with easements and a right of access as depicted on the Lease Line Drawings for the purpose of ingress to and egress from the Senior Housing Project and other areas within the Premises and for the purpose of renovating, improving, altering, repairing, using, operating, and maintaining the Senior Housing Project.

3.7 **Storm Drain, Water and Sanitary Sewer Maintenance.** Any storm water drains or foundation drain lines constructed by the Company on the Remaining Premises shall be maintained, repaired, and replaced by the Landlord. Sanitary sewer and water lines connecting the building to the public lines on the Premises shall be maintained, repaired, and replaced by the Landlord.

3.8. **Notice of Repairs or Major Events.**

(a) The Landlord shall give fifteen (15) days prior written notice to the Company (i) when any work will be performed on or at the Remaining Premises that may interfere with the daily operations of the Senior Housing Project, or (ii) when any major event will be held at the Remaining Premises that may interfere with the daily operations of the Senior Housing Project. In the case of emergency work that may interfere with the daily operations of the Senior Housing Project, only attempted telephonic notice will be required.

(b) The Landlord shall cause any leases entered into by it and any tenant of the Remaining Premises to require such tenant to give the same notice to the Company as are herein required of the Landlord under Section 3.8(a).

3.9. **Interior Access Limitations.** The Company, its agents, tenants, guests and invitees shall have access to the Remaining Premises as follows: the Company, its agents, tenants, guests and invitees are hereby granted access, limited to specific times of entry, to the Senior Center through controlled entrances with cameras, electronic key card mechanisms, and photo identification systems. Senior Center personnel, guests, and invitees, may have limited access to the Senior Housing Project through a secure door based on an electronic key card mechanism, but members, guests, and personnel of the Boys & Girls Club or other community use may not enter the Senior Housing Project except through the public entrance thereto. All access described herein must be approved generically by the respective parties in advance. Any lease or operating agreement or management agreement entered into between the Landlord and any other party with respect to the Senior Center shall expressly permit the access described herein and shall be binding upon any successors and assigns of the Senior Center.

3.10 **Additional Obligations for Improvements, Alterations, Maintenance, Repair and Replacement.** In addition to all other obligations imposed upon or assumed by the Landlord under this Lease, Landlord shall be responsible for all improvements, alterations, maintenance, repair and replacement to and for those areas of the interior and exterior of the High School that the Lease Line Drawings depict and describe as the Landlord's responsibility to undertake.

3.11 **Indemnification.** To the extent permitted by law, the Landlord shall defend, indemnify and hold harmless the Company and its agents, servants, officials and employees from and against any and all loss, damage, cost, expense or liability, including court costs and reasonable attorney's fees and expenses, in any way arising out of any acts or omissions on the part of the Landlord, its agents, servants, officers, employees, invitees, tenants, guests and invitees in the development of any portion of the Remaining Premises that remains in the possession and control of the Landlord or that is not leased to another tenant ("Landlord Premises"). This obligation shall survive any termination of this Lease.

ARTICLE IV

Company Obligations

4.1. **Rent.** Rent during the Term shall be One Dollar ($1.00) per year (the ''Rent"). The rent for the entire Term shall be paid in advance on the Effective Date.

4.2. **Net Lease.** All Rent shall be absolutely net to the Landlord, so that this Lease shall yield net to the Landlord the Rent. Accordingly, the Company shall pay all costs, expenses, and obligations of every kind or nature relating to the Senior Housing Project which may arise or become due during the Term (including, without limitation, any taxes or assessments on the Senior Housing Project or any payment-in-lieu-of-taxes due on the Senior Housing Project). The Company shall indemnify and hold harmless the Landlord from and against the payment of any such costs or expenses.

4.3. **Use of Premises.** The Lease Area shall be used by the Company for the renovation and operation of the Senior Housing Project and such other ancillary facilities as it deems necessary for the operation of the Senior Housing Project. The Senior Housing Project improvements are presently and shall at all times during the Term be the property of the Company.

4.4. **Compliance With Laws and Preservation Easement.** In its design, renovation, use and maintenance of the Senior Housing Project and the improvements on the Senior Housing Project, the Company shall comply with all applicable federal, State, County, and City laws and regulations and with the terms and conditions of the Preservation Easement. In particular, and without limitation, the Company shall comply in all respects with the zoning special exception approval granted by the City for the development and use of the Premises as an "Institution for the Care of the Aged," the Federal Fair Housing Act, the Americans with Disabilities Act, Section 504 of the Rehabilitation Act, Title 20 of the State Government Article of the Maryland Annotated Code, and any other laws that prohibit discrimination on the grounds of race, religion, color, national origin, sex, age, physical or mental handicap or disability, or any other class or characteristics protected by applicable law. The Company shall not refuse the lease of a Senior Housing unit to a

person who holds a Section 8 voucher or comparable document evidencing participation in a tenant-based housing assistance program.

4.5. **Senior Housing Project Improvements.**

(a) The Company shall be responsible for the renovation of the Senior Housing Project improvements, in accordance with the preliminary plans and specifications as set forth in Exhibit F (attached hereto) as updated by the final plans and specifications approved by the Landlord or its designee before the Effective Date, and in accordance with all other provisions of this Lease that govern the renovation of the Senior Housing Project. The renovations shall include, but are not limited to, replacement of or substantial improvements to kitchens, bathrooms, HVAC systems, water heaters, and flooring in the units and common areas in the Senior Housing Project. Substantial renovation of the Senior Housing Project improvements shall commence by December 1, 2025, and such renovation shall be completed (meaning that the architect has certified that the renovations are 100% complete) by December 31, 2027. Any changes to the plans and specifications agreed to by the Company and the Landlord, and any other plans and specifications applicable to the renovation of the Senior Housing Project shall be submitted to and approved by Landlord or the Landlord's designee prior to becoming effective. Upon approval by Landlord or the Landlord's designee, the Company shall renovate the Senior Housing Project improvements, in accordance with the plans and specifications as so revised.

(b) In relocating existing tenants during the renovation, the Company shall comply with the Wiley Bates Relocation Plan, which shall be in a form substantially similar to Exhibit G (attached hereto) and which shall be approved by the Landlord or its designee prior to the Effective Date. The Company shall follow all applicable state and federal laws, including applicable Uniform Relocation Assistance and Real Property Acquisition Act guidelines related to relocation of residents during federally-funded renovations.

(c) The Company shall be responsible for initiating, maintaining and supervising all safety precautions and programs with respect to construction of the Senior Housing Project renovations and improvements, in accordance with all applicable federal, State, County and City laws and regulations. Such duties shall include but not be limited to the construction and maintenance of all necessary safeguards for safety and precaution. During renovation of the Senior Housing Project improvements, the Company shall keep the Premises free of excessive trash and debris, which shall be placed in suitable containers and removed from the Premises promptly when filled, and shall minimize noise and other interference with the tenancies of Units that remain occupied during the renovations.

(d) The Company, at its expense, shall hire a roofing consultant, approved by the Landlord, to inspect and ensure that any renovations to the Company's portion of the roof are constructed in accordance with the plans and specifications set forth in Exhibit F as approved by the Landlord or its designee. Failure of the Landlord to respond within 15 calendar days to a written request from the Company to approve the roofing consultant shall be deemed approval.

4.6. **Utility Construction, Maintenance and Fees.**

(a) Subject to Sections 3.3, 3.5 and 3.7, the Company shall, at its own cost and expense,

be solely responsible for the improvement, alteration, maintenance, repair, and replacement of all utility systems within the Senior Housing Project. All work performed in connection with the Company's foregoing responsibilities shall meet applicable City and County requirements. In addition, the Company shall be responsible at its own cost and expense for the improvement, alteration, maintenance, repair and replacement of all utility connections located in the Utility Room related to utilities servicing the Senior Housing Project and extending such utilities to the Senior Housing Project.

(b) The Company shall be responsible at its own cost and expense for extending electric service to the building as necessary, including installing all necessary conduits, transformer pads, duct banks and termination cabinets as shown on all plans and specifications. During the Term, the Company shall be responsible at its own cost and expense for all improvements, alterations, maintenance, repairs, and replacements of said electric service.

(c) The Company shall be responsible at its own cost and expense for extending and connecting gas, telephone, and cable television services to the building, as needed, as shown on all plans and specifications. During the Term, the Company shall be responsible at its own cost and expense for all improvements, alterations, maintenance, repairs, and replacement of said services.

(d) Utility connection fees shall be prorated between the Company and the Landlord as determined by the utility service providers.

4.7. **Notice of Repairs or Major Events.** The Company shall give fifteen (15) days prior written notice to the Landlord and any other tenants of the Remaining Premises (i) when any work will be performed on or about the Senior Housing Project that may interfere with the daily operations of the ongoing business of the Landlord or the other tenants of the Remaining Premises, or when any major event will be held on or about the Senior Housing Project that may interfere with the daily operations of the ongoing business of the Landlord or the other tenants of the Remaining Premises. In the event of emergency work that may interfere with the daily operations of the Landlord's or any other tenant's ongoing business, only attempted telephonic notice will be required.

4.8. **Memorial Courtyard.** The Company acknowledges that Landlord shall have no responsibility for the maintenance, repair or replacement of the Memorial Courtyard. Such maintenance, repair and replacement shall be the responsibility of the Company, which shall perform, or cause the performance of, such maintenance, repair, and replacement at its own cost and expense. The Company shall undertake all maintenance, repair, and replacement of the Memorial Courtyard in a clean and presentable manner consistent with generally accepted maintenance standards for public memorials composed of similar materials and landscaping, consistent with quality of maintenance standards generally prevalent for public facilities in the City of Annapolis' Historic District, and in a manner consistent with the requirements of the Preservation Easement and Section 5.2(e) of this Lease.

4.9. **Exhibit Space.**

(a) In the event that a sublease of the Exhibit Space expires or is terminated, the Company shall notify the Landlord within thirty (30) days of such termination or expiration.

Landlord shall then have the right to select a replacement tenant (the "Replacement Exhibit Space Operator"), subject to the consent of the Company, such consent not to be unreasonably withheld. If Landlord does not notify the Company of a Replacement Exhibit Space Operator within three hundred sixty (360) days of the date the Company gives notice of the termination of the lease, the Company shall have the right to select the subtenant for the Exhibit Space, subject to the prior written consent of the Landlord (such consent not to be unreasonably withheld), or to propose an alternative use for the Exhibit Space compatible with the Senior Housing Project and subject to the prior written consent of the Landlord, not to be unreasonably withheld.

(b) Any sublease for the Exhibit Space shall be on such reasonable terms and conditions as the Company may negotiate with the subtenant (subject to the approval of the Landlord and Investor, not to be unreasonably withheld), it being acknowledged by the parties that it is their goal for the Exhibit Space to be an official exhibit space honoring the history of the High School and Mr. Wiley H. Bates' contributions to the local community. Notwithstanding the foregoing, any sublease for the Exhibit Space (i) shall not require the subtenant to pay more than One Dollar ($1.00) per year rent except that it may require the subtenant to pay the actual direct costs and expenses of operating and maintaining the Exhibit Space, (ii) shall not unreasonably restrict the hours of operation of the Exhibit Space, and (iii) shall not unreasonably restrict the use, or require the subtenant to pay any rent, fee or charge for the use, of the Memorial Courtyard ancillary to the subtenant's use of the Exhibit Space. The sublease shall include provisions allowing the subtenant, without additional charge or consideration, to store memorabilia and artifacts in the space designated as "mezzanine" on Exhibit C to the Original Lease.

4.10. **Emergency Generator.** The Company covenants that it shall provide, or cause to be provided, and, thereafter during the Term maintain, repair and replace at its expense, an emergency generator for the Senior Housing Project, which generator shall be made available by the Company to provide emergency lighting (i.e., lighting in corridors and other common areas) for the Remaining Premises and to provide power to a fire pump for the Senior Housing Project and the Remaining Premises in the event of public utility outages that cause the Senior Housing Project and the Remaining Premises to be without access to electricity. The Company shall not be required hereunder to use the emergency generator to provide electricity for uses other than emergency lighting and fire pump in any areas within the Remaining Premises.

4.11. **Trash and Refuse Facility.** The Company, at its own cost and expense, concurrently with the renovation of the Senior Housing Project, may improve the existing dumpster enclosure on the Remaining Premises in accordance with all plans and specifications approved by Landlord pursuant to Section 4.5 of this Lease. During the Term, the Company shall be responsible at its own cost and expense for improvements, alteration, maintenance, repairs and replacement of the dumpster enclosure and shall have the right to maintain within such enclosure a dumpster or other container exclusively for disposal and removal of trash and refuse from the Senior Housing Project. During the Term, the Landlord shall be responsible at its own cost and expense for improvements, alterations, maintenance, repairs and replacement of the access pad to the dumpster enclosure on the Remaining Premises.

4.12. **Signage.**

(a) The Company shall be responsible for maintaining, repairing, and replacing the common site signage installed on the Senior Housing Project site at the corner of Smithville Street and South Villa Avenue. The Landlord and the Company shall mutually agree to any future common site signage modifications.

(b) The Company shall be responsible for maintaining, repairing, and replacing the two Exhibit Space identification signs, one located at the Smithville Street entrance to the Memorial Courtyard, and one located at the main entrance to the Exhibit Space. The Landlord and the Company shall mutually agree to any future Exhibit Space signage modification.

(c) The Company shall be responsible for maintaining, repairing, and replacing the Senior Housing identification sign at the main entrance to the Senior Housing. The Landlord and the Company shall mutually agree to any future Senior Housing identification signage modifications.

4.13. **Access Control System.** The Company covenants that, at its sole cost and expense, it will maintain, repair, and replace the electronic access control system for the Senior Center to enable the Senior Center staff to monitor, record, and control internal access to the Senior Center from the Senior Housing Project. At a minimum, this access control system shall continue to be integrated with the Senior Housing Project's access control system, shall be installed at locations to be determined by the Landlord, and shall include a door entry access pad, three (3) CACTI cameras, monitor and all associated cabling and connections, as required for complete installation and operation. Any modifications to the system shall be approved by the Landlord.

4.14. **Fire Alarm System Maintenance.** The Company and Landlord agree that the Senior Housing Project and the Remaining Premises shall be served by a common fire alarm system maintained by a single fire alarm monitoring, servicing, and testing firm chosen by Landlord; provided the Landlord chooses any new provider by a competitive process and requires any such provider to establish an inclusive price to cover services to the Senior Housing Project and the Remaining Premises and offer pro rata pricing to Landlord, the Company and other tenants for services in accordance with the inclusive price. The Company agrees to hire and employ during the Term the same fire alarm monitoring, servicing, and testing firm that the Landlord hires and employs to provide fire alarm monitoring, servicing, and testing services for the Remaining Premises. The Company and the Landlord agree to maintain the separate billing accounts for the payment of fire alarm monitoring, servicing, testing, and replacement costs associated with the Senior Housing Project and Remaining Premises, respectively, on a pro rata basis applied to the inclusive price.

4.15. **Emergency Notification Systems.** In order to ensure that, in the event of emergency, residents of the Senior Housing Project have the ability to alert the Senior Housing Project management office or an outside monitoring facility, the Company, at its sole cost and expense, agrees to maintain, repair, and replace (i) an emergency call system that covers the entire Senior Housing Project and (ii) emergency pull cords or similar means of emergency notification in all bathrooms in all common areas and housing units in the Senior Housing Project.

4.16. **Payment of Taxes, Insurance Premiums and Utilities.** The Company covenants

duly and punctually to pay and discharge all taxes, payments-in-lieu-of-taxes, assessments, utility bills whether public or private, and other governmental or municipal dues, charges, levies and impositions, which are or may be imposed upon the Senior Housing Project together with all insurance premiums as provided in Sections 7.1 and 7.2 of this Lease. The Company shall pay all such taxes, payments-in-lieu-of-taxes, utility bills and insurance premiums of the Senior Housing Project before the same become delinquent or subject to interest or penalties, unless the same are being contested in good faith.

4.17. **Reserve Funds for Replacements.**

(a) The Company shall create and fund a Reserve Fund for replacements to provide funds for the replacement of all or portions of the Senior Housing Project required as a result of damage, destruction, deterioration or physical or functional obsolescence. The Reserve Fund shall be deposited with and maintained by the 221(d)(4) Lender or other Leasehold Mortgagee (as defined in Section 9.l(a) hereof), if the 221(d)(4) Loan documents or such other Leasehold Mortgagee's loan documents or the Investor require the establishment of such a Reserve Fund. If the 221(d)(4) Loan documents or such other Leasehold Mortgagee's loan documents or the Investor do not require the establishment of a Reserve Fund, the Reserve Fund shall be deposited with and maintained by the Landlord or its designee. If the Reserve Fund is deposited with and maintained with 221(d)(4) Lender or other Leasehold Mortgagee or a bank approved by the Investor, within six (6) months after the payment in full of all mortgage loans, any monies remaining in the Reserve Fund, including any investment income or gain, shall be deposited with the Landlord or its designee who in turn shall establish a Reserve Fund for the remainder of the Term. The Company then shall deposit monies to the Reserve Fund at such time or times and in such amounts as required by the Landlord or its designee. Within thirty (30) days after the termination of the Lease; any monies remaining in the Reserve Fund, including any investment income or gain, shall be paid to the Company. The Reserve Fund deposits shall be in the amounts and at the times required by 221(d)(4) Lender or any other Leasehold Mortgagee. If there is no 221(d)(4) Lender Loan or loan of another Leasehold Mortgagee, the deposits shall be in such amounts and at such times as DHCD requires for projects similar to the Senior Housing Project.

(b) Disbursements from the Reserve Fund for the purpose of replacing structural elements within the Senior Housing Project on the Lease Area may be made only after receiving the written direction or consent of the Landlord (such direction or consent not to be unreasonably withheld), unless such disbursements are approved by the Company's Leasehold Mortgagees or Investors and would not affect the Remaining Premises.

(c) If the Reserve Fund is deposited with and maintained by the Landlord or Landlord's designee pursuant to subsection (a) of this Section 4.17, in the event of an uncured default of the Company's performance of its obligations under this Lease the Landlord may apply or authorize the application of all or any portion of the balance of the Reserve Fund for payment of such amounts as may be necessary to cure the default. If any sums are paid out of or applied from the Reserve Fund for payments to cure any default in the Company's performance under this Lease, the Company promptly, but in no event later than thirty (30) days from the date of receipt of written notice from the Landlord stating the amount and purpose of such expenditures, shall pay into the Reserve Fund

an amount equal to the amount so paid or applied.

4.18. **Historic Artifact Displays and Other Historical Features.**

The Company agrees during the Term, at its sole cost and expense, to improve, maintain, further repair, and if needed replace the display case located in the main entrance to the Senior Housing Project improvements. The Company also agrees during the Term, at its sole cost and expense, to maintain, further repair, and if needed replace, the display case in the first floor east wing corridor of the Senior Housing Project improvements. The Company shall allow the Exhibit Space Operator to maintain in the display cases provided for in this Section 4.18, from time to time, displays relating to the historical and cultural heritage and context of the High School and the contributions of Mr. Wiley H. Bates to the community.

The Company agrees during the Term, at its sole cost and expense, to improve, maintain, further repair and replace, the components of the memorial plan as depicted on the plans and specifications, set forth in Exhibit C to the Original Lease.

4.19. **Additional Obligations for Improvements, Alterations, Maintenance, Repair and Replacement.** In addition to all other obligations imposed upon or assumed by the Company under this Lease, Company shall be responsible for all improvements, alterations, maintenance, repair and replacement to and for those areas of the Senior Housing Project.

4.20. **Indemnification.** Notwithstanding anything contained in this Lease to the contrary, so long as HUD, or HUD's successors or assigns, is the insurer or holder of a Construction or Permanent Loan to the Company, the Landlord agrees that the indemnification provided for in this Section 4.20 shall be limited to insurance proceeds and Surplus Cash as defined in the Regulatory Agreement that will be entered into between the Company and HUD, which shall be in a form substantially similar to Exhibit H hereto. The Company shall defend, indemnify and hold harmless the Landlord and any other tenant of the Remaining Premises and their respective agents, servants, officials and employees from and against any and all loss, damage, cost, expense or liability, including court costs and reasonable attorney's fees and expenses, in any way arising out of any acts or omissions on the part of the Company, its agents, servants, officers, employees, tenants, guests and invitees in the development, operation, maintenance, repair and replacement of the Senior Housing Project, except to the extent caused by the acts or omissions of Landlord or any other tenant of the Remaining Premises, their agents, servants, officers, or employees. This obligation of the Company shall survive any termination of this Lease. In the event DHCD succeeds to the interest of the Company under this Lease (whether as an assignee of the Lease, or as a result of foreclosure or deed in lieu of foreclosure of the DHCD Mortgage, or after exercising its rights to assume the Company's interest in this Lease, or in any other manner) or executes a new lease directly with Landlord, the indemnification provisions of this Section 4.20 shall not apply to DHCD and in no event shall DHCD have any obligation to provide indemnification to Landlord hereunder.

ARTICLE V

Covenants, Representations and Warranties

5.1. **Covenants, Representations and Warranties of Landlord.**

(a) The Landlord covenants that any work undertaken with respect to the Remaining Premises will be accomplished so as not to violate the terms and conditions of the Preservation Easement and so as to at least meet the minimum requirements of The Secretary of the Interior's Standards for Rehabilitation and the Maryland Historical Trust. Landlord in no way guarantees and has no obligation to make any repair or modifications to the Senior Housing Project solely to allow the Company to obtain or maintain debt and equity financing for the Senior Housing Project improvements, including but not limited to, tax credits under LIHTC, or to maintain any applicable tax credit. However, this does not eliminate any other obligation that the Landlord has assumed under this Lease.

(b) The Landlord represents and warrants that it has been duly authorized to execute and deliver this Lease, that all necessary approvals have been obtained, that its signature page has been validly executed and delivered, and that its obligations set forth herein constitute valid and binding obligations of the Landlord enforceable against it in accordance with their terms.

(c) The Landlord represents that it owns the Premises in fee simple.

(d) The Landlord covenants that during the design and construction of any improvements on the Remaining Premises, the Landlord shall maintain, or cause to be maintained, the work sites under its responsibility in a clean and safe manner, free of debris, and shall be solely responsible for trash removal and the implementation of safety precautions and programs within such work sites. All construction, repair or maintenance work to be done by the Landlord or its agents, employees, and independent contractors shall be performed in compliance with all safety, occupational, and other laws and regulations, and so as to minimize disruption to the Company's operations. The Landlord further covenants and agrees to require any tenant of the Remaining Premises to make the same covenants to the Landlord in any lease to be entered into between the Landlord and such tenant.

(e) The Landlord shall not (either with or without negligence) (i) cause or permit the storage, escape, disposal or release on or about the Premises of any "hazardous substance" or pollutant as defined by the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. 9601, et seq., in a manner that violates any federal, State, County, or City laws or regulations, or (ii) permit any tenant or occupant of the Remaining Premises to store, handle, or use such substances or materials, in either case in any manner that violates any federal, State, County, or City laws or regulations.

(f) The Landlord covenants and agrees that the Landlord will (i) keep the Remaining Premises and improvements thereon in a good state of condition and repair at its sole cost and expense, (ii) not suffer or permit any waste or neglect of the Remaining Premises, (iii) repair, replace, and renovate the Remaining Premises, when necessary, (iv) fulfill its responsibilities under this subsection (f) of this Section 5.1 in a manner that will attempt to preserve the historic, aesthetic and cultural character of the Remaining Premises, (v) will not substantially alter the appearance of the Remaining Premises or improvements thereon, and (vi) require any tenant of the Remaining Premises to make the same covenants to the Landlord in any lease to be entered into between the Landlord and such tenant.

(g) The Landlord covenants and agrees that the Landlord will obey and comply with all statutes, laws, ordinances, regulations, orders or other requirements of any governmental body exercising jurisdiction over the Remaining Premises or the use, condition, or occupancy of the

Remaining Premises, and will require any tenant of the Remaining Premises to make the same covenants to the Landlord in any lease to be entered into between the Landlord and such tenant.

(h) The Landlord covenants and agrees that the Landlord will obey and comply with all conditions and requirements necessary to preserve and extend any and all rights, licenses, and permits applicable to the Remaining Premises, and will require any tenant of the Remaining Premises to make the same covenants to the Landlord in any lease to be entered into between the Landlord and such tenant.

5.2. **Covenants, Representations and Warranties of Company.**

(a) The Company covenants that any work undertaken with respect to the Senior Housing Project will be accomplished so as not to violate the terms and conditions of the Preservation Easement.

(b) The Company represents and warrants that it has been duly authorized to execute and deliver this Lease, that its signature page has been validly executed and delivered, and that its obligations set forth herein constitute valid and binding obligations of the Company enforceable against it in accordance with their terms.

(c) The Company covenants that during the design and renovation of any area on the Premises for which this Lease makes the Company responsible, the Company shall maintain, or cause to be maintained, the work sites under its responsibility in a clean and safe manner, free of debris, and shall be solely responsible for trash removal and the implementation of safety precautions and programs within such work sites. All construction, repair or maintenance work to be done by the Company or its agents, employees, and independent contractors shall be performed in compliance with all safety, occupational, and other laws and regulations, and so as to minimize disruption to the Landlord's operations.

(d) The Company shall not (either with or without negligence) (i) cause or permit the storage, escape, disposal or release of any "hazardous substance" or pollutant as defined by the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. 9601, et seq., in a manner that violates any federal, State, County or City laws or regulations, or (ii) permit any tenant or occupant of the Senior Housing Project to store, handle or use such substances or materials, in either case in any manner that violates any federal, State, County or City laws or regulations.

(e) The Company covenants and agrees that the Company will: keep the Senior Housing Project and related dumpster enclosure in a good state of condition and repair at its sole cost and expense; not suffer or permit any waste or neglect of the Senior Housing Project and related dumpster enclosure; repair, replace and renovate the Senior Housing Project and related dumpster enclosure when necessary; and, fulfill its responsibilities under this subsection (e) of this Section 5.2 in a manner that will preserve the historic, aesthetic, and cultural character of the Premises and will not substantially alter the appearance of the Senior Housing Project or improvements on the Premises; permit the Landlord or its designee to enter upon and inspect the Senior Housing Project and the improvements thereon at any reasonable time or times with reasonable verbal notice; not undertake any structural alteration to, or tear down, the improvements on the Senior Housing Project, nor permit them to be structurally altered or torn down, without the written consent of the

Landlord (which Landlord may withhold in its sole and unfettered discretion); not abandon the Senior Housing Project without the written consent of the Landlord (which Landlord may withhold in its sole and unfettered discretion); obey and comply with all applicable statutes, laws, ordinances, regulations, orders or other requirements of any governmental body exercising jurisdiction over the Senior Housing Project, or the use, condition or occupancy of the Senior Housing Project; and obey and comply with all conditions and requirements necessary to preserve and extend any and all rights, licenses, and permits applicable to the Senior Housing Project.

(f) The Company covenants and agrees that it will not, without the prior written approval of the Landlord, which shall not be unreasonably delayed or withheld: with the exception of sales, assignments, encumbrances, transfers and liens pursuant to the exercise of rights and remedies by a Leasehold Mortgagee (as defined in Section 9.1(b) hereof) under its Leasehold Mortgage, sell, assign, encumber or otherwise transfer the Senior Housing Project or any part thereof, or permit the sale, assignment, transfer or encumbrance of the Senior Housing Project or any part thereof, to any person or entity during the Term, or permit any lien against the Senior Housing Project during the Term provided however, that notwithstanding the foregoing or anything to the contrary in this Lease, the Company may take the following actions without the Consent of Landlord and such actions shall not constitute an Event of Default hereunder: (i) sublease individual residential rental units in the Senior Housing Project to occupants thereof, (ii) transfer membership interests in the Company as permitted pursuant to Company's organizational documents and (iii) refinance any permitted mortgage at its maturity; sell, assign, encumber or otherwise transfer any managing member interest in the Company to any person or entity except as otherwise permitted herein; except as permitted or required by this Lease, or except as required in the ordinary course of maintaining and operating the Senior Housing Project, remodel, add to, reconstruct or demolish any part of the Senior Housing Project and improvements located on the Premises; and permit the use of the Senior Housing Project for any purpose except the uses which were originally intended as set forth in this Lease, or permit any non-residential use of the Senior Housing Project in a manner different from that approved by the Landlord.

(g) The Company shall keep the Senior Housing Project free from all liens and claims of every kind except for any Leasehold Mortgagee which holds a Mortgage in connection with financing reasonably necessary to develop the Senior Housing Project for affordable senior housing (including but not limited to the use of tax credits under the LIHTC, and those which have been consented to by the Landlord or otherwise approved by the Landlord in writing (such consent or approval not to be unreasonably withheld).

(h) The Company shall not use or occupy the Senior Housing Project in violation of any certificate of occupancy, permit or other governmental consent issued for the Senior Housing Project. If any governmental authority, after the commencement of the Term, shall contend or declare that the Senior Housing Project is being used for a purpose which is in violation of such certificate of occupancy, permit or consent, then the Company shall, upon thirty (30) days' notice from the Landlord, immediately discontinue such use of the Senior Housing Project for such purpose or shall take all appropriate steps to contest such violation. If thereafter the governmental authority asserting such violation threatens, commences, or continues criminal or civil proceedings against the Landlord for the Company's failure to discontinue such use that Company is not contesting in good faith, in addition to any and all rights, privileges and remedies given to Landlord under this Lease for default therein, Landlord shall have the right to terminate this Lease. The Company shall indemnify Landlord for and hold

Landlord harmless from any and all liability for any such violation or violations.

ARTICLE VI

Occupancy, Marketing, Tenant Services and Property Management Requirements

6.1. **Project Occupancy Requirements.** Until the end of the Term, the Senior Housing Project shall be subject to the occupancy requirements of this Article VI and to any regulations applicable to the Company's financing of the Senior Housing Project or the syndication and claiming of LIHTC tax credits. Without limiting the generality of the foregoing, the Landlord and the Company acknowledge and agree that the use, occupancy, and possession of the Senior Housing Project by the Company shall also be subject to the terms, conditions and restrictions of the Loan Documents, and the loan documents of any other Leasehold Mortgagees.

6.2. **Specific Occupancy Requirements.** The Company shall rent thirty-six (36) units to households whose incomes do not exceed fifty percent (50%) of the area median income as adjusted for household size, and defined and published annually by the U.S. Department of Housing and Urban Development, and shall rent the remaining thirty-five (35) units to households whose incomes do not exceed sixty percent (60%) of the area median income as adjusted for household size, and defined and published annually by the U.S. Department of Housing and Urban Development. The Company shall ensure that at least one person in each household is an elderly person. For purposes of this Lease, an "elderly person" is a person who is at least 62 years of age, or older if required by applicable law. Upon taking an application from a prospective tenant, the Company shall determine and document the annual income of the applicant household. The income of households renting units shall be reexamined and recertified by the Company upon each lease renewal.

6.3. **Management of the Property.** The Company shall provide for the management of the Senior Housing Project, in a manner reasonably satisfactory to the Landlord. Any contract entered into by the Company for the management of the Senior Housing Project must be approved by the Landlord, which approval shall not be unreasonably withheld. The Landlord's approval shall be based on the financial stability and capability of the management company to fulfill the management responsibilities under the contract, the experience of the management company with similar senior housing projects and similar properties, and other factors that are relevant to the management company's ability to manage the Senior Housing Project successfully. Any management contract entered into by the Company for the management of the Senior Housing Project shall provide that, upon written request by the Landlord addressed to the Company, the contract shall be subject to termination, without penalty and with cause, in the event that the management agent has materially defaulted under the terms of the management contract after applicable cure periods, or the management agent has acted negligently, committed willful misconduct or violated any provisions of applicable laws. Concurrently with a written request by the Landlord to terminate a management contract, the Landlord shall provide a copy of such notice to all Leasehold Mortgagees then having a lien on the Senior Housing Project and to the Investor. Upon receipt of such request, the Company shall terminate the contract within a period of not more than thirty (30) days and shall make arrangements for continuing property management of the Senior Housing Project. Landlord must approve, which approval shall not be unreasonably withheld, any subsequent management company and any subsequent contract entered into by the Company for the management of the Senior Housing Project.

6.4. **Project Management and Marketing Requirements.** Throughout the Term, the

Company shall maintain and comply with a plan for the marketing, rental, and management of the Senior Housing Project, hereinafter referred to as the "Management Plan," which has been filed with the Landlord. The Management Plan and all revisions to the Management Plan shall be submitted to and approved by the Landlord or the Landlord's designee, which approval shall not be unreasonably withheld. The Management Plan shall include, but not be limited to, the affirmative marketing procedures and the fair housing and equal opportunity procedures required by federal and State laws. The Company shall annually provide satisfactory evidence to the Landlord or its designee, at such time and in such manner as Landlord reasonably shall require, documenting compliance with all aspects and provisions of the approved Management Plan.

6.5. **Tenant Services Plan Requirements.** During the Term of the Lease and so long as the Project receives project-based rental assistance, or alternative funding for such purposes, the Company shall provide to all Senior Housing Project residents the services more fully described in a "Tenant Services Plan", which shall be presented to the Landlord prior to the Effective Date and shall be approved by the Landlord or its designee. These services shall include, but not be limited to:

(a) the creation of a centrally administered residential computer network that will provide residents with high-speed internet and intranet access and will connect computer and medical technology devices in all public spaces and individual housing units;

(b) the facilitation of the development of an integrative program of healthcare, telecommunications and computing technologies to assist residents with monitoring their health and providing access to both health and social service delivery systems;

(c) the development and promotion of an active Residents Association that will help to create a resident-driven vision for the housing community and engage the residents in developing programs to meet resident needs; and

(d) the provision of on-site education and life-long learning programs, including a computer training center.

The Company may change the Tenant Services Plan from time to time, provided that any changes are approved in advance and in writing by Landlord or its designee, such approval not to be unreasonably withheld. The Company annually shall provide satisfactory evidence to the Landlord, at such time and in such manner as Landlord reasonably shall require, to document compliance with all aspects and provisions of the approved Tenant Services Plan. To the extent that the level of services must be reduced because of a reduction or elimination of project-based rental assistance, the Company shall not be in Default of this Agreement, so long as the Company makes reasonable efforts to secure alternative funding for such services and provides documentation to Landlord of such efforts.

6.6. **Partnership's Administrative and Record Keeping Requirements.**

(a) For a period of ten (10) years from creation of such documentation, the Company shall execute, compile and retain documentation reasonably satisfactory to the Landlord, or its designee, to be available at such time and such place as reasonably determined by the Landlord or

its designee for the periodic monitoring of the Company's compliance with the requirements of this Lease. In conducting its compliance review, the Landlord or its designee will rely primarily on information obtained from the Company's records and reports and findings from on-site monitoring and audit reports, but may also rely on other relevant sources. The Company shall pay a fee in an amount of Two Thousand Five Hundred Dollars ($2,500) per year to the Landlord or the Landlord's designee for services rendered in connection with such annual compliance review. This fee may be adjusted periodically by the Landlord to account for inflation.

(b) For a period of ten (10) years from creation of such documentation, the Company shall (i) retain written documentation evidencing the extent to which the Management Plan has been followed, and (ii) maintain a written rent roll of occupied and vacant units showing the rent charged for each unit and the utility allowance (if any).

(c) All tenant lists, applications, waiting lists, income examinations and reexaminations, notices to tenants, correspondences from tenants relating to the Senior Housing Project and any other written documentation required to show compliance with the terms and conditions of this Lease shall at all times be kept by the Company separate and identifiable from any other business of the Company which is unrelated to the Senior Housing Project, and shall be maintained for a period of ten (10) years from creation of such documentation, in a reasonable order and condition and upon reasonable notice made available for audit, examination and photocopying during business hours by the Landlord or its designee.

ARTICLE VII

Insurance

7.1. **Insurance to be Maintained by the Company during Renovations.** The Company shall purchase and maintain at its cost and expense (or cause to be purchased and maintained) insurance at the following levels of coverage during the renovation period with respect to the Senior Housing Project improvements:

(a) commercial general liability insurance with at least $1,000,000 combined single-limit coverage on an occurrence basis covering all premises and operations and including personal injury, independent contractor contractual liability and products and completed operations;

(b) automobile liability insurance with at least $1,000,000 combined single limit

coverage to include owned, non-owned and hired automobiles;

(c) worker's compensation statutory benefits as required by the laws of the State of Maryland and employee's liability coverage with limits of at least $100,000 each accident, $100,000 each employee disease, and $500,000 disease policy limits;

(d) builder's risk insurance and multi-peril insurance on an all-risk basis with an agreed-amount endorsement providing completed value coverage such that for the full construction period the Senior Housing Project is insured in an amount not less than 100 percent of the value of the Senior Housing Project improvements. This insurance shall be written on a form acceptable to the Landlord; and

(e) excess liability coverage in the form of an umbrella endorsement over the coverages set forth in subsections (a)-(d) above in an amount of at least $5,000,000.

7.2. **Insurance to be Maintained by the Company and Management Company After Construction.** After the renovation period and for the remainder of the Term, the Company shall maintain in full force and effect at its cost and expense the same insurance as required under Section 7.1 hereof. The Company shall maintain commercial property insurance protecting against all loss and damages, at full replacement cost, sustained or suffered due to the loss of or damage to the improvements, betterments, fixtures, equipment and personal property as a result of fire, theft, lightning, windstorm, explosion, vandalism, malicious mischief or any other casualty (Causes of Loss - Special Form - ISO Form No. CP1030 or equivalent). The Company also shall require each management company that provides management services for the Senior Housing Project to maintain insurance in full force and effect during the term of its management contract, in not less than the minimum limits of coverage required by the Company, and in accordance with such terms, required by this Section and Section 7.3.

7.3. **Certificates of Insurance.** The Company and management company shall furnish the Anne Arundel County Office of Risk Management or its successor with certificates evidencing the type, amount, class of operations, and effective dates of expiration of the insurance policies required herein. To the extent that the insurance companies providing policies required by this Lease shall agree, the certificates shall include substantially the following statement: "The insurance covered by this certification shall not be canceled or materially altered, except after thirty (30) consecutive calendar days from when a written notice has been delivered to Anne Arundel County Office of Risk Management." Anne Arundel County, Maryland, and its agents, employees and officers, shall be named as an additional insured in all insurance policies required by this Lease except for workers compensation and automobile liability policies. The Landlord shall have the right to approve all insurance companies providing policies required by this Lease, and such approval shall not be unreasonably withheld.

7.4. **Insurance to be Maintained by the Landlord and Other Tenants.**

(a) With respect to the Remaining Premises, the Landlord shall cause any tenant of the Remaining Premises to purchase and maintain insurance at the same levels and in the same categories as are herein required of the Company.

(b) The Landlord shall maintain real property and boiler and machinery coverage on the Premises, exclusive of the Company's improvements, betterments, fixtures, and personal property. The Company shall reimburse the Landlord for sixty-four percent (64%) of a percentage of the premiums and costs for this real property coverage based on the five-year average for claims as a percentage of the property insured by the County under these coverages. For calendar year 2024, the percentage was determined to be 1.03% of total premiums, for a total cost invoiced of $8,622.52. If the amount of the annual premiums and costs invoiced to the Company increases by more than 20% from the prior year, the Landlord shall give notice to the Company within a reasonable time after the calculation of the premiums and costs. If the basis for calculating the percentage of premiums and costs changes due to any changes in the Landlord's real property and boiler and machinery coverage, the Landlord shall give reasonable notice to the Company. Every three (3) years during the term of this Lease, the Landlord and the Company shall review the provisions and costs of this coverage and make good faith attempts to agree on any changes requested by either party.

7.5. **Periodic Review of Insurance Coverage.** The Landlord shall have the right to periodically review all documentation relating to the Company's insurance coverage to ascertain that the Company is in compliance with this Article VII of this Lease, and the Company shall make such available within a reasonable time at the request of the Landlord. Moreover, every three (3) years during the term of this Lease, the Landlord shall review the amounts of insurance coverage required under this Lease. If the Landlord determines that the amounts should be increased or decreased based on sound business and liability grounds, the Landlord shall inform the Company, and the Company shall comply with the change in the amount of insurance within ninety (90) days. Any changes in insurance coverage amounts requested by the Landlord shall be consistent with insurance coverage amounts generally required by commercial landlords in the Baltimore-Washington area for similar situations.

7.6. **Casualty.** In the event of a casualty involving any improvements on the Lease Area or the Remaining Premises, unless otherwise agreed to in writing by the Landlord, the Company and the Leasehold Mortgagees, Landlord and the Company, to the extent permitted under the Leasehold Mortgages, agree that each shall apply, and the Landlord shall cause any tenant in the Remaining Premises to apply, the proceeds of any hazard insurance to the restoration of the Lease Area or the Remaining Premises, as applicable, to the extent necessary to enable the Senior Housing Project and improvements on the Remaining Premises to be restored to their prior condition and to comply with all other obligations of the parties set forth in this Lease.

ARTICLE VIII

Condemnation

8.1. **Proceeds of Condemnation.** Subject to the rights of any Leasehold Mortgagee under its loan documents:

(a) If at any time during the Term any or all of the Premises or Senior Housing Project improvements is taken by the exercise of any power of eminent domain or is conveyed to or at the

direction of any governmental entity under a threat of any such taking (a "Condemnation"), the Landlord and the Company shall divide the proceeds and make other adjustments in a just and equitable manner under the circumstances. If the parties cannot agree on a just and equitable division within thirty (30) days after the award has been made, the disputed matters shall be submitted to arbitration by an arbiter mutually selected by the parties and qualified by the American Arbitration Association, or such other organization as is mutually agreeable to the parties, for decision and determination.

(b) It is the general intent of this Section that, upon Condemnation, and subject to the rights of any Leasehold Mortgagees under their Loan Documents, the parties shall share in their awards to the extent that their respective interests are depreciated, damaged, or destroyed by the exercise of the right of eminent domain. If the Condemnation is total, the Condemnation award shall be allocated so that:

(1) the then value of the Company's leasehold interest in the Senior Housing Project is allocated to the Company; and

(2) the remainder is allocated to the Landlord.

8.2. **Effect on Lease.** If (i) all of the Premises and Senior Housing Project improvements thereon are covered by a Condemnation, or (ii) any part of the Premises or Senior Housing Project improvements thereon is covered by a Condemnation and the remainder thereof is insufficient in the reasonable judgment of the Company for the reasonable operation of a multi-family rental housing project, then the Company may terminate this Lease on the date on which possession of so much of the Premises or Senior Housing Project improvements as is covered by the Condemnation is taken by the condemning authority, and all rent, taxes and other charges payable hereunder shall be apportioned and paid to that date, and all improvements on the Premises and the Senior Housing Project improvements that are not covered by the Condemnation and taken by the condemning authority, if any, shall become the property of the Landlord.

ARTICLE IX

Mortgage Financing

9.1. **Leasehold Financing.**

(a) Subject to the Landlord's prior written consent (which shall not be unreasonably withheld or delayed) and as long as the Company is not in default under the terms of this Lease, the Company may mortgage or otherwise encumber the Company's leasehold interest in the Project, in whole or in part, during the Term or any part thereof, by executing a Leasehold Mortgage as security for the performance of the Company's obligations under such Leasehold Mortgage; it being understood at all times that the Landlord's fee ownership of the premises may not be encumbered or affected in any way by the Company through any mechanism or instrument. As used herein, the term "Leasehold Mortgage" shall include but not be limited to the First Mortgage and the DHCD Mortgage. Landlord hereby consents, without the necessity of any further action, to the First Mortgage and the DHCD Mortgage.

(b) Any Leasehold Mortgagee may become the legal owner and holder of the Company's interest in this Lease by foreclosure of its Leasehold Mortgage, or as a result of the assignment of this Lease in lieu of foreclosure, whereupon such Leasehold Mortgagee shall immediately become and remain liable as tenant under this Lease (subject to the provisions of Sections 9.3 and 9.4), so long as, but no longer than, such Leasehold Mortgagee is in possession or is entitled to possession of the Senior Housing Project.

9.2. **Mortgages.** The Landlord acknowledges that the Company has applied to the Construction Lender, the Permanent Lender, DHCD (or an affiliated agency), and to one or more Mortgagee(s) for financing of the renovation costs of the Senior Housing Project improvements. The Landlord further acknowledges that the Company intends to encumber its leasehold interest under this Lease by granting to the Construction Lender, Permanent Lender, DHCD (or an affiliated agency) and to one or more mortgages or security agreements to secure such financing. Except as otherwise agreed to in writing by the Landlord, the First Mortgage Loan Documents and the DHCD Mortgage Loan Documents shall not constitute liens or encumbrances superior to the fee simple interest of the Landlord in the Premises and shall not otherwise affect in any manner the right, title, or interest of the Landlord in the Premises.

9.3. **Foreclosure of Leasehold Mortgages.**

(a) In the event of a foreclosure or assumption-in-lieu of foreclosure under any Leasehold Mortgage, the Leasehold Mortgagee may, in its sole discretion, upon written notification to the Landlord, assume or sell the Company's leasehold estate (by foreclosure or deed in lieu of foreclosure) subject to all of the terms and conditions of the Lease, including the occupancy requirements of Article VI. The purchaser at foreclosure or recipient of a deed in lieu of foreclosure (or the recipient of a deed from the purchaser at a foreclosure or by deed in lieu of foreclosure) shall be deemed to have assumed this Lease and shall be recognized by the Landlord for all purposes as the tenant hereunder.

(b) If more than one Leasehold Mortgagee elects to exercise the foregoing rights described in Section 9.3(a), the Landlord shall accept the exercise of such rights from the Leasehold Mortgagee with the highest priority lien.

9.4. **Opportunity to Cure Partnership Default; Assumption of Lease.**

(a) If an Event of Default by Company occurs under Article X of this Lease, before taking action to terminate the Lease, the Landlord shall offer simultaneously in writing to each Leasehold Mortgagee and the Investor (i) an opportunity to cure the Event of Default and (ii) the option to either assume or sell the rights, obligations, and interests of the Company hereunder pursuant to Section 9.3 hereof or, upon termination of the Lease, to enter into a new Lease on substantially the same terms as herein described. The Investor or any Leasehold Mortgagee receiving such an offer from the Landlord may either:

(i) cure the Event of Default within one hundred eighty (180) days of the date of the offer, or

(ii) exercise the option to assume orsell the Lease or enter into a new Lease by delivering written notice to the Landlord within one hundred eighty (180) days of the date of the offer or such longer period of time as may be reasonably needed to effect the termination of this Lease by the Landlord or, in the event of foreclosure under the applicable Leasehold Mortgage, to complete the foreclosure in accordance with Rules 14-101 et seq. of the Maryland Rules. Whenever Landlord serves upon the Company a written notice of an Event of Default pursuant to Section 10.2 hereof, Landlord shall also serve such a written notice of an Event of Default upon any applicable Leasehold Mortgagee and the Investor.

(b) If one or more than one Leasehold Mortgagee or the Investor elects to cure the Event of Default, the Landlord shall accept the cure from the Leasehold Mortgagee or the Investor that cures the Event of Default first. If no Leasehold Mortgagee elects to cure the Event of Default, but more than one Leasehold Mortgagee elects to assume the Lease or enter into a new Lease, the Landlord will permit the Leasehold Mortgagee having the highest priority lien to assume the Lease or enter into a new Lease.

(c) If a Leasehold Mortgagee or the Investor cures the Event of Default, cure by the Leasehold Mortgagee or the Investor shall constitute cure by the Company.

(d) If a Leasehold Mortgagee exercises the option to assume or sell the Lease, it or its purchaser, as applicable, shall assume all of the rights, obligations, and interests of the Company under this Lease without modification, except as agreed to in writing by the Landlord, and all of the terms and conditions of this Lease shall remain in full force and effect. If a Leasehold Mortgagee exercises the option to enter into a new Lease, the new Lease shall contain substantially the same terms as herein described, except as otherwise agreed to in writing by the Landlord.

9.5. **Landlord's Mortgage.** The Landlord represents that there is no mortgage on its fee simple interest in the Premises and agrees that, except as otherwise agreed by the Company and Leasehold Mortgagees, any fee simple mortgage on the Premises shall be subordinate to this Lease.

ARTICLE X

Default

10.1. **Events of Default.** The occurrence of any one or more of the following events shall be deemed an "Event of Default" for the purposes of this Lease:

(a) if the Company fails to pay any Rent or either party to this Lease fails to pay any other sum that it is obligated to pay by any provision of this Lease, when and as due and payable and without demand therefore;

(b) if either party to this Lease fails to observe or perform any one or more of its non-monetary covenants or obligations contained in this Lease;

(c) if any representation or warranty of either party contained in this Lease or any other

document or instrument executed by either party in connection with this Lease shall be untrue in any material respect as of the Effective Date or shall become untrue in any material respect thereafter;

(d) if the Company makes a transfer in fraud of creditors, makes an assignment for the benefit of creditors, files a petition under any section or chapter of the federal Bankruptcy Act, as amended, or under any similar law or statute of the United States or any State thereof, is adjudged bankrupt or insolvent in proceedings filed against the Company, or if a receiver or trustee is appointed for the Lease Area or for all or substantially all of the assets of the Company, provided, however, that the Landlord cannot terminate the Lease due to a default under this paragraph without the consent of the Leasehold Mortgagees, which shall not be unreasonably withheld;

(e) if the Company breaches any utility, storm water management or other agreements between the Company and the City of Annapolis in connection with the development of the Senior Housing Project; or

(f) if the Company fails to commence substantial renovation of the Senior Housing Project by December 1, 2025, and fails to complete renovations of the Senior Housing Project (meaning that the architect has certified that the renovations are 100% complete) by December 31, 2027; provided, however, if by any reason of Force Majeure, or other reason to which the Landlord is notified and consents in writing, the Company fails to satisfy either of such conditions by their respective dates, the Company shall not be deemed in default during the continuance of such inability.

10.2. **Notice; Grace Period.**

(a) Notwithstanding anything in Section 10.1 hereof to the contrary, and subject to Section 9.4, on the occurrence of an Event of Default by the Company, the Landlord may not exercise any of its rights or remedies on account thereof unless and until:

(1) If the Event of Default consists of a failure to pay money under Section 10. l(a), (i) the Company has failed to pay such sums within thirty (30) days after the Landlord has sent the Company written notice of the Event of Default, and (ii) the Investor or any Leasehold Mortgagee has failed to pay such sums within sixty (60) days after the Landlord has sent the Investor or any Leasehold Mortgagee written notice of the Event of Default; or

(2) If the Event of Default consists of a failure to observe or perform a non-monetary covenant or obligation other than a failure to maintain occupancy requirements as specified in Section 6.2, (i) the Landlord has sent the Company written notice of the Event of Default with a copy to any Leasehold Mortgagee, and (ii) either the Company, the Investor, or any Leasehold Mortgagee has failed to cure the Event of Default within sixty (60) days after the notice is sent, or the default is not cured within one hundred twenty (120) days if the default is of a nature that reasonably cannot be cured within sixty (60) days after notice and the Company, the Investor or any Leasehold Mortgagee have failed to commence to cure the Event of Default within such sixty (60) day period or thereafter have failed to diligently and continuously pursue a cure.

(3) If the Event of Default consists of a failure to maintain occupancy requirements as specified in Section 6.2, (i) the Landlord has sent the Company written notice of the Event of Default, with a copy to the Investor and any Leasehold Mortgagee, that specifies the nature of the default, the corrective action required to cure the default, and a reasonable period of time within which to commence and complete the corrective action needed to cure the default, and (ii) the, Company, the Investor, or any Leasehold Mortgagee has failed to commence and to complete the corrective action needed to cure the Event of Default within the periods of time for each as specified in the written notice.

(b) Notwithstanding anything in Section 10.1 hereof to the contrary, and subject to Section 9.5, on the occurrence of an Event of Default by the Landlord, the Company may not exercise any of its rights or remedies on account thereof unless and until it has obtained the written consent of all Leasehold Mortgagees that then have an outstanding lien on the Senior Housing Project, and until:

(1) If the Event of Default consists of a failure to pay money under Section 10.l(a), the Landlord has failed to pay such sums within thirty (30) days after the Company has sent the Landlord written notice of the Event of Default.

(2) If the Event of a Default consists of a failure to observe or perform a non-monetary covenant or obligation, the Company may not exercise any of its rights or remedies on account thereof unless and until the Company has sent the Landlord written notice of the Event of Default, and either (i) the Landlord has failed to cure the Event of Default within sixty (60) days after the notice is sent, or (ii) the default is not cured within one hundred twenty (120) days if the default is of a nature that reasonably cannot be cured within sixty (60) days after notice and the Landlord has not commenced to cure the Event of Default within such sixty (60) day period and thereafter diligently and continuously pursued a cure.

10.3. **Landlord's Rights Upon Event of Default.** Upon the occurrence of an Event of Default by the Company, and subject to the provisions of Section 10.2 and Section 9.4, the Landlord may take any or all of the following actions:

(a) reenter and repossess any or all of the Senior Housing Project and take possession and title to any or all of the Senior Housing Project improvements thereon;

(b) terminate this Lease by giving the Company written notice of the termination, which termination shall be effective as of the date of the notice or any later date specified in the notice;

(c) relet any or all of the Senior Housing Project improvements thereon for any or all of the remainder of the Term and collect and receive the rents therefore either as agent for the Company, if the Lease has not been terminated, or on the Landlord's own behalf, if the Lease has been terminated;

(d) cure the Event of Default in any other manner at the expense of the Company; or

(e) pursue any combination of these remedies or any other right or remedy available to the Landlord on account of the Event of Default under this Lease or at law or in equity.

10.4. **The Company's Rights Upon Event of Default.** Upon the occurrence of an Event of Default by the Landlord, and subject to the provisions of Section 9.5 and 10.2, the Company may take any or all of the following actions:

(a) terminate this Lease by giving the Landlord written notice of the termination, which termination shall be effective as of the date of the notice or any later date specified in the notice, provided, however, that in no event shall any termination of this Lease by the Company be effective without the prior written consent of each Leasehold Mortgagee with an existing lien on the Company's leasehold interest, which consent may be withheld in the Lenders' sole and absolute discretion;

(b) cure the Event of Default in any other manner; or

(c) pursue any combination of these remedies or any other right or remedy available to the Company on account of the Event of Default under this Lease or at law or in equity.

10.5. **Additional Remedies.**

(a) Notwithstanding anything to the contrary herein, prior to exercising any right to terminate this Lease due to an Event of Default prior to the end of the Compliance Period as defined in Section 42 of the Internal Revenue Code of 1986, as amended, the Landlord shall notify the Investor in writing, and the Investor shall have 90 days from the date of notice to cure the Event of Default.

(b) If the Event of Default is not reasonably susceptible to cure and is caused by the property manager, Company may terminate the property manager and make diligent efforts to obtain all required approvals to engage a substitute property manager and make best efforts to cure and take all appropriate steps to remedy any harm to residents or applicants, as applicable. The Landlord shall determine if, in its sole discretion these efforts are sufficient to be deemed a cure of the Event of Default. The prior written consent of the Landlord shall not be required for termination of the property manager if the Company determines that termination is necessary to cure the Event of Default, or otherwise ensure ongoing compliance with the terms of this Lease but Company must obtain Landlord's written consent prior to engaging a replacement property manager.

(c) If the Event of Default is not reasonably susceptible to cure and is not caused by the property manager, Company may remove the managing member and make best efforts to effectuate a cure and take all appropriate steps to remedy any harm to residents or applicants, as applicable. The Landlord shall determine if, in its sole discretion these efforts are sufficient to be deemed a cure of the Event of Default. If HUD's or DHCD's or a Leasehold Mortgagee's prior approval shall be required for the substitute managing member, any timeframes to cure shall be extended for such period as HUD or DHCD or such Leasehold Mortgagee may require to review the Company's request for a substitute managing member provided that Company exercises diligent efforts to obtain all such required approvals to such substitute managing member.

(d) Company's rights hereunder shall not be terminated and Company shall not be in default hereunder if a delay in the performance of any right or obligation hereunder (including the right to cure an Event of Default) arises from unforeseeable causes beyond the reasonable control and without the fault or negligence of Company. Examples of such causes include (a) acts of God, or public enemy, (b) acts or failure to act of Landlord, HUD, or other governmental entity in either its sovereign or contractual capacity, (c) acts or failure to act of another contractor in the performance of a contract with Landlord, (d) fires, (e) floods, (f) epidemics, (g) quarantine restrictions, (h) strikes or labor disputes, (i) freight embargoes, (j) unusually severe weather.

ARTICLE XI

Miscellaneous

11.1. **Non-recourse.** No member of the Company assumes personal liability for payments and deposits due under this Lease.

11.2. **Amendment.** This Lease may not be amended without the written agreement of the parties and the Investor, and, for so long as it has any mortgage on any part of the Senior Housing Project, DHCD, or any other Leasehold Mortgagee. The Company and Landlord agree to cooperate to amend this Lease to the extent reasonably required as a result of changes in applicable government laws or regulations. Certain amendments may require the approval of the Anne Arundel County Council, and the determinate of whether such approval is required is within the sole discretion of the Landlord.

11.3. **Assignment or Subletting.** The Company may not assign this Lease or sublet the Lease Area, the Senior Housing Project or any portion thereof (excluding residential unit leases and the exercise by a Leasehold Mortgagee of rights and remedies under its Leasehold Mortgage) without obtaining the Landlord's prior written consent, which Landlord may withhold at its sole and arbitrary discretion. Notwithstanding the foregoing, the Company may sublease the Lease Area as consented to in the Original Lease including to Cellco Partnership, a Delaware general partnership d/b/a Verizon Wireless, the Exhibit Space as provided in Section 4.9, and other portions of the Lease Area to provide services to residents of the Senior Housing Project. The Landlord expressly consents to that certain Lease between Original Tenant and Resurgence Beauty Lounge LLC dated April 1, 2016. The Landlord may assign any or all of its obligations under this Lease to ACDS or its successor organization, provided that the Landlord remains primarily responsible for the performance of all such assigned obligations. The Landlord hereby covenants that it will not lease or license any portion of the Remaining Premises for any use that is incompatible with the residential character of the Senior Housing Project or would impair the Company's right to quiet enjoyment of the Senior Housing Project. The Company agrees that the Lease to the Boys & Girls Clubs of Annapolis and Anne Arundel County, Inc. is not incompatible with the residential character of the Senior Housing Project and would not impair the Company's right to quiet enjoyment of the Senior Housing Project.

11.4. **No Waiver.** Failure of any party to require performance by another of any of the terms of this Lease shall not affect the party's right to enforce such term. Waiver of any term hereof shall not constitute waiver of any other term or breach hereof.

11.5. **Successors and Assigns.** This Lease shall be binding upon and inure to the benefit of the successors and permitted assigns of the respective parties.

11.6. **Beneficiary Under Deed of Trust as Assignee.** No beneficiary under a deed of trust encumbering the Company interest in all or a portion of the leasehold estate created hereby shall be liable in any manner to the Landlord as an assignee of this Lease until such time as such beneficiary shall have (a) acquired the rights of the Company hereunder through foreclosure or other appropriate proceedings in the nature thereof, or as a result of any action or remedy provided for by law, by such deed of trust, or by this Lease, or (b) actually entered onto the Senior Housing Project and taken possession and control thereof.

11.7. **Headings.** The headings of this Lease are for reference only and shall not be deemed to limit or define the meaning hereof.

11.8. **Counterparts.** This Lease may be executed in counterparts, each of which shall be an original, but all of which taken together shall constitute one and the same instrument.

11.9. **Time of the Essence.** Time is of the essence in this Lease.

11.10. **Notices.** All notices and other communications required under this Lease shall be hand delivered or telecopied or delivered by commercial courier with receipt, or mailed, by registered or certified mail, postage prepaid and return receipt requested, to the parties at the following addresses (or at such other address as any party may designate in writing):

To the Company:

Wiley Bates School LLC
c/o Enterprise Community Development, Inc.
875 Hollins Street, #202, Baltimore, Maryland 21201

With a copy to:

Klein Hornig LLP
1325 G Street NW, Suite 770
Washington DC 20005
Attn: Aaron O'Toole
aotoole@kleinhronig.com

To the Investor:

M&T Bank Affordable Housing Fund III, LLLP
c/o Enterprise Community Asset Management, Inc.
70 Corporate Center
11000 Broken Land Parkway, Suite 700
Columbia, Maryland 21044
Tel: (410) 964-0552; Fax: (410) 772-2630

Attention: Asset Management
With a copy to:
Email: legal@enterprisecommunity.com
Attention: General Counsel

And a copy to:

Michael Hopkins
Bocarsly Emden Cowan Esmail & Arndt LLP
4800 Hampden Lane, Suite 200
Bethesda, MD 20814
301.634.0535 (Direct Dial)
301.560.8851 (Direct Fax)
mhopkins@bocarsly.com
www.bocarsly.com

To the Landlord:

Anne Arundel County Office of Central Services
Real Estate Division
2660 Riva Road, 3d Floor
Annapolis, MD 21401

With a copy to:

Anne Arundel County Office of Law
ATTN: County Attorney
2660 Riva Road, 4th Floor
Annapolis, MD 21401

County Executive
Anne Arundel County, Maryland
44 Calvert Street, 4th Floor
Annapolis, MD 21401

And, if there is a 221(d)(4) Loan:

M&T Realty Capital Corporation
One Light Street, 12th Floor
Baltimore, MD 21202
Attention: Closing Manager
Email: MTRCC_Legal_Notices@mtb.com

And, if there exists a DHCD Mortgage, to DHCD:

Community Development Administration
7800 Harkins Road

Lanham, Maryland 20706
Attention: Director, Division of Credit Assurance

With a Copy to:
Office of the Attorney General
7800 Harkins Road
Lanham, Maryland 20706
Attention: Counsel

Such notice shall be deemed received on the date sent if by hand delivery or email, on the date set forth on the receipt if delivered by commercial courier, or on the third business day subsequent to mailing as specified herein.

11.11. **Entire Agreement.** This Lease constitutes the entire understanding and agreement for the parties. All previous agreements, understandings, promises, and representations, whether written or oral, relating to this transaction, are superseded by this Lease.

11.12. **Governing Law and Forum for Actions.** This Lease shall be construed under and governed by the laws of the State of Maryland, without regard to those principles governing conflicts and choice of laws. Any action arising from or relating to this Lease shall be brought in the State courts of Maryland located in Anne Arundel County.

11.13. **Estoppel Certificates.** The Landlord and the Company shall, without charge, at any time and from time to time, within fifteen (15) days after receipt of request therefore from the other party, execute, acknowledge and deliver to the requesting party, and to such Leasehold Mortgagee or other party as may be designated by the requesting party, a written estoppel certificate in form and substance as may be reasonably required by either party or by a Leasehold Mortgagee or other party.

11.14. **Recordation.** Any party may record this Lease or a memorandum hereof and all parties agree to execute and deliver a memorandum of lease to any party so requesting.

11.15. **Interpretation.** This Lease has been prepared jointly by Landlord and the Company. In the event of any ambiguity in this Lease, such ambiguity shall not be resolved against either party solely because that party prepared this Lease.

11.16. **Parties' Costs and Expenses.** Any such party (for purposes of this section, the "Defaulting Party") shall pay all costs, charges and expenses, including reasonable attorneys' fees, unless covered by title insurance, which the other party (the "Non-Defaulting Party") may incur or expend in defending or enforcing the validity or priority of this Lease, or any term, condition or covenant of this Lease, or in collecting any sum secured hereby, or in protecting the security of the Non-Defaulting Party, or, if an Event of Default by the Defaulting Party shall happen, in administering and performing the Non-Defaulting Party's powers, privileges and duties under this Lease. The Non-Defaulting Party may make advances or payments for such purposes; provided, however, that all reasonable advances or payments made by the Non-Defaulting Party for such purposes shall be due and payable to the Non-Defaulting Party upon demand; and

further provided that no such advance or payment shall relieve the Defaulting Party from any Event of Default by the Defaulting Party hereunder. The Company's agreement under this Section 11.16 extends only to costs and expenses incurred by the Landlord in its capacity as Landlord under this Lease and not in its sovereign or governmental capacity.

11.17. **Non-Waiver of Immunity.** Nothing in this Lease shall be construed as a waiver of any sovereign or governmental immunity to which Landlord may be entitled and such immunity is expressly affirmed to the extent permitted by law.

11.18. **Further Assurances.** The parties to this Lease shall execute and deliver, each at their respective expense, such further agreements, documents, and other instruments and do such further acts as may be reasonably required to carry out the intent and purposes of this Lease.

11.19. **No Third Party Beneficiary.** No person or entity other than the Company and the Landlord, and any Leasehold Mortgagee to the extent of its rights and privileges hereunder, is or shall be entitled to bring any action to enforce any provision of this Lease or the performance of any obligation under this Lease by either party. The provisions of this Lease are solely for the benefit of and shall be enforceable only by the Company and the Landlord and their respective successors and assigns as permitted hereunder, and any Leasehold Mortgagee to the extent of its rights and privileges hereunder.

11.20. **Limitation on Voluntary Surrender.** The Company may not voluntarily terminate this Lease and surrender the Senior Housing Project without the written consent of Landlord, which Landlord may withhold in its sole and unfettered discretion. In no event may the Company voluntarily terminate this Lease and surrender the Senior Housing Project without the written consent of all Leasehold Mortgagees that then hold an outstanding lien on the Senior Housing Project and the Investor.

11.21. **Waiver of Trial by Jury.** Landlord and Company both waive, for themselves and for any Leasehold Mortgagee, any right to trial by jury to which any of them may be entitled in any action arising from or relating to this Lease.

11.22. **Subject to Funding.** Any financial obligation of the Landlord under this Lease is subject to all provisions of law and is subject to appropriation and availability of funds.

11.23. **Lease Contingency.** This Lease is contingent upon approval of the County Council of Anne Arundel County pursuant to § 8-3-301 of the Anne Arundel County Code. Signature by the County evidences that the County has secured approval by the Anne Arundel County Council.

11.24. **Materiality of Recitals.** The "WHEREAS" recitals at the beginning of this Lease are a material part of this Lease and not merely prefatory.

[SIGNATURE PAGES FOLLOWS]

IN WITNESS WHEREOF, the Company and the Landlord, by their duly appointed representatives, have executed, sealed, and delivered this Lease as of the date and year written below.

WITNESS/ ATTEST:

WILEY BATES SCHOOL LLC
a Maryland limited liability company

By: ECD Wiley Bates School LLC,
a Maryland limited liability company, its managing member

By: Enterprise Community Development, Inc.,
a Maryland non-stock corporation,
its sole member

_____ By:_____(SEAL)
NAME: Shelynda Brown,
Vice President Real Estate Development
DATE: DATE:

STATE OF MARYLAND, ANNE ARUNDEL COUNTY, TO WIT:

I **HEREBY CERTIFY** that on this ___ day of October 2025, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Shelynda Brown, Vice President, Real Estate Development of Enterprise Community Development, Inc., the sole member of ECD Wiley Bates School LLC, the managing member of Wiley Bates School LLC, and she acknowledged that she executed the aforegoing Amended and Restated Lease for the purposes therein contained, and she further acknowledged the same to the act of the Wiley Bates School LLC.

AS WITNESS my Hand and Notarial Seal:

_____
Notary Public
My Commission Expires:

WITNESS/ ATTEST: **ANNE ARUNDEL COUNTY, MARYLAND**

_____ By:_____(SEAL)
NAME: Christine Anderson, Chief Administrative Officer
DATE: DATE:

APPROVED FOR FORM AND LEGAL SUFFICIENCY:
Gregory J. Swain, County Attorney

_____
BY: Lori L. Blair Klasmeier Date
Deputy County Attorney

STATE OF MARYLAND, ANNE ARUNDEL COUNTY, TO WIT:

I **HEREBY CERTIFY** that on this __ day of __2025, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Christine Anderson, Chief Administrative Office of Anne Arundel County, Maryland, and she acknowledged that she executed the aforegoing Amended and Restated Lease for the purposes therein contained, and she further acknowledged the same to the act of Anne Arundel County, Maryland.

AS WITNESS my Hand and Notarial Seal:

_____
Notary Public
My Commission Expires:

EXHIBIT A

Assignment and Assumption Agreement

EXHIBIT B

Lease Line Drawings

EXHIBIT C

FHA Addendum

EXHIBIT D

Memorandum of Ground Lease

EXHIBIT E

Exhibit Space Sublease

EXHIBIT F

Renovation Plans

EXHIBIT G

Wiley Bates Relocation Plan

EXHIBIT H

Form HUD Regulatory Agreement

EXHIBIT A
to the
AMENDED AND RESTATED LEASE
to
WILEY H. BATES HIGH SCHOOL RESIDENTIAL COMPONENT

ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT

This Assignment and Assumption of Lease Agreement (this "Assignment") is entered into as of the ____ day of October, 2025, (the "Effective Date") by and among **BATES SCHOOL LIMITED PARTNERSHIP**, a Maryland limited partnership (the "Original Tenant"), and **WILEY BATES SCHOOL LLC**, a Maryland limited liability company (the "Company"), and is consented to by **ANNE ARUNDEL COUNTY, MARYLAND, a body corporate and politic of the State of Maryland** (the "Landlord").

W I T N E S S E T H:

WHEREAS, Original Tenant has entered into that certain Lease with Landlord dated March 18, 2005, as amended by a certain First Amendment to Lease dated December 10, 2015, and as further amended by a certain Second Amendment to Lease dated September 18, 2023 (as so amended, the "Original Lease"), pursuant to which Landlord has granted to the Original Tenant an undivided leasehold estate in the real property described in Exhibit A to the Original Lease (the "Lease Area""); and

WHEREAS, Original Tenant desires to assign its rights under the Original Lease, as amended, to Company and Landlord is agreeable to this assignment and assumption of the Original Lease as set forth herein.

NOW, THEREFORE, in consideration of the sum of Eleven Million Eight Hundred Twenty-four Thousand Dollars ($11,824,000) paid by Company to Original Tenant, and the mutual agreements set forth below, the parties agree as follows:

1. **Assignment.** Original Tenant assigns the Original Lease, and all of Original Tenant's right, title and interest as tenant thereunder, to Company.

2. **Assumption.** Company accepts the foregoing assignment, agrees to be bound by the Original Lease, and assumes all obligations of Original Tenant thereunder, except that the Original Tenant shall remain jointly responsible and liable with the Company for any and all obligations and liabilities under the Original Lease from the inception of the Original Lease until the Effective Date of this Assignment.

3. **Tax Ownership.** This Assignment is intended to convey to Company all the burdens and benefits of ownership and to cause Company to be treated as the owner of the Leased Area for federal and state income tax purposes. Notwithstanding any provision in this Assignment to the contrary, the improvements and all alterations, additions, equipment, and fixtures built, made, or installed by Company in, on, or under the Leased Area shall be the sole property of Company until the expiration or other termination of the Term as it is defined in Section 2.2 of the Original Lease. Accordingly, at all times during the Term, Company shall be deemed to exclusively own the improvements for federal tax purposes, and Company alone shall be entitled to all of the tax attributes of ownership thereof, including, without limitation, the right to claim depreciation or cost recovery deductions, the right to claim the federal low-income housing tax credits available to Company under Section 42 of the Internal Revenue Code of 1986, as amended, with respect to the improvements, and the right to amortize capital costs and to claim any other

federal tax benefits attributable to the improvements. The parties agree to treat this Assignment in a manner consistent with this intention, including filing all federal income tax returns and other reports consistently with such treatment. Landlord and Original Tenant will not claim tax credits, depreciation, or any other federal or state income tax benefits with respect to the Leased Area, or take any action which is inconsistent with this provision.

4. **Counterparts.** This Assignment may be executed in counterparts, each taken together with the other counterparts shall constitute one instrument, binding and enforceable against each signatory to any counterpart instrument. The Parties agree that this Assignment, and any documents to be signed in connection herewith, may be electronically signed and the use by a Party of an Electronic Signature shall, for the purposes of validity, enforceability and admissibility, be conclusive evidence of that Party's intention to be legally bound as if such signature had been written by hand. For purposes of the preceding sentence, "Electronic Signature" shall mean data in electronic form which is attached to or logically associated with other data in electronic form and which is used by a signatory to sign and includes, without limitation, typing a name into a contract, inserting a signature (in the form of an image) into a contract, scanning a signature on a contract, or using a electronic signature application or platform to generate an electronic representation of a handwritten signature or a digital signature using public key encryption technology.

5. **Consideration.** The consideration of $11,824,000 is allocated as follows: $2,000,000 attributed to the acquisition of Original Tenant's leasehold interest in the land underlying the Lease Area and the non-residential portions of the Lease Area, and $9,600,000 attributed to the acquisition of Original Tenant's leasehold interest in and tax ownership of the residential improvements within the Lease Area, including the Senior Housing Project (as defined in the Original Lease) and $224,000 of cash reserves. Concurrent herewith, Company is delivering to Original Tenant (i) a payment in the amount of $4,789,106 and (ii) a promissory note in the amount of $7,034,894 as full consideration for the foregoing assignment.

6. **Consent.** Landlord acknowledges and consents to this Assignment and agrees to recognize Company as Original Tenant under the Original Lease.

7. **Reimbursement.** For so long as this Assignment remains in effect, the Company hereby acknowledges and agrees to fully reimburse Original Tenant to the extent that Original Tenant is held liable by Landlord for any breach by Company of the obligations arising under the Original Lease.

8. **Effective Date:** Nothwithstanding anything contrary contained herein, this Assignment shall not be effective until an affiliate of Enterprise Community Asset Management, Inc., a Maryland corporation, is admitted as a member of the company.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

EXECUTED as of the day first written above.

ORIGINAL TENANT:

BATES SCHOOL LIMITED PARTNERSHIP,
a Maryland limited partnership

By: CPDC Bates, Inc.,
a District of Columbia corporation
its General Partner

By: _____
Name: Todd Del Tufo
Title: Senior Vice President

COMPANY:

WILEY BATES SCHOOL LLC,
a Maryland Limited Liability Company

By: ECD WILEY BATES SCHOOL LLC,
a Maryland Limited Liability Company
its Managing Member

By: Enterprise Community Development, Inc.,
a Maryland non-stock corporation
its Majority Member

By: _____
Name: Shelynda Brown
Title: Vice President, Real Estate Development

CONSENTED TO BY:

LANDLORD

ANNE ARUNDEL COUNTY, MARYLAND

By: _____
Christine Anderson, Chief Administrative Officer

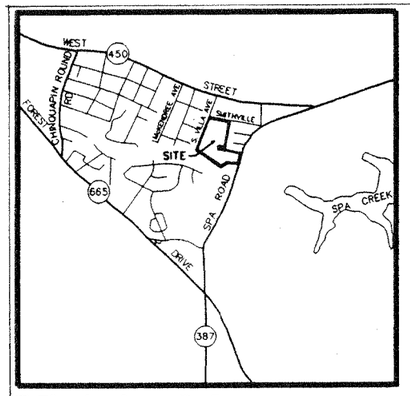
APPROVED FOR FORM AND LEGAL SUFFICIENCY:
Gregory J. Swain, County Attorney

By: _____

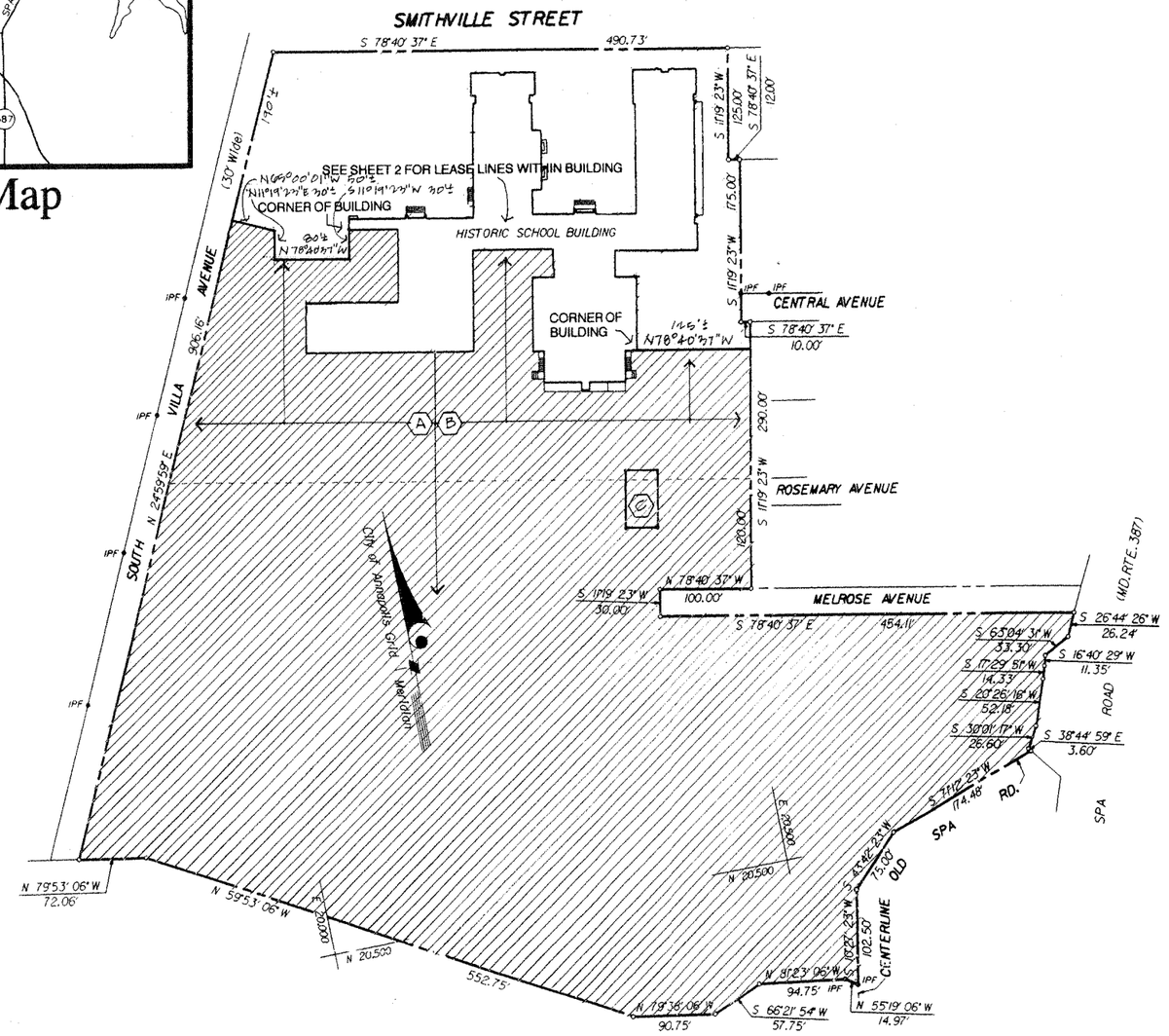
Date: _____

EXHIBIT B
to the
AMENDED AND RESTATED LEASE
to
WILEY H. BATES HIGH SCHOOL RESIDENTIAL COMPONENT

EXHIBIT B



Vicinity Map



100 0 100 200 300

Graphic Scale : 1" = 100'

Site Plan

Legend

- INDICATES REMAINING PREMISES
- INDICATES LEASE AREA
- INDICATES PROPERTY BOUNDARY

General Notes:

1. The property lines and building location shown hereon are based on a Boundary Survey prepared by Greenhorne & O'Mara dated 6-15-98, and all outside perimeter building lines were measured and located at ground level and were checked and verified 11-20-01.
2. Coordinates and Bearings shown hereon were determined from the following City of Annapolis Control Stations:

#18346	N 21341.174	E 21547.583	Mon. Found
#18347	N 21016.261	E 21087.075	Brass Rod Found
#17946	N 21994.769	E 20225.140	X-Cut Found
#17947	N 22157.183	E 19,703.340	X-Cut Found

3. For Title information, Easements, Encumbrances and Items of Record effecting the property, see the plan of subdivision prepared by Greenhorne & O'Mara entitled "The Historic Wiley H. Bates High School" dated December, 2001, and recorded among the Plat Records of Anne Arundel County, Maryland, in Plat Book 260, Plat 43.
4. Except as otherwise noted in the Lease Line Drawings, the building Lease Area includes: (i) all crawl space areas and structural elements below Terrace Level and First Floor areas; (ii) the exterior face of the building abutting the Lease Area on each floor and all elements attached thereto; (iii) any roof parapets, chimneys, hatchways, mechanical equipment and all other integral elements contained on any portion of the roof that is depicted as being within the Lease Area; and, (iv) on any floor where the Lease Area is situated immediately above the Remaining Premises, the Lease Area on the floor extends to the bottom of the floor structure.
5. On the inside of the building, the Lease Area boundary extends to and includes the center of any demising partition walls, except that the Partnership will be responsible for the structural repairs to the entire partition wall unless such repairs are necessitated by the fault of another occupant of the building, except as noted elsewhere in these Lease Line Drawings.
6. All notes are typical for elevation drawing on which they appear, unless otherwise noted.
7. The Remaining Premises consist of all portions of the land and High School building that are not part of the Lease Area.

Notes to Site Plan:

A. Landlord provides the Partnership, its employees, tenants and agents, a right of access at all reasonable times to walk on and through, and drive motor vehicles on exterior walkways, roads and lanes within the Remaining Premises for the purpose of ingress and egress.

B. Landlord provides the Partnership, its employees, and agents, a right of access over the exterior grounds of the Remaining Premises adjacent to the building at all reasonable times for the purpose of improvements, alterations, maintenance, repair and replacement of the Senior Housing Project.

C. Approximate location of dumpster enclosure and pad to be constructed, improved, altered, maintained, repaired and replaced by Partnership per Lease.

Exhibit A

Lease Line Drawings

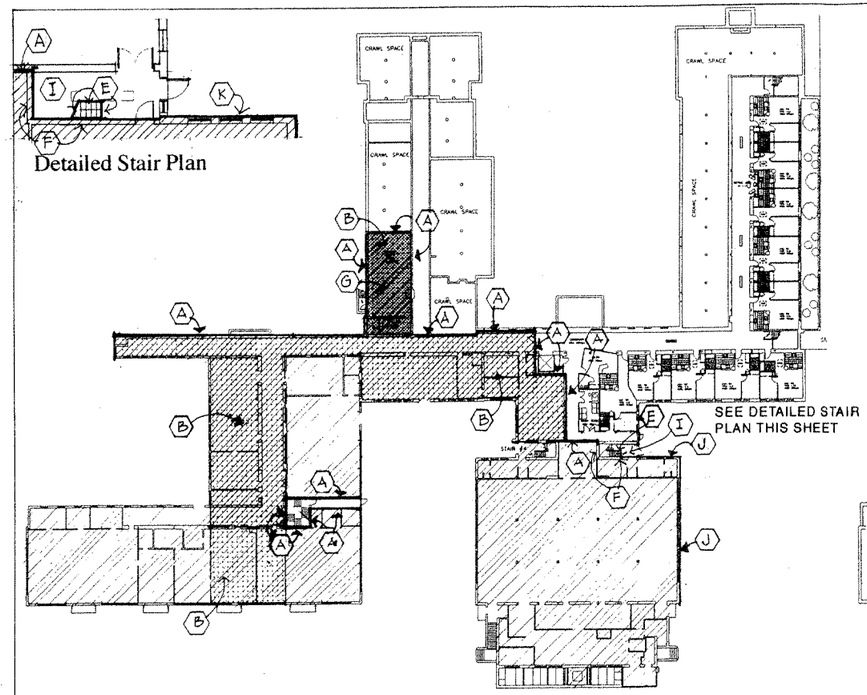
WILEY H. BATES HIGH SCHOOL REDEVELOPMENT:
SENIOR HOUSING PROJECT
1101 - 1103 Smithville Street
Annapolis, Maryland

Prepared for
ANNE ARUNDEL COUNTY, MARYLAND
by
Arundel Community Development Services, Inc.

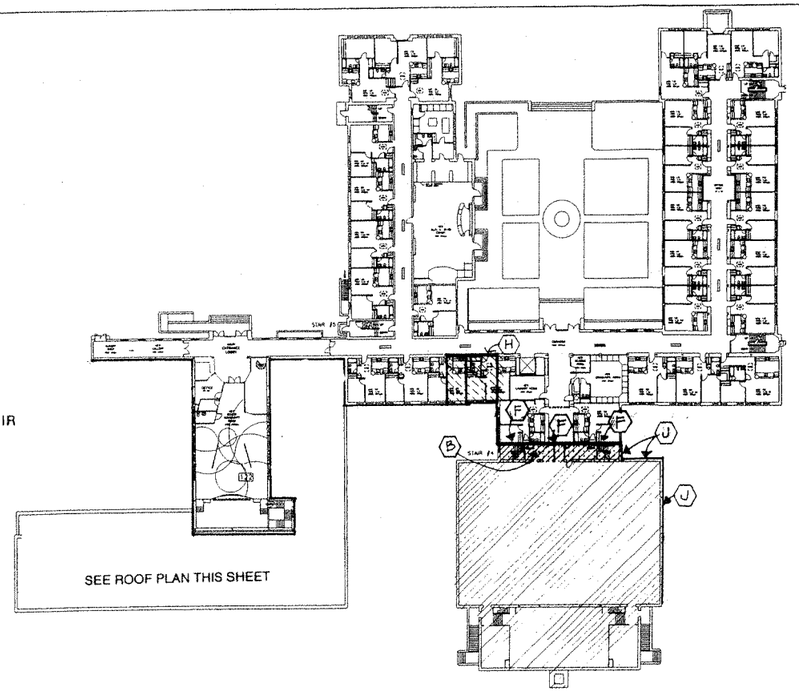
Sheet **1**

Date: 8 OCT '04

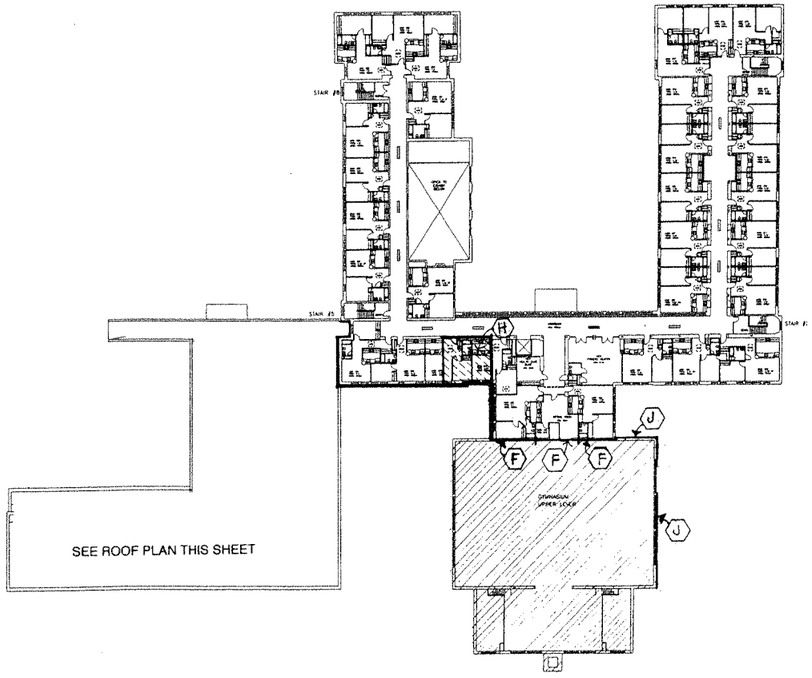
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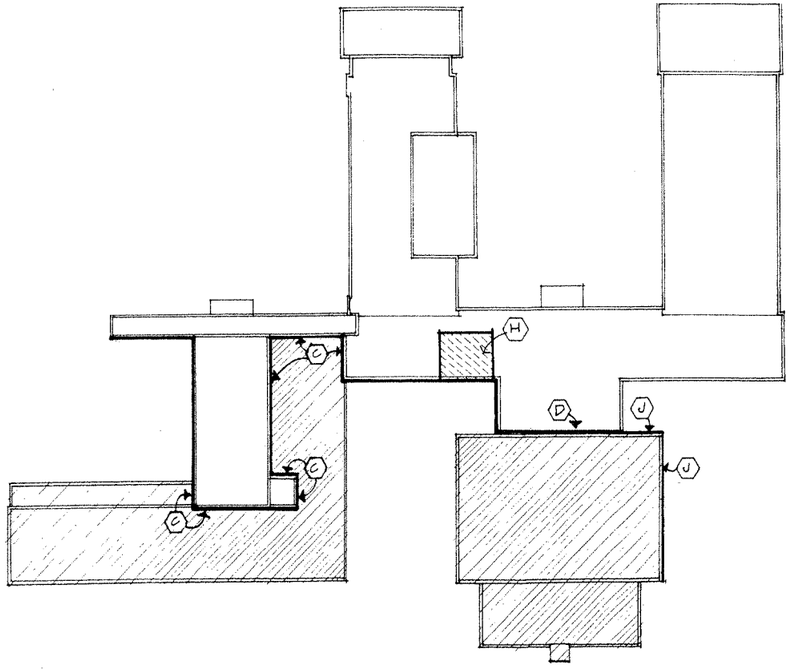
Terrace Level Plan



1st Floor Plan



2nd Floor Plan



Roof Plan

Notes to Floor Plans

A. Lease Area extends to Remaining Premises side of wall, not including applied wall finish systems on the Remaining Premises side.
B. Easement and a right of access in ceiling area of Remaining Premises for Partnership's building utility services and for improvements, alterations, maintenance, repair and replacement of these utility services.
C. Landlord reserves a right to install and affix in Lease Area all required roofing and related construction for adjoining portion of Remaining Premises.
D. Landlord provides to the Partnership a right to install and affix in the Remaining Premises all required roofing and related construction for adjoining portion of Lease Area.
E. Lease Line runs along floor at base, side and rear of stair assembly; stair assembly is not included within Lease Area.
F. Remaining Premises extends to Partnership side of wall assembly, not including applied wall finish systems.
G. Easement and a right of access in Utility Room for Partnership's building utility services and for improvements, alterations, maintenance, repair and replacement of these utility services.
H. Landlord reserves a right of access for Landlord's building utility services construction and for improvements, alterations, maintenance, repair and replacement of these building utility services.
I. Terrace Level stair lobby wall, floor and applied wall finish system improvements, alterations, maintenance, repair and replacement, by Partnership.
J. Lease Line runs along, but does not include, the exterior of the building exterior wall adjacent to Remaining Premises.

Legend

- INDICATES REMAINING PREMISES
- INDICATES LEASE AREA
- SEE NOTE B
- SEE NOTE G
- SEE NOTE H

Exhibit A

Lease Line Drawings

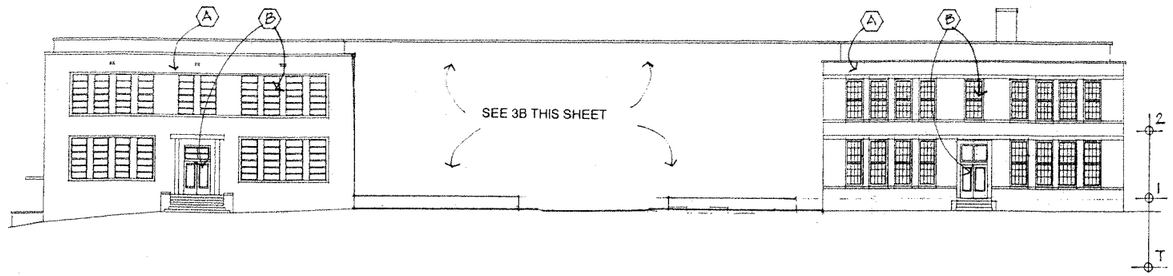
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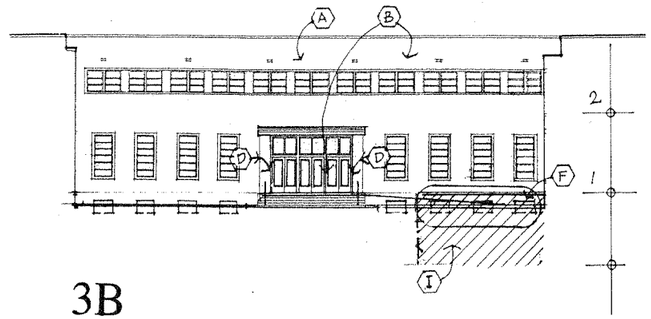
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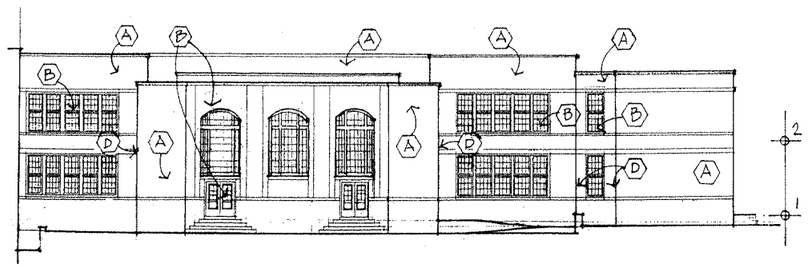
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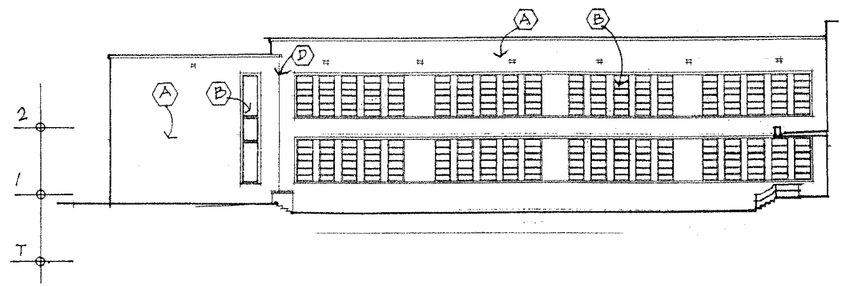
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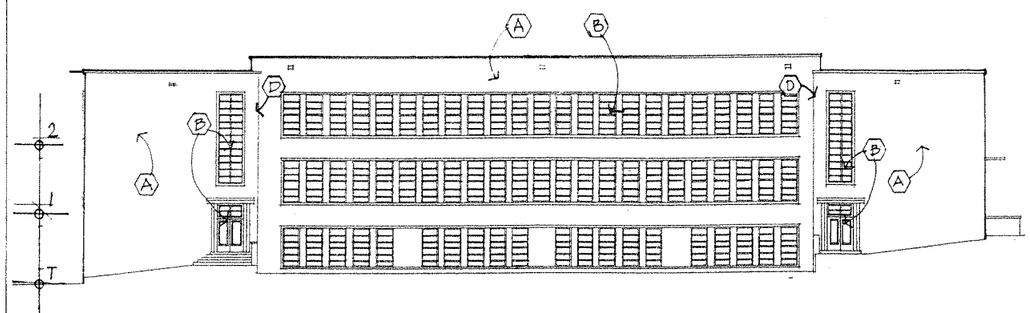
3B



3C



3D



3E

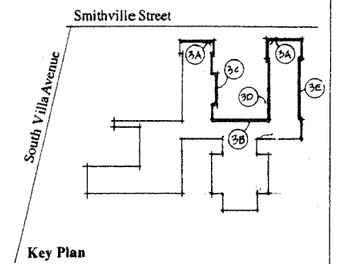
Legend

INDICATES REMAINING PREMISES

INDICATES LEASE AREA

Notes to Elevations (Sheets 3-6)

A. Facade and masonry improvements, alterations, maintenance, repair and replacement by Partnership, with approval by the Maryland Historical Trust.
B. Window and door improvements, alterations, maintenance, repair and replacement by Partnership, with approval by the Maryland Historical Trust.
C. Exterior window and door improvements, alterations, maintenance, repair and replacement by Partnership, with approval by the Maryland Historical Trust; interior window trim improvements, alterations, maintenance, repair and replacement by Landlord.
D. Return wall to be treated in accordance with adjacent wall treatment and notes.
E. Facade and masonry improvements, alterations, maintenance, repair and replacement by Landlord, with approval by the Maryland Historical Trust.
F. Window and door improvements, alterations, maintenance, repair and replacement by Landlord, with approval by the Maryland Historical Trust.
G. Areaway, handrail and guardrail construction, waterproofing, etc., improvements, alterations, maintenance, repair and replacement by Partnership.
H. Future exterior wall damage due to foundation or structural failure below the Lease Line to be repaired by Landlord.
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J. Window improvements, alterations, maintenance, repair and replacement by Landlord, with approval by the Maryland Historical Trust.
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Key Plan

Exhibit A

Lease Line Drawings

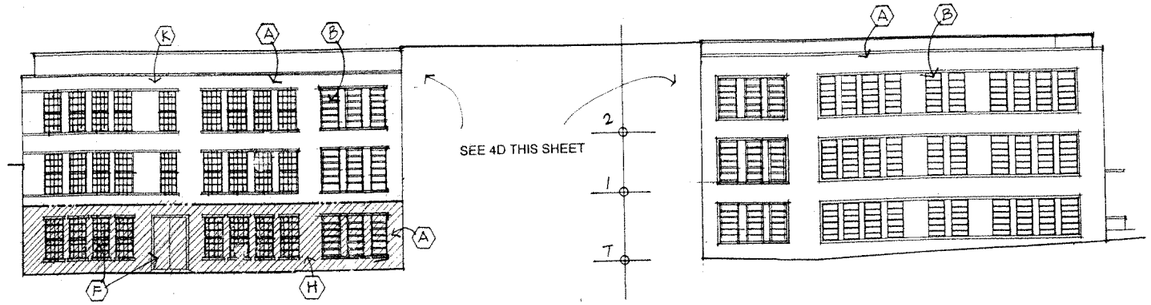
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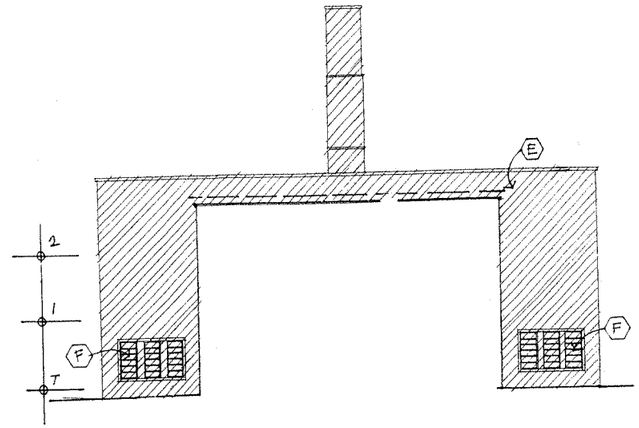
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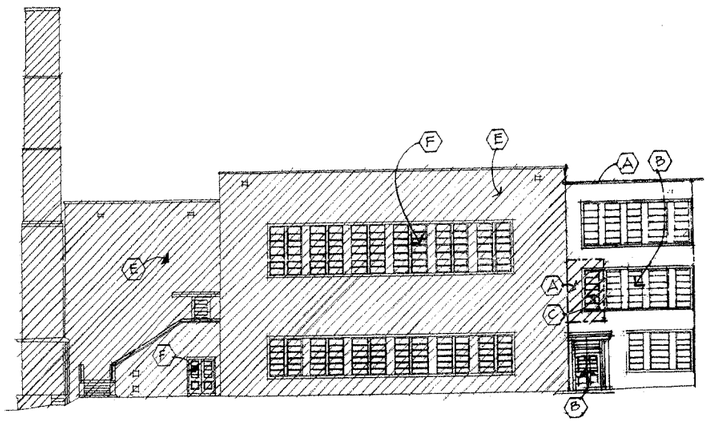
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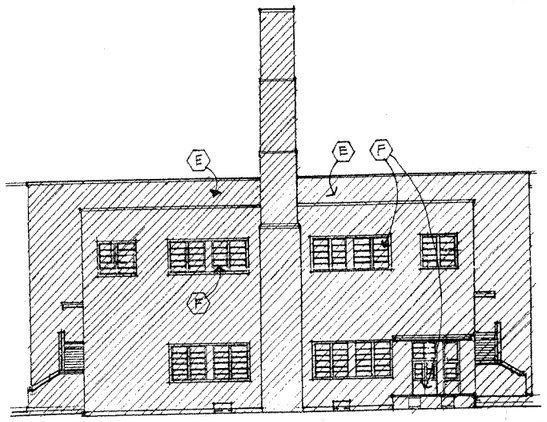
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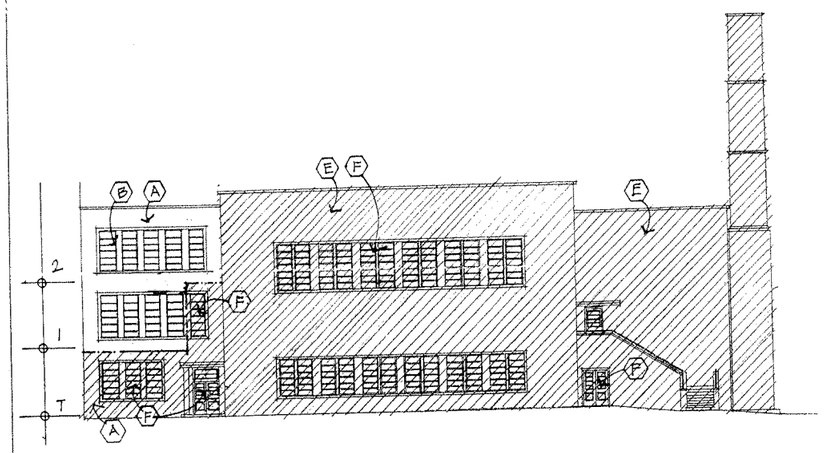
4B



4C



4D



4E

Legend

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INDICATES LEASE AREA

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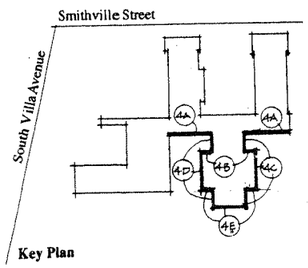
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Key Plan

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Lease Line Drawings

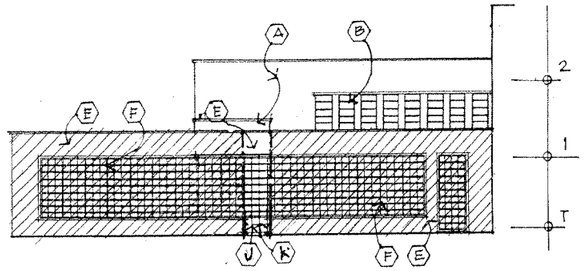
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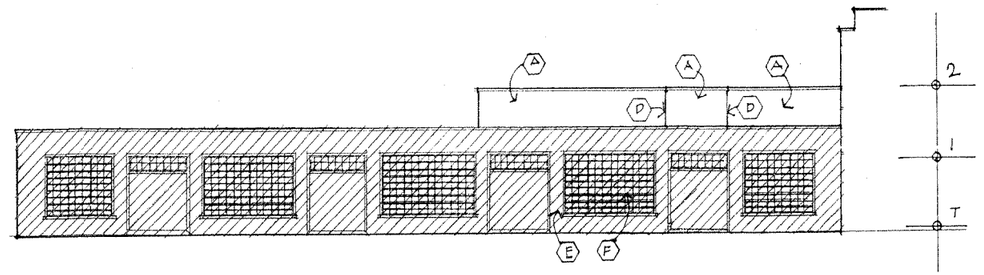
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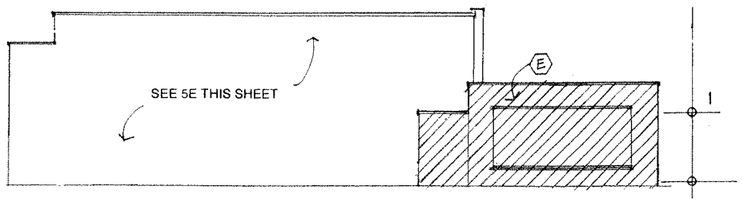
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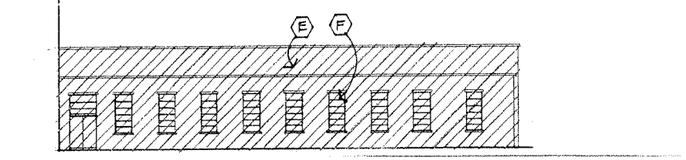
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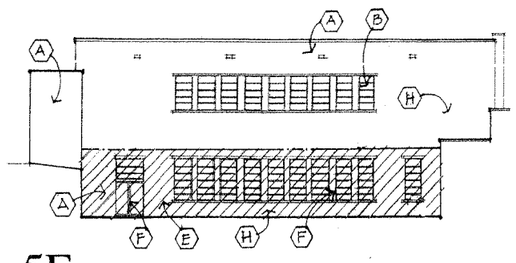
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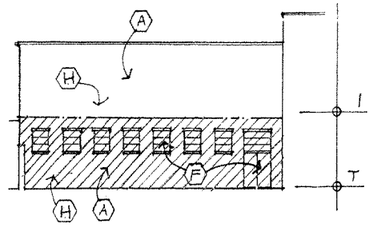
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5D



5E



5F

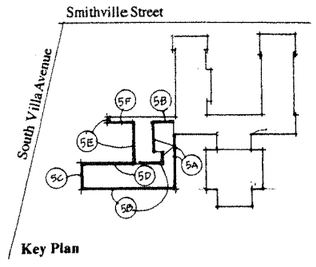
Legend

INDICATES REMAINING PREMISES

INDICATES LEASE AREA

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Key Plan

Exhibit A

Lease Line Drawings

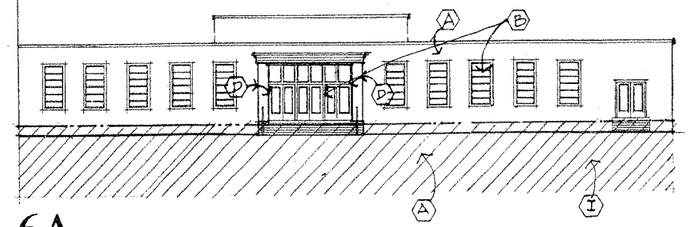
WILEY H. BATES HIGH SCHOOL REDEVELOPMENT:
SENIOR HOUSING PROJECT
1101 - 1103 Smithville Street
Annapolis, Maryland

Prepared for
ANNE ARUNDEL COUNTY, MARYLAND
by
Arundel Community Development Services, Inc.

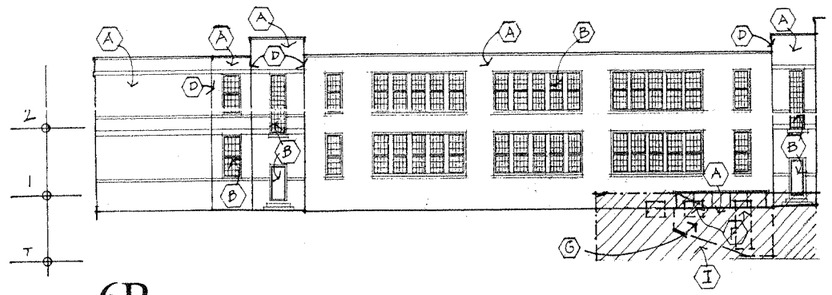
Sheet **5**

Date: 8 OCT '04

Recorded: Plat Book _____; Plat _____



6A



6B

Legend

INDICATES REMAINING PREMISES

INDICATES LEASE AREA

Notes to Elevations (Sheets 3-6)

A. Facade and masonry improvements, alterations, maintenance, repair and replacement by Partnership, with approval by the Maryland Historical Trust.

B. Window and door improvements, alterations, maintenance, repair and replacement by Partnership, with approval by the Maryland Historical Trust.

C. Exterior window and door improvements, alterations, maintenance, repair and replacement by Partnership, with approval by the Maryland Historical Trust; interior window trim improvements, alterations, maintenance, repair and replacement by Landlord.

D. Return wall to be treated in accordance with adjacent wall treatment and notes.

E. Facade and masonry improvements, alterations, maintenance, repair and replacement by Landlord, with approval by the Maryland Historical Trust.

F. Window and door improvements, alterations, maintenance, repair and replacement by Landlord, with approval by the Maryland Historical Trust.

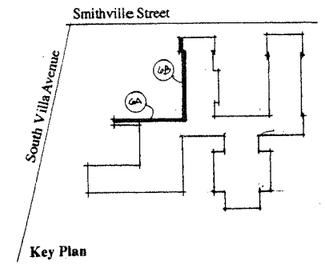
G. Areaway, handrail and guardrail construction, waterproofing, etc., improvements, alterations, maintenance, repair and replacement by Partnership.

H. Future exterior wall damage due to foundation or structural failure below the Lease Line to be repaired by Landlord.

I. Future exterior wall damage due to foundation or structural failure below the Lease Line to be repaired by Partnership.

J. Window improvements, alterations, maintenance, repair and replacement by Landlord, with approval by the Maryland Historical Trust.

K. Door improvements, alterations, maintenance, repair and replacement by Partnership, with approval by the Maryland Historical Trust.



Key Plan

Exhibit A

Lease Line Drawings

WILEY H. BATES HIGH SCHOOL REDEVELOPMENT:
SENIOR HOUSING PROJECT
1101 - 1103 Smithville Street
Annapolis, Maryland

Prepared for
ANNE ARUNDEL COUNTY, MARYLAND
by
Arundel Community Development Services, Inc.

Sheet **6**

Date: 8 OCT '04

Recorded: Plat Book _____; Plat _____

PARCEL IDENTIFICATION

TM 051F, GRID 0001, PARCEL 0022 BOYS & GIRLS CLUB, LEASE AREA PB. 273 PG 048–050 PNo. 14224–14226, TAX IDENTIFICATION No. 06–000–90221672; OWNER ANNE ARUNDEL COUNTY, MARYLAND, LIBER HES 04241 FOLIO 199.

TM 051F, GRID 0001, PARCEL 0022 SENIOR HOUSING PROJECT, LEASE AREA 71 APTS. PB 273 PG 048–050, PNo. 14224–14226, TAX IDENTIFICATION No. 06–000–90221673; OWNER ANNE ARUNDEL COUNTY, MARYLAND LIBER HES 04241 FOLIO 199.

TM 051F, GRID 0001, PARCEL 0022 SMITHVILLE STREET, PB 273 PG 048–050, PNo. 14224–14226, TAX IDENTIFICATION No. 06–000–00154203; OWNER ANNE ARUNDEL COUNTY, MARYLAND LIBER HES 04241 FOLIO 199.

FEMA FLOOD NOTE 3.

THE PROPERTY AS SHOWN HEREON LAYS WITHIN THE FLOOD ZONES "X", (UN–SHADED) AS DISPLAYED ON F.E.M.A. MAP # 24003C0232F, BEARING AN EFFECTIVE DATE OF 02/18/2015.

WETLANDS DELINEATION 20.

WETLANDS DELINEATION TO BE FIELD MARKED BY AN ENVIRONMENTALIST. NO WETLANDS FLAGGING OR DEMARCATION HAVING BEEN FOUND OR OBSERVED AT THE SITE, AS OF THE DATE OF THIS SURVEY.

DATUM

BEARINGS AND HORIZONTAL CONTROL SHOWN HEREON ARE BASED ON TOPNET GPS BASE STATION "BALT" (NAD 83) AND RTK (REAL TIME KINEMATIC) AND CONVENTIONAL LAND SURVEY METHODS. BEARINGS MAY NOT REFLECT THOSE CALLED OUT IN SUBJECT DEEDS.

VERTICAL CONTROL IS BASED ON TOPNET GPS BASE STATION "BALT", ELEV.=45.59' (NAVD 88).

SURVEYOR'S NOTES:

1.) THAT IT IS A SURVEY OF ALL OF THE LANDS CONVEYED TO ANNE ARUNDEL COUNTY, MARYLAND A BODY CORPORATE AND POLITIC OF THE STATE OF MARYLAND FROM BOARD OF EDUCATION OF ANNE ARUNDEL COUNTY, A BODY CORPORATE OF THE STATE OF MARYLAND, BY DEED DATED 10 DECEMBER 1986 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER HES 04241 AT FOLIO 199; AND ALSO THAT PORTION OF THE ROADWAY EXTENSIONS OF CENTRAL AVENUE AND ROSEMARY AVENUE AS CONVEYED TO ANNE ARUNDEL COUNTY, MARYLAND FROM LEONARD FRENKIL (LAST SURVIVING DIRECTOR OF BATES DEVELOPMENT CORPORATION) BY DEED DATED 15 SEPTEMBER, 1999 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER RPD 10554 AT FOLIO 745.

2.) ADMINISTRATIVE PLAT, "THE HISTORIC WILEY H. BATES HIGH SCHOOL", RECORDED IN PLAT BOOK 260, AT PAGE 043, AS PLAT NUMBER 13569; LEASE LINE DRAWINGS RECORDED IN PLAT BOOK 268, AT PAGES 036 THROUGH 041, AS PLAT NUMBERS 11962 THROUGH 11967; LEASE LINE DRAWINGS RECORDED IN PLAT BOOK 273, AT PAGES 048 THROUGH 050, AS PLAT NUMBERS 14224 THROUGH 14226.

3.) MEMORANDUM OF LEASE, DATED 18 MARCH 2005, BY AND BETWEEN ANNE ARUNDEL COUNTY, MARYLAND A BODY CORPORATE AND POLITIC ("LESSOR") AND BATES SCHOOL LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP ("LESSEE"), RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER RPD 16076 AT FOLIO 619.

4.) PROPERTY LINES ALONG THE NORTH SIDE OF SMITHVILLE ST. AND WEST SIDE OF SOUTH VILLA AVE. ARE FOR VISUAL PURPOSES ONLY DUE TO LACK OF PROPERTY EVIDENCE.

5.) TREES 12" OR LARGER ARE LABLED AS SUCH, THE REMINDER ARE LESS THAN 12" AND ARE NOT IDENIFIED.

6.) MARKED UNDERGROUND UTILITES (WATER AND GAS) ALONG SMITHVILLE ST. AND SOUTH VILLA AVE. WERE MARKED BY OTHERS (UNKNOWN).

FURTHER , I HEREBY CERTIFY TO HUD, (I) ENTERPRISE COMMUNITY DEVELOPMENT, INC., (II) M&T REALTY CAPITAL CORPORATION, ISAOA, ATIMA, (III) SECRETARY OF HOUSING AND URBAN DEVELOPMENT, AND THEIR SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR (IV) CHICAGO TITLE INSURANCE COMPANY, (V) ANNE ARUNDEL COUNTY, MARYLAND AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

I MADE AN ON THE GROUND SURVEY PER RECORD DESCRIPTION OF THE LAND SHOW ON THE SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY (2021 STANDARDS) ~ WILEY H. BATES HIGH SCHOOL, LAST REVISED 04 JANUARY 2024 ("SURVEY"), LOCATED IN THE CITY OF ANNAPOLIS, ANNE ARUNDEL COUNTY, MARYLAND, AND THAT IT WAS MADE IN ACCORDANCE WITH THE HUD SURVEY INSTRUCTIONS AND SURVEYOR'S REPORT, AND THE REQUIREMENTS FOR AN ALTA/NSPS LAND TITLE SURVEY, AS DEFINED IN THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.

TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES, TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME, AND THE PREMISES ARE

SURVEYOR'S CERTIFICATION:

TO (I) ENTERPRISE COMMUNITY DEVELOPMENT, INC. (II) M&T REALTY CAPITAL CORPORATION, ISAOA, ATIMA, AND/OR SECRETARY OF HOUSING AND URBAN DEVELOPMENT, AND THEIR SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR (III) CHICAGO TITLE INSURANCE COMPANY, ANNE ARUNDEL COUNTY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B) 7(A), 7(A)(1), 7(B)(2), 7(C), 8, 9, 11(A) 11(B), 12, 13, 14, 16, 17, 18, AND 19, 20, OF TABLE A THEREOF, AND AS SHOWN HEREON. THE FIELD WORK WAS COMPLETED ON 22 SEPTEMBER 2023.

THE SURVEY WAS MADE ON THE GROUND BETWEEN 19 SEPTEMBER, 2023 THROUGH 22 SEPTEMBER 2023, AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, THAT THE UNDERSIGNED HAS BEEN ADVISED OF.

STATE OF MARYLAND — RAYMOND DANIEL FOWLER — 21134 — PROFESSIONAL LAND SURVEYOR

27 FEB. 2024

RAYMOND DANIEL FOWLER
PROFESSIONAL LAND SURVEYOR
FOR: DRUM, LOYKA & ASSOC. LLC
1410 FOREST DRIVE, SUITE 35
ANNAPOLIS, MARYLAND 21403
MD. REG. NO. 21134 (EXPIRES 2 JUL 2024)
DATE OF LAST FIELD NOTES: 22 SEPTEMBER 2023
SURVEYORS EMAIL: DFOWLER@DRUMLOYKA.COM

Surveyor's name and address:
RAYMOND DANIEL FOWLER
PROFESSIONAL LAND SURVEYOR
MD REG. No. 21134
(EXPIRES 2 JUL 2024)
DRUM LOYKA & ASSOC. LLC
1410 FOREST DRIVE, SUITE 35
ANNAPOLIS, MARYLAND 21403
Surveyor's professional seal

TITLE NOTES: # TYPICAL

THE PROPERTY SHOWN HEREON AS TAX PARCEL 0022, GRID 0001, TAX MAP 051F, BEING HISTORIC WILEY H. BATES HIGH SCHOOL, AND PURSUANT TO A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, BEARING A COMMITMENT NUMBER OF 230596CH, REFLECTING A COMMITMENT DATE OF OCTOBER 1, 2023, SCHEDULE B, PART II – EXCEPTIONS:, AS CONTAINED THEREIN, ANNE ARUNDEL COUNTY, MARYLAND A BODY CORPORATE AND POLITIC OF THE STATE OF MARYLAND FROM BOARD OF EDUCATION OF ANNE ARUNDEL COUNTY, A BODY CORPORATE OF THE STATE OF MARYLAND, BY DEED DATED 10 DECEMBER 1986 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER HES 04241 AT FOLIO 199; AND ALSO THAT PORTION OF THE ROADWAY EXTENSIONS OF CENTRAL AVENUE AND ROSEMARY AVENUE AS CONVEYED TO ANNE ARUNDEL COUNTY, MARYLAND FROM LEONARD FRENKIL (LAST SURVIVING DIRECTOR OF BATES DEVELOPMENT CORPORATION) BY DEED DATED 15 SEPTEMBER, 1999 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER RPD 10554 AT FOLIO 745.

BATES SCHOOL LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, BY VIRTUE OF A LEASE DATED MARCH 18, 2005 MY BY AND BETWEEN ANNE ARUNDEL COUNTY, MARYLAND AND BATES SCHOOL LIMITED PARTNERSHIP, AS EVIDENCED BY MEMORANDUM OF LEASE DATED MARCH 18, 2005 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER RPD 16076 AT FOLIO 619.

NOTE: TITLE TO THE UNDERLYING FEE SIMPLE LAND IS VESTED IN ANNE ARUNDEL COUNTY, MARYLAND, BY VIRTUE OF DEED FROM THE BOARD OF EDUCATION OF ANNE ARUNDEL COUNTY, DATED DECEMBER 10, 1986, AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER HES 4241 FOLIO 199.

ITEMS NO. 1 THROUGH 8 – ARE NON–SURVEY RELATED AND NOT DEPICTED ON THIS SURVEY.

1 ITEM NO. 9 – SUBJECT TO THE LEASE DATED MARCH 18, 2005 MAY BY AND BETWEEN ANNE ARUNDEL COUNTY, MARYLAND AND BATES SCHOOL LIMITED PARTNERSHIP, AS EVIDENCED BY MEMORANDUM OF LEASE DATED MARCH 18, 2005 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER RPD 16076 AT FOLIO 619, AS AFFECTED BY LANDLORD ESTOPPEL CERTIFICATE MADE BY AND BETWEEN ANNE ARUNDEL COUNTY, MARYLAND, PNC BANK, NATIONAL ASSOCIATION, THE COMMUNITY DEVELOPMENT ADMINISTRATION, AND AGENCY OF THE DIVISION OF DEVELOPMENT FINANCE OF THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT OF THE STATE OF MARYLAND, AND ARUNDEL COMMUNITY DEVELOPMENT SERVICES, INC., DATED DECEMBER 22, 2006 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER RPD 18649 AT FOLIO 528. (AFFECTS THE PROPERTY SHOWN HEREON).

2 ITEM No. 10 – SUBJECT TO THE EASEMENT AND ASSOCIATED RIGHTS AS SET FORTH IN DEED OF EASEMENT MADE BY AND BETWEEN THE BOARD OF EDUCATION OF ANNE ARUNDEL COUNTY, MARYLAND, AND THE MAYOR AND ALDERMEN OF THE CITY OF ANNAPOLIS, DATED SEPTEMBER 5, 1973, AND RECORDED AMONG HTE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER WGL 02627 AT FOLIO 852. (AFFECTS THE PROPERTY BUT NOT SURVEY RELATED.)

3 ITEM No. 11 – SUBJECT TO THE REQUIREMENTS REGARDING SUBSEQUENT CONVEYANCE AND TRANSFER OF OWNERSHIP, EASEMENT AND ASSOCIATED RIGHTS AS SET FORTH IN DEED OF EASEMENT AND CONDITIONAL SECURITY AGREEMENT MADE BY AND BETWEEN THE ANNE ARUNDEL COUNTY, MARYLAND AND THE MARYLAND HISTORICAL TRUST, DATED NOVEMBER 30, 1998 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER RPD 08909 AT FOLIO 362. (AFFECTS THE PROPERTY AS SHOWN HEREON)

4 ITEM No. 12 – SUBJECT TO THE EASEMENTS AND ASSOCIATED RIGHTS AS SET FORTH IN DEED OF EASEMENT AND AGREEMENT MADE BY AND BETWEEN ANNE ARUNDEL COUNTY, MARYLAND, AND HTE CITY OF ANNAPOLIS, DATED DECEMBER 8, 1998 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER RPD 08951 AT FOLIO 567. (AFFECTS THE PROPERTY AS SHOWN HEREON)

5 ITEM No. 13 – SUBJECT TO THE RIGHTS OF OTHER TENANTS, THEIR EMPLOYEES, QUESTS AND INVITEES, IN AND TO COMMON WALLS, COMMON FLOOR/CEILING COMBINATIONS, COMMON AREAS, CRAWL SPACES, LOBBY WALLS, AND COMMON ACCESS WAYS, INCLUDING RIGHTS OF INGRESS AND EGRESS TO AND FROM THE "REMAINING PROPERTIES" AS THAT TERM IS DEFINED IN THE "LEASE LINE DRAWINGS", ATTACHED TO THE ABOVE–REFERENCED LEASE, AND ACCESS TO, AND USE OF, UTILITY ROOM.. (AFFECTS THE PROPERTY NOT SHOWN DUE TO LACK OF EXACT DESCRIPTION)

6 ITEM No. 14 – SUBJECT TO EXTENDED LOW–INCOME HOUSING COVENANT FOR LOW–INCOME HOUSING TAX CREDITS MADE BY AND BETWEEN BATES SCHOOL LIMITED PARTNERSHIP AND THE COMMUNITY DEVELOPMENT ADMINISTRATION, AN AGENCY OF THE DIVISION OF DEVELOPMENT FINANCE OF THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT OF THE STATE OF MARYLAND, DATED MARCH 18, 2005 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER RPD 16076 AT FOLIO 627. (AFFECTS THE PROPERTY AS SHOWN HEREON)

7 ITEM No. 15 – SUBJECT TO LEASEHOLD DEED OF TRUST, SECURITY AGREEMENT AND ASSIGNMENT OF RENTS MADE BY BATES SCHOOL LIMITED PARTNERSHIP UNTO ANTHONY J. MOHAN AND ANNE W. MARCHLEWSKI, TRUSTEES, SECURING THE COMMUNITY DEVELOPMENT ADMINISTRATION, AN AGENCY OF THE DIVISION OF DEVELOPMENT FINANCE OF THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT OF THE STATE OF MARYLAND, IN THE INITIAL PRINCIPAL AMOUNT OF $867,224.00, DATED MARCH 18, 2005, AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER RPD 16076 AT FOLIO 688. (AFFECTS THE PROPERTY AS SHOWN HEREON)

8 ITEM No. 16 – SUBJECT TO COMMUNITY DEVELIPMENT ADMINISTRATION REGULATORY AGREEMENT MADE BY AND BETWEEN BATES SCHOOL LIMITED PARTNERSHIP AND THE COMMUNITY DEVELOPMENT ADMINISTRATION, AN AGENCY OF THE DIVISION OF DEVELOPMENT FINANCE OF THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT OF THE STATE OF MARYLAND DATED MARCH 18, 2005, AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER RPD 16076 AT FOLIO 719. (AFFECTS THE PROPERTY AS SHOWN HEREON)

9 ITEM No. 17 – SUBJECT TO AGREEMENT AND DECLARATION OF COVENANTS AND RESTRICTIONS MADE BY AND BETWEEN BATES SCHOOL LIMITED PARTNERSHIP AND THE COMMUNITY DEVELOPMENT ADMINISTRATION, AN AGENCY OF THE DIVISION OF DEVELOPMENT FINANCE OF THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT OF THE STATE OF MARYLAND DATED MARCH 18, 2005, AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER RPD 16076 AT FOLIO 810. (AFFECTS THE PROPERTY AS SHOWN HEREON)

10 ITEM No. 18 – SUBJECT TO LEASEHOLD DEED OF TRUST MADE BY BATES SCHOOL LIMITED PARTNERSHIP UNTO KATHLEEN M. KOCH AND BEVERLEY SWAIM–STALEY, TRUSTEES, SECURING ARUNDEL COMMUNITY DEVELOPMENT SERVICES, INC., IN THE INITIAL PRINCIPAL AMOUNT OF $1,175,000.00, DATED MARCH 18, 2005 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND, IN LIBER RPD 16076 AT FOLIO 824. (AFFECTS THE PROPERTY AS SHOWN HEREON)

11 ITEM No. 19 – SUBJECT TO AGREEMENT AND DECLARATION OF COVENANTS AND RESTRICTIONS MADE BY AND BETWEEN BATES SCHOOL LIMITED PARTNERSHIP AND ARUNDEL COMMUNITY DEVELOPMENT SERVICES, INC., DATED MARCH 18, 2005 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER RPD 16076 AT FOLIO 848. (AFFECTS THE PROPERTY AS SHOWN HEREON)

12 ITEM No. 20 – SUBJECT TO COVENANTS, AGREEMENTS, AND OBLIGATIONS AS SET FORTH IN AGREEMENT MADE BY AND BETWEEN BATES SCHOOL LIMITED PARTNERSHIP AND THE CITY OF ANNAPOLIS, DATED APRIL 5, 2005, AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER RPD 16153 AT FOLIO 774. (AFFECTS THE PROPERTY AS SHOWN HEREON)

13 ITEM No. 21 – SUBJECT TO LEASEHOLD DEED OF TRUST, ASSIGNMENT AND SECURITY AGREEMENT MADE BY BATES SCHOOL LIMITED PARTNERSHIP UNTO RENEE JAKOBS, TRUSTEE, SECURING PNC BANK, NATIONAL ASSOCIATION, IN THE INITIAL PRINCIPAL AMOUNT OF $611,789.00 DATED DECEMBER 22, 2006 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER RPD 18649 AT FOLIO 485. (AFFECTS THE PROPERTY AS SHOWN HEREON)

14 ITEM No. 22 – SUBJECT TO ASSIGNMENT OF RENTS, LEASES AND PROFITS MADE BY BATES SCHOOL LIMITED PARTNERSHIP UNTO PNC BANK, NATIONAL ASSOCIATION, DATED DECEMBER 22, 2006 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER RPD 18649 AT FOLIO 510. (AFFECTS THE PROPERTY AS SHOWN HEREON)

15 ITEM No. 23 – SUBJECT TO AMENDED AND RESTATED INTERCREDITOR AGREEMENT MADE BY AND BETWEEN BATES SCHOOL LIMITED PARTNERSHIP, THE COMMUNITY DEVELOPMENT ADMINISTRATION, AN AGENCY OF THE DIVISION OF DEVELOPMENT FINANCE OF THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT OF THE STATE OF MARYLAND, ARUNDEL COUMMUNITY DEVELOPMENT SERVICES, INC., PNC BANK, NATIONAL ASSOCIATION, AND SUNTRUST BANK, DATED DECEMBER 22, 2006 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER RPD 18649 AT FOLIO 545. (AFFECTS THE PROPERTY AS SHOWN HEREON)

16 ITEM No. 24 – SUBJECT TO ALL MATTERS AFFECTING THE LAND SHOWN AND SET FORTH ON PLAT ENTITLED "ADMINISTRATIVE PLAT, THE HISTORIC WILEY H. BATES HIGH SCHOOL", DATED MAY, 2003 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 260, AT PAGE 043, AS PLAT NUMBER 13569. (AFFECTS THE PROPERTY AS SHOWN HEREON)

17 ITEM No. 25 – SUBJECT TO ALL MATTERS AFFECTING THE LAND SHOWN AND SET FORTH ON PLAT ENTITLED "LEASE LINE DRAWINGS, WILEY H. BATES HIGH SCHOOL REDEVELOPMENT: SENIOR HOUSING PROJECT, 1101–1103 SMITHVILLE STREET, ANNAPOLIS, MARYLAND", PREPARED FOR ANNE ARUNDEL COUNTY, MARYLAND BY ARUNDEL COMMUNITY DEVELOPMENT SERVICES, INC., DATED MARCH 15, 2005 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 268, AT PAGES 036–041, AS PLAT NUMBERS 13962–13967. (AFFECTS THE PROPERTY AS SHOWN HEREON)

18 ITEM No. 26 – SUBJECT TO ALL MATTERS AFFECTING THE LAND SHOWN AND SET FORTH ON PLAT ENTITLED "LEASE LINE DRAWINGS, WILEY H. BATES HIGH SCHOOL REDEVELOPMENT: BOYS AND GIRLS CLUBS PROJECT, 121 SOUTH VILLA AVENUE, ANNAPOLIS, MARYLAND", PREPARED FOR ANNE ARUNDEL COUNTY, MARYLAND BY ARUNDEL COMMUNITY DEVELOPMENT SERVICES, INC., DATED OCTOBER 8, 2004, REVISED SEPTEMBER 12, 2005, AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, ,MARYLAND IN PLAT BOOK 276, AT PAGES 048–050, AS PLAT NUMBERS 14224–14226. (AFFECTS THE PROPERTY AS SHOWN HEREON)

ALTA/NSPS TABLE 'A' ITEMS # TYPICAL

THE ITEMS LISTED HEREIN BELOW ARE THE REQUESTED SEGMENTS OF THE TABLE 'A', ALTA/NSPS LAND TITLE ASSOCIATION AND NATIONAL SOCIETY OF PROFESSIONAL LAND SURVEYS, BEARING AN EFFECTIVE DATE OF FEBRUARY 23, 2021 AND IN EFFECT AT THE TIME OF THIS SURVEY AND ARE AS NOTED HEREIN BELOW.

1. (SHOWN) MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER.

2. (SHOWN) ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELD WORK. (SEE PLANVIEW)

3. (SEE NOTE) FLOOD ZONE CLASSIFICATION (WITH PROPERTY ANNOTATION BASED ON THE FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATIONS AND THE GRAPHIC PLOTTING ONLY. (SEE NOTE HEREON)

4. (SEE PLANVIEW) GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT)

5. (SEE NOTE) VERTICAL RELIEF WITH THE SOURCE OF INFORMATION (e.g., GROUND SURVEY, AERIAL MAP), CONTOUR INTERVAL, DATUM, WITH ORIGINATING BENCHMARK, WHEN APPROPRIATE. (NAVD 88 – 2' CONTOURS)

6. (SEE NOTE) (a) IF SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT, LIST THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS. IDENTIFY THE DATE AND SOURCE OF THE REPORT OF LETTER. (ZONING LETTER RECEIVED VIA EMAIL DATED 11–30–2023 FROM LISA MINKER ZONING ENFOREMENT OFFICER FOR THE CITY OF ANNAPOLIS)

(SEE NOTE) (b) IF THE ZONING SETBACK REQUIREMENTS ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THE BUILDING SETBACK REQUIREMENTS. IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. (AS DETERMINED BY CITY OF ANNAPOLIS DEPARTMENT OF PLANNING AND ZONING ~ SEE ZONING NOTE AND SITE INFORMATION, AS SHOWN HEREON INTERPRETATION BASED ON SURVEYOR AND SHOULD BE CONFIRMED BY A LAND USE ATTORNEY, THROUGH A ZONING REPORT. NO ZONING REPORT PROVIDED AT THE TIME OF SURVEY)

7. (SEE PLANVIEW) (a) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. (SEE SURVEY SHEET 2 OF 2)

8. (SEE PLANVIEW) SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (e.g. PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE. (AS NOTED ON THE SURVEY)

9. (SEE PLANVIEW) NUMBER AND TYPE (e.g. DISABLED, MOTORCYCLE, REGULAR AND OTHER MARKED SPECIALIZED TYPES) OR CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREA, LOTS AND IN PARKING STRUCTURES. STRIPING OR CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS. (SEE SURVEY SHEET 2 OF 2)

10. AS DESIGNATED BY THE CLIENT, A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES (CLIENT TO OBTAIN NECESSARY PERMISSIONS). (NONE SPECIFIED BY CLIENT)

11. (SEE PLANVIEW) EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.E.iv) AS DETERMINED BY:
   (a) PLANS AND/OR REPORTS PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF THE INFORMATION)
   (b) MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST.

   NOTE TO THE CLIENT, INSURER, AND LENDER – WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.iv. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. (UTILITIES ARE TO BE MARKED BY PURSUANT TO A MISS UTILITY REQUEST)

12. (H.U.D. REPORT) AS SPECIFIED BY THE CLIENT, GOVERNMENTAL AGENCY SURVEY–RELATED REQUIREMENTS (e.g., HID SURVEYS, SURVEYS FOR LEASES ON BUREAU OF LAND MANAGEMENT MANAGED LANDS). THE RELEVANT SURVEY REQUIREMENTS ARE TO BE PROVIDED BY THE CLIENT OR CLIENT'S DESIGNATED REPRESENTATIVE. (H.U.D. REPORT SEPARATE SHEET)

13. (SEE PLANVIEW) NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "et al". (SEE PLANVIEW)

16. (SEEPLAN VIEW) EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK. (AS SHOWN)

17. (SEE PLAN VIEW) PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK. (SURVEYOR HAS NOT BEEN ADVISED OF ANY CHANGES)

18. (SEE PLAN VIEW) PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS, EXCLUDING TABLE A ITEM 1), INCLUDE AS PART OF THE SURVEY ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR. (AS SHOWN)

6a. ZONING INFORMATION

6b. THE PROPERTY IS LOCATED IN THE CITY OF ANNAPOLIS AND IS WITHIN THE ZONING DISTRICT R2–SINGLE FAMILY DWELLING RESIDENCE DISTRICT AND R3, GENERAL RESIDENCE DISTRICT. THE PROPERTY IS ALSO LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA WITH THE DESIGNATIONS OF LDA, LIMITED DEVELOPMENT AREA AND IDA, INTENSELY DEVELOPED AREA.

THE 15.86 ACRE PROPERTY OBTAINED A SPECIAL EXCEPTION APPROVAL SDP2002–1–511 TO ESTABLISH AN INSTITUTION FOR THE CARE OF THE AGED THAT CONTAINS 71 RENTAL DWELLING UNITS FOR LOW INCOME SENIOR RESIDENTS AND ANCILLARY SUPPORT SERVICES AT THE FORMER WILEY H. BATES HIGH SCHOOL. SECTIONS OF THE BUILDING AND GROUNDS WERE DEVELOPED FOR A COUNTY SENIOR CENTER AND A FACILITY OF THE BOYS AND GIRLS CLUB. HOWEVER, THE TWO USES WERE NOT PART OF THE SPECIAL EXCEPTION APPLICATION AND ARE LOCATED ON SEPARATE PARCELS.

THE CITY OF ANNAPOLIS DO NOT SEE ANY ZONING CODE VIOLATIONS, BUT RESERVE A SITE INSPECTION TO CONFIRM.

THE COMPLETE CITY OF ANNAPOLIS ZONING CODE CAN BE ACCESSED THROUGH THE CITY'S WEBSITE AT WWW.ANNAPOLIS.GOV. ONCE YOU ARE ON THE HOME PAGE, CLICK ON GOVERNMENT, THEN CITY CODE. PLANNING AND ZONING INFORMATION IS IN TITLE 21 OF THE CITY CODE.

LEGAL DESCRIPTION

BEING ALL OF THE PROPERTY AS SHOWN ON A SUBDIVISION RECORD PLAT ENTITLED "THE HISTORIC WILEY H. BATES HIGH SCHOOL", RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 260, AT PAGE 043, AS PLAT NUMBER 13569; PART OF THE PROPERTY BEING AS SHOWN ON "LEASE LINES DRAWINGS, WILEY H. BATES HIGH SCHOOL REDEVELOPMENT, SENIOR HOUSING PROJECT", RECORDED AMONG THE AFORESAID LAND RECORDS IN PLAT BOOK 268, AT PAGES 36 THROUGH 41, AS PLAT NUMBERS 13962 THROUGH 13967; PART OF THE PROPERTY ALSO BEING SHOWN ON THE "LEASE LINE DRAWINGS, WILEY H. BATES HIGH SCHOOL REDEVELOPMENT; BOYS AND GIRLS CLUBS PROJECT", RECORDED AMONG THE AFORESA

SANITARY SEWER ASBUILT INFO

EX. SDMH3207
TOP=37.07'
INV 15"RCP(A)=34.79'

EX. INLET3228
TOP=40.24'
INV 15"RCP(A)=35.23'
INV 15"PVC(B)=35.35'

EX. INLET3254
TOP=41.98'
INV 15"RCP(A)=37.40'
INV 8"PVC(B)=37.54'

EX. SSMH2522
TOP=43.32'
INV 8"PVC(A)=35.15'
INV 12"RCP(B)=35.22'

EX. SSMH1985
TOP=32.79'
INV 8"PVC(A)=18.54'
INV 8"PVC(B)=18.89'
INV 8"PVC(C)=18.60'
INV 8"PVC(D)=18.70'

EX. SSMH1708
TOP=32.81'
INV 8"PVC(A)=26.00'
INV 6"PVC(B)=26.03'

EX. SSMH2371
TOP=32.84'
INV 6"PVC(A)=28.96'
INV 6"PVC(B)=29.23'

EX. SSMH
TOP=32.79'
INV 8"PVC(A)=23.30'
INV 6"PVC(B)=23.41'
INV 6"PVC(C)=23.36'

EX. SSMH3071
TOP=42.31'
CNO

EX. SSMH3105
TOP=41.04'
CNO

EX. SSMH3415
TOP=38.87'
INV 8"PVC(A)=31.30'
INV 8"PVC(B)=31.35'
INV 8"PVC(C)=31.37'

EX. SSMH1999
TOP RIM=31.86'
INV 8"PVC(A)=25.83'
INV 8"PVC(B)=25.92'

EX. SSMH2589
TOP RIM=44.99'
INV 8"PVC(A)=37.56'

EX. SSMH2371
TOP=32.84'
INV 6"PVC(A)=28.96'
INV 6"PVC(B)=29.23'

EX. SSMH3969
TOP=35.69'
INV 8"PVC(A)=30.48'
INV 8"PVC(B)=30.59'
INV 8"PVC(C)=30.54'

EX. SSMH1163
TOP=34.50'
INV 8"PVC(A)=27.25'
INV 8"PVC(B)=247.31'

EX. SSMH1022
TOP=31.78'
INV 8"PVC(A)=15.06'
INV 8"PVC(B)=15.17'
INV 8"PVC(C)=15.61'
INV-DROP)8"PVC(D)=26.24'

EX. SSMH3962
TOP=30.88'
INV 8"PVC(A)=12.20'
INV 8"PVC(B)=12.33'

STORM DRAIN ASBUILT INFO

EX. SDMH1023
TOP=31.66'
INV 12"HDPE(A)=23.83'
INV 12"HDPE(B)=25.16'

EX. SDMH1021
TOP=32.62'
(STANDING WATER)
INV 24"HDPE(A)=10.11'
INV 18"HDPE(B)=22.20'
INV 30"RCP(C)=9.55'

EX. SDMH1025
ONTHR.INLET
TOPMH=31.61'
(FILLED W/ DEBRIS)

EX. SDMH2261
TOP=31.82'
INV 30"RCP(A)=10.17'
INV 30"RCP(B)=22.37'
INV 18"RCP(C)=20.04'

EX. SDMH2258
TOP=31.32'
INV 18"RCP(A)=21.32'
INV 12"RCP(B)=27.28'
INV 18"RCP(C)=25.28'
INV 12"RCP(D)=27.33'

EX. SDMH3972
TOP=36.16'
INV 18"RCP(A)=27.61'
INV 18"RCP(B)=31.02'

EX. SDMH2261
TOP=31.53'
INV 30"RCP(A)=23.43'
INV 30"RCP(B)=23.71'

EX. SDMH2077
TOP=32.27'
INV 30"RCP(A)=INACC.
TOP 30"RCP(B)=27.77'
INV 15"HDPE(C)=INACC.

EX. INLET2041
TOP=32.26'
INV 15"HDPE=28.93'

EX. SDMH2079
TOP=31.59'
INV 30"RCP(A)=25.84'
INV 30"RCP(B)=25.94'

EX. SDMH1994
TOP=31.44'
INV 30"RCP(A)=26.99'
INV 30"RCP(B)=27.11'

EX. SDMH--INLET1503
TOP=32.68'
INV 30"RCP(A)=27.83'
INV 30"RCP(B)=27.94'

EX. SDMH1565
TOP=34.19'
INV 30"RCP(A)=28.69'
INV 15"HDPE(B)=29.89'
INV 24"HDPE(C)=28.89'

EX. SDMH1566
TOP=33.95'
INV 18"HDPE(A)=29.11'
INV 15"RCP(B)=29.69'
INV 15"HDPE(C)=29.87'

EX. INLET3903
TOP=32.48'
INV 15"HDPE(A)=29.51

EX. SDMH--INLET3464
TOP=36.13'
INV 15"RCP(A)=30.71'
INV 15"RCP(B)=30.85'

EX. INLET3902
TOP=36.03'
INV 15"HDPE(A)=36.26'

EX. SDMH1551
TOP=38.75'
INV 24"HDPE(A)=32.22'

EX. SDMH2588
TOP=44.65'
INV 15"RCP(A)=36.60'

EX. SDMH2528
TOP=43.37'
INV 8"TERR(A)=35.66'
INV 12"RCP(B)=35.69'
INV 12"RCP(C)=39.02'
INV 15"RCP(D)=34.67'

EX. INLET2525
TOP=43.34'
INV 12"RCP(A)=40.41'

EX. SDMH2523
TOP=43.75'
INV 18"RCP(A)=35.20'
INV 18"RCP(B)=35.94'

EX. SDMH2521
TOP=42.93'
INV 18"RCP(A)=32.72'
INV 18"RCP(B)=36.63'
INV 15"RCP(C)=32.79'
INV 18"RCP(D)=34.48'
INV 12"TERR(E)=36.98'

PARCEL INFO ALONG SOUTH VILLA AVE.

PARCEL 1949
N/F CABRITO, INC.
LIBER 39581 FOLIO 00240
TAX MAP 051F GRID 0019 PARCEL 1949
TAX ACCT. NO. 06-000-08360800
100 S. VILLA LANE
ANNAPOLIS, MARYLAND 21401

PARCEL 1948
N/F FELIPA AND MIGUEL MARTINEZ
LIBER 32683 FOLIO 00240
TAX MAP 051C GRID 0019 PARCEL 1948
TAX ACCT. NO. 06-000-01286000
102 S. VILLA LANE
ANNAPOLIS, MARYLAND 21401

PARCEL 1947
N/F CARL M. JONES AND THERESA A. COLLINS
LIBER 0436 FOLIO 00566
TAX MAP 051C GRID 0019 PARCEL 1947
TAX ACCT. NO. 06-000-03976128
104 S. VILLA LANE
ANNAPOLIS, MARYLAND 21401

PARCEL 1911
N/F CARL M. JONES AND ETHEL V. SYLVE ET AL
LIBER 12657 FOLIO 00727
TAX MAP 051C GRID 0019 PARCEL 1911
TAX ACCT. NO. 06-000-04599000
110 S. VILLA LANE
ANNAPOLIS, MARYLAND 21401

PARCEL 1944
N/F ASBURY CHURCH
TAX MAP 051C GRID 0019 PARCEL 1944
TAX ACCT. NO. 06-000-01398130
S. VILLA LANE
ANNAPOLIS, MARYLAND 21401

PARCEL 1937
N/F NILS PROPERTIES, LLC
LIBER 21173 FOLIO 00245
TAX MAP 051C GRID 0019 PARCEL 1937
TAX ACCT. NO. 06-000-00070900
112 S. VILLA LANE
ANNAPOLIS, MARYLAND 21401

PARCEL 1946
N/F ALAN L. HARTMAN
LIBER 31985 FOLIO 00343
TAX MAP 051C GRID 0019 PARCEL 1946
TAX ACCT. NO. 06-000-01038800
118 S. VILLA LANE
ANNAPOLIS, MARYLAND 21401

PARCEL 1945
N/F CHESAPEAKE BAY CONSULTANTS
LIBER 22959 FOLIO 00086
TAX MAP 051C GRID 0019 PARCEL 1945
TAX ACCT. NO. 06-000-01038800
120 S. VILLA LANE
ANNAPOLIS, MARYLAND 21401

PARCEL 1943
N/F ANGELA R. HAWKINS
LIBER 22401 FOLIO 00160
TAX MAP 051C GRID 0019 PARCEL 1943
TAX ACCT. NO. 06-000-04103350
200 S. VILLA LANE
ANNAPOLIS, MARYLAND 21401

PARCEL 23
N/F BARBARA A. KING LIVING TRUST
LIBER 34343 FOLIO 00243
TAX MAP 051C GRID 0019 PARCEL 0023
TAX ACCT. NO. 06-000-07477904
202 S. VILLA LANE
ANNAPOLIS, MARYLAND 21401

PARCEL 25R
N/F CAROLEM. SIKORA
LIBER 32970 FOLIO 00333
TAX MAP 051C GRID 0019 PARCEL 0025R
TAX ACCT. NO. 06-000-039476130
204 S. VILLA LANE
ANNAPOLIS, MARYLAND 21401

LEGEND

- UTILITY POLE
- FIRE HYDRANT
- GV GAS VALVE
- WV WATER VALVE
- WM WATER METER (WM)
- TEXT BUILDING DIMENSIONS
- SEWER CLEANOUT (CO)
- ICV IRRIGATION CONTROL VALVE
- TEXT PRIOR DEED CALLS
- LS LANDSCAPE AREA
- PLNT PLANTER
- HH HANDHOLE
- RFL ROOF LINE ELEVATION
- W WELL
- D STORM DRAIN INLET
- D STORM DRAIN MANHOLE
- IPF = IRON PIPE FOUND
- BNCF = BAR & CAP FOUND
- IBF = IRON BAR FOUND
- MNS = MAG NAIL SET
- DHS = DRILL HOLE SET
- LP = LIGHT POLE
- A/C AIR CONDITION
- BNCS = BAR/CAP TO BE SET
- Y.D. = YARD DRAIN INLET
- S SEWER MANHOLE
- BOLLARD

LINE TYPES:

- UNDER GROUND ELECTRIC
- W W WATER LINE MARKINGS
- PAVING
- SUBJECT PROPERTY LINES
- PROPERTY LINES ADJACENT
- SIDEWALKS
- EX. BUILDINGS
- X X FENCE
- BUILDING RESTRICTION LINE PER PLAT W/DIMENSION
- TREE LINE
- LEASE LINE

SEE SHEET 1 OF 2 FOR CERTIFICATION, NOTES, TITLE INFORMATION, ZONING INFORMATION, ETC.

