

ST. LUKE'S CHURCH PARSONAGE

52 BOND AVENUE REISTERSTOWN, MARYLAND 21136



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ABBREVIATIONS

NOTE: ALL ABBREVIATIONS MAY NOT BE USED

GENERAL ABBREVIATIONS	GWB	GYP	TD	TRENCH DRAIN
& AND	GYP BD	GYP	TEMP	TEMPORARY
ADDN	H	HIGH	THK	THICK
ADMIN	HC	HANDICAP	TO	TOP OF
AFF	HDWD	HARDWARE	TOS	TOP OF CURB
ARCH	HDWD	HARDWOOD	TOS	TOP OF STEEL
ALT	HM	HOLLOW METAL	TYP	TYPICAL
ALUM	HORIZ	HORIZONTAL	UNO	UNLESS NOTE OTHERWISE
AP	HP	HIGH POINT	VB	VINYL BASE
APPROX.	HR	HOUR	UTY	UTILITY
ARCH	HT	HEIGHT	VB	VINYL BASE
ATC	ID	INSIDE DIAMETER	VCT	VINYL COMPOSITION TILE
	INSL	INSULATION		
BD	INST	INSTALL(ATION)	VEST	VESTIBULE
BLDG	INT	INTERIOR	VIF	VERIFY IN FIELD
BLKG	KBT	KEYBOARD TRAY	VIN	VINYL
BM	L	LENGTH	VWC	VINYL WALL COVERING
BO	LB	POUND	W	WIDE, WEST
BOT	LG	LARGE	W/	WITH
BRKT	LP	LOW POINT	W/O	WITHOUT
CAB	LU	LEG UNIT	WB	WHITEBOARD
	M	METER	WD	WOOD
CFCI	MAT	MATERIAL	WDO	WINDOW
	MAX	MAXIMUM	WR	WATER RESISTANT
CJ	MECH	MECHANICAL		
CL	MED	MEDIUM		
CLG	MET	METAL		
CLR	MFR	MANUFACTURER		
CMU	MIN	MINIMUM		
	MISC	MISCELLANEOUS		
COL	MO	MASONRY OPENING		
COMP	MOA	MULTI OUTLET ASSEMBLY		
CONC		CONCRETE		
CONST	MON	MONITOR		
CONT	MR	MOISTURE RESISTANT		
	MTD	MOUNTED		
CONTRA	MTL	METAL		
CPT	N/A	NOT APPLICABLE		
CT	NIC	NOT IN CONTRACT		
CTR	NO	NUMBER		
CTRTOP	NP	NEW PANEL		
DEMO	NTS	NOT TO SCALE		
	OC	ON CENTER		
DIA	OD	OUTSIDE DIAMETER		
DIM	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED		
DMB		DRY MARKER BOARD		
DN		DOWN		
DR	OFOI	OWNER FURNISHED, OWNER INSTALLED		
DTL		DETAIL		
DWG	OH	OPPOSITE HAND		
E	ORD	OVERFLOW ROOF DRAIN		
EA		EACH		
EJ	ORIG	ORIGINAL		
EL, ELEV	P	POWER RECEPTACLE		
ELEC	PART	PARTICLE BOARD		
EP	PCST	PRECAST		
EQ	PLAM	PLASTIC LAMINATE		
EQUIP	PLUMB	PLUMBING		
ETR	PLYWD	PLYWOOD		
EWC	PNL(S)	PANEL(S)		
	PT	PRESSURE TREATED		
EXH	PTD	PAINT, PAINTED		
EXIST	PTN	PARTITION		
EXP	PWR	POWER		
EXST	RCP	REFLECTED CEILING PLAN		
EXT	REF	REFERNECE		
FAAP	REQ	REQUIRED		
FACP	RM	ROOM		
	S	SOUTH		
FAPS	SA	SOUND ATTENUATION		
	SAB	SOUND ATTENUATION BLANKET		
FD		FLOOR DRAIN		
FDV	SAL	SALVAGE		
	SCWD	SOLID CORE WOOD DOOR		
FE		FIRE EXTINGUISHER		
FEC	SECT	SECTION		
	SF	SQUARE FOOT		
FF	SHF	SHELF		
FHC	SHT	SHEET		
FL	SIM	SIMILAR		
FLR	SK	SINK		
FP	SM	SMALL		
FRT	SPEC	SPECIFICATION(S)		
	SQ	SQUARE		
FT	SS	STAINLESS STEEL		
GA	STD	STANDARD		
GALV	STDP	STAND PIPE		
GC	STL	STEEL		
	STOR	STORAGE		
GH	STR	STRUCTURAL, STRUCTURE		
GL	SUSP	SUSPENDED		

MATERIALS & SYMBOLS

	CONCRETE		CLAY TILE
	PRECAST CONCRETE		PLYWOOD
	BRICK		HARDWOOD
	TERRAZZO		ACOUSTICAL TILE
	RIGID INSULATION		WOOD BLOCKING
	BATT INSULATION		SHIM
	METAL		GYP SUM BOARD & PLASTER
	DETAIL NUMBER		REVISION NUMBER
	DRAWING NUMBER		REVISION CLOUD
	SECTION NUMBER		DEMO KEY NOTE
	DRAWING NUMBER		NEW WORK KEY NOTE
	ELEVATION NUMBER		CEILING HEIGHT
	DRAWING NUMBER		WINDOW NUMBER
	FLOOR FINISH DIRECTION		ROOM NUMBER

DRAWING LEGEND

	DEMO PARTITION		RECESSED CAN LIGHT
	DEMO DOOR		PENDANT LIGHT FIXTURE
	PARTITION, ETR		EXIT LIGHT
	DOOR, ETR		CEILING FAN
	PARTITION		DEMO WINDOWS
	DOOR		NEW WINDOWS

GENERAL NOTES

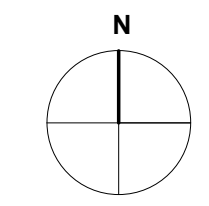
- CONTRACTOR AND ANY SUB-CONTRACTOR HAVING SUBMITTED PROPOSAL FOR HIS WORK SHALL BE HELD AS HAVING CLEAR AND COMPLETE UNDERSTANDING OF REQUIREMENTS FOR THIS WORK UNDER THE CONTRACT.
- DO NOT START CONSTRUCTION UNTIL ALL REQUIRED PERMIT APPROVALS ARE OBTAINED.
- FURNISH AND INSTALL ALL ITEMS SHOWN OR IMPLIED ON THE DRAWINGS UNLESS OTHERWISE NOTED.
- PROTECT EXISTING BUILDING ELEMENTS NOT INDICATED FOR REMOVAL FROM DEMOLITION AND CONSTRUCTION ACTIVITIES. DAMAGE RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED TO ORIGINAL CONDITION.
- FILL OPENINGS CREATED BY THE REMOVAL OF DUCTWORK, PIPING DEVICES, ETC. WITH MATERIAL EQUIVALENT TO THE ADJACENT CONSTRUCTION.
- ON SITE STORAGE IS LIMITED TO THAT AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION.
- PROVIDE TEMPORARY BUMPERS AND DUST PROTECTION TO PROTECT PUBLIC AREAS FROM CONSTRUCTION ACTIVITIES WHERE APPLICABLE. TEMPORARY BARRIERS SHALL BE CONSTRUCTED OF TAPED GYPSUM DRYWALL ON METAL STUDS. IF AN APPROVED SPRINKLER SYSTEM IS NOT INSTALLED IN ACCORDANCE WITH NFPA 241, SECTION 8.6.2, SEPARATE THE CONSTRUCTION SITE FROM OCCUPIED PORTIONS OF THE STRUCTURES BY WALLS HAVING A 1-HOUR FIRE RESISTANCE RATING.
- LAY OUT LOCATION OF ALL PARTITIONS AND BENCHES FOR APPROVAL BY THE PROJECT MANAGER & ARCHITECT PRIOR TO THE ERECTION OF PARTITIONS.
- CONTRACTORS ARE RESPONSIBLE AND LIABLE FOR SAFETY AND PROTECTION OF SITE, PROJECT, WORKMEN, SCS, THE PUBLIC AND PUBLIC PROPERTY AGAINST INJURY OR DAMAGE OF ANY TYPE, FROM ANY CAUSE, UNTIL FINAL ACCEPTANCE OF PROJECT. HE SHALL CARRY INSURANCE TO FULLY PROTECT HIS INTEREST AND THOSE OF THE OWNER.
- ALL CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE BEFORE STARTING THE WORK. ALL CONTRACTORS SHALL COORDINATE LOCATIONS, CLEARANCES, AND ELEVATIONS OF BUILDING STRUCTURE, HVAC WORK, ELECTRICAL WORK, LIGHT FIXTURES, MECHANICAL WORK, CEILING AND THE LIKE WITH THEIR RESPECTIVE WORK PRIOR TO FABRICATION AND INSTALLATION.
- CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, OMISSIONS OR POTENTIAL CONFLICTS BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL OBTAIN AND PAY FEES FOR ALL TRADE PERMITS REQUIRED FOR THE PROPER APPROVAL AND FINAL INSPECTION OR ACCEPTANCE OF THIS PROJECT.
- ALL WORK SHALL CONFORM TO LOCAL BUILDING CODES AND REGULATIONS AND SHALL BE INSTALLED ACCORDING TO THE JOINT REQUIREMENTS AND DECISIONS OF ALL LOCAL AUTHORITIES. IF ANY CONTRACTOR OR SUB-CONTRACTOR PERFORMS ANY WORK CONTRARY TO THE LOCAL BUILDING CODE AND ORDINANCES, RULES AND REGULATIONS, WITHOUT PRIOR WRITTEN NOTICE TO THE OWNER, HE SHALL BEAR ALL COSTS ARISING THEREOF.
- CONTRACTOR SHALL NOT SCALE THESE DRAWINGS. EVERY EFFORT HAS BEEN MADE TO IDENTIFY THOSE DIMENSIONS WHICH REQUIRE FIELD VERIFICATION WITH +/- DIMENSIONS NOT SO NOTED ARE INTENDED TO BE HELD. ALL DIMENSIONS, HOWEVER, SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO FABRICATION OR INSTALLATION OF BUILDING COMPONENTS.
- DIMENSIONS SHOWN ARE FROM FINISHED FACE OF DRYWALL PARTITIONS UNLESS OTHERWISE NOTED.
- COORDINATE WITH MECHANICAL AND ELECTRICAL REQUIREMENTS FOR CONDITIONS WHICH WILL DISTURB EXISTING CONDITIONS AND WHICH WILL REQUIRE SELECTIVE DEMOLITION PATCHING AND FINISHING.
- CONTRACTOR TO COORDINATE BLOCKING REQUIREMENTS FOR ALL WALL MOUNTED EQUIPMENT AND ACCESSORIES.
- MAINTAIN THE PREMISES FREE FROM ACCUMULATIONS OF WASTE, DEBRIS, AND RUBBISH CAUSED BY THE PROCESS OF DEMOLITION. AT COMPLETION OF THE WORK REMOVE ALL WASTE MATERIALS, TOOLS AND CONSTRUCTION EQUIPMENT, LEAVING THE PROJECT AREA CLEAN AND READY FOR NEW CONSTRUCTION.
- NOT EVERY CONDITION IS DETAILED. WHERE SPECIFIC DETAILING IS NOT SHOWN, EXECUTE THE CONSTRUCTION IN A SOUND, WORKMANLIKE MANNER CONSISTENT WITH THE OTHER DETAILING SHOWN.
- WHERE DISCREPANCIES EXIST BETWEEN VARIOUS DRAWINGS OR BETWEEN DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR WILL OBTAIN THE CONTRACTING OFFICER'S INTERPRETATION BEFORE PROCEEDING. THE CONTRACTOR WILL BE RESPONSIBLE FOR IMPLEMENTING ANY REASONABLE INTERPRETATION AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS AND BE RESPONSIBLE FOR WORK PERTAINING TO THEIR PARTICULAR TRADE. ALL CONTRACTORS SHALL COORDINATE THE WORK OF ALL TRADES AND FIELD CHECK AGAINST ANY CONFLICTS BETWEEN DRAWINGS. REPORT CONFLICTS TO THE ARCHITECT FOR CLARIFICATION.
- REFER TO PLUMBING, HVAC AND ELECTRICAL DRAWINGS FOR LOCATIONS AND DESCRIPTIONS OF ACCESS PANELS, LOUVER OPENINGS, VENTILATORS, GRILLS, VALVE CABINETS, FIRE DAMPERS, OR OTHER APPURTENANCES AFFECTING WALLS, CEILINGS, OR FLOORS. PROVIDE NECESSARY LINTELS, SUPPORT AND ANCHORAGE. SEE STRUCTURAL NOTES FOR LINTEL REQUIREMENTS.
- REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR LOCATIONS OF CONCRETE PADS TO BE PROVIDED BELOW OR AROUND ASSOCIATED EQUIPMENT.
- INSTALL ELECTRIC SWITCHES, OUTLETS, THERMOSTATS, CONTROLS, CLOCKS, SPEAKERS, AND OTHER WALL-MOUNTED ACCESSORIES IN LOCATIONS WHICH ARE UNOBSERVED BY CABINETS, COUNTERS, DISPLAY BOARDS, FIXTURES, SHELVING, OR OTHER FURNISHINGS OR EQUIPMENT DESIGNATED FOR SPACES SHOWN ON DRAWINGS. THESE DEVICES ARE SHOWN ON THE ARCHITECTURAL DRAWINGS TO ALERT OTHER SUB-CONTRACTORS OF THEIR PRESENCE. COORDINATE INSTALLATION WITH ELECTRICAL DRAWINGS. ADVISE THE ARCHITECT OF CONFLICTS IN LOCATION OF TYPES OF DEVICES SHOWN PRIOR TO INSTALLATION. DO NOT INSTALL WALL-MOUNTED ITEMS ON, THROUGH, OR INTO ANY EQUIPMENT OR WIRING UNLESS INDICATED.
- MOUNT ELECTRIC SWITCHES, THERMOSTATS AND OTHER ELECTRONIC CONTROLS LOCATED IN THE SAME VICINITY AT THE SAME HEIGHT ABOVE FINISHED FLOOR IN A UNIFORM, ORDERLY FASHION UNLESS NOTED OTHERWISE.
- THE LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE DRAWINGS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY CONTRACTOR'S WORK FORCE.
- COORDINATE AND SCHEDULE WORK WITH THE OWNER TO ACCOMMODATE THE OWNER'S NORMAL ACTIVITIES AND TO MAINTAIN THE SAFETY OF THE OWNER'S PROPERTY, STAFF, PUBLIC AND OTHERS USING THE SITE.
- REFER TO CIVIL DRAWINGS FOR CONTINUATION OF CONCRETE WALKS, PAVING PATTERNS, UTILITY CONNECTIONS, ETC IN THE BUILDING VICINITY.

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E-7	SECOND FLOOR PLANS - POWER (DEMOLITION WORK)
E-8	ATTIC FLOOR PLANS ELECTRICAL (DEMOLITION & NEW WORK)

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DERRICK ADAMS
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DATE: JULY 18, 2026

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MARK	DATE	DESCRIPTION

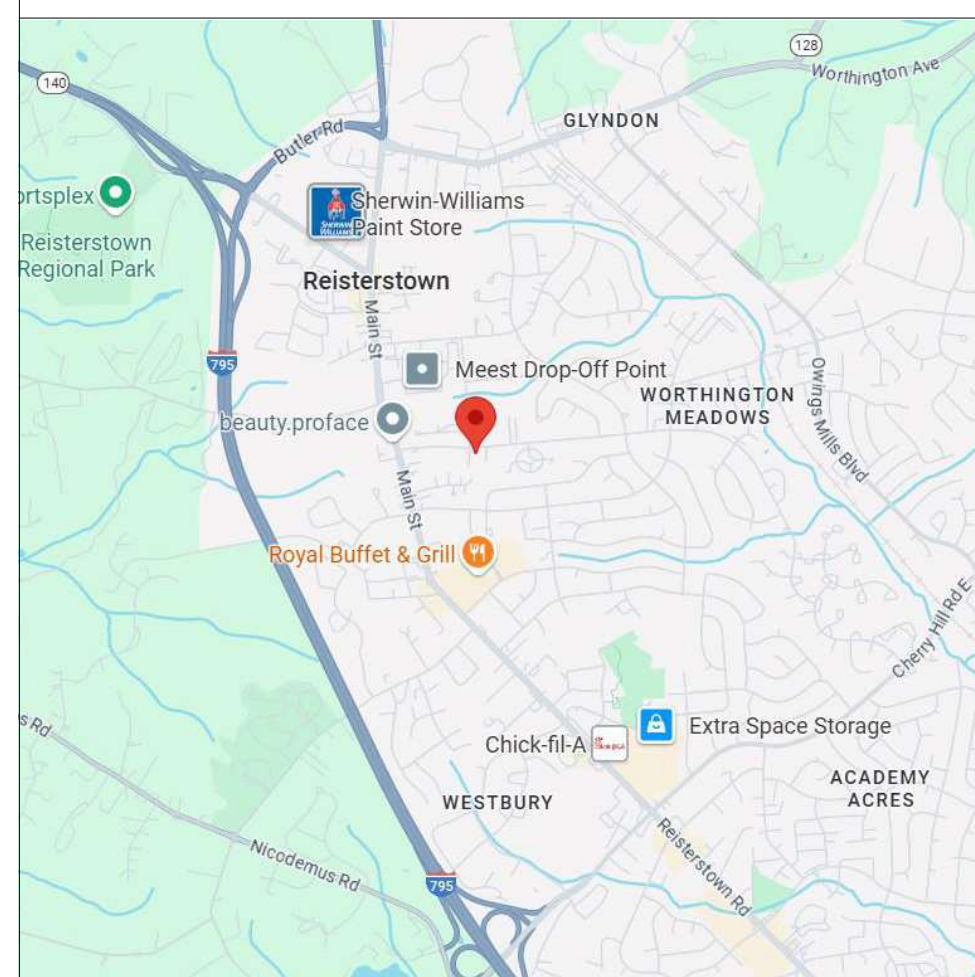
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PROJ. NO.: 24-002

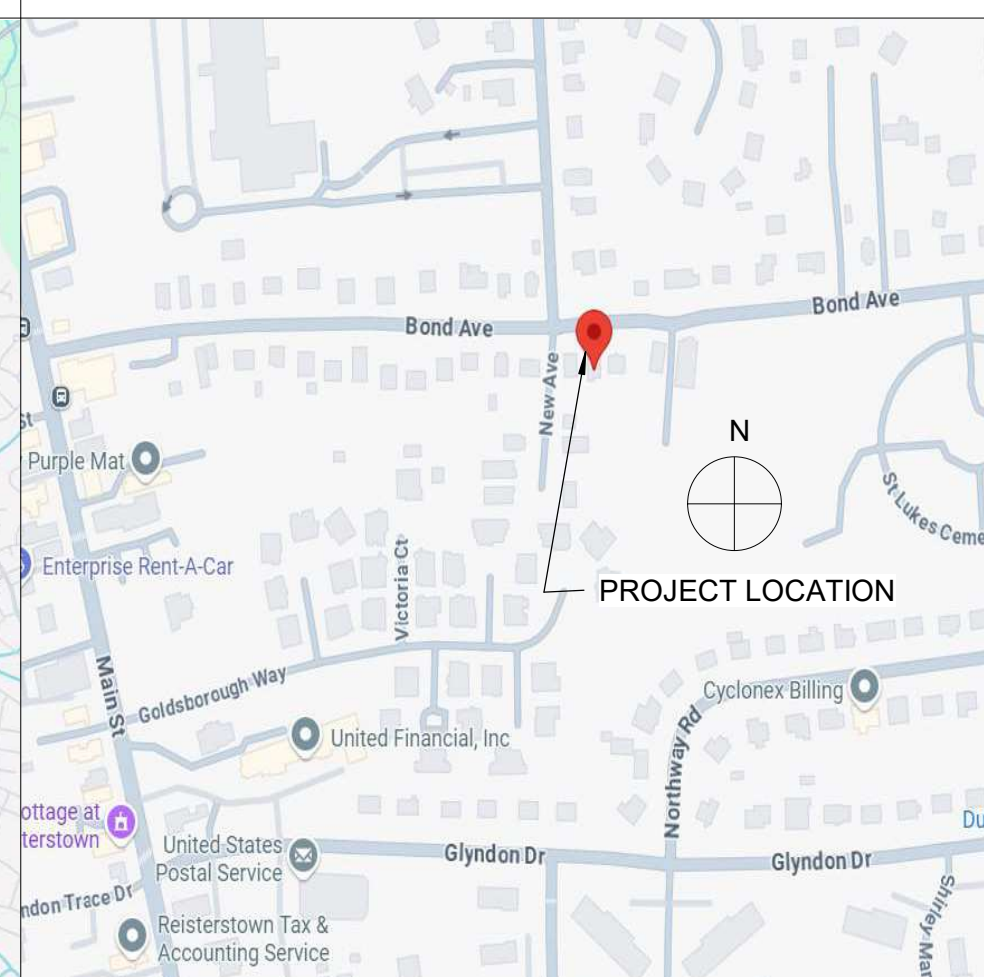
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COVER SHEET

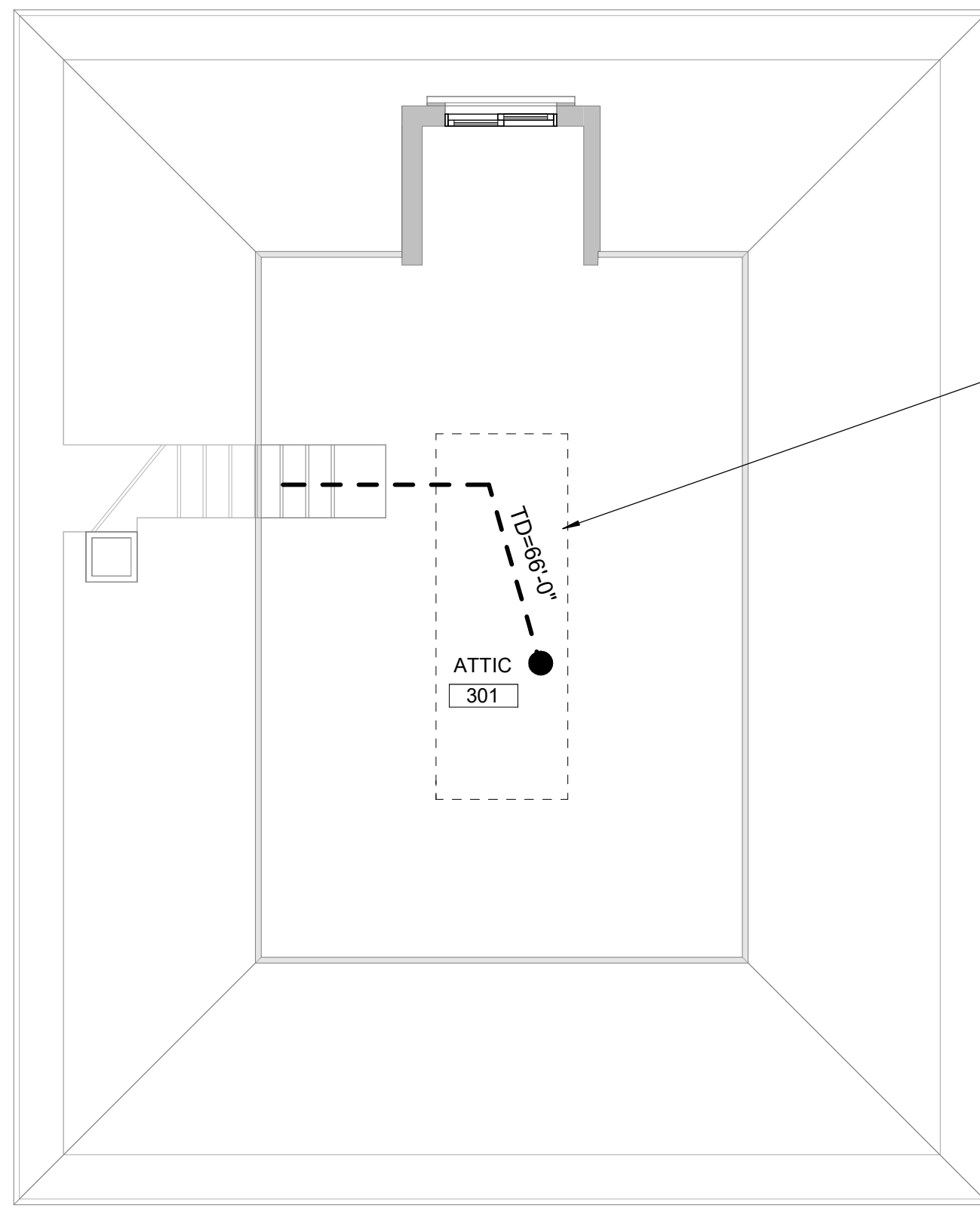
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G-001
1 OF 12 SHEET NUMBER

KEY PLAN

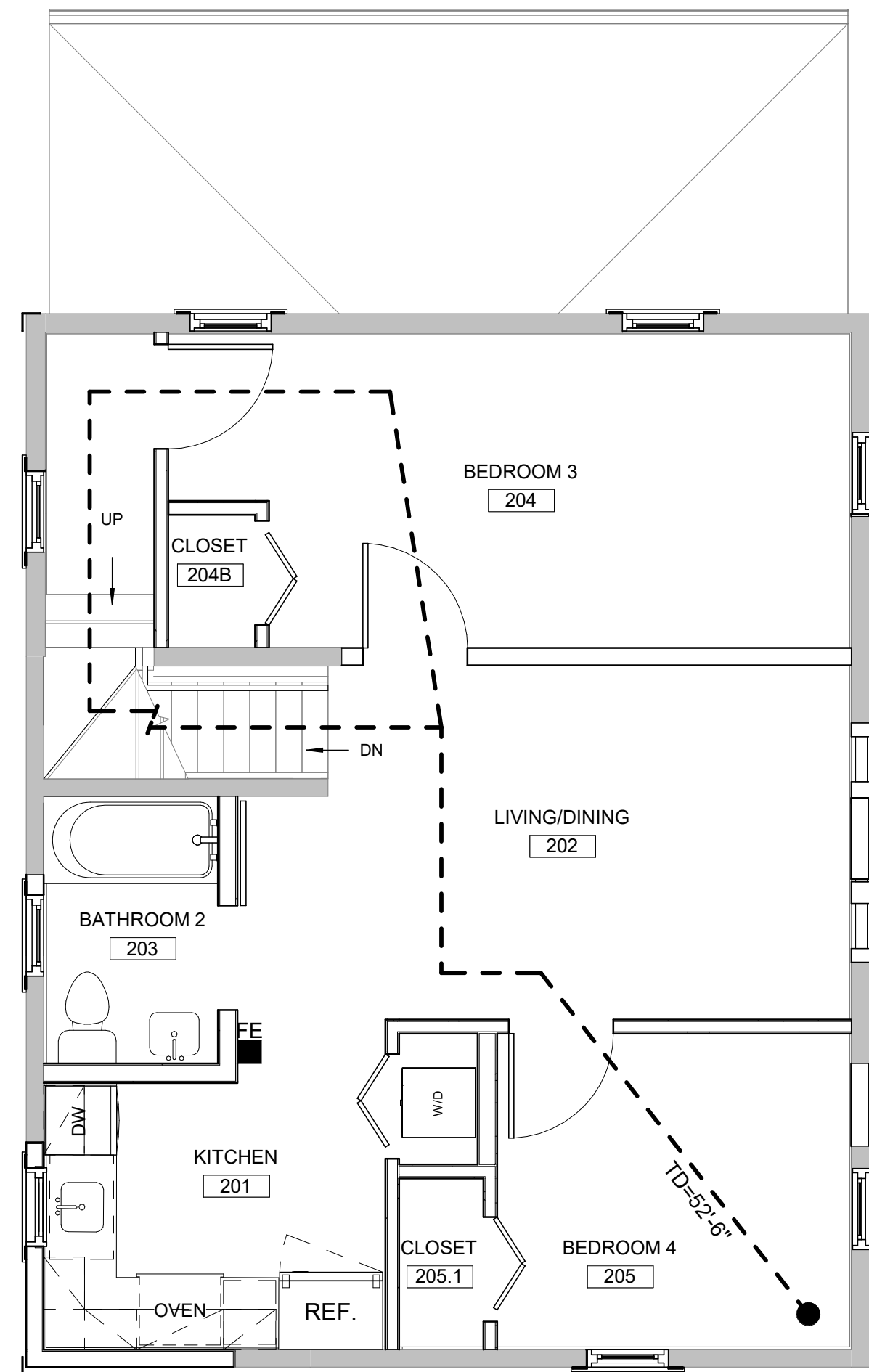


SITE PLAN

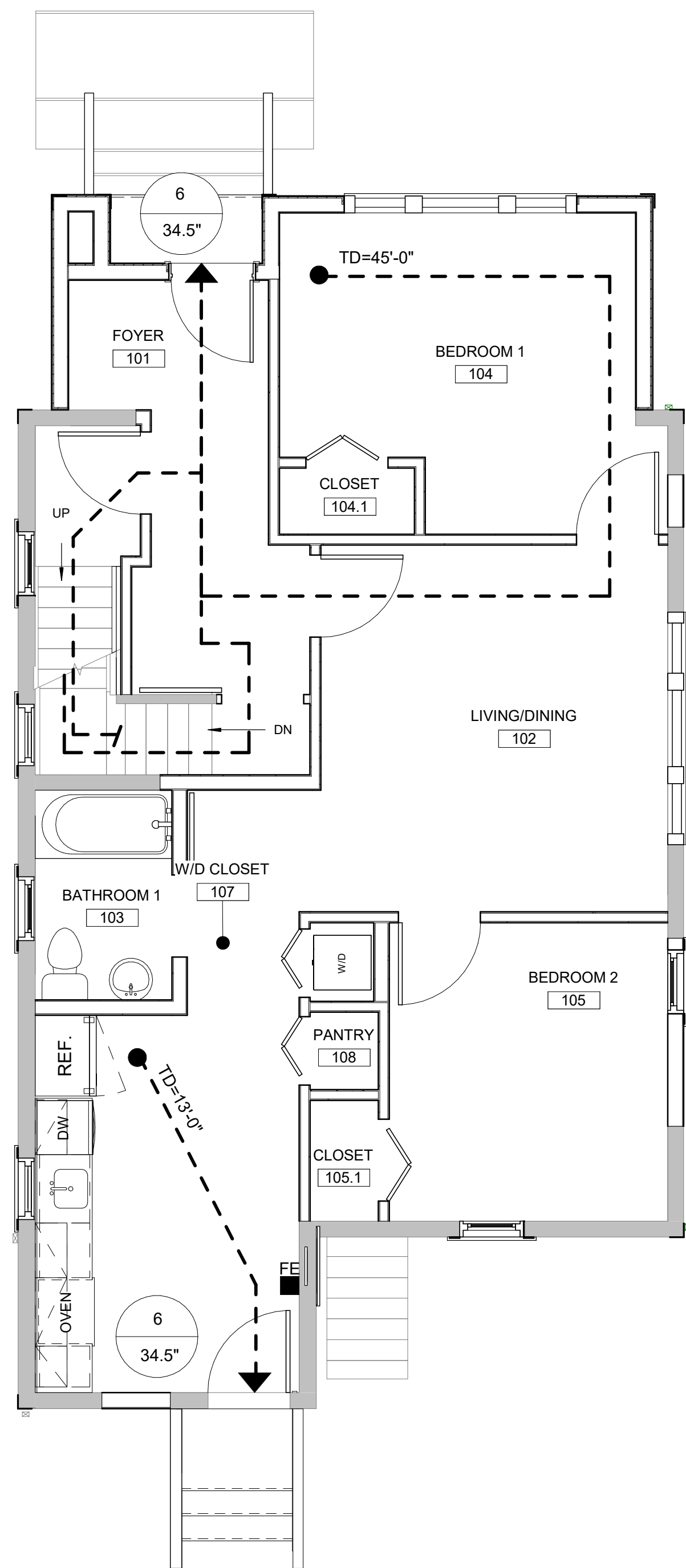




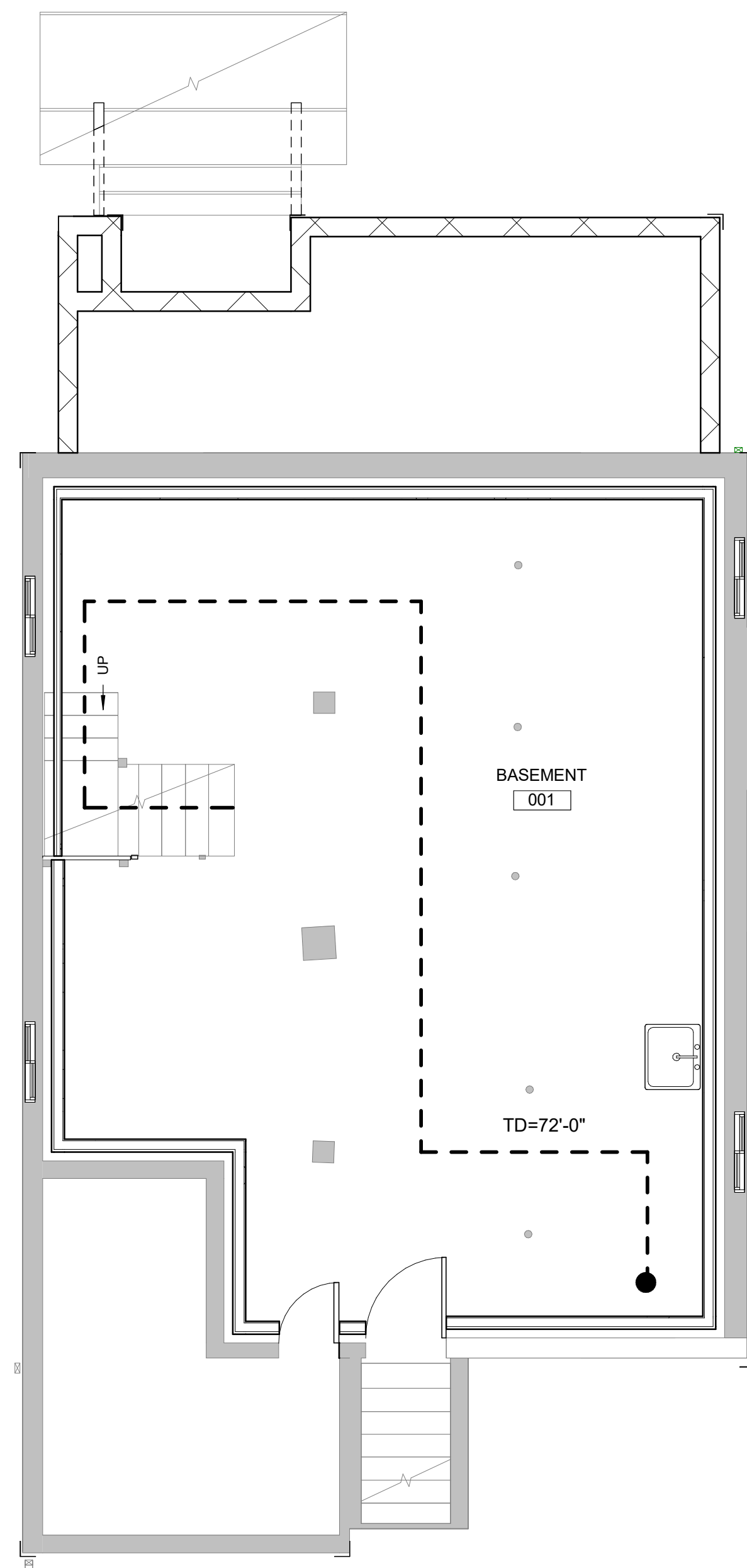
1 ATTIC EGRESS PLAN
G-002 1/4" = 1'-0"



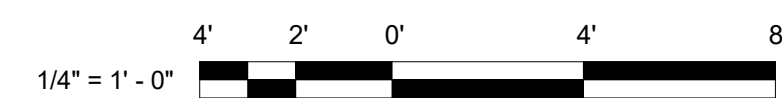
2 SECOND FLOOR EGRESS PLAN
G-002 1/4" = 1'-0"



3 FIRST FLOOR EGRESS PLAN
G-002 1/4" = 1'-0"



4 BASEMENT EGRESS PLAN
G-002 1/4" = 1'-0"



CODE ANALYSIS:

APPLICABLE BUILDING CODES
 INTERNATIONAL EXISTING BUILDING CODE, 2015
 INTERNATIONAL BUILDING CODE, 2021
 INTERNATIONAL RESIDENTIAL CODE, 2021
 INTERNATIONAL MECHANICAL CODE, 2021
 INTERNATIONAL PLUMBING CODE, 2021
 INTERNATIONAL FUEL GAS CODE, 2021
 INTERNATIONAL ENERGY CONSERVATION CODE, 2021
 NFPA 70, NATIONAL ELECTRICAL CODE, 2023
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101, 2018
 NFPA 1, 2018
 ADAAG, 2010

ZONING REQUIREMENTS

1B02.3.B SETBACK REQUIREMENTS - PLANNING COMMISSIONER

- ZONING: DR3.5
- REAR YARD DSET BACK: 30FT
- FRONT YARD SET BACK: 30FT
- SIDE SET BACK: 10FT (25FT) COMBINED

1B02.2A BALTIMORE COUNTY ZONING

- HIGHT RESTRICTION: 50FT

USE GROUP: R-3

MINIMUM CODE REQUIREMENTS:

MIN. WIDTH OF EGRESS CORRIDOR:
 36" PER IBC 2021 TABLE 1020.3
 PROVIDED: 42" MIN.

MIN. EXIT ACCESS DOOR (SWING) WIDTH:
 32" PER IBC 2021 SECTION 1010.1.1
 PROVIDED: 36"

NUMBER OF EXITS REQUIRED:
 PER IBC 2021 1006.3.4, GROUP R-3 OCCUPANCIES SHALL BE PERMITTED TO HAVE ONE EXIT OR ACCESS TO A SINGLE EXIT.
 REQUIRED NUMBER OF EXITS: 1
 PROVIDED NUMBER OF EXITS: 2

OCCUPANCY CALCULATIONS:

BUILDING AREA: 2,260 SF

- FIRST FLOOR: 876 SF
- SECOND FLOOR: 676 SF
- BASEMENT: 708 SF

OCCUPANCY LOAD: 200 GROSS
 PER IBC TABLE 1004.5

MAXIMUM ALLOWABLE OCC.: $2,260/200 = 11.3 = 12$ OCCS.

EXIT CAPACITY FACTORS:

(PER IBC 1005.1)
 STAIRWAYS: 0.3
 OTHER EGRESS COMPONENTS: 0.2

COMMON PATH OF EGRESS TRAVEL (SEC. 1006.2.1)

OCCUPANCY	SPRINKLERED	MAX. DISTANCE
R-3	NO	125'-0"

EXIT ACCESS TRAVEL DISTANCE (FBC TABLE 1017.2)

OCCUPANCY	SPRINKLERED	MAX. DISTANCE
R-3	NO	200'-0"

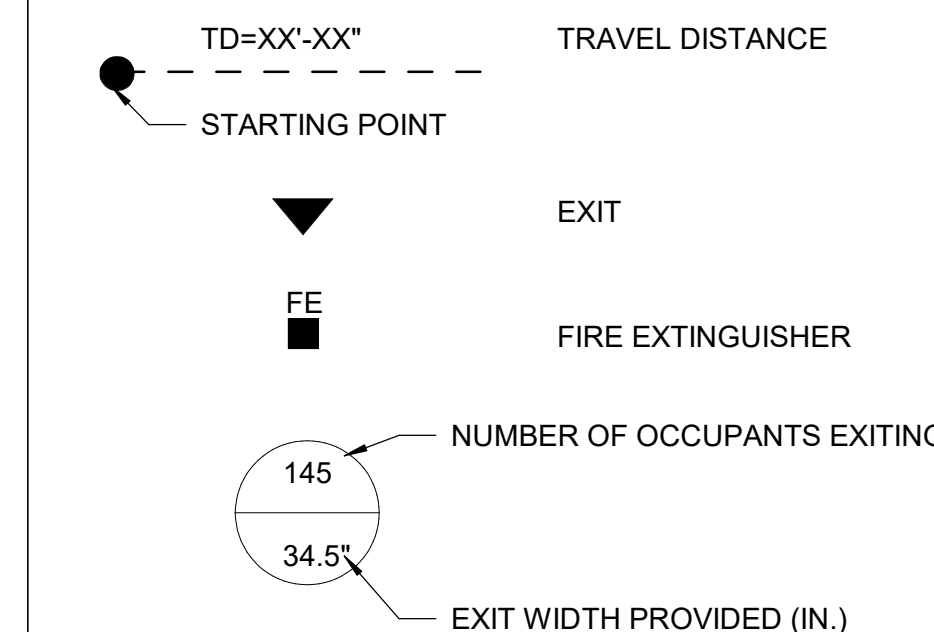
DEAD ENDS (FBC 1020.4)

OCCUPANCY	SPRINKLERED	MAX. DISTANCE
R-3	NO	20'-0"

MIN. NUMBER OF EXITS FOR OCCUPANT LOAD (FBC TABLE 1006.3.3)

OCCUPANT LOAD	MIN. # OF EXITS OR ACCESS TO EXITS FROM STORY
1-500	2
501-1,000	3
MORE THAN 1,000	4

EGRESS LEGEND:

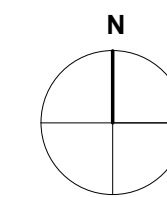


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 DRAWING TITLE

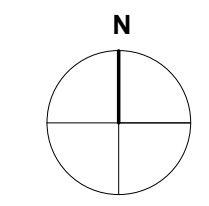
EGRESS & OCCUPANCY ANALYSIS

DRAWING NO.

G-002

2 OF 12 SHEET NUMBER

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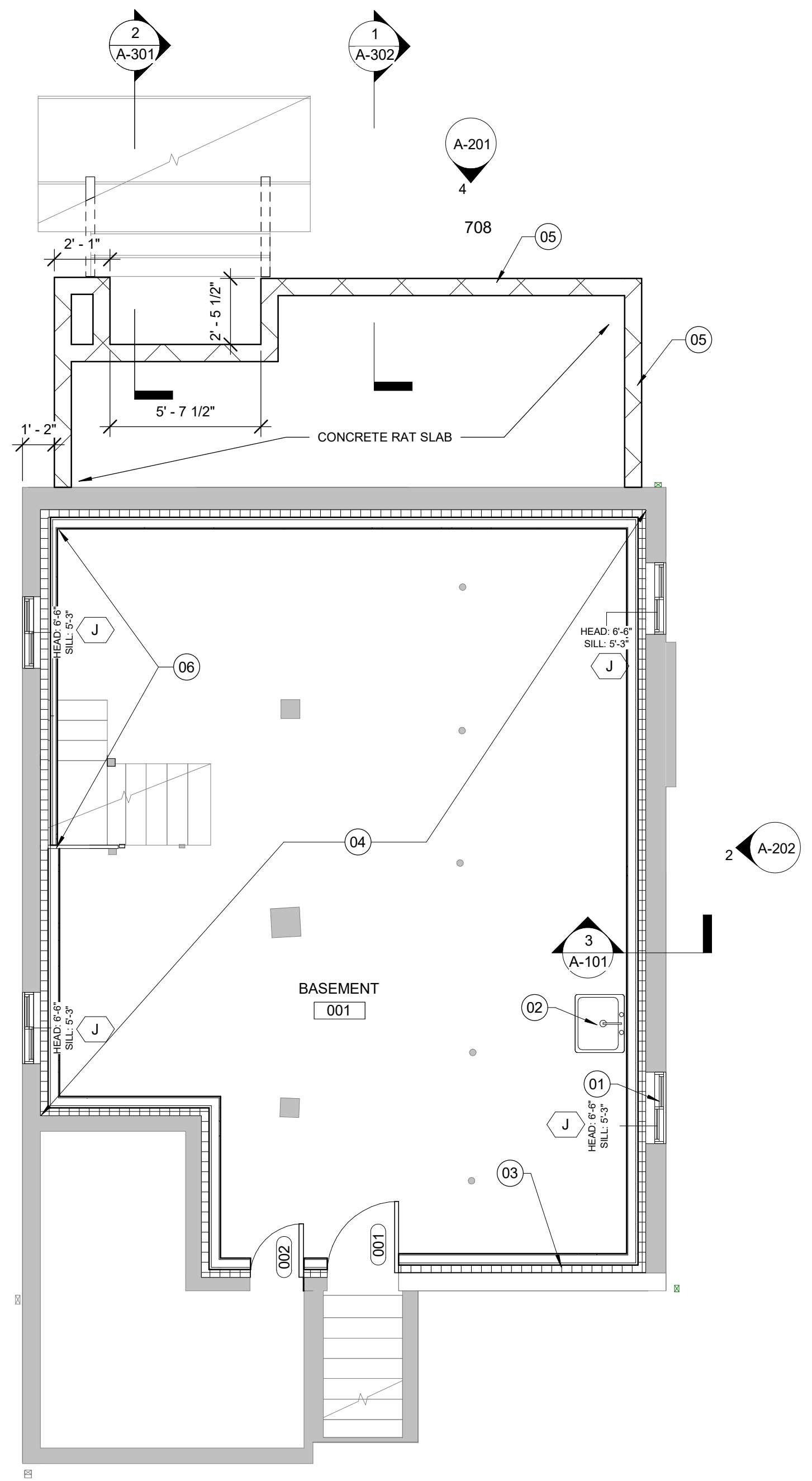
BASEMENT NEW WORK & DEMO FLOOR PLANS

DRAWING NO.

