CONSTRUCTION DOCUMENTS FOR:

M|I|C/A MARYLAND INSTITUTE COLLEGE OF ART

ANNEX BUILDING

116 W. LANVALE STREET

BALTIMORE, MARYLAND 21217

PROJECT MANAGER:

M|I|C/A

1300 W. MOUNT ROYAL AVENUE
BALTIMORE, MARYLAND 21217
PHONE: 410-462-7591

ARCHITECT/ MEP ENGINEER:

Arium AE, LLC

5537 TWIN KNOLLS ROAD
SUITE 435
COLUMBIA, MD 21045
PHONE WASHINGTON: 301-621-4600
PHONE BALTIMORE: 410-730-2300

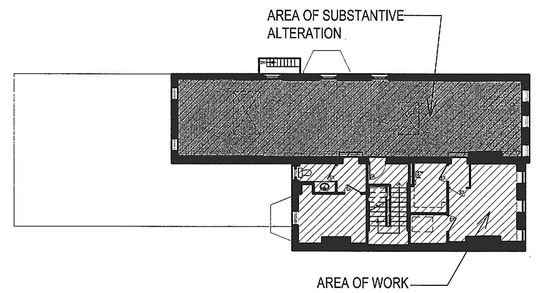
CONTRACTOR:

CONSTANTINE COMMERCIAL CONSTRUCTION, INC.

9494 DEERECO ROAD
TIMONIUM, MD 21093
PHONE: 410-453-0150

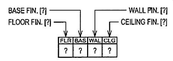
KEY PLAN

NOT TO SCALE



STANDARD FINISH & EQUIPMENT SCHEDULE

THE WORK OF THIS CONTRACT ENCOMPASSES THE CONSTRUCTION OF A FULLY FINISHED PROJECT. AS SUCH, UNLESS NOTED SPECIFICALLY IN THE PLANS, THE CONTRACTOR SHALL ASSUME THAT ALL AREAS WITHIN THE PROJECT EXTENTS, OR CONSTRUCTION INCLUDED IN THIS CONTRACT WILL BE EITHER BUILT IN ACCORDANCE WITH THE FOLLOWING STANDARDS OR BUILT IN ACCORDANCE WITH ONE OF THE ALTERNATE STANDARDS NOTED IN THE PLANS.



FLOOR FINISHES

CS CARPET STANDARD:
12'-0" BROADLOOM, DIRECT GLUE DOWN; PM TO SELECT.

EX EXISTING FLOOR FINISH TO REMAIN:
CLEAN AND PROTECT DURING CONSTRUCTION.

NOTE:

ALL TRANSITIONS FROM VCT TO CARPET SHALL HAVE VINYL TRANSITION STRIP; CONTRACTOR TO SELECT APPROPRIATE ADAPTOR SIZE FOR THE DIMENSIONAL THICKNESS OF THE FLOOR MATERIALS; JOHNSONITE, COLOR: TO BE SELECTED, UNLESS NOTED OTHERWISE.

ALL TRANSITIONS SHALL OCCUR AT THE CENTERLINE OF THE DOOR AND SHALL BE ADA COMPLIANT.

BASE FINISHES

VB VINYL BASE:
JOHNSONITE, 4" HIGH VINYL COVE, 1/8" THICK, ROLL INSTALLATION; COLOR: PM TO SELECT

EX EXISTING BASE TO REMAIN

PARTITION FINISHES

PE WALL PAINT, EGG-SHELL FINISH:
SHERWIN WILLIAMS, EGG-SHELL FINISH; COLOR: PM TO SELECT

EX EXISTING WALL FINISH TO REMAIN

CEILING FINISHES

EX EXISTING CEILING TO REMAIN:
REPLACE DAMAGED AND MISSING COMPONENTS WITH NEW COMPONENTS. NEW COMPONENTS TO MATCH EXISTING. ENTIRE CEILING SHALL BE "LIKE NEW" IN APPEARANCE.

GB GYPSUM BOARD CEILING;
PAINTED FLAT WHITE TO MATCH ADJACENT CEILING TILE

GYPSUM BOARD BULKHEADS:
HORIZONTAL SURFACE PAINT FLAT WHITE TO MATCH ADJACENT SUSPENDED CEILING TILE.
VERTICAL SURFACE TO MATCH ADJACENT WALL SURFACE.

CEILING HEIGHT: SEE REFLECTED CEILING PLAN

WINDOWS

WINDOW BLINDS AT EXTERIOR WINDOWS:
EXISTING TO REMAIN. RAISE DURING CONSTRUCTION. AFTER CONSTRUCTION COMPLETE, LOWER, CLEAN AND MAKE OPERABLE. REPLACE ALL DAMAGED OR MISSING BLINDS AND/OR COMPONENTS. IF NECESSARY REPLACE WITH NEW TO MATCH EXISTING. ALL EXTERIOR WINDOWS SHALL HAVE BUILDING STANDARD BLINDS.

WINDOW SILLS:
EXISTING TO REMAIN. PATCH AS NECESSARY.