STATE OF MARYLAND — RAYMOND DANIEL FOWLER — 21134 — PROFESSIONAL LAND SURVEYOR

27 FEB. 2024

PROFESSIONAL LAND SURVEYOR
FOR: DRUM, LOYKA & ASSOCIATES, LLC
1410 FOREST DRIVE, SUITE 35
ANNAPOLIS, MARYLAND 21403
MD. REG. NO. 21134 (EXPIRES 2 JULY 2024)
DATE OF LAST FIELD NOTES: 22 SEPTEMBER 2023

Surveyor's name and address:
RAYMOND DANIEL FOWLER
PROFESSIONAL LAND SURVEYOR
MD REG. No. 21134
(EXPIRES 2 JUL 2024)
DRUM LOYKA & ASSOC. LLC
1410 FOREST DRIVE, SUITE 35
ANNAPOLIS, MARYLAND 21403
Surveyor's professional seal

PARCEL 1949 — PARCEL 1948 — PARCEL 1947 — PARCEL 1911 — PARCEL 1944 — PARCEL 1937 — PARCEL 1946 — PARCEL 1945 — PARCEL 1943 — PARCEL 23 — PARCEL 25 — PARCEL 25R NEW — PARCEL 25

PARCEL 1950 — PARCEL 1906 — PARCEL 1951

PARCEL 2052
N/F LYTTLE PROPERTIES, LLC
LIBER 31794 FOLIO 00239
TAX MAP 051F GRID 0020 PARCEL 2052
TAX ACCT. NO. 06-000-07634200
1013 WEST ST.
ANNAPOLIS, MARYLAND 21401

SMITHVILLE STREET (PUBLIC 30' R/W)

'NEUVA VILLA PARK'
P.B. 0003 PG. 0029 PLAT NO. 0094

'TO A.A.COUNTY'
PER L.10554 F. 0745

CENTRAL AVE. (50' R/W)

'REVISED PLAT PART OF NEUVA VILLA PARK'
PLAT JHH 0332 PLAT 0002

ROSEMARY AVE.(FORMERLY LAWN AVE.) (50' R/W)

MELROSE AVE. (30' R/W)

SOUTH VILLA AVENUE (PUBLIC 50' R/W)

SPA ROAD (Variable R/W)

AREA OF SENIOR ACTIVITY CENTER

AREA OF BOYS & GIRLS CLUB

AREA OF SENIOR APARTMENTS

AREA OF SENIOR APARTMENTS

'TO A.A. COUNTY' PER L.10554 F. 0745

'REVISED PLAT PART OF NEUVA VILLA, PARK'

P/O PARCEL 522 FB. 260, P. 43

PARCEL 0022
N/F ANNE ARUNDEL COUNTY
LIBER 04241 FOLIO 00199
'ADMINSTRATIVE PLAT THE HISTORIC WILEY H. BATES HIGH SCHOOL'
PLAT 0260 PAGE 0043 PLAT 13569
TAX MAP 051F GRID 0001 PARCEL 0022
TAX ACCT. NO. 06-000-00154203
1103 SMITHVILLE ST.
ANNAPOLIS, MARYLAND 21401
694,828 SQ. FT.± 15.951 AC.±

'UTILTY R-O-W BATES HIGH SCHOOL OUTFALL SEWER C.O.A BLOCK 259 226

PARCEL 0355
STORM DRAIN RESERVATION
N/F CITY OF ANNAPOLIS
LIBER 06910 FOLIO 00320
'SECTION 2 HERITAGE'
PLAT 0032 PAGE 0056 PLAT 1731
TAX MAP 051F GRID 0001 PARCEL 0355
TAX ACCT. NO. 06-330-90037881
S.CHERRY GROVE AVE.
ANNAPOLIS, MARYLAND 21401

PARCEL 0062
STORM DRAIN RESERVATION
N/F CITY OF ANNAPOLIS
LIBER 07020 FOLIO 00246
'SECTION 2 HERITAGE'
PLAT 0032 PAGE 0056 PLAT 1731
TAX MAP 051F GRID 0001 PARCEL 0062
TAX ACCT. NO. 06-330-90091503
SPA RD.
ANNAPOLIS, MARYLAND 21401

PARCEL 0358
N/F CITY OF ANNAPOLIS
TAX MAP 051F GRID 0001 PARCEL 0358
ANNAPOLIS, MARYLAND 21401

ANNAPOLIS METROPOLITAN SEWAGE COMMISSION
L. FAM 137 F. 91
R-O-W MAP LINTHICUM

ASBURY METHODIST CEMETERY DEED NOT OBTAINABLE

NAD 83 NAVD88

N. 477,000 — E. 1,451,750 — N. 476,250 — E. 1,450,750

EX. SDMH2088
TOP=30.78'
INV 12"HDPE(A)=25.21'
INV 12"HDPE(B)=24.31'

EX. SDMH3963
TOP=25.45'
INV 12"HDPE(A)=23.76'

EX. SDMH1136
ONTHR.INLET
TOP=25.21'
TH=24.43'
PIPE SIZES-TYPES INACC.
INV(A)=8.41'
INV(B)=8.52'

EX. SSMH3960
TOP=29.00'
INV 8"PVC(A)=8.71'
INV 8"PVC(B)=9.35'

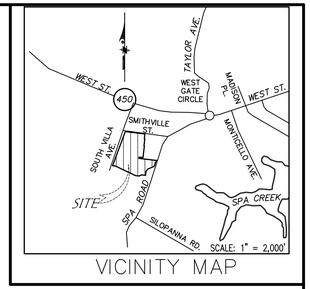
EX. 12"HDPE(G)=30.37'
EX. 12"HDPE(H)=30.32'
EX. 12"HDPE(I)=30.25'
EX. 12"HDPE(J)=30.12'
EX. 12"HDPE(K)=30.21'
EX. 12"HDPE(L)=31.28'

EX. 12"HDPE(A)=30.39'
EX. 12"HDPE(B)=30.30'
EX. 12"HDPE(C)=30.20'
EX. 12"HDPE(D)=30.25'
EX. 12"HDPE(E)=30.35'
EX. 12"HDPE(F)=30.27'

PARCEL LINE TABULATIONS		
LINE#	DIRECTION	LENGTH
L1	S78°57'37"E	490.73'
L2	S11°02'32"W	125.00'
L3	S78°57'37"E	12.00'
L4	S11°02'23"W	175.00'
L5	S78°57'37"E	10.00'
L6	S11°02'23"W	290.00'
L7	N78°57'37"W	100.00'
L8	S11°02'23"W	30.00'
L9	S78°57'37"E	454.11'
L10	S26°27'26"W	26.24'
L11	S62°47'31"W	33.30'
L12	S16°23'29"W	11.35'
L13	S17°12'51"W	14.33'
L14	S20°09'16"W	52.18'
L15	S29°44'17"W	26.60'
L16	S39°01'59"E	3.60'
L17	S70°55'23"W	174.48'
L18	S43°25'23"W	75.00'
L19	S10°10'23"W	102.50'
L20	N55°36'16"W	14.97'
L21	N81°40'06"W	94.75'
L22	S66°04'54"W	57.75'
L23	N79°55'06"W	90.75'
L24	N60°10'06"W	552.75'
L25	N80°10'06"W	72.06'
L26	N24°42'59"E	422.44'
L27	N24°42'59"E	483.72'

STA 37+37.98 P.C.
STA 36+13.69 P.T.
STA 34+93.86 P.C.
37+00
36+00
34+00
33+00
BASE LINE OF RIGHT OF WAY STATE ROADS COMMISSION OF MARYLAND PLAT NO. S 30805 & 30855

VICINITY MAP



DESIGNED: RDF	DRAWN: JMS	REVISIONS TO APPROVED PLANS	
ORIG. DATE: 20 DECEMBER 2023		No. / DATE / BY / DESCRIPTION	
MODIFIED BY/DATE:			
CADD DWG #: WE21623-ALTA			
DLA PROJECT #: WE21623			

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Drum, Loyka & Associates, LLC
CIVIL ENGINEERS - LAND SURVEYORS
1410 Forest Drive, Suite 35
Annapolis, Maryland 21403
Phone: 410-280-3122
www. drumloyka.com

CLIENT:
ENTERPRISE COMMUNITY DEVELOPMENT
8403 COLESVILLE ROAD, SUITE 1150
SILVER SPRING, MD 20910
ATTN: RIANE McWAIN

ALTA/NSPS LAND TITLE SURVEY (2021 STANDARDS)
WILEY H. BATES HIGH SCHOOL
SMITHVILLE ROAD, ANNAPOLIS, MARYLAND 21401
SEE "SITE INFORMATION" SHEET 1 OF 2
TAX MAP 051F GRID 0001 PARCEL 0022 DISTRICT 6th
ANNE ARUNDEL COUNTY, MARYLAND

SCALE: 1"=60'	DATE: 04 JAN. 2024	PROJ. NO: WE21623	SHEET 2 OF 2

PARCEL INFO ALONG SMITHVILLE ST.

PARCEL 1951
N/F 1019 WEST, LLC
LIBER 20533 FOLIO 00370
TAX MAP 051F GRID 0020 PARCEL 1951
TAX ACCT. NO. 06-000-02441400
1019 WEST ST.
ANNAPOLIS, MARYLAND 21401

PARCEL 1906
N/F KOONS OF ANNAPOLIS, LLC
LIBER 08865 FOLIO 00508
TAX MAP 051F GRID 0019 PARCEL 1906
TAX ACCT. NO. 06-000-05548155
1019 WEST ST.
ANNAPOLIS, MARYLAND 21401

PARCEL 1950
N/F KOONS OF ANNAPOLIS, LLC
LIBER 20291 FOLIO 00401
TAX MAP 051F GRID 0019 PARCEL 1950
TAX ACCT. NO. 06-000-04467405
1109 WEST ST.
ANNAPOLIS, MARYLAND 21401

PARCEL 1907
N/F B&J BUILDERS, LLC
LIBER 12478 FOLIO 00006
TAX MAP 051F GRID 0019 PARCEL 1907
TAX ACCT. NO. 06-000-04790100
1112 SMITHFIELD ST.,
ANNAPOLIS, MARYLAND 21401

PARCEL 1909
N/F B&J BUILDERS, LLC
LIBER 12478 FOLIO 00006
TAX MAP 051F GRID 0019 PARCEL 1909
TAX ACCT. NO. 06-000-04790460
1114 SMITHFIELD ST.,
ANNAPOLIS, MARYLAND 21401

PARCEL 1910
N/F KOONS OF ANNAPOLIS, LLC
LIBER 20291 FOLIO 00401
TAX MAP 051F GRID 0019 PARCEL 1910
TAX ACCT. NO. 06-000-02270500
99 RUSSELL ST.
ANNAPOLIS, MARYLAND 21401

PARCEL INFO AT 'NEUVA VILLA PARK'

LOT 20
N/F THOMAS AND REBECCA ALASCIO
TAX MAP 051F GRID 0002 PARCEL 0088
TAX ACCT. NO. 06-000-06465200
31 ROSEMARY AVE.
ANNAPOLIS, MARYLAND 21401

LOT 28
N/F ALETHIA AND GEORGE REED
TAX MAP 051F GRID 0002 PARCEL 0087
TAX ACCT. NO. 06-000-08949800
ROSEMARY AVE.
ANNAPOLIS, MARYLAND 21401

LOT 38
N/F CHERYL A. GREEN-SCOTT
TAX MAP 051F GRID 0002 PARCEL 0073
TAX ACCT. NO. 06-000-03367000
925 CENTRAL AVE.
ANNAPOLIS, MARYLAND 21401

LOT 54
N/F ELLEN D. BAUMLER
TAX MAP 051F GRID 0002 PARCEL 2089
TAX ACCT. NO. 06-000-00092405
926 CENTRAL AVE.
ANNAPOLIS, MARYLAND 21401

LOT 17
N/F THE LIGHT HOUSE, INC.
'ADMINSTRATIVE PLAT THE HISTORIC WILEY H. BATES HIGH SCHOOL'
PLAT 0260 PAGE 0043 PLAT 13569
TAX MAP 051F GRID 0001 PARCEL 2070
TAX ACCT. NO. 06-000-03414310
1209 SMITHVILLE ST.
ANNAPOLIS, MARYLAND 21401

EXHIBIT C
to the
AMENDED AND RESTATED LEASE
to
WILEY H. BATES HIGH SCHOOL RESIDENTIAL COMPONENT

Lease Addendum - Multifamily

U.S. Department of Housing and Urban Development
Office of Housing

OMB Approval No. 2502-0598
(Exp. 9/30/2021)

Public Reporting Burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Response to this request for information is required in order to receive the benefits to be derived. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number. While no assurance of confidentiality is pledged to respondents, HUD generally discloses this data only in response to a Freedom of Information Act request.

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Project Name: Wiley H. Bates Apartments
HUD Project No: 052-35937

THIS **LEASE ADDENDUM** is attached to and made part of that certain lease agreement entered into on the ___ day of October, 2025, between **ANNE ARUNDEL COUNTY, MARYLAND** (**"Landlord"**) and **WILEY BATES SCHOOL LLC**, a Maryland limited liability company (**"Tenant"**) (collectively, the **"Parties"**) (the **"Lease"**).

The Lease Addendum is required in connection with a mortgage loan insured by the U.S. Department of Housing and Urban Development (**"HUD"**) for multifamily projects pursuant to the National Housing Act, as amended, found at 12 U.S.C. § 1701, *et seq*. (**"Act"**), and made by the following HUD-approved lender, M&T Realty Capital Corporation, **("Lender")**. The insured loan is secured by a Security Instrument on the leasehold estate set forth in the Lease.

The definition of any capitalized term or word used in this Lease Addendum and not otherwise defined can be found in the Security Instrument and/or Note between Lender and Tenant; or the Regulatory Agreement between Tenant and HUD. The terms "HUD" and "Lender" as used in the Lease Addendum shall also include their successors and assigns, and the Tenant is the same legal entity as the Borrower under the Security Instrument. All references to "days" in this Lease Addendum shall mean calendar days.

Notwithstanding anything else in the **Lease** to which this Lease Addendum is attached, and for valuable consideration, the receipt and sufficiency of which the Parties hereto hereby acknowledge and agree, and to induce the Lender to make the Loan to the Tenant described in the Security Instrument, and to induce HUD to insure said Loan, so long as this leasehold estate is subject to a security instrument insured, reinsured, or held by HUD or given to HUD in connection with a resale, or the Property is acquired and held by HUD because of a default under the Security Instrument, Landlord and Tenant acknowledge and agree to the following provisions.

The leasehold estate consists of the legally described land and includes all buildings, improvements, alterations, and fixtures now or in the future located on the legally described land. The Tenant does not own any of the buildings, improvements, alterations or fixtures. As such, the term **"Property"** means the legally described land in the Lease including the buildings, improvements, alterations and fixtures now or in the future located on the land.

1. **Compliance with HUD Requirements**. Pursuant to the Act, the following provisions may not be waived under any circumstances, whether for a new lease or an existing lease:

   (a) the term of the Lease and other Lease provisions comply with the section of the Act and related federal regulations under which the Note is endorsed for mortgage insurance;
   (b) the Landlord owns the Property in fee simple, and the leasehold estate is directly by the Landlord to the Tenant;
   (c) the leasehold estate underlying the Lease constitutes a mortgageable real property interest under state law;
   (d) the Lease and related Lease documents do not conflict with any Program Obligations[1] promulgated by HUD with respect to such mortgage insurance; and
   (e) all ground rent amounts have prior written approval by HUD.

2. **Modifications.** The Lease and this Lease Addendum shall not be modified without the written consent of HUD and Lender. Modifications of the Lease and this Lease Addendum that are not authorized in writing by HUD and Lender are void and unenforceable.

3. **Conflict Provision.** The provisions of this Lease Addendum benefit Lender and HUD and are specifically declared to be enforceable against the parties to the Lease and all other persons by Lender and HUD. In the event of any conflict, inconsistency or ambiguity between the provisions of this Lease Addendum and the provisions of any other part of the Lease, the provisions of this Lease Addendum shall prevail and control.

[1] **"Program Obligations"** means (1) all applicable statutes and any regulations issued by the Secretary pursuant thereto that apply to the Project, including all amendments to such statutes and regulations, as they become effective, except that changes subject to notice and comment rulemaking shall become effective only upon completion of the rulemaking process, and (2) all current requirements in HUD handbooks and guides, notices, and mortgagee letters that apply to the Project, and all future updates, changes and amendments thereto, as they become effective, except that changes subject to notice and comment rulemaking shall become effective only upon completion of the rulemaking process, and provided that such future updates, changes and amendments shall be applicable to the Project only to the extent that they interpret, clarify and implement terms in this Lease Addendum rather than add or delete provisions from such document. Handbooks, guides, notices, and mortgagee letters are available on "HUDCLIPS," at www.hud.gov.

4. **Recording.** The full Lease agreement and incorporated HUD Lease Addendum, or a memorandum of lease (if permitted under state law), must be recorded in the applicable land records office. If a memorandum of lease or a short form lease is to be recorded, it must set forth the following information, in addition to compliance with state law requirements:

   (a) names of the Parties;
   (b) legal description;
   (c) term and renewals;
   (d) reference to the HUD Lease Addendum; and
   (e) specific reference to HUD's option to purchase in Section 7 (unless Section 7 is expressly waived in writing by HUD in accordance with Program Obligations).

5. **Estoppel Certificate**. As a condition of HUD's acceptance of a lease transaction, an estoppel certificate identifying the Lease documents and signed by the Landlord, dated within thirty (30) days of the Note endorsement, must be provided to Lender and HUD at closing. The Landlord must confirm in writing to Lender and HUD that the Security Instrument is authorized, the Lease is in full force and effect, there are no defaults or pending defaults under the Lease or conditions that would give rise to defaults given the passage of time, and that the description of the Property is correct. The document must provide the language required by 24 CFR Section 200.62, and also include the "Warning" language found at the beginning of this Lease Addendum.

   Upon a reasonable request from Tenant, Lender, or HUD, Landlord further agrees to promptly provide from time to time an estoppel certificate to confirm the terms of, and no default under, the Lease.

6. **Consent for Mortgage.** Landlord agrees that the Tenant is authorized to obtain a loan, the repayment of which is to be insured by HUD and secured by the Security Instrument on this leasehold estate. The Tenant is further authorized to execute all documents necessary as determined by HUD and otherwise to comply with Program Obligations for obtaining such an insured loan.

   {*The following Section 7 may be stricken as not applicable only if expressly waived in writing by HUD for ground lessors/landlords that are public/government entities in accordance with Program Obligations at the time of the issuance of the firm commitment for the insured project loan. Such a deletion must be noted with insertion of "Intentionally Omitted". Private ground lessors/landlords are not eligible for this waiver.*}

7. **HUD Option to Purchase.** Intentionally omitted.

8. **Conveyance by Tenant.** If approved in writing by HUD in advance, the Tenant may convey, assign, transfer, lease, sublease or sell all or any part of its leasehold

interest in the Property without the need for approval or consent by any other person or entity.

9. Insurance.

(a) Insurance policies shall be in an amount, and with such company or companies and in such form, and against such risks and hazards, as shall be approved by Lender and HUD.

(b) The Landlord shall not take out separate insurance concurrent in form or contributing in the event of loss with that specifically required to be furnished by the Tenant to Lender. The Landlord may at its own expense, however, take out separate insurance which is not concurrent in form or not contributing in the event of loss with that specifically required to be furnished by the Tenant to Lender.

10. Condemnation.

(a) If all or any part of the Property shall be taken or damaged by condemnation, that portion of any award attributable to the Tenant's interest in the Property or leasehold estate or damage to the Tenant's interest in the Property or leasehold estate shall be paid to Lender or otherwise disposed of as may be provided in the Security Instrument. Any portion of the award attributable solely to the Landlord's interest shall be paid to the Landlord. After the date of taking, the annual rent shall be reduced ratably by the proportion which the award paid to the Landlord bears to the total value of the Property as established by the amount HUD is to pay, as set forth in Section 7 of this Lease Addendum.

(b) In the event of a negotiated sale of all or a portion of the Property, in lieu of condemnation, the proceeds shall be distributed and annual rent reduced as provided in cases of condemnation above, but the approval of HUD and Lender shall be required as to the amount and division of the payments to be received.

11. Tenant Default on Lease; Cure Rights; Termination. The Landlord may terminate the Lease prior to the expiration day of the full term of this Lease (**"Expiration Date"**) after a Tenant default under this Lease (**"Lease Event of Default"**), but only under the following circumstances and procedures.

(a) If any Lease Event of Default shall occur, then and in any such event, the Landlord shall at any time thereafter during the continuance of such Lease Event of Default and prior to any cure, give written notice of such default(s) (**"Notice of Default"**) to the Tenant, Lender, and HUD, specifying the Lease Event of Default and the methods of cure, or declaring that a Lease Event of Default is incurable. If the Lease Event of Default is a failure to pay money,

the Landlord shall specify and itemize the amounts of such default. Failure to pay money shall be specified as a separate default and not combined with a non-monetary Lease Event of Default.

(b) Within sixty (60) days from the date of giving the Notice of Default to the Tenant, the Tenant must cure a monetary default by paying the Landlord all amounts specified in the Notice of Default and must cure any specified Lease Event of Default that is capable of being cured within such period.

(c) During the period of one hundred-eighty (180) days commencing upon the date Notice of Default was given to Lender and HUD, Lender or HUD may:

(1) cure any Lease Event of Default; and
(2) commence foreclosure proceedings or institute other state or federal procedures to enforce Lender's or HUD's rights with respect to the leasehold estate.

(d) If HUD or Lender commences foreclosure or other enforcement action within such one hundred-eighty (180) days, then its cure period shall be extended during the period of the foreclosure or other action and for 90 days after the ownership of the Tenant's rights under the Lease is established in or assigned to HUD or such Lender or a purchaser at any foreclosure sale pursuant to such foreclosure or other action. The transfer of the Tenant's rights under the Lease to Lender, HUD or purchaser, pursuant to such foreclosure or other action shall be deemed a termination of any incurable Lease Event of Default and such terminated Lease Event of Default shall not give the Landlord any right to terminate the Lease. Such purchaser may cure a curable Lease Event of Default within said ninety (90) days.

(e) If the Tenant, Lender or HUD reasonably undertake to cure any Lease Event of Default during the applicable cure period and diligently pursues such cure, the Landlord shall grant such further reasonable time as is necessary to complete such cure. If after the expiration of all of the foregoing cure periods, no cure or termination of an existing Lease Event of Default has been achieved as aforesaid, then and in that event, the Lease shall terminate, and, on such date, the term of this Lease shall expire and terminate and all rights of the Tenant under the Lease shall cease. All costs and expenses incurred by or on behalf of the Landlord (including, without limitation, reasonable attorneys' fees and expenses) occasioned by any default by the Tenant under this Lease shall constitute additional rent hereunder. The Landlord shall have no right to terminate this Lease except as provided in this Section 11.

12. Lender/HUD Option for New Lease.

(a) Upon termination of this Lease pursuant to Section 11 above, the Landlord shall immediately seek to obtain possession of the Property. Upon acquiring

such possession, the Landlord shall notify HUD and Lender in writing. Lender and HUD shall each have six (6) months from the date of receipt of such notice of acquisition to elect to take, as Tenant, a new lease on the Property.

(b) Such new lease shall have a term equal to the unexpired portion of the term of this Lease immediately prior to such termination and shall, except as otherwise provided herein, be on the same terms and conditions as contained in this Lease, including without limitation, the option to purchase set forth under Section 7 above, except that Lender's or HUD's liability for rent shall not extend beyond their occupancy under such lease. The Landlord shall tender such new lease to Lender or HUD within thirty (30) days after a request for such lease and shall deliver possession of the Property immediately upon execution of the new lease.

(c) Upon executing a new lease, Lender or HUD shall pay to the Landlord any unpaid rent due or that would have become due under this Lease to the date of the execution of the new lease, including any taxes which were liens on the Property and which were paid by the Landlord, less any net rentals or other income which the Landlord may have received on account of the Property since the date of default under this Lease.

13. **Landlord Cooperation for Needed Authorizations.** The Landlord agrees that within ten (10) days after receipt of written request from the Tenant, it will join in any and all applications for permits, licenses or other authorizations required by any Governmental Authority in connection with any work which the Tenant may do hereunder and will also join in any grants for easements for electric, telephone, telecommunications, cable, gas, water, sewer and such other public utilities and facilities as may be reasonably necessary in the operation of the Property and if, at the expiration of such ten (10) day period, the Landlord shall not have joined in any such application, or grants for easements, the Tenant shall have the right to execute such application and grants in the name of the Landlord, and for that purpose, the Landlord hereby irrevocably appoints the Tenant as its attorney-in-fact to execute such papers on behalf of the Landlord, only to the extent that a public body as Landlord may do so within the exercise of its municipal powers and responsibilities.

14. **Taxes.** Nothing in this Lease shall require the Tenant to pay any franchise, estate, inheritance, succession, capital levy or transfer tax of the Landlord or any income excess profits or revenue tax, or any other tax, assessment charge or levy upon the rent payable by the Tenant under this Lease.

15. **Notices.** All notices, demands and requests which are required to be given by the Landlord, Tenant, Lender or HUD in connection with the Lease and this Lease Addendum shall be in writing and shall be sent by registered or certified mail, postage prepaid, and addressed to the address of the party as given in this instrument unless a request for a change in this address has been sent to the party

giving the notice by registered or certified mail prior to the time when such notice is given.

All notices shall be addressed as follows:

If to Lender: M&T Realty Capital Corporation
One Light Street, 12th Floor
Baltimore, MD 21202

If to HUD: 100 South Charles Street
5th Floor
Baltimore, MD 21201

If to Tenant: Wiley Bates School LLC
c/o Enterprise Community Development, Inc.
875 Hollins Street, Suite 202
Baltimore, MD 21201
Attn: Shelynda Burney Brown

With a Copy To: Klein Hornig LLP
1325 G Street, NW, Suite 770
Washington, DC 20005
Attn: Aaron O'Toole

If to Landlord: Anne Arundel County Office of Central Services
Real Estate Division
2660 Riva Road, 3rd Floor
Annapolis, MD 21401

With a Copy To: Anne Arundel County Office of Law
ATTN: County Attorney
2660 Riva Road, 4th Floor
Annapolis, MD 21401

County Executive
Anne Arundel County, Maryland
44 Calvert Street, 4th Floor
Annapolis, MD 21401

16. No Merger. There shall be no merger of this Lease or the leasehold estate created by this Lease with the fee estate in or ownership of the Property or any interest therein by reason of the fact that the same person or entity may acquire or hold, directly or indirectly, this Lease or the leasehold estate hereby created or any interest therein and fee estate in or ownership of the Property. No such merger shall occur unless and until HUD specifically consents and agrees in writing to such merger.

Each signatory below hereby certifies that each of their statements and representations contained in the Lease and this Lease Addendum and all their supporting documentation thereto are true, accurate, and complete. This Lease Addendum has been made, presented, and delivered for the purpose of influencing an official action of HUD in insuring the Loan, and may be relied upon by HUD as a true statement of the facts contained therein.

IN WITNESS WHEREOF, the parties hereto have executed this Lease Addendum as of the day and year first written above.

[Signatures follow]

LANDLORD:

ANNE ARUNDEL COUNTY, MARYLAND

By: _____
Christine Anderson, Chief Administrative Officer

ACKNOWLEDGEMENT

STATE OF MARYLAND, ANNE ARUNDEL COUNTY, TO WIT:

I HEREBY CERTIFY that on this __ of October, 2025, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Christine Anderson, the Chief Administrative Officer of Anne Arundel County, Maryland, and she acknowledged that she executed the foregoing Lease Addendum for the purposes therein contained, and further acknowledged the same to be the act of Anne Arundel County.

AS WITNESS my Hand and Notarial Seal:

_____
Notary Public

My commission expires: _____

APPROVED FOR FORM AND LEGAL SUFFICIENCY:
Gregory J. Swain, County Attorney

By: _____

Date: _____

TENANT:

WILEY BATES SCHOOL LLC
a Maryland limited liability company

By: ECD Wiley Bates School LLC,
a Maryland limited liability company,
its managing member

By: Enterprise Community Development, Inc.,
a Maryland non-stock corporation,
its sole member

By: _____
Name: Shelynda Brown
Title: Vice President, Real Estate Development

ACKNOWLEDGEMENT

STATE OF MARYLAND, ANNE ARUNDEL COUNTY, TO WIT:

On this the ___ day of October, 2025, before me, a Notary Public, personally appeared Shelynda Brown who acknowledged himself/herself to be Vice President, Real Estate Development of Enterprise Community Development, Inc., the Managing Member of ECD Wiley Bates School LLC, the managing member of Wiley Bates School LLC, and they acknowledged that they executed the foregoing instrument to be the act of that company and who acknowledged to me that they executed the foregoing instrument for the purposes contained in it.

AS WITNESS my Hand and Notarial Seal:

_____
Notary Public

My commission expires: _____

EXHIBIT D
to the
AMENDED AND RESTATED LEASE
to
WILEY H. BATES HIGH SCHOOL RESIDENTIAL COMPONENT

MEMORANDUM OF LEASE

THIS MEMORADUM OF LEASE is made this _____ day of October, 2025, by and between ANNE ARUNDEL COUNTY, MARYLAND, a body corporate and politic ("Lessor") and WILEY BATES SCHOOL LLC, a Maryland limited liability company ("Lessee").

WHEREAS, Lessor and Lessee have entered into a Lease, as more fully described herein; and

WHEREAS, pursuant to Maryland Real Property Code Annotated § 3-101(e), the parties are entering into and filing this Memorandum of Lease in lieu of filing or recording the Lease; and

NOW, THEREFORE, Lessor and Lessee hereby state as follows:

1. The names and addresses of the parties to the lease are:

Lessor: Anne Arundel County Office of Central Services
Real Estate Division
2660 Riva Road, 3d Floor
Annapolis, MD 21401

With a copy to: Anne Arundel County Office of Law
ATTN: County Attorney
2660 Riva Road, 4th Floor
Annapolis, MD 21401

County Executive
Anne Arundel County, Maryland
44 Calvert Street, 4th Floor
Annapolis, MD 21401

Lessee: Wiley Bates School LLC
c/o Enterprise Community Development, Inc.
875 Hollins Street, #202,
Baltimore, Maryland 21201
Attn: Shelynda Brown

With a copy to: M&T Bank Affordable Housing Fund III LLLP
c/o Enterprise Community Asset Management, Inc.
70 Corporate Center

11000 Broken Land Parkway, Suite 700
Columbia, Maryland 21044
Attention: Asset Management
With a copy to:
Email: legal@enterprisecommunity.com
Attention: General Counsel

FHA Lender: M&T Realty Capital Corporation
One Light Street, 12th Floor
Baltimore, MD 21202
Attention: Closing Manager
Email: MTRCC_Legal_Notices@mtb.com

CDA/DHCD: Community Development Administration,
7800 Harkins Road
Lanham, Maryland 20706
Attention: Director, Division of Credit Assurance

With a copy to: Officer of the Attorney General
7800 Harkins Road
Lanham, Maryland 20706
Attention: Counsel

2. Lessor is owner of the Wiley H. Bates High School and surrounding land located on Smithville Street and South Villa Avenue in the City of Annapolis, Maryland, as show on Administrative Plat and related notes recorded among the Land Records of Anne Arundel County in Plat Book 260, page 43, Plat Number 13569 (the "Premises").

3. A portion of the Premises is subject to a perpetual preservation easement as evidenced by that certain Deed of Easement and Conditional Security Agreement, dated as of November 30, 1998, by and between Landlord, as grantor, and the Maryland Historical Trust, and instrumentality of the State of Maryland, as grantee, recorded on January 5, 1999, in Book 8909, page 362, of the Land Records of Anne Arundel County, Maryland.

3. Lessor and Lessee are parties to a Lease of even date herewith by which the Lessor leases to Lessee and Lessee leases from Lessor a portion of the Premises depicted and described on Lease Line Drawings and related notes dated March 15, 2005, recorded among the Land Records of Anne Arundel County, Maryland in Plat Book 268, pages 36-41, (hereinafter referred to as "Lease Line Drawings") and as further described in Exhibit A attached hereto and made a part hereof (the "Property").

4. The term of the Lease begins on the date hereof and continues for a period of ninety-nine (99) years.

5. There is no provision for renewal or extension of the Lease.

6. The Lease incorporates the HUD Lease Addendum – Multifamily (HUD-92070M).

WHEREFORE, this Memorandum of Lease is hereby executed by all parties to the Lease.

[SIGNATURE PAGES FOLLOW]

Signature page to MEMORADUM OF LEASE by and between ANNE ARUNDEL COUNTY, MARYLAND, a body corporate and politic ("Lessor") and WILEY BATES SCHOOL LLC, a Maryland limited liability company ("Lessee").

WILEY BATES SCHOOL LLC
a Maryland limited liability company

By: ECD Wiley Bates School LLC,
a Maryland limited liability company,
its managing member

By: Enterprise Community Development, Inc.,
a Maryland non-stock corporation,
its sole member

By: _____
Name: Shelynda Brown
Title: Vice President, Real Estate Development

ACKNOWLEDGEMENT

STATE OF MARYLAND, ANNE ARUNDEL COUNTY, TO WIT:

On this the ___ day of October, 2025, before me, a Notary Public, personally appeared Shelynda Brown who acknowledged herself to be Vice President of Enterprise Community Development, Inc., the Managing Member of ECD Wiley Bates School LLC, the managing member of Wiley Bates School LLC, and they acknowledged that they executed the foregoing instrument to be the act of that company and who acknowledged to me that they executed the foregoing instrument for the purposes contained in it.

AS WITNESS my Hand and Notarial Seal:

_____
Notary Public

My commission expires: _____

Signature page to MEMORADUM OF LEASE by and between ANNE ARUNDEL COUNTY, MARYLAND, a body corporate and politic ("Lessor") and WILEY BATES SCHOOL LLC, a Maryland limited liability company ("Lessee").

ANNE ARUNDEL COUNTY, MARYLAND

By: _____

Christine Anderson, Chief Administrative Officer

STATE OF MARYLAND, ANNE ARUNDEL COUNTY, TO WIT:

I HEREBY CERTIFY that on this __ of October, 2025, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Christine Anderson, the Chief Administrative Officer for Anne Arundel County, Maryland, and she acknowledged that she executed the foregoing Memorandum of Lease for the purposes therein contained, and further acknowledged the same to be the act of Anne Arundel County.

AS WITNESS my Hand and Notarial Seal:

_____

Notary Public

My commission expires: _____

APPROVED FOR FORM AND LEGAL SUFFICIENCY:
Gregory J. Swain, County Attorney

By: _____

Date: _____

I HEREBY CERTIFY that the within Memorandum of Lease was prepared by or under the supervision of an Attorney admitted to practice law in the State of Maryland.

_____ _____

[signatory] Date

Anne Arundel County Office of Law

EXHIBIT A
Legal Description

Parcel One:

All that land, and all those improvements and premises, referred to as the "Lease Area" as defined and described in that Amended and Restated Lease by and between Anne Arundel County, Maryland and Wiley Bates School LLC dated _____, 2025, and as delineated on drawings, consisting of six sheets, entitled "Lease Line Drawings, Wiley H. Bates High School Redevelopment: Senior Housing Project, 1101 - 1103 Smithville Street, Annapolis, Maryland" dated March 15, 2005 recorded among the Plat Records of Anne Arundel County in Plat Book 268, Pages 36 through 41, inclusive.

Parcel Two:

Those easements appurtenant to the above-described property as set forth in Amended and Restated Lease by and between Anne Arundel County, Maryland and Wiley Bates School LLC, dated ____, 2025, as the same is evidenced by Memorandum of Lease by and between the aforementioned parties, dated ___, 2025, and to be recorded among the Land Records of Anne Arundel County, Maryland.

EXHIBIT E
to the
AMENDED AND RESTATED LEASE
to
WILEY H. BATES HIGH SCHOOL RESIDENTIAL COMPONENT

SUBLEASE AND AGREEMENT

THIS SUBLEASE AND AGREEMENT ("Lease") is made as of the _____ day of _____, 2025, (the "Effective Date") by and between Wiley Bates School LLC (hereinafter referred to as "Landlord") and Wiley H. Bates Legacy Center, Inc. (hereinafter referred to as "Tenant").

EXPLANATORY STATEMENT: Landlord is the tenant under a certain Lease dated March 18, 2005, as amended by a First Amendment to Lease dated December 10, 2015, further amended by a Second Amendment to Lease dated April 24, 2023, and further amended by an Amended and Restated Lease dated [_____], 2025 with Anne Arundel County, Maryland ("Wiley Lease") for a portion of the building known as the Wiley H. Bates High School ("Building") located at 1101 and 1103 Smithville Street, Annapolis, Maryland, and surrounding grounds ("Property") as described on Lease Line Drawings and related notes dated March 15, 2005, recorded among the Land Records of Anne Arundel County, Maryland in Plat Book, 268, pages 36-41. Landlord has redeveloped Landlord's space under that lease as a Senior Housing Project consisting of 71 rental housing units, a Memorial Courtyard, an Exhibit Area and surrounding grounds and site improvements. As authorized by the WileyLease, Landlord desires to sublease to Tenant, and Tenant agrees to sublease from Landlord under the terms and conditions set forth in this Lease, the areas within the interior of the Building known as "Exhibit Space" and "Mezzanine" consisting of approximately 3,124 square feet in the Building, and depicted on **Exhibit A** (Subleased Area) attached to this Lease and incorporated herein by reference (hereinafter collectively referred to as the "Premises"). Now, therefore,

WITNESSETH, that for and in consideration of the EXPLANATORY STATEMENT which is a material part of this Lease and not merely prefatory, the promises and obligations set forth in this Lease, and other good and valuable considerations, the receipt and adequacy of which is acknowledged by Landlord and Tenant, Landlord and Tenant agree as follows

SECTION 1
DEMISE, RENT AND OPERATING EXPENSES AND USE

1.1 Landlord hereby rents to Tenant and Tenant hereby rents from Landlord the Premises. The Premises are delivered to Tenant in "as is" condition, without warranty of any kind. Tenant warrants that Tenant has conducted such investigation as necessary to determine that the Premises are suitable and adequate for Tenant's use for the purposes intended.

1.2 The Premises are leased for the term of 99 year(s) (unless sooner terminated as set forth later in this Agreement) beginning on the Effective Date and ending on the [day that is 99 years thereafter] at a rent of One Dollar ($1.00) per year, payable, in advance, on or before the date of this Lease and on or before the same date each year thereafter during the term of this Lease, without demand, deduction, set-off, recoupment, or counterclaim. Tenant may terminate this Lease, without cause, upon ninety (90) days written notice to Landlord. The Lease may be terminated for cause as a result of default as specified in Section 10.

1.3 Tenant shall pay Landlord for Tenant's proportional usage of natural gas and electricity for the Premises which shall equal 3.8% of such expenses attributable the Building (said 3.8% being the percentage of the square feet occupied by Tenant, 3,124 square feet, to the total Building floor area, 82,249 square feet), for any period of time that Tenant has had control over

the Premises, whether prior to or after the effective date of this Agreement. Notwithstanding the proceeding sentence, the Tenant's obligation to pay for natural gas and electricity is waived. However, the Landlord reserves the right to reinstate the Tenant's obligation to pay its actual usage of natural gas and electricity for the Premises, for any period of time, without cause, upon one hundred- and eighty-days' written notice to Tenant. Tenant shall make such payments within one hundred- and eighty-days' after being presented with a request for payment with sufficient documentation based upon meter readings that demonstrate actual gas and electricity usage for the Premises.

1.4 Tenant shall pay its proportionate pro rata share of the Building's real estate taxes, which shall be equal to 3.8% of such taxes attributable to the assessed value of the improvements (said 3.8% being the percentage of the square feet occupied by Tenant, 3,124 square feet, to the total Building floor area, 82,249 square feet). Tenant shall make such payments within 30 days after being presented with a request for payment with sufficient documentation to demonstrate Tenant's proportionate share of such taxes. Notwithstanding the proceeding sentence, Tenant's obligation to pay a proportionate share of real estate taxes is waived. However, the Landlord reserves the right to reinstate the Tenant's obligation to pay its proportionate share of the Building's real estate taxes upon one hundred and eighty days' written notice to Tenant. Tenant waives all rights to protest or appeal the appraised value of the Premises, the Building or the Property. Notwithstanding the foregoing, if Tenant provides Landlord with documentation issued by the appropriate taxing authorities that the Premises are exempt from real estate taxes, Tenant shall have no obligation to contribute any portion to Landlord for such taxes.

1.5 If Tenant fails to pay any amount due when required, Tenant shall pay to Landlord a late charge equal to five percent (5%) of the amount of such installment or other payment. Tenant's obligations under this Lease to pay any amounts required under this Lease shall survive the termination of this Lease.

1.6 Tenant shall use the Premises primarily as an exhibit hall and associated activities for celebrating the contributions of Wiley H. Bates and the history of the Wiley H. Bates High School so as to honor and give substance to the contributions of the founder, faculty, staff, and students of Wiley H. Bates High School, and to collect, preserve, present, interpret, and make available for research its holdings, and for the storage of artifacts and memorabilia related to such purposes. As ancillary to Tenant's use of the Premises for these purposes, Landlord agrees to allow Tenant, at Tenant's sole risk and expense, to (i) have the exclusive right to maintain in display cases provided by Landlord in the Building pursuant to the WileyLease, as shown on Exhibit A, displays relating to the historical and cultural heritage context of the High School and the contributions of Wiley H. Bates to the community; (ii) subject to Landlord's prior written approval, which shall not be withheld or delayed unreasonably, use the Memorial Courtyard adjoining the Building for purposes and events ancillary to Tenant's use of the Premises; (iii) escort visitors to the Premises on guided walking tours of the common areas of those portions of the Building leased to Landlord pursuant to the WileyLease, subject to such reasonable rules and regulations as may be agreed to by Landlord and Tenant relating to issues such as, but not limited to, reasonable days, hours and seven (7) days' advance written notice of such tours, maximum number of guests in any tour group, insurance, liability and indemnification, and preventative measures to ensure that tours do not compromise the residential nature, or disturb the peace and quiet of residents, of those portions of the Building leased by Landlord; and (iv) sell, and retain the proceeds from the sales of, dedicatory name plates and plaques (which shall be no larger than three (3) inches by eight (8) inches) to the general public, to be installed on benches, flower pots and bricks in the Memorial Courtyard, on slate windowsills inside the Premises and the common areas of those portions of the Building

leased by Landlord, and on lockers and display cases in the common areas of those portions of the Building leased to Landlord pursuant to the WileyLease, provided that the design and materials of such name plates and plaques shall be subject to the prior written approval of Landlord, which approval shall not be withheld unreasonably.

1.7 In addition to Tenant's rights with respect to the Exhibit Space and Memorial Courtyard as specified in this Section 1, with prior written approval of the Landlord which shall not be unreasonably withheld or delayed, Tenant may license the Exhibit Space and Memorial Courtyard to other users for events allowed by the City of Annapolis Zoning Code that are compatible with the remaining uses of the Building. Tenant agrees to reimburse Landlord for any additional maintenance or repairs necessitated by Tenant's or any of its requested users' use of the Memorial Courtyard, and agrees to indemnify, defend and hold harmless Landlord with respect to any claims arising out of the use of the Exhibit Space or Memorial Courtyard by Tenant or its licensees, invitees, guests, employees, or agents.

1.8 Without Landlord's prior consent in each instance, which consent shall not be unreasonably withheld or delayed, Tenant shall not receive any freight, furniture or bulky matter whatsoever into, or carry any such items on the elevators of, the Building. Tenant shall promptly remove from all common areas and public areas in or adjacent to the Building any items placed or delivered there on Tenant's behalf or owned by Tenant. Notwithstanding the provisions of the foregoing, Tenant shall provide Landlord with specific dates and times for movement of any bulk items to the Premises, which shall be approved by Landlord subject to reasonable time and loading restrictions.

1.9 Tenant may not erect, install, paint or affix any permanent sign, advertisement or notice on any part of the outside of the Building or on the Property or where clearly visible from the exterior of the Premises, Building or the Property, without Landlord's prior written consent which shall not be unreasonably withheld or delayed.

1.10 Tenant shall make no use of the Premises, the Building or the Property that is in violation of any law or regulation of the City of Annapolis, Anne Arundel County or the State of Maryland. Tenant shall not materially interfere with the furnishing of services to the Premises, the Building or the Property. Tenant shall strictly comply with all legal requirements which impose any duty on Tenant with respect to the Premises or the use or occupancy thereof. Tenant shall provide to Landlord proof of all required permits and licenses for the Premises.

1.11 Within 30 days of the Effective Date and then from time to time, or within 30 days after a request from the Landlord, the Tenant shall submit to the Landlord a plan of all proposed and ongoing activities during the next 365 days to be held on the Premises for which attendance of 100 or more people are anticipated for any single event or activity. To the extent that any such event or activity is annually recurring in nature, such plan must be provided annually in reports to the Landlord commencing on the anniversary of the commencement of this Lease. The annual report must contain, at a minimum, the following information: the population served by the annually recurring program, information about such recurring programs (such information may be made public by the Landlord or its agents), any changes in any ongoing recurring programs, any proposed new recurring programs, and schedules for all annually recurring programs. The Tenant further agrees to acknowledge the Landlord in all grant applications and publications which relate to the Premises and/or community partnerships.

1.12 Tenant will not use or allow the Premises, or any part thereof, to be used for any

unlawful, disorderly purpose (including but not limited to criminal activity or drug-related criminal activity), nor in any noisy, boisterous, or other offensive manner. Tenant shall not commit or suffer to be committed any act which may disturb the quiet enjoyment of any other tenant in the Building. Tenant shall promptly deliver to Landlord a copy of any notice of violation given to the Tenant relating to the Premises. Tenant shall also promptly deliver to Landlord a written report as to any severe injury known by Tenant to have been sustained by any person in or about the Premises, and/or a written notice of any legal proceedings relating to any injury sustained by any person in or about the Premises to which Tenant is a party. The definition of "severe" as used in this Section 1.12 is any injury sustained by a person that requires medical attention from a physician or hospitalization.

1.13 Tenant will not permit any nuisance to be kept, conducted or permitted on or about the Premises and will not permit any waste to be committed on the Premises.

SECTION 2
AFFIRMATIVE COVENANTS OF TENANT

2.1 Tenant hereby covenants with Landlord as follows:

(a) to pay the rent, operating and other expenses as aforesaid;

(b) to furnish, upon written request of Landlord, year-to-date financial statements, including but not limited to income statements, balance sheets, and cashflow statements to Landlord, within fifteen (15) days of the request.

(c) keep the Premises in a clean, safe and sanitary condition and in good order and repair;

(d) if the Premises are damaged by Tenant, to repair and restore the Premises to their condition immediately prior to such damage. If the Tenant fails to repair such damage, the Landlord may determine to make any such repairs, and to charge the Tenant for any reasonable costs and expenses incurred;

(e) to be responsible for the maintenance and upkeep of the Wiley H. Bates Statue within the Memorial Courtyard.

(f) to surrender the peaceful and quiet possession of the Premises at the end of the term, in as good condition as when received (permitted alterations, normal wear and tear and damage from insured events excepted) and broom clean; and

(g) to engage in no act or omission that would cause Landlord to be in breach of the Wiley Lease.

SECTION 3
NEGATIVE COVENANTS OF TENANT

3.1 Tenant hereby covenants that Tenant will not do, suffer, or permit any of the following:

(a) anything to be done in or about the Premises which will contravene any policy of

insurance against loss by fire;

(b) use, or permit to be used, the Premises for the purposes other than those in Section 1.6 of this Lease; or

(c) except as may be authorized by the WileyLease or this Lease, assign or transfer this Lease, in whole or in part, or permit the assignment or transfer by operation of law or otherwise, or sublet the Premises or any portion thereof, without the prior consent in writing of Landlord, which consent shall not be unreasonably withheld or delayed, and the delivery to Landlord of an executed agreement whereby the assignee, sublessee or transferee shall (a) assume the obligations and performance of this Lease to the extent applicable to such assignee, sublessee or transferee and agree to be bound by all of the covenants, agreements, terms, provisions and conditions hereof on the part of Tenant to be performed or observed on and after the effective date of any such assignment, sublet or transfer, and (b) agree that the Tenant shall continue to be bound by all terms and conditions of this Lease.

SECTION 4
QUIET ENJOYMENT

4.1 Provided Tenant is not in default hereunder, Landlord covenants that Tenant shall quietly enjoy the Premises during the term hereof.

4.2 Landlord represents, warrants and covenants that Landlord possesses an estate and interest in the Premises sufficient to convey the leasehold estate.

SECTION 5
ALTERATIONS, MAINTENANCE AND REPAIRS

5.1 The provisions of this Section 5 are in addition to any other rights and obligations regarding alterations, maintenance and repair that are expressly stated elsewhere in this Lease.

5.2 Except as expressly permitted by this Lease, Tenant shall not make any alteration, installation, removal or improvement (collectively "alteration") to the Premises without the prior written consent of Landlord, which consent may not be withheld unreasonably. In no event and under no circumstances shall Tenant make or cause or permit to be made any alteration of any nature with respect to the Building or the Building systems including, but not limited to, electrical, plumbing or HVAC. Any alterations the Tenant shall be permitted to make shall be done at Tenant's own expense. Upon the termination of this Lease, all alterations shall become the property of Landlord, unless, at the time Tenant requests Landlord's written consent, Tenant indicates which alteration it intends to remove from the Premises and Landlord so approves such removal, such approval not to be unreasonably withheld.

5.3 Landlord shall, at Tenant's reasonable expense, review all of Tenant's reasonable requests for Landlord's consent required under Section 5.2. Landlord shall not unreasonably withhold, delay or condition its consent to the making of any alteration; provided that the withholding of Landlord's consent shall be deemed reasonable if Landlord reasonably believes in good faith that there is a significant risk that such alteration would not be made in a manner comparable in workmanship and quality with the reputation and character of the Property, that the alteration would likely result in the breach of any recorded restrictive covenant, including any covenants assigned by the Maryland Historic Trust, or the recapture of any tax credits or

funding relating to the Building by any government agency, including but not limited to the Internal Revenue Service, the Department of Housing and Urban Development, the State of Maryland, Anne Arundel County or the City of Annapolis , or that such alteration would adversely affect the structure or the appearance of the Building or Landlord's ability to rent the Premises to other tenants at then current market rates, or the enjoyment by other occupants of the Building of the benefits of such occupancy.

5.4 Landlord, at its expense, shall keep the Building, the Building's structural, electrical, plumbing, HVAC, mechanical and fire alarm systems and equipment, and the Property in a good condition and state of maintenance and repair so as to not adversely affect Tenant's use of the Premises, the Building and the Property as allowed under this Lease.

5.5 Landlord, at its expense, shall be responsible for maintaining, repairing and replacing the following in the Premises: (i) plumbing and electrical systems (including high ceiling pendent bulb replacements in conjunction with scheduled bulb replacements), (ii) windows; and (iii) exterior doors and doors leading from the Premises into other portions of the Building.

5.6 Tenant, at its expense, shall be responsible for maintaining and repairing all floor, wall and ceiling coverings, display cases, the reception desk and interior trim located within the Premises.

5.7 Landlord, at its expense, shall be responsible for indoor and outdoor pest control including, but not limited to, rodents, cockroaches, ants, flies, and spiders, with the specific exception to expenses related to the treatment and extermination of termites.

SECTION 6
FACILITIES AND SERVICES FURNISHED BY LANDLORD

6.1 Landlord, at Landlord's expense, shall furnish to and for the Premises the facilities and services specified in this Section 6.

6.2 Landlord shall furnish a natural gas line, electric service, potable water and sewer service adequate for Tenant's use of the Premises for the purposes stated in Section 1.6 of this Lease.

6.3 Landlord shall furnish, maintain, repair and replace a HVAC system adequate to heat, cool and ventilate the Premises for the purposes stated in Section 1.6 of this Lease.

6.4 Landlord shall be responsible for the prompt removal of all snow and ice from those portions of the Property over which Tenant has rights of ingress, egress, access and parking pursuant to Section 7 of this Lease.

6.5 Landlord shall provide trash removal, grounds upkeep, dumpsters or other trash disposal receptacles, and building management services (which shall not include cleaning services) to the Premises.

6.6 Landlord may install for the Premises an on-site security system consisting of window and door contacts, or such other type of system as may be agreed to by Landlord and Tenant. After initial installation, Tenant shall be responsible for the maintenance, repair and replacement of the security system.

6.7 Landlord shall provide to Tenant keyed alike locks with keys on three (3) exterior doors, one (1) Exhibit Space corridor door, and one (1) Mezzanine door. The two (2) display cases shall be made available during normal business hours, upon reasonable request.

6.8 Landlord shall provide and maintain weather stripping at the three (3) Exhibit Space exterior doors, as the historical design of said doors will allow. Landlord shall also caulk the underside joint openings of the Palladian style windows above Exhibit Space reception area.

6.9 Landlord shall permit Tenant use of an interior mailbox or any exterior mailbox. If exterior, said exterior mailbox shall be designed and installed by the Tenant in accordance with the Maryland Historical Trust Preservation Easement standards.

SECTION 7
ACCESS AND PARKING LICENSES

7.1 In addition to and in conjunction with Tenant's lease of and interest in the Premises and other rights granted to Tenant in Section 1 of this Lease, Tenant is granted the non-exclusive licenses as specified in this Section 7 to allow Tenant the full use and enjoyment of its rights under this Lease.

7.2 Tenant has a right of ingress to and egress from the Premises over and through the Memorial Courtyard located adjacent to the Premises during reasonable hours, and to obtain access to and from the Memorial Courtyard on sidewalks located within the Property.

7.3 Tenant and Tenant's guests and invitees have a right to use Landlord's parking facilities located adjacent to South Villa Avenue as may be allowed by Landlord for use by visitors to the Exhibit Space. Landlord shall provide Tenant with a minimum of six (6) parking tags for the exclusive use of Tenant and Tenant's guests. Such parking tags shall be visibly displayed in the windshield of the vehicle and shall allow that vehicle to use Landlord's parking facilities when displayed Monday through Friday, 8am to 5pm. Tenant and Tenant's guests and invitees shall have the right to traverse sidewalks located within the Property to obtain access to and from such parking facilities and the Memorial Courtyard and Exhibit Space.

7.4 Tenant has a right to walk over and through the Property at all reasonable times to deposit and store trash and garbage in the area designated by Landlord for such purposes.

7.5 Tenant has a right to walk in, over and through the Building and Property at reasonable times and as reasonably necessary to exercise the rights granted to Tenant in Section 1.6 of this Lease.

7.6 Notwithstanding anything to the contrary in this Lease, Tenant and Landlord shall consider the Mezzanine a shared space that will be accessible and utilized by both parties for storage.

7.7 Subject to Landlord's prior written approval, which shall not be withheld or delayed unreasonably, Tenant may, at its expense, install, improve, alter, maintain, repair and replace telephone cabling and equipment, computer cabling equipment and cable television cabling from the Premises across and through the Property to utility connection locations in the Building, and to walk over, in and through the Building and Property for such purposes.

7.8 Upon reasonable notice but in no event less than twenty-four (24) hours notice to Tenant, except as hereinafter provided in the event of an emergency, Landlord, its agents, contractors and any government inspector or official, may enter all portions of the Premises (i) to inspect, maintain, repair, make alterations to and install electrical, plumbing and HVAC equipment in the Premises (and for such purposes Landlord may bring into and store in the Premises reasonable quantities of equipment and materials, for which Tenant shall have no responsibility for any cost or damage to the items so stored), (ii) to show where necessary the Premises to prospective purchasers of the Building or to any existing underlying ground or other lessor or mortgagee, (iii) to comply with the demand of any receiver, trustee, or assignee for the benefit of creditors, sheriff, marshal or court officer entitled to or reasonably purporting to be entitled to such access for the purpose of taking possession of or removing Tenant's property or for any other lawful purpose (but this provision and any action by Landlord hereunder shall not be deemed a recognition by Landlord that the person or official making such demand has any right or interest whatsoever), (iv) to notify Landlord immediately of any demand of any representative of any government agency; and (v) to show, accompanied by Tenant, the Premises to prospective tenants upon reasonable notice from Landlord; provided that in all such cases Landlord exercises reasonable diligence to minimize any interference with Tenant's business. In any emergency, Landlord may, where necessary without notice, enter the Premises and take all necessary measures to resolve the emergency.

7.9 If an excavation or other substructural work is to be done upon land adjacent to the Building, Tenant, upon reasonable advance request, shall permit the person causing such excavation to enter the Premises to take such measures as are necessary to preserve and support the walls and foundation of the Building, provided that such work is undertaken at such times and in such manner as to minimize disruption to Tenant's business. Tenant shall also permit Landlord and Landlord's agents and invitees access to the Premises as necessary, upon reasonable advance request, in pursuit of any work on the Building.

SECTION 8
INSURANCE

8.1 Tenant, at its cost and expense, shall procure and keep in force and effect during the term of this Lease workers compensation insurance as required by law, but in no event less than One Hundred Thousand Dollars ($100,000) per each occurrence of an accident and One Hundred Thousand Dollars ($100,000) per each employee as a result of disease.

8.2 Tenant, at its cost and expense, shall procure and keep in force and effect during the term of this Lease comprehensive general liability insurance covering the Premises and any other portions of the Building, Memorial Courtyard, and Property utilized by Tenant under this Lease, having a policy limit of not less than One Million Dollars ($1,000,000) per occurrence for death or bodily or personal injury and One Million Dollars ($1,000,000) per occurrence for property damage or destruction. The comprehensive general liability insurance policy shall name as additional insureds Landlord –Wiley Bates School LLC – Landlord's management agent – Enterprise Residential LLC – and such other parties (including without limitation each mortgagee holding a lien on the Building) as have an insurable interest in the Premises or the Building as Landlord may designate by written notice to Tenant, and shall provide Landlord with not less than 30 days written notice before cancellation or material change in policy terms or coverage.

8.3 Tenant, at its cost and expense, shall procure and keep in force and effect during the term of this Lease all risk insurance insuring Tenant's interest in the Premises and all property

located in the Premises, including furniture, equipment, display cases, reception desk, floor coverings, wall and ceiling coverings, interior trim, fittings, installations, fixtures, supplies and any other personal property, leasehold improvements and alterations in an amount equal to the full replacement value, it being understood that no lack of inadequacy of insurance by Tenant shall in any event make Landlord subject to any claim by virtue of any theft of or loss or damage to any uninsured or inadequately insured property.

8.4 Before commencement of the Lease term, Tenant shall provide Landlord with proof of the insurance coverage required by this Section 8. Tenant also shall provide Landlord promptly with evidence of any changes to such insurance coverage during the Lease term.

8.5 Tenant shall not act or fail to act, in any way which invalidates any coverage under any fire or casualty insurance policies carried by Landlord with respect to the Property, the Building or the Premises or which might increase the premiums therefor. If by virtue of any act or omission of Tenant any such fire or casualty insurance premium is increased, Tenant shall pay Landlord the amount of such increase.

SECTION 9
EARLY TERMINATION

9.1 Landlord and Tenant understand that this Lease is a sublease of the Wiley Lease. If Landlord's interest under the Wiley Lease is terminated, this Lease shall terminate on such date as the Wiley Lease is terminated, and neither party shall have any future liability or obligation to the other.

SECTION 10
DEFAULT AND REMEDIES

10.1 Except as provided below in this Section 10.1, and except where the provisions of this Lease grant Tenant an express, exclusive remedy, or expressly deny Tenant a remedy, if Landlord is in default under this Lease Tenant, without waiving any of its other rights, may seek damages, injunctive relief and/or specific performance and/or may terminate this Lease. Landlord shall be in default under this Lease if Landlord fails to perform any of its obligations hereunder and such failure continues for thirty (30) days after Tenant delivers to Landlord written notice specifying such failure; however, if such failure cannot reasonably be cured within such thirty (30) day period, but Landlord commences to cure such failure within such thirty (30) day period and thereafter diligently pursues the curing thereof to completion, then Landlord shall not be in default hereunder or liable for damages therefore.

10.2 Except as provided below in this Section 10.2, and except where the provisions of this Lease grant Landlord an express, exclusive remedy, or expressly deny Landlord a remedy, if Tenant is in default under this Lease Landlord, without waiving any of its other rights, may seek damages, injunctive relief and/or specific performance and/or may terminate this Lease. Tenant shall be in default under this Lease if Tenant fails to perform any of its obligations hereunder and such failure continues for thirty (30) days after Landlord delivers to Tenant written notice specifying such failure; however, if such failure cannot reasonably be cured within such thirty (30) day period, but Tenant commences to cure such failure within such thirty (30) day period and thereafter diligently pursues the curing thereof to completion, then Tenant shall not be in default hereunder or liable for damages therefore.

SECTION 11
EFFECT OF DAMAGE OR DESTRUCTION

11.1 Notwithstanding any damage resulting from fire or any other casualty, this Lease shall continue in full force and effect, unless terminated pursuant to Sections 11.2 or 11.3. Upon learning of any damage to the Premises or any property located therein resulting from fire or any other casualty, Tenant shall immediately give Landlord notice, including written notice, thereof and cooperate fully with Landlord to ascertain the extent and circumstances of the damage.

11.2 If the Building is damaged by fire or other casualty (whether or not the Premises are damaged), Landlord may, by giving written notice to Tenant within twenty (20) days after such fire or other casualty that Landlord elects not to restore the Building and so certifies in writing, terminate this Lease without incurring any liability to Tenant. Such notice shall constitute a waiver by Landlord of any claims of any kind under this Lease, and provided further that Tenant shall not be required to vacate the premises in fewer then thirty (30) days from receipt of the notice. If Landlord fails to give such notice to Tenant, Landlord shall use reasonable efforts to repair the Building (and the Premises, if damaged) with reasonable dispatch, allowing for the adjustment and settlement of insurance claims, the preparation of plans and specifications, the obtaining of governmental approvals and certificates, the obtaining of contractors and laborers and any other delay; provided, however, that Landlord shall not be obligated to repair, restore or replace any personal property, any alterations, any damage that occurs during the last year of the term, or any damage for the repair of which a mortgagee will not permit insurance proceeds to be used. Tenant shall cooperate fully with all repairs made to the Building (including without limitation removing Tenant's moveable property and trade fixtures from the Premises as soon as practicable to clear the way therefor). Nothing herein is to be construed however, as requiring the Landlord to rebuild or restore the Premises or the Building. In such event Landlord may notify the Tenant that the tenancy hereby created is terminated and at an end, and that Tenant must vacate the Premises, in which case all liability for Tenant's payment of rent and other costs and expenses hereunder shall cease.

11.3 If the Premises are destroyed or rendered untenantable by fire or other casualty to the Premises or the Building, Tenant, by written notice to Landlord, may terminate the tenancy hereby created, and all liability for rent and other costs and expenses hereunder shall cease.

SECTION 12
PROHIBITION AGAINST HAZARDOUS MATERIALS

12.1 Except for Hazardous Materials (defined in Section 12.2) contained in products used by Tenant in de minimis quantities for ordinary cleaning and office purposes, Tenant shall not permit or cause any party to bring any Hazardous Materials upon the Premises or in the Building or transport, store, use, generate, manufacture, dispose, or release any Hazardous Materials on or from the Premises, the Building, or the Property. Tenant, at its sole cost and expense, shall operate its business in the Premises in strict compliance with all Environmental Requirements and all requirements of this Lease. Tenant shall promptly deliver to Landlord a copy of any notice of violation relating to the Premises or the Building of any Environmental Requirement (defined in Section 12.3).

12.2 The term "Hazardous Materials" means and includes any substance, material, waste, pollutant, or contaminant that is or could be regulated under any Environmental Requirement or that may adversely affect human health or the environment, including any solid or hazardous waste, hazardous substance, asbestos, petroleum (including crude oil or any fraction thereof, natural gas, synthetic gas, polychlorinated biphenyls (PCBs), and radioactive material).

12.3 The term "Environmental Requirements" means all laws regulating or relating to health, safety, or environmental conditions on, under, or about the Premises or the Project or the environment including the following: the Comprehensive Environmental Response, Compensation and Liability Act; the Resource Conservation and Recovery Act; the Clean Air Act; the Clean Water Act; the Toxic Substances Control Act and all state and local counterparts thereto, and any common or civil law obligations including nuisance or trespass.

SECTION 13
WATER AND MOLD NOTIFICATION

13.1 To the extent Tenant or its agents or employees discover any water leakage, water damage or mold in or about the Premises or Building, Tenant shall notify Landlord thereof promptly in writing.

SECTION 14
AMERICANS WITH DISABILITIES ACT ("ADA")

14.1 Landlord warrants and represents to Tenant that the Premises as constructed at the date of issuance of the Certificate of Occupancy as to Landlord's space comply with Title III of the ADA. To the extent that the Premises are determined not to have complied with Title III of the ADA at the date of issuance of the Certificate of Occupancy, Landlord shall undertake, at Landlord's sole expense, such remedial or corrective action as is necessary to bring the Premises into compliance.

14.2 After the Tenant assumes occupancy of the Premises, Tenant, at its sole cost and expense, shall be solely responsible for taking any and all measures which are required to comply with the requirements of Title I and/or Title III of the ADA within the Premises. Any alterations made or constructed by Tenant for the purpose of complying with the ADA, or which otherwise require compliance with the ADA, shall be done in accordance with this Lease; provided, that Landlord's consent to such alterations shall not constitute either Landlord's assumption, in whole or in part, of Tenant's responsibility for compliance with the ADA, or representation or confirmation by Landlord that such alterations or physical additions comply with the provisions of the ADA.

14.3 Tenant shall indemnify the Landlord for all claims, damages, judgments, penalties, fines, administrative proceedings, costs, expenses and liability arising solely from Tenant's failure to comply with any of the requirements of Title I and/or Title III of the ADA within the Premises.

14.4 Landlord shall indemnify the Tenant for all claims, damages, judgments,

penalties, fines, administrative proceedings, cost, expenses and liability arising solely from Landlord's failure to comply with Title III of the ADA within the Building and Memorial Courtyard.

SECTION 15
SUBORDINATION, ATTORNMENT AND ESTOPPEL CERTIFICATE

15.1 This Lease is subordinate to and subject to the lien of any mortgage or deed of trust, encumbrance or encumbrances now or at any time hereafter placed upon the Premises, and Tenant shall execute any and all instruments which the Landlord reasonably shall require regarding such subordination.

15.2 Any mortgagee or lessor of Landlord shall have the right at any time to subordinate any such deed of trust or mortgage or underlying lease to this Lease, or to any of the provisions hereof, on such terms and subject to such conditions as such mortgagee or lessor of Landlord may consider appropriate in its discretion. At any time, before or after the institution of any proceedings for the foreclosure of any such deed of trust or mortgage, or the sale of the Premises under any such mortgage or deed of trust, or the termination of any underlying lease, Tenant shall, upon request of such mortgagee or lessor or any person or entities succeeding to the interest of such mortgagee or lessor or the purchaser at any foreclosure sale (or grantee under deed in lieu of foreclosure) ("Successor Landlord"), (i) automatically attorn to and become the Tenant (or if the Premises has been validly subleased, the subtenant) of the Successor Landlord, without change in the terms or other provisions of this Lease (or, in the case of a permitted sublease, without change in this Lease or in the instrument setting forth the terms of such sublease), or (ii) enter into a new lease with such Successor Landlord for the remainder of the Term and on substantially the same terms and conditions of this Lease as are then applicable.

15.3 Tenant shall, from time to time, but no more than two (2) times per year within ten (10) days after request from Landlord, execute, acknowledge and deliver in recordable form a certificate certifying, to the extent true, that this Lease is in full force and effect and unmodified (or, if there have been modifications, that the same is in full force and effect as modified and stating the modifications); that the term has commenced and the full amount of rent and any additional amounts are accruing hereunder; the dates to which the rent and any additional amounts hereunder have been paid; that Tenant has accepted possession of the Premises and that any improvements required by the terms of this Lease to be made by Landlord have been completed to the satisfaction of Tenant; the amount, if any, that Tenant has paid to Landlord as a Security Deposit; that no rent or additional amount under this Lease has been paid more than thirty (30) days in advance of its due date; that the address for notices to be sent to Tenant is as set forth in this Lease (or has been changed by notice duly given and is as set forth in the certificate); that Tenant, as of the date of such certificate, has no charge, lien, or claim of offset under this Lease or otherwise against annual rent, additional amounts, or other charges due or to become due hereunder; that, to the knowledge of Tenant, Landlord is not then in default under the terms of this Lease; and such other matters as may be reasonably requested by Landlord or any mortgagee, lessor or prospective purchaser of Landlord. Any such certificate may be relied upon by Landlord, or any mortgagee, lessor or prospective purchaser of Landlord.

SECTION 16
TENANT'S NOTICE OF DESIRE TO RELET

16.1 Tenant shall provide Landlord with written notice not later than 60 days before the end of the Lease term if Tenant desires to negotiate with Landlord for an extension of the Lease term.

SECTION 17
CONTINUATION OF TENANCY AND HOLDOVER

17.1 This Lease, with an its provisions and covenants, shall continue in force from month to month after the expiration of the term above mentioned in Section 1, provided, however, that the parties hereto, or either of them, can terminate the same at the end of the term above mentioned, or at the end of any extension term, by giving at least thirty (30) days previous notice thereof in writing.

17.2 If Tenant fails to surrender and vacate the Premises after the expiration of the term or of a notice to vacate, the Tenant shall be and remain liable for all damages arising as a result of its failure to vacate and surrender the Premises. The Landlord may take any action in any appropriate forum to regain possession of the premises.

SECTION 18
BINDING EFFECT

18.1 This Lease shall be binding upon and shall inure to the benefit of the parties hereto and their personal representatives, successors, and permitted assigns, subject to the provisions of Section 3.1(c).

SECTION 19
APPLICABLE LAW

19.1 This Lease shall be interpreted and construed in accordance with the laws of the State of Maryland, except for those provisions that govern conflicts or choice of laws.

SECTION 20
CAPTIONS

20.1 The captions appearing in this Lease are inserted only as a matter of convenience and do not define, limit, construe, or describe the scope or intent of the Sections of this Lease nor in any way affect this Lease.

SECTION 21
TIME OF ESSENCE

21.1 Time is of the essence in the performance of Landlord's and Tenant's obligations under this Lease.

SECTION 22
WAIVER OF JURY TRIAL

22.1 Landlord and Tenant waive the right to trial by jury for any claim or dispute arising out of or under this Lease.

SECTION 23
MODIFICATIONS TO LEASE

23.1 This Lease may be modified or amended only by a writing signed by Landlord and Tenant.

SECTION 24
NOTICES

24.1 Any notice, demand, consent, approval, disapproval or statement (collectively, "Notices") required or permitted to be given under this Lease or any applicable law shall be in writing and shall be delivered by e-mail, by hand, by commercial delivery service, or United States mail (postage prepaid, registered or certified mail service, return receipt requested), addressed to the appropriate party at the address provided here below or such other addresses which the parties may provide to one another in accordance herewith. Any Notice, if delivered by mail, shall be deemed given three (3) days after deposited in the United States mail, and if delivered by hand, or commercial delivery service, shall be deemed given when delivered, or, if not delivered because of a changed address of which no Notice was given or a refusal to accept delivery, as of the date such delivery was attempted but unsuccessful as indicated by affidavit, or return receipt or notice.

Landlord:
Wiley Bates School LLC
c/o Enterprise Community
Development, Inc.
875 Hollins Street, #202,
Baltimore, Maryland 21201

With a copy to:

Management Agent: Enterprise Residential, LLC,
Residences at Wiley H. Bates Heritage Park
875 Hollins St, Suite 202
Baltimore, MD 21201

Tenant:

Executive Director
Wiley H. Bates Legacy Center, Inc.
1101 Smithville Street, Unit T17
Annapolis, MD 21401

SECTION 25
ATTORNEY FEES

25.1 In the event the Landlord or Tenant breaches this Lease, the non-breaching party shall be entitled to recover its reasonable attorney fees incurred to enforce its rights under this Lease or to collect damages sustained as a result of the breaching party's breach.

SECTION 26
COUNTERPARTS

26.1 This Lease may be executed in one (1) or more counterparts and all such counterparts together shall constitute this Lease.

SECTION 27
INTEGRATION

27.1 This Lease contains the entire understanding and agreement of Landlord and Tenant and neither party shall be bound by any statements or representations not contained in this Lease or any written amendment or modification of this Lease.

The rest of this page intentionally left blank.

WITNESS the hands and seals of the parties hereto as of the day and year first above written.

LANDLORD

WITNESS: WILEY BATES SCHOOL LLC

_____

By: ECD Wiley Bates School LLC,
a Maryland limited liability company,
its Managing Member

By: Enterprise Community Development Inc.,
a Maryland non-stock corporation
its Managing Member

By: _____(SEAL)

Name: Shelynda Burney Brown
Title: Vice President, Real Estate Development

TENANT

WITNESS: WILEY H. BATES LEGACY CENTER, INC.

_____ By: _____(SEAL)
Name: Angela Ewell-Madison, Chair
Board of Directors

EXHIBIT A

Subleased Area

EXHIBIT F
to the
AMENDED AND RESTATED LEASE
to
WILEY H. BATES HIGH SCHOOL RESIDENTIAL COMPONENT

EXHIBIT F

Wiley H. Bates Residences

1103 SMITHVILLE STREET, ANNAPOLIS, MD 21401

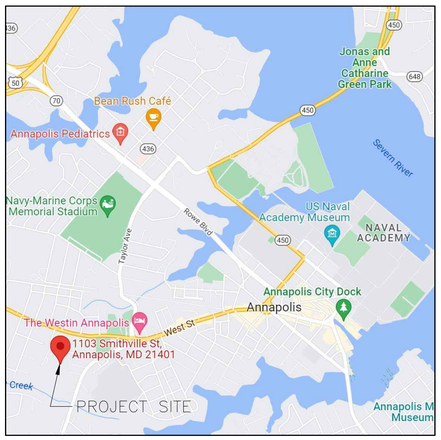
PERMIT SUBMISSION - OCT. 13 2023

ENTERPRISE COMMUNITY DEVELOPMENT, INC. — OWNER
8403 COLESVILLE ROAD, SUITE 1150, SILVER SPRING, MARYLAND 20910

MINER FEINSTEIN ARCHITECTS, LLC — ARCHITECT
31 WEST PATRICK STREET, SUITE 100, FREDERICK, MARYLAND 21701

BURDETTE, KOEHLER, MURPHY & ASSOCIATES — MEP ENGINEERS
6300 BLAIR HILL LANE, SUITE 400, BALTIMORE, MARYLAND 21209

MEYER CONSULTING ENGINEERS — STRUCTURAL
451 HUNGERFORD DR, SUITE 600, ROCKVILLE, MF 20850

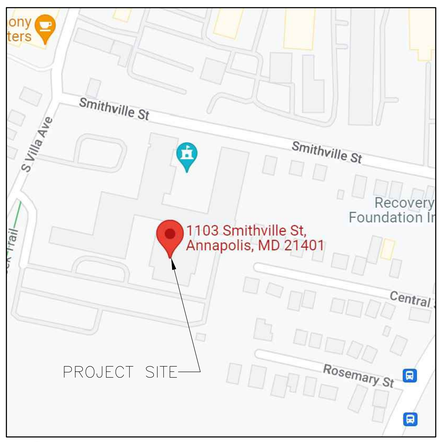


1 AREA MAP
NOT TO SCALE

WILEY BATES UNIT SUMMARY

DWELLING UNIT TYPE	BEDROOMS	BATHS	QUANTITY	AVERAGE AREA (NSF)	AVERAGE AREA (GSF)
ONE BEDROOM	1	1	63	463 NSF	546 GSF
ONE BEDROOM BARRIER FREE (UFAS)	1	1	8	571 NSF	676 GSF
ONE BEDROOM VISUAL/HEARING IMPAIRD (VHI)	1	1	0	523 NSF	598 GSF
TOTAL NUMBER OF DWELLING UNITS			**71**	**475 NSF**	**561 GSF**
QUANTITY OF BARRIER FREE (UFAS) UNITS REQUIRED (5%)			4 (3.55)		
QUANTITY OF BARRIER FREE (UFAS) UNITS PROVIDED			8		
QUANTITY OF VISUAL/HEARING IMPAIRED (VHI) UNITS REQUIRED (2%)			2 (1.42)		
QUANTITY OF VISUAL/HEARING IMPAIRED (VHI) UNITS PROVIDED			2		
NOTES:					
1) NET (NSF) AND GROSS (GSF) AREAS SHOWN ARE CALCULATED IN ACCORDANCE WITH THE HUD DEFINITION OF NET RENTABLE (LEASABLE) AND BUILDING GROSS SQUARE FOOTAGE.					

2 UNIT SUMMARY
NOT TO SCALE



3 VICINITY MAP
NOT TO SCALE

DWELLING UNIT MATRIX AND AREAS

Floor Level	NSF / Unit GSF / Unit Number of Dwelling Units	1 BD - 1 BA (BF) 1.1a	1 BD - 1 BA (VHI) 1.1a VHI	1 BD - 1 BA 1.1b	1 BD - 1 BA 1.1-B.F.	1 BD - 1 BA 1.1c	1 BD - 1 BA 1.1d	1 BD - 1 BA 1.1e	1 BD - 1 BA 1.1f	1 BD - 1BR 1.1g	1 BD - 1 BA T04	Subtotal Building Residential GSF	Subtotal Building Residential NSF
Terrace	**10**	**5**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**6,660 GSF**	**5,656 NSF**
First Floor	**30**	**7**	**3**	**10**	**4**	**1**	**2**	**1**	**1**	**1**	**0**	**20,893 GSF**	**17,700 NSF**
Second Floor	**31**	**5**	**3**	**13**	**4**	**1**	**2**	**1**	**1**	**1**	**0**	**21,564 GSF**	**18,301 NSF**
Subtotal	**71**	**17**	**6**	**27**	**8**	**2**	**4**	**2**	**2**	**2**	**1**		
Net Square Footage by Unit Type		**9,605 NSF**	**3,516 NSF**	**15,579 NSF**	**5,200 NSF**	**1,300 NSF**	**2,320 NSF**	**1,268 NSF**	**1,156 NSF**	**1,190 NSF**	**523 NSF**		**36,001 NSF**
Gross Square Footage by Unit Type		**11,458 GSF**	**4,080 GSF**	**18,171 GSF**	**6,152 GSF**	**1,456 GSF**	**2,812 GSF**	**1,570 GSF**	**1,410 GSF**	**1,410 GSF**	**598 GSF**	**42,457 GSF**	
Total Dwelling Units	**71**												

4 DWELLING UNIT MATRIX AND AREAS
NOT TO SCALE

Sheet List Table

Sheet Number	Sheet Title
GENERAL	
G0.0.1	Cover Sheet
G0.1.1	Code Analysis
G0.1.2	Code Analysis - Terrace Level
G0.1.3	Code Analysis - First Floor
G0.1.4	Code Analysis - Second Floor
G0.2.1	Partition Types, Notes, & Abbreviations
G0.3.0	General Architectual Notes
ARCHITECTURE	
A1.0.1	Existing Conditions and Demo Plans - Terrace Level
A1.0.2	Existing Conditions and Demo Plans - First Floor
A1.0.3	Existing Conditions And Demo Plans - Second Floor
A2.0.1	New Construction Plan - Terrace Level
A2.0.2	New Construction Plan - First Floor
A2.0.3	New Construction Plan - Second Floor
A2.1.5	New Construction RCP - Terrace Level
A2.1.6	New Construction RCP - First Floor
A2.1.7	New Construction RCP - Second Floor
A2.2.0	Enlarged Plans - RR & Trash Compactor Room
A2.2.1	Enlarged Plans - Laundry Room & Computer Room
A2.2.2	Enlarged Plans - 2nd Floor Reading Room & Healthcare Suite
A2.2.3	Enlarged Plans - 2nd Floor Fitness Center
A2.2.4a	Enlarged Plans - First Floor Community Room Demo and New Plan
A2.2.4b	Enlarged Plans - First Floor Community Room RCP
A2.2.5	Enlarged Plans - Second Floor Community Room Demo and New RCP
A2.2.6	Enlarged Plans - Terrace Level Corridors RCPs
A2.2.7	Enlarged Plans - First Floor Corridors RCPs
A2.2.8	Enlarged Plans - Second Floor Corridors RCPs
A2.3.0	Typical Unit Plans - Unit 1.1a & 1.1b
A2.3.1	Typical Unit Plans - Unit 1.1c & 1.1d
A2.3.2	Typical Unit Plans - Unit 1.1e, 1.1f, & 1.1g
A2.3.3	Typical Unit Plans - Unit 1.1-BF
A2.3.4	Typical Unit Plans - Unit T04
A2.4.0	New Construction Plan - Roof
A2.4.1	Roof Details
A3.0.1	Exterior Elevations
A3.0.2	Exterior Elevations
A5.0.1	Exterior Details
A6.0.1	Interior Elevations - Common Areas
A6.1.0	Interior Elevations - Dwelling Units
A6.2.1	Interior Details
A6.2.2	Interior Details
A6.2.3	Interior Details
A7.0.1	Interior Details
A7.2.1	Interior Finish Schedule
STRUCTURAL	
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S2.0.0	Structural Notes,Typical Details,IBC Inspection Notes & Sections
MECHANICAL	
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M1.1.1	First Floor Plan - Mechanical - Demolition
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M1.2.1	Second Floor Plan - Mechanical - Demolition
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M1.3.1	Roof Plan - Mechanical - Demolition
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M2.0.1	Terrace Level Mechanical New Work
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M2.3.2	Roof Plan Mechancial New Work
M3.1.1	Part First Floor Plan - Mechanical - Demolition
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M4.1.1	Part First Floor Plan - Mechanical - New Work
M4.2.1	Part Second Floor Plan - Mechanical - New Work
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M6.0.1	Automatic Temperature Controls
M7.0.1	Mechanical Details
M8.0.1	Mechanical Schedules
M8.0.2	Mechanical Schedules
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PD1.0.5	Second Floor Plan - Plumbing - Demolition
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P1.0.1	Terrace Level - Plumbing - New Work
P1.0.2	First Floor Plan - Plumbing - New work
P1.0.3	First Floor Plan - Plumbing - New Work
P1.0.4	Second Floor Plan - Plumbing - New Work
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E0.0.2	Light Fixtue Schedule
E1.0.0	Crawl Space Electrical Demolition
E1.0.1	Terrace Level Electrical Demolition
E1.1.1	First Floor Plan Electrical Demolition
E1.1.2	First Floor Plan Electrical Demolition
E1.2.1	Second Floor Plan Electrical Demolition
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E1.3.1	Roof Plan Electrical Demolition
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E2.1.1.	First Floor Plan Electrical New Work
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E2.2.2	Second Floor Plan Electrical New Work
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E2.3.2	Roof Plan Electrical New Work
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E4.0.0	Part Plans Electrical New Work
E4.0.1	Part Plans Electrical New Work
E5.0.1	Eletrical Panel Schedules

MINER FEINSTEIN ARCHITECTS

MINER FEINSTEIN ARCHITECTS, LLC
241 East 4th Street, Suite 207
Frederick, Maryland 21701
301.760.7988
www.MFArchitects.net

MEP ENGINEER:
Burdette, Koehler, Murphy & Associates
6300 Blair Hill Lane, Suite 400
Baltimore, MD 21209
410.323.0600
www.bkma.com

STRUCTURAL ENGINEER:
Meyer Consulting Engineers
451 Hungerford Dr, Suite 600
Rockville, MD 20850
301.738.5690
www.mcecorp.com

Architect's Project Number:	2124
Schematic Set	10.05.2022
Schematic Set REV 1	02.14.2023
Design Development	06.15.2023
Permit Sub.	10.13.2023

Renovation of
Wiley H. Bates Residences
1103 Smithville Street
Annapolis, Maryland 21401

Ann Arundel County, Maryland
Tax Map: 051F Grid: 1 Parcel: 22

Owner:
Enterprise Community Development, Inc.
8403 Colesville Road, Suite 1150
Silver Spring, MD 20910
410.230.2126
www.enterprisecommunitydevelopment.org

Cover Sheet

G0.0.1

Plot Date/Time: 10.13.2023 - 8:06 AM
Save Date/Time: 10.9.2023 - 10:11 AM
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Wiley Bates
CODE ANALYSIS

APPLICABLE CODES:

INTERNATIONAL BUILDING CODE (IBC)	2018
INTERNATIONAL RESIDENTIAL CODE (IRC)	2018
INTERNATIONAL ENERGY CONSERVATION CODE (IECC)	2018
INTERNATIONAL MECHANICAL CODE (IMC)	2018
NFPA 70 NATIONAL ELECTRICAL CODE	2017
INTERNATIONAL PLUMBING CODE (IPC)	2018
INTERNATIONAL FUEL GAS CODE (IFGC)	2018
CHAPTERS 16 & 17 of the AA COUNTY PLUMBING CODE	1993
ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES (ICC A117.1)	2009
INTERNATIONAL EXISTING BUILDING CODE (IEBC)	2018
NFPA 1	2018
NFPA 101	2018
NFPA 13	2016
NFPA 13D	2016
NFPA 72 NATIONAL FIRE ALARM CODE	2016
INTERNATIONAL SWIMMING POOL AND SPA CODE	2018
MARYLAND BUILDING REHABILITATION CODE (MBRC)	
MARYLAND STATE FIRE PREVENTION CODE (FPC)	

SCOPE OF WORK:

REMOVAL TO INCLUDE REPLACEMENT IN-KIND OF KINISHES, ELECTRICAL, AND PLUMBING. HVAC UNITS TO BE REPLACED WOTH HIGHER EFFICIENCY EQUIPTMENT WITH OUTSIDE AIR INTRODUCED IN BUILDING.

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

USE GROUP & OCCUPANCY (SECTION 310, 311)

TERRACE FLOOR	
SENIOR HOUSING	RESIDENTIAL (R-2)
FIRST FLOOR	
SENIOR HOUSING	RESIDENTIAL (R-2)
SECOND FLOOR	
SENIOR HOUSING	RESIDENTIAL (R-2)

FIRE SUPPRESSION

THE SPRINKLER SYSTEM WILL INCLUDE QUICK RESPONSE RESIDENTIAL HEADS IN THE DWELLING UNITS. FIRE PUMP INCLUDE WITH THE SENIOR CENTER PORTION OF THE BUILDING AND IS PART OF THAT BUILDING'S PERMIT DOCUMENT.

CHAPTER 4 - SPECIAL USE AND OCCUPANCY

SECTION 420 - GROUP R-2	APPLICABLE

CHAPTER 5 - BUILDING HEIGHT AND AREAS

SECTION 504 - BUILDING HEIGHT & AREA	R-2
AREA LIMITATIONS	15,500 SF
AREA INCREASE FOR - SPRINKLER SYSTEM: 200%	31,000 SF
AREA INCREASE - FRONTAGE: 36% (15,000 x 36%)	5,580 SF
ALLOWABLE AREA INCREASE WITH SPRINKLER AND FRONTAGE INCREASE	52,080 SF

	MAX.	EXIST.	PROV.
# OF STORIES ABOVE GRADE PLANE	3	3	NO CHANGE
AREA PER STORY			
TERRACE FLOOR	52,080 SF	12,140 SF	NO CHANGE
FIRST FLOOR	52,080 SF	37,951 SF	NO CHANGE
SECOND FLOOR	52,080 SF	30,768 SF	NO CHANGE

CHAPTER 6 - TYPES OF CONSTRUCTION

TYPE OF CONSTRUCTION (TABLE 601) TYPE 2A (PROTECTED)

FIRERESISTANCE RATING OF STRUCTURAL ELEMENTS	REQ'D.	PROV.
EXTERIOR LOADBEARING WALL RATING	1 HR.	1 HR.
EXIT STAIR ENCLOSURE RATING	1 HR.	1 HR.
SHAFT ENCLOSURE RATING	1 HR.	1 HR.
ELEVATOR SHAFT ENCLOSURE RATING	1 HR.	1 HR.
FLOOR CONSTRUCTION RATING (TABLE 601)	1 HR.	1 HR.
ROOF CONSTRUCTION	1 HR.	1 HR.
FIRE SEPERATION REQUIRED BETWEEN USE GROUPS A-3, B, & R-2	0 HR.	1 HR.

CHAPTER 7 - FIRE RESISTANCE-RATED CONSTRUCTION

FIRE PARTITIONS - (SECTION 708.0)	REQ'D	PROV.
EXIT ACCESS CORRIDORS WALL RATING	0 HR.	0 HR.
DWELLING UNIT SEPARATIONS RATING	1 HR.	1 HR.
INTERIOR LOADBEARING PARTITION RATING	1 HR.	1 HR.
ROOF CONSTRUCTION RATING	1 HR.	1 HR.
OTHER REQUIRED SEPARATION		
FIRE SEPARATION AT TRASH COMPACTOR ROOM		1 HR.
FIRE SEPARATION AT LAUNDRY AND STORAGE ROOMS		1 HR.

CHAPTER 10 - MEANS OF EGRESS

	ALLOWED	ACTUAL
MAXIMUM TRAVEL DISTANCE	250 FT	175 FT

1 CODE ANALYSIS
SCALE: NTS

RESIDENTIAL AND COMMON AREA TABULATION - WILEY BATES

TERRACE LEVEL

Residential Areas			
Unit No.	Unit Type	Area (NSF)	Area (GSF)
Unit T04	T04	523 NSF	598 GSF
Unit T06	1.1a	520 NSF	610 GSF
Unit T07	1.1b	541 NSF	640 GSF
Unit T08	1.1a	540 NSF	635 GSF
Unit T09	1.1a	574 NSF	738 GSF
Unit T10	1.1a	599 NSF	717 GSF
Unit T12	1.1b	587 NSF	698 GSF
Unit T14	1.1b	587 NSF	698 GSF
Unit T16	1.1b	587 NSF	698 GSF
Unit T18	1.1a	558 NSF	664 GSF
Subtotal Residential		**5,616 NSF**	**6,696 GSF**

Common Areas			
Space	Level	Area (NSF)	Area (GSF)
Elevator	T	48 NSF	149 GSF
Elevator Mech	T	58 NSF	72 GSF
Trash Compactor Room	T	216 NSF	247 GSF
Toilet	T	45 NSF	52 GSF
Salon	T	266 NSF	242 GSF
South Corrirdor	T	1,924 NSF	2,160 GSF
Stair #2	T	119 GSF	244 GSF
East Corridor	T	1,516 GSF	1,600 GSF
Stair #1	T	169 GSF	330 GSF
Utility Room (NIC)	T	1,065 GSF	1,185 GSF
Subtotal Non-Residential		**5,426 NSF**	**6,281 GSF**
Total Terrace Level		**11,042 NSF**	**12,977 GSF**

FIRST FLOOR

Residential Areas			
Unit No.	Unit Type	Area (NSF)	Area (GSF)
Unit 101	1.1b	519 NSF	646 GSF
Unit 102	1.1b	519 NSF	593 GSF
Unit 103	1.1b	524 NSF	599 GSF
Unit 104	1.1b	588 NSF	678 GSF
Unit 105	1.1a	532 NSF	608 GSF
Unit 106	1.1a	540 NSF	602 GSF
Unit 107	1.1-B.F.	660 NSF	785 GSF
Unit 108	1.1a	556 NSF	655 GSF
Unit 109	1.1-B.F.	672 NSF	835 GSF
Unit 110	1.1a VHI	599 NSF	717 GSF
Unit 111	1.1a	570 NSF	733 GSF
Unit 112	1.1b	587 NSF	698 GSF
Unit 113	1.1b	587 NSF	698 GSF
Unit 114	1.1b	587 NSF	698 GSF
Unit 115	1.1b	587 NSF	698 GSF
Unit 116	1.1b	587 NSF	698 GSF
Unit 117	1.1b	587 NSF	698 GSF
Unit 118	1.1a VHI	558 NSF	664 GSF
Unit 119	1.1a	565 NSF	670 GSF
Unit 120	1.1e	634 NSF	794 GSF
Unit 121	1.1f	555 NSF	682 GSF
Unit 122	1.1g	601 NSF	728 GSF
Unit 123	1.1-B.F.	609 NSF	731 GSF
Unit 124	1.1-B.F.	655 NSF	740 GSF
Unit 125	1.1a	623 NSF	675 GSF
Unit 126	1.1a	587 NSF	651 GSF
Unit 127	1.1a VHI	573 NSF	641 GSF
Unit 128	1.1d	581 NSF	701 GSF
Unit 129	1.1c	642 NSF	726 GSF
Unit 130	1.1d	579 NSF	700 GSF
Subtotal Residential		**17,563 NSF**	**20,742 GSF**

Common Areas			
Space	Level	Area (NSF)	Area (GSF)
Gallery	1	427 NSF	564 GSF
Lobby / Reception	1	571 NSF	628 GSF
Office C132	1	108 NSF	117 GSF
Office C131	1	89 NSF	110 GSF
Office C105	1	86 NSF	116 GSF
Community Room	1	2,036 NSF	2,186 GSF
Dining	1	526 NSF	642 GSF
Stair #6	1	174 NSF	223 GSF
Storage C107b	1	61 NSF	76 GSF
Kitchenette	1	100 NSF	119 GSF
Toilet	1	58 NSF	83 GSF
Storage C133	1	88 NSF	117 GSF
South Corridor	1	3,069 NSF	3,436 GSF
Elevator	1	48 NSF	145 GSF
Storage C123	1	58 NSF	72 GSF
Laundry	1	164 NSF	223 GSF
Trash Room	1	175 NSF	185 GSF
Toilet	1	51 NSF	61 GSF
Reading Room	1	195 NSF	230 GSF
Community Computer Room	1	530 NSF	583 GSF
Stair #2	1	215 NSF	244 GSF
East Corridor	1	1,367 NSF	1,369 GSF
Stair #1	1	218 NSF	248 GSF
Stair #8	1	218 NSF	267 GSF
Archives (NIC)	1	454 NSF	511 GSF
Men's Toilet (NIC)	1	63 NSF	84 GSF
Women's Toilet (NIC)	1	42 NSF	49 GSF
Corridor (NIC)	1	110 NSF	135 GSF
Exhibit Hall (NIC)	1	2,132 NSF	2,381 GSF
West Corridor	1	1,258 NSF	1,265 GSF
Stair #5	1	218 NSF	266 GSF
Subtotal Non-Residential		**14,909 NSF**	**16,735 GSF**
Total First Floor Level		**32,472 NSF**	**37,477 GSF**

SECOND FLOOR

Residential Areas			
Unit No.	Unit Type	Area (NSF)	Area (GSF)
Unit 201	1.1b	516 NSF	634 GSF
Unit 202	1.1b	517 NSF	577 GSF
Unit 203	1.1b	514 NSF	589 GSF
Unit 204	1.1b	613 NSF	713 GSF
Unit 205	1.1a VHI	647 NSF	749 GSF
Unit 206	1.1a	646 NSF	746 GSF
Unit 207	1.1-B.F.	660 NSF	785 GSF
Unit 208	1.1a	555 NSF	655 GSF
Unit 209	1.1-B.F.	671 NSF	809 GSF
Unit 210	1.1a	599 NSF	717 GSF
Unit 211	1.1a	570 NSF	691 GSF
Unit 212	1.1b	587 NSF	698 GSF
Unit 213	1.1b	587 NSF	698 GSF
Unit 214	1.1b	587 NSF	698 GSF
Unit 215	1.1b	587 NSF	698 GSF
Unit 216	1.1b	587 NSF	698 GSF
Unit 217	1.1b	587 NSF	698 GSF
Unit 218	1.1a	558 NSF	664 GSF
Unit 219	1.1a VHI	565 NSF	670 GSF
Unit 220	1.1e	634 NSF	776 GSF
Unit 221	1.1f	601 NSF	728 GSF
Unit 222	1.1g	589 NSF	682 GSF
Unit 223	1.1-B.F.	614 NSF	728 GSF
Unit 224	1.1-B.F.	658 NSF	740 GSF
Unit 225	1.1b	623 NSF	675 GSF
Unit 226	1.1b	587 NSF	651 GSF
Unit 227	1.1a VHI	573 NSF	641 GSF
Unit 228	1.1d	581 NSF	701 GSF
Unit 229	1.1c	657 NSF	729 GSF
Unit 230	1.1d	579 NSF	711 GSF
Unit 231	1.1b	650 NSF	738 GSF
Subtotal Residential		**18,499 NSF**	**21,687 GSF**

Common Areas			
Space	Level	Area (NSF)	Area (GSF)
Elevator	2	48 NSF	142 GSF
Health Care Suite	2	229 NSF	256 GSF
Storage	2	59 NSF	79 GSF
Reading Room	2	282 NSF	312 GSF
Toilet	2	46 NSF	52 GSF
Trash Chute	2	15 NSF	16 GSF
Fitness Center	2	875 NSF	951 GSF
South Corridor	2	2,849 NSF	2,815 GSF
Stair #2	2	212 NSF	274 GSF
East Corridor	2	1,371 NSF	1,376 GSF
Stair #1	2	208 NSF	256 GSF
Stair #8	2	218 NSF	263 GSF
West Corridor	2	1,268 NSF	1,330 GSF
Stair #5	2	218 NSF	281 GSF
Storage	2	401 NSF	467 GSF
Subtotal Non-Residential		**8,099 NSF**	**8,876 GSF**
Total Second Floor Level		**26,598 NSF**	**30,563 GSF**

SUMMARY

TOTAL RESIDENTIAL AREA (NSF)	41,678 NSF
TOTAL RESIDENTIAL AREA (GSF)	49,125 GSF
TOTAL NON-RESIDENTIAL AREA (NSF)	28,434 NSF
TOTAL NON-RESIDENTIAL AREA (GSF)	31,892 GSF
TOTAL BUILDING AREA (NSF)	70,112 NSF
TOTAL BUILDING AREA (GSF)	81,017 GSF

2 DWELLING UNIT MATRIX
SCALE: NTS

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Architect's Project Number: 2124
Design Development 06.15.2023
Permit Sub. 10.13.2023

Renovation of
Wiley H. Bates Residences
1103 Smithville Street
Annapolis, Maryland 21401

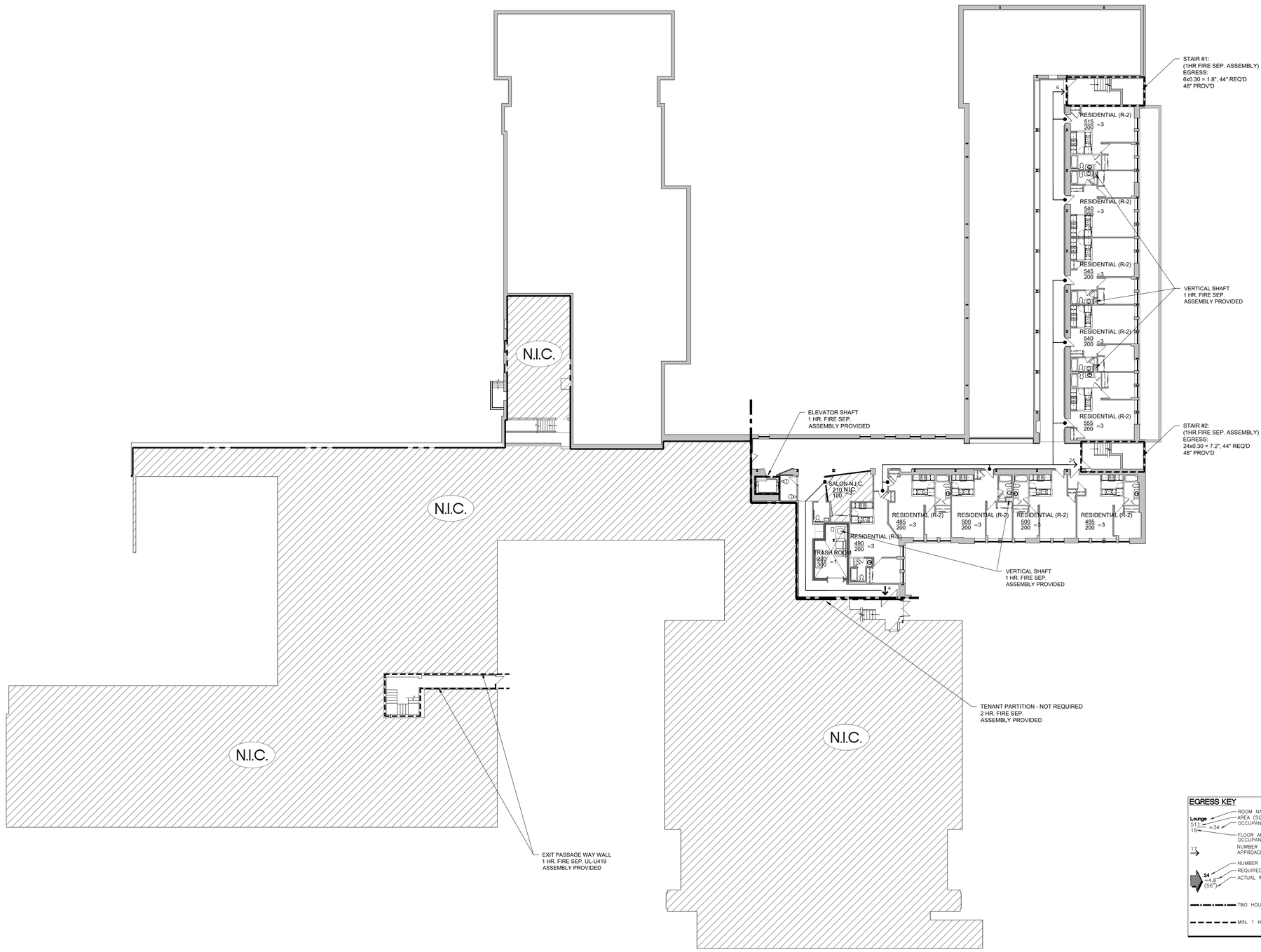
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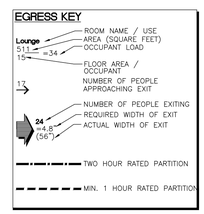
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Silver Spring, MD 20910
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Code Analysis

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1 CODE ANALYSIS - TERRACE LEVEL

SCALE: 1/16" = 1'-0"

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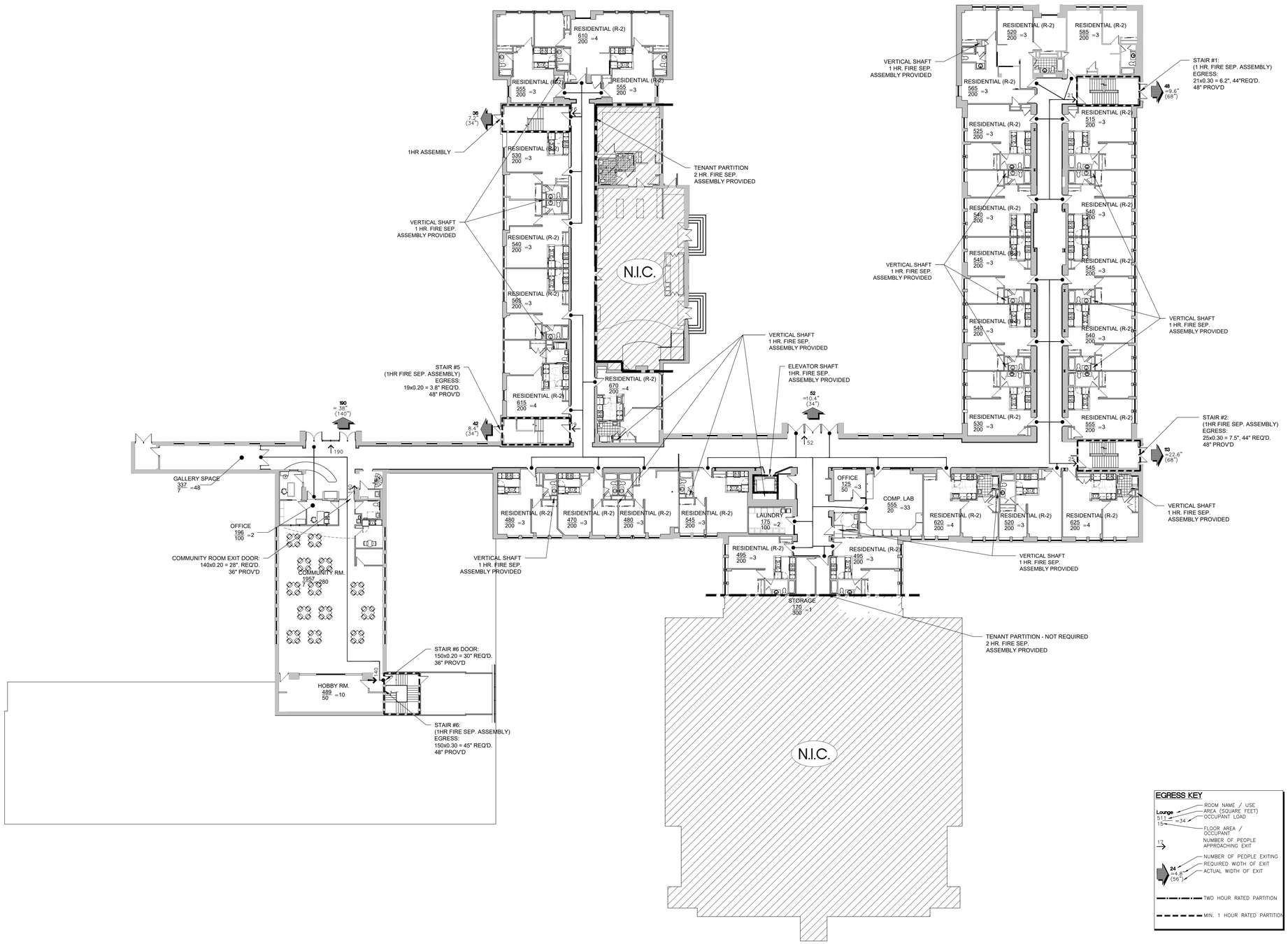
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Code Analysis - Terrace Level

G0.1.2

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1 CODE ANALYSIS - FIRST FLOOR

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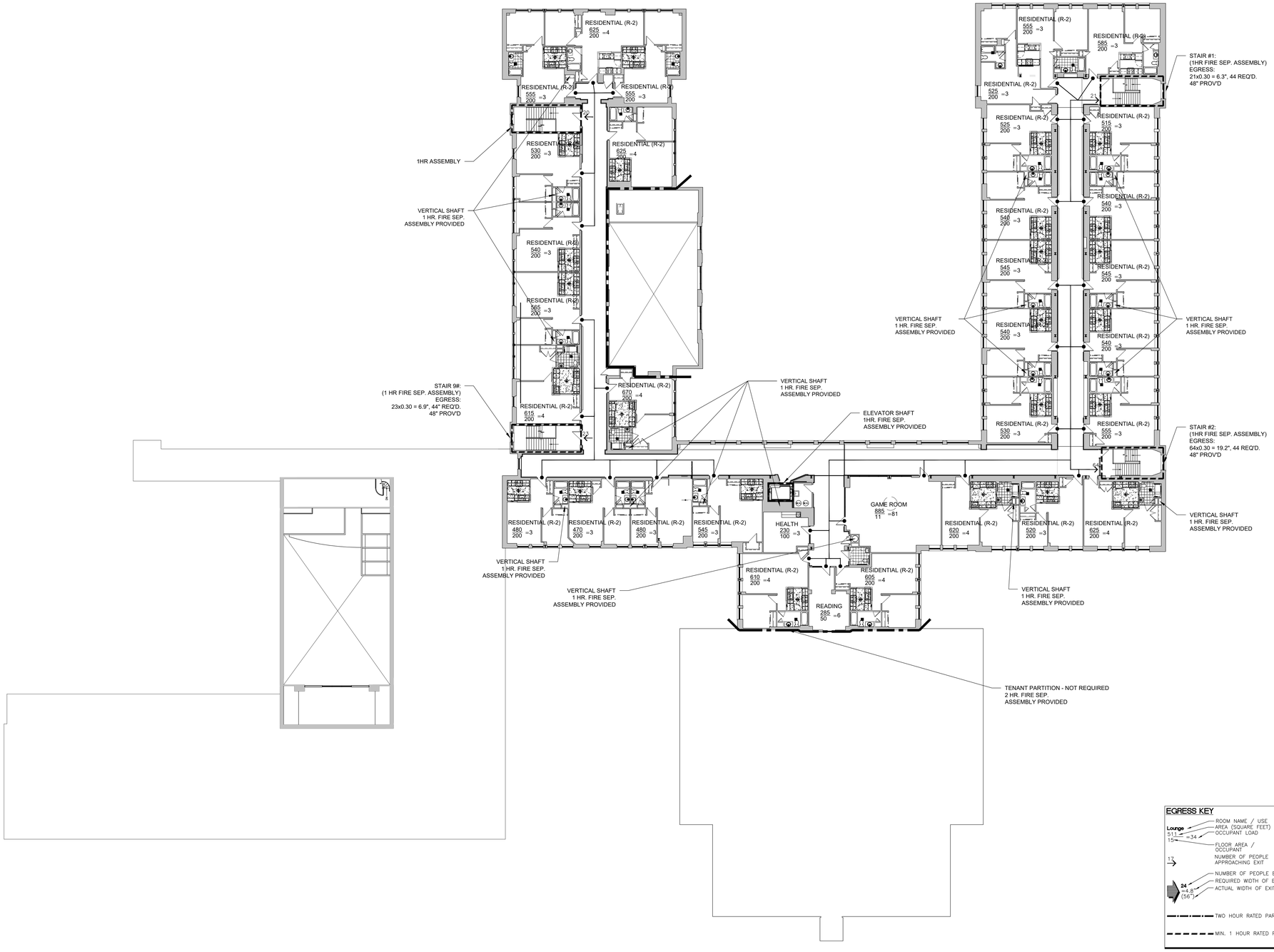
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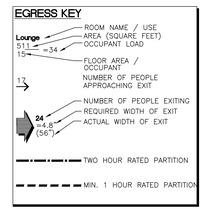
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Code Analysis - First Floor

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1 CODE ANALYSIS - SECOND FLOOR

SCALE: 1/16" = 1'-0"

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Architect's Project Number: 2124

Design Development	06.15.2023
Permit Sub.	10.13.2023

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Annapolis, Maryland 21401

Ann Arundel County, Maryland
Tax Map: 051F Grid: 1 Parcel: 22

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Code Analysis - Second Floor

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&	AND
@	AT (THE RATE OF)
Ø	Diameter, Round, Phase
#	POUND OR NUMBER
AB	ANCHOR BOLT
ACC	ACCESS
ACT	ACOUSTIC CEILING TILE
AD	AREA DRAIN
AFCI	ARC FAULT CIRCUIT INTERRUPT
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ANOD	ANODIZED
ARCH	ARCHITECT, ARCHITECTURAL
BB	BULLETIN BOARD
BDRM	BEDROOM
BF	BARRIER FREE (ACCESSIBLE)
BLKG	BLOCKING
BM	BEAM, BENCH MARK
BOT	BOTTOM
BSMT	BASEMENT
BYND	BEYOND
C/C	CENTER TO CENTER
CAB	CABINET
CAT	CATEGORY, CATALOG
CATV	CABLE TELEVISION
CCTV	CLOSED CIRCUIT TELEVISION
CHNL	CHANNEL
CI	CAST IRON
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CLG, CLNG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMPR	COMPRESSIBLE
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
CTYD	COURTYARD
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLISH
DIA	DIAMETER
DIMS	DIMENSIONS
DL	DEAD LOAD
DN	DOWN
DR	DOOR
DW	DISHWASHER
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR/ELEVATION
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EWH	ELECTRIC WALL HEATER
EX, EXIST	EXISTING
EXH	EXHAUST
EXP	EXPANSION
EXT	EXTERIOR
FDC	FIRE DEPARTMENT CONNECTION
FE	FIRE EXTINGUISHER
FD	FLOOR DRAIN
FEC	FIRE EXTINGUISHER CABINET
FIN	FINISH, FINISHED
FIXT	FIXTURE
FLR	FLOOR
FLUOR	FLUORESCENT
FM	FILLED METAL
FND	FOUNDATION
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FRT	FIRE RETARDANT TREATED
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GFI, GFCI	GROUND FAULT CIRCUIT INTERRUPT
GND, GRND	GROUND
GYP. BD.	GYPSUM BOARD
HC	HOLLOW CORE
HI	HIGH
HM	HOLLOW METAL
HP	HIGH POINT
HR	HOUR
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
ILO	IN LIEU OF
INSUL	INSULATED
INT	INTERIOR
JB, J-BOX	JUNCTION BOX
JC	JANITOR (CUSTODIAL) CLOSET
JT	JOINT
KIT	KITCHEN
KP	KICK PLATE
KS	KITCHEN SINK
LAM	LAMINATE
LIN.	LINEAR
LL	LIVE LOAD
LO	LOW
LP	LOW POINT
LW	LIGHT WEIGHT
MAS	MASONRY
MAT, MATL	MATERIAL
MAX	MAXIMUM
MC	MEDICINE CABINET
MECH	MECHANICAL
MEMBR	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURE, MANUFACTURER
MH	MAN HOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLD, MLDG	MOULDING
MO	MASONRY OPENING
MR	MOISTURE-RESISTANT
MT	MARBLE THRESHOLD
MTL	METAL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
OC	ON CENTER
OFF	OFFICE
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
ORN	ORNAMENTAL
OZ	OUNCE
P.LAM	PLASTIC LAMINATE
PCF	POUND(S) PER CUBIC FOOT
PE	PROFESSIONAL ENGINEER
PED	PEDESTAL, PEDESTRIAN
PH	PHASE, PHONE
PKNG	PARKING
PLF	POUNDS PER LINEAL FOOT
PLUMB	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
PRE	PRE-FINISHED
PRTN, PTN	PARTITION
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED, PRESERVATIVE TREATED
PTD	PAINTED, PAPER TOWEL DISPENSER
PVC	POLYVINYL CHLORIDE
PWR	POWER
QT	QUARRY TILE
QTY, QUANT	QUANTITY
QUAL	QUALITY
R	RISER, RADIUS
RA	RETURN AIR, REGISTERED ARCHITECT
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF, REFR	REFRIGERATOR
REM	REMOVE, REMOVABLE
REQ'D	REQUIRED
RES, RESIL	RESILIENT
RETG	RETAINING
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RT	RUBBER TILE
SALV	SALVAGE
SAN	SANITARY
SCH, SCHED	SCHEDULE
SCW, SCWD	SOLID CORE WOOD
SEAL	SEALANT
SECT	SECTION
SEL	SELECT
SERV	SERVICE
SF	SQUARE FOOT (FEET)
SHR, SHWR	SHOWER
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFIED OR SPECIFICATION
SPK	SPRINKLER
SSTL	STAINLESS STEEL
STC	SOUND TRANSMISSION COEFFICIENT
STL	STEEL
STO, STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SY	SQUARE YARD(S)
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T/D	TELEPHONE/DATA
TELE	TELEPHONE
THR	THRESHOLD
TKBD	TACKBOARD
TLT	TOILET
TO	TOP OF
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TP	TOILET PAPER DISPENSER
TPTN	TOILET PARTITION
TYP	TYPICAL
U/S	UNDERSIDE
UON	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VHI	VISUAL & HEARING IMPAIRED
VIF	VERIFY IN FIELD
VR	VAPOR RETARDER
VWB	VINYL WALL BASE
VWC	VINYL WALL COVERING
W/	WITH
W/O	WITHOUT
WD	WOOD
WF	WIDE FLANGE (STEEL)
WH	WATER HEATER
WP	WATERPROOF
WS	WATERSTOP, WEATHERSTRIPPING
WT	WEIGHT
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
YD	YARD

1 ABBREVIATIONS
NOT TO SCALE

1. WHERE PARTITIONS ARE TO ENGAGE WITH EXISTING PARTITIONS, GC TO VERIFY MATERIAL, DIMENSIONAL, AND PERFORMANCE COORDINATION AND COMPATIBILITY WITH EXISTING PARTITION PRIOR TO PURCHASE OR INSTALLATION OF NEW PARTITION MATERIALS OR ELEMENTS.
2. WHERE FIRE TESTS ARE INDICATED IN PARTITION DESCRIPTION, CONFIGURE AND INSTALL PARTITION PER TESTING AGENCY CRITERIA OR OTHER TESTS APPROVED BY AUTHORITIES HAVING JURISDICTION. TESTING AGENCY CRITERIA MAY INCLUDE ADDITIONAL COMPONENTS NOT SPECIFICALLY INDICATED ON THIS SCHEDULE OR REFERENCED DETAILS.
3. EXTERIOR WALLS AND EXPOSED STRUCTURAL CONCRETE WALLS ARE NOT TAGGED USING THE PARTITION TYPE SYMBOL. SEE EXTERIOR WALL DETAILS AND STRUCTURAL DRAWINGS FOR REQUIREMENTS.
4. PROVIDE TYPE 'C' OR TYPE 'X' FIRE RATED GYP BD AS REQUIRED AT TESTED FIRE ASSEMBLIES.
5. GYPSUM BOARD PARTITION CONTROL JOINTS ARE REQUIRED AT APPROXIMATELY 30'-0" O.C. FOR STRAIGHT AND CONTINUOUS WALLS, AT OPENING LOCATIONS, OR AS NOTED OTHERWISE ON DRAWINGS. WHERE NOT SPECIFICALLY INDICATED ON THE DRAWINGS SUBMIT CONTRACTOR'S PROPOSED CONTROL JOINT LOCATIONS TO ARCHITECT FOR APPROVAL.
6. ALL GYPSUM BOARD CORNERS TO RECEIVE METAL CORNER BEADS AND ALL GYPSUM BOARD JOINTS TO BE REINFORCED
7. ALL PARTITIONS AT TYPE UFAS UNITS TO RECEIVE 1-1/2" MIN X 1-1/2" MIN RECESSED MOUNT VINYL CORNER GUARDS WITH CONTINUOUS ALUMINUM RETAINER.
8. DO NOT PLACE MECHANICAL AND/OR ELECTRICAL DEVICES BACK TO BACK IN RATED PARTITIONS. ALL DEVICES TO BE PLACED IN SEPARATE STUD SPACES WITH 8" O.C. MIN. SEPARATION.
9. OUTER LAYER OF ALL INTERIOR GYPSUM BOARD PARTITIONS ADJACENT OR EXPOSED TO WET OR HUMID CONDITIONS TO BE CONSTRUCTED WITH WATER/MOISTURE RESISTANT GYPSUM BOARD AND AS THE SUBSTRATE PREPARED TO RECEIVE SCHEDULED CERAMIC OR STONE TILE, WATER RESISTANT WALL PANELS OR HIGH PERFORMANCE PAINT FINISHES. WET OR HUMID SPACES INCLUDE, BUT ARE NOT LIMITED TO, TOILET/BATH ROOM WALLS, KITCHEN WALLS AND WALLS ADJACENT TO WATER FEATURES. PROVIDE CEMENTITIOUS TILE BACKER BOARD IN LIEU OF GYPSUM BOARD AT ALL WALLS IN DIRECT CONTACT WITH WATER, FOR EXAMPLE, SHOWERS, STEAM ROOMS, ETC. U.O.N.
10. FINISH ALL EXPOSED GYPSUM BOARD CONSTRUCTION. FINISH SHALL BE IN ACCORDANCE WITH THE ROOM FINISH SCHEDULE AND/OR FINISH LEVELS NOTED IN THE GYPSUM BOARD ASSEMBLIES SPECIFICATION SECTION.
11. PARTITIONS ARE DIMENSIONED TO FACE OF STUD, FACE OF MASONRY AND TO FACE OF EXISTING CONSTRUCTION, UNLESS OTHERWISE NOTED.
12. NOTES TO "ALIGN" MEAN TO ALIGN FINISHED FACE OF PARTITION UNLESS OTHERWISE NOTED AND SHALL HAVE PRIORITY OVER A DIMENSIONED LOCATION.
13. CENTERLINES OF PARTITIONS WHICH MEET WINDOW WALLS SHALL ALIGN WITH THE CENTERLINE OF THE MULLION U.O.N.
14. PERIMETER DIMENSIONS ARE TO FACE OF WALL/STUD BELOW SILL U.O.N.
15. PROVIDE SOLID WOOD BLOCKING AS SHOWN OR AS REQUIRED FOR ATTACHMENT OF WALL MOUNTED HARDWARE, TOILET ACCESSORIES, CASEWORK, MILLWORK, FINISH CARPENTRY ETC. AS MAY BE REQUIRED FOR THE SECURE ATTACHMENT OF ADJOINING WORK.
16. PROVIDE AND INSTALL FIRESTOP ASSEMBLIES AT ALL PENETRATIONS THROUGH FIRE RATED PARTITIONS AND AT ALL FIRE RATED PARTITION HEADS. REFER TO FIRESTOPPING SPECIFICATION SECTION FOR ADDITIONAL REQUIREMENTS.
17. REFER TO GYPSUM BOARD ASSEMBLIES SPECIFICATION SECTION FOR ADDITIONAL REQUIREMENTS FOR GYPSUM BOARD ASSEMBLIES INCLUDING, BUT NOT LIMITED TO FIRE RATED CONSTRUCTION, SOUND RATED CONSTRUCTION, MATERIALS AND TOLERANCES.
18. WHERE NOTED UL DESIGNS REFERENCE PROPRIETARY MATERIALS, EQUIVALENT MATERIALS FROM OTHER MANUFACTURERS WILL ONLY BE APPROVED UPON SUBMISSION BY THE CONTRACTOR OF EVIDENCE OF A SUCCESSFUL FIRE TEST BY AN INDEPENDENT TESTING LABORATORY OF THE PROPOSED MANUFACTURER'S ASSEMBLY INDICATING COMPLIANCE WITH THE LISTED FIRE-RESISTANCE RATING.
19. WHERE THE PARTITION TYPE INCLUDES A SUFFIX LETTER (S, T OR F), THE PARTITION SHALL BE MODIFIED AS FOLLOWS

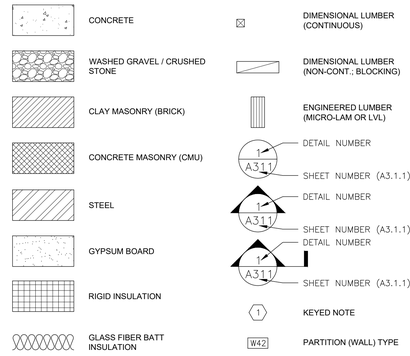
S	INSTALL SOUND ATTENUATING BATT INSULATION BETWEEN STUDS/FRAMING
T	INSTALL FACED BATT INSULATION BETWEEN STUDS/FRAMING
F	INDICATES A FIRE RATED PARTITION - CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE UL DESIGN LISTED ON THE SCHEDULE

20. WHERE EXISTING FRAMING IS IN GOOD CONDITION AND COMPLIES WITH THE REQUIREMENTS OF THE INDICATED OR SCHEDULED PARTITION TYPE, EXISTING FRAMING MAY BE RETAINED AT THE CONTRACTOR'S DISCRETION.

2 PARTITION NOTES
NOT TO SCALE

(S) BATT INSULATION ONLY WHERE INDICATED WITH SUFFIX "S", OR "T"	W41	1 LAYER OF 1/2" GYP. BD. ONE SIDE OF 2x4 WOOD FRAMING @ 16" O.C.
	FIRE RATING: N/A	
	SOUND TRANSMISSION CLASS (STC) RATING:	
(S) BATT INSULATION ONLY WHERE INDICATED WITH SUFFIX "S" OR "T"	W42	1 LAYER OF 1/2" GYP. BD. EACH SIDE OF 2x4 WOOD FRAMING @ 16" O.C.
	FIRE RATING: 0.75 HR (UL U317)	
	SOUND TRANSMISSION CLASS (STC) RATING: N/A	
(S) BATT INSULATION ONLY WHERE INDICATED WITH SUFFIX "S" OR "T"	W46	1 LAYER OF 5/8" GYP. BD. EACH SIDE OF 2x4 WOOD FRAMING @ 16" O.C.
	FIRE RATING: 1 HOUR WHERE INDICATED; UL DESIGN #U305 OR #U314	
	SOUND TRANSMISSION CLASS (STC) RATING: 35-39, NGC 2404, 10-14-70	

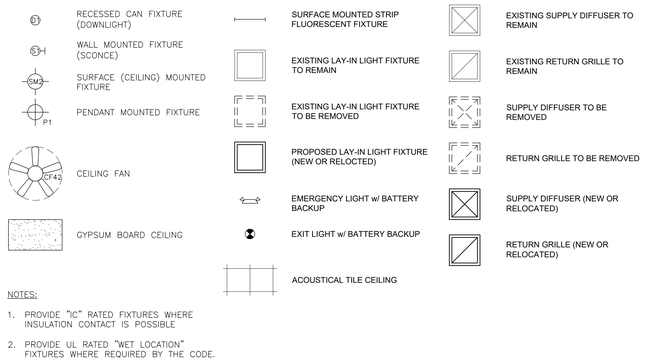
3 PARTITION TYPES
NOT TO SCALE



4 MATERIAL + SYMBOLS LEGEND
NOT TO SCALE



5 FLOOR PLAN LEGEND
NOT TO SCALE



NOTES:

1. PROVIDE "IC" RATED FIXTURES WHERE INSULATION CONTACT IS POSSIBLE
2. PROVIDE UL RATED "WET LOCATION" FIXTURES WHERE REQUIRED BY THE CODE.

6 REFLECTED CEILING PLAN LEGEND
NOT TO SCALE

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Architect's Project Number: 2124

Schematic Set	10.05.2022
Design Development	06.15.2023
Permit Sub.	10.13.2023

Renovation of
Wiley H. Bates Residences
1103 Smithville Street
Annapolis, Maryland 21401

Ann Arundel County, Maryland
Tax Map: 051F Grid: 1 Parcel: 22

Owner:
Enterprise Community Development, Inc.
8403 Colesville Road, Suite 1150
Silver Spring, MD 20910
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www.enterprisecommunitydevelopment.org

Partition Types, Notes, & Abbreviations

G0.2.1

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1. DIVISION 1 GENERAL REQUIREMENTS

1.1. THE GENERAL CONTRACTOR MUST NOTIFY ARCHITECT IMMEDIATELY IF CONDITIONS VARY FROM THOSE SHOWN ON THE DRAWINGS.

1.2. ALL DIMENSIONS SHOWN TO NEW WORK ARE TO FACE OF STUD. DIMENSIONS SHOWN TO EXISTING CONDITIONS ARE TO EXISTING FINISH FACE. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY IF CONDITIONS VARY FROM THOSE SHOWN ON THE DRAWINGS.

1.3. WHERE DIMENSIONS ARE INDICATED AS MAXIMUM (MAX.) OR MINIMUM (MIN.) THERE IS NO CONSTRUCTION TOLERANCE BEYOND THE STATED MAXIMUM OR MINIMUM DIMENSION.

1.4. THE GENERAL CONTRACTOR IS TO FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS FOR NEW WORK OR MATERIALS THAT ARE DEPENDENT ON, OR FIT TO, EXISTING ELEMENTS OR MATERIALS PRIOR TO PURCHASE OR INSTALLATION OF NEW MATERIALS, ELEMENTS, EQUIPMENT, OR WORK. NOTIFY ARCHITECT IMMEDIATELY IF CONDITIONS VARY FROM THOSE SHOWN IN DESIGN DOCUMENTS.

1.5. THE GENERAL CONTRACTOR IS TO STOP ALL WORK AND NOTIFY OWNER AND ARCHITECT IMMEDIATELY IF POTENTIAL HAZARDOUS MATERIALS ARE ENCOUNTERED BEYOND THAT WHICH IS IDENTIFIED IN THE OWNER PROVIDED HAZARDOUS MATERIAL REPORTS.

1.6. UNITS DESIGNATED AS "VHI" ARE "VISUAL & HEARING IMPAIRED" UNITS DESIGNED TO ACCOMMODATE THE NEEDS OF PHYSICALLY CAPABLE BUT VISUALLY AND/OR AURALLY IMPAIRED RESIDENTS. SIX UNITS ON THE PROPERTY ARE DESIGNED TO BE "VHI". CONTRACTOR TO INCLUDE VISUAL AND AUDIO DEVICES FOR DOORBELLS, FIRE ALARMS, AND SMOKE ALARMS IN THEIR BASE BID.

1.7. UNITS DESIGNATED AS "BF" ARE "BARRIER-FREE" UNITS. THEY INCLUDE ALL ELEMENTS OF VHI UNITS AND, IN ADDITION, ARE DESIGNED TO ACCOMMODATE PHYSICAL DISABILITIES. EIGHT UNITS ON THE PROPERTY ARE REQUIRED TO BE "BF" ANY ADDITIONAL ABOVE THAT AMOUNT WILL BE OWNER DISCRETION.

1.8. IN "BF" UNITS AND ACCESSIBLE COMMON AREAS, FIELD VERIFY THAT EXISTING FLOOR IS SUFFICIENTLY LEVEL TO ALLOW THE INSTALLATION OF FIXTURES AND EQUIPMENT WITHIN ALLOWABLE UFAS TOLERANCES. IF NOT, REPORT ISSUE IMMEDIATELY TO ARCHITECT.

1.9. ALL PARTS OF THE WORK MUST COMPLY WITH THE MINIMUM REQUIREMENTS OF THE GOVERNING REGULATIONS OF ALL FEDERAL STATE AND LOCAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. THIS INCLUDES BUILDING CODE, ENERGY CODE AND ACCESSIBILITY CODE INCORPORATED INTO THE MARYLAND CODES ADMINISTRATION INTO THE MARYLAND BUILDING PERFORMANCE STANDARDS (MBPS). NO PART OF THE CONTRACT DOCUMENTS MAY BE CONSTRUED AS TO REQUIRE OR PERMIT WORK CONTRARY TO ANY GOVERNING REGULATION.

1.10. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR THE PERFORMANCE OF THE WORK.

1.11. ALL WORK TO BE DONE IN ACCORDANCE WITH THE PROVIDED DETAILS AND THE REQUIREMENTS OF THE PRODUCT MANUFACTURERS. CONTRACTOR SHALL COMPLY WITH THE MANUFACTURER'S REQUIREMENTS IN THE EVENT OF CONFLICTING INSTRUCTIONS.

1.12. PROVIDE PROPER DUST CONTROL AND CLEAN PROJECT AREAS BEFORE THE END OF EACH DAY.

1.13. EXISTING CONDITIONS DISTURBED BY NEW WORK SHALL BE RESTORED TO ITS PREVIOUS CONDITION AND TO MATCH ADJACENT FINISHES. RESTORATION SHALL BE COMPLETED BY PERSONNEL SKILLED IN THE APPLICABLE TRADE.

1.14. MANUFACTURER'S AND ARCHITECTURAL DETAILS SHOWN IN DRAWING SET MAY REQUIRE FIELD MODIFICATIONS PER EXISTING CONDITIONS.

1.15. THE ARCHITECTURAL DRAWINGS ARE PART OF A LARGER SET OF DRAWINGS WHICH, WHEN COMPLETE, CONSISTS OF ALL DRAWINGS LISTED BY THE INDEX OF DRAWINGS. THE WORK DESCRIBED IN THE DRAWINGS OF ANY ONE DISCIPLINE MAY BE AFFECTED BY THE WORK OF ANOTHER DISCIPLINE AND MAY REQUIRE REFERENCE TO THE DRAWINGS OF ANOTHER DISCIPLINE. PARTIAL SETS OF DRAWINGS ARE INCOMPLETE AND SHOULD NOT BE DISTRIBUTED OR UTILIZED BY THE CONTRACTOR.

1.16. PRIOR TO BIDDING PROJECT, GC MUST WALK THE PROPERTY TO ASCERTAIN ALL OF THE EXISTING CONDITIONS AS WELL AS ALL EXISTING STRUCTURES SCHEDULED TO BE REMOVED. IT IS THE GC'S RESPONSIBILITY TO DETERMINE THE CONSTRUCTION TYPE OF ALL EXISTING MATERIALS SCHEDULED TO BE REMOVED.

1.17. THESE DOCUMENTS DO NOT ADDRESS ANY ENVIRONMENTAL/HAZ MAT CONCERNS. FOLLOW GUIDELINES AND RECOMMENDATIONS AS INDICATED BY OWNER SUPPLIED DOCUMENTATION.

1.18. PROJECT IS TO COMPLY WITH UFAS AND ANY OTHER APPLICABLE LAWS OR REQUIREMENTS, INCLUDING WITHOUT LIMITATION SECTION 54 OF THE REHABILITATION ACT OF 1973 (SECTION 504), THE REGULATIONS IMPLEMENTING SECTION 504 AT 24 CFR PART 8, THE AMERICANS WITH DISABILITIES ACT (ADA), AND THE 210 ADA STANDARDS (AS MODIFIED BU HUD.)

2. DIVISION 2 EXISTING CONDITIONS / DEMOLITION

2.1. VISUALLY INSPECT ENTIRE BUILDING FOR MOLD AND/OR MOISTURE RELATED STAINING AS PART OF THE BASE BID. CONTRACTOR TO PROVIDE PROPOSAL PRIOR TO THE REMOVAL OF ALL EXISTING MATERIALS AND SURFACES CONTAMINATED WITH MOLD AND/OR COMPROMISED BY MOISTURE RELATED STAINING.

2.2. DISCONNECT, CUT OFF, REMOVE TO BEHIND PERMANENT CONSTRUCTION AND CAP ALL ABANDONED UTILITIES COMPLETELY. REMOVE ALL ABANDONED UTILITIES EXPOSED BY REMOVAL OF EXISTING DRYWALL, FINISHES, FRAMING, OR OTHER DEMOLITION.

2.3. EXISTING AND DEMOLITION DRAWINGS ARE REPRESENTATIONAL AND DO NOT INDICATE THE CONSTRUCTION TYPE OF EXISTING WALLS SCHEDULED TO BE REMOVED. IT IS THE GC'S RESPONSIBILITY TO REMOVE WALLS INDICATED AS DEMOLITION AS PART OF THE BASE SCOPE OF WORK, REGARDLESS OF EXISTING WALL CONSTRUCTION. GC TO NOTIFY THE ARCHITECT PRIOR TO REMOVAL IF ANY WALLS SLATED FOR DEMOLITION ARE EITHER BEARING WALLS THAT ARE UNACCOUNTED FOR OR PRESENT ANY OTHER PROBLEMS FOR THE EXISTING STRUCTURE.

2.4. WHERE EXISTING SYSTEMS OR FINISHES ARE TO BE REMOVED, CLEAN & PREPARE THE SUBSTRATE FOR RECEIPT OF NEW FINISHES.

2.5. VARIOUS WALL AND FLOOR PENETRATIONS FOR PROPOSED SYSTEMS / UTILITIES (ELEC., REFRIGERANT, CONDENSATE, ETC.) MAY BE SHOWN FOR CONVENIENCE/COORDINATION PURPOSES ONLY. ADDITIONAL FLOOR AND WALL PENETRATIONS WILL BE REQUIRED TO FACILITATE THE INSTALLATION OF THE PROPOSED SYSTEMS. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFICATION OF EXISTING CONSTRUCTION, PRIOR TO BIDDING, AT ALL REQUIRED PENETRATIONS. THE CONTRACTOR SHALL PROVIDE ALL FLOOR AND WALL PENETRATIONS REQUIRED TO COMPLETE WORK AS PART OF THE BASE CONTRACT WITHOUT ADDITIONAL COMPENSATION.

2.6. VARIOUS PENETRATIONS IN EXISTING FLOOR SLABS WILL BE REQUIRED FOR INSTALLATION OF NEW SYSTEMS AND SERVICES. UTILIZE GROUND PENETRATING RADAR (GPR) TO LOCATE EXISTING REINFORCING. LAYOUT ALL PROPOSED PENETRATIONS FOR REVIEW WITH THE STRUCTURAL ENGINEER PRIOR TO CUTTING OR DRILLING THE STRUCTURAL SLAB. ALLOW 72 HOURS NOTICE FOR ENGINEER'S ATTENDANCE.

2.7. WHERE EXISTING BULKHEAD IS CALLED OUT TO BE DEMOED, CONTRACTOR IS TO OPEN A SMALL HOLE INTO THE DRYWALL TO CONFIRM IT IS NOT A STRUCTURAL MEMBER FOR HIDING MEP EQUIPMENT. IF SO, CONTRACT ARCHITECT PRIOR TO PROCEEDING.

2.8. EXISTING KNOX BOX IS TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.

2.9. EXISTING MICROWAVES WITHIN DWELLING UNITS ARE TO BE REMOVED, STORED AND PROTECTED DURING CONSTRUCTION. AFTER CONSTRUCTION, EXISTING MICROWAVES ARE TO BE RE-INSTALLED ABOVE RANGES IN TYPICAL DWELLING UNITS AND ON THE COUNTERS OF BF DWELLING UNITS, UNLESS OTHERWISE NOTED BY OWNERSHIP AND/OR PROPERTY MANAGEMENT.

2.10. EXISTING MOP BASINS AND WATER COOLERS ARE TO REMAIN AND PROTECTED DURING CONSTRUCTION.

3. DIVISION 3 CONCRETE

3.1. PROVIDE REPAIRS TO DAMAGED CANOPY STRUCTURES ON THE EXTERIOR OF BUILDING.

3.2. PROVIDE INFILL OF EXISTING ELEVATED CONCRETE SLABS WHERE EXISTING SYSTEMS OR SERVICES HAVE BEEN REMOVED.

3.3. REMOVE AND REPLACE PORTIONS OF EXISTING CONCRETE SLAB AS REQUIRED TO FACILITATE THE WORK OF THE CONTRACT.

3.4. VARIOUS NEW FLOOR PENETRATIONS FOR NEW SERVICES / UTILITIES (ELEC., CONDENSATE, ETC.) ARE SHOWN FOR CONVENIENCE/COORDINATION PURPOSES ONLY. ADDITIONAL FLOOR AND WALL PENETRATIONS WILL BE REQUIRED. THE CONTRACTOR SHALL PROVIDE / MODIFY ALL FLOOR AND WALL PENETRATIONS AS REQUIRED, INCLUDING ANY REQUIRED LINTELS, TO COMPLETE WORK AS PART OF THE BASE CONTRACT WITHOUT ADDITIONAL COMPENSATION.

3.5. PRIOR TO INSTALLATION OF NEW FLOOR FINISH, SLAB MUST BE FREE OF GREASE, OIL, STAINS AND DUST. TEST CONCRETE FOR DRYNESS PRIOR TO INSTALLATION OF NEW FINISH.

3.6. WHERE REQUIRED, NEW POURED CONCRETE SLABS SHOULD BE SMOOTH WITH A TROWEL FINISH, NON-TELEGRAPHING, CLEAN AND LEVEL WITH ADJACENT FLOORS AND READY TO RECEIVE NEW FINISH.

3.7. GENERAL CONTRACTOR TO VERIFY CONSTRUCTION TYPE OF CONCRETE FLOOR PRIOR TO MAKING ANY CORE DRILLS/PENETRATIONS. FOLLOW INSTRUCTIONS ON STRUCTURAL ENGINEERING DRAWINGS PRIOR TO DRILLING ANY PENETRATIONS

4. DIVISION 4 MASONRY

4.1. DETERGENT & PRESSURE CLEAN EXISTING EXTERIOR MASONRY. REFER TO SPECIFICATIONS FOR ACCEPTABLE CLEANING METHODS.

4.2. CLEAN PATCH AND REPAIR ALL ABANDONED PENETRATIONS AT REMOVED ITEM LOCATIONS.

5. DIVISION 5 METALS

5.1. PROVIDE WATER SHIELD PAN BELOW ALL PLUMBING LINES DIRECTLY ABOVE ANY ELECTRICAL EQUIPMENT INCLUDING METER PANELS.

6. DIVISION 6 WOOD, PLASTICS AND COMPOSITES

6.1. PROVIDE SOLID WOOD BLOCKING AT ALL WALL MOUNTED ACCESSORIES SCHEDULED.

6.2. PROVIDE SOLID WOOD BLOCKING AT ALL WATER CLOSETS AND SHOWERS FOR GRAB BARS AS INDICATED.

7. DIVISION 7 THERMAL AND MOISTURE PROTECTION

7.1. PROVIDE COMPLETE FULLY ADHERED 60 MIL TPO ROOFING SYSTEM IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS FOR A 20-YEAR WARRANTY.

7.2. PROVIDE MINIMUM R-25 (5" POLYISO INSULATION) AND A MINIMUM AVERAGE OF R-38 INSULATION AT THE ROOF. CONTRACTOR TO DESIGN-BUILD ROOF DRAINAGE SYSTEM TO PROVIDE MIN. ¼" PER FOOT SLOPE TO NEW DRAIN LOCATIONS.

7.3. PROVIDE NEW DOWNSPOUTS.

7.4. REMOVE EXISTING AND PROVIDE NEW LOW VOC SEALANT AROUND ALL PLUMBING FIXTURES, COUNTERTOPS, DISSIMILAR MATERIALS, ETC.

7.5. REMOVE ALL EXISTING EXTERIOR SEALANTS AND PROVIDE LOW VOC SEALANTS.

7.6. SEAL ALL PENETRATIONS (NEW & EXISTING) THROUGH FLOORS, WALLS, CEILINGS, ROOFS, ETC. CONTRACTOR SHALL INSPECT THE BUILDING PRIOR TO CONTRACT TO QUANTIFY THE EXTENT OF WORK REQUIRED.

7.7. FIRESTOP ALL PENETRATIONS, CREATED AS PART OF THE DEMOLITION OR NEW WORK, THROUGH FLOORS, WALLS, CEILINGS, ROOFS, ETC. MATCH FIRESTOPPING RATING TO RATING OF PENETRATED ASSEMBLY. PHOTOGRAPH AND PROVIDE A PROPOSAL FOR EXISTING UNPROTECTED PENETRATIONS UNCOVERED AS PART OF THE DEMOLITION OR NEW WORK.

7.8. PROVIDE AIR SEALING UTILIZING BEST PRACTICES AS OUTLINED IN THE CURRENT IECC. SEALING TO INCLUDE UNIT COMPARTMENTALIZATION AS WELL AS AIR SEALING AT THE THERMAL ENVELOPE.

8. DIVISION 8 OPENINGS

8.1. PROVIDE ACCESS DOOR AT ALL CONCEALED CONTROL LOCATIONS EXCEPT WHERE CONCEALED CONTROL IS LOCATED ABOVE AN ACOUSTICAL PANEL CEILING – ACCESS DOOR RATING SHALL MATCH THAT OF THE ASSEMBLY IN WHICH IT IS INSTALLED.

8.2. AT EXISTING OR NEW WINDOWS INSTALLED AT BARRIER FREE LOCATIONS, PROVIDE LOCKING LATCH ADJACENT TO SILL AND LIFTING MECHANISM FOR WINDOWS THAT CANNOT COMPLY WITH THE OPERATING FORCE LIMITATIONS (5 LB.) OF THE ACCESSIBILITY CODES (UFAS / ADA).

8.3. PROVIDE WALL STOPS OR BUMPERS AS REQUIRED TO ALL COMMON AREA AND DWELLING UNIT DOORS.

8.4. PROVIDE SWEEPS TO ALL EXTERIOR DOORS.

8.5. PROVIDE STAINLESS STEEL KICK PLATES TO PUSH SIDE OF ALL SWINGING BARRIER FREE DWELLING UNITS (BF) DWELLING UNITS AND COMMON AREAS; 8"H X (2" LESS THAN SLAB WIDTH). PROVIDE VINYL KICK PLATES TO PUSH SIDE OF ALL SWINGING INTERIOR PRIVACY DOORS IN BF DWELLING UNITS WITH CLOSETS EXCLUDED; 12"H X (2" LESS THAN SLAB WIDTH). ALL VINYL KICK PLATES TO BE INSTALLED USING A "FASTBOND" ADHESIVE. ALL STAINLESS STEEL KICKPLATES TO BE INSTALLED MECHANICALLY VIA THREADED FASTENERS. REFER TO DOOR HARDWARE SCHEDULE.

9. DIVISION 9 FINISHES

9.1. THE GENERAL CONTRACTOR SHALL VISUALLY ASSESS ALL WOOD AND METAL FRAMING EXPOSED BY THE WORK. PROVIDE PROPOSAL FOR AND PRIOR TO, REPAIRING THE DAMAGED FRAMING – REFER QUANTITY ALLOWANCES FOR FRAMING REPAIRS.

9.2. PROVIDE CERAMIC TILE SHOWER SURROUNDS ON CEMENTITIOUS BACKER BOARD AT 10% OF ALL DWELLING UNITS.

9.3. PAINT ALL DWELLING UNITS AND COMMON AREAS WITH LOW VOC PAINT. PROVIDE SEMI-GLOSS IN KITCHEN AND BATHROOMS AND FOR TRIM AND DOORS. PROVIDE LOW-SHEEN IN ALL OTHER AREAS.

9.4. PROVIDE CERAMIC TILE WAINSCOTING AT ALL PUBLIC BATHROOMS AS INDICATED.

10. DIVISION 10 SPECIALTIES

10.1. PROVIDE CORNER GUARDS AT ALL OUTSIDE CORNERS IN COMMON AREA CORRIDORS– REFER SPECIFICATIONS.

10.2. PROVIDE AUTOMATIC EXTINGUISHING CANISTERS (TWO PER RANGE HOOD) AT EACH DWELLING UNIT RANGE HOOD. AT OVER-RANGE MICROWAVES, PROVIDE EXTINGUISHING CANISTERS (TWO PER HOOD) WITH COORDINATING DECORATIVE COVER.

10.3. REMOVE AND REPLACE BATHROOM ACCESSORIES IN ALL DWELLING UNIT BATHROOMS PER ELEVATIONS AND SCHEDULE.

10.4. PROVIDE LAVATORY ACCESSORIES IN COMMUNITY ROOM LAVATORY PER ELEVATIONS AND SCHEDULE.

10.5. PROVIDE GRAB BARS IN BF DWELLING UNIT BATHROOMS AND COMMUNITY ROOM LAVATORY. PROVIDE WOOD BLOCKING BEHIND ALL NEW GRAB BARS.

10.6. PROVIDE HEAT PROTECTION AND SKIRTING ON SUPPLY AND WASTE LINES AT ALL ACCESSIBLE (UFAS / ADA) SINKS.

10.7. PROVIDE ADJUSTABLE HEIGHT, PLASTIC COATED WIRE FRAME CLOSET RODS AND SHELVES IN BARRIER FREE UNIT CLOSETS. INSTALLATION RANGE 47"-71" AFF. TO TOP OF SHELF. PROVIDE (5) PLASTIC COATED WIRE SHELVES IN ALL BARRIER FREE STORAGE AND LINEN CLOSETS, MOUNTED AT 18", 30", 42", 54", AND 66" AFF.

10.8. PROVIDE PLASTIC COATED WIRE FRAME CLOSET RODS AND SHELVES IN STANDARD UNIT CLOSETS MOUNTED AT 68". PROVIDE (5) PLASTIC COATED WIRE SHELVES IN ALL STANDARD STORAGE AND LINEN CLOSETS, MOUNTED AT 18", 30", 42", 54", AND 66" AFF.

10.9. PROVIDE RECESSED MEDICINE CABINETS IN ALL DWELLING UNIT BATHROOMS. IN BF DWELLING UNITS, LOCATE RECESSED MEDICINE CABINET SO THAT TOP OF BOTTOM SHELF IS A MAXIMUM OF 48" AFF.

11. DIVISION 11 EQUIPMENT

11.1. REMOVE ALL EXISTING KITCHEN APPLIANCES AS INDICATED IN ALL DWELLING UNITS. PROVIDE ALL APPLIANCES IN NEW CONFIGURATIONS AS INDICATED BY PLANS, INTERIOR ELEVATIONS, & APPLIANCE SCHEDULE.

11.2. PROVIDE DIRECT VENT RANGE HOOD OR DIRECT VENT MICRO RANGE HOOD WITH BULKHEAD, DUCTWORK, AND BRICK VENT THROUGH MASONRY AT LOCATIONS INDICTED ON PLANS. COORDINATE WITH MECHANICAL.

11.3. PROVIDE STAINLESS STEEL GREASE SHIELDS ON WALLS DIRECTLY ADJACENT AND/OR BEHIND RANGE.

12. DIVISION 12 FURNISHINGS

12.1. REMOVE ALL EXISTING KITCHEN CABINETS, BATH VANITIES, COUNTERTOPS, AND SINKS IN ALL DWELLING UNITS. PROVIDE ALL CABINETS, COUNTERTOPS, SINKS, ETC. IN NEW CONFIGURATIONS, AS INDICATED IN FLOOR PLANS AND INTERIOR ELEVATIONS. PROVIDE BLOCKING AT ALL LOCATIONS AS NECESSARY TO INSTALL NEW CABINETS.

12.2. ALL CURTAINS, DRAPERIES, OR OTHER SIMILAR LOOSELY HANGING FURNISHINGS AND DECORATIONS SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA CONTAINED IN NFPA 701.

12.3. PROVIDE SCRIBE MOLDING AT ALL EDGES WHERE CABINETRY MEETS WALLS, BULKHEADS, SOFFITS, OR CEILING.

13. DIVISION 13 SPECIAL CONSTRUCTION – NOT USED

14. DIVISION 14 CONVEYING SYSTEMS – NOT USED

21. DIVISION 21 FIRE SUPPRESSION

21.1. PROVIDE MODIFY SPRINKLER SYSTEM AS REQUIRED BY LOCAL JURISDICTION THROUGHOUT ENTIRE SITE. ALL SPRINKLER PIPING TO BE CONCEALED IN NEW OR EXISTING BULKHEADS, WALLS, AND CEILINGS.