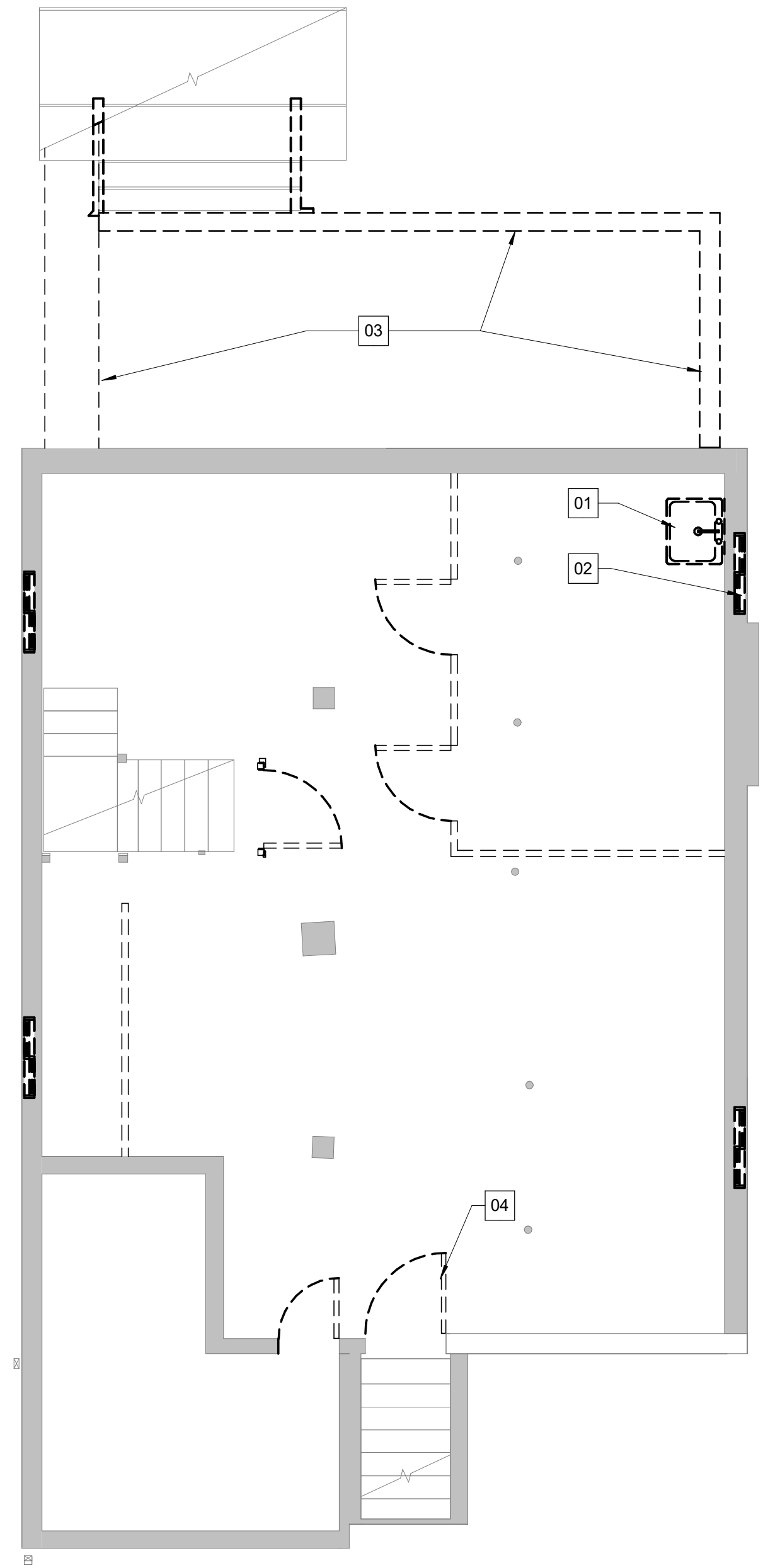
A-101
4 OF 12
SHEET NUMBER

DEMO SHEET NOTES:

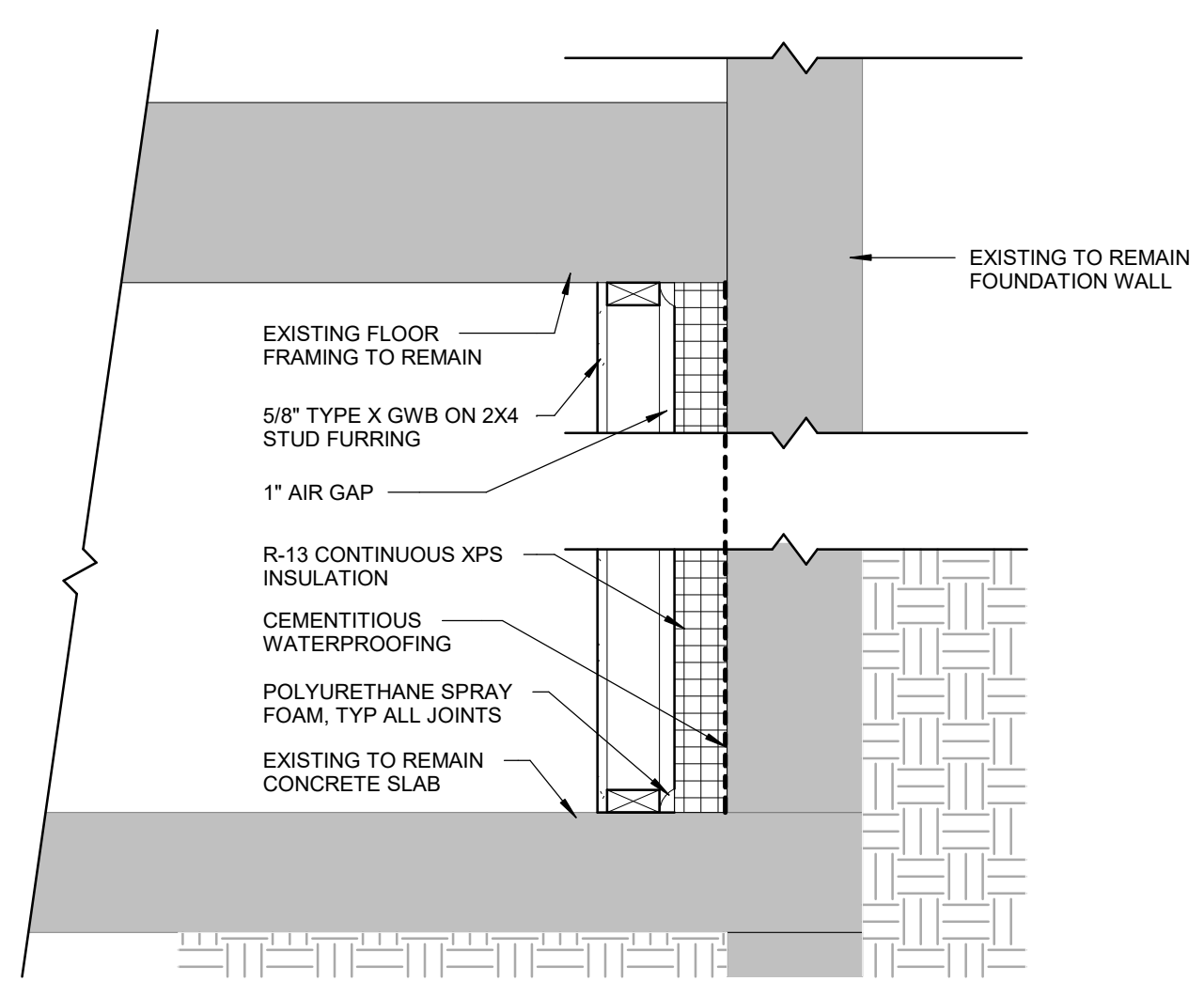
- ALL CONSTRUCTION SHOWN DASHED IS TO BE REMOVED.
- COORDINATE EXTENT OF DEMOLITION WITH NEW WORK DRAWINGS. SEE ALL CONSULTANT DRAWINGS FOR EXTENT OF DEMOLITION WORK.
- PERFORM SELECTIVE DEMOLITION FOR WORK SHOWN ELSEWHERE IN THE CONTRACT DOCUMENTS THAT REQUIRES DEMOLITION NOT SHOWN ON DEMOLITION DRAWINGS. SUCH WORK SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:
 - CORE DRILLING, CONC CUTTING AND REMOVAL OF WALLS AND SLABS AS NECESSARY TO INSTALL MECHANICAL, ELECTRICAL AND PLUMBING WORK. REFER TO MEP DRAWINGS TO COORDINATE REQUIRED DEMOLITION WORK.
 - REMOVE & REINSTALL GWB CEILING AS REQUIRED TO PERFORM MEP WORK. SEE MEP DRAWINGS FOR EXTENT OF ABOVE CEILING WORK.
- COORDINATE REMOVAL OF TELEPHONES, PA SYSTEMS, INTERCOMS, DATA SYSTEMS, ETC. WITH OWNER.
- WHERE REMOVAL OF FINISHES IS REQUIRED FROM SURFACES TO REMAIN AS SUBSTRATE FOR NEW FINISHES, USE REMOVAL METHODS WHICH RESULT IN SUBSTRATE SUITABLE FOR NEW FINISHES.
- FIELD VERIFY, ALL EXISTING CONSTRUCTION RELATED CONDITIONS PRIOR TO STARTING DEMOLITION OR NEW CONSTRUCTION. BRING ALL DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT AND OWNER.
- COORDINATE WITH THE OWNER, ALL DEMOLITION AND CONSTRUCTION ACTIVITIES, TO MINIMIZE DISRUPTION OF THE NORMAL DAILY FUNCTIONING OF THE ADJACENT HOME OWNERS.
- INSTALL TEMPORARY BARRICADES TO PREVENT POSSIBLE INJURY TO PERSONS IN AND AROUND DEMOLITION AND CONSTRUCTION AS REQUIRED. COORDINATE WITH OWNER.
- MAINTAIN THE BUILDING IN A WATERTIGHT CONDITION AT ALL TIMES.
- REMOVE FROM THE BUILDING AND CONSTRUCTION SITE, ALL CONSTRUCTION DEBRIS AND/OR ITEMS NOT RETAINED BY THE OWNER. THE OWNER WILL RETAIN ALL SALVAGED ITEMS OF VALUE AS DESIGNATED BY THE OWNER. THE OWNER WILL DIRECT THE CONTRACTOR AS TO THE LOCATION OF STORAGE AREA FOR VARIOUS ITEMS.
- IF APPLICABLE, STORE AND PROTECT ALL SALVAGE ITEMS WHICH WILL BE REUSED IN THIS PROJECT, COORDINATE WITH OWNER.
- DO NOT REMOVE TEMPORARY WALLS UNTIL ALL FINISHED WORK IS COMPLETED OR BY OWNER APPROVAL.
- WALLS TO BE REMOVED SHALL BE FROM FLOOR TO STRUCTURE ABOVE AND TO INCLUDE ALL MECHANICAL, ELECTRICAL, EQUIPMENT, ETC. PREPARE ALL DISTURBED AREAS FOR NEW CONSTRUCTION. SEE MECHANICAL/ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- REMOVE ALL MISCELLANEOUS EQUIPMENT ATTACHED TO WALLS, FLOORS, AND/OR CEILING.
- ALL NON-ATTACHED ITEMS, SUCH AS MOBILE EQUIPMENT, DESKS, TABLES, CHAIRS, DRAPERIES, ETC. TO BE REMOVED BY OWNER PRIOR TO COMMENCEMENT OF DEMOLITION WORK.
- PATCH ALL EXISTING TO REMAIN SURFACES INCLUDING, WALLS, SUBFLOORS, AND/OR CEILINGS AS REQUIRED TO ACHIEVE DESIGN INTENT AND TO MATCH NEW OR EXISTING TO REMAIN ADJACENT FINISHES.
- WHEN PATCHING OF EXISTING FLOOR IS REQUIRED, SLOPING OR RAMPING IN EXCESS OF CONTRACT TOLERANCES WILL NOT BE ALLOWED.
- THE ITEMS IDENTIFIED TO BE REMOVED REPRESENT THE MAJOR ITEMS ONLY. IN NO WAY DO THEY TRY TO IDENTIFY ALL ITEMS TO BE REMOVED.
- REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.



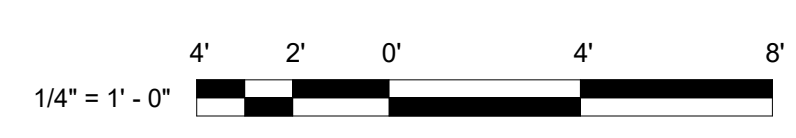
2 BASEMENT NEW WORK FLOOR PLAN
A-101 1/4" = 1'-0"



1 BASEMENT DEMOLITION FLOOR PLAN
A-101 1/4" = 1'-0"



3 FOUNDATION WALL SECTION
A-101 1" = 1'-0"



NEW WORK NOTES: (TYPICAL (X) -)

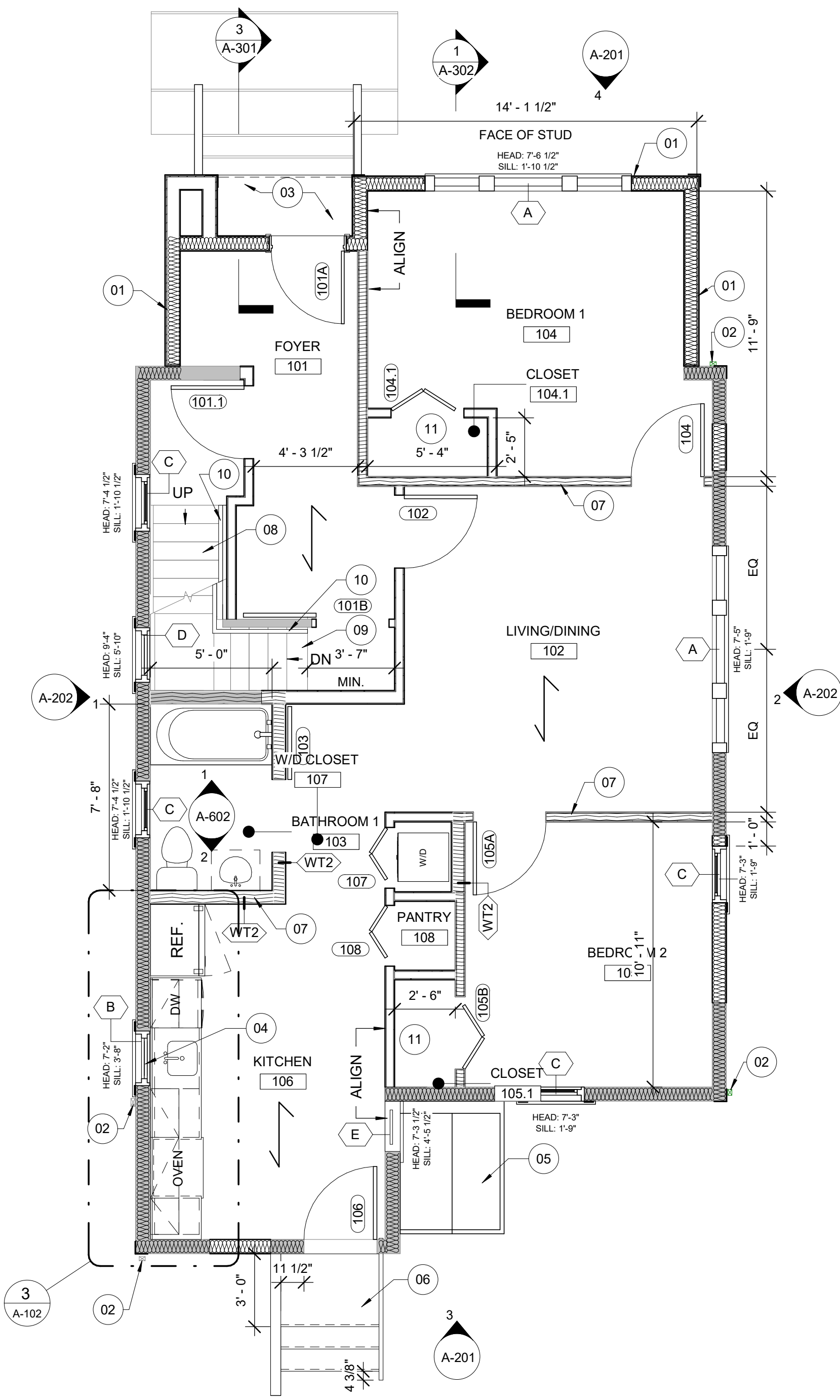
- (X) DESIGNATE NEW WORK ACTIVITY BY ROOM
- 01 NEW WINDOW INSTALLED IN EXISTING OPENING TYP. OF (4)
- 02 NEW UTILITY SINK. SEE PLUMBING DRAWINGS
- 03 PREP EXISTING TO REMAIN CMU WALLS; ENSURE SURFACE IS CLEAN AND FREE OF ACTIVE HYDROSTATIC LEAKS. APPLY COATINGS OF CEMENTITIOUS WATERPROOFING (MIN. TWO COATS) DIRECTLY TO BARE INTERIOR CMU FACE PER MANUFACTURER'S SPECIFICATIONS. INSTALL MIN. R-13 CONTINUOUS EXTRUDED POLYSTYRENE (XPS) RIGID FOAM INSULATION SECURED TO WATERPROOFED CMU WITH COMPATIBLE FOAM ADHESIVE WITH STAGGERED JOINTS. TAPE ALL FLAT PANEL-TO-PANEL SEAMS WITH HIGH-PERFORMANCE ACRYLIC FLASHING TAPE. SEAL ALL PERIMETER EDGES (WALL-TO-FLOOR TRANSITIONS, WALL-TO-CEILING TRANSITIONS, AND INSIDE CORNERS) WITH EXPANDING POLYURETHANE SPRAY FOAM FOR A CONTINUOUS AIR/VAPOR BARRIER
- 04 INSTALL FIBERGLASS BATT INSULATION (R-30 MIN.) WITHIN EXISTING FIRST FLOOR JOIST FRAMING TYP.
- 05 INSTALL NEW FOUNDATION WALLS IN SAME LOCATION AS PREVIOUSLY DEMOLISHED FOUNDATION WALLS
- 06 PROVIDE 2X4 WOOD STUDS ROTATED FLAT (1.5" PROFILE AT STAIR LOCATION TO MAINTAIN REQUIRED CLEAR WIDTH

DEMO KEY NOTES: (TYPICAL (X) -)

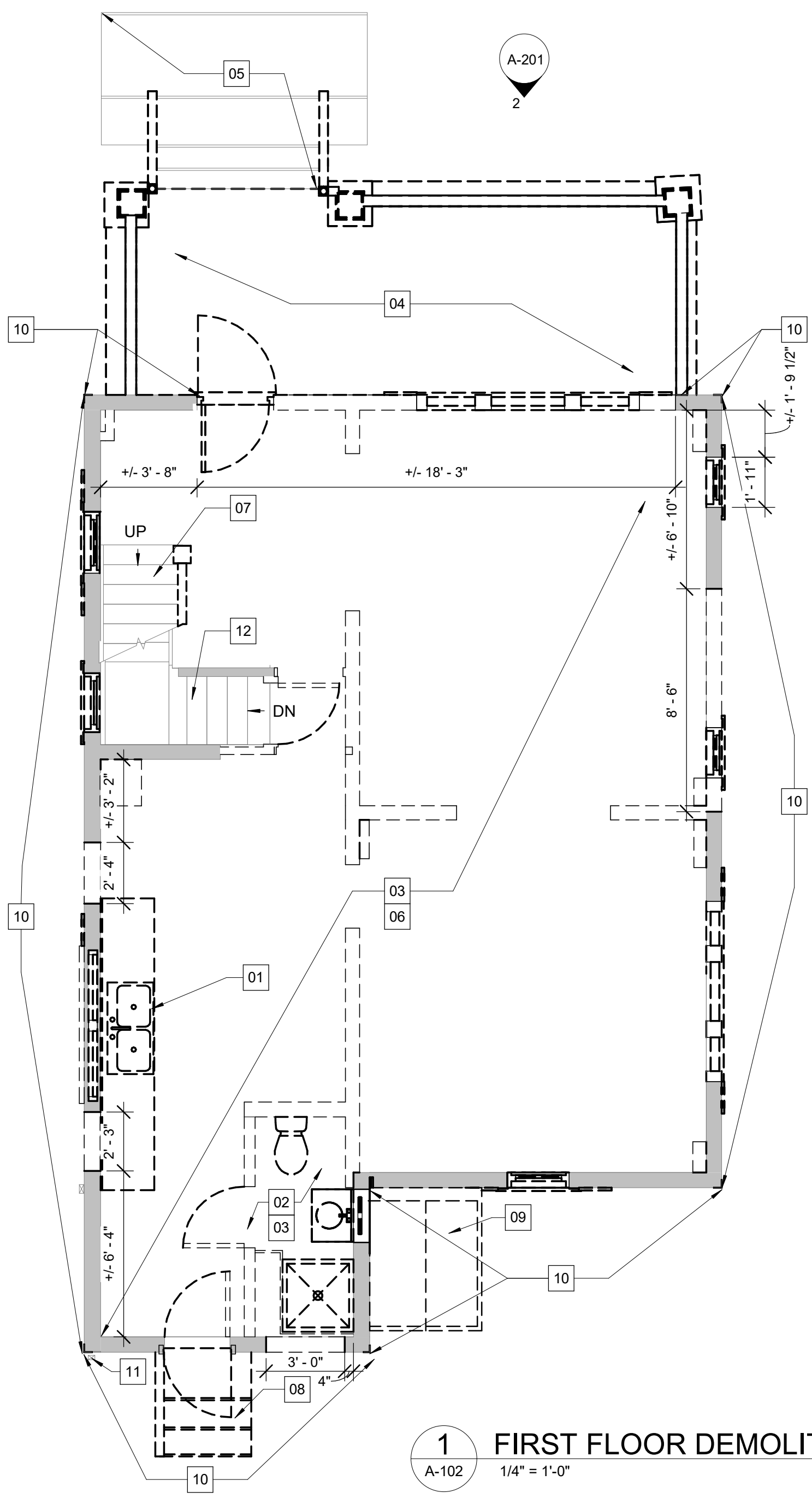
- (X) DESIGNATE DEMOLITION ACTIVITY BY ROOM
- 01 DEMOLISH SINK. SEE PLUMBING DRAWINGS
- 02 DEMOLISH BASEMENT SLIDING WINDOW TYP OF (4)
- 03 DEMOLISH PORCH FOUNDATION WALLS. SEE STRUCTURAL DRAWINGS
- 04 DEMOLISH DOOR AND FRAME. PREP OPENING AS REQUIRED TO RECEIVE NEW OPENING

NEW WORK SHEET NOTES:

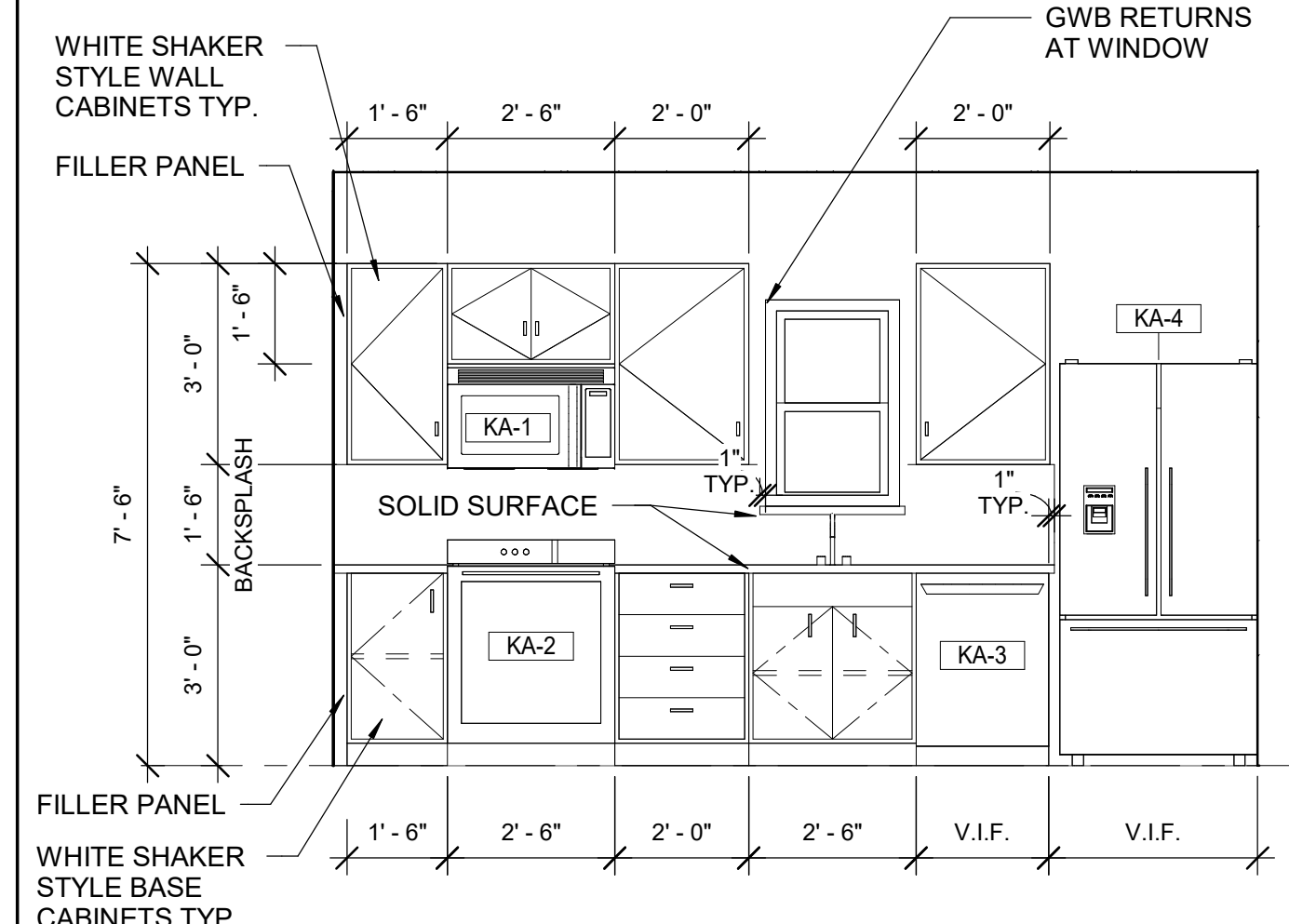
- A. DIMENSIONS SHOWN ARE TO THE FACE OF GWB PARTITION UNLESS INDICATED OTHERWISE.
- B. ALL EXTERIOR PARTITIONS SHALL HAVE R21 BATT INSULATION TYP., U.N.O.
- C. ALL INTERIOR WALLS ARE TYPE WT1, U.N.O.
- D. LOCATE HINGE SIDE OF DOOR JAMBS 4" FROM INTERSECTION OR CENTER DOOR IN WALL (WHERE SHOWN) UNLESS NOTED OTHERWISE.
- E. LOCATE CLOSET DOORS IN CENTER OF PARTITION (WHERE SHOWN) UNLESS NOTED OTHERWISE.
- F. REMOVE EXISTING GWB WHEREVER PIPES ARE TO BE INSTALLED IN THE WALLS FOR UTILITIES (SEE MEP DRAWINGS FOR PIPE LOCATIONS IN EXISTING WALLS). REINSTALL GWB AND REFINISH WALL.
- G. FIELD VERIFY ALL ROOM DIMENSIONS PRIOR TO FINAL SHOP DRAWING COMPLETION.
- H. IDENTIFY AND SHARE ANY CONFLICTS WITH THE ARCHITECT FOR RESOLUTION.
- I. ALL WINDOW HEAD AND SILL HEIGHTS ARE DIMENSIONED FROM FINISHED FLOOR.



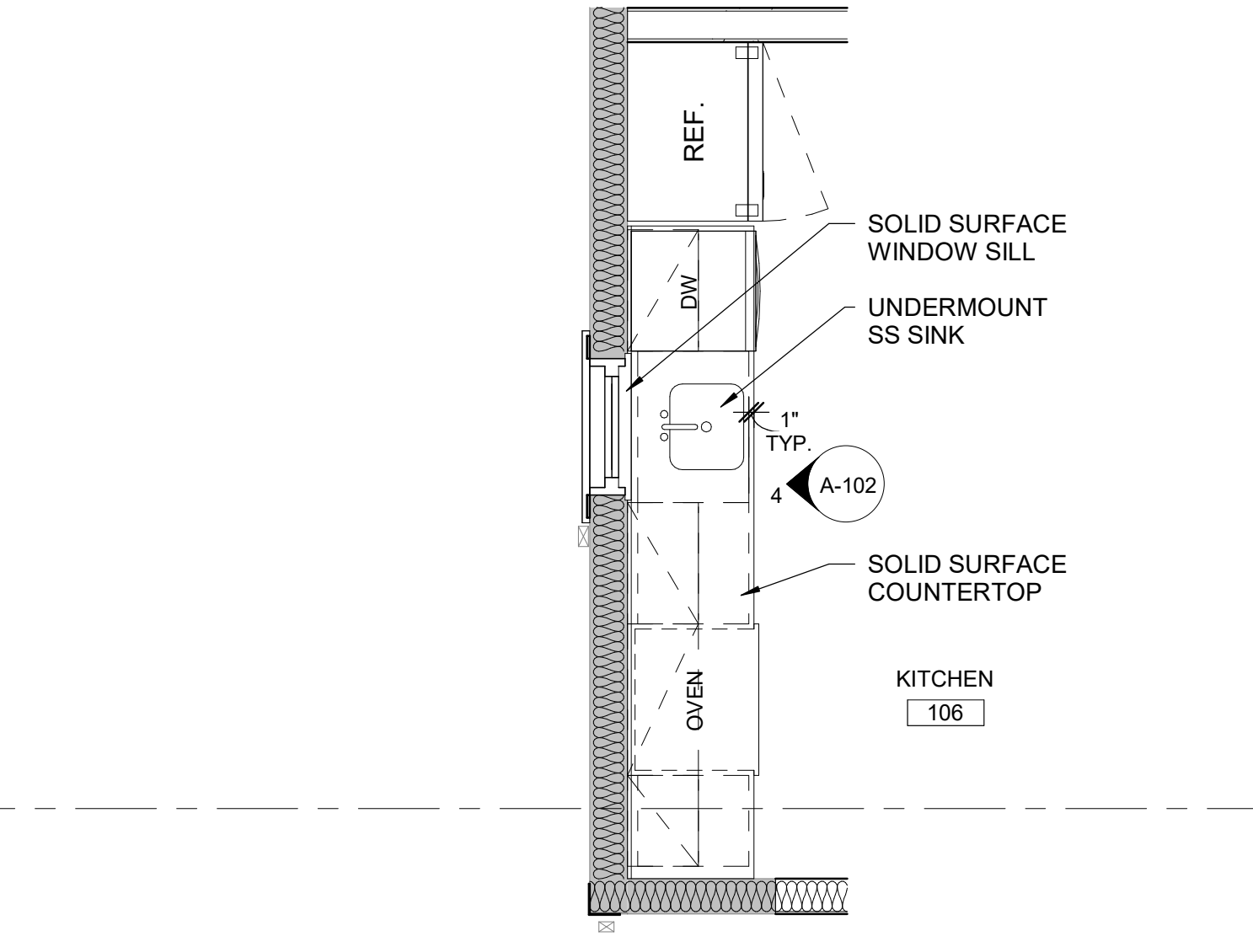
2 FIRST FLOOR NEW WORK FLOOR PLAN
A-102 1/4" = 1'-0"



1 FIRST FLOOR DEMOLITION FLOOR PLAN
A-102 1/4" = 1'-0"



4 KITCHEN ELEVATION
A-102 3/8" = 1'-0"



3 ENLARGED KITCHEN FLOOR PLAN
A-102 3/8" = 1'-0"

KEY NOTES: (TYPICAL X)

- (X) DESIGNATE NEW WORK ACTIVITY BY ROOM
- 01 ALIGN NEW EXTERIOR WALL WITH EDGE OF PREVIOUSLY DEMOLISHED PORCH FOUNDATION WALL
- 02 NEW ALUMINUM DOWNSPOUT W/ SPLASH BLOCK TYP.
- 03 NEW LANDING
- 04 CENTER WINDOW ON SINK
- 05 NEW BULKHEAD DOOR INSTALLED ON EXISTING OPENING
- 06 WOODEN STAIR, SEE STRUCTURAL DRAWINGS
- 07 MINERAL WOOL INSULATION TYP. SEE WALL SCHEDULE ON A-301
- 08 NEW RETROFIT STAIR TREADS TYP. SEE FINISH SCHEDULE ON A-602. NEW POPLAR OR MDF RISERS TYP. PAINTED PTD-1
- 09 NEW WHITE OAK TREADS, STAINED TO MATCH PLANK FLOORING TYP. PAINT EXISTING RISERS PTD-1 TYP.
- 10 UNFINISHED POPLAR WOOD HANDRAIL, 6010 PROFILE, MOUNT TO WALL WITH BLACK POWDER-COATED METAL BRACKETS AT 36" AFF TO TOP OF RAIL. STAIN AND FINISH TO MATCH FLOORING. PROVIDE CONTINUOUS WOOD BLOCKING IN WALL CAVITY FOR SECURE ATTACHMENT. MAINTAIN 1 1/2" CLEARANCE FROM WALL
- 11 PROVIDE WHITE VINYL-COATED WIRE SHELIVING WITH INTEGRATED HANG ROD SYSTEM. INSTALL FIBER FLOORS FOR THE FULL LENGTH OF THE CLOSET WITH MANUFACTURER'S STANDARD WALL CLIPS, END CAPS, AND BRACKETS. MOUNT SHELIVING @ 68" A.F.F. TYP.

DEMO KEY NOTES: (TYPICAL X)

- (X) DESIGNATE DEMOLITION ACTIVITY BY ROOM
- 01 DEMOLISH SINK AND ASSOCIATED PLUMBING W/ COUNTERTOP (SEE PLUMBING DRAWINGS), BASE CABINETS AND MOUNTING COMPONENTS.
- 02 DEMOLISH ALL PLUMBING FIXTURES WITHIN RESTROOM INCLUDING ASSOCIATED PIPING. SEE PLUMBING DRAWINGS
- 03 REMOVE FLOORING AND WALL BASE. PREP EXISTING SUB FLOORING AS REQUIRED TO RECEIVE NEW FLOORING FINISH
- 04 DEMOLISH PORCH IN ITS ENTIRETY INCLUDING COLUMNS, RAILINGS AND FOUNDATION WALLS
- 05 EXISTING STEPS TO REMAIN. PATCH EXISTING CONCRETE/BRICK TREADS AS REQUIRED TO MATCH EXISTING ADJACENT CONCRTE/BRICK. CLEAN AND PREP EXISTING STEPS AS REQUIRED TO RECEIVE NEW PAINT AND RAILING SYSTEM
- 06 DEMOLISH INTERIOR GWB WALL FINISH AT ALL EXTERIOR WALLS AS REQUIRED TO INSTALL NEW WORK WITHIN WALL CAVITY INCLUDING INSULATION AND ASSOCIATED ELECTRICAL AND PLUMBING. SEE MEP DRAWINGS
- 07 EXISTING STAIR STRUCTURE TO REMAIN. DEMOLISH NEWEL POSTS, HAND RAILS, BALUSTERS, CARPETING AND RISERS. DEMOLISH NOSES AS REQUIRED TO INSTALL RETROFIT TREADS. PREP STAIR AS REQUIRED TO RECEIVE NEW FINISH
- 08 DEMOLISH STEPS AND HAND RAIL IN THEIR ENTIRETY
- 09 DEMOLISH BULKHEAD. PREP EXISTING FOUNDATION WALLS AS REQUIRED TO RECEIVE NEW BULKHEAD. EXISTING STAIRS TO BASEMENT TO REMAIN
- 10 DEMOLISH WOOD SIDING BACK TO EXISTING SHEATHING TYP. WORK TO BE COMPLETED UNDER SEPERATE CONTRACT PRIOR TO START OF CONSTRUCTION
- 11 DEMOLISH ALL DOWN SPOUTS THROUGHOUT AREA OF CONSTRUCTION TYP. U.N.O. REPLACE W/ IN-KIND
- 12 EXISTING STAIR STRUCTURE TO REMAIN. DEMOLISH CARPET AND WOOD TREADS. PREP RISERS FOR PAINT AND PREPARE REMAINING STAIR STRUCTURE TO RECEIVE NEW TREADS

DEMO SHEET NOTES:

1. ALL CONSTRUCTION SHOWN DASHED IS TO BE REMOVED.
2. COORDINATE EXTENT OF DEMOLITION WITH NEW WORK DRAWINGS. SEE ALL CONSULTANT DRAWINGS FOR EXTENT OF DEMOLITION WORK.
3. PERFORM SELECTIVE DEMOLITION FOR WORK SHOWN ELSEWHERE IN THE CONTRACT DOCUMENTS THAT REQUIRES DEMOLITION NOT SHOWN ON DEMOLITION DRAWINGS. SUCH WORK SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:
 1. CORE DRILLING, CONC CUTTING AND REMOVAL OF WALLS AND SLABS AS NECESSARY TO INSTALL MECHANICAL, ELECTRICAL AND PLUMBING WORK. REFER TO MEP DRAWINGS TO COORDINATE REQUIRED DEMOLITION WORK.
 2. REMOVE & REINSTALL GWB CEILING AS REQUIRED TO PERFORM MEP WORK. SEE MEP DRAWINGS FOR EXTENT OF ABOVE CEILING WORK.
4. COORDINATE REMOVAL OF TELEPHONES, PA SYSTEMS, INTERCOMS, DATA SYSTEMS, ETC. WITH OWNER.
5. WHERE REMOVAL OF FINISHES IS REQUIRED FROM SURFACES TO REMAIN AS SUBSTRATE FOR NEW FINISHES, USE REMOVAL METHODS WHICH RESULT IN SUBSTRATE SUITABLE FOR NEW FINISHES.
6. FIELD VERIFY. ALL EXISTING CONSTRUCTION RELATED CONDITIONS PRIOR TO STARTING DEMOLITION OR NEW CONSTRUCTION. BRING ALL DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT AND OWNER.
7. COORDINATE WITH THE OWNER, ALL DEMOLITION AND CONSTRUCTION ACTIVITIES, TO MINIMIZE DISRUPTION OF THE NORMAL DAILY FUNCTIONING OF THE ADJACENT HOME OWNERS.
8. INSTALL TEMPORARY BARRICADES TO PREVENT POSSIBLE INJURY TO PERSONS IN AND AROUND DEMOLITION AND CONSTRUCTION AS REQUIRED. COORDINATE WITH OWNER.
9. MAINTAIN THE BUILDING IN A WATERTIGHT CONDITION AT ALL TIMES.
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12. DO NOT REMOVE TEMPORARY WALLS UNTIL ALL FINISHED WORK IS COMPLETED OR BY OWNER APPROVAL.
13. WALLS TO BE REMOVED SHALL BE FROM FLOOR TO STRUCTURE ABOVE AND TO INCLUDE ALL MECHANICAL, ELECTRICAL, EQUIPMENT, ETC. PREPARE ALL DISTURBED AREAS FOR NEW CONSTRUCTION. SEE MECHANICAL/ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
14. REMOVE ALL MISCELLANEOUS EQUIPMENT ATTACHED TO WALLS, FLOORS, AND/OR CEILING.
15. ALL NON-ATTACHED ITEMS, SUCH AS MOBILE EQUIPMENT, DESKS, TABLES, CHAIRS, DRAPERIES, ETC. TO BE REMOVED BY OWNER PRIOR TO COMMENCEMENT OF DEMOLITION WORK.
16. PATCH ALL EXISTING TO REMAIN SURFACES INCLUDING, WALLS, SUBFLOORS, AND/OR CEILINGS AS REQUIRED TO ACHIEVE DESIGN INTENT AND TO MATCH NEW OR EXISTING TO REMAIN ADJACENT FINISHES.
17. WHEN PATCHING OF EXISTING FLOOR IS REQUIRED, SLOPING OR RAMPING IN EXCESS OF CONTRACT TOLERANCES WILL NOT BE ALLOWED.
18. THE ITEMS IDENTIFIED TO BE REMOVED REPRESENT THE MAJOR ITEMS ONLY, IN NO WAY DO THEY TRY TO IDENTIFY ALL ITEMS TO BE REMOVED.
19. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

NEW WORK SHEET NOTES:

- A. DIMENSIONS SHOWN ARE TO THE FACE OF GWB PARTITION UNLESS INDICATED OTHERWISE.
- B. ALL EXTERIOR PARTITIONS SHALL HAVE R21 BATT INSULATION TYP., U.N.O.
- C. ALL INTERIOR WALLS ARE TYPE WT1, U.N.O.
- D. LOCATE HINGE SIDE OF DOOR JAMBS 4" FROM INTERSECTION OR CENTER DOOR IN WALL (WHERE SHOWN) UNLESS NOTED OTHERWISE.
- E. LOCATE CLOSET DOORS IN CENTER OF PARTITION (WHERE SHOWN) UNLESS NOTED OTHERWISE.
- F. REMOVE EXISTING GWB WHEREVER PIPES ARE TO BE INSTALLED IN THE WALLS FOR UTILITIES (SEE MEP DRAWINGS FOR PIPE LOCATIONS IN EXISTING WALLS). REINSTALL GWB AND REFINISH WALL.
- G. FIELD VERIFY ALL ROOM DIMENSIONS PRIOR TO FINAL SHOP DRAWING COMPLETION.
- H. IDENTIFY AND SHARE ANY CONFLICTS WITH THE ARCHITECT FOR RESOLUTION.
- I. ALL WINDOW HEAD AND SILL HEIGHTS ARE DIMENSIONED FROM FINISHED FLOOR.



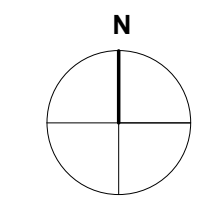
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PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
DERRICK ADAMS
MD REGISTRATION NO. 10023
DATE: JULY 18, 2026

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ST. LUKE'S CHURCH PARSONAGE

52 BOND AVENUE REISTERSTOWN, MARYLAND 21136

MARK	DATE	DESCRIPTION

DRAWN BY: OJS

CHECKED BY: DA

PROJ. NO.: 24-002

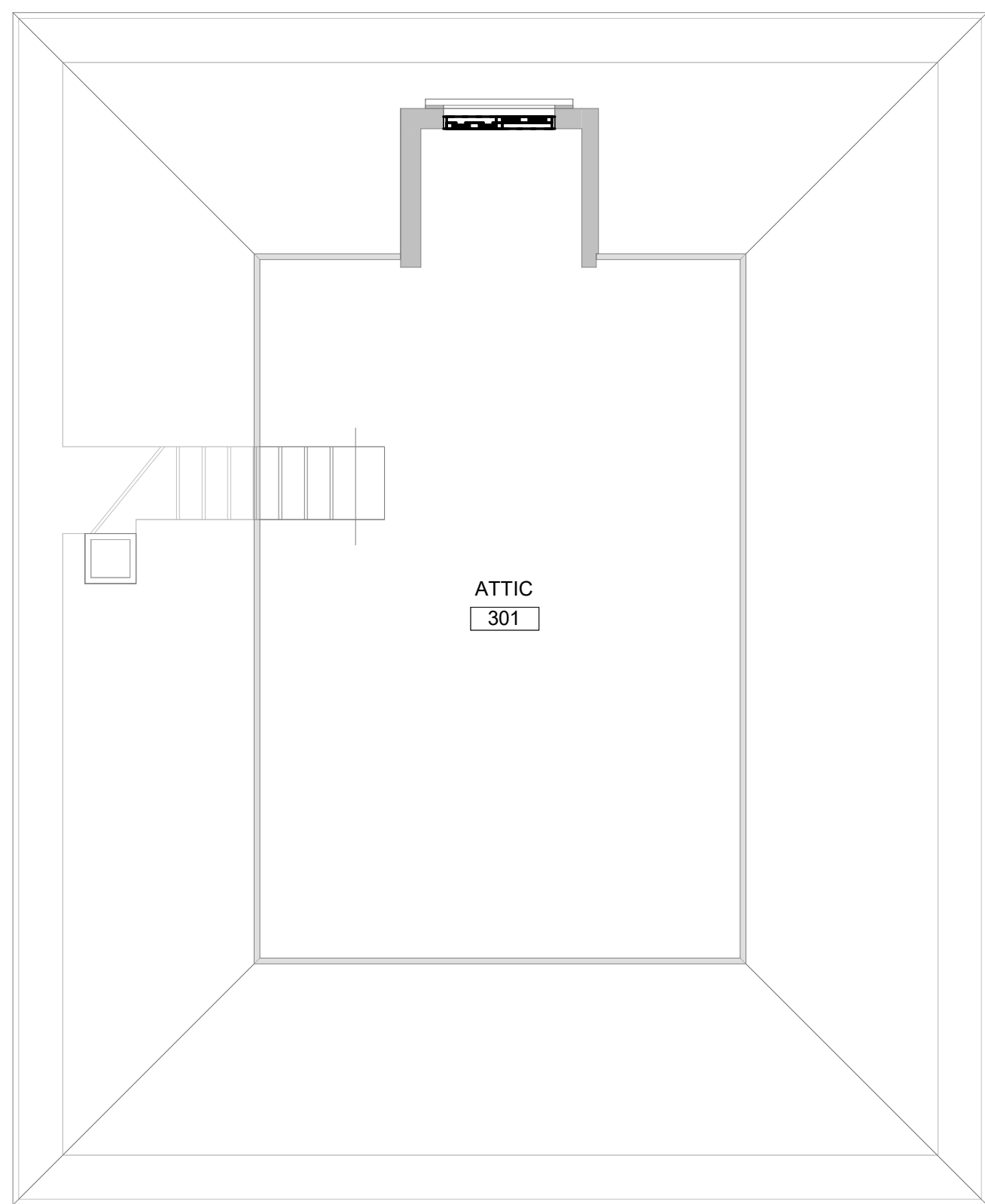
DRAWING TITLE

FIRST FLOOR NEW WORK & DEMO PLANS

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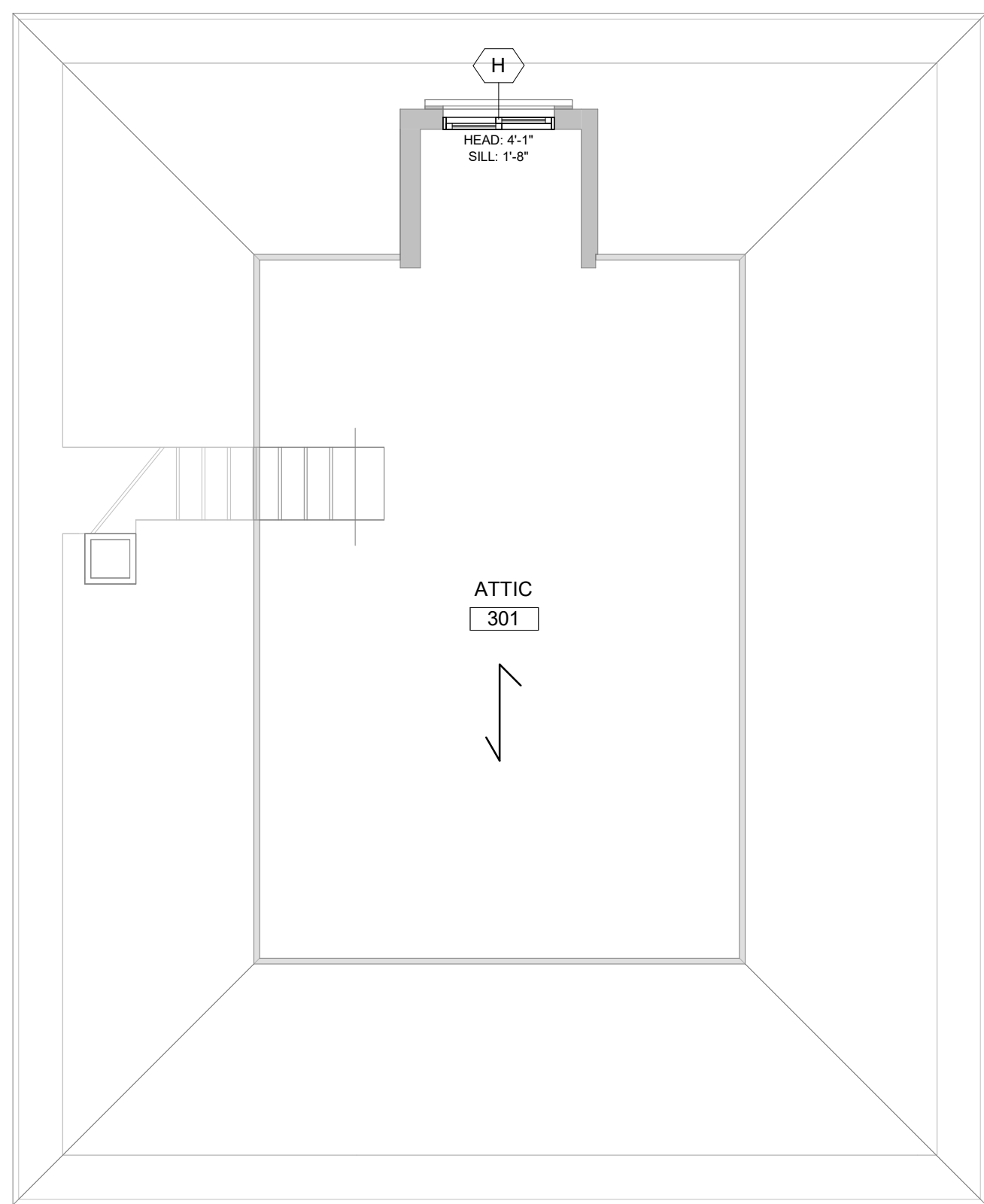
A-102

5 OF 12 SHEET NUMBER



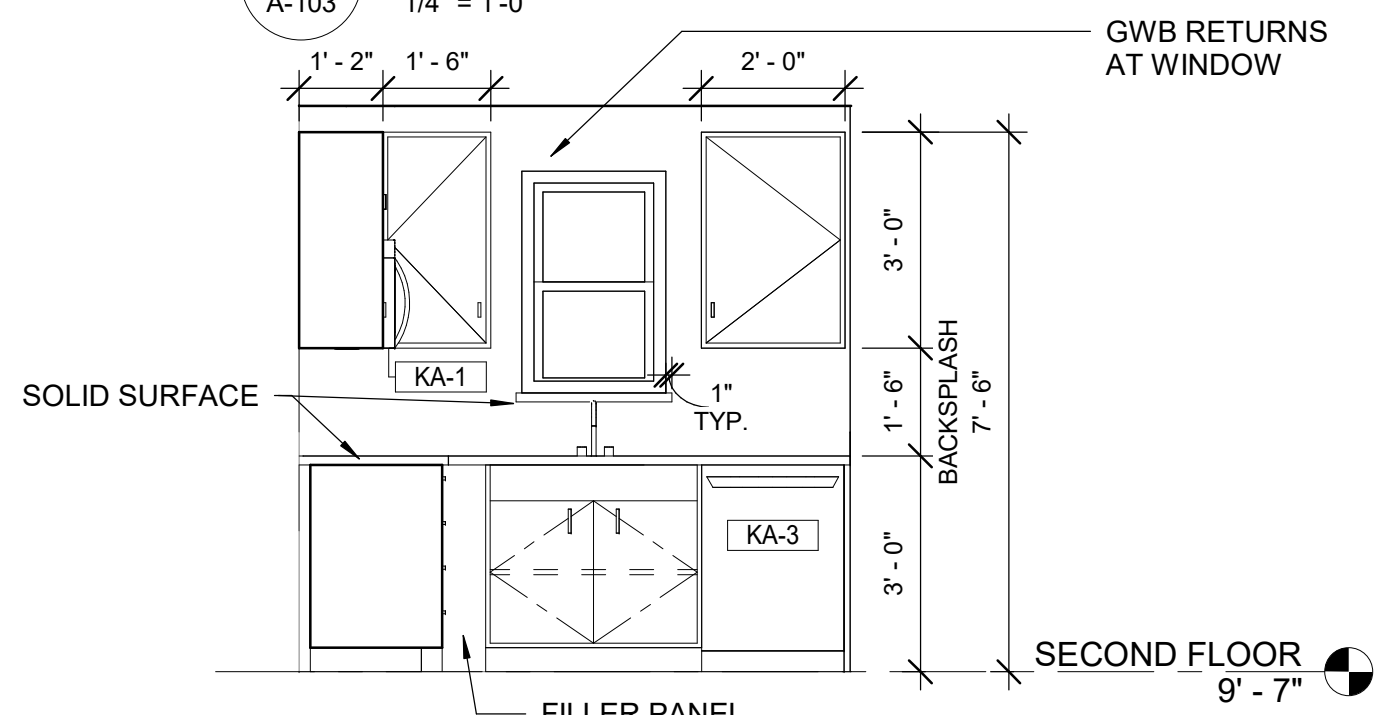
4 ATTIC DEMOLITION FLOOR PLAN

A-103 1/4" = 1'-0"