EQUIPMENT

FIRE EXTINGUISHERS:
UL LABELED 2A-10BC, UNLESS NOTED OTHERWISE.

F.E. CABINETS: SEMI RECESSED, 1 PER F.E, MAXIMUM PROJECTION FROM FACE OF WALL TO BE 4".

[STANDARD] JL INDUSTRIES, AMBASSADOR STEEL FIRE EXTINGUISHER SEMI-RECESSED CABINET WITH POWDER-COATED FINISH, FULL CLEAR ACRYLIC GLAZING AND ADA FLUSH PULL HANDLE.

NUMBER OF FIRE EXTINGUISHERS:
QUANTITY AND LOCATION AS SHOWN IN PLAN, SUBJECT TO FINAL REVIEW BY LOCAL GOVERNING OFFICIAL. (SEE SPEC.)

ELECTRICAL

ELECTRICAL DEVICES:
REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL DEVICE SPECIFICATIONS. ELECTRICAL DEVICES (OUTLETS, SWITCHES, ETC.): COLOR: MATCH EXISTING. COVER PLATES (OUTLETS, SWITCHES, ETC): MATCH EXISTING

LIGHT FIXTURES, UNLESS NOTED OTHERWISE:
LINEAR LED PENDANTS, SEE ELEC. DRAWINGS

SEE ELEC DRAWINGS.

DOOR SCHEDULE

NOTES:

THE CONTRACTOR SHALL PROVIDE AN ALTERNATE PRICE IN THE BID TO REPLACE ALL EXISTING NON-COMPLIANT ADA HARDWARE WITHIN THE AFFECTED SUITE WITH NEW BUILDING STANDARD LEVER STYLE HARDWARE OF THE SAME LATCHING OR LOCKING TYPE. NEW LEVERS SHALL BE OF THE TYPE SPECIFIED IN THE STANDARD FINISH AND EQUIPMENT SCHEDULE.

LEGEND DOOR TYPE [WS] — HARDWARE TYPE [PA] (WS/PA)

STANDARD HARDWARE TYPES:

EX EXISTING HARDWARE TO REMAIN.

STANDARD DOOR TYPE1:

EX EXISTING DOOR

EXISTING DOOR, FRAME, AND HARDWARE TO REMAIN; UNLESS NOTED OTHERWISE.

DRAWING INDEX

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T3 DRAWINGS STANDARDS AND DETAILS
T4 FLOOR,DEMOLITION PLAN, CEILING, FINISH PLAN

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S10 STRUCTURAL SPECS AND DETAILS
S20 STRUCTURAL PLAN AND SECTION

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ELECTRICAL
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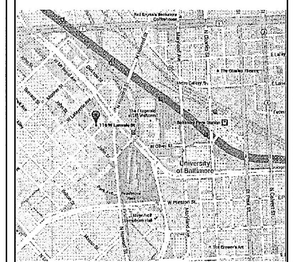
E-2 FLOOR PLANS - ELECTRICAL
E-3 ELECTRICAL RISER DIAGRAM & SCHEDULES

LOCATION MAP

NOT TO SCALE



CODE DATA

BUILDING ADDRESS: 116-118 W. LANVALE STREET
BALTIMORE, MARYLAND 21217

JURISDICTION: BALTIMORE CITY

APPLICABLE CODES: THE BUILDING CODE OF
BALTIMORE CITY - 2015 EDITION
2015 IBC
2015 MARYLAND BUILDING PERFORMANCE STANDARDS
2015 IPC
2014 NEC
2015 IFGC
2015 IMC
2015 IECC
2015 IFC
2012 IGCC
2010 STANDARDS FOR ACCESSIBLE DESIGN
COMAR 05.02.02

	EXISTING BUILDING	PROPOSED ALTERATION
USE GROUP:	B	B
TYPE OF CONSTRUCTION:	IIIB	IIIB
NO. OF STORIES:	3	3
HIGH RISE:	NO	NO
COVERED MALL:	NO	NO
FULLY SUPPRESSED:	NO	NO

APPROXIMATE AREA OF OCCUPANCY FOR ALL FLOORS: 7,500 SQ.FT.

APPROXIMATE AREA OF OCCUPANCY OF THIRD FLOOR: 1,450 SQ.FT.

APPROXIMATE AREA OF SUBSTANTIVE ALTERATION: 956 SQ.FT.

2015 IEBC

SECTION 405 FIRE ESCAPES
405.1.2 EXISTING FIRE ESCAPE SHALL CONTINUE TO BE ACCEPTED AS A COMPONENT IN THE MEANS OF EGRESS IN EXISTING BUILDINGS ONLY.

SECTION 504: ALTERATION LEVEL 2

SECTION 805.2: THE MEANS OF EGRESS SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION. EXCEPTION 1: WHERE THE WORK AREA AND THE MEANS OF EGRESS SERVING IT COMPLIES WITH NFPA 101.