21.2. SPRINKLER PIPING WILL BE DESIGNED AND COORDINATED BY A GENERAL CONTRACTOR RETAINED FIRE PROTECTION ENGINEER. FIRE PROTECTION ENGINEER, AS PART OF THE BASE SCOPE OF WORK, MUST PREPARE SPRINKLER SHOP DRAWINGS AND SUBMIT THOSE DRAWINGS AND CALCULATIONS FOR APPROVAL BY BOTH THE ENGINEER OF RECORD AS WELL AS THE GOVERNING AUTHORITY HAVING JURISDICTION IN ORDER TO OBTAIN PERMIT.

22. DIVISION 22 PLUMBING

22.1. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL DETAILS AND REQUIREMENTS FOR THE WORK.

22.2. TELEVISION INSPECT ALL EXISTING UNDERGROUND STORM SYSTEMS TO REMAIN. REWORK EXISTING SYSTEMS AS REQUIRED IN ORDER TO CONNECT TO NEW WORK. INSPECTION SHALL OCCUR AT SUBSTANTIAL COMPLETION TO CONFIRM THAT ALL LINES ARE CLEAR OF CONSTRUCTION DEBRIS. T.V. INSPECTIONS MUST BE IN COLOR, DISTANCE AND DATE STAMPED, AND NARRATED. PROVIDE PROPOSAL FOR NECESSARY REPAIR / REPLACEMENT. STORM OR SANTIARY TO BE SCOPED

22.3. REMOVE ALL EXISTING PLUMBING FIXTURES. PROVIDE NEW FIXTURES AT LOCATIONS AS INDICATED; REFER TO PLUMBING DRAWINGS AND SPECIFICATIONS.

22.4. PROVIDE ALL NEW PRESSURE BALANCED SINGLE LEVERED SHOWER CONTROL INCLUDING NEW SHOWER HEADS AT ALL DWELLING UNIT BATHROOMS.

22.5. REMOVE AND REPLACE ALL EXISTING WATER CLOSETS WITH NEW 1.28 GPF WATER CLOSETS. PROVIDE 1.28 GPF WATER CLOSET IN COMMUNITY ROOM LAVATORIES.

22.6. REMOVE EXISTING BATHTUBS. PROVIDE AN ACCESSIBLE (UFAS / ADA COMPLIANT) ROLL-IN SHOWER AT ALL BARRIER FREE DWELLING UNITS AS INDICATED ON THE PLANS. PROVIDE LOW-THRESHOLD SHOWER PANS IN TYPICAL DWELLING UNITS.

22.7. PROVIDE ALL NEW PRESSURE BALANCED SINGLE LEVERED SHOWER CONTROL INCLUDING LOW-FLOW (1.75 GPM) SHOWER HEADS AT ALL BATHROOMS. PROVIDE ACCESSIBLE (UFAS / ADA COMPLIANT) HAND-HELD SHOWER HEAD AT BARRIER-FREE DWELLING UNITS BATH AND SHOWER.

22.8. INSPECT EXISTING WATER METERS AND HOUSE CONNECTIONS. REPORT ANY PROBLEMS TO THE ARCHITECT.

22.9. PROVIDE TRAP PRIMERS IN FLOOR DRAINS FOR BARRIER FREE DWELLING UNITS AND AT FLOOR DRAINS FOR COMMUNITY KITCHENETTE.

22.10. AT ACCESSIBLE (B.F.) DWELLING UNITS PROVIDE WALL-HUNG LAVATORIES WITH CONCEALED MOUNTING ARMS (MIFAB) AND LOW-FLOW FAUCETS (1.5 GPM).

22.11. PROVIDE 1/2 H.P. GARBAGE DISPOSAL IN ALL STANDARD DWELLING UNIT KITCHENS. REFER TO APPLIANCE SCHEDULE AND COORDINATE WITH ELECTRICAL.

22.12. PROVIDE 1/2 H.P. GARBAGE DISPOSAL IN ALL BF DWELLING UNIT KITCHENS, WITH ACCESSIBLE CONTROLS. REFER TO INTERIOR DETAILS AND APPLIANCE SCHEDULE. COORDINATE WITH ELECTRICAL.

23. DIVISION 23 HEATING, VENTILATING AND AIR CONDITIONING

23.1. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL DETAILS AND REQUIREMENTS THE WORK.

23.2. INSPECT EXISTING GAS LINES WITHIN THE BUILDING - NOTIFY ARCHITECT OF ANY DEFICIENCIES.

23.3. PROVIDE ALL NEW ENERGY STAR RATED DUCTED EXHAUST FANS AND EXTERIOR PARTITION LOUVERS IN ALL DWELLING UNIT BATHROOMS AND COMMUNITY ROOM LAVATORIES. EXHAUST FAN TO ACTIVATE WITH BATHROOM LIGHT SWITCH CONTROL. FAN TO TURN OFF AFTER A 10 MINUTE MINIMUM DELAY.

23.4. REMOVE ALL EXISTING HVAC UNITS AND PROVIDE ALL NEW HVAC UNITS IN DWELLING UNITS. REFER TO MECHANICAL DRAWINGS AND SPECIFICATIONS.

26. DIVISION 26 ELECTRICAL

26.1. SURFACE MOUNTED EMT CONDUIT (RIGID) WILL BE ACCEPTABLE ONLY WITHIN UTILITY AND MECHANICAL SPACES AND AS APPROVED BY THE ARCHITECT OR NOTED IN DWGS PRIOR TO INSTALLATION. ALL SURFACE MOUNTED EMT, IF ALLOWED SHALL BE PAINTED TO MATCH ADJACENT WALL SURFACE, EXCEPT WITHIN UTILITY AND MECHANICAL SPACES.

26.2. WIRE MOLD SHALL NOT BE USED THROUGHOUT, EXCEPT AT DWELLING UNIT BEDROOMS AS APPROVED BY THE OWNER OR ARCHITECT PRIOR TO INSTALLATION.

26.3. REMOVE ALL EXISTING SWITCHES, OUTLETS, AND BOXES COMPLETE. PROVIDE ALL NEW SWITCHES AND OUTLETS AS PER NEW CONFIGURATIONS OR IN EXISTING LOCATIONS. PROVIDE GFCI OUTLETS IN ALL KITCHENS AND BATHROOMS. REFER TO ELECTRICAL DRAWINGS.

26.4. AT B.F. ACCESSIBLE DWELLING UNITS - REFER ELECTRICAL DRAWINGS. ALL DEVICES TO BE MOUNTED WITHIN THE ACCEPTABLE REACH RANGES SPECIFIED IN UFAS AND ADA STANDARDS.

26.5. PROVIDE ARC-FAULT CIRCUIT INTERRUPT (AFCI) BREAKERS AT LIVING ROOMS AND BEDROOMS WITHIN DWELLING UNITS.

26.6. REMOVE ALL EXISTING DWELLING UNIT AND COMMON AREA LIGHT FIXTURES AS INDICATED ON PLANS. PROVIDE ALL NEW ENERGY STAR RATED FIXTURES IN NEW LOCATIONS AS INDICATED ON THE PLANS AND PER LIGHTING SCHEDULE.

26.7. CENTER NEW DOWN-LIGHTING WITHIN THE CEILING SHOWN IN REFLECTED CEILING PLANS UNLESS OTHERWISE NOTED.

26.8. PROVIDE NEW ELECTRICAL PANELS AND FEEDERS. AS NOTED IN PLANS.

26.9. PROVIDE WHITE ELECTRICAL DEVICES. ALL DEVICE COVERS TO BE OVERSIZED METAL, PREFINISHED WHITE.

26.10. PROVIDE GARBAGE DISPOSAL DEDICATED RECEPTACLE IN ALL STANDARD DWELLING UNIT KITCHENS. REFER TO APPLIANCE SCHEDULE.

26.11. PROVIDE GARBAGE DISPOSAL DEDICATED RECEPTACLE IN ALL BF DWELLING UNIT KITCHENS, WITH ACCESSIBLE CONTROLS. REFER TO INTERIOR DETAILS AND APPLIANCE SCHEDULE.

26.12. PROVIDE VENTED OVER THE RANGE MICROWAVE IN ALL STANDARD DWELLING UNIT KITCHENS. REFER TO APPLIANCE SCHEDULE.

26.13. PROVIDE COUNTERTOP MICROWAVE IN ALL BF DWELLING UNIT KITCHENS. REFER TO APPLIANCE SCHEDULE.

26.14. PROVIDE VENTED RANGE HOOD AT ALL BF DWELLING UNITS – PROVIDE WALL SWITCHES TO CONTROL LIGHT AND FAN SPEED IN ACCESSIBLE LOCATION.

28. DIVISION 28 ELECTRONIC SAFETY AND SECURITY

28.1. PROVIDE HARDWIRED, INTERCONNECTED, BATTERY BACK-UP SMOKE / CARBON MONOXIDE DETECTORS IN SLEEPING AREAS (BEDROOM) AND ADJACENT TO SLEEPING AREAS (LIVING ROOM OR HALL). PROVIDE VISUAL ALERT STROBES (INTEGRAL OR ADD-ON) FOR ALL DETECTORS IN BF AND VHI UNIT TYPES.

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1103 Smithville Street
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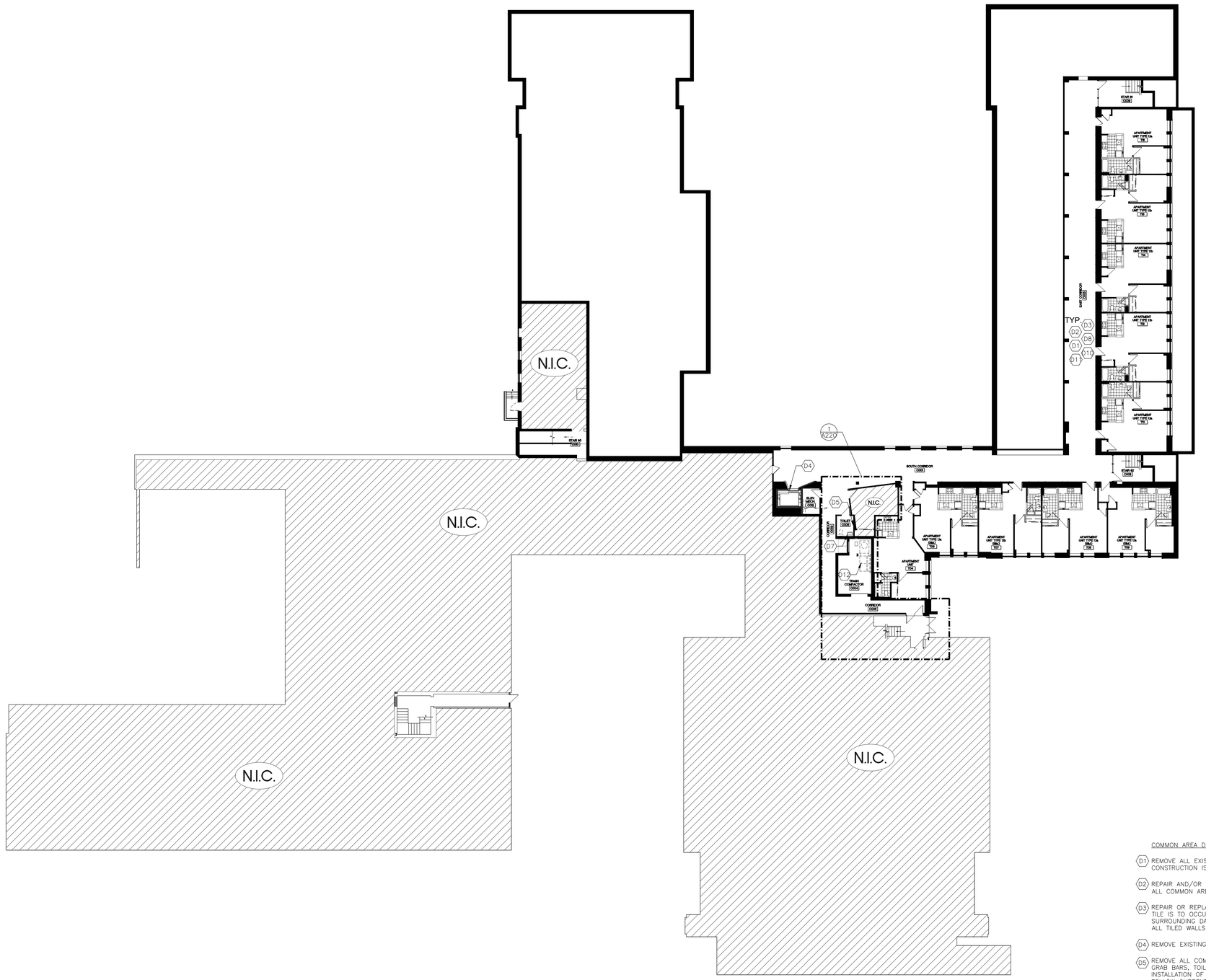
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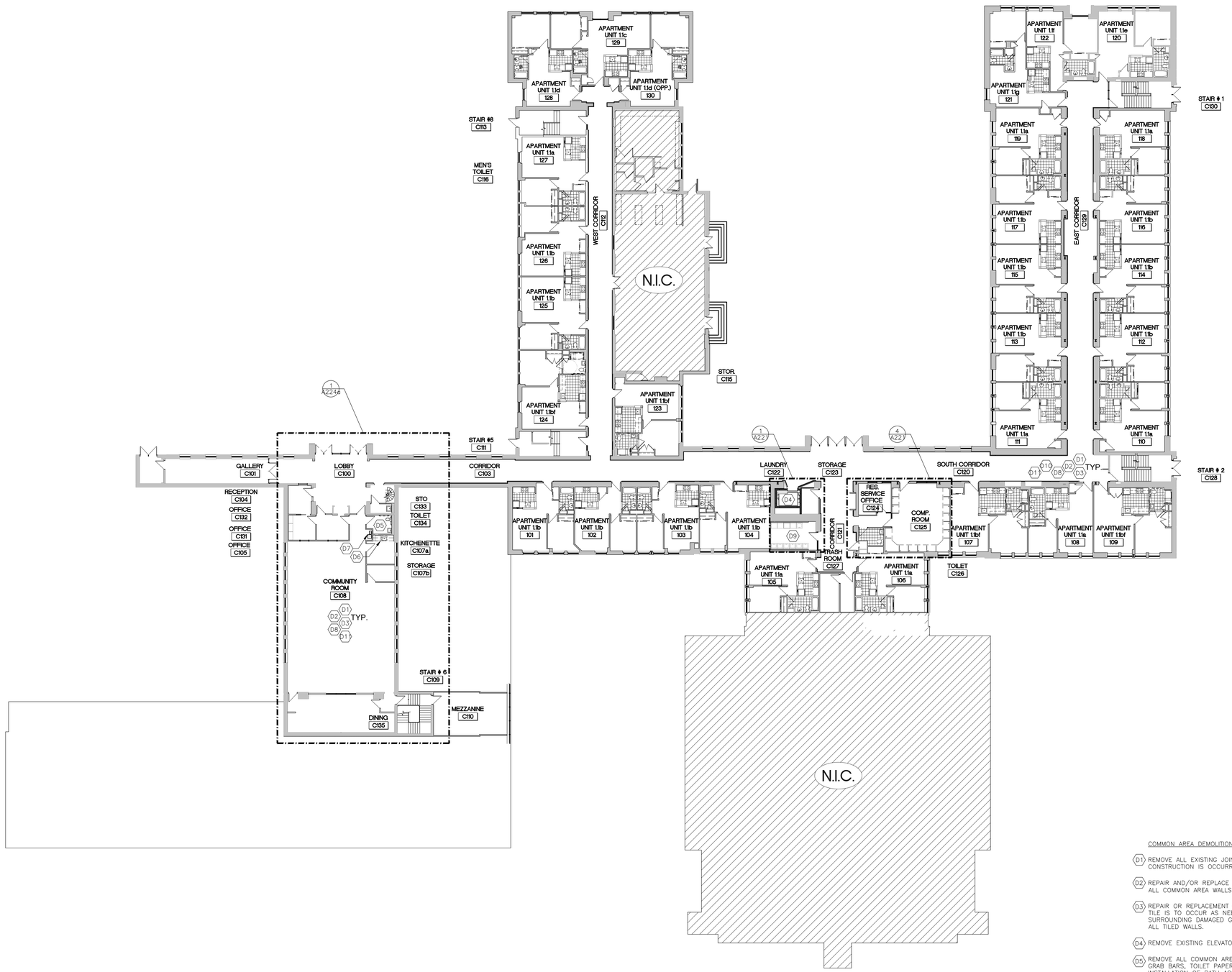
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General Architectual Notes

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1
A220
D4
D5
D7
D12
TYP.
D3
D2
D8
D1
D10
D11
STAIR #1
STAIR #2
SOUTH CORRIDOR
BAR / LOUNGE
BLDG. MECH.
TOILET
TRASH COMPACTOR
CORRIDOR
APARTMENT UNIT TYPE 1A
APARTMENT UNIT TYPE 1A-RMJ
APARTMENT UNIT TYPE 1A-TMT
APARTMENT UNIT TYPE 1A-RMJ-TMT
APARTMENT UNIT TYPE 1A-TM
APARTMENT UNIT TYPE 1A-RMJ-TM
APARTMENT UNIT TYPE 1A-TMT-TM
APARTMENT UNIT TYPE 1A-RMJ-TMT-TM



1 DEMOLITION AND EXISTING - TERRACE LEVEL

SCALE: 1/16" = 1'-0"

COMMON AREA DEMOLITION KEY NOTES

D1 REMOVE ALL EXISTING JOINT SEALANTS AND PREP FOR NEW AT LOCATIONS WHERE CONSTRUCTION IS OCCURRING.

D2 REPAIR AND/OR REPLACE 5% OF ALL GYPSUM BOARD WHERE DAMAGE HAS OCCURRED ON ALL COMMON AREA WALLS

D3 REPAIR OR REPLACEMENT OF 500 EXISTING CORRIDOR STRUCTURAL GLAZED FACING WALL TILE IS TO OCCUR AS NEEDED WHERE DAMAGED HAS OCCURRED AS WELL AS SURROUNDING DAMAGED GROUT OR MASTIC. POST-CONSTRUCTION, GC IS TO WASH DAMN ALL TILED WALLS.

D4 REMOVE EXISTING ELEVATOR CAB/CAR FLOORING AND PREP FOR NEW.

D5 REMOVE ALL COMMON AREA BATH ACCESSORIES, INCLUDING BUT NOT LIMITED TO THE GRAB BARS, TOILET PAPER HOLDERS, SOAP DISPENSERS, ETC. AND PREP FOR NEW INSTALLATION OF BATH ACCESSORIES PER DETAILS ON STARTING ON SHEET A6.2.1, WHICH FOLLOW CURRENT ADA/UFAS GUIDELINES.

D6 REMOVE EXISTING APPLIANCES AND PREP FOR NEW. REPLACEMENT OF KITCHENETTE REFRIGERATOR IS AN ADD ALTERNATE. CONTRACTOR TO PROVIDE PRICE. IF KITCHENETTE REFRIGERATOR IS TO REMAIN, IT IS TO BE STORED AND PROTECTED DURING CONSTRUCTION.

D7 REMOVE ALL EXISTING PLUMBING FIXTURES COMPLETE. EXISTING MOP BASIN AND WATER COOLERS ARE TO REMAIN.

D8 REMOVE ALL EXISTING COMMON AREA LIGHTING, UNLESS OTHERWISE NOTED.

D9 EXISTING LAUNDRY EQUIPMENT IS TO REMAIN AND PROTECTED DURING CONSTRUCTION.

D10 EXISTING TERRAZZO FLOORING IS TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.

D11 REMOVE EXISTING FINISHES UNLESS OTHERWISE NOTED. PREP FOR NEW FINISH CALLED OUT IN FINISH SCHEDULE. IF A FINISH IS EXISTING TO REMAIN IT IS BE TO PROTECTED DURING CONSTRUCTION. IF ANY DAMAGE DOES OCCUR, ARCHITECT AND OWNER IS TO BE NOTIFIED AND REPLACED IN KIND BY GC.

D12 REMOVE EXISTING TRASH COMPACTOR SYSTEM AND PREP FOR NEW.

D13 REMOVE EXISTING DOOR AND STOREFRONT COMPLETE.

2 KEY NOTES - DEMOLITION

NOT TO SCALE

NOTE: NOT EVERY KEY NOTE USED ON EVERY SHEET.

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Architect's Project Number:	2124
Schematic Set	10.05.2022
Design Development	06.15.2023
Permit Sub.	10.13.2023

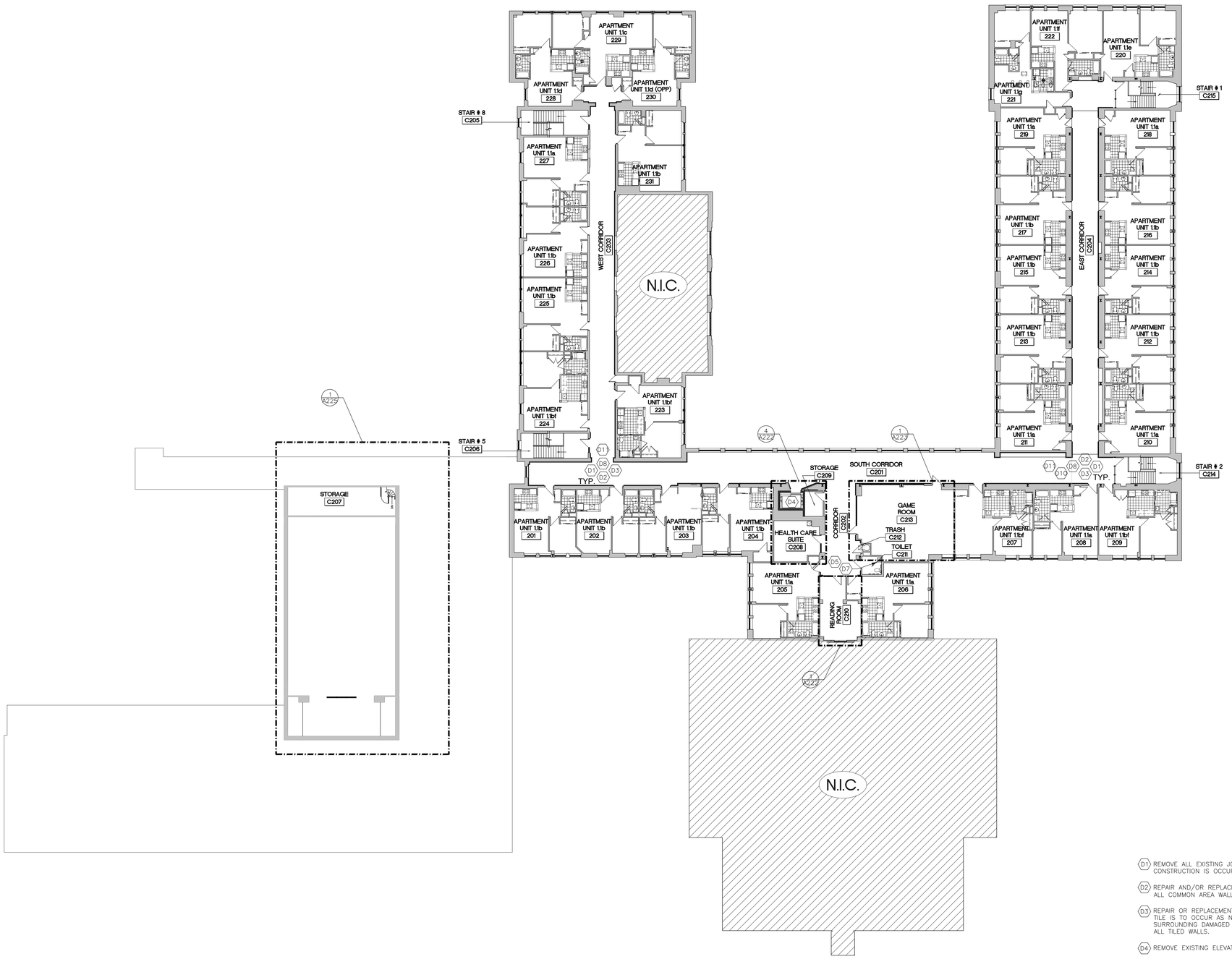
Renovation of
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Existing Conditions And Demo Plans - First Floor

A1.0.2



1 DEMOLITION AND EXISTING - SECOND FLOOR
SCALE: 1/16" = 1'-0"

D1 REMOVE ALL EXISTING JOINT SEALANTS AND PREP FOR NEW AT LOCATIONS WHERE CONSTRUCTION IS OCCURRING.

D2 REPAIR AND/OR REPLACE 5% OF ALL GYPSUM BOARD WHERE DAMAGE HAS OCCURRED ON ALL COMMON AREA WALLS

D3 REPAIR OR REPLACEMENT OF 500 EXISTING CORRIDOR STRUCTURAL GLAZED FACING WALL TILE IS TO OCCUR AS NEEDED WHERE DAMAGED HAS OCCURRED AS WELL AS SURROUNDING DAMAGED GROUT OR MASTIC. POST-CONSTRUCTION, GC IS TO WASH DAMN ALL TILED WALLS.

D4 REMOVE EXISTING ELEVATOR CAB/CAR FLOORING AND PREP FOR NEW.

D5 REMOVE ALL COMMON AREA BATH ACCESSORIES, INCLUDING BUT NOT LIMITED TO THE GRAB BARS, TOILET PAPER HOLDERS, SOAP DISPENSERS, ETC. AND PREP FOR NEW INSTALLATION OF BATH ACCESSORIES PER DETAILS ON STARTING ON SHEET A6.2.1, WHICH FOLLOW CURRENT ADA/UFAS GUIDELINES.

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2 KEY NOTES - DEMOLITION
NOT TO SCALE

NOTE: NOT EVERY KEY NOTE USED ON EVERY SHEET.

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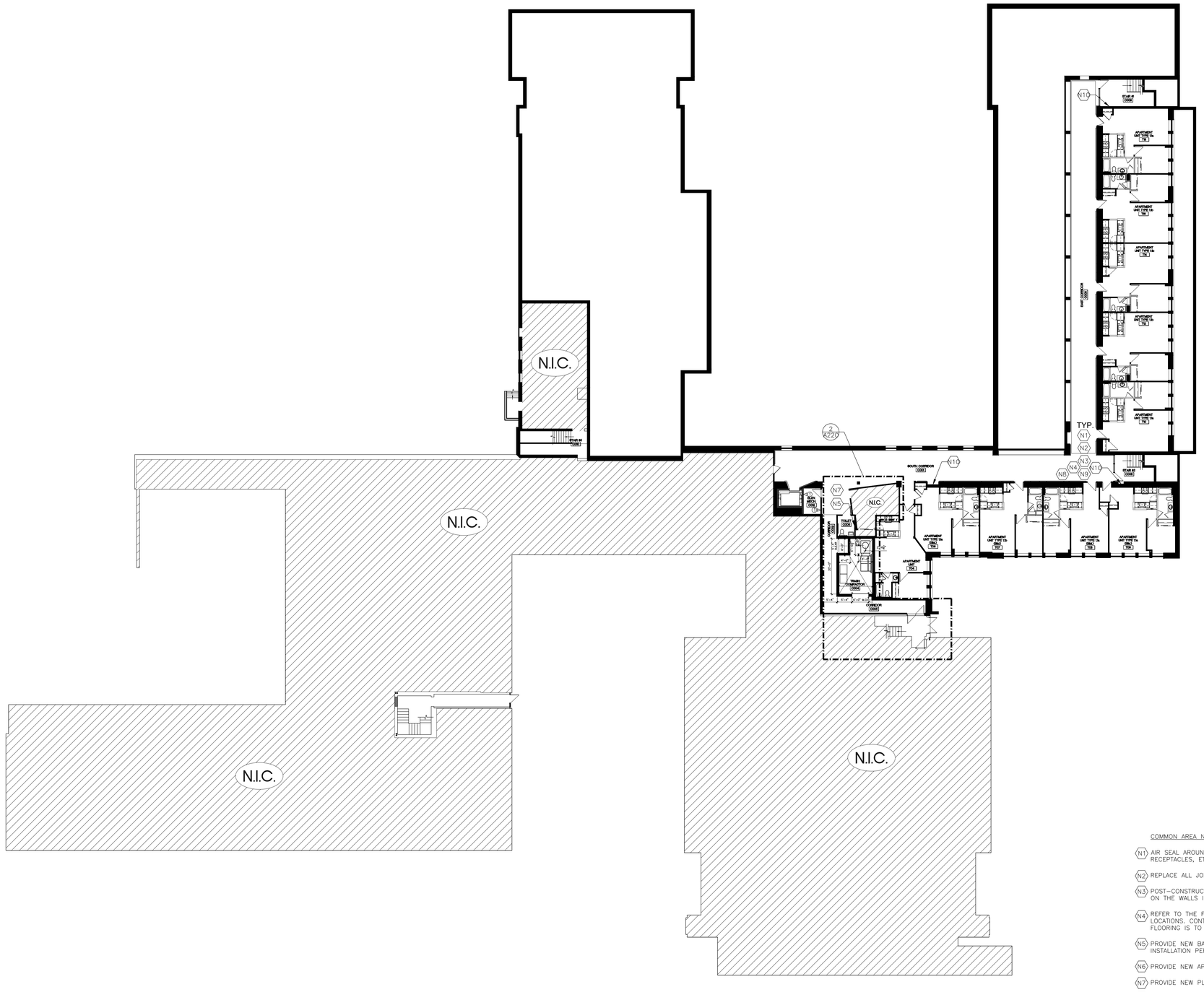
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Existing Conditions And Demo Plans - Second Floor

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1 NEW CONSTRUCTION PLAN - TERRACE LEVEL

SCALE: 1/16" = 1'-0"

COMMON AREA NEW CONSTRUCTION KEY NOTES

N1 AIR SEAL AROUND ALL OF THE FOLLOWING, BUT NOT LIMITED TO OUTLETS, BASEBOARDS, RECEPTACLES, ETC.

N2 REPLACE ALL JOINT SEALANTS.

N3 POST-CONSTRUCTION, GC IS TO WASH DOWN ALL WALLS WITH EXISTING TO REMAIN TILE ON THE WALLS IN CORRIDORS AND OTHER COMMON AREAS.

N4 REFER TO THE FINISH SCHEDULE FOR ALL NEW INTERIOR FINISH MATERIALS AND LOCATIONS. CONTRACTOR TO PROVIDE ALTERNATE PRICE TO HAVE EXISTING TERRAZZO FLOORING IS TO BE BUFFED AND RE-SEALED.

N5 PROVIDE NEW BATHROOM ACCESSORIES PER ACCESSORY SCHEDULE AND INSTALL INSTALLATION PER DETAILS ON STARTING ON SHEET A6.2.1 AND A6.2.2

N6 PROVIDE NEW APPLIANCES PER APPLIANCE SCHEDULE.

N7 PROVIDE NEW PLUMBING FIXTURES PER MEP DRAWINGS.

N8 PAINT ALL COMMON AREAS, LAUNDRY ROOMS, ETC. INCLUDING BUT NOT LIMITED TO WALLS, STANDING AND RUNNING TRIM, RAILINGS AND CEILINGS.

N9 EXISTING DOORS, FRAMES AND HARDWARE COMPLETE ARE TO REMAIN AND PROTECTED DURING CONSTRUCTION.

N10 INSTALL (14) NEW FIRE RATED CABINETS AND 10 ABC EXTINGUISHERS IN FIRE CABINETS IN COMMON AREAS AND LAUNDRY ROOM.

N11 PROVIDE WASH-DOWN/SANITIZER SYSTEM FOR EXISTING TRASH CHUTE(S). CONTRACTOR TO PROVIDE ALTERNATE PRICE TO PROVIDE NEW TRASH CHUTE SYSTEM WITH INTEGRATED WASH-DOWN/SANITIZER SYSTEM.

N12 PROVIDE ADA COMPLIANT AUTO-OPERATORS AT ALL DOORS TO TRASH CHUTE ROOMS WITH LEVER STYLE HANDLE.

N13 PROVIDE NEW PRECISION MACHINERY SYSTEMS 520 SERIES IN TRASH ROOM. BOD IS TO BE MODEL 520TS ARE TO REPLACE EXISTING TRASH COMPACTOR AND ALLOW SMALLER WHEELED BINS TO TRANSPORT PACKED TRASH BAGS TO LARGER EXTERIOR BINS. ALTERNATE WOULD BE MODEL 520A.

N14 PROVIDE NEW DOOR, HARDWARE AND STOREFRONT PER A701

2 KEY NOTES - NEW CONSTRUCTION

NOT TO SCALE

NOTE: NOT EVERY KEY NOTE USED ON EVERY SHEET.

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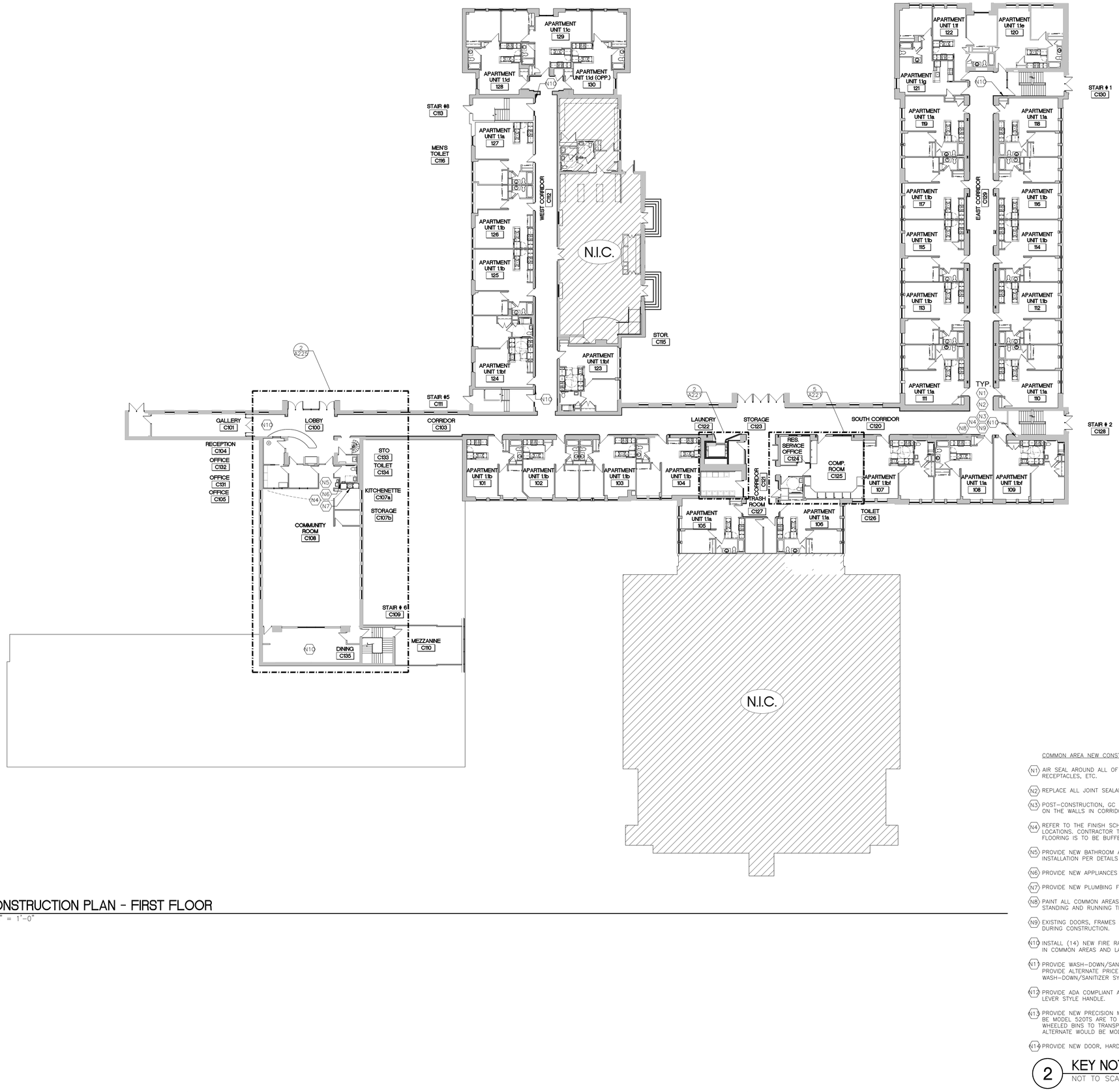
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New Construction Plan - Terrace Level

A2.0.1

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1 NEW CONSTRUCTION PLAN - FIRST FLOOR

SCALE: 1/16" = 1'-0"

COMMON AREA NEW CONSTRUCTION KEY NOTES

- N1 AIR SEAL AROUND ALL OF THE FOLLOWING, BUT NOT LIMITED TO OUTLETS, BASEBOARDS, RECEPTACLES, ETC.
- N2 REPLACE ALL JOINT SEALANTS.
- N3 POST-CONSTRUCTION, GC IS TO WASH DOWN ALL WALLS WITH EXISTING TO REMAIN TILE ON THE WALLS IN CORRIDORS AND OTHER COMMON AREAS.
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- N14 PROVIDE NEW DOOR, HARDWARE AND STOREFRONT PER A701

2 KEY NOTES - NEW CONSTRUCTION

NOT TO SCALE

NOTE: NOT EVERY KEY NOTE USED ON EVERY SHEET.

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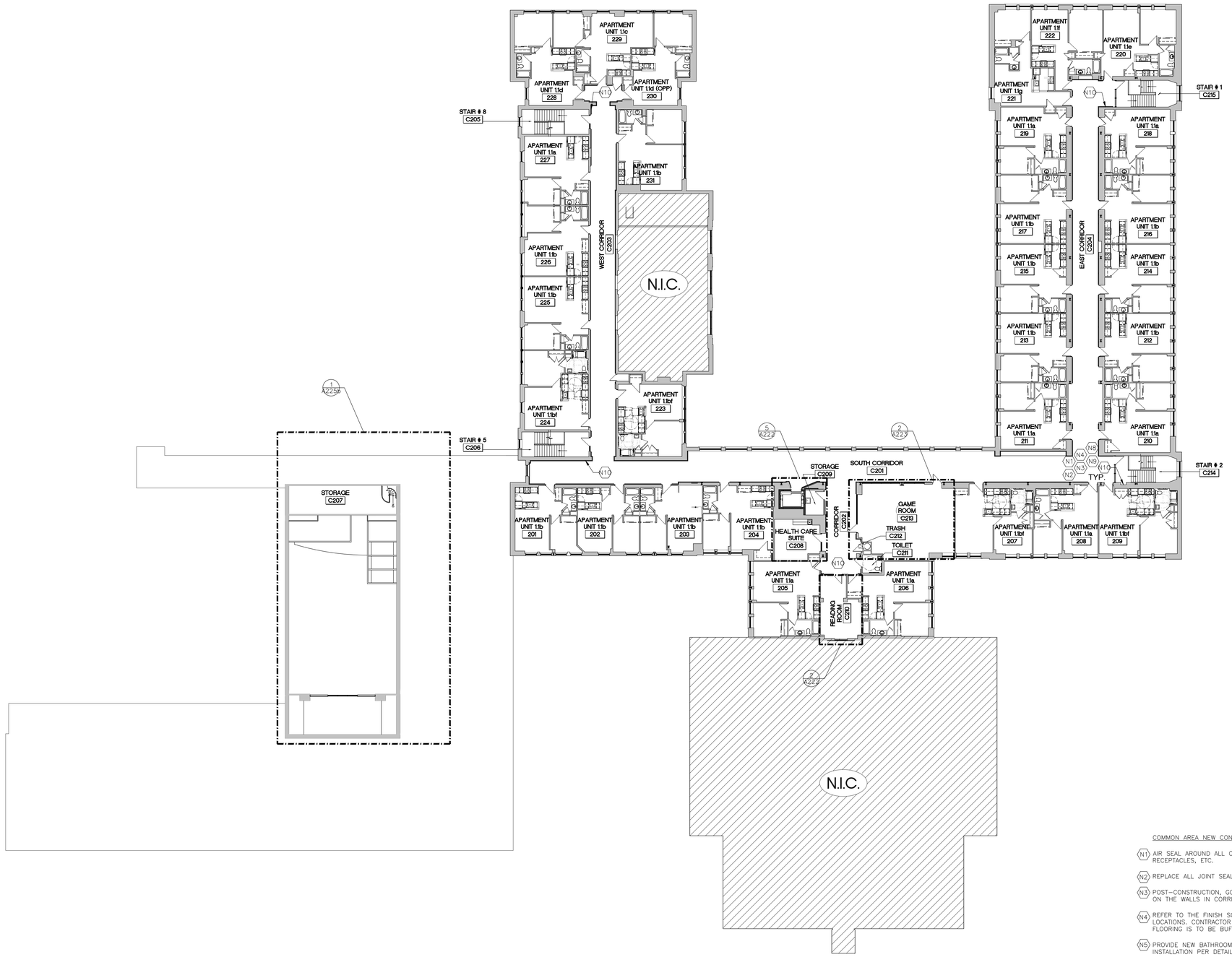
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New Construction Plan - First Floor

A2.0.2

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1 NEW CONSTRUCTION PLAN - SECOND FLOOR

SCALE: 1/16" = 1'-0"

COMMON AREA NEW CONSTRUCTION KEY NOTES

- N1 AIR SEAL AROUND ALL OF THE FOLLOWING, BUT NOT LIMITED TO OUTLETS, BASEBOARDS, RECEPTACLES, ETC.
- N2 REPLACE ALL JOINT SEALANTS.
- N3 POST-CONSTRUCTION, GC IS TO WASH DOWN ALL WALLS WITH EXISTING TO REMAIN TILE ON THE WALLS IN CORRIDORS AND OTHER COMMON AREAS.
- N4 REFER TO THE FINISH SCHEDULE FOR ALL NEW INTERIOR FINISH MATERIALS AND LOCATIONS. CONTRACTOR TO PROVIDE ALTERNATE PRICE TO HAVE EXISTING TERRAZZO FLOORING IS TO BE BUFFED AND RE-SEALED.
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- N14 PROVIDE NEW DOOR, HARDWARE AND STOREFRONT PER A701

2 KEY NOTES - NEW CONSTRUCTION

NOT TO SCALE

NOTE: NOT EVERY KEY NOTE USED ON EVERY SHEET.

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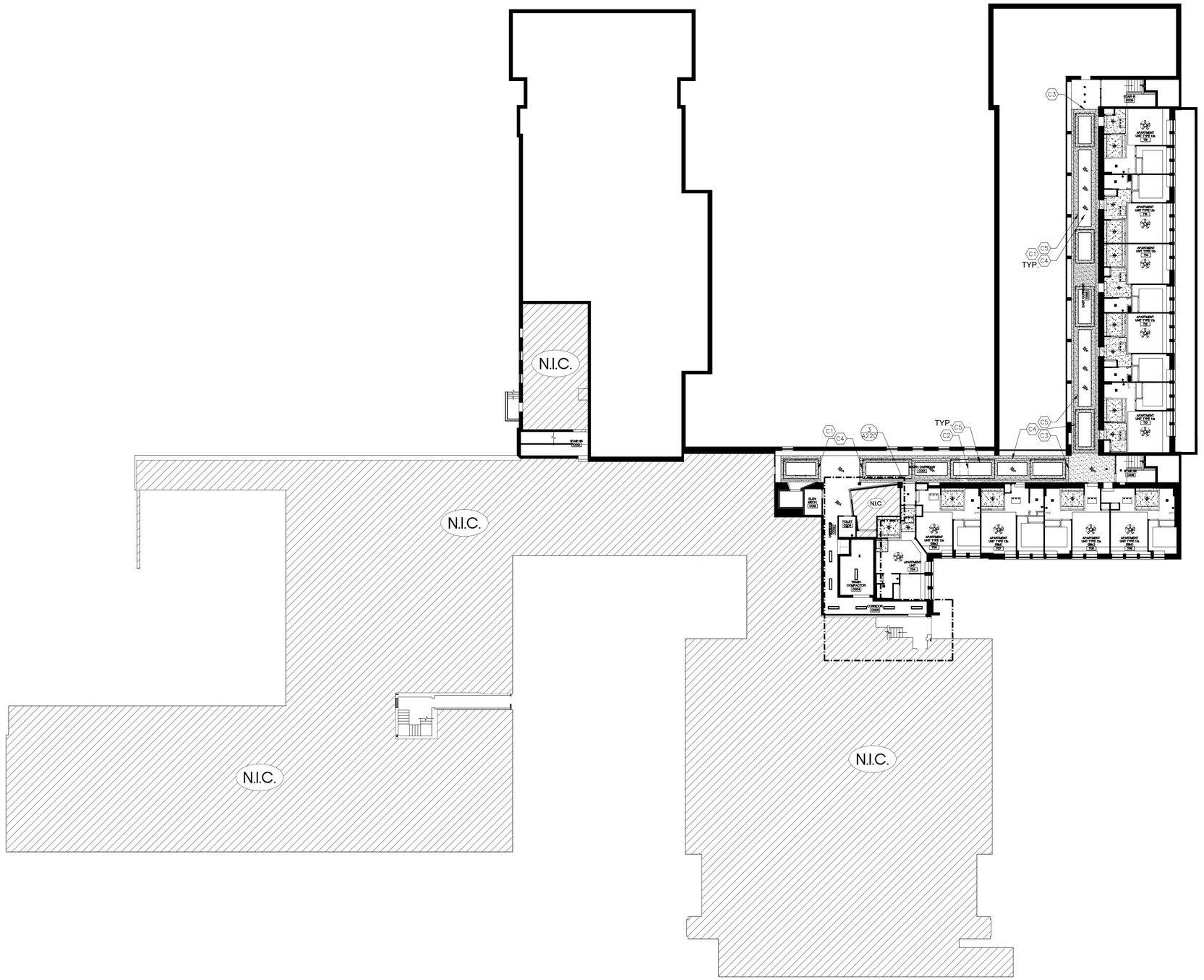
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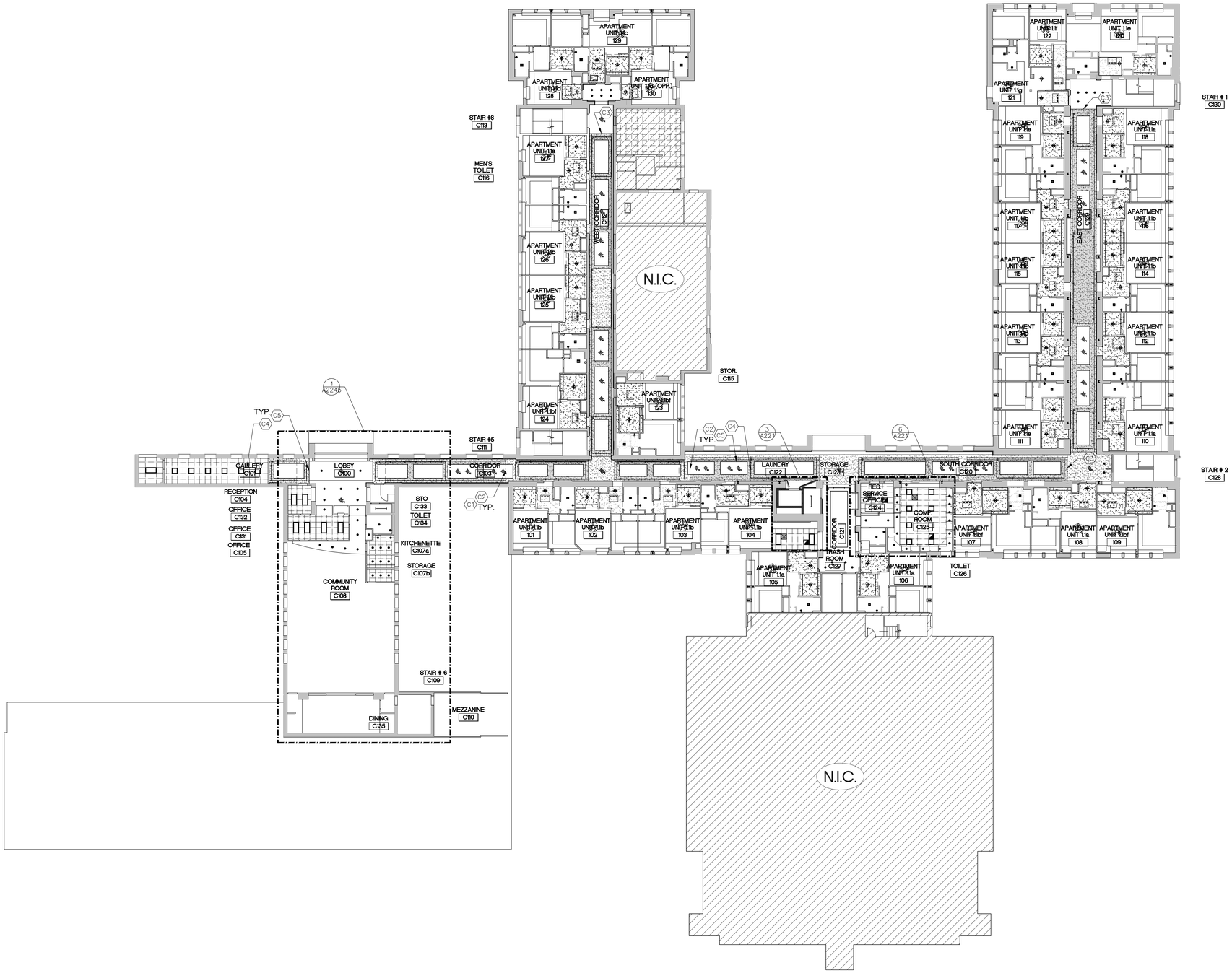
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New Construction Plan - Second Floor

A2.0.3

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N.I.C.
N.I.C.
N.I.C.
N.I.C.
TYP.
TYP.
C1
C2
C3
C4
C5
STAIR #1 (1006)
STAIR #2 (1007)
ELEVATOR (1008)
CORRIDOR (1009)
TOILET (1003)
LAUNDRY (1004)
MAIN OCCUPATION (1001)
BUILDING SERVICES (1005)
APARTMENT UNIT TYPE 1A (1B)
APARTMENT UNIT TYPE 1A (1B) MIRROR
APARTMENT UNIT TYPE 1A (1B) MIRROR 2
APARTMENT UNIT TYPE 1A (1B) MIRROR 3
APARTMENT UNIT TYPE 1A (1B) MIRROR 4
APARTMENT UNIT TYPE 1A (1B) MIRROR 5
APARTMENT UNIT TYPE 1A (1B) MIRROR 6
APARTMENT UNIT TYPE 1A (1B) MIRROR



1 NEW CONSTRUCTION - FIRST FLOOR REFLECTED CEILING PLAN

SCALE: 1/16" = 1'-0"

COMMON AREA REFLECTED CEILING PLAN KEY NOTES

C1 REMOVE EXISTING LIGHT FIXTURES AND PATCH TO MATCH EXISTING FINISH.

C2 AT EXISTING BULKHEADS, EXPLORATORY DEMOLITION IS TO OCCUR TO DETERMINE IF REMOVAL IS POSSIBLE. GC TO COORDINATE WITH ARCHITECT, STRUCTURAL AND MEP ENGINEERS PRESENT DURING DEMOLITION.

C3 EXISTING CEILING ELEMENTS TO REMAIN UNLESS OTHERWISE NOTED

C4 PROVIDE NEW LIGHT FIXTURE PER LIGHTING SCHEDULE LOCATED ON MEP DRAWINGS. IF FIXTURE PENETRATES A RATED FLOOR/CEILING ASSEMBLY, PROVIDE TENT PER MANUFACTURERS INSTRUCTIONS.

C5 PROVIDE BULKHEADS AND RECESSED LIGHTING PER SEE DETAIL ON SHEET 3/A6.2.2

2 KEY NOTES - RCP

NOT TO SCALE

NOTE: NOT EVERY KEY NOTE USED ON EVERY SHEET.

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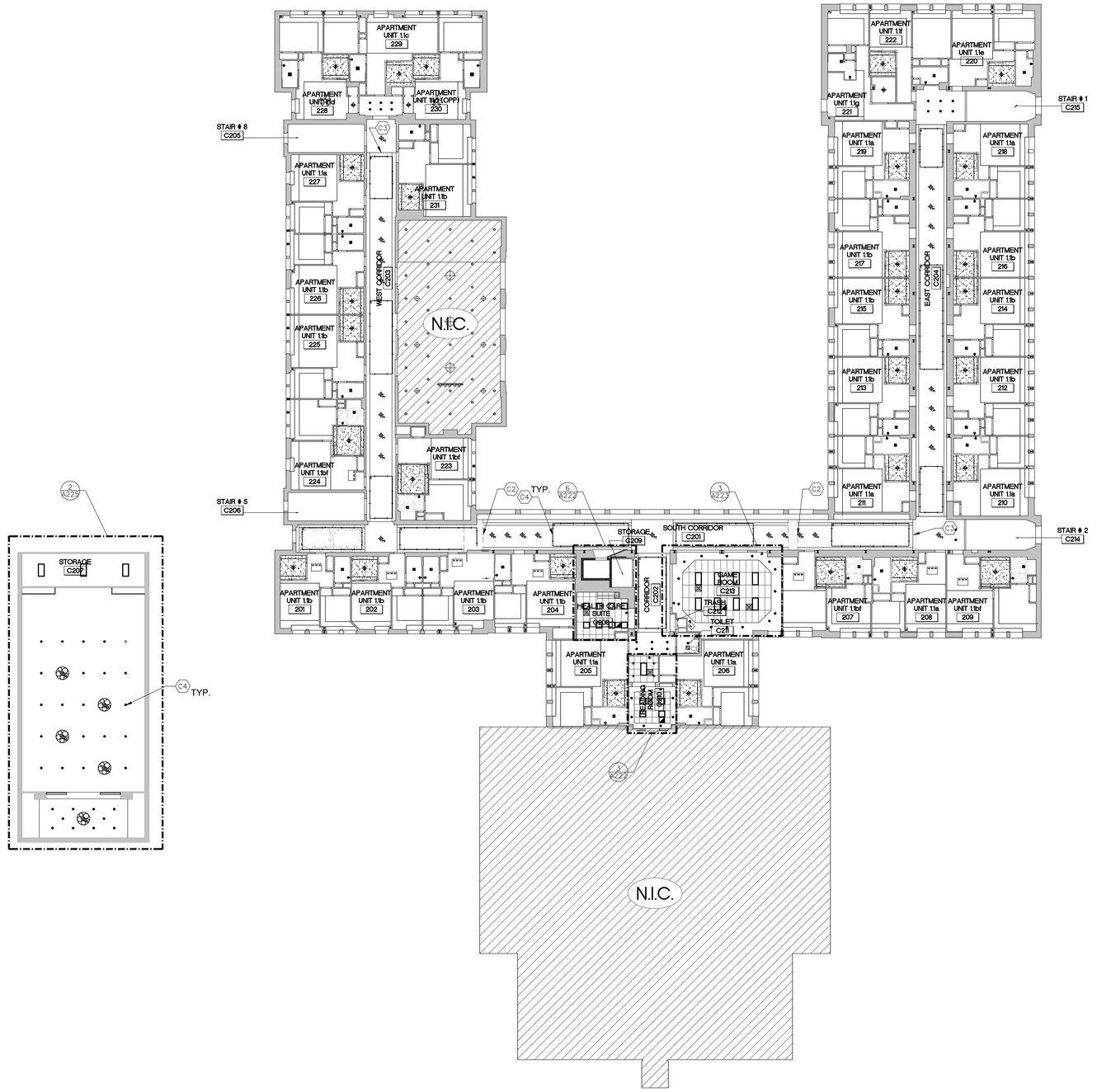
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New Construction
RCP - First Floor

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1 NEW CONSTRUCTION - SECOND FLOOR REFLECTED CEILING PLAN

SCALE: 1/16" = 1'-0"

COMMON AREA REFLECTED CEILING PLAN KEY NOTES

C1 REMOVE EXISTING LIGHT FIXTURES AND PATCH TO MATCH EXISTING FINISH.

C2 AT EXISTING BULKHEADS, EXPLORATORY DEMOLITION IS TO OCCUR TO DETERMINE IF REMOVAL IS POSSIBLE. GC TO COORDINATE WITH ARCHITECT, STRUCTURAL AND MEP ENGINEERS PRESENT DURING DEMOLITION.

C3 EXISTING CEILING ELEMENTS TO REMAIN UNLESS OTHERWISE NOTED

C4 PROVIDE NEW LIGHT FIXTURE PER LIGHTING SCHEDULE LOCATED ON MEP DRAWINGS. IF FIXTURE PENETRATES A RATED FLOOR/CEILING ASSEMBLY, PROVIDE TENT PER MANUFACTURERS INSTRUCTIONS.

C5 PROVIDE BULKHEADS AND RECESSED LIGHTING PER SEE DETAIL ON SHEET 3/A6.2.2

2 KEY NOTES - RCP

NOT TO SCALE

NOTE: NOT EVERY KEY NOTE USED ON EVERY SHEET.

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Architect's Project Number: 2124
Design Development 06.15.2023

Renovation of
Wiley H. Bates Residences
1103 Smithville Street
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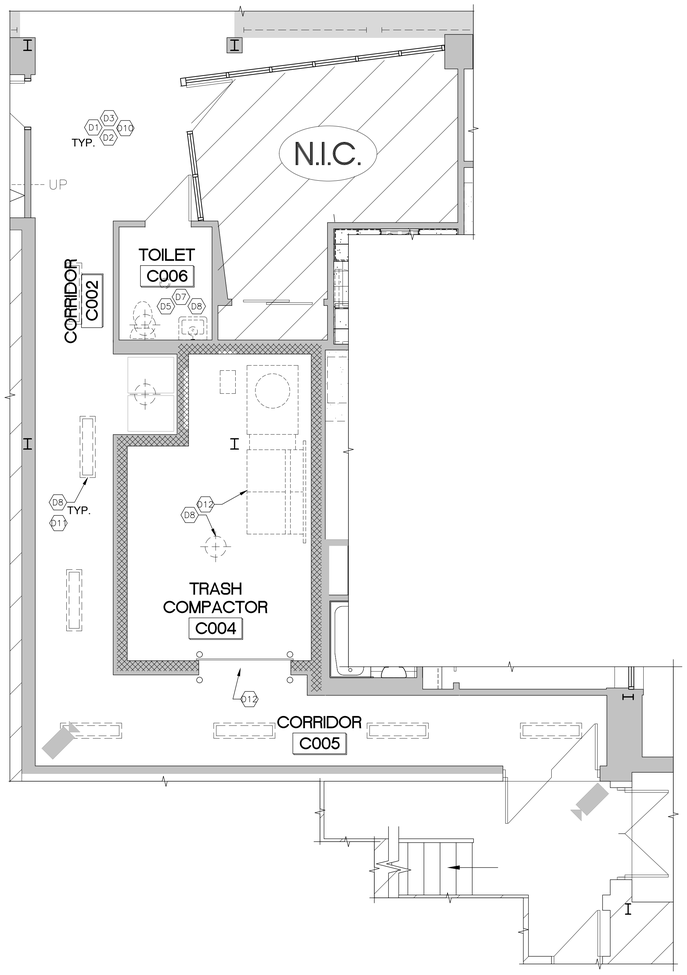
Ann Arundel County, Maryland
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www.enterprisecommunitydevelopment.org

New Construction
RCP - Second Floor

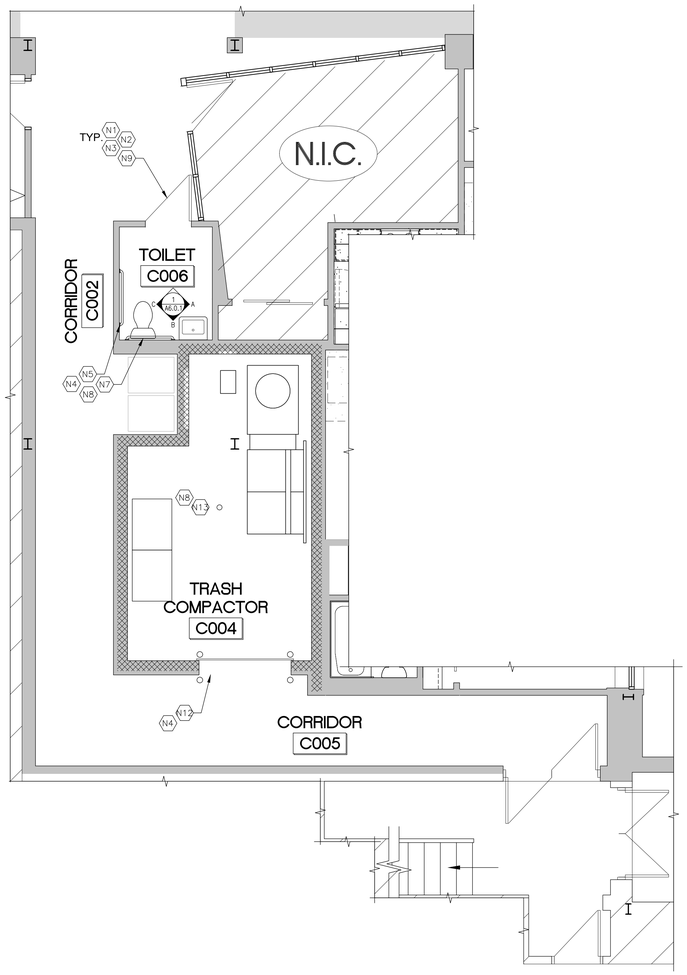
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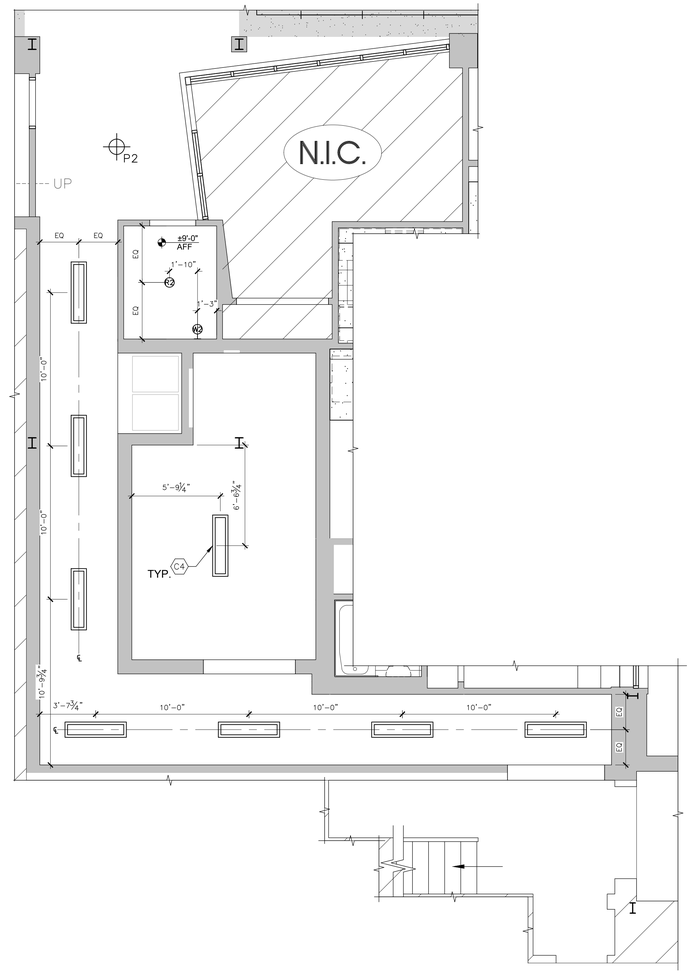
1 RESTROOM AND TRASH COMPACTOR RM - DEMOLITION

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



2 RESTROOM AND TRASH COMPACTOR RM - NEW

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



3 RESTROOM AND TRASH COMPACTOR RM - RCP

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

COMMON AREA DEMOLITION KEY NOTES

D1 REMOVE ALL EXISTING JOINT SEALANTS AND PREP FOR NEW AT LOCATIONS WHERE CONSTRUCTION IS OCCURRING.

D2 REPAIR AND/OR REPLACE 5% OF ALL GYPSUM BOARD WHERE DAMAGE HAS OCCURRED ON ALL COMMON AREA WALLS

D3 REPAIR OR REPLACEMENT OF 500 EXISTING CORRIDOR STRUCTURAL GLAZED FACING WALL TILE IS TO OCCUR AS NEEDED WHERE DAMAGED HAS OCCURRED AS WELL AS SURROUNDING DAMAGED GROUT OR MASTIC. POST-CONSTRUCTION, GC IS TO WASH DAMN ALL TILED WALLS.

D4 REMOVE EXISTING ELEVATOR CAB/CAR FLOORING AND PREP FOR NEW.

D5 REMOVE ALL COMMON AREA BATH ACCESSORIES, INCLUDING BUT NOT LIMITED TO THE GRAB BARS, TOILET PAPER HOLDERS, SOAP DISPENSERS, ETC. AND PREP FOR NEW INSTALLATION OF BATH ACCESSORIES PER DETAILS ON STARTING ON SHEET A6.2.1, WHICH FOLLOW CURRENT ADA/UFAS GUIDELINES.

D6 REMOVE EXISTING APPLIANCES AND PREP FOR NEW. REPLACEMENT OF KITCHENETTE REFRIGERATOR IS AN ADD ALTERNATE. CONTRACTOR TO PROVIDE PRICE. IF KITCHENETTE REFRIGERATOR IS TO REMAIN, IT IS TO BE STORED AND PROTECTED DURING CONSTRUCTION.

D7 REMOVE ALL EXISTING PLUMBING FIXTURES COMPLETE. EXISTING MOP BASIN AND WATER COOLERS ARE TO REMAIN.

D8 REMOVE ALL EXISTING COMMON AREA LIGHTING, UNLESS OTHERWISE NOTED.

D9 EXISTING LAUNDRY EQUIPMENT IS TO REMAIN AND PROTECTED DURING CONSTRUCTION.

D10 EXISTING TERRAZZO FLOORING IS TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.

D11 REMOVE EXISTING FINISHES UNLESS OTHERWISE NOTED. PREP FOR NEW FINISH CALLED OUT IN FINISH SCHEDULE. IF A FINISH IS EXISTING TO REMAIN IT IS BE TO PROTECTED DURING CONSTRUCTION. IF ANY DAMAGE DOES OCCUR, ARCHITECT AND OWNER IS TO BE NOTIFIED AND REPLACED IN KIND BY GC.

D12 REMOVE EXISTING TRASH COMPACTOR SYSTEM AND PREP FOR NEW.

D13 REMOVE EXISTING DOOR AND STOREFRONT COMPLETE.

COMMON AREA NEW CONSTRUCTION KEY NOTES

N1 AIR SEAL AROUND ALL OF THE FOLLOWING, BUT NOT LIMITED TO OUTLETS, BASEBOARDS, RECEPTACLES, ETC.

N2 REPLACE ALL JOINT SEALANTS.

N3 POST-CONSTRUCTION, GC IS TO WASH DOWN ALL WALLS WITH EXISTING TO REMAIN TILE ON THE WALLS IN CORRIDORS AND OTHER COMMON AREAS.

N4 REFER TO THE FINISH SCHEDULE FOR ALL NEW INTERIOR FINISH MATERIALS AND LOCATIONS. CONTRACTOR TO PROVIDE ALTERNATE PRICE TO HAVE EXISTING TERRAZZO FLOORING IS TO BE BUFFED AND RE-SEALED.

N5 PROVIDE NEW BATHROOM ACCESSORIES PER ACCESSORY SCHEDULE AND INSTALL INSTALLATION PER DETAILS ON STARTING ON SHEET A6.2.1 AND A6.2.2

N6 PROVIDE NEW APPLIANCES PER APPLIANCE SCHEDULE.

N7 PROVIDE NEW PLUMBING FIXTURES PER MEP DRAWINGS.

N8 PAINT ALL COMMON AREAS, LAUNDRY ROOMS, ETC. INCLUDING BUT NOT LIMITED TO WALLS, STANDING AND RUNNING TRIM, RAILINGS AND CEILINGS.

N9 EXISTING DOORS, FRAMES AND HARDWARE COMPLETE ARE TO REMAIN AND PROTECTED DURING CONSTRUCTION.

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N12 PROVIDE ADA COMPLIANT AUTO-OPERATORS AT ALL DOORS TO TRASH CHUTE ROOMS WITH LEVER STYLE HANDLE.

N13 PROVIDE NEW PRECISION MACHINERY SYSTEMS 520 SERIES IN TRASH ROOM. BOD IS TO BE MODEL 520TS ARE TO REPLACE EXISTING TRASH COMPACTOR AND ALLOW SMALLER WHEELED BINS TO TRANSPORT PACKED TRASH BAGS TO LARGER EXTERIOR BINS. ALTERNATE WOULD BE MODEL 520A.

N14 PROVIDE NEW DOOR, HARDWARE AND STOREFRONT PER A701

COMMON AREA REFLECTED CEILING PLAN KEY NOTES

C1 REMOVE EXISTING LIGHT FIXTURES AND PATCH TO MATCH EXISTING FINISH.

C2 AT EXISTING BULKHEADS, EXPLORATORY DEMOLITION IS TO OCCUR TO DETERMINE IF REMOVAL IS POSSIBLE. GC TO COORDINATE WITH ARCHITECT, STRUCTURAL AND MEP ENGINEERS PRESENT DURING DEMOLITION.

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C5 PROVIDE BULKHEADS AND RECESSED LIGHTING PER SEE DETAIL ON SHEET 3/A6.2.2

4 COMMON AREA KEY NOTES

NOT TO SCALE

NOTE: NOT EVERY KEY NOTE USED ON EVERY SHEET.

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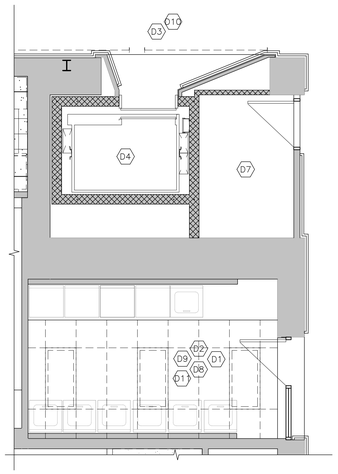
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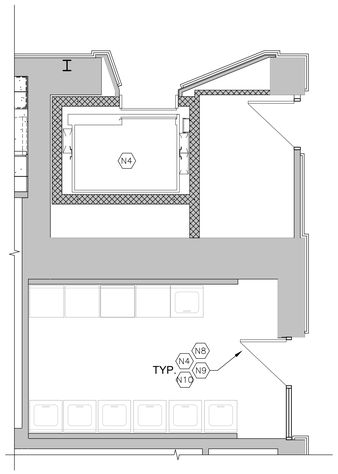
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Enlarged Plans - RR & Trash Compactor Room

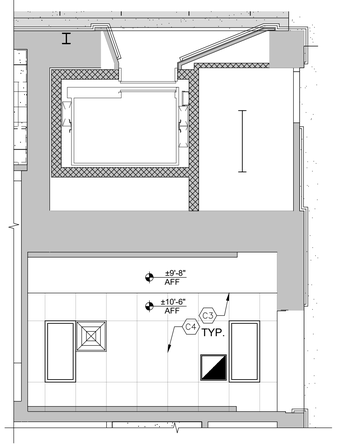
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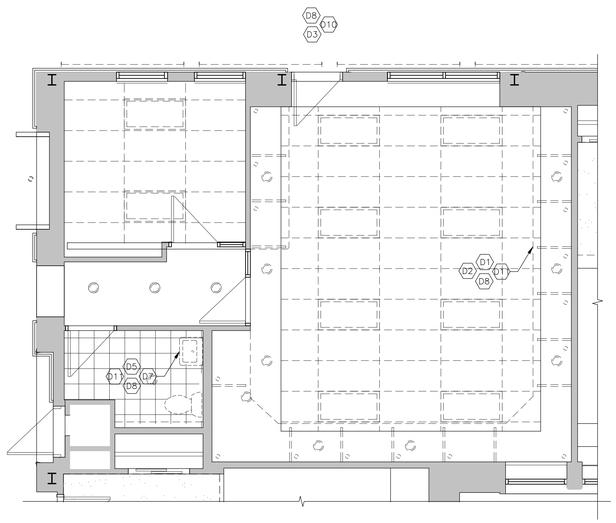
1 LAUNDRY ROOM -DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



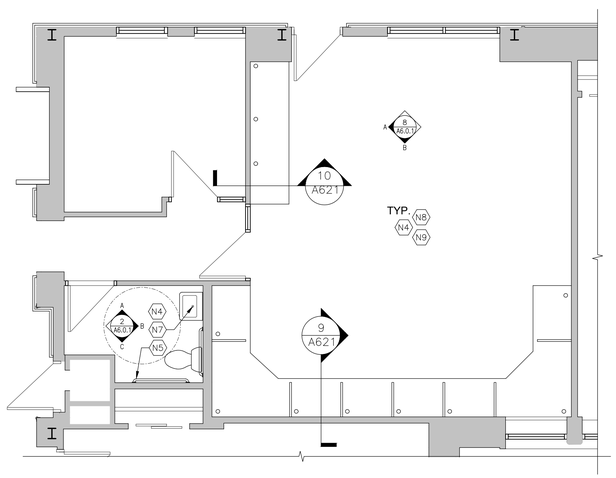
2 LAUNDRY ROOM -NEW CONSTRUCTION
SCALE: 1/4" = 1'-0"



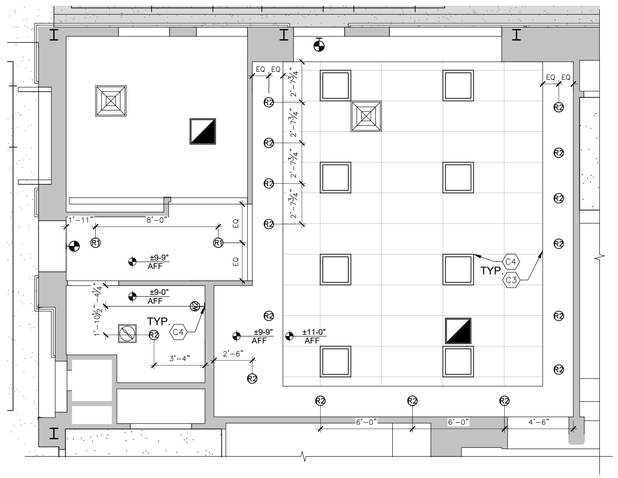
3 LAUNDRY ROOM - RCP
SCALE: 1/4" = 1'-0"



4 COMPUTER ROOM -DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



5 COMPUTER ROOM-NEW CONSTRUCTION
SCALE: 1/4" = 1'-0"



6 COMPUTER ROOM -REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

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CONSTRUCTION IS OCCURRING.

D2 REPAIR AND/OR REPLACE 5% OF ALL GYPSUM BOARD WHERE DAMAGE HAS OCCURRED O ALL COMMON AREA WALLS

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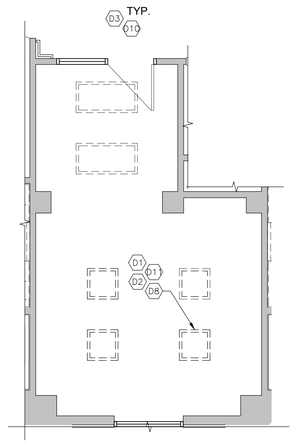
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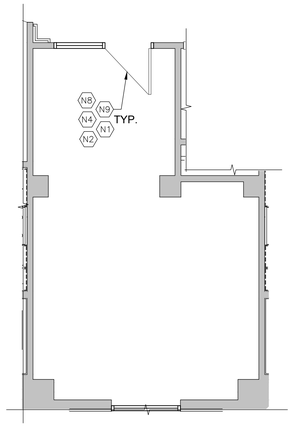
Enlarged Plans - Laundry Room & Computer Room

A2.2.1



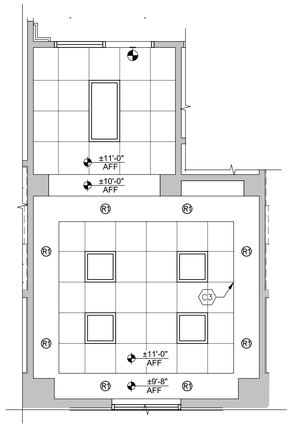
1 2nd FLOOR READING ROOM - DEMOLITION PLAN

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



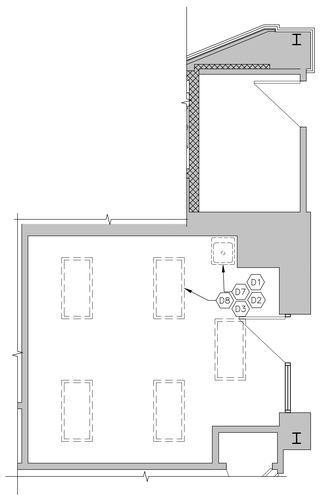
2 2nd FLOOR READING ROOM - NEW CONSTRUCTION

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



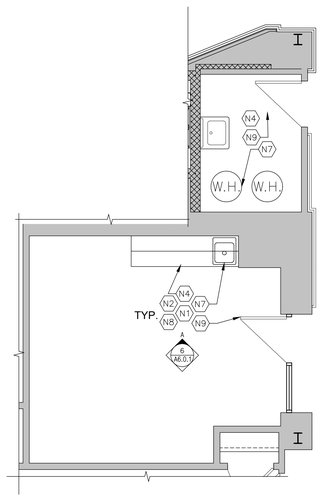
3 2nd FLOOR READING ROOM - REFLECTED CEILING PLAN

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



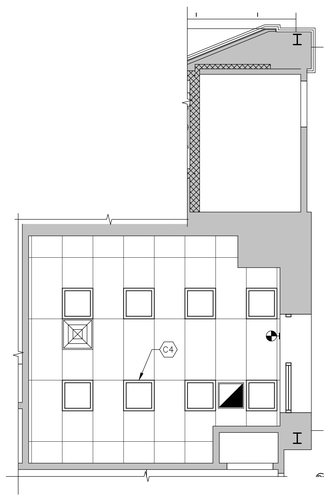
4 HEALTH CARE SUITE AND STO. - DEMOLITION PLAN

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



5 HEALTHCARE SUITE AND STO. - NEW CONSTRUCTION

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



6 HEALTHCARE SUITE AND STO. - REFLECTED CEILING PLAN

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N14 PROVIDE NEW DOOR, HARDWARE AND STOREFRONT PER A701

COMMON AREA REFLECTED CEILING PLAN KEY NOTES

C1 REMOVE EXISTING LIGHT FIXTURES AND PATCH TO MATCH EXISTING FINISH.

C2 AT EXISTING BULKHEADS, EXPLORATORY DEMOLITION IS TO OCCUR TO DETERMINE IF REMOVAL IS POSSIBLE. GC TO COORDINATE WITH ARCHITECT, STRUCTURAL AND MEP ENGINEERS PRESENT DURING DEMOLITION.

C3 EXISTING CEILING ELEMENTS TO REMAIN UNLESS OTHERWISE NOTED

C4 PROVIDE NEW LIGHT FIXTURE PER LIGHTING SCHEDULE LOCATED ON MEP DRAWINGS. IF FIXTURE PENETRATES A RATED FLOOR/CEILING ASSEMBLY, PROVIDE TENT PER MANUFACTURERS INSTRUCTIONS.

C5 PROVIDE BULKHEADS AND RECESSED LIGHTING PER SEE DETAIL ON SHEET 3/A6.2.2

7 COMMON AREA KEY NOTES

NOT TO SCALE

NOTE: NOT EVERY KEY NOTE USED ON EVERY SHEET.

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Architect's Project Number:	2124
Schematic Set	10.05.2022
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Renovation of
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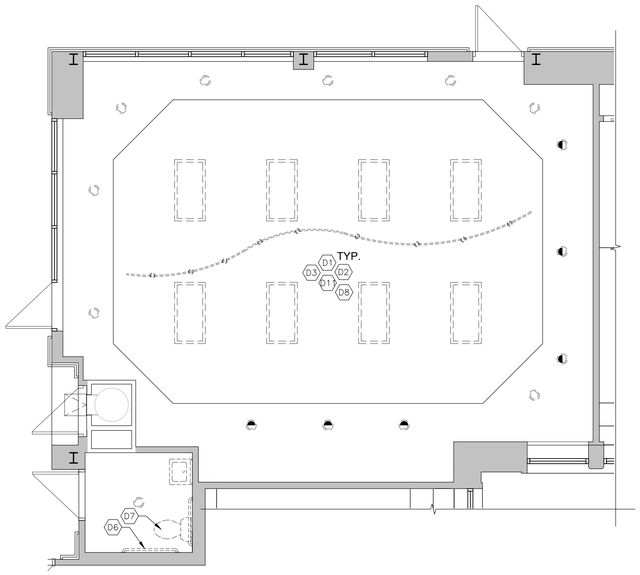
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Enlarged Plans - 2nd Floor Reading Room & Healthcare Suite

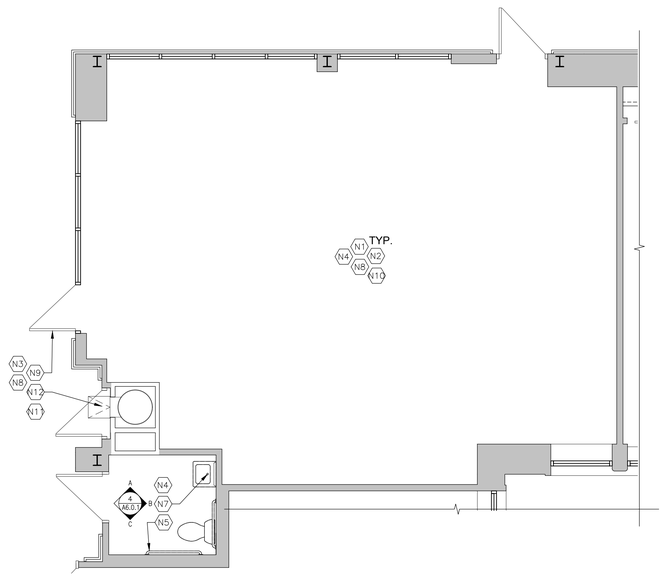
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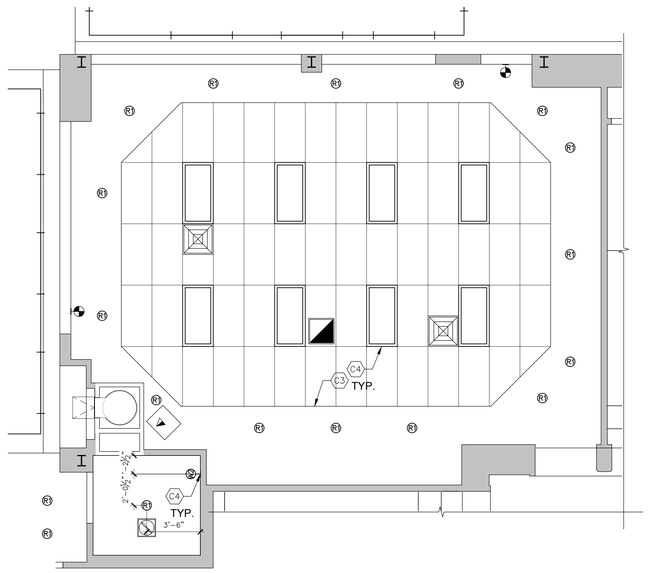
1 2nd FLOOR GAME ROOM - DEMOLITION PLAN

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



2 2nd FLOOR GAME ROOM - NEW CONSTRUCTION

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



3 2nd FLOOR GAME ROOM - REFLECTED CEILING PLAN

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

COMMON AREA DEMOLITION KEY NOTES

D1 REMOVE ALL EXISTING JOINT SEALANTS AND PREP FOR NEW AT LOCATIONS WHERE CONSTRUCTION IS OCCURRING.

D2 REPAIR AND/OR REPLACE 5% OF ALL GYPSUM BOARD WHERE DAMAGE HAS OCCURRED O ALL COMMON AREA WALLS

D3 REPAIR OR REPLACEMENT OF 500 EXISTING CORRIDOR STRUCTURAL GLAZED FACING WALL TILE IS TO OCCUR AS NEEDED WHERE DAMAGED HAS OCCURRED AS WELL AS SURROUNDING DAMAGED GROUT OR MASTIC. POST-CONSTRUCTION, GC IS TO WASH DAMN ALL TILED WALLS.

D4 REMOVE EXISTING ELEVATOR CAB/CAR FLOORING AND PREP FOR NEW.

D5 REMOVE ALL COMMON AREA BATH ACCESSORIES, INCLUDING BUT NOT LIMITED TO THE GRAB BARS, TOILET PAPER HOLDERS, SOAP DISPENSERS, ETC. AND PREP FOR NEW INSTALLATION OF BATH ACCESSORIES PER DETAILS ON STARTING ON SHEET A6.2.1, WHICH FOLLOW CURRENT ADA/UFAS GUIDELINES.

D6 REMOVE EXISTING APPLIANCES AND PREP FOR NEW. REPLACEMENT OF KITCHENETTE REFRIGERATOR IS AN ADD ALTERNATE. CONTRACTOR TO PROVIDE PRICE. IF KITCHENETTE REFRIGERATOR IS TO REMAIN, IT IS TO BE STORED AND PROTECTED DURING CONSTRUCTION.

D7 REMOVE ALL EXISTING PLUMBING FIXTURES COMPLETE. EXISTING MOP BASIN AND WATER COOLERS ARE TO REMAIN.

D8 REMOVE ALL EXISTING COMMON AREA LIGHTING, UNLESS OTHERWISE NOTED.

D9 EXISTING LAUNDRY EQUIPMENT IS TO REMAIN AND PROTECTED DURING CONSTRUCTION.

D10 EXISTING TERRAZZO FLOORING IS TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.

D11 REMOVE EXISTING FINISHES UNLESS OTHERWISE NOTED. PREP FOR NEW FINISH CALLED OUT IN FINISH SCHEDULE. IF A FINISH IS EXISTING TO REMAIN IT IS BE TO PROTECTED DURING CONSTRUCTION. IF ANY DAMAGE DOES OCCUR, ARCHITECT AND OWNER IS TO BE NOTIFIED AND REPLACED IN KIND BY GC.

D12 REMOVE EXISTING TRASH COMPACTOR SYSTEM AND PREP FOR NEW.

D13 REMOVE EXISTING DOOR AND STOREFRONT COMPLETE.

COMMON AREA NEW CONSTRUCTION KEY NOTES

N1 AIR SEAL AROUND ALL OF THE FOLLOWING, BUT NOT LIMITED TO OUTLETS, BASEBOARDS, RECEPTACLES, ETC.

N2 REPLACE ALL JOINT SEALANTS.

N3 POST-CONSTRUCTION, GC IS TO WASH DOWN ALL WALLS WITH EXISTING TO REMAIN TILE ON THE WALLS IN CORRIDORS AND OTHER COMMON AREAS.

N4 REFER TO THE FINISH SCHEDULE FOR ALL NEW INTERIOR FINISH MATERIALS AND LOCATIONS. CONTRACTOR TO PROVIDE ALTERNATE PRICE TO HAVE EXISTING TERRAZZO FLOORING IS TO BE BUFFED AND RE-SEALED.

N5 PROVIDE NEW BATHROOM ACCESSORIES PER ACCESSORY SCHEDULE AND INSTALL INSTALLATION PER DETAILS ON STARTING ON SHEET A6.2.1 AND A6.2.2

N6 PROVIDE NEW APPLIANCES PER APPLIANCE SCHEDULE.

N7 PROVIDE NEW PLUMBING FIXTURES PER MEP DRAWINGS.

N8 PAINT ALL COMMON AREAS, LAUNDRY ROOMS, ETC. INCLUDING BUT NOT LIMITED TO WALLS STANDING AND RUNNING TRIM, RAILINGS AND CEILINGS.

N9 EXISTING DOORS, FRAMES AND HARDWARE COMPLETE ARE TO REMAIN AND PROTECTED DURING CONSTRUCTION.

N10 INSTALL (14) NEW FIRE RATED CABINETS AND 10 ABC EXTINGUISHERS IN FIRE CABINETS IN COMMON AREAS AND LAUNDRY ROOM.

N11 PROVIDE WASH-DOWN/SANITIZER SYSTEM FOR EXISTING TRASH CHUTE(S). CONTRACTOR TO PROVIDE ALTERNATE PRICE TO PROVIDE NEW TRASH CHUTE SYSTEM WITH INTEGRATED WASH-DOWN/SANITIZER SYSTEM.

N12 PROVIDE ADA COMPLIANT AUTO-OPERATORS AT ALL DOORS TO TRASH CHUTE ROOMS WITH LEVER STYLE HANDLE.

N13 PROVIDE NEW PRECISION MACHINERY SYSTEMS 520 SERIES IN TRASH ROOM. BOD IS TO BE MODEL 520TS ARE TO REPLACE EXISTING TRASH COMPACTOR AND ALLOW SMALLER WHEELED BINS TO TRANSPORT PACKED TRASH BAGS TO LARGER EXTERIOR BINS. ALTERNATE WOULD BE MODEL 520A.

N14 PROVIDE NEW DOOR, HARDWARE AND STOREFRONT PER A701

COMMON AREA REFLECTED CEILING PLAN KEY NOTES

C1 REMOVE EXISTING LIGHT FIXTURES AND PATCH TO MATCH EXISTING FINISH.

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C3 EXISTING CEILING ELEMENTS TO REMAIN UNLESS OTHERWISE NOTED

C4 PROVIDE NEW LIGHT FIXTURE PER LIGHTING SCHEDULE LOCATED ON MEP DRAWINGS. IF FIXTURE PENETRATES A RATED FLOOR/CEILING ASSEMBLY, PROVIDE TENT PER MANUFACTURERS INSTRUCTIONS.

C5 PROVIDE BULKHEADS AND RECESSED LIGHTING PER SEE DETAIL ON SHEET 3/A6.2.2

4 COMMON AREA KEY NOTES

NOT TO SCALE

NOTE: NOT EVERY KEY NOTE USED ON EVERY SHEET.

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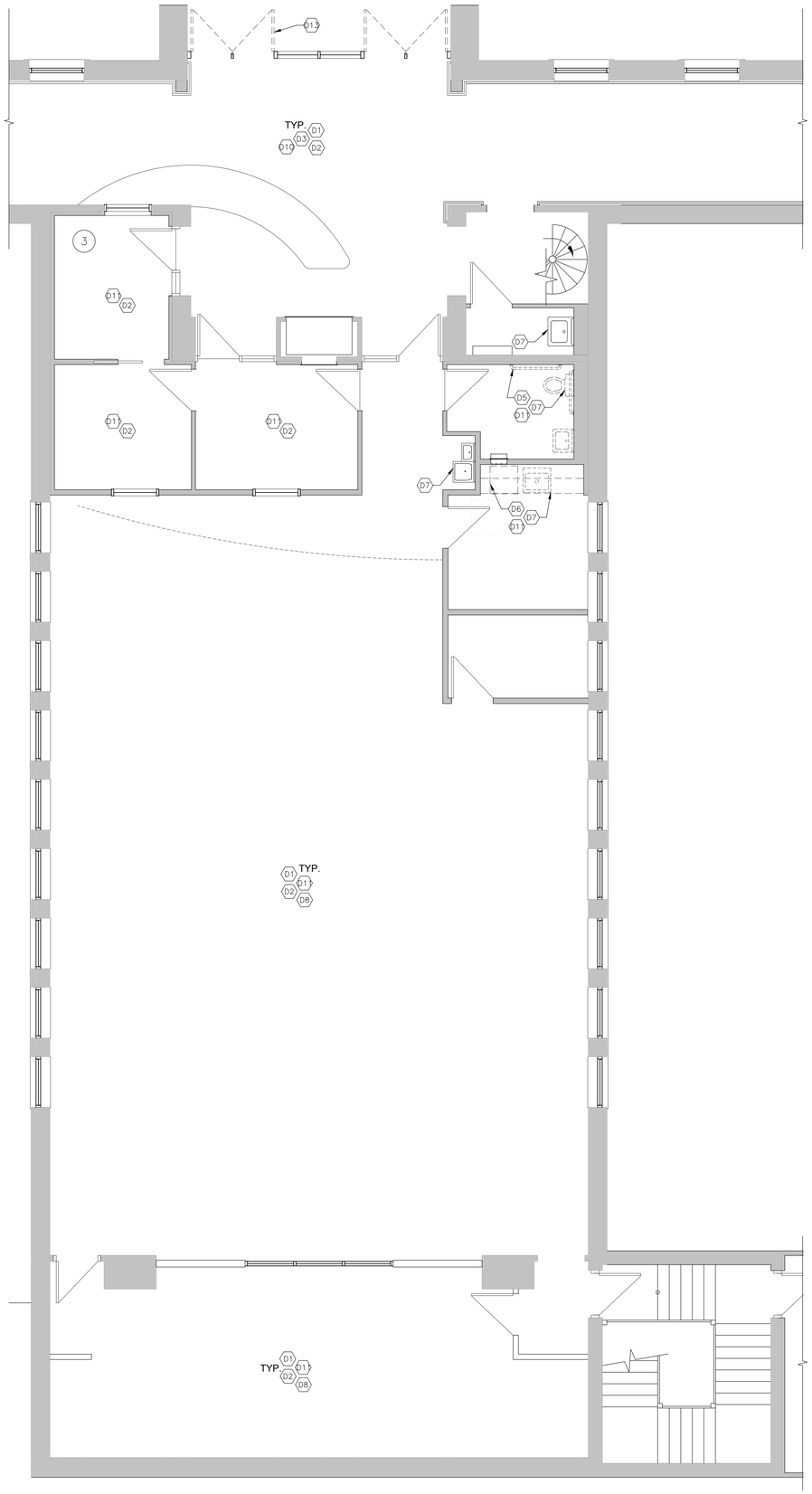
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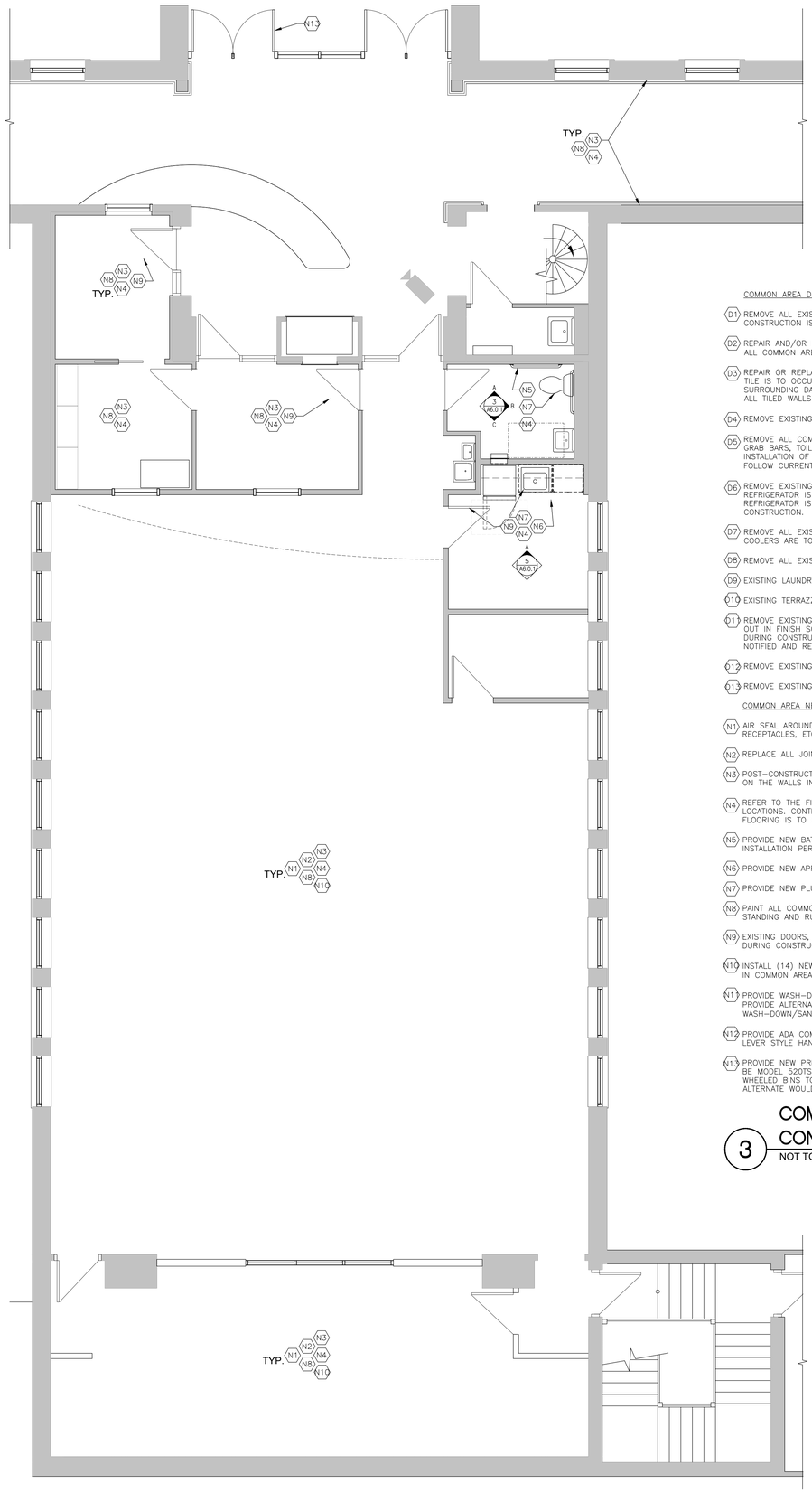
Enlarged Plans - 2nd Floor Game Room

A2.2.3

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1 1st FLOOR COMMUNITY ROOM - DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



2 1ST FLOOR COMMUNITY ROOM - NEW CONSTRUCTION
SCALE: 1/4" = 1'-0"

COMMON AREA DEMOLITION KEY NOTES

D1 REMOVE ALL EXISTING JOINT SEALANTS AND PREP FOR NEW AT LOCATIONS WHERE CONSTRUCTION IS OCCURRING.

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3 COMMON AREA DEMO AND NEW CONSTRUCTION KEY NOTES
NOT TO SCALE

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Schematic Set	10.05.2022
Design Development	06.15.2023
Permit Sub.	10.13.2023

Renovation of
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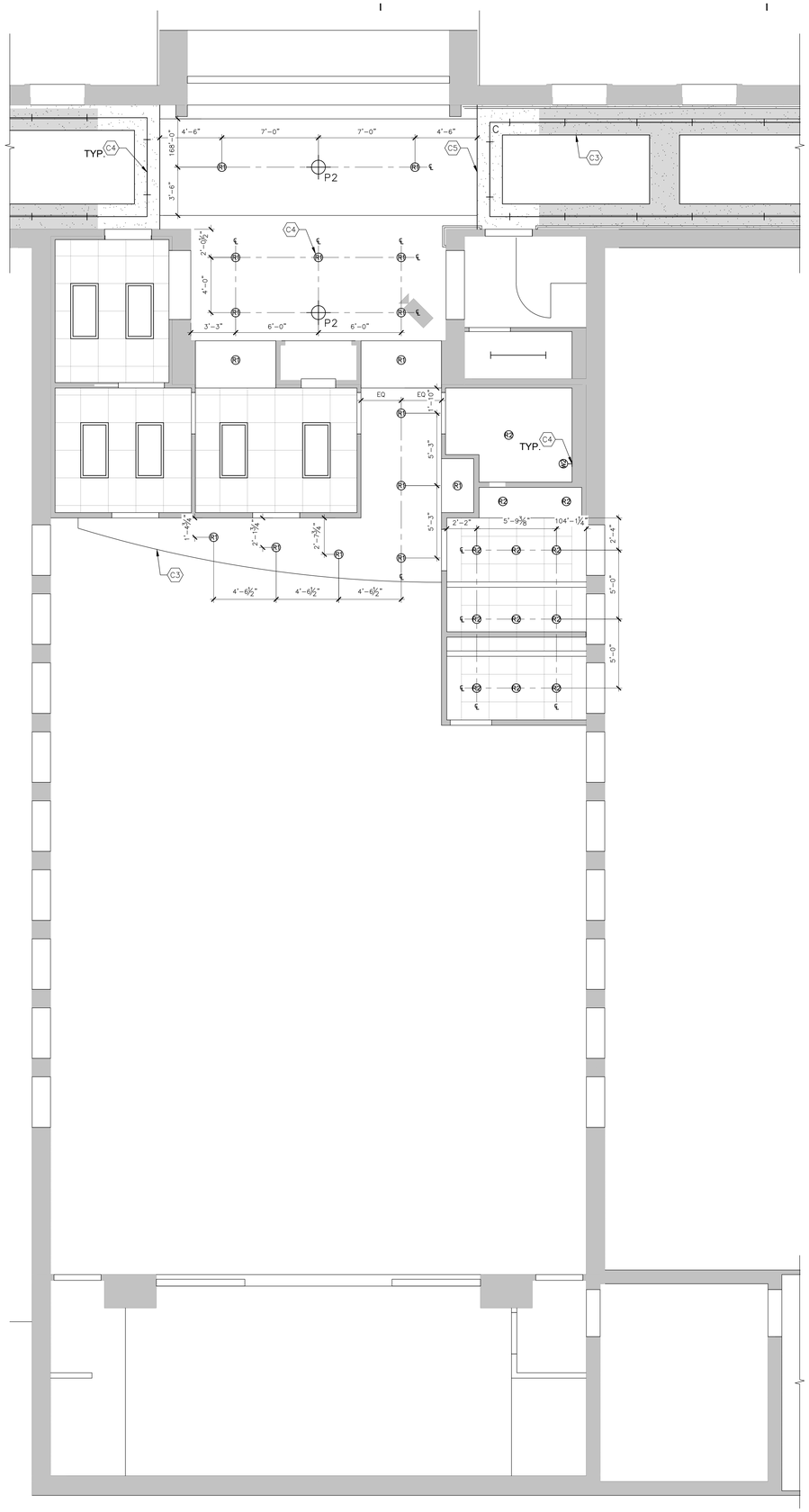
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Enlarged Plans - First Floor Community Room Demo And New Plan

A2.2.4a

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1 1ST FLOOR COMMUNITY ROOM - REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

COMMON AREA REFLECTED CEILING PLAN KEY NOTES

C1 REMOVE EXISTING LIGHT FIXTURES AND PATCH TO MATCH EXISTING FINISH.

C2 AT EXISTING BULKHEADS, EXPLORATORY DEMOLITION IS TO OCCUR TO DETERMINE IF REMOVAL IS POSSIBLE. GC TO COORDINATE WITH ARCHITECT, STRUCTURAL AND MEP ENGINEERS PRESENT DURING DEMOLITION.

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C5 PROVIDE BULKHEADS AND RECESSED LIGHTING PER SEE DETAIL ON SHEET 3/A6.2.2

2 COMMON AREA REFLECTED CEILING PLAN KEY NOTES
NOT TO SCALE

NOTE: NOT EVERY KEY NOTE USED ON EVERY SHEET.

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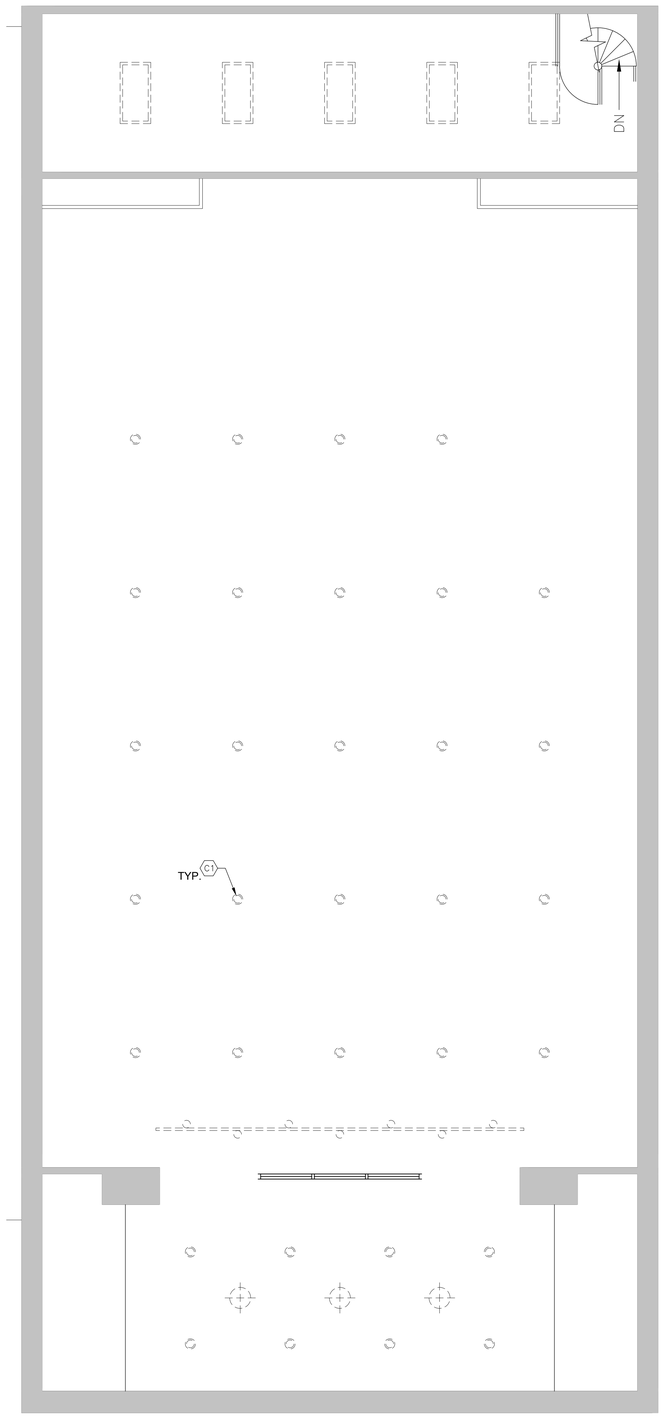
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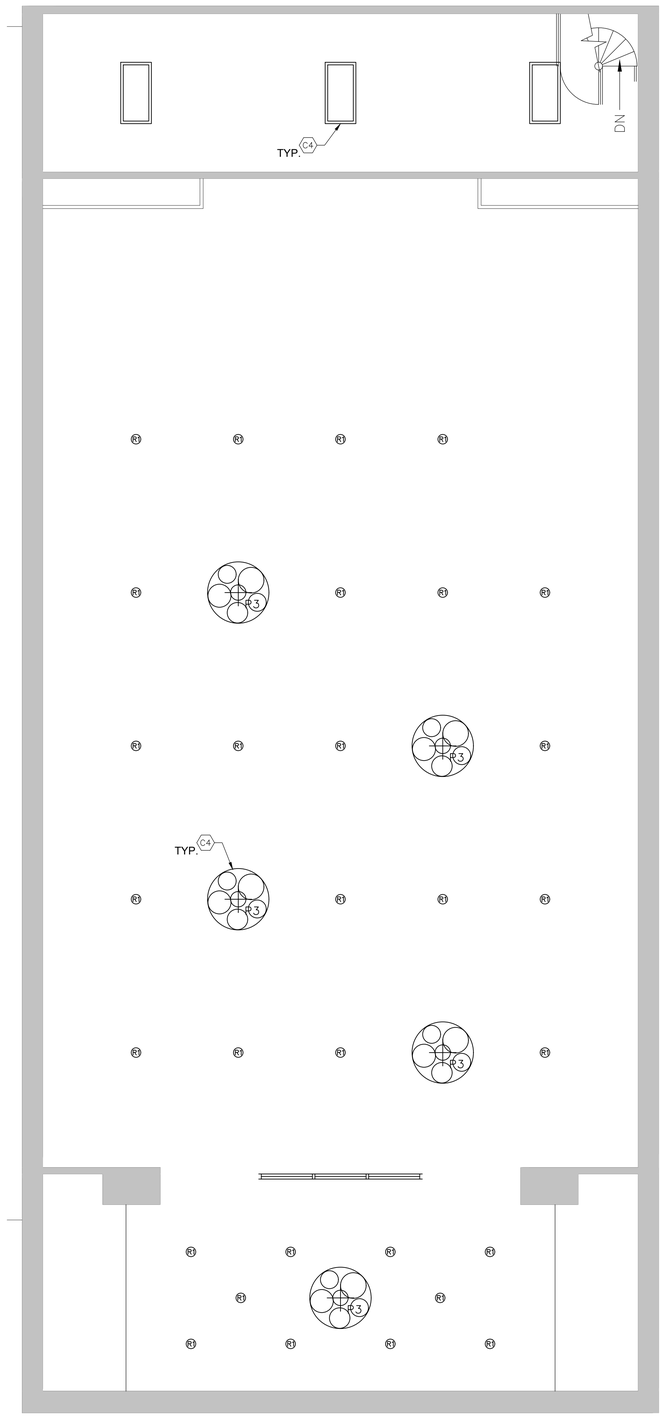
Enlarged Plans - First Floor Community Room RCP

A2.2.4b

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1 2nd FLOOR COMMUNITY ROOM - DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



2 2nd FLOOR COMMUNITY ROOM - NEW CONSTRUCTION
SCALE: 1/4" = 1'-0"

COMMON AREA REFLECTED CEILING PLAN KEY NOTES

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C5 PROVIDE BULKHEADS AND RECESSED LIGHTING PER SEE DETAIL ON SHEET 3/A6.2.2

3 COMMON AREA REFLECTED CEILING PLAN KEY NOTES
NOT TO SCALE

NOTE: NOT EVERY KEY NOTE USED ON EVERY SHEET.

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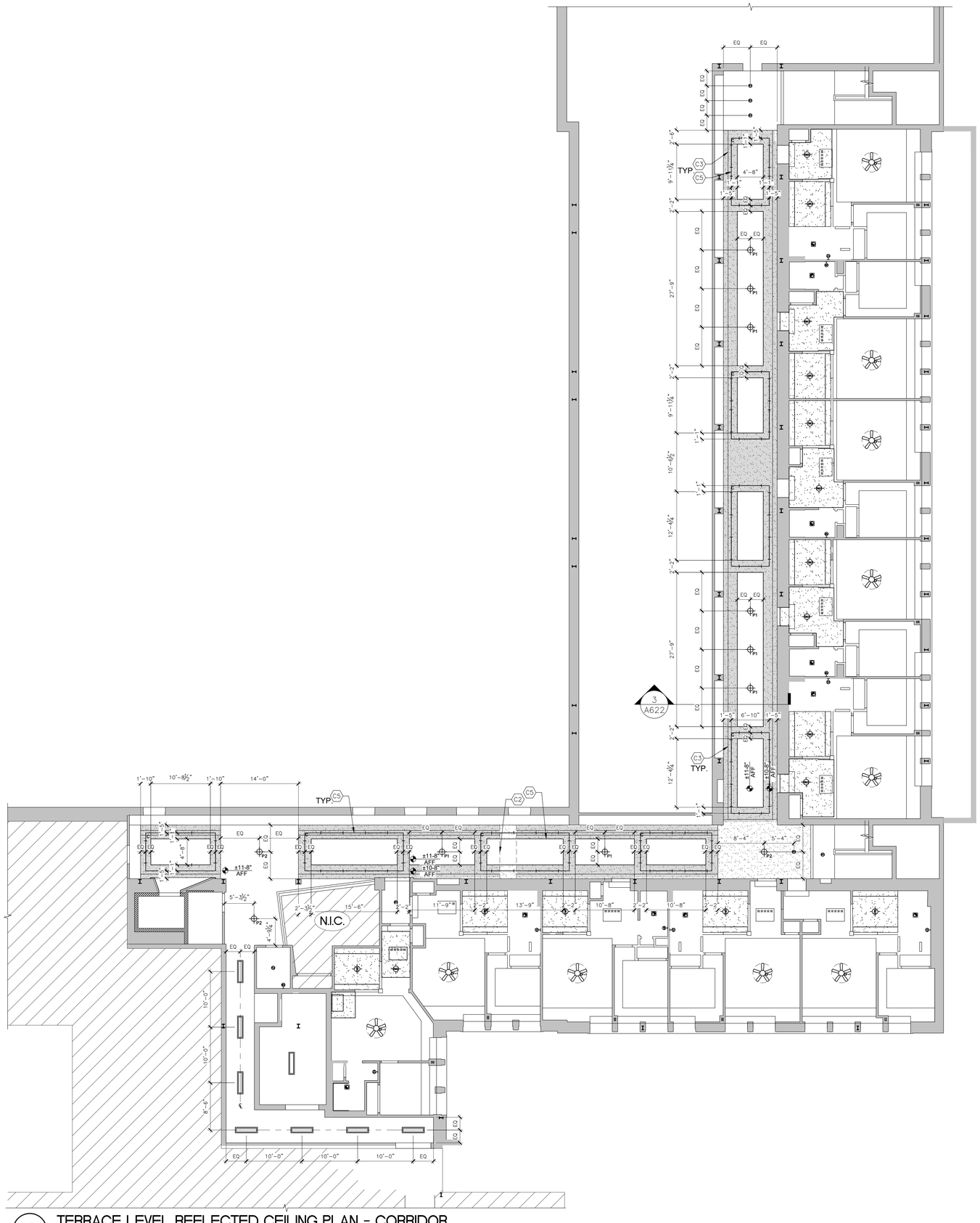
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Enlarged Plans - Second Floor Community Room Demo And New RCP

A2.2.5

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1 TERRACE LEVEL REFLECTED CEILING PLAN - CORRIDOR

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

COMMON AREA REFLECTED CEILING PLAN KEY NOTES

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C5 PROVIDE BULKHEADS AND RECESSED LIGHTING PER SEE DETAIL ON SHEET 3/A6.2.2

2 COMMON AREA RCP KEY NOTES

NOT TO SCALE

NOTE: NOT EVERY KEY NOTE USED ON EVERY SHEET.

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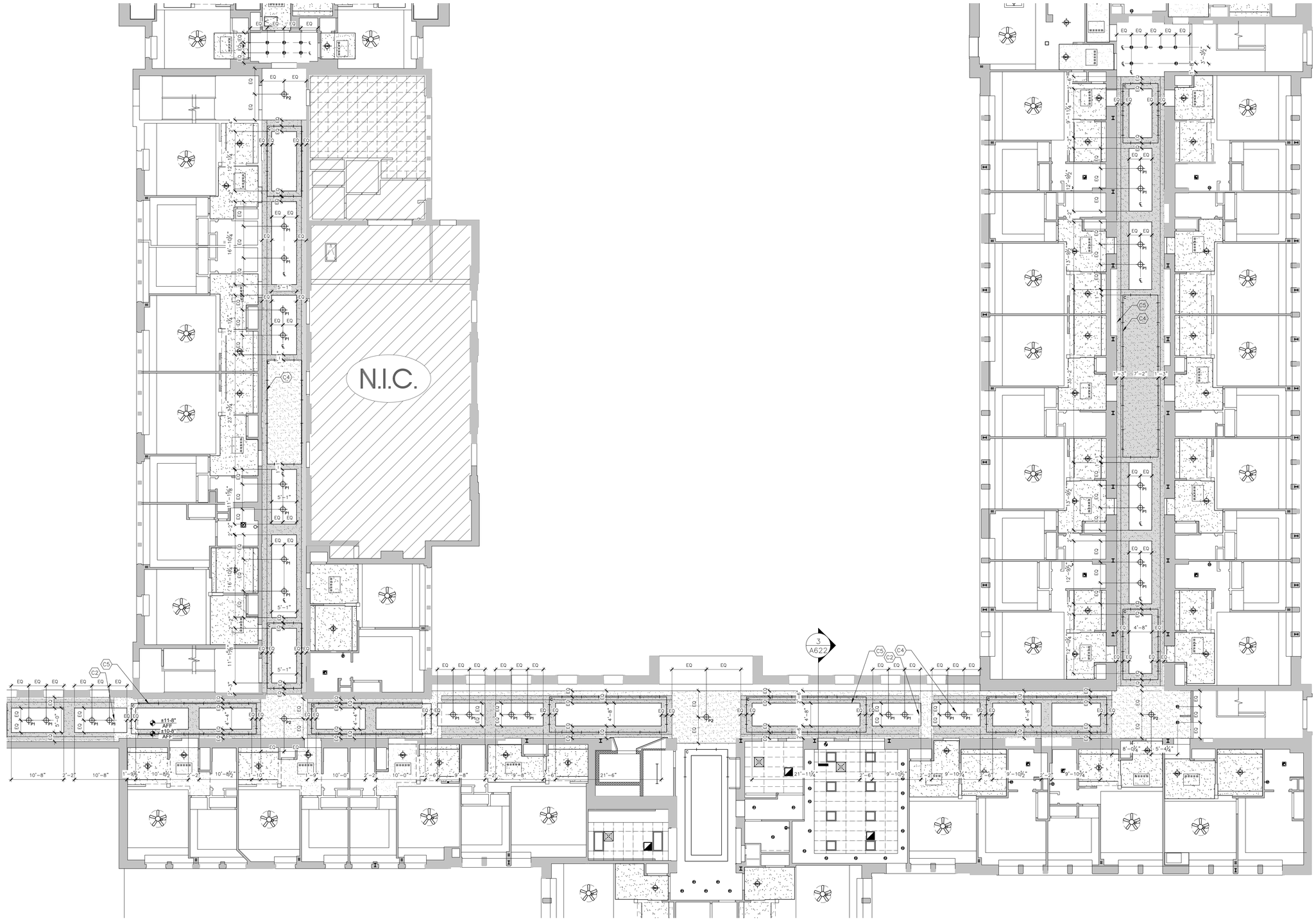
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Enlarged Plans - Terrace Level Corridors RCPs

A2.2.6



1 FIRST FLOOR REFLECTED CEILING PLAN - CORRIDOR

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

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C1 REMOVE EXISTING LIGHT FIXTURES AND PATCH TO MATCH EXISTING FINISH.

C2 AT EXISTING BULKHEADS, EXPLORATORY DEMOLITION IS TO OCCUR TO DETERMINE IF REMOVAL IS POSSIBLE. GC TO COORDINATE WITH ARCHITECT, STRUCTURAL AND MEP ENGINEERS PRESENT DURING DEMOLITION.

C3 EXISTING CEILING ELEMENTS TO REMAIN UNLESS OTHERWISE NOTED

C4 PROVIDE NEW LIGHT FIXTURE PER LIGHTING SCHEDULE LOCATED ON MEP DRAWINGS. IF FIXTURE PENETRATES A RATED FLOOR/CEILING ASSEMBLY, PROVIDE TENT PER MANUFACTURERS INSTRUCTIONS.

C5 PROVIDE BULKHEADS AND RECESSED LIGHTING PER SEE DETAIL ON SHEET 3/A6.2.2

2 COMMON AREA RCP KEY NOTES

NOT TO SCALE

NOTE: NOT EVERY KEY NOTE USED ON EVERY SHEET.

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Architect's Project Number:	2124
Design Development	06.15.2023
Permit Sub.	10.13.2023

Renovation of
Wiley H. Bates Residences

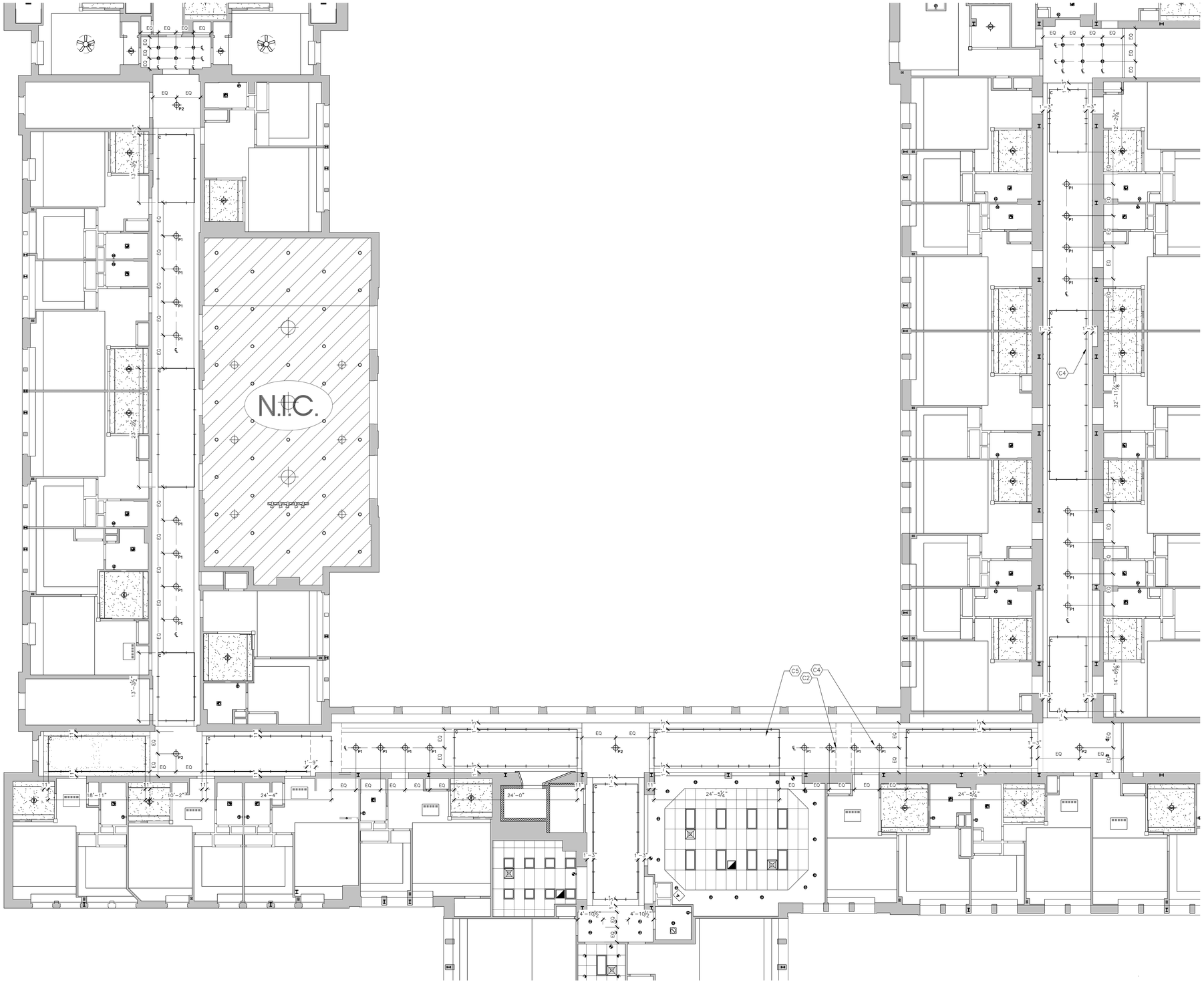
1103 Smithville Street
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Silver Spring, MD 20910
410.230.2126
www.enterprisecommunitydevelopment.org

Enlarged Plans - First Floor Corridors RCPs

A2.2.7



1 SECOND FLOOR REFLECTED CEILING PLAN - CORRIDOR

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

COMMON AREA REFLECTED CEILING PLAN KEY NOTES

C1 REMOVE EXISTING LIGHT FIXTURES AND PATCH TO MATCH EXISTING FINISH.

C2 AT EXISTING BULKHEADS, EXPLORATORY DEMOLITION IS TO OCCUR TO DETERMINE IF REMOVAL IS POSSIBLE. GC TO COORDINATE WITH ARCHITECT, STRUCTURAL AND MEP ENGINEERS PRESENT DURING DEMOLITION.

C3 EXISTING CEILING ELEMENTS TO REMAIN UNLESS OTHERWISE NOTED

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C5 PROVIDE BULKHEADS AND RECESSED LIGHTING PER SEE DETAIL ON SHEET 3/A6.2.2

2 COMMON AREA RCP KEY NOTES

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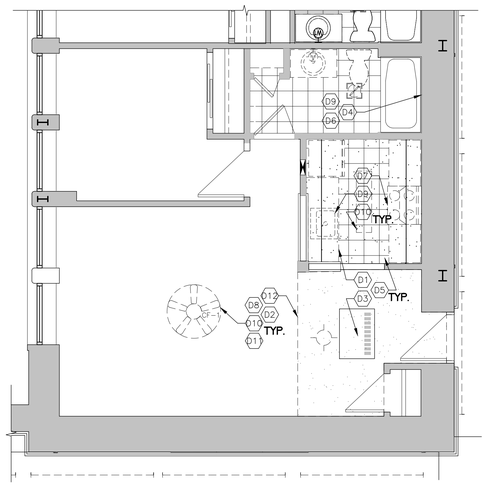
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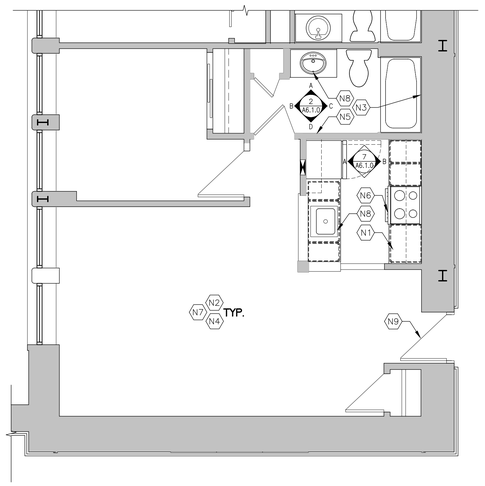
Enlarged Plans - Second Floor Corridors RCPs

A2.2.8

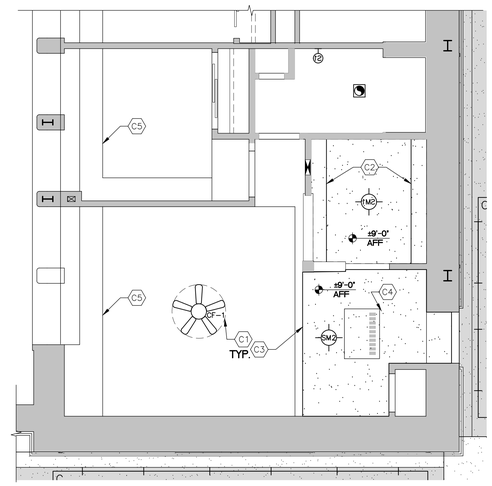
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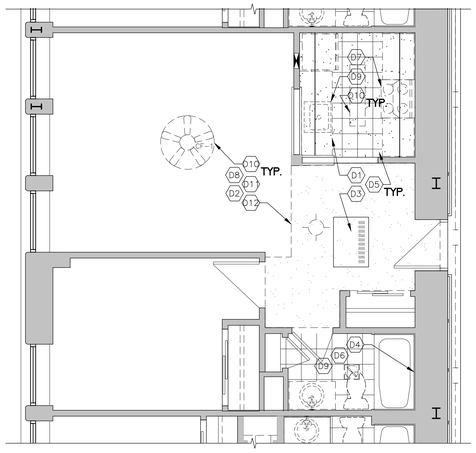
1 UNIT TYPE 1.1a - DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



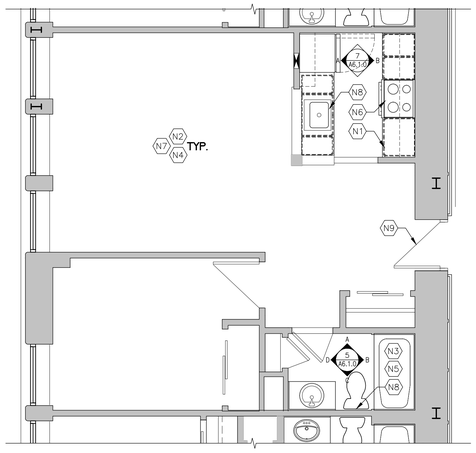
2 UNIT TYPE 1.1a - NEW CONSTRUCTION
SCALE: 1/4" = 1'-0"



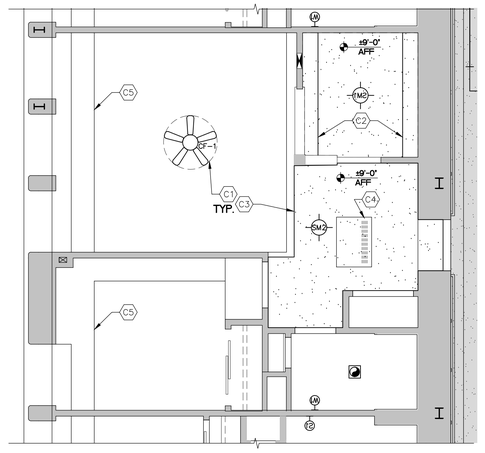
3 UNIT TYPE 1.1a - REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



4 UNIT TYPE 1.1b - DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



5 UNIT TYPE 1.1b - NEW CONSTRUCTION
SCALE: 1/4" = 1'-0"



6 UNIT TYPE 1.1b - REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

DWELLING UNIT DEMOLITION KEY NOTES

D1 REMOVE ALL EXISTING KITCHEN AND BATHROOM CABINETS AND COUNTERS COMPLETE AND PREP FOR NEW.

D2 REPAIR/REPLACE 5% OF GYPSUM WALL BOARD THROUGHOUT DWELLING UNIT AS NEEDED.

D3 REMOVE EXISTING HVAC/WATER HEATER ACCESS PANEL TO ALLOW FOR LARGER NEW WATER HEATER THAT HAS A LARGER DIAMETER THAN EXISTING AND PREP FOR NEW.

D4 REMOVE ANY DAMAGED EXISTING CERAMIC TILES LOCATED IN THE UNIT BATHROOM SURROUNDS (10% REPLACEMENT OF ALL UNITS).

D5 REMOVE EXISTING FINISHES AND REPLACE PER FINISH SCHEDULE LOCATED ON SHEET A7.2.1.

D6 REMOVE ALL EXISTING BATHROOM ACCESSORIES INCLUDING BUT NOT LIMITED TO GRAB BARS, TOWEL BARS, TOILET PAPER HOLDERS, ETC. AND PREP FOR NEW. ROBE HOOKS ARE THE ONLY BATHROOM ACCESSORY TO REMAIN.

D7 REMOVE ALL EXISTING APPLIANCES AND PREP FOR NEW.

D8 REMOVE EXISTING NURSE CALL SYSTEM AND CONNECTED WIRING.

D9 REMOVE EXISTING PLUMBING FIXTURES COMPLETE, EXCEPT BATHTUBS, WHICH ARE EXISTING TO REMAIN AND TO BE PROTECTED DURING CONSTRUCTION. CONTRACTOR TO PLACE BF TUB REPLACEMENT ONLY.

D10 REMOVE ALL EXISTING LIGHT FIXTURES AND REPLACE PER LIGHTING SCHEDULE PROVIDED ON MEP DRAWINGS.

D11 EXISTING DOORS, FRAMES AND HARDWARE AND EXISTING TO REMAIN AND TO BE PROTECTED DURING CONSTRUCTION

D12 REMOVE EXISTING DRYWALL CEILING AT ENTRY AND KITCHEN CEILING DOWN TO STUDS.

DWELLING UNIT NEW CONSTRUCTION KEY NOTES

N1 PROVIDE KITCHEN AND BATHROOM CABINETS AND COUNTERS PER FINISH SCHEDULE.

N2 PROVIDE DRYWALL/INFILL AS INDICATED IN WALL PARTITION TYPE.

N3 PROVIDE REPLACEMENT TILES WHERE EXISTING TILES WERE DAMAGED.

N4 PROVIDE FINISHES PER FINISH SCHEDULE LOCATED ON SHEET A7.2.1

N5 PROVIDE BATHROOM ACCESSORIES PER SCHEDULE COMPLETE.

N6 PROVIDE APPLIANCES PER SCHEDULE COMPLETE.

N7 PROVIDE WIRELESS SYSTEM WITH 24 HOURS MONITORING

N8 PROVIDE NEW PLUMBING FIXTURES AS SPECIFIED ON MEP DRAWINGS.

N9 PROVIDE 3M SH2MAMM SAN MARINO MILKY WINDOW FILM AT ALL TRANSOMS LOCATED AT UNIT ENTRY DOORS.

~~N10 PROVIDE WINDOW OPERATOR AT A MINIMUM OF ONE LIVING ROOM WINDOW AND ONE WINDOW PER BEDROOM. AT WOODEN WINDOWS A CONTROL DEVICE NEEDS TO BE PROVIDED AT BOTH THE WINDOW AND STORM WINDOW IN THE LIVING ROOM AND BEDROOM(S). BASIS OF DESIGN: WINDOW EASE (Website: windowease.com Contact information: info@windowease.com) AND WINDOW GENTLEMAN. - NIC~~

DWELLING UNIT REFLECTED CEILING PLAN KEY NOTES

C1 PROVIDE NEW LIGHT FIXTURE PER LIGHTING SCHEDULE LOCATED ON MEP DRAWINGS.

C2 PROVIDE BULKHEADS AS REQUIRED. SEE DETAILS ON SHEET A6.2.1

C3 PROVIDE NEW DRYWALL CEILING AND PAINT PER FINISH SCHEDULE

C4 PROVIDE NEW HVAC/WATER HEATER ACCESS PANELS PER SPECIFICATIONS AND DETAILS

C5 EXISTING BULKHEAD IS TO REMAIN UNLESS OTHERWISE NOTED.

NOTE: NOT ALL KEY NOTES WILL BE USED ON EVERY SHEET.

7 DWELLING UNIT KEY NOTES
NOT TO SCALE

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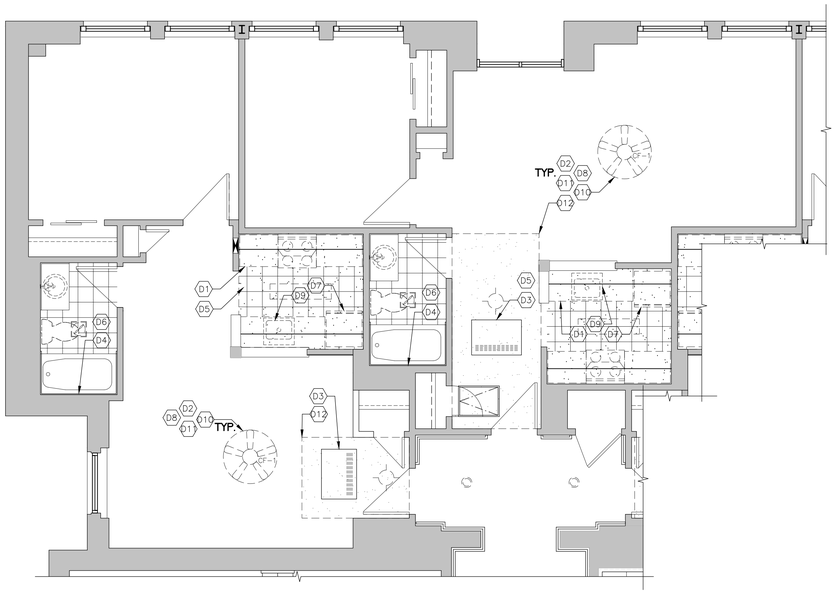
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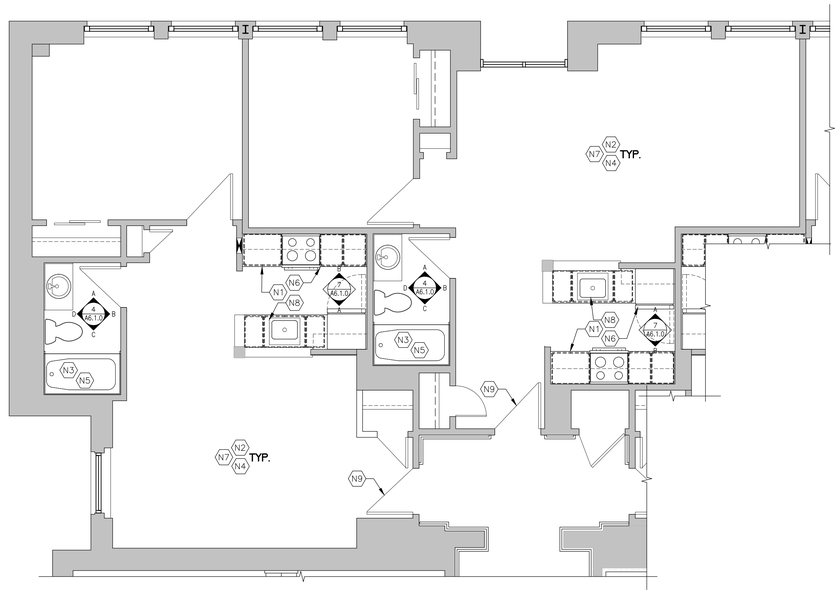
Typical Unit Plans - Unit 1.1a + 1.1b

A2.3.0



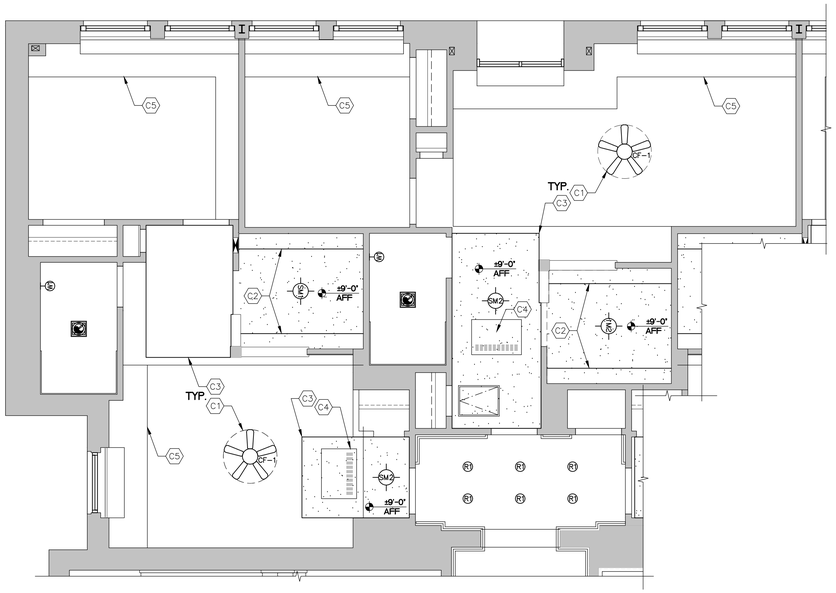
1 UNIT TYPE 1.1c/1.1d - DEMOLITION PLAN

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



2 UNIT TYPE 1.1c/1.1d - NEW CONSTRUCTION

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



3 UNIT TYPE 1.1c/1.1d - REFLECTED CEILING PLAN

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

DWELLING UNIT DEMOLITION KEY NOTES

D1 REMOVE ALL EXISTING KITCHEN AND BATHROOM CABINETS AND COUNTERS COMPLETE AND PREP FOR NEW.

D2 REPAIR/REPLACE 5% OF GYPSUM WALL BOARD THROUGHOUT DWELLING UNIT AS NEEDED.

D3 REMOVE EXISTING HVAC/WATER HEATER ACCESS PANEL TO ALLOW FOR LARGER NEW WATER HEATER THAT HAS A LARGER DIAMETER THAN EXISTING AND PREP FOR NEW.

D4 REMOVE ANY DAMAGED EXISTING CERAMIC TILES LOCATED IN THE UNIT BATHROOM SURROUNDS (10% REPLACEMENT OF ALL UNITS).

D5 REMOVE EXISTING FINISHES AND REPLACE PER FINISH SCHEDULE LOCATED ON SHEET A7.2.1.

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D8 REMOVE EXISTING NURSE CALL SYSTEM AND CONNECTED WIRING.

D9 REMOVE EXISTING PLUMBING FIXTURES COMPLETE, EXCEPT BATHTUBS, WHICH ARE EXISTING TO REMAIN AND TO BE PROTECTED DURING CONSTRUCTION. CONTRACTOR TO PLACE BF TUB REPLACEMENT ONLY.

D10 REMOVE ALL EXISTING LIGHT FIXTURES AND REPLACE PER LIGHTING SCHEDULE PROVIDED ON MEP DRAWINGS.

D11 EXISTING DOORS, FRAMES AND HARDWARE AND EXISTING TO REMAIN AND TO BE PROTECTED DURING CONSTRUCTION

D12 REMOVE EXISTING DRYWALL CEILING AT ENTRY AND KITCHEN CEILING DOWN TO STUDS.

DWELLING UNIT NEW CONSTRUCTION KEY NOTES

N1 PROVIDE KITCHEN AND BATHROOM CABINETS AND COUNTERS PER FINISH SCHEDULE.

N2 PROVIDE DRYWALL/INFILL AS INDICATED IN WALL PARTITION TYPE.

N3 PROVIDE REPLACEMENT TILES WHERE EXISTING TILES WERE DAMAGED.

N4 PROVIDE FINISHES PER FINISH SCHEDULE LOCATED ON SHEET A7.2.1

N5 PROVIDE BATHROOM ACCESSORIES PER SCHEDULE COMPLETE.

N6 PROVIDE APPLIANCES PER SCHEDULE COMPLETE.

N7 PROVIDE WIRELESS SYSTEM WITH 24 HOURS MONITORING

N8 PROVIDE NEW PLUMBING FIXTURES AS SPECIFIED ON MEP DRAWINGS.

N9 PROVIDE 3M SH2MAMM SAN MARINO MILKY WINDOW FILM AT ALL TRANSOMS LOCATED AT UNIT ENTRY DOORS.

N10 ~~PROVIDE WINDOW OPERATOR AT A MINIMUM OF ONE LIVING ROOM WINDOW AND ONE WINDOW PER BEDROOM. AT WOODEN WINDOWS A CONTROL DEVICE NEEDS TO BE PROVIDED AT BOTH THE WINDOW AND STORM WINDOW IN THE LIVING ROOM AND BEDROOM(S). BASIS OF DESIGN: WINDOW EASE (Website: windowease.com Contact information: info@windowease.com) AND WINDOW GENTLEMAN. — NIC~~

DWELLING UNIT REFLECTED CEILING PLAN KEY NOTES

C1 PROVIDE NEW LIGHT FIXTURE PER LIGHTING SCHEDULE LOCATED ON MEP DRAWINGS.

C2 PROVIDE BULKHEADS AS REQUIRED. SEE DETAILS ON SHEET A6.2.1

C3 PROVIDE NEW DRYWALL CEILING AND PAINT PER FINISH SCHEDULE

C4 PROVIDE NEW HVAC/WATER HEATER ACCESS PANELS PER SPECIFICATIONS AND DETAILS

C5 EXISTING BULKHEAD IS TO REMAIN UNLESS OTHERWISE NOTED.

NOTE: NOT ALL KEY NOTES WILL BE USED ON EVERY SHEET.

4 DWELLING UNIT KEY NOTES

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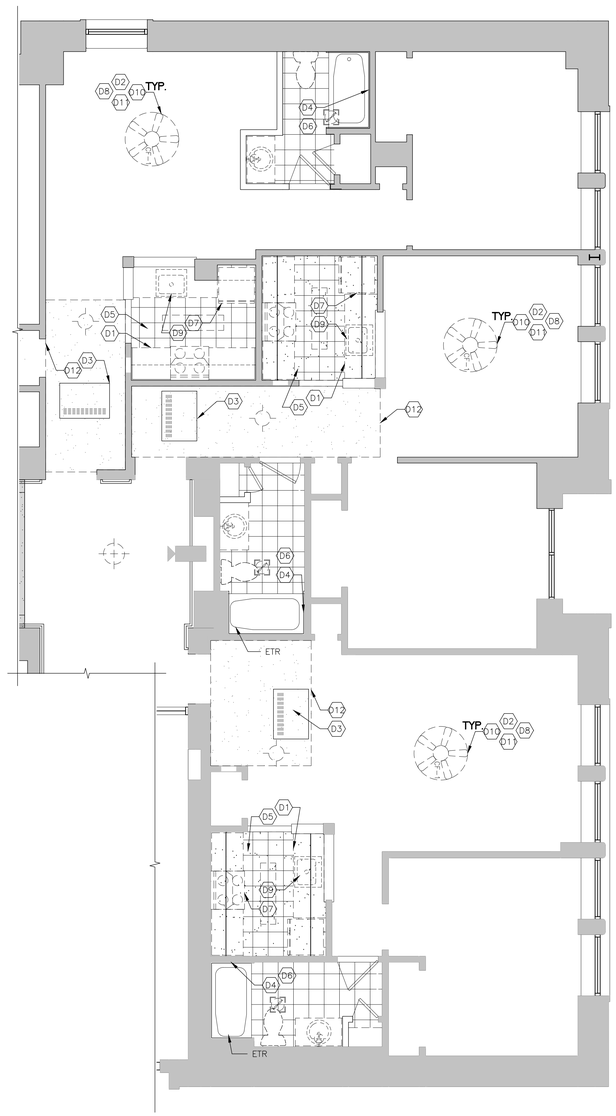
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Typical Unit Plans - Unit 1.1c + 1.1d

A2.3.1

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1 UNIT TYPE 1.1e/1.1f/1.1g - DEMOLITION PLAN

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

DWELLING UNIT DEMOLITION KEY NOTES

D1 REMOVE ALL EXISTING KITCHEN AND BATHROOM CABINETS AND COUNTERS COMPLETE AND PREP FOR NEW.

D2 REPAIR/REPLACE 5% OF GYPSUM WALL BOARD THROUGHOUT DWELLING UNIT AS NEEDED.

D3 REMOVE EXISTING HVAC/WATER HEATER ACCESS PANEL TO ALLOW FOR LARGER NEW WATER HEATER THAT HAS A LARGER DIAMETER THAN EXISTING AND PREP FOR NEW.

D4 REMOVE ANY DAMAGED EXISTING CERAMIC TILES LOCATED IN THE UNIT BATHROOM SURROUNDS (10% REPLACEMENT OF ALL UNITS).

D5 REMOVE EXISTING FINISHES AND REPLACE PER FINISH SCHEDULE LOCATED ON SHEET A7.2.1.

D6 REMOVE ALL EXISTING BATHROOM ACCESSORIES INCLUDING BUT NOT LIMITED TO GRAB BARS, TOWEL BARS, TOILET PAPER HOLDERS, ETC. AND PREP FOR NEW. ROBE HOOKS ARE THE ONLY BATHROOM ACCESSORY TO REMAIN.

D7 REMOVE ALL EXISTING APPLIANCES AND PREP FOR NEW.

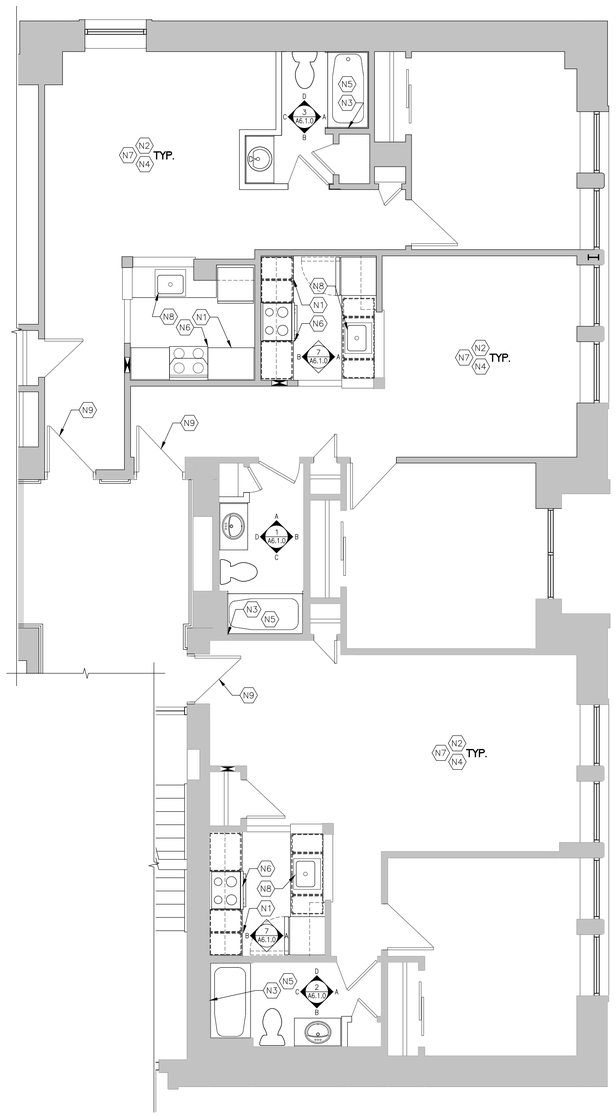
D8 REMOVE EXISTING NURSE CALL SYSTEM AND CONNECTED WIRING.