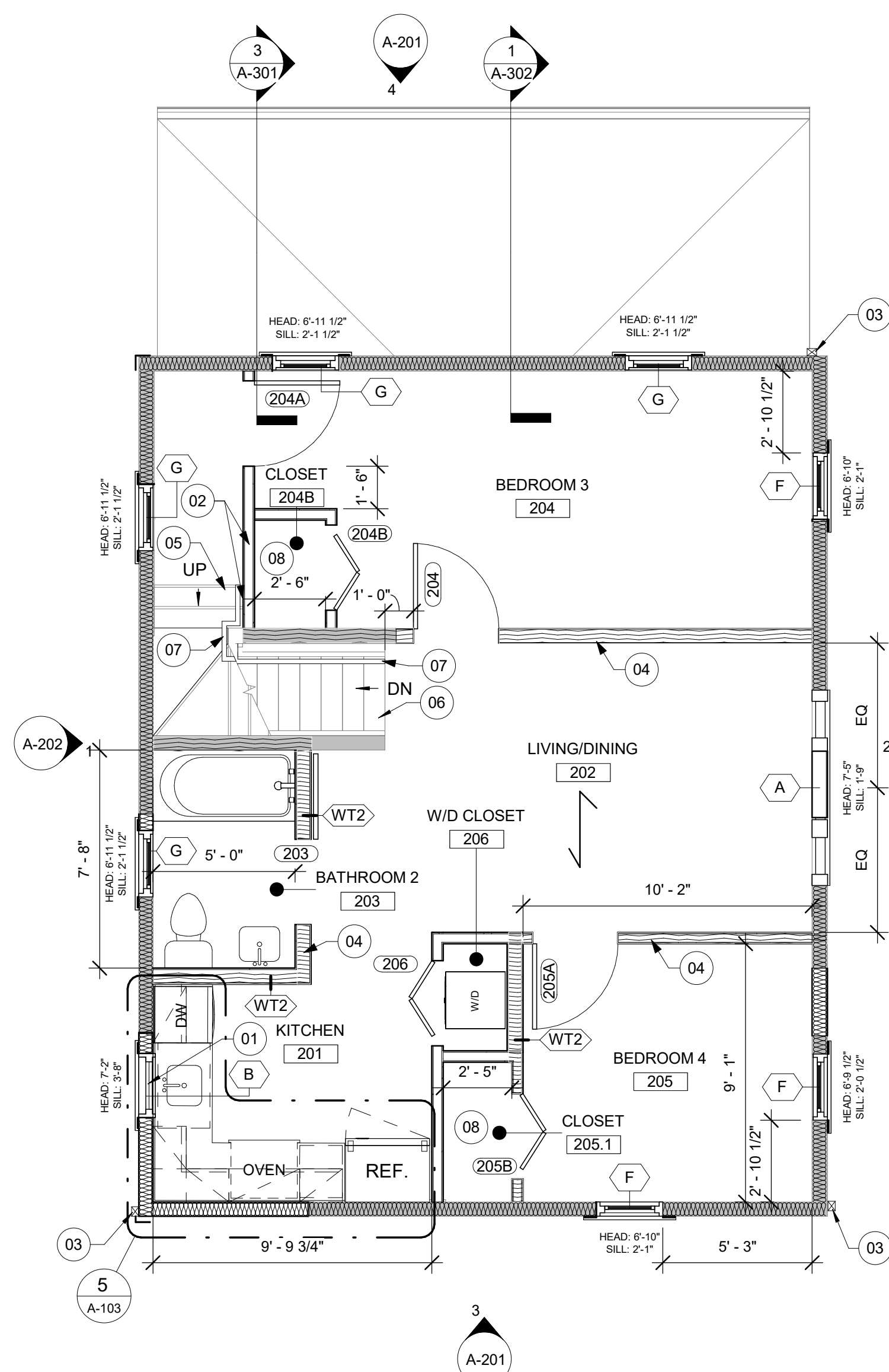
3 ATTIC NEW WORK FLOOR PLAN

A-103 1/4" = 1'-0"



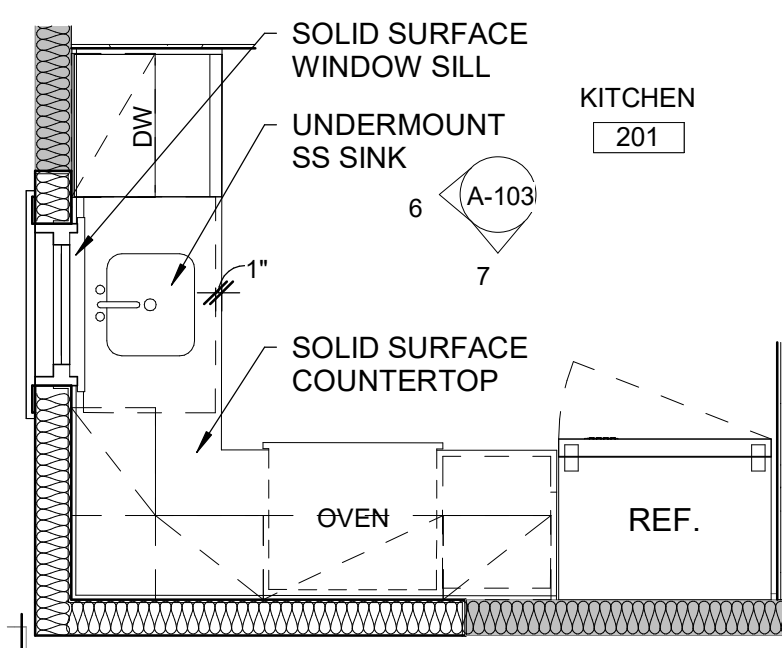
6 KITCHEN EAST ELEVATION

A-103 3/8" = 1'-0"



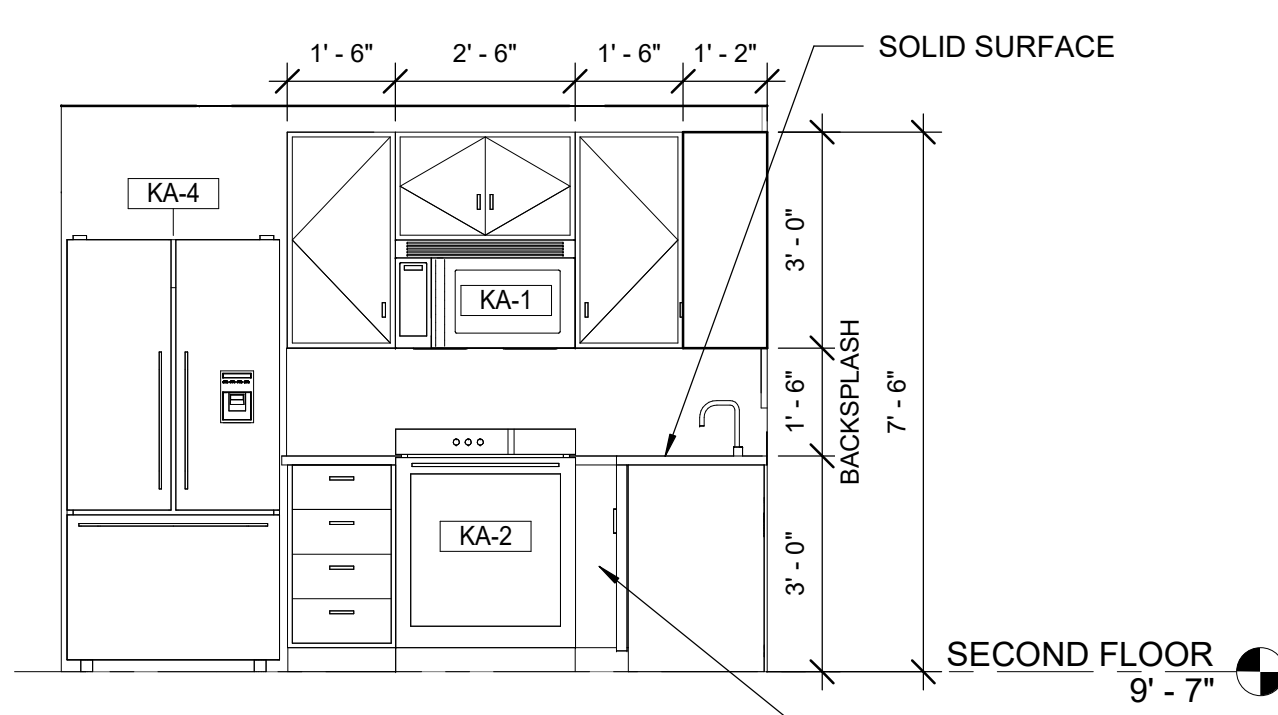
2 SECOND FLOOR NEW WORK FLOOR PLAN

A-103 1/4" = 1'-0"



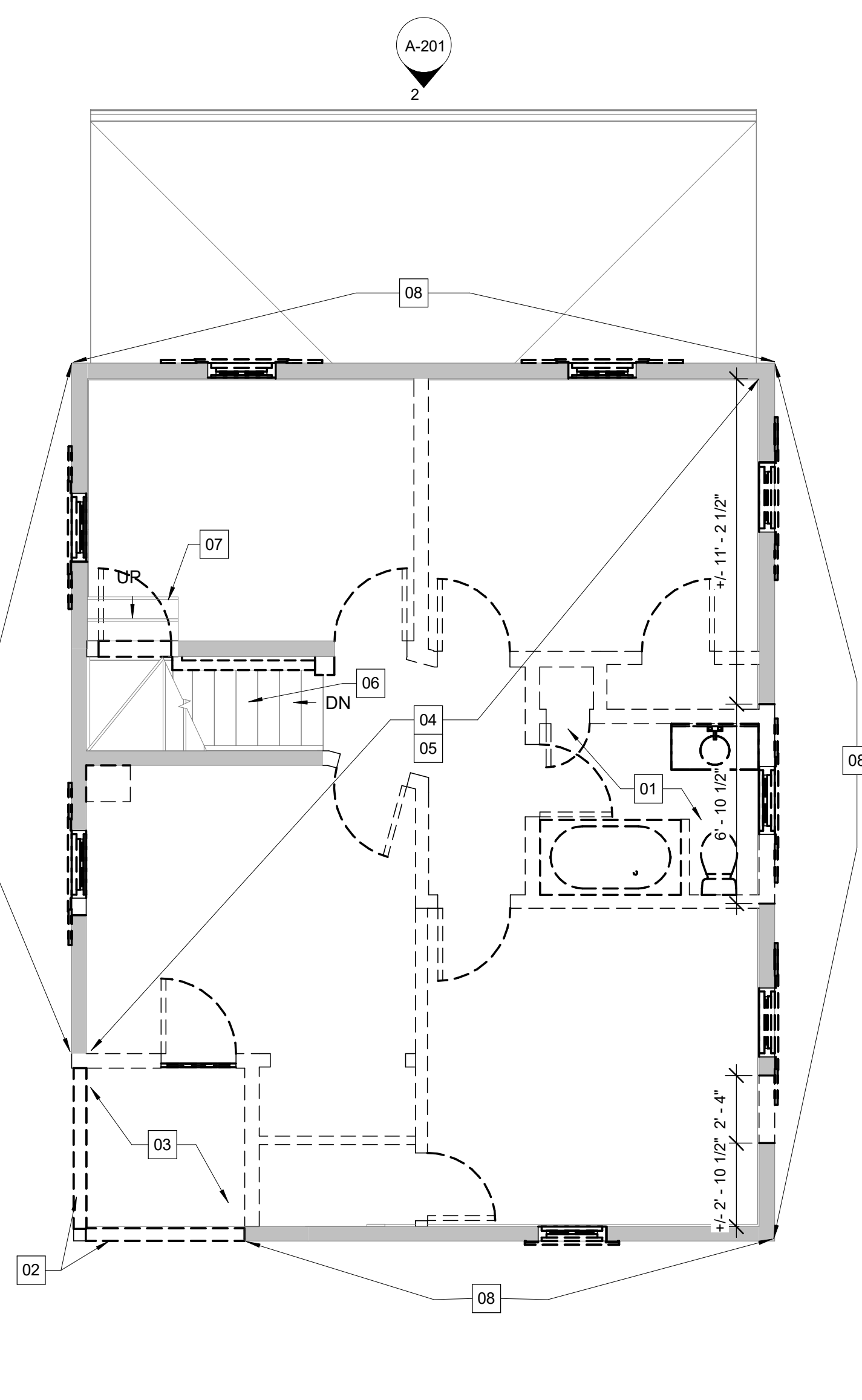
5 ENLARGED KITCHEN FLOOR PLAN

A-103 3/8" = 1'-0"



7 KITCHEN SOUTH ELEVATION

A-103 3/8" = 1'-0"



1 SECOND FLOOR DEMOLITION FLOOR PLAN

A-103 1/4" = 1'-0"



NEW WORK NOTES: (TYPICAL X)

- (X) DESIGNATE NEW WORK ACTIVITY BY ROOM
- 01 CENTER WINDOW ON SINK
- 02 ALIGN NEW WALL WITH EDGE OF EXISTING TO REMAIN STAIR
- 03 NEW ALUMINUM DOWNSPOUT W/ SPLASH BLOCK TYP.
- 04 MINERAL WOOL INSULATION TYP. SEE WALL SCHEDULE ON A-301
- 05 NEW WHITE OAK TREADS, STAINED TO MATCH PLANK FLOORING TYP. PAINT EXISTING RISERS PTD-1 TYP.
- 06 NEW RETROFIT STAIR TREADS TYP. SEE FINISH SCHEDULE ON A-602. NEW POPLAR OR MDF RISERS TYP. PAINTED PTD-1
- 07 UNFINISHED POPLAR WOOD HANDRAIL, 6010 PROFILE, MOUNT TO WALL WITH BLACK POWDER-COATED METAL BRACKETS AT 36" AFF TO TOP OF RAIL. STAIN AND FINISH TO MATCH FLOORING. PROVIDE CONTINUOUS WOOD BLOCKING IN WALL CAVITY FOR SECURE ATTACHMENT. MAINTAIN 1 1/2" CLEARANCE FROM WALL.
- 08 PROVIDE WHITE VINYL-COATED WIRE SHELVING WITH INTEGRATED HANG ROD SYSTEM. INSTALL CONTINUOUS FOR THE FULL LENGTH OF THE CLOSET WITH MANUFACTURER'S STANDARD WALL CLIPS, END CAPS, AND BRACKETS. MOUNT SHELVING @ 68" A.F.F. TYP.

DEMO KEY NOTES: (TYPICAL X)

- (X) DESIGNATE DEMOLITION ACTIVITY BY ROOM
- 01 DEMOLISH ALL PLUMBING FIXTURES WITHIN RESTROOM INCLUDING ASSOCIATED PIPING. SEE PLUMBING DRAWINGS
- 02 DEMOLISH GUARD RAILS
- 03 DEMOLISH DECKING & FLOOR STRUCTURE IN AREA, SEE STRUCTURAL DRAWINGS FOR FULL SCOPE. PREP AREA AS REQUIRED TO RECEIVE NEW SUB FLOORING
- 04 DEMOLISH FLOORING AND WALL BASE. PREP EXISTING SUB FLOORING AS REQUIRED TO RECEIVE NEW FLOORING FINISH
- 05 DEMOLISH INTERIOR GWB WALL FINISH AT ALL EXTERIOR WALLS AS REQUIRED TO INSTALL NEW WORK WITHIN WALL CAVITY INCLUDING INSULATION AND ASSOCIATED ELECTRICAL AND PLUMBING. SEE MEP DRAWINGS
- 06 EXISTING STAIR STRUCTURE TO REMAIN. DEMOLISH NEWEL POSTS, HAND RAILS, BALUSTERS, CARPETING AND RISERS. DEMOLISH NOSES AS REQUIRED TO INSTALL RETROFIT TREADS. PREP STAIR AS REQUIRED TO RECEIVE NEW FINISH
- 07 EXISTING STAIR STRUCTURE TO REMAIN. DEMOLISH WOOD TREADS. PREP RISERS FOR PAINT AND PREP REMAINING STRUCTURE TO RECEIVE NEW TREADS
- 08 DEMOLISH WOOD SIDING BACK TO EXISTING SHEATHING TYP. WORK TO BE COMPLETED UNDER SEPERATE CONTRACT PRIOR TO START OF CONSTRUCTION

DEMO SHEET NOTES:

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14. REMOVE ALL MISCELLANEOUS EQUIPMENT ATTACHED TO WALLS, FLOORS, AND/OR CEILING.
15. ALL NON-ATTACHED ITEMS, SUCH AS MOBILE EQUIPMENT, DESKS, TABLES, CHAIRS, DRAPERIES, ETC. TO BE REMOVED BY OWNER PRIOR TO COMMENCEMENT OF DEMOLITION WORK.
16. PATCH ALL EXISTING TO REMAIN SURFACES INCLUDING, WALLS, SUBFLOORS, AND/OR CEILINGS AS REQUIRED TO ACHIEVE DESIGN INTENT AND TO MATCH NEW OR EXISTING TO REMAIN ADJACENT FINISHES.
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- C. ALL INTERIOR WALLS ARE TYPE WT 1, U.N.O.
- D. LOCATE HINGE SIDE OF DOOR JAMBS 4" FROM INTERSECTION OR CENTER DOOR IN WALL (WHERE SHOWN) UNLESS NOTED OTHERWISE.
- E. LOCATE CLOSET DOORS IN CENTER OF PARTITION (WHERE SHOWN) UNLESS NOTED OTHERWISE.
- F. REMOVE EXISTING GWB WHEREVER PIPES ARE TO BE INSTALLED IN THE WALLS FOR UTILITIES (SEE MEP DRAWINGS FOR PIPE LOCATIONS IN EXISTING WALLS). REINSTALL GWB AND REFINISH WALL.
- G. FIELD VERIFY ALL ROOM DIMENSIONS PRIOR TO FINAL SHOP DRAWING COMPLETION.
- H. IDENTIFY AND SHARE ANY CONFLICTS WITH THE ARCHITECT FOR RESOLUTION.
- I. ALL WINDOW HEAD AND SILL HEIGHTS ARE DIMENSIONED FROM FINISHED FLOOR.

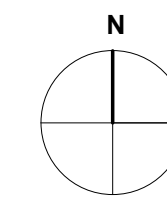


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ST. LUKE'S CHURCH PARSONAGE

52 BOND AVENUE REISTERSTOWN, MARYLAND 21136

MARK DATE DESCRIPTION

DRAWN BY: OJS

CHECKED BY: DA

PROJ. NO.: 24-002

DRAWING TITLE

SECOND FLOOR NEW WORK & DEMO FLOOR PLANS

DRAWING NO.

A-103

6 OF 12 SHEET NUMBER

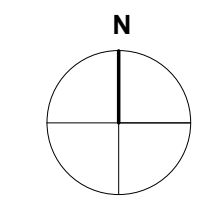
DEMO SHEET NOTES:

- A. AREAS HATCHED IN GRAY INDICATE EXISTING TO REMAIN ITEMS.
- B. DEMOLISH ALL EXISTING LIGHT FIXTURES, DIFFUSERS AND OTHER ANCILLARY CEILING MOUNTED FIXTURES UNLESS OTHERWISE NOTED.
- C. TEMPORARILY REMOVE CEILINGS IN EXISTING CORRIDORS AND ROOMS AS REQUIRED TO INSTALL INSULATION AND ALL MEP WORK. SEE MEP DRAWINGS.

NEW WORK SHEET NOTES:

- A. ALL CEILINGS SHALL BE 1/2" GWB UNLESS NOTED OTHERWISE. PATCH AND PAINT EXISTING TO REMAIN CEILINGS AS REQUIRED TO MAINTAIN FLUSH, SMOOTH AND MONOLITHIC AESTHETIC.
- B. THIS DRAWING INDICATES LOCATION OF CEILING MOUNTED AND CEILING PENETRATING ITEMS. FOR ADDITIONAL INFORMATION SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.

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ST. LUKE'S CHURCH PARSONAGE

52 BOND AVENUE REISTERSTOWN, MARYLAND 21136

MARK	DATE	DESCRIPTION

KEY NOTES: (TYPICAL (X))

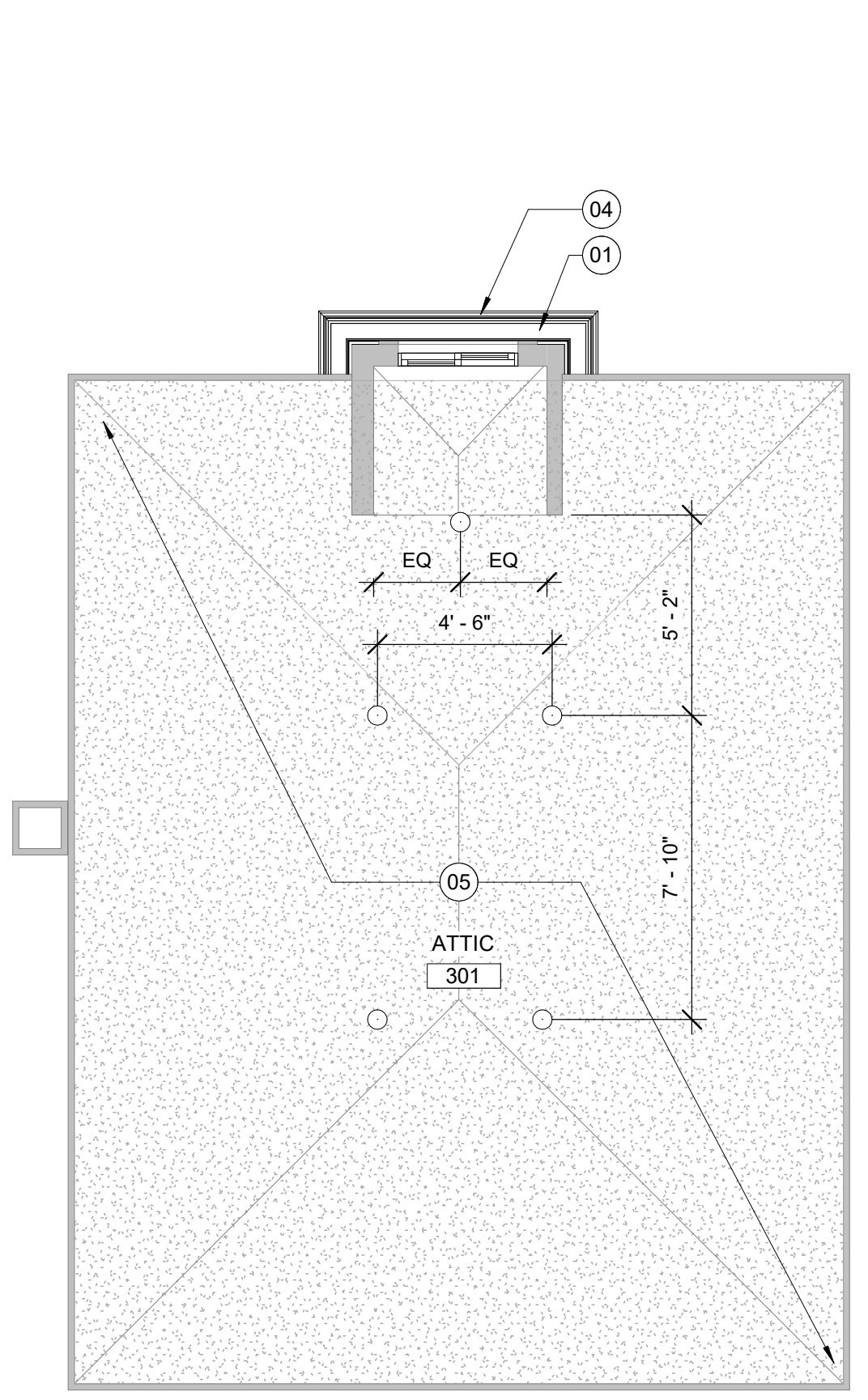
- (X) DESIGNATE NEW WORK ACTIVITY BY ROOM
- 01 VENTILATED ALUMINUM SOFIT W/ BLACK FINISH TYP.
- 02 NEW ALUMINUM GUTTER
- 03 NEW EXTERIOR GRADE GWB SOFFIT
- 04 NEW CORNICE TO MATCH PREVIOUSLY DEMOLISHED IN KIND
- 05 INSTALL NEW R38 BATT INSULATION WITHIN EXISTING ROOF FRAMING ABOVE NEW GWB CEILING
- 06 LINE OF SECOND FLOOR ABOVE
- 07 R38 BATT INSULATION INSTALLED ABOVE CEILING
- 08 WATER-RESISTANT GWB CEILING

DRAWN BY: OS
CHECKED BY: DA
PROJ. NO.: 24-002
DRAWING TITLE

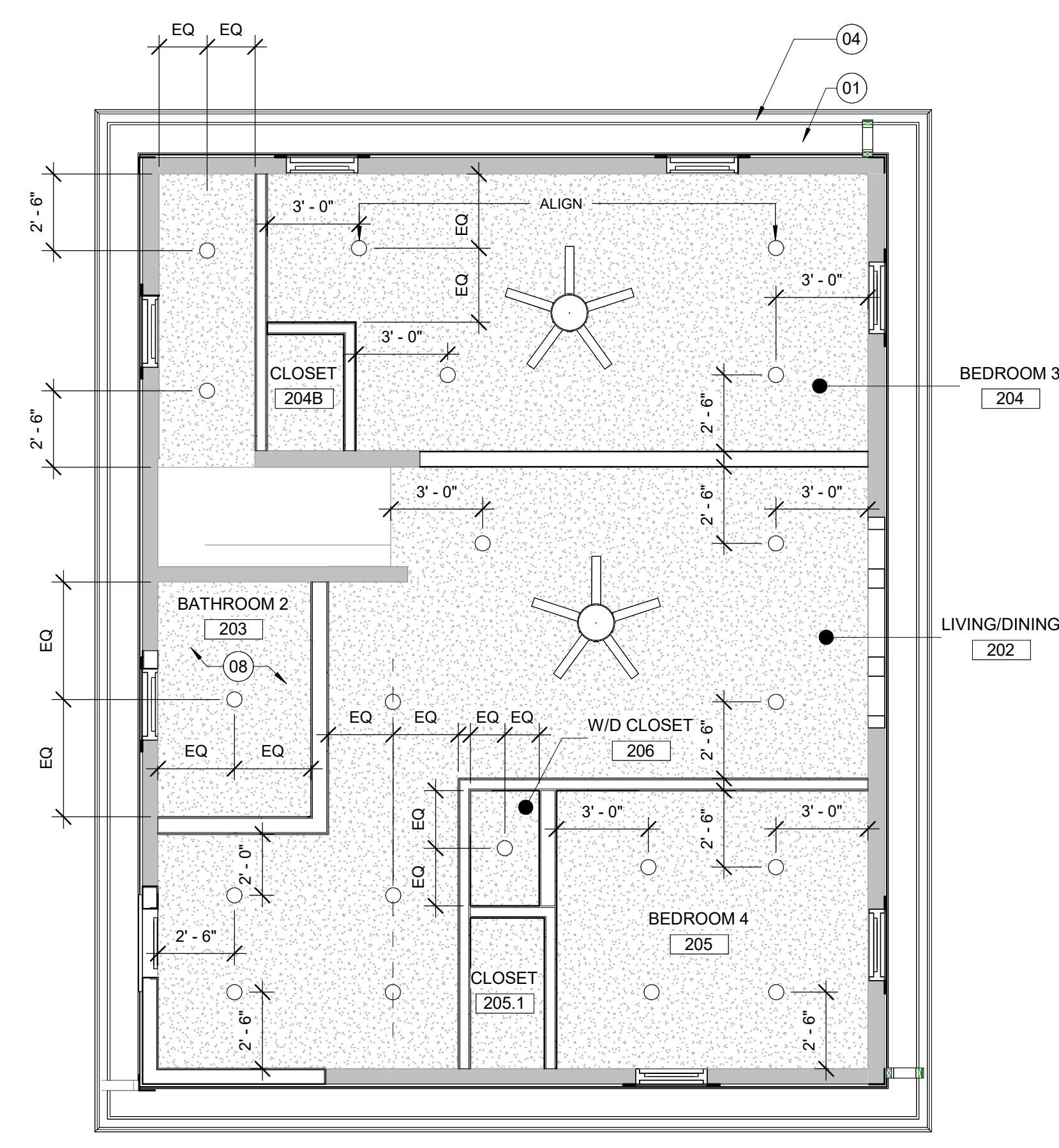
NEW WORK REFLECTED CEILING PLANS

DRAWING NO.

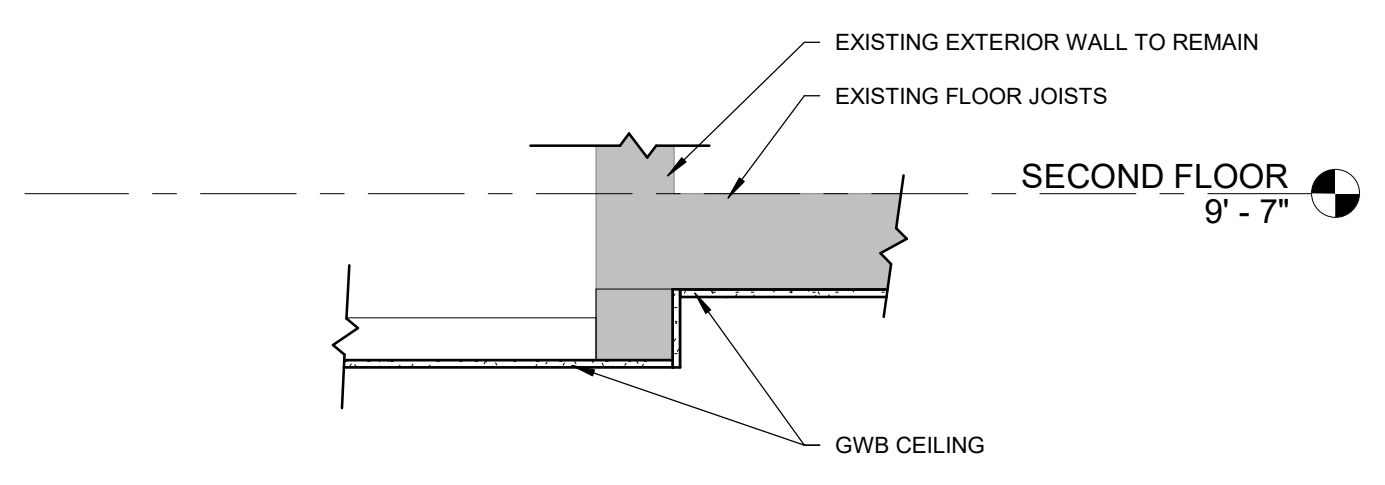
A-104
7 OF 12
SHEET NUMBER



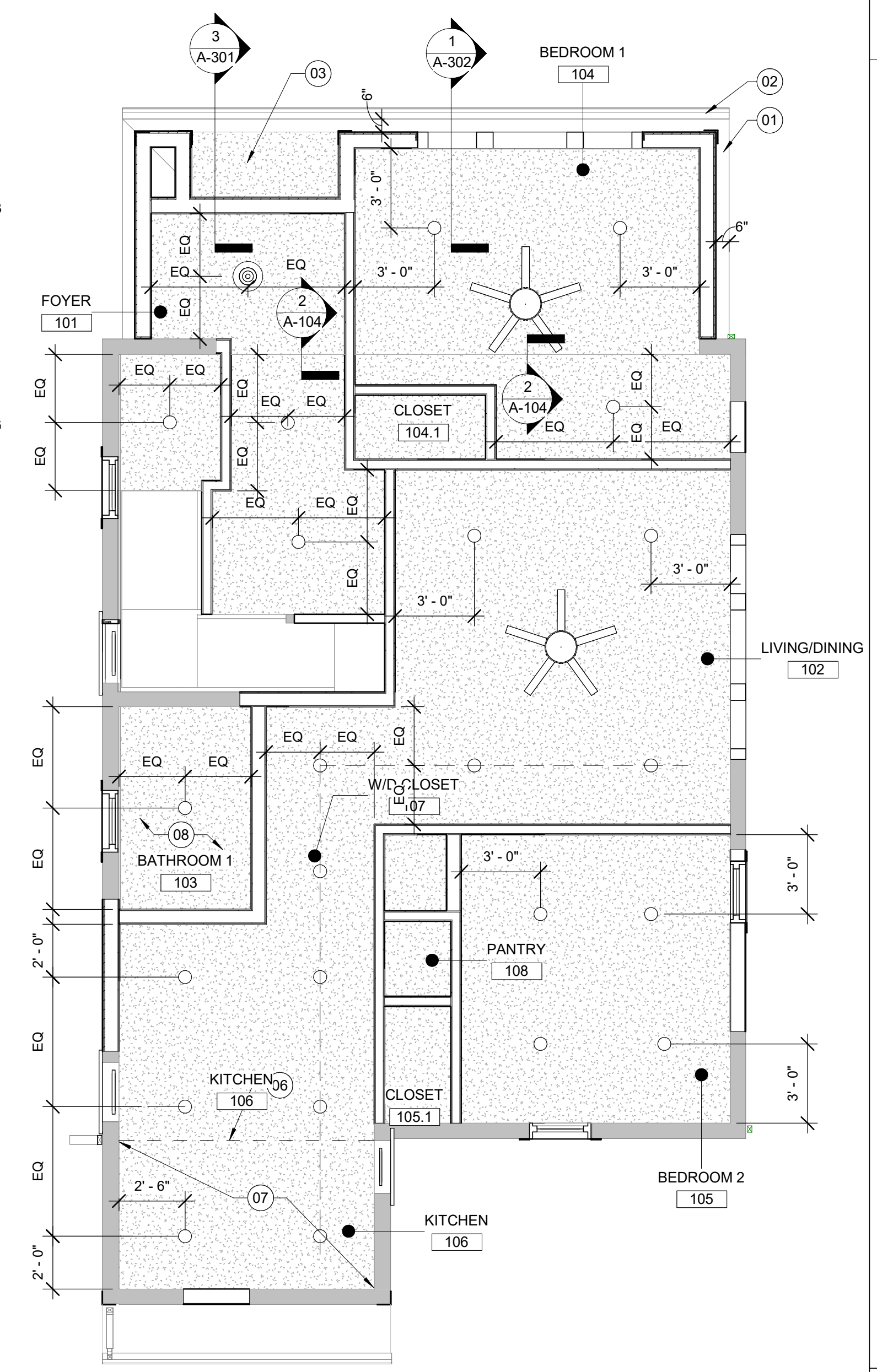
4 ATTIC REFLECTED CEILING PLAN
A-104 1/4" = 1'-0"



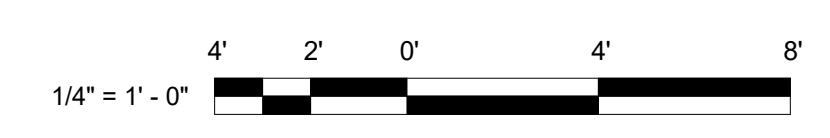
3 SECOND FLOOR REFLECTED CEILING PLAN
A-104 1/4" = 1'-0"



2 BULK HEAD DETAIL
A-104 3/4" = 1'-0"



1 FIRST FLOOR REFLECTED CEILING PLAN
A-104 1/4" = 1'-0"

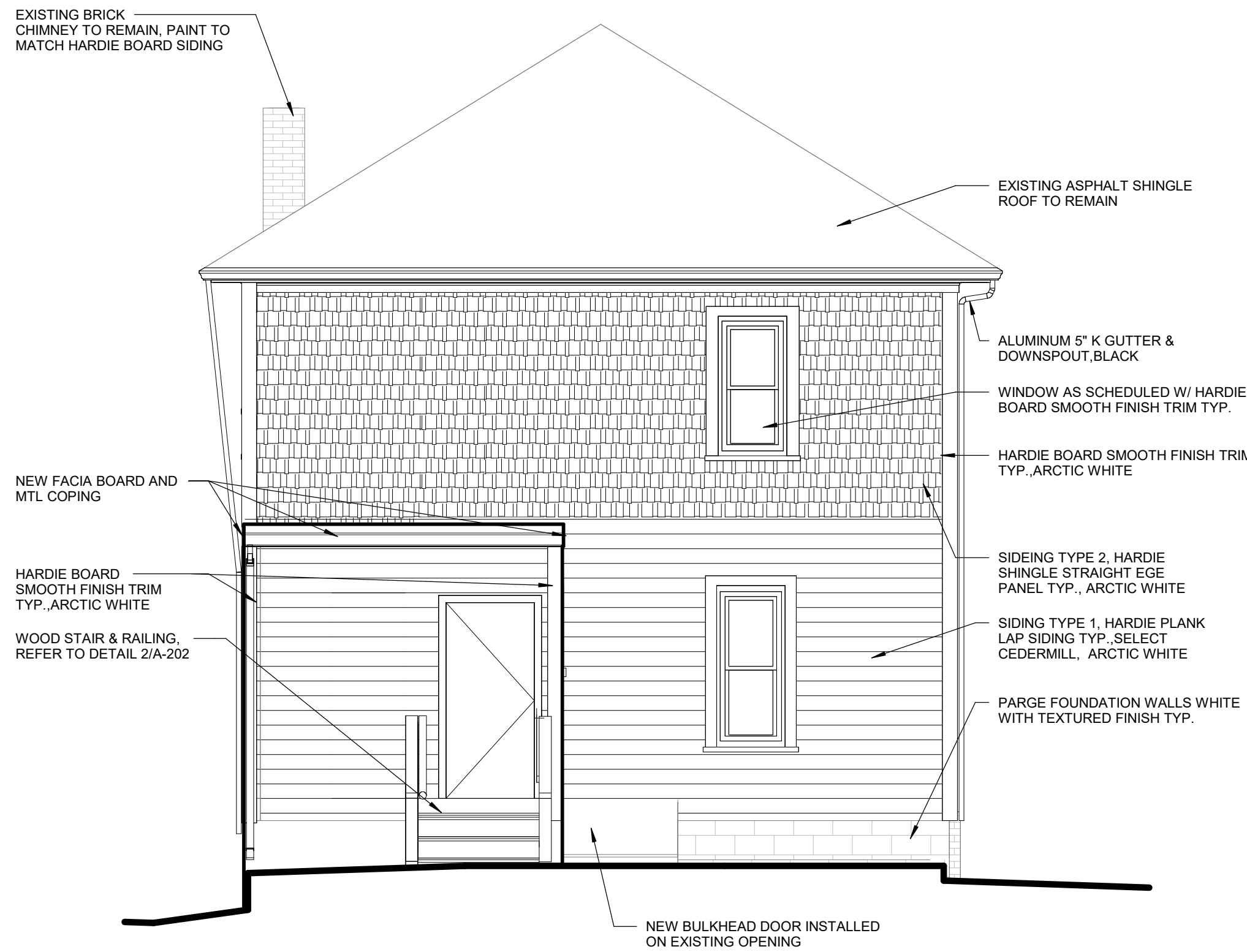




NOTE: REFER TO SHEETS A-102 & A-103 FOR ADDITIONAL DEMOLITION NOTES

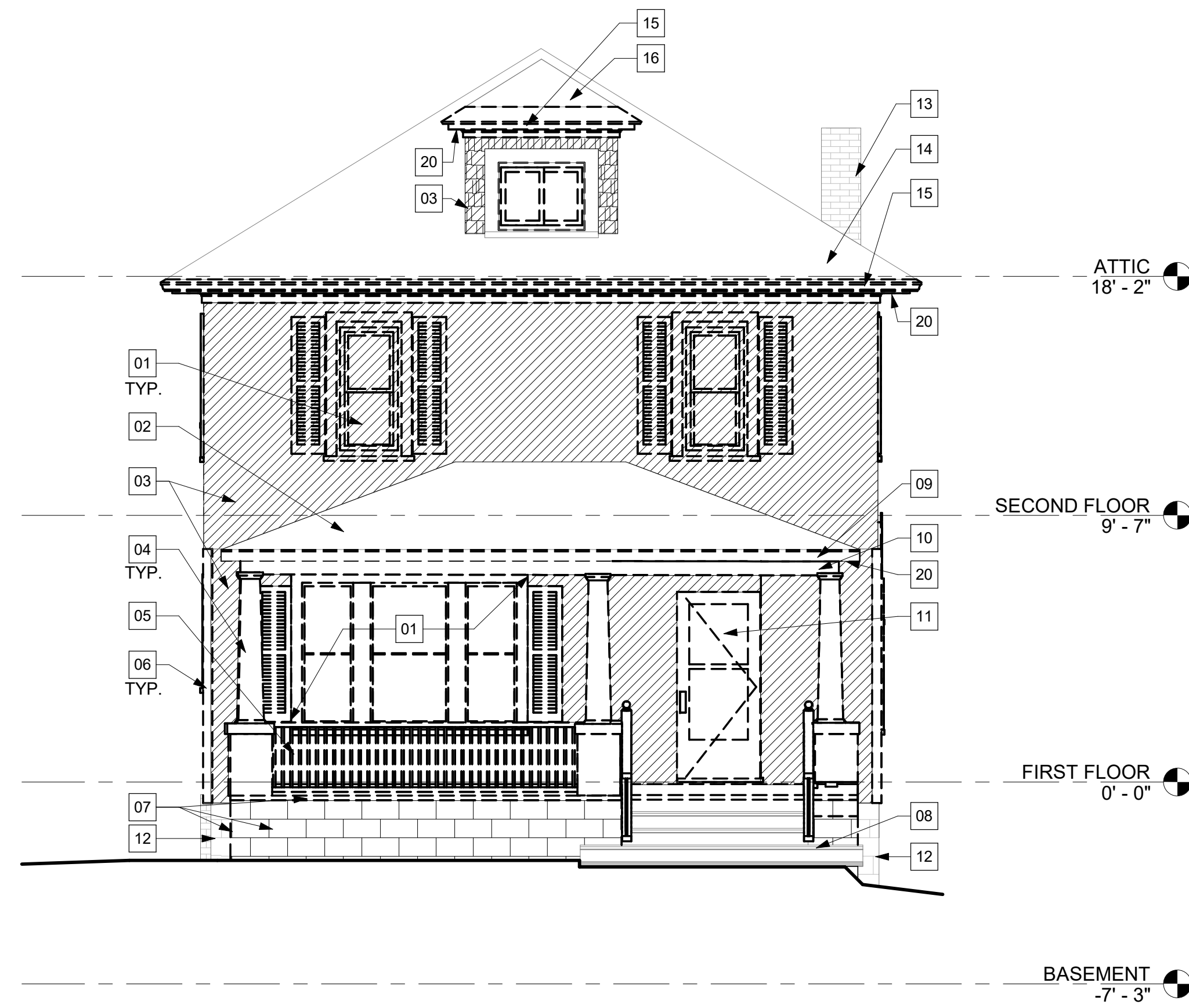
1 PARTIAL EXTERIOR NORTH DEMO ELEVATION

A-201 1/4" = 1'-0"



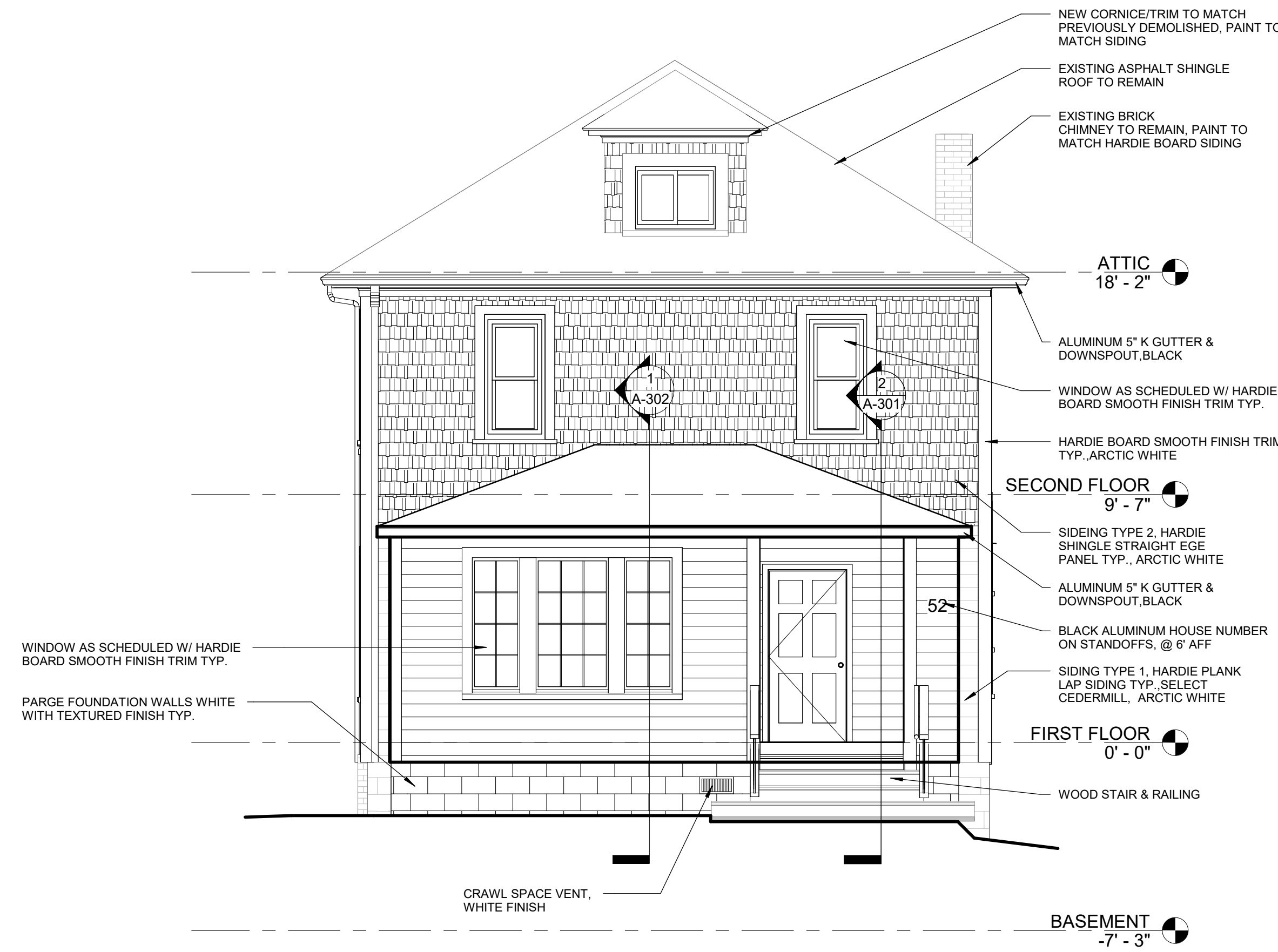
3 EXTERIOR NORTH ELEVATION

A-201 1/4" = 1'-0"



2 EXTERIOR SOUTH DEMO ELEVATION

A-201 1/4" = 1'-0"



4 EXTERIOR SOUTH ELEVATION

A-201 1/4" = 1'-0"

DEMO KEY NOTES: (TYPICAL X)

- X DESIGNATE DEMOLITION ACTIVITY BY ROOM
- 01 DEMOLISH WINDOW AND SHUTTER TYP. PREP OPENING AS REQUIRED TO RECEIVE NEW WINDOW
- 02 EXISTING ROOF TO REMAIN. GC TO PROVIDE TEMPORARY BRACING FOR ROOF STRUCTURE
- 03 DEMOLISH WOOD SIDING BACK TO EXISTING SHEATHING TYP. WORK TO BE COMPLETED UNDER SEPERATE CONTRACT PRIOR TO START OF CONSTRUCTION
- 04 DEMOLISH PORCH COLUMNS TYP. PROVIDE TEMPORARY BRACING FOR EXISTING ROOF TO REMAIN
- 05 DEMOLISH PORCH RAILINGS IN THEIR ENTIRETY
- 06 DEMOLISH WOOD SIDING POST TYP.
- 07 DEMOLISH PORCH FLOOR STRUCTURE AND ASSOCIATED FOUNDATION WALLS. SEE STRUCTURAL DRAWINGS
- 08 EXISTING STEPS TO REMAIN. PATCH EXISTING CONCRETE/BRICK TREADS AS REQUIRED TO RECEIVE NEW FINISHES
- 09 DEMOLISH GUTTER TYP.
- 10 DEMOLISH SUPPORT LINTEL. GC TO PROVIDE TEMPORARY BRACING FOR EXISTING TO REMAIN PORCH ROOF
- 11 DEMOLISH MAIN ENTRY DOOR AND ASSOCIATED SCREEN DOOR
- 12 EXISTING BUILDING FOUNDATION WALLS TO REMAIN. PREP EXISTING MASONRY AS REQUIRED TO RECEIVE NEW FINISH
- 13 EXISTING CHIMNEY TO REMAIN. PREP EXISTING MASONRY AS REQUIRED TO RECEIVE NEW PAINT
- 14 EXISTING ROOF TO REMAIN
- 15 DEMOLISH CORNICE/TRIM TYP.
- 16 EXISTING DORMER AND ROOF SHINGLES TO REMAIN
- 17 DEMOLISH FACIA BOARD AND COPING TYP ALL SIDES OF EXISTING REAR EXTENSION
- 18 DEMOLISH SOFFIT
- 19 DEMOLISH EXTERIOR WALL LIGHT, SEE ELECTRIFAL DRAWINGS
- 20 DEMOLISH SOFFIT TYP.

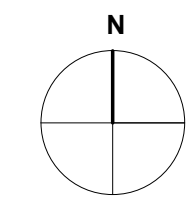


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MARK	DATE	DESCRIPTION

DRAWN BY: OJS

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PROJ. NO.: 24-002

DRAWING TITLE

EXTERIOR ELEVATIONS

DRAWING NO.