NFPA 101, 2015

SECTION 39.2.5.3.2 COMMON PATH OF TRAVEL SHALL NOT BE LIMITED IN A SINGLE TENANT SPACE WITH AN OCCUPANT LOAD NOT EXCEEDING 30 PEOPLE.

TABLE 1006.2.1: SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY:
OCCUPANCY BUSINESS USE, 49 OR FEWER OCCUPANTS, MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE IS 100'.

IBC 2015

TABLE 601 FIRE RESISTANCE RATING FOR TYPE IIIB:
0 HOUR RATING IS REQUIRED FOR PRIMARY STRUCTURAL FRAME
2 HOUR EXTERIOR BEARING WALLS
0 HOUR INTERIOR BEARING WALLS AND NON-BEARING WALLS
0 HOUR FLOOR AND ROOF ASSEMBLIES

1018.3 AISLES IN BROUP B:
THE MIN. CLEAR ISLE WIDTH SHALL BE DETERMINED BY SECTION 1005.1 FOR THE OCCUPANT LOAD SERVED, BUT SHALL BE NOT LESS THAN THAT REQUIRED BY SECTION 1020.2. EXCEPTION, NONPUBLIC AISLES SERVING LESS THAN 50 PEOPLE AND NOT REQUIRED TO BE ACCESSIBLE BY CHAPTER 11 NEED NOT EXCEED 28" IN WIDTH.

TABLE 1020.2 MINIMUM CORRIDOR WIDTH:
WITH AN OCCUPANT LOAD LESS THAN 50, THE MIN. CORRIDOR WITH IS 36"

EGRESS THIRD FLOOR:
SINGLE DOOR AT 34" CLEAR:
.2X34" = 170 PERSONS ALLOWED

1203.3 UNVENTED ENCLOSED RAFTER ASSEMBLIES:
UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CEILINGS APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS AND THE STRUCTRUAL ROOF SHEATHING AT THE TOP OF THE ROOF FRAMING MEMBERS SHALL BE PERMITTED WHERE THE FOLLOWING ARE MET:
THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE, NO INTERIOR VAPOR RETARDERS ARE INSTALLED; WHERE AIR IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING; AIR IMPERMEABLE INSULATION SHALL BE INSTALLED WITH THE R VALUES IN TABLE 1203.3.

TABLE 1203.3 INSULATION FOR CONDENSATION CONTROL
CLIMATE ZONE 4A, A MIN. VALUE OF AIR-IMPERMEABLE INSULATIONS IS R-15.

IGCC 2015

TABLE E-4 BLDG ENVELOPE REQUIREMENTS FOR CLIMATE ZONE 4
ROOFS:
ATTIC AND OTHER INSULATION MIN. R VALUE R-60.

IPC 2015

PLUMBING CALCULATIONS
(CALCULATED USING IBC OCCUPANT LOADS PER TABLE 1004.1.1)

THIRD FLOOR OCCUPANCY: 15 PERSONS

IPC 403.2 SEPARATE FACILITIES, EXCEPTION 2:
SEPARATE FACILITIES SHALL NOT BE REQUIRED IN TENANT SPACES WITH A TOTAL OCCUPANT LOAD OF 15 OR FEWER.

OCCUPANT LOAD CALCULATION:

USE	AREA	# OF OCCUPANTS
BUSINESS	1,842/100	17 PEOPLE

GENERAL PROJECT SCOPE DESCRIPTION FOR 3RD FLOOR:

INTERIOR ALTERATION OF EXISTING TENANT SPACE WITH IN A BUILDING IN HISTORIC DISTRICT. ALTERATION TO INCLUDE DEMOLITION OF EXISTING PARTITIONS; AND CONSTRUCTION OF NEW PARTITIONS AND DOORS. NEW ELECTRICAL WORK TO MODIFY LIGHTING AND POWER TO REFLECT NEW PLAN. ALL ELECTRICAL RUNS ARE TO CONNECT TO EXISTING BUILDING MAIN ELECTRICAL ROOM. EXISTING DUCTWORK WILL BE MODIFIED TO REFLECT NEW PLAN.

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER: 14796 EXP. DATE: 10/31/2016

JUNE 2015

REV. NO.	DATE	DESCRIPTION
1		
2		
3		

STRUCTURAL:
SKARDA AND ASSOCIATES
1300 W. MOUNT ROYAL AVE
BALTIMORE, MARYLAND 21218
410-366-6364

PROJECT MANAGER:
M.I.C.A.
1300 W. MOUNT ROYAL AVENUE
BALTIMORE, MARYLAND
TELE: 410-462-7591

5537 TWIN KNOLLS ROAD
SUITE 435
COLUMBIA, MD 21045
WASHINGTON: 301-621-4600
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www.AriumAE.com

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PROJECT
M.I.C.A ANNEX BLDG
1ST FLOOR
116 W. LANVALE STREET
BALTIMORE, MARYLAND

TITLE TITLE SHEET
PROJECT FILE NAME: MILVOF16 -211
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LATEST REVISION	ISSUE DATE:	
SM SBN	5.20.16	
	BM HKM	
	PM PEW	

DWG NO. T1