D9 REMOVE EXISTING PLUMBING FIXTURES COMPLETE, EXCEPT BATHTUBS, WHICH ARE EXISTING TO REMAIN AND TO BE PROTECTED DURING CONSTRUCTION. CONTRACTOR TO PLACE BF TUB REPLACEMENT ONLY.

D10 REMOVE ALL EXISTING LIGHT FIXTURES AND REPLACE PER LIGHTING SCHEDULE PROVIDED ON MEP DRAWINGS.

D11 EXISTING DOORS, FRAMES AND HARDWARE AND EXISTING TO REMAIN AND TO BE PROTECTED DURING CONSTRUCTION

D12 REMOVE EXISTING DRYWALL CEILING AT ENTRY AND KITCHEN CEILING DOWN TO STUDS.



2 UNIT TYPE 1.1e/1.1f/1.1g - NEW CONSTRUCTION

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

DWELLING UNIT NEW CONSTRUCTION KEY NOTES

N1 PROVIDE KITCHEN AND BATHROOM CABINETS AND COUNTERS PER FINISH SCHEDULE.

N2 PROVIDE DRYWALL/INFILL AS INDICATED IN WALL PARTITION TYPE.

N3 PROVIDE REPLACEMENT TILES WHERE EXISTING TILES WERE DAMAGED.

N4 PROVIDE FINISHES PER FINISH SCHEDULE LOCATED ON SHEET A7.2.1

N5 PROVIDE BATHROOM ACCESSORIES PER SCHEDULE COMPLETE.

N6 PROVIDE APPLIANCES PER SCHEDULE COMPLETE.

N7 PROVIDE WIRELESS SYSTEM WITH 24 HOURS MONITORING

N8 PROVIDE NEW PLUMBING FIXTURES AS SPECIFIED ON MEP DRAWINGS.

N9 PROVIDE 3M SH2MAMM SAN MARINO MILKY WINDOW FILM AT ALL TRANSOMS LOCATED AT UNIT ENTRY DOORS.

~~N10 PROVIDE WINDOW OPERATOR AT A MINIMUM OF ONE LIVING ROOM WINDOW AND ONE WINDOW PER BEDROOM. AT WOODEN WINDOWS A CONTROL DEVICE NEEDS TO BE PROVIDED AT BOTH THE WINDOW AND STORM WINDOW IN THE LIVING ROOM AND BEDROOM(S). BASIS OF DESIGN: WINDOW EASE (Website: windowease.com Contact information: info@windowease.com) AND WINDOW GENTLEMAN. - NIC~~



3 UNIT TYPE 1.1e/1.1f/1.1g - REFLECTED CEILING PLAN

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

DWELLING UNIT REFLECTED CEILING PLAN KEY NOTES

C1 PROVIDE NEW LIGHT FIXTURE PER LIGHTING SCHEDULE LOCATED ON MEP DRAWINGS.

C2 PROVIDE BULKHEADS AS REQUIRED. SEE DETAILS ON SHEET A6.2.1

C3 PROVIDE NEW DRYWALL CEILING AND PAINT PER FINISH SCHEDULE

C4 PROVIDE NEW HVAC/WATER HEATER ACCESS PANELS PER SPECIFICATIONS AND DETAILS

C5 EXISTING BULKHEAD IS TO REMAIN UNLESS OTHERWISE NOTED.

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4 DWELLING UNIT KEY NOTES

NOT TO SCALE

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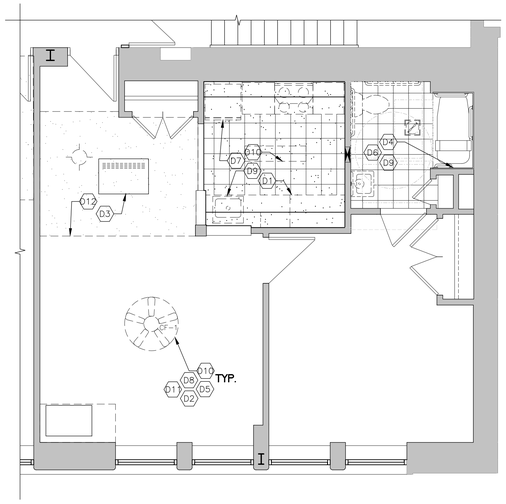
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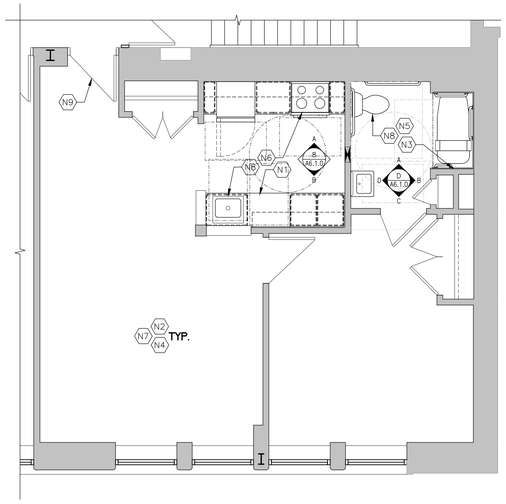
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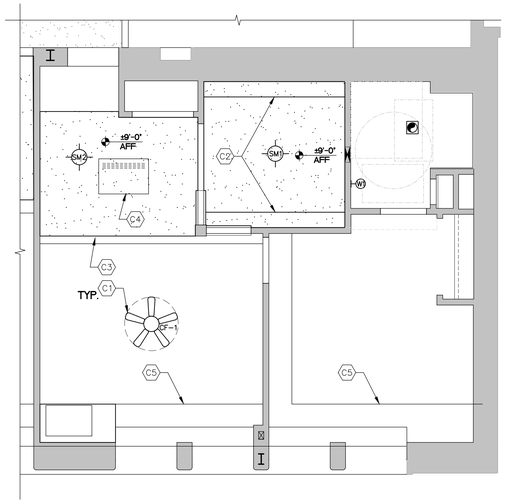
A2.3.2



1 UNIT TYPE 1.1-BF DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



2 UNIT TYPE 1.1-BF - NEW CONSTRUCTION
SCALE: 1/4" = 1'-0"



3 UNIT TYPE 1.1-BF - REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

DWELLING UNIT DEMOLITION KEY NOTES

D1 REMOVE ALL EXISTING KITCHEN AND BATHROOM CABINETS AND COUNTERS COMPLETE AND PREP FOR NEW.

D2 REPAIR/REPLACE 5% OF GYPSUM WALL BOARD THROUGHOUT DWELLING UNIT AS NEEDED.

D3 REMOVE EXISTING HVAC/WATER HEATER ACCESS PANEL TO ALLOW FOR LARGER NEW WATER HEATER THAT HAS A LARGER DIAMETER THAN EXISTING AND PREP FOR NEW.

D4 REMOVE ANY DAMAGED EXISTING CERAMIC TILES LOCATED IN THE UNIT BATHROOM SURROUNDS (10% REPLACEMENT OF ALL UNITS).

D5 REMOVE EXISTING FINISHES AND REPLACE PER FINISH SCHEDULE LOCATED ON SHEET A7.2.1.

D6 REMOVE ALL EXISTING BATHROOM ACCESSORIES INCLUDING BUT NOT LIMITED TO GRAB BARS, TOWEL BARS, TOILET PAPER HOLDERS, ETC. AND PREP FOR NEW. ROBE HOOKS ARE THE ONLY BATHROOM ACCESSORY TO REMAIN.

D7 REMOVE ALL EXISTING APPLIANCES AND PREP FOR NEW.

D8 REMOVE EXISTING NURSE CALL SYSTEM AND CONNECTED WIRING.

D9 REMOVE EXISTING PLUMBING FIXTURES COMPLETE, EXCEPT BATHTUBS, WHICH ARE EXISTING TO REMAIN AND TO BE PROTECTED DURING CONSTRUCTION. CONTRACTOR TO PLACE BF TUB REPLACEMENT ONLY.

D10 REMOVE ALL EXISTING LIGHT FIXTURES AND REPLACE PER LIGHTING SCHEDULE PROVIDED ON MEP DRAWINGS.

D11 EXISTING DOORS, FRAMES AND HARDWARE AND EXISTING TO REMAIN AND TO BE PROTECTED DURING CONSTRUCTION

D12 REMOVE EXISTING DRYWALL CEILING AT ENTRY AND KITCHEN CEILING DOWN TO STUDS.

DWELLING UNIT NEW CONSTRUCTION KEY NOTES

N1 PROVIDE KITCHEN AND BATHROOM CABINETS AND COUNTERS PER FINISH SCHEDULE.

N2 PROVIDE DRYWALL/INFILL AS INDICATED IN WALL PARTITION TYPE.

N3 PROVIDE REPLACEMENT TILES WHERE EXISTING TILES WERE DAMAGED.

N4 PROVIDE FINISHES PER FINISH SCHEDULE LOCATED ON SHEET A7.2.1

N5 PROVIDE BATHROOM ACCESSORIES PER SCHEDULE COMPLETE.

N6 PROVIDE APPLIANCES PER SCHEDULE COMPLETE.

N7 PROVIDE WIRELESS SYSTEM WITH 24 HOURS MONITORING

N8 PROVIDE NEW PLUMBING FIXTURES AS SPECIFIED ON MEP DRAWINGS.

N9 PROVIDE 3M SH2MAMM SAN MARINO MILKY WINDOW FILM AT ALL TRANSOMS LOCATED AT UNIT ENTRY DOORS.

~~N10 PROVIDE WINDOW OPERATOR AT A MINIMUM OF ONE LIVING ROOM WINDOW AND ONE WINDOW PER BEDROOM. AT WOODEN WINDOWS A CONTROL DEVICE NEEDS TO BE PROVIDED AT BOTH THE WINDOW AND STORM WINDOW IN THE LIVING ROOM AND BEDROOM(S). BASIS OF DESIGN: WINDOW EASE (Website: windowease.com Contact information: info@windowease.com) AND WINDOW GENTLEMAN. - NIC~~

DWELLING UNIT REFLECTED CEILING PLAN KEY NOTES

C1 PROVIDE NEW LIGHT FIXTURE PER LIGHTING SCHEDULE LOCATED ON MEP DRAWINGS.

C2 PROVIDE BULKHEADS AS REQUIRED. SEE DETAILS ON SHEET A6.2.1

C3 PROVIDE NEW DRYWALL CEILING AND PAINT PER FINISH SCHEDULE

C4 PROVIDE NEW HVAC/WATER HEATER ACCESS PANELS PER SPECIFICATIONS AND DETAILS

C5 EXISTING BULKHEAD IS TO REMAIN UNLESS OTHERWISE NOTED.

NOTE: NOT ALL KEY NOTES WILL BE USED ON EVERY SHEET.

4 DWELLING UNIT KEY NOTES
NOT TO SCALE

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Architect's Project Number: 2124

Schematic Set	10.05.2022
Design Development	06.15.2023
Permit Sub.	10.13.2023

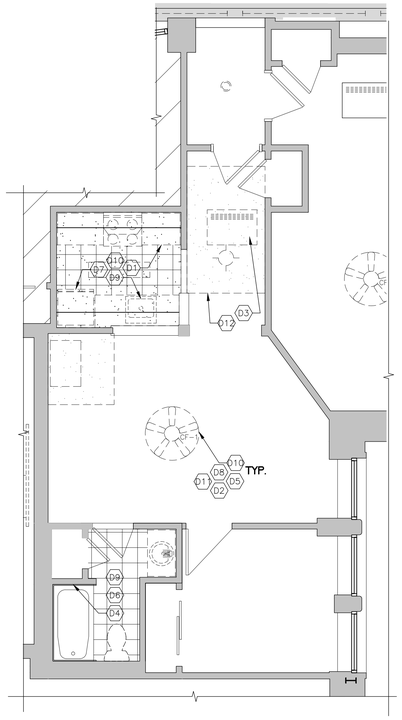
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Annapolis, Maryland 21401

Ann Arundel County, Maryland
Tax Map: 051F Grid: 1 Parcel: 22

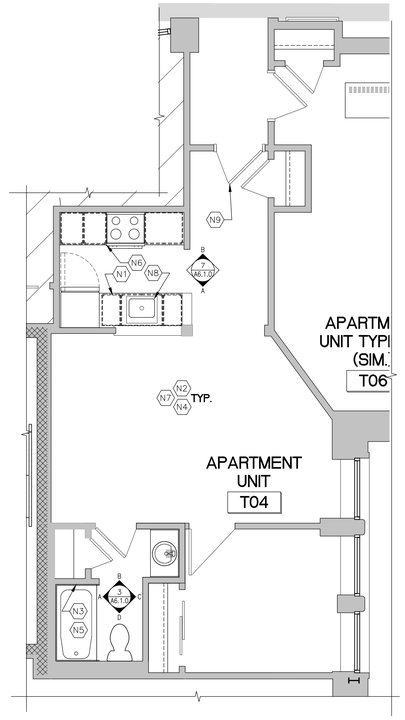
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Typical Unit Plans - Unit 1.1-BF

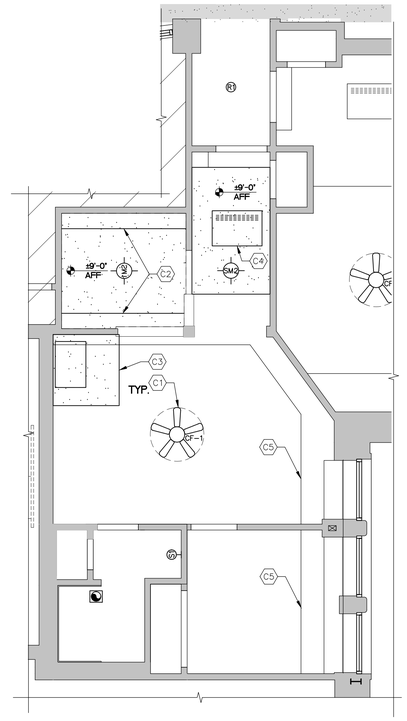
A2.3.3



1 UNIT T04 - DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



2 UNIT T04 - NEW CONSTRUCTION
SCALE: 1/4" = 1'-0"



3 UNIT T04 - REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

DWELLING UNIT DEMOLITION KEY NOTES

D1 REMOVE ALL EXISTING KITCHEN AND BATHROOM CABINETS AND COUNTERS COMPLETE AND PREP FOR NEW.

D2 REPAIR/REPLACE 5% OF GYPSUM WALL BOARD THROUGHOUT DWELLING UNIT AS NEEDED.

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D9 REMOVE EXISTING PLUMBING FIXTURES COMPLETE, EXCEPT BATHTUBS, WHICH ARE EXISTING TO REMAIN AND TO BE PROTECTED DURING CONSTRUCTION. CONTRACTOR TO PLACE BF TUB REPLACEMENT ONLY.

D10 REMOVE ALL EXISTING LIGHT FIXTURES AND REPLACE PER LIGHTING SCHEDULE PROVIDED ON MEP DRAWINGS.

D11 EXISTING DOORS, FRAMES AND HARDWARE AND EXISTING TO REMAIN AND TO BE PROTECTED DURING CONSTRUCTION

D12 REMOVE EXISTING DRYWALL CEILING AT ENTRY AND KITCHEN CEILING DOWN TO STUDS.

DWELLING UNIT NEW CONSTRUCTION KEY NOTES

N1 PROVIDE KITCHEN AND BATHROOM CABINETS AND COUNTERS PER FINISH SCHEDULE.

N2 PROVIDE DRYWALL/INFILL AS INDICATED IN WALL PARTITION TYPE.

N3 PROVIDE REPLACEMENT TILES WHERE EXISTING TILES WERE DAMAGED.

N4 PROVIDE FINISHES PER FINISH SCHEDULE LOCATED ON SHEET A7.2.1

N5 PROVIDE BATHROOM ACCESSORIES PER SCHEDULE COMPLETE.

N6 PROVIDE APPLIANCES PER SCHEDULE COMPLETE.

N7 PROVIDE WIRELESS SYSTEM WITH 24 HOURS MONITORING

N8 PROVIDE NEW PLUMBING FIXTURES AS SPECIFIED ON MEP DRAWINGS.

N9 PROVIDE 3M SH2MAMM SAN MARINO MILKY WINDOW FILM AT ALL TRANSOMS LOCATED AT UNIT ENTRY DOORS.

N10 ~~PROVIDE WINDOW OPERATOR AT A MINIMUM OF ONE LIVING ROOM WINDOW AND ONE WINDOW PER BEDROOM. AT WOODEN WINDOWS A CONTROL DEVICE NEEDS TO BE PROVIDED AT BOTH THE WINDOW AND STORM WINDOW IN THE LIVING ROOM AND BEDROOM(S). BASIS OF DESIGN: WINDOW EASE (Website: windowease.com Contact information: info@windowease.com) AND WINDOW GENTLEMAN. - NIC~~

DWELLING UNIT REFLECTED CEILING PLAN KEY NOTES

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C2 PROVIDE BULKHEADS AS REQUIRED. SEE DETAILS ON SHEET A6.2.1

C3 PROVIDE NEW DRYWALL CEILING AND PAINT PER FINISH SCHEDULE

C4 PROVIDE NEW HVAC/WATER HEATER ACCESS PANELS PER SPECIFICATIONS AND DETAILS

C5 EXISTING BULKHEAD IS TO REMAIN UNLESS OTHERWISE NOTED.

NOTE: NOT ALL KEY NOTES WILL BE USED ON EVERY SHEET.

4 DWELLING UNIT KEY NOTES
NOT TO SCALE

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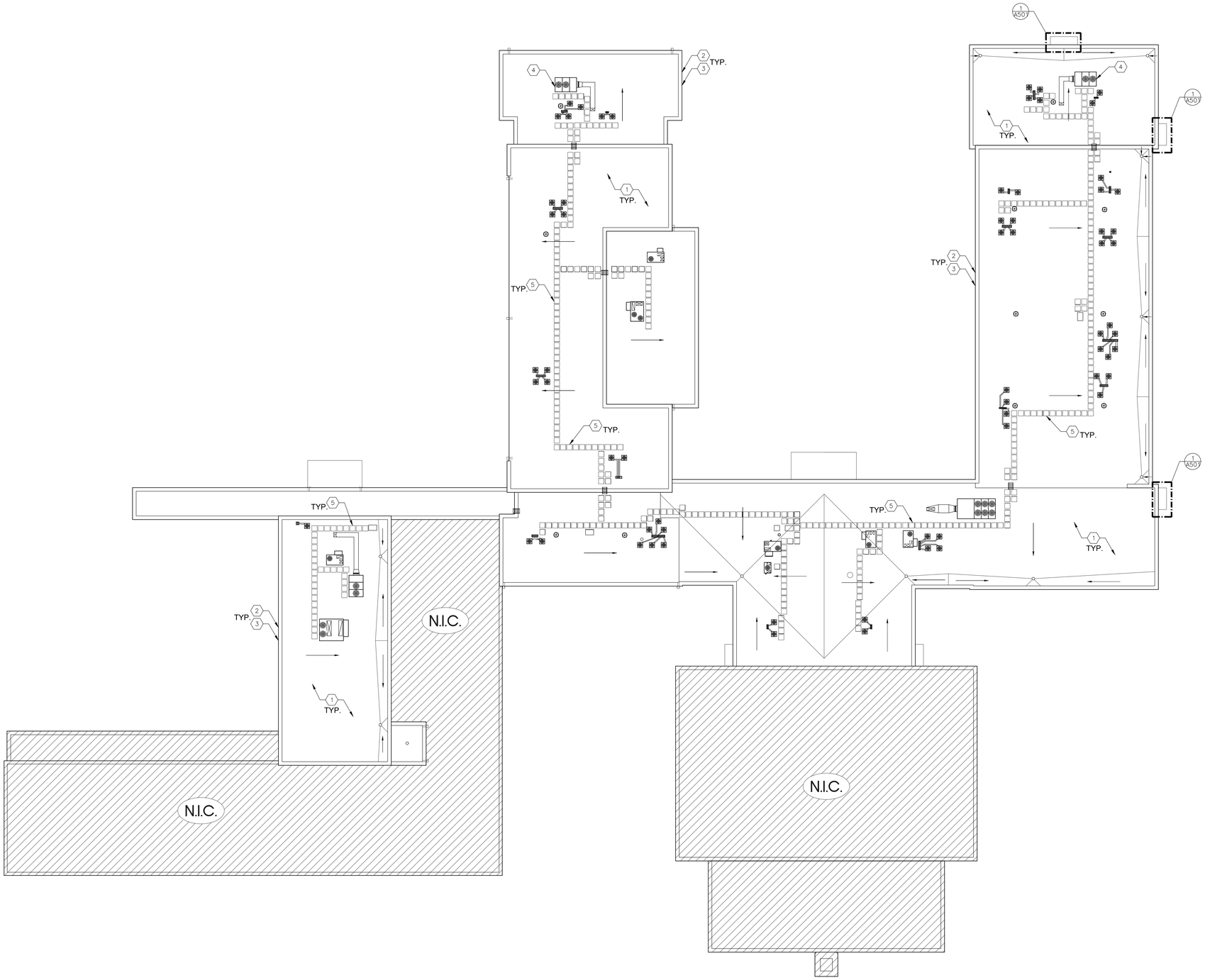
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Typical Unit Plans - Unit T04

A2.3.4



1 NEW CONSTRUCTION PLAN - ROOF
SCALE: 1/16" = 1'-0"

ROOF KEY NOTES

1. REMOVE EXISTING ROOF STRUCTURE AND PROVIDE 60 MIL TPO MEMBRANE ROOFING SYSTEM WITH MINIMUM 20-YEAR WARRANTY. SEE DETAIL 1/A5.0.1 FOR CANOPY DETAIL THAT REQUIRE THE SAME 60 MIL, 20-YEAR WARRANTY. INSTALL NEW THERMAL INSULATION AT ROOF TO MEET CURRENT ENERGY REQUIREMENTS. ¼" – 1'-0" SLOPE (TYP.) – MINIMUM 5"
2. REMOVE LIGHTNING PROTECTION TO FACILITATE INSTALLATION OF NEW ROOF. EITHER PROTECT DURING CONSTRUCTION AND REINSTALL EXISTING OR REPLACE WITH NEW LIGHTING PROTECTION SYSTEM WHEN ROOFING IS COMPLETE.
3. REMOVE FLASHING / SHEET METAL AT INSIDE OF PARAPET AND REPLACE. ASSESS CONDITION OF PARAPET MASONRY ONCE METAL IS REMOVED, PRIOR TO REPLACEMENT.
4. PROVIDE NEW STEEL DUNNAGE STRUCTURE FOR NEW DOAS SYSTEMS. SEE DETAIL 14/A2.4.1
5. PROVIDE NEW WALKWAY PER DETAIL 10/A2.4.1.

2 ROOF KEY NOTES
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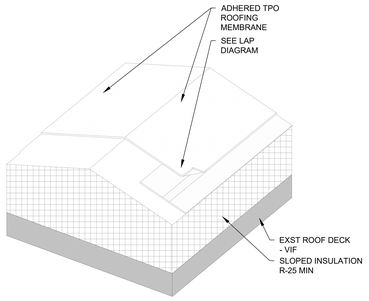
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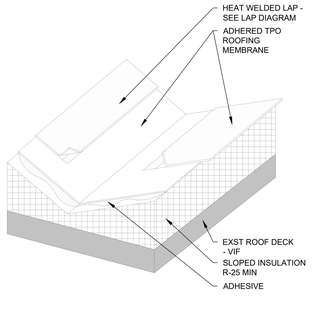
New Construction Plan - Roof

A2.4.0

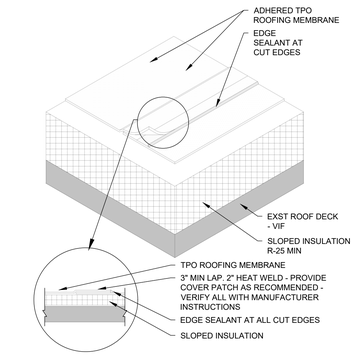
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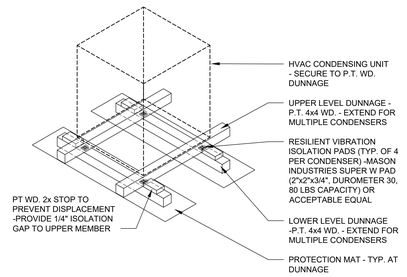
11 TYP RIDGE DIAGRAM
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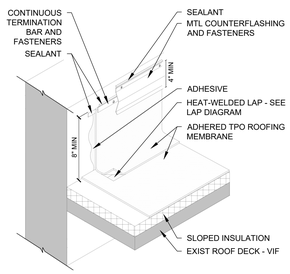
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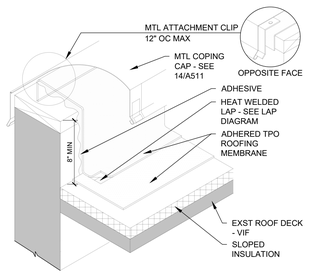
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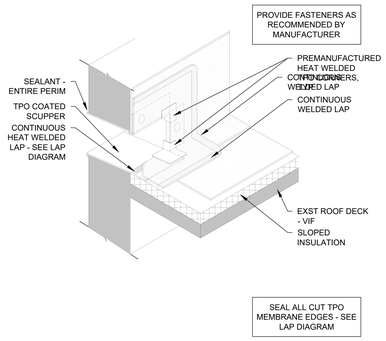
14 ROOF DUNNAGE DETAIL
NOT TO SCALE



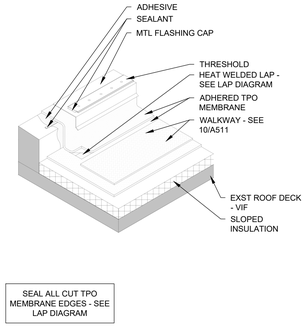
6 WALL FLASHING DIAGRAM
SCALE: 3" = 1'-0"



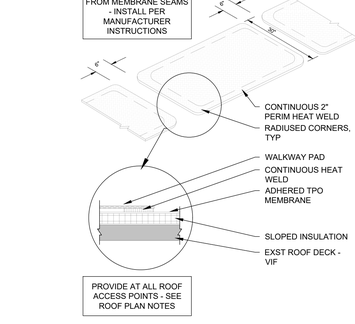
7 CAP FLASHING DIAGRAM
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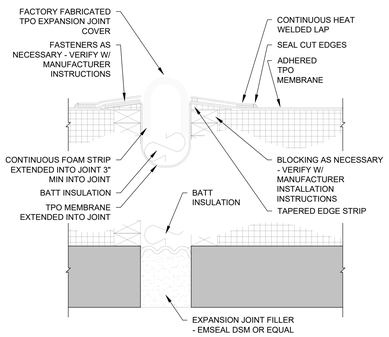
8 SCUPPER DIAGRAM
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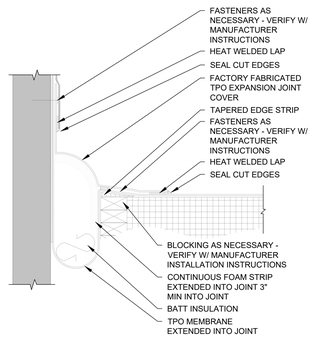
9 THRESHOLD DIAGRAM
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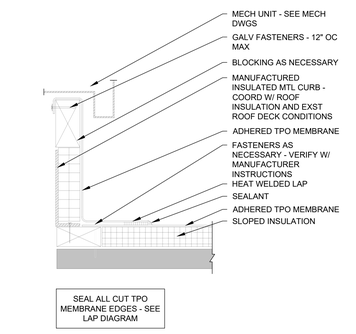
10 WALKWAY DIAGRAM
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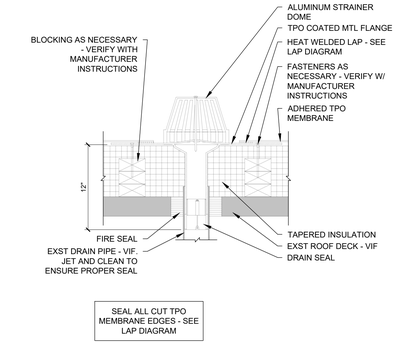
1 EXPANSION JOINT
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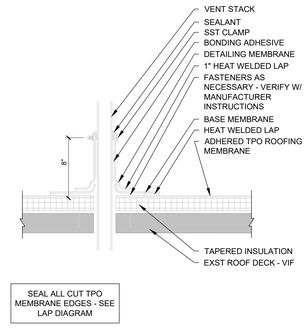
2 PERIM EXPANSION JOINT
NOT TO SCALE



3 CURB TERMINATION
NOT TO SCALE



4 DRAIN DETAIL
NOT TO SCALE



5 PENETRATION FLASHING
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Roof Details

A2.4.1

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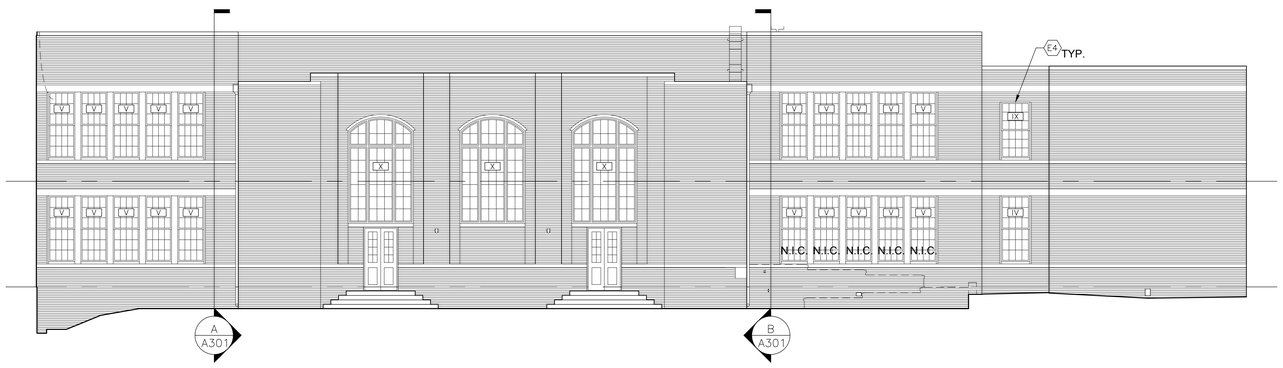
1 NORTH COURTYARD ELEVATION

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



2 EAST ELEVATION

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



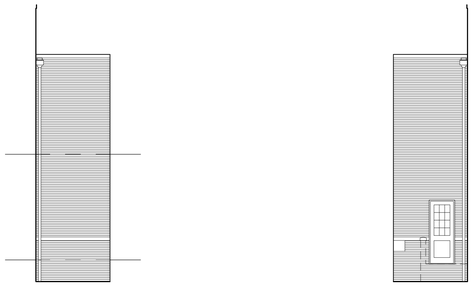
3 EAST COURTYARD ELEVATION

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



4 WEST COURTYARD ELEVATION

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



A LEFT SIDE ELEVATION

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

B RIGHT SIDE ELEVATION

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

EXTERIOR BUILDING KEY NOTES

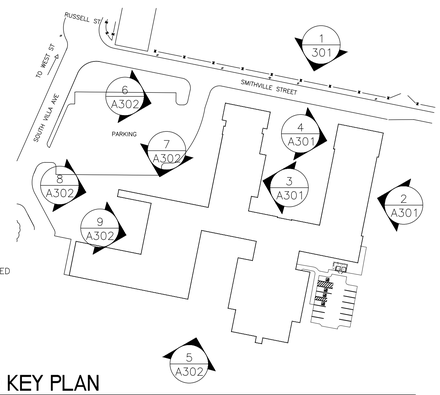
E1 REPAIR THREE ENTRY AND SIDE ENTRY CANOPIES. TWO CANOPIES ARE ON THE EAST ELEVATION, AT STAIR #1 AND STAIR #2. THE THIRD CANOPY IS ON THE NORTHEAST AT UNIT 122. SEE 1/A5.0.1 FOR DETAIL.

E2 PROVIDE NEW GUTTERS AND DOWNSPOUTS.

E3 PROVIDE AN OVERALL LANDSCAPING UPGRADE TO EXTERIOR SITE THAT DOES NOT EXCEED THE $15,000 ALLOWANCE WITHOUT OWNER/ARCHITECT APPROVAL.

E4 ~~PROVIDE WOOD AT WINDOWS FOR OPERATING BOD. WINDOW EASE AND WINDOW GENTLEMEN AIR POWERED WINDOW OPENER. - NIC~~

E5 PROVIDE NEW STOREFRONT AND ENTRY DOORS PER SHEET A7.0.1. REPAIR EXISTING CANOPY PER DETAIL ON 1/A5.0.1.



4a EXTERIOR BUILDING KEY NOTES AND KEY PLAN

NOT TO SCALE

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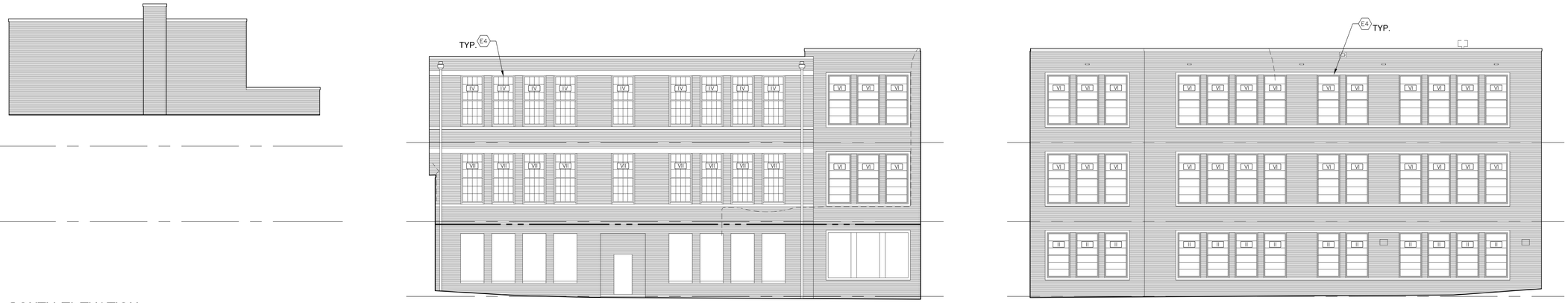
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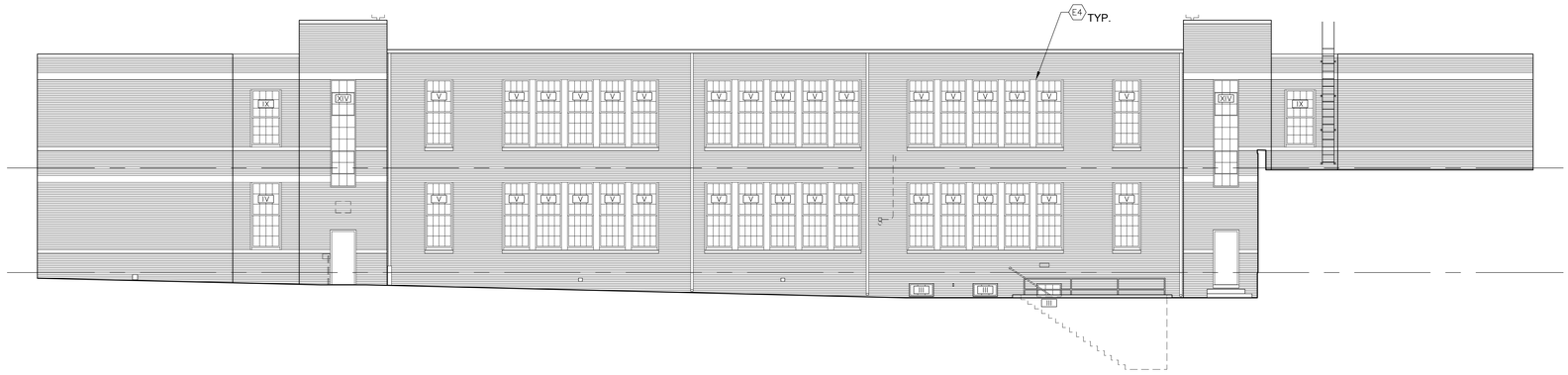
Exterior Elevations

A3.0.1

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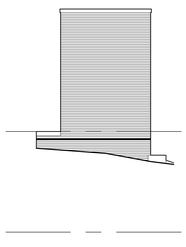
5 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



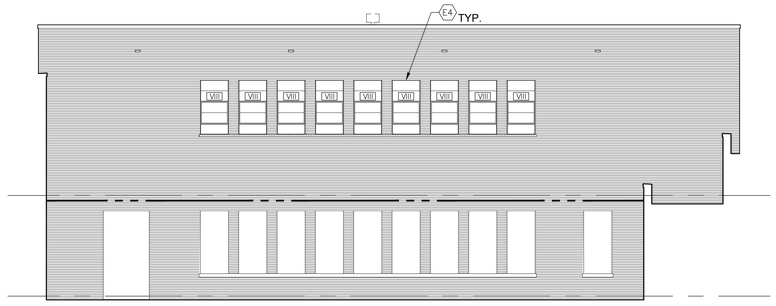
6 WEST ELEVATION
SCALE: 1/8" = 1'-0"



7 NORTH ELEVATION - MAIN ENTRANCE
SCALE: 1/8" = 1'-0"



8 GALLERY WEST ELEVATION
SCALE: 1/8" = 1'-0"



9 COMMUNITY ROOM WEST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR BUILDING KEY NOTES

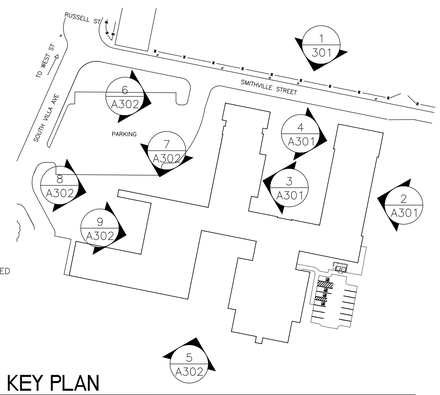
E1 REPAIR THREE ENTRY AND SIDE ENTRY CANOPIES. TWO CANOPIES ARE ON THE EAST ELEVATION, AT STAIR #1 AND STAIR #2. THE THIRD CANOPY IS ON THE NORTHEAST AT UNIT 122. SEE 1/A5.0.1 FOR DETAIL.

E2 PROVIDE NEW GUTTERS AND DOWNSPOUTS.

E3 PROVIDE AN OVERALL LANDSCAPING UPGRADE TO EXTERIOR SITE THAT DOES NOT EXCEED THE $15,000 ALLOWANCE WITHOUT OWNER/ARCHITECT APPROVAL.

E4 ~~PROVIDE WOOD AT WINDOWS FOR OPERATING BOD. WINDOW EASE AND WINDOW GENTLEMEN AIR POWERED WINDOW OPENER. - NIC~~

E5 PROVIDE NEW STOREFRONT AND ENTRY DOORS PER SHEET A7.0.1. REPAIR EXISTING CANOPY PER DETAIL ON 1/A5.0.1.



10 EXTERIOR BUILDING KEY NOTES AND KEY PLAN
NOT TO SCALE

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Baltimore, MD 21209
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Rockville, MD 20850
301.738.5690
www.mcecorp.com

Architect's Project Number: 2124

Schematic Set	10.05.2022
Design Development	06.15.2023
Permit Sub.	10.13.2023

Renovation of
Wiley H. Bates Residences
1103 Smithville Street
Annapolis, Maryland 21401

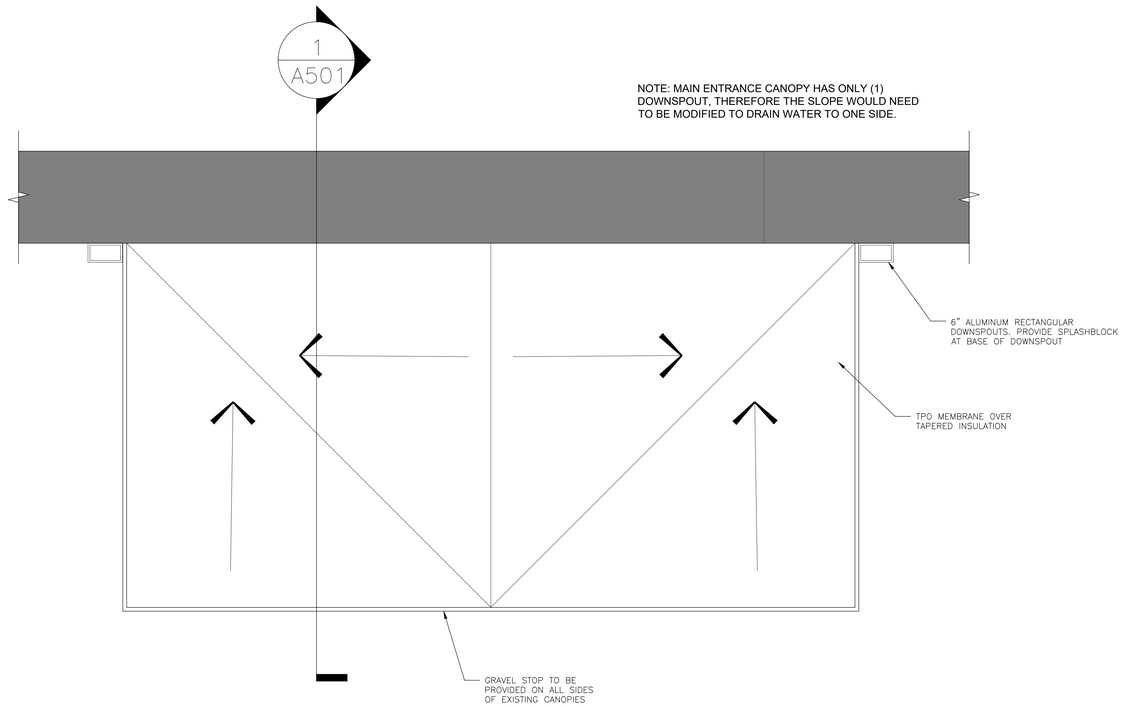
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Tax Map: 051F Grid: 1 Parcel: 22

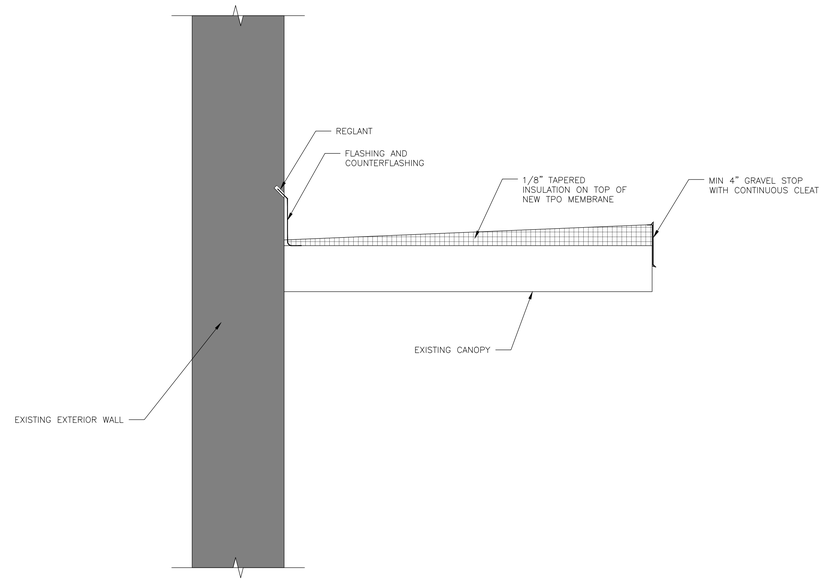
Owner:
Enterprise Community Development, Inc.
8403 Colesville Road, Suite 1150
Silver Spring, MD 20910
410.230.2126
www.enterprisecommunitydevelopment.org

Exterior Elevations

A3.0.2

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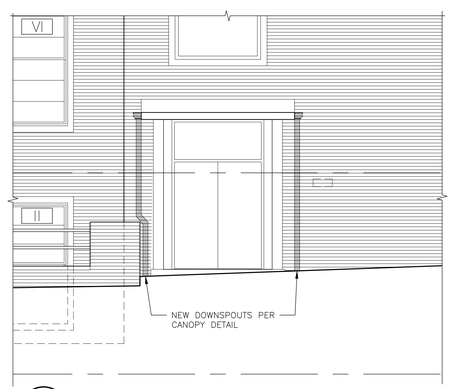
1 ENLARGED CANOPY AND DETAIL
SCALE: 1 1/2" = 1'-0"



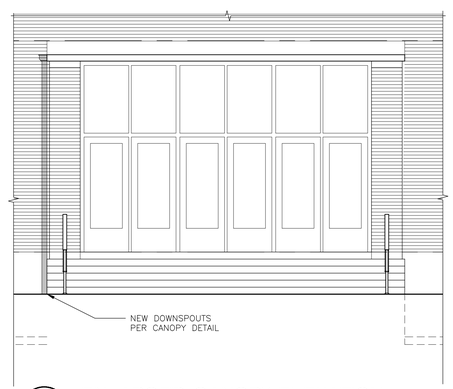
2 ENLARGED CANOPY ELEVATION
SCALE: 1/2" = 1'-0"



3 ENLARGED CANOPY ELEVATION
SCALE: 1/2" = 1'-0"



4 ENLARGED CANOPY ELEVATION
SCALE: 1/2" = 1'-0"



5 ENLARGED CANOPY ELEVATION
SCALE: 1/2" = 1'-0"

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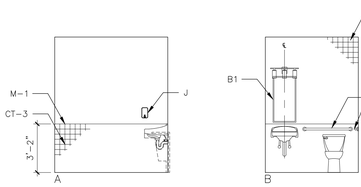
Ann Arundel County, Maryland
Tax Map: 051F Grid: 1 Parcel: 22

Owner:
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8403 Colesville Road, Suite 1150
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Exterior Details

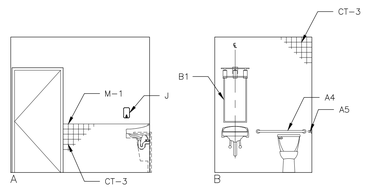
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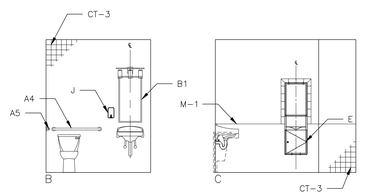
1 TOILET C006 - ELEVATIONS

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



2 TOILET C126 - ELEVATIONS

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



3 TOILET C134 - ELEVATIONS

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

4 TOILET C211 - ELEVATIONS

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



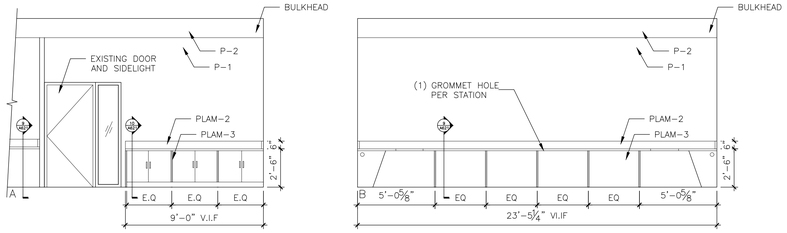
5 KITCHENETTE C107a - ELEVATIONS

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



6 HEALTH CARE SUITE C208 - ELEVATIONS

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



7 COMPUTER ROOM C125 - ELEVATIONS

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

APPLIANCE SCHEDULE

	APPLIANCE NAME	FINISH	MANUFACTURER	MODEL	ROOM NAME	TYP UNITS	BF UNITS	LEASING BREAKROOM	COMMUNITY KITCHEN
AP-1	REFRIGERATOR (19 CF)	BLACK	GE	GTE19DTNRBB		1	1		1
AP-2	30" FREE STANDING ELECTRIC RANGE w/ SS GREASE SHIELDS ON REAR AND SIDE WALLS	BLACK	GE	JB645DKBB		1			
AP-3	30"FREE STANDING ELECTRIC RANGE (ADA) w/ SS GREASE SHIELDS ON REAR AND SIDE WALLS	BLACK	GE	JD630DTBB			1		
AP-4	DUCTED UNDERCABINET RANGE HOOD	BLACK	GE	JVX5305DJBB			1		
AP-5	GARAGE DISPOSAL	BLACK	GE	GFC525V		1	1	1	1
AP-6	STANDARD RANGE HOOD FIRESTOP W/ DECORATIVE COVERS	N/A	STOVESTOP FIRESTOP				2		
AP-7	FIRESTOP LOW PRO FOR MICROHOOD	BLACK	STOVESTOP FIRESTOP			2			

NOTES:
1. INSTALL PER MANUFACTURER SPECIFICATIONS.
2. DETAIL NAMES AND TYPES MAY BECOME OBSOLETE OVER TIME AND CHANGES MUST BE APPROVED BY ARCHITECT AND OWNER.
3. ALL FUNCTIONS TO APPLIANCES PROVIDED IN BARRIER FREE DWELLING UNITS OR COMMUNITY SPACES ARE TO MEET ADA REQUIREMENTS.
4. CONTRACTOR TO PRICE AP-1 AS ADD ALTERNATE. FOR COMMON AREA KITCHENETTE ONLY. DWELLING UNIT REFRIGERATOR TO BE REPLACED.

ACCESSORIES SCHEDULE

	ACCESSORY NAME	MOUNTING HEIGHT (U.O.N.)	MANUFACTURER	MODEL	ROOM NAME	COMMON AREA RESTROOM	TYP UNITS BATHROOM	BF UNITS BATHROOM
A1	GRAB BAR (12")	TOP OF BAR 33"-36" MAX A.F.F., OR VERTICAL 3"-4" ABOVE HORIZONTAL BAR	BOBRICK	B-5806.99x12				1
A2	GRAB BAR (18")	TOP OF BAR 33"-36" MAX A.F.F., OR VERTICAL 3"-4" ABOVE HORIZONTAL BAR	BOBRICK	B-5806.99x18				1
A3	GRAB BAR (24")	TOP OF BAR 33"-36" MAX A.F.F.	BOBRICK	B-5806.99x24				3
A4	GRAB BAR (36")	TOP OF BAR 33"-36" MAX A.F.F.	BOBRICK	B-5806.99x36		1		1
A5	GRAB BAR (42")	TOP OF BAR 33"-36" MAX A.F.F.	BOBRICK	B-5806.99x42		1		1
B1	TEMPERED FRAMED MIRROR (18" x 30")	MAX 40" A.F.F. TO BOTTOM OF RELECTIVE SURFACE	BOBRICK	B-1658-1830		1		1
B2	TEMPERED FRAMED MIRROR (24" x 36")	MAX 40" A.F.F. TO BOTTOM OF RELECTIVE SURFACE	BOBRICK	B-1658-2430			1	
C1	TOWEL BAR (24")	ADA HEIGHT 48" A.F.F. 68" A.F.F. FOR NON-ADA	BOBRICK	B-673 x 24			2	
C2	HAND TOWEL RING	48" A.F.F.	KOHLER	K-13435-BN			1	1
D1	TOILET PAPER DISPENSER	7"-9" FROM FRONT OF TOILET, 24" A.F.F.	BOBRICK	B-6857			1	
D2	DOUBLE TOILET PAPER DISPENSER	7"-9" FROM FRONT OF TOILET, 24" A.F.F.	BOBRICK	B-6867				1
D3	LOCKABLE DOUBLE TOILET PAPER DISPENSER	7"-9" FROM FRONT OF TOILET, 24" A.F.F	BOBRICK	B-27460		1		
E	PAPER TOWEL/ WASTE BIN COMBO	OPERABLE PART MAX 34" A.F.F	BOBRICK	B-3944		1		
F	REMOVABLE TUB SEAT	TOP OF SEAT 17"-19" MIN / MAX A.F.F	FREEDOM SHOWERS	APFSHPQ-265150PWS				1
G	SHOWER CURTAIN ROD	74" TO CENTER A.F.F.	BOBRICK	B-4207			1	1
	ROBE HOOK - ETR	ADA HEIGHT 48" A.F.F. MAX 68" A.F.F. FOR NON-ADA	N/A	N/A			1	1
H	MEDICINE CABINET (RECESSED)	ADA HEIGHT 64" TO A.F.F. (LOWEST SHELF 44" A.F.F. MAX) AND 72" FOR NON-ADA	BOBRICK	B-397			1	1
J	SOAP DISPENSER	PUSH BUTTON 44" A.F.F MAX	BOBRICK	B-2111		1		

NOTE:
1.EXISTING ROBE HOOKS ARE TO REMAIN AND HEIGHTS ARE TO BE CONFIRMED THEY COMPLY WITH ADA STANDARDS. GC TO NOTIFIY ARCHITECT IF IT DOES NOT COMPLY
2. GC TO VERIFY EACH AND EVERY UNIT AND COMMON AREA SPACE TO CONFIRM QUANTITES PRIOR TO PURCHASING.
3. NOT ALL ACCESSORIES MAY BE USED IN EVERY SPACE. SEE INTERIOR ELEVATIONS
4. ORIGINAL ROBE HOOKS ARE EXISTING TO REMAIN AND NOT BE MOVED. IF ROBE HOOK CONFLICTS WITH A NEW BATHROOM ACCESSORY, ARCHITECT IS TO BE NOTIFIED.

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Architect's Project Number: 2124

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Design Development	06.15.2023
Permit Sub.	10.13.2023

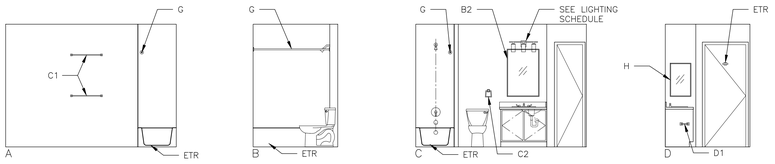
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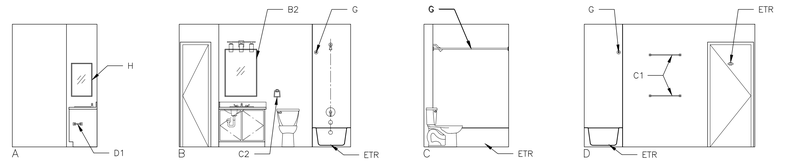
Interior Elevations - Common Areas

A6.0.1



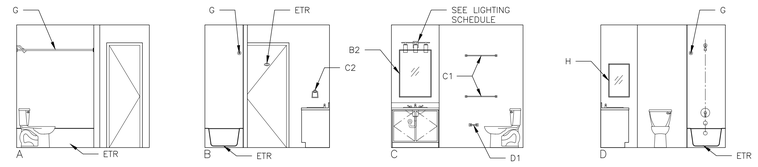
1 DWELLING UNIT BATHROOM - TYPE A

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



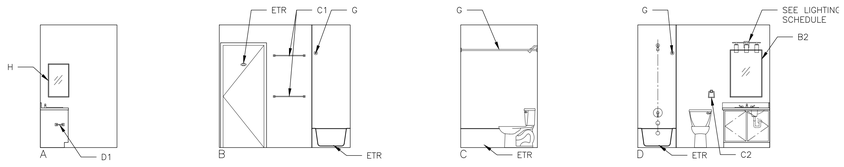
2 DWELLING UNIT BATHROOM - TYPE B

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



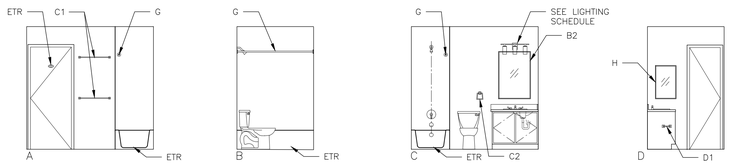
3 DWELLING UNIT BATHROOM - TYPE C

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



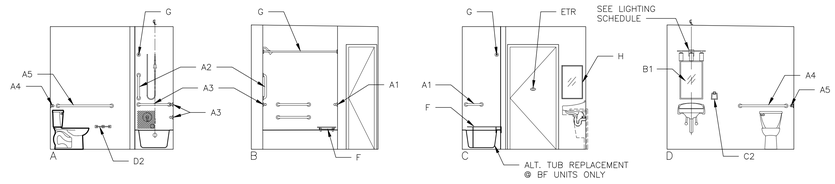
4 DWELLING UNIT BATHROOM - TYPE D

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



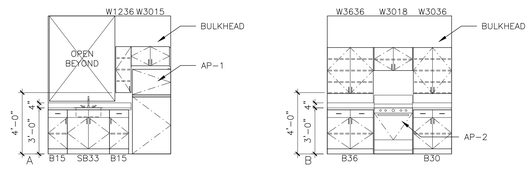
5 DWELLING UNIT BATHROOM - TYPE E

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



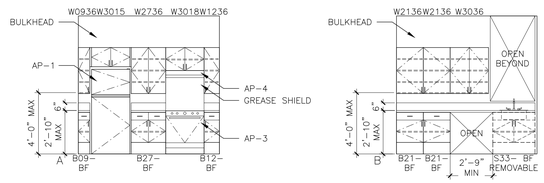
6 BARRIER FREE DWELLING UNIT BATHROOM - TYPE F

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



7 TYPICAL DWELLING UNIT KITCHEN

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



8 BARRIER FREE DWELLING UNIT KITCHEN

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

APPLIANCE SCHEDULE

	APPLIANCE NAME	FINISH	MANUFACTURER	MODEL	ROOM NAME	TYP UNITS	BF UNITS	LEASING BREAKROOM	COMMUNITY KITCHEN
AP-1	REFRIGERATOR (19 CF)	BLACK	GE	GTE19DTNRBB		1	1		1
AP-2	30" FREE STANDING ELECTRIC RANGE w/ SS GREASE SHIELDS ON REAR AND SIDE WALLS	BLACK	GE	JB645DKBB		1			
AP-3	30"FREE STANDING ELECTRIC RANGE (ADA) w/ SS GREASE SHIELDS ON REAR AND SIDE WALLS	BLACK	GE	JD630DTBB			1		
AP-4	DUCTED UNDERCABINET RANGE HOOD	BLACK	GE	JVX5305DJBB			1		
AP-5	GARAGE DISPOSAL	BLACK	GE	GFC525V		1	1	1	1
AP-6	STANDARD RANGE HOOD FIRESTOP W/ DECORATIVE COVERS	N/A	STOVESTOP FIRESTOP			2			
AP-7	FIRESTOP LOW PRO FOR MICROHOOD	BLACK	STOVESTOP FIRESTOP			2			

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A1	GRAB BAR (12")	TOP OF BAR 33"-36" MAX A.F.F., OR VERTICAL 3"-4" ABOVE HORIZONTAL BAR	BOBRICK	B-5806.99x12				1
A2	GRAB BAR (18")	TOP OF BAR 33"-36" MAX A.F.F., OR VERTICAL 3"-4" ABOVE HORIZONTAL BAR	BOBRICK	B-5806.99x18				1
A3	GRAB BAR (24")	TOP OF BAR 33"-36" MAX A.F.F.	BOBRICK	B-5806.99x24				3
A4	GRAB BAR (36")	TOP OF BAR 33"-36" MAX A.F.F.	BOBRICK	B-5806.99x36		1		1
A5	GRAB BAR (42")	TOP OF BAR 33"-36" MAX A.F.F.	BOBRICK	B-5806.99x42		1		1
B1	TEMPERED FRAMED MIRROR (18" x 30")	MAX 40" A.F.F. TO BOTTOM OF RELECTIVE SURFACE	BOBRICK	B-1658-1830		1		1
B2	TEMPERED FRAMED MIRROR (24" x 36")	MAX 40" A.F.F. TO BOTTOM OF RELECTIVE SURFACE	BOBRICK	B-1658-2430			1	
C1	TOWEL BAR (24")	ADA HEIGHT 48" A.F.F. 68" A.F.F. FOR NON-ADA	BOBRICK	B-673 x 24			2	
C2	HAND TOWEL RING	48" A.F.F.	KOHLER	K-13435-BN			1	1
D1	TOILET PAPER DISPENSER	7"-9" FROM FRONT OF TOILET, 24" A.F.F.	BOBRICK	B-6857			1	
D2	DOUBLE TOILET PAPER DISPENSER	7"-9" FROM FRONT OF TOILET, 24" A.F.F	BOBRICK	B-6867				1
D3	LOCKABLE DOUBLE TOILET PAPER DISPENSER	7"-9" FROM FRONT OF TOILET, 24" A.F.F	BOBRICK	B-27460		1		
E	PAPER TOWEL/ WASTE BIN COMBO	OPERABLE PART MAX 34" A.F.F	BOBRICK	B-3944		1		
F	REMOVABLE TUB SEAT	TOP OF SEAT 17"-19" MIN / MAX A.F.F.	FREEDOM SHOWERS	APFSHPQ-265150PWS				1
G	SHOWER CURTAIN ROD	74" TO CENTER A.F.F.	BOBRICK	B-4207			1	1
	ROBE HOOK - ETR	ADA HEIGHT 48" A.F.F. MAX 68" A.F.F. FOR NON-ADA	N/A	N/A			1	1
H	MEDICINE CABINET (RECESSED)	ADA HEIGHT 64" TO A.F.F. (LOWEST SHELF 44" A.F.F. MAX) AND 72" FOR NON-ADA	BOBRICK	B-397			1	1
J	SOAP DISPENSER	PUSH BUTTON 44" A.F.F MAX	BOBRICK	B-2111		1		

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4. ORIGINAL ROBE HOOKS ARE EXISTING TO REMAIN AND NOT BE MOVED. IF ROBE HOOK CONFLICTS WITH A NEW BATHROOM ACCESSORY, ARCHITECT IS TO BE NOTIFIED.

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STRUCTURAL ENGINEER:
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Rockville, MD 20850
301.738.5690
www.mcecorp.com

Architect's Project Number: 2124

Schematic Set	10.05.2022
Design Development	06.15.2023
Permit Sub.	10.13.2023

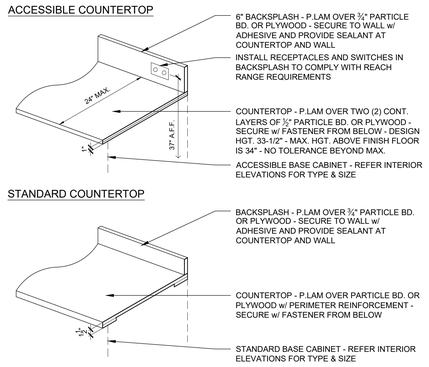
Renovation of
Wiley H. Bates Residences
1103 Smithville Street
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Ann Arundel County, Maryland
Tax Map: 051F Grid: 1 Parcel: 22

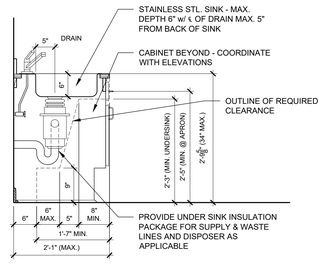
Owner:
Enterprise Community Development, Inc.
8403 Colesville Road, Suite 1150
Silver Spring, MD 20910
410.230.2126
www.enterprisecommunitydevelopment.org

Interior Elevations - Dwelling Units

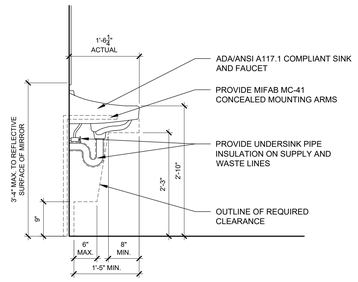
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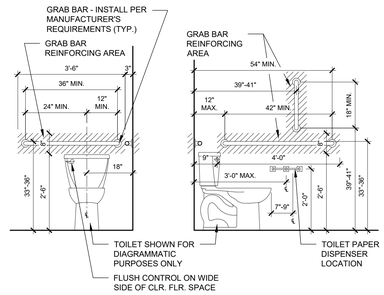
1 COUNTERTOP DETAIL
SCALE: 3/4" = 1'-0"



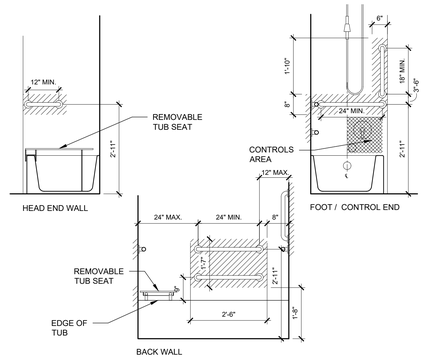
2 BARRIER FREE KITCHEN SINK DETAIL (TYP.)
SCALE: 3/4" = 1'-0"



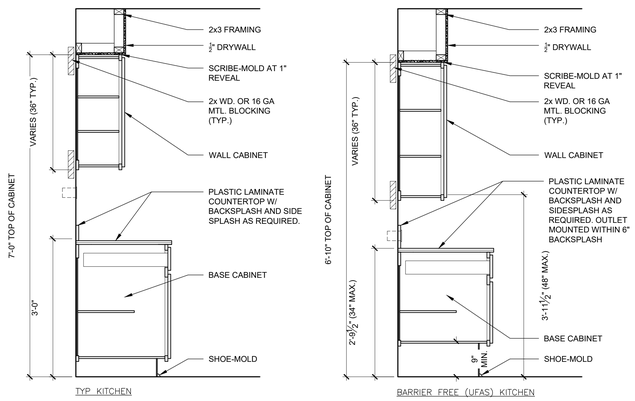
3 BARRIER FREE BATHROOM SINK DETAIL (TYP.)
SCALE: 3/4" = 1'-0"



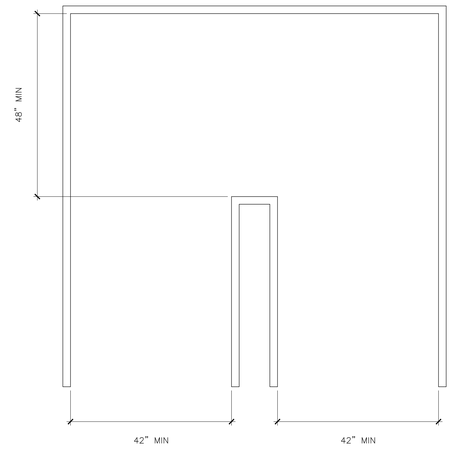
4 GRAB BAR DETAIL
SCALE: 1/2" = 1'-0"



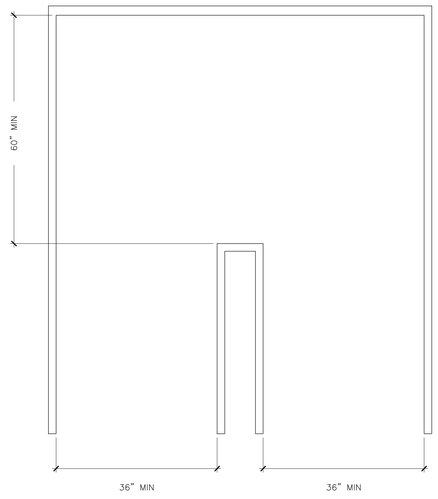
5 BF BATHTUB DETAIL
SCALE: 1/2" = 1'-0"



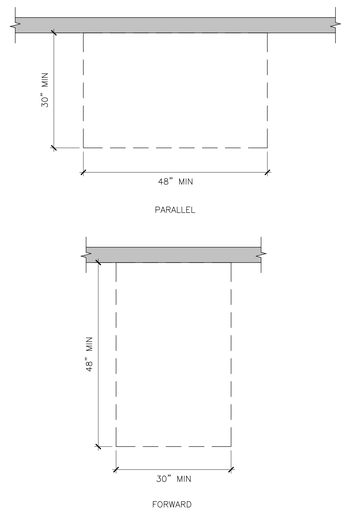
6 COUNTERTOP DETAIL
SCALE: 3/4" = 1'-0"

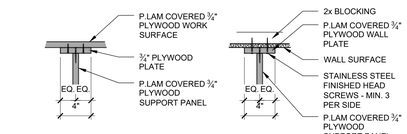


7 180 DREGREE TURNING CLEARANCE
SCALE: 3/4" = 1'-0"

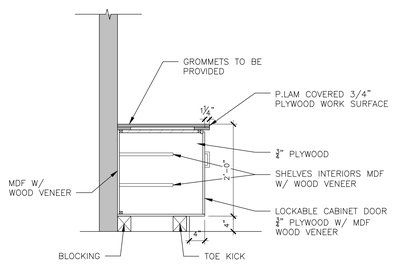


8 POSITION OF CLEAR FLOOR SPACE
SCALE: 3/4" = 1'-0"





9 COMPUTER STATION DETAIL
SCALE: 3/4" = 1'-0"



10 PRINTING STATION MILLWORK DETAIL
SCALE: 3/4" = 1'-0"

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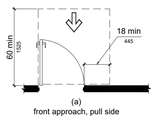
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Interior Details

A6.2.1

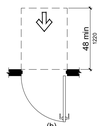
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NOTE: **NOT ALL FLOORING TRANSITION TYPES MAY OCCUR. REFER TO FINISH SCHEDULE/LEGEND FOR FLOORING LOCATIONS PER SPACE**



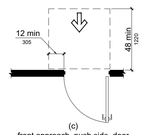
(a)
front approach, pull side

Figure 404.2.4.1
Maneuvering Clearance at Manual Swinging Doors and Gates



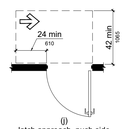
(b)
front approach, push side

Figure 404.2.4.1
Maneuvering Clearance at Manual Swinging Doors and Gates



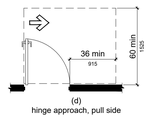
(c)
front approach, push side, door provided with both closer and latch

Figure 404.2.4.1
Maneuvering Clearance at Manual Swinging Doors and Gates



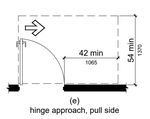
(j)
latch approach, push side

Figure 404.2.4.1
Maneuvering Clearance at Manual Swinging Doors and Gates



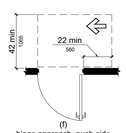
(d)
hinge approach, pull side

Figure 404.2.4.1
Maneuvering Clearance at Manual Swinging Doors and Gates



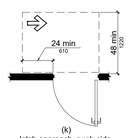
(e)
hinge approach, pull side

Figure 404.2.4.1
Maneuvering Clearance at Manual Swinging Doors and Gates



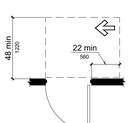
(f)
hinge approach, push side

Figure 404.2.4.1
Maneuvering Clearance at Manual Swinging Doors and Gates



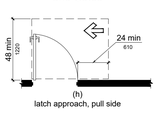
(k)
latch approach, push side, door provided with closer

Figure 404.2.4.1
Maneuvering Clearance at Manual Swinging Doors and Gates



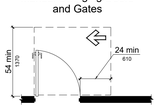
(g)
hinge approach, push side, door provided with both closer and latch

Figure 404.2.4.1
Maneuvering Clearance at Manual Swinging Doors and Gates



(h)
latch approach, pull side

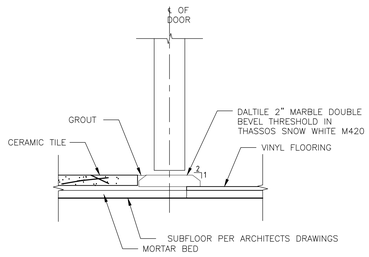
Figure 404.2.4.1
Maneuvering Clearance at Manual Swinging Doors and Gates



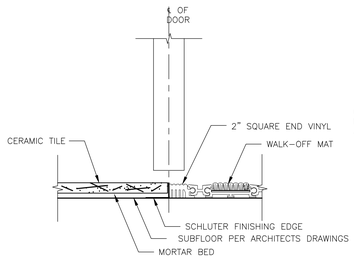
(i)
latch approach, pull side, door provided with closer

Figure 404.2.4.1
Maneuvering Clearance at Manual Swinging Doors and Gates

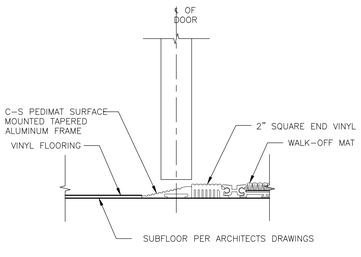
NOTE: REQUIRED CLEARANCES ARE SHOWN FOR REFERENCE AND APPLY TO THE ACCESSIBLE ROUTE AND COMMON USE SPACES WITHIN THE BUILDING. CONTRACTOR TO NOTIFY ARCHITECT IF INDICATED CLEARANCES CANNOT BE MET. ARCHITECT SHALL PROVIDE DIRECTION PRIOR TO CONTRACTOR PROCEEDING WITH THE INSTALLATION.



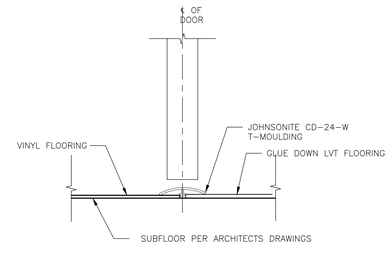
1. CERAMIC TILE TO VINYL FLOORING WITH THRESHOLD



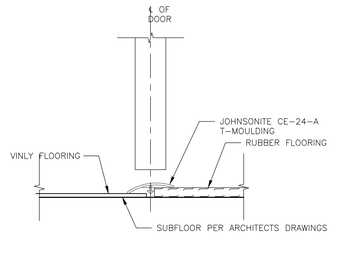
2. CERAMIC TILE TO WALK-OFF MAT



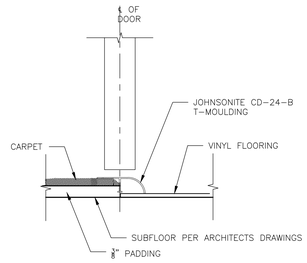
3. VINYL FLOORING TO WALK-OFF MAT WITH REDUCER



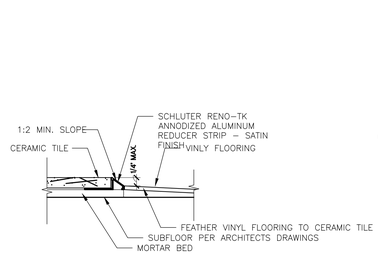
4. VINYL FLOORING TO VINLY FLOORING WITH T-MOULDING



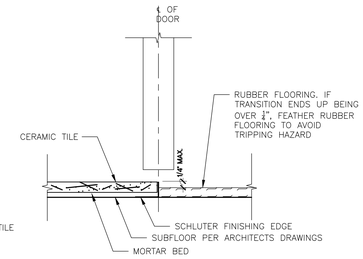
5. VINYL FLOORING TO RUBBER INTERLOCKING TILES WITH T-MOULDING



6. CARPET TO VINYL FLOORING WITH THRESHOLD



7. CERAMIC TILE TO GLUE DOWN FLOORING WITH REDUCER STRIP



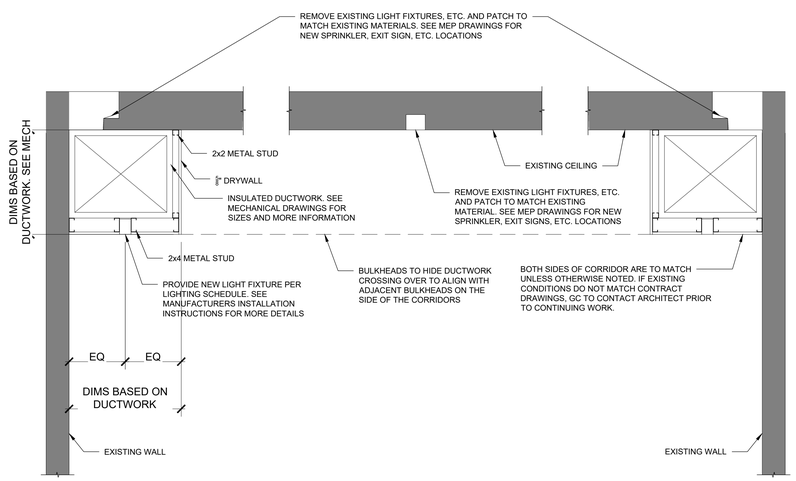
8. CERAMIC TILE TO RUBBER INTERLOCKING TILES WITH THRESHOLD

1 DOOR CLEARANCES

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

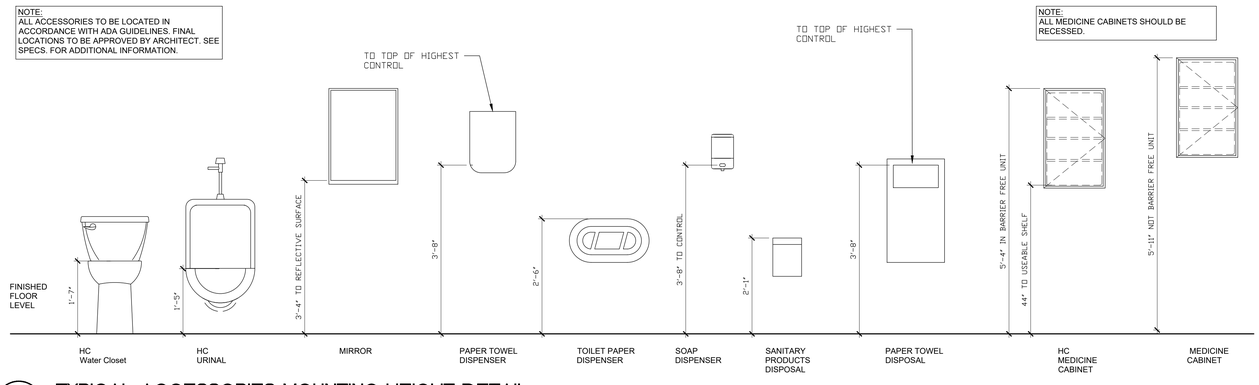
2 TYP. FLOORING TRANSITION DETAILS

SCALE: 6" = 1'-0"



3 TERRACE AND FIRST FLOOR CEILING DETAIL

SCALE: 3/4" = 1'-0"



4 TYPICAL ACCESSORIES MOUNTING HEIGHT DETAIL

SCALE: 3/4" = 1'-0"

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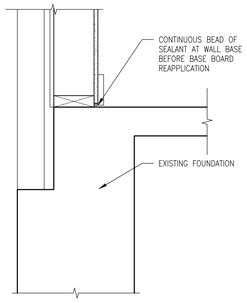
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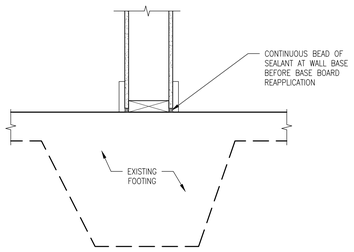
Interior Details

A6.2.2

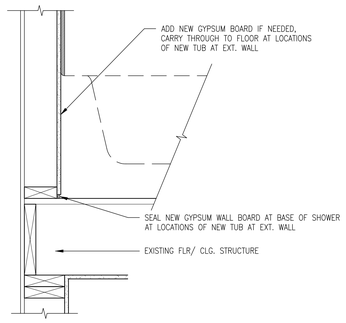
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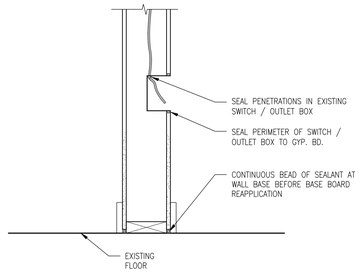
1 AIR SEALING DETAIL
NOT TO SCALE



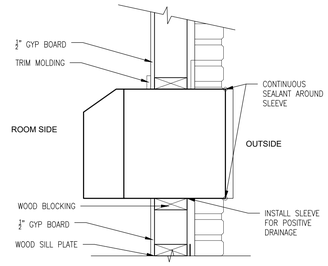
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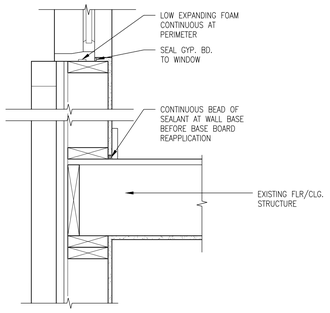
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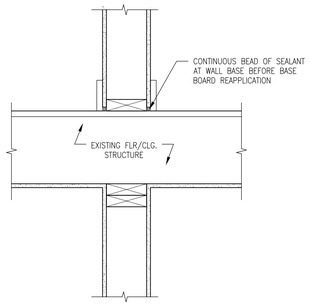
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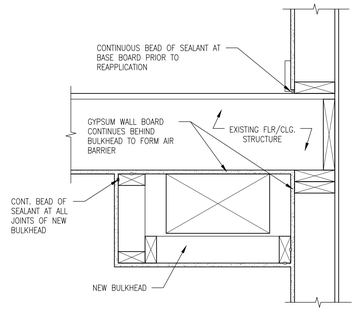
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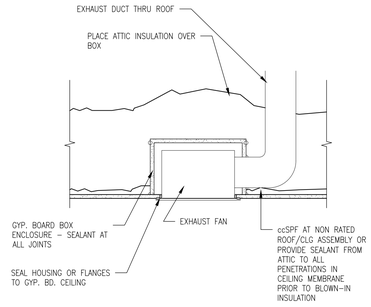
6 AIR SEALING DETAIL
NOT TO SCALE



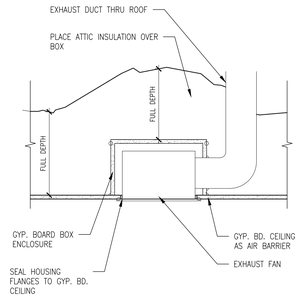
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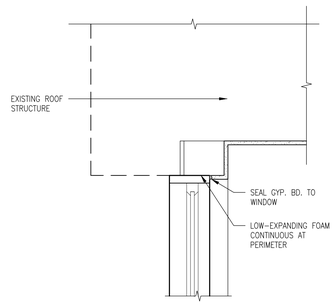
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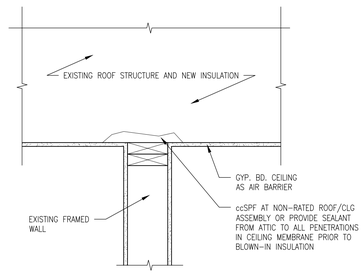
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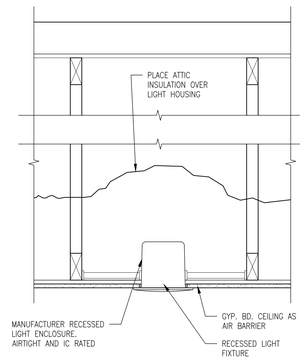
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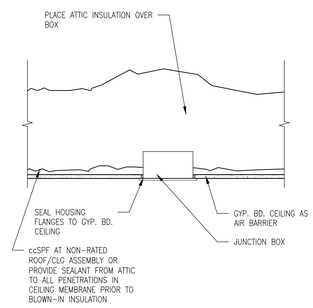
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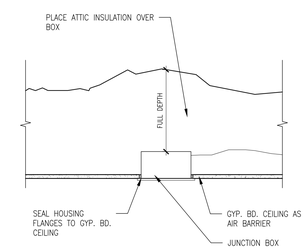
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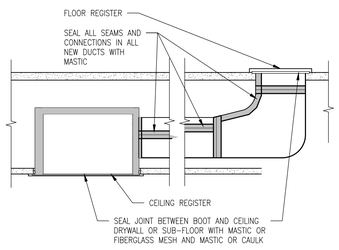
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NOT TO SCALE



14 AIR SEALING DETAIL
NOT TO SCALE

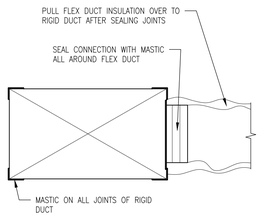


15 AIR SEALING DETAIL
NOT TO SCALE



16 AIR SEALING DETAIL
NOT TO SCALE

DUCT SEALING DETAIL



MINER FEINSTEIN ARCHITECTS

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Architect's Project Number: 2124

Schematic Set	10.05.2022
Design Development	06.15.2023
Permit Sub.	10.13.2023

Renovation of
Wiley H. Bates Residences
1103 Smithville Street
Annapolis, Maryland 21401

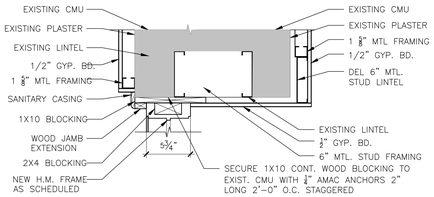
Ann Arundel County, Maryland
Tax Map: 051F Grid: 1 Parcel: 22

Owner:
Enterprise Community Development, Inc.
8403 Colesville Road, Suite 1150
Silver Spring, MD 20910
410.230.2126
www.enterprisecommunitydevelopment.org

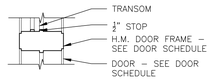
Interior Details

A6.2.3

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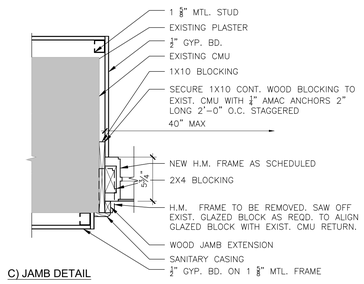
A) HEAD DETAIL



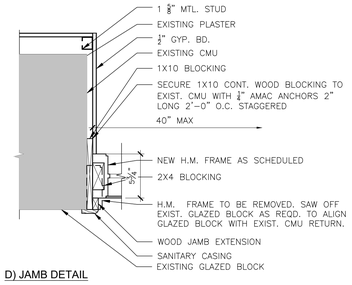
B) HEAD DETAIL

1 DOOR HEADER DETAIL

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



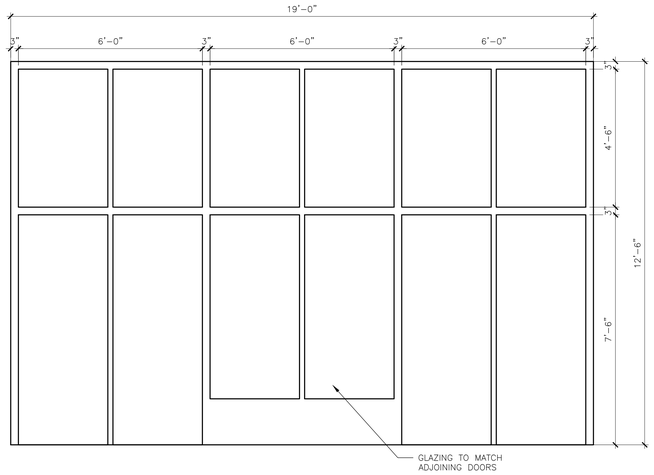
C) JAMB DETAIL



D) JAMB DETAIL

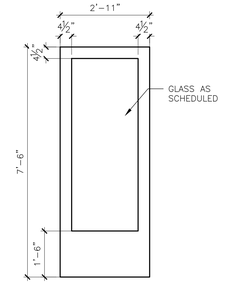
2 DOOR JAMB DETAIL

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



3 SF-1 STOREFRONT ELEVATION

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



4 SF-1 DOOR ELEVATION

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

ENTRY HARDWARE

SET 1
6 EA. HINGES
2 EA. EXIT DEVICES
2 EA. ELEC. POWER TRANSFER
2 EA. AUTO-EQUALIZER
2 EA. WALL SWITCH
1 EA. POWER SUPPLY
2 EA. DR. POSITION SWITCH
1 EA. PROX-READER
1 EA. CONTROLLER
2 EA. KICKPLATES
2 EA. FLOOR STOPS
1 EA. THRESHOLD
2 EA. DOOR SWEEPS
1 SET GASKETING

SET 2
6 EA. HINGES
2 EA. EXIT DEVICES
2 EA. CLOSERS
1 EA. DR. POSITIONS SWITCH
2 EA. KICKPLATES
2 EA. FLOOR STOPS
1 EA. THRESHOLD
2 SET DR. SWEEPS
1 SET GASKETING

5 DOOR HARDWARE

NOT TO SCALE

DOOR SCHEDULE

C100a	EXTERIOR	LOBBY	Y	2'-11"x7'-6"x1 3/4"	E	SCW	PTD.	INSUL-TEMP.	20	ALUM.	-	IINSUL-TEMP.	-	1	20	F2	Y
C100b	EXTERIOR	LOBBY	Y	2'-11"x7'-6"x1 3/4"	E	SCW	PTD.	INSUL-TEMP.	20	ALUM.	-	IINSUL-TEMP.	-	2	20	F2	Y

NOTES

1	WHERE NEW DOORS AND FRAMES ARE SCHEDULED FOR EXISTING OPENINGS, CONTRACTOR SHALL VERIFY EACH AND EVERY OPENING PRIOR TO PREPARATION OF SUBMITTAL AND ORDERING OF DOORS AND FRAMES.
2	ALL EXTERIOR DOORS (AND HATCHES) SHALL MEET THE MINIMUM INSULATION REQUIREMENT, R-VALUE METHOD PER C402 AND TABLE C402.1.3 (R-4.75 MIN), OR MAX INUSULATION REQUIRIMENT U-FACTOR METHOD (U-.61 MAX), PER C402 AND TABLE C402.1.4 OF THE 2018 IECC.
3	ANY GLAZING ON EXTERIOR DOORS SHALL MEET THE MAXIMUM REQUIREMENT OF U-FACTOR (U-0.36 MAX) AND SHGC RATING (SHGC-0.38 MAX) PER C402 AND TABLE 402.4 OF THE 2018 IECC.
4	AIR LEAKAGE BARRIERS ARE TO BE APPLIED AT ALL WINDOWS AND DOORS PER C402 OF THE 2018 IECC. SEE ADDITIONAL DETAILING ON A624.

ABBREVIATIONS

HCW	HOLLOW CORE WOOD	BYP	BY-PASS PAIR	SCW	SOLID CORE WOOD
MH	HOLLOW METAL	HN	HEX NETTING	TEMP	TEMPERED
INSUL	INSULATED	ALUM	ALUMINUM	PRT	PRESSURE TREATED
PHW	PRE-HUNG WOOD	ANNO	ANNODIZED	GL	GLAZING
PTD	PAINTED	STN	STAINED	ETR	EXISTING-TO-REMAIN

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STRUCTURAL ENGINEER:
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Rockville, MD 20850
301.738.5690
www.mcecorp.com

Architect's Project Number: 2124

Permit Sub. 10.13.2023

Renovation of
Wiley H. Bates Residences

1103 Smithville Street
Annapolis, Maryland 21401

Ann Arundel County, Maryland
Tax Map: 051F Grid: 1 Parcel: 22

Owner:
Enterprise Community Development, Inc.
8403 Colesville Road, Suite 1150
Silver Spring, MD 20910
410.230.2126
www.enterprisecommunitydevelopment.org

Interior Details

A7.0.1

INTERIOR FINISH LEGEND

	DESIGNATION	TYPE	MANUFACTURER/ STYLE	DESCRIPTION	COLOR	NOTES
WALLBASE	**B-1**	CERAMIC BASE	COORDINATE BASE WITH SELECTED TILE	4" x 12"		BATHROOMS AND RESTROOMS
	B-2	PAINTED WOOD	COORDINATE BASE WITH CORRESPONDING TRIM PAINT/STAIN	4 INCH UNMOULDED		NOMINAL 4" WOOD BASE TO MATCH EXISTING
	B-3	SHOE MOLD BASE	COORDINATE BASE WITH CORRESPONDING TRIM PAINT/STAIN			1/4 ROUND SHOE MOLD
	B-4	VINYL BASE	TARKETT, TRADITIONAL VINYL	4"H x 1/8" GAUGE	TBD	LOCATED IN AREAS WITH VCT OR RUBBER FLOORING
TILE	**CT - 1**	CERAMIC TILE	DALTILE, PORTFOLIO	12" x 24" STAGGERED BRICKWORK	ICE PF01	DWELLING UNIT BATHROOM FLOORING; MAPEI GROUT: TBD
	CT - 2	CERAMIC TILE	DALTILE, PORTFOLIO	2" x 2" MOSAIC	ICE PF01	BF DWELLING UNIT FLOORING; COMMON AREA FLOORING: TOLIET ROOMS, KITCHEN; MAPEI GROUT: TBD
	CT - 3	CERAMIC TILE	DALTILE, COLORWHEEL CLASSIC	4" x 4"	ARCTIC WHITE 0190	COMMON AREA WAINSCOTING: TOLIET ROOM; MAPEI GROUT: TBD
	CT - 4	CERAMIC TILE	DALTILE, COLORWHEEL CLASSIC	4" x 4"	ARCTIC WHITE 0190	KITCHENETTE BACKSPLASH; MAPEI GROUT: TBD
	CT - 5	CERAMIC TILE	DALTILE, COLORHWEEL CLASSIC	TBD	TBD	DWELLING UNIT TUB SURROUND TILE REPLACEMENTS - 10% ALLOWANCE
	CT - 6	CERAMIC TILE	DALTILE, COLORHWEEL CLASSIC	TBD	TBD	COMMON AREA WALL TILE REPLACEMENTS - 10% ALLOWANCE
FLOORING	**LVT-1**	LUXURY VINYL TILE	FLOORFOLIO, TIMBER	6" x 36" 12 MIL 4.0 ENVIROQUIET	636-677-EQ-5	DWELLING UNIT LIVING ROOM, BEDROOMS, KITCHENS AND CLOSETS
	LVT-2	LUXURY VINYL TILE	FLOORFOLIO, TIMBER	6" x 36" 22 MIL 6.0 ENVIROQUIET	636-677-RB-6-C	COMMUNITY ROOM, READING ROOM, OFFICE, COMPUTER ROOM, ELEVATOR CABS, KITCHENETTE
	VCT-1	VINYL COMPOSITE TILE	ARMSTRONG, STANDARD EXCELON IMPERIAL TEXTURE	12" x 12"	SILK 59234	HEALTHCARE SUITE, LAUNDRY ROOM, TRASH ROOM
	VCT-2	VINYL COMPOSITE TILE	ARMSTRONG, STANDARD EXCELON IMPERIAL TEXTURE	12" x 12"	FIELD GRAY 51927	HEALTHCARE SUITE, LAUNDRY ROOM, TRASH ROOM ACCENT TILE
	CPT-1	CARPET TILE	MOHAWK, PROSIGNS BT592	24" x 24"	TBD	REPLACE IN KIND - ADD ALTERNATE
	WM-1	~~WALK-OFF MAT~~	~~MATS, INC~~	~~10' x 10' REMOVABLE MAT~~	~~TBD~~	~~WITH LOGO~~ - NI.C.
	VT-1	~~VINYL~~	~~ARMSTRONG INTEGRATED STAIR TREADS AND RISERS~~	~~RASIED ROUND~~	~~TBD~~	~~STAIR TREADS AND RISERS~~ - N.I.C
	ST-1	~~VINYL LANDING TILES~~	~~ARMSTRONG INTEGRATED STAIR LANDING TILES~~		~~TBD~~	~~STAIR LANDINGS~~ - N.I.C
PAINT	**P-1**	PAINT	SHERWIN WILLIAMS, PROMAR 200	FLAT	PEDIMENT SW7634	WALL FIELD COLOR
	P-2	PAINT	SHERWIN WILLIAMS, PROMAR 200	FLAT	TBD	ACCENT COLOR
	P-3	PAINT	SHERWIN WILLIAMS, PROMAR 200	SEMI-GLOSS	PEDIMENT SW7634	FIELD COLOR
	P-4	PAINT	SHERWIN WILLIAMS, PROMAR 200	SEMI-GLOSS	TBD	ACCENT/DOORS COLOR
	P-5	PAINT	SHERWIN WILLIAMS, PROMAR 200	SEMI-GLOSS	TBD	UNIT ENTRY DOOR COLOR
	P-6	PAINT	SHERWIN WILLIAMS, PROMAR 200	SEMI-GLOSS	PAVESTONE SW7642	COMMON AREA DOORS ~~AND HANDRAIL~~ COLOR
	P-7	PAINT	SHERWIN WILLIAMS, PROMAR 200	SEMI-GLOSS	SNOWBOUND SW7004	UNIT INTERIOR DOORS AND TRIM
	P-8	PAINT	SHERWIN WILLIAMS, PROMAR 200	FLAT	SNOWBOUND SW7004	CEILING COLOR
	CONCRETE COATING	PAINT	H&C COLORTOP CONCRETE STAIN WITH SHARKGRIP SLIP-RESISTANT ADDITIVE, OR APROVED ALT.	CLARISHEILD GLOSS	TBD	UTILITY/LAUNDRY ROOM FLOORING
SURFACES	**P-LAM -1**	PLASTIC LAMINATE	FORMICA, LAMINATE	MATTE	WHITE ICY GRANITE 9476-58	DWELLING UNIT KITCHEN COUNTERS
	P-LAM -2	PLASTIC LAMINATE	FORMICA, LAMINATE	ARTISAN	SEA SALT 9529-43	COMMUNITY ROOM KITCHENETTE AND COMPUTER ROOM COUNTER
	P-LAM -3	PLASTIC LAMINATE	FORMICA, LAMINATE	NATURAL GRAIN	BLACK RIFTWOOD 6414-NG	COMPUTER ROOM MILLWORK
	CM-1	CULTURED MARBLE VANITY	RYNONE, CULTURED MARBLE WITH INTEGRATED SQUARE BOWL	POLISHED	SOLID WHITE	DWLELING UNIT BATHROOMS
	WC-1	WALLCOVERING	WOLF GORDON, BROADCLOTH	TYPE II	AMBIANCE BDC 4010	ELEVATOR LOBBIES
	WC-2	WALLCOVERING	WOLF GORDON, TAIGA	TYPE II	BIRCH TIG9121	COORIDOR BENCH ALCOVES
	FRP-1	~~FRP~~	~~CRANE COMPOSITIES, GLASBORAD~~	~~4'-x 8'- EMBOSSED FINISH~~	~~WHITE~~	~~TRASH ROOMS~~ - N.I.C
	CS-1	~~CORNER SHELF~~	~~DALTILE, BATHROOM ACCESSORIES~~	~~BA680 9" WITHOUT FLANGE~~	~~CN10 WHITE GLOSS~~	~~DWELLING UNIT BATHROOM SHOWERS. SEE NOTES FOR MOUNTING HEIGHTS~~ - N.I.C
	CG-1	CORNER GUARD	PAWLINGS SYSTEMS	4'-0" x 3" CG-13	BONE 238	ALL COMMON AREA EXPOSED CORNERS AND AT BARRIER FREE DWELLINGS UNITS.
	CG-2	~~CORNER GUARD~~	~~PAWLINGS SYSTEMS~~	~~4'-0" x 3" CG-04~~	~~BLACK~~	~~EXPOSED CORNERS IN THE CORRIDOR LEADING FROM THE TRASH COMPACTOR TO EXTERIOR~~ - N.I.C
	WP-1	~~WALL PROTECTION~~	~~PAWLINGS SYSTEMS, WALL PROTECTION SHEETS~~	~~WC-80~~	~~TBD~~	~~TRASH COMPACTOR CORRIDOR~~ - N.I.C
CABINETS	**CAB-1**	CABINETRY	SMART, ULTIMATE CONSTRUCTION CABINETRY	BRIGHTON	MAPLE, SLATE	DWELLING UNIT KITCHEN AND BATHROOMS
	CAB-2	CABINETRY	SMART, ULTIMATE CONSTRUCTION CABINETRY	BRIGHTON	MAPLE, SLATE	COMMUNITY ROOM KITCHENETTE, HEALTH CARE
MICS	**M-1**	TRANSITION	SCHLUTER, JOLLY		BRUSHED NICKEL ANODIZED	CT TO GYPSUM BOARD.
	M-2	TRANSITION	SCHLUTER, RONDEC		BRUSHED NICKEL ANODIZED	TILED IN-CORNER
	HB-1	HORIZONTAL MINI BLINDS	SWF CONTRACT, 1" MINI BLINDS	VINYL 1" SLATS	TBD	DWELLING UNITS - ADD ALTERNATE
	VB-1	VERTICAL BLINDS	SWF CONTRACT, G-85 DURA-VUE	VERTICAL BLINDS	TBD	DWELLING UNITS - ADD ALTERNATE

NOTES:

1. EXISTING TERRAZZO FLOORING IS TO REMAIN AND BE CLEANED AND BUFFED, NO SEALING. FLOORING IS TO BE PROTECTED DURING CONSTRUCTION.
2. EXISTING TO REMAIN WALLS ARE TO BE PAINTED PER FINISH SCHEDULE
3. EXISTING WALL TILES ARE TO BE REMAIN UNLESS DAMAGED, SCOPE ACCOUNTS FOR 10% OF DWELLING UNIT TILE TO BE REPLACED WHERE REQUIRED.
4. WOOD BASE IS EXISTING TO REMAIN AND PAINTED TO MATCH SHOE MOLD AS BASE BID. REPLACEMENT OF WOOD BASE IS AN ADD ALT.
5. ADDTIONAL MATERIALS ARE TO BE PRICED AS AN ADD ALTERNATE BY THE CONTRACTOR:
   HORIZONTAL AND VERTICAL WINDOW TREATMENTS
   VCT-1 WITHIN STORAGE ROOMS AND MEZZANINE
   CARPET TILE TO REPLACE EXISTING CARPET IN EXISTING LOCATIONS

INTERIOR FINISH SCHEDULE

		FLOORS												BASE					WALLS/TRIM/DOORS																		SURFACES																		WINDOWS			MISC	
		CT-1	CT-2	LVT-1	LVT-2	VCT-1	VCT-2	CPT-1	WM-1	VT-1	ST-1	CONCRETE PAINTED	EXISTING TO REMAIN	B-1 (CT CERAMIC TILE)	B-2 (PAINTED WOOD BASE)	B-3 (SHOE MOLD BASE)	B-4 (VINYL BASE)	EXISTING TO REMAIN	CT-3	CT-4	CT-5	P-1 (FIELD)	P-2 (ACCENT)	P-3 (FIELD/SOH DOORS IN SEMI)	P-4 (ACCENT/DOORS IN SEMI)	P-5 (UNIT ENTRY DOOR)	P-6 (COMMON AREA DOORS)	P-7 (UNIT INTERIOR DOORS/TRIM AND/CEILING)	WC-1	WC-2	FRP-1	EXISTING TO REMAIN	PLAM-1	PLAM-2	PLAM-3	CM-1	CAB-1	CAB-2	CS-1	CG-2	WP-1	EXISTING TO REMAIN	HB-1	YB-1	EXISTING TO REMAIN	M-1 (CT TO GYP)	M-2 (TILED IN-CORNERS)
ROOM #	**ROOM NAME**	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	3	4	5	6	7	8	9	10	11	1	2	3	1	2
TERRACE LEVEL																																																						
C001	SOUTH CORRIDOR												12				4					4	5		7	8	9	10	11			14								8												
C002	CORRIDOR					5	6										4					4		6			9	10												8												
C003	EAST CORRIDOR												12				4					4			7	8	9	10			14								8												
C004	TRASH COMPACTOR											11					4					4			6		9	10		13								8												
C005	CORRIDOR					5	6										4					4		6			9	10												9	10										
C006	TOILET		2											1						1					6	7		9	10																						
C007	SALON - N.I.C																																																			
C008	STAIR #2									9	10						4					4					9	10				14																			
C009	STAIR #1									9	10						4					4					9	10				14																			
C012	ELEV. MECH					5											4					4					9	10																						
	ELEVATOR																																																		
FIRST FLOOR																																																			
C100	LOBBY								8				12					5				4	5		7		9	10				14								8												
C101	GALLERY												12					5				4			7		9	10				14								8												
C103	CORRIDOR												12					5				4			7	8	9	10	11			14								8												
C104	RECEPTION												12		2	3		5				4	5		7		9	10				14								8												
C105	OFFICE				4			7							2	3						4			7		9	10												8												
C107a	KITCHENETTE				4										2	3	4				2	4			7		9	10						2				6		8									1		
C107b	STORAGE					5							12				4	5				4		6			9	10																						
C108	COMMUNITY ROOM				4										2	3						4	5		7		9	10	11											8												
C109	STAIR #6									9	10						4					4					9	10				14																			
C110	MEZZANINE					5							12				4	5				4		6			9	10												8												
C111	STAIR #5									9	10						4					4					9	10				14																			
C112	WEST CORRIDOR												12					5				4			7	8	9	10				14								8												
C113	STAIR #8									9	10						4					4					9	10				14																			
C120	SOUTH CORRIDOR												12					5				4			7	8	9	10				14								8												
C121	CORRIDOR												12					5				4			7	8	9	10												8												
C122	LAUNDRY					5	6										4					4			6	7		9	10						2	3				8												
C123	STORAGE					5											4					4			6			9	10																						
C124	RESIDENTIAL SERVICE OFFICE							7							2	3						4			7		9	10						2	3				8												
C125	COMPUTER ROOM				4			7							2	3						4	5		7		9	10						2	3				8												
C126	TOILET		2											1						1					6	7		9	10																						
C127	TRASH ROOM					5											4					4			7		9	10		13								8												
C128	STAIR #2									9	10						4					4					9	10				14																			
C129	EAST CORRIDOR												12					5				4			7	8	9	10				14								8												
C130	STAIR #1									9	10						4					4					9	10				14																			
C131	OFFICE				4			7							2	3						4			7		9	10												8												
C132	OFFICE				4			7							2	3						4			7		9	10												8												
C133	STO.				5												4					4		6			9	10				14								8												
C134	TOILET		2											1						1					6	7		9	10																						
C135	DINING				4										2	3						4	5		7		9	10																						
SECOND FLOOR																																																			
C201	SOUTH CORRIDOR							7					12					5				4			7	8	9	10	11			14								8												
C202	CORRIDOR							7					12					5				4			7		9	10				14								8												
C203	WEST CORRIDOR							7					12					5				4		6	7	8	9	10				14								8												
C204	EAST CORRIDOR							7					12					5				4			7	8	9	10				14								8												
C205	STAIR #8									9	10						4					4			7		9	10				14																			
C206	STAIR #5									9	10						4					4			7		9	10				14																			
C207	STORAGE					5							12					5				4		6			9	10				14																			
C208	HEALTH CARE SUITE					5	6										4					4		6			9	10												8												
C209	STORAGE					5							12					5				4		6			9	10				14																			
C210	READING ROOM			4			7								2	3						4			7		9	10						4	4																
C211	TOILET	2												1						1					6	7		9	10																						
C212	TRASH ROOM					5							12				4					4			7		9	10		13								8												
C213	GAME ROOM				4												4					4			7		9	10						2	3				8												
C214	STAIR #2									9	10						4					4					9	10				14																			
C215	STAIR #1									9	10						4					4					9	10				14																			
TYP. DWELLING UNITS																																																		
	LIVING ROOM			3											2	3						4					10																				1	2			
	KITCHEN			3											2	3						4					10						1				5								1	2			
	BEDROOM(S)			3											2	3						4					10																	1	2			
	BATHROOM(S)	1												1										6			10										4	5		7										
	CLOSET(S)			3											2	3						4					10																						
BARRIER FREE DWELLING UNITS																																																		
	LIVING ROOM			3											2	3						4					10																				1	2			
	KITCHEN			3											2	3						4					10						1				5								1	2			
	BEDROOM(S)			3											2	3						4					10																				1	2			
	BATHROOM(S)		2											1										6			10										4	5		7										
	CLOSET(S)			3											2	3						4					10																						

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Architect's Project Number: 2124

Design Development	06.15.2023
Permit Sub.	10.13.2023

Renovation of
Wiley H. Bates Residences

1103 Smithville Street
Annapolis, Maryland 21401

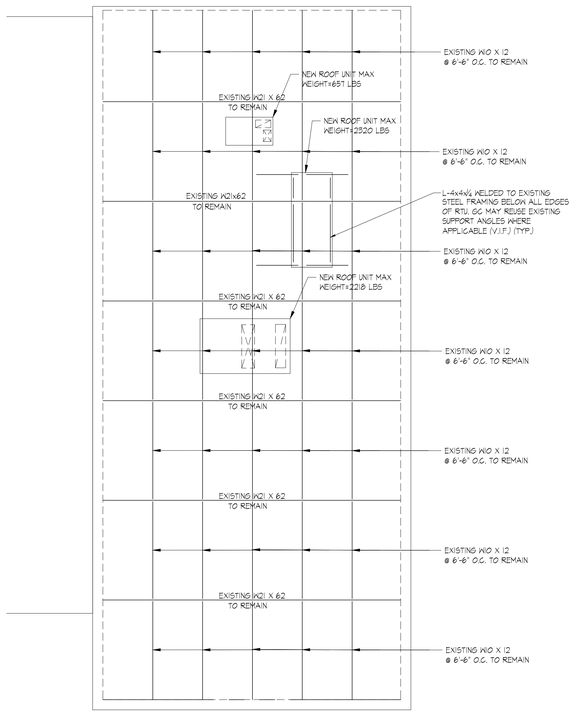
Ann Arundel County, Maryland
Tax Map: 051F Grid: 1 Parcel: 22

Owner:
Enterprise Community Development, Inc.
8403 Colesville Road, Suite 1150
Silver Spring, MD 20910
410.230.2126
www.enterprisecommunitydevelopment.org

Interior Finish Schedule

A7.2.1

Plot Date/Time: 10.13.2023 - 12:49 PM
Save Date: 10.13.2023 - 12:44 PM
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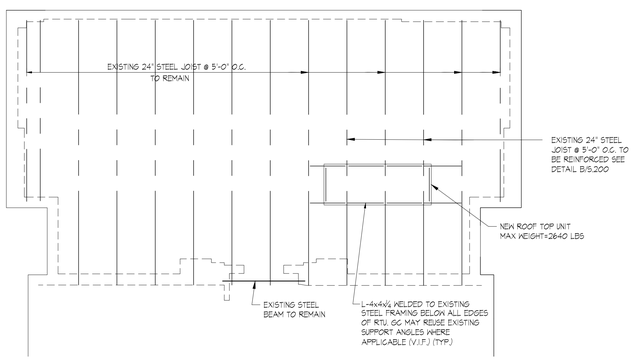


PARTIAL ROOF FRAMING PLAN (PART A)

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

NOTES: 1. REFER TO TYPICAL DETAILS FOR ALL JOIST REINFORCEMENT.

2. GC MUST VERIFY ALL NEW ROOF TOP UNITS REPLACING EXISTING UNITS HAVE PROPER SUPPORT FRAMING. INSTALL L-4x4x¼ WELDED BETWEEN EXISTING STEEL FRAMING BELOW ALL UNSUPPORTED EDGES OF RTU AS REQUIRED.

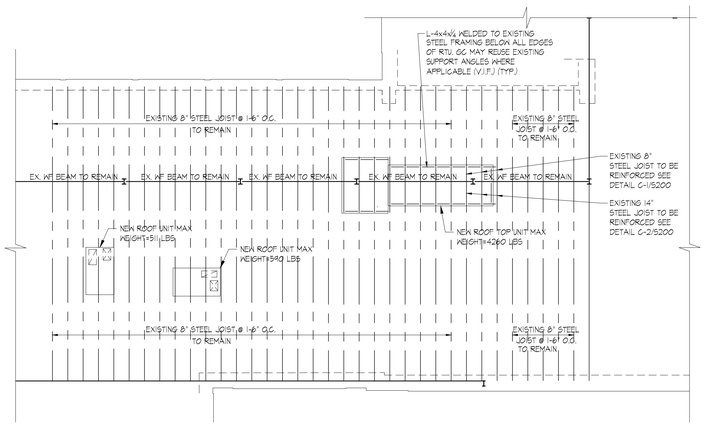


PARTIAL ROOF FRAMING PLAN (PART B)

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

NOTES: 1) REFER TO TYPICAL DETAILS FOR ALL JOIST REINFORCEMENT.

2. GC MUST VERIFY ALL NEW ROOF TOP UNITS REPLACING EXISTING UNITS HAVE PROPER SUPPORT FRAMING. INSTALL L-4x4x¼ WELDED BETWEEN EXISTING STEEL FRAMING BELOW ALL UNSUPPORTED EDGES OF RTU AS REQUIRED.

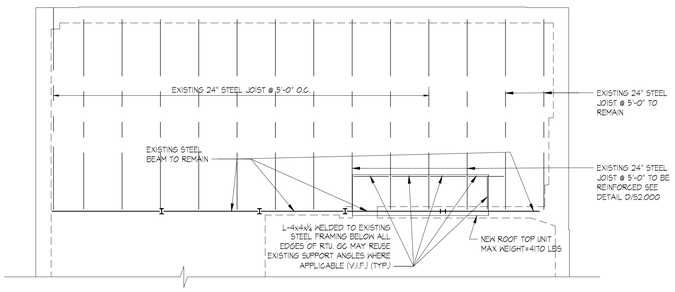


PARTIAL ROOF FRAMING PLAN (PART C)

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

NOTES: 1) REFER TO TYPICAL DETAILS FOR ALL JOIST REINFORCEMENT.

2. GC MUST VERIFY ALL NEW ROOF TOP UNITS REPLACING EXISTING UNITS HAVE PROPER SUPPORT FRAMING. INSTALL L-4x4x¼ WELDED BETWEEN EXISTING STEEL FRAMING BELOW ALL UNSUPPORTED EDGES OF RTU AS REQUIRED.

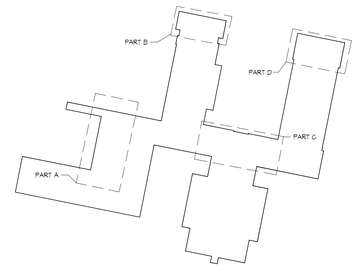


PARTIAL ROOF FRAMING PLAN (PART D)

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

NOTES: 1) REFER TO TYPICAL DETAILS FOR ALL JOIST REINFORCEMENT.

2. GC MUST VERIFY ALL NEW ROOF TOP UNITS REPLACING EXISTING UNITS HAVE PROPER SUPPORT FRAMING. INSTALL L-4x4x¼ WELDED BETWEEN EXISTING STEEL FRAMING BELOW ALL UNSUPPORTED EDGES OF RTU AS REQUIRED.



KEY PLAN

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Architect's Project Number: 2124

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ROOF FRAMING PLAN

S101

MCE#: M23086-LE

Typical Structural Notes

Section 1 General Notes:

1.1) IBC 2019

Roof Live Loads:

Snow Load - Pf:	(LL)	30	psf + drift
Snow Exposure Factor - Ce:		1.0	
Snow Importance Factor - Is:		1.0	
Thermal Factor - Ct:		1.0	

1.2) Loads greater than the design live loads shall not be placed on the structure.

1.3) The general contractor shall review all shop drawings before submission to the engineer and make all corrections as he deems necessary and shall certify on each drawings as follows:

"I certify that the contract document requirements have been met and all dimensions, conditions and quantities are verified as shown and/or as corrected on this drawing.^

Signed_____
(for the general contractor)

1.4) Inspection - The Owner is responsible to hire a qualified inspection agency to perform all of the services specified in the typical notes, the contract documents and the project specifications. The Contractor shall afford full cooperation to laboratory personnel and shall provide adequate notice before beginning operations requiring laboratory services. The Testing Laboratory shall make immediate report of all tests and observations and distribute copies as follows: Owner, Architect, Engineer, and Contractor. (one copy each). The Owner may hire the engineer to provide these services.

1.5) "Typical Details" shown on the drawings apply to all conditions of the project similar to those shown in the details regardless of whether or not they are specifically referenced on the plans. Plans, sections, and details are not to be scaled for determination of quantities, lengths or fit of materials.

1.6) Shop drawings for all structural items must be submitted by the General Contractor. If a Contractor or Owner fails to submit the shop drawings, the firm Meyer Consulting Engineers will not be responsible for the structural certification and/or the design of the project.

Section 2 Metal:

2.1) Fabrication, erection and connections of structural steel shall be in accordance with the AISC "Specification for the Design, Fabrication and Erection of Steel Buildings".

2.2) Unless otherwise noted, all angles, plates, rods, and miscellaneous framing are to be welded at contact joints and supports by fillet welds sufficient to develop 50% of the area of the smaller member in tension. In general, weld lengths should be equal to the sum of the legs of the angle or width of the plate being connected if the weld size is 1/16" less than the material thickness.

2.3) All butt welds shall be full penetration butt welds in accordance with the ANS and AISC Specification. These welds shall be made only by operators qualified by prescribed tests in the "Standard Code for ARC & Gas Welding in Building Construction" of the American Welding Society. Acceptance shall be subject to inspection by a qualified inspector approved by the Engineer.

2.4) All structural steel shall conform to ASTM A36 for angles, bars and plates. All steel shall be detailed, fabricated, and erected in accordance with the AISC Manual. All connections shall develop the full strength of the beam. In general field connections shall be made with 3/4" high tensile bolts, unless otherwise noted, and shop connections shall be welded.

2.5) Structural steel shall be painted with the steel shops standard paint. It will not be required to mask out areas for welding and/or friction type high strength bolt connections.

2.6) No mechanical equipment or specialty equipment shall be placed on joists without approval of engineer. No equipment may be supported from bottom chord of the joist. No load may be supported between top chord panel points.

2.7) Structural Steel, shall be inspected by qualified inspectors approved by the engineer.

2.8) The steel fabricator shall employ a professional engineer to sign and seal all shop drawing and calculations. The steel fabricator shall provide calculations for all connections including but not limited to beam and girder simple connections and all full moment connections including any column or beam stiffener design. Connections shall be designed to develop full strength of beam.

SPECIAL INSPECTIONS AND TESTING REQUIREMENTS

STATEMENT OF SPECIAL INSPECTIONS – STRUCTURAL:

1. The "Statement of Special Inspections" has been prepared in accordance with the special and structural testing requirements of IBC 2015, Section 1704.3.
2. This "Statement of Special Inspections" encompasses the following discipline: structural.
3. The construction contractor shall provide special inspections as part of his work. The contractor shall retain third-party quality assurance agencies to conduct the special inspections required by the IBC 2015 for the type of work indicated.
4. The special inspector(s) shall be a qualified person(s) who shall demonstrate competence to the satisfaction of the building official or contracting officer for inspection of the particular type of construction or of the building official or contracting officer for inspection of the particular type of construction or operation requiring special inspection.
5. Special inspection shall be performed in coordination with IBC 2015, section 1705.
6. The special inspector shall submit inspection reports to the building official or contracting officer, and to the registered design professional in responsible charge structural engineer of record (SEOR)) during construction for verification, including final reports in accordance with IBC 2015, section 1704.2.4.
7. Special inspection for wind requirements shall be in accordance with IBC 2015, section 1705.10.
8. Special inspections for seismic inspections for seismic resistance shall be in accordance with IBC 2015, section 1705.11.
9. Structural testing and qualification for seismic resistance shall be in accordance with IBC 2015, section 1705.12.
10. The special inspector(s) shall use the latest issue of the structural drawings and specifications for the inspection of this structure. Shop fabrication drawings shall not be used for inspection purposes.
11. The following tables identify the structural materials, systems and components which are to have special inspection.
12. In accordance with IBC 2015, section 1704.4, each contractor responsible for the construction of a main wind force resisting system (MWFRS) or seismic force resisting system (SFRS), designated seismic system or a wind or seismic-resistance component listed in the statement of special inspection shall submit a written statement of responsibility to the building official and owner or contracting officer prior to the commencement of work on the system or component. The contractor's statement of responsibility shall contain acknowledgement of awareness of the special requirements contained in the statement of special inspection.

STRUCTURAL TESTING REQUIREMENTS:

Notes:

1. The owners or owners' agent shall employ one or more testing agencies to provide structural testing during construction.
2. The testing agency shall submit test results to the SEOR during construction for verification, including a final report in accordance with section 1704.2.4 of the IBC 2015.
3. Table (above) identifies the structural tests required for this project.
4. Footnote
   ** When directed by the SEOR to provide post-installed anchorages the following guidelines shall be followed:
   a. A representative of the anchor manufacturer or project special inspector shall be on site to verse the installation of the first four anchors for each type of anchor installed. This measure shall be taken for each installer of the anchors. This service is typically provided free by the local anchor representative.
   b. The first four anchors shall be tension tested once installation is complete for 200% of the service level load capacity as specified by the SEOR.

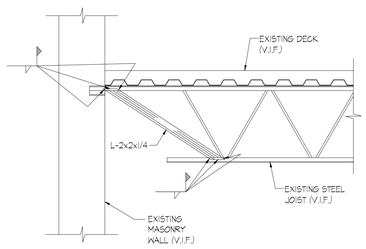
STATEMENT OF SPECIAL INSPECTIONS FOOTNOTES:

1. The inspection and testing agent(s) shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official prior to commencing work. The qualifications of the Special Inspector(s) and/or testing agencies may be subject to the approval of the Building Official and/or the Design Professional.
2. The list of Special Inspectors may be submitted as a separate document, if noted so above.
3. Special Inspections as required by Section 1704.2.5 are not required where the fabricator is approved in accordance with IBC Section 1704.2.5.2.
4. Observe on a random basis, operations need not be delayed pending these inspections. Perform these tasks for each welded joint, bolted connection, or steel element.
5. NDT of welds completed in an approved fabricator's shop may be performed by that fabricator welded joint, bolted when approved by the AHJ. Refer to AISC 360, N7.

IBC 2015 SCHEDULE OF SPECIAL INSPECTION SERVICES

Required Verifications and Inspection of Steel Construction

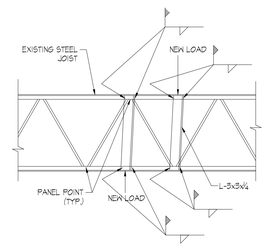
MATERIAL / ACTIVITY	SERVICE	Inspection Required Yes	Inspection Required No	Extent of Inspection
1704.2.5 Inspection of Fabricators				
Verify fabrication/quality control procedures	In-plant review (3)		X	Periodic
1705.1.1 Special Cases (work unusual in nature, including but not limited to alternative materials and systems, unusual design applications, materials and systems with special manufacturer's requirements)	Submittal review, shop (3) and/or field inspection		X	NA
1705.2 Steel Construction				
1. Fabricator and erector documents (Verify reports and certificates as listed in AISC 360, chapter N, paragraph 3.2 for compliance with construction documents)	Submittal Review		X	Each Submittal
2. Material verification of structural steel	Shop (3) and field inspection		X	Periodic
3. Embedments (Verify diameter, grade, type, length, embedment. See 1705.3 for anchors)	Field inspection		X	Periodic
4. Verify member locations, braces, stiffeners, and application of joint details at each connection comply with construction documents	Field inspection		X	Periodic
5. Structural steel welding:				
a. Inspection tasks Prior to Welding (Observe, or perform for each welded joint or member, the QA tasks listed in AISC 360, Table N5.4-1)	Shop (3) and field inspection	X		Observe or Perform as noted (4)
b. Inspection tasks During Welding (Observe, or perform for each welded joint or member, the QA tasks listed in AISC 360, Table N5.4-2)	Shop (3) and field inspection	X		Observe (4)
c. Inspection tasks After Welding (Observe, or perform for each welded joint or member, the QA tasks listed in AISC 360, Table N5.4-3)	Shop (3) and field inspection	X		Observe or Perform as noted (4)
d. Nondestructive testing (NDT) of welded joints: see Commentary				
1) Complete penetration groove welds 5/16" or greater in risk category III or IV	Shop (3) or field ultrasonic testing - 100%		X	Periodic
2) Complete penetration groove welds 5/16" or greater in risk category II	Shop (3) or field ultrasonic testing - 10% of welds minimum		X	Periodic
3) Thermally cut surfaces of access holes when material t > 2"	Shop (3) or field magnetic Partical or Penetrant testing		X	Periodic
4) Welded joints subject to fatigue when required by AISC 360, Appendix 3, Table A-3.1	Shop (3) or field radiographic or Ultrasonic testing	X		Periodic
5) Fabricator's NDT reports when fabricator performs NDT	Verify reports	X		Each Submittal (5)
6. Structural steel bolting:				
a. Inspection tasks Prior to Bolting (Observe, or perform tasks for each bolted connection, in accordance with QA tasks listed in AISC 360, Table N5.6-1)	Shop (3) and field inspection		X	Observe or Perform as noted (4)



TYPICAL DETAIL FOR EXISTING STEEL JOIST REINFORCEMENT FOR SHEAR

N.T.S.

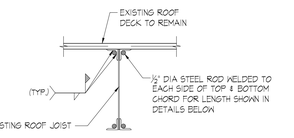
NOTE: REINFORCE ALL WEB MEMBERS IN EXTENT SHOWN ON IN DETAILS BELOW.



NOTE: THIS DETAIL APPLIES TO CONDITIONS WHERE NEW VERTICAL LOADS ARE APPLIED TO THE TOP OR BOTTOM CHORD OF THE EXISTING JOIST AT NON-PANEL POINT LOCATIONS.

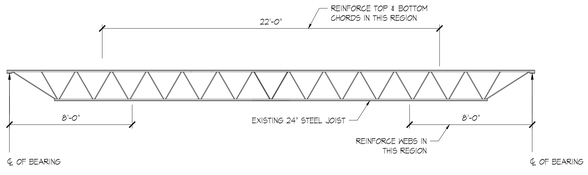
TYPICAL DETAIL FOR STEEL JOIST PANEL POINT REINFORCEMENT

N.T.S.



TYPICAL DETAIL FOR EXISTING STEEL JOIST REINFORCEMENT FOR BENDING

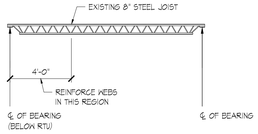
NTS



DETAIL B

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

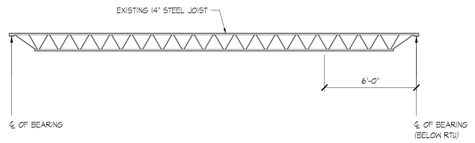
NOTES: REFER TO TYPICAL EXISTING JOIST REINFORCEMENT DETAILS



DETAIL C-1

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

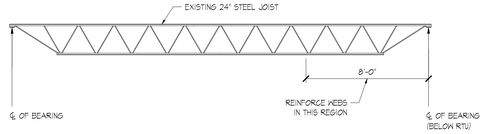
NOTES: REFER TO TYPICAL EXISTING JOIST REINFORCEMENT DETAILS



DETAIL C-2

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

NOTES: REFER TO TYPICAL EXISTING JOIST REINFORCEMENT DETAILS



DETAIL D

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

NOTES: REFER TO TYPICAL EXISTING JOIST REINFORCEMENT DETAILS

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STRUCTURAL NOTES, TYPICAL DEALS, IBC INSPECTION NOTES & SECTIONS

S200

MCE#: M23086-LE

MECHANICAL GENERAL NOTES

1. THE MECHANICAL AND PLUMBING CONTRACT DRAWINGS ARE DIAGRAMMATIC AND ARE INTENDED TO INDICATE SCOPE AND THE GENERAL ARRANGEMENT OF THE SYSTEMS. WHERE APPLICABLE THE FOLLOWING NOTES SHALL APPLY TO ALL MECHANICAL (HVAC, PLUMBING, PIPING AND FIRE PROTECTION) SYSTEMS.
2. THOUGH SOME DUCTWORK AND PIPING OFFSETS AND TRANSITIONS ARE INDICATED, IT IS NOT THE INTENT OF THE DRAWINGS TO SHOW ALL OFFSETS AND TRANSITIONS REQUIRED. THE CONTRACTOR SHALL FULLY COORDINATE THE MECHANICAL WORK WITHIN ITSELF AND WITH THE WORK OF ALL OTHER TRADES TO PROVIDE COMPLETE AND OPERABLE SYSTEMS WITHOUT INTERFERENCES.
3. DEMOLISH ALL SYSTEMS AND EQUIPMENT INDICATED TO BE REMOVED BY DRAWINGS OR NOTES. WHERE EXISTING SYSTEMS ARE TO REMAIN IN USE, REMOVE ALL UNUSED PORTIONS OF THE SYSTEMS TO A POINT AS CLOSE TO THE REMAINING SYSTEMS AS POSSIBLE AND CAP WITH MATERIALS AND CONSTRUCTION MATCHING THE REMAINING SYSTEMS' CUT END.
4. PROVIDE APPROVED FIRE STOPPING MATERIAL AROUND ALL DUCTWORK AND PIPING PENETRATIONS (NEW AND EXISTING) THROUGH FIRE RATED FLOORS AND WALLS. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS OF FIRE RATED FLOORS AND WALLS. PROVIDE FIRE DAMPERS AT ALL DUCT PENETRATIONS THROUGH FLOORS AND FIRE RATED WALLS AND FIRE/SMOKE DAMPERS AT ALL PENETRATIONS THROUGH SHAFT ENCLOSURES.
5. SUPPORT ALL EQUIPMENT (I.E. AHU'S, HEATERS, FANS, ETC.) FROM STRUCTURE WITH SPECIFIED VIBRATION ISOLATION.
6. PROVIDE ACCESS PANELS WHERE REQUIRED FOR ADEQUATE ACCESS TO ALL CONCEALED EQUIPMENT, VALVES, DAMPERS AND CONTROLS. COORDINATE LOCATIONS WITH ARCHITECTURAL RCP.
7. ALL DUCT SIZES REFER TO INTERNAL FREE AREA. REFER TO DRAWINGS AND SPECIFICATIONS FOR INTERNAL INSULATION AND SOUND LINING PRIOR TO FABRICATION.
8. ALL DUCTWORK SHALL BE CONSTRUCTED OF RIGID SHEET METAL UNLESS OTHERWISE NOTED.
9. COORDINATE DIFFUSER, REGISTER AND GRILLE LOCATIONS AND BORDER TYPES WITH ARCHITECTURAL REFLECTED CEILING PLAN.
10. INSTALL DUCTWORK AND PIPING MAINS TIGHT TO UNDERSIDE OF STRUCTURE UNLESS OTHERWISE INDICATED.
11. REFER TO MECHANICAL DETAILS FOR TYPICAL EQUIPMENT CONNECTIONS.
12. PROVIDE CONDENSATE DRAIN PIPING FROM EACH AIR HANDLING UNIT TO NEAREST ROOF/FLOOR DRAIN. PROVIDE CLEAN OUT AT EACH ELBOW. SIZE PER MANUFACTURER.
13. AIR CONDITIONING (A/C) CONDENSATE PIPING SHALL BE EXTENDED FROM ALL A/C CONDENSATE SOURCE EQUIPMENT (AHU'S, SPLIT SYSTEM A/C UNITS, ETC.) AND CONNECTED TO THE NEAREST STORM WATER PIPE/DRAIN LOCATION. SIZE PER MANUFACTURER.
14. REFER TO STRUCTURAL DRAWINGS FOR EXACT LOCATION OF DUCT PENETRATIONS THRU ROOF. PROVIDE DUCT TRANSITIONS AT ROOF FOR ALL ROOF MOUNTED EQUIPMENT.
15. PATCH AND SEAL ALL REMAINING OPENINGS (NEW AND EXISTING) THROUGH FLOORS, CEILINGS, WALLS, AND ROOF RESULTING FROM DEMOLITION OR NEW WORK WITH MATERIALS AND FINISHES TO MATCH EXISTING CONSTRUCTION AND FIRE RATING.
16. AS AN INTEGRAL PART OF THESE DOCUMENTS, THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
17. PRIOR TO THE BALANCING OF SYSTEMS BY THE AABC CERTIFIED BALANCING CONTRACTOR, ALL LOW PRESSURE SYSTEMS SHALL BE TESTED BY THE MECHANICAL CONTRACTOR FOR DUCT LEAKAGE. DUCTWORK SHALL COMPLY WITH THE MORE STRINGENT OF THE FOLLOWING TEST CRITERIA:
    - 17.1. DUCT LEAKAGE SHALL NOT EXCEED 1% FOR A DURATION OF TEN (10) MINUTES. SEE SPECIFICATIONS FOR ADDITIONAL TESTING CRITERIA. INSULATION MATERIALS SHALL NOT BE APPLIED UNTIL SYSTEMS HAVE BEEN WITNESSED, DOCUMENTED AND SUBMITTED TO MEET THE ABOVE TESTING REQUIREMENTS. THE BALANCE CONTRACTOR SHALL WITNESS AND CERTIFY ALL DUCT PRESSURE TESTS.
    - 17.2. RATER-MEASURED TOTAL DUCT LEAKAGE SHALL MEET THE GREATER OF ≤ 8 CFM25 PER 100 SQ. FT. OF CFA OR ≤ 80 CFM25. RATER-MEASURED DUCT LEAKAGE TO OUTDOORS SHALL MEET THE GREATER OF ≤ 4 CFM25 PER 100 SQ. FT. OF CFA OR ≤ 40 CFM25.
18. ALL DUCTS SHALL BE CONSTRUCTED AND SEALED TO MEET SMACNA LEAKAGE CLASS "A". ALL DUCT SEALING MATERIALS SHALL BE IN CONFORMANCE WITH UL 181A OR UL 181B SPECIFICATIONS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
19. CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO THE BEGINNING OF ANY WORK. FAILURE TO VISIT THE SITE SHALL IN NO WAY RELIEVE THE CONTRACTOR FROM ANY RESPONSIBILITY.
20. CONTRACTOR SHALL USE CARE WHEN PERFORMING SELECTIVE DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO BUILDING FINISHES, EQUIPMENT, FURNITURE, STRUCTURE, AND MECHANICAL/ELECTRICAL SYSTEMS AND EQUIPMENT. SHOULD ANY DAMAGE OCCUR THE CONTRACTOR SHALL RESTORE DAMAGED AREA/ITEMS TO ORIGINAL CONDITION TO MEET THE OWNER'S SATISFACTION.
21. CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE OWNER ANY UTILITY OUTAGES. OWNER SHALL BE GIVEN A MINIMUM OF 72 HOURS NOTICE (THREE WORKING DAYS) FOR ANY OUTAGES.
22. HVAC SHALL BE MAINTAINED TO ALL AREAS OUTSIDE OF THE CURRENT PHASE OF THE RENOVATED AREA AT ALL TIMES. PROVIDE TEMPORARY CONNECTIONS AS REQUIRED TO COORDINATE OUTAGES WITH THE OWNER A MINIMUM OF 72 HOURS (THREE WORKING DAYS) IN ADVANCE. CONTRACTOR SHALL PROVIDE PHASING PLAN TO OWNER.
23. DEMOLITION AND NEW WORK THAT WILL RESULT IN DOWN TIME OF SERVICES (HVAC, PLUMBING, ETC.) SHALL BE PERFORMED AT PREMIUM TIME AS REQUIRED TO MINIMIZE DOWN TIME TO ADJACENT SPACES. COORDINATE ALL OUTAGES WITH OWNER.
24. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL PHASING INFORMATION. ALL WORK AND ASSOCIATED OUTAGES SHALL BE COORDINATED WITH THE PHASING SCHEDULE AND THE OWNER.
25. SCHEDULE ALL WORK IN OCCUPIED SPACES WITH OWNER AT LEAST TWO (2) WEEKS PRIOR TO CONSTRUCTION.
26. RETURN TO OWNER, AT THEIR DISCRETION, ALL UNUSED MECHANICAL EQUIPMENT (I.E. AHU'S, FANS, AIR DEVICES, THERMOSTATS AND CONTROLS).
27. CONTRACTOR SHALL TEST/BALANCE ALL AIR EQUIPMENT AND DEVICES INDICATED ON THE DOCUMENTS. AIR SYSTEM EQUIPMENT AND DEVICES SHALL INCLUDE, BUT NOT BE LIMITED TO: AIR HANDLING EQUIPMENT (AHU'S, RTU'S, DOAS UNITS, SPLIT SYSTEMS, ETC.), FANS, AIR DEVICES, DUCT MOUNTED VOLUME DAMPERS, ETC. BALANCE ALL EQUIPMENT AND DEVICES TO THE AIR FLOWS (CFM) INDICATED ON THE DOCUMENTS (WHERE FLOWS ARE NOT CLEARLY INDICATED, CONTACT THE A/E FOR CLARIFICATION).
28. PROTECT THE ROOF FROM DAMAGE DURING THE ENTIRE CONSTRUCTION PROCESS. CONTRACTOR SHALL TAKE PROTECTIVE MEASURES THAT ARE ACCEPTABLE TO THE ROOF MANUFACTURER TO MAINTAIN THE WARRANTY, WHERE APPLICABLE. ALL DAMAGES AND ALTERATIONS TO THE ROOF DURING CONSTRUCTION SHALL BE REPAIRED AND APPROVED/CERTIFIED BY THE ROOF SYSTEM MANUFACTURER.
29. ROOF PATCHING SHALL INCLUDE ALL GROUT JOINTS, INSULATION, ROOF MEMBRANES, FLASHING, AGGREGATE, ETC. TO MATCH ROOFING MATERIALS AND MAINTAIN THE WARRANTY, WHERE APPLICABLE.
30. ALL ROOF PENETRATIONS AND ACCESSORIES (DUCTWORK, PIPING, CONDUIT, ETC.) SHALL BE INSTALLED, FLASHED AND COUNTERFLASHED IN COMPLIANCE WITH THE CURRENT EDITIONS OF N.R.C.A. ROOFING AND WATERPROOFING MANUAL AS WELL AS SMACNA.
31. SEE ARCHITECTURAL DOCUMENTS FOR ADDITIONAL ROOFING REQUIREMENTS.
32. WHERE PENETRATIONS OF STRUCTURAL SLAB, WALLS, ETC. ARE ANTICIPATED, PROVIDE GROUND PENETRATING RADAR (GPR), OR OTHER APPROVED METHODS, TO DETERMINE THE LOCATION OF STRUCTURAL REINFORCEMENT, COORDINATE ALL PENETRATIONS WITH STRUCTURAL REINFORCEMENT AS REQUIRED TO AVOID DAMAGE TO THE REINFORCEMENT AS WELL AS TO MAINTAIN THE STRUCTURAL INTEGRITY OF ALL SLABS, WALLS, ETC. SUBMIT TO STRUCTURAL ENGINEER FOR REVIEW.
33. WHERE MOTOR STARTERS AND/OR VARIABLE FREQUENCY DRIVES (VFD'S) ARE INDICATED FOR MECHANICAL EQUIPMENT, THEY SHALL COMPLY WITH ALL REQUIREMENTS OUTLINED WITH THE ELECTRICAL SPECIFICATIONS FOR MOTOR STARTERS AND VFD'S. WHERE MOTOR STARTERS AND/OR VFD'S ARE PROVIDED BY THE MECHANICAL CONTRACTOR, OR AS A PORTION OF A PACKAGED MECHANICAL UNIT, THE ELECTRICAL SPECIFICATIONS SHALL ALSO APPLY. ALL VFD'S FOR THE PROJECT, WHETHER PROVIDED BY THE MECHANICAL OR ELECTRICAL CONTRACTOR, SHALL BE PROVIDED BY A SINGLE MANUFACTURER, AND SHALL INCLUDE THE SAME FEATURES AND OPTIONS.
34. UNLESS INDICATED OTHERWISE, ALL EXPOSED PIPING IN ALL FINISHED AREAS SHALL BE COVERED WITH A 16-GAUGE STEEL PRIMED AND PAINTED METAL COVER. THE COVER SHALL BE SECURED TO AN ADJACENT STRUCTURE AND PAINTED TO MATCH ADJACENT SURFACES.
35. CONTRACTOR SHALL REMOVE, REINSTALL AND/OR RELOCATE ANY EXISTING CONDUIT, PIPING SYSTEMS, DUCTWORK, TELECOMMUNICATIONS WIRING, HANGERS/SUPPORTS, ETC. AS REQUIRED TO ACCOMPLISH THE MECHANICAL WORK INDICATED.
36. ALL DIFFUSER PENETRATIONS THROUGH RATED CEILINGS SHALL BE PROVIDED WITH A RADIATION DAMPER. ALL DUCT PENETRATIONS THROUGH RATED ENCLOSURES SHALL BE PROVIDED WITH A FIRE DAMPER.
37. PROTECT ALL DUCT SYSTEMS FROM CONSTRUCTION DEBRIS. PROVIDE TEMPORARY FILTERS TO PROTECT ANY MECHANICAL EQUIPMENT FROM CONSTRUCTION DUST.
38. CONTRACTOR SHALL CLEAN ALL EXISTING TO REMAIN DUCTWORK.
39. CONTRACTOR SHALL INSPECT ALL EXISTING DUCTWORK AND PIPING INSULATION. INSULATION FOUND TO BE DAMAGED SHALL BE PATCHED AND REPAIRED.

MECHANICAL LEGEND

- REFRIGERANT SUCTION — RS
- REFRIGERANT LIQUID — RL
- REFRIGERANT GAS — RG
- PUMPED DISCHARGE — PD
- CONDENSATE DRAIN LINE — CD
- NATURAL GAS PIPE — G
- CHECK VALVE
- BALL VALVE
- GATE VALVE
- BUTTERFLY VALVE
- GLOBE VALVE
- BALANCING VALVE W/ FLOW METER FITTING (VENTURI TYPE)
- THERMOMETER
- PIPING CAP
- CONCENTRIC REDUCER
- ECCENTRIC REDUCER
- PIPE GUIDE OR SLEEVE
- PIPE ANCHOR
- GAS COCK
- PIPING ELBOW DOWN
- PIPING ELBOW UP
- PIPE CONNECTION BOTTOM
- PIPE CONNECTION TOP

- SUPPLY AIR & OUTSIDE AIR DUCT UP (DASHED LINES FOR DOWN)
- RETURN DUCT UP (DASHED LINES FOR DOWN)
- EXHAUST DUCT UP (DASHED LINES FOR DOWN)
- FLEXIBLE CONNECTION
- FLEXIBLE DUCT
- DOUBLE THICKNESS TURNING VANES
- EXISTING DUCTWORK
- DUCTWORK TO BE REMOVED
- OPEN ENDED DUCT — OED
- DUCTWORK WITH SOUND LINING
- FLEXIBLE DUCT AND EQUIPMENT CONNECTOR
- NEW DUCTWORK
- DUCT TRANSITION ROUND TO RECTANGULAR — Ø
- DUCT TRANSITION
- CHANGE IN DUCT ELEVATION (R-RISE, D-DROP) — R, D
- DUCT SIZE (FIRST FIGURE IS SIDE SHOWN) — 12x20
- FLAT OVAL DUCT SIZE LABEL — 12x20 FO

- LINEAR SLOT DIFFUSER
- BALANCING DAMPER
- MOTOR OPERATED DAMPER — MOD
- FIRE DAMPER WITH ACCESS PANEL — FD
- COMBINATION FIRE/SMOKE DAMPER WITH SMOKE DETECTORS AND ACCESS PANEL — F/SD
- BACKDRAFT DAMPER — BDD
- SPLITTER DAMPER — SD
- ACCESS DOOR — AD
- FIRE DETECTOR (FIRESTAT)
- SMOKE DETECTOR
- ELECTRIC DUCT HEATER — EDH
- HUMIDISTAT — H
- THERMOSTAT — T
- LIMIT OF DEMOLITION
- CONNECT TO EXISTING
- CARBON DIOXIDE SENSOR — CO2
- FAN SWITCH
- DOOR LOUVER
- UNDERCUT DOOR — U/C

MECHANICAL ABBREVIATIONS

AIR CHANGES / HOUR	AC / HR	ENERGY MANAGEMENT CONTROL SYSTEM	EMCS	NORMALLY CLOSED	NC
AIR COOLED CONDENSING UNIT	ACCU	EXTERNAL STATIC PRESSURE	ESP	NOT IN CONTRACT	NIC
AIR FOIL	AF	EXISTING TO REMAIN	ETR	NORMALLY OPEN / NUMBER	NO
ABOVE FINISHED FLOOR	AFF	FLEXIBLE CONNECTION / FORWARD CURVED	FC	OUTSIDE AIR	OA
AIR FLOW MONITOR	AFM	FULL LOAD AMPS	FLA	OPEN END DUCT	OED
AIR HANDLING UNIT	AHU	FINS PER INCH	FPI	POUNDS PER SQUARE INCH	PSI
AIR PRESSURE DROP	APD	FEET PER MINUTE	FPM	PRESSURE	PRESS
ARCHITECTURAL	ARCH	FEET	FT	PUMPED DISCHARGE	PD
AUTOMATIC TEMPERATURE CONTROLS	ATC	FACE VELOCITY	FV	QUANTITY	QTY
AIR TERMINAL UNIT	ATU	GALLON(S)	GAL	RETURN AIR	RA
BUILDING AUTOMATION SYSTEM	BAS	GRAVITY HOOD (INTAKE OR RELIEF)	GH	RETURN AIR FAN	RAF
BACK-FLOW PREVENTER	BFP	GALLONS PER MINUTE	GPM	RELATIVE HUMIDITY	RH
BRAKE HORSEPOWER	BHP	HEIGHT	H	REVOLUTIONS PER MINUTE	RPM
BACKWARD INCLINED	BI	HORSEPOWER	HP	ROOF TOP UNIT	RTU
BRITISH THERMAL UNIT	BTU	HEATER	HTR	REMOVE EXISTING	RX
BRITISH THERMAL UNITS PER HOUR	BTUH	HEAT EXCHANGER	HX	SUPPLY AIR	SA
CAPACITY	CAP	HERTZ	HZ	STATIC PRESSURE	SP
CUBIC FEET PER HOUR	CFH	INCH(ES)	IN	TESTING AND BALANCING	TAB
CUBIC FEET PER MINUTE	CFM	KILOWATT	KW	TOTAL STATIC PRESSURE	TSP
CONDITIONED OUTSIDE AIR	COA	LENGTH	L	TYPICAL	TYP
CONNECT TO EXISTING	CX	LEAVING AIR TEMPERATURE	LAT	UNLESS OTHERWISE NOTED	UON
DRY BULB	DB	POUNDS	LBS	VOLTS	V
DESIGNATION	DESIG	LOCKED ROTOR AMPS	LRA	VARIABLE AIR VOLUME	VAV
DIAMETER	DIA	LEAVING WATER TEMPERATURE	LWT	VARIABLE FREQUENCY DRIVE	VFD
DOWN	DN	MAXIMUM	MAX	WIDTH	W
DIFFERENTIAL PRESSURE SENSOR	DPS	THOUSAND BRITISH THERMAL UNITS PER HOUR	MBH	WET BULB	WB
DRAWING(S)	DWG	MINIMUM CIRCUIT AMPACITY	MCA	WATER COLUMN	WC
EXHAUST AIR	EA	MECHANICAL EQUIPMENT ROOM	MER	WATER GAUGE	WG
ENTERING AIR TEMPERATURE	EAT	MAXIMUM FUSE SIZE	MFS	WATER PRESSURE DROP	WPD
ENERGY EFFICIENCY RATIO	EER	MINIMUM	MIN		
EXHAUST FAN	EF	MAXIMUM OVERCURRENT PROTECTION	MOP		

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Architect's Project Number: 2124

Schematic Set	10.05.2022
Design Development	06.15.2023

Renovation of
Wiley H. Bates Residences
1103 Smithville Street
Annapolis, Maryland 21401

Ann Arundel County, Maryland
Tax Map: 051F Grid: 1 Parcel: 22

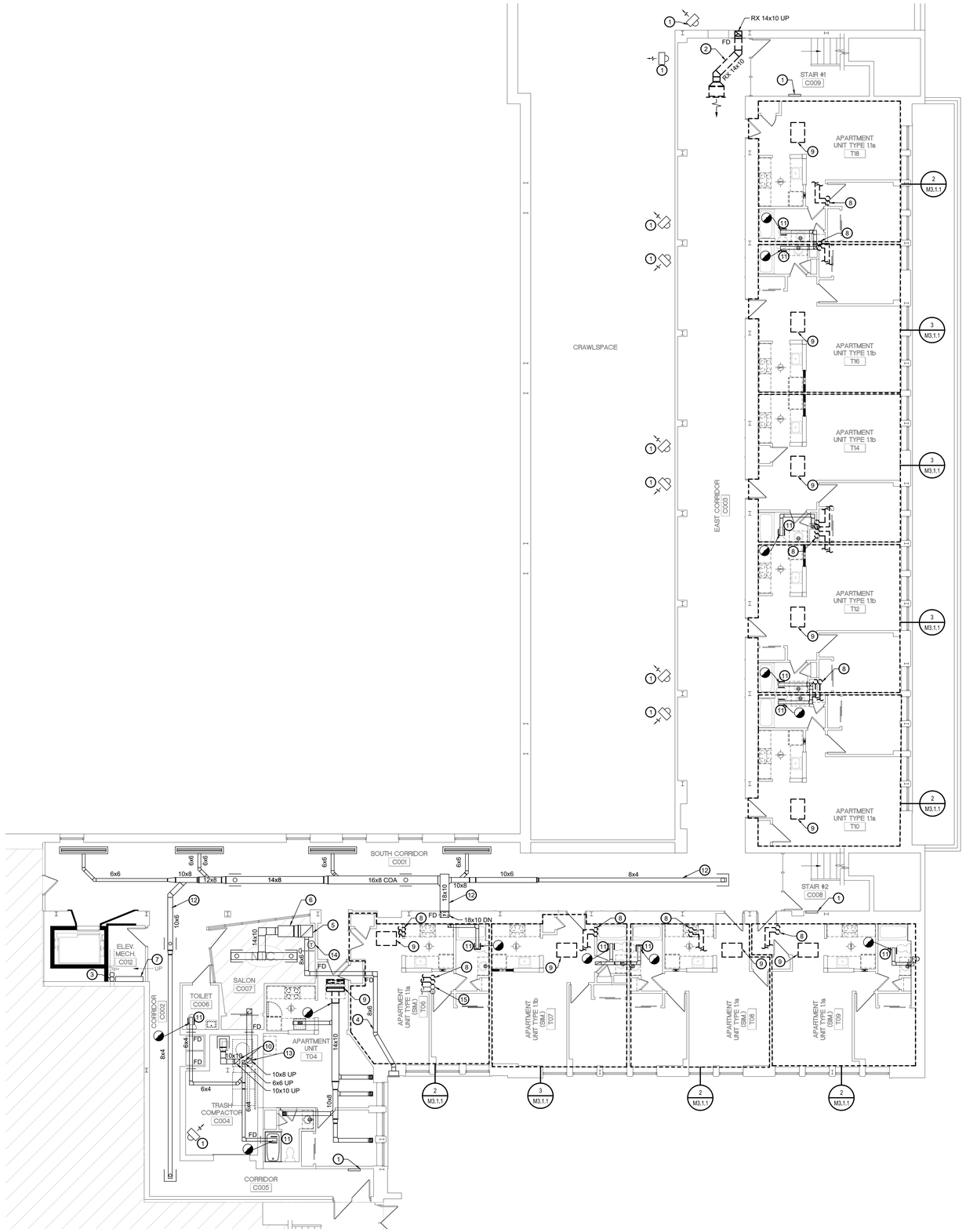
Owner:
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MECHANICAL LEGEND, ABBREVIATIONS, & GENERAL NOTES

M0.0.1

BKM# 23026.01

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1 TERRACE LEVEL - MECHANICAL - DEMOLITION

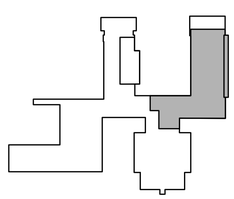
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. REFER TO M001 FOR MECHANICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. RESEAL ALL EXISTING DUCTWORK TO BE REUSED.
3. REFER TO PART PLANS FOR WORK WITHIN TYPICAL APARTMENTS.
4. CONTRACTOR SHALL VERIFY FUNCTIONALITY OF ALL EXISTING TO REMAIN EQUIPMENT INCLUDING BUT NOT LIMITED TO: FANS, DAMPERS, HEATERS, AND AIR HANDLING UNITS. REPORT DEFICIENCIES TO BUILDING OWNER AND ENGINEER.