A-201
8 OF 12
SHEET NUMBER

KEY NOTES: (TYPICAL X,)

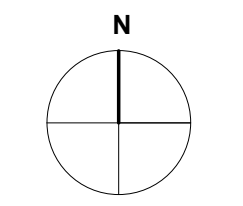
(X) DESIGNATE NEW WORK ACTIVITY BY ROOM



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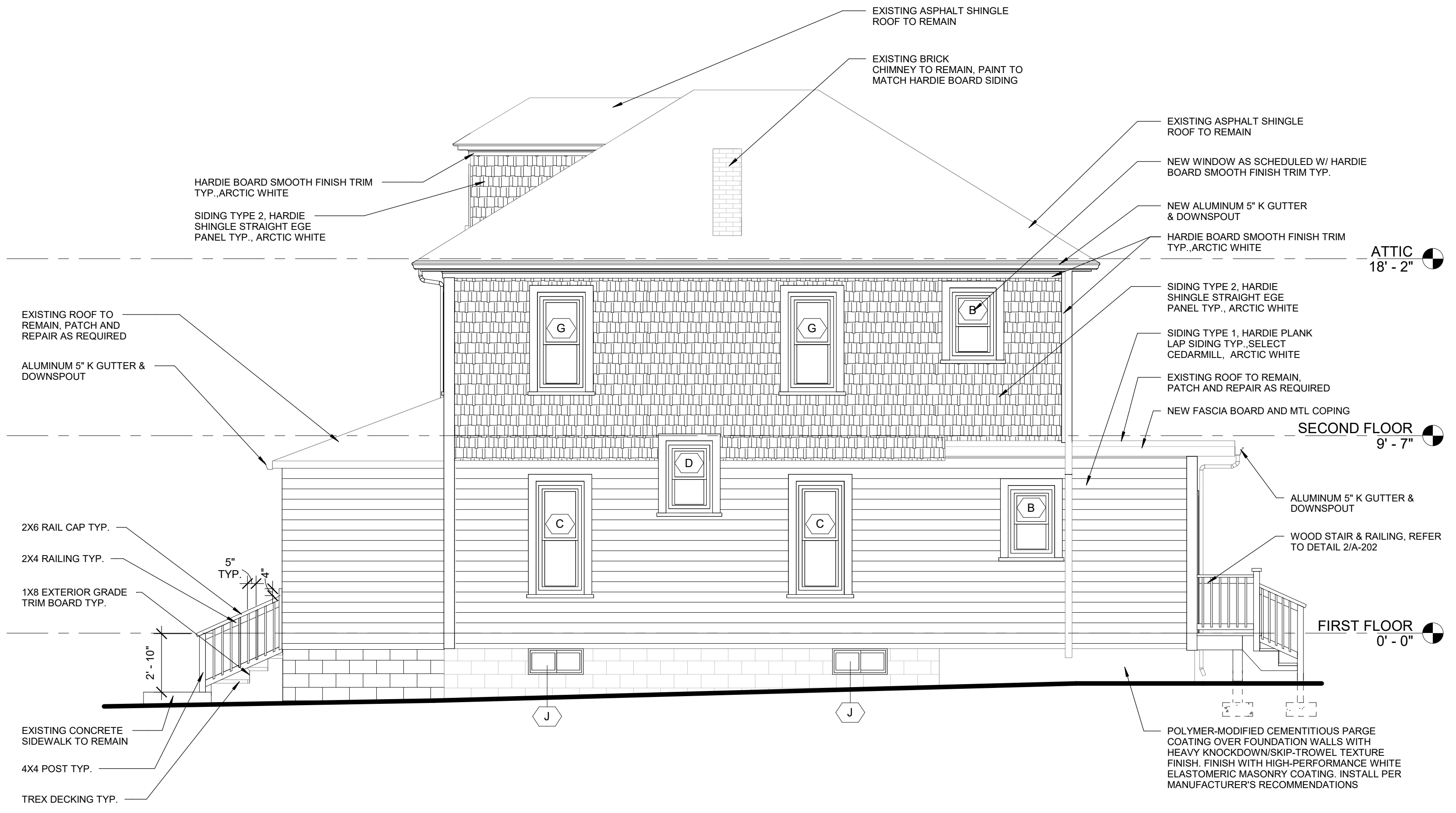
MARK	DATE	DESCRIPTION

DRAWN BY: OJS
CHECKED BY: DA
PROJ. NO.: 24-002
DRAWING TITLE

EXTERIOR ELEVATIONS

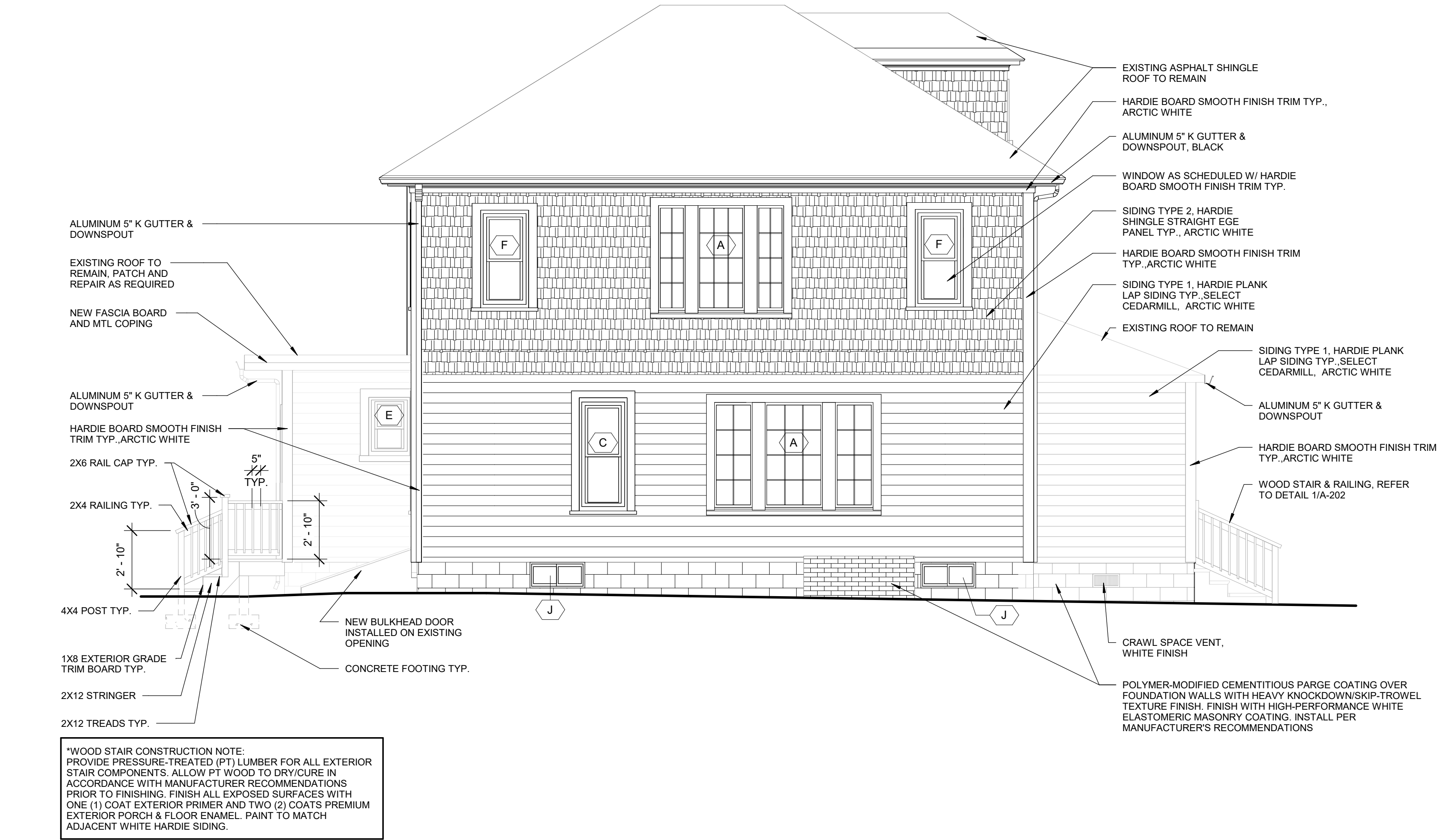
DRAWING NO.

A-202
9 OF 12
SHEET NUMBER



***WOOD STAIR CONSTRUCTION NOTE:**
PROVIDE PRESSURE-TREATED (PT) LUMBER FOR ALL EXTERIOR STAIR COMPONENTS. ALLOW PT WOOD TO DRY/CURE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS PRIOR TO FINISHING. FINISH ALL EXPOSED SURFACES WITH ONE (1) COAT EXTERIOR PRIMER AND TWO (2) COATS PREMIUM EXTERIOR PORCH & FLOOR ENAMEL. PAINT TO MATCH ADJACENT WHITE HARDIE SIDING.

1 EXTERIOR EAST ELEVATION
A-202 1/4" = 1'-0"



***WOOD STAIR CONSTRUCTION NOTE:**
PROVIDE PRESSURE-TREATED (PT) LUMBER FOR ALL EXTERIOR STAIR COMPONENTS. ALLOW PT WOOD TO DRY/CURE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS PRIOR TO FINISHING. FINISH ALL EXPOSED SURFACES WITH ONE (1) COAT EXTERIOR PRIMER AND TWO (2) COATS PREMIUM EXTERIOR PORCH & FLOOR ENAMEL. PAINT TO MATCH ADJACENT WHITE HARDIE SIDING.

2 EXTERIOR WEST ELEVATION
A-202 1/4" = 1'-0"

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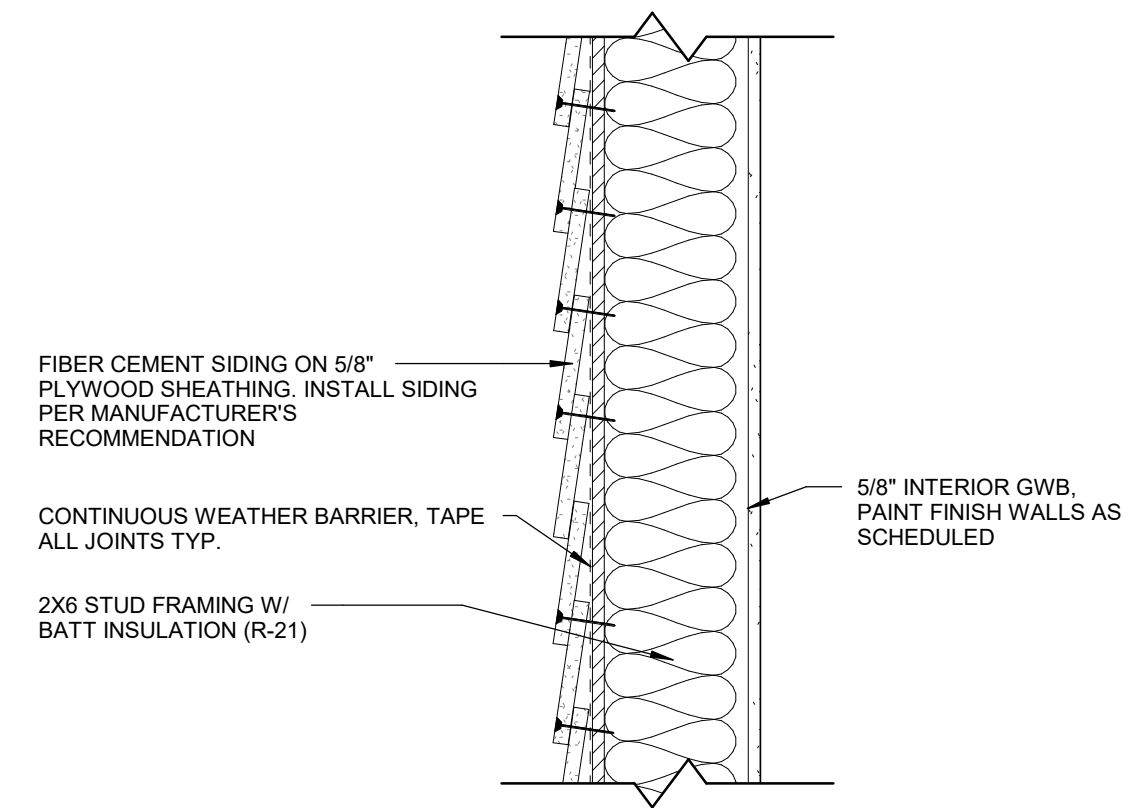
MARK	DATE	DESCRIPTION

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DRAWING TITLE

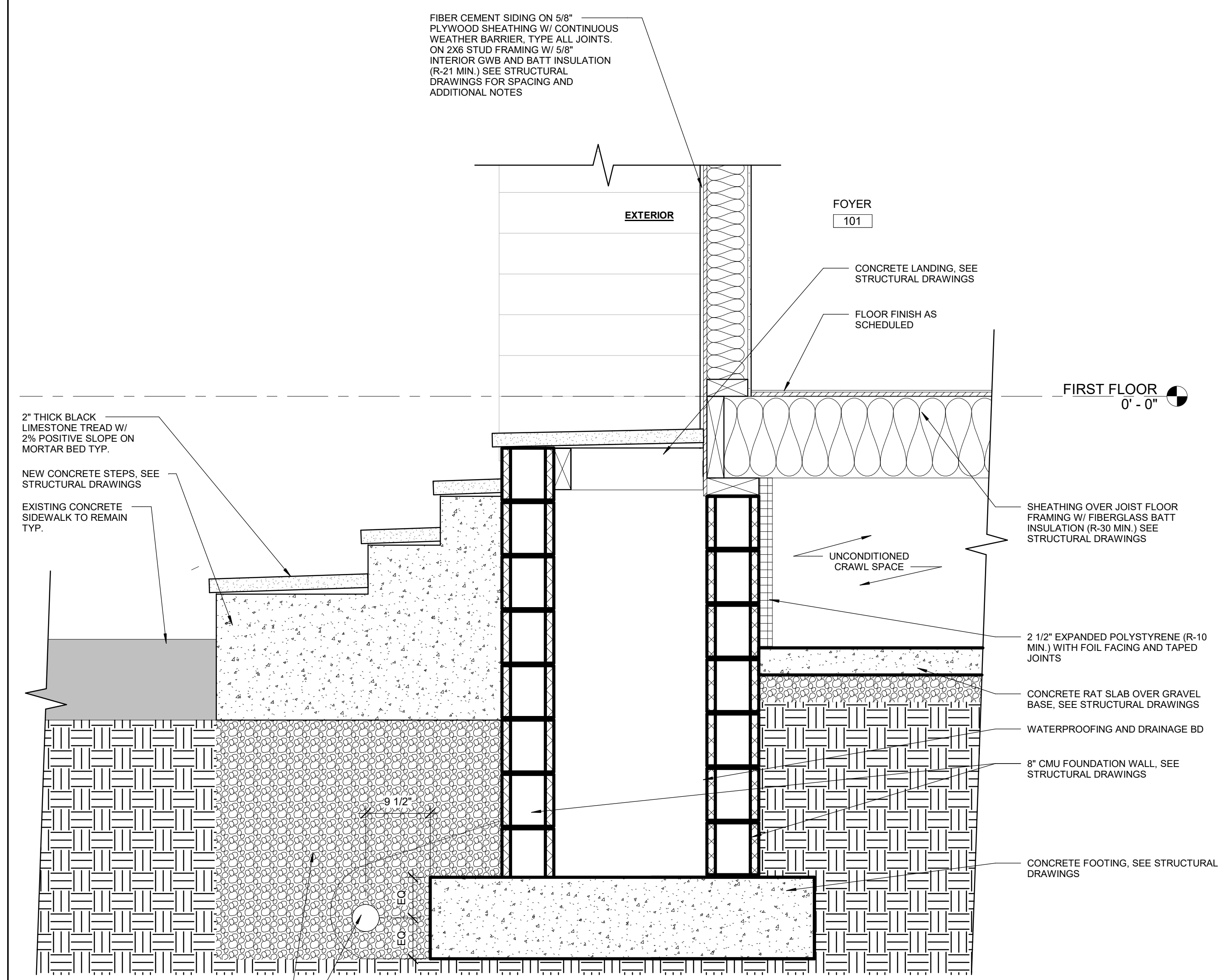
WALL SECTIONS

DRAWING NO.

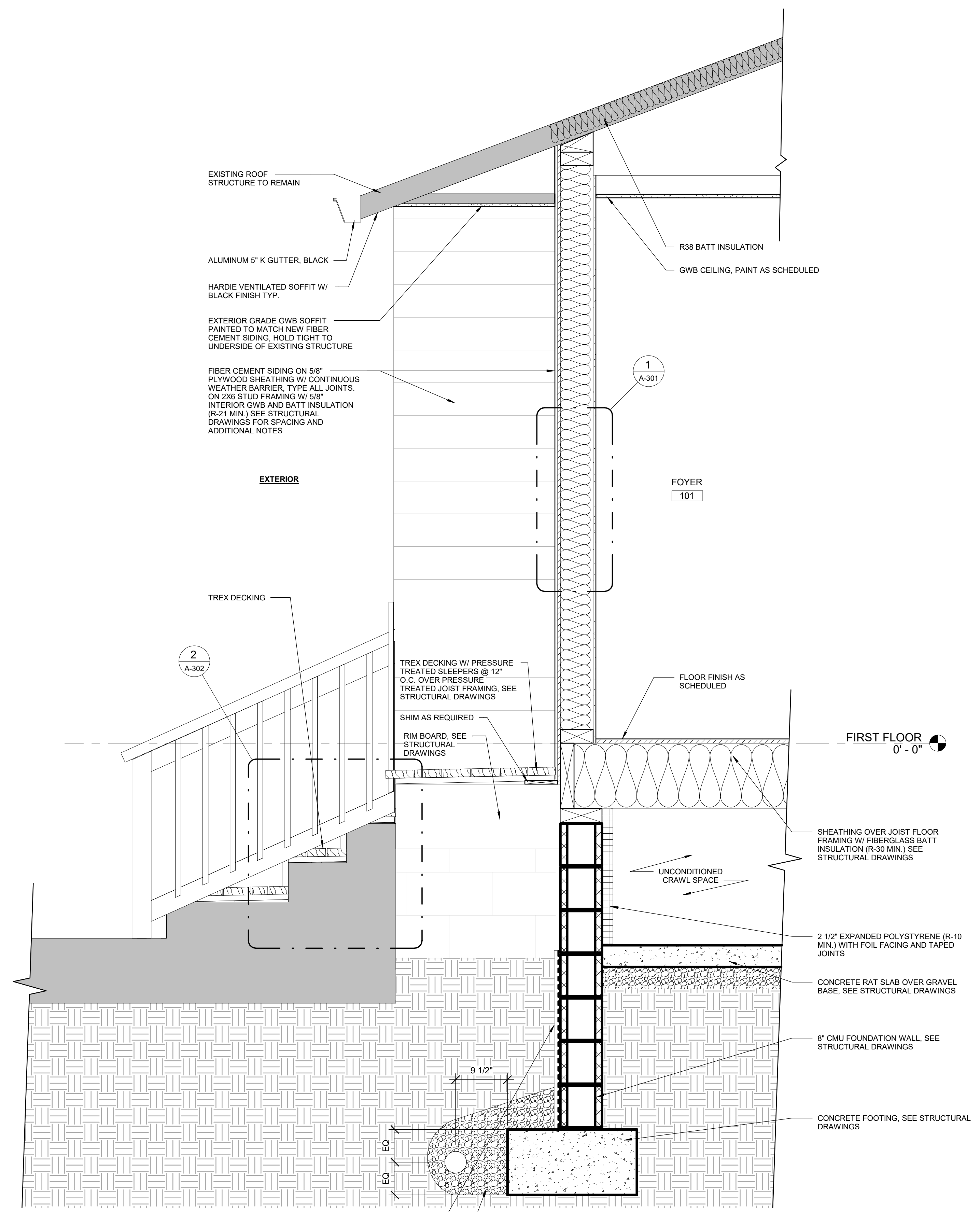
A-301
10 OF 12
SHEET NUMBER



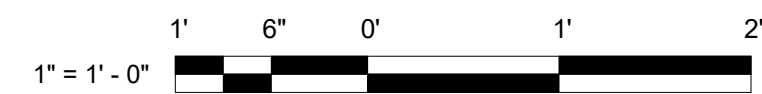
1 EXTERIOR WALL DETAIL TYP.
A-301 1 1/2" = 1'-0"



2 WALL SECTION - ALTERNATE NO. 1
A-301 1" = 1'-0"



3 WALL SECTION
A-301 1" = 1'-0"



WALL SCHEDULE

WALL TAG	ACTUAL THICKNESS	HEIGHT	STUD OR FURRING		SHEATHING		SOUND ATTENUATION SOUND RATING (STC)
			MATERIAL	SPACING (OC)	SIDE ONE	SIDE TWO	
					LAYER ONE	LAYER ONE	
D SERIES - C STUD WALLS							
D01	<varies>	UNDERSIDE FINISHED CEILING	STL C-STUD	16"	5/8"	5/8"	
WT1	4 3/4"	UNDERSIDE OF STRUCTURE	WOOD STUD	16"	5/8" GWB	5/8" GWB	
WT2	6 3/4"	UNDERSIDE OF STRUCTURE	WOOD STUD	16"	5/8" GWB	5/8" WATER-RESISTANT GWB	34-38

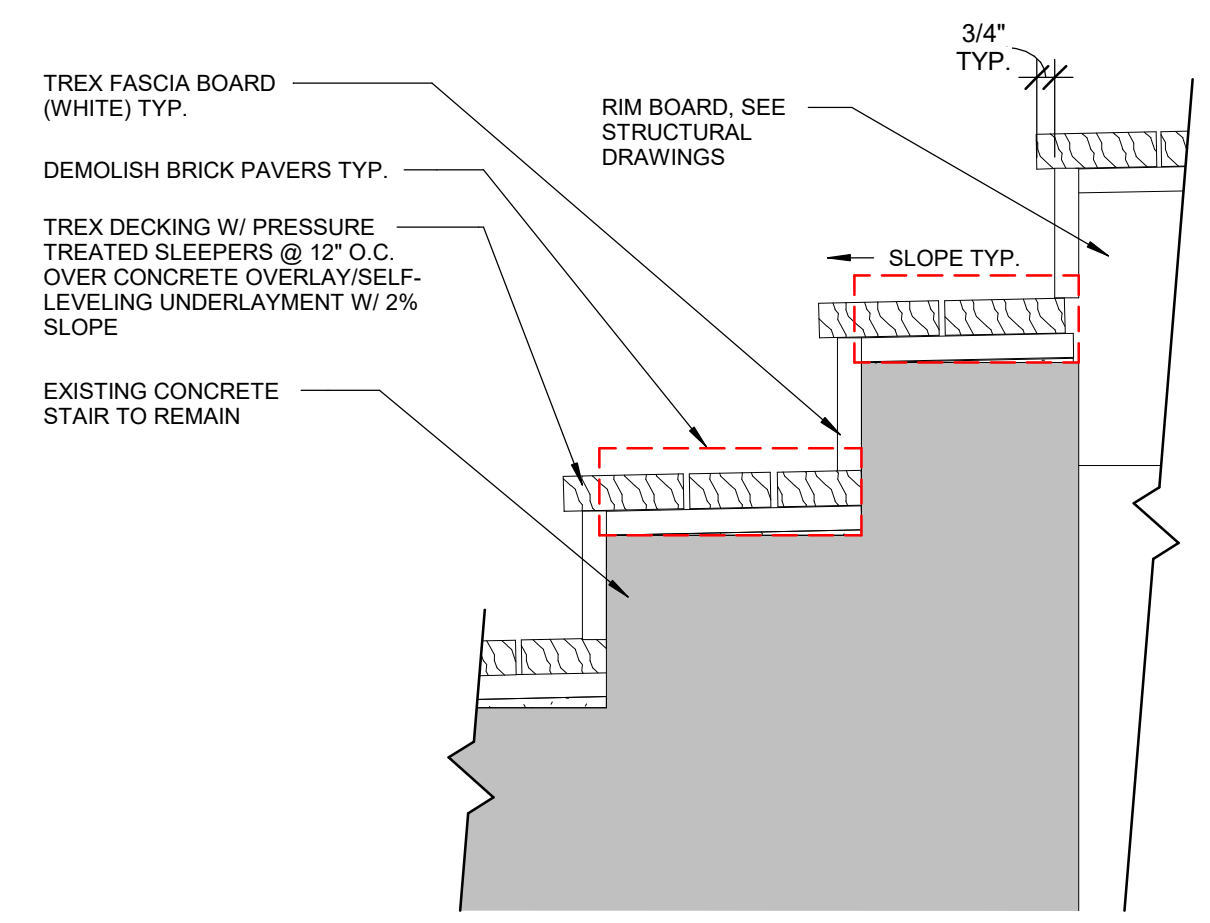
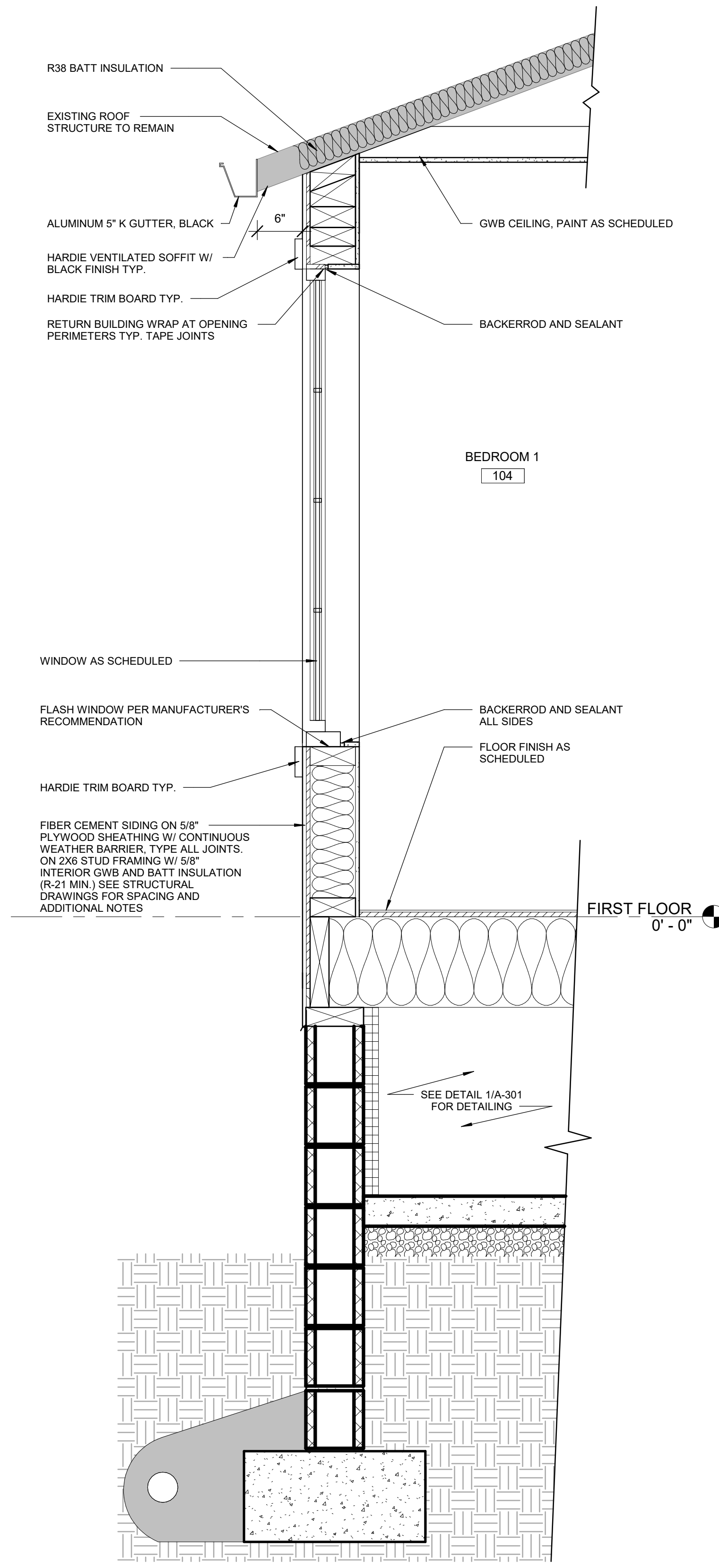


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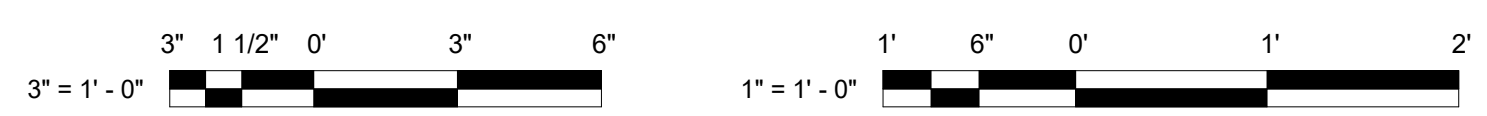
WALL SCHEDULE NOTES:

1. PROVIDE CEMENT BACKER BOARD IN ALL TILED LOCATIONS TYP. IN BATHROOMS AND KITCHENS U.N.O.
2. PROVIDE MINERAL WOOL INSULATION 34-38 STC AT ALL BATHROOM & BEDROOM WALLS TYP.



2 RISER/TREAD DETAIL
A-302 1 1/2" = 1'-0"

1 WALL SECTION
A-302 1" = 1'-0"



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MARK	DATE	DESCRIPTION

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DRAWING TITLE

WALL SCHEDULE & SECTION DETAILS

DRAWING NO.

A-302

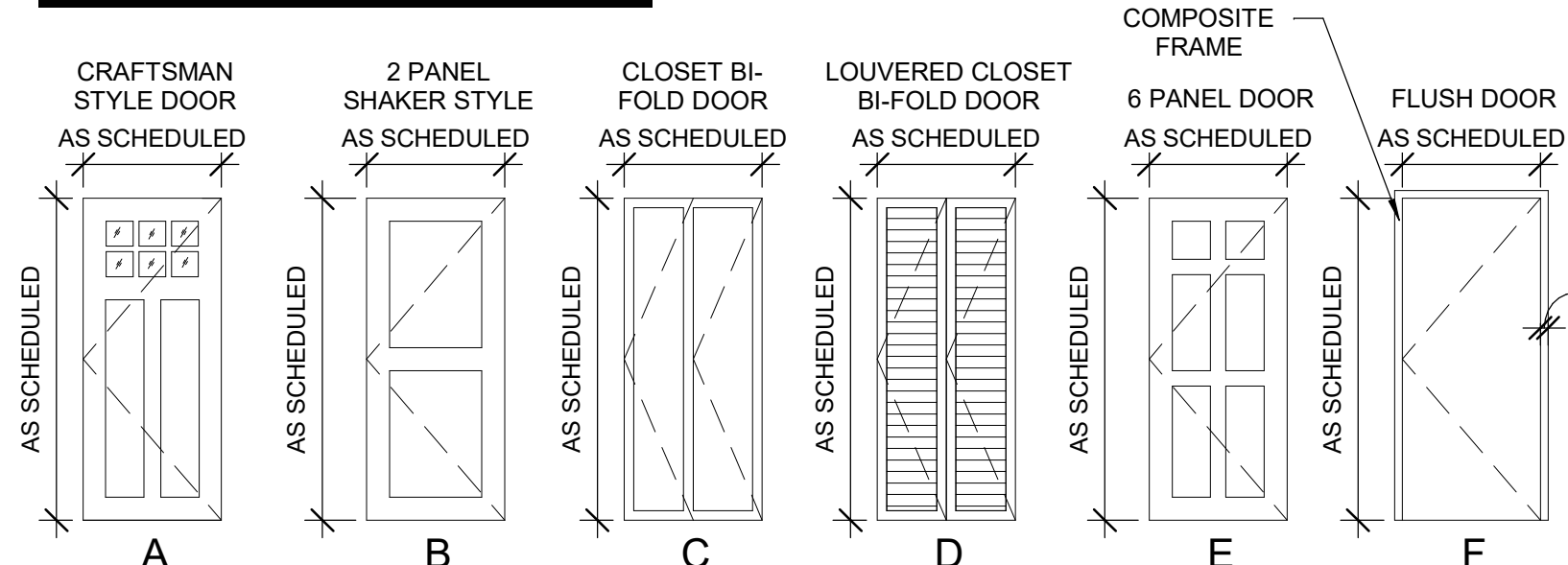
11 OF 12 SHEET NUMBER

DOOR SCHEDULE									
MARK	DOOR DIMENSIONS			DOOR DESCRIPTION			INSULATION	HDW SET	NOTES
	WIDTH	HGT.	THK.	MATERIAL	FIN	ELEV.			
BASEMENT									
001	2'-8"	6'-4"	0'-1 3/4"	GALVANIZED STEEL	PRIMED WHITE STEEL	F	YES	ENTRY LOCKSET	VERIFY IN FIELD WIDTH AND HEIGHT OF EXISTING OPENING PRIOR TO INSTALLATION OF NEW DOOR & FRAME
002	2'-0"	4'-6"	0'-2"	HOLLOW METAL	FACTORY FINISHED WHITE	F	YES	STOREROOM LOCKSET	
FIRST FLOOR									
101.1	3'-0"	6'-8"	0'-1 3/4"	SOLID CORE PINE	ULTRA PURE WHITE	B		ENTRY LOCKSET	
101A	3'-0"	6'-8"	0'-1 1/2"	FIBERGLASS	FIELD PAINT BLACK	A	YES	ENTRY LOCKSET	2 PANEL CRAFTSMAN STYLE EXTERIOR DOOR W/ LITE, SMOOTH FINISH
101B	3'-0"	6'-8"	0'-1 3/4"	HOLLOW CORE WD	ULTRA PURE WHITE	B		ENTRY LOCKSET	
102	3'-0"	6'-8"	0'-1 3/4"	SOLID CORE PINE	ULTRA PURE WHITE	B		ENTRY LOCKSET	
103	3'-0"	6'-8"	0'-1 3/4"	SOLID CORE PINE	ULTRA PURE WHITE	B		PRIVACY LOCKSET	
104	3'-0"	6'-8"	0'-1 3/4"	SOLID CORE PINE	ULTRA PURE WHITE	B		PRIVACY LOCKSET	
104.1	3'-0"	6'-8"	0'-1 3/4"	HOLLOW CORE	FIELD PAINT WHITE	B			
105A	3'-0"	6'-8"	0'-1 3/4"	SOLID CORE PINE	ULTRA PURE WHITE	B		PRIVACY LOCKSET	
105B	3'-0"	6'-8"	0'-1 3/4"	HOLLOW CORE WD	FIELD PAINT WHITE	B			
106	3'-0"	6'-8"	0'-1 3/4"	GALVANIZED STEEL	PRIMED WHITE STEEL	E	YES	ENTRY LOCKSET	
107	2'-6"	6'-8"	0'-1 3/4"	SOLID CORE PINE	PINE, WHITE	D			
108	2'-6"	6'-8"	0'-1 3/4"	SOLID CORE PINE	PINE, WHITE	C			
SECOND FLOOR									
203	3'-0"	6'-8"	0'-1 3/4"	SOLID CORE PINE	ULTRA PURE WHITE	B		PRIVACY LOCKSET	
204	3'-0"	6'-8"	0'-1 3/4"	SOLID CORE PINE	ULTRA PURE WHITE	B		PRIVACY LOCKSET	
204A	3'-0"	6'-8"	0'-1 3/4"	HOLLOW CORE	ULTRA PURE WHITE	B			
204B	3'-0"	6'-8"	0'-1 3/4"	SOLID CORE PINE	PINE WHITE	C			
205A	3'-0"	6'-8"	0'-1 3/4"	SOLID CORE PINE	ULTRA PURE WHITE	B		PRIVACY LOCKSET	
205B	3'-0"	6'-8"	0'-1 3/4"	SOLID CORE PINE	PINE, WHITE	C			
206	3'-0"	6'-8"	0'-1 3/4"	SOLID CORE PINE	PINE, WHITE	D			

DOOR SCHEDULE NOTES:

1. ALL WOOD DOORS SHOULD BE PRE-HUNG TYP.

DOOR ELEVATIONS

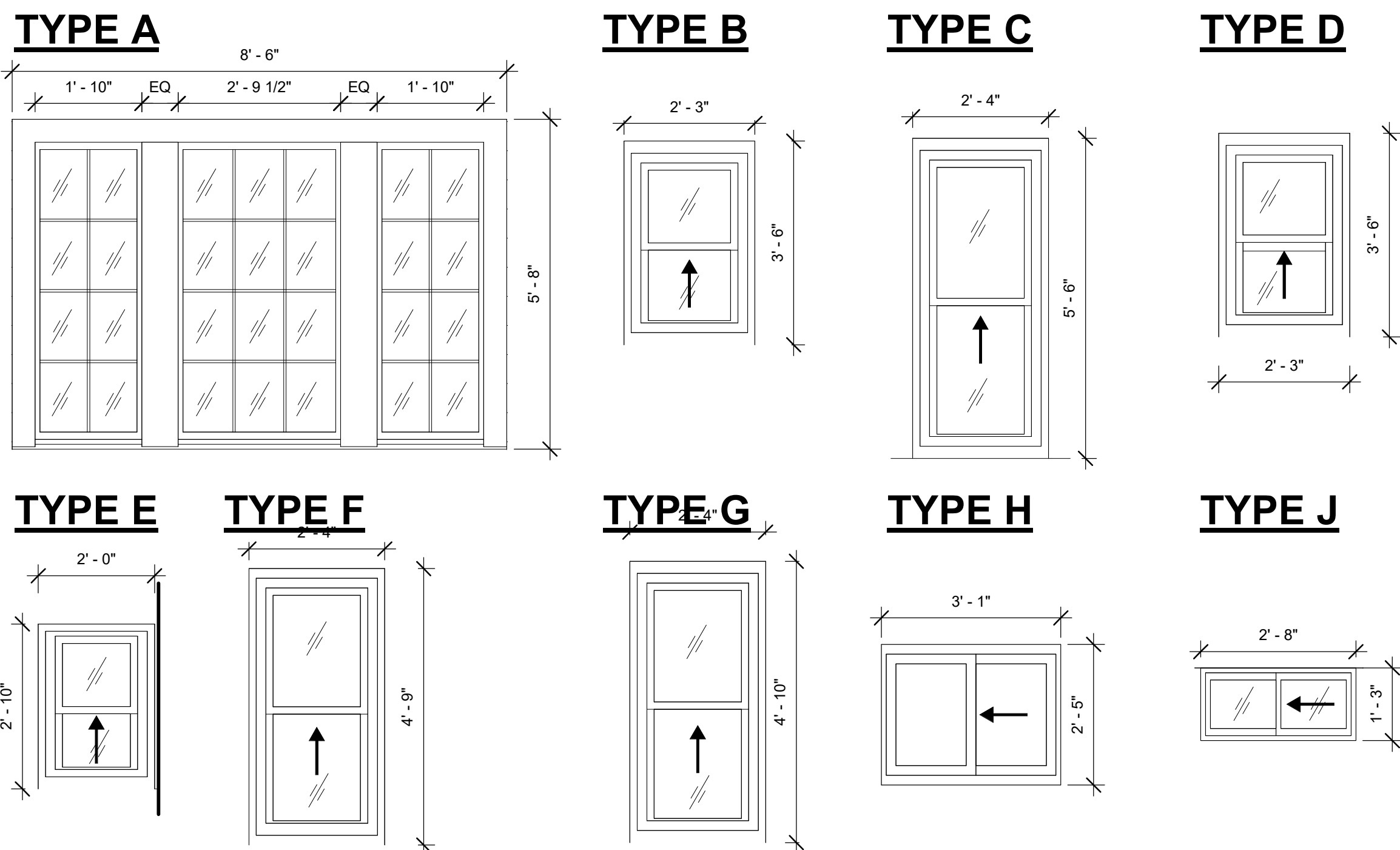


WALL BASE PROFILE



WINDOW ELEVATIONS

NOTE: VERIFY IN FILED ALL EXISTING OPENINGS SCHEDULED TO RECEIVE NEW WINDOWS. GC TO SCHEDULE REVIEW MEETING WITH OWNER & ARCHITECT PRIOR TO THE PURCHASE AND INSTALLATION OF ALL WINDOWS. ALL WINDOWS SHALL BE VINYL.



FINISH SCHEDULE

BASE BOARD	WOODGRAIN MILLWORK	ALL BASE BOARDS SHALL BE INSTALLED WITH QUARTER ROUND MOLD. SEE WALL BASE PROFILE ON A-602
CERAMIC TILE	DALTILE	DALTILE #K111 BLACK GROUT
CERAMIC TILE	DALTILE	DALTILE #92 PEARL GRAY GROUT
PAINT	SHERWIN WILLIAMS	
PAINT	SHERWIN WILLIAMS	
SOLID SURFACE	CAMBRIA	KITCHEN COUNTERTOPS TYP
VINYL COMPOSITION TILE	ARMSTRONG	OFFSET RUNNING BOND PATTERN
VINYL COMPOSITION TILE	ARMSTRONG	
VINYL COMPOSITION TILE	STEPSOLUTION OR APPROVED EQUAL	STAIR TREAD TO TO MATCH VCT-1

FINISH NOTES:

- ALL WALLS SHALL BE PTD-1 EGGSHELL U.N.O.
- ALL TRIM, DOORS AND MOLDINGS SHALL BE PTD-1 SEMI GLOSS
- ALL STAIR RISERS NOTED AS EXISTING TO REMAIN SHALL BE PTD-1 SEMI GLOSS
- NO SUBSTITUTIONS UNLESS REVIEWED AND APPROVED BY ARCHITECT
- ALL FIXTURES AND COUNTERS SHALL BE SEALED TO ADJACENT SURFACES TYP.

FINISH LEGEND:

- NA NOT APPLICABLE
- PTD-1 PAINTED WALL TYP.
- PTD-2 PAINTED WALL - ACCENT
- VCT-1 VINYL COMPOSITION FLOOR TILE 1 (EXTEND UNDER CASEWORK, TYP.)
- GWB PAINTED GYPSUM BOARD

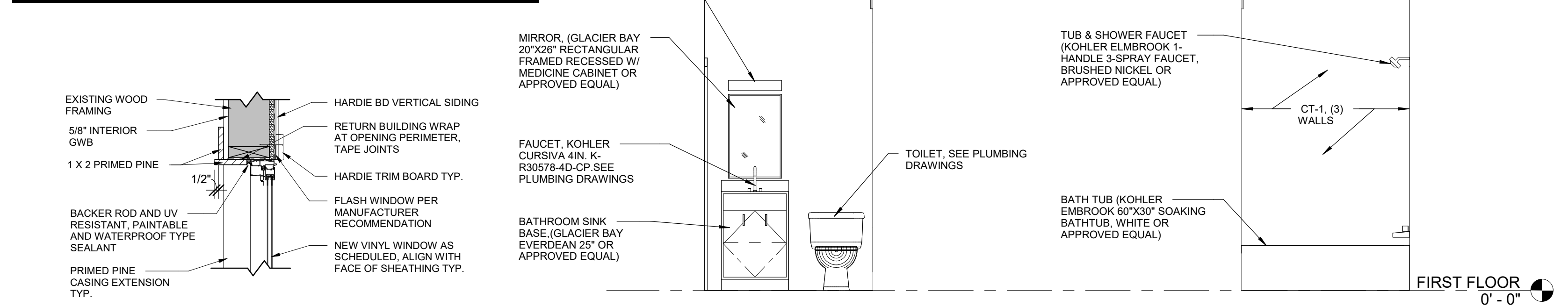
ROOM FINISH SCHEDULE

ROOM NO	ROOM NAME	BASE	WALL	FLOOR	CEILING	COMMENTS
001	BASEMENT	B-1	PTD-1	EXISTING CONCRETE	N/A	
002	STORAGE	B-1	PTD-1	EXISTING CONCRETE	PTD-2	
101	FOYER	B-1	PTD-1	VCT-1	PTD-2	
102	LIVING/DINING	B-1	PTD-1	VCT-1	PTD-2	
103	BATHROOM 1	B-1	PTD-1	VCT-1	PTD-2	
104	BEDROOM 1	B-1	PTD-1	VCT-1	PTD-2	
104.1	CLOSET	B-1	PTD-1	VCT-1	PTD-2	
105	BEDROOM 2	B-1	PTD-1	VCT-1	PTD-2	
105.1	CLOSET	B-1	PTD-1	VCT-1	PTD-2	
106	KITCHEN	B-1	PTD-1	VCT-1	PTD-2	
107	W/D CLOSET	B-1	PTD-1	VCT-1	PTD-2	
108	PANTRY	B-1	PTD-1	VCT-1	PTD-2	
201	KITCHEN	B-1	PTD-1	VCT-1	PTD-2	
202	LIVING/DINING	B-1	PTD-1	VCT-1	PTD-2	
203	BATHROOM 2	B-1	PTD-1	VCT-1	PTD-2	
204	BEDROOM 3	B-1	PTD-1	VCT-1	PTD-2	
204B	CLOSET	B-1	PTD-1	VCT-1	PTD-2	
205	BEDROOM 4	B-1	PTD-1	VCT-1	PTD-2	
205.1	CLOSET	B-1	PTD-1	VCT-1	PTD-2	
206	W/D CLOSET	B-1	PTD-1	VCT-1	PTD-2	
301	ATTIC	N/A	N/A	VCT-2	PTD-2	

KITCHEN APPLIANCES

EQUIPMENT TYPE	ROOM	MARK	COMMENTS
MICROWAVE	KITCHEN	KA-1	OWNER FURNISHED CONTRACTOR INSTALLED, VENT TO EXTERIOR
OVEN	KITCHEN	KA-2	OWNER FURNISHED CONTRACTOR INSTALLED
DISH WASHER	KITCHEN	KA-3	OWNER FURNISHED CONTRACTOR INSTALLED
REFRIGERATOR	KITCHEN	KA-4	OWNER FURNISHED CONTRACTOR INSTALLED
WASHER & DRYER	KITCHEN	KA-5	OWNER FURNISHED CONTRACTOR INSTALLED

INTERIOR ELEVATIONS & DETAILS



3 WINDOW HEAD DETAIL TYP.
A-602 1" = 1'-0"

2 BATHROOM SOUTH ELEVATION
A-602 3/8" = 1'-0"

1 BATHROOM NORTH ELEVATION
A-602 3/8" = 1'-0"

4 WINDOW SILL DETAIL TYP.
A-602 1" = 1'-0"

6 WINDOW CASING DETAIL TYP.
A-602 3/4" = 1'-0"

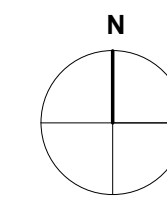
5 DOOR CASING DETAIL TYP.
A-602 3/4" = 1'-0"



THE ADAMS DESIGN GROUP
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P&E ENGINEERS 300 RED BROOK BLVD, SUITE 210 OWINGS MILLS, MARYLAND 21117
F&H CONSULTANTS 1040 DEER RIDGE DR., SUITE 100 BALTIMORE, MARYLAND 21210

PROFESSIONAL CERTIFICATION:
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DERRICK ADAMS
MD REGISTRATION NO. 10023
DATE: JULY 18, 2026
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ST. LUKE'S CHURCH PARSONAGE

52 BOND AVENUE REISTERSTOWN, MARYLAND 21136

MARK	DATE	DESCRIPTION

DRAWN BY: OJS

CHECKED BY: DA

PROJ. NO.: 24-002

DRAWING TITLE

SCHEDULES

DRAWING NO.

A-602

12 OF 12 SHEET NUMBER

General Notes

DESIGN LOADS

- THE STRUCTURE IS DESIGNED FOR THE LIVE LOADS SHOWN BELOW AND DEAD LOADS REQUIRED BY CONSTRUCTION IN ACCORDANCE WITH IBC 2021. SNOW LOAD BUILDUP WAS CONSIDERED FOR STRUCTURAL COMPONENTS ADJACENT TO ROOF AREAS. ANY INCREASE IN LOADING DUE TO CHANGE IN FUNCTION, CONSTRUCTION MATERIALS, ETC., REQUIRES WRITTEN APPROVAL FROM P&E ENGINEERING LLC.
- THE STABILITY OF THE STRUCTURE DEPENDS ON DIAPHRAGM ACTION OF FLOORS, WALLS, AND ROOF ACTING TOGETHER. PROVIDE GUYS, BRACES, STRUTS, ETC., TO RESIST LIVE, DEAD, AND WIND LOADS UNTIL ALL FINAL CONNECTIONS ARE COMPLETE.

Code Search

Code: International Building Code 2021

Occupancy: Residential

Risk Category & Importance Factors:

Risk Category: Category I: All other structures except those listed in Categories II, III, IV

Wind Factor: 1.00
Importance Factor: 1.00
Seismic Importance Factor: 1.00

Type of Construction:

Fire Rating: Roof = 0.0 hr
Floor = 0.0 hr

Building Geometry:

Roof angle (θ): 0.00 / 12 2.4 deg
Building length: 38.0 ft
Least width: 34.0 ft
Mean Roof Ht. (H): 34.0 ft
Parapet Ht. above grd: 34.0 ft
Minimum parapet ht. (h) for Enclosed Area: 2.0 ft
Roof = 0.0 hr
200 sq ft: 30 psf
over 600 sq ft: 30 psf

Live Loads:

Roof: 0.0 hr 200 sq ft: 30 psf
200 sq ft: 30 psf
over 600 sq ft: 30 psf

Floors:

Typical Floor: 40 psf
Partitions: 10 psf
Attics w/ storage: 20 psf
Habitable attics & sleeping areas: 30 psf
Stairs and exit ways: 100 psf

EXISTING CONDITIONS

- EXPOSE EXISTING FRAMING AND NOTIFY THE ARCHITECT AND ENGINEER PRIOR TO DEMOLITION OF EXISTING WALLS.
- CONTRACTOR MUST FIELD_VERIFY ALL DIMENSIONS AND ELEVATIONS OF EXISTING WORK BEFORE FABRICATING NEW MATERIALS.
- USE NON_DESTRUCTIVE TESTING TO LOCATE REINFORCING. DO NOT CUT EXISTING REINFORCING. ADJUST NEW HOLE LOCATIONS TO AVOID REINFORCEMENT.
- RELOCATE EXISTING PLUMBING AND HVAC AS REQUIRED TO ALLOW INSTALLATION OF NEW FRAMING.