DRAWING NOTES:

1. EXISTING ELECTRIC UNIT HEATER SHALL REMAIN
2. REMOVE EXISTING OUTSIDE AIR DUCTWORK, AIR DEVICE, AND RISER.
3. EXISTING REFRIGERANT RISER SHALL REMAIN.
4. EXISTING OUTSIDE AIR DUCTWORK INTAKE, LOUVER, AND DAMPERS SERVING SALON SPACE SHALL REMAIN.
5. EXISTING RETURN AIR DUCTWORK AND AIR DEVICE SHALL REMAIN.
6. EXISTING SALON AHU, PIPING, AND DUCTWORK SHALL REMAIN.
7. EXISTING WALL MOUNTED TERMINAL UNIT SERVING ELEVATOR MACHINE ROOM AND ALL ASSOCIATED PIPING SHALL REMAIN.
8. REMOVE EXISTING REFRIGERANT RISER.
9. REMOVE EXISTING SPLIT SYSTEM HEAT PUMP AIR HANDLING UNIT. REFER TO PART PLANS.
10. EXISTING EXHAUST AIR DUCTWORK, AIR DEVICES, AND RISER SHALL REMAIN.
11. REMOVE EXISTING CEILING FAN AND DUCT CONNECTION. EXISTING DUCTWORK, DAMPERS, AND RISERS SHALL REMAIN.
12. EXISTING CONDITIONED OUTSIDE AIR DUCTWORK SHALL REMAIN.
13. EXISTING EXHAUST AIR DUCTWORK AND RISER SERVING SALON SHALL REMAIN.
14. EXISTING THERMOSTAT SERVING SALON AHU SHALL REMAIN.
15. EXISTING REFRIGERANT RISER AND PIPING SERVING SALON UNIT SHALL REMAIN.



KEY PLAN

NOT TO SCALE

N

0 4' 8' 16' 24'

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

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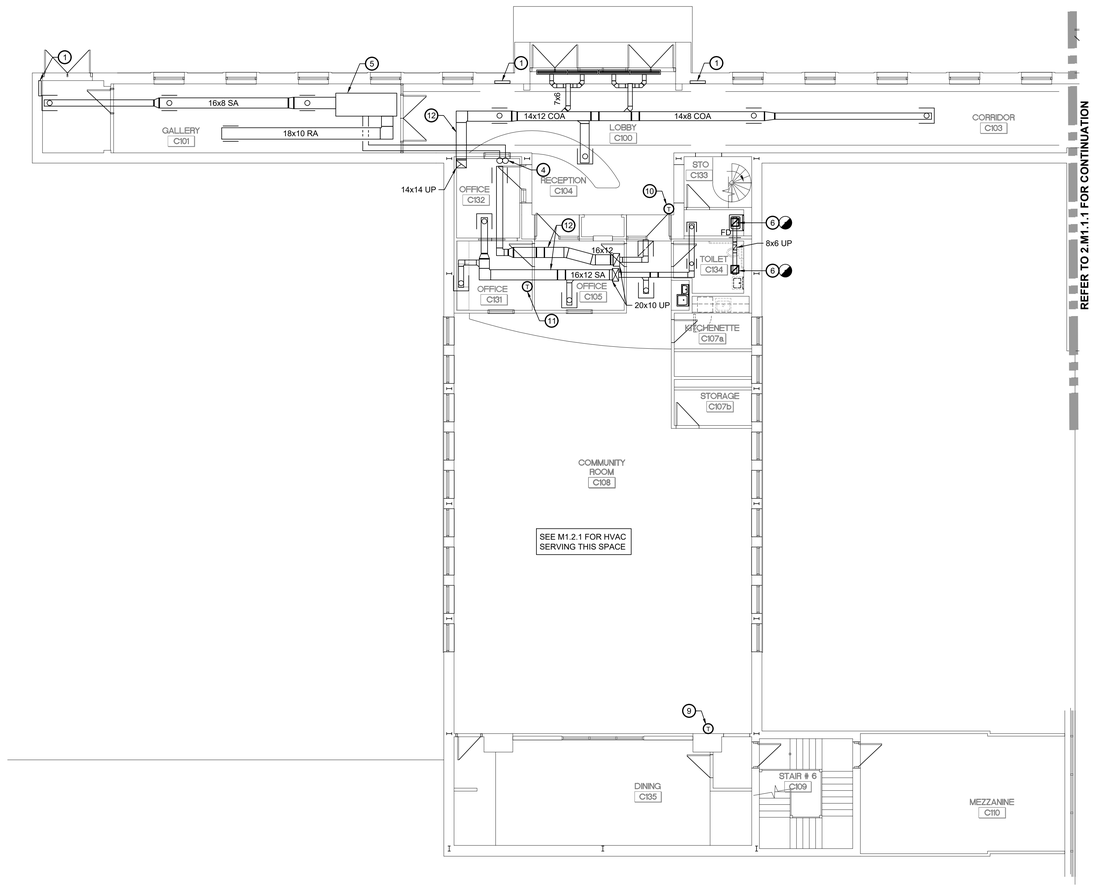
TERRACE LEVEL MECHANICAL DEMOLITION

M1.0.1

BKM# 23026.01

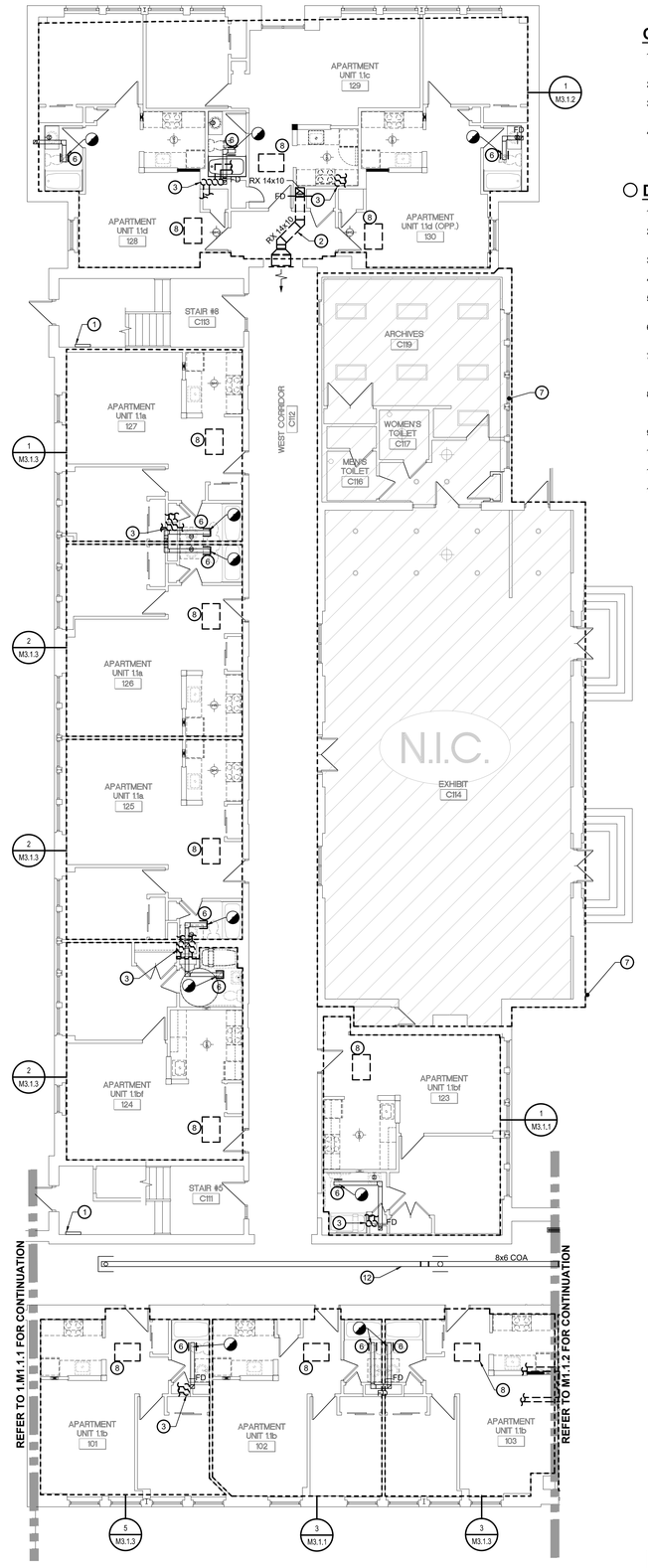
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1 FIRST FLOOR PLAN - PART A - MECHANICAL - DEMOLITION

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



2 FIRST FLOOR PLAN - PART B - MECHANICAL - DEMOLITION

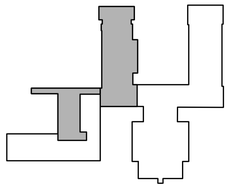
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

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2. RESEAL ALL EXISTING DUCTWORK TO BE REUSED.
3. REFER TO PART PLANS FOR WORK WITHIN TYPICAL APARTMENTS.
4. CONTRACTOR SHALL VERIFY FUNCTIONALITY OF ALL EXISTING TO REMAIN EQUIPMENT INCLUDING BUT NOT LIMITED TO: FANS, DAMPERS, HEATERS, AND AIR HANDLING UNITS. REPORT DEFICIENCIES TO BUILDING OWNER AND ENGINEER.

DRAWING NOTES:

1. EXISTING ELECTRIC UNIT HEATER SHALL REMAIN
2. REMOVE EXISTING OUTSIDE AIR DUCTWORK, AIR DEVICE, AND RISER.
3. REMOVE EXISTING REFRIGERANT RISER.
4. EXISTING REFRIGERANT RISER SHALL REMAIN.
5. EXISTING AHU AND ALL ASSOCIATED DUCTWORK AND PIPING SHALL REMAIN.
6. REMOVE EXISTING CEILING FAN AND DUCT CONNECTION. EXISTING DUCTWORK, DAMPERS, AND RISERS SHALL REMAIN.
7. EXHIBIT SPACES ARE NOT IN SCOPE. ALL EXISTING MECHANICAL SYSTEMS SERVING EXHIBIT SPACES SHALL REMAIN.
8. REMOVE EXISTING SPLIT SYSTEM HEAT PUMP AIR HANDLING UNIT AND ASSOCIATED REFRIGERANT PIPING. REFER TO PART PLANS.
9. REMOVE EXISTING THERMOSTAT SERVING EX. RTU-1.
10. REMOVE EXISTING THERMOSTAT SERVING EX. RTU-9.
11. REMOVE EXISTING THERMOSTAT SERVING EX. RTU-12.
12. EXISTING DUCTWORK AND RISER SHALL REMAIN.



KEY PLAN

NOT TO SCALE



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

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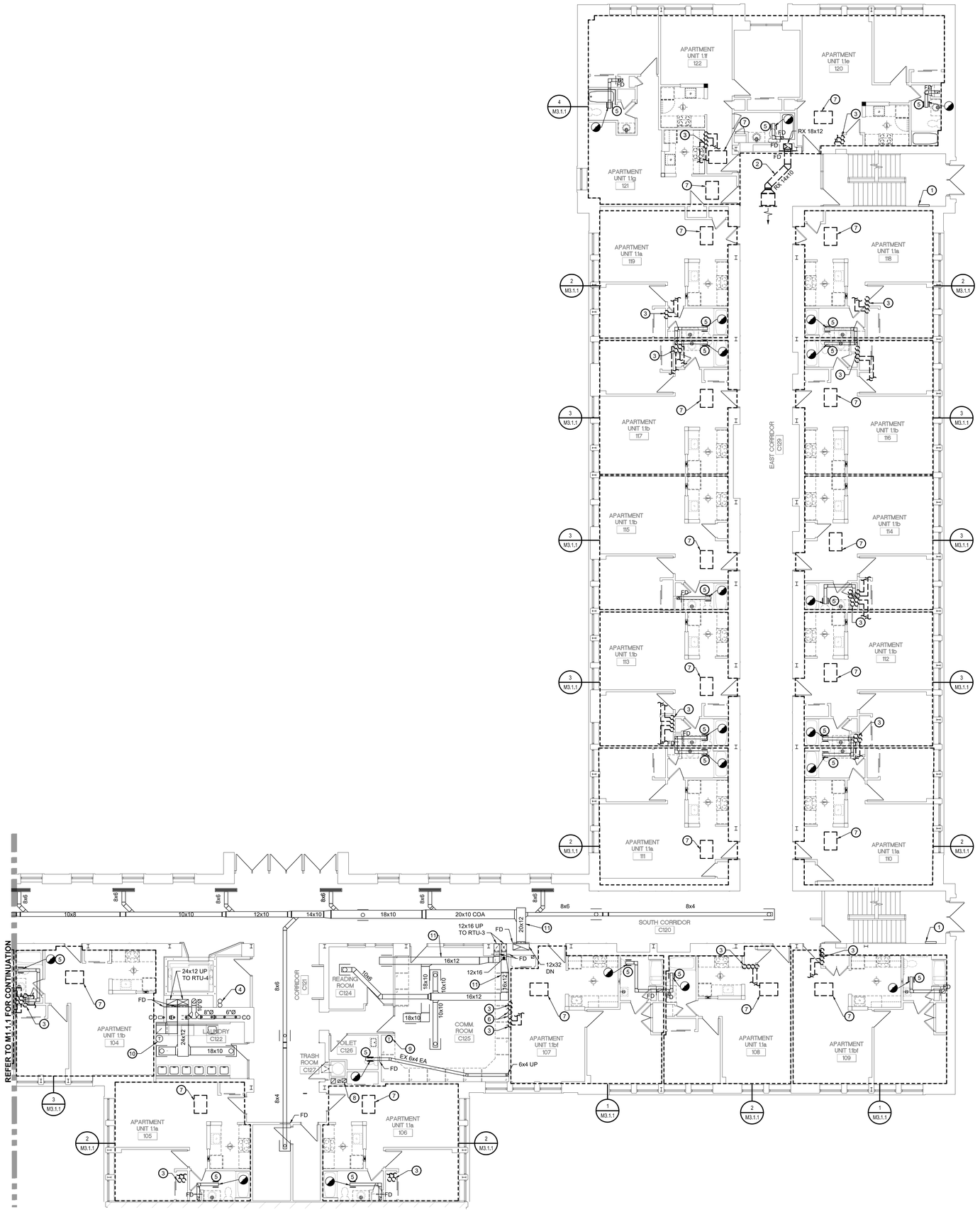
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FIRST FLOOR PLAN A & B MECHANICAL DEMOLITION

M1.1.1

BKM# 23026.01

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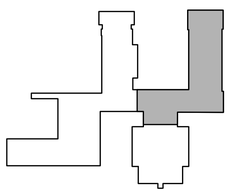
1 **FIRST FLOOR PLAN - PART C - MECHANICAL - DEMOLITION**
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. REFER TO M001 FOR MECHANICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.
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4. CONTRACTOR SHALL VERIFY FUNCTIONALITY OF ALL EXISTING TO REMAIN EQUIPMENT INCLUDING BUT NOT LIMITED TO: FANS, DAMPERS, HEATERS, AND AIR HANDLING UNITS. REPORT DEFICIENCIES TO BUILDING OWNER AND ENGINEER.

DRAWING NOTES:

1. EXISTING ELECTRIC UNIT HEATER SHALL REMAIN
2. REMOVE EXISTING OUTSIDE AIR DUCTWORK, AIR DEVICE, AND RISER.
3. REMOVE EXISTING REFRIGERANT RISER.
4. EXISTING REFRIGERANT RISER SHALL REMAIN.
5. REMOVE EXISTING CEILING FAN AND DUCT CONNECTION. EXISTING DUCTWORK, DAMPERS, AND RISERS SHALL REMAIN.
6. EXISTING REFRIGERANT RISER AND PIPING SERVING SALON UNIT SHALL REMAIN.
7. REMOVE EXISTING SPLIT SYSTEM HEAT PUMP AIR HANDLING UNIT AND ASSOCIATED REFRIGERANT PIPING. REFER TO PART PLANS.
8. EXISTING EXHAUST AIR DUCTWORK AND RISER SERVING SALON SHALL REMAIN.
9. REMOVE EXISTING THERMOSTAT SERVING EX. RTU-3.
10. EXISTING THERMOSTAT SHALL REMAIN.
11. EXISTING DUCTWORK AND RISER SHALL REMAIN.
12. EXISTING REFRIGERANT RISER AND PIPING SERVING SALON UNIT SHALL REMAIN.



KEY PLAN
NOT TO SCALE

N

0 4' 8' 16' 24'
SCALE: 1/8"=1'-0"

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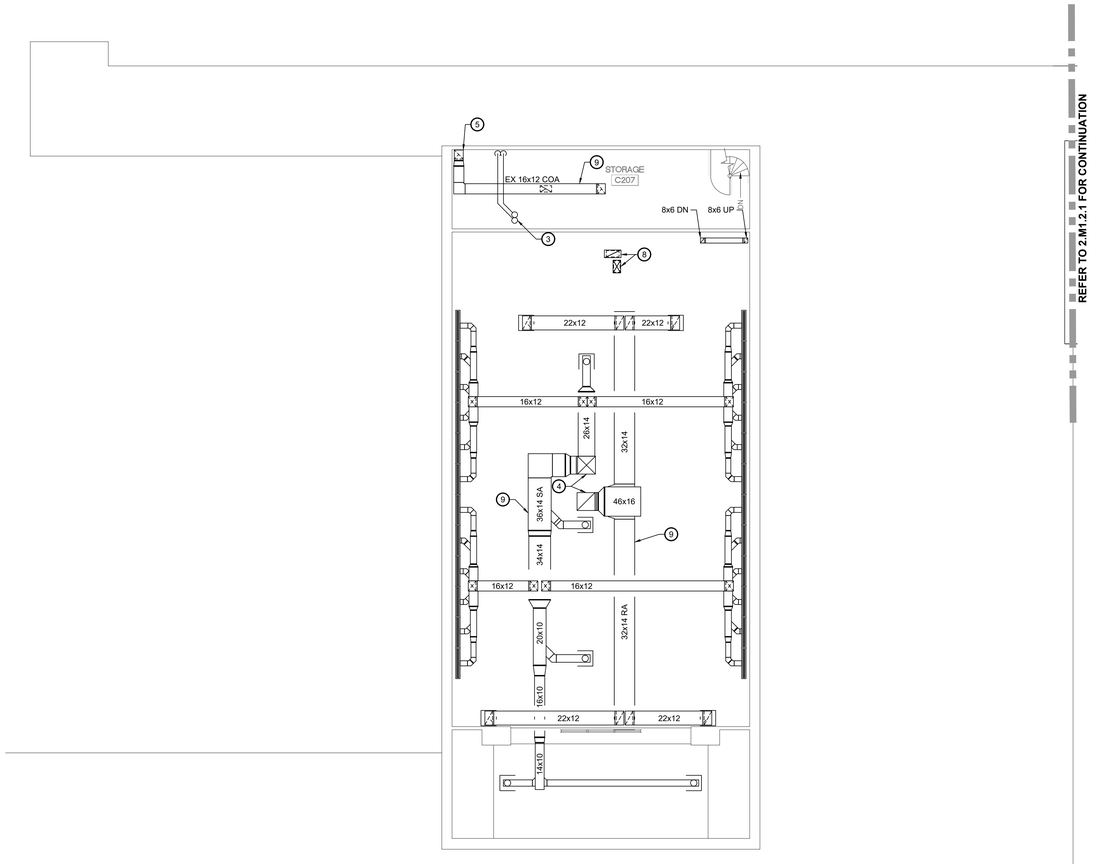
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FIRST FLOOR PLAN C MECHANICAL DEMOLITION

M1.1.2

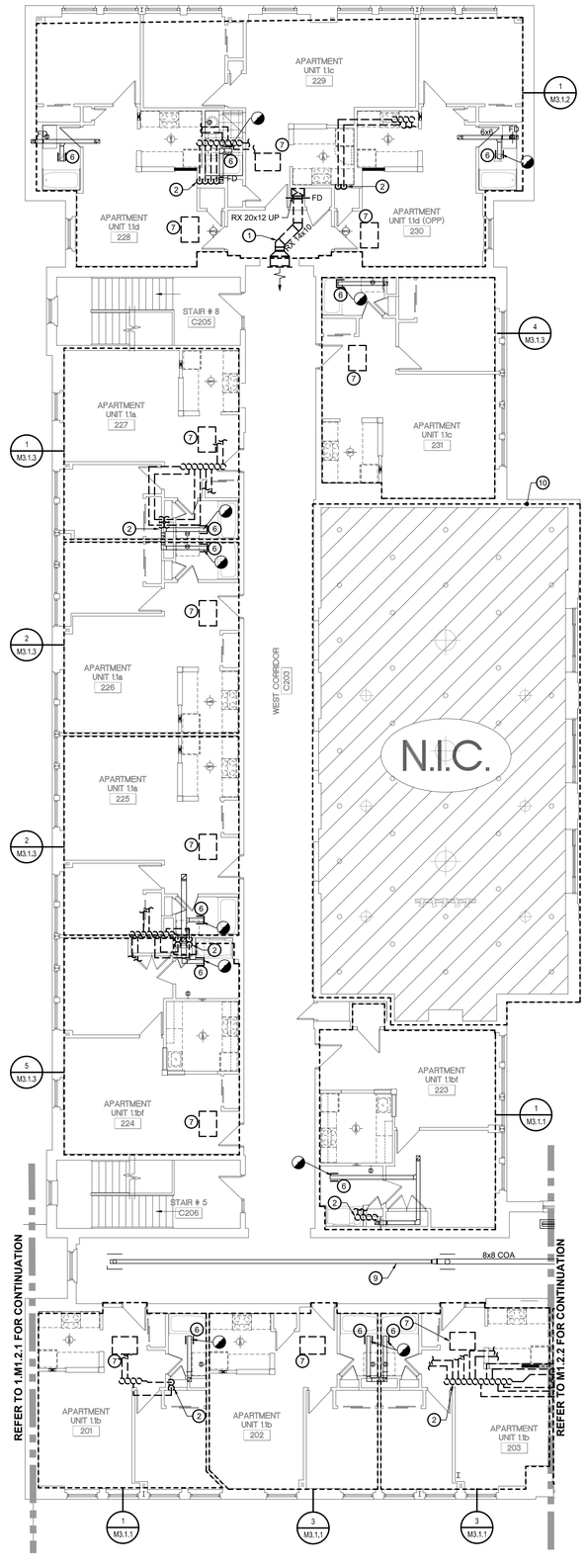
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1 SECOND FLOOR PLAN - PART A - MECHANICAL - DEMOLITION

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



2 SECOND FLOOR PLAN - PART B - MECHANICAL - DEMOLITION

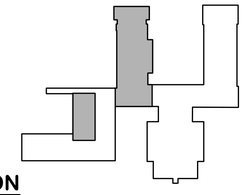
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. REFER TO M001 FOR MECHANICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. RESEAL ALL EXISTING DUCTWORK TO BE REUSED.
3. REFER TO PART PLANS FOR WORK WITHIN TYPICAL APARTMENTS.
4. CONTRACTOR SHALL VERIFY FUNCTIONALITY OF ALL EXISTING TO REMAIN EQUIPMENT INCLUDING BUT NOT LIMITED TO: FANS, DAMPERS, HEATERS, AND AIR HANDLING UNITS. REPORT DEFICIENCIES TO BUILDING OWNER AND ENGINEER.

DRAWING NOTES:

1. REMOVE EXISTING OUTSIDE AIR DUCTWORK, AIR DEVICE, AND RISER.
2. REMOVE EXISTING REFRIGERANT RISER.
3. EXISTING REFRIGERANT RISER SHALL REMAIN.
4. EXISTING 28x28 SA AND RA DUCTWORK FROM RTU-1 ON ROOF SHALL REMAIN.
5. EXISTING 14x14 OUTSIDE AIR DUCTWORK FROM RTU-9 DOWN TO FIRST FLOOR.
6. REMOVE EXISTING CEILING FAN AND DUCT CONNECTION. EXISTING DUCTWORK, DAMPERS, AND RISERS SHALL REMAIN.
7. REMOVE EXISTING SPLIT SYSTEM HEAT PUMP AIR HANDLING UNIT AND ASSOCIATED REFRIGERANT PIPING. REFER TO PART PLANS.
8. EXISTING 20x10 SA AND RA DUCTWORK FROM RTU-12 ON ROOF SHALL REMAIN.
9. EXISTING DUCTWORK AND RISER SHALL REMAIN.
10. EXHIBIT SPACES ARE NOT IN SCOPE. ALL EXISTING MECHANICAL SYSTEMS SERVING EXHIBIT SPACES SHALL REMAIN.



KEY PLAN

NOT TO SCALE

N

0 4' 8' 16' 24'

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

MINER FEINSTEIN ARCHITECTS

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Architect's Project Number:	2124
Schematic Set	10.05.2022
Design Development	06.15.2023

Renovation of
Wiley H. Bates Residences
1103 Smithville Street
Annapolis, Maryland 21401

Ann Arundel County, Maryland
Tax Map: 051F Grid: 1 Parcel: 22

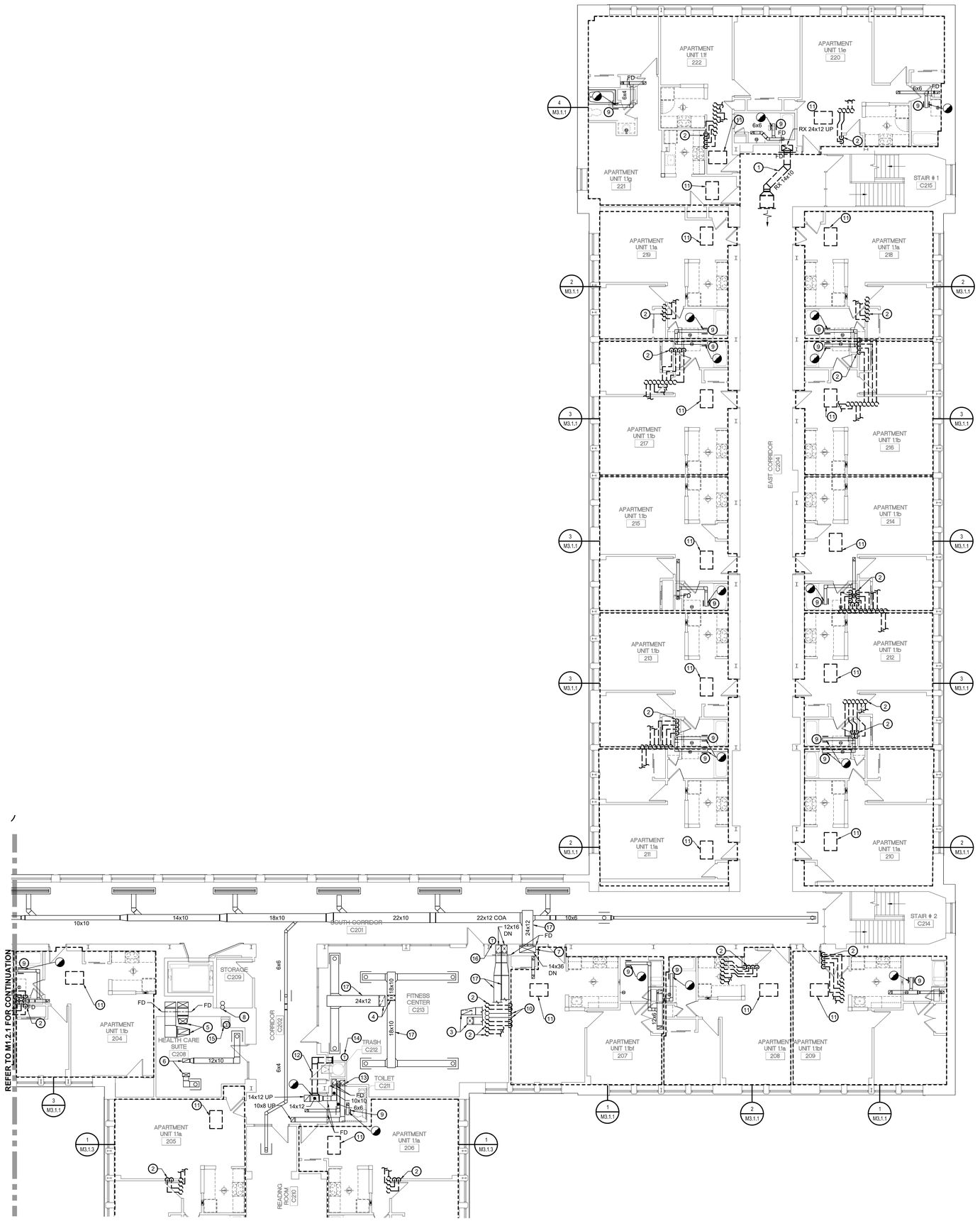
Owner:
Enterprise Community Development, Inc.
8403 Colesville Road, Suite 1150
Silver Spring, MD 20910
410.230.2126
www.enterprisecommunitydevelopment.or

SECOND FLOOR PLAN A & B MECHANICAL DEMOLITION

M1.2.1

BKM# 23026.01

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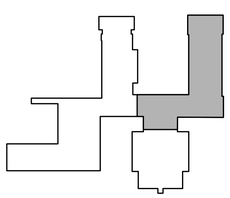
1 **SECOND FLOOR PLAN - PART C - MECHANICAL - DEMOLITION**
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. REFER TO M001 FOR MECHANICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. RESEAL ALL EXISTING DUCTWORK TO BE REUSED.
3. REFER TO PART PLANS FOR WORK WITHIN TYPICAL APARTMENTS.
4. CONTRACTOR SHALL VERIFY FUNCTIONALITY OF ALL EXISTING TO REMAIN EQUIPMENT INCLUDING BUT NOT LIMITED TO: FANS, DAMPERS, HEATERS, AND AIR HANDLING UNITS. REPORT DEFICIENCIES TO BUILDING OWNER AND ENGINEER.

○ DRAWING NOTES:

1. REMOVE EXISTING OUTSIDE AIR DUCTWORK, AIR DEVICE, AND RISER.
2. REMOVE EXISTING REFRIGERANT RISER.
3. EXISTING SUPPLY AND RETURN DUCTWORK UP TO RTU-3 SHALL REMAIN.
4. EXISTING SUPPLY AND RETURN DUCTWORK UP TO RTU-5 SHALL REMAIN.
5. EXISTING SUPPLY AND RETURN DUCTWORK UP TO RTU-4 SHALL REMAIN.
6. EXISTING SUPPLY AND RETURN DUCTWORK UP TO RTU-10 SHALL REMAIN.
7. EXISTING OUTSIDE AIR DUCTWORK FROM RTU-7 SHALL REMAIN.
8. EXISTING REFRIGERANT RISER SHALL REMAIN.
9. REMOVE EXISTING CEILING FAN AND DUCT CONNECTION. EXISTING DUCTWORK, DAMPERS, AND RISERS SHALL REMAIN.
10. EXISTING REFRIGERANT RISER AND PIPING SERVING SALON UNIT SHALL REMAIN.
11. REMOVE EXISTING SPLIT SYSTEM HEAT PUMP AIR HANDLING UNIT AND ASSOCIATED REFRIGERANT PIPING. REFER TO PART PLANS.
12. REMOVE EXISTING EXHAUST AIR DUCTWORK UP TO POINT INDICATED.
13. EXISTING EXHAUST AIR DUCTWORK AND RISER SERVING SALON SHALL REMAIN.
14. REMOVE EXISTING THERMOSTAT SERVING EX. RTU-5.
15. REMOVE EXISTING THERMOSTAT SERVING EX. RTU-10.
16. REMOVE EXISTING THERMOSTAT SERVING EX. RTU-7.
17. EXISTING DUCTWORK AND RISER SHALL REMAIN.



KEY PLAN
NOT TO SCALE

N

0 4' 8' 16' 24'
SCALE: 1/8"=1'-0"

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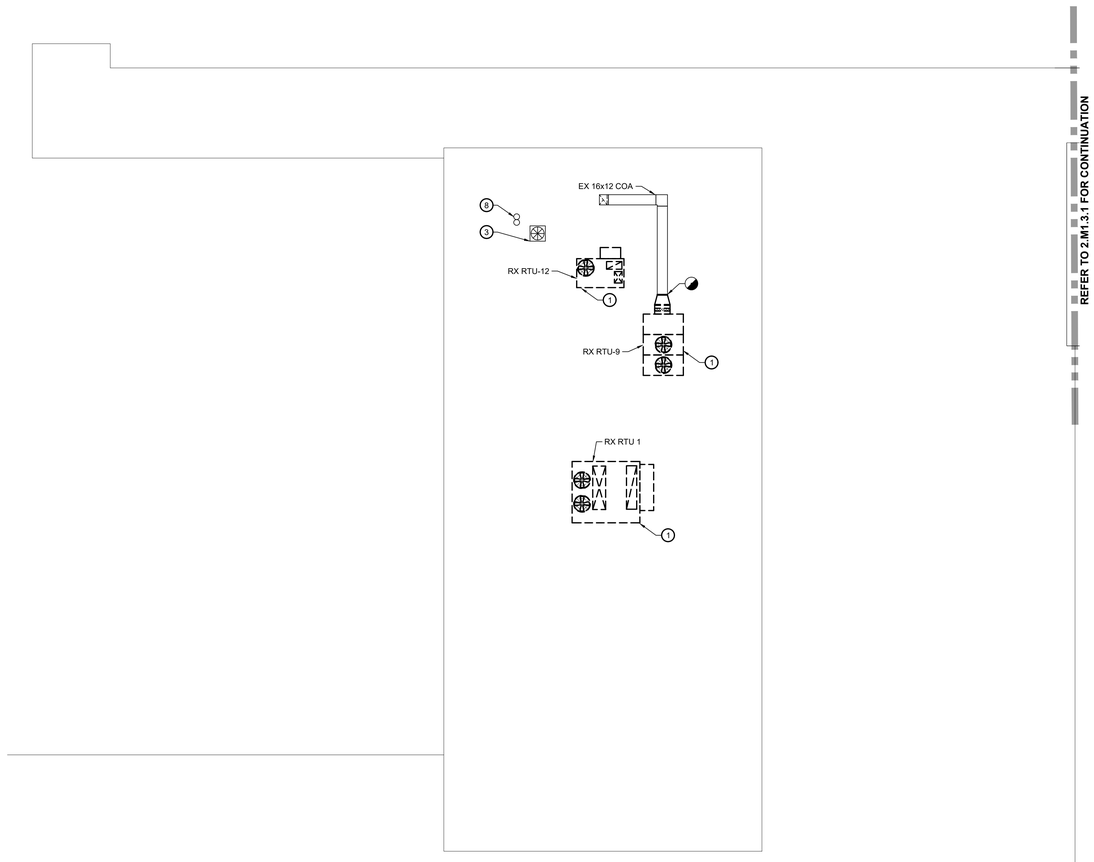
Owner:
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SECOND FLOOR PLAN C MECHANICAL DEMOLITION

M1.2.2

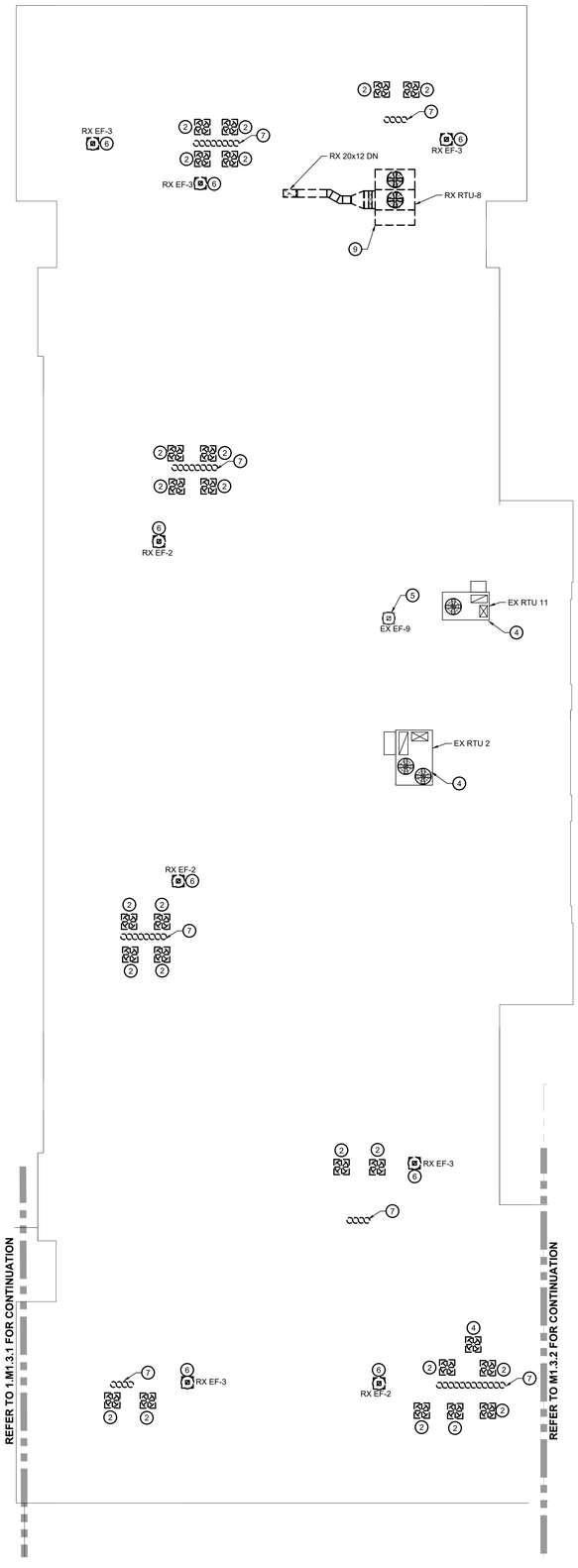
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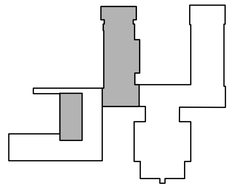
1 ROOF PLAN - PART A - MECHANICAL - DEMOLITION

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



2 ROOF PLAN - PART B - MECHANICAL - DEMOLITION

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



KEY PLAN

NOT TO SCALE

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

GENERAL NOTES:

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DRAWING NOTES:

1. REMOVE EXISTING ROOFTOP UNIT AND DUCT CONNECTIONS. EXISTING DUCT RISERS SHALL REMAIN.
2. REMOVE EXISTING CONDENSING UNIT SERVING APARTMENT AND ALL ASSOCIATED REFRIGERANT PIPING.
3. EXISTING CONDENSING UNIT SERVING GALLERY AND ALL ASSOCIATED REFRIGERANT PIPING SHALL REMAIN.
4. EXISTING ROOFTOP UNITS SERVING EXHIBIT AREA AND ALL ASSOCIATED DUCTWORK SHALL REMAIN.
5. EXISTING EXHAUST FAN SERVING EXHIBIT SPACE SHALL REMAIN.
6. REMOVE EXISTING EXHAUST FAN. EXHAUST AIR DUCT RISER SHALL REMAIN.
7. REMOVE EXISTING REFRIGERANT RISERS SERVING APARTMENTS.
8. EXISTING REFRIGERANT RISER SHALL REMAIN.
9. REMOVE EXISTING DOAS UNIT AND ALL ASSOCIATED DUCTWORK AND DUCT RISER.

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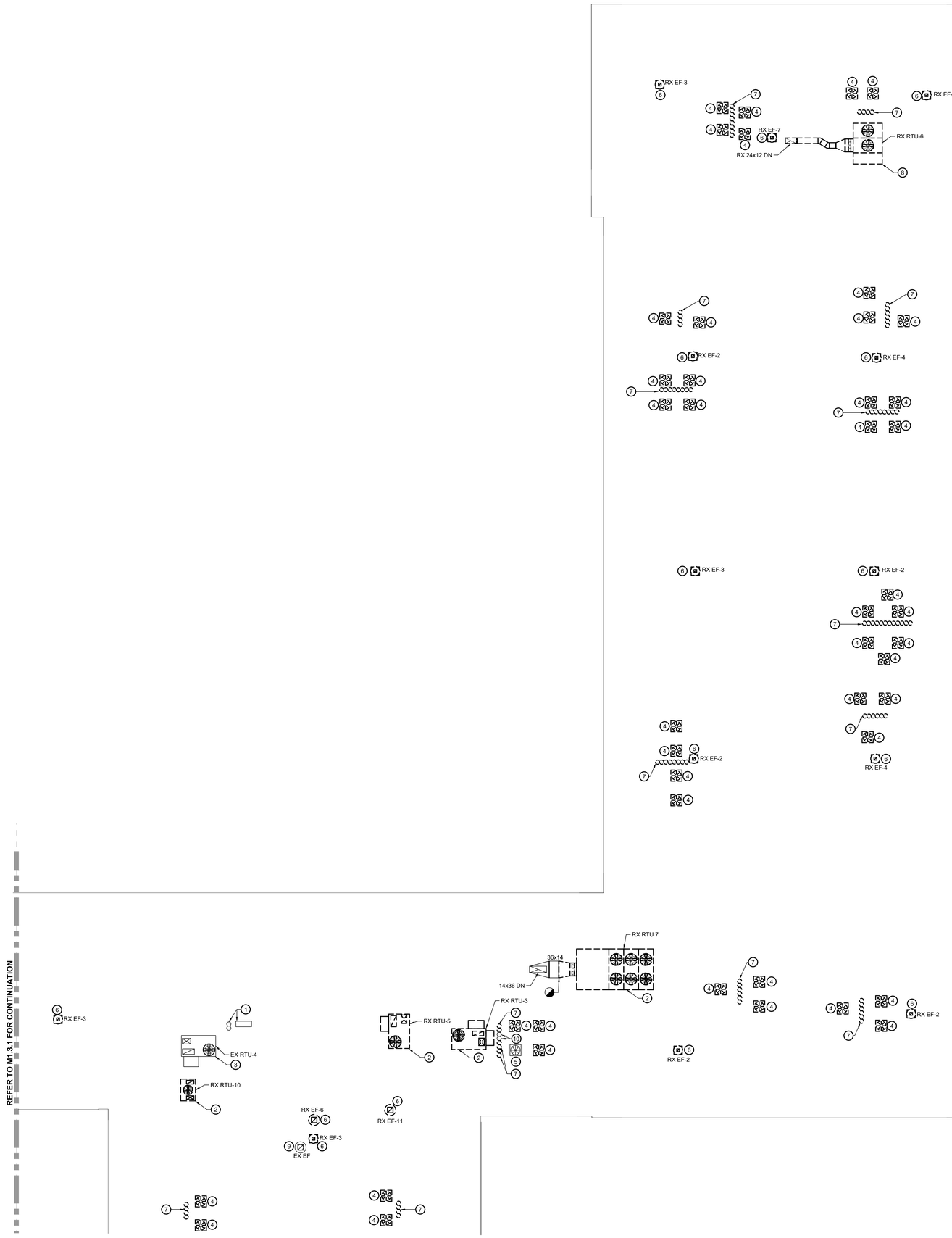
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ROOF PLAN A & B MECHANICAL DEMOLITION

M1.3.1

BKM# 23026.01

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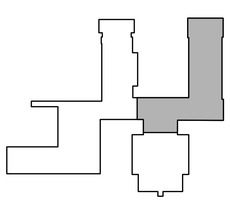
1 **ROOF PLAN - PART C - MECHANICAL - DEMOLITION**
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

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3. CONTRACTOR SHALL VERIFY FUNCTIONALITY OF ALL EXISTING TO REMAIN EQUIPMENT INCLUDING BUT NOT LIMITED TO: FANS, DAMPERS, HEATERS, AND AIR HANDLING UNITS. REPORT DEFICIENCIES TO BUILDING OWNER AND ENGINEER.

DRAWING NOTES:

1. EXISTING CONDENSING UNIT AND REFRIGERANT PIPING SERVING ELEVATOR MACHINE ROOM SHALL REMAIN.
2. REMOVE EXISTING ROOFTOP UNIT AND DUCT CONNECTIONS. EXISTING DUCT RISERS SHALL REMAIN.
3. EXISTING ROOFTOP UNIT SERVING LAUNDRY ROOM AND ALL ASSOCIATED DUCTWORK SHALL REMAIN.
4. REMOVE EXISTING CONDENSING UNIT SERVING APARTMENT AND ALL ASSOCIATED REFRIGERANT PIPING.
5. REMOVE EXISTING CONDENSING UNIT SERVING SALON AND ALL ASSOCIATED REFRIGERANT PIPING.
6. REMOVE EXISTING EXHAUST FAN. EXHAUST AIR DUCT RISER SHALL REMAIN.
7. REMOVE EXISTING REFRIGERANT RISER.
8. REMOVE EXISTING DOAS UNIT AND ALL ASSOCIATED DUCTWORK AND DUCT RISER.
9. EXISTING EXHAUST FAN SERVING SALON AND ALL ASSOCIATED DUCTWORK SHALL REMAIN.
10. EXISTING REFRIGERANT RISER AND PIPING SERVING SALON UNIT SHALL REMAIN.



KEY PLAN
NOT TO SCALE

N

0 4' 8' 16' 24'
SCALE: 1/8"=1'-0"

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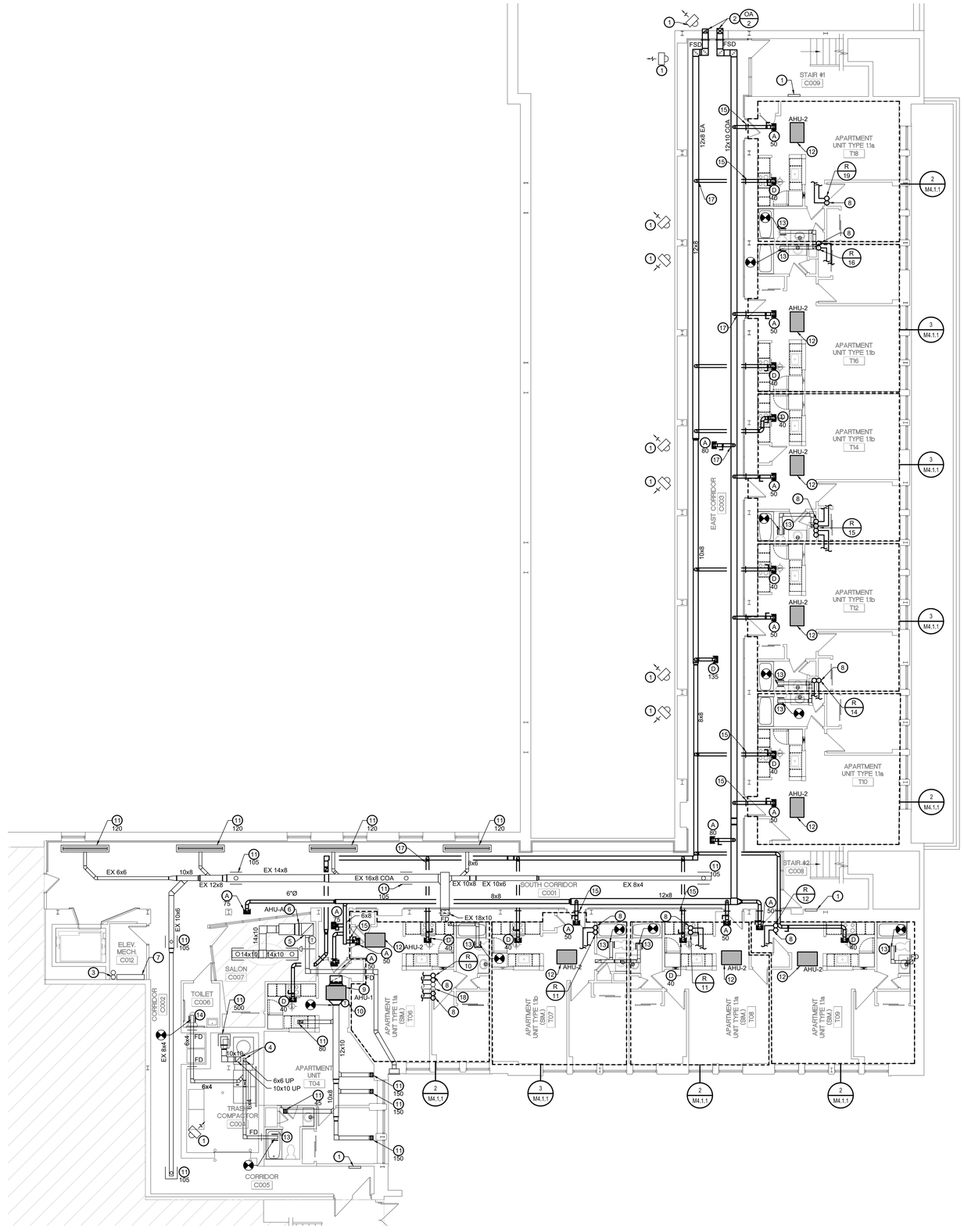
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ROOF PLAN C
MECHANICAL
DEMOLITION

M1.3.2

BKM# 23026.01

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Plotted By: Nick Johnson | 10/13/2023 1:01 PM



1 TERRACE LEVEL - MECHANICAL - NEW WORK

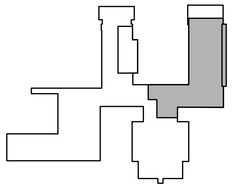
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. REFER TO M001 FOR MECHANICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. RESEAL ALL EXISTING DUCTWORK TO BE REUSED.
3. REFER TO PART PLANS FOR WORK WITHIN TYPICAL APARTMENTS.

DRAWING NOTES:

1. EXISTING ELECTRIC UNIT HEATER. CONTRACTOR SHALL VERIFY OPERATION.
2. CONDITIONED OUTSIDE AIR AND EXHAUST AIR RISER. PROVIDE FIRE SMOKE DAMPERS AT ROOF AND SHAFT PENETRATION. REFER TO MECHANICAL RISERS.
3. EXISTING REFRIGERANT RISER.
4. EXISTING EXHAUST AIR DUCTWORK, AIR DEVICES, AND RISER.
5. EXISTING RETURN AIR DUCTWORK AND AIR DEVICE SERVING SALON.
6. EXISTING SPLIT SYSTEM AIR HANDLING UNIT SERVING SALON.
7. EXISTING WALL MOUNTED TERMINAL UNIT SERVING ELEVATOR MACHINE ROOM.
8. EXTEND REFRIGERANT PIPING FROM REFRIGERANT RISER TO ASSOCIATED INDOOR MECHANICAL EQUIPMENT. PIPING SHALL BE SIZED AND INSULATED PER MANUFACTURER RECOMMENDATIONS. COORDINATE WITH ARCHITECT AND OWNER FOR FINAL PIPING ROUTES.
9. SPLIT SYSTEM HEAT PUMP AIR HANDLING UNIT SUSPENDED FROM STRUCTURE ABOVE. INSTALL UNIT TO MAINTAIN MANUFACTURER REQUIRED WORKING CLEARANCES. REFER TO PLUMBING FOR CONDENSATE ROUTING. CONNECT TO EXISTING SUPPLY AIR DUCTWORK. CONNECT RETURN AIR DUCTWORK TO TITUS 350RS RETURN AIR DEVICE AT CEILING. PROVIDE ACCESS PANEL IN CEILING.
10. WALL MOUNTED PROGRAMMABLE THERMOSTAT. MOUNT MAXIMUM 48" ABOVE FINISHED FLOOR TO TOP OF DEVICE. COORDINATE FINAL LOCATION WITH ARCHITECT PRIOR TO INSTALLATION.
11. EXISTING AIR DEVICE. BALANCE TO CFM INDICATED.
12. SPLIT SYSTEM HEAT PUMP AIR HANDLING UNIT SUSPENDED FROM STRUCTURE ABOVE. REFER TO PART PLANS.
13. EXHAUST FAN EF-1. CONNECT TO EXISTING DUCTWORK. PROVIDE WITH WALL SWITCH AND HUMIDITY SENSOR.
14. EXHAUST FAN EF-5. CONNECT TO EXISTING DUCTWORK. PROVIDE WITH WALL SWITCH.
15. PROVIDE FIRE DAMPER AT COA AND EA DUCT PENETRATIONS AT CORRIDOR WALL (TYP).
16. EXISTING THERMOSTAT SERVING SALON AHU.
17. TAP OFF BOTTOM OF DUCT MAIN. ROUTE DUCT TAPS THROUGH ARCHITECTURAL BULKHEADS. COORDINATE LOCATION AND AND ELEVATION WITH ARCHITECTURAL PLANS (TYP).
18. EXISTING REFRIGERANT PIPING TO SALON SPLIT SYSTEM AHU.



KEY PLAN

NOT TO SCALE

N

0 4' 8' 16' 24'

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

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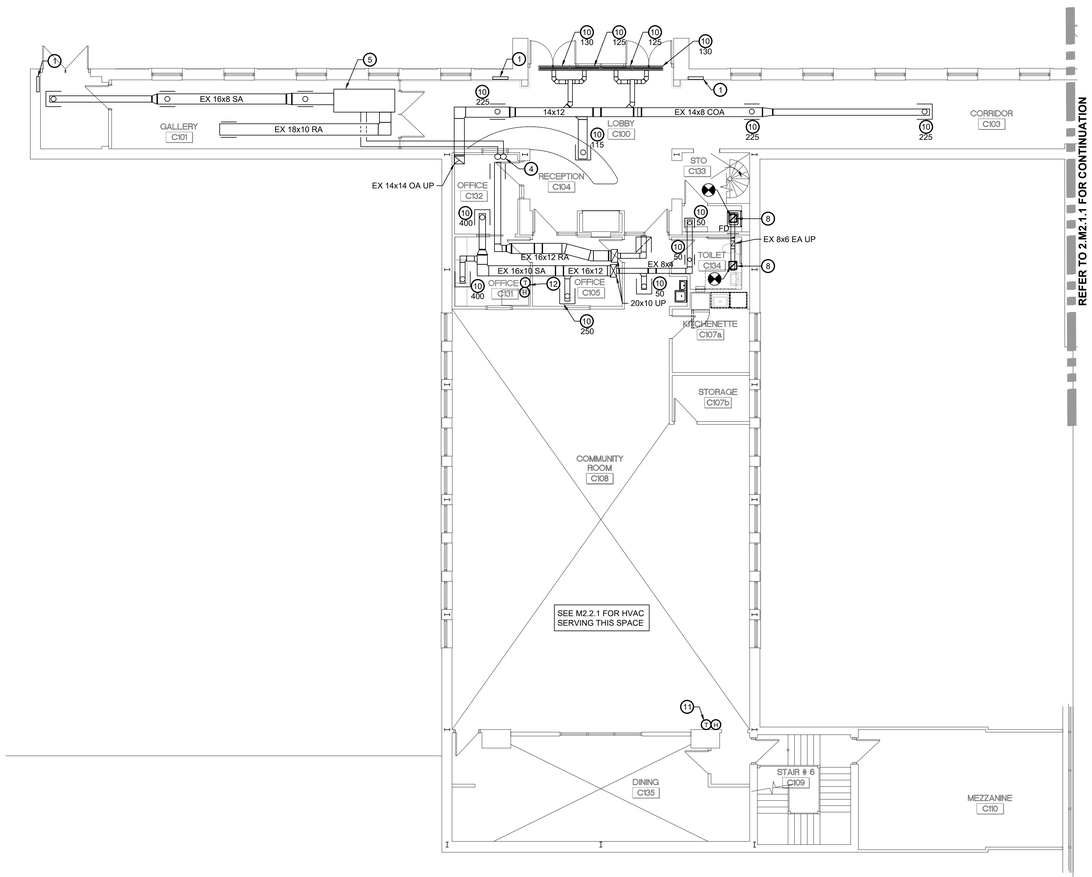
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TERRACE LEVEL
MECHANICAL
NEW WORK

M2.0.1

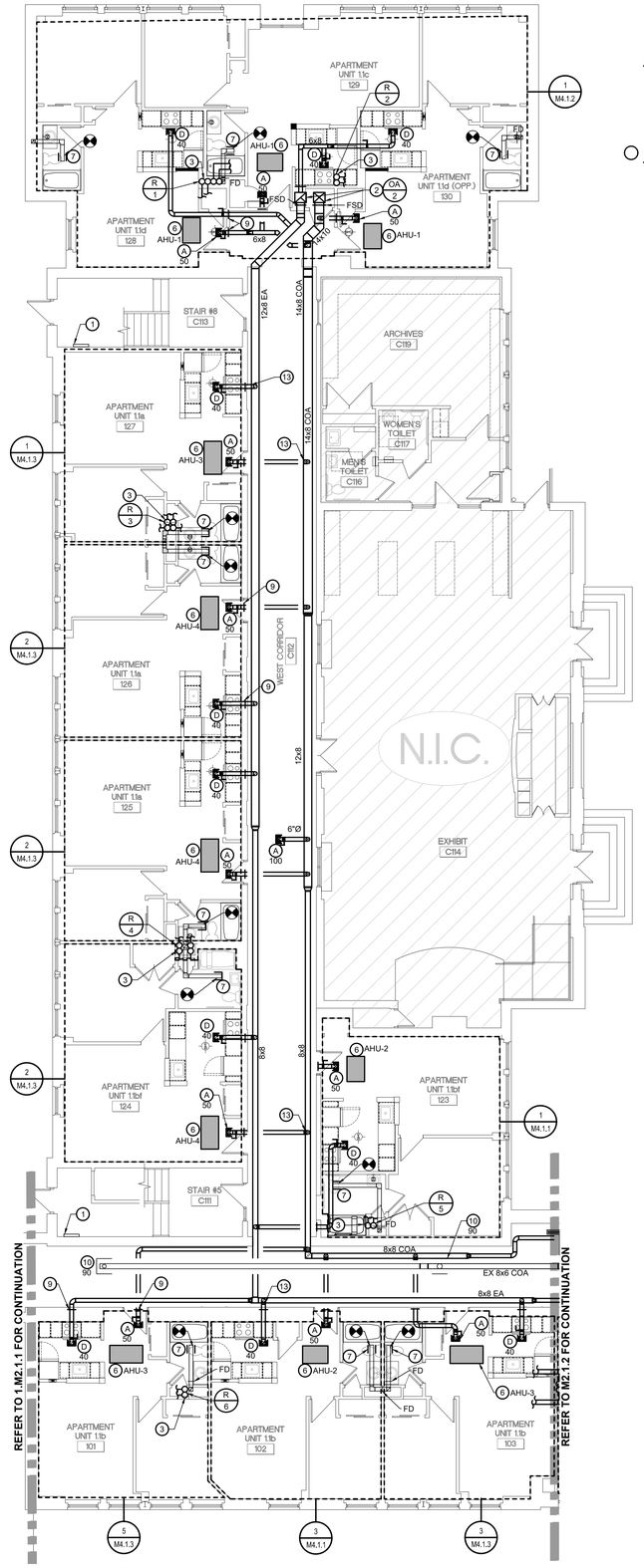
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1 FIRST FLOOR PLAN - PART A - MECHANICAL - NEW WORK

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



2 FIRST FLOOR PLAN - PART B - MECHANICAL - NEW WORK

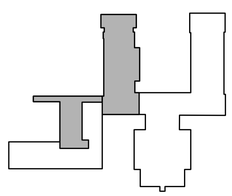
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

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DRAWING NOTES:

1. EXISTING ELECTRIC UNIT HEATER.
2. CONDITIONED OUTSIDE AIR AND EXHAUST AIR RISER. PROVIDE FIRE SMOKE DAMPERS AT ROOF AND SHAFT PENETRATION. REFER TO MECHANICAL RISERS
3. EXTEND REFRIGERANT PIPING FROM REFRIGERANT RISER TO ASSOCIATED INDOOR MECHANICAL EQUIPMENT. PIPING SHALL BE SIZED AND INSULATED PER MANUFACTURER RECOMMENDATIONS. COORDINATE WITH ARCHITECT AND OWNER FOR FINAL PIPING ROUTES.
4. EXISTING REFRIGERANT RISER.
5. EXISTING AHU SERVING GALLERY.
6. SPLIT SYSTEM HEAT PUMP AIR HANDLING UNIT SUSPENDED FROM STRUCTURE ABOVE. REFER TO PART PLAN.
7. EXHAUST FAN EF-1. CONNECT TO EXISTING DUCTWORK. PROVIDE WITH WALL SWITCH AND HUMIDITY SENSOR.
8. EXHAUST FAN EF-5. CONNECT TO EXISTING DUCTWORK. PROVIDE WITH WALL SWITCH.
9. PROVIDE FIRE SMOKE DAMPER AT COA AND EA DUCT PENETRATIONS AT CORRIDOR WALL (TYP).
10. EXISTING AIR DEVICE. BALANCE TO CFM INDICATED.
11. THERMOSTAT AND HUMIDITY SENSOR SERVING RTU-1.
12. THERMOSTAT AND HUMIDITY SENSOR SERVING RTU-12.
13. TAP OFF BOTTOM OF DUCT MAIN. ROUTE DUCT TAPS THROUGH ARCHITECTURAL BULKHEADS. COORDINATE LOCATION AND AND ELEVATION WITH ARCHITECTURAL PLANS (TYP).



KEY PLAN

NOT TO SCALE

N

0 4' 8' 16' 24'

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

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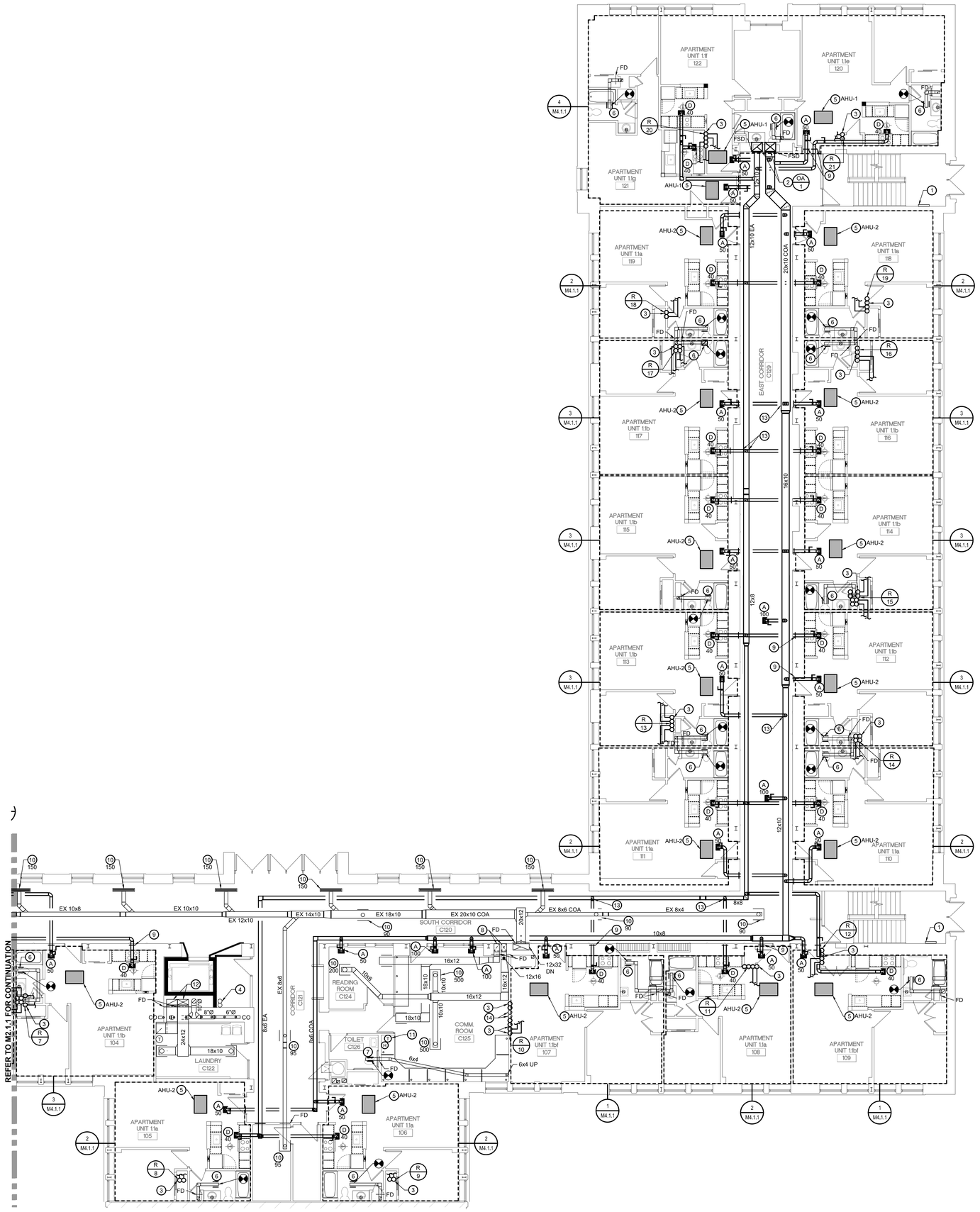
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FIRST FLOOR PLAN A & B MECHANICAL NEW WORK

M2.1.1

BKM# 23026.01

ARL: G:\23026.01\Drawings\Acad\M\M2\11 M2\12 1ST FLR PLN.N
Plotted By: Nick Johnson | 10/13/2023 1:01 PM



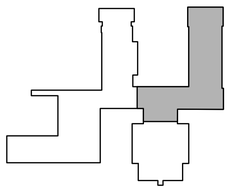
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1. REFER TO M001 FOR MECHANICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. RESEAL ALL EXISTING DUCTWORK TO BE REUSED.
3. REFER TO PART PLANS FOR WORK WITHIN TYPICAL APARTMENTS.

DRAWING NOTES:

1. EXISTING ELECTRIC UNIT HEATER.
2. CONDITIONED OUTSIDE AIR AND EXHAUST AIR RISER. PROVIDE FIRE SMOKE DAMPERS AT ROOF AND SHAFT PENETRATION. REFER TO MECHANICAL RISERS.
3. EXTEND REFRIGERANT PIPING FROM REFRIGERANT RISER TO ASSOCIATED INDOOR MECHANICAL EQUIPMENT. PIPING SHALL BE SIZED AND INSULATED PER MANUFACTURER RECOMMENDATIONS. COORDINATE WITH ARCHITECT AND OWNER FOR FINAL PIPING ROUTES.
4. EXISTING REFRIGERANT RISER.
5. SPLIT SYSTEM HEAT PUMP AIR HANDLING UNIT SUSPENDED FROM STRUCTURE ABOVE. REFER TO PART PLAN.
6. EXHAUST FAN EF-1. CONNECT TO EXISTING DUCTWORK. PROVIDE WITH WALL SWITCH AND HUMIDITY SENSOR.
7. EXHAUST FAN EF-5. CONNECT TO EXISTING DUCTWORK. PROVIDE WITH WALL SWITCH.
8. EXISTING 12x16 SUPPLY AND RETURN AIR DUCTWORK UP TO RTU-3.
9. PROVIDE FIRE DAMPER AT COA AND EA DUCT PENETRATIONS AT CORRIDOR WALL (TYP).
10. EXISTING AIR DEVICE. BALANCE TO CFM INDICATED.
11. THERMOSTAT AND HUMIDITY SENSOR SERVING RTU-3.
12. EXISTING 24x12 SUPPLY AND RETURN AIR DUCTWORK UP TO RTU-4.
13. TAP OFF BOTTOM OF DUCT MAIN. ROUTE DUCT TAPS THROUGH ARCHITECTURAL BULKHEADS. COORDINATE LOCATION AND AND ELEVATION WITH ARCHITECTURAL PLANS (TYP).
14. EXISTING REFRIGERANT PIPING AND RISER SERVING SALON.



KEY PLAN
NOT TO SCALE

N

0 4' 8' 16' 24'
SCALE: 1/8"=1'-0"

MINER FEINSTEIN ARCHITECTS

MINER FEINSTEIN ARCHITECTS, LLC
241 East 4th Street, Suite 207
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Baltimore, MD 21209
410.323.0600
www.bkma.com

Architect's Project Number:	2124
Schematic Set	10.05.2022
Design Development	06.15.2023

Renovation of
Wiley H. Bates Residences
1103 Smithville Street
Annapolis, Maryland 21401

Ann Arundel County, Maryland
Tax Map: 051F Grid: 1 Parcel: 22

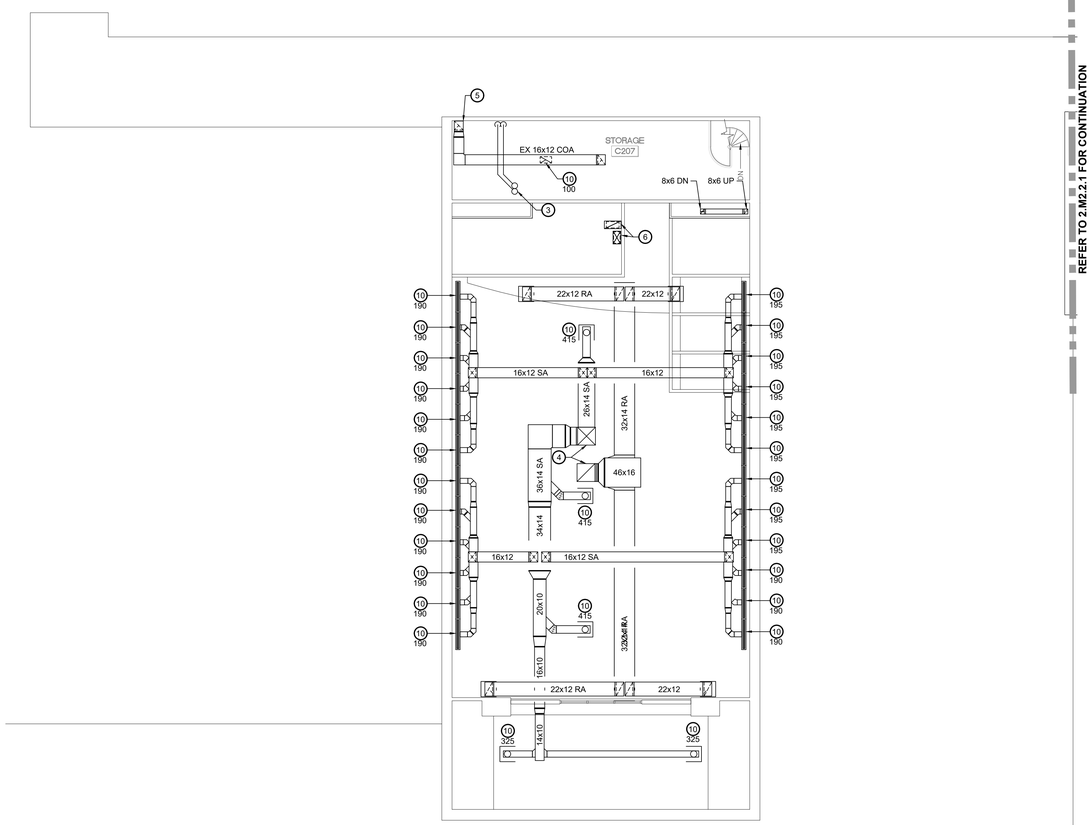
Owner:
Enterprise Community Development, Inc.
8403 Colesville Road, Suite 1150
Silver Spring, MD 20910
410.230.2126
www.enterprisecommunitydevelopment.or

FIRST FLOOR PLAN C MECHANICAL NEW WORK

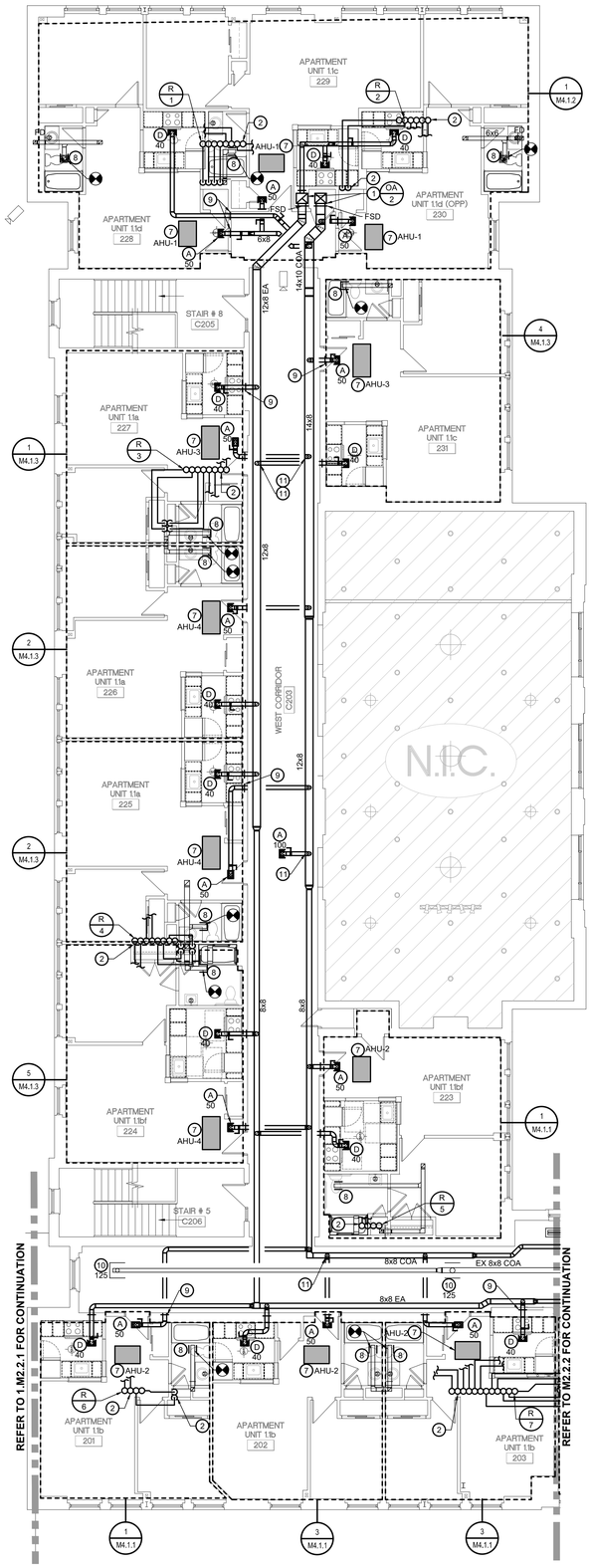
M2.1.2

BKM# 23026.01

Plotted By: Nick.Johnson | 10/13/2023 1:01 PM
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1 **SECOND FLOOR PLAN PART A - MECHANICAL - NEW WORK**
SCALE: 1/8" = 1'-0"



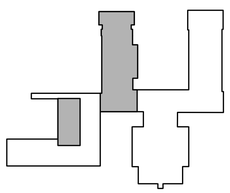
2 **SECOND FLOOR PLAN PART B - MECHANICAL - NEW WORK**
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. REFER TO M001 FOR MECHANICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. RESEAL ALL EXISTING DUCTWORK TO BE REUSED.
3. REFER TO PART PLANS FOR WORK WITHIN TYPICAL APARTMENTS.

DRAWING NOTES:

1. CONDITIONED OUTSIDE AIR AND EXHAUST AIR RISER. PROVIDE FIRE SMOKE DAMPERS AT ROOF AND SHAFT PENETRATION. REFER TO MECHANICAL RISERS.
2. EXTEND REFRIGERANT PIPING FROM REFRIGERANT RISER TO ASSOCIATED INDOOR MECHANICAL EQUIPMENT. PIPING SHALL BE SIZED AND INSULATED PER MANUFACTURER RECOMMENDATIONS. COORDINATE WITH ARCHITECT AND OWNER FOR FINAL PIPING ROUTES.
3. EXISTING REFRIGERANT RISER.
4. EXISTING 28x28 SA AND RA DUCTWORK FROM RTU-1 ON ROOF.
5. EXISTING 14x14 OUTSIDE AIR DUCTWORK FROM RTU-9 DOWN TO FIRST FLOOR.
6. EXISTING 20x10 SA AND RA DUCTWORK FROM RTU-12 ON ROOF.
7. SPLIT SYSTEM HEAT PUMP AIR HANDLING UNIT SUSPENDED FROM STRUCTURE ABOVE. REFER TO PART PLAN.
8. EXHAUST FAN EF-1. CONNECT TO EXISTING DUCTWORK. PROVIDE WITH WALL SWITCH AND HUMIDITY SENSOR.
9. PROVIDE FIRE DAMPER AT COA AND EA DUCT PENETRATIONS AT CORRIDOR WALL (TYP).
10. EXISTING AIR DEVICE. BALANCE TO CFM INDICATED.
11. TAP OFF BOTTOM OF DUCT MAIN. ROUTE DUCT TAPS THROUGH ARCHITECTURAL BULKHEADS. COORDINATE LOCATION AND AND ELEVATION WITH ARCHITECTURAL PLANS (TYP).



KEY PLAN
NOT TO SCALE

N

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

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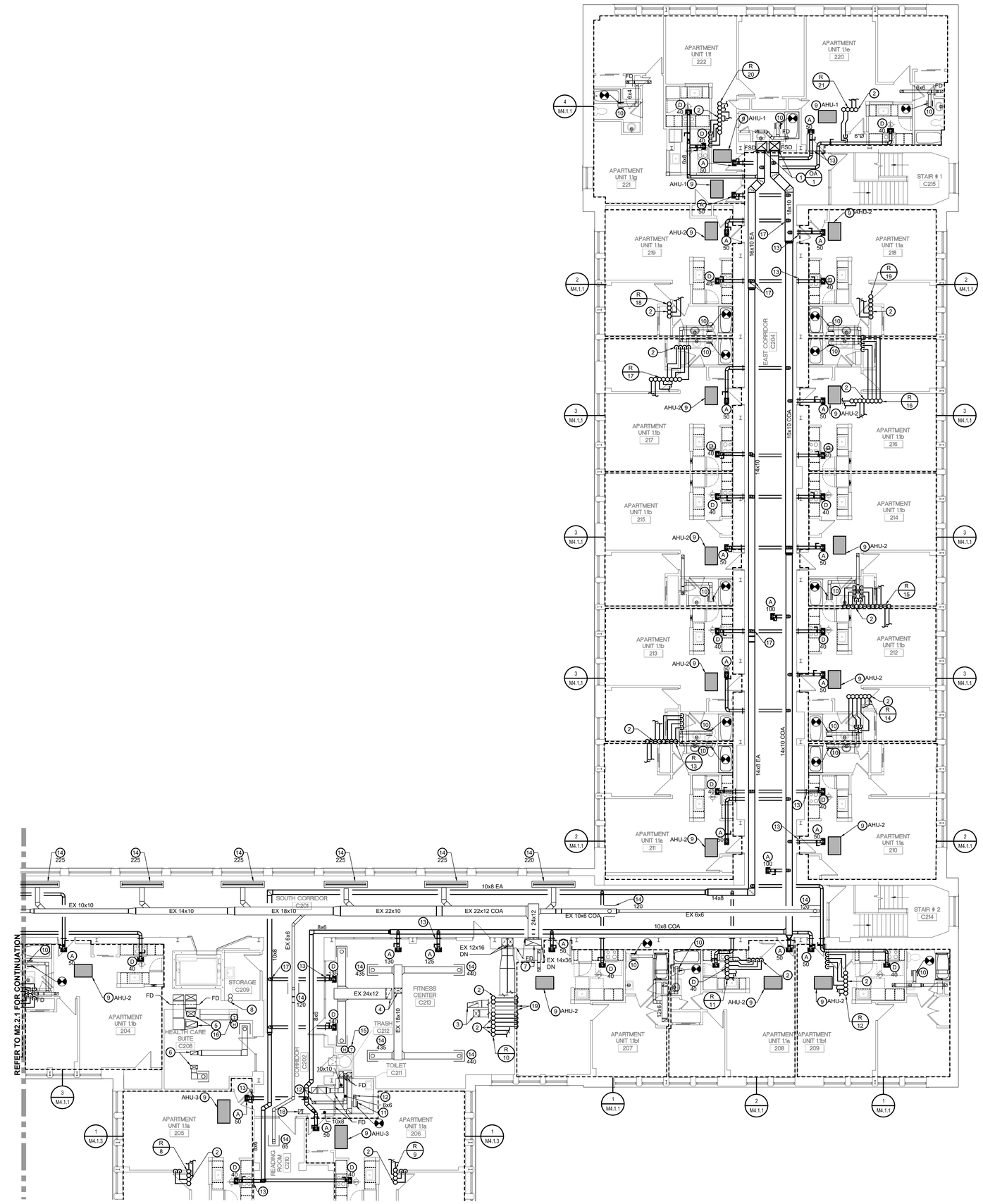
Owner:
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8403 Colesville Road, Suite 1150
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SECOND FLOOR PLAN A & B MECHANICAL NEW WORK

M2.2.1

BKM# 23026.01

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Plotted By: Nick Johnson | 10/13/2023 1:01 PM



1 SECOND FLOOR PLAN PART C - MECHANICAL - NEW WORK

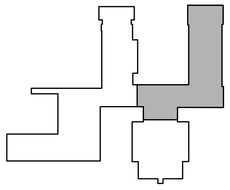
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. REFER TO M001 FOR MECHANICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. RESEAL ALL EXISTING DUCTWORK TO BE REUSED.
3. REFER TO PART PLANS FOR WORK WITHIN TYPICAL APARTMENTS.

DRAWING NOTES:

1. CONDITIONED OUTSIDE AIR AND EXHAUST AIR RISER. PROVIDE FIRE SMOKE DAMPERS AT ROOF AND SHAFT PENETRATION. REFER TO MECHANICAL RISERS.
2. EXTEND REFRIGERANT PIPING FROM REFRIGERANT RISER TO ASSOCIATED INDOOR MECHANICAL EQUIPMENT. PIPING SHALL BE SIZED AND INSULATED PER MANUFACTURER RECOMMENDATIONS. COORDINATE WITH ARCHITECT AND OWNER FOR FINAL PIPING ROUTES.
3. EXISTING SUPPLY AND RETURN DUCTWORK UP TO RTU-3 .
4. EXISTING SUPPLY AND RETURN DUCTWORK UP TO RTU-5.
5. EXISTING SUPPLY AND RETURN DUCTWORK UP TO RTU-4.
6. EXISTING SUPPLY AND RETURN DUCTWORK UP TO RTU-10.
7. EXISTING OUTSIDE AIR DUCTWORK FROM RTU-7.
8. EXISTING REFRIGERANT RISER.
9. SPLIT SYSTEM HEAT PUMP AIR HANDLING UNIT SUSPENDED FROM STRUCTURE ABOVE. REFER TO PART PLAN.
10. EXHAUST FAN EF-1. CONNECT TO EXISTING DUCTWORK. PROVIDE WITH WALL SWITCH AND HUMIDITY SENSOR.
11. EXHAUST FAN EF-5. CONNECT TO EXISTING DUCTWORK. PROVIDE WITH WALL SWITCH.
12. EXISTING EXHAUST DUCTWORK UP THROUGH ROOF.
13. PROVIDE FIRE DAMPER AT COA AND EA DUCT PENETRATIONS AT CORRIDOR WALL (TYP).
14. EXISTING AIR DEVICE. BALANCE TO CFM INDICATED.
15. THERMOSTAT AND HUMIDITY SENSOR SERVING RTU-5.
16. THERMOSTAT AND HUMIDITY SENSOR SERVING RTU-10.
17. TAP OFF BOTTOM OF DUCT MAIN. ROUTE DUCT TAPS THROUGH ARCHITECTURAL BULKHEADS. COORDINATE LOCATION AND AND ELEVATION WITH ARCHITECTURAL PLANS (TYP).
18. EXISTING EXHAUST AIR DUCTWORK SERVING SALON UP TO EXISTING EXHAUST FAN ON ROOF.
19. EXISTING REFRIGERANT PIPING AND RISER SERVING SALON.



KEY PLAN

NOT TO SCALE

N

0 4' 8' 16' 24'

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

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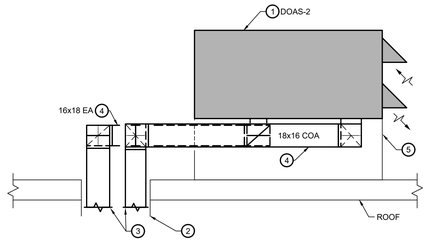
Owner:
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SECOND FLOOR PLAN C MECHANICAL NEW WORK

M2.2.2

BKM# 23026.01

Plotted By: Nick Johnson | 10/13/2023 1:01 PM
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3 MECHANICAL SECTION - DOAS-2

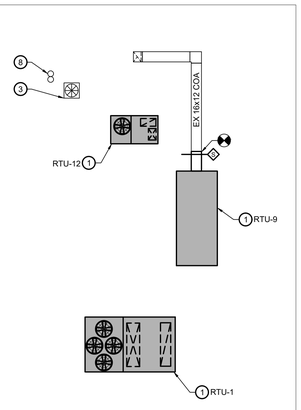
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. REFER TO M001 FOR MECHANICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.

DRAWING NOTES:

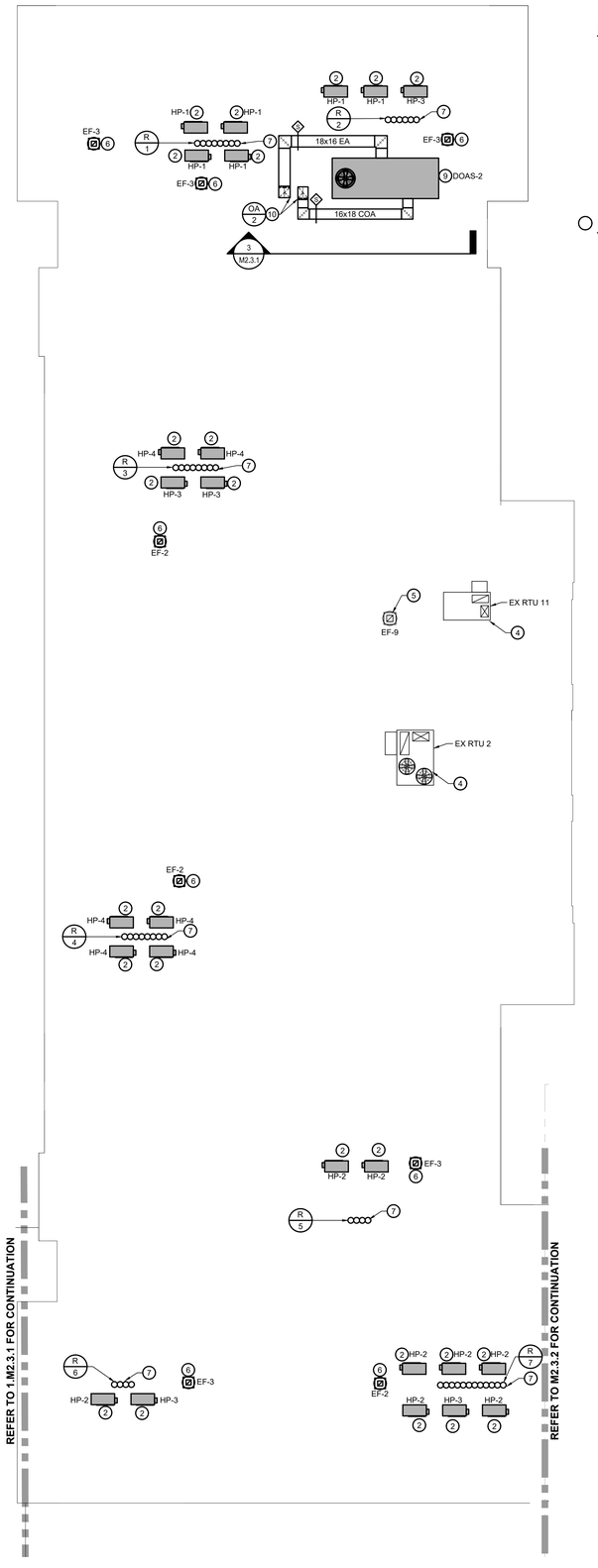
1. PACKAGED DX DOAS UNIT WITH GAS HEAT COIL AND ENERGY RECOVERY WHEEL MOUNTED ON ROOF CURB. ROUTE CONDENSATE PIPING TO NEAREST DOWNSPOUT. REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION. FINAL LOCATION SHALL BE APPROVED BY STRUCTURAL ENGINEER AND COORDINATED IN THE FIELD TO MEET SERVICE CLEARANCES.
2. FIRE RATED DUCT SHAFT. REFER TO ARCHITECTURAL DOCUMENTS.
3. COA AND EA DUCTWORK DOWN TO FLOOR BELOW. PROVIDE FIRE SMOKE DAMPERS AT ENTRANCE TO FIRE RATED DUCT SHAFT.
4. EXHAUST AIR AND CONDITIONED OUTSIDE AIR DUCTWORK FROM DOAS UNIT. PROVIDE WITH PREMANUFACTURED INSULATION SYSTEM AND ROOF SUPPORTS. PROVIDE SMOKE DETECTORS AS INDICATED ON ROOF PLAN.
5. 48" ROOF CURB WITH SOUND TREATMENT. REFER TO SPECIFICATIONS.



1 ROOF PLAN - PART A - MECHANICAL - NEW WORK

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

REFER TO 2.M2.3.1 FOR CONTINUATION



2 ROOF PLAN - PART B - MECHANICAL - NEW WORK

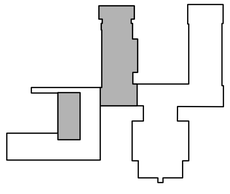
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. REFER TO M001 FOR MECHANICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. RESEAL ALL EXISTING DUCTWORK TO BE REUSED.
3. PROVIDE MANUFACTURERS RECOMMENDED CLEARANCE BETWEEN CONDENSING UNITS. SIZE AND ROUTE REFRIGERANT PIPING PER MANUFACTURERS RECOMMENDATIONS. ALL EQUIPMENT SHALL BE GREATER THAN 10 FT FROM ROOF EDGE. ALL AIR INTAKES SHALL BE GREATER THAN 10 FT FROM NEARBY EXHAUST OR PLUMBING VENTS.
4. CONTRACTOR SHALL CONFIRM FINAL REFRIGERANT ROUTING AND LINE LENGTHS PRIOR TO SUBMITTAL AND RELEASE OF SHOP DRAWINGS.
5. CONTRACTOR SHALL COORDINATE REFRIGERANT PIPING BUNDLES, RISERS, AND ROUTING WITH ARCHITECTURAL PLANS. REFER TO RISER DIAGRAMS FOR TOTAL PIPE COUNT PER RISER

DRAWING NOTES:

1. PACKAGED DX ROOFTOP UNIT WITH GAS HEAT COIL. MOUNT EQUIPMENT ON EXISTING ROOF CURB AND PROVIDE CURB ADAPTER TO CONNECT TO EXISTING DUCT RISER.
2. AIR-COOLED HEAT PUMP CONDENSING UNIT ON ROOF EQUIPMENT CURBS SERVING APARTMENT. PROVIDE MANUFACTURERS RECOMMENDED SERVICE CLEARANCES. ROUTE REFRIGERANT PIPING TO ASSOCIATED REFRIGERANT RISER. REFER TO MECHANICAL RISERS.
3. EXISTING CONDENSING UNIT SERVING GALLERY.
4. EXISTING ROOFTOP UNITS SERVING EXHIBIT AREA.
5. EXISTING EXHAUST FAN SERVING EXHIBIT AREA.
6. ROOF MOUNTED EXHAUST FAN SERVING EXISTING EXHAUST AIR RISER. PROVIDE ROOF CURB, FIRE DAMPER, VIBRATION ISOLATION, BIRDSCREEN, SPEED CONTROLLER, AND BACKDRAFT DAMPER.
7. REFRIGERANT PIPING RISER LOCATION. REFER TO REFRIGERANT RISER AND DETAIL SHEETS. SIZE AND ROUTE REFRIGERANT PIPING PER MANUFACTURERS RECOMMENDATIONS.
8. EXISTING REFRIGERANT RISER SHALL REMAIN.
9. PACKAGED DX DOAS UNIT WITH GAS HEAT COIL AND ENERGY RECOVERY WHEEL. ROUTE CONDENSATE PIPING TO NEAREST DOWNSPOUT. REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION. FINAL LOCATION SHALL BE APPROVED BY STRUCTURAL ENGINEER.
10. EXHAUST AIR AND CONDITIONED OUTSIDE AIR DUCTWORK FROM DOAS UNIT. PROVIDE WITH PREMANUFACTURED INSULATION SYSTEM AND ROOF SUPPORTS. PROVIDE FIRE SMOKE DAMPER AT ROOF PENETRATION. REFER TO MECHANICAL RISERS AND SPECIFICATIONS.



KEY PLAN

NOT TO SCALE

N

0 4' 8' 16' 24'

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

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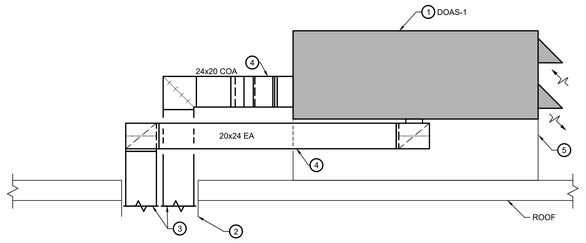
Owner:
Enterprise Community Development, Inc.
8403 Colesville Road, Suite 1150
Silver Spring, MD 20910
410.230.2126
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ROOF PLAN A & B MECHANICAL NEW WORK

M2.3.1

BKM# 23026.01

Plotted By: Nick Johnson | 10/13/2023 1:01 PM
ARL G:\23026.01\Drawings\Acad\MM\231 M232 ROOF FLR PLN N



2 MECHANICAL SECTION - DOAS-1

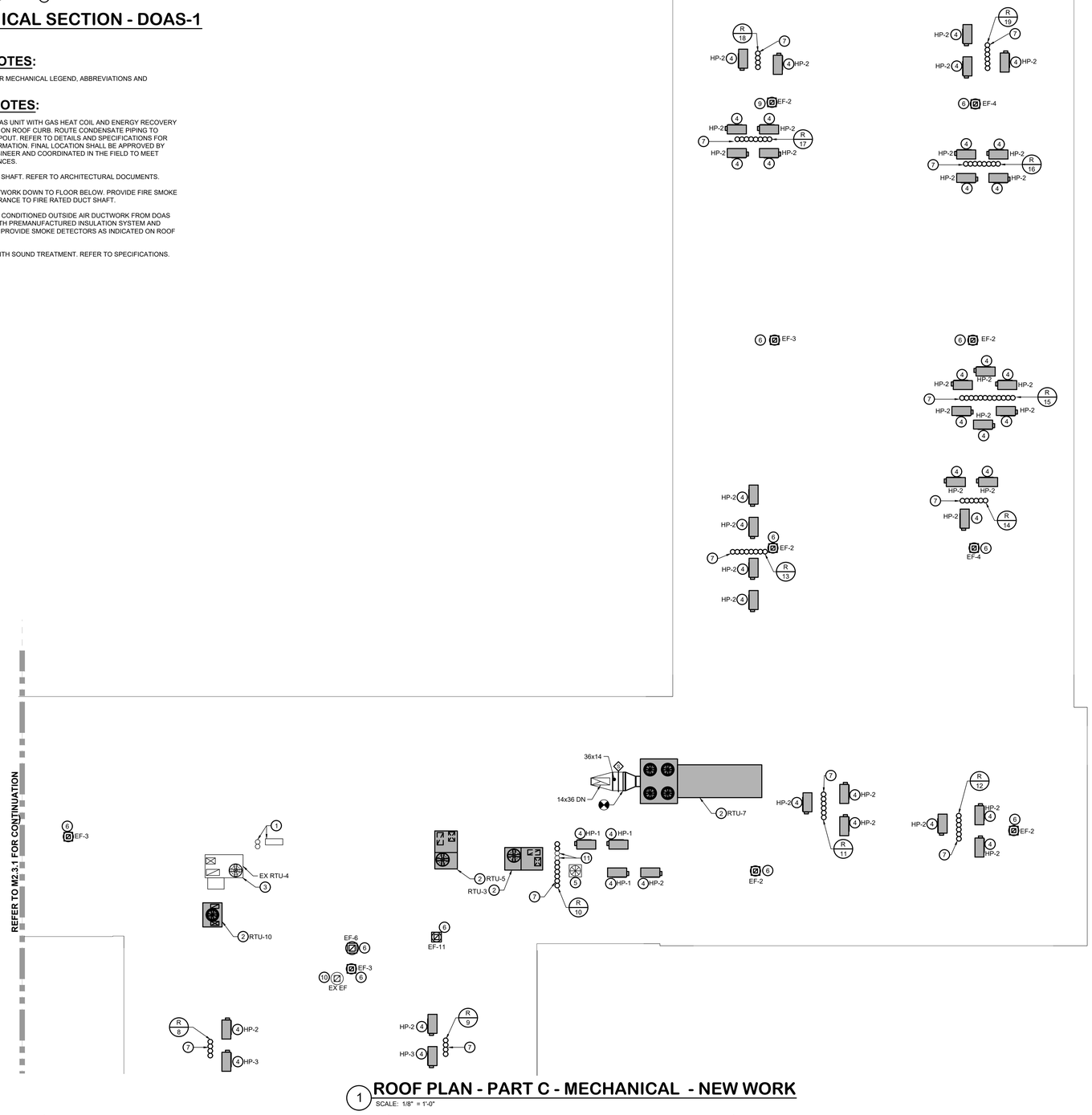
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. REFER TO M001 FOR MECHANICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.

DRAWING NOTES:

1. PACKAGED DX DOAS UNIT WITH GAS HEAT COIL AND ENERGY RECOVERY WHEEL MOUNTED ON ROOF CURB. ROUTE CONDENSATE PIPING TO NEAREST DOWNSPOUT. REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION. FINAL LOCATION SHALL BE APPROVED BY STRUCTURAL ENGINEER AND COORDINATED IN THE FIELD TO MEET SERVICE CLEARANCES.
2. FIRE RATED DUCT SHAFT. REFER TO ARCHITECTURAL DOCUMENTS.
3. COA AND EA DUCTWORK DOWN TO FLOOR BELOW. PROVIDE FIRE SMOKE DAMPERS AT ENTRANCE TO FIRE RATED DUCT SHAFT.
4. EXHAUST AIR AND CONDITIONED OUTSIDE AIR DUCTWORK FROM DOAS UNIT. PROVIDE WITH PREMANUFACTURED INSULATION SYSTEM AND ROOF SUPPORTS. PROVIDE SMOKE DETECTORS AS INDICATED ON ROOF PLAN.
5. 48" ROOF CURB WITH SOUND TREATMENT. REFER TO SPECIFICATIONS.



1 ROOF PLAN - PART C - MECHANICAL - NEW WORK

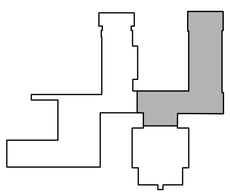
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. REFER TO M001 FOR MECHANICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. RESEAL ALL EXISTING DUCTWORK TO BE REUSED.
3. PROVIDE MANUFACTURERS RECOMMENDED CLEARANCE BETWEEN CONDENSING UNITS. SIZE AND ROUTE REFRIGERANT PIPING PER MANUFACTURERS RECOMMENDATIONS. ALL EQUIPMENT SHALL BE GREATER THAN 10 FT FROM ROOF EDGE. ALL AIR INTAKES SHALL BE GREATER THAN 10 FT FROM NEARBY EXHAUST OR PLUMBING VENTS.
4. CONTRACTOR SHALL CONFIRM FINAL REFRIGERANT ROUTING AND LINE LENGTHS PRIOR TO SUBMITTAL AND RELEASE OF SHOP DRAWINGS.
5. CONTRACTOR SHALL COORDINATE REFRIGERANT PIPING BUNDLES, RISERS, AND ROUTING WITH ARCHITECTURAL PLANS. REFER TO RISER DIAGRAMS FOR TOTAL PIPE COUNT PER RISER

DRAWING NOTES:

1. EXISTING CONDENSING UNIT AND REFRIGERANT PIPING SERVING ELEVATOR MACHINE ROOM.
2. PACKAGED DX ROOFTOP UNIT WITH GAS HEAT COIL. MOUNT EQUIPMENT ON EXISTING ROOF CURB AND PROVIDE CURB ADAPTER TO CONNECT TO EXISTING DUCT RISER.
3. EXISTING ROOFTOP UNIT SERVING LAUNDRY ROOM.
4. AIR-COOLED HEAT PUMP CONDENSING UNIT ON ROOF EQUIPMENT CURBS SERVING APARTMENT. PROVIDE MANUFACTURERS RECOMMENDED SERVICE CLEARANCES. ROUTE REFRIGERANT PIPING TO ASSOCIATED REFRIGERANT RISER. REFER TO MECHANICAL RISERS.
5. EXISTING CONDENSING UNIT SALON.
6. ROOF MOUNTED EXHAUST FAN SERVING EXISTING EXHAUST AIR RISER. PROVIDE ROOF CURB, FIRE DAMPER, VIBRATION ISOLATION, BIRDSCREEN, SPEED CONTROLLER, AND BACKDRAFT DAMPER.
7. REFRIGERANT PIPING RISER LOCATION. REFER TO REFRIGERANT RISER AND DETAIL SHEETS. SIZE AND ROUTE REFRIGERANT PIPING PER MANUFACTURERS RECOMMENDATIONS.
8. PACKAGED DX DOAS UNIT WITH GAS HEAT COIL AND ENERGY RECOVERY WHEEL MOUNTED ON ROOF CURB. ROUTE CONDENSATE PIPING TO NEAREST DOWNSPOUT. REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION. FINAL LOCATION SHALL BE APPROVED BY STRUCTURAL ENGINEER AND COORDINATED IN THE FIELD TO MEET SERVICE CLEARANCES.
10. EXHAUST AIR AND CONDITIONED OUTSIDE AIR DUCTWORK FROM DOAS UNIT. PROVIDE WITH PREMANUFACTURED INSULATION SYSTEM AND ROOF SUPPORTS. PROVIDE FIRE SMOKE DAMPER AT ROOF PENETRATION. REFER TO MECHANICAL RISERS AND SPECIFICATIONS.
11. EXISTING EXHAUST FAN SERVING SALON.
12. EXISTING REFRIGERANT PIPING AND RISER SERVING SALON.



KEY PLAN

NOT TO SCALE

N

0 4' 8' 16' 24'

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

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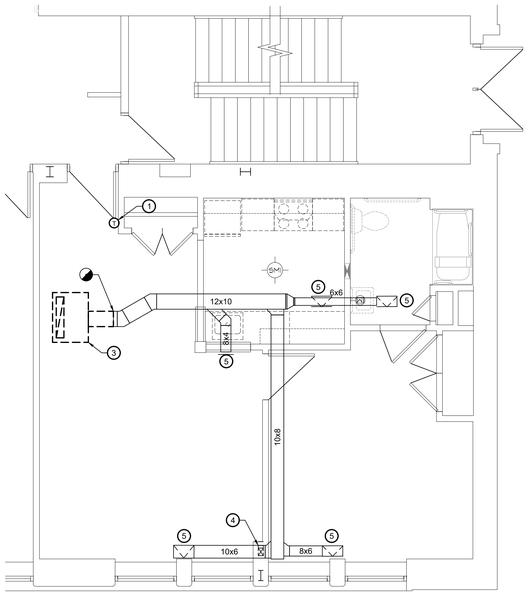
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ROOF PLAN C
MECHANICAL
NEW WORK

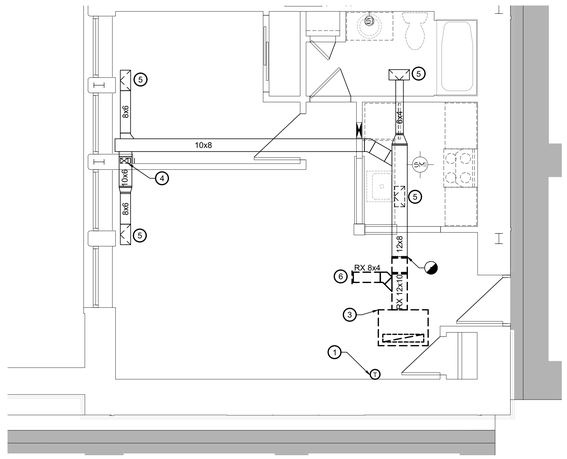
M2.3.2

BKM# 23026.01

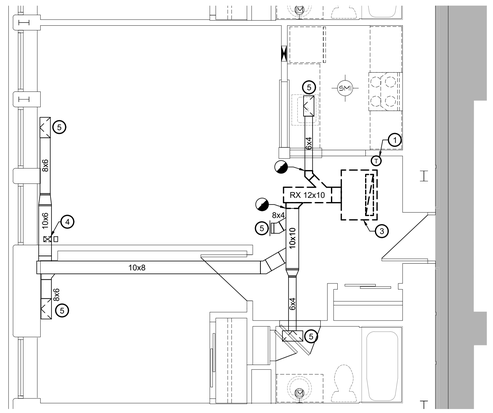
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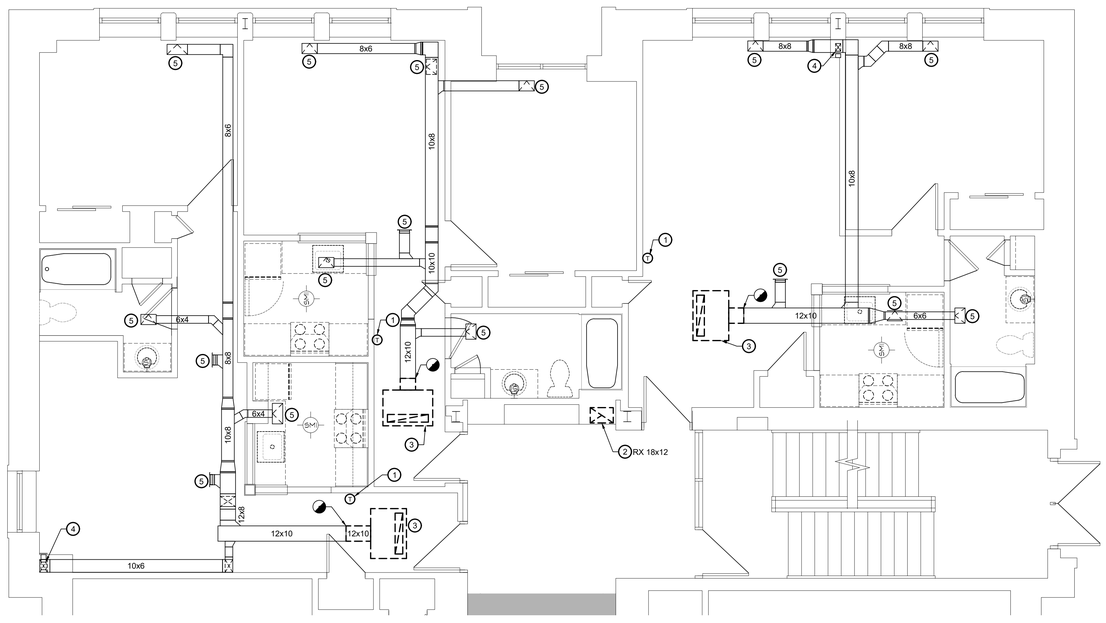
1 **PART PLAN - UNIT 1.1bf - MECHANICAL - DEMOLITION**
SCALE: 1/4" = 1'-0"



2 **PART PLAN - UNIT 1.1a - MECHANICAL - DEMOLITION**
SCALE: 1/4" = 1'-0"



3 **PART PLAN - UNIT 1.1b - MECHANICAL - DEMOLITION**
SCALE: 1/4" = 1'-0"



4 **PART PLAN - UNIT 1.1g, 1.1f, 1.1e - MECHANICAL - DEMOLITION**
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. REFER TO M001 FOR MECHANICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. RESEAL ALL EXISTING DUCTWORK TO BE REUSED.
3. REFER TO OVERALL FLOOR PLANS FOR WORK RELATED TO REFRIGERANT PIPING AND BATHROOM EXHAUST.

DRAWING NOTES:

1. REMOVE EXISTING THERMOSTAT SERVING APARTMENT AHU.
2. REMOVE EXISTING OUTSIDE AIR DUCT RISER. REFER TO FLOOR PLANS.
3. REMOVE EXISTING AHU, PIPING, CONTROLS, AND RETURN AIR DUCTWORK. REMOVE EXISTING SUPPLY AIR DUCTWORK UP TO POINT INDICATED.
4. EXISTING SUPPLY AIR DUCTWORK DOWN TO SIDEWALL SUPPLY AIR DEVICE SHALL REMAIN.
5. EXISTING SUPPLY AIR DEVICE AND DUCT CONNECTION SHALL REMAIN.
6. REMOVE EXISTING SUPPLY AIR DEVICE. REMOVE SUPPLY AIR DUCTWORK TO EXTENT SHOWN.

N

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

MINER FEINSTEIN ARCHITECTS

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www.bkma.com

Architect's Project Number: 2124

Schematic Set	10.05.2022
Design Development	06.15.2023

Renovation of
Wiley H. Bates Residences
1103 Smithville Street
Annapolis, Maryland 21401

Ann Arundel County, Maryland
Tax Map: 051F Grid: 1 Parcel: 22

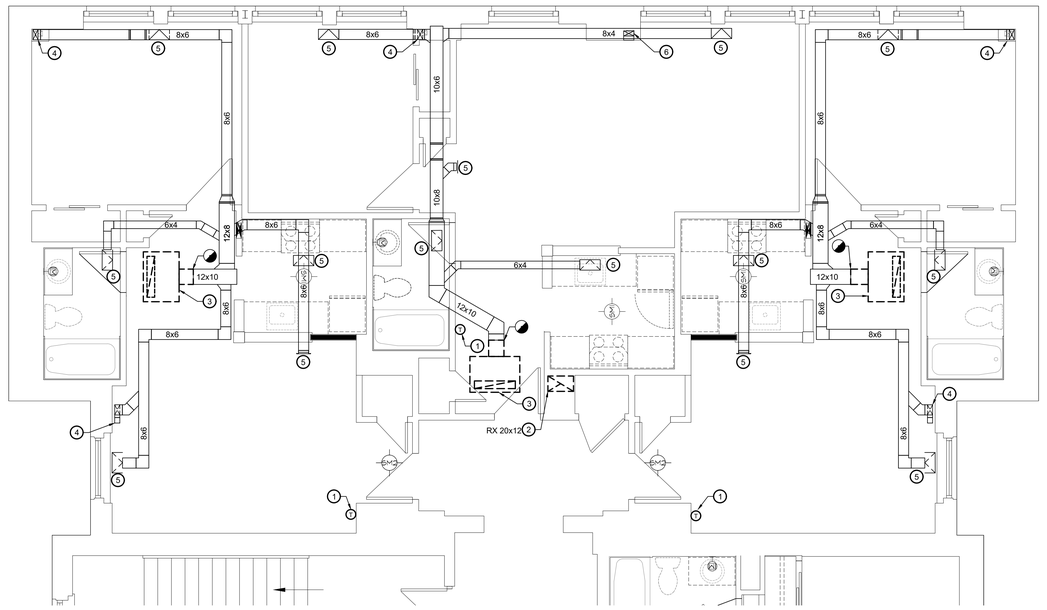
Owner:
Enterprise Community Development, Inc.
8403 Colesville Road, Suite 1150
Silver Spring, MD 20910
410.230.2126
www.enterprisecommunitydevelopment.or

UNIT PLANS
MECHANICAL
DEMOLITION

M3.1.1

BKM# 23026.01

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1 PART PLAN - UNIT 1.1c & 1.1d - MECHANICAL - DEMOLITION

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

GENERAL NOTES:

1. REFER TO M001 FOR MECHANICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. RESEAL ALL EXISTING DUCTWORK TO BE REUSED.
3. REFER TO OVERALL FLOOR PLANS FOR WORK RELATED TO REFRIGERANT PIPING AND BATHROOM EXHAUST.

DRAWING NOTES:

1. REMOVE EXISTING THERMOSTAT SERVING APARTMENT AHU.
2. REMOVE EXISTING OUTSIDE AIR DUCT RISER. REFER TO FLOOR PLANS.
3. REMOVE EXISTING AHU, PIPING, CONTROLS, AND RETURN AIR DUCTWORK. REMOVE EXISTING SUPPLY AIR DUCTWORK UP TO POINT INDICATED.
4. EXISTING SUPPLY AIR DUCTWORK DOWN TO SIDEWALL SUPPLY AIR DEVICE SHALL REMAIN.
5. EXISTING SUPPLY AIR DEVICE AND DUCT CONNECTION SHALL REMAIN.

N

0 2' 4' 8' 12'

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

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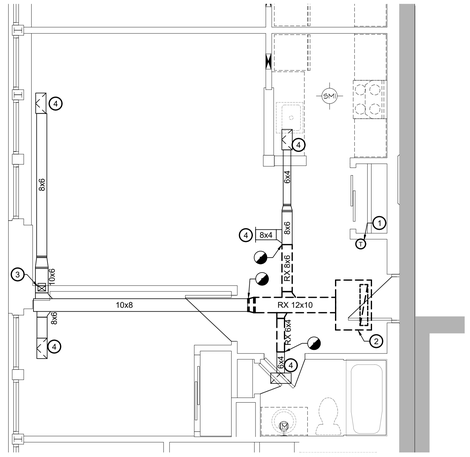
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UNIT PLANS
MECHANICAL
DEMOLITION

M3.1.2

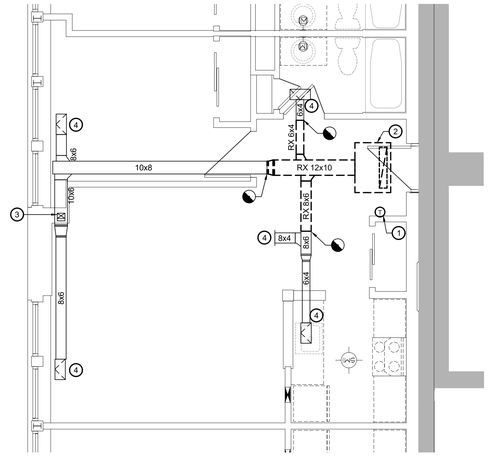
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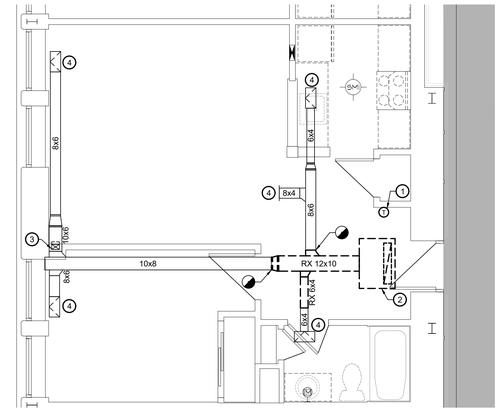
1 PART PLAN - UNIT 1.1a - ALT 1 - MECHANICAL - DEMOLITION

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



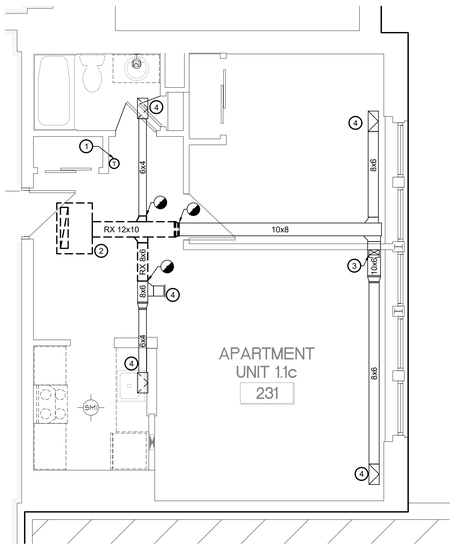
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SCALE: 1/4" = 1'-0"



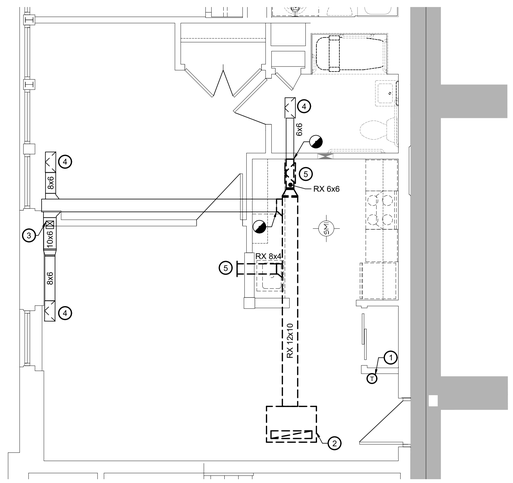
3 PART PLAN - UNIT 1.1b - ALT 1 - MECHANICAL - DEMOLITION

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



4 PART PLAN - APARTMENT 231 - MECHANICAL - DEMOLITION

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



5 PART PLAN - UNIT 1.1bf - ALT 1 - MECHANICAL - DEMOLITION

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

GENERAL NOTES:

1. REFER TO M001 FOR MECHANICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. RESEAL ALL EXISTING DUCTWORK TO BE REUSED.
3. REFER TO OVERALL FLOOR PLANS FOR WORK RELATED TO REFRIGERANT PIPING AND BATHROOM EXHAUST.

DRAWING NOTES:

1. REMOVE EXISTING THERMOSTAT SERVING APARTMENT AHU.
2. REMOVE EXISTING AHU, PIPING, CONTROLS, AND RETURN AIR DUCTWORK. REMOVE EXISTING SUPPLY AIR DUCTWORK UP TO POINT INDICATED.
3. EXISTING SUPPLY AIR DUCTWORK DOWN TO SIDEWALL SUPPLY AIR DEVICE SHALL REMAIN.
4. EXISTING SUPPLY AIR DEVICE AND DUCT CONNECTION SHALL REMAIN.
5. REMOVE EXISTING SUPPLY AIR DEVICE. REMOVE SUPPLY AIR DUCTWORK TO EXTENT SHOWN.

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

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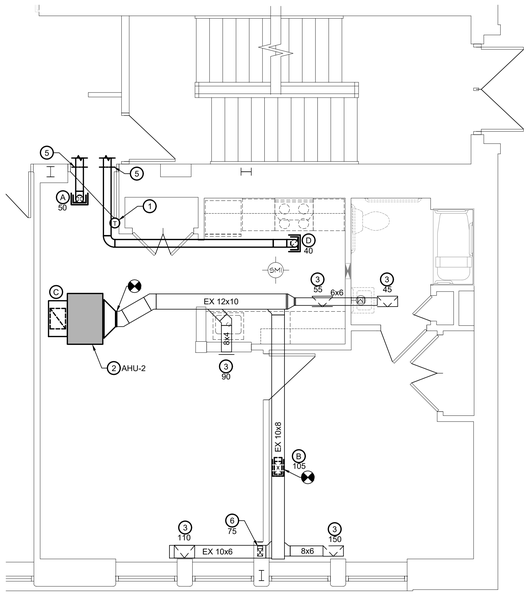
UNIT PLANS
MECHANICAL
DEMOLITION

M3.1.3

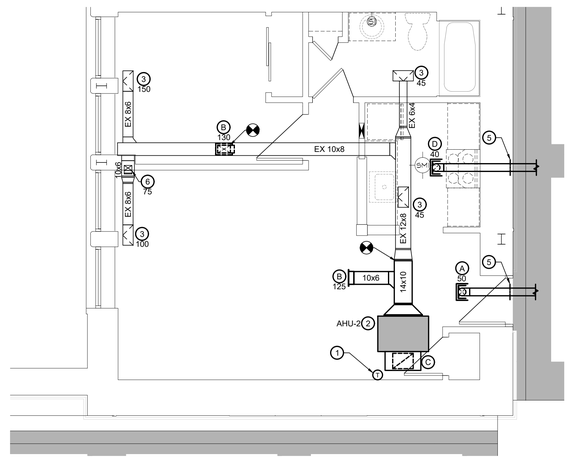
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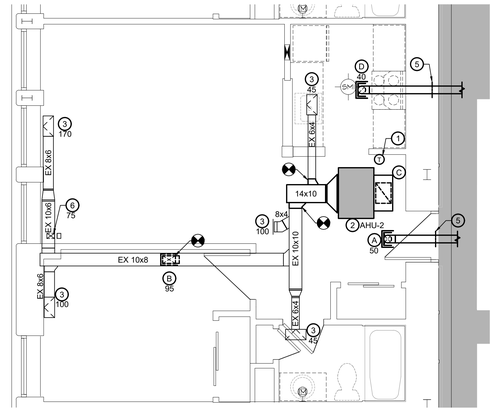
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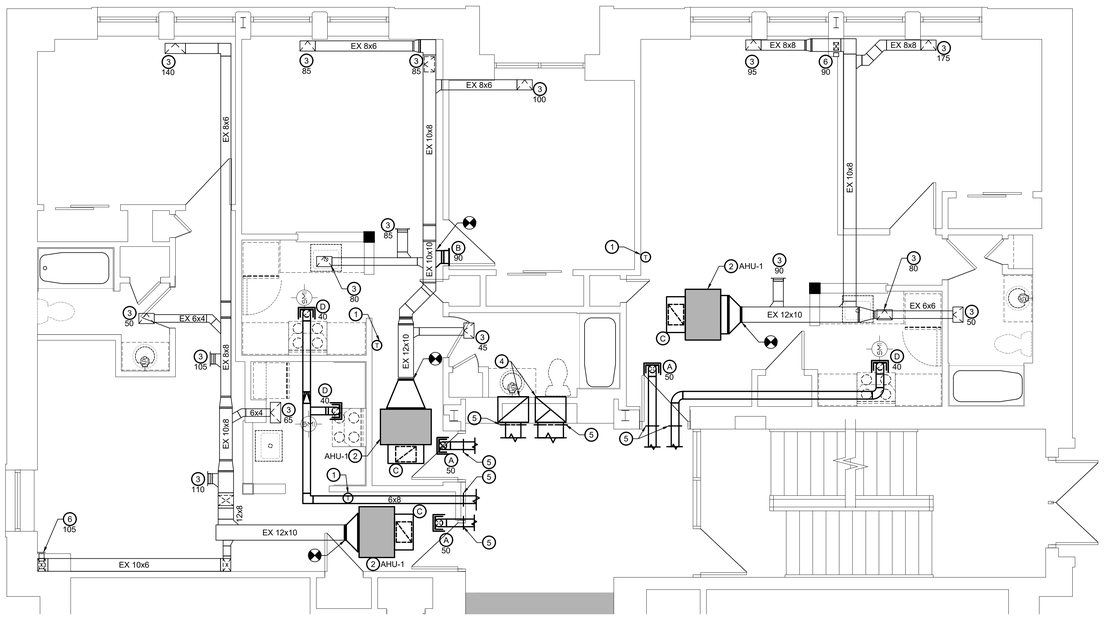
1 **PART PLAN - UNIT 1.1bf - MECHANICAL - NEW WORK**
SCALE: 1/4" = 1'-0"



2 **PART PLAN - UNIT 1.1a - MECHANICAL - NEW WORK**
SCALE: 1/4" = 1'-0"



3 **PART PLAN - UNIT 1.1b - MECHANICAL - NEW WORK**
SCALE: 1/4" = 1'-0"



4 **PART PLAN - UNIT 1.1g, 1.1f, 1.1e - MECHANICAL - NEW WORK**
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. REFER TO M001 FOR MECHANICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. CLEAN AND RESEAL ALL EXISTING DUCTWORK TO BE REUSED.
3. PROVIDE CARBON MONOXIDE DETECTOR AND LOCAL ALARM AT THRESHOLD OF EACH APARTMENT, ADJACENT TO OA DIFFUSER. REFER TO SPECIFICATION.
4. REFER TO OVERALL FLOOR PLANS FOR WORK RELATED TO REFRIGERANT PIPING AND BATHROOM EXHAUST.
5. ALL MATERIALS INSTALLED IN RETURN AIR PLENUM CEILINGS SHALL BE PLENUM RATED. CONTRACTOR SHALL COORDINATE RATING REQUIREMENT WITH ALL OTHER TRADES.

DRAWING NOTES:

1. WALL MOUNTED PROGRAMMABLE THERMOSTAT. MOUNT MAXIMUM 48" ABOVE FINISHED FLOOR TO TOP OF DEVICE. COORDINATE FINAL LOCATION WITH ARCHITECT PRIOR TO INSTALLATION..
2. SPLIT SYSTEM HEAT PUMP AIR HANDLING UNIT SUSPENDED FROM STRUCTURE ABOVE. INSTALL UNIT TO MAINTAIN MANUFACTURER REQUIRED WORKING CLEARANCES. REFER TO PLUMBING FOR CONDENSATE ROUTING. CONNECT TO EXISTING SUPPLY AIR DUCTWORK. PROVIDE ACCESS PANEL UNDER EQUIPMENT AND PROVIDE DUCTED RETURN AT REAR WITH AIR DEVICE AS INDICATED. REFER TO DETAIL.
3. EXISTING AIR DEVICE. BALANCE TO CFM INDICATED.
4. CONDITIONED OUTSIDE AIR AND EXHAUST AIR RISER. REFER TO FLOOR PLAN AND MECHANICAL RISERS.
5. PROVIDE FIRE DAMPER AT COA AND EA DUCT PENETRATIONS (TYP).
6. EXISTING SUPPLY AIR DUCTWORK DOWN TO SIDEWALL SUPPLY AIR DEVICE. BALANCE TO CFM INDICATED.

N

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

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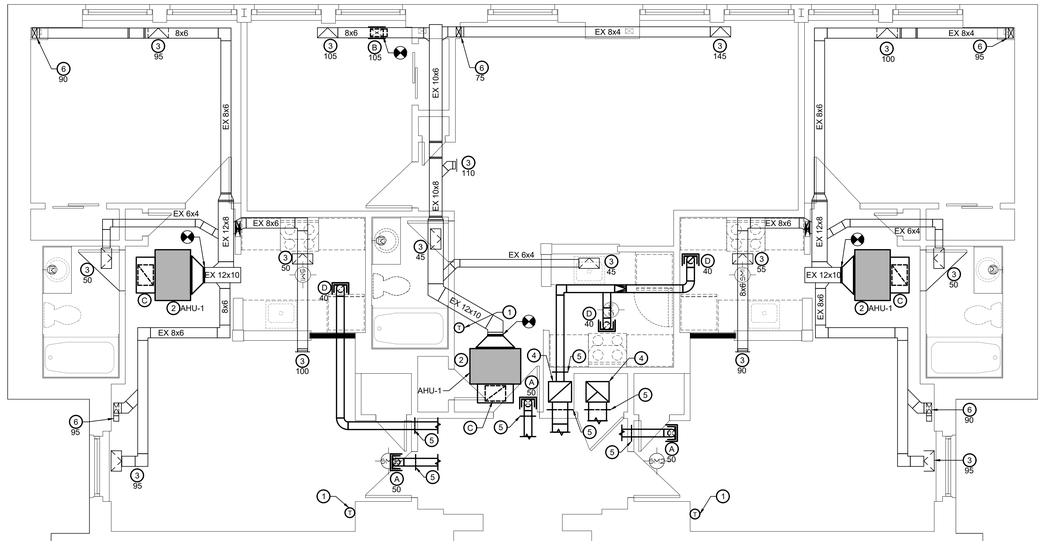
Owner:
Enterprise Community Development, Inc.
8403 Colesville Road, Suite 1150
Silver Spring, MD 20910
410.230.2126
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UNIT PLANS
MECHANICAL
NEW WORK

M4.1.1

BKM# 23026.01

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1 PART PLAN - UNIT 1.1c & 1.1d - MECHANICAL - NEW WORK

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

GENERAL NOTES:

1. REFER TO M001 FOR MECHANICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. CLEAN AND RESEAL ALL EXISTING DUCTWORK TO BE REUSED.
3. PROVIDE CARBON MONOXIDE DETECTOR AND LOCAL ALARM AT THRESHOLD OF EACH APARTMENT, ADJACENT TO OA DIFFUSER. REFER TO SPECIFICATION.
4. REFER TO OVERALL FLOOR PLANS FOR WORK RELATED TO REFRIGERANT PIPING AND BATHROOM EXHAUST.
5. ALL MATERIALS INSTALLED IN RETURN AIR PLENUM CEILINGS SHALL BE PLENUM RATED. CONTRACTOR SHALL COORDINATE RATING REQUIREMENT WITH ALL OTHER TRADES.

DRAWING NOTES:

1. WALL MOUNTED PROGRAMMABLE THERMOSTAT. MOUNT MAXIMUM 48" ABOVE FINISHED FLOOR TO TOP OF DEVICE. COORDINATE FINAL LOCATION WITH ARCHITECT PRIOR TO INSTALLATION..
2. SPLIT SYSTEM HEAT PUMP AIR HANDLING UNIT SUSPENDED FROM STRUCTURE ABOVE. INSTALL UNIT TO MAINTAIN MANUFACTURER REQUIRED WORKING CLEARANCES. REFER TO PLUMBING FOR CONDENSATE ROUTING. CONNECT TO EXISTING SUPPLY AIR DUCTWORK. PROVIDE ACCESS PANEL UNDER EQUIPMENT AND PROVIDE DUCTED RETURN AT REAR WITH AIR DEVICE AS INDICATED. REFER TO DETAIL.
3. EXISTING AIR DEVICE. BALANCE TO CFM INDICATED.
4. CONDITIONED OUTSIDE AIR AND EXHAUST AIR RISER. REFER TO FLOOR PLAN AND MECHANICAL RISERS.
5. PROVIDE FIRE DAMPER AT COA AND EA DUCT PENETRATIONS (TYP).
6. EXISTING SUPPLY AIR DUCTWORK DOWN TO SIDEWALL SUPPLY AIR DEVICE. BALANCE DEVICE TO INDICATED CFM.

N

0 2' 4' 8' 12'

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

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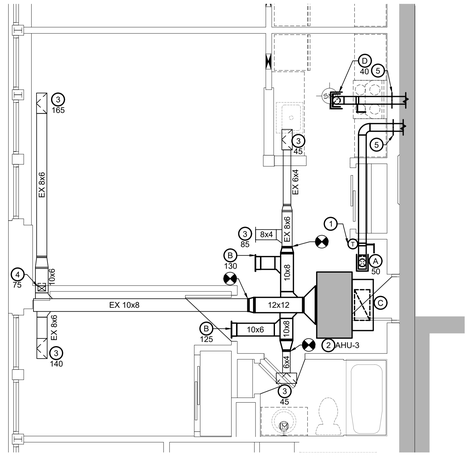
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UNIT PLANS
MECHANICAL
NEW WORK

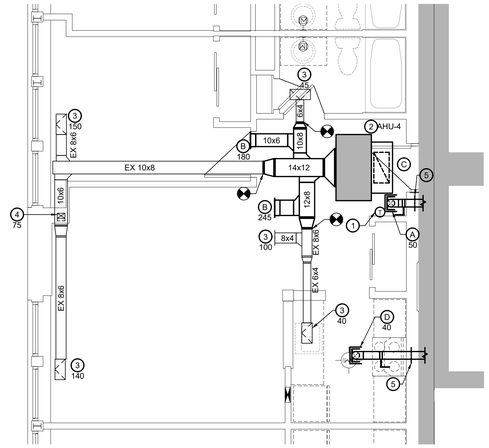
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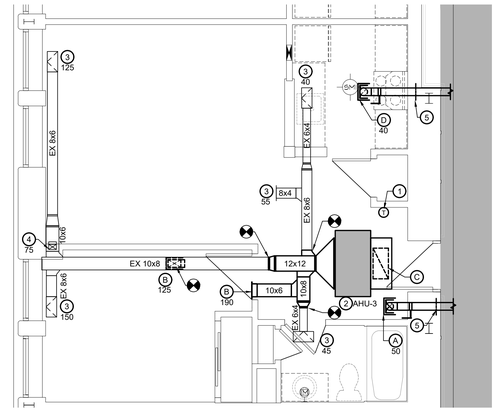
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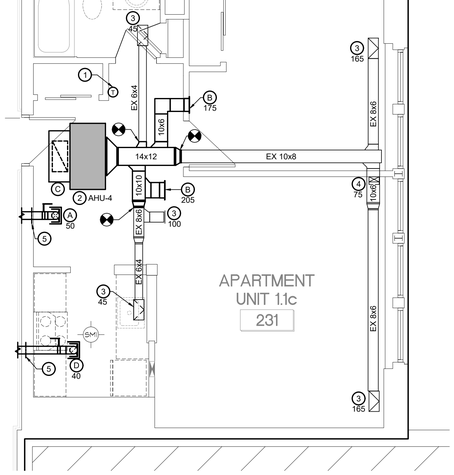
1 PART PLAN - UNIT 1.1a - ALT 1 - MECHANICAL - NEW WORK
SCALE: 1/4" = 1'-0"



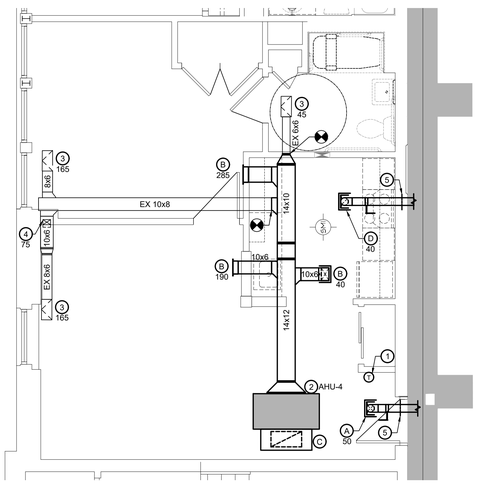
2 PART PLAN - UNIT 1.1a - ALT 2 - MECHANICAL - NEW WORK
SCALE: 1/4" = 1'-0"



3 PART PLAN - UNIT 1.1b - ALT 1 - MECHANICAL - NEW WORK
SCALE: 1/4" = 1'-0"



4 PART PLAN - APARTMENT 231 - MECHANICAL - NEW WORK
SCALE: 1/4" = 1'-0"



5 PART PLAN - UNIT 1.1bf - ALT 1 - MECHANICAL - NEW WORK
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

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3. PROVIDE CARBON MONOXIDE DETECTOR AND LOCAL ALARM AT THRESHOLD OF EACH APARTMENT, ADJACENT TO COA DIFFUSER. REFER TO SPECIFICATION.
4. REFER TO OVERALL FLOOR PLANS FOR WORK RELATED TO REFRIGERANT PIPING AND BATHROOM EXHAUST.
5. ALL MATERIALS INSTALLED IN RETURN AIR PLENUM CEILINGS SHALL BE PLENUM RATED. CONTRACTOR SHALL COORDINATE RATING REQUIREMENT WITH ALL OTHER TRADES

DRAWING NOTES:

1. WALL MOUNTED PROGRAMMABLE THERMOSTAT. MOUNT MAXIMUM 48" ABOVE FINISHED FLOOR TO TOP OF DEVICE. COORDINATE FINAL LOCATION WITH ARCHITECT PRIOR TO INSTALLATION..
2. SPLIT SYSTEM HEAT PUMP AIR HANDLING UNIT SUSPENDED FROM STRUCTURE ABOVE. INSTALL UNIT TO MAINTAIN MANUFACTURER REQUIRED WORKING CLEARANCES. REFER TO PLUMBING FOR CONDENSATE ROUTING. CONNECT TO EXISTING SUPPLY AIR DUCTWORK. PROVIDE ACCESS PANEL UNDER EQUIPMENT AND PROVIDE DUCTED RETURN AT REAR WITH AIR DEVICE AS INDICATED. REFER TO DETAIL.
3. EXISTING AIR DEVICE. BALANCE TO CFM INDICATED.
4. EXISTING SUPPLY AIR DUCTWORK DOWN TO SIDEWALL SUPPLY AIR DEVICE. BALANCE DEVICE TO INDICATED CFM.
5. PROVIDE FIRE DAMPER AT COA AND EA DUCT PENETRATIONS (TYP).

N

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

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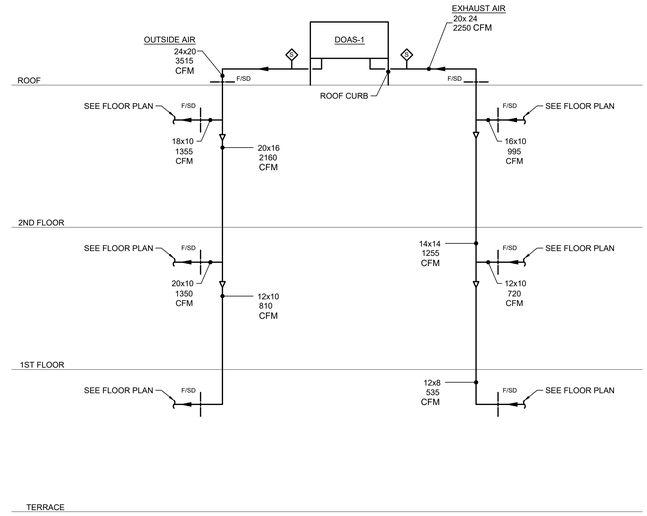
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UNIT PLANS
MECHANICAL
NEW WORK

M4.1.3

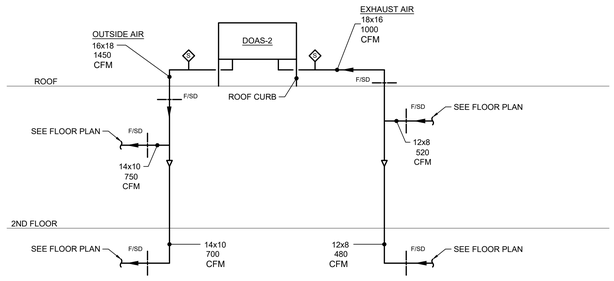
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Plotted By: Nick.Johnson | 10/13/2023 1:00 PM



1 CONDITIONED OUTSIDE AIR RISER - DOAS-1

NO SCALE



2 CONDITIONED OUTSIDE AIR RISER - DOAS-2

NO SCALE

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Architect's Project Number: 2124

Schematic Set	10.05.2022
Design Development	06.15.2023

Renovation of
Wiley H. Bates Residences

1103 Smithville Street
Annapolis, Maryland 21401

Ann Arundel County, Maryland
Tax Map: 051F Grid: 1 Parcel: 22

Owner:
Enterprise Community Development, Inc.
8403 Colesville Road, Suite 1150
Silver Spring, MD 20910
410.230.2126
www.enterprisecommunitydevelopment.or

MECHANICAL RISERS

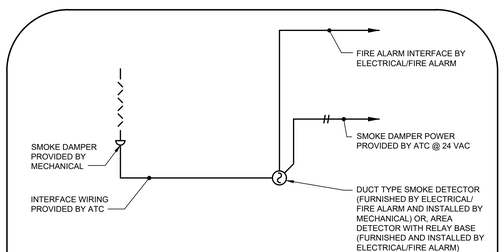
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ARL: G:\23026.01\Drawings\Acad\M\M501 RISERS

ATC GENERAL NOTES

1. THE ATC WORK SHALL INCLUDE PROVISIONS FOR A COMPLETE AND OPERABLE CONTROL SYSTEM, INCLUDING ALL DEVICES REQUIRED TO ACHIEVE THE SEQUENCES AND FUNCTIONS INDICATED THROUGHOUT THE CONTRACT DOCUMENTS.
2. THE ATC CONTRACTOR SHALL FURNISH AND INSTALL ALL ELECTRICAL WIRING AND CONDUIT FROM POWER SOURCE, INCLUDING TERMINATION TO ALL REQUIRED ATC RELATED POWER CONNECTIONS INCLUDING, BUT NOT LIMITED TO, DDC CONTROLLERS, SENSORS, DAMPER ACTUATORS (INCLUDING SMOKE DAMPERS), AIR FLOW MONITORS, ATC PANELS, ETC. THE ATC CONTRACTOR SHALL OBTAIN A SEPARATE ELECTRICAL PERMIT AS REQUIRED BY THE LOCAL AUTHORITY. THE ATC CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ALL POWER REQUIREMENTS NECESSARY FOR A COMPLETE INSTALLATION FROM THE POWER SOURCE TO ALL ATC RELATED CONNECTIONS.
3. THE ATC CONTRACTOR SHALL COORDINATE AND VERIFY THAT ALL CONTROLLERS, DEVICES AND ACCESSORIES ARE PROVIDED AS REQUIRED TO ACCOMPLISH ALL CONTROL FUNCTIONS AND SEQUENCES INDICATED IN THE CONTRACT DOCUMENTS. WHERE CONTROL RELATED DEVICES ARE NOT PROVIDED BY AN EQUIPMENT MANUFACTURER, IT SHALL BE THE RESPONSIBILITY OF THE ATC CONTRACTOR TO PROVIDE THE CONTROL DEVICES REQUIRED TO ACCOMPLISH THE FUNCTIONS AND SEQUENCES INDICATED.
4. THE ATC CONTRACTOR SHALL PROVIDE ALL CONTROLLERS, ATC PANELS, DEVICES, POINTS, ETC REQUIRED TO ACCOMPLISH THE CONTROL SEQUENCES AND FUNCTIONS INDICATED ON THE DRAWINGS AND IN THE SPECIFICATIONS. ALL POINTS SHALL BE TIED INTO THE BAS. IN ADDITION, THE ATC CONTRACTOR SHALL PROVIDE ALL CONTROLLERS, DEVICES, POINTS, ETC REQUIRED TO CONTROL, OPERATE AND MONITOR ALL EQUIPMENT (IE. AIR HANDLING UNITS, SPLIT SYSTEMS, DOAS UNITS, FANS, DAMPERS, FLOW MEASURING DEVICES, SENSORS, ETC.) INDICATED THROUGHOUT THE CONTRACT DOCUMENTS.
5. EACH AIR DISTRIBUTION SYSTEM SHALL BE PROVIDED WITH NOT LESS THAN ONE (1) MANUALLY OPERABLE MEANS TO STOP THE OPERATION OF THE SUPPLY, RETURN AND EXHAUST FAN(S) IN AN EMERGENCY. THE MEANS OF MANUAL OPERATION SHALL BE LOCATED AT A LOCATION APPROVED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) TYPICALLY, PROVIDE A MANUAL FIRE DEPARTMENT HVAC SHUTDOWN VIA A KNOX KEY SWITCH FOR ALL SUPPLY, RETURN AND EXHAUST FAN(S) AS REQUIRED BY THE LOCAL AHJ. SWITCH SHALL BE LOCATED ADJACENT TO THE FIRE ALARM ANNUNCIATOR PANEL AND SHUTDOWN CONTROL SHALL BE HARD-WIRED IN CONDUIT THROUGH THE ATC SYSTEM. ALL WORK SHALL COMPLY WITH NFPA 90A AND THE NATIONAL ELECTRICAL CODE. COORDINATE EXACT REQUIREMENTS WITH AHJ.
6. PROVIDE EQUIPMENT STATUS FOR ALL MECHANICAL AND PLUMBING EQUIPMENT. EQUIPMENT FAILURES SHALL BE ALARMED AT THE BAS. PROVIDE END SWITCHES FOR ALL MOTOR OPERATED DAMPERS. END SWITCHES SHALL BE INTERFACED WITH THE BAS.
7. PROVIDE CURRENT SENSING RELAYS FOR ALL MECHANICAL EQUIPMENT AS REQUIRED TO PROVIDE EQUIPMENT STATUS. EQUIPMENT STATUS SHALL BE INDICATED AT THE BAS.
8. PROVIDE TEMPERATURE SENSORS TIED INTO THE BAS AT THE INLET AND OUTLET OF ALL HEAT EXCHANGE EQUIPMENT (AIR HANDLING UNITS, DOAS UNITS, ETC.)
9. GENERAL EXHAUST FANS, VENTILATION FANS, RELIEF AND INTAKE HOODS SHALL BE PROVIDED WITH MOTOR OPERATED DAMPERS. UNLESS OTHERWISE NOTED, DAMPERS SHALL OPEN WHEN FAN IS ENERGIZED AND CLOSED WHEN FAN IS DE-ENERGIZED.
10. ALL SAFETIES FOR AIR HANDLING EQUIPMENT (FREEZESTATS, SMOKE DETECTORS, PRESSURE SWITCHES, ETC.) SHALL BE HARDWIRED TO THE FAN STARTER.
11. ALL AIR FLOW MONITORS (AFM) SHALL GENERATE AN ALARM CONDITION AT THE BAS WHENEVER CONDITIONS EXCEED SETPOINT (ADJUSTABLE) BY 10% OR MORE.
12. PROVIDE EMERGENCY SHUT-OFF (EPO) SWITCHES FOR ALL FUEL BURNING EQUIPMENT (WATER HEATERS, ETC.) LOCATIONS. SWITCHES SHALL BE LOCATED AT THE INTERIOR AND EXTERIOR OF THE ROOM UNLESS INDICATED OTHERWISE BY THE AUTHORITY HAVING JURISDICTION. CONTRACTOR SHALL COORDINATE THE FINAL APPROVED LOCATIONS WITH THE AHJ PRIOR TO INSTALLATION. COORDINATE WIRING TERMINATIONS WITH EQUIPMENT MANUFACTURERS. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
13. ALL ATC DEMOLITION SHALL BE PERFORMED BY THE ATC CONTRACTOR ONLY. ALL EXISTING PNEUMATICALLY CONTROLLED EQUIPMENT THAT IS NOT REMOVED UNDER THIS PROJECT SHALL REMAIN IN OPERATION. ALL PNEUMATIC PIPING, EQUIPMENT, ETC. NOT REQUIRED TO BE IN SERVICE AT THE COMPLETION OF THIS PROJECT, SHALL BE REMOVED BY THE ATC CONTRACTOR.
14. CARBON MONOXIDE (CO) DETECTION DEVICES SHALL BE PROVIDED FOR ALL FUEL BURNING EQUIPMENT (I.E. WATER HEATERS, AHU/DOAS UNITS WITH GAS HEAT ETC.). CO DETECTORS SHALL BE INSTALLED AT THE CEILING LEVEL IMMEDIATELY ADJACENT TO FUEL BURNING EQUIPMENT, AT THE CEILING ADJACENT TO SUPPLY AIR DEVICES DOWNSTREAM OF AN AHU/DOAS UNIT WITH GAS HEAT, AND ELSEWHERE AS INDICATED THROUGHOUT THE CONTRACT DOCUMENTS. QUANTITY OF CO DETECTORS AND DISTANCE FROM FUEL BURNING EQUIPMENT SHALL BE IN ACCORDANCE WITH CO DETECTOR MANUFACTURER RECOMMENDATIONS. CO DETECTORS SHALL INCLUDE A LOCAL AUDIBLE ALARM AND SHALL BE MONITORED AND ALARMED AT THE BAS. LEVEL 1 ALARM SHALL OCCUR WHEN CO CONCENTRATION REACHES 25 PPM (ADJ). LEVEL 2 ALARM SHALL OCCUR WHEN CO CONCENTRATION REACHES 100 PPM (ADJ) OR ABOVE. CO DETECTION DEVICES SHALL ALSO BE TIED INTO THE FIRE ALARM SYSTEM, WHERE INDICATED ON THE FIRE ALARM DOCUMENTS.
15. ALL AIR HANDLING EQUIPMENT (I.E. ROOFTOP UNITS, AIR HANDLING UNITS, DOAS UNITS, SPLIT SYSTEM AC UNITS, ETC.) WITH A COOLING COIL AND ALL FUEL-FIRED APPLIANCES THAT PRODUCE CONDENSATE SHALL BE EQUIPPED WITH A CONDENSATE WATER-LEVEL DETECTION DEVICE CONFORMING TO UL 508 WHICH SHALL SHUT OFF THE EQUIPMENT SERVED IN THE EVENT THAT THE PRIMARY DRAIN IS BLOCKED. THE DEVICE SHALL BE INSTALLED IN THE EQUIPMENT-SUPPLIED DRAIN PAN AT A POINT HIGHER THAN THE PRIMARY DRAIN LINE CONNECTION AND BELOW THE OVERFLOW RIM OF SUCH PAN. ALL CONDENSATE PUMP BASINS SHALL ALSO BE PROVIDED WITH A WATER-LEVEL DETECTION DEVICE THAT SHUTS OFF EQUIPMENT SERVED WHEN OVERFLOW IS SENSED. LEAK DETECTION FOR ALL UNITS SHALL ALSO ALARM AT THE BUILDING AUTOMATION SYSTEM (BAS).
16. PROVIDE A TEMPERATURE SENSOR FOR ALL IT ROOMS, ELEVATOR MACHINE ROOMS, MECHANICAL ROOMS, ELECTRICAL ROOMS. MONITOR TEMPERATURE AT THE BAS; SHOULD TEMPERATURE RISE ABOVE SETPOINT (ADJUSTABLE), ALARM AT THE BAS.
17. PROVIDE THERMOSTAT/SENSOR GUARDS IN ALL AREAS SUBJECT TO POTENTIAL DAMAGE. THERMOSTAT/SENSOR GUARDS SHALL BE CLEAR, IMPACT RESISTANT LOCKABLE PLASTIC OR APPROVED EQUIVALENT. THERMOSTAT/SENSOR GUARDS SHALL BE PROVIDED IN THE FOLLOWING AREAS AND OTHER SIMILAR TYPE SPACES SUBJECT TO POTENTIAL DAMAGE: FITNESS AREAS, ETC.
18. ALL SETPOINTS INDICATED ON THE SEQUENCES SHALL BE ADJUSTABLE.
19. ALL ATC WIRING SHALL BE INSTALLED IN CONDUIT.
20. REFER TO SPECIFICATIONS FOR FUNCTIONAL PERFORMANCE TEST VERIFICATION REQUIREMENTS.
21. HVAC CONTRACTOR SHALL COMPLETE THE ENERGY STAR HVAC FUNCTIONAL TESTING CHECKLIST DURING STARTUP OF ALL NEW EQUIPMENT.
22. PROVIDE CARBON MONOXIDE DETECTOR AND LOCAL ALARM AT THRESHOLD OF EACH APARTMENT, ADJACENT TO OA DIFFUSER.



SMOKE DAMPER WIRING DETAIL

NO SCALE

NOTES:
1. SMOKE DAMPER SHALL CLOSE WHEN PRODUCTS OF COMBUSTION ARE SENSED BY SMOKE DETECTOR.
2. SMOKE DETECTOR SHALL BE INSTALLED WITHIN FIVE (5) FEET OF THE SMOKE DAMPER.
3. CONNECTIONS SHALL BE SIMILAR FOR COMBINATION FIRE/ SMOKE DAMPERS.
4. COORDINATE DAMPER VOLTAGE WITH SMOKE DETECTOR RELAY VOLTAGE.

APARTMENT AHU CONTROL

1. ALL RESIDENTIAL UNITS SHALL BE PROVIDED WITH STAND ALONE CONTROLS WITH PROGRAMMABLE THERMOSTATS. UNIT STATUS SHALL BE MONITORED AT BAS.
2. EACH THERMOSTAT/SENSOR SHALL HAVE INDIVIDUAL OCCUPIED AND UNOCCUPIED HEATING AND COOLING SETPOINTS. ALL SETPOINTS SHALL BE ADJUSTABLE THROUGH THE LOCAL CONTROLLER. DEFAULT VALUES SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED:

HEATING - OCCUPIED:	70°F (ADJUSTABLE)
HEATING - UNOCCUPIED:	60°F (ADJUSTABLE)
COOLING - OCCUPIED:	75°F (ADJUSTABLE)
COOLING - UNOCCUPIED:	80°F (ADJUSTABLE)

3. EACH THERMOSTAT/SENSOR SHALL BE CAPABLE OF INDIVIDUAL TIME OF DAY SCHEDULING.
4. ALL PROGRAMMABLE THERMOSTATS INSTALLED WITHIN APARTMENT UNITS SHALL HAVE MINIMUM AND MAXIMUM TEMPERATURE SETPOINTS TO BE DETERMINED BY BUILDING OWNER.
5. ELECTRIC HEAT COIL:
   A. HEAT COIL SHALL BE DEENERGIZED AT ALL TIMES UNLESS HEATING SETPOINT CANNOT BE MET BY COMPRESSOR HEAT.
   B. WHEN COMPRESSOR HEAT IS FULLY STAGED AND MODULATED TO 100% AND HEATING SETPOINT CANNOT BE MET, COMPRESSOR SHALL DE-ENERGIZE. ELECTRIC HEAT COIL SHALL MODULATE TO MAINTAIN HEATING SPACE SETPOINT.

EXHAUST FAN CONTROL

EF-2, 3, 4, 6, 7, 9, AND 11:

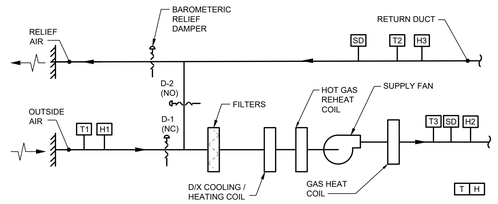
1. EXHAUST FAN SHALL RUN CONTINUOUSLY.

EF-1:

1. EXHAUST FAN SHALL BE CONTROLLED BY LOCAL SWITCH AND HUMIDISTAT TO MAINTAIN MAXIMUM OF 50% RH (ADJUSTABLE) IN THE SPACE.

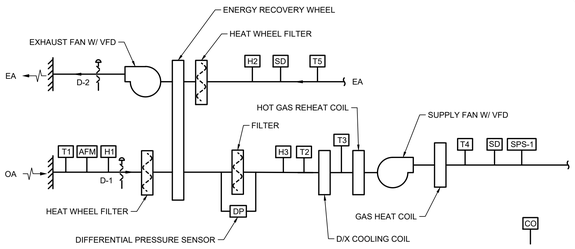
EF-5:

1. EXHAUST FAN SHALL BE CONTROLLED BY LOCAL SWITCH



PACKAGED ROOFTOP UNIT CONTROL (RTU-1, RTU-3, RTU-5, RTU-10, RTU-12)

1. GENERAL
   1.1. UNIT SHALL BE PROVIDED WITH PACKAGED STAND ALONE CONTROLS AND A PROGRAMMABLE WALL THERMOSTAT.
   1.2. DURING OCCUPIED HOURS SUPPLY FAN SHALL MODULATE BETWEEN HIGH AND LOW SPEED BASED ON SPACE DEMAND.
   1.3. FAN SHALL CYCLE TO MEET LOAD DURING UNOCCUPIED MODE. OA DAMPER SHALL BE CLOSED.
   1.4. OCCUPIED-UNOCCUPIED MODE SHALL BE AS DETERMINED BY THE BAS
2. TEMPERATURE CONTROL
   2.1 OCCUPIED:
      A. SUPPLY FAN SHALL RUN CONTINUOUSLY.
      B. COOLING: REFRIGERANT SYSTEM SHALL MODULATE IN STAGES OF COOLING TO MAINTAIN SPACE OCCUPIED COOLING SET POINT (75°F ADJ)
      C. HEATING: HEAT PUMP AND GAS HEAT SHALL MODULATE TO MAINTAIN SPACE OCCUPIED HEATING SETPOINT (70°f ADJ)
   2.2 UN-OCCUPIED:
      A. SUPPLY FAN SHALL CYCLE ON A CALL FOR HEATING OR COOLING.
      B. COOLING: REFRIGERANT SYSTEM SHALL MODULATE IN STAGES TO MAINTAIN SPACE UNOCCUPIED COOLING SET POINT (80°F ADJ)
      C. HEATING: HEAT PUMP AND GAS HEAT SHALL MODULATE TO MAINTAIN SPACE UNOCCUPIED HEATING SETPOINT (65°f ADJ)
   2.3 DEHUMIDIFICATION:
      A. WHEN THE HUMIDITY, AS SENSED BY H3, RISES ABOVE 55% RH (ADJUSTABLE), THE DX SYSTEM SHALL ENERGIZE AND/OR MODULATE TO ACHIEVE 55°F (ADJUSTABLE) AS SENSED BY T3. THE HOT GAS REHEAT COIL SHALL BE ENERGIZED TO MAINTAIN THE SCHEDULED SUPPLY AIR TEMPERATURE.
      B. WHEN THE HUMIDITY, AS SENSED BY H2, FALLS BELOW 45% (ADJUSTABLE), RETURN TO 2.1.A CONTROL.
3. MISCELLANEOUS
   3.1. SMOKE DETECTORS (SD) LOCATED IN THE SUPPLY AND RETURN AIR SHALL DE-ENERGIZE FAN SHOULD PRODUCTS OF COMBUSTION BE SENSED. ALARM AT THE BAS.
   3.2. UNIT TROUBLE ALARMS SHALL ALARM AT BAS.



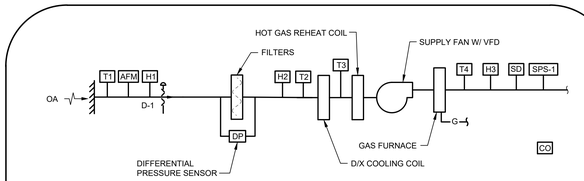
DEDICATED OUTSIDE AIR UNIT W/ ENERGY RECOVERY (DOAS-1 AND 2)

1. GENERAL
   1.1. SUPPLY AIR FAN AND EXHAUST AIR FAN OPERATION SHALL BE INTERLOCKED. SUPPLY AND EXHAUST FANS SHALL OPERATE CONTINUOUSLY, ENERGY RECOVERY WHEEL SHALL BE ENERGIZED, AND D-1 AND D-2 SHALL BE FULLY OPEN.
   1.2. H-O-A SWITCH SHALL BE KEPT IN "AUTO" POSITION. IN "OFF" POSITION, D-1 AND D-2 SHALL BE FULLY CLOSED AND ENERGY RECOVERY WHEEL SHALL BE DE-ENERGIZED.
   1.3. OCCUPIED-UNOCCUPIED MODE SHALL BE DETERMINED BY BAS.
   1.4. PROVIDE SEPARATE, INDEPENDENT LINKAGE CONTROL FOR EACH M.O.D. (D-1 & D-2).
   1.5. ALL DOAS UNITS SHALL PROVIDE 72°F / 50% RH AIR IN THE COOLING MODE, AND 70°F IN THE HEATING MODE. WHEN THE MAJORITY OF ZONES ARE IN COOLING, UNIT SHALL REHEAT AIR TO 60°F PER IECC 2018. PROVIDE A DUCT-MOUNTED THERMOSTAT TO CONTROL UNIT OPERATION.
2. TEMPERATURE CONTROL
   2.1 OCCUPIED:
      A. THE SUPPLY AIR TEMPERATURE, AS SENSED BY T4, SHALL BE MAINTAINED AT SET POINT BY MODULATING GAS HEAT OR ENERGIZING THE DX SYSTEM. THE SUPPLY AIR TEMPERATURE SHALL BE PER THE FOLLOWING SCHEDULE:

SUPPLY AIR RESET SCHEDULE	
OA TEMP	SUPPLY AIR TEMP (°F)
ABOVE 75°F	60
75°F OR LOWER	72

*ALL VALUES IN TABLE SHALL BE ADJUSTABLE

      B. DEHUMIDIFICATION:
         B.1. WHEN THE HUMIDITY, AS SENSED BY H2, RISES ABOVE 55% RH (ADJUSTABLE), THE DX SYSTEM SHALL ENERGIZE AND/OR MODULATE TO ACHIEVE 55°F (ADJUSTABLE) AS SENSED BY T3. THE HOT GAS REHEAT COIL SHALL BE ENERGIZED TO MAINTAIN THE SCHEDULED SUPPLY AIR TEMPERATURE.
         B.2. WHEN THE HUMIDITY, AS SENSED BY H2, FALLS BELOW 45% (ADJUSTABLE), RETURN TO 2.1.A CONTROL.
3. AIR FLOW CONTROL
   3.1. OCCUPIED: AIR FLOW MONITOR, AFM-1, LOCATED IN OUTSIDE AIR PATH SHALL MODULATE SUPPLY FAN VFD TO MAINTAIN SCHEDULED OUTSIDE AIR FLOW RATE.
4. MISCELLANEOUS
   4.1 SMOKE DETECTORS, SD, LOCATED IN THE SUPPLY AND EXHAUST AIR SHALL DE-ENERGIZE FANS AND ENERGY RECOVERY WHEEL SHOULD PRODUCTS OF COMBUSTION BE SENSED. ALARM AT BAS.
   4.3 ON FAILURE OF SUPPLY FAN, EXHAUST FAN AND ENERGY RECOVERY WHEEL SHALL BE DE-ENERGIZED AND DAMPERS D-1 AND D-2 SHALL CLOSE. ALARM AT THE BAS.
   4.4 ON FAILURE OF EXHAUST FAN, D-2 SHALL CLOSE. ALARM AT THE BAS.
   4.5 ON FAILURE OF ENERGY RECOVERY WHEEL, ALARM AT THE BAS.
   4.6 HIGH LIMIT STATIC PRESSURE SENSOR, SPS-1. SHALL DE-ENERGIZE FANS WHEN STATIC PRESSURE REACHES 6.0" (ADJUSTABLE). ALARM AT THE BAS.
   4.7 WHEN THE AIR TEMPERATURE, AS SENSED BY T4, FALLS BELOW 40°F, THE SUPPLY FAN SHALL DE-ENERGIZE, DAMPER D-1 SHALL CLOSE AND AN ALARM SIGNAL SHALL BE INDICATED AT THE BAS.
   4.9 UPON ACTIVATION OF THE FIRE ALARM THE UNIT SHALL DE-ENERGIZE.



DEDICATED OUTSIDE AIR UNIT (RTU-7 AND 9)

1. UNITS SHALL BE PROVIDED WITH STAND ALONE CONTROLS CAPABLE OF EXECUTING THE SPECIFIED SEQUENCE.
2. UNITS SHALL RUN CONTINUOUSLY. PROVIDE TEMPERATURE AND HUMIDITY SENSOR IN SUPPLY AIR AIRSTREAM AFTER FAN. UNIT SHALL PRIORITY DEHUMIDIFY THE LEAVING AIR TO MAX 50% RH. THE DIRECT EXPANSION COOLING COIL, HOT GAS REHEAT COIL AND GAS-FIRED BURNER SHALL MODULATE AS NEEDED TO MAINTAIN SCHEDULED LEAVING TEMPERATURE SETPOINTS (ADJUSTABLE).

SUPPLY AIR RESET SCHEDULE	
OA TEMP	SUPPLY AIR TEMP (°F)
ABOVE 75°F	60
75°F OR LOWER	72

3. UNIT SHALL OPERATE IN ECONOMIZER MODE WHEN THE FRESH AIR CONDITIONS MATCH THE LEAVING AIR TEMPERATURE (72°F) SET POINT AND OUTDOOR AIR HUMIDITY IS AT OR BELOW 50% RH.
4. SMOKE DETECTOR (SD) LOCATED IN THE SUPPLY AIR SHALL DE-ENERGIZE FAN SHOULD PRODUCTS OF COMBUSTION BE SENSED.
5. WHEN THE AIR TEMPERATURE, AS SENSED BY THE DISCHARGE AIR TEMPERATURE SENSOR, FALLS BELOW 40°F. THE SUPPLY FAN SHALL DE-ENERGIZE, DAMPER D-1 SHALL CLOSE AND AN ALARM SIGNAL SHALL BE INDICATED AT THE BAS.
6. CO DETECTORS SHALL BE MONITORED AND ALARMED AT THE BAS. LEVEL 1 ALARM SHALL OCCUR WHEN CO CONCENTRATION REACHES 35 PPM (ADJ) FOR 30 MINUTES (ADJ). LEVEL 2 ALARM SHALL OCCUR WHEN CO CONCENTRATION REACHES 200 PPM (ADJ) OR ABOVE. UNITS SHALL DE-ENERGIZE WHEN LEVEL 2 ALARM OCCURS
7. PROVIDE LOCAL TROUBLE ALARM AT BAS.

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Architect's Project Number: 2124

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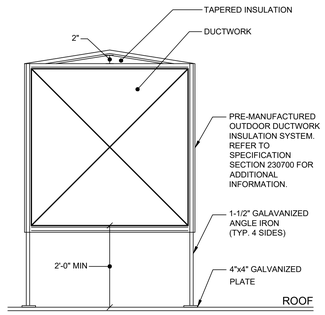
Owner:
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AUTOMATIC TEMPERATURE CONTROLS

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BKM# 23026.01

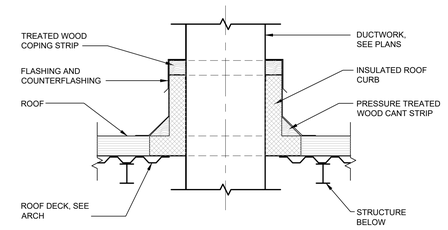
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1 ROOFTOP DUCT SUPPORT DETAIL
NO SCALE

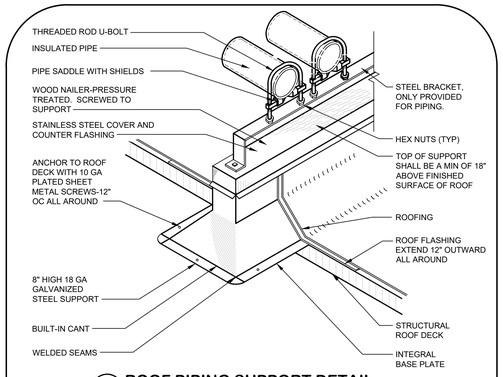
NOTES:

1. ALL EDGES OF DUCT INSULATION TO BE SEALED WITH INSULATION MANUFACTURER APPROVED TAPE.
2. DETAIL IS TYPICAL FOR OUTSIDE AIR AND EXHAUST AIR DUCTWORK.
3. ALL STEEL DUCT SUPPORTS SHALL BE HOT DIPPED GALVANIZED WITH 2 COATS OF BITUMASTIC PAINT.
4. PROVIDE SUPPORTS IN ACCORDANCE WITH "SMACNA" DUCT MANUAL FOR MINIMUM 3" STATIC PRESSURE DUCT CONSTRUCTION.



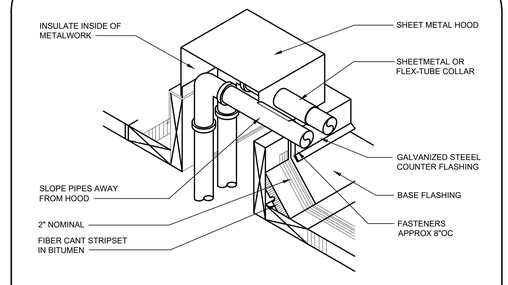
2 DUCT PENETRATION OF ROOF DETAIL
NO SCALE

NOTES:
1. CURB SHALL BE COMPATIBLE WITH ROOF STRUCTURE.
2. REFER TO ARCHITECTURAL CONSTRUCTION DOCUMENTS FOR ROOF CONSTRUCTION AND DETAILS OF ALL REQUIRED ROOF WORK INCLUDING BUT NOT LIMITED TO FLASHING AND COUNTER FLASHING OF CURBS, PENETRATIONS, ETC.



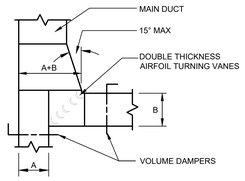
3 ROOF PIPING SUPPORT DETAIL
NO SCALE

NOTES:
1. SUPPORTS SHALL REST ON STRUCTURAL ROOF DECK. PROVIDE RAISED CANT AND CUT EXISTING ROOF INSULATION AS REQUIRED.
2. REFER TO ARCHITECTURAL CONSTRUCTION DOCUMENTS FOR ROOF CONSTRUCTION AND DETAILS OF ALL REQUIRED ROOF WORK INCLUDING BUT NOT LIMITED TO FLASHING AND COUNTER FLASHING OF CURBS, PENETRATIONS, ETC.
3. PROVIDE PIPE SUPPORTS MINIMUM EVERY 10'-0" AND AT EACH ELBOW.
4. EXTEND SUPPORTS AT LEAST 6" BEYOND PIPE ON EACH SIDE.



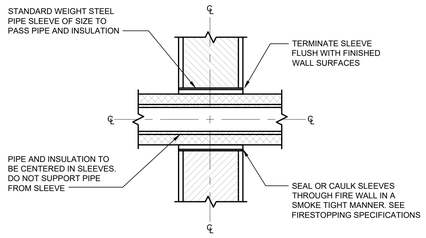
4 PIPING THRU ROOF DECK
NO SCALE

NOTE: 1. REFER TO ARCHITECTURAL CONSTRUCTION DOCUMENTS FOR ROOF CONSTRUCTION AND DETAILS OF ALL REQUIRED ROOF WORK INCLUDING BUT NOT LIMITED TO FLASHING AND COUNTER FLASHING OF CURBS, PENETRATIONS, ETC.

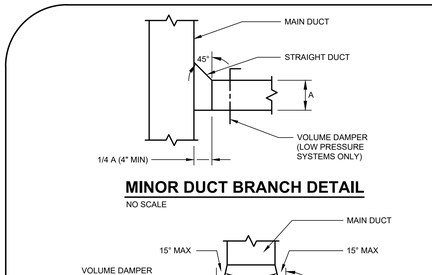


5 MAJOR DUCT BRANCH DETAIL
NO SCALE

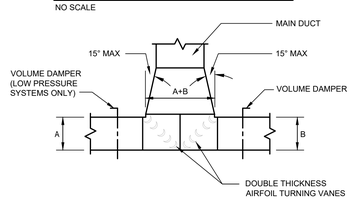
NOTE: MAJOR DUCT IS ANY SIDE 25" OR GREATER RECTANGULAR ELBOWS ONLY WHERE SHOWN.



6 PIPE SLEEVE DETAIL
NO SCALE

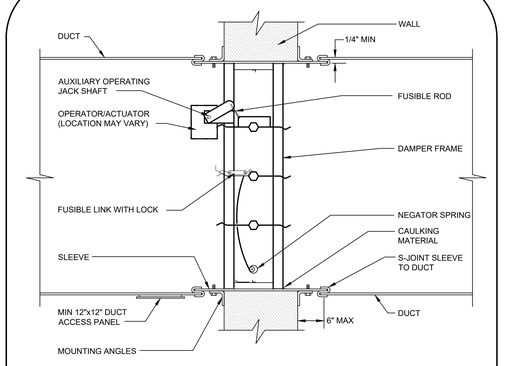


MINOR DUCT BRANCH DETAIL
NO SCALE



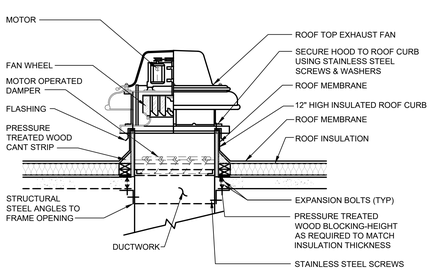
7 RECTANGULAR ELBOW DUCT TEE
NO SCALE

NOTE: THIS DETAIL APPLIES TO BOTH ELBOWS & TEES IN VERTICAL AND HORIZONTAL APPLICATIONS.



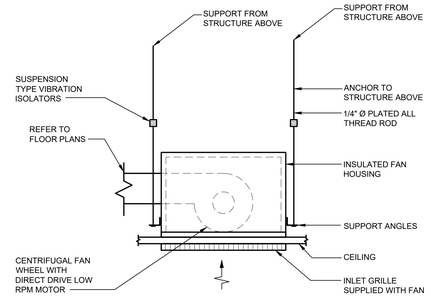
8 COMBINATION FIRE AND SMOKE DAMPER DETAIL
NO SCALE

NOTE: DUCT ACCESS DOORS SHALL BE PROVIDED TO ACCESS FIRE/SMOKE DAMPER AS WELL AS ASSOCIATED SMOKE DETECTOR.



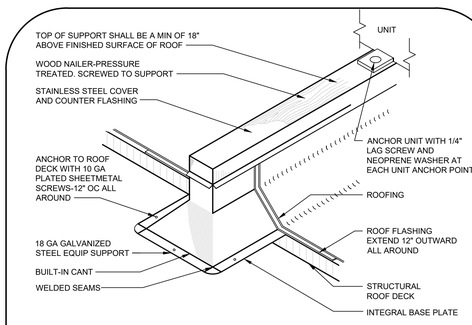
9 ROOF EXHAUST FAN DETAIL
NO SCALE MD0062

NOTES:
1. CURBS AND FANS SHALL BE FROM SAME MANUFACTURER.
2. REFER TO ARCHITECTURAL CONSTRUCTION DOCUMENTS FOR ROOF CONSTRUCTION AND DETAILS OF ALL REQUIRED ROOF WORK INCLUDING BUT NOT LIMITED TO FLASHING AND COUNTER FLASHING OF CURBS, PENETRATIONS, ETC.



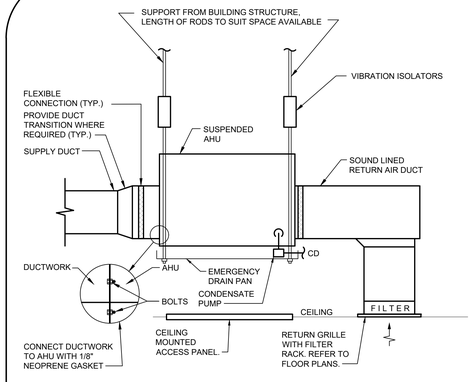
10 CEILING MOUNTED EXHAUST FAN DETAIL
NO SCALE

NOTE: 1. PROVIDE BACKDRAFT DAMPER



11 ROOF EQUIPMENT SUPPORT DETAIL
NO SCALE MD0101

NOTES:
1. SUPPORTS SHALL REST ON STRUCTURAL ROOF DECK. PROVIDE RAISED CANT AND CUT EXISTING ROOF INSULATION AS REQUIRED.
2. EXTEND SUPPORTS AT LEAST 6" BEYOND UNIT ON EACH SIDE.
3. WHERE APPLICABLE, DUCTWORK SHALL BE INSTALLED SUCH THAT THE CENTERLINE OF THE DUCT AND THE INLET OF THE ASSOCIATED FAN ARE AT THE SAME ELEVATION. DUCTWORK SHALL BE A MINIMUM OF 20" ABOVE FINISHED SURFACE OF ROOF TO ALLOW FOR ROOF MAINTENANCE.
4. PROVIDE ROOF SUPPORTS FOR DUCTWORK AT 6' O.C.
5. REFER TO ARCHITECTURAL CONSTRUCTION DOCUMENTS FOR ROOF CONSTRUCTION AND DETAILS OF ALL REQUIRED ROOF WORK INCLUDING BUT NOT LIMITED TO FLASHING AND COUNTER FLASHING OF CURBS, PENETRATIONS, ETC.



12 HORIZONTAL SUSPENDED AHU DETAIL
NO SCALE

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1103 Smithville Street
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Ann Arundel County, Maryland
Tax Map: 051F Grid: 1 Parcel: 22

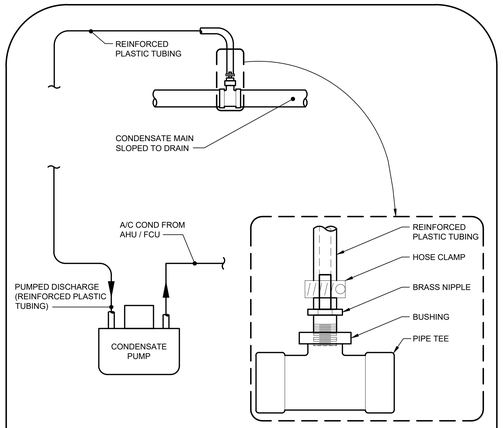
Owner:
Enterprise Community Development, Inc.
8403 Colesville Road, Suite 1150
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MECHANICAL DETAILS

M7.0.1

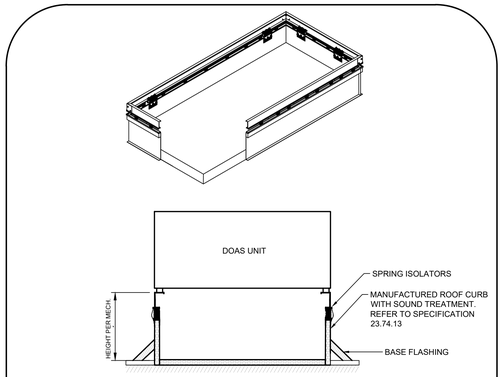
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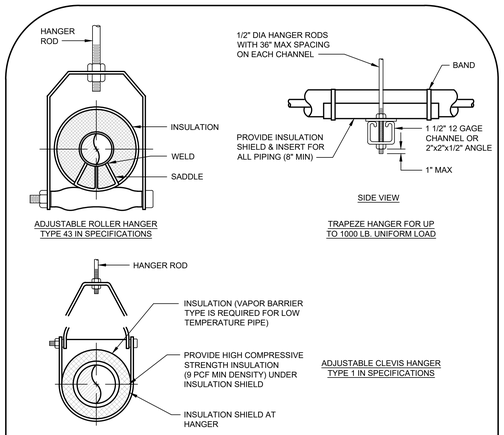
1 A/C PUMPED CONDENSATE DETAIL
NO SCALE

P0D039



2 RTU CURB DETAIL
NO SCALE

NOTES: 1. REFER TO ARCHITECTURAL DRAWINGS FOR TYPICAL ROOF FLASHING DETAIL.

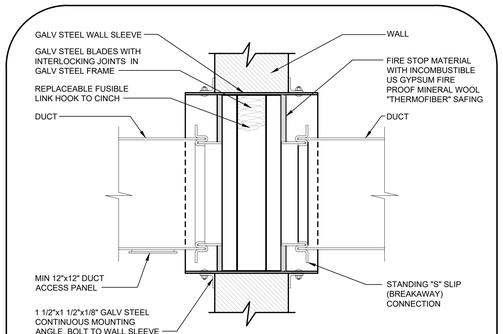


MAXIMUM PIPE/TUBING SUPPORT SPACING, FEET										
NOM. SIZE (IN)	THRU 3/4	1	1 1/4	1 1/2	2	2 1/2	3	4	5	6
PIPE	7 FT	7	7	9	10	11	12	14	16	17
TUBING	5 FT	6	7	8	8	9	10	12	13	14

NOTE: FOR TRAPEZE HANGER TAKE SPACING OF SMALLEST SIZE ON TRAPEZE.

3 TYPICAL PIPE HANGERS DETAIL
NO SCALE

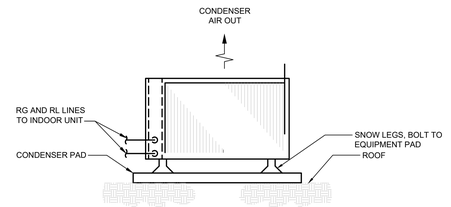
M0D140



4 HORIZONTAL DUCT FIRE DAMPER DETAIL
NO SCALE

M0D073

NOTES:
1. FIRE DAMPERS TO HAVE BREAKAWAY JOINT BETWEEN COLLARS AND DUCT. (COLLARS SHALL BE INTEGRAL WITH FIRE DAMPERS FRAME).
2. FIRE DAMPER SHALL BE U.L. LABELED.
3. GALVANIZED SLEEVE AND FRAME CONSTRUCTION SHALL BE MINIMUM 20 GA. SHOULD DUCT BE HEAVIER THAN 20 GAUGE, PROVIDE SLEEVE AND FRAME TO MATCH DUCT CONSTRUCTION.



5 TYPICAL CONDENSING UNIT INSTALLATION DETAIL
NO SCALE

NOTES:
1. REFER TO ARCHITECTURAL PLANS FOR ROOFING DETAILS.
2. FOLLOW ALL MANUFACTURER RECOMMENDATIONS FOR UNIT SUPPORT AND INSTALLATION.
3. REFER TO SPECIFICATION SECTION 23.05.48 FOR VIBRATION ISOLATION REQUIREMENTS.

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MECHANICAL DETAILS

M7.0.2

BKM# 23026.01

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AIR DEVICE SCHEDULE

DESIG	DUTY	SIZE (IN)	CFM RANGE	INLET / NECK SIZE (IN)	MAX SP	MAX NC	DESCRIPTION	BASIS OF DESIGN	
								MANUFACTURER	MODEL
A	OUTDOOR AIR	10 x 6	0 - 190	10 x 6	0.06"	20	SINGLE DEFLECTION - GRILLE 3/4" SPACING	TITUS	301RS
A	OUTDOOR AIR	12 x 8	191-300	12 x 8	0.06"	20	SINGLE DEFLECTION - GRILLE 3/4" SPACING	TITUS	301RS
B	SUPPLY	10 x 6	0 - 190	10 x 6	0.06"	20	SINGLE DEFLECTION - GRILLE 3/4" SPACING	TITUS	301RS
B	SUPPLY	12 x 8	191-300	12 x 8	0.06"	20	SINGLE DEFLECTION - GRILLE 3/4" SPACING	TITUS	301RS
C	RETURN	18 x 12	0-675	18 x 12	0.10"	20	LOUVERED FILTER GRILLE, 1/2" SPACING, 35° DEFLECTION, 1" FILTER	TITUS	355FLF1
C	RETURN	24 x 18	676-970	24 x 12	0.10"	20	LOUVERED FILTER GRILLE, 1/2" SPACING, 35° DEFLECTION, 1" FILTER	TITUS	355FLF1
D	EXHAUST	10 x 6	0-190	10 x 6	0.06"	20	FIXED LOUVER 35° DEFLECTION 3/4" SPACING - REGISTER	TITUS	350RS
D	EXHAUST	12 x 8	191-325	12x8	0.06"	20	FIXED LOUVER 35° DEFLECTION 3/4" SPACING - REGISTER	TITUS	350RS
D	EXHAUST	12 x 12	326-520	12 x 12	0.06"	20	FIXED LOUVER 35° DEFLECTION 3/4" SPACING - REGISTER	TITUS	350RS

NOTE: 1. MANUFACTURERS MAY PROVIDE ALUMINUM OR STEEL AIR DEVICES UNLESS OTHERWISE INDICATED. ALL AIR DEVICES IN HIGH HUMIDITY AREAS (ie. TOILET ROOMS, KITCHENS, ETC.) SHALL BE ALUMINUM.
2. PROVIDE OPPOSED-BLADE DAMPER FOR DEVICE TYPE B. DAMPER SHALL BE ADJUSTABLE AT FACE.

FAN SCHEDULE

DESIG	LOCATION	AREA SERVED	CFM	ESP (IN)	MOTOR				RPM	WHEEL TYPE	DRIVE TYPE	METHOD OF CONTROL	MOCP	BASIS OF DESIGN		REMARKS
					HP	MAX BHP	VOLTS	PHASE						MANUFACTURER	MODEL	
EF-1	APARTMENTS	BATHROOM	80	0.3	1/22	0.02	115	1	830	FC	DIRECT	LOCAL SWITCH	20 A	GREENHECK	SP-AP0511W	1, 3, 5, 7
EF-2	ROOF	APARTMENTS	150	0.5	1/15	0.03	115	1	1725	BI	DIRECT	ATC	20 A	GREENHECK	CUE	2, 3, 4, 5, 6, 7, 8
EF-3	ROOF	APARTMENTS	75	0.3	1/15	0.02	115	1	1725	BI	DIRECT	ATC	20 A	GREENHECK	CUE	2, 3, 4, 5, 6, 7, 8
EF-4	ROOF	APARTMENTS	150	0.5	1/15	0.03	115	1	1725	BI	DIRECT	ATC	20 A	GREENHECK	CUE	2, 3, 4, 5, 6, 7, 8
EF-5	COMMON	TOILET	80	0.3	1/22	0.02	115	1	830	FC	DIRECT	LOCAL SWITCH	20 A	GREENHECK	SP-AP0511W	3, 5, 7
EF-6	ROOF	APARTMENTS	500	0.5	1/10	0.09	115	1	1725	BI	DIRECT	ATC	20 A	GREENHECK	CUE	2, 3, 4, 5, 6, 7, 8
EF-7	ROOF	APARTMENTS	300	0.75	1/10	0.1	115	1	1725	BI	DIRECT	ATC	20 A	GREENHECK	CUE	2, 3, 4, 5, 6, 7, 8
EF-9	ROOF	APARTMENTS	150	0.625	1/10	0.05	115	1	1725	BI	DIRECT	ATC	20 A	GREENHECK	CUE	2, 3, 4, 5, 6, 7, 8
EF-11	ROOF	APARTMENTS	440	0.625	1/10	0.1	115	1	1725	BI	DIRECT	ATC	20 A	GREENHECK	CUE	2, 3, 4, 5, 6, 7, 8

REMARKS:

1. PROVIDE WITH HUMIDISTAT SET TO 50% RH (ADJUSTABLE)
2. PROVIDE WITH BIRD SCREEN
3. PROVIDE WITH VIBRATION ISOLATION
4. PROVIDE WITH SPEED CONTROLLER
5. PROVIDE WITH DISCONNECT SWITCH
6. PROVIDE WITH BACKDRAFT DAMPER
7. FAN SHALL BE ENERGY STAR CERTIFIED.
8. PROVIDE ROOF CURB.

DUCT CONSTRUCTION SCHEDULE

SYSTEM	DUCT PRESSURE CLASS (IN WC)	DUCT SEAL CLASS	TEST PRESSURE	MAXIMUM ALLOWABLE LEAKAGE	NOTES
SUPPLY AIR	2"	A	2"	1%	1, 2, 3, 4
RETURN AIR	2"	A	2"	1%	1, 2, 3, 4
CONDITIONED OUTSIDE AIR	2"	A	2"	1%	1, 2, 3, 4
EXHAUST AIR	2"	A	2"	1%	1, 2, 3, 4
TRANSFER AIR	2"	A	N/A	N/A	1, 2, 4

NOTES:
1. SEE SPECIFICATIONS FOR ADDITIONAL DUCTWORK REQUIREMENTS AS WELL AS DETAILED PRODUCT AND INSTALLATION REQUIREMENTS. WHERE DRAWINGS AND SPECIFICATIONS CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
2. SUCCESSFUL COMPLETION OF DUCT PRESSURE TESTING SHALL OCCUR PRIOR TO THE INSTALLATION OF INSULATION. VERIFICATION OF SUCCESSFUL PRESSURE TEST RESULTS SHALL BE SUBMITTED TO THE A/E AND INCLUDED IN THE PROJECT O & M MANUALS.
3. DUCT SEAL CLASS SHALL BE AS PER THE MOST CURRENT EDITION OF SMACNA STANDARDS.
4. TEST AND SEAL DUCTWORK TO COMPLY WITH 2020 ENTERPRISE GREEN COMMUNITY STANDARDS.

DUCT INSULATION SCHEDULE

SYSTEM	TYPE	THICKNESS	MIN R-VALUE @ 75°F	JACKET	NOTES
SUPPLY AIR - CONCEALED (50°F - 60°F)	FIBERGLASS - DUCT WRAP	2"	6.7	REINFORCED ALUMINUM FACING WITH VAPOR RETARDER	1, 2, 3
SUPPLY AIR - EXPOSED (50°F - 60°F)	FIBERGLASS - RIGID BOARD	2"	6.7	REINFORCED ALUMINUM FACING WITH VAPOR RETARDER	1, 2 , 3
CONDITIONED OUTSIDE AIR - INTERIOR	FIBERGLASS - DUCT WRAP	2"	6.7	REINFORCED ALUMINUM FACING WITH VAPOR RETARDER	1, 2, 3
CONDITIONED OUTSIDE AIR AND EXHAUST - EXTERIOR	PREMANUFACTURED PANEL SYSTEM	-	14.0	WEATHERPROOF, WATER-TIGHT BARRIER	1, 3

NOTES:
1. SEE SPECIFICATIONS FOR ADDITIONAL INSULATION REQUIREMENTS AS WELL AS DETAILED PRODUCT AND INSTALLATION REQUIREMENTS. WHERE DRAWINGS AND SPECIFICATIONS CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
2. CONCEALED DUCTWORK SHALL BE CONSIDERED DUCTWORK ABOVE CEILINGS OR IN MECHANICAL SHAFTS.
3. PROVIDE INSULATION THICKNESS AS REQUIRED TO ACHIEVE R-VALUE SPECIFIED IN SCHEDULE.

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MECHANICAL SCHEDULES

M8.0.1

BKM# 23026.01

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DEDICATED OUTSIDE AIR UNIT WITH ENERGY RECOVERY SCHEDULE

DESIG	LOCATION	SUPPLY FAN										EXHAUST FAN								ENERGY RECOVERY WHEEL HEAT EXCHANGER																MIN EFF (%) SUMMER / WINTER	COOLING COIL						HEAT COIL				SINGLE POINT POWER				APPROX. WEIGHT (LBS)	BASIS OF DESIGN	
		CFM	OA CFM	TSP (IN)	ESP (IN)	MOTOR				RPM	WHEEL TYPE	CFM	TSP (IN)	ESP (IN)	MOTOR			RPM	WHEEL TYPE	SUPPLY SIDE (SUMMER)				EXHAUST SIDE (SUMMER)				SUPPLY SIDE (WINTER)				EXHAUST SIDE (WINTER)					TYPE	FLUID	MBH TOTAL	MBH SENS.	EAT		LAT		TYPE	MBH	EAT (°F)	LAT (°F)	V	PH	MCA	MOP		MFG	MODEL
						HP	MAX BHP	V	PH						HP	MAX BHP	V	PH		EAT		LAT		EAT		LAT		EAT		LAT		EAT		LAT							DB (°F)	WB (°F)	DB (°F)	WB (°F)											
																				DB (°F)	WB (°F)	DB (°F)	WB (°F)	DB (°F)	WB (°F)	DB (°F)	WB (°F)	DB (°F)	WB (°F)	DB (°F)	WB (°F)	DB (°F)	WB (°F)	DB (°F)	WB (°F)	DB (°F)	WB (°F)	DB (°F)	WB (°F)																			
DOAS-1	ROOF	3600	3600	3.15	1.5	3.0	2.52	208	3	2093	AF	3200	2.41	1.5	3.0	1.91	208	3	2271	AF	100.0	78.0	82.5	67.8	75.0	62.0	93.2	73.8	0	43.3	34.3	70.0	50.0	14.8	13.9	73 / 81	DX	R410A	151.6	108.7	82.5	67.8	55.1	54.3	GAS	350.0	0	72.0	208	3	71.4	90	4170	CARRIER	62X
DOAS-2	ROOF	1500	1500	2.63	1.6	1.5	0.9	208	3	2296	BI	1350	2.12	1.5	1.0	0.66	208	3	2064	BI	100.0	78.0	81.4	67.0	75.0	62.0	93.9	74.3	0	46.1	36.2	70.0	50.0	12.5	11.8	78 / 86	DX	R410A	60.2	47.7	81.4	67.0	52.6	52.6	GAS	150.0	0	73.0	208	3	36.0	50	2640	CARRIER	62X

NOTES:
1. ROOFTOP UNITS SHALL RUN CONTINUOUSLY.
2. PROVIDE SUPPLY AND EXHAUST FAN WITH VARIABLE FREQUENCY DRIVE. REFER TO DIVISION 26 SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS
3. DOAS SHALL BE COMPLETE W/ MERV 13 SUPPLY AIR FILTRATION AND MERV 8 FILTRATION AT INLET OF ENERGY RECOVERY WHEEL. EACH FAN SHALL BE SIZED TO ACCOMMODATE A COMBINED DIRTY FILTER PRESSURE DROP OF 0.5".
4. PROVIDE PLENUM CURB TO ALLOW HORIZONTAL SUPPLY AND RETURN DUCT CONNECTIONS AT ROOF LEVEL. ACCOUNT FOR ASSOCIATED INCREASE IN STATIC PRESSURE AS REQUIRED FOR DUCT PENETRATIONS.
5. UNITS SHALL BE PROVIDED WITH SINGLE POINT ELECTRICAL CONNECTION, INTEGRAL DISCONNECT SWITCH, ALUMINUM RECOVERY WHEEL, AND MANUFACTURER SUPPLIED SMOKE DETECTOR.
6. PROVIDE ALL UNITS WITH HOT-GAS REHEAT FOR HUMIDITY CONTROL.
7. PROVIDE WITH VARIABLE CAPACITY DIGITAL SCROLL COMPRESSORS. UNITS SHALL BE CAPABLE OF TURNDOWN TO 20%.
8. COOLING CAPACITIES SHALL BE AT 100°F AMBIENT AIR.
9. HEATING CAPACITIES SHALL BE AT 0°F AMBIENT AIR.
10. BALANCE UNITS WITH A SIMULATED 90% FILTER LOAD.
11. PROVIDE VIBRATION ISOLATION CURB. ACCOUNT FOR INCREASE IN STATIC PRESSURE AS REQUIRED FOR DUCT TRANSITIONS.
12. ALL DOAS SHALL PROVIDE 72°F / 50% RH AIR IN THE COOLING MODE, AND 70°F IN THE HEATING MODE. PER IECC 2018, UNIT SHALL FOLLOW SUPPLY AIR RESET SCHEDULE BASED ON AMBIENT AIR TEMPERATURE. PROVIDE A DUCT-MOUNTED THERMOSTAT TO CONTROL UNIT OPERATION. REFER TO AUTOMATIC TEMPERATURE CONTROLS.
13. PROVIDE WITH MODULATING GAS HEAT FURNACES.

DEDICATED OUTSIDE AIR UNIT SCHEDULE

DESIG	AREA SERVED	LOCATION	CFM	MIN OA CFM	SUPPLY FAN								COOLING DATA							HEAT COIL DATA				ELECTRICAL DATA				WEIGHT (LB)	BASIS OF DESIGN	
					TSP (IN)	ESP (IN)	MOTOR				RPM	WHEEL TYPE	TYPE	MBH TOTAL	MBH SENS	EAT		UNIT LAT		TYPE	INPUT CAPACITY (MBH)	EAT (°F)	LAT (°F)	VOLTS	PHASE	MCA	MOCP		MANUFACTURER	MODEL
							HP	MAX BHP	VOLTS	PHASE						DB (°F)	WB (°F)	DB (°F)	WB (°F)										
RTU-7	CENTER CORR.	ROOF	4600	4600	3.21	2.0	5.0	3.74	208	3	2060	BI	DX	396.8	234.9	100.0	78.0	54.0	54.0	GAS	500.0	0	72.0	208	3	151.5	200	4260	CARRIER	62X
RTU-9	MAIN LOBBY	ROOF	1300	1300	2.31	2.0	1.0	0.68	208	3	2087	BI	DX	117.7	66.7	100.0	78.0	54.0	54.0	GAS	150.0	0	72.0	208	3	49.7	60	2320	CARRIER	62X

NOTES:
1. ROOFTOP UNITS SHALL RUN CONTINUOUSLY.
2. PROVIDE SUPPLY AND EXHAUST FAN WITH VARIABLE FREQUENCY DRIVE. REFER TO DIVISION 26 VARIABLE FREQUENCY DRIVE SCHEDULE FOR ADDITIONAL REQUIREMENTS.
3. DOAS SHALL BE COMPLETE W/ MERV 13 SUPPLY AIR FILTRATION. FAN SHALL BE SIZED TO ACCOMMODATE A DIRTY FILTER PRESSURE DROP OF 0.5".
4. UNITS SHALL BE PROVIDED WITH SINGLE POINT ELECTRICAL CONNECTION, INTEGRAL DISCONNECT SWITCH, AND MANUFACTURER SUPPLIED SMOKE DETECTOR.
6. PROVIDE ALL UNITS WITH HOT-GAS REHEAT FOR HUMIDITY CONTROL.
7. PROVIDE WITH VARIABLE CAPACITY DIGITAL SCROLL COMPRESSORS. UNITS SHALL BE CAPABLE OF TURNDOWN TO 20%.
8. COOLING CAPACITIES SHALL BE AT 100°F AMBIENT AIR.
9. HEATING CAPACITIES SHALL BE AT 0°F AMBIENT AIR.
10. BALANCE UNITS WITH A SIMULATED 90% FILTER LOAD.
11. PROVIDE VIBRATION ISOLATION CURB. ACCOUNT FOR INCREASE IN STATIC PRESSURE AS REQUIRED FOR DUCT TRANSITIONS.
12. ALL DOAS SHALL PROVIDE 72°F / 50% RH AIR IN THE COOLING MODE, AND 70°F IN THE HEATING MODE. PER IECC 2018, UNIT SHALL FOLLOW SUPPLY AIR RESET SCHEDULE BASED ON AMBIENT AIR TEMPERATURE. PROVIDE A DUCT-MOUNTED THERMOSTAT TO CONTROL UNIT OPERATION. REFER TO AUTOMATIC TEMPERATURE CONTROLS.
13. PROVIDE WITH MODULATING GAS HEAT COILS.
14. PROVIDE CURB ADAPTER FOR INSTALLATION OF NEW ROOFTOP UNITS ON EXISTING CURBS. COORDINATE WITH EXISTING CONDITIONS PRIOR TO RELEASE.

PACKAGED ROOFTOP UNIT SCHEDULE

DESIG	AREA SERVED	LOCATION	CFM	MIN OA CFM	SUPPLY FAN								COOLING DATA							HEAT COIL DATA				ELECTRICAL DATA				WEIGHT (LB)	BASIS OF DESIGN	
					TSP (IN)	ESP (IN)	MOTOR				RPM	WHEEL TYPE	TYPE	MBH TOTAL	MBH SENS	EAT		UNIT LAT		TYPE	INPUT CAPACITY (MBH)	EAT (°F)	LAT (°F)	VOLTS	PHASE	MCA	MOCP		MANUFACTURER	MODEL
							HP	MAX BHP	VOLTS	PHASE						DB (°F)	WB (°F)	DB (°F)	WB (°F)										
RTU-1	MULTI-PURPOSE	ROOF	6500	1735	1.6	1.0	5.0	3.56	208	3	1684	BI	DX	245.9	171.1	81.7	67.0	54.0	54.0	GAS	400.0	51.3	90.0	208	3	100.1	125	2218	CARRIER	48FC
RTU-3	COMPUTER RM	ROOF	1200	0	1.34	0.8	1.0	0.46	208	3	1850	BI	DX	38.6	27.6	75.0	63.0	54.0	54.0	GAS	110.0	70.0	90.0	208	3	25.0	30	590	CARRIER	48FC
RTU-5	FITNESS CENTER	ROOF	1750	0	1.39	0.8	2.0	1.06	208	3	2141	BI	DX	63.8	46.7	75.0	63.0	54.0	54.0	GAS	110.0	70.0	90.0	208	3	34.0	45	511	CARRIER	48FC
RTU-10	HEALTH CENTER	ROOF	685	0	1.05	0.5	0.5	0.3	208	3	1050	BI	DX	23.4	16.8	75.0	63.0	54.0	54.0	GAS	40.0	70.0	90.0	208	3	15.4	20	304	CARRIER	48VL
RTU-12	COMMUNITY RM OFFICES	ROOF	1200	340	1.34	0.8	1.0	0.61	208	3	1786	BI	DX	47.3	31.2	82.1	67.3	54.0	54.0	GAS	110.0	50.2	90.0	208	3	29.0	40	657	CARRIER	48FC

NOTES:
1. PROVIDE WITH MINIMUM MERV 11 FILTRATION. EXTERNAL STATIC PRESSURE SHALL HAVE ACCOUNTED FOR DIRTY FILTER PRESSURE DROP OF 0.5".
2. PROVIDE WITH SINGLE POINT POWER CONNECTION AND DISCONNECT.
3. PROVIDE WITH MULTIPLE COMPRESSORS FOR PART LOAD PERFORMANCE.
6. PROVIDE WITH HOT-GAS REHEAT FOR HUMIDITY CONTROL.
7. PROVIDE SMOKE DETECTOR IN SUPPLY AND RETURN DUCTWORK.
8. PROVIDE WITH MODULATING FRESH AIR ECONOMIZER.
9. PROVIDE ALL RTUS WITH VARIABLE SPEED FANS.
10. REFER TO CONTROLS DRAWINGS AND SPECIFICATIONS.
11. CONTRACTOR SHALL VISIT SITE AND VERIFY EXISTING DUCT AND CURB DIMENSIONS PRIOR TO SUBMITTAL PHASE.
12. HEATING CAPACITIES SHALL BE AT 70°F RETURN AIR AND 0°F OUTSIDE AIR TEMPERATURE.
13. COOLING CAPACITIES INDICATED SHALL BE AT 75°F / 50% RH RETURN AIR AND 100°F OUTSIDE AIR.
14. PROVIDE CURB ADAPTER FOR INSTALLATION OF NEW ROOFTOP UNITS ON EXISTING CURBS. COORDINATE WITH EXISTING CONDITIONS PRIOR TO RELEASE.

APARTMENT AIR HANDLING UNIT SCHEDULE

DESIGNATION		CFM	UNIT TYPE	ESP (IN)	MIN. SEER2	COOLING		HEATING MBH	ELECTRICAL CHARACTERISTICS									BASIS OF DESIGN		
INDOOR UNIT	OUTDOOR UNIT					TOTAL MBH	SENS MBH		INDOOR (INCLUDING ELECTRIC HEAT)					OUTDOOR				MANUFACTURER	MODEL (INDOOR/OUTDOOR)	NOMINAL TONNAGE
									HEAT (KW)	MIN AMPACITY	VOLTS	PHASE	MFS	MIN AMPACITY	VOLTS	PHASE	MFS			
AHU-1	HP-1	575	DUCTED AHU	0.40	15.2	16.6	11.8	10.5	10	45.5	208	1	60	16	208	1	20	CARRIER	38MURA / FMC4Z	1.5
AHU-2	HP-2	630	DUCTED AHU	0.30	15.2	21.3	14.5	18.3	10	45.5	208	1	60	19	208	1	30	CARRIER	38MURA / FMC4Z	2.0
AHU-3	HP-3	805	DUCTED AHU	0.45	15.2	27.1	17.3	17.3	10	45.5	208	1	60	20	208	1	35	CARRIER	38MURA / FMC4Z	2.5
AHU-4	HP-4	970	DUCTED AHU	0.40	15.2	32.5	20.7	39.6	10	45.5	208	1	60	41	208	1	50	CARRIER	38MURA / FMC4Z	3.0

NOTES:
1. PROVIDE DOUBLE SUCTION REFRIGERANT PIPING RISERS AND TRAPS AS RECOMMENDED BY MANUFACTURER. QUANTITY AND SIZES OF REFRIGERANT PIPING SHALL BE AS RECOMMENDED BY MANUFACTURER.SIZE, ROUTE, AND INSULATE REFRIGERANT PIPING PER MANUFACTURERS RECOMMENDATIONS. CONTRACTOR SHALL CONFIRM FINAL ROUTING AND TOTAL REFRIGERANT PIPING LENGTHS PRIOR TO INSTALLATION. TOTAL LENGTH OF PIPING SHALL NOT EXCEED MANUFACTURERS RECOMMENDATIONS. PROVIDE ALL MANUFACTURER REQUIRED ACCESSORIES TO MEET DESIRED RUN LENGTHS.
2. HEATING CAPACITIES SHALL BE AT 70°F RETURN AIR.
3. COOLING CAPACITIES INDICATED SHALL BE AT 75°F / 50% RH RETURN AIR AND 100°F OUTSIDE AIR.
4. PROVIDE INDOOR UNIT WITH VARIABLE SPEED FAN.
5. INDOOR UNIT AND ELECTRIC AUXILIARY HEATER SHALL BOTH BE POWERED FROM A SINGLE POINT POWER CONNECTION. PROVIDE WITH SINGLE-POINT KIT IF NECESSARY TO ACHIEVE THIS.
6. PROVIDE DISCONNECT SWITCH FOR INDOOR UNIT AND HEATER. REFER TO ELECTRICAL FOR OUTDOOR UNIT DISCONNECT REQUIREMENTS.
7. UNITS SHALL BE PROVIDED WITH A MINIMUM (5) FIVE YEAR WARRANTY ON THE COMPRESSORS AND REFRIGERATION CIRCUITS.
8. PROVIDE WITH WIRED THERMOSTAT.
9. UNITS SHALL BE MINIMUM 15.2 SEER2 AND 7.8 HSPF2.
10. UNITS SHALL BE ENERGY STAR CERTIFIED.
11. PROVIDE CONDENSATE OVERFLOW FLOAT SWITCH. FLOAT SWITCH SHALL SHUTDOWN AHU AS CONDENSATE IS SENSED.
12. MERV 8 FILTER SHALL BE INSTALLED IN EACH DUCTED MECHANICAL SYSTEM, LOCATED TO FACILITATE OCCUPANT ACCESS AND REGULAR SERVICE.
13. PROVIDE DUCTED REAR RETURN WITH FILTER. REFER TO DETAIL.

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MECHANICAL SCHEDULES

M8.0.2

BKM# 23026.01

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SPRINKLER GENERAL NOTES

1. SPRINKLER CONTRACTOR SHALL PROVIDE COMPLETE SPRINKLER COVERAGE AND DETERMINE THE HAZARD CLASSIFICATION IN ALL AREAS UNDER THIS CONTRACT. CONTRACTOR SHALL LOCATE SPRINKLER HEADS AND SIZE PIPING IN ACCORDANCE WITH THE LATEST EDITION OF NFPA 13, AND AUTHORITY HAVING JURISDICTION.
2. CONTRACTOR SHALL HYDRAULICALLY DESIGN AND INSTALL THE SPRINKLER SYSTEM IN ACCORDANCE WITH THE LATEST EDITION OF NFPA 13. SPRINKLERS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 13, AND THE AUTHORITY HAVING JURISDICTION.
3. CONTRACTOR SHALL PROVIDE AN INDEPENDENT FLOW TEST AS REQUIRED TO CONFIRM FLOW AND PRESSURE AVAILABILITY.
4. CONTRACT DRAWINGS FOR SPRINKLER WORK ARE DIAGRAMMATIC, INTENDED TO CONVEY SCOPE AND GENERAL ARRANGEMENT. CONTRACTOR SHOULD VISIT SITE TO DETERMINE EXACT QUANTITIES AND SCOPE OF WORK.
5. PRIOR TO THE INSTALLATION OF THE SPRINKLER SYSTEM, THE SPRINKLER CONTRACTOR SHALL COORDINATE PIPING, VALVES, SPRINKLER HEADS, ETC. WITH ALL NEW DUCTWORK, PIPING, CABLE TRAYS, STRUCTURAL MEMBERS AND OTHER DISCIPLINES.
6. ALL PENETRATIONS IN NEW FIRE RATED WALLS, CEILINGS AND FLOORS SHALL BE SEALED TO THE FULL THICKNESS OF THE PENETRATION WITH A MATERIAL OF EQUAL FIRE RESISTANCE.
7. ALL CUTTING, DRILLING AND PATCHING OF WALLS, FLOORS OR STRUCTURAL MEMBERS FOR THE INSTALLATION OF THE SPRINKLER SYSTEMS SHALL BE PROVIDED BY THE SPRINKLER CONTRACTOR. STRUCTURAL COMPONENTS SHALL NOT BE CUT, DRILLED OR MODIFIED IN ANY WAY WITHOUT THE STRUCTURAL ENGINEER'S REVIEW AND APPROVAL.
8. ALL CEILINGS, WALLS, FLOORS AND FINISHES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AND PAINTED TO MATCH EXISTING CONDITIONS AND FIRE RATING.
9. ALL SPRINKLER PIPING INSTALLED IN FINISHED AREAS SHALL BE CONCEALED.
10. SHOULD THE CONTRACTOR DISCOVER ANY DISCREPANCIES OR OMISSIONS ON THE DRAWINGS OR IN THE SPECIFICATIONS, HE SHALL NOTIFY THE ENGINEER OF SUCH CONDITIONS PRIOR TO THE BID DATE OTHERWISE, IT WILL BE UNDERSTOOD THAT THE DRAWINGS AND SPECIFICATIONS ARE CLEAR AS TO WHAT IS INTENDED AND SHALL BE AS INTERPRETED BY THE ENGINEER.
11. SPRINKLER CONTRACTOR SHALL COORDINATE THE DESIGN AND INSTALLATION OF THE SPRINKLER SYSTEM IN THE ELEVATOR MACHINE ROOM AND ELEVATOR SHAFT WITH THE AUTHORITY HAVING JURISDICTION.
12. ALL SPRINKLER HEADS INSTALLED BELOW 8'-0" ABOVE FINISHED FLOOR SHALL BE PROVIDED WITH A SPRINKLER HEAD GUARD.
13. SPRINKLER LAYOUT SHALL BE FULLY COORDINATED WITH ALL CABINETS AND SHELVING INDICATED ON THE ARCHITECTURAL DRAWINGS TO PROVIDE APPROPRIATE SPRINKLER COVERAGE IN ACCORDANCE WITH NFPA REQUIREMENTS AND THE LOCAL AUTHORITY HAVING JURISDICTION. NOTE THAT SOME CABINETS, CASEWORK AND SHELVING ARE LOCATED WITHIN 18" OF THE CEILING.
14. THOUGH SOME PIPING OFFSETS ARE INDICATED, IT IS NOT THE INTENT OF THE DRAWINGS TO SHOW ALL OFFSETS THAT ARE REQUIRED. THE CONTRACTOR SHALL FULLY COORDINATE THE FIRE PROTECTION AND SPRINKLER WORK WITH THE WORK OF ALL OTHER TRADES TO PROVIDE COMPLETE SYSTEM WITHOUT INTERFERENCES.
15. PROVIDE NFPA APPROVED SPRINKLER HEAD GUARDS IN ALL AREAS SUBJECT TO POTENTIAL DAMAGE. SPRINKLER HEAD GUARDS SHALL BE PROVIDED IN THE FOLLOWING AREAS AND OTHER SIMILAR TYPE SPACES SUBJECT TO POTENTIAL DAMAGE: MULTI-PURPOSE ROOMS, ACTIVITY ROOMS, MECHANICAL ROOMS, ELECTRICAL ROOMS, ETC.
16. CONTRACTOR SHALL PROVIDE HYDRAULIC CALCULATIONS TO DETERMINE FINAL SIZING OF SPRINKLER MAINS AND BRANCH LINES AND OVERSIZED MAINS AND BRANCH LINES WILL BE NECESSARY TO OVERCOME FRICTION PRESSURE LOSSES.
17. THE BUILDING SHALL BE SERVED BY A WET PIPE SPRINKLER SYSTEM.
18. SPRINKLERS SHALL BE MODIFIED IN AREAS WHERE THE CEILING ARE BEING RE-DONE (CORRIDORS AND IN THE UNITS). REFER TO ARCHITECTURAL PLANS FOR EXTENT OF CEILING SCOPE.

PLUMBING GENERAL NOTES

1. MAKE ALL WATER CONNECTIONS TO FIXTURES ABOVE FLOOR.
2. PROVIDE VACUUM BREAKERS ON ALL HOSE CONNECTION TYPE FITTING HOSE BIBBS, WALL HYDRANTS, ETC.
3. PROVIDE PIPE SLEEVE EXTENDING FULL WIDTH OF FOOTINGS FOR PIPING THROUGH FOOTINGS, FOUNDATION WALLS, ETC.
4. LIMIT SANITARY AND WASTE PIPING DEAD END TO 12 INCHES FROM MAIN OR MAIN BRANCH.
5. PROVIDE A MINIMUM OF 24 INCHES CLEARANCE FOR RODDING OF CLEANOUTS.
6. CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL OTHER DISCIPLINES PRIOR TO CONSTRUCTION.
7. ACCESS SHALL BE PROVIDED FOR ALL CONCEALED VALVES, CLEANOUTS ETC. LOCATED AT/IN CEILINGS, WALLS OR FLOORS.
8. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF GAS OUTLET, PLUMBING FIXTURES, FLOOR DRAINS AND OTHER EQUIPMENT.
9. ALL FLOOR DRAINS CONNECTED TO THE SANITARY SHALL BE PROVIDED WITH A PRIMED TRAP UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL FLUSH TYPE CLEANOUTS WITH WALLS, EQUIPMENT, DUCTWORK, PIPE, STRUCTURAL MEMBERS, ETC.
11. ALL SPECIFICATIONS AND DRAWINGS (I.E., ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, FIRE PROTECTION AND ELECTRICAL) ARE COMPLEMENTARY AND MUST BE USED IN COMBINATION TO OBTAIN COMPLETE CONSTRUCTION INFORMATION.
12. ALL VERTICAL SANITARY SEWER AND CONDENSATE PIPING WHICH TURN 90 DEGREES AFTER PASSING THROUGH A FLOOR SHALL BE INSTALLED AS TIGHT AS POSSIBLE TO THE UNDERSIDE OF THE STRUCTURE. ALL VOID OPENINGS AROUND PIPE SHALL BE FIRE STOPPED AS REQUIRED AND APPROVED BY LOCAL CODES.
13. COORDINATE ALL PIPING TO BE INSTALLED WITH OTHER TRADES (I.E., MECHANICAL, FIRE PROTECTION AND ELECTRICAL) TO ASSURE THAT ALL PIPING SYSTEMS ARE INSTALLED ABOVE FINISHED CEILING OR IN A CONCEALED SPACE. ALL CEILING HEIGHTS INDICATED ON ARCHITECTURAL AND/OR INTERIOR DESIGN DRAWINGS AND MINIMUM CLEARANCES REQUIRED BY LOCAL CODES SHALL BE MAINTAINED THROUGHOUT THE BUILDING.
14. ALL CUTTING, DRILLING AND PATCHING OF WALLS, FLOORS OR STRUCTURAL MEMBERS FOR THE INSTALLATION OF THE PLUMBING SYSTEMS SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR. STRUCTURAL COMPONENTS SHALL NOT BE CUT, DRILLED OR MODIFIED IN ANY WAY WITHOUT THE STRUCTURAL ENGINEERS REVIEW AND APPROVAL.
15. PROVIDE ONE (1) TRAP PRIMER VALVE FOR EACH FLOOR DRAIN WITHOUT A CONSTANT SOURCE OF WATER SUPPLY TO MAINTAIN TRAP SEAL. PRIMER VALVE SHALL BE LOCATED IN AN ACCESSIBLE AREA AND CONNECTED TO THE NEAREST 3/4" COLD WATER LINE SERVING A FIXTURE.
16. BACKFLOW PREVENTER ASSEMBLY SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION (NOT TO EXCEED 48" ABOVE THE FINISHED FLOOR). PIPE RELIEF OUTLET DISCHARGE TO NEAREST FLOOR DRAIN.
17. ALL PIPING, SYSTEMS, VALVES AND EQUIPMENT SHALL BE PROPERLY IDENTIFIED.
18. PROVIDE ATMOSPHERIC VENTS FOR GAS REGULATORS IN ACCORDANCE WITH LOCAL CODE AND SUPPLIERS REQUIREMENT. REGULATOR VENTS SERVING DIFFERENT PRESSURE SYSTEMS SHALL NOT BE INTERCONNECTED.
19. ALL HORIZONTAL DRAINAGE PIPING AND TRAPS FROM AN OPEN SIGHT DRAIN OR RECEPTORS RECEIVING A/C UNIT CONDENSATE SHALL BE INSULATED.
20. COLD WATER, HOT WATER, HOT WATER RECIRCULATION MAINS AND BRANCHES SHALL BE INSULATED IN ACCORDANCE WITH THE SPECIFICATIONS.
21. ALL PIPING VALVES, AND ACCESSORIES SERVING EQUIPMENT SHALL BE INSTALLED TO ALLOW SERVICING OR REMOVAL WITHOUT DISCONNECTING ALL PIPING ACCESSORIES.
22. ALL VALVES SHALL HAVE THEIR NORMAL (IN OPERATION) POSITION IDENTIFIED, SUCH AS "NORMALLY OPEN" OR "NORMALLY CLOSED".
23. EXPANSION LOOPS AND ANCHORS SHALL BE PROVIDED ON ALL PIPING SYSTEMS WHICH CROSS BUILDING EXPANSION JOINTS AND ALL HORIZONTAL AND VERTICAL PIPING LENGTHS EXCEEDING 100 FEET OR EACH PORTION THEREOF.
24. ALL ROUGH-IN AND FINAL CONNECTION FOR EQUIPMENT SPECIFIED BY OTHERS SHALL BE PROVIDED.
25. WATER SERVICES FOR MOVABLE APPLIANCES SHALL BE CONNECTED WITH FLEXIBLE TUBING AND QUICK DISCONNECT COUPLINGS PROVIDED BY EQUIPMENT SUPPLIER.
26. ALL HORIZONTAL PIPING LINES EXTENDED AND CONNECTED TO EQUIPMENT SHALL BE INSTALLED AT THE HIGHEST POSSIBLE ELEVATION AND NOT LESS THAN 6" ABOVE FLOOR.
27. VERIFY EQUIPMENT LOCATIONS WITH OTHER CONSULTANTS OR SUPPLIERS BEFORE PROCEEDING WITH ANY ROUGH-IN.
28. ALL PIPING SHALL BE INSTALLED ABOVE CEILING OR IN A CONCEALED SPACE UNLESS NOTED OR INDICATED OTHERWISE.
29. CLEANOUTS SHALL BE PROVIDED AT THE BASE OF EACH SANITARY OR STORM WATER STACK.
30. THOUGH SOME PIPING OFFSETS ARE INDICATED, IT IS NOT THE INTENT OF THE DRAWINGS TO SHOW ALL OFFSETS THAT ARE REQUIRED. THE CONTRACTOR SHALL FULLY COORDINATE THE PLUMBING WORK WITH THE WORK OF ALL OTHER TRADES TO PROVIDE COMPLETE SYSTEM WITHOUT INTERFERENCES.
31. ALL PLUMBING VENTS SHALL BE A MINIMUM OF TEN FEET (10') FROM OUTSIDE AIR INTAKES.
32. AIR CONDITIONING (A/C) CONDENSATE PIPING SHALL BE EXTENDED FROM ALL A/C CONDENSATE SOURCE EQUIPMENT (AHU'S, FAN COIL UNITS, UNIT VENTILATORS, SPLIT SYSTEM A/C UNITS, ETC.) AND CONNECTED TO THE NEAREST STORM WATER PIPE/DRAIN LOCATION. SIZE PER MANUFACTURER.
33. CONTRACTOR SHALL REMOVE, REINSTALL AND/OR RELOCATE ANY EXISTING CONDUIT, PIPING SYSTEMS, DUCTWORK, TELECOMMUNICATIONS WIRING, HANGERS/SUPPORTS, ETC. AS REQUIRED TO ACCOMPLISH THE PLUMBING WORK INDICATED.
34. REFER TO STRUCTURAL REQUIREMENTS FOR ALL PIPING ROUTED THROUGH STRUCTURAL WALLS. STUD PENETRATIONS FOR PLUMBING TO BE IN ACCORDANCE WITH ALLOWABLE STUD NOTCHES AND BORING DETAIL - REFER TO DETAIL IN STRUCTURAL PACKAGE.
35. ALL PIPING WITHIN PLENUM SPACES SHALL BE PLENUM RATED.

PLUMBING ABBREVIATIONS

AREA DRAIN	AD
ABOVE FINISHED FLOOR	AFF
AIR HANDLING UNIT	AHU
BRAKE HORSEPOWER	BHP
BACKWATER VALVE	BWV
CONDENSATE DRAIN LINE	CD
CONNECTION	CONN
COLD WATER (DOMESTIC)	CW
DESIGNATION	DESIG
DOUBLE CHECK VALVE BACKFLOW PREVENTER	DCVBP
EXISTING TO REMAIN	ETR
FEET	FT
FIRE LINE	F
FIRE DEPARTMENT VALVE	FDV
FOUNDATION DRAINAGE	FD
HORSEPOWER	HP
HOT WATER (DOMESTIC)	HW
HOT WATER RECIRCULATE	HWR
KILOWATT(S)	KW
POUNDS	LBS
PUMPED DISCHARGE	PD
MAXIMUM	MAX
THOUSAND BRITISH THERMAL UNITS PER HOUR	MBH
NATURAL GAS	G
NORMALLY CLOSED	NC
NOT IN CONTRACT	NIC
NORMALLY OPEN	NO
OVERFLOW STORM WATER	OFSW
REDUCED PRESSURE ZONE BACKFLOW PREVENTER	RPZBP
REMOVE EXISTING	RX
REVOLUTIONS PER MINUTE	RPM
SANITARY	SAN
SHOWER DRAIN	SD
SPRINKLER	SP
STANDPIPE	STP
STORM WATER	SW
TRAP PRIMING LINE	TPL
UNLESS OTHERWISE NOTED	UON
VACUUM	VAC
VENT PIPING	VP
VENT THRU ROOF	VTR
WASTE	W

PLUMBING LEGEND

COLD WATER	Y-STRAINER W/HOSE-END VALVE
HOT WATER	FLOW SWITCH
CONDENSATE DRAIN LINE — CD	FLOOR CLEANOUT — CO
FOUNDATION DRAINAGE — FD	WALL CLEANOUT — CO
PUMPED DISCHARGE — PD	HOSE BIBB
SANITARY	HOSE-END VALVE
STORM WATER — SW	PRESSURE GAUGE
VENT	TEMPERATURE/PRESSURE TEST PORT
FIRE LINE — F	THERMOMETER
SPRINKLER — SP	WALL HYDRANT
NATURAL GAS — G	WATER HAMMER ARRESTOR
BACKWATER VALVE — BWV	FLOOR DRAIN — FD
BALL VALVE	HEAT TRACED AND INSULATED PIPE
BALANCING VALVE W/ FLOW METER FITTING (VENTURI TYPE)	CONCENTRIC REDUCER
BUTTERFLY VALVE	ECCENTRIC REDUCER
CHECK VALVE	FLANGED CONNECTION
DOUBLE CHECK VALVE BACKFLOW PREVENTER — DCVBP	PIPE ANCHOR
REDUCED PRESSURE ZONE BACKFLOW PREVENTER — RPZBP	PIPE GUIDE OR SLEEVE
FIRE DEPARTMENT SIAMESE CONNECTION	PIPING CAP
FIRE DEPARTMENT VALVE	PIPE CONNECTION BOTTOM
GATE VALVE	PIPE CONNECTION TOP
GLOBE VALVE	PIPING ELBOW DOWN
GAS COCK	PIPING ELBOW UP
OS & Y VALVE	TEE
PRESSURE REGULATOR	UNION
RELIEF VALVE	VALVE IN VERTICAL POSITION
BUTTERFLY VALVE	INLINE CIRCULATING PUMP
GAS METER — G	
WATER METER — M	

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PLUMBING NOTES, SYMBOLS & ABBREVIATIONS

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PLUMBING EQUIPMENT SCHEDULE

DESIG	SERVICE	DESCRIPTION	BASIS OF DESIGN
DWH-1	DOMESTIC WATER HEATER	ASME RATED GAS CONDENSING WATER HEATER, 100 GALLON CAPACITY, 97% EFFICIENCY, INPUT @ 199,000 BTU, 233 GPH RECOVERY @ 100°F (40°F - 140°F), 120 V, 1Ø, 60 Hz, 5 AMPS, 15 YEAR WARRANTY, CONDENSATE NEUTRALIZATION SYSTEM PN 150772	PVI MODEL 20 L 100A-GCL
DWH-2	DOMESTIC WATER HEATER (APARTMENT UNIT)	ELECTRIC WATER HEATER, 38 GALLON NOMINAL CAPACITY, 35 GALLON RATED STORAGE VOLUME, 51 GALLON FIRST HOUR RATING, 0.92 UEF, 21 GPH RECOVERY @ 90°F RISE, 240 V, 1Ø, 60 Hz, 10 YEAR WARRANTY	A. O. SMITH ENLB-40
ET-1	DOMESTIC HOT WATER EXPANSION TANK	ASME RATED STEEL HEAD & SHELL EXPANSION TANK WITH FACTORY PAINTED STEEL SHELL AND HEAVY DUTY BUTY DIAPHRAGM. ANTI-MICROBIAL POLYPROPYLENE WITH ANTI-LEGIONELLA PROTECTION. 16.6 GALLON TOTAL VOLUME, 11.3 GALLON ACCEPTANCE VOLUME.	AMTROL ST-30VC-DD

PLUMBING FIXTURE SCHEDULE

DESIG	DESCRIPTION	CW	HW	SAN	VENT	TRAP	FLOW	NOTES
WC-1	WATER CLOSET	1/2"	-	3"	2"	INTERNAL	1.28 GPF	1, 3 & 6
WC-2	WATER CLOSET (ADA)	1/2"	-	3"	2"	INTERNAL	1.28 GPF	1, 3 & 6
WC-3	WATER CLOSET (PUBLIC)	1/2"	-	3"	2"	INTERNAL	1.28 GPF	1, 3 & 6
L-1	LAVATORY	1/2"	1/2"	1 1/2"	1 1/2"	P-TRAP	1.2 GPM	1, 4, 6 & 7
L-2	LAVATORY (ADA)	1/2"	1/2"	1 1/2"	1 1/2"	P-TRAP	1.2 GPM	1, 2, 6 & 7
L-3	LAVATORY (PUBLIC)	1/2"	1/2"	1 1/2"	1 1/2"	P-TRAP	1.2 GPM	1, 2, 6 & 7
S-1	KITCHEN SINK	1/2"	1/2"	2"	2"	P-TRAP	1.5 GPM	1, 4, 5 & 7
S-2	PANTRY SINK	1/2"	1/2"	2"	2"	P-TRAP	1.5 GPM	1, 4, 5 & 7
S-3	LAUNDRY SINK (EXISTING)	-	-	-	-	-	-	-

NOTES:
1. ADA COMPLIANT.
2. WALL MOUNTED.
3. FLOOR MOUNTED.
4. COUNTER MOUNTED.
5. PROVIDE GARBAGE DISPOSER, REFER TO SPEC 224000.
6. FIXTURE SHALL BE WATERSENSE LABELED.
7. FIXTURE SHALL HAVE ANTI-SCALD PROTECTION.

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PLUMBING SCHEDULE

P0.0.2

BKM# 23026.01

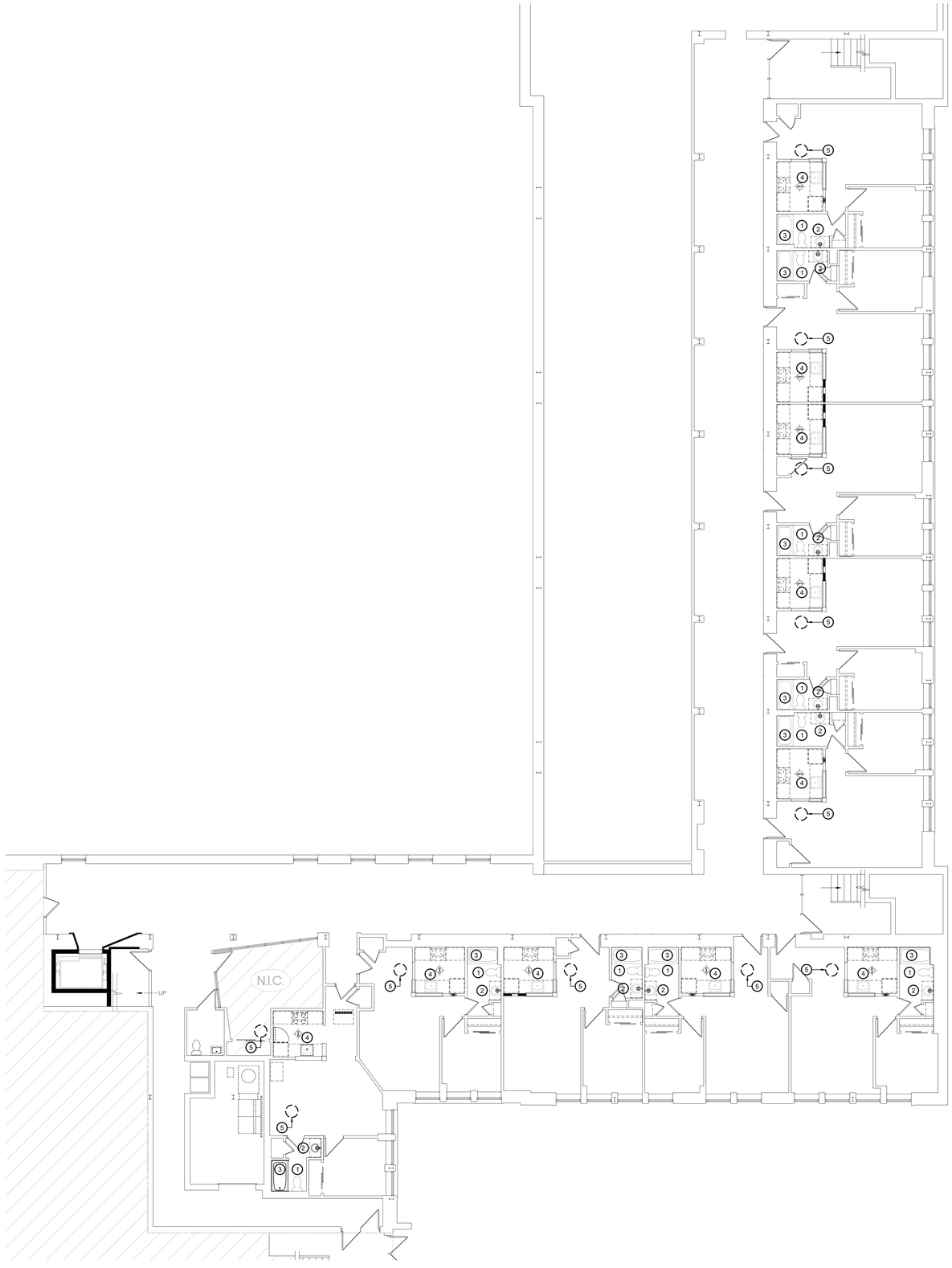
Plotted By: Nick Johnson | 10/11/2023 7:40 AM
ARL: G:\23026.01\Drawings\Acad\PP002 - PLUMBING SCHEDULES

GENERAL NOTES:

1. REFER TO P001 FOR PLUMBING LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. REFER TO P002 FOR PLUMBING SCHEDULES.

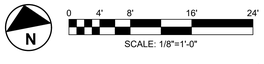
○ DRAWING NOTES:

1. REMOVE EXISTING WATER CLOSET, SUPPORTS/HANGERS, FLUSH VALVE AND ALL ASSOCIATED APPURTENANCES, EXISTING SANITARY, VENT AND COLD WATER ROUGH-INS TO REMAIN.
2. REMOVE EXISTING LAVATORY, SUPPORTS/HANGERS, FAUCET, SUPPLIES, STOPS, TAILPIECE, TRAP, TRAP ARM AND ALL ASSOCIATED APPURTENANCES, EXISTING SANITARY, VENT, HOT AND COLD WATER ROUGH-INS TO REMAIN.
3. EXISTING COMBINATION BATHTUB/SHOWER TO REMAIN.
4. REMOVE EXISTING SINK, SUPPORTS/HANGERS, FAUCET, SUPPLIES, STOPS, TAILPIECE, TRAP, TRAP ARM AND ALL ASSOCIATED APPURTENANCES, EXISTING SANITARY, VENT, HOT AND COLD WATER ROUGH-INS TO REMAIN.
5. REMOVE EXISTING WATER HEATER LOCATED ABOVE CEILING SPACE. CONTRACTOR TO VERIFY EXACT LOCATION OF WATER HEATER.



1 **TERRACE LEVEL - PLUMBING - DEMOLITION**
SCALE: 1/8" = 1'-0"

KEY PLAN
NOT TO SCALE



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

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Architect's Project Number:	2124
Schematic Set	10.05.2022
Design Development	06.15.2023

Renovation of
Wiley H. Bates Residences
1103 Smithville Street
Annapolis, Maryland 21401

Ann Arundel County, Maryland
Tax Map: 051F Grid: 1 Parcel: 22

Owner:
Enterprise Community Development, Inc.
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Silver Spring, MD 20910
410.230.2126
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TERRACE LEVEL PLUMBING DEMOLITION

PD1.0.1

BKM# 23026.01

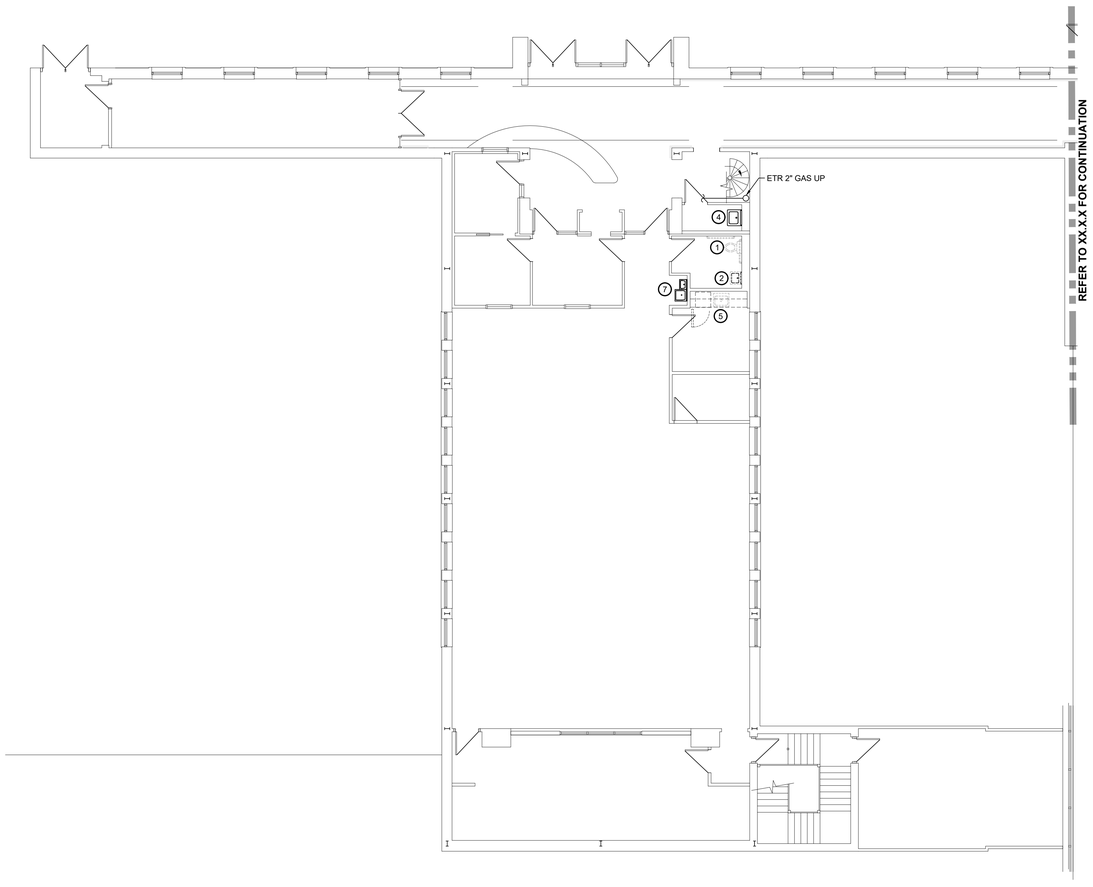
Plotted By: Nick Johnson | 10/13/2023 1:19 PM
ARL: G:\23026.01\Drawings\Acad\PD\PD101 - TERRACE LEVEL PLAN - PLUMBING - DEMOLITION

GENERAL NOTES:

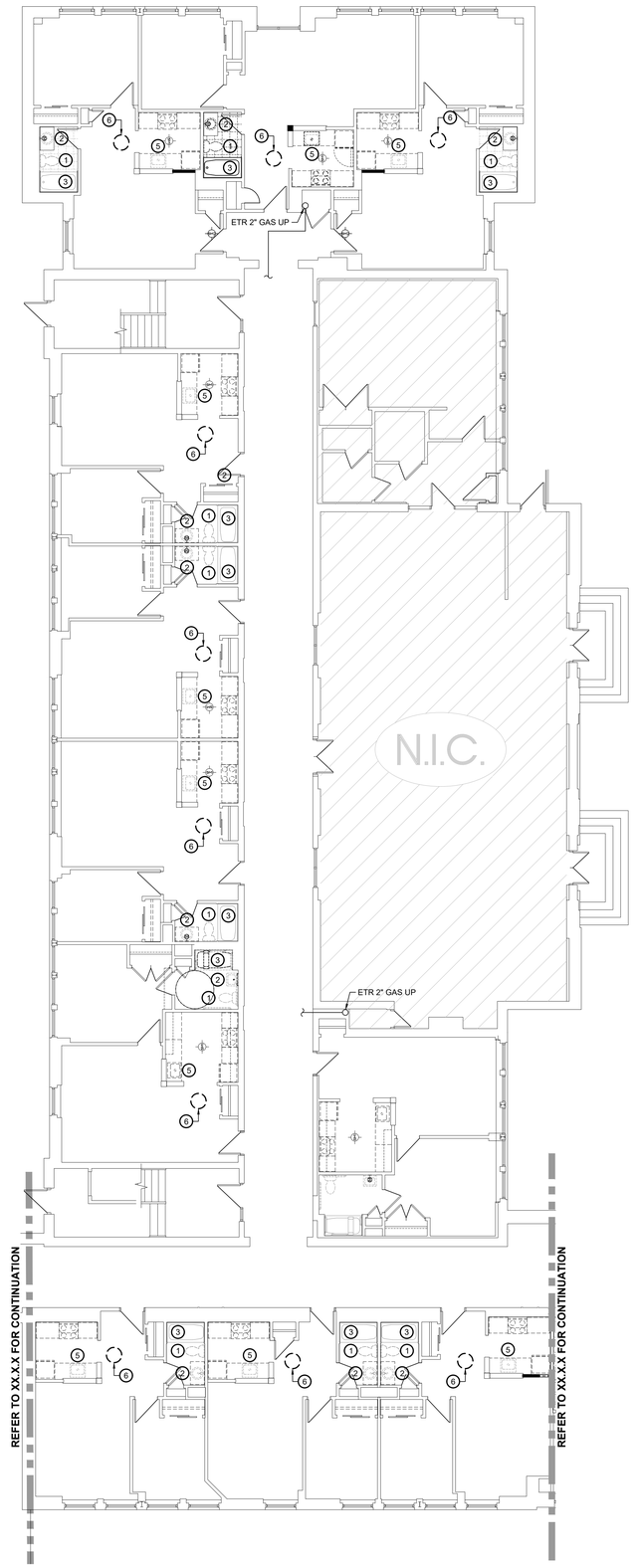
1. REFER TO P001 FOR PLUMBING LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. REFER TO P002 FOR PLUMBING SCHEDULES.

○ DRAWING NOTES:

1. REMOVE EXISTING WATER CLOSET, SUPPORTS/HANGERS, FLUSH VALVE AND ALL ASSOCIATED APPURTENANCES, EXISTING SANITARY, VENT AND COLD WATER ROUGH-INS TO REMAIN.
2. REMOVE EXISTING LAVATORY, SUPPORTS/HANGERS, FAUCET, SUPPLIES, STOPS, TAILPIECE, TRAP, TRAP ARM AND ALL ASSOCIATED APPURTENANCES, EXISTING SANITARY, VENT, HOT AND COLD WATER ROUGH-INS TO REMAIN.
3. EXISTING COMBINATION BATHTUB/SHOWER TO REMAIN.
4. EXISTING MOP BASIN TO REMAIN.
5. REMOVE EXISTING SINK, SUPPORTS/HANGERS, FAUCET, SUPPLIES, STOPS, TAILPIECE, TRAP, TRAP ARM AND ALL ASSOCIATED APPURTENANCES, EXISTING SANITARY, VENT, HOT AND COLD WATER ROUGH-INS TO REMAIN.
6. REMOVE EXISTING WATER HEATER LOCATED ABOVE CEILING SPACE. CONTRACTOR TO VERIFY EXACT LOCATION OF WATER.
7. EXISTING WATER COOLER TO REMAIN.

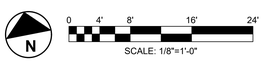


1 **FIRST FLOOR PLAN - PART A - PLUMBING - DEMOLITION**
SCALE: 1/8" = 1'-0"



2 **FIRST FLOOR PLAN - PART B - PLUMBING - DEMOLITION**
SCALE: 1/8" = 1'-0"

KEY PLAN
NOT TO SCALE



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FIRST FLOOR PLAN PLUMBING DEMOLITION

PD1.0.2

BKM# 23026.01

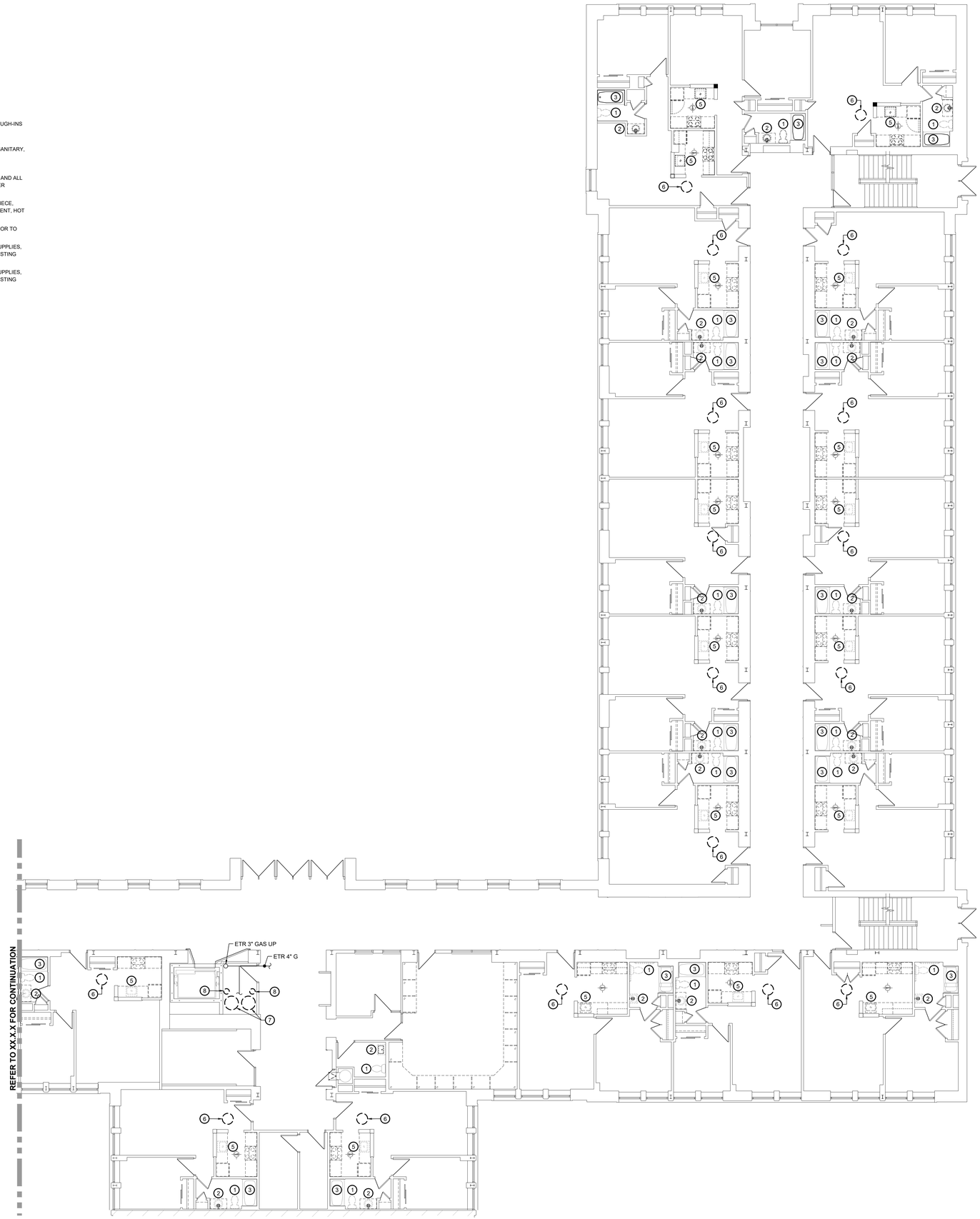
ARL: G:\23026.01\Drawings\Acad\PIPD102 - FIRST FLOOR PLAN - PLUMBING - DEMOLITION
Plotted By: Nick Johnson | 10/13/2023 1:24 PM

GENERAL NOTES:

1. REFER TO P001 FOR PLUMBING LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. REFER TO P002 FOR PLUMBING SCHEDULES.

○ DRAWING NOTES:

1. REMOVE EXISTING WATER CLOSET, SUPPORTS/HANGERS, FLUSH VALVE AND ALL ASSOCIATED APPURTENANCES, EXISTING SANITARY, VENT AND COLD WATER ROUGH-INS TO REMAIN.
2. REMOVE EXISTING LAVATORY, SUPPORTS/HANGERS, FAUCET, SUPPLIES, STOPS, TAILPIECE, TRAP, TRAP ARM AND ALL ASSOCIATED APPURTENANCES, EXISTING SANITARY, VENT, HOT AND COLD WATER ROUGH-INS TO REMAIN.
3. EXISTING COMBINATION BATHTUB/SHOWER TO REMAIN.
4. REMOVE EXISTING MOP BASIN, SUPPORTS/HANGERS, FAUCET, SUPPLIES, STOPS AND ALL ASSOCIATED APPURTENANCES, EXISTING SANITARY, VENT, HOT AND COLD WATER ROUGH-INS TO REMAIN.
5. REMOVE EXISTING SINK, SUPPORTS/HANGERS, FAUCET, SUPPLIES, STOPS, TAILPIECE, TRAP, TRAP ARM AND ALL ASSOCIATED APPURTENANCES, EXISTING SANITARY, VENT, HOT AND COLD WATER ROUGH-INS TO REMAIN.
6. REMOVE EXISTING WATER HEATER LOCATED ABOVE CEILING SPACE. CONTRACTOR TO VERIFY EXACT LOCATION OF WATER.
7. REMOVE EXISTING DOMESTIC WATER HEATER, SUPPORTS/HANGERS, FAUCET, SUPPLIES, STOPS, TAILPIECE, TRAP, TRAP ARM AND ALL ASSOCIATED APPURTENANCES, EXISTING SANITARY, VENT, HOT AND COLD WATER ROUGH-INS TO REMAIN.
8. REMOVE EXISTING DOMESTIC WATER HEATER, SUPPORTS/HANGERS, FAUCET, SUPPLIES, STOPS, TAILPIECE, TRAP, TRAP ARM AND ALL ASSOCIATED APPURTENANCES, EXISTING SANITARY, VENT, HOT AND COLD WATER ROUGH-INS TO REMAIN.



1 **FIRST FLOOR PLAN - PART C - PLUMBING - DEMOLITION**
SCALE: 1/8" = 1'-0"

KEY PLAN
NOT TO SCALE

N

0 4' 8' 16' 24'
SCALE: 1/8"=1'-0"

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Architect's Project Number:	2124
Schematic Set	10.05.2022
Design Development	06.15.2023

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Ann Arundel County, Maryland
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FIRST FLOOR PLAN PLUMBING DEMOLITION

PD1.0.3

BKM# 23026.01

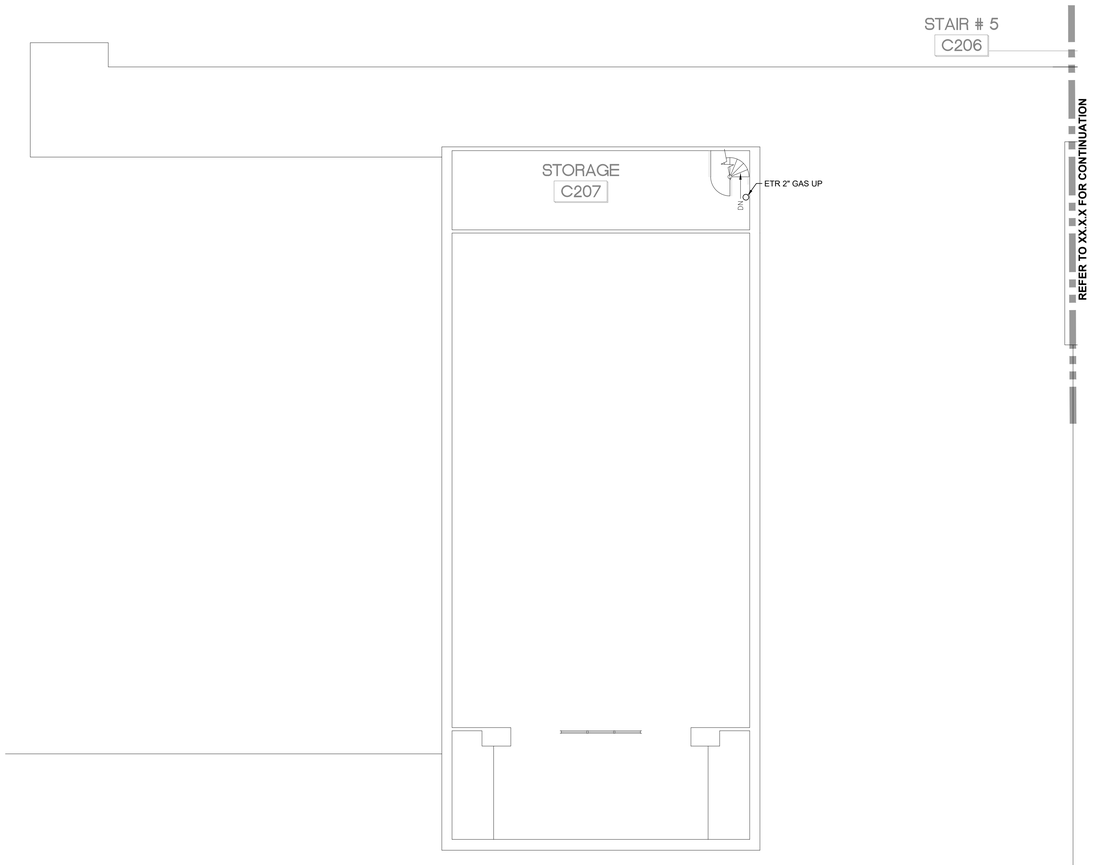
Plotted By: Nick Johnson | 10/13/2023 1:24 PM
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GENERAL NOTES:

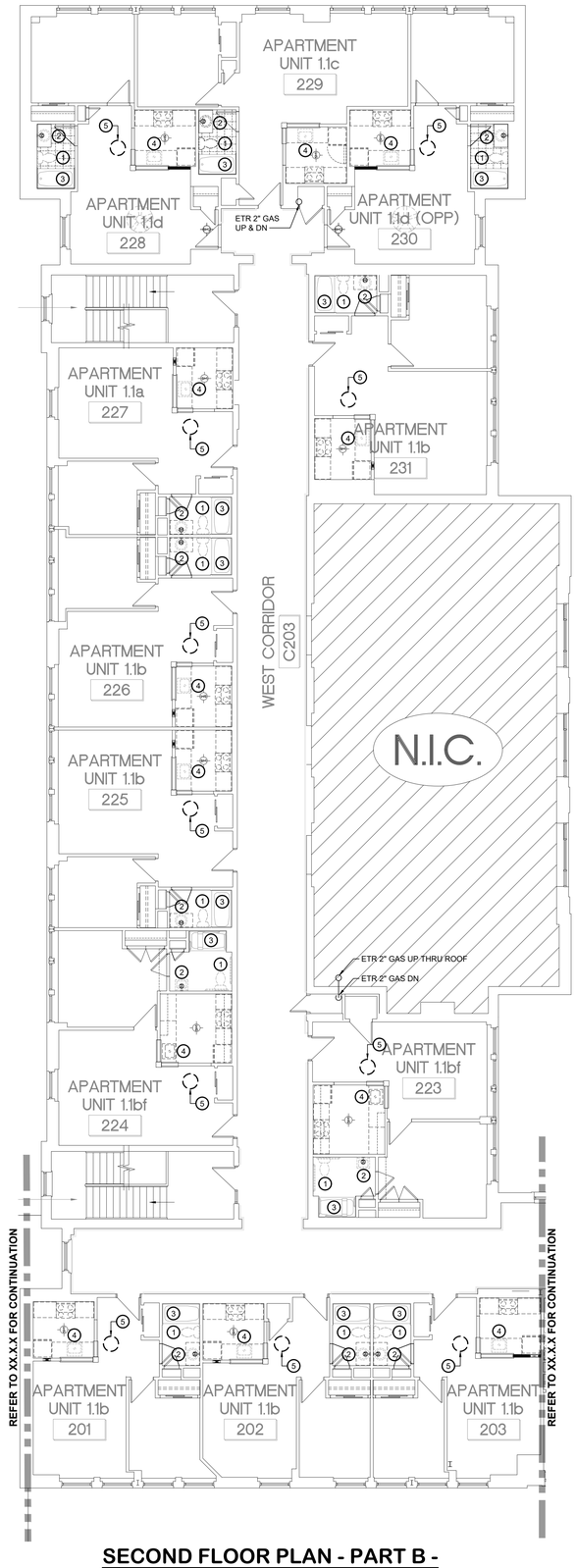
1. REFER TO P001 FOR PLUMBING LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. REFER TO P002 FOR PLUMBING SCHEDULES.

○ DRAWING NOTES:

1. REMOVE EXISTING WATER CLOSET, SUPPORTS/HANGERS, FLUSH VALVE AND ALL ASSOCIATED APPURTENANCES, EXISTING SANITARY, VENT AND COLD WATER ROUGH-INS TO REMAIN.
2. REMOVE EXISTING LAVATORY, SUPPORTS/HANGERS, FAUCET, SUPPLIES, STOPS, TAILPIECE, TRAP, TRAP ARM AND ALL ASSOCIATED APPURTENANCES, EXISTING SANITARY, VENT, HOT AND COLD WATER ROUGH-INS TO REMAIN.
3. EXISTING COMBINATION BATHTUB/SHOWER TO REMAIN.
4. REMOVE EXISTING SINK, SUPPORTS/HANGERS, FAUCET, SUPPLIES, STOPS, TAILPIECE, TRAP, TRAP ARM AND ALL ASSOCIATED APPURTENANCES, EXISTING SANITARY, VENT, HOT AND COLD WATER ROUGH-INS TO REMAIN.
5. REMOVE EXISTING WATER HEATER LOCATED ABOVE CEILING SPACE. CONTRACTOR TO VERIFY EXACT LOCATION OF WATER.

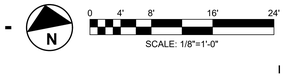


1 **SECOND FLOOR PLAN - PART A - PLUMBING - DEMOLITION**
SCALE: 1/8" = 1'-0"



2 **SECOND FLOOR PLAN - PART B - PLUMBING - DEMOLITION**
SCALE: 1/8" = 1'-0"

KEY PLAN
NOT TO SCALE



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

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Architect's Project Number:	2124
Schematic Set	10.05.2022
Design Development	06.15.2023

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SECOND FLOOR PLAN PLUMBING DEMOLITION

PD1.0.4

BKM# 23026.01

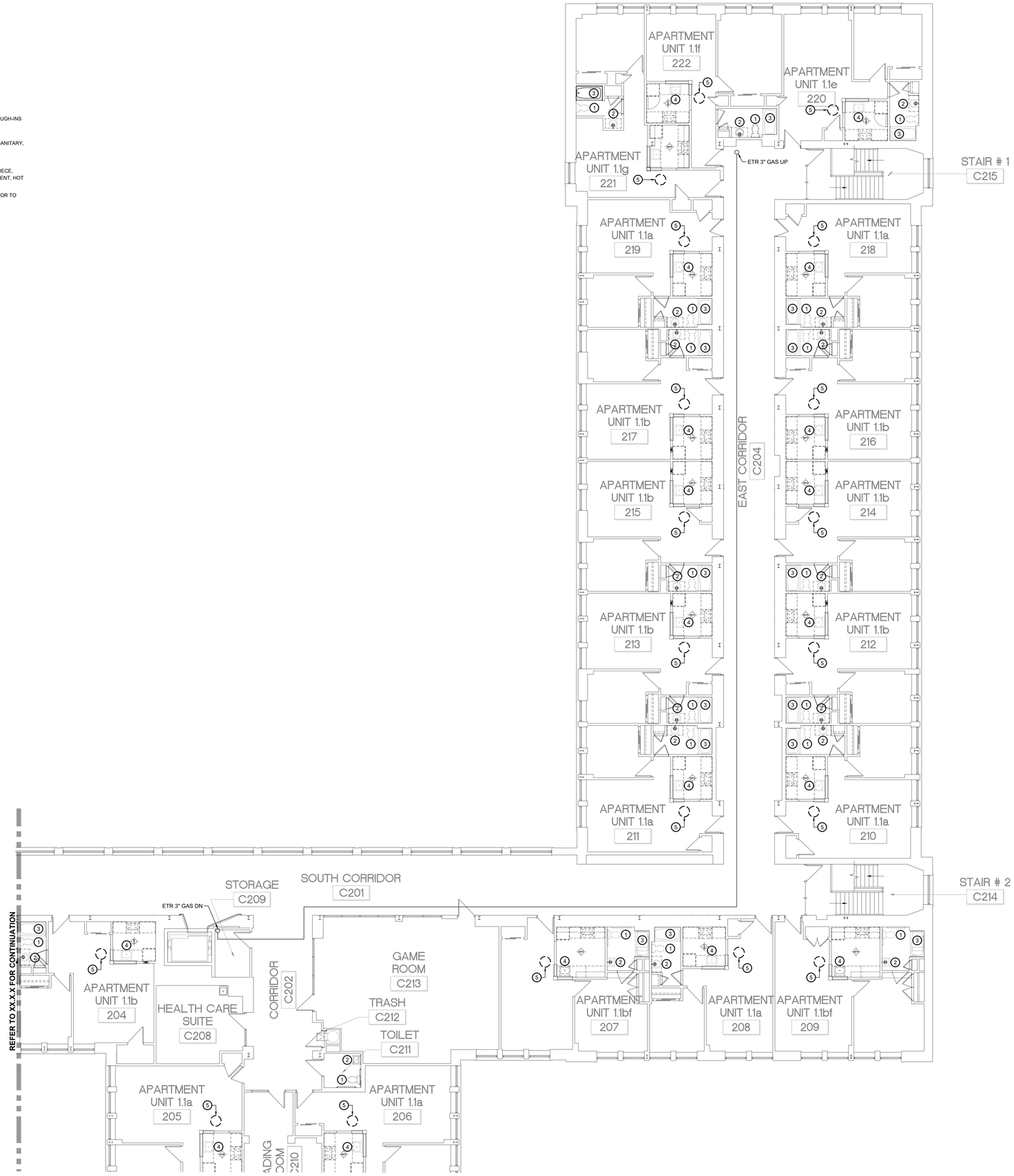
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Plotted By: Nick Johnsen | 10/13/2023 1:19 PM

GENERAL NOTES:

1. REFER TO P001 FOR PLUMBING LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. REFER TO P002 FOR PLUMBING SCHEDULES.

○ DRAWING NOTES:

1. REMOVE EXISTING WATER CLOSET, SUPPORTS/HANGERS, FLUSH VALVE AND ALL ASSOCIATED APPURTENANCES, EXISTING SANITARY, VENT AND COLD WATER ROUGH-INS TO REMAIN.
2. REMOVE EXISTING LAVATORY, SUPPORTS/HANGERS, FAUCET, SUPPLIES, STOPS, TAILPIECE, TRAP, TRAP ARM AND ALL ASSOCIATED APPURTENANCES, EXISTING SANITARY, VENT, HOT AND COLD WATER ROUGH-INS TO REMAIN.
3. EXISTING COMBINATION BATHTUB/SHOWER TO REMAIN.
4. REMOVE EXISTING SINK, SUPPORTS/HANGERS, FAUCET, SUPPLIES, STOPS, TAILPIECE, TRAP, TRAP ARM AND ALL ASSOCIATED APPURTENANCES, EXISTING SANITARY, VENT, HOT AND COLD WATER ROUGH-INS TO REMAIN.
5. REMOVE EXISTING WATER HEATER LOCATED ABOVE CEILING SPACE. CONTRACTOR TO VERIFY EXACT LOCATION OF WATER.



1 **SECOND FLOOR PLAN - PART C - PLUMBING - DEMOLITION**
SCALE: 1/8" = 1'-0"

KEY PLAN
NOT TO SCALE

N

0 4' 8' 16' 24'
SCALE: 1/8"=1'-0"

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Architect's Project Number:	2124
Schematic Set	10.05.2022
Design Development	06.15.2023

Renovation of
Wiley H. Bates Residences
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Annapolis, Maryland 21401

Ann Arundel County, Maryland
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SECOND FLOOR PLAN PLUMBING DEMOLITION

PD1.0.5

BKM# 23026.01

Plotted By: Nick Johnson | 10/13/2023 1:19 PM
ARL: G:\23\26.01\Drawings\Acad\PWP0104 - SECOND FLOOR PLAN - PLUMBING - DEMOLITION

GENERAL NOTES:

1. REFER TO P0.0.1 FOR PLUMBING LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. REFER TO P0.0.2 FOR PLUMBING SCHEDULES.

DRAWING NOTES:

1. REMOVE EXISTING ALL ROOF DRAIN, STORM WATER AND ALL ASSOCIATED APPURTENANCES. REFER TO NEW WORK PLAN AND ARCHITECTURAL DRAWINGS FOR INFORMATION.
2. MECHANICAL UNIT UNDER ANOTHER DIVISION. UNDER THIS DIVISION REMOVE AND DISCONNECT CONDENSATE, GAS, VALVES, SUPPORT AND ALL ASSOCIATED APPURTENANCES TO ACCOMMODATE INSTALLATION NEW MECHANICAL UNIT.



1 **ROOF PLAN - PLUMBING - DEMOLITION**
SCALE: 1/16" = 1'-0"

KEY PLAN
NOT TO SCALE

N

0 8' 16' 32' 48'
SCALE: 1/16"=1'-0"

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ROOF PLAN
PLUMBING
DEMOLITION

PD1.0.6

BKM# 23026.01

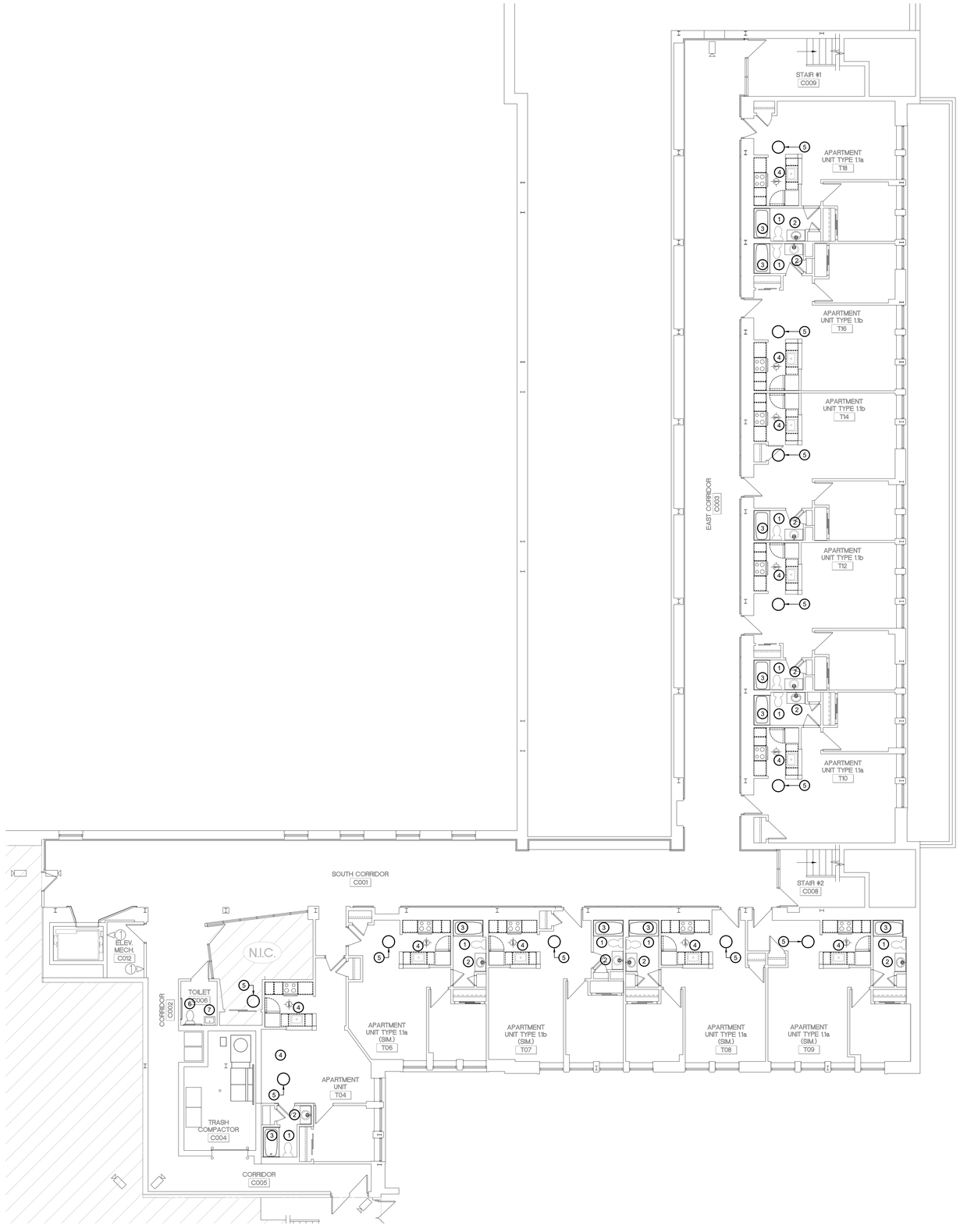
ARL: G:\23026.01\Drawings\Acad\PIPD\106 - ROOF PLAN - PLUMBING - DEMOLITION
Plotted By: Nick Johnson | 9/20/2023 10:08 AM

GENERAL NOTES:

1. REFER TO P0.0.1 FOR PLUMBING LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. REFER TO P0.0.2 FOR PLUMBING SCHEDULES.
3. SPRINKLERS SHALL BE MODIFIED IN AREAS WHERE THE CEILING ARE BEING RE-DONE (CORRIDORS AND IN THE UNITS). REFER TO ARCHITECTURAL PLANS FOR EXTENT OF CEILING SCOPE.

◯ DRAWING NOTES:

1. PROVIDE NEW WATER CLOSET. CONNECT TO EXISTING ROUGH-IN CONNECTIONS. REFER TO SPECIFICATIONS FOR PLUMBING FIXTURE REQUIREMENTS. NEW WATER CLOSET SHALL BE WC-1 UNLESS NOTED OTHERWISE.
2. PROVIDE NEW LAVATORY. CONNECT TO EXISTING ROUGH-IN CONNECTIONS. REFER TO SPECIFICATIONS FOR PLUMBING FIXTURE REQUIREMENTS. NEW LAVATORY SHALL BE L-1 UNLESS NOTED OTHERWISE.
3. EXISTING BATHTUB/SHOWER.
4. PROVIDE NEW KITCHEN SINK. CONNECT TO EXISTING ROUGH-IN CONNECTIONS. REFER TO SPECIFICATIONS FOR PLUMBING FIXTURE REQUIREMENTS. NEW KITCHEN SINK SHALL BE S-1 UNLESS NOTED OTHERWISE.
5. DOMESTIC WATER HEATER DWH-2 LOCATED ABOVE CEILING SPACE. PROVIDE DRAIN PAN. REFER TO DETAIL.
6. PROVIDE NEW WATER CLOSET. CONNECT TO EXISTING ROUGH-IN CONNECTIONS. REFER TO SPECIFICATIONS FOR PLUMBING FIXTURE REQUIREMENTS. NEW WATER CLOSET SHALL BE WC-2 UNLESS NOTED OTHERWISE.
7. PROVIDE NEW LAVATORY. CONNECT TO EXISTING ROUGH-IN CONNECTIONS. REFER TO SPECIFICATIONS FOR PLUMBING FIXTURE REQUIREMENTS. NEW LAVATORY SHALL BE L-2 UNLESS NOTED OTHERWISE.



1 **TERRACE LEVEL - PLUMBING - NEW WORK**
SCALE: 1/8" = 1'-0"

KEY PLAN
NOT TO SCALE



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TERRACE LEVEL
PLUMBING
NEW WORK

P1.0.1

BKM# 23026.01

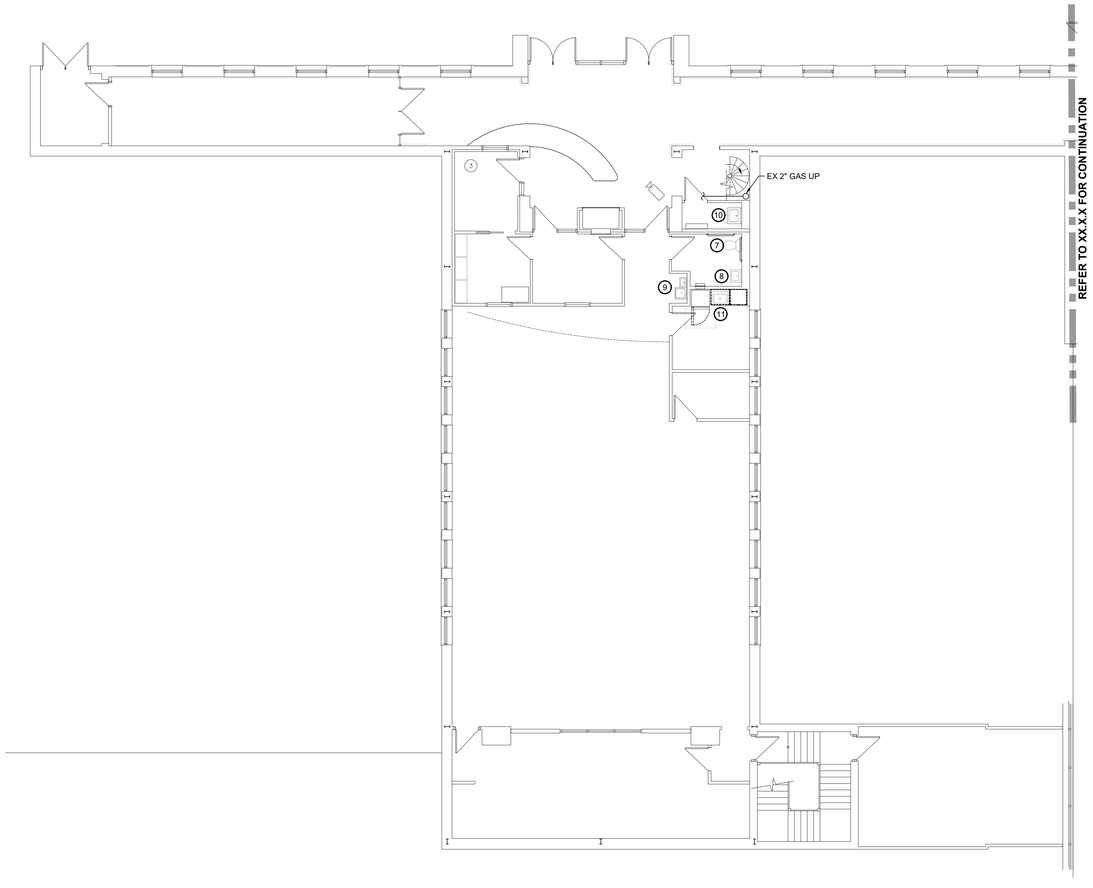
ARL G:\23026.01\Drawings\Acad\P\P101 - TERRACE LEVEL PLAN - PLUMBING - NEW WORK
Plotted By: Nick Johnson | 10/13/2023 1:19 PM

GENERAL NOTES:

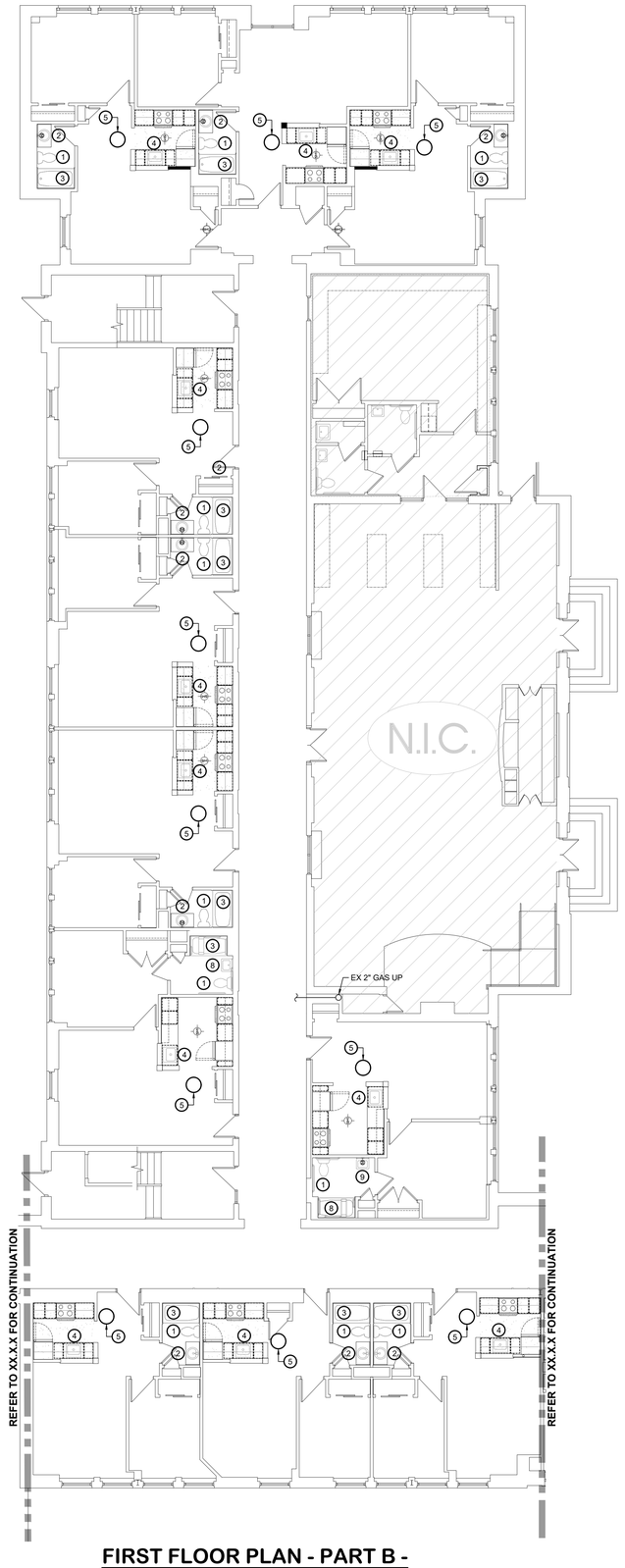
1. REFER TO P0.0.1 FOR PLUMBING LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. REFER TO P0.0.2 FOR PLUMBING SCHEDULES.
3. SPRINKLERS SHALL BE MODIFIED IN AREAS WHERE THE CEILING ARE BEING RE-DONE (CORRIDORS AND IN THE UNITS). REFER TO ARCHITECTURAL PLANS FOR EXTENT OF CEILING SCOPE.

○ DRAWING NOTES:

1. PROVIDE NEW WATER CLOSET. CONNECT TO EXISTING ROUGH-IN CONNECTIONS. REFER TO SPECIFICATIONS FOR PLUMBING FIXTURE REQUIREMENTS. NEW WATER CLOSET SHALL BE WC-1 UNLESS NOTED OTHERWISE.
2. PROVIDE NEW LAVATORY. CONNECT TO EXISTING ROUGH-IN CONNECTIONS. REFER TO SPECIFICATIONS FOR PLUMBING FIXTURE REQUIREMENTS. NEW LAVATORY SHALL BE L-1 UNLESS NOTED OTHERWISE.
3. EXISTING BATHTUB/SHOWER.
4. PROVIDE NEW KITCHEN SINK. CONNECT TO EXISTING ROUGH-IN CONNECTIONS. REFER TO SPECIFICATIONS FOR PLUMBING FIXTURE REQUIREMENTS. NEW KITCHEN SINK SHALL BE S-1 UNLESS NOTED OTHERWISE.
5. DOMESTIC WATER HEATER DWH-2 LOCATED ABOVE CEILING SPACE. PROVIDE DRAIN PAN. REFER TO DETAIL.
6. PROVIDE NEW LAVATORY. CONNECT TO EXISTING ROUGH-IN CONNECTIONS. REFER TO SPECIFICATIONS FOR PLUMBING FIXTURE REQUIREMENTS. NEW LAVATORY SHALL BE L-2 UNLESS NOTED OTHERWISE.
7. PROVIDE NEW WATER CLOSET. CONNECT TO EXISTING ROUGH-IN CONNECTIONS. REFER TO SPECIFICATIONS FOR PLUMBING FIXTURE REQUIREMENTS. NEW WATER CLOSET SHALL BE WC-3 UNLESS NOTED OTHERWISE.
8. PROVIDE NEW LAVATORY. CONNECT TO EXISTING ROUGH-IN CONNECTIONS. REFER TO SPECIFICATIONS FOR PLUMBING FIXTURE REQUIREMENTS. NEW LAVATORY SHALL BE L-3 UNLESS NOTED OTHERWISE.
9. EXISTING ELECTRIC WATER COOLER.
10. EXISTING MOP BASIN.
11. PROVIDE NEW PANTRY SINK. CONNECT TO EXISTING ROUGH-IN CONNECTIONS. REFER TO SPECIFICATIONS FOR PLUMBING FIXTURE REQUIREMENTS. NEW KITCHEN SINK SHALL BE S-2 UNLESS NOTED OTHERWISE.

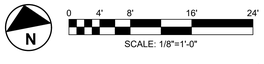


1 **FIRST FLOOR PLAN - PART A - PLUMBING - NEW WORK**
SCALE: 1/8" = 1'-0"



2 **FIRST FLOOR PLAN - PART B - PLUMBING - NEW WORK**
SCALE: 1/8" = 1'-0"

KEY PLAN
NOT TO SCALE



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

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Architect's Project Number:	2124
Schematic Set	10.05.2022
Design Development	06.15.2023

Renovation of
Wiley H. Bates Residences
1103 Smithville Street
Annapolis, Maryland 21401

Ann Arundel County, Maryland
Tax Map: 051F Grid: 1 Parcel: 22

Owner:
Enterprise Community Development, Inc.
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Silver Spring, MD 20910
410.230.2126
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FIRST FLOOR PLAN PLUMBING NEW WORK

P1.0.2

BKM# 23026.01

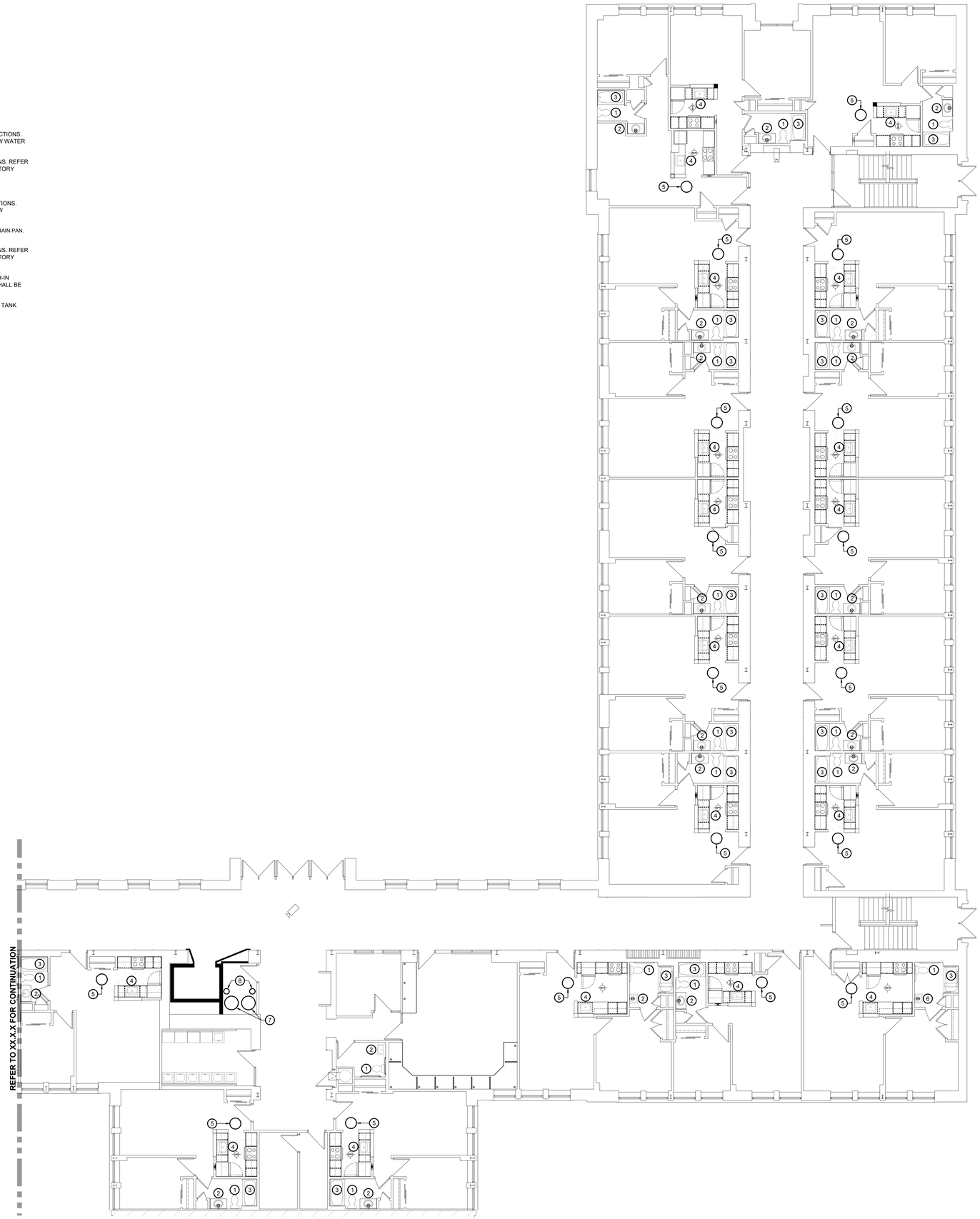
ARL: G:\23026.01\Drawings\Acad\PP102 - FIRST FLOOR PLAN - PLUMBING - NEW WORK
Plotted By: Nick Johnson | 10/13/2023 1:19 PM

GENERAL NOTES:

1. REFER TO P0.0.1 FOR PLUMBING LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. REFER TO P0.0.2 FOR PLUMBING SCHEDULES.
3. SPRINKLERS SHALL BE MODIFIED IN AREAS WHERE THE CEILING ARE BEING RE-DONE (CORRIDORS AND IN THE UNITS). REFER TO ARCHITECTURAL PLANS FOR EXTENT OF CEILING SCOPE.

DRAWING NOTES:

1. PROVIDE NEW WATER CLOSET. CONNECT TO EXISTING ROUGH-IN CONNECTIONS. REFER TO SPECIFICATIONS FOR PLUMBING FIXTURE REQUIREMENTS. NEW WATER CLOSET SHALL BE WC-1 UNLESS NOTED OTHERWISE.
2. PROVIDE NEW LAVATORY. CONNECT TO EXISTING ROUGH-IN CONNECTIONS. REFER TO SPECIFICATIONS FOR PLUMBING FIXTURE REQUIREMENTS. NEW LAVATORY SHALL BE L-1 UNLESS NOTED OTHERWISE.
3. EXISTING BATHTUB/SHOWER.
4. PROVIDE NEW KITCHEN SINK. CONNECT TO EXISTING ROUGH-IN CONNECTIONS. REFER TO SPECIFICATIONS FOR PLUMBING FIXTURE REQUIREMENTS. NEW KITCHEN SINK SHALL BE S-1 UNLESS NOTED OTHERWISE.
5. DOMESTIC WATER HEATER DWH-2 LOCATED ABOVE CEILING SPACE. PROVIDE DRAIN PAN. REFER TO DETAIL.
6. PROVIDE NEW LAVATORY. CONNECT TO EXISTING ROUGH-IN CONNECTIONS. REFER TO SPECIFICATIONS FOR PLUMBING FIXTURE REQUIREMENTS. NEW LAVATORY SHALL BE L-2 UNLESS NOTED OTHERWISE.
7. PROVIDE NEW GAS FIRED WATER HEATER. CONNECT TO EXISTING ROUGH-IN CONNECTIONS. REFER TO SCHEDULE. NEW GAS FIRED WATER HEATER SHALL BE DHWH-1 UNLESS NOTED OTHERWISE.
8. PROVIDE NEW EXPANSION TANK. REFER TO SCHEDULE. NEW EXPANSION TANK SHALL BE ET-1 UNLESS NOTED OTHERWISE.



1 **FIRST FLOOR PLAN - PART C - PLUMBING - NEW WORK**
SCALE: 1/8" = 1'-0"

KEY PLAN
NOT TO SCALE



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FIRST FLOOR PLAN PLUMBING NEW WORK

P1.0.3

BKM# 23026.01

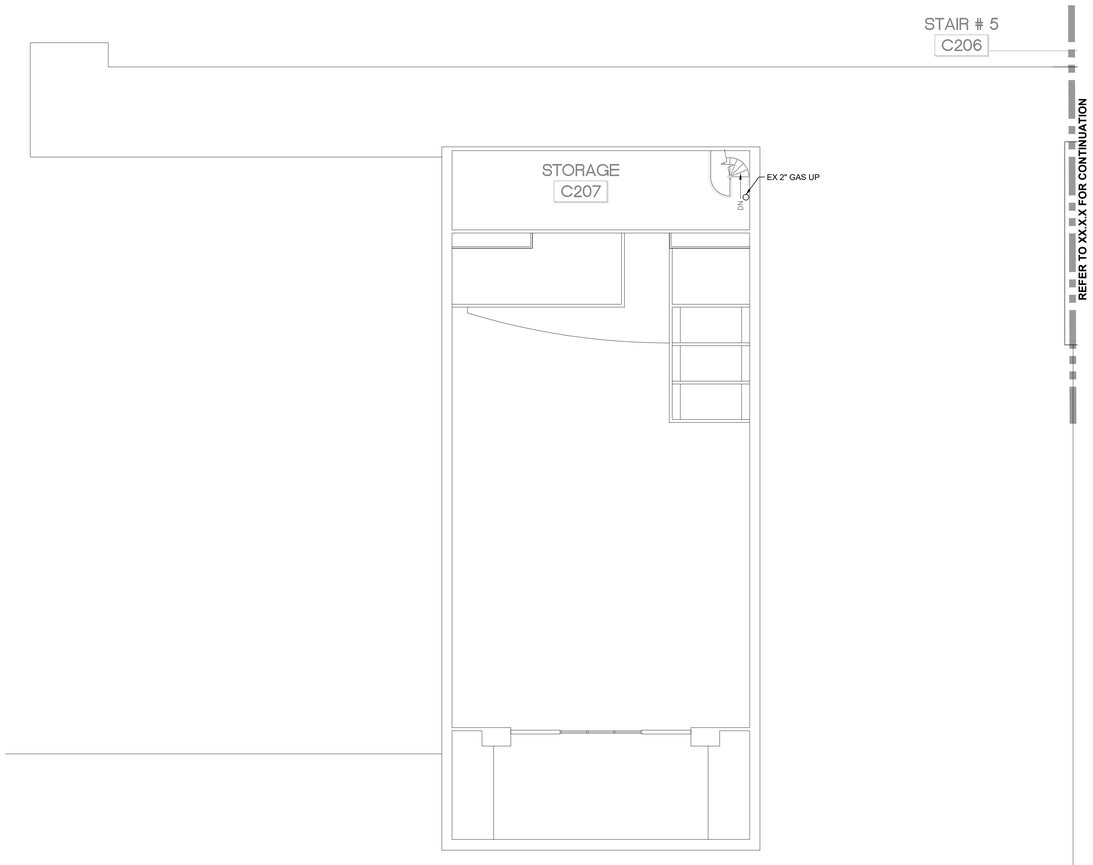
Plotted By: Nick Johnson | 10/13/2023 1:19 PM
ARL: G:\23026.01\Drawings\Acad\P\P1\02 - FIRST FLOOR PLAN - PLUMBING - NEW WORK

GENERAL NOTES:

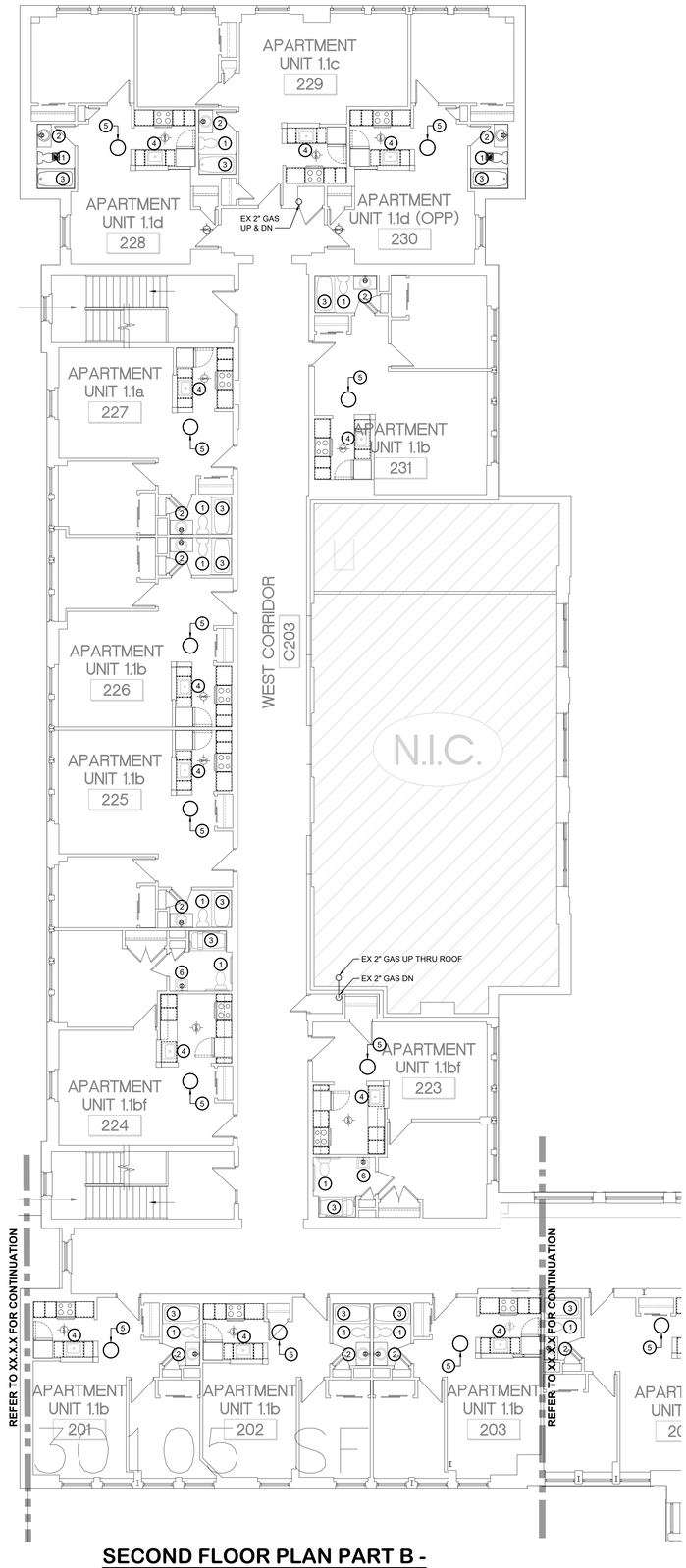
1. REFER TO P0.0.1 FOR PLUMBING LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. REFER TO P0.0.2 FOR PLUMBING SCHEDULES.
3. SPRINKLERS SHALL BE MODIFIED IN AREAS WHERE THE CEILING ARE BEING RE-DONE (CORRIDORS AND IN THE UNITS). REFER TO ARCHITECTURAL PLANS FOR EXTENT OF CEILING SCOPE.

○ DRAWING NOTES:

1. PROVIDE NEW WATER CLOSET. CONNECT TO EXISTING ROUGH-IN CONNECTIONS. REFER TO SPECIFICATIONS FOR PLUMBING FIXTURE REQUIREMENTS. NEW WATER CLOSET SHALL BE WC-1 UNLESS NOTED OTHERWISE.
2. PROVIDE NEW LAVATORY. CONNECT TO EXISTING ROUGH-IN CONNECTIONS. REFER TO SPECIFICATIONS FOR PLUMBING FIXTURE REQUIREMENTS. NEW LAVATORY SHALL BE L-1 UNLESS NOTED OTHERWISE.
3. EXISTING BATHTUB/SHOWER.
4. PROVIDE NEW KITCHEN SINK. CONNECT TO EXISTING ROUGH-IN CONNECTIONS. REFER TO SPECIFICATIONS FOR PLUMBING FIXTURE REQUIREMENTS. NEW KITCHEN SINK SHALL BE S-1 UNLESS NOTED OTHERWISE.
5. DOMESTIC WATER HEATER DWH-2 LOCATED ABOVE CEILING SPACE. PROVIDE DRAIN PAN. REFER TO DETAIL.
6. PROVIDE NEW LAVATORY. CONNECT TO EXISTING ROUGH-IN CONNECTIONS. REFER TO SPECIFICATIONS FOR PLUMBING FIXTURE REQUIREMENTS. NEW LAVATORY SHALL BE L-2 UNLESS NOTED OTHERWISE.