SHORING

- PROVIDE SHORING AS REQUIRED TO MAINTAIN STABILITY OF THE STRUCTURE. ADJACENT UTILITIES, CONSTRUCTION, AND EMBANKMENTS DURING CONSTRUCTION, STRENGTH AND PLACEMENT OF SHORING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- REMOVE FINISHES (PLASTER, STUCCO, ETC.) SO SHORING BEARS DIRECTLY ON STRUCTURAL MEMBERS.
- WHERE GAPS EXIST BETWEEN SHORING AND EXISTING MEMBERS, DRIVE HARDWOOD WEDGES SNUG AND TOENAIL TO SHORING. SHORE EXTERIOR WALLS AS REQUIRED UNTIL NEW FLOOR FRAMING IS INSTALLED.

DEMOLITION

- DEMOLITION INCLUDES CONTROLLED REMOVAL OF STRUCTURES AND DISPOSAL OF DEMOLISHED MATERIALS AS SHOWN ON DRAWINGS AND NOTED HEREIN.
- PERFORM DEMOLITION IN SECTIONS SMALL ENOUGH TO PREVENT DAMAGE TO MATERIALS, FACILITIES, AND EMBANKMENTS.
- PROVIDE ADEQUATE SHORING, BRACING, AND PROTECTION TO PREVENT MOVEMENT, SETTLEMENT, COLLAPSE, OR DAMAGE TO EXISTING MATERIALS, FACILITIES, AND EMBANKMENTS. SUBMIT COMPLETE SHORING DETAILS SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROJECT JURISDICTION.
- PROMPTLY REPAIR DEMOLITION RELATED DAMAGE TO ADJACENT FACILITIES, MATERIALS, OR EMBANKMENTS AT NO COST TO THE OWNER.
- REMOVE DEBRIS, RUBBISH, AND DEMOLITION MATERIALS PROMPTLY AND DISPOSE OF PROPERLY.

FOUNDATIONS

- A SOIL BEARING CAPACITY OF 2000 PSF WAS USED FOR FOOTING DESIGN. ENGAGE A GEOTECHNICAL ENGINEER TO VERIFY EXCAVATIONS AND BEARING CAPACITY. IF REQUIRED CAPACITY IS NOT ENCOUNTERED, CONTACT P&E ENGINEERING AND CONSULTING LLC.
- INSTALL EXTERIOR FOOTINGS A MINIMUM OF 2'-6" BELOW EXISTING AND FINAL GRADE.
- INSTALL INTERIOR FOOTINGS A MINIMUM OF 6" BELOW FINISHED SLAB_ON_GRADE.
- COMPACT FILL AND BACKFILL TO 95% OF ASTM D_698 UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER.
- BEFORE PLACING CONCRETE, ENGAGE A GEOTECHNICAL ENGINEER TO VERIFY SOIL BEARING CAPACITY AND SUBGRADE CONDITIONS PRIOR TO DRAINAGE FILL AND MOISTURE BARRIER INSTALLATION.

CONCRETE

- UNLESS GOVERNED BY CODE OR LOCAL AMENDMENTS, CONCRETE WORK (FORMING, MIXING, PLACING, CURING) SHALL COMPLY WITH ACI 301. REINFORCING PLACEMENT SHALL COMPLY WITH ACI 315 AND 318. THE MOST STRINGENT REQUIREMENT APPLIES.
- REINFORCING STEEL: ASTM A615 GRADE 60. WELDED WIRE REINFORCEMENT: ASTM A185.
- PORTLAND CEMENT: ASTM C150 TYPE I.
- BLENDED HYDRAULIC CEMENT: ASTM C595.
- AGGREGATE: ASTM C33, 1" MAX FOR FOOTINGS AND WALLS.
- CONCRETE COMPRESSIVE STRENGTH: 3000 PSI AT 28 DAYS; WATER_CEMENT RATIO NOT TO EXCEED 0.54.
- USE WATER_REDUCING ADMIXTURE IN ALL POURS. CALCIUM

CHLORIDE IS NOT PERMITTED.

- REINFORCING IN CONCRETE CAST AGAINST EARTH SHALL HAVE 3" MINIMUM COVER.
- LAP CONTINUOUS FOOTING REINFORCING 44 BAR DIAMETERS.

MASONRY

- UNLESS GOVERNED BY CODE OR AMENDMENTS, MANUFACTURE AND INSTALL MASONRY PER ACI 530/ASCE 5/TMS 402 AND ACI 530.1/ASCE 6/TMS 602. MOST STRINGENT REQUIREMENT APPLIES.
- BRICK: 3000 PSI COMPRESSIVE STRENGTH, ASTM C216. COORDINATE TYPE WITH ARCHITECT.
- MORTAR: MATCH EXISTING. MINIMUM PROPERTIES PER ASTM C270 TYPE N. MINIMUM COMPRESSIVE STRENGTH: 750 PSI AT 28 DAYS.
- ESTABLISH BONDING PATTERNS, LEVELS, AND COURSING BEFORE REMOVING DETERIORATED WORK.
- PREVENT STAINING OF MASONRY DURING REPOINTING. REMOVE MORTAR THAT CONTACTS EXPOSED SURFACES.
- COVER PARTIALLY COMPLETED WORK WHEN NOT IN PROGRESS.
- PROTECT SILLS, LEDGES, AND PROJECTIONS FROM DROPPINGS.

WOOD FRAMING

- PLYWOOD: APA RATED.
- PANEL THICKNESS AND INDEX SHALL MEET OR EXCEED DRAWINGS. INSTALL PER APA RECOMMENDATIONS.
- ATTACH PLYWOOD FLOOR SHEATHING WITH GLUE AND NAILS.
- UNLESS NOTED OTHERWISE, FASTEN PLYWOOD WITH 8D NAILS AT 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
- STRUCTURAL LUMBER (WALL STUDS): SPF NO.1/NO.2 OR BETTER, 19% MAX MOISTURE. MINIMUM PROPERTIES:
O E = 1,400,000 PSI
O FE = 425 PSI
O FB = 875 PSI
O FT = 450 PSI
O FC = 1,150 PSI
O FV = 135 PSI
- PRESSURE_TREATED LUMBER, SOUTHERN PINE #2 OR BETTER, 19% MAX MOISTURE. MINIMUM PROPERTIES:
O E = 1,400,000 PSI
O FE = 565 PSI
O FB = 1100 PSI
O FT = 675 PSI
O FC = 1,450 PSI
O FV = 175 PSI

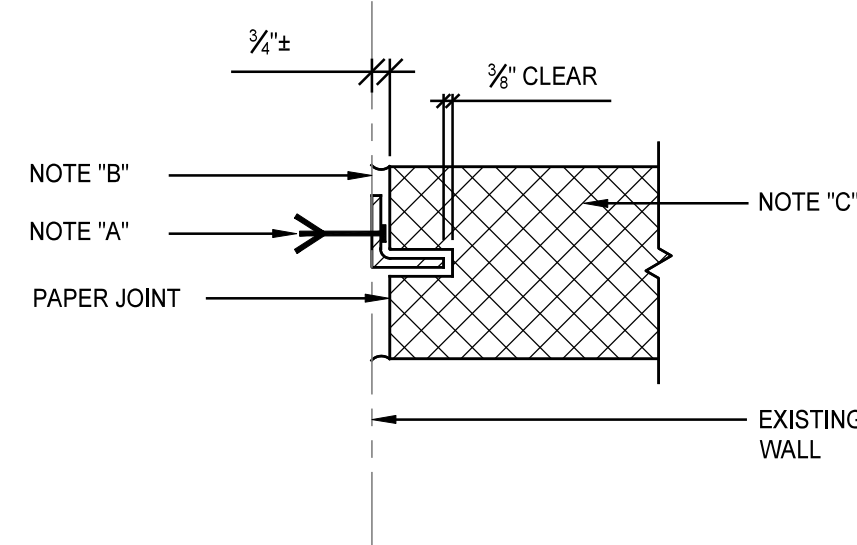
- LUMBER FOR NON_BEARING STUDS AND PLATES: SPF STUD GRADE OR BETTER, 19% MAX MOISTURE.
- INSTALL DOUBLE JOISTS UNDER PARTITIONS PARALLEL TO FRAMING.
- PROVIDE STUD_BEARING WALLS WITH TWO CONTINUOUS TOP PLATES, ONE CONTINUOUS BOTTOM PLATE, AND ONE ROW OF HORIZONTAL BRIDGING AT MID_HEIGHT UNLESS NOTED OTHERWISE.
- EXPOSED FRAMING AND PLATES IN CONTACT WITH SLABS SHALL BE PRESSURE_TREATED WITH ACQ (TYPE B OR D) OR COPPER AZOLE (CBA_A, CA_B).
- STEEL IN CONTACT WITH TREATED LUMBER SHALL BE HOT_DIP GALVANIZED. MINIMUM COATING FOR CONNECTORS: G_185 PER ASTM A653. BOLTS PER ASTM A123; FASTENERS PER ASTM A153 OR ASTM B895 CLASS 55.
- INSTALL DOUBLE STUDS AT EACH END OF WOOD BEAMS UNLESS NOTED OTHERWISE.

LAMINATED VENEER LUMBER (LVL)

- LVL SHALL BE OF WIDTH, DEPTH, AND MULTIPLES SHOWN ON PLANS.
- MINIMUM LVL PROPERTIES:
O E = 2,000,000 PSI
O FB = 2,600 PSI
O FC = 2,500 PSI
O FE = 750 PSI
O FT = 1,550 PSI
O FV = 285 PSI
- WRAP LVLs WITH WATERPROOF COVERING UNTIL PROTECTED FROM WEATHER.
- FASTEN MULTIPLE LVLs AS FOLLOWS:
O TOP & SIDE LOADED:
• 2_PLY UP TO 12": 2 ROWS 16D @ 12" O.C.
• 2_PLY 14"-18": 3 ROWS 16D @ 12" O.C.
O TOP LOADED:
• 3_PLY: 2 ROWS 1/2" BOLTS @ 24" O.C.
O SIDE LOADED:
• 3_PLY: 2 ROWS 1/2" BOLTS @ 16" O.C.
O TOP OR BOTH SIDES LOADED:
• 4_PLY: 2 ROWS 1/2" BOLTS @ 24" O.C.
- HOLES, NOTCHES, ETC., MUST BE APPROVED BY LVL MANUFACTURER.

WOOD STAIRS, GUARDRAILS & HANDRAILS

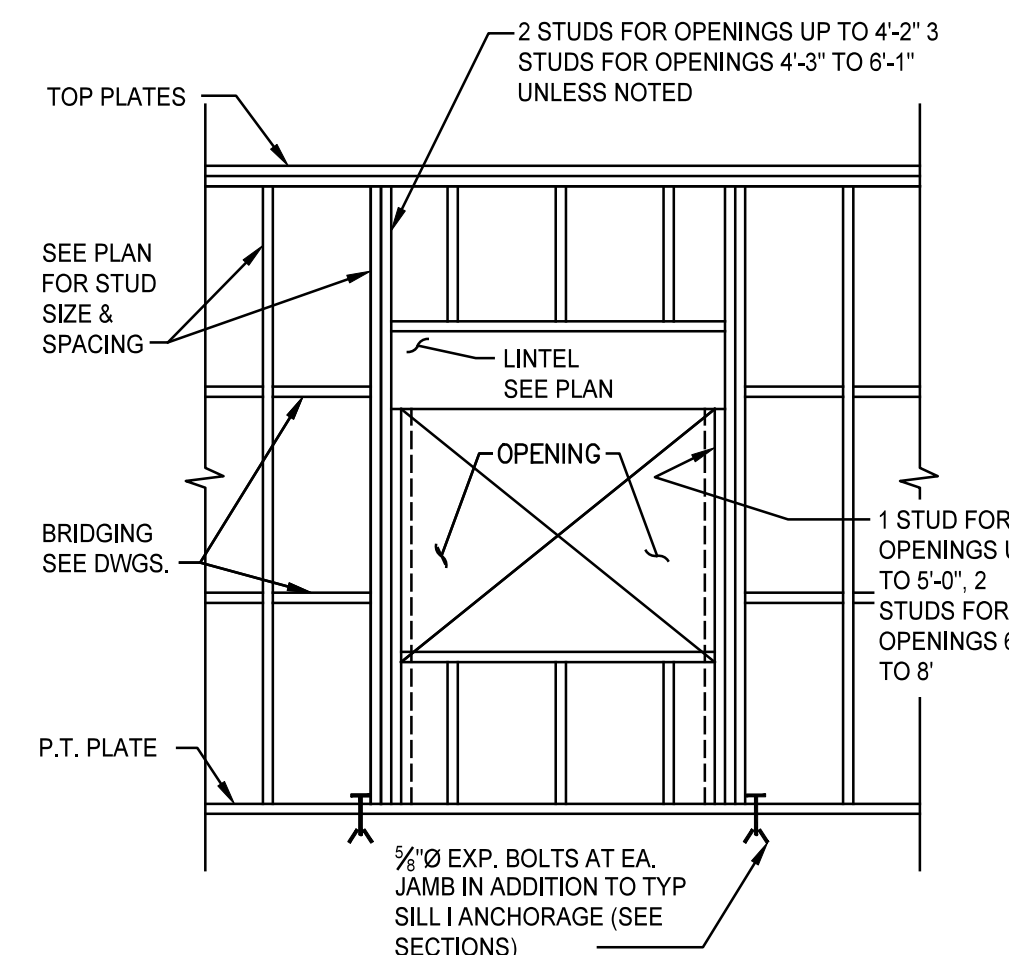
- STAIR SUPPLIER SHALL DESIGN STAIR FRAMING, HANDRAILS, AND GUARDRAILS FOR:
O STAIRS: DEAD LOAD PER CONSTRUCTION: LIVE LOAD 100 PSF OR 300_LB CONCENTRATED LOAD ON 4 SQ. IN.
O HANDRAILS: 20 LB/FT OR 200_LB CONCENTRATED LOAD, WHICHEVER IS GREATER.
O GUARDRAILS: 20 LB/FT OR 200_LB CONCENTRATED LOAD AT TOP RAIL: 50_LB CONCENTRATED LOAD ON INFILL. LOADS NEED NOT ACT CONCURRENTLY.
- PROVIDE HANGERS, CLIP ANGLES, ETC., FOR STAIR FRAMING CONNECTIONS. SUBMIT SHOP AND ERECTION DRAWINGS SHOWING FRAMING SIZES, GRADES, AND CONNECTIONS.
- SUBMIT STAIR SUPPLIER'S SHOP DRAWINGS SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROJECT JURISDICTION.



- L3"x3"x1/2" FULL HEIGHT OF WALL; BOLT TO EXISTING WALL WITH 1/2" EPOXY BOLTS AT 2'-8" O.C.
- CAULK JOINT BOTH SIDES OF NEW WALL FULL HEIGHT FOR EXTERIOR WALLS.
- NEW WALL; SEE ARCHITECT'S DRAWINGS FOR WALL CONSTRUCTION.

Detail A

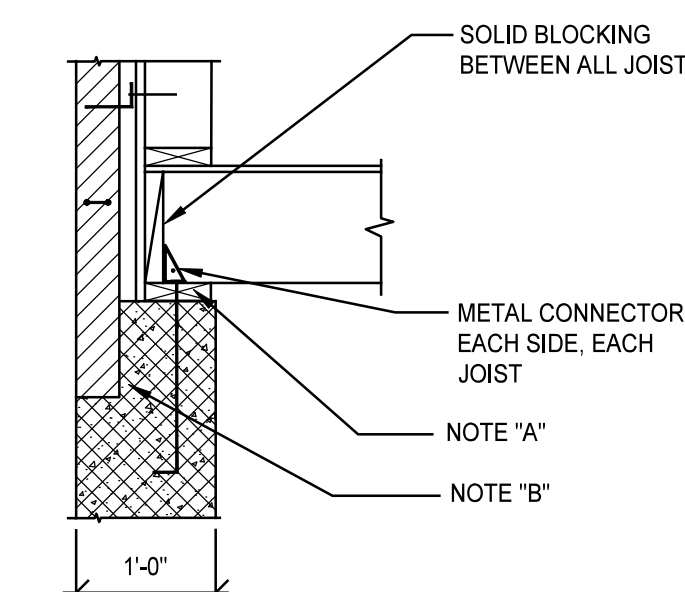
N.T.S.



Detail B

N.T.S.

(NEW WINDOW OPENINGS, TYP)



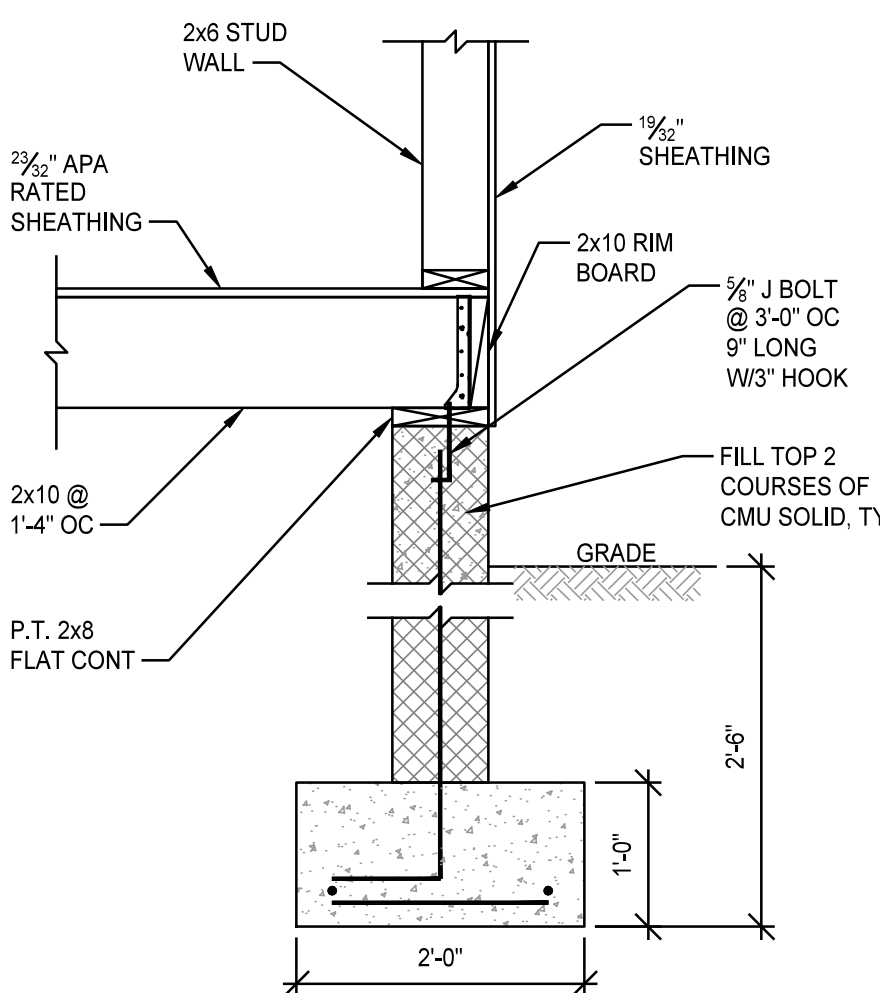
Detail C

N.T.S.

TYPICAL HOLD DOWN DETAIL

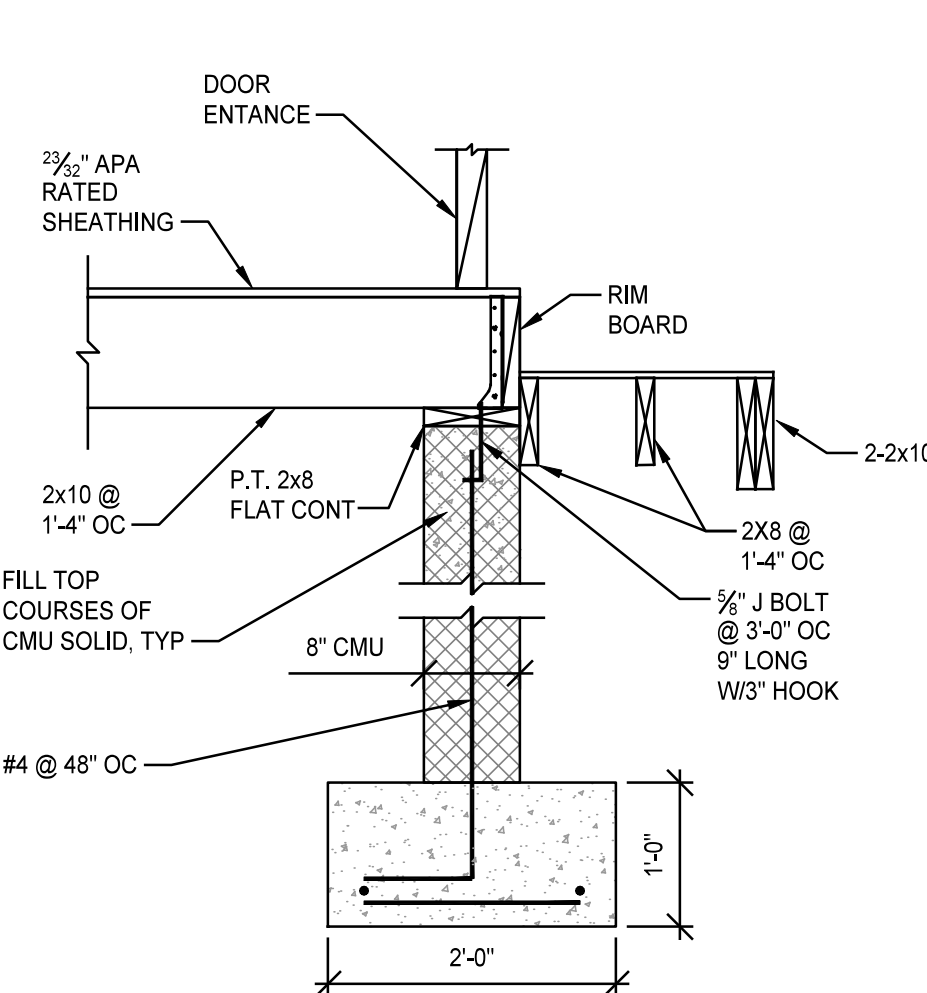
SEE PLAN FOR LOCATION

- 2x4 (MIN.) CONTINUOUS WOOD PLATE: BOLT TO WALL WITH 1/2" x 1'-4" LONG + HOOK ANCHOR BOLTS SPACED AT 3'-4" MAX. O.C. FILL CELLS SOLID @ ANCHOR BOLTS WITH NON SHRINK GROUT PER ASTM C 476.
- 16" MINIMUM DEEP CONTINUOUS BEARING COURSE OF HOLLOW MASONRY FILLED SOLID WITH NON SHRINK GROUT PER ASTM C 476 OR SOLID BRICK.



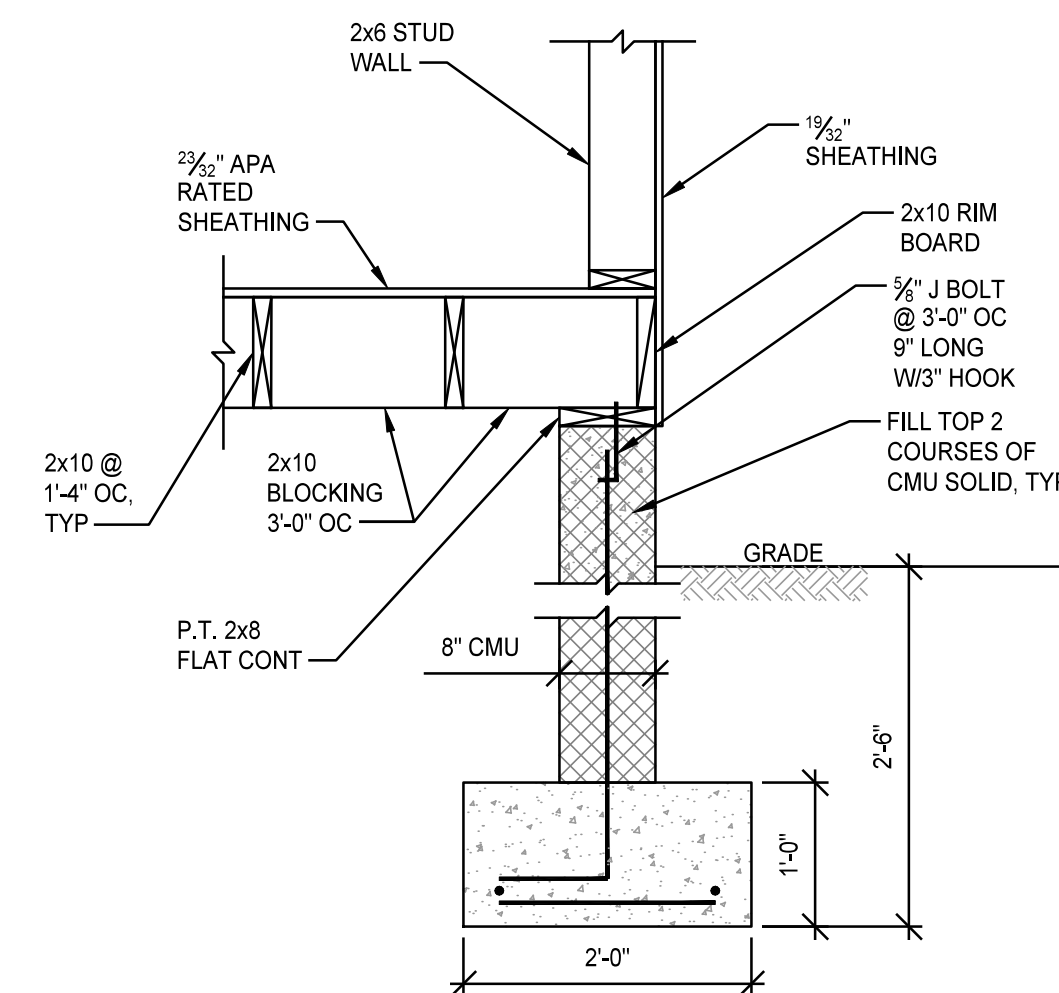
Section 1

3/4" = 1'-0"



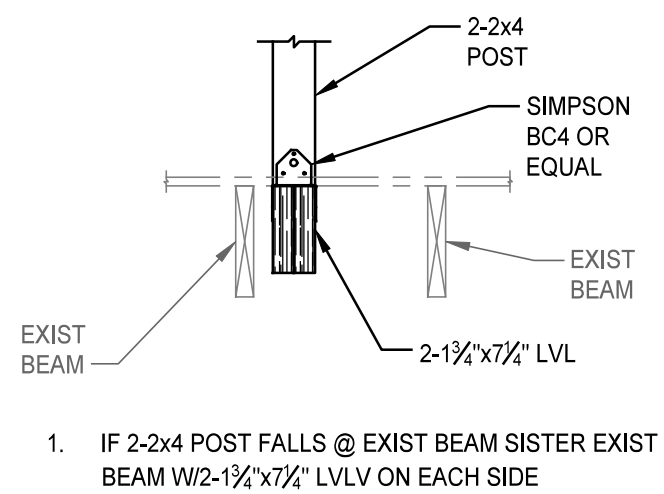
Section 2

3/4" = 1'-0"



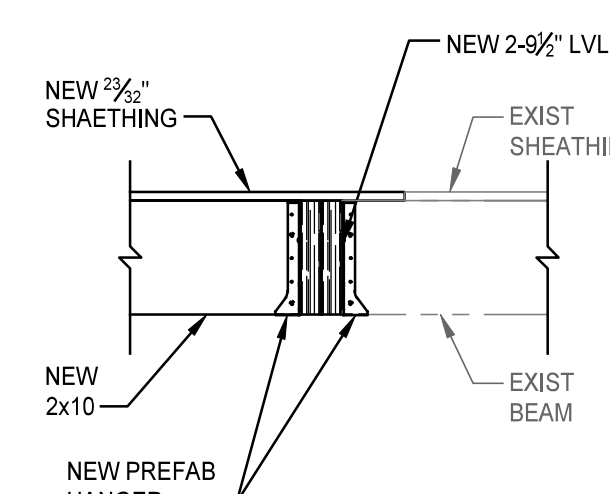
Section 3

3/4" = 1'-0"



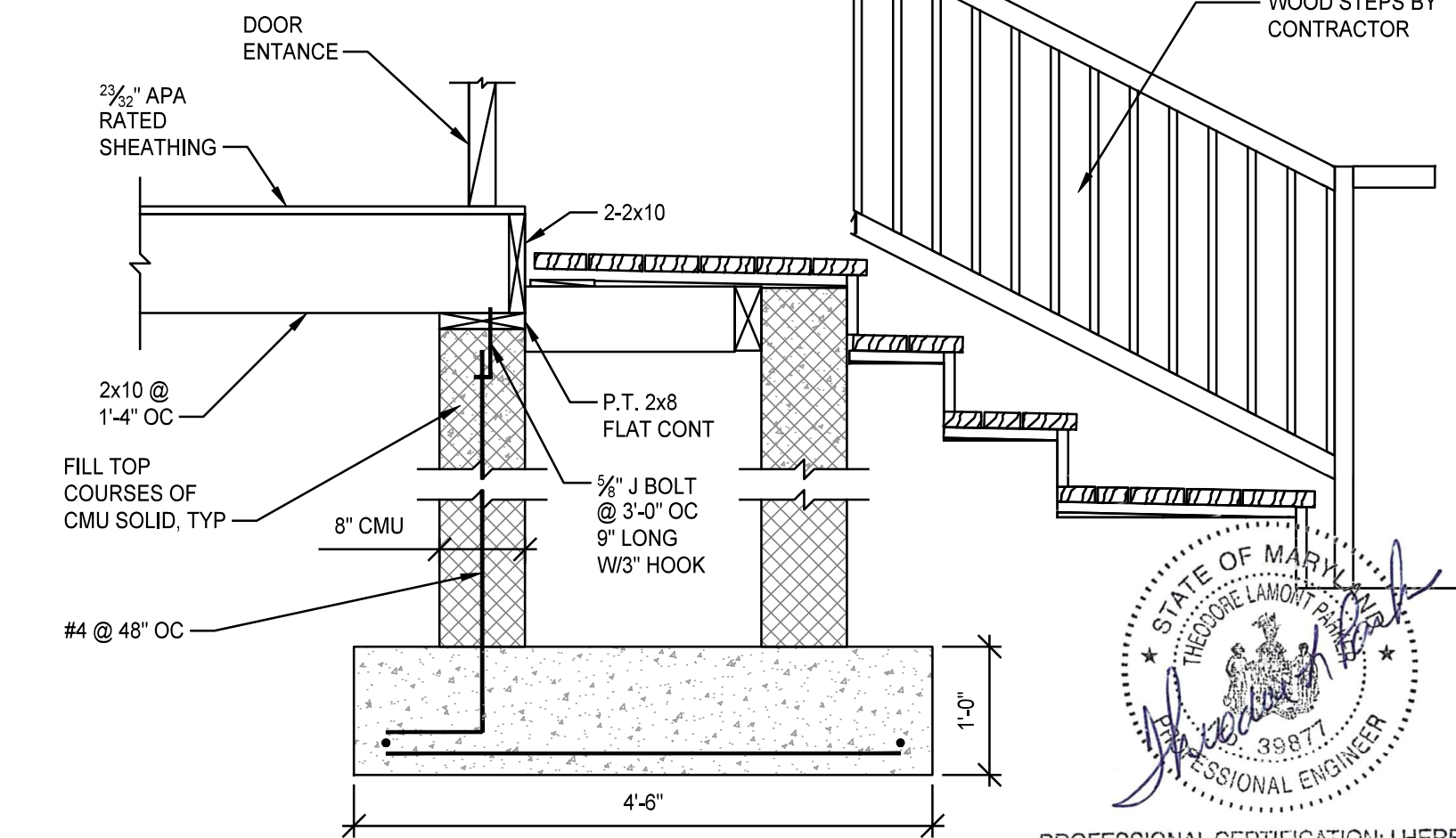
Section 4

3/4" = 1'-0"



Section 5

3/4" = 1'-0"



Section 2 Alt

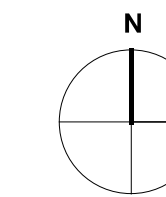
3/4" = 1'-0"

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DERICK ADAMS
MD REGISTRATION NO. 10023
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ST. LUKE'S CHURCH PARSONAGE

52 BOND AVENUE REISTERSTOWN, MARYLAND 21136

MARK	DATE	DESCRIPTION

DRAWN BY: RLR

CHECKED BY: TLP

PROJ. NO.: 24024

DRAWING TITLE:

General Notes
Details And Sections

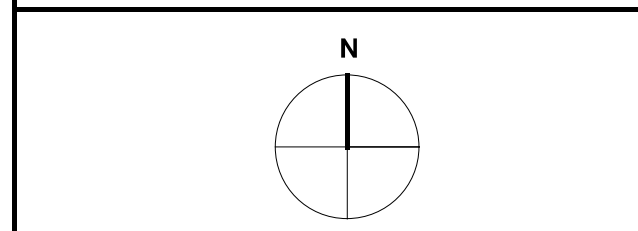
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S0-0

OF SHEET NUMBER

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DERRICK ADAMS
MD REGISTRATION NO. 10023
DATE:



ST. LUKE'S CHURCH PARSONAGE

52 BOND AVENUE REISTERSTOWN, MARYLAND 21136

MARK	DATE	DESCRIPTION

DRAWN BY: RLR

CHECKED BY: TLP

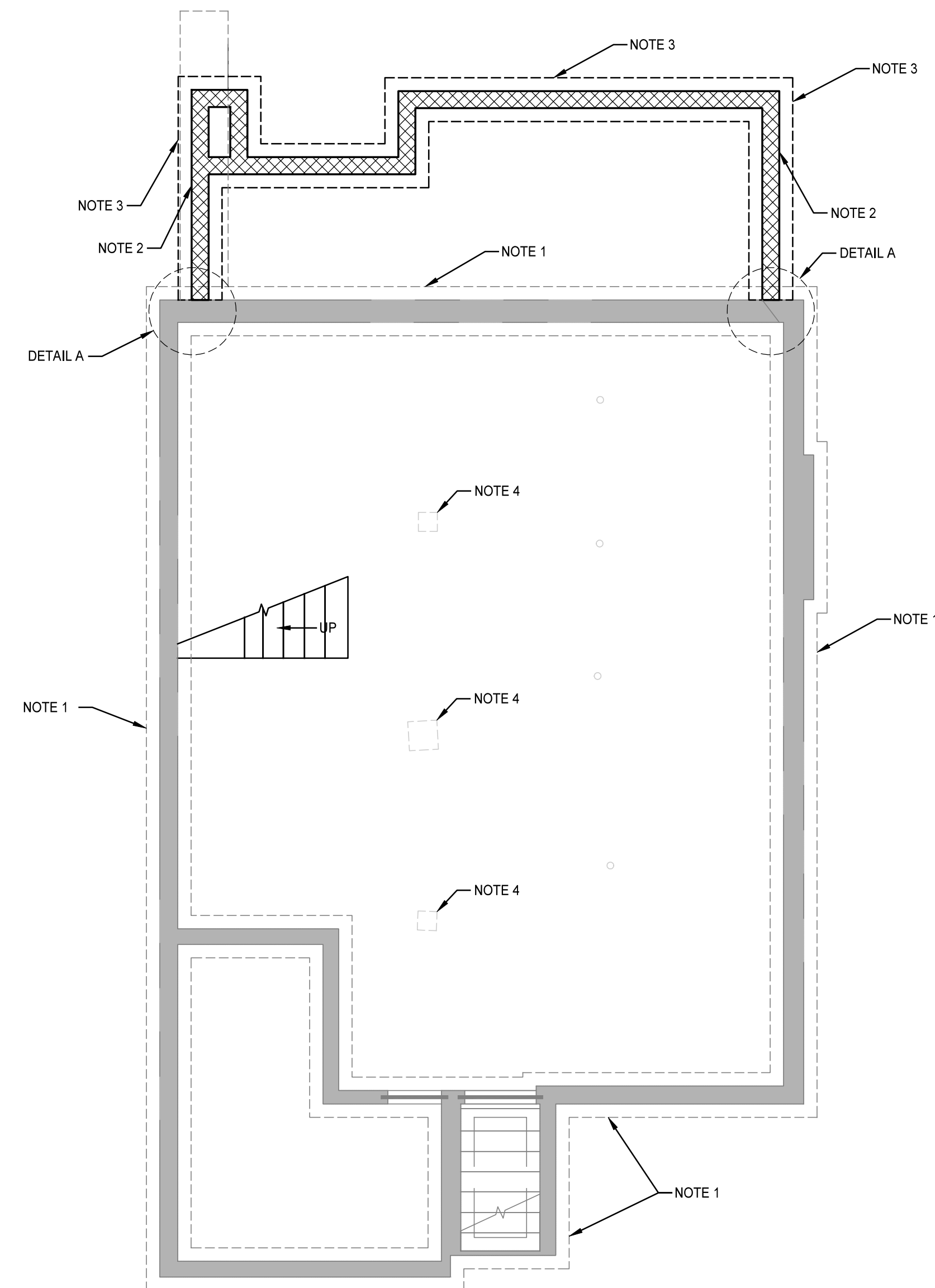
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DRAWING TITLE

Foundation Plan
And
First Floor Framing Plan

DRAWING NO.

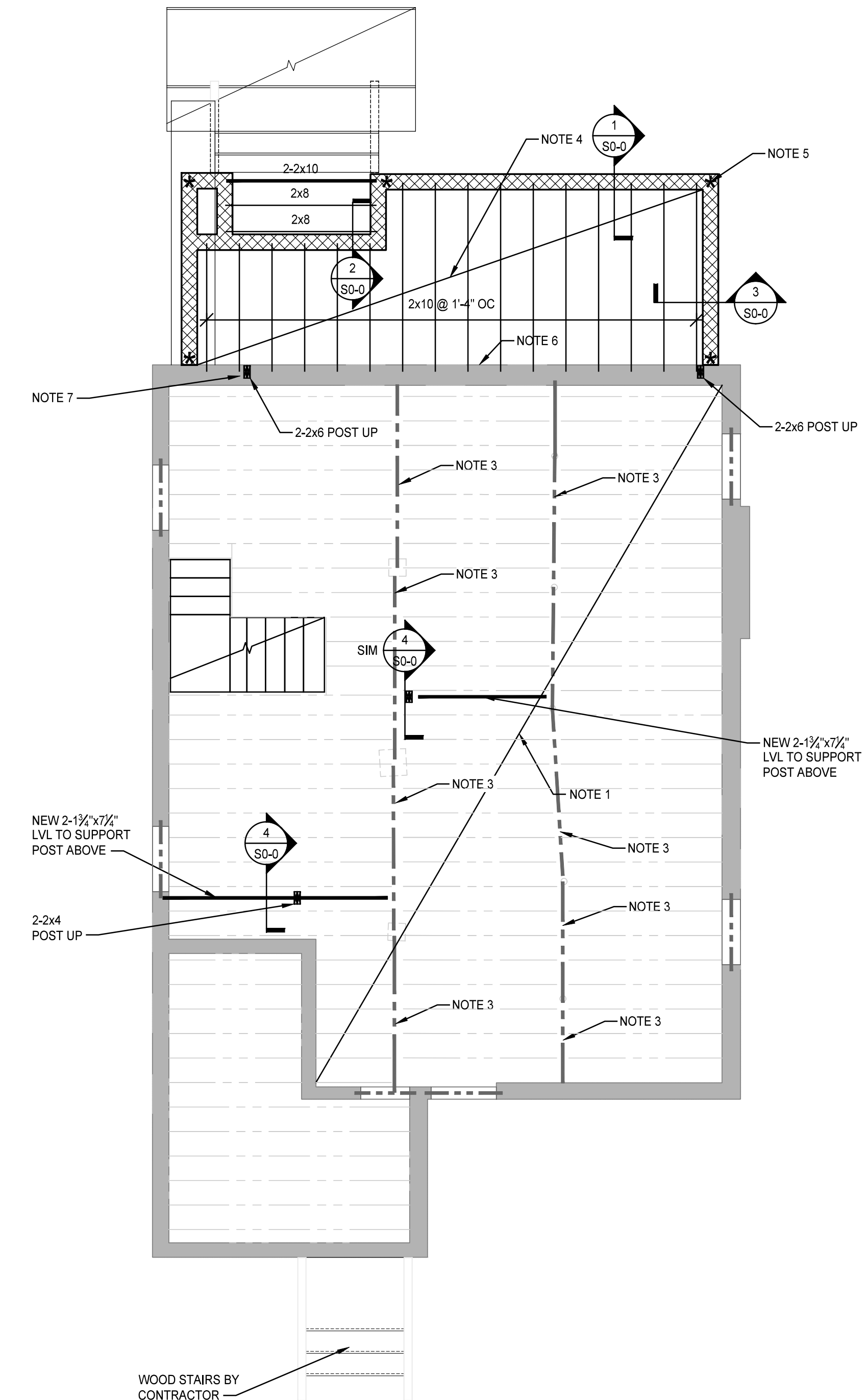
S0-1
OF
SHEET NUMBER



Foundation Plan

1/4" = 1'-0"

- EXISTING FOUNDATION TO BE VERIFIED.
- NEW 8" CMU WALL WITH #4 AT 48" O/C AND @ CORNERS.
- NEW 2'-0" X 1'-0" DP CONT. CONCRETE FOUNDATION WITH 2-#5 CONT.
- EXIST CMU PIERS.



First Floor Framing Plan

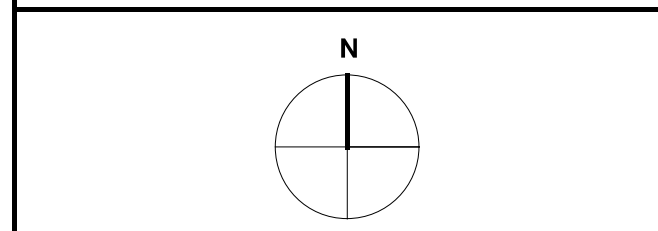
1/4" = 1'-0"

- REINFORCE EXISTING JOIST WITH NEW 2X8 MIN SISTERED TO EACH EXISTING JOIST.
- NEW 8" CMU WALL WITH #4 AT 48" O/C
- REINFORCE EXISTING GIRDER BEAMS WITH 1 1/2" X 7 1/2" LVL EACH SIDE.
- NEW 3/8" APA RATED SHEATHING.
- ★ - INDICATES LOCATION OF SHEAR WALL HOLD DOWNS. SEE DETAIL C.
- NOTIFY ENGINEER WHEN DEMO IS COMPLETE FOR CONNECTION TO EXIST FOUNDATION WALL.
- FILL 2 COURSE WIDE BY 2 COURSE DEEP W/PEA GRAVEL GROUT.
- ALL NEW EXTERIOR WALLS TO HAVE 1/2" MIN APA RATED SHEATHING ON EXTERIOR.



PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 39877; EXPIRATION DATE: JANUARY 19, 2027

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ST. LUKE'S CHURCH PARSONAGE

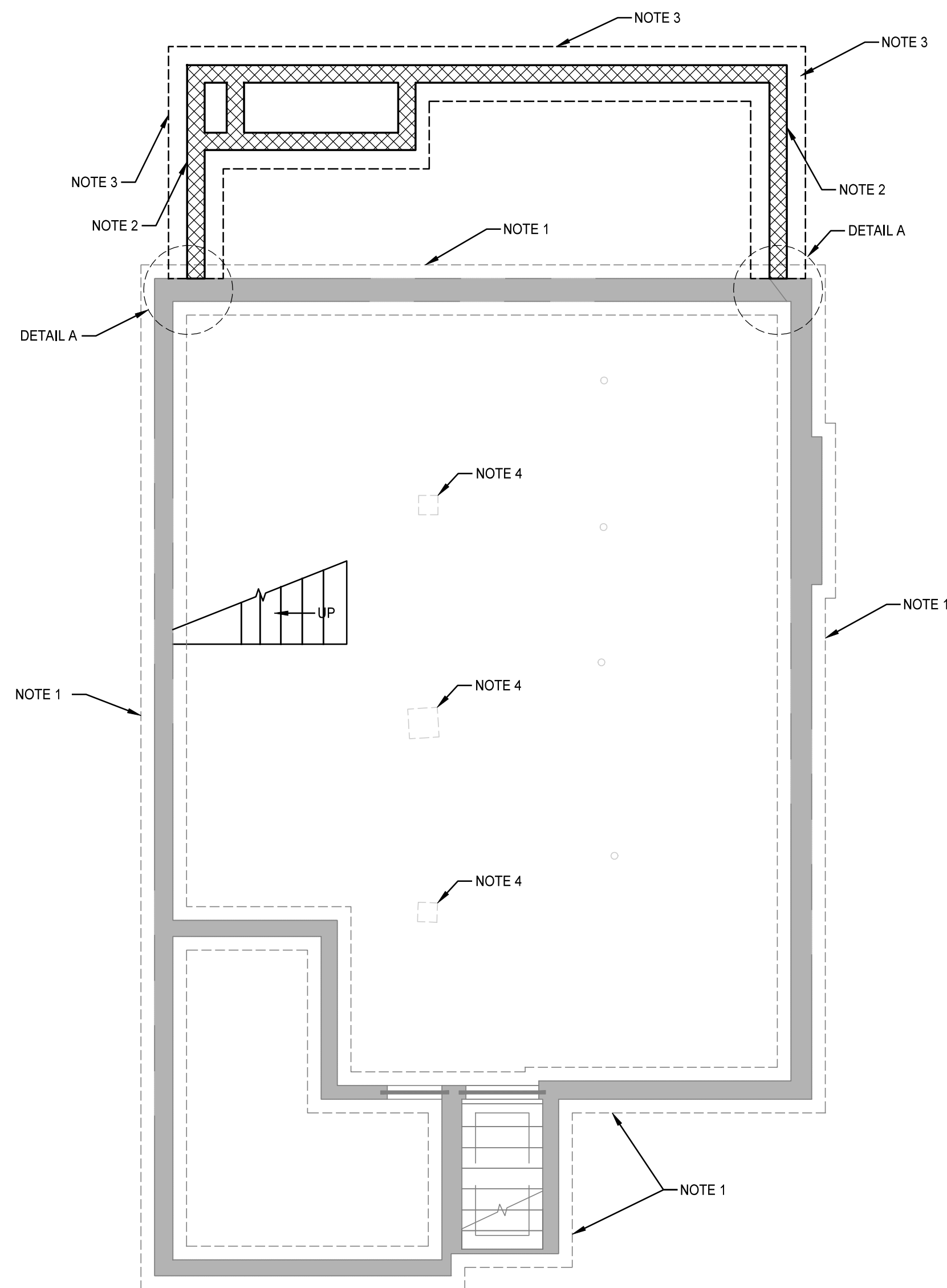
52 BOND AVENUE REISTERSTOWN, MARYLAND 21136

MARK	DATE	DESCRIPTION

DRAWN BY: RLR
CHECKED BY: TLP
PROJ. NO.: 24024

DRAWING TITLE
Second Floor Framing Plan
And
Attic Floor Framing Plan

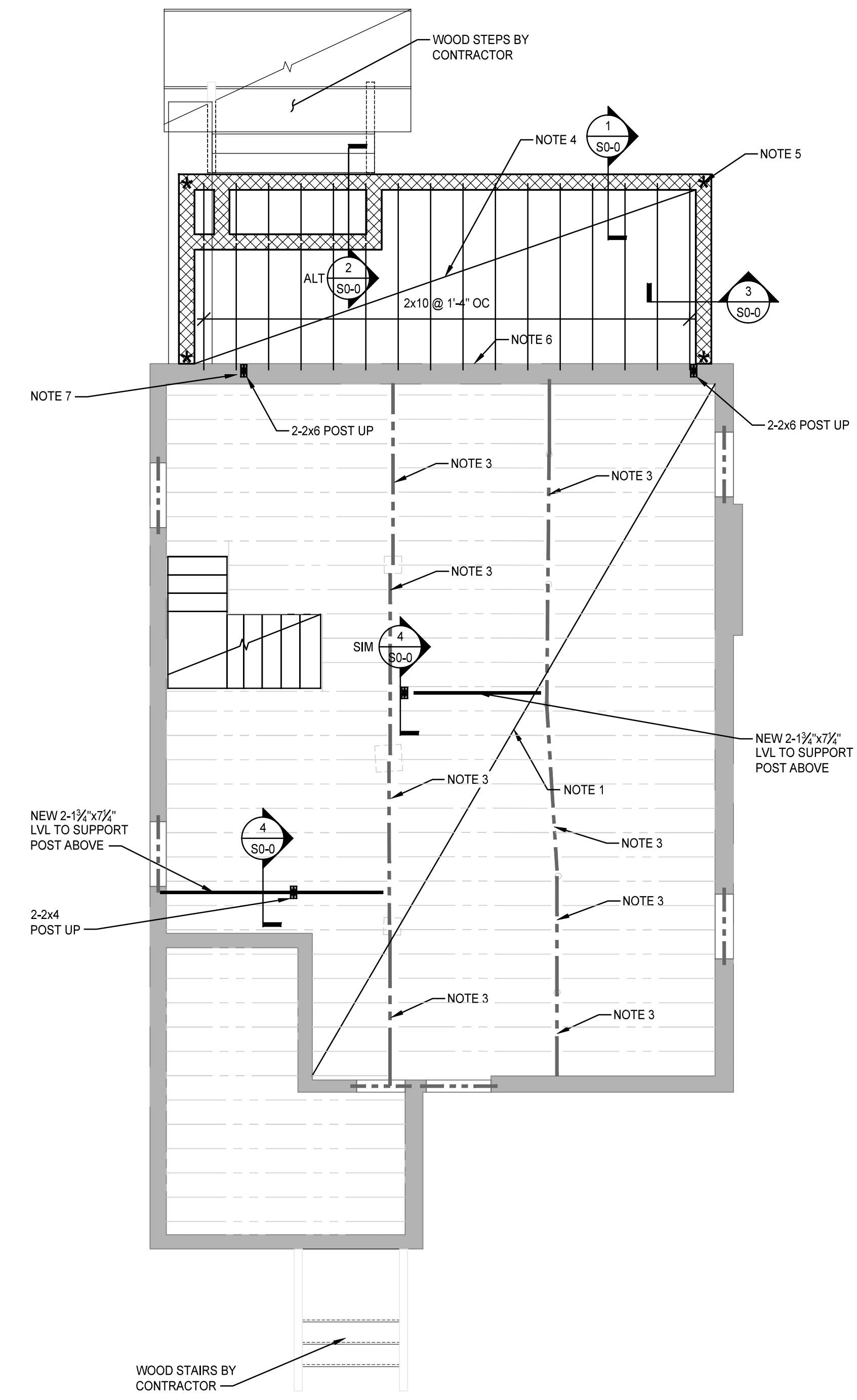
DRAWING NO.
S0-3
OF
SHEET NUMBER



Alt Foundation Plan

1/4" = 1'-0"

- EXISTING FOUNDATION TO BE VERIFIED.
- NEW 8" CMU WALL WITH #4 AT 48" O/C AND @ CORNERS.
- NEW 2'-0" X 1'-0" DP CONT. CONCRETE FOUNDATION WITH 2-#5 CONT.
- EXIST CMU PIERS.



Alt First Floor Framing Plan

1/4" = 1'-0"

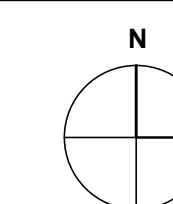
- REINFORCE EXISTING JOIST WITH NEW 2X8 MIN SISTERED TO EACH EXISTING JOIST.
- NEW 8" CMU WALL WITH #4 AT 48" O/C
- REINFORCE EXISTING GIRDER BEAMS WITH 1 1/2"x7 1/2" LVL EACH SIDE.
- NEW 3/8" APA RATED SHEATHING.
- * - INDICATES LOCATION OF SHEAR WALL HOLD DOWNS. SEE DETAIL C.
- NOTIFY ENGINEER WHEN DEMO IS COMPLETE FOR CONNECTION TO EXIST FOUNDATION WALL.
- FILL 2 COURSE WIDE BY 2 COURSE DEEP WIPEA GRAVEL GROUT.
- ALL NEW EXTERIOR WALLS TO HAVE 1/2" MIN APA RATED SHEATHING ON EXTERIOR.



PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 39877, EXPIRATION DATE: JANUARY 19, 2027



Professional Certification: I hereby certify that these documents were reviewed by me, and that I am a duly licensed engineer under the laws of the State of Maryland, License # 14932, expiration date 05/22/28.



ST. LUKE'S CHURCH PARSONAGE

52 BOND AVENUE REISTERSTOWN, MARYLAND 21136

MARK	DATE	DESCRIPTION
	8/8/2026	PERMIT SET

DRAWN BY:

CHECKED BY:

PROJ. NO.: 24024

DRAWING TITLE

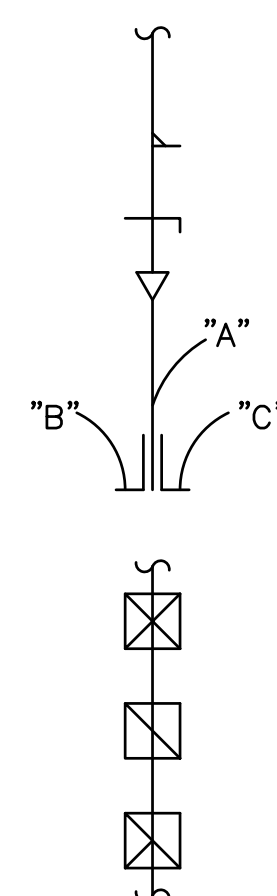
MECHANICAL OUTLINE SPECS.,
LEGEND & SCHEDULES

DRAWING NO.

M-1
OF
SHEET NUMBER

LEGEND & ABBREVIATION (HVAC)

SYMBOLS & ABBREVIATIONS



DESCRIPTIONS

ALL DUCT SIZES ARE NET CLEAR INSIDE DIMENSIONS

BRANCH WITH 45° TAP

MANUAL VOLUME DAMPER (M.V.D.) TRANSITION

2 WAY SPLIT AT END OF MAIN AREA "A" IS EQUAL TO SUM OF AREAS "B" AND "C"

SUPPLY REGISTER, SIZE & CFM NOTED

RETURN REGISTER OR GRILLE SIZE & CFM NOTED

EXHAUST REGISTER OR GRILLE SIZE & CFM NOTED

SYMBOLS



ABBREVIATION

CFM CUBIC FEET PER MINUTE

EF EXHAUST FAN

RA RETURN AIR

AHU AIR HANDLING UNIT

CU CONDENSING UNIT

DA OUTSIDE AIR

SA SUPPLY AIR

OAT OUTSIDE AIR TEMPERATURE

EAT ENTERING AIR TEMPERATURE

HP HORSE POWER

CD CONDENSATE DRAIN PIPING

SFR SUPPLY FLOOR REGISTER

SCR SUPPLY CEILING REGISTER

SSR SUPPLY SIDEWALL REGISTER

RG RETURN GRILLE

DESCRIPTION

THERMISTAT

CUBIC FEET PER MINUTE

EXHAUST FAN

RETURN AIR

AIR HANDLING UNIT

CONDENSING UNIT

OUTSIDE AIR

SUPPLY AIR

OUTSIDE AIR TEMPERATURE

ENTERING AIR TEMPERATURE

HORSE POWER

CONDENSATE DRAIN PIPING

SUPPLY FLOOR REGISTER

SUPPLY CEILING REGISTER

SUPPLY SIDEWALL REGISTER

RETURN GRILLE

MECHANICAL OUTLINE SPECIFICATION:

- SCOPE: THE CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS REQUIRED FOR THE COMPLETE INSTALLATION OF THE MECHANICAL WORK INDICATED ON THE DRAWINGS, DESCRIBED HEREIN AND DIRECTED BY THE OWNER.
- VERIFY: THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL INFORMATION SHOWN ON THE DRAWINGS PRIOR TO SUBMITTING THE BID. ALL QUESTIONS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO BID.
- CHANGES: ANY PROPOSED DEVIATIONS TO THE DRAWINGS REQUIRED DUE TO THE ACTUAL FIELD CONDITIONS SHALL BE PERFORMED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL SUBMIT PROPOSED CHANGES TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PERFORMING SUCH WORK.
- REGULATIONS AND PERMITS: ALL WORK SHALL BE IN ACCORDANCE WITH AND APPROVED BY ALL AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND INSPECTION.
- SHOP DRAWINGS: THE CONTRACTOR SHALL SUBMIT THE SHOP DRAWINGS FOR ALL EQUIPMENT AND MATERIAL TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING.
- PIPING: REFRIGERANT PIPING SHALL BE CONSTRUCTED OF SEAMLESS COPPER, TYPE "L" (TYPE ACR). THE ABOVE GROUND CONDENSATE DRAIN PIPING SHALL BE CONSTRUCTED OF SCHEDULE 40 PVC AND SHALL BE SLOPED AND ROUTED TO THE SUMP PUMP PIT IN THE BASEMENT. THE REFRIGERANT PIPING SHALL BE EXTENDED FROM THE COOLING COIL OF EACH INDOOR AIR HANDLING UNIT TO ITS RESPECTIVE OUTDOOR CONDENSING UNIT. THE REFRIGERANT PIPING SHALL BE SIZED IN ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.
 - SANITARY & VENT PIPING: UNDERGROUND: SERVICE WEIGHT CAST-IRON BELL & SPIGOT. ABOVE GROUND: SERVICE WEIGHT CAST-IRON NO HUB.
 - DOMESTIC C.W. & H.W. PIPING: SEAMLESS COPPER WATER TUBE, ANSI H23.1 TYPE "L", HARD TEMPER, WROUGHT COPPER SOLDER JOINT FITTINGS, ANSI 316.22 SOLDER PER APPLICABLE CODES.
- INSULATION:
 - THE REFRIGERANT PIPING SHALL BE INSULATED WITH 1-INCH THICK RIGID MOLDED GLASS FIBER PIPE INSULATION WITH FACTORY APPLIED JACKETING AND VAPOR BARRIER.
 - THE SUPPLY DUCTWORK IN THE UNCONDITIONED SPACE (CRAWL SPACE AND ATTIC AREA) SHALL BE INSULATED WITH 2 INCH THICK FLEXIBLE GLASS FIBER BLANKET WITH FACTORY APPLIED JACKET.
- DUCTWORK:
 - A. THE SUPPLY, RETURN & EXHAUST DUCTWORK SHALL BE CONSTRUCTED OF GALVANIZED STEEL TO THE SPECIFICATION OF SMACNA AND THE LATEST REQUIREMENTS OF NFPA.
- AIR DEVICES: THE SUPPLY & RETURN REGISTERS/GRILLES SHALL BE AS INDICATED ON THE DRAWINGS.
- HVAC EQUIPMENT:
 - A. SPLIT GAS FIRED AIR CONDITIONING UNITS SYSTEM (AHU-1/CU-1 AND AHU-2/CU-2): THE SPLIT GAS FIRED AIR CONDITIONING UNITS SHALL BE PROVIDED. THE SPLIT GAS FIRED AIR CONDITIONING UNITS SHALL CONSIST OF INDOOR AIR HANDLING UNITS, OUTDOOR CONDENSING UNITS AND INTERCONNECTING REFRIGERANT PIPING. A SEVEN DAY PROGRAMMABLE HEATING/COOLING THERMOSTAT SHALL BE PROVIDED FOR EACH GAS FIRED AIR CONDITIONING UNIT. THE UNITS SHALL BE AS SCHEDULED ON THE DRAWINGS (AHU-1 SHALL BE VERTICAL UNIT WITH UPFLOW DISCHARGE AND THE AHU-2 SHALL BE HORIZONTAL UNIT). THE CONDENSATE DRAIN PUMP SHALL BE PROVIDED FOR BOTH UNITS.
- THE CONTRACTOR SHALL BALANCE ALL AIR QUANTITIES IN ACCORDANCE WITH THE ASSOCIATED AIR BALANCE COUNCIL STANDARDS AND SHALL SUBMIT THE REPORTS TO THE ENGINEER FOR REVIEW AND APPROVAL.
- ALL ITEMS DAMAGED BY THE CONTRACTOR SHALL BE RESTORED TO THEIR ORIGINAL CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL COORDINATE ALL MECHANICAL WORK WITH ALL OTHER DISCIPLINES.
- VENT PIPES AND OTHER EQUIPMENT PROJECTING THROUGH ROOF SHALL BE PROPERLY FLASHED WITH 4 POUND LEAD AND MADE ABSOLUTELY WATER PROOF.
- EXHAUST FAN SHALL BE CABINET CEILING MOUNTED TYPE AS STATED AND SHOWN ON THE MECHANICAL DRAWINGS.

INDOOR AIR HANDLING UNIT AND GAS FURNACE SCHEDULE

MARK	OUTDOOR UNIT SERVED	AREA SERVED	UNIT CONFIGURATION	MANUFACTURER	MODEL NUMBER	FAN			COOLING				HEATING				ELECTRICAL							
						S.A. CFM	RPM	HP	TOTAL BTUH	SENSIBLE BTUH	EAT FDB/PWB	LAT FDB/PWB	OAT	SEER	FUEL	1st STAGE INPUT BTUH	1st STAGE OUTPUT BTUH	2nd STAGE INPUT BTUH	2nd STAGE OUTPUT BTUH	EAT FDB	AFUE%	V/PH/HZ	AMPS	MAXIMUM CIRCUIT BREAKER
AHU-1	CJ-1	FIRST FLOOR	UPFLOW	TRANE	5TXCB006AS3 + 3VZB040U3PSC	1,300	VARIABLE	0.5	33,379	28,020	75.0/62.8	54.9/53.8	95	17.1	NATURAL GAS	26,000	25,220	40,000	38,800	70.3	96	115/1/60	7.9	15
AHU-2	CJ-2	SECOND FLOOR	HORIZONTAL	TRANE	5TXCB006AS3 + 3VZB040U3PSC	1,300	VARIABLE	0.5	33,379	28,020	75.0/62.8	54.9/53.8	95	17.1	NATURAL GAS	26,000	25,220	40,000	38,800	70.3	96	115/1/60	7.9	15

NOTE:
1. PROVIDE CONDENSATE DRAIN PUMP (AS MANUFACTURED BY LITTLE GIANT OR APPROVED EQUAL) FOR AHU-1 & AHU-2.

OUTDOOR AIR-COOLED CONDENSING UNIT SCHEDULE

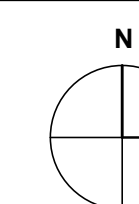
MARK	INDOOR UNIT SERVED	MANUFACTURER	MODEL NUMBER	NOMINAL COOLING RATING BTUH/TONS	O.A. TEMP F	ELECTRICAL				
						V/PH/HZ	MCA	MAXIMUM CIRCUIT BREAKER	FAN HP	REFRIGERANT
CJ-1	AHU-1	TRANE	5TTR6036A1000A	36,000/3	95	208-230/1/60	27	30	0.33	R-454B
CJ-2	AHU-2	TRANE	5TTR7036A1000A	36,000/3	95	208-230/1/60	27	30	0.33	R-454B



MEP ENGINEER
F&H CONSULTANTS, P.C.
1040 DEER RIDGE DR., SUITE 100
BALTIMORE, MARYLAND 21210
www.fhconsultants.com



Professional Certification: I hereby certify that these documents were reviewed by me, and that I am a duly licensed engineer under the laws of the State of Maryland, License # 14932, expiration date 05/22/28.



ST. LUKE'S CHURCH PARSONAGE

52 BOND AVENUE REISTERSTOWN,
MARYLAND 21136

MARK	DATE	DESCRIPTION
	8/8/2026	PERMIT SET

DRAWN BY:

CHECKED BY:

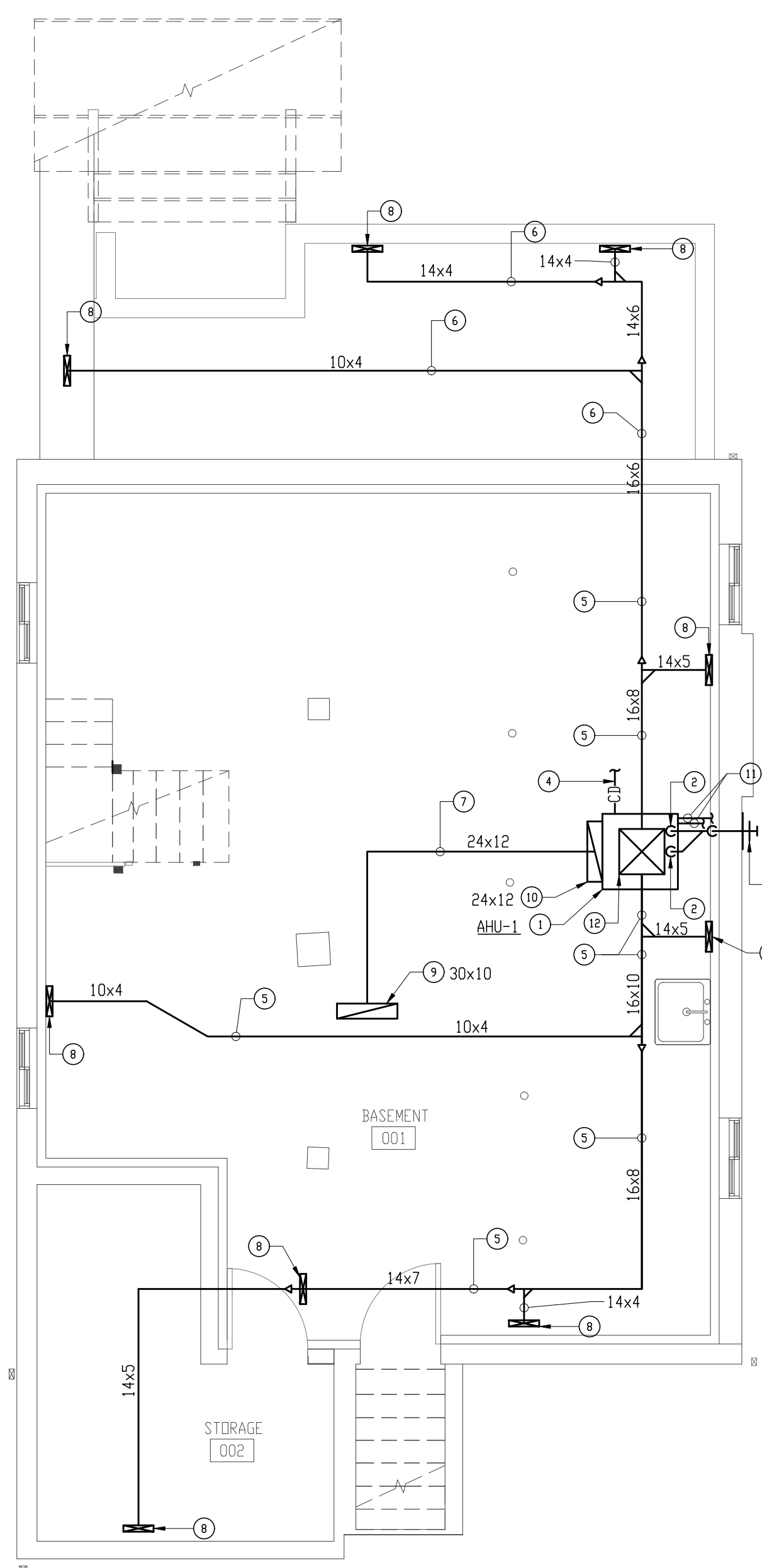
PROJ. NO.: 24024

DRAWING TITLE

BASEMENT FLOOR PLANS -
MECHANICAL
(DEMOLITION & NEW WORK)

DRAWING NO.

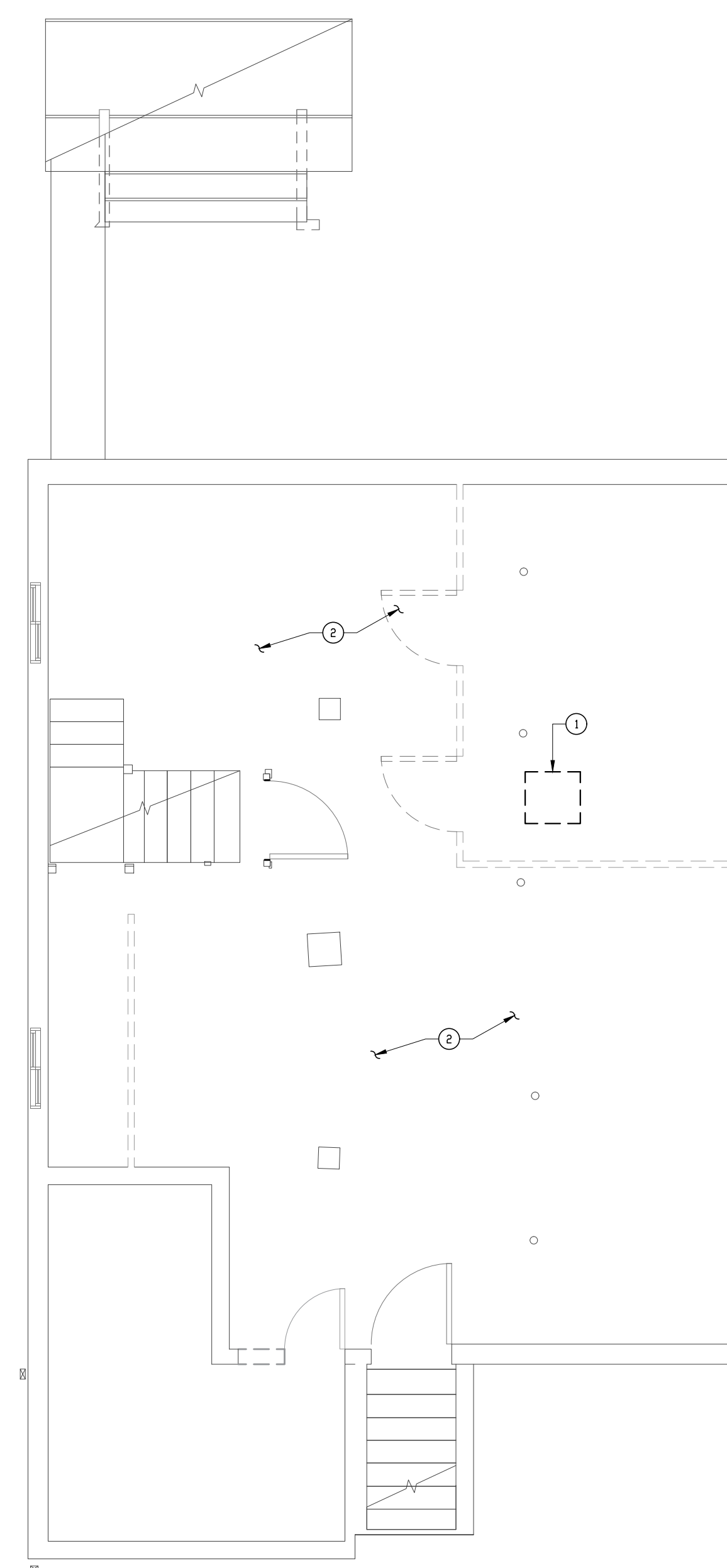
M-2
OF
SHEET NUMBER



BASEMENT FLOOR PLAN - MECHANICAL
(NEW WORK)
SCALE: 1/4" = 1'-0"

DRAWING NOTES:

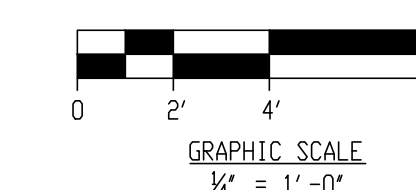
- 1 PROVIDE FACTORY ASSEMBLED, PIPED, WIRED, AND TESTED GAS FIRED UP-FLOW FURNACE WITH ENERGY EFFICIENCY (AFUE) OF 96%, COMPLYING WITH ANSI Z21.47, "GAS-FIRED CENTRAL FURNACES," AND NFPA 54, "NATIONAL FUEL GAS CODE"; AND BEARING LABEL OF AMERICAN GAS ASSOCIATION. ACCESSORIES COMPLETE WITH CONTROLS, SEVEN DAYS PROGRAMMABLE THERMOSTAT, DIRECT EXPANSION COILING COIL WITH REFRIGERANT PIPING, DIRECT VENT, SIDE RETURN, AND AIR FILTER WITH RACK KIT FOR SIDE RETURN APPLICATION. GAS FIRED UP FLOW FURNACE SHALL BE LOCATED ON A 4" HIGH CONCRETE PAD.
- 2 PROVIDE 3" VENT 3" COMBUSTION AIR INTAKE PIPE FOR EACH FURNACE. THE 3" VENT & COMBUSTION AIR INTAKE PIPES SHALL BE CONNECTED TOGETHER IN THE BASEMENT AND TERMINATE WITH A CONCENTRIC VENT AT THE EXTERIOR WALL OF THE HOUSE. PRIOR TO ORDERING THE EQUIPMENT OR PERFORMING ANY WORK, THE CONTRACTOR SHALL VERIFY THAT THE MAXIMUM EQUIVALENT LENGTH OF VENT & COMBUSTION AIR INTAKE PIPING (INCLUDING THE ELBOWS, FITTINGS & CONCENTRIC VENT) DOES NOT EXCEED THE MAXIMUM ALLOWABLE LENGTH AS REQUIRED OR RECOMMENDED BY THE EQUIPMENT MANUFACTURER INSTALLATION GUIDE.
- 3 CONCENTRIC VENT THROUGH THE EXTERIOR WALL SERVING AHU-1. THE CLEARANCES TO ALL BUILDING OPENINGS AND ABOVE GRADE SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES.
- 4 3/4" CONDENSATE PIPING SHALL BE EXTENDED TO THE SUMP PUMP IN THE BASEMENT.
- 5 SUPPLY DUCTWORK SERVING THE FLOOR MOUNTED SUPPLY REGISTER ON THE FIRST FLOOR.
- 6 UNDERFLOOR SUPPLY DUCTWORK LOCATED IN CRAWL SPACE SERVING THE FLOOR MOUNTED SUPPLY REGISTERS ON THE FIRST FLOOR.
- 7 RETURN DUCTWORK SERVING THE WALL MOUNTED RETURN GRILLE ON THE FIRST FLOOR.
- 8 SUPPLY BRANCH DUCTWORK UP TO FLOOR MOUNTED REGISTER ON THE FIRST FLOOR, SIZE SHALL MATCH FLOOR REGISTER.
- 9 30x10 RETURN DUCTWORK UP TO THE RETURN GRILLE ON THE FIRST FLOOR.
- 10 24x12 RETURN DUCTWORK DROP TO THE AIR INLET OF THE AHU-1 (PROVIDE FLEXIBLE CONNECTION).
- 11 REFRIGERANT PIPING SHALL BE EXTENDED TO THE OUTDOOR CONDENSING UNIT (CU-1).
- 12 20x16 SUPPLY DUCT DOWN TO SUPPLY AIR OUTLET OF AHU-1 (PROVIDE FLEXIBLE CONNECTION).



BASEMENT FLOOR PLAN - MECHANICAL
(DEMOLITION)
SCALE: 1/4" = 1'-0"

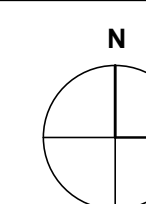
DRAWING NOTES:

- 1 REMOVE EXISTING GAS FIRED FURNACE AND RELATED SUPPLY/RETURN DUCTWORK, FLUE/VENT PIPING, REFRIGERANT, CONDENSATE AND GAS PIPING.
- 2 EXISTING SUPPLY AND RETURN DUCTWORK THROUGHOUT THE BASEMENT AREA SHALL BE REMOVED.





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ST. LUKE'S CHURCH PARSONAGE

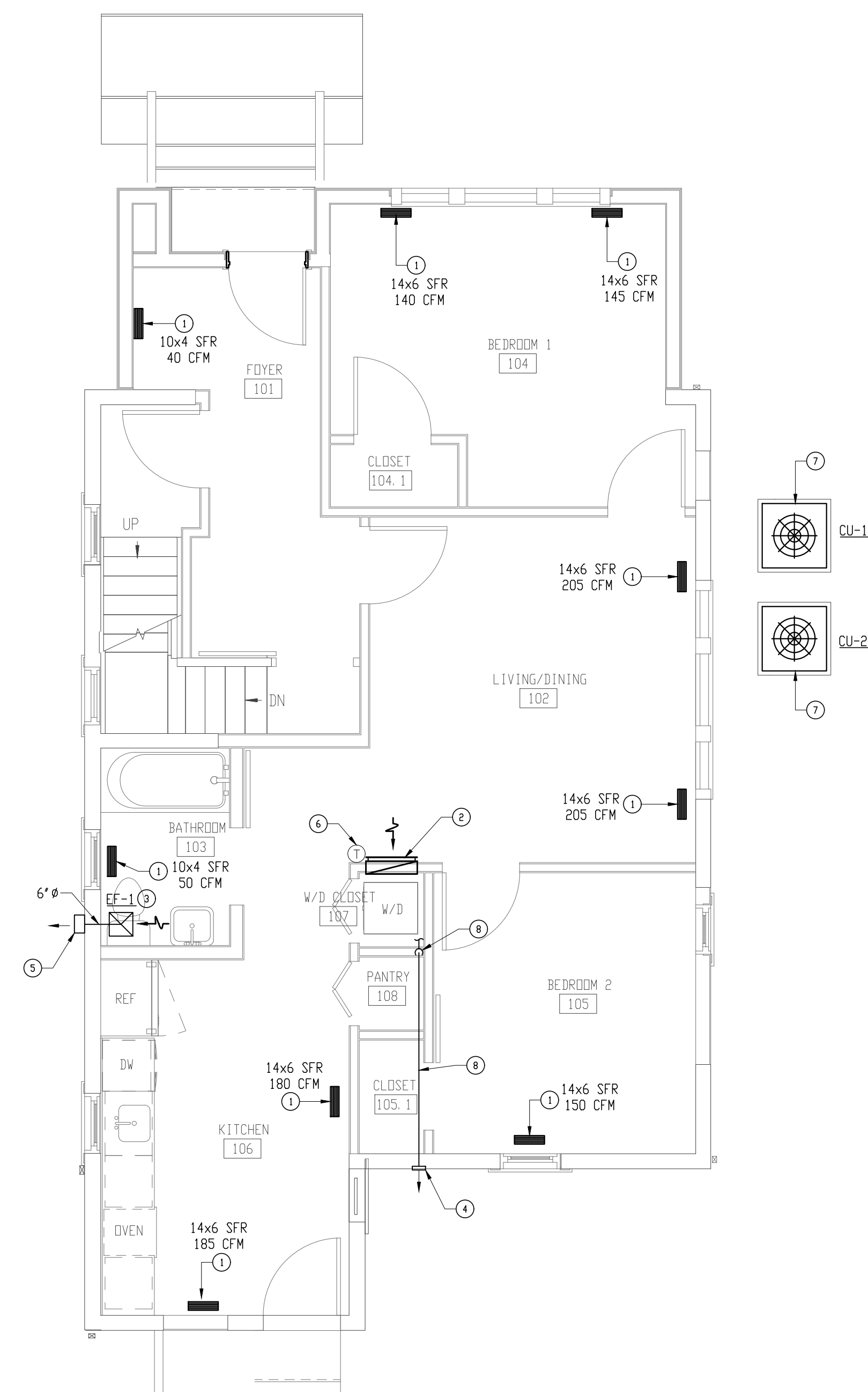
52 BOND AVENUE REISTERSTOWN, MARYLAND 21136

MARK	DATE	DESCRIPTION
	8/8/2026	PERMIT SET

DRAWN BY:
CHECKED BY:
PROJ. NO.: 24024

DRAWING TITLE
FIRST FLOOR PLANS - MECHANICAL (DEMOLITION & NEW WORK)

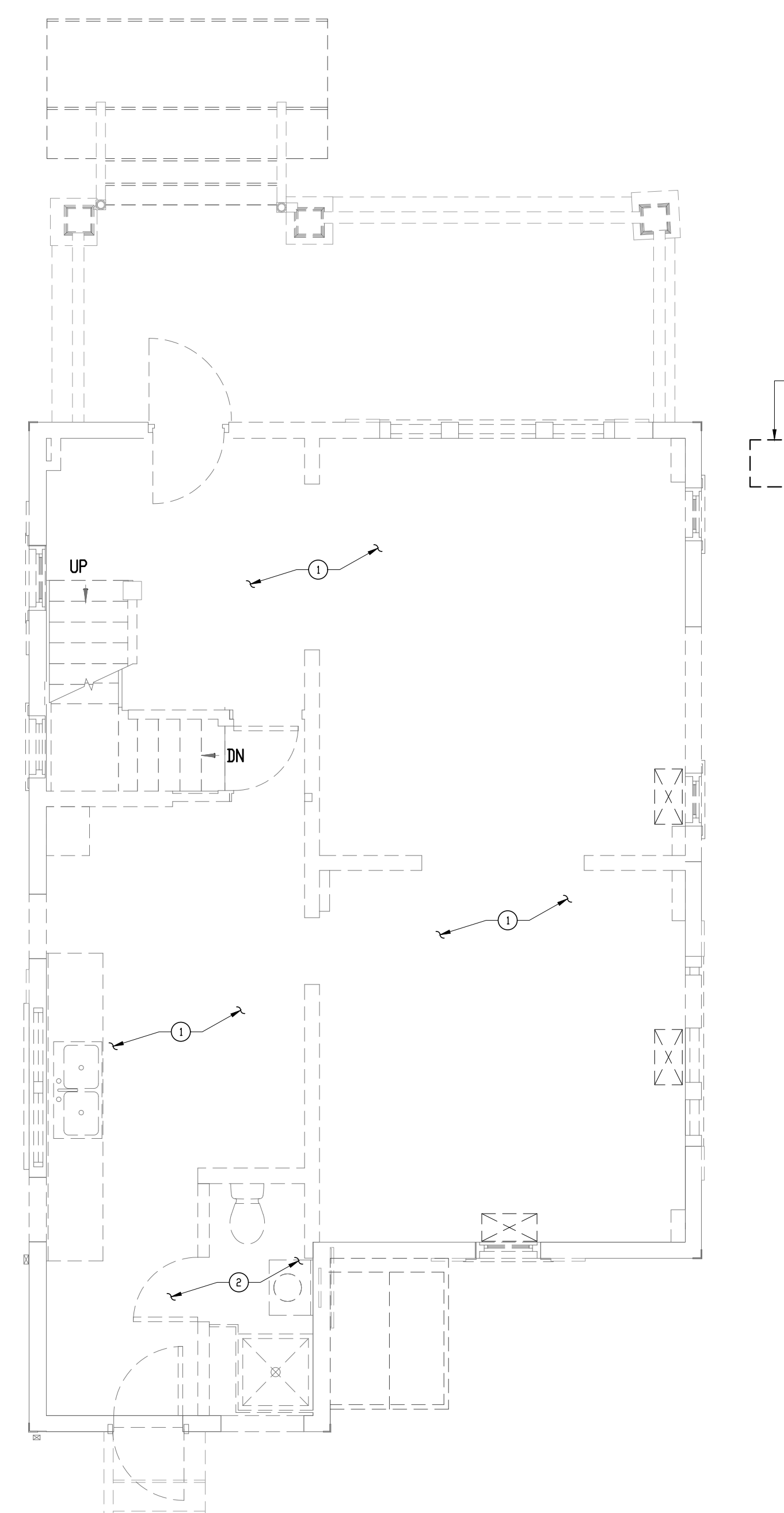
DRAWING NO.
M-3
OF SHEET NUMBER



FIRST FLOOR PLAN - MECHANICAL (NEW WORK)
SCALE: 1/4" = 1'-0"
1
M-3

DRAWING NOTES:

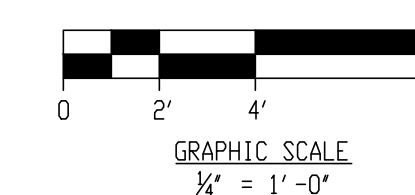
- ① PROVIDE SUPPLY FLOOR REGISTER (SFR) FOR THE SIZE AND AIR FLOW AS SHOWN ON PLAN, DOUBLE DEFLECTION, IMPRESSED BLADE DAMPER, CONSTRUCTED OF HEAVY GAUGE STEEL, HARTCOCKLEY MODEL 411 OR APPROVED EQUAL. THE REGISTER SHALL BE TESTED IN ACCORDANCE WITH ANSI/ASHRAE STANDARD 70.
- ② PROVIDE 24"x30"H WALL MOUNTED RETURN GRILLE (RG), ALUMINUM CONSTRUCTION, HARTCOCKLEY MODEL A672 OR APPROVED EQUAL.
- ③ PROVIDE CEILING MOUNTED EXHAUST FAN WITH 75 CFM, 0.375" SP, 80 WATTS, DESIGNER GRILLE, SWITCH-NEMA-1 WITH PILOT LIGHT, INCANDESCENT 100 WATT BULB WITH FROSTED LENS, AND MOTOR WITH THERMAL OVERLOADS SOLID STATE SPEED CONTROL, GREENHECK SP-B110 FOR FAN AND WC-6 FOR ROUND CONNECTION HOODED WALL CAP OR APPROVED EQUAL. THE CONSTRUCTION SHOULD HAVE CORROSION RESISTANT GALVANIZED STEEL SCROLL AND HOUSING WHITE DESIGNER, NON-YELLOWING GRILLE. ROUND OUTLET DUCT COLLAR WITH INTEGRAL BACKDRAFT DAMPER, SINGLE INLET FORWARD CURVED WHEEL, PLUG TYPE DISCONNECT, ADJUSTABLE MOUNTING BRACKETS, AND ENERGY STAR COMPLIANT.
- ④ PROVIDE EXTERIOR WALL CAP FOR THE DRYER EXHAUST IN ACCORDANCE WITH APPLICABLE CODES AND MANUFACTURER'S REQUIREMENTS/RECOMMENDATIONS.
- ⑤ PROVIDE WALL CAP FOR EXHAUST DUCT.
- ⑥ WALL MOUNTED 7-DAY PROGRAMMABLE THERMOSTAT.
- ⑦ OUTDOOR CONDENSING UNIT ON 4" HIGH SUPPORTING CONCRETE PAD.
- ⑧ 4" GALVANIZED SHEET METAL DUCT & FITTINGS (DO NOT USE FLEX DUCT), ATTACH TO DRYER EXHAUST.



FIRST FLOOR PLAN - MECHANICAL (DEMOLITION)
SCALE: 1/4" = 1'-0"
2
M-3

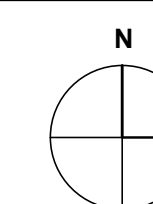
DRAWING NOTES:

- ① EXISTING SUPPLY AND RETURN GRILLE SERVING THE FIRST FLOOR SHALL BE REMOVED.
- ② EXISTING EXHAUST FAN AND RELATED EXHAUST DUCTWORK SERVING THE BATHROOM SHALL BE REMOVED.
- ③ EXISTING OUTDOOR CONDENSING UNIT AND RELATED REFRIGERANT PIPING SHALL BE REMOVED.





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ST. LUKE'S
CHURCH
PARSONAGE

52 BOND AVENUE REISTERSTOWN,
MARYLAND 21136

MARK	DATE	DESCRIPTION
	8/8/2026	PERMIT SET

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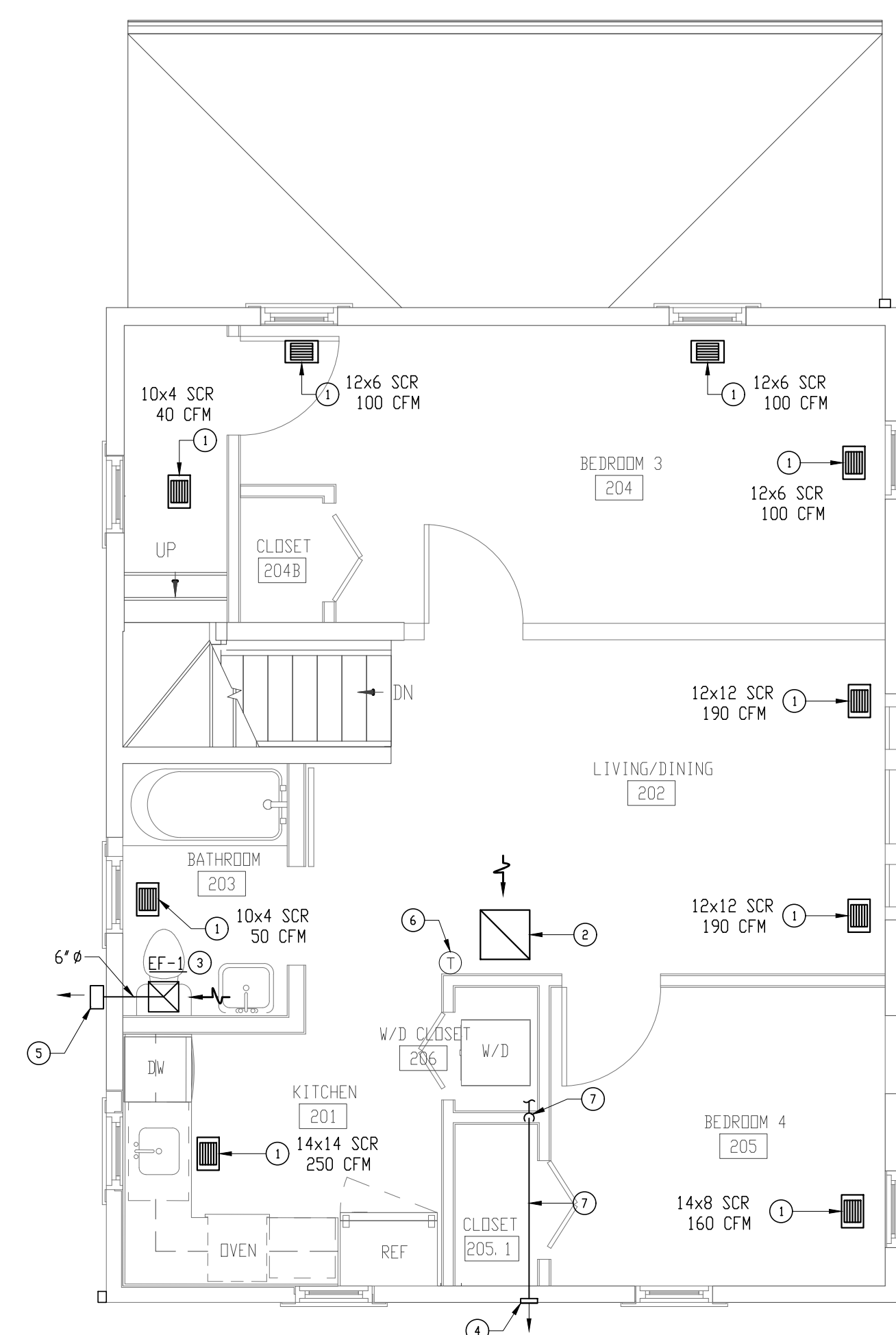
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DRAWING TITLE

SECOND FLOOR PLANS -
MECHANICAL
(DEMOLITION & NEW WORK)

DRAWING NO.

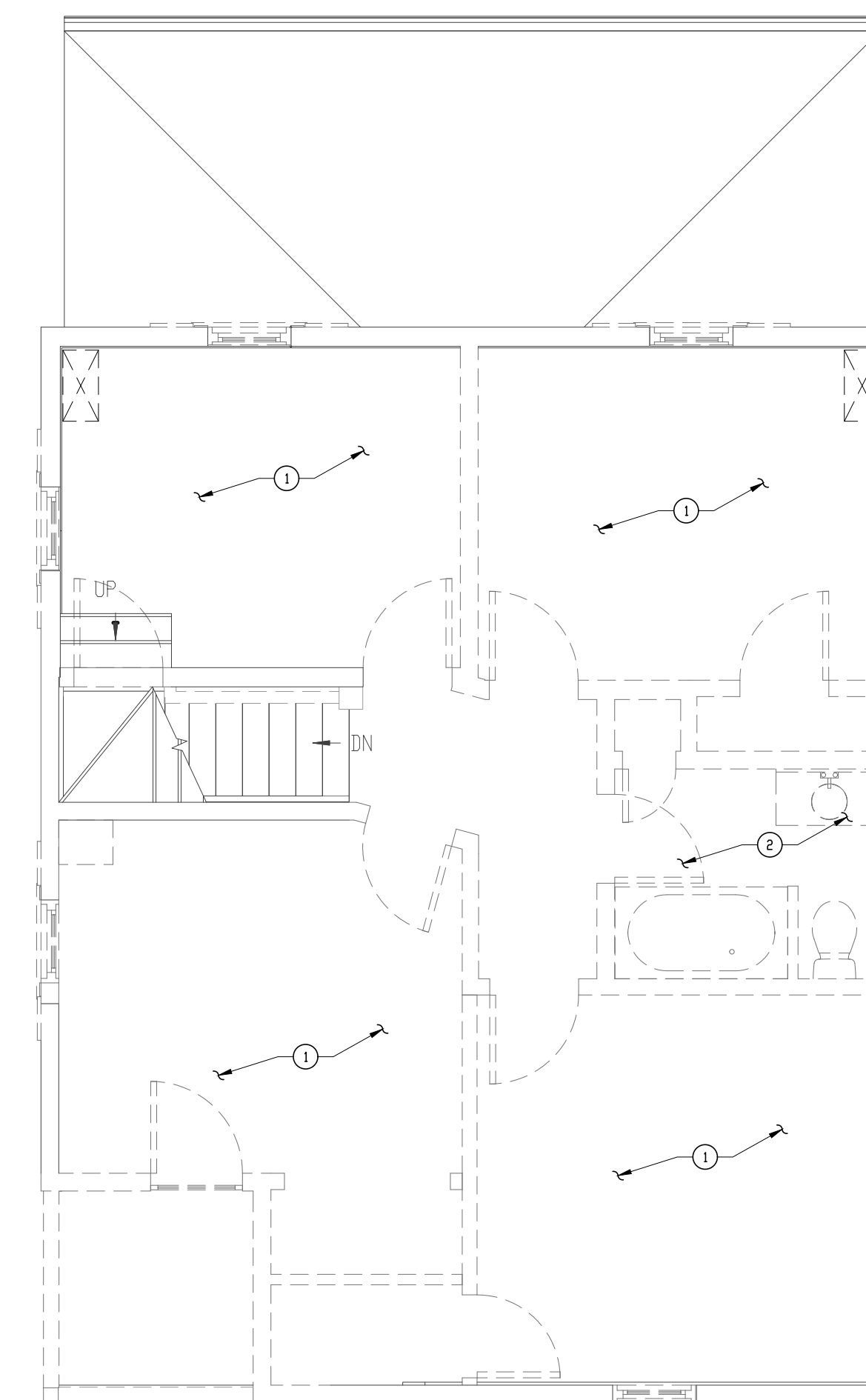
M-4
OF
SHEET NUMBER



SECOND FLOOR PLAN - MECHANICAL 1
(NEW WORK) M-4
SCALE: 1/4" = 1'-0"

DRAWING NOTES:

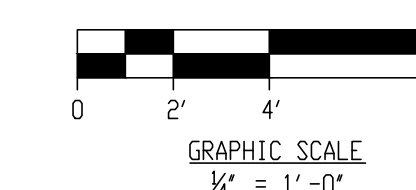
- ① PROVIDE SUPPLY CEILING REGISTER (SCR) FOR THE SIZE AND AIR FLOW AS SHOWN ON PLAN, 3-WAY DEFLECTION, MULTI-SHUTTER DAMPER, ALUMINUM CONSTRUCTION, HART&COOLEY MODEL A683 OR APPROVED EQUAL. THE REGISTER SHALL BE TESTED IN ACCORDANCE WITH ANSI/ASHRAE STANDARD 70.
- ② PROVIDE 24x24 CEILING MOUNTED RETURN GRILLE (RG), 1,140 CFM, ALUMINUM CONSTRUCTION, HART&COOLEY MODEL A672 OR APPROVED EQUAL.
- ③ PROVIDE CEILING MOUNTED EXHAUST FAN WITH 75 CFM, 0.375" SP, 80 WATTS, DESIGNER GRILLE, SWITCH-NEMA-1 WITH PILOT LIGHT, INCANDESCENT 100 WATT BULB WITH FROSTED LENS, AND MOTOR WITH THERMAL OVERLOADS, SOLID STATE SPEED CONTROL, GREENHECK SP-8110 FOR FAN AND W-8 FOR ROUND CONNECTION HOODED WALL CAP OR APPROVED EQUAL. THE CONSTRUCTION SHOULD HAVE CORROSION RESISTANT GALVANIZED STEEL SCROLL AND HOUSING WHITE DESIGNER, NON-YELLOWING GRILLE, ROUND OUTLET DUCT COLLAR WITH INTEGRAL BACKDRAFT DAMPER, SINGLE INLET FORWARD CURVED WHEEL, PLUG TYPE DISCONNECT, ADJUSTABLE MOUNTING BRACKETS, AND ENERGY STAR COMPLIANT.
- ④ PROVIDE EXTERIOR WALL CAP FOR THE DRYER EXHAUST IN ACCORDANCE WITH APPLICABLE CODES AND MANUFACTURER'S REQUIREMENTS/RECOMMENDATIONS.
- ⑤ PROVIDE WALL CAP FOR EXHAUST DUCT.
- ⑥ WALL MOUNTED 7-DAY PROGRAMMABLE THERMOSTAT.
- ⑦ 4"Ø GALVANIZED SHEET METAL DUCT & FITTINGS (DO NOT USE FLEX DUCT), ATTACH TO DRYER EXHAUST.