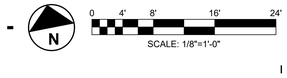


1 **SECOND FLOOR PLAN PART A - PLUMBING - NEW WORK**
SCALE: 1/8" = 1'-0"



2 **SECOND FLOOR PLAN PART B - PLUMBING - NEW WORK**
SCALE: 1/8" = 1'-0"

KEY PLAN
NOT TO SCALE



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

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SECOND FLOOR PLAN PLUMBING NEW WORK

P1.0.4

BKM# 23026.01

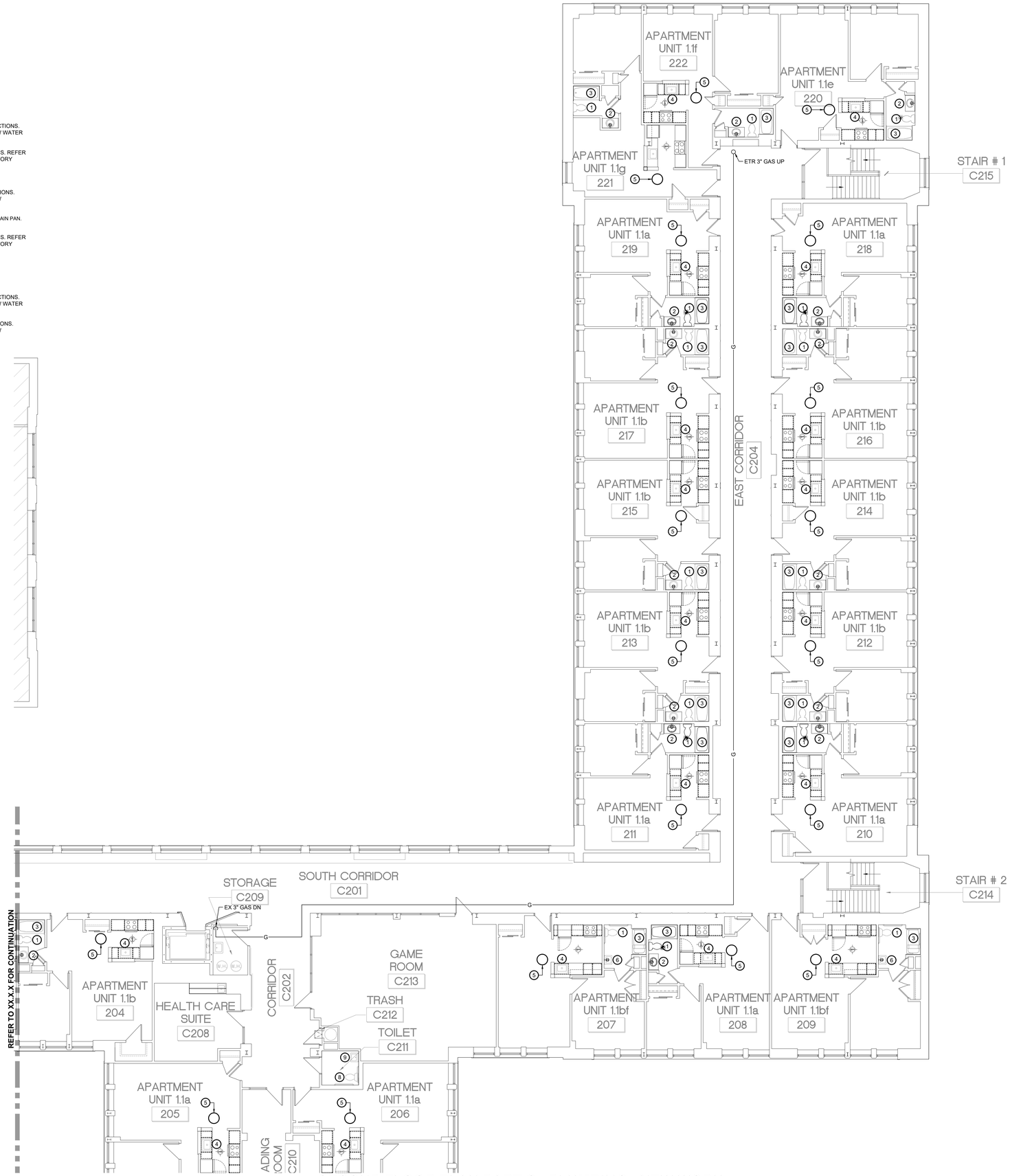
ARL: G:\23026.01\Drawings\Acad\P\P104 - SECOND FLOOR PLAN - PLUMBING - NEW WORK
Plotted By: Nick Johnsen | 10/13/2023 1:24 PM

GENERAL NOTES:

1. REFER TO P0.0.1 FOR PLUMBING LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. REFER TO P0.0.2 FOR PLUMBING SCHEDULES.
3. SPRINKLERS SHALL BE MODIFIED IN AREAS WHERE THE CEILING ARE BEING RE-DONE (CORRIDORS AND IN THE UNITS). REFER TO ARCHITECTURAL PLANS FOR EXTENT OF CEILING SCOPE.

○ DRAWING NOTES:

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2. PROVIDE NEW LAVATORY. CONNECT TO EXISTING ROUGH-IN CONNECTIONS. REFER TO SPECIFICATIONS FOR PLUMBING FIXTURE REQUIREMENTS. NEW LAVATORY SHALL BE L-1 UNLESS NOTED OTHERWISE.
3. EXISTING BATHTUB/SHOWER.
4. PROVIDE NEW KITCHEN SINK. CONNECT TO EXISTING ROUGH-IN CONNECTIONS. REFER TO SPECIFICATIONS FOR PLUMBING FIXTURE REQUIREMENTS. NEW KITCHEN SINK SHALL BE S-1 UNLESS NOTED OTHERWISE.
5. DOMESTIC WATER HEATER DWH-2 LOCATED ABOVE CEILING SPACE. PROVIDE DRAIN PAN. REFER TO DETAIL.
6. PROVIDE NEW LAVATORY. CONNECT TO EXISTING ROUGH-IN CONNECTIONS. REFER TO SPECIFICATIONS FOR PLUMBING FIXTURE REQUIREMENTS. NEW LAVATORY SHALL BE L-2 UNLESS NOTED OTHERWISE.
7. PROVIDE NEW BATHTUB/SHOWER. CONNECT TO EXISTING ROUGH-IN CONNECTIONS. REFER TO SPECIFICATIONS FOR PLUMBING FIXTURE REQUIREMENTS. NEW BATHTUB/SHOWER SHALL BE BT-2 UNLESS NOTED OTHERWISE.
8. PROVIDE NEW WATER CLOSET. CONNECT TO EXISTING ROUGH-IN CONNECTIONS. REFER TO SPECIFICATIONS FOR PLUMBING FIXTURE REQUIREMENTS. NEW WATER CLOSET SHALL BE WC-3 UNLESS NOTED OTHERWISE.
9. 9. PROVIDE NEW LAVATORY. CONNECT TO EXISTING ROUGH-IN CONNECTIONS. REFER TO SPECIFICATIONS FOR PLUMBING FIXTURE REQUIREMENTS. NEW LAVATORY SHALL BE L-3 UNLESS NOTED OTHERWISE.



1 **SECOND FLOOR PLAN PART C - PLUMBING - NEW WORK**
SCALE: 1/8" = 1'-0"

KEY PLAN
NOT TO SCALE

N

0 4' 8' 16' 24'
SCALE: 1/8"=1'-0"

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SECOND FLOOR PLAN
PLUMBING
NEW WORK

P1.0.5

BKM# 23026.01

Plotted By: Nick Johnson | 10/13/2023 1:24 PM
ARL: G:\23026.01\Drawings\Acad\P\P104 - SECOND FLOOR PLAN - PLUMBING - NEW WORK

GENERAL NOTES:

1. REFER TO P0.0.1 FOR PLUMBING LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. REFER TO P0.0.2 FOR PLUMBING SCHEDULES.

DRAWING NOTES:

1. 4" ROOF DRAIN. EXTEND EXISTING 4" STORM WATER PIPE AS REQUIRED TO ACCOMMODATE NEW 4" ROOF DRAIN. REFER TO ARCHITECTURAL DRAWINGS.
2. MECHANICAL UNIT UNDER ANOTHER DIVISION. UNDER THIS DIVISION PROVIDE CONDENSATE PIPING AS REQUIRED FROM MECHANICAL UNIT AND EXTEND TO NEAREST ROOF DRAIN. DISCHARGE OVER ROOF DRAIN WITH AIR GAP. PROVIDE SHUT-OFF VALVE, UNION, REGULATOR, DRIP LEG AND ALL ASSOCIATED APPURTENANCE. PROVIDE FINAL ROUGH-IN CONNECTION. SEE DETAIL.



1 **ROOF PLAN - PLUMBING - NEW WORK**
SCALE: 1/16" = 1'-0"

KEY PLAN
NOT TO SCALE

N

0 8' 16' 32' 48'
SCALE: 1/16"=1'-0"

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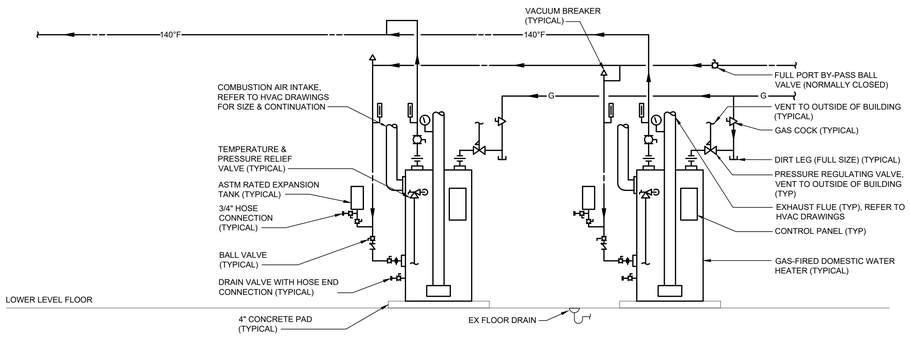
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ROOF PLAN
PLUMBING
NEW WORK

P1.0.6

BKM# 23026.01

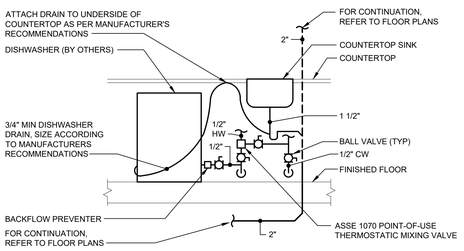
ARL: G:\23026.01\Drawings\Acad\P1P106 - ROOF PLAN - PLUMBING - NEW WORK
Plotted By: Nick Johnson | 9/20/2023 10:08 AM



1 GAS- FIRED DOMESTIC WATER HEATER DETAIL

NO SCALE

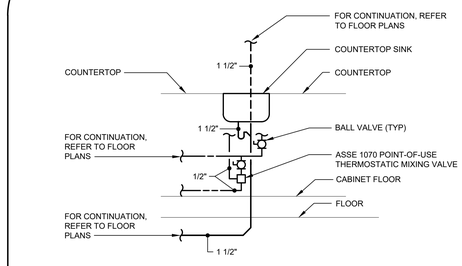
NOTES:
1. REFER TO FLOOR PLANS FOR EXACT LOCATIONS OF WATER HEATERS.
2. WATER HEATERS AND RECIRCULATION PUMPS SHALL BE TIED TO BAS.
3. REFER TO SCHEDULES FOR SIZES AND CAPACITIES..
4. CONTROLS AND GAS TRAIN SHALL BE IN ACCORDANCE WITH ASME-CSD-1.



2 COUNTER SINK PIPING DETAIL

NO SCALE PD0034

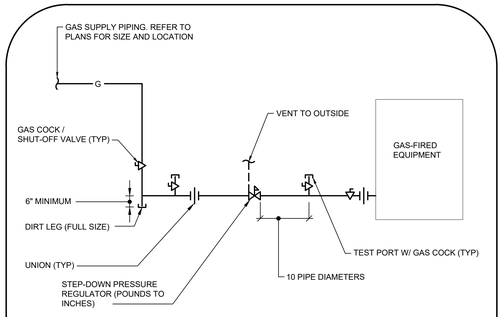
NOTE: REFER TO PLUMBING EQUIPMENT SCHEDULE FOR CAPACITIES.



3 COUNTER SINK PIPING DETAIL

NO SCALE PD0035

NOTE: REFER TO PLUMBING EQUIPMENT SCHEDULE FOR CAPACITIES.



3 GAS-FIRED EQUIPMENT PIPING CONNECTION DETAIL

NO SCALE MD0094

NOTES:
1. PRESSURE REGULATORS SHALL BE AS MANUFACTURED BY MAXITROL OR EQUIVALENT.
2. SIZE OF PRESSURE REGULATOR SHALL BE BASED ON SELECTED EQUIPMENT'S CAPACITIES AND PRESSURES REQUIRED AND IN ACCORDANCE WITH REGULATOR MANUFACTURER'S RECOMMENDATIONS.
3. MAKE ALL CONNECTIONS AND PROVIDE ALL APPURTENANCES, AS REQUIRED BY THE EQUIPMENT MANUFACTURER.

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PLUMBING DETAILS

P5.0.1

BKM# 23026.01

ARL: G:\23026.01\Drawings\Acad\PIP501 - PLUMBING DETAILS
Plotted By: Nick Johnson | 9/20/2023 9:37 AM

ELECTRICAL LEGEND

DRAWING SYMBOLS

- DRAWING NOTE (APPLIES TO THIS DRAWING ONLY)
- DETAIL, SECTION OR ELEVATION NUMBER / DRAWING NUMBER
- REVISION NUMBER - CLOUDED AREA ON DRAWING CONTAINS REVISION
- LIGHTING CONTROL ZONE NUMBER. REFERENCE SHEET E6.0.1 FOR CONTROL SEQUENCES.

DEMOLITION SYMBOLS

- EXISTING ELECTRICAL CIRCUIT TO BE REMOVED
- EXISTING ELECTRICAL EQUIPMENT TO BE REMOVED
- EXISTING ELECTRICAL CIRCUIT TO REMAIN
- EXISTING ELECTRICAL EQUIPMENT TO REMAIN
- $ TOGGLE SWITCH TO BE DEMOLISHED

ELECTRICAL POWER PLAN SYMBOLS

- ELECTRICAL CIRCUIT - 2 #12, 1 #12 GW IN 3/4" CONDUIT, UON
- HOMERUN TO PANELBOARD - ARROWS INDICATE NUMBER OF CIRCUITS SLASHES INDICATE CIRCUIT CONDUCTORS NO SLASH INDICATES TWO CIRCUIT CONDUCTORS. PROVIDE GROUNDING CONDUCTOR, NOT SHOWN
- ELECTRICAL CIRCUIT CONCEALED BELOW GRADE OR FINISHED FLOOR
- CONDUIT TURNING UP
- CONDUIT TURNING DOWN
- JUNCTION BOX: CEILING, WALL OR FLUSH-FLOOR MOUNTED
- DUPLEX RECEPTACLE - 2P, 3W, 20A, 125V, NEMA 5-20R IN RECESSED OUTLET BOX, 18" AFF, UON:
  GFCI WP xx*
  xx* - DENOTES MOUNTING HEIGHT.
  WP - WEATHERPROOF, MW - MICROWAVE,
  RE - REFRIGERATOR, CM - COFFEE MAKER,
  DW - DISHWASHER,
  GFCI - GROUND FAULT CIRCUIT INTERRUPTER
- DUPLEX RECEPTACLE, MOUNTED 6" ABOVE COUNTERTOP BACK SPLASH UNLESS OTHERWISE NOTED
- DUPLEX RECEPTACLE - 2P, 3W, 20A, 125V, NEMA 5-20R IN SURFACE OUTLET BOX, 18" AFF, UON
- TWO DUPLEX RECEPTACLES WITH COMMON FACEPLATE 2P, 3W, 20A, 125V, NEMA 5-20R IN RECESSED TWO-GANG OUTLET BOX, 18" AFF, UON
- TWO DUPLEX RECEPTACLES WITH COMMON FACEPLATE IN SURFACE OUTLET BOX, 18" AFF, UON
- PANELBOARD, RECESSED OR SURFACE MOUNTED
- ELECTRICAL MOTOR
- S_M MOTOR SWITCH WITH THERMAL OVERLOAD
- COMBINATION MAGNETIC MOTOR STARTER WITH MCP OR FUSIBLE DISCONNECT SWITCH
- MAGNETIC MOTOR CONTROLLER/STARTER
- 100/80 FUSED DISCONNECT SWITCH, UPPER NUMERAL INDICATES SWITCH SIZE, LOWER NUMERAL INDICATES FUSE SIZE
- 60 NONFUSED DISCONNECT SWITCH, NUMERAL INDICATES SIZE
- HARD-WIRED CONNECTION.
- (M) UTILITY METER

LIGHTING PLAN SYMBOLS

- A 1 a — UPPER CASE - FIXTURE TYPE (TYPICAL FOR ALL LIGHTING FIXTURES) - SEE LIGHTING FIXTURE SCHEDULE; NUMERICAL INDICATES CIRCUIT NUMBER; LOWER CASE - INDICATES CONTROLLING SWITCH(ES) (TYPICAL FOR ALL LIGHTING FIXTURES)
- LIGHTING FIXTURE: DOWNLIGHT, 2' x 4' & 2' x 2'
- LINEAR LIGHTING FIXTURE
- LINEAR LIGHTING FIXTURE, INDUSTRIAL TYPE
- LIGHTING FIXTURE ON EMERGENCY CIRCUIT / BATTERY BACKUP
- LIGHTING FIXTURE, WALL WASHER - SEE LIGHTING FIXTURE SCHEDULE
- LIGHTING FIXTURE, WALL MOUNTED - SEE LIGHTING FIXTURE SCHEDULE
- TRACK LIGHTING - SEE LIGHTING FIXTURE SCHEDULE
- EXIT LIGHT - DARKENED SECTION INDICATES FACE WITH DIRECTIONAL ARROWS AS INDICATED. SEE LIGHTING FIXTURE SCHEDULE
- SELF-CONTAINED, BATTERY POWERED EMERGENCY LIGHT WITH TWIN LAMPHEAD. SEE LIGHTING FIXTURE SCHEDULE
- S_a SINGLE POLE TOGGLE SWITCH - SUBSCRIPT INDICATES FIXTURES CONTROLLED BY THE SWITCH (TYPICAL FOR ALL LIGHTING SWITCHES), 48" AFF, UON:
  3 - THREE WAY TOGGLE SWITCH,
  4 - FOUR WAY TOGGLE SWITCH,
  D - DIMMER SWITCH, K - KEY SWITCH,
  P - PILOT LIGHT, T - TIMER,
  O - WALL MTD. OCCUPANCY SENSOR,
  WP - WEATHERPROOF, LV - LOW VOLTAGE
- TC TIME CLOCK
- OS OCCUPANCY SENSOR - CEILING MOUNTED, WALL MOUNTED

SPECIAL SYSTEMS SYMBOLS

- W TELEPHONE OUTLET, 48" AFF, UON
- COMBINATION TELEPHONE/DATA OUTLET, 18" AFF UON
- NURSE CALL SYSTEM WITH PULL CORD

FIRE ALARM SYMBOLS

- CLG 15 FIRE ALARM VISUAL DEVICE, SUBSCRIPT DENOTES CANDELA RATING, 80" AFF OR 6" BELOW CEILING, WHICHEVER IS LOWER. CLG - DENOTES CEILING MOUNTED.
- CLG 15 FIRE ALARM SPEAKER WITH VISUAL DEVICE, SUBSCRIPT DENOTES CANDELA RATING, 80" AFF OR 6" BELOW CEILING, WHICHEVER IS LOWER. CLG - DENOTES CEILING MOUNTED.
- FIRE ALARM MANUAL STATION, 48" AFF TO THE TOP OF BOX, UON
- FIRE ALARM HEAT DETECTOR
- FIRE ALARM SMOKE DETECTOR
- SPRINKLER VALVE POSITION (TAMPER) SWITCH
- SPRINKLER FLOW SWITCH
- SPRINKLER PRESSURE SWITCH
- E SMOKE DETECTOR: E - DENOTES ELEVATOR SERVICE
- FSD SMOKE DETECTOR, DUCT TYPE. FSD - DENOTES FIRE/SMOKE DAMPER TYPE. PROVIDE REMOTE TEST SWITCH.
- G FIRE ALARM BELL / GONG
- FIRE ALARM SYSTEM MAGNETIC DOOR HOLDER
- FACP FIRE ALARM CONTROL PANEL
- FAP FIRE ALARM ANNUNCIATOR PANEL
- MM FIRE ALARM ADDRESSABLE MONITOR MODULE
- CM FIRE ALARM ADDRESSABLE CONTROL MODULE

NOTE: SOME SYMBOLS MAY NOT BE USED.

ELECTRICAL ABBREVIATIONS

A	AMPERE
AC	ALTERNATING CURRENT
AFC	ABOVE FINISHED COUNTER
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHU	AIR HANDLING UNIT
AIC	AMPERE INTERRUPTING CAPACITY
ANSI	AMERICAN NAT'L STANDARDS INSTIT.
ASYM	ASYMMETRICAL
ATC	AUTOMATIC TEMPERATURE CONTROL
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BATT	BATTERY
BLDG	BUILDING
C	CONDUIT
CB	CIRCUIT BREAKER
CKT	CIRCUIT
CLG	CEILING
CPT	CONTROL POWER TRANSFORMER
CT	CURRENT TRANSFORMER
CTLR	CONTROLLER
CTR	CENTER
CTRL	CONTROL
CU	COPPER
CX	CONNECT TO EXISTING
DB	DIRECT BURIAL
DIA	DIAMETER
DN	DOWN
DWG	DRAWING
ECB	ENCLOSED CIRCUIT BREAKER
EF	EXHAUST FAN
ELEC	ELECTRIC / ELECTRICAL
EMER	EMERGENCY
EMT	ELECTRICAL METALLIC TUBING
EQUIP	EQUIPMENT
ETR	EXISTING TO REMAIN
EWC	ELECTRIC WATER COOLER
EX	EXISTING
FA	FIRE ALARM
FAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FCU	FAN COIL UNIT
FDR	FEEDER
F	FUSED OR FUSIBLE
FLA	FULL LOAD AMPERES
FSD	FIRE/SMOKE DAMPER
FSS	FUSED SAFETY SWITCH
FVNR	FULL VOLTAGE NON-REVERSING
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GW	GROUND WIRE
GND	GROUND
HOA	HAND-OFF-AUTOMATIC
HP	HORSEPOWER
HZ	HERTZ
JB	JUNCTION BOX
KCMIL	THOUSAND CIRCULAR MILS
KVA	KILOVOLT-AMPERE
KW	KILOWATT
LTG	LIGHTING
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MCP	MOTOR CIRCUIT PROTECTOR
MDP	MAIN DISTRIBUTION PANEL
MECH	MECHANICAL
MH	MANHOLE
MLO	MAIN LUGS ONLY
MTD	MOUNTED
MT HT	MOUNTING HEIGHT
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUF. ASSOC.
NF	NON-FUSED
NFSS	NON-FUSED SAFETY SWITCH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PH or Ø	PHASE
P	POLE
PB	PUSH BUTTON
PNL	PANEL
PVC	POLYVINYL CHLORIDE
RM	ROOM
RX	REMOVE EXISTING
SW	SWITCH
SCHED	SCHEDULE
SD	SMOKE DAMPER
SEC	SECONDARY
SFA	SPRINKLER FLOW ALARM
SS	SAFETY SWITCH
SYM	SYMMETRICAL
TEL	TELEPHONE
TTB	TELEPHONE TERMINAL BOARD
TYP	TYPICAL
UG	UNDERGROUND
UH	UNIT HEATER
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERUPTIBLE POWER SYSTEM
V	VOLT
VFD	VARIABLE FREQUENCY DRIVE
VPS	VALVE POSITION (TAMPER) SWITCH
W	WIRE
WAP	WIRELESS ACCESS POINT
WP	WEATHERPROOF
XFMR	TRANSFORMER

ELECTRICAL GENERAL NOTES

1. REFER TO MECHANICAL PLANS FOR EXACT MECHANICAL EQUIPMENT LOCATION & ELECTRICAL CONNECTION REQUIREMENTS.
2. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATIONS OF LIGHTING FIXTURES.
3. CIRCUIT NUMBERS INDICATED ARE FOR CLARIFICATION OF GROUPING ONLY. ADJUST CIRCUIT NUMBERS TO COORDINATE WITH ACTUAL CIRCUIT BREAKERS USED.
4. PROVIDE LABEL ON ALL COMMON AREA RECEPTACLE COVER PLATES INDICATING SOURCE PANEL & CIRCUIT NUMBER. PLACE LABEL ON FRONT OR BACK SIDE OF COVER PLATE AS DIRECTED BY OWNER. IF ON BACK SIDE, USE PERMANENT, INDELIBLE, BLACK MARKER. IF ON FRONT OF COVER PLATE, PROVIDE LAMINATED POLYESTER, STICK-ON TYPE LABEL WITH BLACK LETTERING ON CLEAR BACKGROUND (SEE SPECIFICATION). FORMAT LABEL IS AS FOLLOWS: PANEL NAME - CIRCUIT NUMBER. IF BUILDING STANDARD IS ALREADY IN PLACE, USE THE BUILDING STANDARD IN LIEU OF THE LABELING CALLED FOR IN THIS NOTE.
5. ALL RECEPTACLES LOCATED IN APARTMENT UNITS AT OR BELOW 66" AFF SHALL BE LISTED TAMPER RESISTANT TYPE.
6. EXISTING FIRE ALARM PANEL IS EDWARDS EST-2. ALL WORK MUST BE COMPATIBLE WITH EXISTING FIRE ALARM SYSTEM. UPON COMPLETION OF WORK TEST NEW DEVICES PER NFPA 72.
7. ALL 120-VOLT, SINGLE PHASE, 15 & 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, KITCHENS, BEDROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER OR COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE ASSOCIATED BRANCH CIRCUIT IN ACCORDANCE WITH NEC ARTICLE 210.12(A). REPLACE CIRCUIT BREAKERS IN EXISTING LOAD CENTERS AS REQUIRED.

BARRIER FREE UNITS DEVICE LOCATION REQUIREMENTS

MOUNTING HEIGHT

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

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

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

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

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

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

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

REACH RANGE: NON-BARRIER FREE UNITS

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

WHEN A SIDE REACH IS PROVIDED TO OUTLETS AND SWITCHES, OBSTRUCTIONS, SUCH AS KITCHEN COUNTERTOPS, ARE LIMITED TO 25-1/2" IN DEPTH AND THE 48" LONG SIDE OF THE CLEAR FLOOR SPACE MUST BE FLUSH WITH THE FARTHEST PROJECTING ELEMENT, SUCH AS THE COUNTERTOP. FOR EXAMPLE, IF A RANGE INTERRUPTS THE POSITIONING OF THE 48" LONG SIDE OF THE 30" X 48" CLEAR FLOOR SPACE FULLY FLUSH AGAINST THE COUNTERTOP, THEN THE FARTHEST PROJECTING ELEMENT IS THE RANGE; THE RANGE MUST NOT PROJECT MORE THAN 25-1/2", MEASURED FROM THE BACK WALL. REFRIGERATORS AND RANGES ARE COMMON OBSTRUCTIONS TO ACCESSIBLE REACH.

REACH RANGE: BARRIER FREE UNITS

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

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

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

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

REACH RANGE: COMMON AREAS

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

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

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

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

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ELECTRICAL LEGEND, ABBREVIATIONS, & GENERAL NOTES

E0.0.1

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LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	LENS/ LOUVER	MOUNTING	VOLTS	LAMP DATA				MANUFACTURER CATALOG NO.	NOTES
					WATTS	LUMENS	CCT	CODE		
A1	2' x 4' VOLUMETRIC RECESSED LED TROFFER	LENS	CR	MVOLT	22.5	3000	3500K	LED	LITHONIA LIGHTING 2BLT4 30L ADP EZ1 LP835	2
A1E	2' x 4' VOLUMETRIC RECESSED LED TROFFER ON EM CKT	LENS	CR	MVOLT	22.5	3000	3500K	LED	LITHONIA LIGHTING 2BLT4 30L ADP EZ1 LP835	2
A2	2' x 4' VOLUMETRIC RECESSED LED TROFFER	LENS	CR	MVOLT	30.5	4000	3500K	LED	LITHONIA LIGHTING 2BLT4 40L ADP EZ1 LP835	2
A2E	2' x 4' VOLUMETRIC RECESSED LED TROFFER ON EM CKT	LENS	CR	MVOLT	30.5	4000	3500K	LED	LITHONIA LIGHTING 2BLT4 40L ADP EZ1 LP835	2
A3	2' x 4' VOLUMETRIC RECESSED LED TROFFER	LENS	CR	MVOLT	39.3	4800	3500K	LED	LITHONIA LIGHTING 2BLT4 48L ADP EZ1 LP835	2
A3E	2' x 4' VOLUMETRIC RECESSED LED TROFFER ON EM CKT	LENS	CR	MVOLT	39.3	4800	3500K	LED	LITHONIA LIGHTING 2BLT4 48L ADP EZ1 LP835	2
A4	2' x 4' VOLUMETRIC RECESSED LED TROFFER	LENS	CR	MVOLT	46.6	6000	3500K	LED	LITHONIA LIGHTING 2BLT4 60L ADP EZ1 LP835	2
A4E	2' x 4' VOLUMETRIC RECESSED LED TROFFER ON EM CKT	LENS	CR	MVOLT	46.6	6000	3500K	LED	LITHONIA LIGHTING 2BLT4 60L ADP EZ1 LP835	2
CF-1	CEILING FAN	LENS	CS	120V	-	-	-	LED	PROGRESS LIGHTING P250016-009	1,2
C1	RECTANGULAR RECESSED SLOT LED FIXTURE	LENS	CR	UNV	10W/4F	275LF	3500K	LED	FOCAL LIGHTING FSM4L BW 275LF 35K 1C UNV LD1 TF WH _FT_IN A' x B'R	2,3
C1E	RECTANGULAR RECESSED SLOT LED FIXTURE ON EM CKT	LENS	CR	UNV	10W/4F	275LF	3500K	LED	FOCAL LIGHTING FSM4L BW 275LF 35K 1C UNV LD1 TF WH _FT_IN A' x B'R	2,3
C2	RECTANGULAR RECESSED SLOT LED FIXTURE	LENS	CR	UNV	13W/4F	375LF	3500K	LED	FOCAL LIGHTING FSM4L BW 375LF 35K 1C UNV LD1 TF WH _FT_IN A' x B'R	2,3
C2E	RECTANGULAR RECESSED SLOT LED FIXTURE ON EM CKT	LENS	CR	UNV	13W/4F	375LF	3500K	LED	FOCAL LIGHTING FSM4L BW 375LF 35K 1C UNV LD1 TF WH _FT_IN A' x B'R	2,3
D1	2' x 2' VOLUMETRIC RECESSED LED TROFFER	LENS	CR	MVOLT	16.4	2000	3500K	LED	LITHONIA LIGHTING 2BLT2 20L ADP EZ1 LP835	2
D1E	2' x 2' VOLUMETRIC RECESSED LED TROFFER ON EM CKT	LENS	CR	MVOLT	16.4	2000	3500K	LED	LITHONIA LIGHTING 2BLT2 20L ADP EZ1 LP835	2
D2	2' x 2' VOLUMETRIC RECESSED LED TROFFER	LENS	CR	MVOLT	26.5	3300	3500K	LED	LITHONIA LIGHTING 2BLT2 33L ADP EZ1 LP835	2
D2E	2' x 2' VOLUMETRIC RECESSED LED TROFFER ON EM CKT	LENS	CR	MVOLT	26.5	3300	3500K	LED	LITHONIA LIGHTING 2BLT2 33L ADP EZ1 LP835	2
E1	1' x 4' VOLUMETRIC RECESSED LED TROFFER	LENS	CR	MVOLT	38.8	4800	3500K	LED	LITHONIA LIGHTING BLT4 48L ADP EZ1 LP835	2
E1E	1' x 4' VOLUMETRIC RECESSED LED TROFFER ON EM CKT	LENS	CR	MVOLT	38.8	4800	3500K	LED	LITHONIA LIGHTING BLT4 48L ADP EZ1 LP835	2
F-1	FAN/LIGHT COMBO	LENS	CR	120V	10	700	3000K	LED	WHISPERFIT DC FV-0511VFL1	2
P1	30" DIAMETER DRUM PENDANT	LENS	CC#	120V	34	4569	3500K	LED	BROWNLEE LIGHTING 2608-30-WH-R34-CC1-35K	2,4
P1E	30" DIAMETER DRUM PENDANT ON EM CKT	LENS	CC#	120V	34	4569	3500K	LED	BROWNLEE LIGHTING 2608-30-WH-R34-CC1-35K	2,4
P2	24" DIAMETER DRUM PENDANT	LENS	CC#	120V	34	4569	3500K	LED	BROWNLEE LIGHTING 2608-24-WH-R34-CC1-35K	2,4
P2E	24" DIAMETER DRUM PENDANT ON EM CKT	LENS	CC#	120V	34	4569	3500K	LED	BROWNLEE LIGHTING 2608-24-WH-R34-CC1-35K	2,4
P3	42" DIAMETER DRUM PENDANT	LENS	CC#	120V	14	1500	2700K	LED	ALICIA LINEN DOUBLE DRUM PENDANT BY ALDER & ORE	2,4
P3E	42" DIAMETER DRUM PENDANT ON EM CKT	LENS	CC#	120V	14	1500	2700K	LED	ALICIA LINEN DOUBLE DRUM PENDANT BY ALDER & ORE	2,4
R1	RECESSED LED DOWNLIGHT	LENS	CR	120V	13	1356	3000K	LED	PROGRESS LIGHTING P800021-028-30	2
R1E	RECESSED LED DOWNLIGHT ON EM CKT	LENS	CR	120V	13	1356	3000K	LED	PROGRESS LIGHTING P800021-028-30	2
R2	RECESSED LED DOWNLIGHT	LENS	CR	120V	8	757	3000K	LED	PROGRESS LIGHTING P800021-028-30	2
R2E	RECESSED LED DOWNLIGHT ON EM CKT	LENS	CR	120V	8	757	3000K	LED	PROGRESS LIGHTING P800021-028-30	2
SM-1	FLUSH MOUNTED 14" CEILING LIGHT	LENS	CS	120V	10	-	3000K	LED	KICHLER LIGHTING 8881NIL18	2
SM-2	SEMI-FLUSH MOUNTED 14.25" CEILING LIGHT	LENS	CS	120V	75	-	3000K	LED	KICHLER LIGHTING 43926NI	2
W1	3 LIGHT 21" WALL MTD FIXTURE	LENS	WS	120V	10	-	3000K	LED	KICHLER LIGHTING 45570NIL18	2,4
W1E	3 LIGHT 21" WALL MTD FIXTURE ON EM CKT	LENS	WS	120V	10	-	3000K	LED	KICHLER LIGHTING 45570NIL18	2,4
W2	2 LIGHT VANITY WALL MTD FIXTURE	LENS	WS	120V	10	-	3000K	LED	KICHLER LIGHTING 45569NIL18	2,4
W2E	2 LIGHT VANITY WALL MTD FIXTURE ON EM CKT	LENS	WS	120V	10	-	3000K	LED	KICHLER LIGHTING 45569NIL18	2,4

MOUNTING:

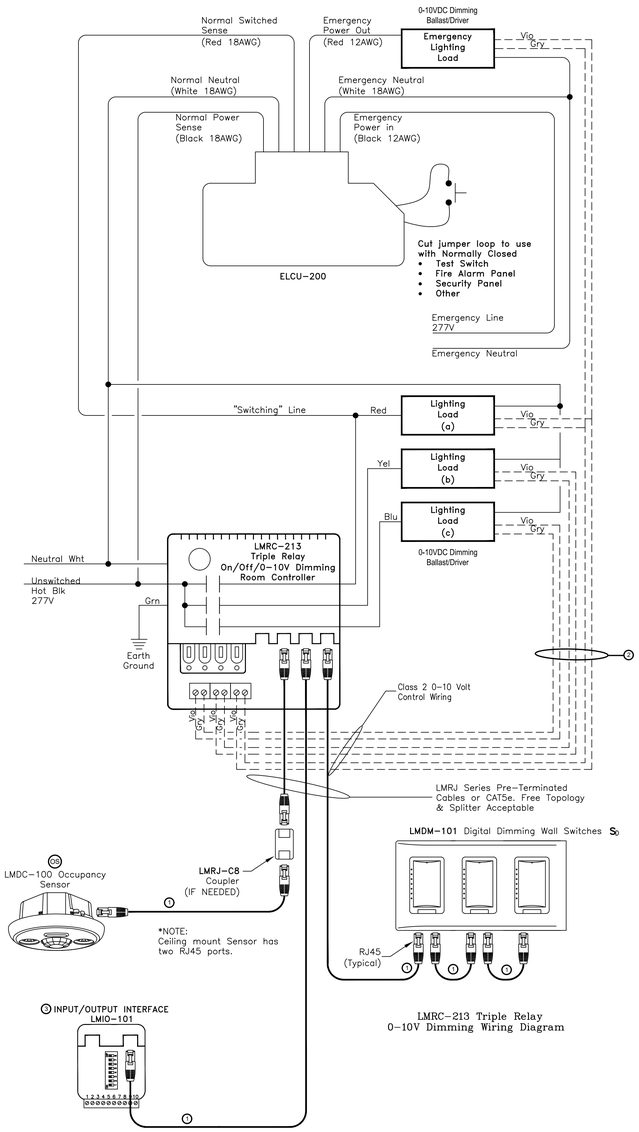
CS - CEILING, SURFACE CR - CEILING, RECESSED, ACT B# - BOLLARD, # FEET	CC# - CEILING, SUSPENDED, # FEET A.F.F. CG - CEILING, RECESSED, GYPSUM BD.		W/S# - WALL MOUNTED, SURFACE, # FEET A.F.F. P#12 - POLE MOUNTED, # FEET A.F.F

LIGHTING FIXTURE GENERAL NOTES:

1. FIXTURE TYPES DESIGNATED WITH NOTATION "E" SHALL BE EMERGENCY FIXTURES, AND SHALL BE CIRCUITED TO AN EM PANEL. REFER TO FLOOR PLANS FOR CIRCUITING.

LIGHTING FIXTURE DRAWING NOTES:

1. BULBS NOT INCLUDED WITH FIXTURE. ELECTRICAL CONTRACTOR TO PROVIDE (1) A-LAMP PER FIXTURE. LAMP SHALL BE 3000K CCT.
2. COORDINATE FINISH WITH ARCHITECT.
3. REFER TO ARCHITECTURAL PLANS FOR EXACT LENGTH OF FIXTURE. _FT_IN CATALOG NO. REFERS TO LENGTH OF FIXTURE. A' x B'R REFERS TO RECTANGULAR PATTERN.
4. REFER TO ARCHITECTURAL PLANS FOR MOUNTING HEIGHTS AFF.



LMRC-213 Triple Relay
0-10V Dimming Wiring Diagram

BASIS OF DESIGN: WATTSTOPPER

1 TYPICAL LIGHTING CONTROL WIRING DIAGRAM

NOT TO SCALE

GENERAL NOTES:

1. 1 OR 2 RELAY CONTROLLER ARE ACCEPTABLE AS APPLICABLE. PROVIDE ENOUGH RELAYS TO SWITCH ALL LOADS. LIGHTING LOAD PER CONTROLLER SHALL NOT EXCEED 20A TOTAL REGARDLESS OF NUMBER OF RELAYS.
2. REFER TO FLOOR PLANS FOR DEVICE TYPES IN EACH AREA. THIS DIAGRAM SHOWS A TYPICAL GENERAL ARRANGEMENT WITH TYPICAL DEVICES. QUANTITIES ARE NOT INDICATED FOR ALL DEVICES. PROVIDE ALL REQUIRED DEVICES, RELAYS, ETC. AS REQUIRED TO SATISFY THE INDICATED REQUIREMENTS. CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIALS AND EFFORT IN THEIR BID FOR THIS WORK.
3. PROVIDE COORDINATION DRAWINGS WITH ALL REQUIRED DIAGRAMS FOR THE ENTIRE SYSTEM IN A SUBMITTAL FOR REVIEW.

WIRING DIAGRAM NOTES:

1. PROVIDE UTP CONTROL WIRING AS REQUIRED.
2. PROVIDE LOW VOLTAGE CONTROL WIRING PER SUPPLIER'S RECOMMENDATIONS.
3. CONNECT INPUT/OUTPUT DEVICE TO FIRE ALARM CONTROL MODULE. ALL LIGHTING SHALL TURN ON FULL BRIGHTNESS WHEN THE FIRE ALARM IS ACTIVATED. CONTRACTOR SHALL COORDINATE WITH FIRE ALARM INSTALLER FOR FINAL CONNECTION TO FIRE ALARM SYSTEM. FIRE ALARM WIRING SHALL BE PER FIRE ALARM SYSTEM SUPPLIER RECOMMENDATIONS.

-

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LIGHT FIXTURE SCHEDULE & LIGHTII CONTROL WIRING DIAGRAM

E0.0.2

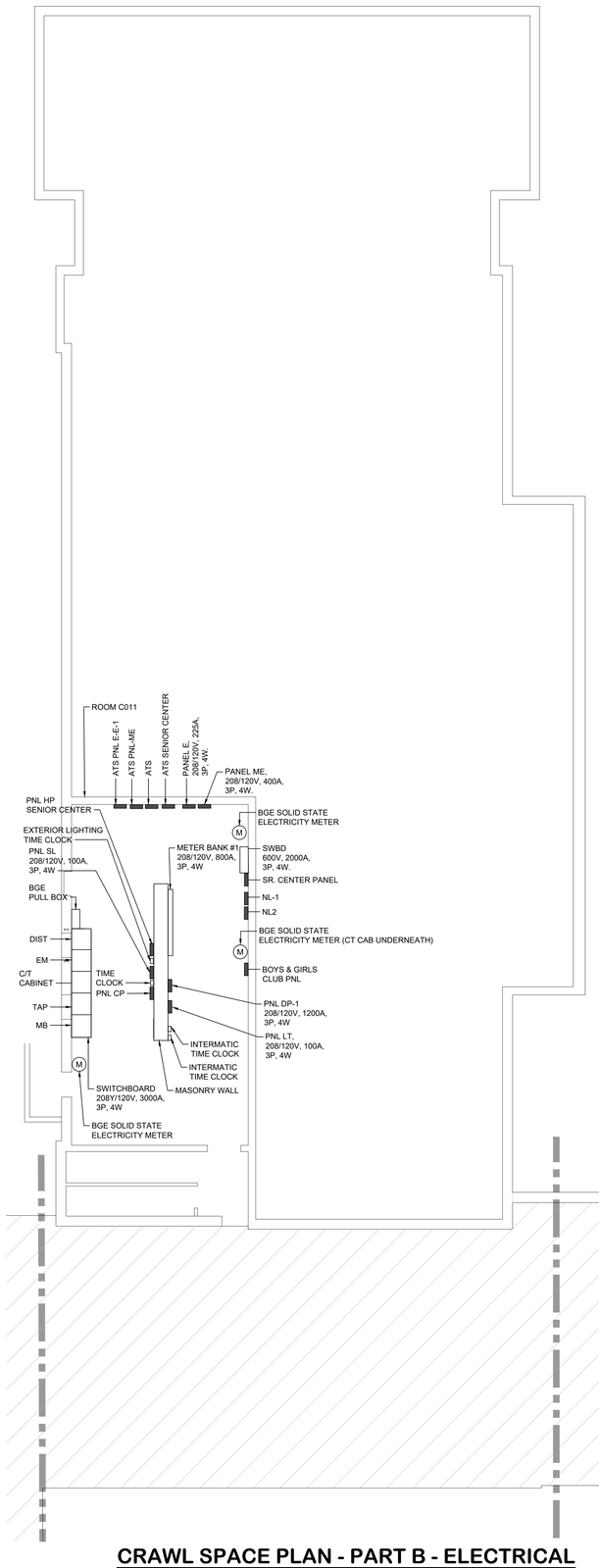
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GENERAL NOTES:

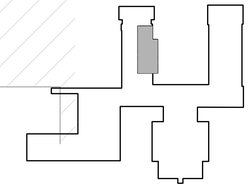
1. REFER TO E0.0.1 FOR ELECTRICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. ELECTRICAL EQUIPMENT IN UTILITY ROOM C011 IS EXISTING AND SHOWN FOR INFORMATION ONLY.

1 **CRAWL SPACE PLAN - PART A - ELECTRICAL - DEMOLITION**
SCALE: 1/8" = 1'-0"



2 **CRAWL SPACE PLAN - PART B - ELECTRICAL - DEMOLITION**
SCALE: 1/8" = 1'-0"

KEY PLAN
NOT TO SCALE





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CRAWL SPACE ELECTRICAL DEMOLITION

E1.0.0

BKM# 23026.01

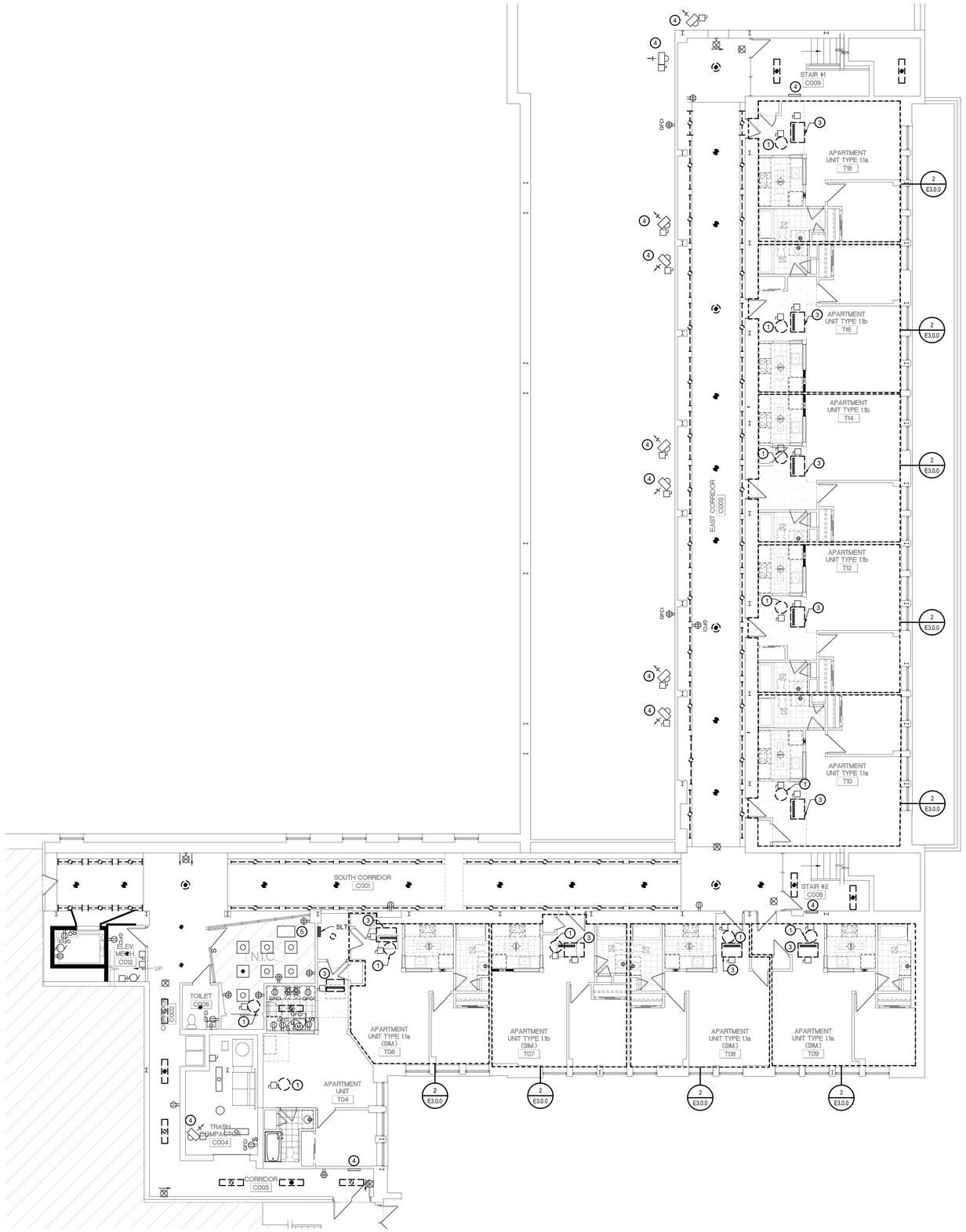
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GENERAL NOTES:

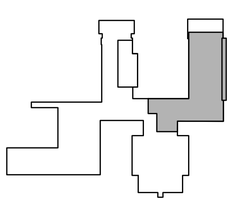
1. REFER TO E0.0.1 FOR ELECTRICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. UNLESS OTHERWISE NOTED, ALL EXISTING WIRING SERVING ALL LIGHT FIXTURES TO BE DEMOLISHED SHALL BE REMOVED BACK TO SOURCE.
3. ALL EXIT SIGNS ARE EXISTING TO REMAIN AND SHOWN FOR INFORMATION ONLY. ELECTRICAL CONTRACTOR TO FIELD VERIFY LOCATIONS AND QUANTITIES OF EXIT SIGNS.
4. TIME CLOCK CONTROLS CORRIDOR LIGHTING. EXISTING TIME CLOCK SHALL BE DEMOLISHED. REFER TO NEW WORK PLANS FOR NEW TIME CLOCK.

○ DRAWING NOTES:

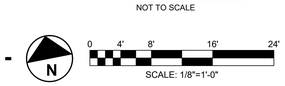
1. DISCONNECT AND REMOVE WIRING FOR EXISTING ABOVE CEILING WATER HEATER BACK TO DISCONNECT. VERIFY EXACT ABOVE CEILING WATER HEATER & DISCONNECT SWITCH LOCATION IN THE FIELD. REFER TO PART PLANS.
2. DISCONNECT AND REMOVE WIRING FOR EXISTING AHU BACK TO SOURCE. VERIFY EXACT AIR HANDLING UNIT & DISCONNECT SWITCH LOCATION IN THE FIELD.
3. DISCONNECT AND REMOVE WIRING FOR EXISTING ABOVE CEILING SPLIT SYSTEM HEAT PUMP AHU BACK TO DISCONNECT. VERIFY EXACT SPLIT SYSTEM HEAT PUMP AIR HANDLING UNIT & DISCONNECT SWITCH LOCATION IN THE FIELD. REFER TO PART PLANS.
4. EXISTING ELECTRIC UNIT HEATER SHALL REMAIN.
5. ETR AHU. REFER TO MECHANICAL PLANS FOR EXACT LOCATION.



1 **TERRACE LEVEL - ELECTRICAL - DEMOLITION**
SCALE: 1/8" = 1'-0"



KEY PLAN
NOT TO SCALE



MINER FEINSTEIN ARCHITECTS

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MEP ENGINEER:
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410.323.0600
www.bkma.com

Architect's Project Number:	2124
Schematic Set	10.05.2022
Design Development	06.15.2023

Renovation of
Wiley H. Bates Residences
1103 Smithville Street
Annapolis, Maryland 21401

Ann Arundel County, Maryland
Tax Map: 051F Grid: 1 Parcel: 22

Owner:
Enterprise Community Development, Inc.
8403 Colesville Road, Suite 1150
Silver Spring, MD 20910
410.230.2126
www.enterprisecommunitydevelopment.or

TERRACE LEVEL ELECTRICAL DEMOLITION

E1.0.1

BKM# 23026.01

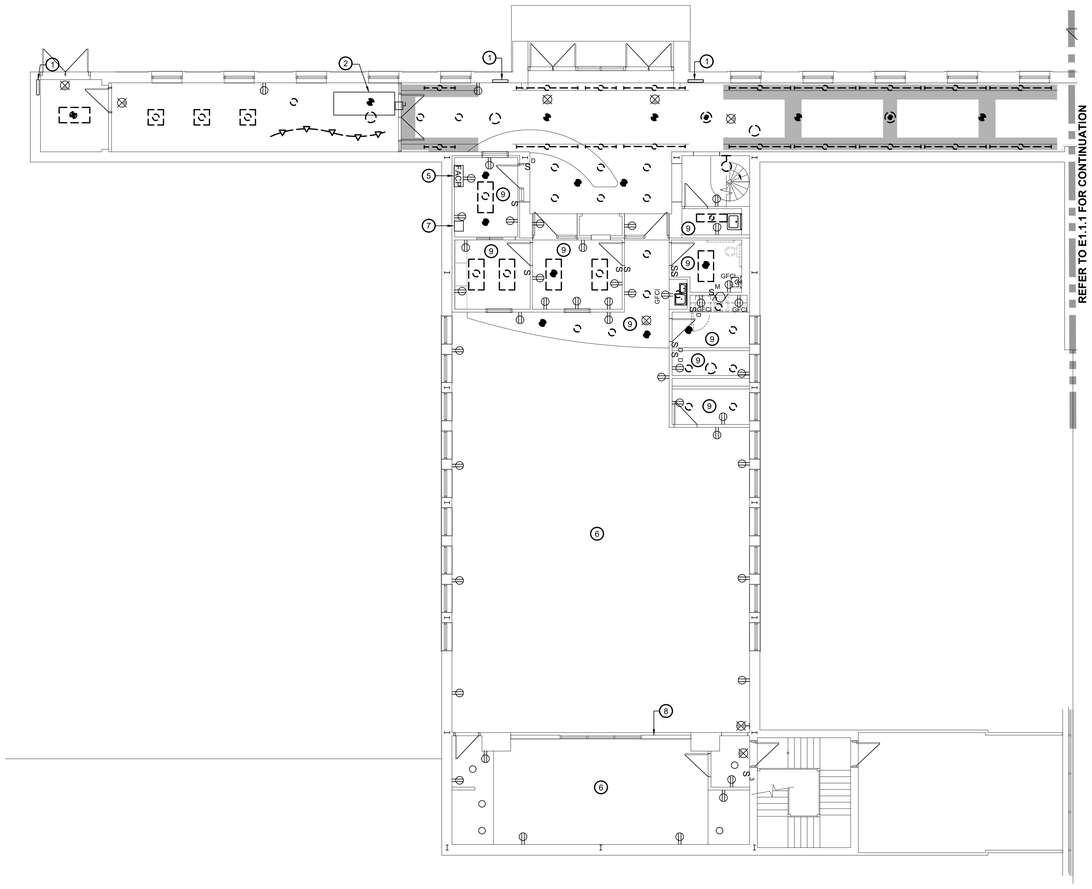
ARL G:\23026.01\Drawings\Acad\E\E1\01 TERR LVL PLN D
Plotted By: Omar Ali | 10/13/2023 9:49 AM

GENERAL NOTES:

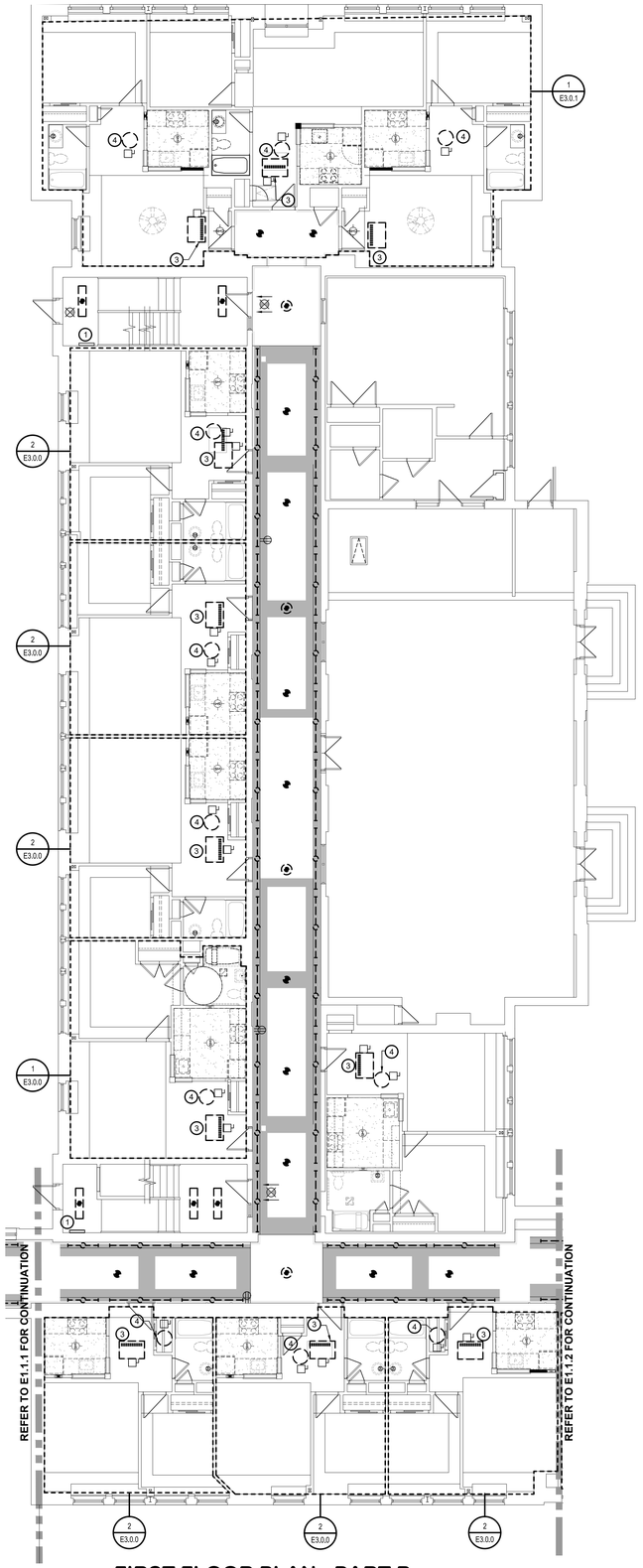
1. REFER TO E0.0.1 FOR ELECTRICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. UNLESS OTHERWISE NOTED, ALL EXISTING WIRING SERVING ALL LIGHT FIXTURES TO BE DEMOLISHED SHALL BE REMOVED BACK TO SOURCE.
3. ALL EXIT SIGNS ARE EXISTING TO REMAIN AND SHOWN FOR INFORMATION ONLY. ELECTRICAL CONTRACTOR TO FIELD VERIFY LOCATIONS AND QUANTITIES OF EXIT SIGNS.
4. TIME CLOCK CONTROLS CORRIDOR LIGHTING. EXISTING TIME CLOCK SHALL BE DEMOLISHED. REFER TO NEW WORK PLANS FOR NEW TIME CLOCK.DEMOLISHED. REFER TO NEW WORK PLANS FOR NEW TIME CLOCK.

○ DRAWING NOTES:

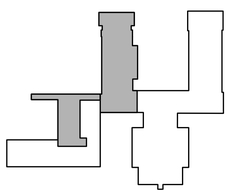
1. EXISTING ELECTRIC UNIT HEATER SHALL REMAIN.
2. EXISTING AHU SHALL REMAIN.
3. DISCONNECT AND REMOVE WIRING FOR EXISTING ABOVE CEILING SPLIT SYSTEM HEAT PUMP AIR HANDLING UNIT BACK TO SOURCE. VERIFY EXACT SPLIT SYSTEM HEAT PUMP AIR HANDLING UNIT & DISCONNECT SWITCH LOCATION IN THE FIELD. REFER TO PART PLANS.
4. DISCONNECT AND REMOVE WIRING FOR EXISTING ABOVE CEILING WATER HEATER BACK TO DISCONNECT. VERIFY EXACT ABOVE CEILING WATER HEATER & DISCONNECT SWITCH LOCATION IN THE FIELD. REFER TO PART PLANS.
5. EXISTING FIRE ALARM CONTROL PANEL IS 'EDWARDS EST-2'.
6. SEE E1.2.1 FOR LIGHTING IN THIS AREA.
7. ETR LUTRON GRAFIK EYE "GRX-PRG" PROGRAMMING INTERFACE AUXILIARY CONTROL SHOWN FOR INFORMATION ONLY.
8. ETR RTU-1 SUPPLY AND RETURN DUCT DETECTOR REMOTE TEST SWITCH SHOWN FOR INFORMATION ONLY.
9. LIGHT FIXTURES AND LIGHTING CONTROLS TO BE REMOVED IN THIS SPACE. ALL EXISTING WIRING SERVING LIGHT FIXTURES AND LIGHTING CONTROLS SHALL BE REMOVED.



1 **FIRST FLOOR PLAN - PART A - ELECTRICAL - DEMOLITION**
SCALE: 1/8" = 1'-0"



2 **FIRST FLOOR PLAN - PART B - ELECTRICAL- DEMOLITION**
SCALE: 1/8" = 1'-0"



KEY PLAN
NOT TO SCALE

N

0 4' 8' 16' 24'
SCALE: 1/8"=1'-0"

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FIRST FLOOR PLAN ELECTRICAL DEMOLITION

E1.1.1

BKM# 23026.01

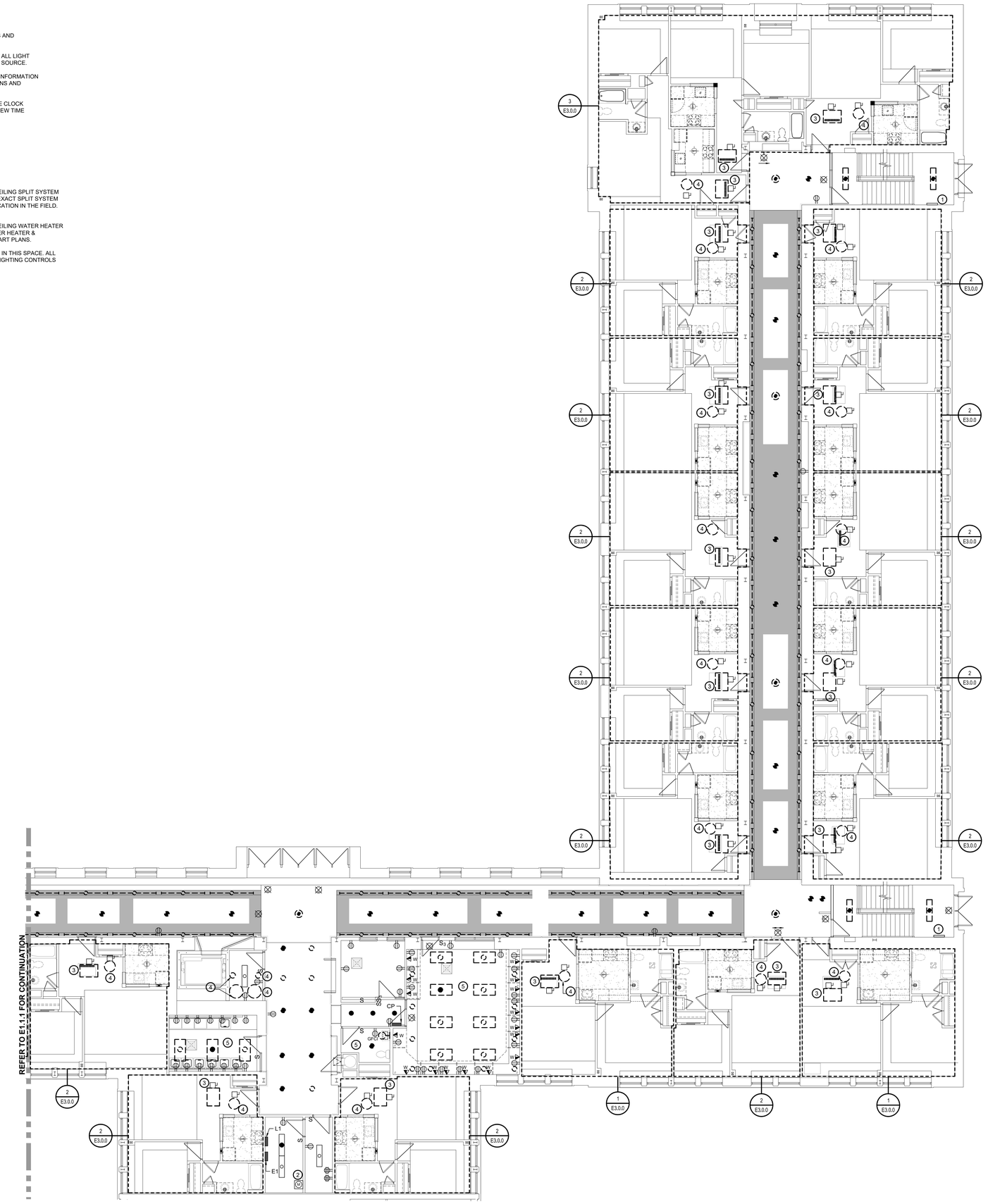
ARL: G:\23026.01\Drawings\Acad\E\E1.1 & E1.2 PRO 1ST FLR PLN.D
Plotted By: Omar Ali | 10/13/2023 1:54 PM

GENERAL NOTES:

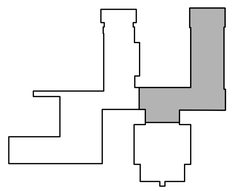
1. REFER TO E0.0.1 FOR ELECTRICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. UNLESS OTHERWISE NOTED, ALL EXISTING WIRING SERVING ALL LIGHT FIXTURES TO BE DEMOLISHED SHALL BE REMOVED BACK TO SOURCE.
3. ALL EXIT SIGNS ARE EXISTING TO REMAIN AND SHOWN FOR INFORMATION ONLY. ELECTRICAL CONTRACTOR TO FIELD VERIFY LOCATIONS AND QUANTITIES OF EXIT SIGNS.
4. TIME CLOCK CONTROLS CORRIDOR LIGHTING. EXISTING TIME CLOCK SHALL BE DEMOLISHED. REFER TO NEW WORK PLANS FOR NEW TIME CLOCK.

DRAWING NOTES:

1. EXISTING ELECTRIC UNIT HEATER SHALL REMAIN.
2. EXISTING MODULAR METERING "MB-2."
3. DISCONNECT AND REMOVE WIRING FOR EXISTING ABOVE CEILING SPLIT SYSTEM HEAT PUMP AIR HANDLING UNIT BACK TO SOURCE. VERIFY EXACT SPLIT SYSTEM HEAT PUMP AIR HANDLING UNIT & DISCONNECT SWITCH LOCATION IN THE FIELD. REFER TO PART PLANS.
4. DISCONNECT AND REMOVE WIRING FOR EXISTING ABOVE CEILING WATER HEATER BACK TO DISCONNECT. VERIFY EXACT ABOVE CEILING WATER HEATER & DISCONNECT SWITCH LOCATION IN THE FIELD. REFER TO PART PLANS.
5. LIGHT FIXTURES AND LIGHTING CONTROLS TO BE REMOVED IN THIS SPACE. ALL EXISTING WIRING SERVING SERVING LIGHT FIXTURES AND LIGHTING CONTROLS SHALL BE REMOVED.



1 **FIRST FLOOR PLAN - PART C - ELECTRICAL - DEMOLITION**
SCALE: 1/8" = 1'-0"



KEY PLAN
NOT TO SCALE

N

0 4' 8' 16' 24'
SCALE: 1/8"=1'-0"

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FIRST FLOOR PLAN ELECTRICAL DEMOLITION

E1.1.2

BKM# 23026.01

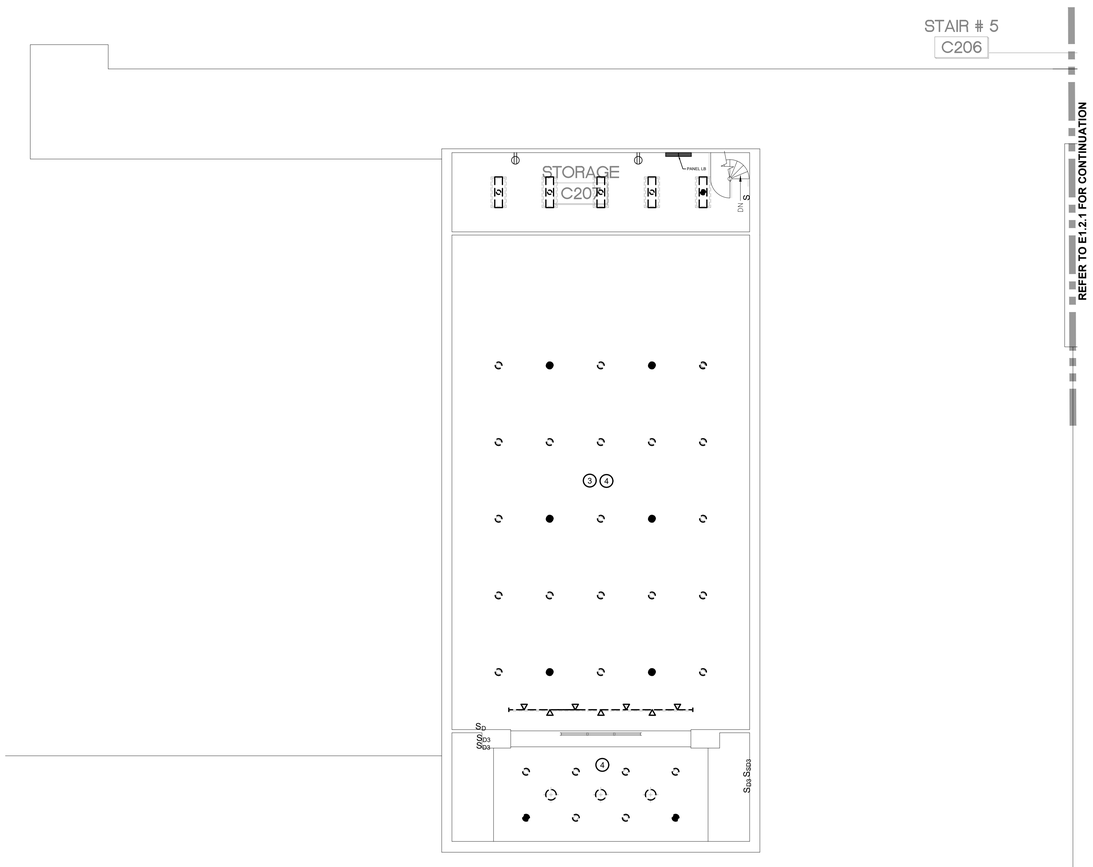
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GENERAL NOTES:

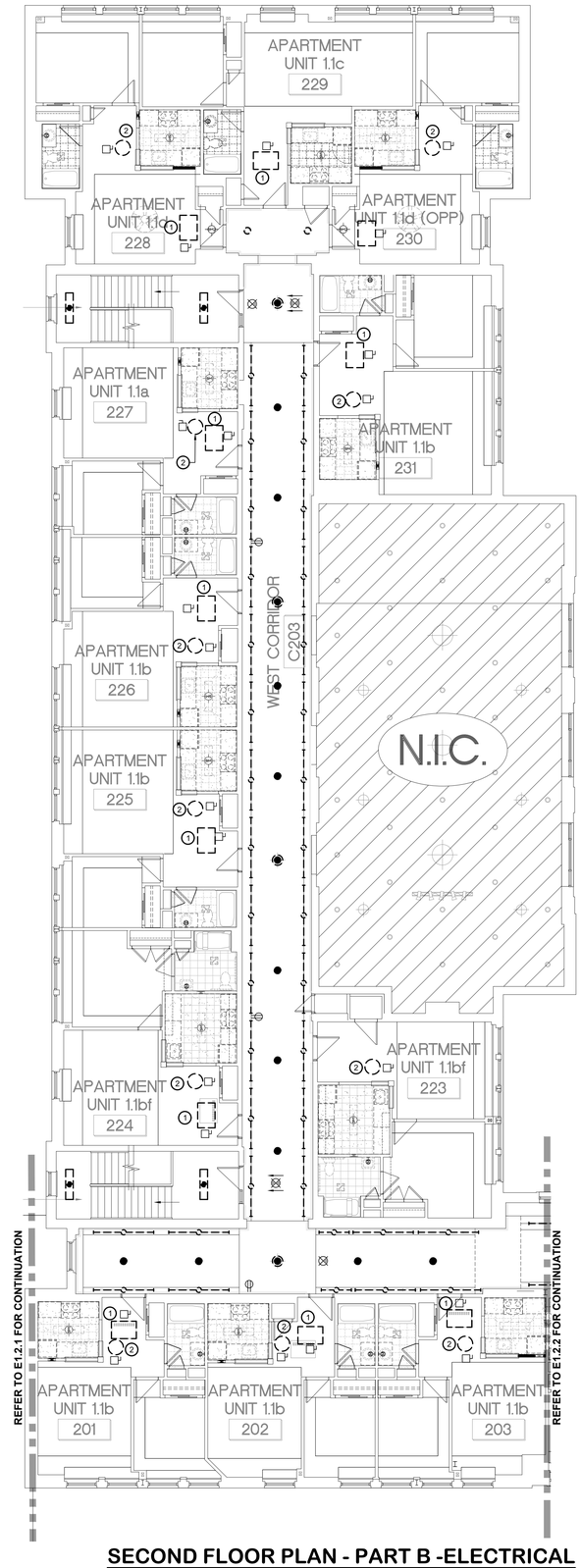
1. REFER TO E0.0.1 FOR ELECTRICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. UNLESS OTHERWISE NOTED, ALL EXISTING WIRING SERVING ALL LIGHT FIXTURES TO BE DEMOLISHED SHALL BE REMOVED BACK TO SOURCE.
3. ALL EXIT SIGNS ARE EXISTING TO REMAIN AND SHOWN FOR INFORMATION ONLY. ELECTRICAL CONTRACTOR TO FIELD VERIFY LOCATIONS AND QUANTITIES OF EXIT SIGNS.
4. TIME CLOCK CONTROLS CORRIDOR LIGHTING. EXISTING TIME CLOCK SHALL BE DEMOLISHED. REFER TO NEW WORK PLANS FOR NEW TIME CLOCK.

○ DRAWING NOTES:

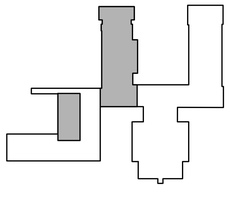
1. DISCONNECT AND REMOVE WIRING FOR EXISTING ABOVE CEILING SPLIT SYSTEM HEAT PUMP AIR HANDLING UNIT BACK TO SOURCE. VERIFY EXACT SPLIT SYSTEM HEAT PUMP AIR HANDLING UNIT & DISCONNECT SWITCH LOCATION IN THE FIELD. REFER TO PART PLANS.
2. DISCONNECT AND REMOVE WIRING FOR EXISTING ABOVE CEILING WATER HEATER BACK TO DISCONNECT. VERIFY EXACT ABOVE CEILING WATER HEATER & DISCONNECT SWITCH LOCATION IN THE FIELD. REFER TO PART PLANS.
3. SEE E1.1.1 FOR EXISTING RECEPTACLE LAYOUT IN THIS AREA.
4. LIGHT FIXTURES AND LIGHTING CONTROLS TO BE REMOVED IN THIS SPACE. ALL EXISTING WIRING SERVING LIGHT FIXTURES AND LIGHTING CONTROLS SHALL BE REMOVED BACK TO SOURCE.



1 **SECOND FLOOR PLAN - PART A - ELECTRICAL - DEMOLITION**
SCALE: 1/8" = 1'-0"



2 **SECOND FLOOR PLAN - PART B -ELECTRICAL - DEMOLITION**
SCALE: 1/8" = 1'-0"



KEY PLAN
NOT TO SCALE

N

0 4' 8' 16' 24'
SCALE: 1/8"=1'-0"

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SECOND FLOOR PLAN ELECTRICAL DEMOLITION

E1.2.1

BKM# 23026.01

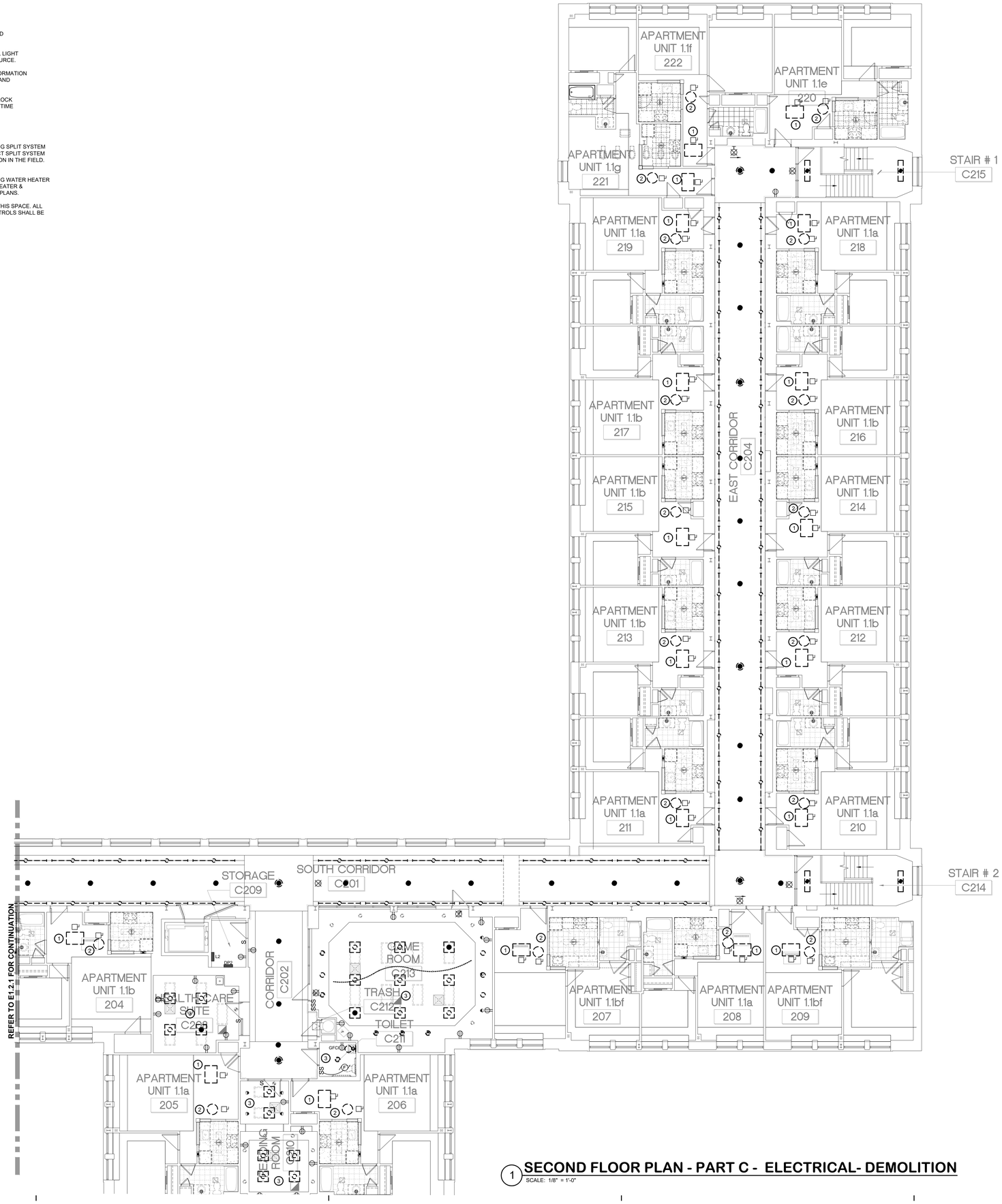
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GENERAL NOTES:

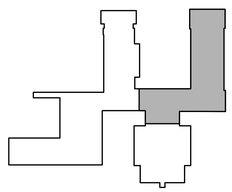
1. REFER TO E0.0.1 FOR ELECTRICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. UNLESS OTHERWISE NOTED, ALL EXISTING WIRING SERVING ALL LIGHT FIXTURES TO BE DEMOLISHED SHALL BE REMOVED BACK TO SOURCE.
3. ALL EXIT SIGNS ARE EXISTING TO REMAIN AND SHOWN FOR INFORMATION ONLY. ELECTRICAL CONTRACTOR TO FIELD VERIFY LOCATIONS AND QUANTITIES OF EXIT SIGNS.
4. TIME CLOCK CONTROLS CORRIDOR LIGHTING. EXISTING TIME CLOCK SHALL BE DEMOLISHED. REFER TO NEW WORK PLANS FOR NEW TIME CLOCK.

DRAWING NOTES:

1. DISCONNECT AND REMOVE WIRING FOR EXISTING ABOVE CEILING SPLIT SYSTEM HEAT PUMP AIR HANDLING UNIT BACK TO SOURCE. VERIFY EXACT SPLIT SYSTEM HEAT PUMP AIR HANDLING UNIT & DISCONNECT SWITCH LOCATION IN THE FIELD. REFER TO PART PLANS.
2. DISCONNECT AND REMOVE WIRING FOR EXISTING ABOVE CEILING WATER HEATER BACK TO DISCONNECT. VERIFY EXACT ABOVE CEILING WATER HEATER & DISCONNECT SWITCH LOCATION IN THE FIELD. REFER TO PART PLANS.
3. LIGHT FIXTURES AND LIGHTING CONTROLS TO BE REMOVED IN THIS SPACE. ALL EXISTING WIRING SERVING LIGHT FIXTURES AND LIGHTING CONTROLS SHALL BE REMOVED BACK TO SOURCE.



1 **SECOND FLOOR PLAN - PART C - ELECTRICAL- DEMOLITION**
SCALE: 1/8" = 1'-0"



KEY PLAN
NOT TO SCALE

N

0 4' 8' 16' 24'
SCALE: 1/8"=1'-0"

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SECOND FLOOR PLAN ELECTRICAL DEMOLITION

E1.2.2

BKM# 23026.01

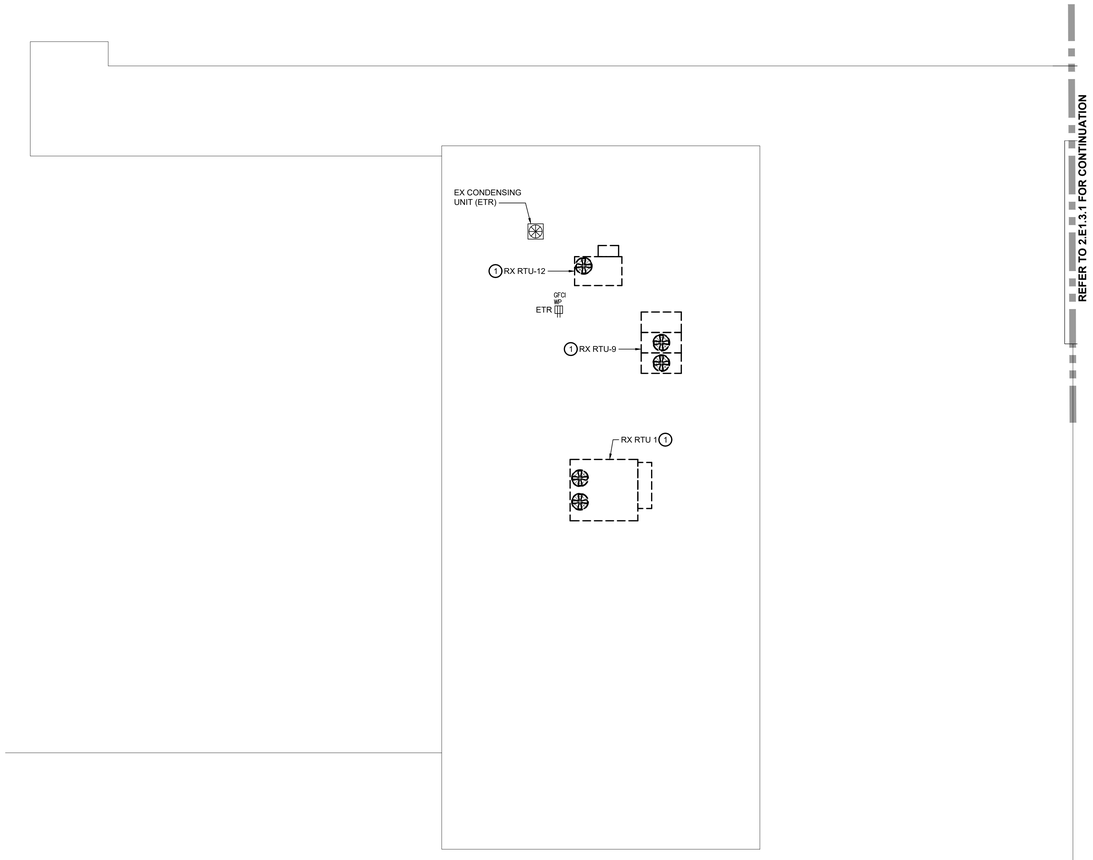
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GENERAL NOTES:

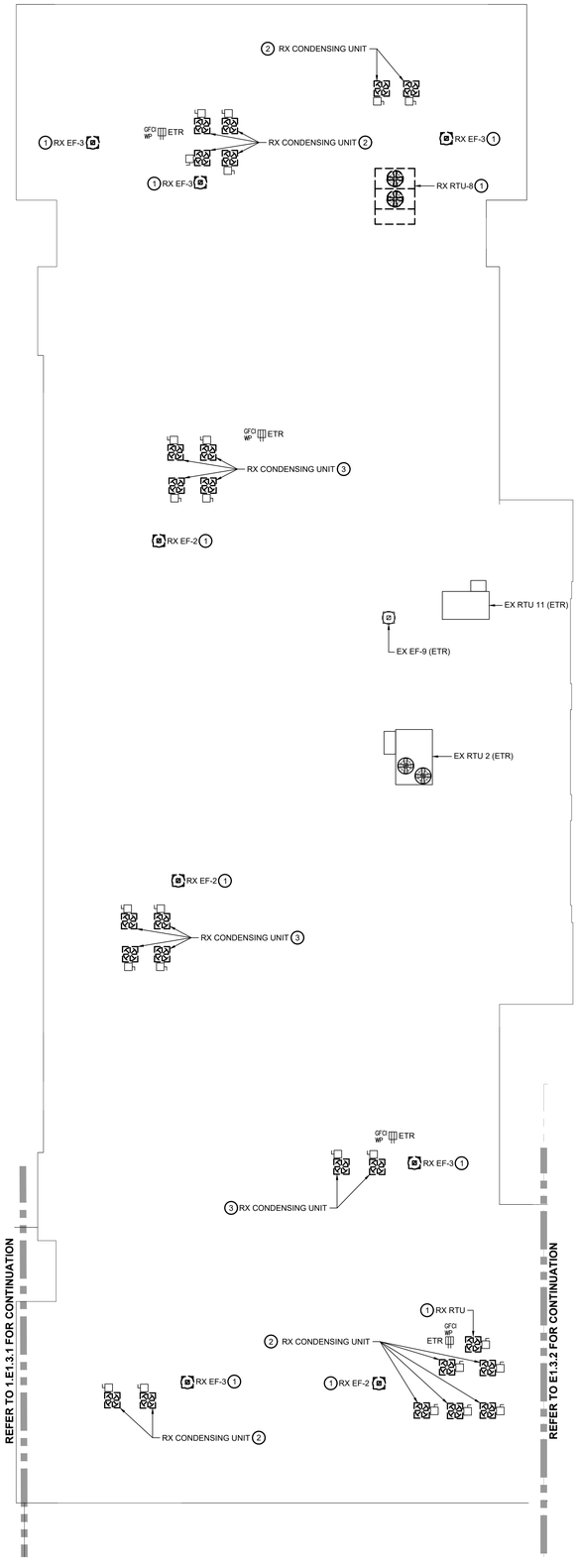
1. REFER TO E0.01 FOR ELECTRICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. ALL EXISTING CONDENSING UNIT DISCONNECT SWITCHES ARE EXISTING TO REMAIN AND SHOWN FOR INFORMATION ONLY. COORDINATE WITH EXACT CONDENSING UNIT LOCATION IN THE FIELD TO VERIFY NEW CIRCUIT LENGTH FOR INTERCEPTION & EXTENSION TO NEW UNIT.
3. THE LIGHTNING PROTECTION SYSTEM ON THE ROOF IS EXISTING TO REMAIN. ALL EXISTING MECHANICAL EQUIPMENT BEING REMOVED HAS EXISTING LIGHTNING TERMINAL MOUNTED ON TOP OF THE UNIT AND SHALL BE REMOVED AND PROTECTED FOR REINSTALLATION UNDER NEW WORK PHASE. SOME LIGHTNING TERMINALS ARE BONDED DIRECTLY TO THE RTU'S STEEL FRAME. ALSO, REMOVE AND PROTECT ALL ASSOCIATED LIGHTNING PROTECTION INTERCONNECTING CONDUCTORS AS NEEDED TO COMPLETE THE MECHANICAL WORK.

DRAWING NOTES:

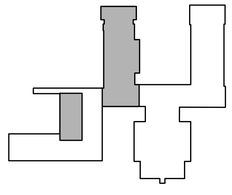
1. REMOVE EXISTING ELECTRICAL CONNECTION & ASSOCIATED DISCONNECT SWITCH TO MECHANICAL EQUIPMENT BEING REMOVED. EXISTING BRANCH CIRCUIT TO REMAIN FOR REUSE UNDER NEW WORK PHASE.
2. REMOVE EXISTING ELECTRICAL CONNECTION TO MECHANICAL EQUIPMENT BEING REMOVED. EXISTING DISCONNECT SWITCH & BRANCH CIRCUIT TO REMAIN FOR REUSE UNDER NEW WORK PHASE.
3. REMOVE EXISTING ELECTRICAL CONNECTION TO MECHANICAL EQUIPMENT BEING REMOVED. REMOVE EXISTING DISCONNECT SWITCH & BRANCH CIRCUIT BACK TO SOURCE.



1 ROOF PLAN - PART A - ELECTRICAL - DEMOLITION
SCALE: 1/8" = 1'-0"



2 ROOF PLAN - PART B - ELECTRICAL - DEMOLITION
SCALE: 1/8" = 1'-0"



KEY PLAN
NOT TO SCALE

N

0 4' 8' 16' 24'
SCALE: 1/8"=1'-0"

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ROOF PLAN
ELECTRICAL
DEMOLITION

E1.3.1

BKM# 23026.01

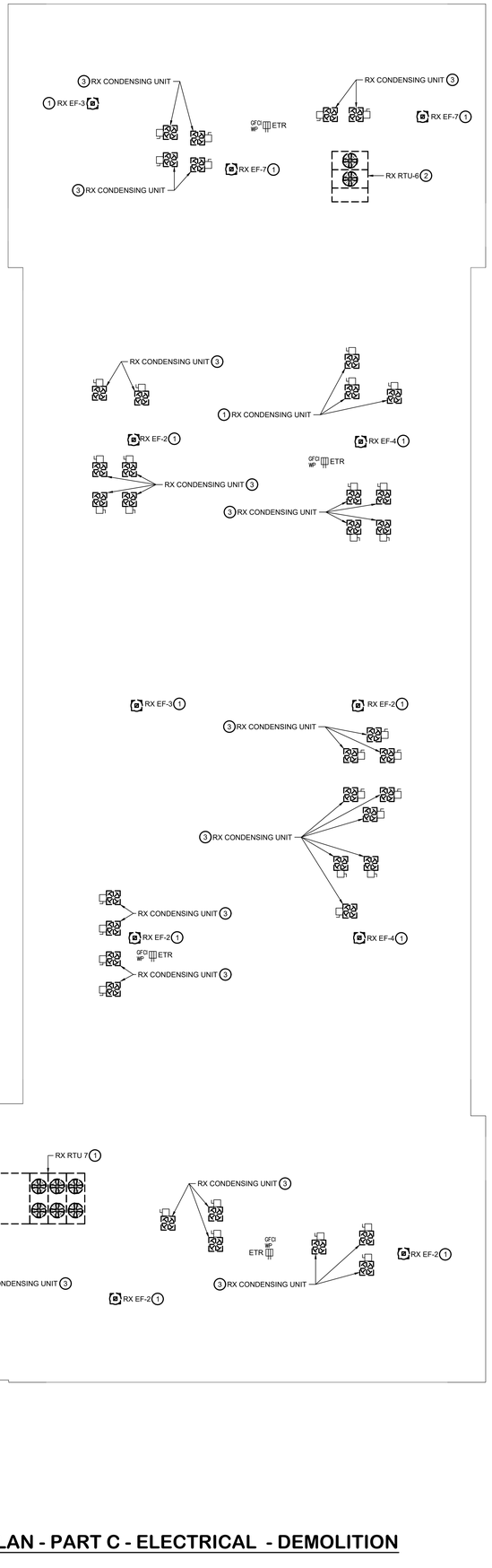
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GENERAL NOTES:

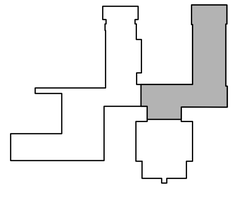
1. REFER TO E0.01 FOR ELECTRICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. ALL EXISTING CONDENSING UNIT DISCONNECT SWITCHES ARE EXISTING TO REMAIN AND SHOWN FOR INFORMATION ONLY. COORDINATE WITH EXACT CONDENSING UNIT LOCATION IN THE FIELD TO VERIFY NEW CIRCUIT LENGTH FOR INTERCEPTION & EXTENSION TO NEW UNIT.
3. THE LIGHTNING PROTECTION SYSTEM ON THE ROOF IS EXISTING TO REMAIN. ALL EXISTING MECHANICAL EQUIPMENT BEING REMOVED HAS EXISTING LIGHTNING TERMINAL MOUNTED ON TOP OF THE UNIT AND SHALL BE REMOVED AND PROTECTED FOR REINSTALLATION UNDER NEW WORK PHASE. SOME LIGHTNING TERMINALS ARE BONDED DIRECTLY TO THE RTU'S STEEL FRAME. ALSO, REMOVE AND PROTECT ALL ASSOCIATED LIGHTNING PROTECTION INTERCONNECTING CONDUCTORS AS NEEDED TO COMPLETE THE MECHANICAL WORK.

○ DRAWING NOTES:

1. REMOVE EXISTING ELECTRICAL CONNECTION & ASSOCIATED DISCONNECT SWITCH TO MECHANICAL EQUIPMENT BEING REMOVED. EXISTING BRANCH CIRCUIT TO REMAIN FOR REUSE UNDER NEW WORK PHASE.
2. REMOVE EXISTING ELECTRICAL CONNECTION TO MECHANICAL EQUIPMENT BEING REMOVED INCLUSIVE OF ASSOCIATED DISCONNECT SWITCH AND BRANCH CIRCUITS BACK TO SOURCE.
3. REMOVE EXISTING ELECTRICAL CONNECTION TO MECHANICAL EQUIPMENT BEING REMOVED. EXISTING DISCONNECT SWITCH & BRANCH CIRCUIT TO REMAIN FOR REUSE UNDER NEW WORK PHASE.
4. REMOVE EXISTING ELECTRICAL CONNECTION TO MECHANICAL EQUIPMENT BEING REMOVED. REMOVE EXISTING DISCONNECT SWITCH & BRANCH CIRCUIT BACK TO SOURCE.



1 **ROOF PLAN - PART C - ELECTRICAL - DEMOLITION**
SCALE: 1/8" = 1'-0"



KEY PLAN
NOT TO SCALE

N

0 4' 8' 16' 24'
SCALE: 1/8"=1'-0"

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ROOF PLAN ELECTRICAL DEMOLITION

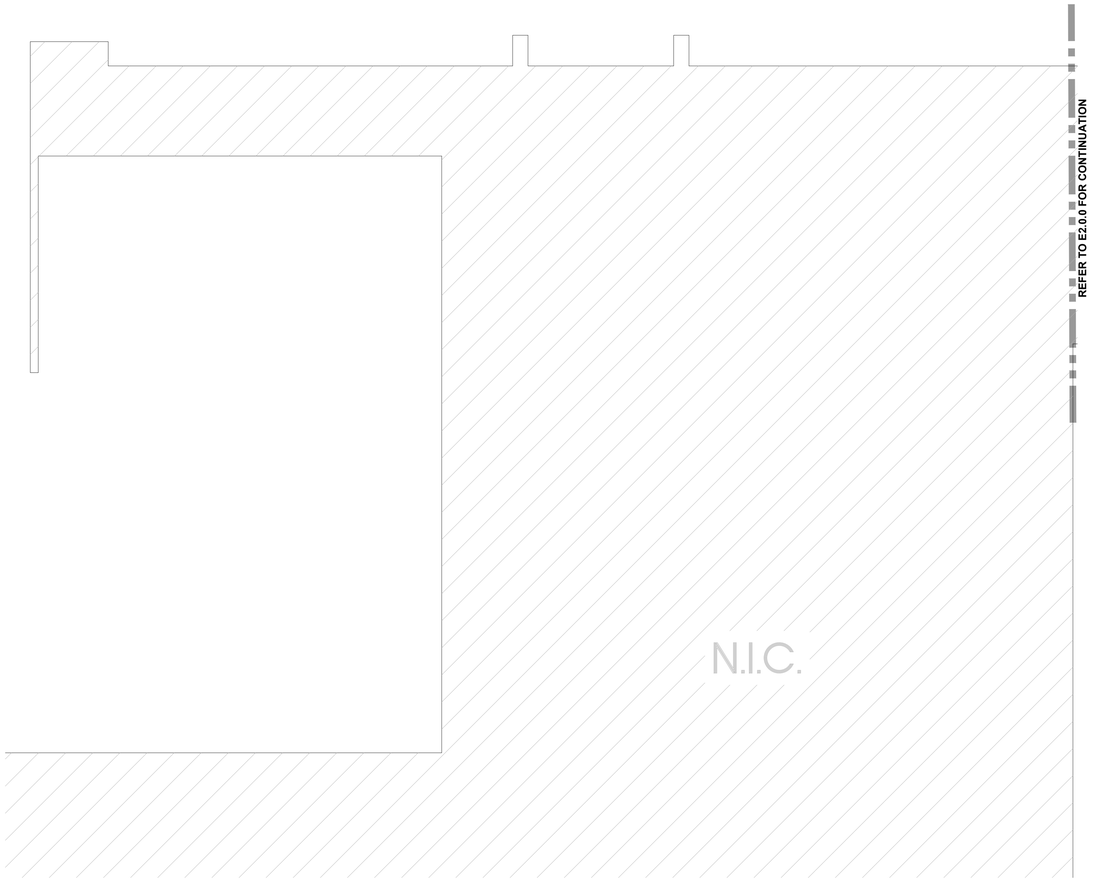
E1.3.2

BKM# 23026.01

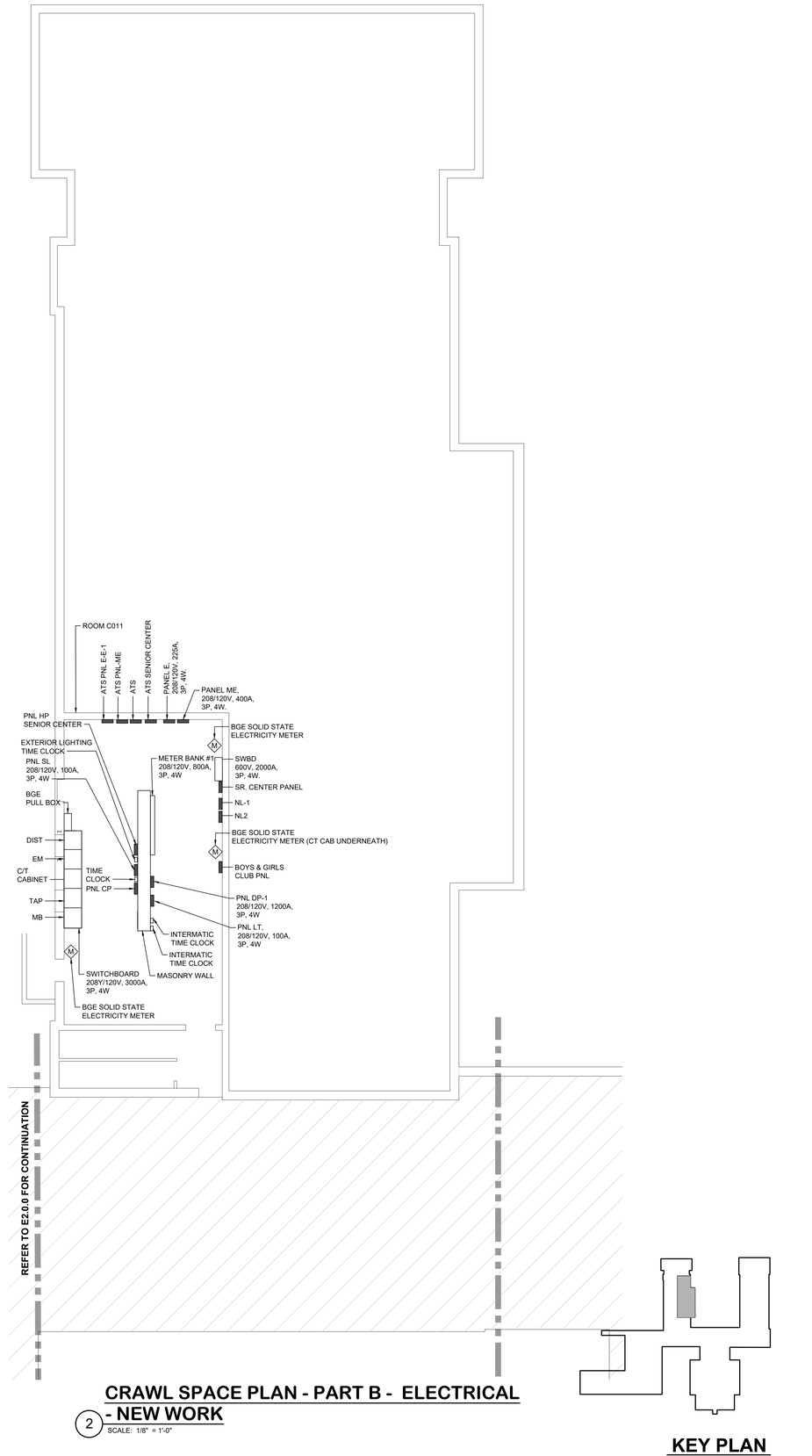
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ARL: G:\23026.01\Drawings\Acad\E\E1\31 E1\32 ROOF PLR PLN D

GENERAL NOTES:

1. REFER TO E0.0.1 FOR ELECTRICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. ELECTRICAL EQUIPMENT IN UTILITY ROOM C011 IS EXISTING AND SHOWN FOR INFORMATION ONLY.

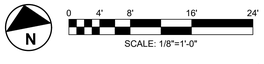


1 **CRAWL SPACE PLAN - PART A - ELECTRICAL - NEW WORK**
SCALE: 1/8" = 1'-0"



2 **CRAWL SPACE PLAN - PART B - ELECTRICAL - NEW WORK**
SCALE: 1/8" = 1'-0"

KEY PLAN
NOT TO SCALE



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410.323.0600
www.bkma.com

Architect's Project Number:	2124
Schematic Set	10.05.2022
Design Development	06.15.2023

Renovation of
Wiley H. Bates Residences
1103 Smithville Street
Annapolis, Maryland 21401

Ann Arundel County, Maryland
Tax Map: 051F Grid: 1 Parcel: 22

Owner:
Enterprise Community Development, Inc.
8403 Colesville Road, Suite 1150
Silver Spring, MD 20910
410.230.2126
www.enterprisecommunitydevelopment.or

CRAWL SPACE ELECTRICAL NEW WORK

E2.0.0

BKM# 23026.01

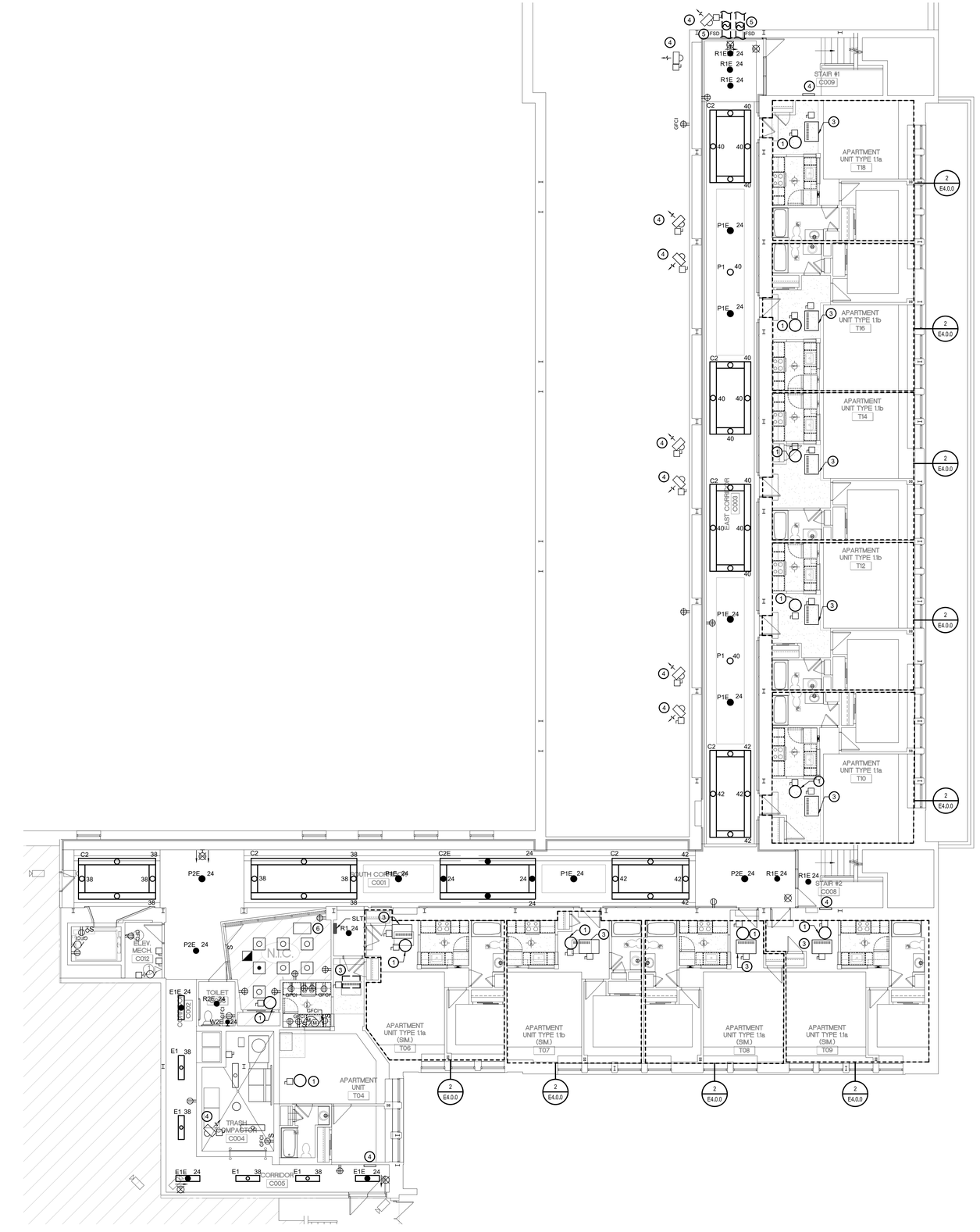
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Plotted By: Omar Ali | 10/13/2023 9:48 AM

GENERAL NOTES:

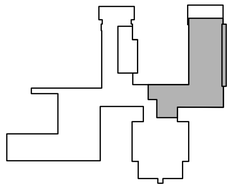
1. REFER TO E0.0.1 FOR ELECTRICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. REFER TO E0.0.2 FOR LIGHT FIXTURE SCHEDULE AND LIGHTING CONTROL WIRING DIAGRAM.
3. EMERGENCY FIXTURES SHALL BE UNSWITCHED.
4. ALL EXIT SIGNS ARE EXISTING TO REMAIN AND SHOWN FOR INFORMATION ONLY. ELECTRICAL CONTRACTOR TO FIELD VERIFY LOCATIONS AND QUANTITIES OF EXIT SIGNS. RECONNECT EXIT SIGNS TO UNSWITCHED PHASE CONDUCTOR OF NEW EMERGENCY CIRCUIT SERVING SAME AREA.
5. CORRIDOR LIGHTING SHALL BE CONTROLLED BY NEW ASTRONOMIC TIME CLOCK. NEW TIME CLOCK SHALL BE INTERMATIC "ET90115CR." PROVIDE FIRE ALARM CONTROL MODULE TO OVERRIDE INPUT OF TIMER WHICH SHALL TURN ALL CORRIDOR AND EGRESS LIGHTS ON DURING A FIRE ALARM.
6. UNLESS OTHERWISE NOTED, ALL EMERGENCY POWERED LIGHTING FIXTURES SHALL BE CIRCUITED TO PANEL E.
7. UNLESS OTHERWISE NOTED, ALL NORMAL POWERED LIGHTING FIXTURES SHALL BE CIRCUITED TO PANEL L1.

DRAWING NOTES:

1. PROVIDE NEW WIRING TO RECONNECT EXISTING DISCONNECT TO NEW ABOVE CEILING WATER HEATER. NEW WIRING SHALL MATCH SIZE OF EXISTING WIRING.
2. PROVIDE NEW WIRING TO RECONNECT EXISTING DISCONNECT TO NEW AHU. PROVIDE 2#6, 1#10G, IN 3/4" CONDUIT.
3. PROVIDE NEW WIRING TO RECONNECT EXISTING DISCONNECT TO NEW ABOVE CEILING SPLIT SYSTEM HEAT PUMP AHU. NEW WIRING SHALL MATCH SIZE OF EXISTING WIRING.
4. EXISTING ELECTRIC UNIT HEATER SHALL REMAIN.
5. PROVIDE DUCT SMOKE DETECTOR FOR FIRE AND SMOKE DAMPER AT CORRIDOR WALL. REFER TO MECHANICAL PLANS FOR EXACT LOCATIONS. SEE DETAIL, E5.0.2.
6. ETR AHU. REFER TO MECHANICAL PLANS FOR EXACT LOCATION.



1 **TERRACE LEVEL - ELECTRICAL - NEW WORK**
SCALE: 1/8" = 1'-0"



KEY PLAN
NOT TO SCALE

N

0 4' 8' 16' 24'
SCALE: 1/8"=1'-0"

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TERRACE LEVEL
ELECTRICAL
NEW WORK

E2.0.1

BKM# 23026.01

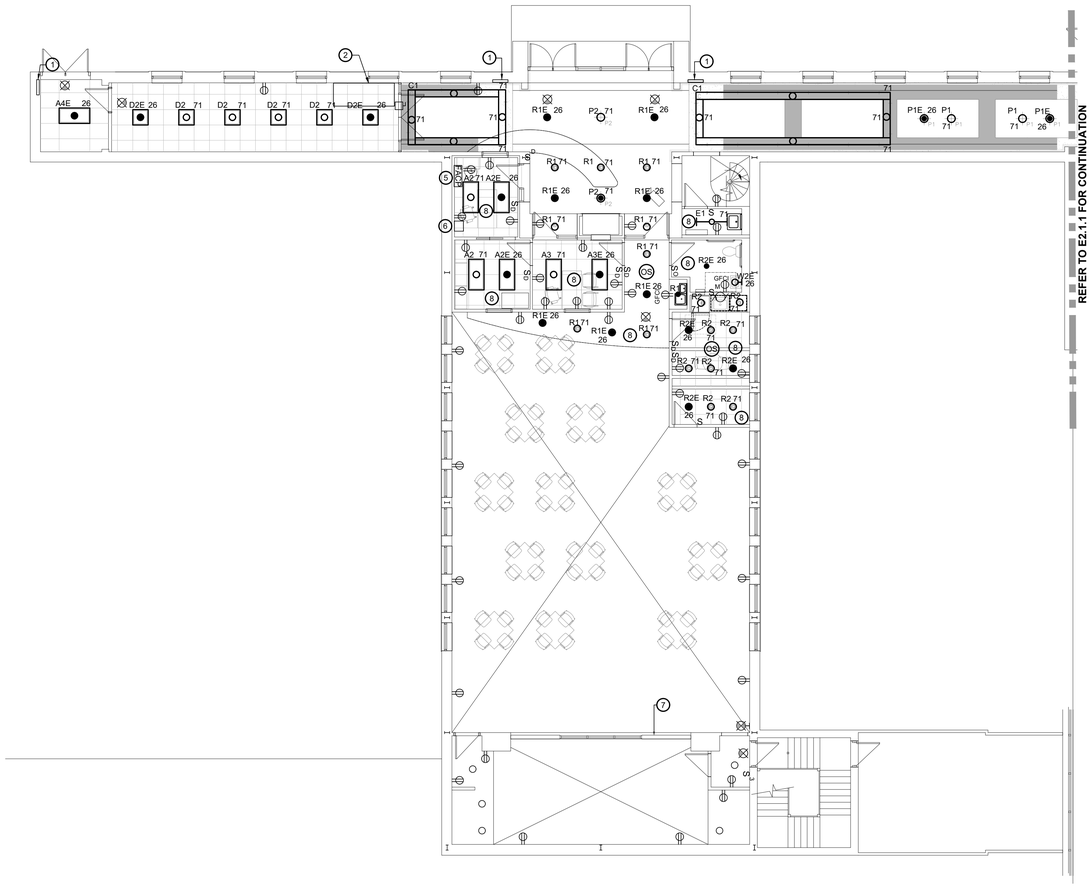
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GENERAL NOTES:

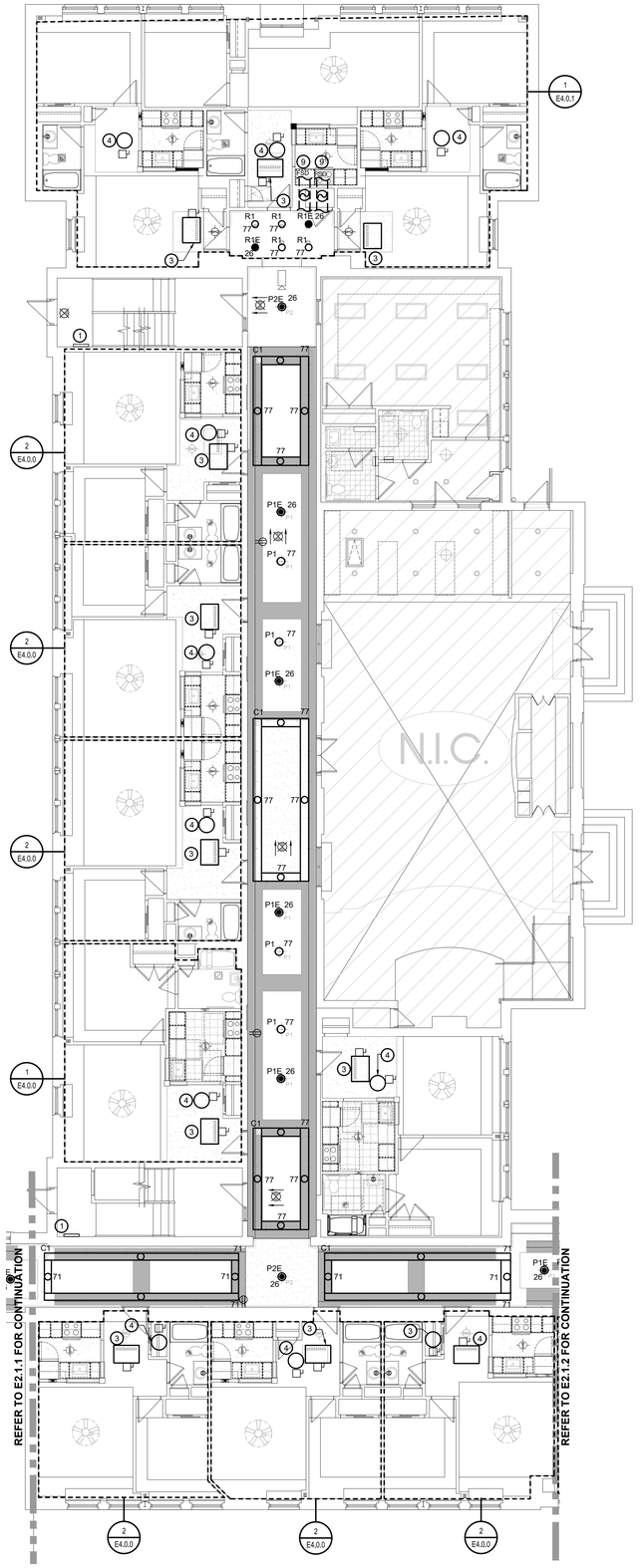
1. REFER TO E0.0.1 FOR ELECTRICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. REFER TO E0.0.2 FOR LIGHT FIXTURE SCHEDULE AND LIGHTING CONTROL WIRING DIAGRAM.
3. EMERGENCY FIXTURES SHALL BE UNSWITCHED.
4. ALL EXIT SIGNS ARE EXISTING TO REMAIN AND SHOWN FOR INFORMATION ONLY. ELECTRICAL CONTRACTOR TO FIELD VERIFY LOCATIONS AND QUANTITIES OF EXIT SIGNS. RECONNECT EXIT SIGNS TO UNSWITCHED PHASE CONDUCTOR OF NEW EMERGENCY CIRCUIT SERVING SAME AREA.
5. CORRIDOR LIGHTING SHALL BE CONTROLLED BY NEW ASTRONOMIC TIME CLOCK. NEW TIME CLOCK SHALL BE INTERMATIC "ET90115CR." PROVIDE FIRE ALARM CONTROL MODULE TO OVERRIDE INPUT OF TIMER WHICH SHALL TURN ALL CORRIDOR AND EGRESS LIGHTS ON DURING A FIRE ALARM.
6. UNLESS OTHERWISE NOTED, ALL EMERGENCY POWERED LIGHTING FIXTURES SHALL BE CIRCUITED TO PANEL E.
7. UNLESS OTHERWISE NOTED, ALL NORMAL POWERED LIGHTING FIXTURES SHALL BE CIRCUITED TO PANEL LB2.

DRAWING NOTES:

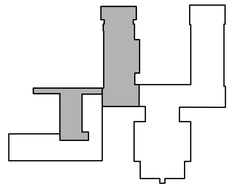
1. EXISTING ELECTRIC UNIT HEATER SHALL REMAIN.
2. EXISTING AHU SHALL REMAIN.
3. PROVIDE NEW WIRING TO RECONNECT EXISTING DISCONNECT TO NEW ABOVE CEILING SPLIT SYSTEM HEAT PUMP AHU. PROVIDE 2#6, 1 #10G, IN 3/4" CONDUIT.
4. PROVIDE NEW WIRING TO RECONNECT EXISTING DISCONNECT TO NEW ABOVE CEILING WATER HEATER. NEW WIRING SHALL MATCH SIZE OF EXISTING WIRING.
5. EXISTING FIRE ALARM CONTROL PANEL IS 'EDWARDS EST-2.'
6. EXISTING LUTRON GRAFIK EYE "GRX-PRG" PROGRAMMING INTERFACE AUXILIARY CONTROL SHOWN FOR INFORMATION ONLY.
7. EXISTING RTU-1 SUPPLY AND RETURN DUCT DETECTOR REMOTE TEST SWITCH.
8. PROVIDE NEW LIGHTING CONTROLS AS SHOWN ON FLOOR PLANS. NEW LIGHTING CONTROLS SHALL CONTROL NEW LIGHTING FIXTURES. REFER TO E0.0.2 FOR TYPICAL LIGHTING CONTROL WIRING DIAGRAM. LIGHTING CONTROL SEQUENCE IN THIS SPACE SHALL BE MANUAL ON/ AUTO OFF AFTER 20 MINUTES OF VACANCY.
9. PROVIDE DUCT SMOKE DETECTOR FOR FIRE AND SMOKE DAMPER AT CORRIDOR WALL. REFER TO MECHANICAL PLANS FOR EXACT LOCATIONS. SEE DETAIL, E5.0.2.



1 **FIRST FLOOR PLAN - PART A - ELECTRICAL - NEW WORK**
SCALE: 1/8" = 1'-0"



2 **FIRST FLOOR PLAN - PART B - ELECTRICAL- NEW WORK**
SCALE: 1/8" = 1'-0"



KEY PLAN
NOT TO SCALE

N

0 4' 8' 16' 24'
SCALE: 1/8"=1'-0"

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FIRST FLOOR PLAN ELECTRICAL NEW WORK

E2.1.1

BKM# 23026.01

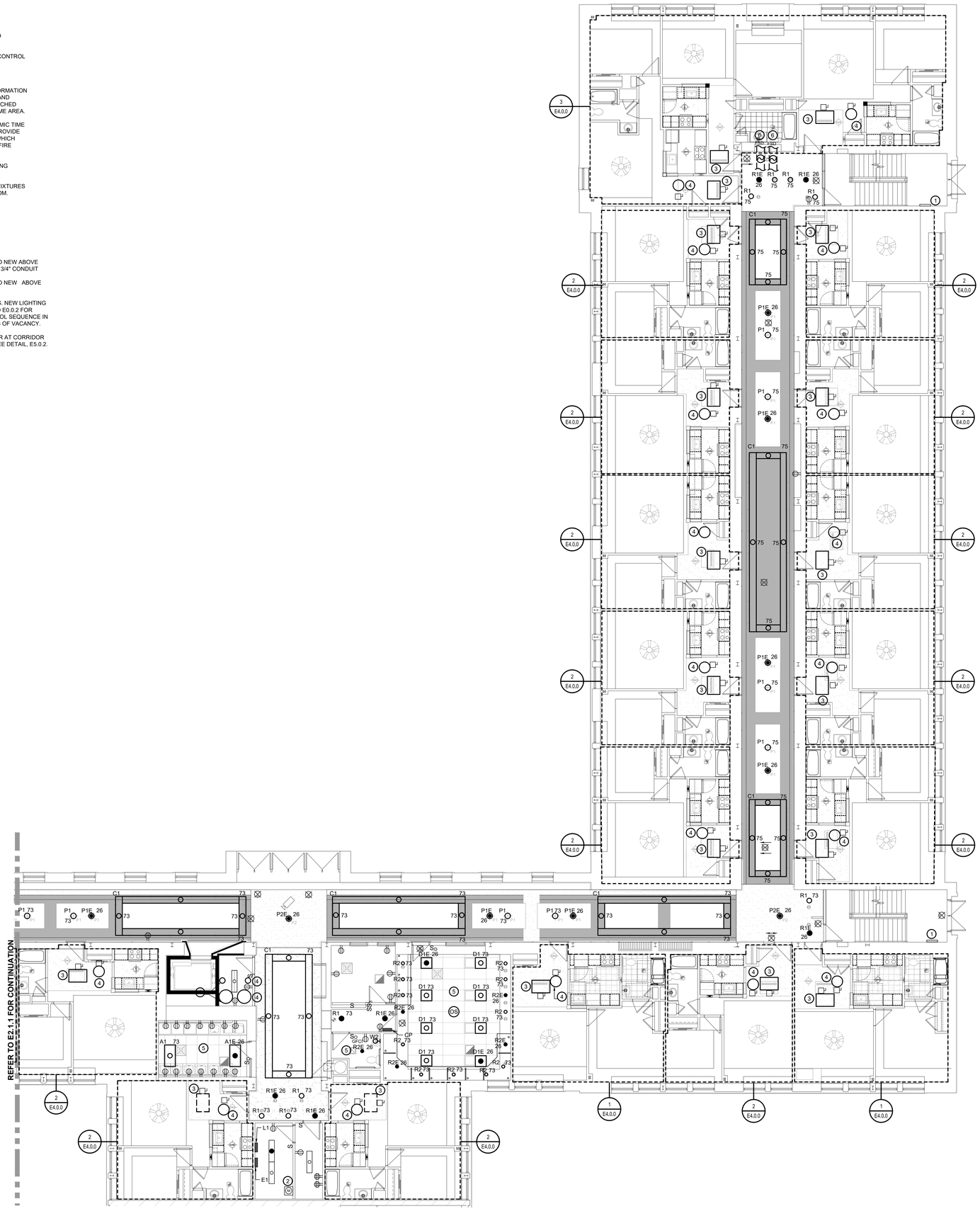
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GENERAL NOTES:

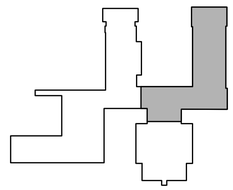
1. REFER TO E0.0.1 FOR ELECTRICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. REFER TO E0.0.2 FOR LIGHT FIXTURE SCHEDULE AND LIGHTING CONTROL WIRING DIAGRAM.
3. EMERGENCY FIXTURES SHALL BE UNSWITCHED.
4. ALL EXIT SIGNS ARE EXISTING TO REMAIN AND SHOWN FOR INFORMATION ONLY. ELECTRICAL CONTRACTOR TO FIELD VERIFY LOCATIONS AND QUANTITIES OF EXIT SIGNS. RECONNECT EXIT SIGNS TO UNSWITCHED PHASE CONDUCTOR OF NEW EMERGENCY CIRCUIT SERVING SAME AREA.
5. CORRIDOR LIGHTING SHALL BE CONTROLLED BY NEW ASTRONOMIC TIME CLOCK. NEW TIME CLOCK SHALL BE INTERMATIC "ET90115CR." PROVIDE FIRE ALARM CONTROL MODULE TO OVERRIDE INPUT OF TIMER WHICH SHALL TURN ALL CORRIDOR AND EGRESS LIGHTS ON DURING A FIRE ALARM.
6. UNLESS OTHERWISE NOTED, ALL EMERGENCY POWERED LIGHTING FIXTURES SHALL BE CIRCUITED TO PANEL E.
7. UNLESS OTHERWISE NOTED, ALL NORMAL POWERED LIGHTING FIXTURES SHALL BE CIRCUITED TO PANEL LB LOCATED IN COMMUNITY ROOM.

DRAWING NOTES:

1. EXISTING ELECTRIC UNIT HEATER SHALL REMAIN.
2. EXISTING MODULAR METERING "MB-2."
3. PROVIDE NEW WIRING TO RECONNECT EXISTING DISCONNECT TO NEW ABOVE CEILING SPLIT SYSTEM HEAT PUMP AHU. PROVIDE 2#6, 1 #10G, IN 3/4" CONDUIT
4. PROVIDE NEW WIRING TO RECONNECT EXISTING DISCONNECT TO NEW ABOVE CEILING WATER HEATER. NEW WIRING SHALL MATCH EXISTING.
5. PROVIDE NEW LIGHTING CONTROLS AS SHOWN ON FLOOR PLANS. NEW LIGHTING CONTROLS SHALL CONTROL NEW LIGHTING FIXTURES. REFER TO E0.0.2 FOR TYPICAL LIGHTING CONTROL WIRING DIAGRAM. LIGHTING CONTROL SEQUENCE IN THIS SPACE SHALL BE MANUAL ON/ AUTO OFF AFTER 20 MINUTES OF VACANCY.
6. PROVIDE DUCT SMOKE DETECTOR FOR FIRE AND SMOKE DAMPER AT CORRIDOR WALL. REFER TO MECHANICAL PLANS FOR EXACT LOCATIONS. SEE DETAIL, E5.0.2.



1 **FIRST FLOOR PLAN - PART C - ELECTRICAL - NEW WORK**
SCALE: 1/8" = 1'-0"



KEY PLAN
NOT TO SCALE

N

0 4' 8' 16' 24'
SCALE: 1/8"=1'-0"

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410.230.2126
www.enterprisecommunitydevelopment.c

FIRST FLOOR PLAN ELECTRICAL NEW WORK

E2.1.2

BKM# 23026.01

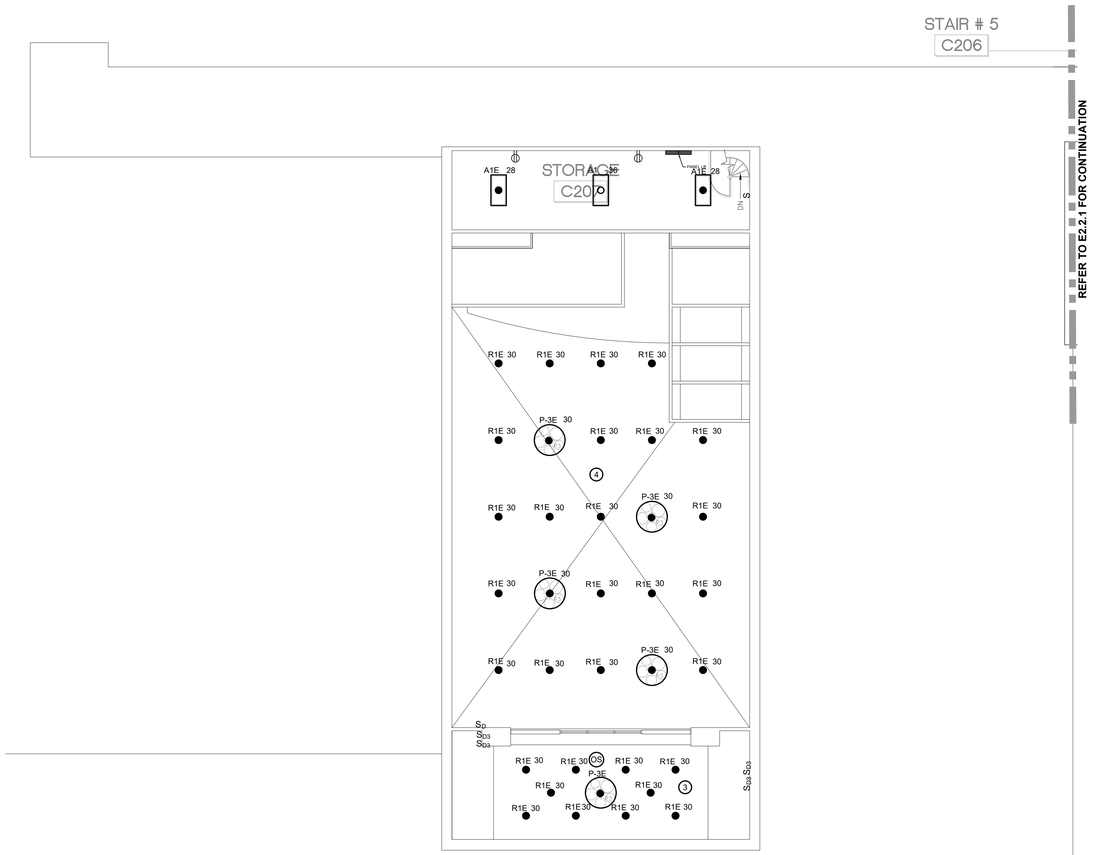
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Plotted By: Omar Ali | 10/13/2023 6:11 PM

GENERAL NOTES:

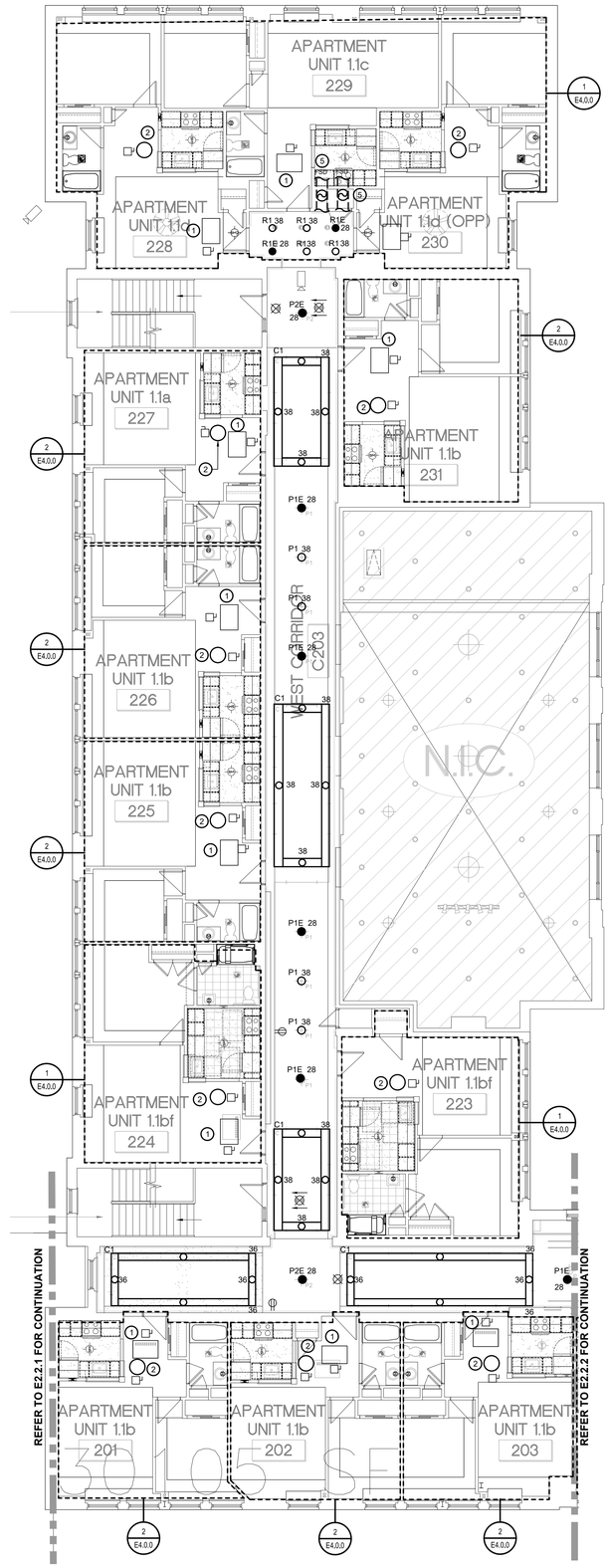
1. REFER TO E0.0.1 FOR ELECTRICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. REFER TO E0.0.2 FOR LIGHT FIXTURE SCHEDULE AND LIGHTING CONTROL WIRING DIAGRAM.
3. EMERGENCY FIXTURES SHALL BE UNSWITCHED.
4. ALL EXIT SIGNS ARE EXISTING TO REMAIN AND SHOWN FOR INFORMATION ONLY. ELECTRICAL CONTRACTOR TO FIELD VERIFY LOCATIONS AND QUANTITIES OF EXIT SIGNS. RECONNECT EXIT SIGNS TO UNSWITCHED PHASE CONDUCTOR OF NEW EMERGENCY CIRCUIT SERVING SAME AREA.
5. CORRIDOR LIGHTING SHALL BE CONTROLLED BY NEW ASTRONOMIC TIME CLOCK. NEW TIME CLOCK SHALL BE INTERMATIC "ET90115CR." PROVIDE FIRE ALARM CONTROL MODULE TO OVERRIDE INPUT OF TIMER WHICH SHALL TURN ALL CORRIDOR AND EGRESS LIGHTS ON DURING A FIRE ALARM.
6. UNLESS OTHERWISE NOTED, ALL EMERGENCY POWERED LIGHTING FIXTURES SHALL BE CIRCUITED TO PANEL E LOCATED IN RM C011.
7. UNLESS OTHERWISE NOTED, ALL NORMAL POWERED LIGHTING FIXTURES SHALL BE CIRCUITED TO PANEL L2 LOCATED ON FIRST FLOOR.

DRAWING NOTES:

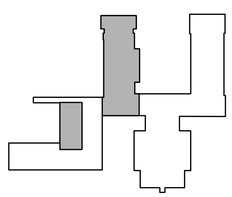
1. PROVIDE NEW WIRING TO RECONNECT EXISTING DISCONNECT TO NEW ABOVE CEILING SPLIT SYSTEM HEAT PUMP AHU. PROVIDE 2#6, 1#10G, IN 3/4" CONDUIT.
2. PROVIDE NEW WIRING TO RECONNECT EXISTING DISCONNECT TO NEW ABOVE CEILING WATER HEATER. NEW WIRING SHALL MATCH SIZE OF EXISTING WIRING.
3. PROVIDE NEW LIGHTING CONTROLS AS SHOWN ON FLOOR PLANS. NEW LIGHTING CONTROLS SHALL CONTROL NEW LIGHTING FIXTURES. REFER TO E0.0.2 FOR TYPICAL LIGHTING CONTROL WIRING DIAGRAM. LIGHTING CONTROL SEQUENCE IN THIS SPACE SHALL BE MANUAL ON/ AUTO OFF AFTER 20 MINUTES OF VACANCY.
4. EMERGENCY FIXTURES SHALL BE UNSWITCHED IN THIS AREA.
5. PROVIDE DUCT SMOKE DETECTOR FOR FIRE AND SMOKE DAMPER AT CORRIDOR WALL. REFER TO MECHANICAL PLANS FOR EXACT LOCATIONS. SEE DETAILS, E5.0.2.



1 **SECOND FLOOR PLAN PART A - ELECTRICAL - NEW WORK**
SCALE: 1/8" = 1'-0"



2 **SECOND FLOOR PLAN PART B - ELECTRICAL- NEW WORK**
SCALE: 1/8" = 1'-0"



KEY PLAN
NOT TO SCALE

N

0 4' 8' 16' 24'
SCALE: 1/8"=1'-0"

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SECOND FLOOR PLAN ELECTRICAL NEW WORK

E2.2.1

BKM# 23026.01

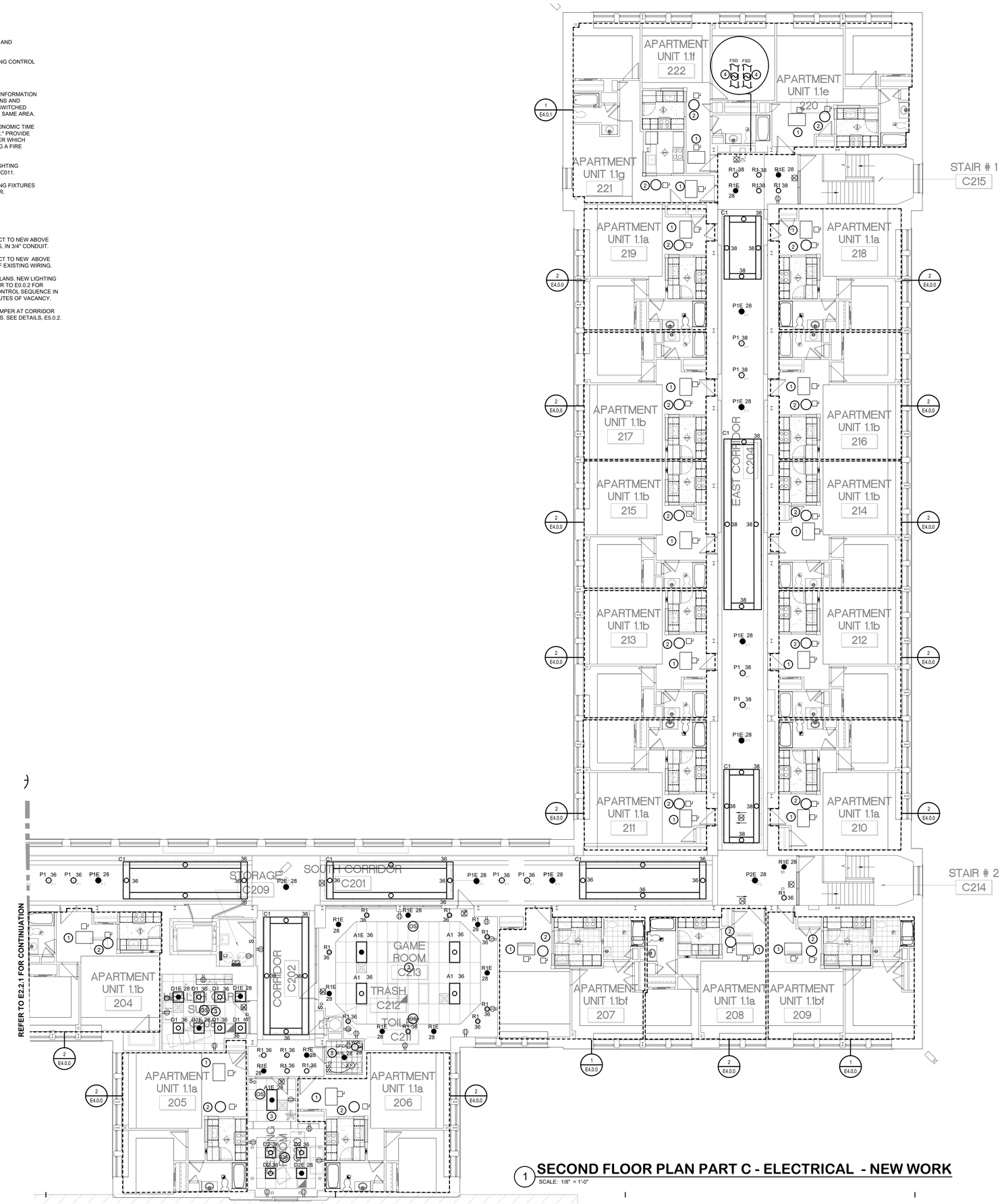
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GENERAL NOTES:

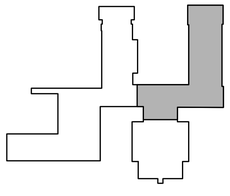
1. REFER TO E0.0.1 FOR ELECTRICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. REFER TO E0.0.2 FOR LIGHT FIXTURE SCHEDULE AND LIGHTING CONTROL WIRING DIAGRAM.
3. EMERGENCY FIXTURES SHALL BE UNSWITCHED.
4. ALL EXIT SIGNS ARE EXISTING TO REMAIN AND SHOWN FOR INFORMATION ONLY. ELECTRICAL CONTRACTOR TO FIELD VERIFY LOCATIONS AND QUANTITIES OF EXIT SIGNS. RECONNECT EXIT SIGNS TO UNSWITCHED PHASE CONDUCTOR OF NEW EMERGENCY CIRCUIT SERVING SAME AREA.
5. CORRIDOR LIGHTING SHALL BE CONTROLLED BY NEW ASTRONOMIC TIME CLOCK. NEW TIME CLOCK SHALL BE INTERMATIC "ET90115CR." PROVIDE FIRE ALARM CONTROL MODULE TO OVERRIDE INPUT OF TIMER WHICH SHALL TURN ALL CORRIDOR AND EGRESS LIGHTS ON DURING A FIRE ALARM.
6. UNLESS OTHERWISE NOTED, ALL EMERGENCY POWERED LIGHTING FIXTURES SHALL BE CIRCUITED TO PANEL E LOCATED IN RM C011.
7. UNLESS OTHERWISE NOTED, ALL NORMAL POWERED LIGHTING FIXTURES SHALL BE CIRCUITED TO PANEL L2 LOCATED ON FIRST FLOOR.

○ DRAWING NOTES:

1. PROVIDE NEW WIRING TO RECONNECT EXISTING DISCONNECT TO NEW ABOVE CEILING SPLIT SYSTEM HEAT PUMP AHU. PROVIDE 2#6, 1#10G, IN 3/4" CONDUIT.
2. PROVIDE NEW WIRING TO RECONNECT EXISTING DISCONNECT TO NEW ABOVE CEILING WATER HEATER. NEW WIRING SHALL MATCH SIZE OF EXISTING WIRING.
3. PROVIDE NEW LIGHTING CONTROLS AS SHOWN ON FLOOR PLANS. NEW LIGHTING CONTROLS SHALL CONTROL NEW LIGHTING FIXTURES. REFER TO E0.0.2 FOR TYPICAL LIGHTING CONTROL WIRING DIAGRAM. LIGHTING CONTROL SEQUENCE IN THIS SPACE SHALL BE MANUAL ON/ AUTO OFF AFTER 20 MINUTES OF VACANCY.
4. PROVIDE DUCT SMOKE DETECTOR FOR FIRE AND SMOKE DAMPER AT CORRIDOR WALL. REFER TO MECHANICAL PLANS FOR EXACT LOCATIONS. SEE DETAILS, E5.0.2.



1 **SECOND FLOOR PLAN PART C - ELECTRICAL - NEW WORK**
SCALE: 1/8" = 1'-0"



KEY PLAN
NOT TO SCALE

N

0 4' 8' 16' 24'
SCALE: 1/8"=1'-0"

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SECOND FLOOR PLAN ELECTRICAL NEW WORK

E2.2.2

BKM# 23026.01

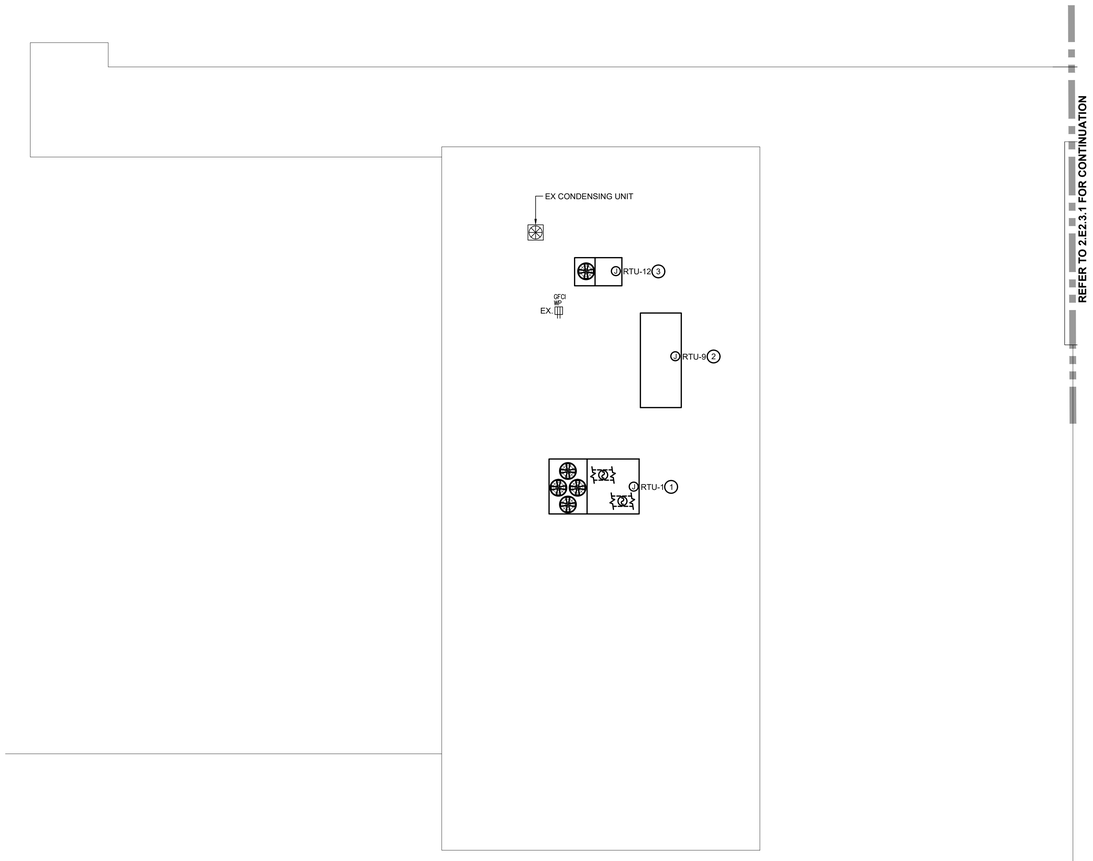
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Plotted By: Omar Ali | 10/13/2023 6:13 PM

GENERAL NOTES:

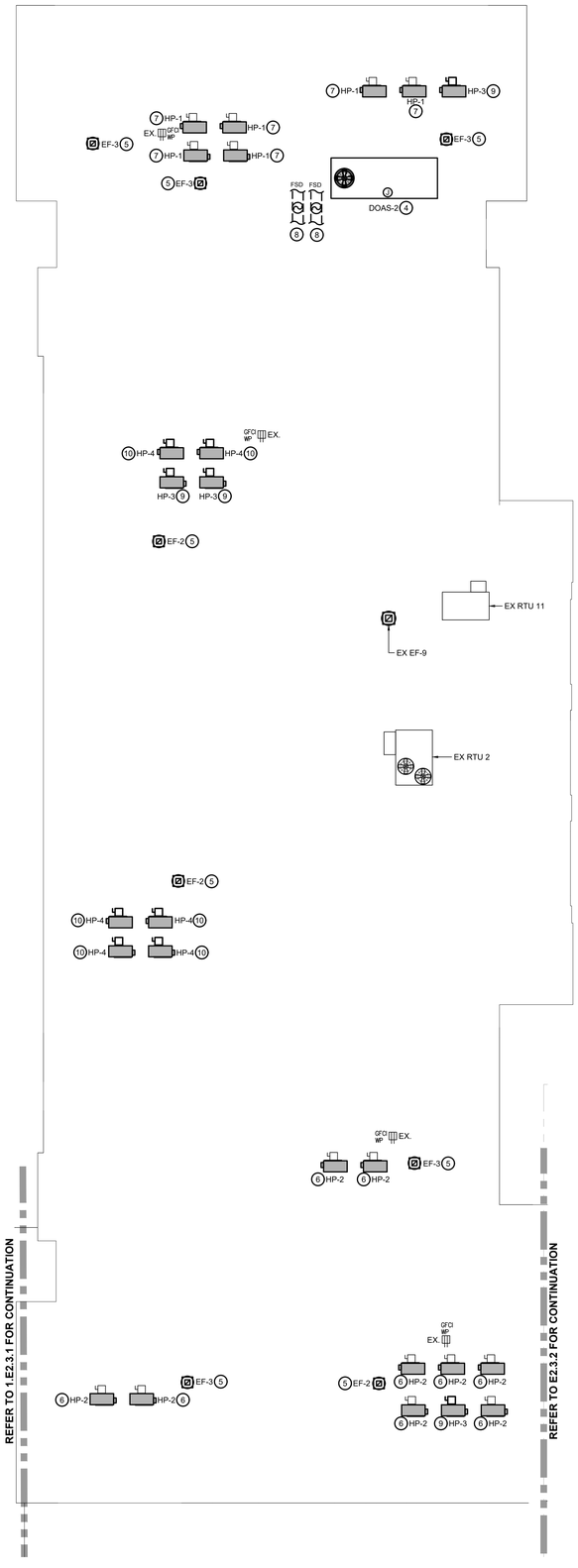
1. REFER TO E0.0.1 FOR ELECTRICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. DISCONNECT SWITCHES FOR ALL NEW CONDENSING UNITS ARE EXISTING AND SHOWN FOR INFORMATION ONLY. COORDINATE WITH EXACT CONDENSING UNIT LOCATION IN THE FIELD TO VERIFY NEW CIRCUIT LENGTH FOR INTERCEPTION & EXTENSION TO NEW UNIT.
3. REINSTALL EXISTING LIGHTNING TERMINAL WHICH WAS REMOVED DURING DEMOLITION AND MOUNT ON TOP OF ALL NEW UNITS. REWORK EXISTING LIGHTNING PROTECTION SYSTEM AS NEEDED TO PROVIDE A UL MASTER LABEL AFTER ALL MECHANICAL WORK IS COMPLETE. PROVIDE ALL TESTING AND INSPECTIONS NEEDED TO OBTAIN A UL MASTER LABEL CERTIFICATE. PROVIDE MATERIAL AND LABOR AS REQUIRED.
4. PROVIDE ALL NEW CIRCUIT BREAKERS WITH AIC RATING TO MATCH EXISTING.
5. EXISTING PANEL ME IS MANUFACTURED BY SQUARE D TYPE NQOD AND LOCATED IN LOWER LEVEL. PROVIDE
6. EXISTING PANEL DP1 IS MANUFACTURED BY SQUARE D TYPE HCP I-LINE PANELBOARD AND LOCATED IN LOWER LEVEL.
6. EXISTING PANEL DP2 IS MANUFACTURED BY SQUARE D TYPE NQOD AND LOCATED IN SECOND FLOOR.