SECOND FLOOR PLAN - MECHANICAL 2
(DEMOLITION) M-4
SCALE: 1/4" = 1'-0"

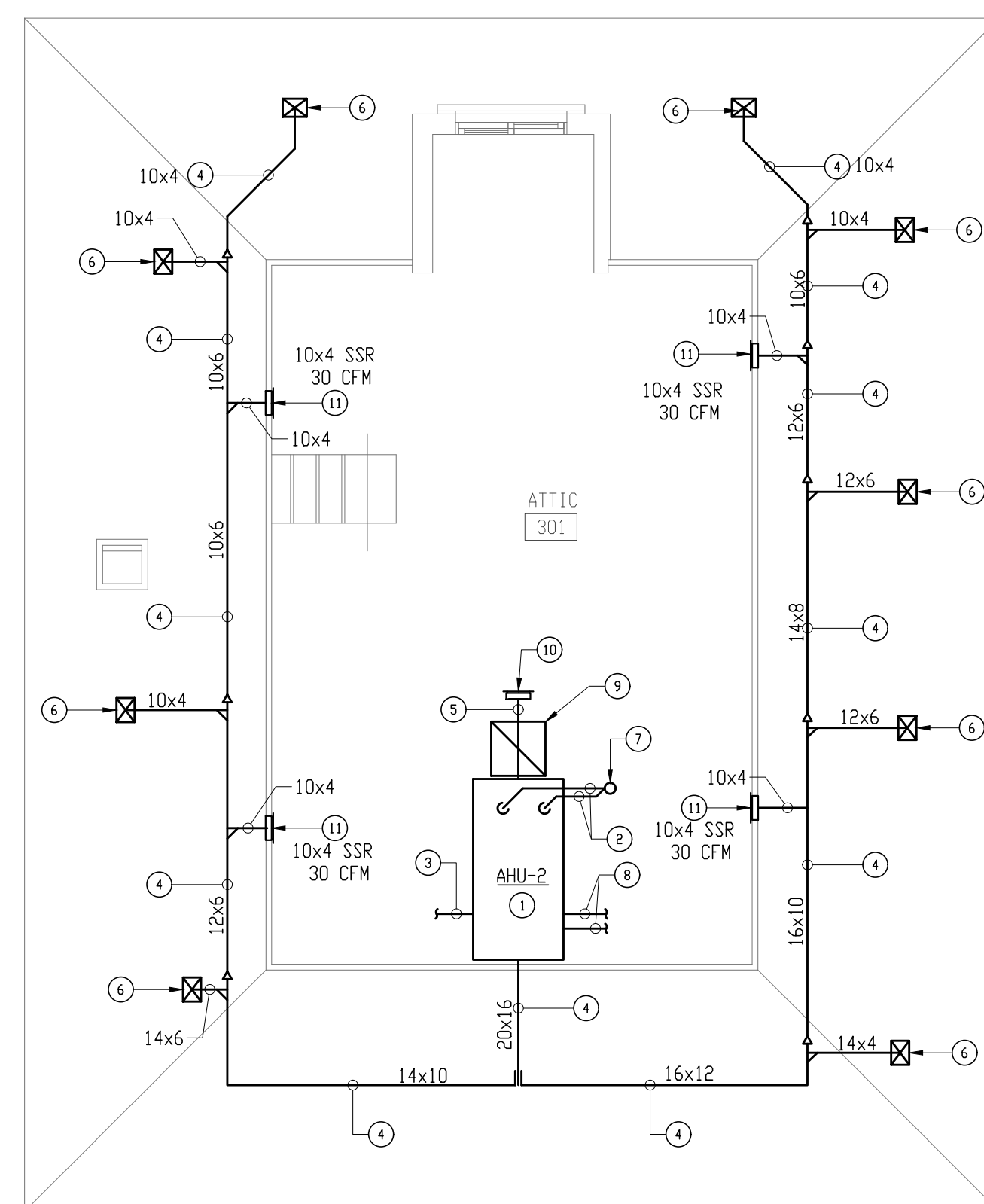
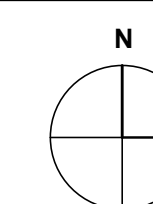
DRAWING NOTES:

- ① EXISTING SUPPLY AND RETURN GRILLE SERVING THE FIRST FLOOR SHALL BE REMOVED.
- ② EXISTING EXHAUST FAN AND RELATED EXHAUST DUCTWORK SERVING THE BATHROOM SHALL BE REMOVED.





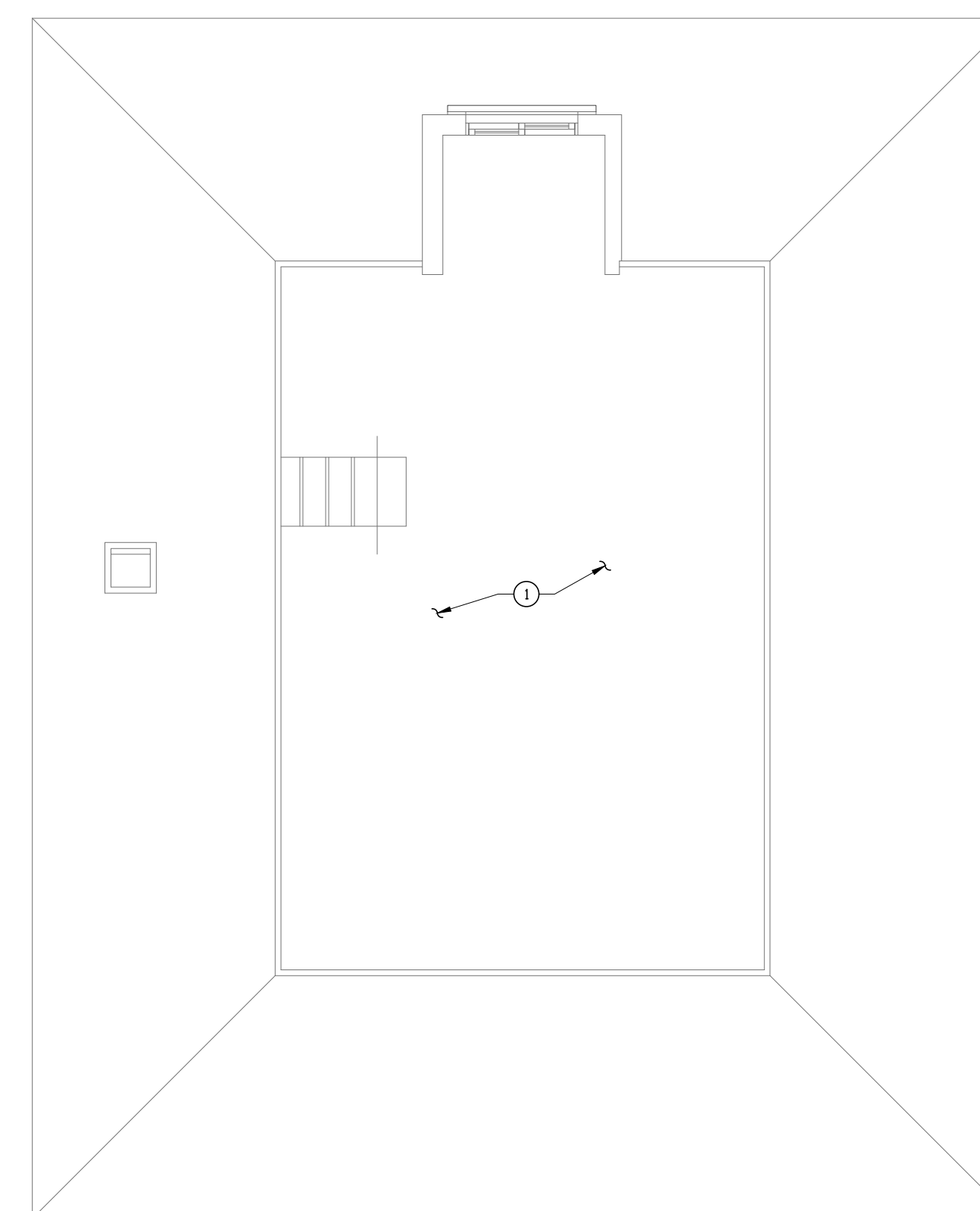
Professional Certification: I hereby certify that these documents were reviewed by me, and that I am a duly licensed engineer under the laws of the State of Maryland, License # 14932, expiration date 05/22/28.



ATTIC FLOOR PLAN - MECHANICAL
(NEW WORK)
SCALE: 1/4" = 1'-0"
1
M-5

DRAWING NOTES:

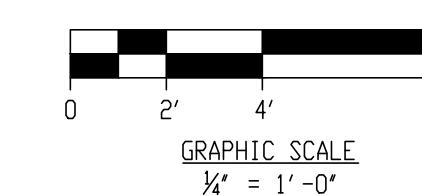
- 1 PROVIDE FACTORY ASSEMBLED, PIPED, WIRED, AND TESTED GAS FIRED HORIZONTAL FURNACE WITH ENERGY EFFICIENCY (AFUE) OF 96%, COMPLYING WITH ANSI Z21.47, "GAS-FIRED CENTRAL FURNACES," AND NFPA 54, "NATIONAL FUEL GAS CODE" AND BEARING LABEL OF AMERICAN GAS ASSOCIATION, ACCESSORIES COMPLETE WITH CONTROLS, 7-DAY PROGRAMMABLE THERMOSTAT, DIRECT EXPANSION COOLING COIL WITH REFRIGERANT PIPING, DIRECT VENT, BOTTOM RETURN, AND AIR FILTER WITH RACK KIT FOR SIDE RETURN APPLICATION. GAS FIRED HORIZONTAL FURNACE SHALL BE LOCATED ON A 4' HIGH SUPPORT PAD.
- 2 PROVIDE 3" VENT 3" COMBUSTION AIR INTAKE PIPE FOR HIGH EFFICIENCY GAS FURNACE. THE 3" VENT & COMBUSTION AIR INTAKE PIPES SHALL BE CONNECTED TOGETHER BELOW ROOF AND TERMINATE WITH A CONCENTRIC VENT ABOVE THE ROOF. PRIOR TO ORDERING THE EQUIPMENT OR PERFORMANCE ANY WORK, THE CONTRACTOR SHALL VERIFY THAT THE MAXIMUM EQUIVALENT LENGTH OF VENT & COMBUSTION AIR INTAKE PIPING (INCLUDING THE ELBOWS, FITTINGS & CONCENTRIC VENT) DOES NOT EXCEED THE MAXIMUM ALLOWABLE LENGTH AS REQUIRED OR RECOMMENDED BY THE EQUIPMENT MANUFACTURER INSTALLATION GUIDE.
- 3 3/4" CONDENSATE PIPING SHALL BE EXTENDED TO THE SUMP PUMP IN THE BASEMENT.
- 4 SUPPLY DUCTWORK SERVING THE CEILING MOUNTED SUPPLY REGISTERS ON THE SECOND FLOOR AND SIDE WALL MOUNTED SUPPLY REGISTERS IN THE ATTIC SPACE (PROVIDE FLEXIBLE CONNECTION TO THE SUPPLY AIR OUTLET OF AHU-2).
- 5 20x16 RETURN DUCTWORK SERVING THE CEILING MOUNTED RETURN GRILLE ON THE SECOND FLOOR AND DUCT MOUNTED RETURN GRILLE IN THE ATTIC SPACE (PROVIDE FLEXIBLE CONNECTION TO THE RETURN AIR INLET OF AHU-2).
- 6 SUPPLY BRANCH DUCTWORK DOWN TO CEILING MOUNTED SUPPLY REGISTER ON THE SECOND FLOOR.
- 7 CONCENTRIC VENT PIPE UP THROUGH THE ROOF IN ACCORDANCE WITH APPLICABLE CODES AND MANUFACTURER'S RECOMMENDATIONS.
- 8 REFRIGERANT PIPING SHALL BE EXTENDED TO THE OUTDOOR CONDENSING UNIT (CU-2).
- 9 RETURN DUCTWORK DOWN TO CEILING MOUNTED RETURN GRILLE ON THE SECOND FLOOR.
- 10 RETURN GRILLE, 16X8, 160 CFM, FOR THE ATTIC SPACE.
- 11 SUPPLY SIDEWALL REGISTER (SSR) SERVING THE ATTIC SPACE.



ATTIC FLOOR PLAN - MECHANICAL
(DEMOLITION)
SCALE: 1/4" = 1'-0"
2
M-5

DRAWING NOTE:

- 1 REMOVE EXISTING FLUE/VENT (SERVING THE FURNACE IN THE BASEMENT) IN THE ATTIC SPACE AND THROUGH THE ROOF. ALL RESULTING HOLES SHALL BE PATCHED TO MATCH EXISTING AND NEW ADJACENT SURFACES.



52 BOND AVENUE REISTERSTOWN,
MARYLAND 21136

MARK	DATE	DESCRIPTION
	8/8/2026	PERMIT SET

DRAWN BY:

CHECKED BY:

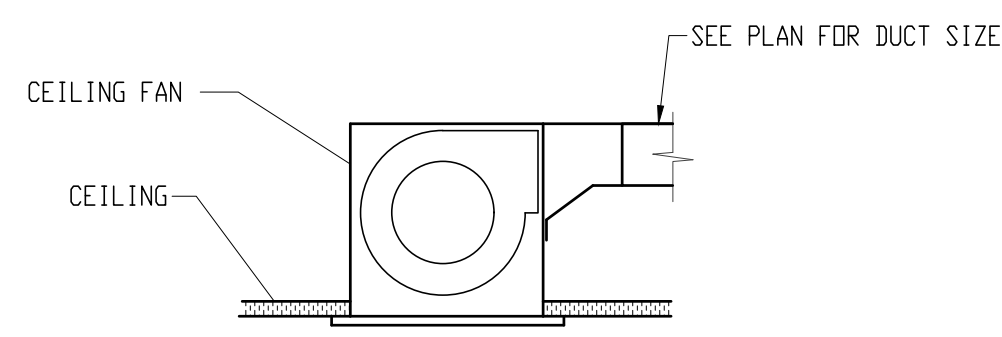
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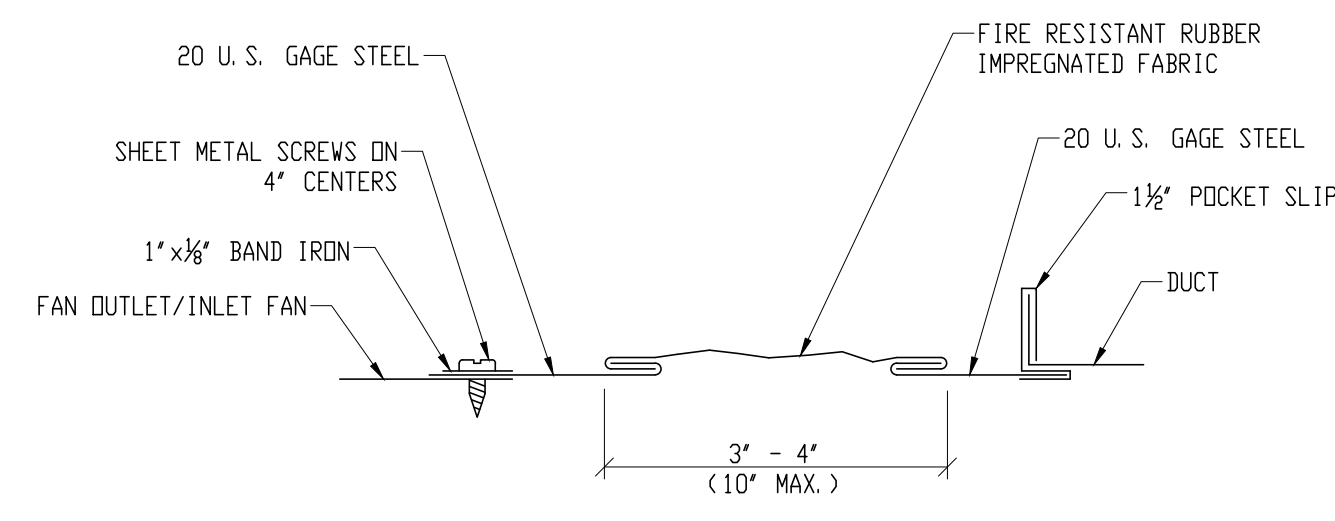
ATTIC FLOOR PLANS -
MECHANICAL
(DEMOLITION & NEW WORK)

DRAWING NO.

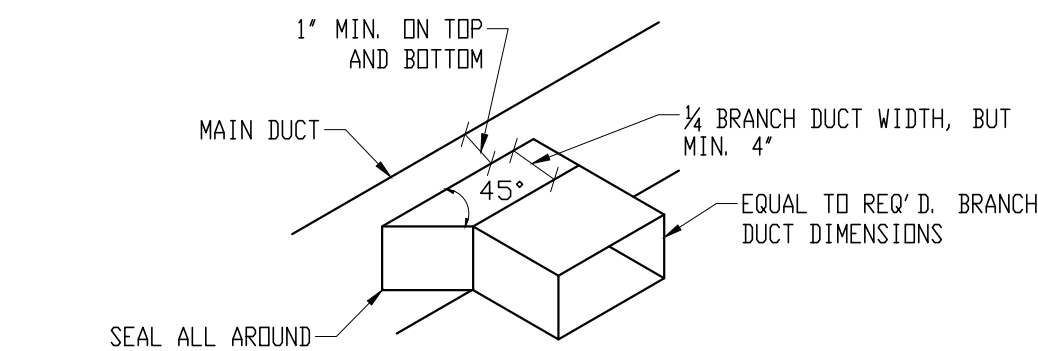
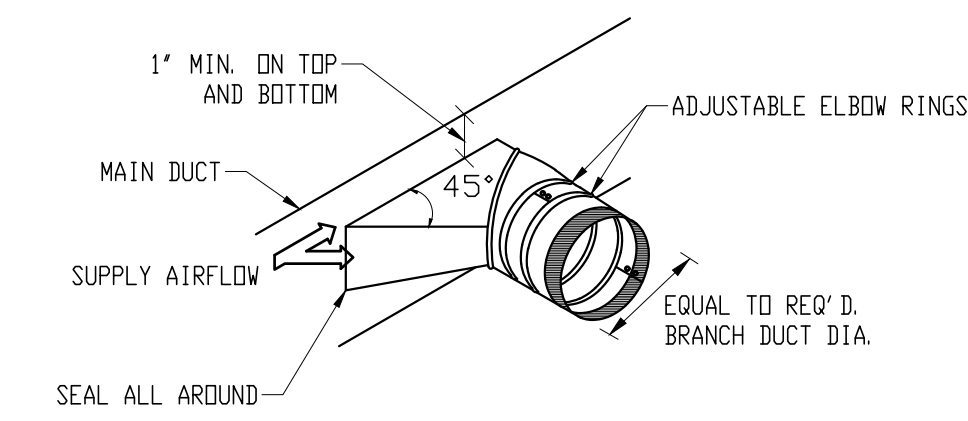
M-5
OF
SHEET NUMBER



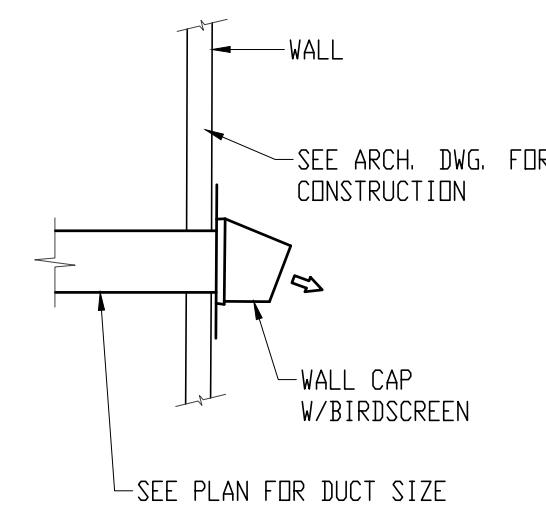
TOILET EXHAUST DETAIL 1
SCALE: NONE M-6



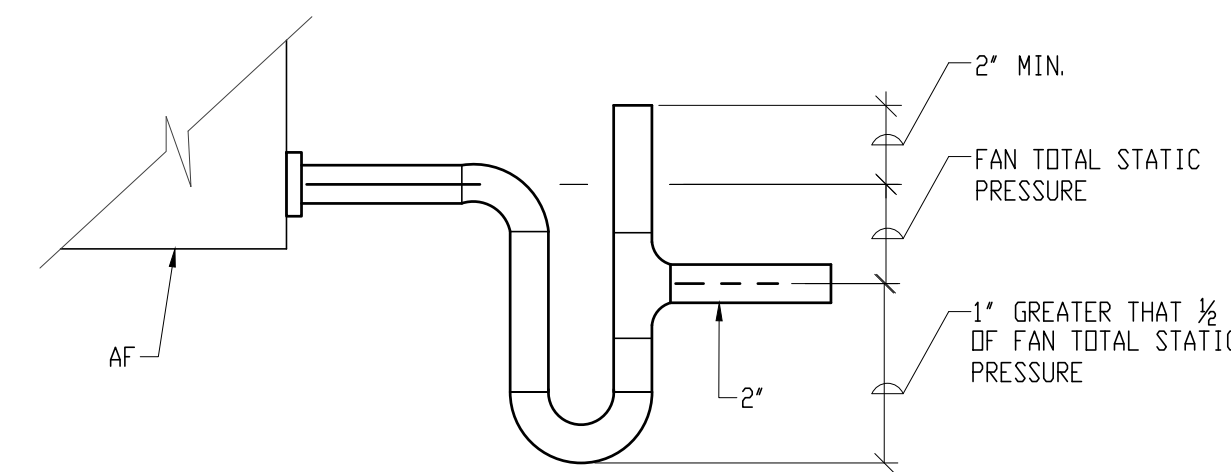
TYPICAL FLEXIBLE CONNECTION DETAIL 2
SCALE: NONE M-6



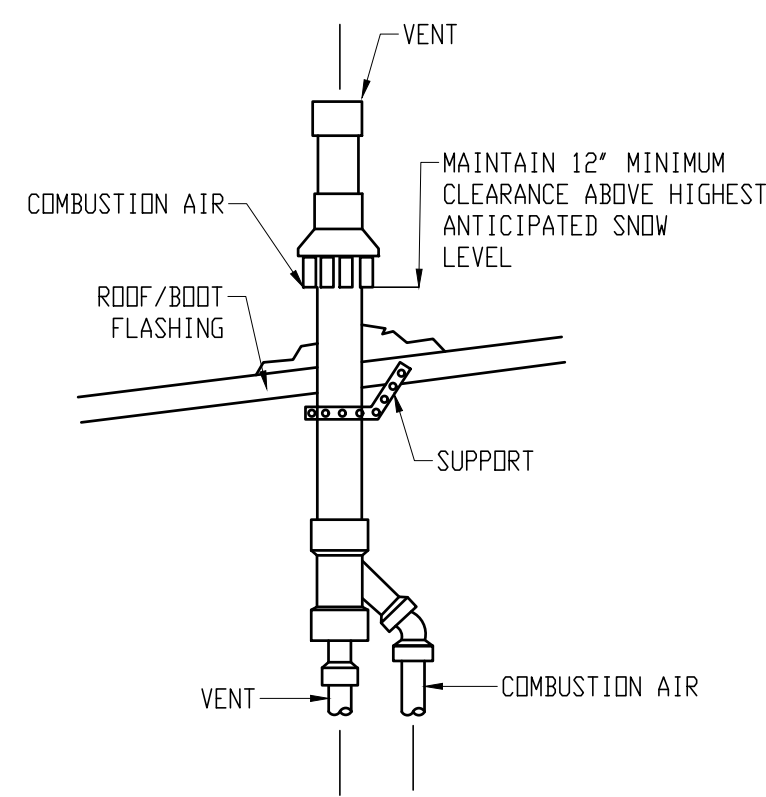
TYPICAL BRANCH TAKE-OFF FITTING DETAIL 3
SCALE: NONE M-6



WALL DETAIL 4
SCALE: NONE M-6



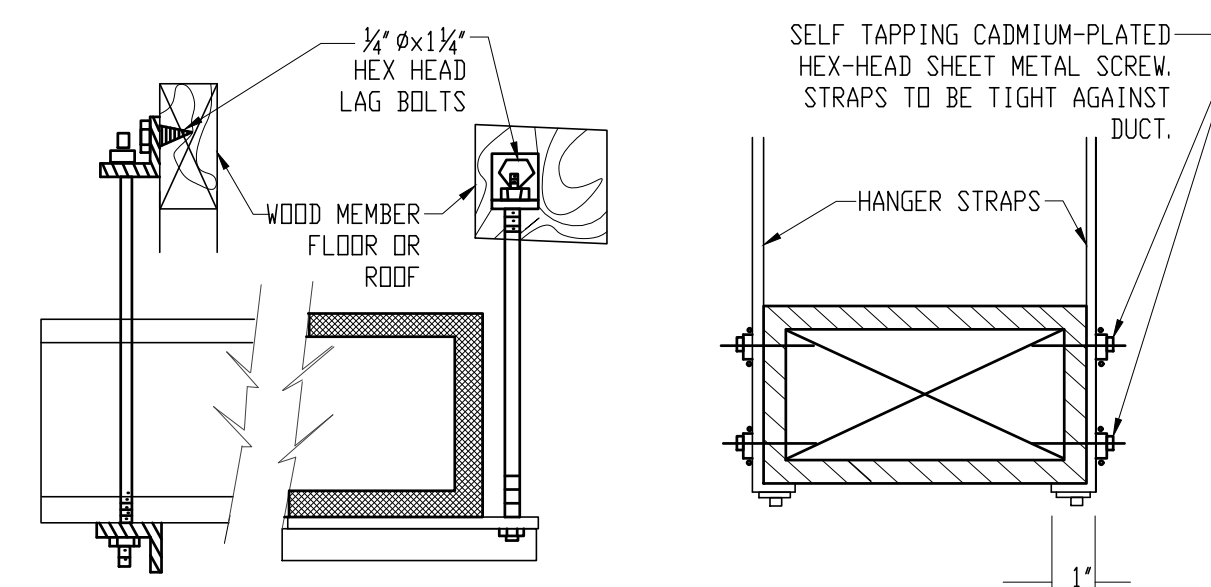
AC/ CONDENSATE DRAIN WATER SEAL FOR DRAW-THRU AIR FURNACE 5
SCALE: NONE M-6



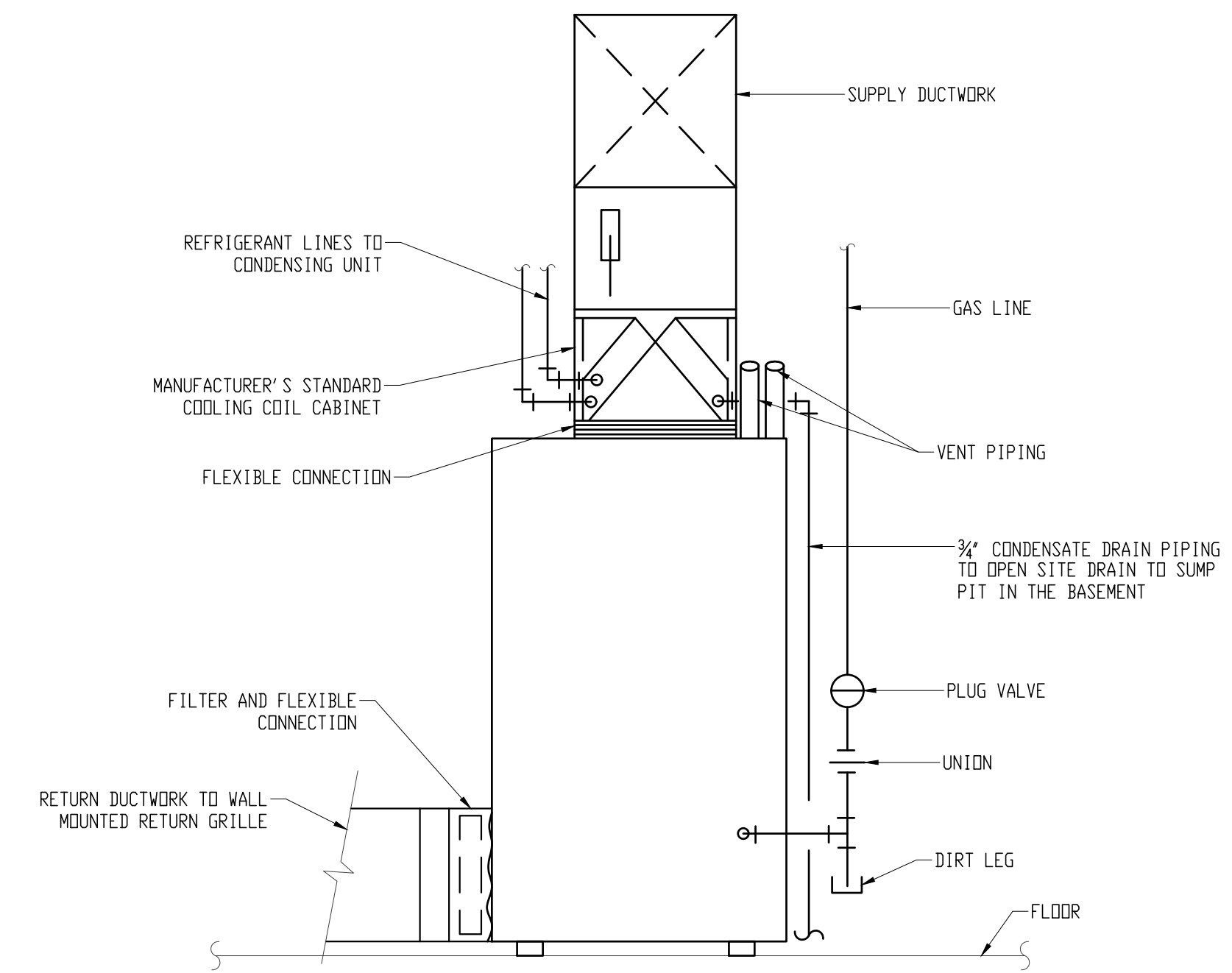
CONCENTRIC ROOF TERMINATION DETAIL 6
SCALE: NONE M-6

NOTE:
1. THE MINIMUM CLEARANCE DISTANCE SHALL BE AS REQUIRED BY CODES AND REQUIRED AND RECOMMENDED BY THE EQUIPMENT MANUFACTURER.

HANGER SIZES FOR RECTANGULAR DUCTS			
MAX. SIDE	HANGER	HORIZONTAL SUPPORT ANGLE	MAXIMUM SPACING
30"	1" x 18" GAGE STRAP	NONE REQUIRED	10' - 0"
36"	3/4" ROUND ROD	1 1/2" x 1 1/2" x 3/8"	8' - 0"



DUCT HANGER DETAIL 7
SCALE: NONE M-6



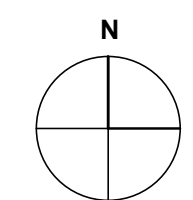
AIR HANDLING UNIT DETAIL (AHU-1) 8
SCALE: NONE M-6

DRAWING NOTES:

1. THE DETAIL IS SIMILAR FOR AHU-2 WHICH IS A HORIZONTAL UNIT.
2. FOR GAS PIPE SIZE, SEE GAS PIPING DRAWING.
3. THE CONDENSATE DRAIN PIPING FOR BOTH AHU-1 AND AHU-2 SHALL DISCHARGE INTO A SUMP PUMP LOCATED IN THE BASEMENT.



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ST. LUKE'S CHURCH PARSONAGE

52 BOND AVENUE REISTERSTOWN, MARYLAND 21136

MARK	DATE	DESCRIPTION
	8/8/2026	PERMIT SET

DRAWN BY:
CHECKED BY:
PROJ. NO.: 24024
DRAWING TITLE:

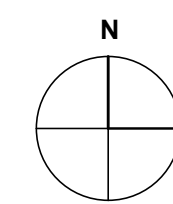
DETAILS

DRAWING NO.

M-6
OF
SHEET NUMBER



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LEGEND, SCHEDULE & DETAILS

DRAWING NO.

P-1
OF
SHEET NUMBER

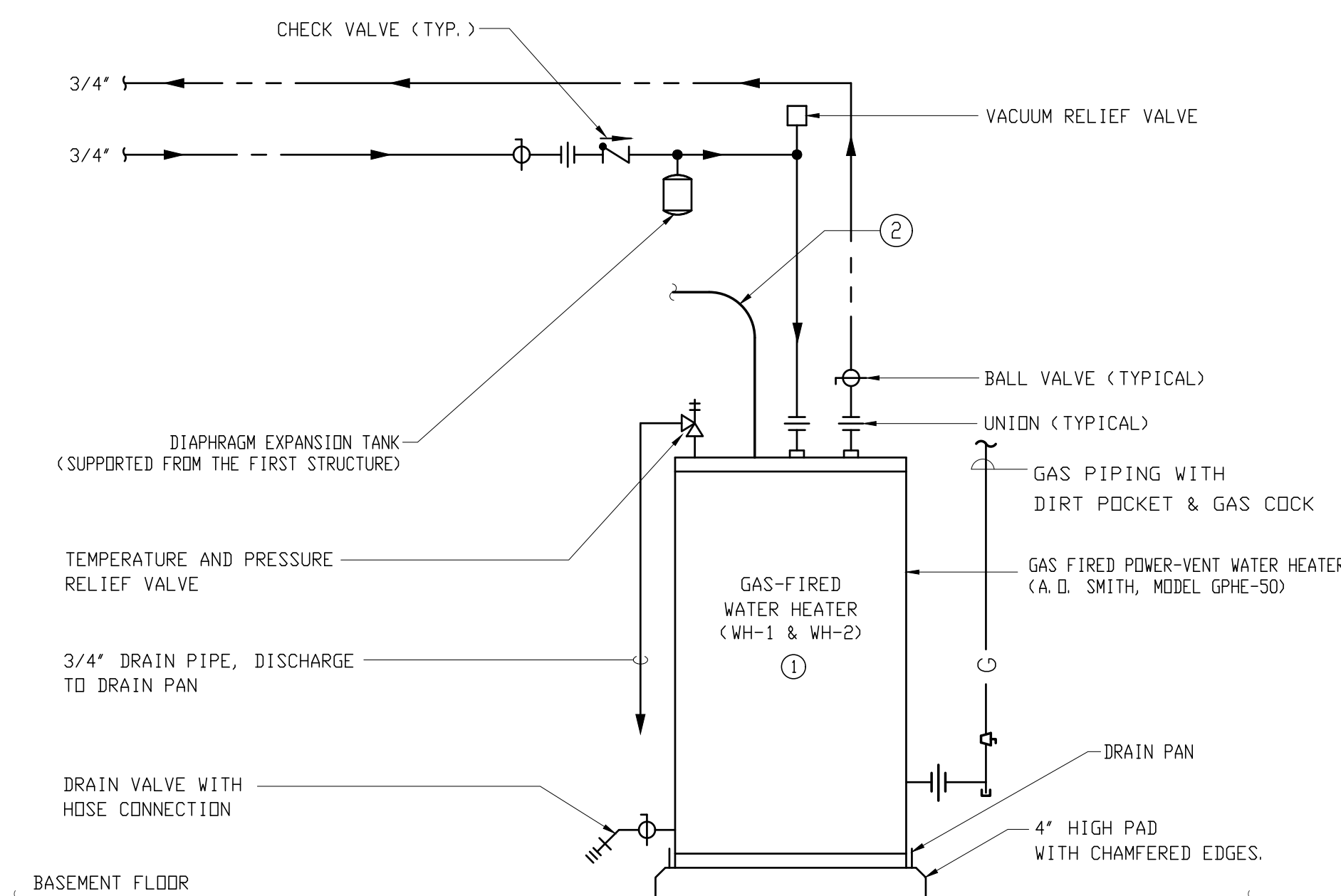
PLUMBING LEGEND & ABBREVIATIONS

SYMBOLS & ABBREVIATIONS	DESCRIPTIONS
	CW DOMESTIC COLD WATER PIPING
	HW DOMESTIC HOT WATER PIPING
	SAN SANITARY PIPING
	V VENT PIPING
	G GAS
	CD CONDENSATE DRAIN (A/C)
	GAS COCK
	BALL VALVE
	CHECK VALVE
	UNION
	GAS METER
	VTR VENT THRU ROOF
	CLEAN OUT (FLOOR MTD & INLINE)
	W. H. WALL HYDRANT
	P. D. D. POINT OF DISCONNECT
	CX CONNECT TO EXISTING

PLUMBING FIXTURES SCHEDULE

MARK	FIXTURE	PIPE SIZE (INCHES)					MANUFACTURER & MODEL NUMBER	NOTES
		CW	HW	WASTE	TRAP	VENT		
WC	WATER CLOSET	1/2	-	3	-	2	KIDLER HIGHLINE ARC 12 IN. ROUGH-IN, ELONGATED BOWL - MODEL #K-7B279-0, SUPPLY LINE SEAT COVER	1
LAV	LAVATORY	1/2	1/2	1-1/2	1-1/2	1-1/4	LAVATORY: SINGLE SINK WHITE BATH VANITY WITH WHITE CULTURED MARBLE TOP - GLACIER BAY, MODEL #EV24P2-PG FAUCET: KOHLER ASHAW 4 IN. CENTER SET TWO HANDLE FAUCET WATER SUPPLY & DRAIN ASSEMBLY	2
W	CLOTHES WASHER	1/2	1/2	2	2	1-1/2	VIEGA, PURE FLOW MODEL #97001 WITH STAINLESS STEEL SLEEVES	3,4
BT/SH	BATH TUB/SHOWER	1/2	1/2	2	2	1-1/2	REFER TO ARCHITECTURAL DRAWING	-
KS	KITCHEN SINK	1/2	1/2	1-1/2	1-1/2	1-1/4	SINK: KRAUS STANDARD PRO 24, MODEL #KHU101-24L, FAUCET: KRAUS, MODEL #KPF-2620SFS, WATER SUPPLY & DRAIN ASSEMBLY	2
DW	DISHWASHER	-	1/2	1-1/2	1-1/2	1-1/4	-	-
UT	UTILITY TUB	1/2	1/2	2	2	1-1/2	UTILITY TUB: MUSTEE UTILATUB, MODEL #19CFT FAUCET: GLACIER BAY, MODEL #HD67849-0A01, WATER SUPPLY & DRAIN ASSEMBLY	5
REF	REFRIGERATOR W/ICE MAKER	1/2	-	-	-	-	-	-
WH	WALL HYDRANT	1/2	-	-	-	-	PIER PRODUCTS, MODEL #C-144D12	-

- NOTES:**
- FLOOR MOUNTED, TANK TYPE.
 - FLOOR MOUNTED BATH VANITY WITH SINGLE SINK.
 - LOCATE HOSE CONNECTIONS & DRAIN IN WALL BDX.
 - PROVIDE PAN UNDER WASHER.
 - FLOOR MOUNTED WITH LEG SUPPORTS.



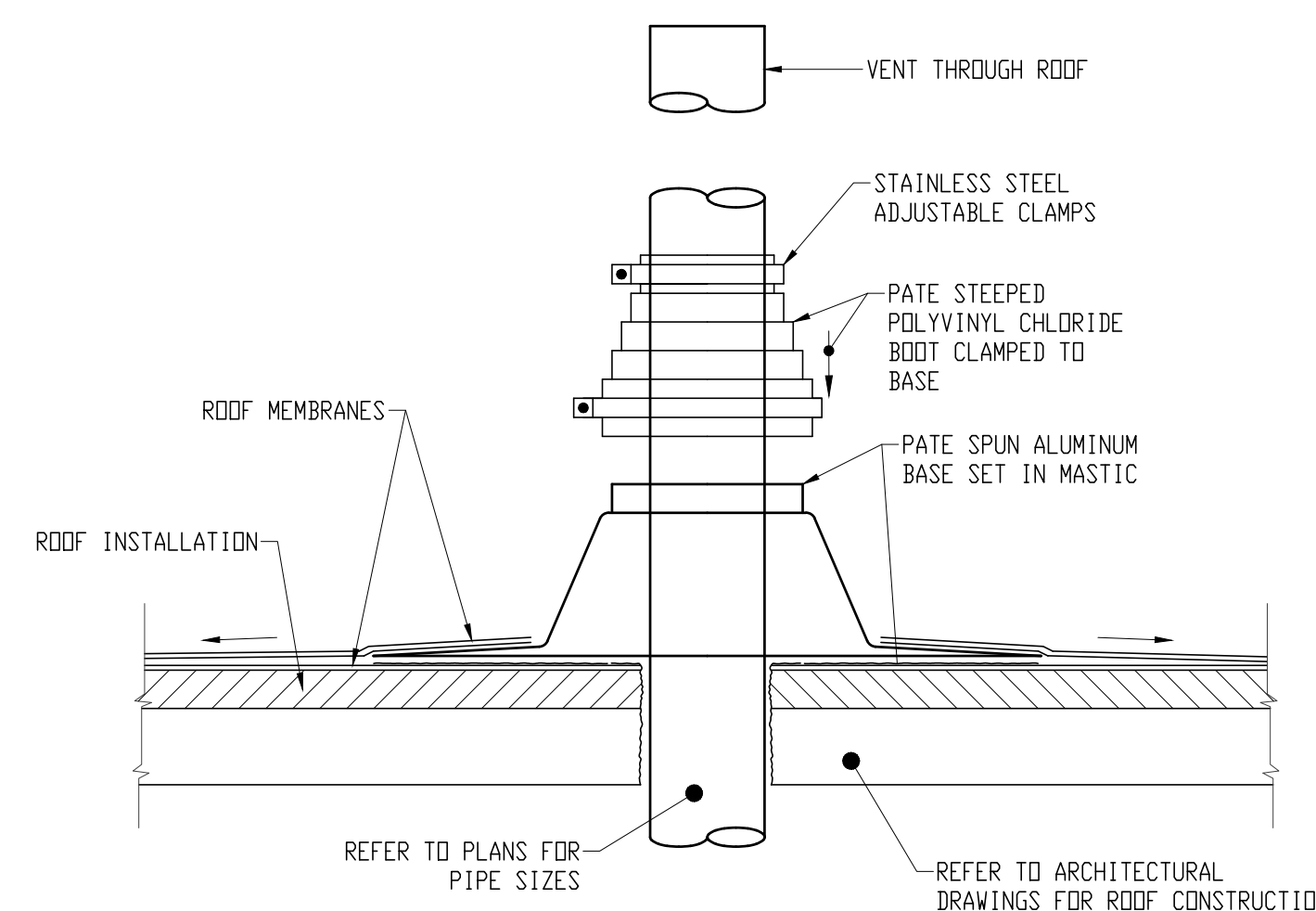
GAS FIRED WATER HEATER DETAIL (TYP. FOR 2)

SCALE: NONE

1
P-1

NOTE:

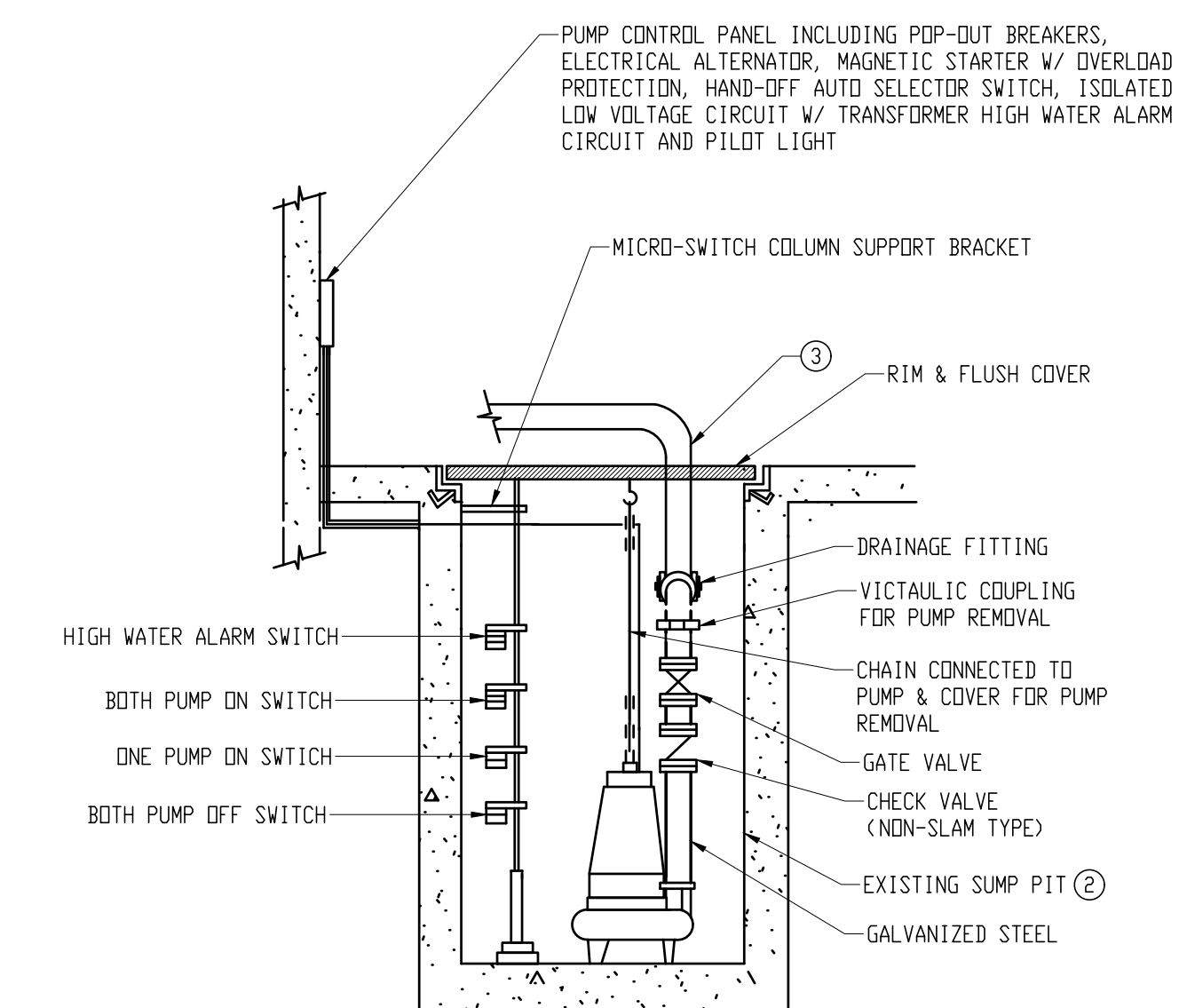
- THE HIGH EFFICIENCY GAS FIRED POWER VENT WATER HEATER SHALL BE AS MANUFACTURED BY A.D. SMITH, MODEL GPHE-50 OR APPROVED EQUAL (50 GALLONS, 92 GPH RECOVERY @ 90°F TEMP. RISE, 76 MBH INPUT). PROVIDE ELECTRICAL POWER TO THE WATER HEATER PER CODES & MANUFACTURER'S REQUIREMENTS.
- THE 3 INCH COMBUSTION AIR INTAKE AND EXHAUST VENT PIPING FOR THE GAS FIRED WATER HEATER SHALL BE ROUTED THROUGH THE EXTERIOR BASEMENT WALL IN ACCORDANCE WITH ALL CODES & WATER HEATER MANUFACTURER'S REQUIREMENTS & RECOMMENDATIONS.



VENT THROUGH ROOF DETAIL

SCALE: NONE

2
P-1



NOTE:

- DUPLEX SUMP PUMP SHALL BE AS MANUFACTURED BY WEIL, SERIES 1400 (35 GPM@25 FT. HEAD) WITH TWO PUMPS, EACH 1/2 H.P. @ 120V/1PH. PROVIDE LOW LEVEL MICRO SWITCH, ADDITIONAL FLOAT SWITCH TO ACTIVATE ALARM BELL. MOUNT ONE PUMP 3 INCHES HIGHER THAN THE OTHER PUMP.
- THE CONTRACTOR SHALL FIELD VERIFY THE DIMENSIONS OF THE EXISTING SUMP PIT WITH THE DIMENSION OF THE NEW SUMP PUMP PRIOR TO THE PREPARATION OF THE SHOP DRAWINGS SUBMITTAL AND ORDERING THE SUMP PUMP.
- EXTEND & CONNECT THE NEW SUMP PUMP DISCHARGE PIPING TO THE EXISTING DISCHARGE PIPING (THE CONTRACTOR SHALL FIELD VERIFY).