DRAWING NOTES:

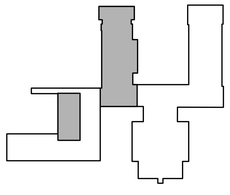
1. RTU-1: 100.1 MCA, 125A MOCP, 208V, 3 PH. RECONNECT EXISTING BRANCH CIRCUIT SERVING EXISTING RTU-1 WHICH WAS REMOVED DURING DEMOLITION TO INTEGRAL DISCONNECT (PROVIDED UNDER DIVISION 23). EXTEND 3 #1, 1 #6 GW IN 1 1/2" CONDUIT TO NEW LOCATION AS REQUIRED. REMOVE & REPLACE EXISTING 200A, 3P SUB-FEED CIRCUIT BREAKER WITH NEW 125A, 3P SUB-FEED CIRCUIT BREAKER IN EXISTING PANEL ME FOR NEW CONNECTION.
2. RTU-9: 49.7 MCA, 60A MOCP, 208V, 3 PH. RECONNECT EXISTING BRANCH CIRCUIT SERVING EXISTING RTU-9 WHICH WAS REMOVED DURING DEMOLITION TO INTEGRAL DISCONNECT (PROVIDED UNDER DIVISION 23). EXTEND 3 #6, 1 #10 GW IN 3/4" CONDUIT TO NEW LOCATION AS REQUIRED.
3. RTU-12: 29 MCA, 40A MOCP, 208V, 3 PH. RECONNECT EXISTING BRANCH CIRCUIT SERVING EXISTING RTU-12 WHICH WAS REMOVED DURING DEMOLITION TO INTEGRAL DISCONNECT (PROVIDED UNDER DIVISION 23). EXTEND 3 #8, 1 #10 GW IN 3/4" CONDUIT TO NEW LOCATION AS REQUIRED.
4. DOAS-2: 36 MCA, 50A MOCP, 208V, 3 PH. RECONNECT EXISTING BRANCH CIRCUIT SERVING EXISTING RTU-8 WHICH WAS REMOVED DURING DEMOLITION TO INTEGRAL DISCONNECT (PROVIDED UNDER DIVISION 23). EXTEND 3 #6, 1 #10 GW IN 3/4" CONDUIT TO NEW LOCATION AS REQUIRED. REMOVE & REPLACE EXISTING 60A, 3P BRANCH CIRCUIT BREAKER WITH NEW 50A, 3P BRANCH CIRCUIT BREAKER IN EXISTING PANEL DP1 CIRCUIT #4 FOR NEW CONNECTION.
5. EF-2 & 3: 1/15 HP, 120V. RECONNECT EXISTING BRANCH CIRCUIT SERVING EXISTING EXHAUST FAN WHICH WAS REMOVED DURING DEMOLITION TO INTEGRAL DISCONNECT (PROVIDED UNDER DIVISION 23). EXTEND 2 #12, 1 #12 GW IN 3/4" CONDUIT TO NEW LOCATION AS REQUIRED.
6. HP-2: 19 MCA, 35A MFS, 208V, 1 PH. RECONNECT EXISTING BRANCH CIRCUIT SERVING EXISTING CONDENSING UNIT WHICH WAS REMOVED DURING DEMOLITION. EXTEND 2 #12, 1 #12 GW IN 3/4" CONDUIT FROM EXISTING DISCONNECT SWITCH TO NEW EQUIPMENT AS REQUIRED. REMOVE EXISTING 20A, 2P BRANCH CIRCUIT BREAKER IN EXISTING APARTMENT UNIT LOADCENTER SERVING CONDENSING UNIT WHICH WAS REMOVED DURING DEMOLITION & REPLACE WITH NEW 35A, 2P BRANCH CIRCUIT BREAKER FOR NEW CONNECTION,.
7. HP-1: 16 MCA, 20A MFS, 208V, 1 PH. RECONNECT EXISTING BRANCH CIRCUIT SERVING EXISTING CONDENSING UNIT WHICH WAS REMOVED DURING DEMOLITION. EXTEND 2 #12, 1 #12 GW IN 3/4" CONDUIT FROM EXISTING DISCONNECT SWITCH TO NEW EQUIPMENT AS REQUIRED.
8. PROVIDE FIRE AND SMOKE DAMPER AT ROOF PENETRATION. REFER TO MECHANICAL PLANS FOR EXACT LOCATION., REFER TO MECHANICAL PLANS FOR EXACT LOCATIONS. SEE DETAILS, E5.0.2.
9. HP-3: 20 MCA, 35A MFS, 208V, 1 PH. PROVIDE NEW BRANCH CIRCUIT FROM SOURCE LOAD CENTER TO CONDENSING UNIT. PROVIDE 2 #10, 1 #10 GW IN 3/4" CONDUIT. REMOVE EXISTING 20A, 2P BRANCH CIRCUIT BREAKER IN EXISTING APARTMENT UNIT LOAD CENTER SERVING CONDENSING UNIT WHICH WAS REMOVED DURING DEMOLITION & REPLACE WITH NEW 35A, 2P BRANCH CIRCUIT BREAKER FOR NEW CONNECTION. PROVIDE NEW 60A DISCONNECT SWITCH IN NEMA-3R ENCLOSURE.
10. HP-4: 41 MCA, 50A MFS, 208V, 1 PH. PROVIDE NEW BRANCH CIRCUIT FROM SOURCE LOAD CENTER TO CONDENSING UNIT. PROVIDE 2 #8, 1 #8 GW IN 3/4" CONDUIT. REMOVE EXISTING 20A, 2P BRANCH CIRCUIT BREAKER IN EXISTING APARTMENT UNIT LOAD CENTER SERVING CONDENSING UNIT WHICH WAS REMOVED DURING DEMOLITION & REPLACE WITH NEW 35A, 2P BRANCH CIRCUIT BREAKER FOR NEW CONNECTION. PROVIDE NEW 60A DISCONNECT SWITCH IN NEMA-3R ENCLOSURE.



1 **ROOF PLAN - PART A - ELECTRICAL - NEW WORK**
SCALE: 1/8" = 1'-0"



2 **ROOF PLAN - PART B - ELECTRICAL - NEW WORK**
SCALE: 1/8" = 1'-0"



KEY PLAN
NOT TO SCALE

N

0 4' 8' 16' 24'
SCALE: 1/8"=1'-0"

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ROOF PLAN
ELECTRICAL
NEW WORK

E2.3.1

BKM# 23026.01

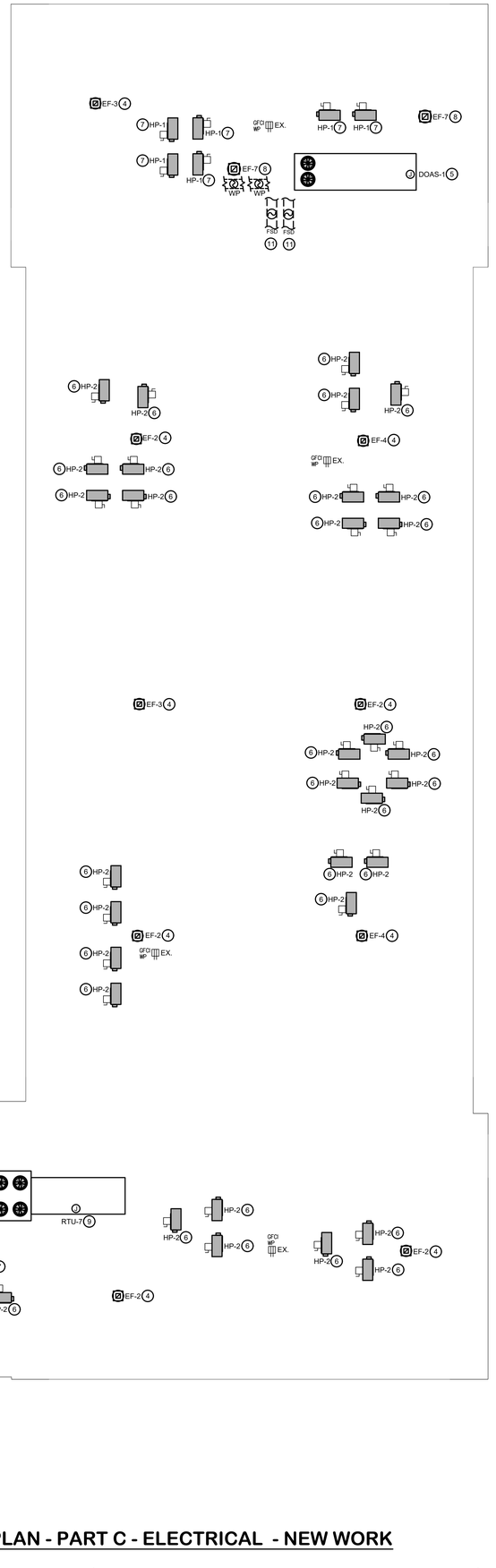
ARL G:\23026.01\Drawings\Acad\E\E231 E232 ROOF FLR PLN N
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GENERAL NOTES:

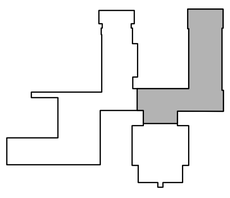
1. REFER TO E0.0.1 FOR ELECTRICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. DISCONNECT SWITCHES FOR ALL NEW CONDENSING UNITS ARE EXISTING AND SHOWN FOR INFORMATION ONLY. COORDINATE WITH EXACT CONDENSING UNIT LOCATION IN THE FIELD TO VERIFY NEW CIRCUIT LENGTH FOR INTERCEPTION & EXTENSION TO NEW UNIT.
3. REINSTALL EXISTING LIGHTNING TERMINAL WHICH WAS REMOVED DURING DEMOLITION AND MOUNT ON TOP OF ALL NEW UNITS. REWORK EXISTING LIGHTNING PROTECTION SYSTEM AS NEEDED TO PROVIDE A UL MASTER LABEL AFTER ALL MECHANICAL WORK IS COMPLETE. PROVIDE ALL TESTING AND INSPECTIONS NEEDED TO OBTAIN A UL MASTER LABEL CERTIFICATE. PROVIDE MATERIAL AND LABOR AS REQUIRED.
4. PROVIDE ALL NEW CIRCUIT BREAKERS WITH AIC RATING TO MATCH EXISTING.
6. EXISTING PANEL DP2 IS MANUFACTURED BY SQUARE D TYPE NQOD AND LOCATED IN SECOND FLOOR.

DRAWING NOTES:

1. RTU-5: 34 MCA, 45A MOCP, 208V, 3 PH. RECONNECT EXISTING BRANCH CIRCUIT SERVING EXISTING RTU-5 WHICH WAS REMOVED DURING DEMOLITION TO INTEGRAL DISCONNECT (PROVIDED UNDER DIVISION 23). EXTEND 3 #8, 1 #10 GW IN 3/4" CONDUIT TO NEW LOCATION AS REQUIRED. REMOVE & REPLACE EXISTING 50A, 3P BRANCH CIRCUIT BREAKER WITH NEW 45A, 3P BRANCH CIRCUIT BREAKER IN EXISTING PANEL DP2 CIRCUIT #13,15,17 FOR NEW CONNECTION.
2. RTU-3: 25 MCA, 30A MOCP, 208V, 3 PH. RECONNECT EXISTING BRANCH CIRCUIT SERVING EXISTING RTU-3 WHICH WAS REMOVED DURING DEMOLITION TO INTEGRAL DISCONNECT (PROVIDED UNDER DIVISION 23). EXTEND 3 #10, 1 #10 GW IN 3/4" CONDUIT TO NEW LOCATION AS REQUIRED.
3. RTU-10: 15.4 MCA, 20A MOCP, 208V, 3 PH. CONNECT TO EXISTING PANEL DP2. PROVIDE 20A, 3P BRANCH CIRCUIT BREAKER IN EXISTING PANEL SPACE FOR NEW CONNECTION & EXTEND 3 #12, 1 #12 GW IN 3/4" CONDUIT TO INTEGRAL DISCONNECT (PROVIDED UNDER DIVISION 23).
4. EF-2, 3 & 4: 1/15 HP, 120V. RECONNECT EXISTING BRANCH CIRCUIT SERVING EXISTING EF-3 WHICH WAS REMOVED DURING DEMOLITION TO INTEGRAL DISCONNECT (PROVIDED UNDER DIVISION 23). EXTEND 2 #12, 1 #12 GW IN 3/4" CONDUIT TO NEW LOCATION AS REQUIRED.
5. DOAS-1: 71.4 MCA, 90A MOCP, 208V, 3 PH. CONNECT TO EXISTING PANEL DP2. REMOVE EXISTING 80A, 3P BRANCH CIRCUIT BREAKER CIRCUIT #1,3,5 SERVING EXISTING RTU-6 WHICH WAS REMOVED DURING DEMOLITION & REPLACE WITH NEW 90A, 3P BRANCH CIRCUIT BREAKER & EXTEND 3 #4, 1 #8 GW IN 1" CONDUIT FOR NEW CONNECTION TO INTEGRAL DISCONNECT (PROVIDED UNDER DIVISION 23).
6. HP-2: 19 MCA, 35A MFS, 208V, 1 PH. RECONNECT EXISTING BRANCH CIRCUIT SERVING EXISTING CONDENSING UNIT WHICH WAS REMOVED DURING DEMOLITION. EXTEND 2 #12, 1 #12 GW IN 3/4" CONDUIT FROM EXISTING DISCONNECT SWITCH TO NEW EQUIPMENT AS REQUIRED. REMOVE EXISTING 20A, 2P BRANCH CIRCUIT BREAKER IN EXISTING APARTMENT UNIT LOAD CENTER SERVING CONDENSING UNIT WHICH WAS REMOVED DURING DEMOLITION & REPLACE WITH NEW 35A, 2P BRANCH CIRCUIT BREAKER FOR NEW CONNECTION.
7. HP-1: 16 MCA, 20A MFS, 208V, 1 PH. RECONNECT EXISTING BRANCH CIRCUIT SERVING EXISTING CONDENSING UNIT WHICH WAS REMOVED DURING DEMOLITION. EXTEND 2 #12, 1 #12 GW IN 3/4" CONDUIT FROM EXISTING DISCONNECT SWITCH TO NEW EQUIPMENT AS REQUIRED.
8. EF-6, 7, 9 & 11: 1/10 HP, 120V. RECONNECT EXISTING BRANCH CIRCUIT SERVING EXISTING EXHAUST FAN WHICH WAS REMOVED DURING DEMOLITION TO INTEGRAL DISCONNECT (PROVIDED UNDER DIVISION 23). EXTEND 2 #12, 1 #12 GW IN 3/4" CONDUIT TO NEW LOCATION AS REQUIRED.
9. RTU-7: 151.1 MCA, 200A MOCP, 208V, 3 PH. RECONNECT TO EXISTING BRANCH CIRCUIT SERVING EXISTING RTU-7 WHICH WAS REMOVED DURING DEMOLITION TO INTEGRAL DISCONNECT (PROVIDED UNDER DIVISION 23). EXTEND 3 #3/0, 1 #6 GW IN 2" CONDUIT TO NEW LOCATION AS REQUIRED.
10. HP-A: 14.5 MCA, 25A MFS, 208V, 1 PH. RECONNECT EXISTING BRANCH CIRCUIT SERVING EXISTING CONDENSING UNIT WHICH WAS REMOVED DURING DEMOLITION. EXTEND 2 #12, 1 #12 GW IN 3/4" CONDUIT FROM EXISTING DISCONNECT SWITCH TO NEW EQUIPMENT AS REQUIRED.
11. PROVIDE FIRE AND SMOKE DAMPER AT ROOF PENETRATION. REFER TO MECHANICAL PLANS FOR EXACT LOCATION.. REFER TO MECHANICAL PLANS FOR EXACT LOCATIONS. SEE DETAILS, E5.0.2.
12. HP-3: 20 MCA, 35A MFS, 208V, 1 PH. PROVIDE NEW BRANCH CIRCUIT FROM SOURCE LOAD CENTER TO CONDENSING UNIT. PROVIDE 2 #10, 1 #10 GW IN 3/4" CONDUIT. REMOVE EXISTING 20A, 2P BRANCH CIRCUIT BREAKER IN EXISTING APARTMENT UNIT LOAD CENTER SERVING CONDENSING UNIT WHICH WAS REMOVED DURING DEMOLITION & REPLACE WITH NEW 35A, 2P BRANCH CIRCUIT BREAKER FOR NEW CONNECTION. PROVIDE NEW 60A DISCONNECT SWITCH IN NEMA-3R ENCLOSURE.



1 ROOF PLAN - PART C - ELECTRICAL - NEW WORK
SCALE: 1/8" = 1'-0"



KEY PLAN
NOT TO SCALE

N

0 4' 8' 16' 24'
SCALE: 1/8"=1'-0"

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Architect's Project Number:	2124
Schematic Set	10.05.2022
Design Development	06.15.2023

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Ann Arundel County, Maryland
Tax Map: 051F Grid: 1 Parcel: 22

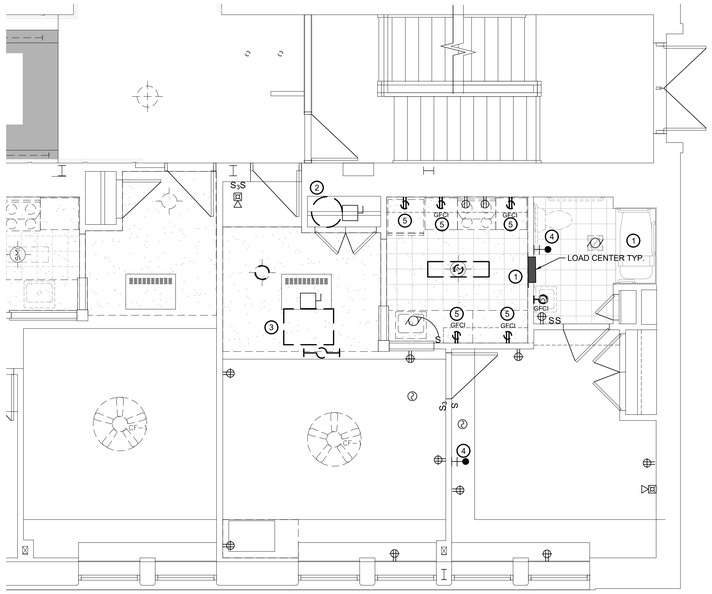
Owner:
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ROOF PLAN
ELECTRICAL
NEW WORK

E2.3.2

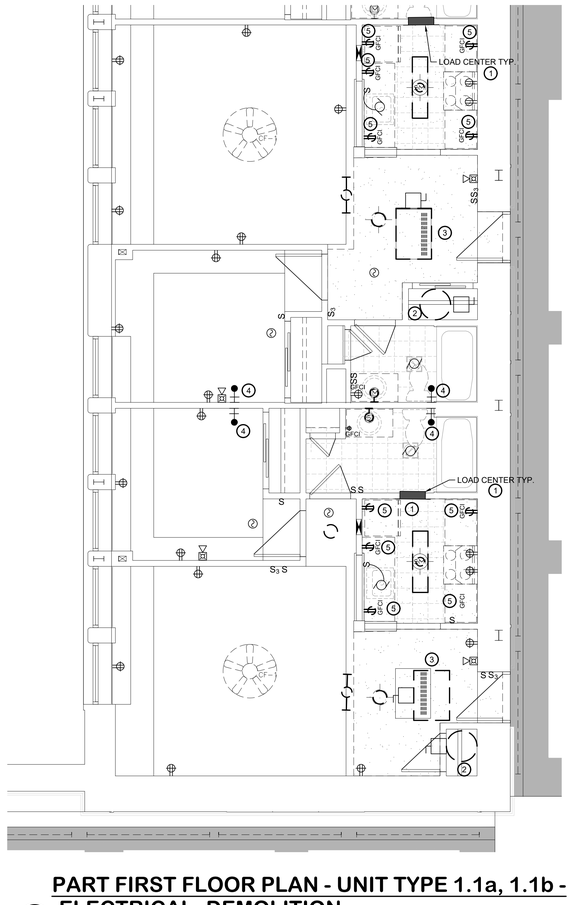
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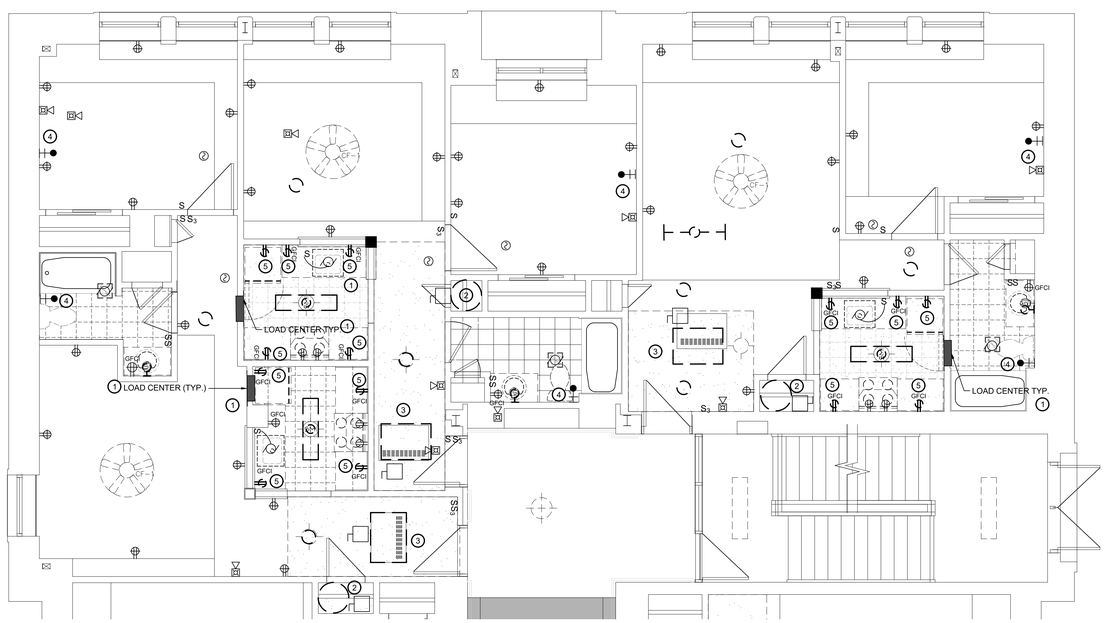
PART FIRST FLOOR PLAN - UNIT TYPE 1.1bf - ELECTRICAL- DEMOLITION

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



PART FIRST FLOOR PLAN - UNIT TYPE 1.1a, 1.1b - ELECTRICAL- DEMOLITION

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



PART FIRST FLOOR PLAN - UNIT TYPE 1.1e, 1.1f, 1.1g - ELECTRICAL- DEMOLITION

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

GENERAL NOTES:

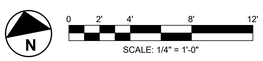
1. REFER TO E0.0.1 FOR ELECTRICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. REFER TO E0.0.2 FOR LIGHT FIXTURE SCHEDULE.
3. REMOVE LIGHT FIXTURES AS INDICATED. PROTECT WIRING FOR RE-USE UON.
4. REMOVE DEVICES & FIXTURES AS INDICATED. PROTECT WIRING FOR RE-USE UON, CONNECT NEW DEVICES & FIXTURES TO EXISTING WIRING.
5. FIRE ALARM DEVICES IN THE UNITS ARE EXISTING TO REMAIN.

DRAWING NOTES:

1. REMOVE & REPLACE CIRCUIT BREAKERS IN EXISTING LOAD CENTER AS INDICATED IN SCHEDULE E5.0.1.
2. DISCONNECT AND REMOVE EXISTING WIRING FOR EXISTING WATER HEATER BACK TO SOURCE.
3. DISCONNECT AND REMOVE EXISTING WIRING FOR EXISTING ABOVE CEILING SPLIT SYSTEM HEAT PUMP BACK TO SOURCE.
4. NURSE CALL PULL CORD STATION IS ETR.
5. REMOVE WIRING DEVICE. PROTECT WIRING FOR RE-USE.

KEY PLAN

NOT TO SCALE



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

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Architect's Project Number: 2124

Schematic Set	10.05.2022
Design Development	06.15.2023

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Ann Arundel County, Maryland
Tax Map: 051F Grid: 1 Parcel: 22

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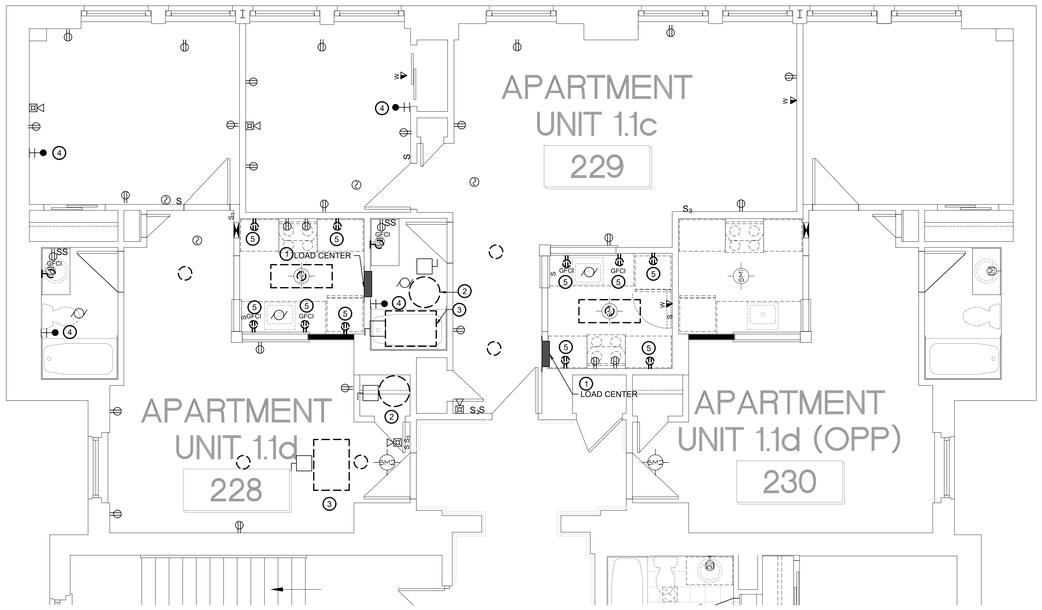
PART PLANS
ELECTRICAL
DEMOLITION

E3.0.0

BKM# 23026.01

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1 **PART SECOND FLOOR PLAN - UNIT TYPE 1.1c, 1.1d - ELECTRICAL - DEMOLITION**
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. REFER TO E0.0.1 FOR ELECTRICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. REFER TO E0.0.2 FOR LIGHT FIXTURE SCHEDULE.
3. REMOVE LIGHT FIXTURES AS INDICATED. PROTECT WIRING FOR RE-USE UON.
4. FIRE ALARM DEVICES IN THE UNITS ARE EXISTING TO REMAIN.

DRAWING NOTES:

1. REMOVE & REPLACE CIRCUIT BREAKERS IN EXISTING LOAD CENTER AS INDICATED IN SCHEDULE E5.0.1.
2. DISCONNECT AND REMOVE EXISTING WIRING FOR EXISTING WATER HEATER BACK TO DISCONNECT.
3. DISCONNECT AND REMOVE EXISTING WIRING FOR EXISTING ABOVE CEILING SPLIT SYSTEM HEAT PUMP BACK TO SOURCE.
4. NURSE CALL PULL CORD STATION IS ETR.
5. REMOVE WIRING DEVICE. PROTECT WIRING FOR REUSE.

KEY PLAN
NOT TO SCALE

N

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

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Architect's Project Number: 2124
Schematic Set 10.05.2022
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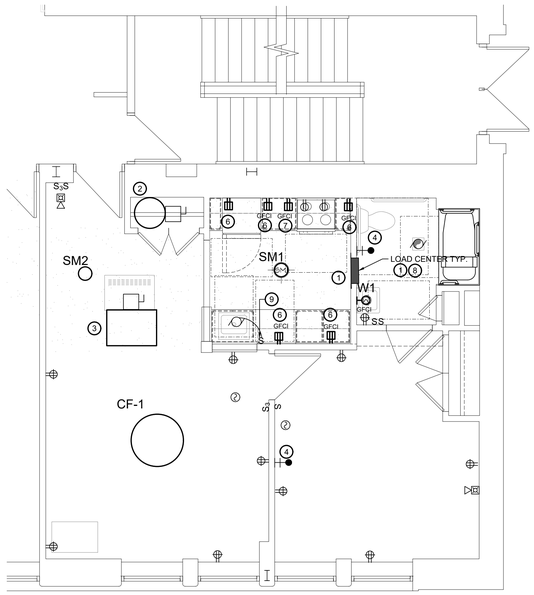
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PART PLANS
ELECTRICAL
DEMOLITION

E3.0.1

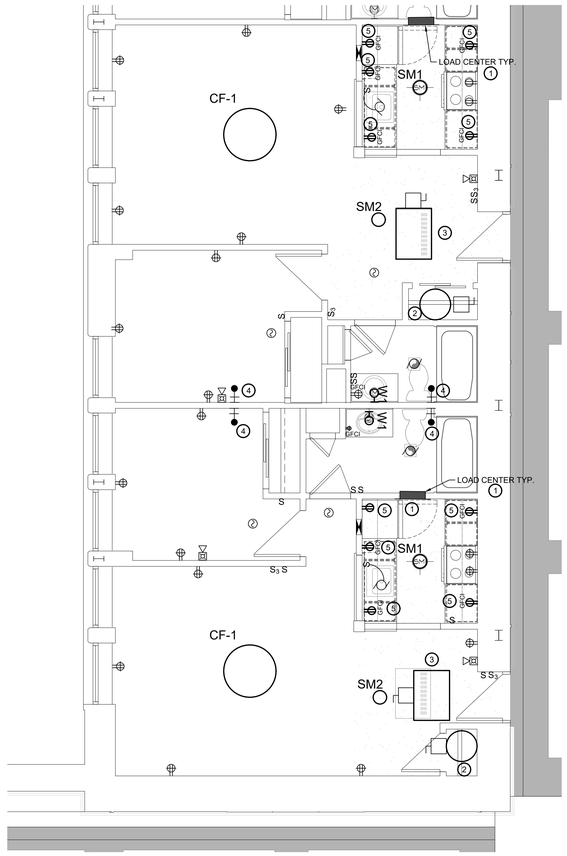
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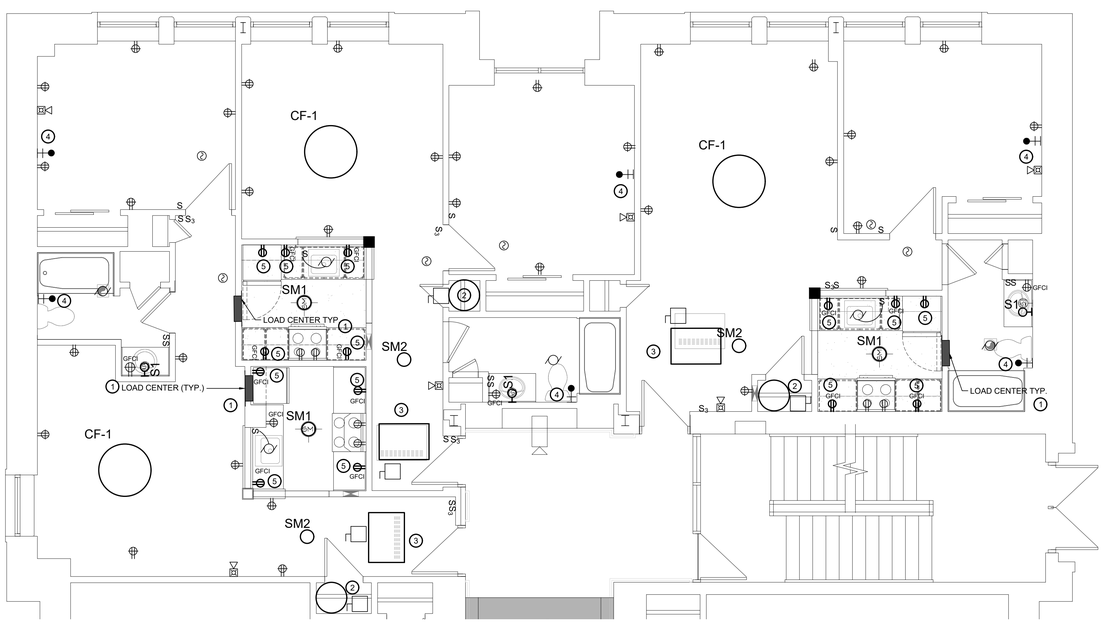
PART FIRST FLOOR PLAN - UNIT TYPE 1.1BF - ELECTRICAL - NEW WORK

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



PART FIRST FLOOR PLAN - UNIT TYPE 1.1a, 1.1b - ELECTRICAL - NEW WORK

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



PART FIRST FLOOR PLAN - UNIT TYPE 1.1e, 1.1f, 1.1g - ELECTRICAL - NEW WORK

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

GENERAL NOTES:

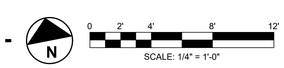
1. REFER TO E0.0.1 FOR ELECTRICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. REFER TO E0.0.2 FOR LIGHT FIXTURE SCHEDULE.
3. CONNECT NEW LIGHT FIXTURES TO EXISTING WIRING.
4. FIRE ALARM DEVICES IN THE UNITS ARE EXISTING TO REMAIN.

DRAWING NOTES:

1. REMOVE & REPLACE CIRCUIT BREAKERS IN EXISTING LOAD CENTER AS INDICATED IN SCHEDULE E5.0.1.
2. PROVIDE NEW WIRING TO RECONNECT EXISTING DISCONNECT TO NEW ABOVE CEILING WATER HEATER. NEW WIRING SIZE SHALL MATCH EXISTING.
3. PROVIDE NEW WIRING TO RECONNECT EXISTING DISCONNECT TO NEW ABOVE CEILING SPLIT SYSTEM HEAT PUMP AHU. PROVIDE 2#6, 1#10G IN 3/4" CONDUIT.
4. NURSE CALL PULL STATION IS ETR.
5. CONNECT NEW WIRING DEVICE TO EXISTING WIRING PROTECTED UNDER DEMOLITION.
6. PROVIDE RECEPTACLE IN SURFACE MOUNTED BOX TO MEET REACH REQUIREMENTS.
7. PROVIDE NEW RECEPTACLE ABOVE COUNTER FOR MICROWAVE IN SURFACE MOUNTED BOX TO MEET REACH REQUIREMENTS IN ALL BARRIER FREE UNITS. NEW RECEPTACLE FOR MICROWAVE SHALL BE DEDICATED, REFER TO E5.0.1 FOR LOAD CENTER PANEL SCHEDULE. LIGHTS AND FAN SWITCHES IN EXHAUST HOOD SHALL BE RE-WIRED TO SURFACE SURFACE-MOUNTED SWITCHES NEXT TO RANGE.
8. ELECTRICAL CONTRACTOR SHALL VERIFY THAT LOAD CENTERS MEET ADA REQUIREMENTS IN BARRIER FREE UNITS. IF LOAD CENTERS DO NOT MEET ADA REQUIREMENTS, LOAD CENTER SHALL BE LOWERED TO MEET ADA REQUIREMENTS. TENANT BREAKERS SHALL BE LOWERED TO BE BELOW 48" AFF IF ADA REQUIREMENTS ARE NOT MET. REWORK EXISTING FEEDER AND BRANCH CIRCUIT CONDUCTORS AS REQUIRED. PATCH AND PAINT WALL TO MATCH EXISTING.
9. ELECTRICAL CONTRACTOR SHALL VERIFY THAT DISPOSAL SWITCH IS SURFACE MOUNTED. IF NOT SURFACE MOUNTED, REPLACE WITH SURFACE MOUNTED SWITCH FOR BARRIER FREE UNITS.

KEY PLAN

NOT TO SCALE



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

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Schematic Set	10.05.2022
Design Development	06.15.2023

Renovation of
Wiley H. Bates Residences
1103 Smithville Street
Annapolis, Maryland 21401

Ann Arundel County, Maryland
Tax Map: 051F Grid: 1 Parcel: 22

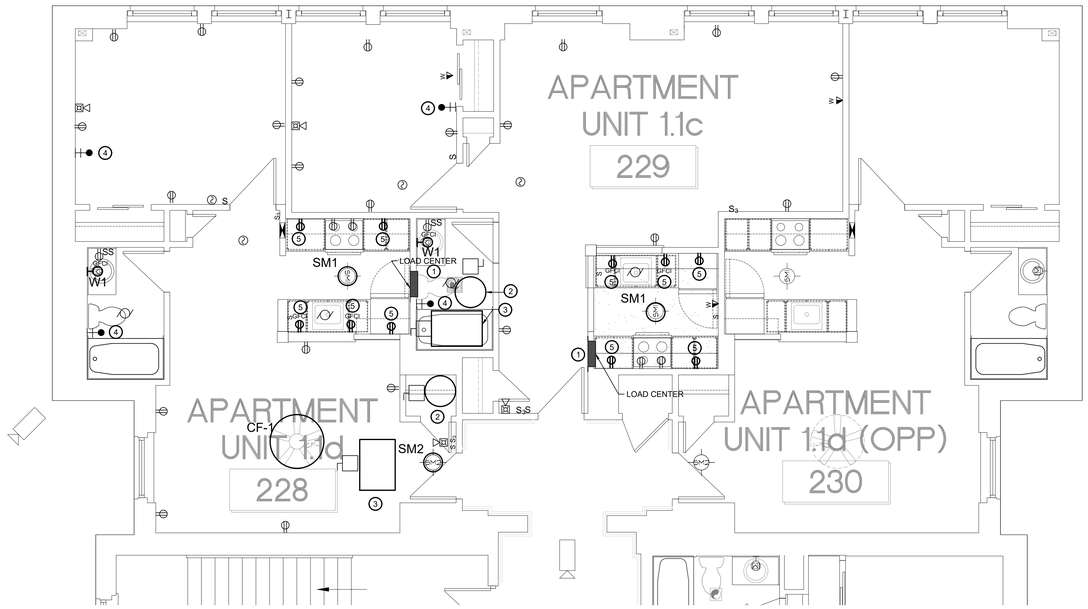
Owner:
Enterprise Community Development, Inc.
8403 Colesville Road, Suite 1150
Silver Spring, MD 20910
410.230.2126
www.enterprisecommunitydevelopment.or

PART PLANS
ELECTRICAL
NEW WORK

E4.0.0

BKM# 23026.01

ARL: G:\23026.01\Drawings\Acad\E\E400 PRO PARTS 1ST FLR PLN.N
Plotted By: Omar Ali | 10/13/2023 6:00 PM



1 PART SECOND FLOOR PLAN - UNIT TYPE 1.1c, 1.1d - ELECTRICAL - NEW WORK

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

GENERAL NOTES:

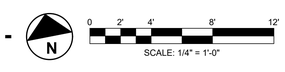
1. REFER TO E0.0.1 FOR ELECTRICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.
2. REFER TO E0.0.2 FOR LIGHT FIXTURE SCHEDULE.
3. CONNECT NEW LIGHT FIXTURES TO EXISTING WIRING.
4. FIRE ALARM DEVICES IN THE UNITS ARE EXISTING TO REMAIN.

DRAWING NOTES:

1. REMOVE & REPLACE CIRCUIT BREAKERS IN EXISTING LOAD CENTER AS INDICATED IN SCHEDULE E5.0.1.
2. PROVIDE NEW WIRING TO RECONNECT EXISTING DISCONNECT TO NEW ABOVE CEILING WATER HEATER. NEW WIRING SIZE SHALL MATCH EXISTING.
3. PROVIDE NEW WIRING TO RECONNECT EXISTING DISCONNECT TO NEW ABOVE CEILING SPLIT SYSTEM HEAT PUMP AHU. PROVIDE 2#6, 1#10G IN 3/4" CONDUIT.
4. NURSE CALL PULL STATION IS ETR.
5. CONNECT NEW WIRING DEVICE TO EXISTING WIRING PROTECTED UNDER DEMOLITION.

KEY PLAN

NOT TO SCALE



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

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Architect's Project Number:	2124
Schematic Set	10.05.2022
Design Development	06.15.2023

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PART PLANS
ELECTRICAL
NEW WORK

E4.0.1

BKM# 23026.01

ARL: G:\23026.01\Drawings\Acad\E\E401 PRO PART 2ND FLR PLN.N N
Plotted By: Omar Ali | 10/13/2023 6:00 PM

Panel	LOAD CENTER (ETR) (TYPICAL B.F. UNIT)			MAIN: 125A MLO				VOLTAGE:	208Y/	120	1 PH	3 W
AIC: 10K				MOUNTING: RECESSED				NOTE: SQUARE D QO LOAD CENTER				
LOCATION:	IN UNIT							100% RATED NEUTRAL BUS				

CKT	EQUIPMENT SERVED	LOAD (KVA) A	LOAD (KVA) B	BREAKER P	BREAKER AMPS	BREAKER P	BREAKER AMPS	LOAD (KVA) A	LOAD (KVA) B	EQUIPMENT SERVED	CKT
1	HEAT PUMP - INSIDE	5		2	60	1	20	.18		BATHROOM GFCI	2
3	- -		5	-	-	1	20		1.2	DISPOSAL	4
5	CONDENSING UNIT	2		2	20	1	20	.18		KITCHEN RECEPTACLE	6
7	- -			-	-	1	15		.18	LIGHTS/RECEPTACLES	8
9	RANGE	4		2	50	1	15	.18		LIGHTS/RECEPTACLES	10
11	- -		4	-	-	-	-			SPACE	12
13	WATER HEATER	4.2		2	30	-	-	0.0		SPACE	14
15	- -		4.2	-	-	-	-		0.0	SPACE	16
17	KITCHEN RECEPTACLE	1.5		1	20	-	-			SPACE	18
19	EX. LOAD		.18	1	20	1	20	1.5		MICROWAVE	20
21	SPACE			-	-	-	-		0.0	SPACE	22
23	SPACE			-	-	-	-			SPACE	24
		14.70	13.38	SUB-TOTALS				2.04	1.38		

CONNECTED LOAD: NEC 220.84 DEMAND LOAD: 24.5KVA, 118A

A:	16.74 kVA	139.50 A
B:	14.76 kVA	123.00 A

Panel	DP1 (ETR)	MAIN: 1200 AMP	VOLTAGE: 208Y/ 120 3 PH 4 W
AIC: 10K		MOUNTING: SURFACE	NOTE: SQUARE D I-LINE PANELBOARD
LOCATION: ROOM C011			100% RATED NEUTRAL BUS

CKT	EQUIPMENT SERVED	LOAD (KVA)	BREAKER P	BREAKER AMPS	BREAKER P	BREAKER AMPS	LOAD (KVA)	EQUIPMENT SERVED	CKT
1	SPARE		3	200	3	200	32.4	PANEL LA	2
3	SPARE		3	80	3	60		SPARE FROM TRU-8	4
5	PANEL LT	47.2	3	100				SPACE	6
7	PANEL SL	15	3	100				SPACE	8
9	SPACE					400	80.4	PANEL SLT	10
11	SPACE					400	53.4	PANEL LB	12
13	SPACE							SPACE	14
15	SPACE							SPACE	16
17	SPACE							SPACE	18
19	SPACE							SPACE	20
		62.20	SUB-TOTALS				166.20		

TOTAL CONNECTED LOAD: 230.2

Panel	LB (2 SECTION) (ETR)	MAIN: 400A MLO	VOLTAGE: 208Y/ 120 3 PH 4 W
AIC:		MOUNTING:	NOTE: SQUARE D NQOD PANELBOARD
LOCATION: COMMUNITY ROOM			100% RATED NEUTRAL BUS

CKT	EQUIPMENT SERVED	LOAD (KVA) A	LOAD (KVA) B	LOAD (KVA) C	BREAKER P	BREAKER AMPS	BREAKER P	BREAKER AMPS	LOAD (KVA) A	LOAD (KVA) B	LOAD (KVA) C	EQUIPMENT SERVED	CKT
1	LIGHTS - ARTS/CRAFTS	1.6			1	20	1	20	1.6			LIGHTS - ARTS/CRAFTS	2
3	TRACK LIGHTS - COMM. RM		1.6		1	20	1	20		1.6		LIGHTS - COMM. ROOM	4
5	POWER ASSIST DOOR			-	1	20	1	20			1.6	LIGHTS - COMM. ROOM	6
7	LTS OFFICE 105,131, 132-COMM RM	0.4			1	20	1	20	0.4			LIGHTS LOBBY 100 & SCRIM POWER	8
9	LTS- JAN.CLOSET, TOILET 134 DIN RM		0.4		1	20	1	20		1.94		RECEPT. - ARTS/CRAFTS	10
11	RECPT. COMMUNITY ROOM			1.94	1	20	1	20			1.94	RECEPT. COMMUNITY ROOM	12
13	RECPT. COMMUNITY ROOM	1.94			1	20	1	20	1.94			RECEPT. DINING ROOM; STORAGE	14
15	RECEPT. LOBBY 100/RECEP		1.94		1	20	1	20		1.94		RECEPT. OFFICE 131	16
17	RECEPT- JANITOR CLOSET, LOBBY 100, OFFICE 105, DISPLAY			1.94	1	20	1	20			1.2	WATER COOLER	18
19	DINING RM GFCI REFRIGERATOR	1.2			1	20	1	20	1			DISPOSAL	20
21	DINING RM GFCI		1.2		1	20	1	20		1.2		GFCI TOILET 134	22
23	WATER HEATER JANITOR CLOSET 133			1.5	1	20	1	20			0.4	GFCI ROOF	24
25	RTU #9	2.23			3	60	3	40	5.267			RTU #12	26
27	--		2.23		--	--	--	--		5.267		--	28
29	--			2.23	--	--	--	--			5.267	--	30
31	WALL HEATER SUNDRY	1			2	20	3	50	4.06			HEAT PUMP GALLERY INDOOR UNIT	32
33	--		1		--	--	--	--		4.06		--	34
35	WALL HEATER LOBBY 100			1	2	20	--	--			4.06	--	36
37	--	1			--	--	2	20	1			WALL HEATER LOBBY 100	38
39	WALL HEATER LOBBY 100		1		2	20	--	--		1		--	40
41	--			1	--	--	1	20			-	DESK @ LOBBY 100	42
43	RECEPT SUNDRY OFFICE	-			1	20	2	20	1			WALL HEATER STAIR #6	44
45	UNIT HEATER STORAGE		1.65		2	30	--	--		1		--	46
47	--			1.65	--	--	1	20			-	SPARE	48
49	LIGHTS- SUNDRY & GALLERY	1			1	20	1	20	1			FLEX TRACK LT. GALLERY	50
51	LIGHTS - CORRIDOR C103		1		1	20	1	20		1.2		RECEPT - LOBBY 100, SUNDRY	52
53	LIGHTS - STAIR #6			1.2	1	20	1	20			1.2	RECEPT - OFFICE C105	54
55	RECPT. - OFFICE 105	1.2			1	20	1	20	1.2			LIGHTS/RECEPT STORAGE- STAIR 6	56
57	LIGHTS/RECEPT. STORAGE 207		1.2		1	20	2	20		1		WALL HEATER CORRIDOR C104	58
59	HP UNIT GALLERY OUTDOOR UNIT			1.3	2	20	--	--			1	--	60
61	--	1.3			--	--	1	20	-			SPARE	62
63	SPARE		-		1	20	1	20		-		SPARE	64
65	SPARE			-	1	20					-	SPACE	66
67	AIR CURTAIN	-			2	15						SPACE	68
69	--		-		--	--						SPACE	70
71	LTG 1ST LEVEL			1.85	1	20						SPACE	72
73	LTG 1ST LEVEL	.96			1	20						SPACE	74
75	LTG 1ST LEVEL		.57		1	20						SPACE	76
77	LTG 1ST LEVEL			.52	1	20						SPACE	78
79	SPACE											SPACE	80
81	SPACE											SPACE	82
83	SPACE											SPACE	84
		11.57	13.22	13.76	SUB-TOTALS				18.47	20.21	16.67		

CONNECTED LOAD:

A:	30.04 kVA	250.31 A
B:	33.43 kVA	278.56 A
C:	30.43 kVA	253.56 A

Panel	ME (ETR)	MAIN: 400 AMP	VOLTAGE: 208Y/ 120 3 PH 4 W
AIC: 18K		MOUNTING: SURFACE MOUNTED	NOTE: SQUARE D NQOD PANELBOARD
LOCATION: ROOM C011			100% RATED NEUTRAL BUS

CKT	EQUIPMENT SERVED	LOAD (KVA) A	LOAD (KVA) B	LOAD (KVA) C	BREAKER P	BREAKER AMPS	BREAKER P	BREAKER AMPS	LOAD (KVA) A	LOAD (KVA) B	LOAD (KVA) C	EQUIPMENT SERVED	CKT
1	RTU #2	7.26			3	70						SPACE	2
3	--		7.26									SPACE	4
5	--			7.26								SPACE	6
7	SPACE											SPACE	8
9	SPACE											SPACE	10
11	SPACE											SPACE	12
13	SPACE											SPACE	14
15	SPACE											SPACE	16
17	SPACE											SPACE	18
19	SPACE											SPACE	20
21	SPACE											SPACE	22
23	SPACE											SPACE	24
25	SPACE											SPACE	26
27	SPACE											SPACE	28
29	SPACE											SPACE	30
31	RTU #1	14.86	14.86	14.86	3	200	3	200	9.4	9.4	9.4	ELEVATOR	32
		22.12	22.12	22.12	SUB-TOTALS				9.40	9.40	9.40		

CONNECTED LOAD:

A:	31.52 kVA	262.67 A
B:	31.52 kVA	262.67 A
C:	31.52 kVA	262.67 A

Panel	DP2 (ETR)	MAIN: 600 AMP	VOLTAGE: 208Y/ 120 3 PH 4 W
AIC: 18K		MOUNTING: SURFACE MOUNTED	NOTE: SQUARE D NQOD PANELBOARD
LOCATION: 2ND FLOOR			100% RATED NEUTRAL BUS

CKT	EQUIPMENT SERVED	LOAD (KVA) A	LOAD (KVA) B	LOAD (KVA) C	BREAKER P	BREAKER AMPS	BREAKER P	BREAKER AMPS	LOAD (KVA) A	LOAD (KVA) B	LOAD (KVA) C	EQUIPMENT SERVED	CKT
1	RTU #6	6			3	80	3	100	-			SPARE	2
3	--		6							-		--	4
5	--			6							-	--	6
7	RTU #3	2.2			3	30	3	50	3.67			RTU #4	8
9	--		2.2							3.67		--	10
11	--			2.2							3.67	--	12
13	RTU #5	6			3	50	3	100	9.14			PANEL L-2	14
15	--		6							9.14		--	16
17	--			6							9.14	--	18
19	RTU #10	1.5			2	20						SPACE	20
21	--		1.5									SPACE	22
23	SPACE											SPACE	24
25	SPACE											SPACE	26
27	SPACE											SPACE	28
29	SPACE											SPACE	
31	PANEL L-1	13.87	13.87	13.87	3	200	3	200	9.4	9.4	9.4	RTU #7	
		29.57	29.57	28.07	SUB-TOTALS				22.21	22.21	22.21		

CONNECTED LOAD:

A:	51.78 kVA	431.50 A
B:	51.78 kVA	431.50 A
C:	50.28 kVA	419.00 A

Panel	L2 (ETR)	MAIN: 100A MLO	VOLTAGE: 208Y/ 120 3 PH 4 W
AIC: 10K		MOUNTING: SURFACE	NOTE: SQUARE D NQOD PANELBOARD
LOCATION: 1ST FLOOR			100% RATED NEUTRAL BUS

CKT	EQUIPMENT SERVED	LOAD (KVA) A	LOAD (KVA) B	LOAD (KVA) C	BREAKER P	BREAKER AMPS	BREAKER P	BREAKER AMPS	LOAD (KVA) A	LOAD (KVA) B	LOAD (KVA) C	EQUIPMENT SERVED	CKT
1	SPARE				1	20	1	20				SPARE	2
3	SPARE				1	20	1	20				SPARE	4
5	TRACK LIGHTS FITNESS CENTER			1.2	1	20	1	20			1.2	LTS HEALTH, READING, STORAGE	6
7	LIGHTS FITNESS CEMTER	1.2			1	20	1	20	1.2			LTS TOL C211, FITNESS CENTER	8
9	ROOF FANS -N/E		.8		1	20	1	20		.8		RECEPT - HEALTH SUITE	10
11	RECEP READING RM			.8	1	20	1	20			.8	GFCI TOILET C211	12
13	RECEP FITNESS CENTER	.8			1	20	1	20	.8			RECEP FITNESS CENTER	14
15	RECEP CORR C202, RM 209		.7		1	20	1	20		.7		ROOF FANS - EAST	16
17	ROOF FANS - EAST			.7	1	20	1	20			.7	ROOF FANS - S/E	18
19	ROOF FANS - SOUTH	.7			1	20	1	20	.7			ROOF FANS WP GCI S/W	20
21	WATER HEATER TOILET C211		.8		1	20	1	20		.8		ROOF FANS - EAST	22
23	W.P. GFCI RECEPT SOUTH			.8	3	30	1	20			.8	WP GFCI SOUTH	24
25	SALON - OUTDOOR UNIT	1.5			2	20	1	20	2.6			ROOF FAN EAST	26
27	---		1.5				1	20				SPARE	28
29	ELEVATOR MACHINE ROOM			1.3	2	20	2	20				SPARE	30
31	--	1.3					1	20				--	32
33	SPARE				1	20	1	20				EXHAUST FAN LAUNDRY	34
35	WP GFCI RECEPT N/E			.8	1	20	1	20			1.36	2ND FLOOR LIGHTING	36
37	SPACE						1	20	1.12			2ND FLOOR LIGHTING	38
39	SPACE											SPACE	40
41	SPACE											SPACE	42
		5.50	3.80	5.60	SUB-TOTALS				6.42	2.30	4.86		

CONNECTED LOAD:

A:	11.92 kVA	99.33 A
B:	6.10 kVA	50.83 A
C:	10.46 kVA	87.17 A

Panel	E (ETR)	MAIN: 225A MLO	VOLTAGE: 208Y/ 120 3 PH 4 W
AIC: 18K		MOUNTING: SURFACE	NOTE: SQUARE D NQOD PANELBOARD
LOCATION: ROOM C011			100% RATED NEUTRAL BUS

CKT	EQUIPMENT SERVED	LOAD (KVA) A	LOAD (KVA) B	LOAD (KVA) C	BREAKER P	BREAKER AMPS	BREAKER P	BREAKER AMPS	LOAD (KVA) A	LOAD (KVA) B	LOAD (KVA) C	EQUIPMENT SERVED	CKT
1	SPARE				1	20	1	20	0			EX.CIRCUIT	2
3	SPARE				1	20	1	20				SPARE	4
5	SPARE				1	20	1	20				SPARE	6
7	EX. CIRCUIT	0			1	20	1	20	0			EX.CIRCUIT	8
9	EX. CIRCUIT		0		3	20	1	20		0		EX.CIRCUIT	10
11	--			0	-	-	1	20				SPARE	12
13	--	0			-	-	1	20				SPARE	14
15	SPARE				1	20	1	20				SPARE	16
17	SPARE				1	20	1	20	0			EX.CIRCUIT	18
19	SPARE				1	20	1	20				SPARE	20
21	SPARE				1	20	1	20				SPARE	22
23	EX. CIRCUIT			0	3	30	1	20			1.1	TERRACE LEVEL CORR EM LTG.	24
25	--				-	-			1.1			1ST LEVEL EM LTG.	26
27	--				-	-				1.2		2ND LEVEL EM LTG.	28
29	EX.CIRCUIT				3	30					.47	COMMUNITY ROOM EM LTG.	30
31	--				-	-						SPACE	32
33					-	-						SPACE	34
35	SPACE											SPACE	36
37	SPACE											SPACE	38
39	SPACE											SPACE	40
41	SPACE											SPACE	42
		0.00	0.00	0.00	SUB-TOTALS				1.10	1.20	1.57		

CONNECTED LOAD:

NEW LIGHTING CIRCUITS REPLACE EXISTING CIRCUITS VIA DEMOLITION. LOAD ON PANEL HAS NOT CHANGED

A:	1.10 kVA	9.17 A
B:	1.20 kVA	10.00 A
C:	1.57 kVA	13.08 A

Panel	L1 (ETR)	MAIN: 225A MLO	VOLTAGE: 208Y/ 120 3 PH 4 W
AIC: 10K		MOUNTING: SURFACE	NOTE: SQUARE D NQOD PANELBOARD
LOCATION: 1ST FLOOR			100% RATED NEUTRAL BUS

CKT	EQUIPMENT SERVED	LOAD (KVA) A	LOAD (KVA) B	LOAD (KVA) C	BREAKER P	BREAKER AMPS	BREAKER P	BREAKER AMPS	LOAD (KVA) A	LOAD (KVA) B	LOAD (KVA) C	EQUIPMENT SERVED	CKT
1	SPARE				1	20	1	20				SPARE	2
3	SPARE				1	20	1	20		1.2		LTS C121	4
5	SPARE				1	20	1	20			1.2	LTS READING, TOILET C126	6
7	REC CORR. C129	.73			1	20	1	20	.73			RECEPT CORR C129	8
9	REC CORR. C129		.73		1	20	1	20		.73		RECEPT CORR C129	10
11	WALL HEATER STAIR #1			1	2	20	2	20			1	WALL HEATER STAIR #2	12
13	--	1			-	-	-	-	1			--	14
15	GFCI TOILET C126		.8		1	20	1	20		.8		RECEP TELEPHONE/ELEC RM	16
17	RECEPT - SECURITY EQUIPMENT			.8	1	20	1	20			1	GAS WATER HTR CONTROLS	18
19	GAS DRYER	1.2			1	20	1	20	1.1			WASHING MACHINE	20
21	GAS DRYER		1.2		1	20	1	20		1.1		WASHING MACHINE	22
23	GAS DRYER			1.2	3	30	1	20			1.1	WASHING MACHINE	24
25	GAS DRYER	1.2			1	20	1	20	1.1			WASHING MACHINE	26
27	GAS DRYER		1.2		1	20	1	20		1.1		WASHING MACHINE	28
29	GAS DRYER			1.1	1	20	1	20			1.1	WASHING MACHINE	30
31	GAS DRYER	1.2			1	20	1	20	1.1			WASHING MACHINE	32
33	SPARE				1	20	1	20		1.1		WASHING MACHINE	34
35	SPARE				1	20	1	20				SPARE	36
37	PANEL CP	3.8			3	100	1	20	1.64			TERRACE LVL CORR LTG	38
39	--		3.8		-	-	1	20		1.45		TERRACE LVL CORR LTG	40
41	--			3.8	-	-	1	20			.95	TERRACE LVL CORR LTG	42
		9.13	7.73	7.90	SUB-TOTALS				6.67	7.48	6.35		

CONNECTED LOAD:

A:	15.80 kVA	131.67 A
B:	15.21 kVA	126.75 A
C:	14.25 kVA	118.75 A

GENERAL NOTES:

1. REFER TO E0.0.1 FOR ELECTRICAL LEGEND, ABBREVIATIONS, AND GENERAL NOTES.

DRAWING NOTES:

1. REMOVE EXISTING BREAKER AND PROVIDE NEW COMBINATION AFCI/GFCI TYPE BREAKER. AFCI/GFCI TYPE BREAKER TO MATCH EXISTING RATINGS AND CONFIGURATION. RELOCATE EXISTING BREAKERS AS REQUIRED.
2. REFER TO E2.3.1 & E2.3.2 FOR DEMO/NEW WORK BREAKER INFORMATION. PANEL SCHEDULE SHOWS EX. TWO POLE BREAKER.
3. EXISTING AFCI BREAKER.
4. CONNECTED LOAD AND DEMAND LOAD REFLECT WORST CASE FOR LARGEST APARTMENT AND LARGEST HVAC EQUIPMENT.
5. RESIDENTIAL LOAD CENTER, TYPICAL ALL BARRIER FREE UNITS.
6. REMOVE EXISTING BREAKER AND PROVIDE NEW AFCI TYPE BREAKER. MATCH EXISTING RATINGS AND CONFIGURATIONS.
7. PROVIDE NEW 1P, 20A BREAKER IN EXISTING SPACE. NEW BREAKER SHALL MATCH EXISTING RATINGS AND CONFIGURATIONS.
8. EXISTING CIRCUIT BREAKER AND EQUIPMENT SERVED SHOWN FOR INFORMATION ONLY.
9. PROVIDE NEW 1P, 20A BREAKER IN EXISTING SPACE FOR MICROWAVES IN ALL BARRIER FREE UNITS. NEW BREAKER SHALL MATCH EXISTING RATINGS AND CONFIGURATIONS.
10. REMOVE EXISTING 2P, 50A BREAKER AND PROVIDE NEW 2P, 60A BREAKER. NEW BREAKER SHALL MATCH EXISTING RATINGS AND CONFIGURATIONS.
11. CONNECTED LOAD AND DEMAND LOAD REFLECT WORST CASE FOR LARGEST APARTMENT AND LARGEST HVAC EQUIPMENT.

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Architect's Project Number: 2124

Schematic Set	10.05.2022
Design Development	06.15.2023

Renovation of
Wiley H. Bates Residences
1103 Smithville Street
Annapolis, Maryland 21401

Ann Arundel County, Maryland
Tax Map: 051F Grid: 1 Parcel: 22

Owner:
Enterprise Community Development, Inc.
8403 Colesville Road, Suite 1150
Silver Spring, MD 20910
410.230.2126
www.enterprisecommunitydevelopment.or

ELECTRICAL PANEL SCHEDULES

E5.0.1

BKM# 23026.01

ARL: G:\23026.01\Drawings\Acad\E\E501ELECTRICALSCHEDULES

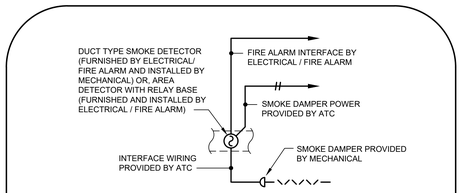
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GENERAL NOTES:

1. REFER TO E0.0.1 FOR ELECTRICAL LEGEND, ABBREVIATIONS, AND GENERAL NOTES.

○ DRAWING NOTES:

1. REMOVE EXISTING BREAKER AND PROVIDE NEW COMBINATION AFCI/GFCI TYPE BREAKER. AFCI/GFCI TYPE BREAKER TO MATCH EXISTING RATINGS AND CONFIGURATION. RELOCATE EXISTING BREAKERS AS REQUIRED.
2. REFER TO E2.3.1 & E2.3.2 FOR DEMO/NEW WORK BREAKER INFORMATION.
3. EXISTING AFCI BREAKER.
4. EXISTING CIRCUIT BREAKER AND EQUIPMENT SERVED SHOWN FOR INFORMATION ONLY.
5. RESIDENTIAL LOAD CENTER, TYPICAL FOR ALL NON BARRIER FREE UNITS. PANEL SCHEDULE SHOWS EX. TWO POLE BREAKER
6. REMOVE EXISTING BREAKER AND PROVIDE NEW AFCI TYPE BREAKER. MATCH EXISTING RATINGS AND CONFIGURATIONS.
7. REMOVE EXISTING 2P, 50A BREAKER AND PROVIDE NEW 2P, 60A BREAKER. NEW BREAKER SHALL MATCH EXISTING RATINGS AND CONFIGURATIONS.
8. CONNECTED LOAD AND DEMAND LOAD REFLECT WORST CASE FOR LARGEST APARTMENT AND LARGEST HVAC EQUIPMENT.



SMOKE DAMPER WIRING DETAIL

SCALE: NONE

NOTES:
1) SMOKE DAMPER SHALL CLOSE WHEN PRODUCTS OF COMBUSTION ARE SENSED BY SMOKE DETECTOR.
2) SMOKE DETECTOR SHALL BE INSTALLED WITHIN FIVE (5) FEET OF THE SMOKE DAMPER.
3) CONNECTIONS SHALL BE SIMILAR FOR COMBINATION FIRE / SMOKE DAMPERS.
4) COORDINATE DAMPER VOLTAGE WITH SMOKE DETECTOR RELAY VOLTAGE.

PANEL LOAD CENTER (ETR) | **MAIN:** 125A MLO | **VOLTAGE:** 208Y/ 120 1 PH 3 W

AIC: 10K | **MOUNTING:** RECESSED | **NOTE:** SQUARE D QO LOAD CENTER

LOCATION: IN UNIT | **100% RATED NEUTRAL BUS**

	CKT	EQUIPMENT SERVED	LOAD (KVA) A	LOAD (KVA) B	BREAKER P	BREAKER AMPS	BREAKER P	BREAKER AMPS	LOAD (KVA) A	LOAD (KVA) B	EQUIPMENT SERVED	CKT	
(7)	1	HEAT PUMP - INSIDE	5		2	60	1	20	1.5		MICROWAVE	2	(4)
	3	- -		5	-	-	1	20		1.2	DISPOSAL	4	(1)
(2)	5	CONDENSING UNIT			2	20	1	20	.18		BATHROOM GFCI	6	(6)
	7	- -			-	-	1	15		.18	LIGHTS/RECEPTACLES	8	(5)
(4)	9	RANGE	4		2	50	1	15	.18		LIGHTS/RECEPTACLES	10	(3)
	11	- -		4	-	-	-	-	0.0		SPACE	12	
(4)	13	WATER HEATER	4.2		2	30	-	-	0.0		SPACE	14	
	15	- -		4.2	-	-	-	-		0.0	SPACE	16	
(6)	17	KITCHEN RECEPTACLE	1.5		1	20	-	-			SPACE	18	
	19	EX. LOAD		.18	1	20	-	-			SPACE	20	
	21	SPACE			-	-	-	-		0.0	SPACE	22	
	23	SPACE			-	-	-	-			SPACE	24	
			14.70	13.38	SUB-TOTALS				1.86	1.38			
		CONNECTED LOAD:	NEC 220.84 DEMAND LOAD: 24.5KVA, 118A										
	A:	16.56 kVA	138.00 A										
	B:	14.76 kVA	123.00 A										

(8)

-

MINER FEINSTEIN ARCHITECTS

MINER FEINSTEIN ARCHITECTS, LLC
241 East 4th Street, Suite 207
Frederick, Maryland 21701
301.760.7988
www.MFArchitects.net

MEP ENGINEER:
Burdette, Koehler, Murphy & Associates
6300 Blair Hill Lane, Suite 400
Baltimore, MD 21209
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www.bkma.com

Architect's Project Number: 2124
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ELECTRICAL PANEL SCHEDULES & DETAILS

E5.0.2

BKM# 23026.01

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EXHIBIT G
to the
AMENDED AND RESTATED LEASE
to
WILEY H. BATES HIGH SCHOOL RESIDENTIAL COMPONENT

Wiley Bates Relocation Plan

Enterprise Community Development, Inc, ("the Developer"/"Enterprise"/"Staff") has developed the following relocation plan for Wiley H. Bates Apartments. This plan will comply with state of Maryland and Section A.3.5 of the MAP Guide ("guidelines").

The basic strategy of the relocation plan for Wiley H. Bates Apartments will be to maintain the existing community of residents within the property. To the end, priority consideration will be given to the successful tenant-in-place renovation and retention of existing residents. Per the guidelines, the Developer will comply with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Act of 1970 (42 U.S.C 4601 also known as "URA), the Multifamily Accelerated Process Guide (Section A.3.5) and all applicable state and local regulations including the State of Maryland.

The substantial portion of the rehabilitation will involve interior renovation. These renovations and repairs will not permanently displace residents from the property. However, these repairs will temporarily displace families from their existing units. Wiley Bates Residences is an existing "U" shaped apartment building of 2 stories containing 71 units (all one-bedroom units). The terrace level has 10 units while floors 1 to 2 contain 30 or 31 units per floor. The apartment units will undergo renovations to update and upgrade the units to modern standards which renovations are anticipated to take approximately 17 months from commencement to finish. Relocation activities are budgeted at $1,349,000.

Highlights of the scope of work includes the following:

Units:

- New luxury vinyl plank flooring
- New bathrooms (new vanity, countertops, low flow fixtures, toilet, lighting, sheet vinyl flooring)
- New kitchens (cabinets, counters, appliances, flooring, lighting)

Common Areas:

- Roof replacements
- Replace lighting and provide emergency power to new lighting
- Replace elevator cab finishes and lighting
- Upgrade trash collection area
- Upgrade/refresh community room (including kitchenette), computer room, management offices

As the building is “U” shaped, the construction zone will be defined as a wing of the floor and residents will not be allowed within the construction zone while work is underway. Necessary signage will be displayed during renovations to avoid confusion or disorientation. All active or potentially hazardous work zones will be clearly marked. Work zones that involve dust, debris, and particulate matter will have all HVAC systems shut down and 6 mil poly containment used. This will help mitigate dust and dirt in duct work when working in individual units and also to contain work zones when common areas are being rehabilitated. An use of chemicals (i.e strippers, adhesives, sealants) and paint will be low volatile organic compounds (VOC) to help maintain a positive indoor air quality and reduction of possible carcinogens.

Pursuant to HUD Handbook 1378 (the “Handbook”): Tenant Assistance, Relocation and Real Property Acquisition, Chapter 2, Section 2-7, all of the residents living at Wiley Bates during the renovations program are deemed to be temporarily relocated. Notices will be provided to all residents pursuant to the notice guidelines set forth in Chapter 2 of the Handbook. Specifically: (i) General Information Notice, in the guide form provided by HUD, and , (ii) Notice of Non-displacement were provided to all residents, and (iii) a 30 day notice will be provided to those residents whose unit will be under construction no less than 30 days prior to the commencement of construction. **All of the residents will be temporarily relocated for less than a year.** The anticipated duration of the temporary relocation will be approximately 6 to 7 weeks. All residents staying in the “hotel” units during construction will continue to pay their then current rent as of the time of temporary relocation.

Residents will be moved into a hotel unit suitable for the resident’s unit mix and/or family composition. All hotel units will be maintained in suitable, decent, safe and sanitary conditions and will be consistent with all applicable legal requirements. Approximately 13 vacant units are needed for hotel to facilitate renovation. If vacant units on site are not available, the Developer will work with Corporate Apartment Services to locate off-site hotel units. The Developer will pay any rent differential between current units and hotel units off site. Additionally, the Developer will provide transportation services, as needed, for such things as viewing comparable units, medical appointments, pharmacy and grocery visits, and other daily needs for any tenants that are required to move off-site.

Packing materials and boxes will be supplied at no cost to the tenants. Assistance to help pack will be provided to those residents that need additional help. While the Developer anticipates all belongings will follow residents to their onsite or offsite hotel unit, any belongings not following the tenant to the onsite or offsite apartment/accommodations in the Annapolis area will be safely stored either on site or in a storage facility. All costs associated with the moving and/or the storage of belongings will be borne by the Developer. A relocation coordinator will be engaged to assist residents with the packing and moving. On-site property management will be

available to address any questions and/or concerns of the residents. The costs for the temporary relocations will be included in the development budget and funded out of the sources for acquisition and redevelopment.

The Developer will oversee all relocation activities and utilize a third-party mover. The Developer has over 15 years' experience in administering relocation services for family and senior properties in the Mid-Atlantic region in accordance with statutory requirements under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) as amended, and any other applicable implementation regulations for federal and federally assisted programs contained in 49 CFR Part 24 and all applicable state and local regulations including the State of Maryland. Enterprise is committed to providing residents with a safe, affordable and attractive place to lives while ensuring residents affected by the renovation are treated fairly, consistently and equitably. Also, they will not suffer disproportionate hardships as a direct result of activities designed for the benefit of the community as a whole.

CONTACT INFORMATION

Owner:	Bates School Limited Partnership
Contact:	Riane McWain, Senior Real Estate Development Manager
Address:	875 Hollins Street, Suite 202, Baltimore, MD 21201
Phone:	202.885.9547
Email:	rmcwain@enterprisecommunity.org
Developer:	Enterprise Community Development, Inc.
Address:	875 Hollins Street, Suite 202, Baltimore, MD 21201
Phone:	202.885.9547
Email:	rmcwain@enterprisecommunity.org

PRINCIPLES OF THE RELOCATION PLAN

The following principles will govern the development of the plan.

1. Enterprise has budgeted for 13 vacancies and has stopped lease-up at the property in order to create vacant units through attrition. On average, about 10 units turnover at Wiley Bates on an annual basis.

2. The remaining households will be temporarily displaced from their units in order to complete renovation. Residents will be moved into hotel unit suitable for the resident's unit mix and/or family composition. In cases where a suitable renovated unit is available, the household may elect to permanently relocate into another unit on site

in order to minimize the number of moves. All hotel units will be maintained in suitable, decent, safe and sanitary and will be consistent with all applicable legal requirements.

3. The Developer will bear relocation expenses incurred for the moving of personal property, and utilities during renovations. Costs to provide packing assistance for residents who request this service will also be paid by the Developer.

4. Approximately 13 vacant units are needed for hotel in order to facilitate renovation. If vacant units on site are not available, then the Developer will locate off-site hotel units.

5. The developer will pay any rent differential between current units and hotel units (onsite or offsite in the Annapolis area).

6. In the course of operation over the 13-month rehabilitation period some attrition in the resident population is expected. The renovation plan will be discussed with all residents prior to the construction inception. If a resident decides to move out of Wiley Bates Apartments, the resident must provide notice of move out to the Rental Office, in accordance with the lease terms.

7. Any resident who has special needs (handicap/disabled) will be permanently accommodated in the newly converted accessible units provided at Wiley Bates Apartments to the extent of availability. Currently, none of the units scheduled to be vacated are accessible. To the best of our knowledge, none of the residents in the units to be vacated currently have need for an accessible unit.

8. The Developer will meet with the residents at Wiley Bates Apartments from time to time when needed. The residents will be apprised and will have input into the operation of the relocation plan, as well as any other Wiley Bates Apartments resident programs or requirements. The relocation team will facilitate this interaction. We have begun conducting resident meetings to explain the renovation process and will continue to do so.

9. The plan will also include, once the details are more definite and sound, providing the residents with updates and correspondence via community meetings and newsletters.

10. All efforts will be made to ensure safety and work will be completed with the intention of limiting the disruptions of the resident’s normal day to day living.

RELOCATION SERVICES

All notices will be issued as required by Maryland guidelines and the HUD Uniform Relocation Act and related guidebooks. All written notices will be issued in English

and other languages as requested. Meetings will also be in English with additional interpretation as identified. Enterprise staff will also provide residents with additional translations of written material if requested. The relocation process will be overseen by the Developer and a relocation coordinator with support from on-site staff which collectively is the “Relocation Team”. The Relocation Team will act as a liaison between residents and will be responsible for making sure that the residents are kept informed and that their concerns are addressed.

The Relocation Team will provide an initial notice to vacate, hand delivered and/or certified mail at least 120 days before the start of construction. Thereafter, residents will receive notices, hand delivered, 30 days prior to their move with additional notices 2 weeks prior and the week of their move. Additionally, residents will be notified, via hand delivery, notices to return to their original units 2 weeks prior. In addition, personal visits will be made by the staff to work individually with the residents.

The relocation coordinator will work with the residents preparing them for overflow apartment packing. This includes supplying boxes and packing materials to all residents preparing for interior renovations. The relocation coordinator will also provide monthly updates, newsletters and arrange assistance for residents with special needs. This includes packing assistance for residents who are unable to pack themselves.

The relocation coordinator will work with the remaining residents and contractors in order to create a smooth transition. This will include informing the residents of the upcoming overflow packing schedules and ensuring that the residents have left their apartments by the start time of the daily construction schedule. This coordinator will also be responsible for ensuring that all apartment homes have been secured following the daily departure of the General Contractor.

The Relocation Team will hold an initial meeting with the residents at least 60 days prior to the scheduled start of construction to provide a detailed description of the relocation plan, anticipated schedule of construction, relocation reference summary, procedure for potential damage or loss or personal property and to answer any questions they may have.

SPECIAL NEEDS

The relocation coordinator will determine, during their initial visits with each resident, if any household member requires special accommodations, handicap accessibility needs, transportation or other special coordination needs. These needs will be incorporated into an individual relocation plan for those households identified as having these needs.

MOVING PROCESS

One moving company will be hired for residents requiring permanent relocation. Additional arrangements will be made for residents over the age of sixty (60) and for those who are disabled or require special assistance. The mover will be licensed, insured and bonded. Boxes will be provided to the residents prior to their scheduled overflow packing along with a checklist, which identifies the responsibilities of the residents and the responsibilities of the Developer. Each vendor who supplies goods and services for the relocation program will submit invoices which indicate the costs incurred per unit or residents.

SCHEDULE OVERVIEW

It is projected that the renovations of Wiley Bates Apartments will be completed in six stages. A schedule will be provided to residents at least 2 months prior to construction start and residents will be updated should there be any changes. The completion of the property rehabilitation is anticipated to be a total of 17 months. All residents to be relocated on-site will receive a minimum thirty (30) day transfer notice, referenced earlier as the 30-day notice.

COMMUNICATION

Residents will be notified of move dates by notices that will be hand delivered with subsequent reminders via notices and flyers. Subsequent notices will be hand delivered based on the importance of the subject. The Developer is cognizant that communication between themselves, the General Contractor, and residents themselves is paramount. As such, during this period in which the residents are coping with the prospects of great change in their lives, there will be an increased commitment to communication. The relocation team will inform residents of upcoming events and changes occurring throughout the relocation period through the use of hand-delivered notices, flyers and community meetings. Notifications will be posted in conspicuous public locations including the management office, laundry facility, building entrances and mailboxes. Representatives of the relocation team will be on site to address any questions which may arise.

Residents can anticipate the following notice schedule:

- Notice #1 – 120 days prior to the start of construction
- Notice #2- 30 days prior to their move date
- Notice #3- 2 weeks prior to their move date
- Notice #4 – Week of their move date
- Notice #5 – 2 weeks prior to their (return) move date

RESOLUTION OF RESIDENT COMPLAINTS

While the goal is to make the construction and relocation process a smooth one for the residents, certain situations may occur from time to time that will require a resolution of the resident concern. If a resident has a concern or grievance, the resident will immediately inform staff. The resident will be informed, in writing, as to the actions taken in each step of the complaint process.

RELOCATION BUDGET

Wiley Bates Relocation Budget	
Item	Cost
Unit Moves (Round Trip)	$ 250,000
Packing Assistance /Move Logistic	$ 89,000
Relocation Move Coordinator	$ 97,500
Packing Materials	$ 260,000
Hospitality Unit Prep	$ 250,000
Off Site Units	$ 315,000
Relocation Contigency	$ 87,500
Total	**$ 1,349,000**

EXHIBIT H
to the
AMENDED AND RESTATED LEASE
to
WILEY H. BATES HIGH SCHOOL RESIDENTIAL COMPONENT

OMB Approval No. 2502-0598
(Exp. 9/30/2021)

Public Reporting Burden for this collection of information is estimated to average .75 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Response to this request for information is required in order to receive the benefits to be derived. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number. While no assurance of confidentiality is pledged to respondents, HUD generally discloses this data only in response to a Freedom of Information Act request.

Warning: Federal law provides that anyone who knowingly or willfully submits (or causes to submit) a document containing any false, fictitious, misleading, or fraudulent statement/certification or entry may be criminally prosecuted and may incur civil administrative liability. Penalties upon conviction can include a fine and imprisonment, as provided pursuant to applicable law, which includes, but is not limited to, 18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802, 24 C.F.R. Parts 25, 28 and 30, and 2 C.F.R. Parts 180 and 2424.

Drafted by and after recording return to:: Reno & Cavanaugh PLLC 10175 Little Patuxent Parkway Suite 900 Columbia, Maryland 21044	

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
REGULATORY AGREEMENT FOR MULTIFAMILY PROJECTS

UNDER SECTIONS 207, 220, 221(d)(3), 221(d)(4), 223(a)(7), 223(f) and 231 OF THE NATIONAL HOUSING ACT, AS AMENDED

Replaces HUD- 92465, 92466, FHA-1730, and 1733

Project Name: Wiley H. Bates Apartments

HUD Project No.: 052-35937

HAP Contract No.: Effective date of 7/1/2026

Project Location: Annapolis, Anne Arundel County, Maryland

Lender: M&T Realty Capital Corporation **Processed under: [X]MAP [ ]TAP**

Original Principal Amount of Multifamily Note: $9,400,000.00

Originally endorsed for insurance under Section: 221(d)(4) **Date of Note: October 1, 2025**

Residual Receipts Rider: ___ Yes _X_ No
*****_If "yes" is checked, the Surplus Cash provisions of this Agreement are modified by an attached Rider relating to residual receipts account requirements._

This Regulatory Agreement for Multifamily Projects (**"Agreement"**) is entered into as of this **1st day of October, 2025**, between **WILEY BATES SCHOOL LLC** a **limited liability company** organized and existing under the laws of **Maryland**, whose address is **875 Hollins Street, Suite 202, Baltimore, Maryland 21201**, its successors, heirs, and assigns (jointly and severally) (**Borrower**) and the United States Department of Housing and Urban Development, acting by and through the Secretary, his or her successors, assigns or designates (**HUD**).

In consideration of, and in exchange for an action by HUD, HUD and Borrower agree to the terms of this Agreement. The HUD action may be one of the following: HUD's endorsement for insurance of the Note, HUD's consent to the transfer of the Mortgaged Property, HUD's sale and conveyance of the Mortgaged Property, or HUD's consent to other actions related to Borrower or to the Mortgaged Property.

Further, Borrower and HUD execute this Agreement in order to comply with the requirements of the National Housing Act, as amended, and the regulations adopted by HUD pursuant thereto. This Agreement shall continue during such period of time as HUD shall be the owner, holder, or insurer of the Note. Upon satisfaction of such Note, this Agreement shall automatically terminate. However, Borrower shall be responsible for any Violations of this Agreement which occurred prior to termination.

Violation of this Agreement may subject Borrower and other signatories hereto to adverse actions. Refer to Article VII below.

AGREEMENTS: Borrower and HUD covenant and agree as follows:

I. DEFINITIONS

1. **DEFINITIONS**. Any capitalized term or word used herein but not defined shall have the meaning given to such term in the Security Instrument between Borrower and Lender or the Note. The following terms, when used in this Agreement (including when used in the above recitals), shall have the following meanings, whether capitalized or not and whether singular or plural, unless, in the context, an incongruity results:

a. **"Affiliate"** means any person or business concern that directly or indirectly controls policy of a Principal or has the power to do so. Persons and business concerns controlled by the same third party are also Affiliates.

b. **"Borrower"** means all entities identified as "Borrower" in the first paragraph of the Security Instrument, together with any successors, heirs, and assigns (jointly and severally). "Borrower" shall include any entity taking title to the Mortgaged Property whether or not such entity assumes the Note. Whenever the term

"Borrower" is used herein, the same shall be deemed to include the obligor of the debt secured by the Security Instrument and shall also be deemed to be the mortgagor as defined by Program Obligations.

c. **"Business Day"** is defined in Section 46.

d. **"Construction Contract"** means the construction contract, approved by HUD, between Borrower and the contractor contracting to perform construction or substantial rehabilitation on the Project.

e. **"Declaration of Default"** is defined in Section 37.

f. **"Displaced Persons or Families"** means a person, family or families, displaced from (i) an urban renewal area, (ii) as a result of government action, or (iii) as a result of a major disaster determined by the President pursuant to the Robert T. Stafford Disaster Relief and Emergency Assistance Act.

g. **"Distribution"** means any disbursal, conveyance or transfer of any portion of the Mortgaged Property, including the segregation of cash or assets for subsequent withdrawal as Surplus Cash, other than in payment of Reasonable Operating Expenses, or any other disbursement, conveyance, or transfer provided for in this Agreement.

h. **"Elderly Person"** means any person, married or single, who is 62 years of age or older.

i. **"Fixtures"** means all property or goods that become so related or attached to the Land or the Improvements that an interest arises in them under real property law, whether acquired now or in the future, excluding all tenant owned goods and property, and including but not limited to: machinery, equipment, engines, boilers, incinerators, installed building materials; systems and equipment for the purpose of supplying or distributing heating, cooling, electricity, gas, water, air, or light; antennas, cable, wiring and conduits used in connection with radio, television, computers, security, fire prevention, or fire detection or otherwise used to carry electronic signals; telephone systems and equipment; elevators and related machinery and equipment; fire detection, prevention and extinguishing systems and apparatus; security and access control systems and apparatus; plumbing systems; water heaters, ranges, stoves, microwave ovens, refrigerators, dishwashers, garbage disposals, washers, dryers and other appliances; light fixtures, awnings, storm windows and storm doors; pictures, screens, blinds, shades, curtains and curtain rods; mirrors; cabinets, paneling, rugs and floor and wall coverings; fences, trees and plants; swimming pools; playground and exercise equipment and classroom furnishings and equipment.

j. **"Goods and Services"** is defined in Section 22.

k. **"HUD"** means the United States Department of Housing and Urban Development acting by and through the Secretary in his or her capacity as insurer or holder of the Loan under the authority of the National Housing Act, as amended, the Department of Housing and Urban Development Act, as amended, or any other federal law or regulation pertaining to the Loan or the Mortgaged Property.

l. **"Impositions"** and **"Imposition Deposits"** are defined in the Security Instrument.

m. **"Improvements"** means the buildings, structures, and alterations now constructed or at any time in the future constructed or placed upon the Land, including any future replacements and additions.

n. **"Indebtedness"** means the principal of, interest on, and all other amounts due at any time under the Note, the Security Instrument, and any other Loan Document, including prepayment premiums, late charges, default interest, and advances to protect the security as provided in the Security Instrument.

o. **"Land"** means the **leasehold** estate in realty described in Exhibit A.

p. **"Leases"** means all present and future leases, subleases, licenses, concessions or grants or other possessory interests now or hereafter in force, whether oral or written, covering or affecting the Mortgaged Property, or any portion of the Mortgaged Property (including but not limited to proprietary leases, non-residential leases or occupancy agreements if Borrower is a cooperative housing corporation), and all modifications, extensions or renewals. (Ground leases that create a leasehold interest in the Land and where the Borrower's leasehold is security for the Loan are not included in this definition.)

q. **"Lender"** means the entity identified as "Lender" in the first paragraph of the Security Instrument, or any subsequent holder of the Note, and whenever the term "Lender" is used herein, the same shall be deemed to include the Obligee, or the Trustee(s) and the Beneficiary of the Security Instrument and shall also be deemed to be the mortgagee as defined by Program Obligations.

r. **"Loan"** means the loan initially made by Lender to Borrower, as defined in the Security Instrument.

s. **"Mortgaged Property"** means all of Borrower's present and future right, title and interest in and to all of the following whether now held or later acquired:

(1) the Land;

(2) the Improvements;

(3) the Fixtures;

(4) the Personalty;

(5) all current and future rights, including air rights, development rights, zoning rights and other similar rights or interests, easements, tenements, rights-of-way, strips and gores of land, streets, alleys, roads, sewer rights, waters, watercourses, and appurtenances related to or benefiting the Land or the Improvements, or both, and all rights-of-way, streets, alleys and roads that may have been or may in the future be vacated;

(6) all insurance policies covering the Mortgaged Property, and all proceeds paid or to be paid by any insurer of the Land, the Improvements, the Fixtures, the Personalty or any other part of the Mortgaged Property, whether or not Borrower obtained such insurance policies pursuant to Lender's requirement;

(7) all awards, payments and other compensation made or to be made by any Governmental Authority with respect to the Land, the Improvements, the Fixtures, the Personalty or any other part of the Mortgaged Property, including any awards or settlements resulting from condemnation proceedings or the total or partial taking of the Land, the Improvements, the Fixtures, the Personalty or any other part of the Mortgaged Property under the power of eminent domain or otherwise and including any conveyance in lieu thereof;

(8) all contracts, options and other agreements for the sale of the Land, the Improvements, the Fixtures, the Personalty or any other part of the Mortgaged Property entered into by Borrower now or in the future, including cash or securities deposited to secure performance by parties of their obligations;

(9) all proceeds (cash or non-cash), liquidated claims or other consideration from the conversion, voluntary or involuntary, of any of the Mortgaged Property and the right to collect such proceeds, liquidated claims or other consideration;

(10) all Rents and Leases;

(11) all earnings, royalties, instruments, accounts, accounts receivable, supporting obligations, issues and profits from the Land, the Improvements or any other part of the Mortgaged Property, and all undisbursed proceeds of the Loan and, if Borrower is a cooperative housing corporation, maintenance charges or assessments payable by shareholders or residents;

(12) all Imposition Deposits;

(13) all refunds or rebates of Impositions by any Governmental Authority or insurance company (other than refunds applicable to periods before the real property tax year in which the Security Instrument is dated);

(14) all forfeited tenant security deposits under any Lease;

(15) all names under or by which any of the above Mortgaged Property may be operated or known, and all trademarks, trade names, and goodwill relating to any of the Mortgaged Property;

(16) all deposits and/or escrows held by or on behalf of Lender under Collateral Agreements; and

(17) all awards, payments, settlements or other compensation resulting from litigation involving the Project.

Notwithstanding items numbered (1) through (17) above, Borrower may hold non-project funds in separate, segregated accounts, specifically labeled as non-project funds, which are not part of the Mortgaged Property. These accounts may hold those assets owned or received by Borrower, through equity contributions, gifts, or loan proceeds that were not required by HUD to become part of the Mortgaged Property and were not made a part of the Mortgaged Property by Borrower and funds released from the Mortgaged Property in compliance with Program Obligations (such as Distributions of Surplus Cash and loan repayments, if allowed). ~~[*If such accounts already exist, it is acceptable to identify them here, for example:* The *[name of accounts/reserves]* are designated non-project fund accounts.]~~

t. **"Note"** means the Note executed by Borrower described in the Security Instrument, including all schedules, riders, allonges and addenda, as such Note may be amended from time to time.

u. **"Notice"** is defined in Section 46.

v. **"Personalty"** means all equipment, inventory, and general intangibles. The definition of "Personalty" includes furniture, furnishings, machinery, building

materials, appliances, goods, supplies, tools, books, records (whether in written or electronic form), computer equipment (hardware and software) and other tangible or electronically stored personal property (other than Fixtures) that are owned, leased or used by Borrower now or in the future in connection with the ownership, management or operation of the Land or the Improvements or are located on the Land or in the Improvements, and any operating agreements relating to the Land or the Improvements, and any surveys, plans and specifications and contracts for architectural, engineering and construction services relating to the Land or the Improvements, choses in action and all other intangible property and rights relating to the operation of, or used in connection with, the Land or the Improvements, including all certifications, approvals and governmental permits relating to any activities on the Land. Intangibles shall also include all cash and cash escrow funds related to the Project, such as but not limited to: Reserve for Replacement accounts, bank accounts, Residual Receipt accounts, and investments.

w. **"Principal"** means:

(1) an individual, joint venture, partnership, corporation, trust, nonprofit association, or any other public or private entity proposing to participate, or participating, in a project as sponsor, owner, prime contractor, turnkey developer, management agent, packager, or consultant; and architects and attorneys who have any interest in the project other than an arms-length fee arrangement for professional services;

(2) the term principal also includes: (i) any Affiliates of a principal; (ii) if the principal is a partnership, all general partners, and each limited partner having a 25 percent or more interest in the partnership; (iii) if the principal is a public or private corporation or governmental entity; the president, vice-president, secretary and treasurer and any other executive officers who are directly responsible to the board of directors, or the equivalent thereof; all the directors; and each stockholder having a 10 percent or more interest; and

(3) specifically excepted from this definition of a principal are: (i) parties whose sole interest is that of purchaser or owner of less than five individual unit(s) in the same condominium or cooperative development; (ii) parties whose sole interest is that of a tenant; and (iii) public housing agencies.

x. **"Project"** and **"Project Assets"** mean the Mortgaged Property.

y. **"Program Obligations"** means (1) all applicable statutes and any regulations issued by the Secretary pursuant thereto that apply to the Project, including all amendments to such statutes and regulations, as they become effective, except that changes subject to notice and comment rulemaking shall become effective only upon completion of the rulemaking process, and (2) all current requirements in HUD handbooks and guides, notices, and mortgagee letters that apply to the Project, and all future updates, changes and amendments thereto, as they become effective, except that changes subject to notice and comment rulemaking shall become effective only upon completion of the rulemaking process, and provided that such future updates, changes and amendments shall be applicable to the Project only to the extent that they interpret, clarify and implement terms in this Agreement rather than add or delete provisions from such document. Handbooks, guides, notices, and mortgagee letters are available on "HUDCLIPS," at www.hud.gov.

z. **"Property Jurisdiction"** is (are) the jurisdiction(s) in which the Land is located.

aa. **"Reasonable Operating Expenses"** means the reasonable expenses and payments that arise from the purchase of goods or services which are exclusively used for the operation, maintenance, and routine repair of the Project (including all payments and deposits required under this Agreement, the Note, or the Security Instrument), or as otherwise permitted by Program Obligations.

bb. **"Rents"** means all rents (whether from residential or non-residential space), revenues, issues, profits (including carrying charges, maintenance fees, and other cooperative revenues, and fees received from leasing space on the Mortgaged Property), other income of the Land or the Improvements, gross receipts, receivables, parking fees, laundry and vending machine income and fees and charges for food and other services provided at the Mortgaged Property, whether now due, past due, or to become due, Residual Receipts, and escrow accounts, however and whenever funded and wherever held.

cc. **"Reserve for Replacement"** is defined in Section 10.

dd. **"Residual Receipts"** means certain funds which are restricted in their use by Program Obligations and applicable business documents (e.g., HAP Contract, Use Agreement) as may be more specifically described in a Residual Receipts Rider attached hereto.

ee. **"Security Instrument"** means the **Multifamily Leasehold Deed of Trust, Security Agreement, Assignment of Rents, and Fixture Filing (Maryland)** (HUD-94000M), and any other security for the Indebtedness between Borrower and Lender, and shall be deemed to be the "mortgage" as defined by Program Obligations.

ff. **"Surplus Cash"** means certain Project cash pursuant to the calculation set forth in Section 13.

gg. **"State"** includes the several states comprising the United States of America, and Puerto Rico, the District of Columbia, Guam, the Commonwealth of the Northern Marianas, American Samoa, and the U.S. Virgin Islands.

hh. **"Taxes"** means all taxes, assessments, vault rentals and other charges, if any, general, special or otherwise, including all assessments for schools, public betterments and general or local improvements, that are levied, assessed or imposed by any public authority or quasi-public authority, and that, if not paid, could become a lien on the Land or the Improvements.

ii. **"Undocumented Expense"** is defined in Section 16.

jj. **"Violation"** is defined in Section 36.

kk. **"Waste"** means a failure to keep the Mortgaged Property in decent, safe and sanitary condition and in good repair. During any period in which HUD insures the Loan or holds a security interest on the Mortgaged Property, Waste is committed when, without Lender's and HUD's express written consent, Borrower:

(1) physically changes the Mortgaged Property, whether negligently or intentionally, in a manner that reduces its value;
(2) fails to maintain and repair the Mortgaged Property in accordance with Program Obligations;
(3) fails to pay before delinquency any Taxes secured by a lien having priority over the Security Instrument;
(4) materially fails to comply with covenants in the Note, the Security Instrument or this Regulatory Agreement respecting physical care, maintenance, construction, abandonment, demolition, or insurance against casualty of the Mortgaged Property; or
(5) retains possession of Rents to which Lender or its assigns have the right of possession under the terms of the Loan Documents;

II. CONSTRUCTION; REFINANCING

2. [*Check the applicable box(es):*]

☒ a. **CONSTRUCTION FUNDS**. Borrower shall keep funds of the Mortgaged Property to be used for construction or substantial rehabilitation separate and apart from operating funds of the Mortgaged Property. Funds for construction or substantial rehabilitation are identified in the Building Loan Agreement and/or Construction Contract.

☐ b. **DEFERRED REPAIR FUNDS.** Borrower shall keep funds of the Mortgaged Property to be used for non-critical or other deferred repairs separate and apart from operating funds of the Mortgaged Property. Funds for non-critical or other deferred repairs are identified in the Escrow Agreement for Deferred Repairs, if applicable.

3. **UNPAID OR OUTSTANDING OBLIGATIONS**. Borrower certifies, upon final or initial/final endorsement of the Note by HUD, Borrower shall have no unpaid obligations in connection with the purchase of the Mortgaged Property, the construction or repair of the Mortgaged Property, or with respect to the Security Instrument, except such unpaid obligations as have the written approval of HUD as to terms, form and amount; and, except for those obligations approved by HUD in writing, the Land shall be paid for in full and is free from any liens or purchase money obligations, or if the Land is subject to a leasehold interest, it shall be subject to a HUD approved lease, and it shall be free from any lien. As of the date hereof, Borrower has no knowledge of any liens or encumbrances against the Mortgaged Property that are not reflected as exceptions to coverage in the lender's title policy insuring the Security Instrument accepted by HUD or that are not shown on the UCC search. All contractual obligations of Borrower or on behalf of Borrower with any party shall be fully disclosed to HUD.

4. **LENDER'S CERTIFICATE**. Borrower acknowledges receipt of the Lender's Certificate or the Request for Endorsement of Credit Instrument & Certificate of Lender, Borrower & General Contractor, as applicable. To the extent such document establishes or reflects obligations of Borrower, such provisions are incorporated herein by this reference. Borrower agrees that the fees and expenses enumerated in the applicable document have been fully paid or payment has been provided for as set forth in such document and that all funds deposited with Lender shall be used for the purposes set forth in such document insofar as Borrower has rights and obligations in respect thereto.

5. **CONSTRUCTION COMMENCEMENT/REPAIRS**.

☒ a. [*Check the box to the left for Construction/Substantial Rehabilitation transactions.*] Borrower certifies that it has not commenced construction or substantial rehabilitation of the Mortgaged Property prior to HUD's initial endorsement of the Note, except that this Section 5a is not applicable if HUD has given prior written approval to an early start of construction, or if this Project is an Insurance Upon Completion or if such work has been disclosed to and approved in writing by HUD. If Borrower has received prior written approval for early start, Borrower shall perform, observe and comply with all Program Obligations for early start prior to initial endorsement, which includes but is not limited to the release of liens in association with the Project, the funding of escrows for change orders, and the payment of an inspection fee.

☐ b. [*Check the box to the left for Refinance/Purchase transactions*.] Borrower shall complete any non-critical or other deferred repairs in accordance with the terms of the Firm Commitment. Borrower is in receipt of HUD's written acknowledgment of the satisfactory completion of any non-critical or other deferred repairs for the Mortgaged Property to the extent such repairs have been completed. Borrower has provided funds to complete any remaining repairs, as evidenced by the Escrow Agreement for Deferred Repairs, in accordance with Program Obligations, if applicable.

6. **DRAWINGS AND SPECIFICATIONS**. The Mortgaged Property shall be constructed in accordance with the terms of the Construction Contract as approved by HUD, if any, and with the Drawings and Specifications, if any, that have been approved by HUD and deemed attached to the Construction Contract.

7. **REQUIRED PERMITS**

☒ a. [*Check the box to the left for Construction/Substantial Rehabilitation transactions*.] The Borrower has obtained, or caused to be obtained, all necessary certificates, permits, licenses, qualifications, authorizations, consents and approvals from all necessary Governmental Authorities to own and operate the Project and to carry out all of the transactions required by the Loan Documents and to comply with all applicable federal statutes and regulations of HUD in effect on the date of the Firm Commitment, except for those, if any, which customarily would be obtained at a later date, at an appropriate stage of construction or completion thereof, and which the Borrower shall obtain, or cause to be obtained, in the future. As the construction of the Project progresses, the Borrower will obtain or cause to be obtained, and submit to HUD and Lender all necessary building and other permits required by Governmental Authorities. The Mortgaged Property shall not be available for occupancy by any tenant without the prior written approval of HUD and of all other legal authorities having jurisdiction of the Mortgaged Property.

☐ b. [*Check the box to the left for Refinancing/Acquisition transactions*.] Borrower has obtained, or cause to be obtained, all necessary certificates, permits, licenses, qualifications, authorizations, consents and approvals from all necessary Governmental Authorities to own and operate the Project, to carry out all of the transactions required by the Loan Documents and to comply with all applicable federal statutes and regulations of HUD in effect on the date of the Firm Commitment. If HUD requires that Borrower execute an Escrow Agreement for Deferred Repairs in connection with HUD's endorsement for insurance of the Note, the licenses and permits that are in effect as of the date hereof are sufficient to allow any repair of the improvements required pursuant to the terms of the Escrow Agreement for Deferred Repairs to proceed to completion in the ordinary course.

8. **ACCOUNTING REQUIREMENTS**.

☒ a. [*Check the box to the left for Construction/Substantial Rehabilitation transactions*.] Borrower shall submit a cost certification to HUD, if and as required by Program Obligations, for all receipts and disbursements during the period set forth therein. The excess of project income over property disbursements, as determined by HUD, shall be treated as a recovery of construction cost, except as otherwise allowed in Program Obligations.

☐ b. [*Check the box to the left for Refinancing/Acquisition transactions*.] Borrower shall submit a cost certification to HUD, if and as required by Program Obligations, including all receipts and disbursements relating to repairs required pursuant to the Building Loan Agreement and/or the Escrow Agreement for Deferred Repairs. Any funds remaining after completion of the repairs shall be treated in accordance with Program Obligations, and pursuant to the Escrow Agreement for Deferred Repairs, if applicable.

III. FINANCIAL MANAGEMENT

9. **PAYMENTS**. Borrower shall make promptly all payments due under the Note, Security Instrument, and this Agreement.

10. **RESERVE FOR REPLACEMENT**. Borrower shall establish and maintain a Reserve for Replacement account for defraying certain costs of replacing major structural elements and mechanical equipment of the Project or for any other purpose.

a. The Reserve for Replacement shall be deposited with Lender or in a safe and responsible depository designated by Lender in accordance with Program Obligations. Such funds shall at all times remain under the control of Lender or Lender's designee and shall be held in accounts insured or guaranteed by a federal agency and in accordance with Program Obligations.

b. Borrower shall deposit a monthly amount of $**1,775.00** concurrently with the Amortization Commencement Date unless a different date or amount is established by HUD. The amount of the monthly deposit may be increased or decreased from time to time at the written direction of HUD without a recorded amendment to this Agreement. At least every ten years, starting from the date of initial or initial/final endorsement of the Note, and more frequently at HUD's sole discretion, Borrower shall submit to HUD a written analysis of its use of the Reserve for Replacement during the prior ten years and the projected use of the Reserve for Replacement in accordance with Program Obligations.

c. Borrower shall carry the balance in this account on the financial records as a restricted asset. The Reserve for Replacement shall be invested in accordance with Program Obligations, and any interest earned on the investment shall be deposited in the Reserve for Replacement for use by the Project in accordance with this Section 10.

d. Disbursements from the Reserve for Replacement shall only be made after consent, in writing, of HUD, in its sole discretion, or as otherwise approved by HUD pursuant to Program Obligations. In the event of a Declaration of Default under the terms of the Security Instrument (pursuant to which the Indebtedness has been accelerated) a written notification by HUD to Borrower of a violation of this Agreement or at such other times as determined solely by HUD, HUD may direct the application of the balance in such account to the amount due on the Indebtedness as accelerated or for such other purposes as may be determined solely by HUD.

e. In the case of a transfer of the Mortgaged Property where the Project is already subject to a Security Instrument insured or held by HUD as of the date hereof, and this Agreement is now being executed by Borrower as of the date hereof, the Reserve for Replacement now to be established shall be equal to the amount due to be in such account under this Agreement, and payments hereunder shall begin with the first payment due on the Security Instrument after acquisition, unless some other method of establishing and maintaining the account is approved in writing by HUD.

f. Upon Borrower's full satisfaction of all HUD obligations, including but not limited to those imposed under this Agreement, Borrower shall receive any monies remaining in the Reserve for Replacement.

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11. **PROPERTY AND OPERATION; ENCUMBRANCES**.

a. Borrower shall deposit all Rents and other receipts of the Project in connection with the financing of the Project, including equity or capital contributions required under the Firm Commitment or otherwise advanced for the purpose and as part of the Mortgaged Property, in the name of the Project in a federally insured depository or depositories and in accordance with Program Obligations. (Such required equity or capital contributions shall not include certain syndication proceeds, such as proceeds from Low Income Housing Tax Credit transactions used to repay bridge loans, all as more fully set forth in Program Obligations.) Such funds shall be withdrawn only in accordance with the provisions of this Agreement for Reasonable Operating Expenses of the Project or for Distribution of Surplus Cash or as reimbursement of advances as permitted by Sections 14 and 15 below; or for permitted deposits authorized by this Agreement or for any other reason authorized under this Agreement. Any person or entity receiving Mortgaged Property other than for payment of Reasonable Operating Expenses, authorized Distributions of Surplus Cash, or for any reason authorized under Section 34

of this Agreement, shall immediately deliver such Mortgaged Property to the Project and failing so to do shall hold such Mortgaged Property in trust.

b. Borrower shall not engage in any business or activity, including the operation of any other project, or incur any liability or obligation not in connection with the Project, nor acquire an Affiliate or contract to enter into any affiliation with any party except as otherwise approved by HUD.

c. Borrower shall satisfy or obtain a release of any mechanic's lien, attachment, judgment lien, or any other lien that attaches to the Mortgaged Property or any part thereof.

d. Penalties, including but not limited to delinquent tax penalties and civil money penalties, shall not be paid from the Project.

e. Borrower shall promptly notify HUD of the appointment of any receiver for the Project, the filing of a petition in bankruptcy or insolvency or for reorganization.

f. Borrower shall keep the Mortgaged Property insured at all times in accordance with the Security Instrument and Program Obligations, and Borrower shall notify HUD of all payments received from an insurer.

g. Borrower shall notify HUD of any action or proceeding relating to any condemnation or other taking, or conveyance in lieu thereof, of all or any part of the Mortgaged Property, whether direct or indirect condemnation.

h. Borrower shall notify HUD of any litigation proceeding filed against Borrower or the Project, or any litigation proceeding filed by Borrower.

12. **SECURITY DEPOSITS**. Any funds collected as security deposits shall be kept (a) separate and apart from all other funds of the Project; (b) in interest bearing trust accounts, to the extent required by State or local law; and (c) in an amount which shall at all times equal or exceed the aggregate of all outstanding obligations under said account. Security deposit account interest shall be paid on a pro rata basis to tenants or applied to sums due under their leases upon the termination of their tenancy in the Project. The use of tenant security deposits for Project operations is prohibited unless the tenant has forfeited the deposit.

13. **SURPLUS CASH**.

a. Borrower must calculate Surplus Cash as of the last day of its fiscal year. Borrower may also, at its election, and if permitted pursuant to Program Obligations, calculate Surplus Cash as of the last day of the sixth month of its fiscal year. Borrower shall submit a report of its Surplus Cash calculations to HUD with its required annual

financial reports, pursuant to Program Obligations.

b. Surplus Cash shall equal the sum of:

(1) Project cash and cash equivalents (excluding the Reserve for Replacement account and other HUD-required reserves);

(2) short-term investments;

(3) project-based Section 8 Housing Assistance Payments earned but not yet received by Borrower; and

(4) any amounts approved for withdrawal but not yet withdrawn from the Reserve for Replacements or any other reserves or escrow accounts;

after deducting:

(5) all sums due or required to be paid within the calendar month following the date as of which Surplus Cash is calculated under the terms of the Note and Security Instrument (including without limitation principal, interest, mortgage insurance premium deposits, deposits to the Reserve for Replacements and other reserves as may be required by HUD, and tax and insurance escrow deposits);

(6) all special funds required to be segregated by this Agreement, the Note, the Security Instrument, or Program Obligations, including tenant security deposits and any other amounts held in trust for tenants; and

(7) all other obligations of the Project payable within the next thirty days, unless the obligation is paid subject to available Surplus Cash or subject funds for payment of the obligation are set aside or HUD has approved deferment of payment.

14. **DISTRIBUTIONS**. Borrower shall not make or take, or receive and retain, nor allow any Affiliate or Principal to receive or retain any Distribution of assets or any income of any kind of the Project, except from Surplus Cash or in accordance with Program Obligations. Distributions are governed by the following conditions:

a. No Distribution shall be made or taken from borrowed funds. Distributions shall not be taken prior to the completion of the Project. Distributions shall not be taken after HUD has given Notice to Borrower of a Violation under this Agreement or an Event of Default occurs under the Note or Security Instrument. Distributions shall not be taken when a Project is under a forbearance agreement.

b. No Distribution shall be made or taken when either (i) necessary services (utilities, trash removal, security, lawn service or any other services that Borrower is required to provide) are not being provided on a regular basis, which failure Borrower should have known about in the exercise of due care; (ii) notices of physical repairs or deficiencies (including, but not limited to, building code violations) by Governmental Authorities and/or by HUD have been issued and remain unresolved to the satisfaction of the issuing public body; or (iii) Borrower has been notified by HUD, Lender or a Governmental Authority that physical repairs and/or deficiencies exist and Borrower has not corrected or cured the identified items to HUD's satisfaction. Upon completion of the repairs, HUD may permit a Distribution to be placed in an escrow account until a subsequent inspection has been completed by HUD. If the Project passes a subsequent inspection, HUD may then authorize release of the funds in the escrow account to Borrower. HUD may also permit Distributions when there are minor or contested local code violations on a case-by-case basis.

c. Any Distribution of any funds of the Project not permitted by this Agreement or Program Obligations shall be returned to the appropriate Project account as specified by HUD immediately.

d. Any Distributions shall be made or taken only as permitted by the law of the applicable jurisdiction. Distributions, if taken, must be taken out of the appropriate Project account as specified by HUD within the accounting period immediately following the computation of Surplus Cash, and prior to the Borrower's next calculation of Surplus Cash, pursuant to Section 13 above, and if not taken within the identified period, these funds remain as Mortgaged Property and may only be used as permitted by this Agreement.

e. Equity or capital contributions shall not be reimbursed from Project accounts without the prior written approval of HUD. Borrower advances for Reasonable Operating Expenses shall not be deemed to fall under this subsection but rather shall be treated under Section 15 below.

15. **BORROWER ADVANCES**.

a. "**Borrower Advances**" means any advance of funds or loan to the Project made by Borrower or any Affiliate for whatever reason. Borrower Advances do not include equity or capital contributions whether required in conjunction with the financing of the Project or otherwise. Borrower Advances may only be repaid from Project funds pursuant to this Section 15.

b. Any Borrower Advances must be deposited into the Project's operating account as required by Program Obligations. Interest may accrue on Borrower Advances

pursuant to Program Obligations and may only be paid in accordance with this Section 15.

c. Borrower Advances may only be repaid, and interest on Borrower Advances may only be paid:

(1) with prior written approval from HUD, or

(2) if and to the extent that Borrower is permitted to take Distributions, from funds allowable for Distributions, and only at times when Distributions are permitted pursuant to Sections 13 and 14 of this Agreement.

d. Repayments of Borrower Advances, and payments of interest on Borrower Advances, approved by HUD and made pursuant to Section 15(c)(i) shall be considered Reasonable Operating Expenses.

e. Borrower shall require, as a condition of any agreement to repay Borrower Advances, or to pay interest thereon, with any party making such Borrower Advances, that such agreement shall recognize the limitations of this Section 15 and, if all of the conditions of this Section 15 are not met, shall hold the Borrower and the Mortgaged Property harmless for failure to pay.

16. **FINANCIAL ACCOUNTING**. Borrower shall keep the books and accounts of the operation of the Mortgaged Property in accordance with Program Obligations. The books and accounts must be complete, accurate and current at all times. Posting must be made at least monthly to the ledger accounts, and year-end adjusting entries must be posted promptly in accordance with sound accounting principles. Any Undocumented Expense or Distribution shall be an ineligible Project expense, unless otherwise determined in writing by HUD. An **"Undocumented Expense"** is an expense without sufficient documentation that provides reasonable identification of the basis of the expense. Books, accounts and records shall be open and available for inspection by HUD, after reasonable prior notice, during normal office hours, at the Project or another mutually agreeable location.

17. **BOOKS MAINTAINED BY MANAGEMENT AGENTS**. The books and records of the Project maintained by management agents and Affiliates shall be maintained in accordance with Program Obligations and shall be open and available to inspection by HUD, after reasonable prior notice, during normal office hours, at the Project or another mutually agreeable location. Every agreement executed on behalf of the Project with any management agent or Affiliate shall include the provision that the books and records of the Project shall be properly maintained and open to inspection during normal business hours by HUD at the Project or another mutually agreeable location and that upon the termination of an agreement with management

agent and/or Affiliates, the books and records of the Project maintained by the management agent and/or Affiliates shall remain with Borrower.

18. **ANNUAL FINANCIAL REPORTS.**

a. Within ninety (90) days, or such period established in writing by HUD, following the end of each fiscal year, Borrower shall prepare a financial report for the Borrower's fiscal year, or the portion thereof that started with the Borrower's assumption of financial responsibility (or the portion thereof that ended with Borrower's permitted transfer pursuant to a HUD-approved transfer of the Project), based on an examination of the books and records of the Borrower in accordance with generally accepted accounting principles (GAAP) and in such other form and substance as specified by HUD in supplemental guidance, and provide such report to HUD in such form and substance as specified by HUD under the Uniform Financial Reporting Standards at 24 C.F.R. Section 5.801 (UFRS), or any successor regulations, and Program Obligations.

b. Unless specifically waived or modified by HUD or through government notice (OMB Circular A-133 or any equally applicable notice), Borrower shall: (i) engage an independent, licensed Certified Public Accountant (CPA) to audit the Borrower's annual financial report and to produce an audit report in accordance with both Generally Accepted Government Auditing Standards (GAGAS) and Generally Accepted Auditing Standards (GAAS); (ii) engage an independent, licensed CPA to perform an agreed-upon procedure, in accordance with the American Institute of Certified Public Accountants (AICPA) Statement on Standards for Attestation Engagements (SSAE) Number 4, to compare the financial data template information submitted electronically by the Borrower to HUD against the annual financial report examined by, and the audit report prepared by, the independent, licensed CPA; and (iii) furnish to HUD the audit report, and any other reports relating to the annual financial report or the audit report as required by Program Obligations, by such means and in such form and substance as specified by HUD under UFRS, or any successor regulations, and Program Obligations.

c. To the extent certain non-profit Borrowers' requirement to submit audited annual financial reports may be waived or modified pursuant to OMB Circular A-133 or any successor notice, no provisions of such notice shall be construed to relieve Borrower of any requirements of this Section 18, except for those requirements specifically waived or modified by such notice.

d. If Borrower fails to perform as required pursuant to this Section 18, HUD may, at its sole election, and in a manner determined by HUD, and without affecting any other provisions of this Agreement, and without first providing notice of violation of this Agreement pursuant to Section 36 of this Agreement, initiate a forensic

audit of the Borrower's books, records, and accounts in such a manner as to provide to HUD with as much of the same information that would have been provided had the Borrower not failed to perform as required. Any such audit initiated by HUD does not relieve Borrower of the requirement to submit to HUD an annual audited financial report as required pursuant to this Agreement.

IV. PROJECT MANAGEMENT

19. **PRESERVATION, MANAGEMENT AND MAINTENANCE OF THE MORTGAGED PROPERTY**. Borrower (a) shall not commit Waste, (b) shall not abandon the Mortgaged Property, (c) shall restore or repair promptly, in a good and workmanlike manner, any damaged part of the Mortgaged Property to the equivalent of its original condition, or such other condition as HUD may approve in writing, whether or not litigation or insurance proceeds or condemnation awards are available to cover any costs of such restoration or repair, and (d) shall keep the Mortgaged Property in decent, safe, sanitary condition and good repair, including the replacement of Personalty and Fixtures with items of equal or better function and quality, all in accordance with Program Obligations. By executing this Agreement, Borrower agrees and understands that obligations (a) through (d) of this Section 19 are absolute and unconditional and are not limited by any conditions precedent and are not contingent on HUD's performance of any administrative or contractual obligations. Furthermore, HUD is in no way obligated to provide funding or any financial assistance of any kind to Borrower to repair, rehabilitate, maintain, or make improvements to the Mortgaged Property. The Mortgaged Property must also be maintained in reasonable condition for proper audit and subject to examination by HUD at the Project or another mutually agreeable location. In the event all or any of the Improvements shall be destroyed or damaged by fire, by failure of warranty, or other casualty, the money derived from any settlement, judgment, or insurance on the Mortgaged Property shall be applied in accordance with the terms of the Security Instrument. In the event all or any of the Improvements shall be taken by an exercise of the power of eminent domain, all awards of compensation in connection with condemnation for public use of or a taking of any of the Improvements shall be paid in accordance with the Security Instrument.

20. **FLOOD HAZARDS**. Borrower shall maintain flood insurance if required by the Security Instrument.

21. **MANAGEMENT**. Borrower shall provide management of the Mortgaged Property in a manner deemed to be acceptable to HUD. At HUD's sole discretion, HUD may require replacement of the management under any circumstances set forth in subsection (d) of this Section 21 pursuant to Program Obligations, in which case Borrower shall immediately make arrangements for providing management satisfactory to HUD. Borrower shall execute a management agreement or other document outlining procedures for managing or operating the Mortgaged Property. Such agreement or

document must comply with Program Obligations. Borrower and management agent (if applicable) shall submit and maintain a current management certification in accordance with Program Obligations. In addition to the requirements of Section 17 above, all management agreements must contain the following provisions:

a. HUD's rights and requirements prevail in the event of any conflict with the terms of the management agreement.

b. The management agreement shall not be assigned without the prior written approval of HUD.

c. Management fees will be computed and paid in accordance with HUD requirements.

d. HUD may require Borrower to terminate the management agreement:

   (1) immediately without penalty if an Event of Default occurs under the Security Instrument, Note, or Regulatory Agreement;

   (2) upon thirty (30) days written notice to Borrower and management agent, for failure to comply with the provisions of the Management Certification, or for other good cause; or

   (3) immediately without penalty when HUD takes control of the Mortgaged Property pursuant to its rights under the Loan Documents as mortgagee in possession.

e. If Borrower terminates the management agreement pursuant to a request from HUD, the management agent must immediately turn over to Borrower all of the cash, accounts, deposits, investments, and records pertaining to the Mortgaged Property.

f. Borrower may terminate the management agreement for cause with no more than a thirty (30) day notice period.

g. The management agreement shall not exempt the management agent from liability for damages, injuries or losses, resulting from the management agent's gross negligence or willful misconduct.

22. **CONTRACTS FOR GOODS AND SERVICES**. Consistent with Program Obligations, Borrower shall obtain contracts for goods, materials, supplies, and services (**Goods and Services**) at costs, amounts, and terms that do not exceed reasonable and necessary levels and those customarily paid in the vicinity of the Land for Goods and Services received. The purchase price of Goods and Services shall be based on

quality, durability and scope of work and shall be made upon the most advantageous terms for the Project operation. Reasonable Operating Expenses do not include amounts paid for Improvements and/or betterments, unless approved in writing by HUD. Borrower shall keep copies of all written contracts or other instruments that affect the Mortgaged Property, all or any of which may be subject to inspection and examination by HUD at the Project or another mutually agreeable location.

23. **RESPONSIVENESS TO INQUIRIES**. At the request of HUD, Borrower shall promptly furnish operating budgets and occupancy, accounting and other reports (including credit reports) and give specific answers to questions relative to income, assets, liabilities, contracts, operation, and conditions of the Mortgaged Property and the status of the Security Instrument.

24. **TENANT ORGANIZATIONS**. If the Project is subject to 24 C.F.R. Part 245, Subpart B or any successor regulation covering the rights of tenants to organize, Borrower shall comply with this Section 24. Borrower shall not (a) impede the reasonable efforts of resident tenant organizations to represent their members or the reasonable efforts of tenants to organize, or (b) unreasonably withhold the use of any community room or other available space appropriate for meetings that is part of the Mortgaged Property when requested by: (i) a resident tenant organization in connection with the representational purposes of the organization; or (ii) tenants seeking to organize or to consider collectively any matter pertaining to their living environment, which includes the terms and conditions of their tenancy as well as activities related to housing and community development. Borrower may charge for the use of the Mortgaged Property any fees or costs approved by HUD as may normally be imposed for the use of such facilities or may waive any such fees or costs.

• V. ADMISSIONS AND OCCUPANCY

•

• 25. **RESIDENTIAL UNITS AND SERVICES**. If the Project is subject to regulation of rent by HUD, Borrower shall make residential units and services of the Project available to eligible tenants at charges not exceeding those established in accordance with a rental schedule approved in writing by HUD.

•

• 26. **LEASE TERMS FOR RESIDENTIAL UNITS**. Residential units shall not be rented for a period of less than thirty (30) days or for more than 3 years and shall not be used for transient or hotel purposes. Rental for transient or hotel purposes shall mean: (a) rental for a period of less than thirty (30) days or (b) any rental, if the occupants of the residential units are provided customary hotel services such as room service for food and beverages, maid service, furnishings or laundering of linens, and bellhop service. Residential units in projects with Security Instruments initially endorsed for insurance

pursuant to Section 231 of the National Housing Act, as amended, may be rented for a period of more than 3 years.

- 27. **COMMERCIAL (NON-RESIDENTIAL) LEASES**. No portion of the Mortgaged Property shall be leased for any commercial purpose or use without receiving HUD's prior written approval as to terms, form and amount, except that for lease renewals or extensions or amendments involving no change in terms or use, rent increases are permitted without HUD approval. Borrower must deliver an executed copy of the commercial Lease to HUD.

- 28. **SUBLEASES**. All Leases of residential units by Borrower to tenants must also prohibit assignment of the leasehold interest by the tenant without the prior written approval of Borrower. All Leases of residential units by Borrower to tenants must prohibit tenants from entering into any subleases that do not run for at least thirty (30) days and must require that all subleases be approved in advance in writing by Borrower. Leases of residential units must prohibit the tenant from granting the right to occupy the premises for a period of less than thirty (30) days or from furnishing hotel services, as defined in Section 26. Assignment and subleasing of units by other than the tenant thereof without the prior written approval of Borrower shall be prohibited in the Lease. Upon discovery of any unapproved assignment, sublease or occupancy, Borrower shall, to the extent permitted by law, immediately demand cancellation and/or vacation of the premises, as appropriate, and notify HUD thereof.

29. **TENANT SELECTION/OCCUPANCY.**

a. If the Security Instrument is originally a HUD-held purchase money mortgage, or is originally endorsed for FHA multifamily insurance under any Section of the National Housing Act, as amended, other than Section 231 units specially designed for use and occupancy of Elderly Persons exclusively, Borrower shall not, in selecting tenants, discriminate against any person or persons by reason of the fact that there are children in the family, unless in accordance with the Fair Housing Act and otherwise approved in writing by HUD in accordance with the Program Obligations.

b. If the Security Instrument is originally endorsed for insurance under Section 221, Borrower shall, in selecting tenants, give to Displaced Persons or Families an absolute preference or priority of occupancy that shall be accomplished as follows: (1) For a period of sixty (60) days from the date of original offering, unless a shorter period of time is approved in writing by HUD, all units shall be held for such preferred applicants, after which time any remaining unrented units may be rented to non-preferred applicants; (2) thereafter, and on a continuing basis, such preferred applicants shall be given preference over non-preferred applicants in their placement on a waiting list to be maintained by Borrower; and

(3) through such further provisions agreed to in writing by the parties to this Agreement.

c. At least 75% of the units in a Project insured under Section 231 shall be designed for the use and occupancy of Elderly Persons unless prior written approval is given by HUD for a lesser number of units.

d. All advertising or efforts to rent a project insured under Section 231 shall reflect a bona fide effort of Borrower to obtain occupancy by Elderly Persons.

30. **ADDITIONAL OCCUPANCY RESTRICTIONS AND POLICIES:**

a. **Broadly Affordable MIP**

b. The following provisions are for informational purposes only and are not required under the Loan: Section 8 HAP Contract, Bond Regulatory Agreement, CDA RHW Regulatory Agreement, CDA RHW and ERHP Amended and Restated Regulatory Agreement, ACDS Agreement and Declaration of Covenants and Restrictions, and LIHTC Covenant.

31. **RENTS**. If the Project is subject to regulation of rent by HUD, HUD will at any time entertain a written request for a rent increase that is properly supported by substantiating evidence and HUD will, within a reasonable time: (a) approve a rental schedule that is necessary to compensate for any net increase, occurring since the last approved rental schedule, in taxes (other than income taxes) and operating and maintenance costs over which Borrower has no effective control; or (b) deny the increase and state the reasons for its decision.

32. **CHARGES FOR SERVICES AND FACILITIES**. If the Project is subject to regulation of rent by HUD, Borrower shall only charge to and receive from any tenant such amounts as have the prior written approval of HUD and are mutually agreed upon between Borrower and the tenant for any facilities and/or services not included in the HUD approved rent schedule that may be furnished by, or on behalf of, Borrower to such tenant upon request.

33. **PROHIBITION OF CERTAIN FEES**. Borrower shall not charge any Project tenant or prospective Project tenant any fees prohibited under Program Obligations. Such prohibited fees may include an admission fee, a key fee, or similar payment pursuant to any agreement to furnish residential units or services to persons making such payments.

34. **SECURITY DEPOSITS AND OTHER FEES**. Borrower shall not require as a condition of occupancy or leasing of any unit in the Project, any consideration or deposit

other than the prepayment of the first month's rent plus a security deposit in an amount not in excess of one month's rent to guarantee the performance of the lease terms. Borrower may charge certain application processing fees such as credit check or criminal background fees or pet deposits.

VI. ACTIONS REQUIRING THE PRIOR WRITTEN APPROVAL OF HUD

35. **ACTIONS REQUIRING THE PRIOR WRITTEN APPROVAL OF HUD.** Borrower shall not without the prior written approval of HUD:

a. Convey, assign, transfer, pledge, hypothecate, encumber, or otherwise dispose of the Mortgaged Property or any interest therein, or permit the conveyance, assignment, or transfer of any interest in Borrower (if the effect of such conveyance, assignment or transfer is the creation or elimination of a Principal) unless permitted by Program Obligations. Borrower need not obtain the prior written approval of HUD: (i) for a conveyance of the Mortgaged Property at a judicial or non-judicial foreclosure sale under the Security Instrument; (ii) for inclusion of the Mortgaged Property in a bankruptcy estate by operation of law under the United States Bankruptcy Code; (iii) for acquisition of an interest by inheritance or by Court decree; or (iv) for actions permitted under subsection (g) below.

b. Enter into any contract, agreement or arrangement to borrow funds or finance any purchase or incur any liability, direct or contingent, other than for Reasonable Operating Expenses.

c. Pay out any funds of the Mortgaged Property except as provided in this Agreement and Program Obligations.

d. Except from permissible withdrawals of Surplus Cash, pay any compensation, including wages or salaries, or incur any obligation to do so, to any officer, director, stockholder, trustee, beneficiary, partner, member, manager (in the case of a Borrower formed as a Limited Liability Company or Limited Liability Corporation), or Principal of Borrower, or to any nominee thereof.

e. Enter into or change any contract, agreement or arrangement for supervisory or managerial services or Leases for operation of the Project in whole or in part except as permitted under Program Obligations.

f. Convey, assign or transfer any right to receive the Rents of the Mortgaged Property, except as provided in the Security Instrument.

g. Remodel, add to, subtract from, construct, reconstruct or demolish any part of the Mortgaged Property, except as required by HUD under Section 19(c) and except

that Borrower may, without the prior written approval of HUD, dispose of obsolete or deteriorated Fixtures or Personalty if the same are replaced with like items of the same or greater quality or value and make minor alterations that do not impair the security.

h. Permit the use of the Mortgaged Property for any other purpose except the use for which it was originally intended, or permit commercial use greater than that originally approved by HUD.

i. Amend the organizational documents of Borrower in a way that materially modifies the terms of the organization, including, but not limited to: any amendment that activates the requirement that a HUD previous participation certification be obtained from any additional partner or member; any amendment that would authorize any officer, partner or member other than the officer(s), general partner(s) or the managing member(s) of the corporation, partnership or company or pre-approved successor officer(s), general partner(s) or managing member(s) to bind the corporation, partnership or company for any matters concerning the Project which requires HUD's consent or approval; a change in the officer(s), general partner(s) or managing member(s) or pre-approved successor officer(s), general partner(s) or managing member(s) of the corporation, partnership or company and any proposed changes to the HUD-required provisions included in the organizational documents. Copies of all fully executed amendments to the organizational documents must be provided to HUD within ten (10) days of the effective date of the amendment. If the amendments to the organizational documents are recorded or filed, copies of the recorded or filed documents must be provided to HUD within ten (10) days of receipt by Borrower.

j. Reimburse any party from Mortgaged Property for payment of expenses or costs of the Project or for any purpose except for Reasonable Operating Expenses and in a manner consistent with Section 15.

k. Receive any fee or payment of any kind from any managing agent, employee of the Project or of the managing agent, or other provider of Goods or Services of the Project, except for warranty claims from providers of Goods and Services.

l. Initiate or acquiesce in a change in the zoning classification of the Mortgaged Property that results in any change in permitted use that was in effect at the time of initial/final endorsement.

m. Establish any condominium or cooperative regime with respect to the Mortgaged Property.

n. Materially change any unit configurations or change the number of units in the Mortgaged Property.

VII. ENFORCEMENT

36. **VIOLATION OF AGREEMENT.** The occurrence of any one or more of the following shall constitute a **"Violation"** under this Agreement:

a. Any failure by Borrower to comply with any of the provisions of this Agreement;

b. Any fraud or material misrepresentation or material omission by Borrower, any of its officers, directors, trustees, general partners, members, managers or managing agent in connection with (1) any financial statement, rent roll or other report or information provided to HUD or (2) any request for HUD's consent to any proposed action, including a request for disbursement of funds from any restricted account for which HUD's prior written approval is required; and/or

c. The commencement of a forfeiture action or proceeding, whether civil or criminal, which, in HUD's reasonable judgment, could result in a forfeiture of the Mortgaged Property or otherwise materially impair the value of the Mortgaged Property.

37. **DECLARATION OF DEFAULT.**

a. Upon a Violation, HUD may give written Notice, pursuant to Section 46, of the Violation to Borrower, addressed to the addresses stated in this Agreement, or such other addresses as may subsequently, upon appropriate written Notice to HUD, be designated by Borrower as its legal business address. If, after receiving written Notice of a Violation, that Violation is not corrected to the satisfaction of HUD either within thirty (30) days after the date Notice is mailed, or within such shorter or longer time set forth in said Notice, HUD may declare a default (**Declaration of Default**) under this Agreement without further Notice. Alternatively, in order to protect the health and safety of the tenants, HUD may declare a default at any time during the existence of a Violation without providing prior written Notice of the Violation.

b. Upon any **Declaration of Default** HUD may:

(1) If HUD holds the Note, declare the whole of said Indebtedness immediately due and payable and then proceed with the foreclosure of the Security Instrument;

(2) If said Note is not held by HUD, notify the Lender of such default and require the Lender to declare a default under the Note and Security Instrument, and the Lender, after receiving such Notice and demand, may declare the whole Indebtedness due and payable and thereupon proceed with foreclosure of the Security Instrument or assignment of the Note and

Security Instrument to HUD as provided in Program Obligations. Upon assignment of the Note and Security Instrument to HUD, HUD may then proceed with the foreclosure of the Security Instrument;

(3) Collect all Rents and charges in connection with the operation of the Project and use such collections to pay Borrower's obligations under this Agreement and under the Note and Security Instrument and the necessary expenses of preserving and operating the Mortgaged Property;

(4) Take possession of the Mortgaged Property, bring any action necessary to enforce any rights of Borrower growing out of the Mortgaged Property's operation, and maintain the Mortgaged Property in decent, safe, and sanitary condition and good repair;

(5) Apply to any court, state or federal, for specific performance of this Agreement, for an injunction against any Violations of this Agreement, for the appointment of a receiver to take over and operate the Project in accordance with this terms of the Agreement, or for such other relief as may be appropriate, as the injury to HUD arising from a default under any of the terms of this Agreement would be irreparable and the amount of damage would be difficult to ascertain; and,

(6) Collect reasonable attorney fees related to enforcing Borrower's compliance with this Agreement.

38. **FORBEARANCE NO WAIVER**. Any forbearance by HUD in exercising any right or remedy under this Agreement or otherwise afforded by applicable law shall not be a waiver of or preclude the exercise of any right or remedy.

39. **MEASURE OF DAMAGES**. The damage to HUD as a result of Borrower's breach of duties and obligations under this Agreement shall be, in the case of failure to maintain the Mortgaged Property as required by this Agreement, the cost of the repairs required to return the Project to decent, safe and sanitary condition and good repair. This contractual provision shall not abrogate or limit any other remedy or measure of damages available to HUD under any civil, criminal or common law.

VIII. MISCELLANEOUS

40. **COMPLIANCE WITH LAWS**.

a. Borrower shall comply with all applicable: laws; ordinances; regulations; requirements of any Governmental Authority; lawful covenants and agreements (including the Security Instrument) recorded against the Mortgaged Property; and

Program Obligations including lead-based paint maintenance requirements of 24 C.F.R. Part 35, Subpart G, and any successor regulations; including but not limited to those of the foregoing pertaining to: health and safety; construction of improvements on the Mortgaged Property; fair housing; civil rights; zoning and land use; Leases; and maintenance and disposition of tenant security deposits; and, with respect to all of the foregoing, all subsequent amendments, revisions, promulgations or enactments. Borrower shall at all times maintain records sufficient to demonstrate compliance with the provisions of this Section 40. Borrower shall take appropriate measures to prevent, and shall not engage in or knowingly permit, any illegal activities at the Mortgaged Property, including those that could endanger tenants or visitors, result in damage to the Mortgaged Property, result in forfeiture of the Mortgaged Property, or otherwise impair the lien created by the Security Instrument or Lender's interest in the Mortgaged Property. Borrower represents and warrants to HUD that no portion of the Mortgaged Property has been or shall be purchased with the proceeds of any illegal activity.

b. HUD shall be entitled to invoke any remedies available by law to redress any breach or to compel compliance by Borrower with these requirements, including any remedies available hereunder.

41. **BINDING EFFECT**. This Agreement shall bind, and the benefits shall inure to, Borrower, its heirs, legal representative, executors, administrators, successors in office or interest, and assigns, and to HUD and HUD's successors, so long as the Contract of Insurance continues in effect, and during such further time as HUD shall be the Lender, holder, coinsurer, or reinsurer of the Security Instrument, or obligated to reinsure the Security Instrument.

42. **PARAMOUNT RIGHTS AND OBLIGATIONS**. Borrower warrants that it has not, and shall not, execute any other agreement with provisions contradictory of, or in opposition to, the provisions hereof, and that, in any event, the requirements of this Agreement are paramount and controlling as to the rights and obligations set forth and supersede any other requirements in conflict therewith.

43. **SEVERABILITY**. The invalidity of any clause, part, or provision of this Agreement shall not affect the validity of the remaining portions hereof.

44. **RULES OF CONSTRUCTION.** The captions and headings of the Sections of this Regulatory Agreement are for convenience only and shall be disregarded in construing this Regulatory Agreement. Any reference in this Regulatory Agreement to an **"Exhibit"** or a **"Section"** shall, unless otherwise explicitly provided, be construed as referring, respectively, to an Exhibit attached to this Regulatory Agreement or to a Section of this Regulatory Agreement. All Exhibits attached to or referred to in this Regulatory Agreement are incorporated by reference into this Regulatory Agreement. Use of the singular in this Regulatory Agreement includes the plural and use of the plural includes the singular. As used in this Regulatory Agreement, the term, "including"

means “including, but not limited to.” In this Regulatory Agreement, where the context may so require, feminine or masculine pronouns or adjectives shall be substituted for those of the neuter gender, and vice versa.

45. **PRESENT ASSIGNMENT**. Borrower irrevocably and unconditionally assigns, pledges, mortgages and transfers to HUD its rights to the Rents, charges, fees, carrying charges, Project accounts, security deposits, and other revenues and receipts of whatsoever sort that it may receive or be entitled to receive from the operation of the Mortgaged Property, subject to the assignment of Rents in the Security Instrument. Until a default is declared under this Agreement, a revocable license is granted to Borrower to collect and retain such Rents, charges, fees, carrying charges, Project accounts, security deposits, and other revenues and receipts, but upon a Declaration of Default under this Agreement or under the Security Instrument, this revocable license is automatically terminated.

46. **NOTICE**.

a. All notices, demands and other communications (“**Notice**”) under or concerning this Agreement shall be in writing. A courtesy copy of any Notice given by Borrower or HUD shall be sent simultaneously to Lender. Each Notice shall be addressed to the intended recipients at their respective addresses set forth below, and shall be deemed given on the earliest to occur of (i) the date when the Notice is received by the addressee; (ii) the first or second Business Day after the Notice is delivered to a recognized overnight courier service, with arrangements made for payment of charges for next or second Business Day delivery, respectively; or (iii) the third Business Day after the Notice is deposited in the United States mail with postage prepaid, certified mail, return receipt requested. As used in this Section 46, the term “**Business Day**” means any day other than a Saturday or a Sunday, a federal holiday or holiday in the state where the Project is located or other day on which the federal government or the government of the state where the Project is located is not open for business. When not specifically designated as a Business Day, the term “**day**” shall refer to a calendar day,

b. Any party to this Agreement and Lender may change the address to which Notices intended for it are to be directed by means of Notice given to the other party in accordance with this Section 46. Each party agrees that it shall not refuse or reject delivery of any Notice given in accordance with this Section 46, that it shall acknowledge, in writing, the receipt of any Notice upon request by the other party and that any Notice rejected or refused by it shall be deemed for purposes of this Section 46 to have been received by the rejecting party on the date so refused or rejected, as conclusively established by the records of the U.S. Postal Service or the courier service.

BORROWER:
WILEY BATES SCHOOL LLC
c/o Enterprise Community Development, Inc.
875 Hollins Street, Suite 202
Baltimore, Maryland 21201

HUD:
United States Department of Housing and Urban Development
Baltimore Satellite Office
100 South Charles Street, Tower II, 5th Floor
Baltimore, Maryland 21201

LENDER:
M&T Realty Capital Corporation
One Light Street, 14th Floor
Baltimore, Maryland 21202
Attn: Closing Manager
Email: MTRCC_Legal_Notices@mtb.com

47. **CONFLICTS PROVISION.** Borrower shall comply with the requirements set forth in this Agreement as well as any other agreement Borrower enters into with HUD. However, if a conflict exists between this Agreement and any other HUD agreement executed by Borrower, the agreement which imposes the more restrictive requirements on Borrower shall control.

48. **THIRD PARTY BENEFICIARY.** Borrower agrees that it is not a third-party beneficiary to the Contract of Insurance between HUD and Lender, as more fully set forth in 24 C.F.R. Part 207, Subpart B.

49. **EXPLANATION OF ROLES.** HUD is not providing a loan to the Borrower. HUD operates insurance programs under the provisions of the National Housing Act. HUD, through the Federal Housing Administration (FHA) provides insurance to private and public lenders, which it has approved as financially responsible, against loss on mortgages financing multifamily projects. The mortgage insurance is a contract between the approved lender and HUD. These are the only two parties to the FHA insurance contract, the approved mortgage lender and HUD. The approved lender is the only party that is intended to benefit from the contract of mortgage insurance. While borrowers and other program participants may incidentally benefit in some manner from the insured mortgage financing that the approved lender provides, all other program participants are deemed not to be third party beneficiaries of the insurance contract. Thus, program participants have no rights and should not have any expectations in regard to decisions made or actions taken by HUD under the mortgage lender's contract of mortgage insurance, including but not limited to accepting a loan as eligible for insurance or paying a claim.

SECTION IX. NON RECOURSE

50. **NONRECOURSE DEBT**. The addendum ("Section 50 Addendum") attached hereto is incorporated herein by this reference.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the date first herein above written.

Each signatory below hereby certifies that each of their statements and representations contained in this Agreement and all their supporting documentation thereto are true, accurate, and complete and that each signatory has read and understands the terms of this Agreement. This Agreement has been made, presented, and delivered for the purpose of influencing an official action of HUD in insuring the Loan, and may be relied upon by HUD as a true statement of the facts contained therein.

BORROWER:

WILEY BATES SCHOOL LLC,
a Maryland limited liability company

By: ECD Wiley Bates School LLC,
a Maryland limited liability company,
Its Managing Member

By: Enterprise Community Development, Inc.,
a Maryland nonstock corporation,
Its Managing Member

By: _____
Shelynda Brown
Vice President, Real Estate Development

[NOTARY PAGE TO FOLLOW]

[NOTARY PAGE FOR BORROWER'S SIGNATURE TO REGULATORY AGREEMENT]

STATE OF _____

COUNTY OF _____

On October ____, 2025, before me personally appeared Shelynda Brown, the Vice President, Real Estate Development of Enterprise Community Development, Inc., a Maryland nonstock corporation, the Managing Member of ECD Wiley Bates School LLC, a Maryland limited liability company, the Managing Member of WILEY BATES SCHOOL LLC , a Maryland limited liability company, who is personally well known to me or proven to me through satisfactory evidence of identification, and who executed the foregoing instrument by virtue of the authority vested in her and acknowledged to me that she executed it voluntarily for the purposes stated therein on behalf of WILEY BATES SCHOOL LLC .

Witness my hand and Notarial Seal this day.

_____
Notary Public

My Commission Expires: _____

Warning

Any person who knowingly presents a false, fictitious, or fraudulent statement or claim in a matter within the jurisdiction of the U.S. Department of Housing and Urban Development is subject to criminal penalties, civil liability, and administrative sanctions.

This document may be executed in counterparts, including handwritten and electronic signatures that shall be considered as an original signature for all purposes and shall have the same force and effect as handwritten or manual signatures. "Electronic signatures" shall include manual signatures scanned to an electronic format for transmission (e.g., via portable document format); digital signatures created with the use of electronic authentication software; or such other means of electronic execution as may be sufficient to authenticate the document under governing law. By signing electronically, each party further agrees and consents to waive any objection to the validity, enforceability, and admissibility of any signature contained herewith, to the fullest extent permitted by applicable federal, state, local law, or other requirement.

THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, ACTING BY OR THROUGH THE SECRETARY

By: _____
Name: _____
Title: Authorized Agent

STATE OF _____

COUNTY OF _____

On October ____, 2025, before me personally appeared _____, who is personally well known to me and who is the person who executed the foregoing instrument by virtue of the authority vested in him/her and acknowledged to me that he/she executed it voluntarily for the purposes stated therein on behalf of the Secretary of the United State Department of Housing and Urban Development.

Witness my hand and Notarial Seal this day.

_____
Notary Public

My Commission Expires: _____

Warning

Any person who knowingly presents a false, fictitious, or fraudulent statement or claim in a matter within the jurisdiction of the U.S. Department of Housing and Urban Development is subject to criminal penalties, civil liability, and administrative sanctions.

This document may be executed in counterparts, including handwritten and electronic signatures that shall be considered as an original signature for all purposes and shall have the same force and effect as handwritten or manual signatures. "Electronic signatures" shall include manual signatures scanned to an electronic format for transmission (e.g., via portable document format); digital signatures created with the use of electronic authentication software; or such other means of electronic execution as may be sufficient to authenticate the document under governing law. By signing electronically, each party further agrees and consents to waive any objection to the validity, enforceability, and admissibility of any signature contained herewith, to the fullest extent permitted by applicable federal, state, local law, or other requirement.

HUD Project No.: 052-35937
HUD Project Name: Wiley H. Bates Apartments

EXHIBIT A
LEGAL DESCRIPTION

Parcel One:

All that land, and all those improvements and premises, referred to as the "Lease Area" as defined and described in that Amended and Restated Lease to Wiley H. Bates High School Residential Component by and between Anne Arundel County, Maryland and Wiley Bates School LLC dated _____, 2025, and as delineated on drawings, consisting of six sheets, entitled "Lease Line Drawings, Wiley H. Bates High School Redevelopment: Senior Housing Project, 1101 - 1103 Smithville Street, Annapolis, Maryland" dated March 15, 2005 recorded among the Plat Records of Anne Arundel County in Plat Book 268, Pages 36 through 41, inclusive.

Parcel Two:

Those easements appurtenant to the above-described property as set forth in Amended and Restated Lease to Wiley H. Bates High School Residential Component by and between Anne Arundel County, Maryland and Wiley Bates School LLC, dated _____, 2025, as the same is evidenced by Memorandum of Lease by and between the aforementioned parties, dated _____, 2025, and to be recorded among the Land Records of Anne Arundel County, Maryland.

For Informational Purposes Only:
Street Address: 1103 Smithville Street, Annapolis, Maryland 21401 Real Estate Tax Account No. 06-000-90221673

SECTION 50 ADDENDUM

The Loan is nonrecourse. Each individual/entity (each, a **"Section 50 party"**) as identified below and in the **"Firm Commitment"** (which means the commitment for insurance of advances or commitment for insurance upon completion issued to Lender by HUD under which the debt evidenced by the Note is to be insured pursuant to a Section of the Act, dated **July 3, 2025**, and any amendments thereto):

1. **ENTERPRISE COMMUNITY DEVELOPMENT, INC.**

does not assume personal liability for payments due under the Note and Security Instrument, or for the payments to the Reserve for Replacements, or for matters not under its control, provided that each Section 50 Party shall be personally liable under this Agreement only with respect to the matters hereinafter stated; namely: (a) for funds or property of the Project coming into its hands which, by the provisions hereof, it is not entitled to retain; (b) for authorizing the conveyance, assignment, transfer, pledge, encumbrance, or other disposition of the Mortgaged Property or any interest therein in violation of Section 35(a) of the Regulatory Agreement to which this addendum is attached (**"Regulatory Agreement"**) without the prior written approval of HUD; and (c) for its own acts and deeds, or acts and deeds of others, which it has authorized in violation of the provisions of this Section 50 Addendum. The obligations of each Section 50 Party shall survive any foreclosure proceeding, any foreclosure sale, any delivery of any deed in lieu of foreclosure, any termination of the Regulatory Agreement, or any release of record of the Security Instrument.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

[SIGNATURE RIDER TO SECTION 50 ADDENDUM]

ENTERPRISE COMMUNITY DEVELOPMENT, INC.,
a Maryland nonstock corporation

By: _____
Shelynda Brown
Vice President, Real Estate Development

STATE OF _____

COUNTY OF _____

On **October , 2025**, before me personally appeared **Shelynda Brown**, the **Vice President, Real Estate Development** of **ENTERPRISE COMMUNITY DEVELOPMENT, INC. , a Maryland nonstock corporation**, who is personally well known to me or proven to me through satisfactory evidence of identification, and who executed the foregoing instrument by virtue of the authority vested in him and acknowledged to me that he executed it voluntarily for the purposes stated therein on behalf of **ENTERPRISE COMMUNITY DEVELOPMENT, INC**.

Witness my hand and Notarial Seal this day.

_____
Notary Public

My Commission Expires: _____

This document may be executed in counterparts, including handwritten and electronic signatures that shall be considered as an original signature for all purposes and shall have the same force and effect as handwritten or manual signatures. "Electronic signatures" shall include manual signatures scanned to an electronic format for transmission (e.g., via portable document format); digital signatures created with the use of electronic authentication software; or such other means of electronic execution as may be sufficient to authenticate the document under governing law. By signing electronically, each party further agrees and consents to waive any objection to the validity, enforceability, and admissibility of any signature contained herewith, to the fullest extent permitted by applicable federal, state, local law, or other requirement.