SUBMERSIBLE SUMP PUMP DETAIL

SCALE: NONE

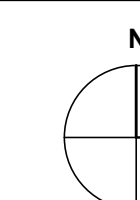
3
P-1



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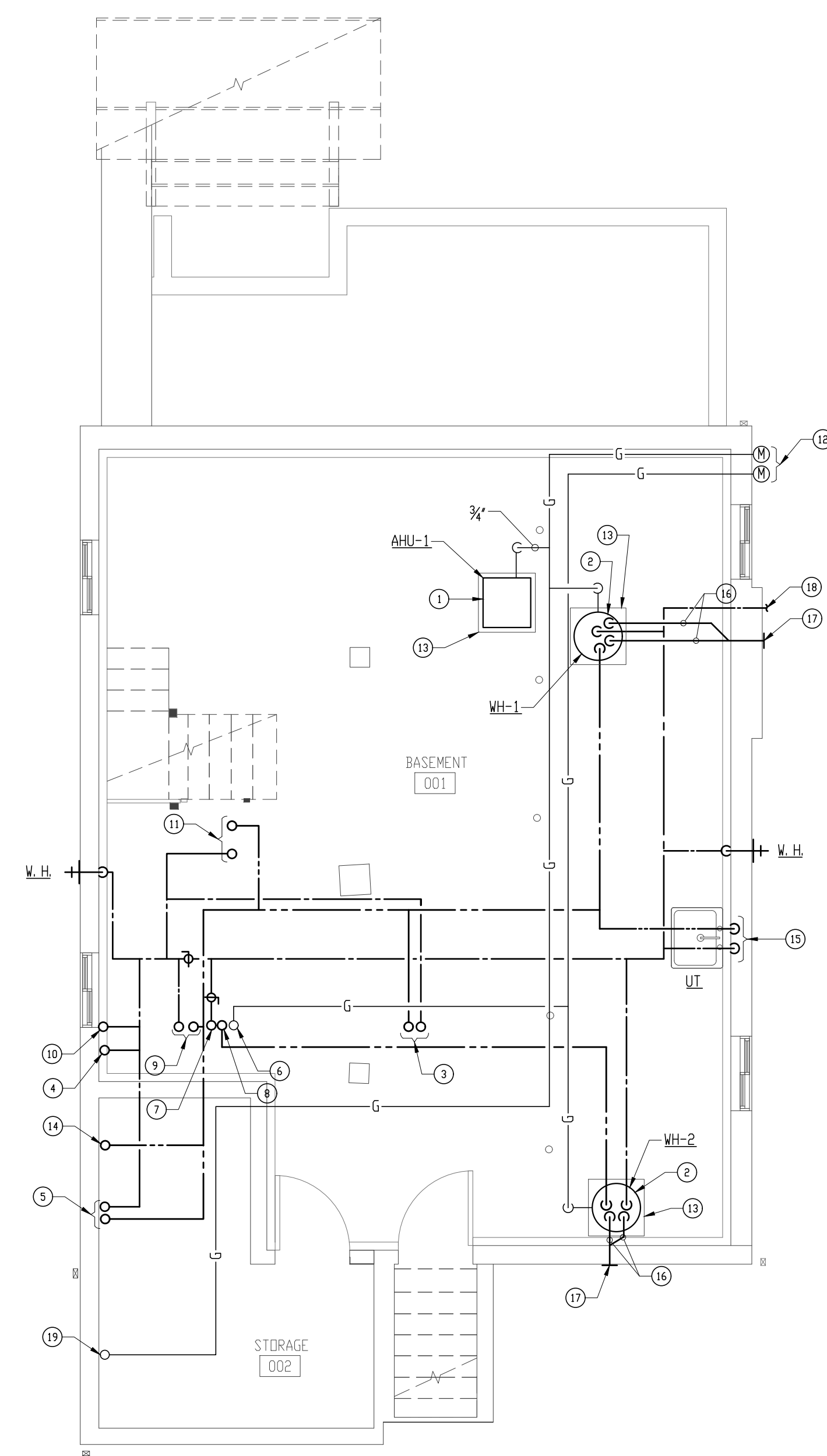
PROJ. NO.: 24024

DRAWING TITLE

BASEMENT FLOOR PLANS - WATER & GAS PIPING (DEMOLITION & NEW WORK)

DRAWING NO.

P-2
OF
SHEET NUMBER

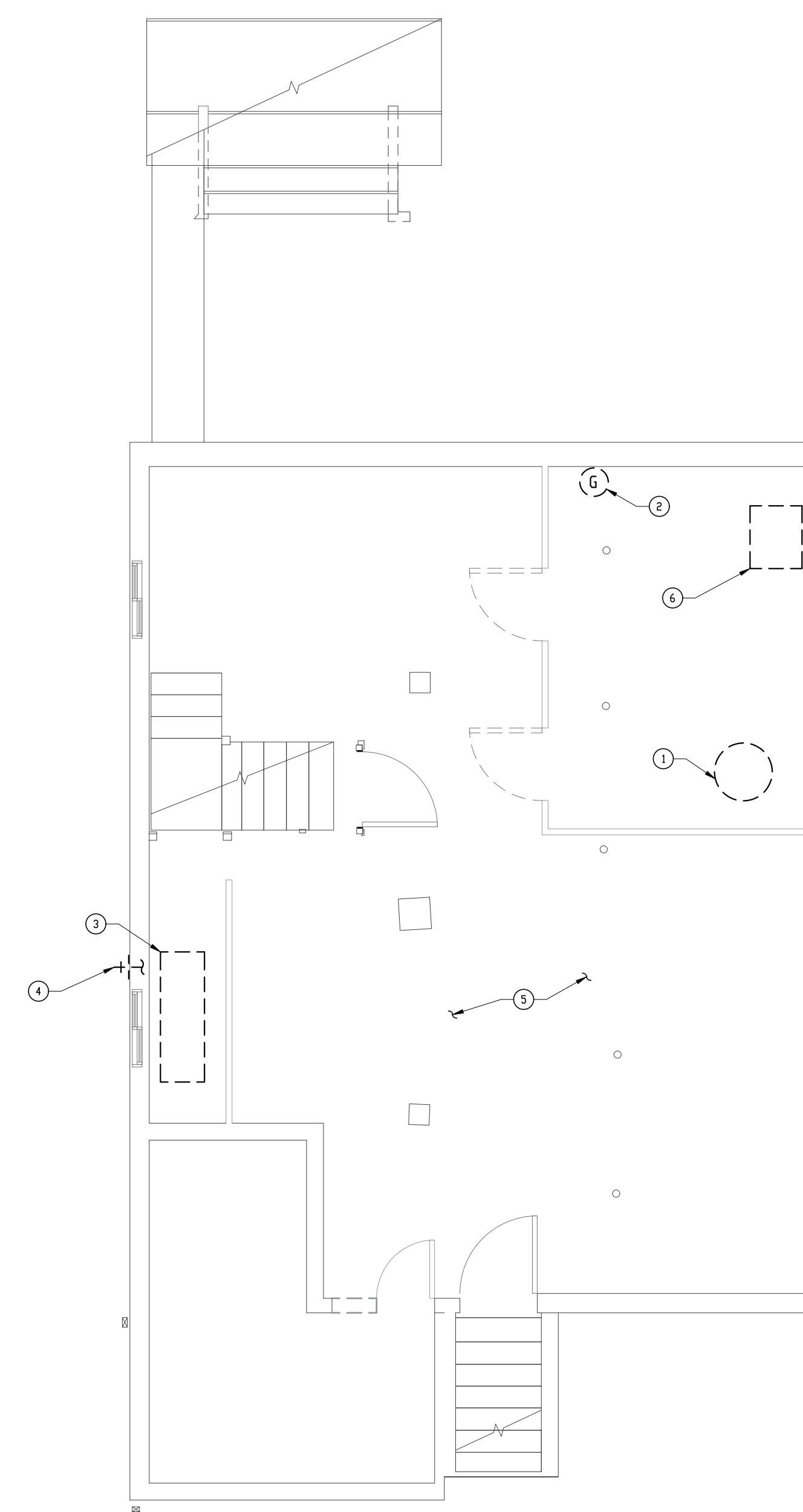


BASEMENT FLOOR PLAN - WATER & GAS PIPING (NEW WORK)
SCALE: 1/4" = 1'-0"

DRAWING NOTES:

- ① VERTICAL GAS FIRED FURNACE (AHU-1), EXTEND 3/4" CONDENSATE DRAIN PIPING FROM THE CONDENSATE PUMP TO THE SUMP PIT.
- ② GAS FIRED WATER HEATERS (WH-1 & WH-2).
- ③ 1/2" C.W. & H.W. UP TO WALL MOUNTED VALVE BOX SERVING THE WASHER.
- ④ 1/2" C.W. UP TO REFRIGERATOR.
- ⑤ 1/2" C.W. & H.W. WATER PIPING UP TO KITCHEN SINK AND DISHWASHER.
- ⑥ 1" GAS PIPING UP TO FIRST FLOOR.
- ⑦ 1" C.W. PIPING UP TO FIRST FLOOR (SERVING THE SECOND FLOOR UNIT).
- ⑧ 3/4" H.W. PIPING UP TO THE FIRST FLOOR (SERVING THE SECOND FLOOR UNIT).
- ⑨ 1/2" C.W. & H.W. UP TO THE LAVATORY.
- ⑩ 1/2" C.W. UP TO THE WATER CLOSET.
- ⑪ 1/2" C.W. & H.W. UP TO THE BATHTUB/SHOWER.
- ⑫ GAS METERS FOR THE TWO UNITS (COORDINATE WITH BGE FOR INCOMING SERVICES). THE CONTRACTOR SHALL COORDINATE THE LOCATIONS OF THE GAS METERS WITH THE ELECTRIC METERS AND MAINTAIN THE REQUIRED CLEARANCES IN COMPLIANCE WITH ALL APPLICABLE CODES AND BGE REQUIREMENTS/RECOMMENDATIONS.
- ⑬ 4" HIGH CONCRETE PAD.

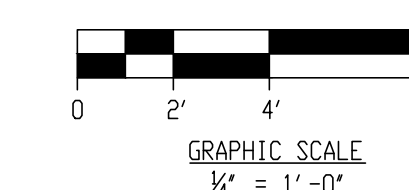
- ⑭ 1/2" H.W. UP TO THE DISHWASHER.
- ⑮ 1/2" C.W. & H.W. TO THE UTILITY TUB.
- ⑯ 3" COMBUSTION AIR INTAKE & EXHAUST PIPES SERVING THE GAS FIRED WATER HEATER IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS AND APPLICABLE CODES.
- ⑰ CONCENTRIC VENT THROUGH THE EXTERIOR WALL (COORDINATE THE LOCATION OF THE CONCENTRIC VENTS THROUGH THE WALL WITH THE WATER HEATER MANUFACTURER'S REQUIREMENTS & RECOMMENDATIONS AND APPLICABLE CODES INCLUDING THE REQUIRED CLEARANCES TO THE EXTERIOR INDOOR/DOOR OPENINGS & OUTSIDE AIR INTAKES).
- ⑱ 1 1/2" INCOMING DOMESTIC WATER PIPING (THE CONTRACTOR SHALL COORDINATE WITH THE WATER COMPANY FOR CONNECTION TO THE EXISTING MAIN WATER PIPING). THE WATER PIPING SHALL BE 36" BELOW GRADE.
- ⑳ 1/2" GAS PIPING UP TO THE OVEN ON THE FIRST FLOOR.



BASEMENT FLOOR PLAN - WATER & GAS PIPING (DEMOLITION)
SCALE: 1/4" = 1'-0"

DRAWING NOTES:

- ① REMOVE EXISTING GAS FIRED WATER HEATER AND RELATED FLUE, GAS PIPING AND DOMESTIC COLD & HOT WATER PIPING THROUGHOUT THE BUILDING. CAP & PATCH ALL RESULTING HOLES THROUGH THE WALLS, FLOOR, ROOF, ETC. TO MATCH EXISTING ADJACENT SURFACES.
- ② REMOVE EXISTING GAS METER (COORDINATE WITH THE BGE). EXISTING INCOMING GAS PIPING SHALL BE REMOVED IN COORDINATION WITH THE NEW GAS PIPING REQUIREMENTS SHOWN ON DRAWING. (THE CONTRACTOR SHALL COORDINATE WITH GAS COMPANY PRIOR TO PERFORMING ANY DEMOLITION WORK ON THE DISCHARGE SITE OF EXISTING GAS METER).
- ③ REMOVE EXISTING ABANDONED OIL FUEL TANK & RELATED FILL/VENT PIPING. CAP & PATCH ALL RESULTING HOLES THROUGH THE WALL TO MATCH EXISTING ADJACENT SURFACES.
- ④ EXISTING HOSE BIBB AND RELATED PIPING DOMESTIC WATER SHALL BE REMOVED.
- ⑤ REMOVE ALL EXISTING DOMESTIC COLD/HOT WATER PIPING AND GAS PIPING THROUGHOUT THE BASEMENT AREA.
- ⑥ REMOVE EXISTING UTILITY SINK AND RELATED DOMESTIC COLD & HOT WATER PIPING.





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ST. LUKE'S CHURCH PARSONAGE

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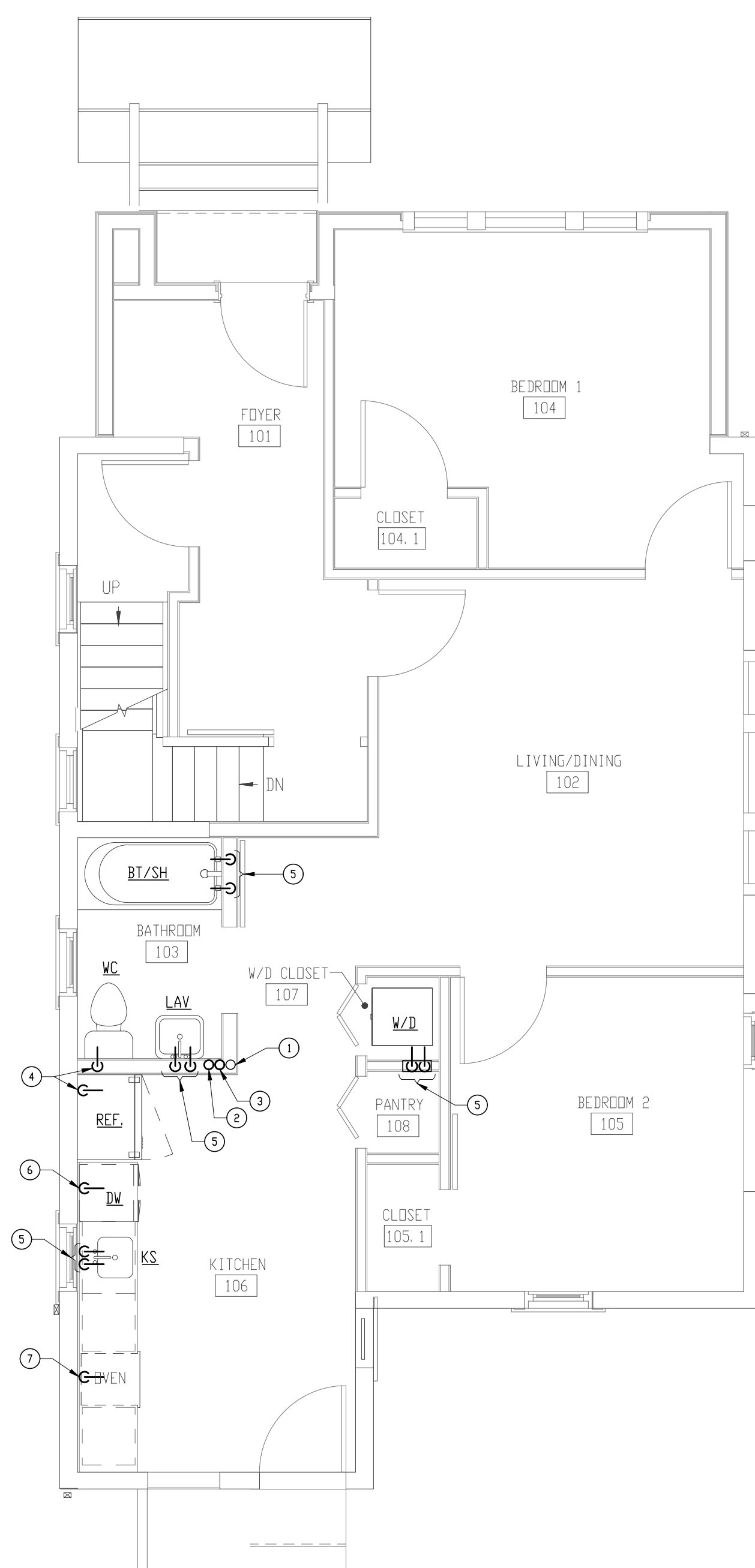
PROJ. NO.: 24024

DRAWING TITLE

FIRST FLOOR PLANS -
WATER & GAS PIPING
(DEMOLITION & NEW WORK)

DRAWING NO.

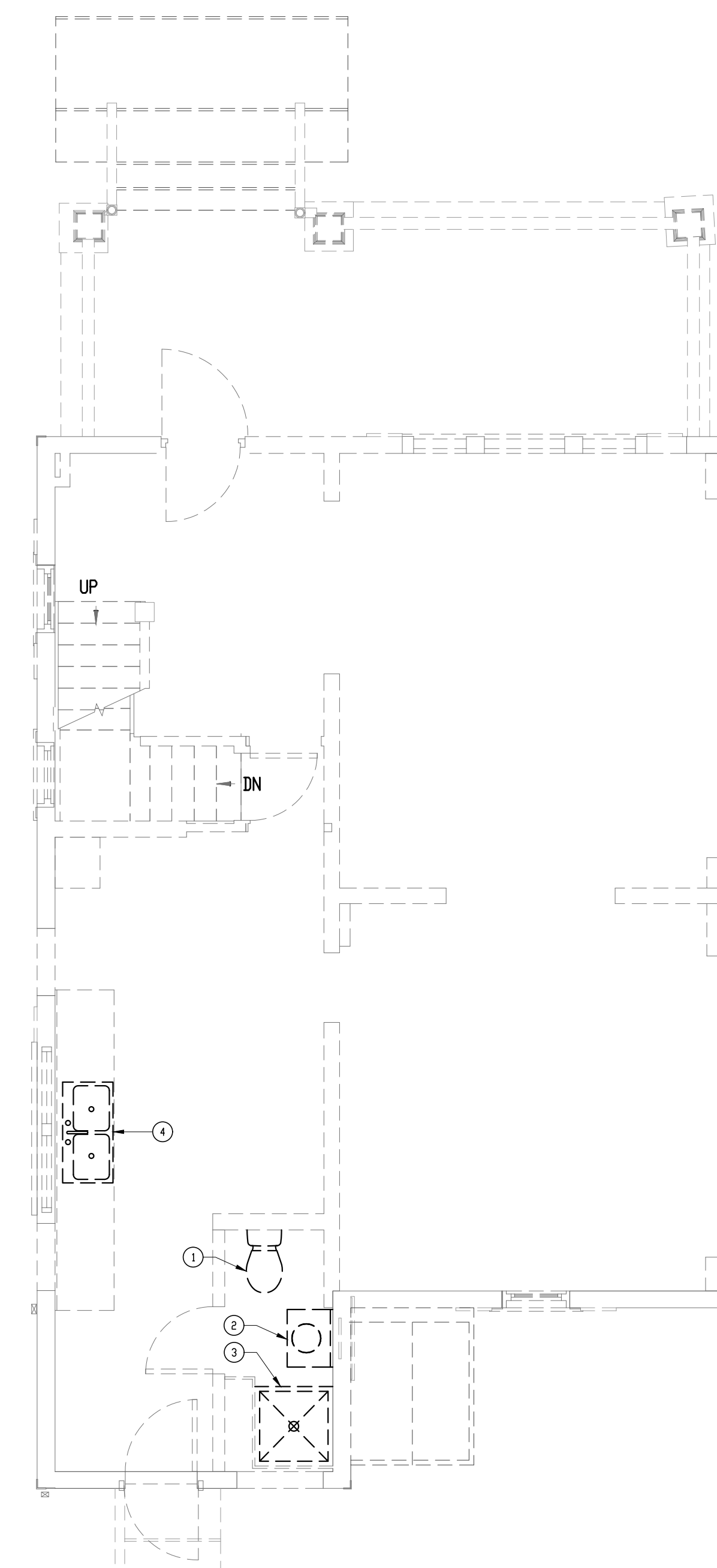
P-3
OF
SHEET NUMBER



**FIRST FLOOR PLAN - WATER & GAS PIPING
(NEW WORK)** 1
P-3
SCALE: 1/4" = 1'-0"

DRAWING NOTES:

- ① 1" GAS UP TO THE SECOND FLOOR.
- ② 1" C. W. UP TO SECOND FLOOR.
- ③ 3/4" H. W. UP TO THE SECOND FLOOR.
- ④ 1/2" C. W. DOWN TO THE BASEMENT.
- ⑤ 1/2" C. W. & H. W. DOWN TO THE BASEMENT.
- ⑥ 1/2" H. W. DOWN TO THE BASEMENT.
- ⑦ 1/2" GAS PIPING DOWN TO THE BASEMENT.



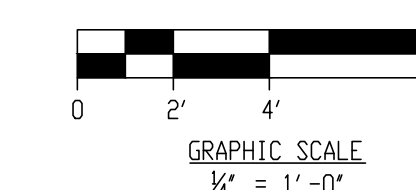
**FIRST FLOOR PLAN - WATER & GAS PIPING
(DEMOLITION)** 2
P-3
SCALE: 1/4" = 1'-0"

DRAWING NOTES:

- ① REMOVE EXISTING WATER CLOSET & RELATED C. W. PIPING.
- ② REMOVE EXISTING LAVATORY & RELATED C. W. /H. W. PIPING.
- ③ REMOVE EXISTING SHOWER & RELATED C. W. /H. W. PIPING.
- ④ REMOVE EXISTING KITCHEN SINK & RELATED C. W. /H. W. PIPING.

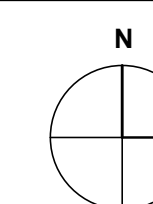
GENERAL NOTE:

- ① REMOVE ALL EXISTING C. W. /H. W. & GAS PIPING SHALL BE REMOVED.





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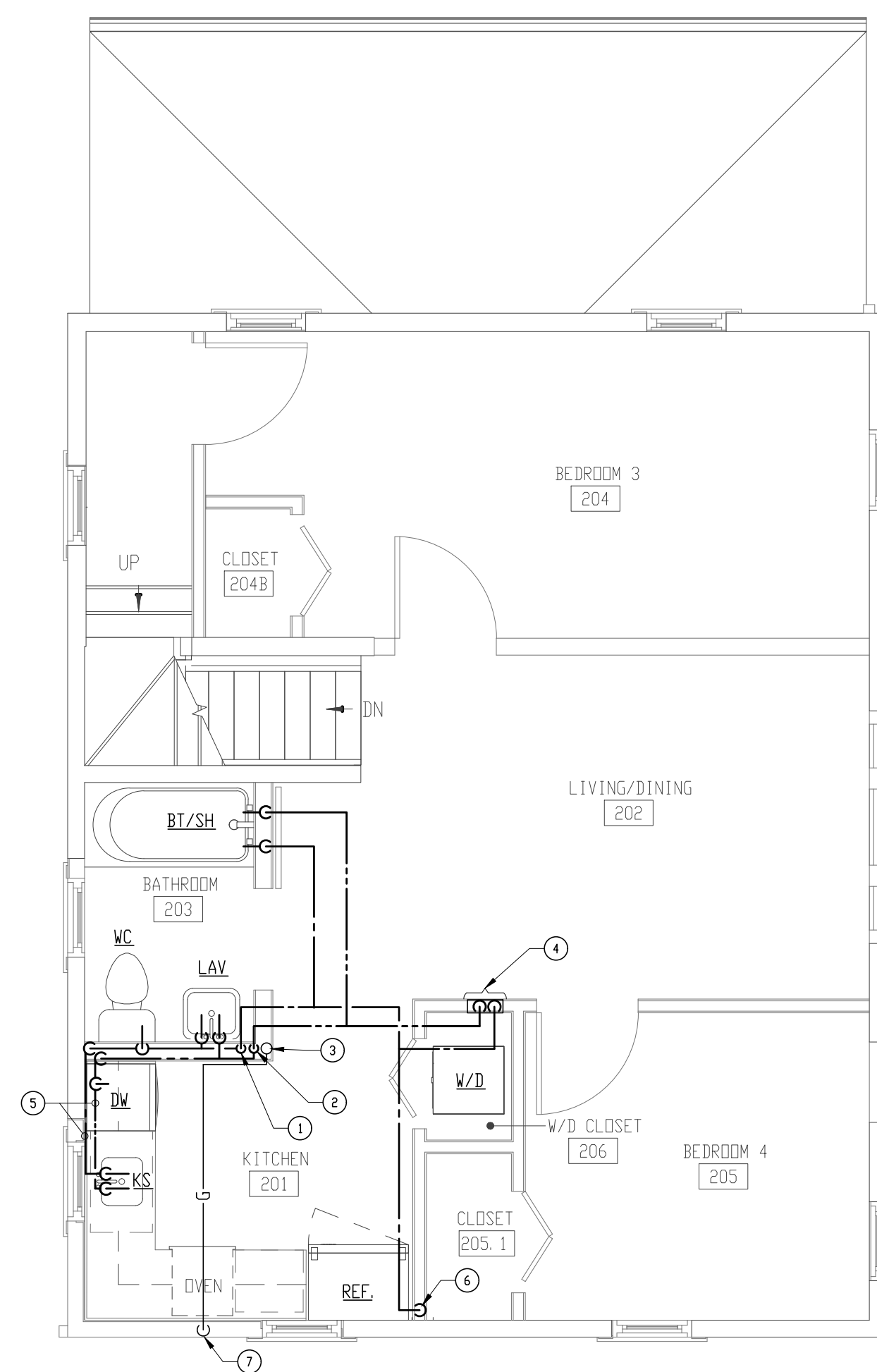
PROJ. NO.: 24024

DRAWING TITLE

SECOND FLOOR PLANS -
GAS & WATER PIPING
(DEMOLITION & NEW WORK)

DRAWING NO.

P-4
OF
SHEET NUMBER

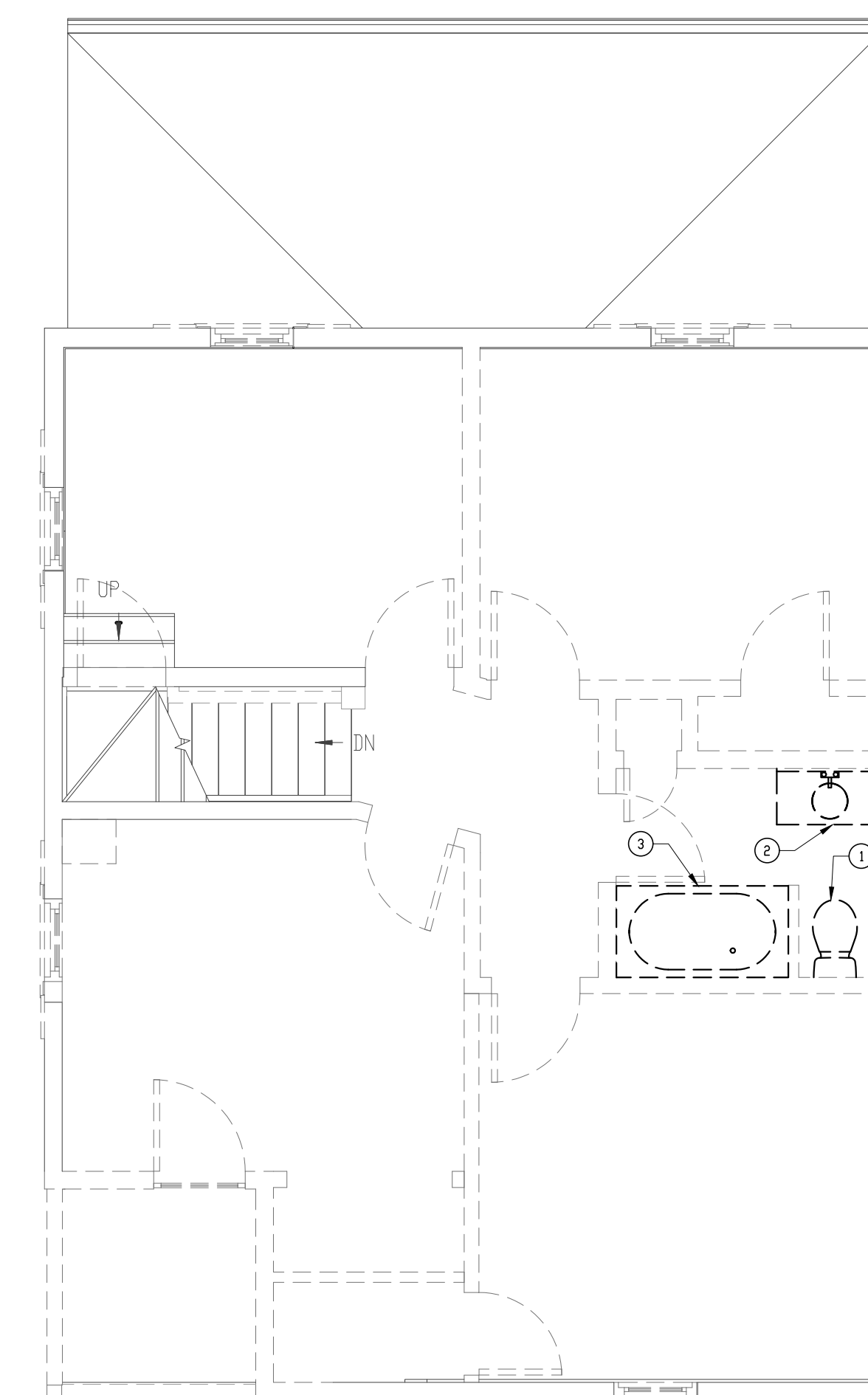


**SECOND FLOOR PLAN - WATER & GAS PIPING
(NEW WORK)**
SCALE: 1/4" = 1'-0"

1
P-4

DRAWING NOTES:

- ① 1" C.W. DOWN TO THE FIRST FLOOR.
- ② 3/4" H.W. DOWN TO THE FIRST FLOOR.
- ③ 1" GAS PIPING UP TO ATTIC.
- ④ 1/2" C.W. & H.W. DOWN TO THE WALL MOUNTED VALVE BOX SERVING THE WASHER.
- ⑤ 1/2" C.W. & H.W. SHALL BE ROUTED IN THE CABINET SPACE.
- ⑥ 1/2" C.W. DN. TO THE REFRIGERATOR.
- ⑦ 1/2" GAS PIPING DOWN TO THE OVEN.



**SECOND FLOOR PLAN - WATER & GAS PIPING
(DEMOLITION)**
SCALE: 1/4" = 1'-0"

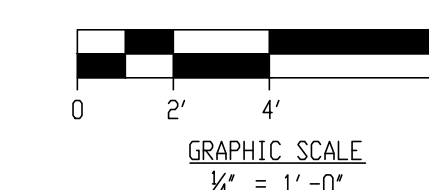
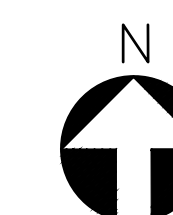
2
P-4

DRAWING NOTES:

- ① REMOVE EXISTING WATER CLOSET & RELATED C.W. PIPING.
- ② REMOVE EXISTING LAVATORY & RELATED C.W./H.W. PIPING.
- ③ REMOVE EXISTING SHOWER/BATH TUB & RELATED C.W./H.W. PIPING.

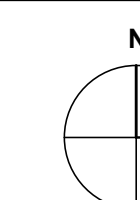
GENERAL NOTE:

- ① REMOVE ALL EXISTING C.W./H.W. & GAS PIPING.





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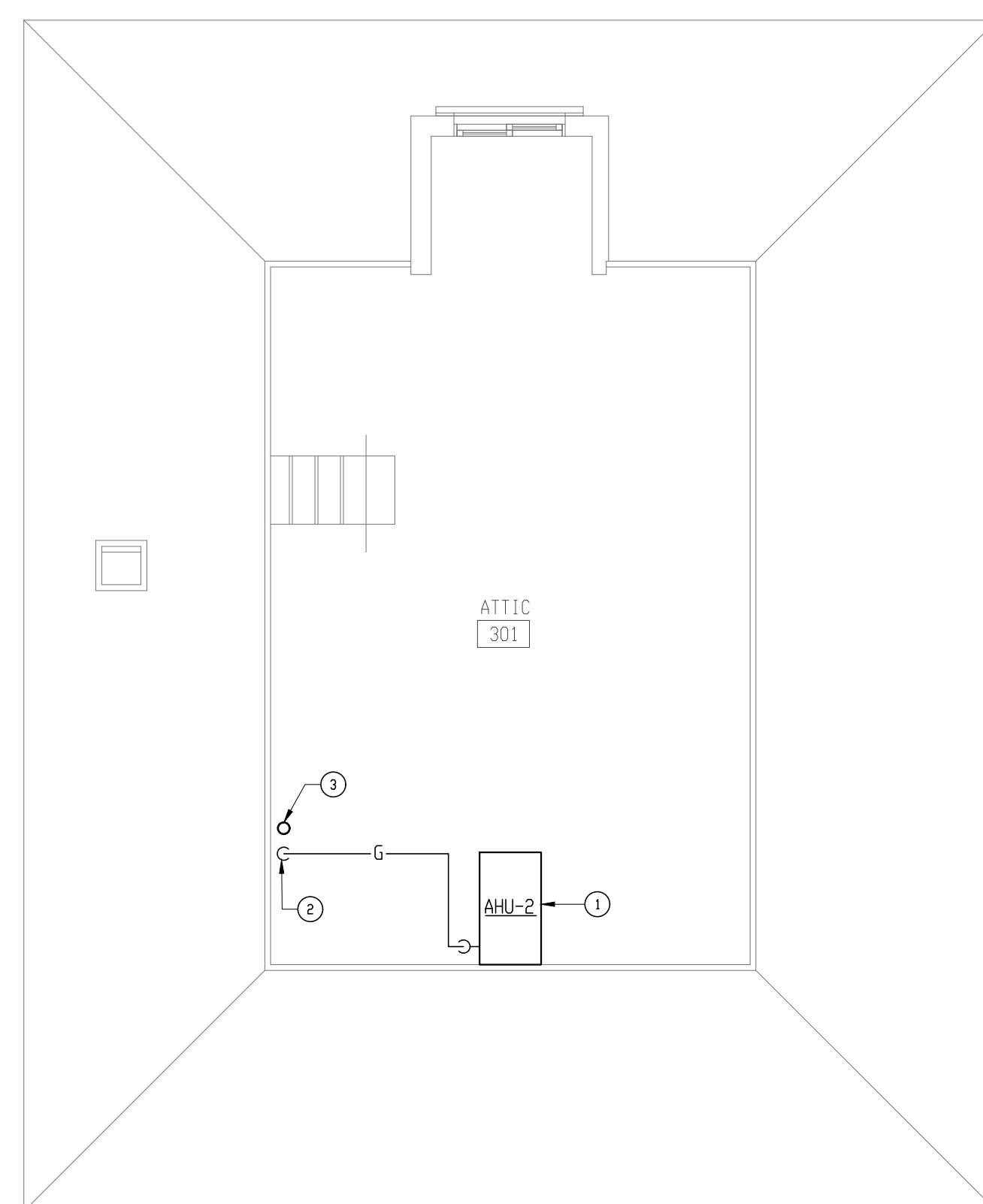
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DRAWING TITLE

ATTIC FLOOR PLANS -
WATER/GAS & VENT PIPING
(DEMOLITION & NEW WORK)

DRAWING NO.

P-5
OF
SHEET NUMBER

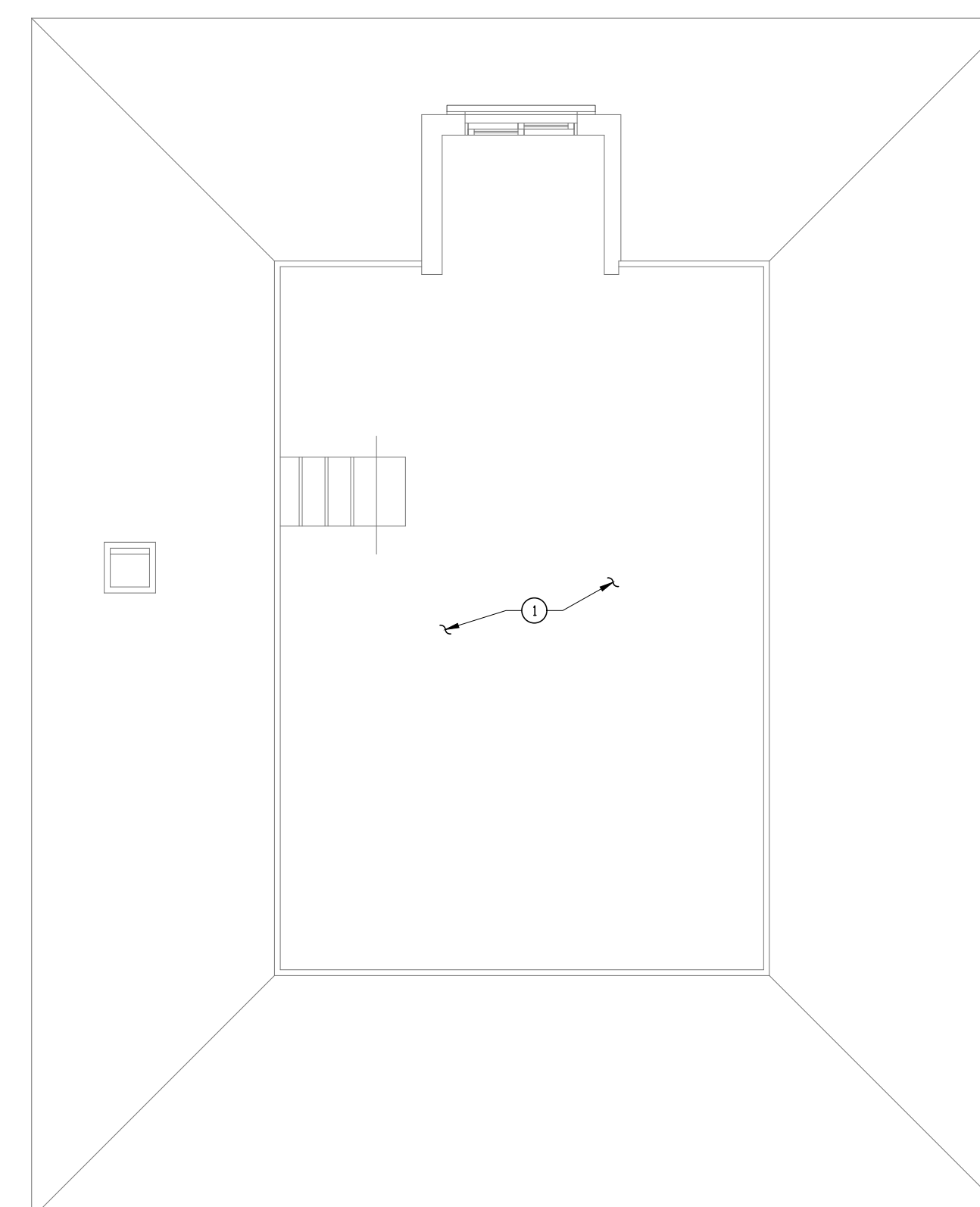


**ATTIC FLOOR PLAN - WATER/GAS & VENT PIPING
(NEW WORK)**
SCALE: 1/4" = 1'-0"

1
P-5

DRAWING NOTES:

- ① HORIZONTAL GAS FIRED FURNACE (AHU-2); EXTEND 3/4" CONDENSATE DRAIN PIPING FROM THE CONDENSATE PUMP TO THE SUMP PIT IN THE BASEMENT.
- ② 1" GAS PIPING DOWN TO SECOND FLOOR.
- ③ 2 1/2" VENT PIPING THROUGH THE ROOF.

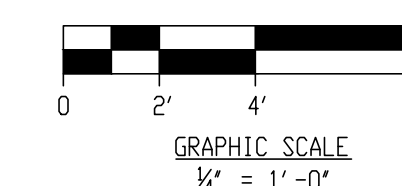


**ATTIC FLOOR PLAN - WATER/GAS & VENT PIPING
(DEMOLITION)**
SCALE: 1/4" = 1'-0"

2
P-5

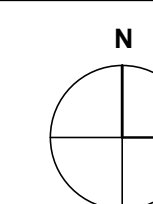
DRAWING NOTE:

- ① EXISTING VENT & FLUE PIPING THROUGH THE ROOF SHALL BE REMOVED. THE RESULTING HOLES SHALL BE PATCHED TO MATCH EXISTING ADJACENT SURFACES.





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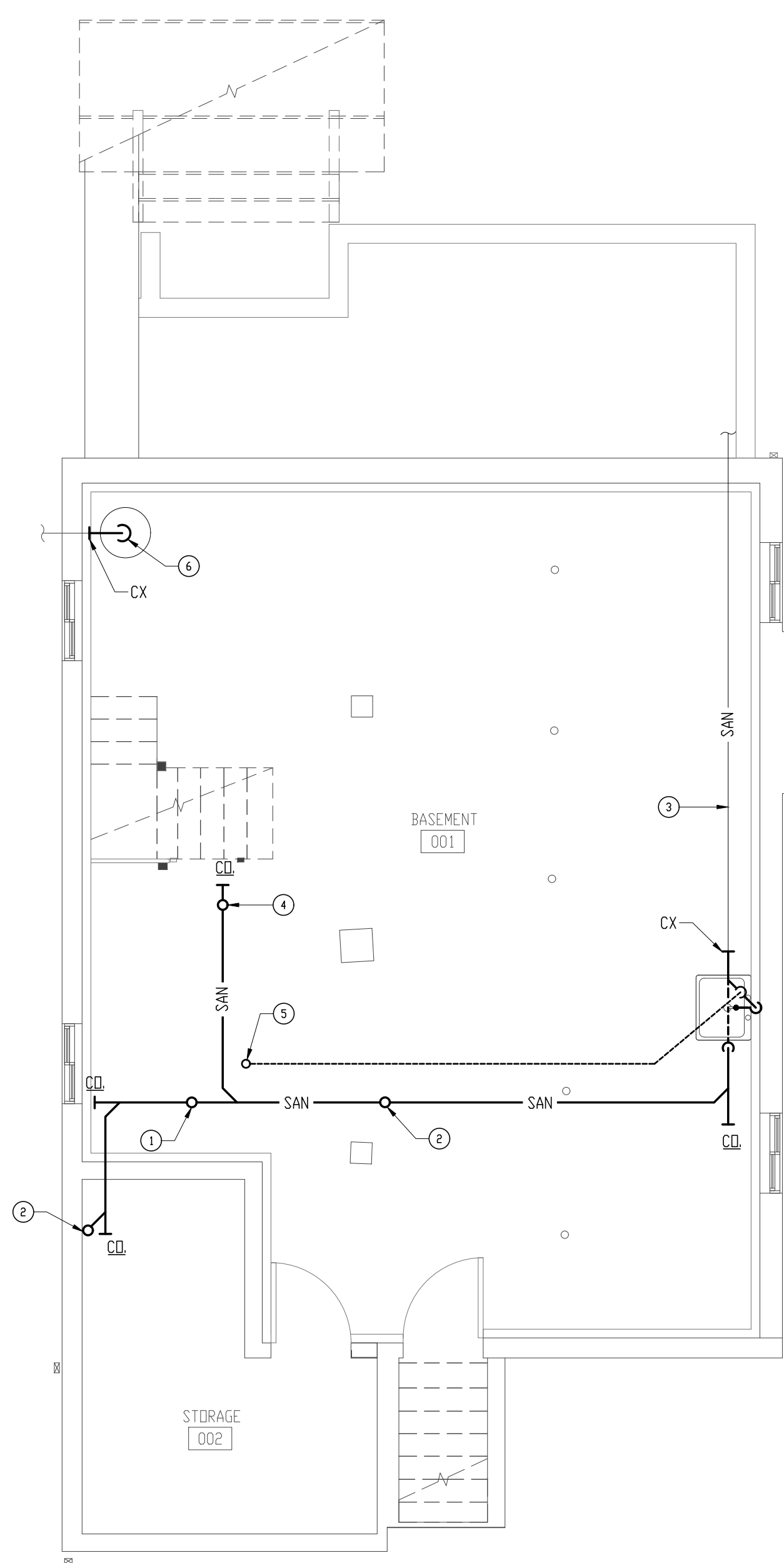
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DRAWING TITLE

BASEMENT FLOOR PLANS -
SANITARY/VENT PIPING
(DEMOLITION & NEW WORK)

DRAWING NO.

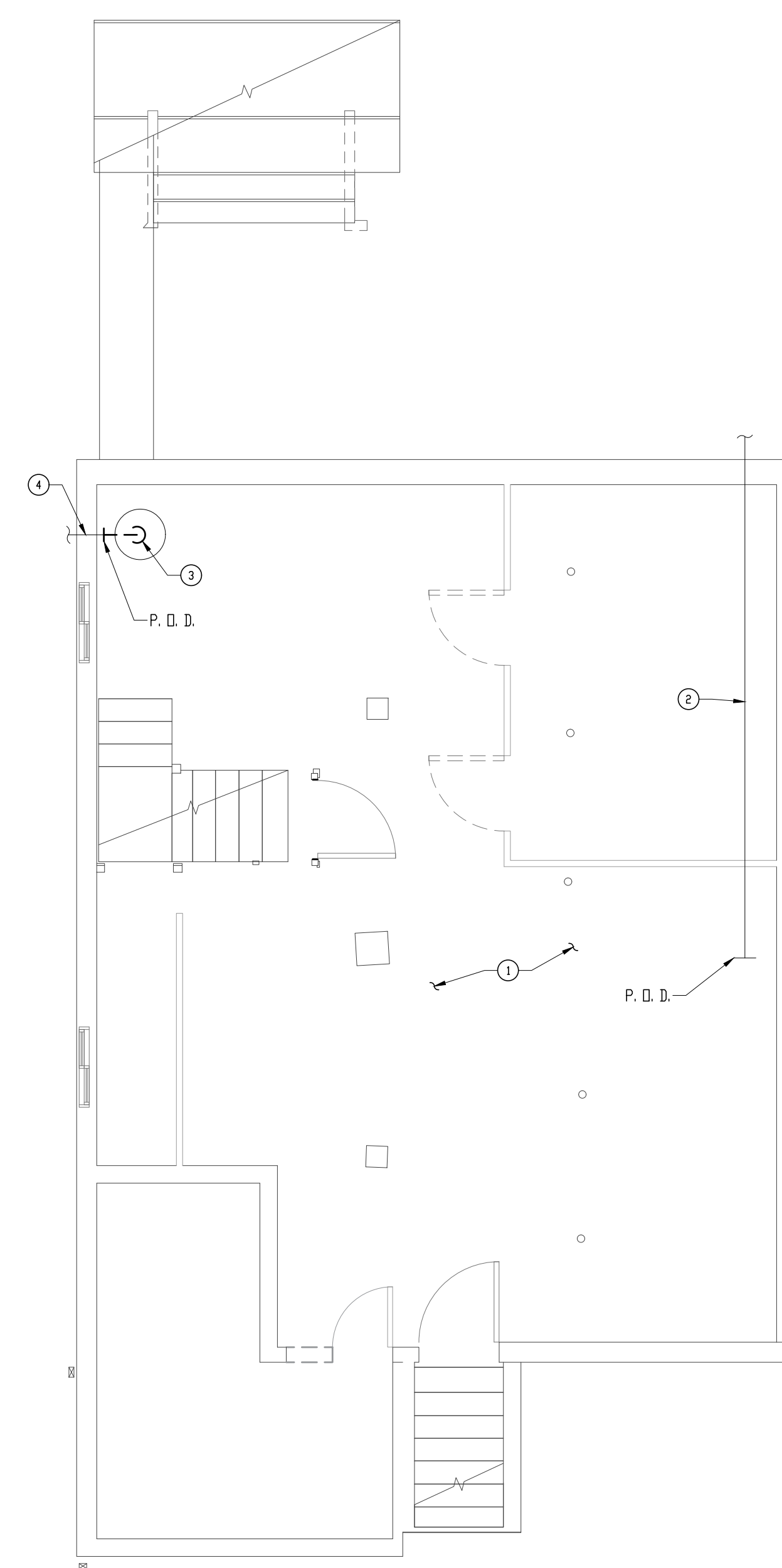
P-6
OF
SHEET NUMBER



BASEMENT FLOOR PLAN - SANITARY/VENT PIPING 1
(NEW WORK) P-6
SCALE: 1/4" = 1'-0"

DRAWING NOTES:

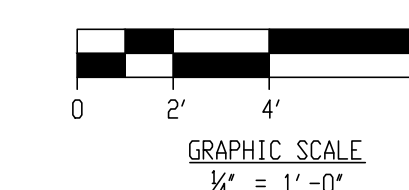
- ① 4" SANITARY PIPING UP TO FIRST FLOOR.
- ② 2" DRAIN PIPING UP TO FIRST FLOOR.
- ③ EXISTING 4" SANITARY PIPING (THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION/SIZE AND ELEVATION ABOVE THE BASEMENT FLOOR).
- ④ 2" DRAIN PIPING UP TO BATH TUB.
- ⑤ 1½" VENT PIPING UP TO FIRST FLOOR.
- ⑥ PROVIDE A NEW SUMP PUMP IN EXISTING SUMP PIT. CONNECT NEW DISCHARGE PIPING TO THE EXISTING DISCHARGE PIPING (THE SIZE OF NEW DISCHARGE PIPING SHALL MATCH THE SIZE EXISTING DISCHARGE PIPING, THE CONTRACTOR SHALL FIELD VERIFY).



BASEMENT FLOOR PLAN - SANITARY/VENT PIPING 2
(DEMOLITION) P-6
SCALE: 1/4" = 1'-0"

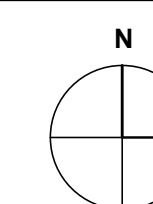
DRAWING NOTES:

- ① REMOVE ALL EXISTING SANITARY/VENT PIPING THROUGHOUT THE BASEMENT AREA, UNLESS OTHERWISE NOTED.
- ② EXISTING 4" SANITARY PIPING TO REMAIN.
- ③ EXISTING SUMP PIT SHALL REMAIN. EXISTING SUMP PUMP WITHIN THE SUMP PIT SHALL BE REPLACED. EXISTING DISCHARGE PIPING SHALL BE CUT AT THE P. D. D. & REMOVED.
- ④ EXISTING SUMP PUMP DISCHARGE PIPING THROUGH THE EXTERIOR WALL SHALL REMAIN.





Professional Certification: I hereby certify that these documents were reviewed by me, and that I am a duly licensed engineer under the laws of the State of Maryland, License # 14932, expiration date 05/22/28.



ST. LUKE'S CHURCH PARSONAGE

52 BOND AVENUE REISTERSTOWN, MARYLAND 21136

MARK	DATE	DESCRIPTION
	8/8/2026	PERMIT SET

DRAWN BY:

CHECKED BY:

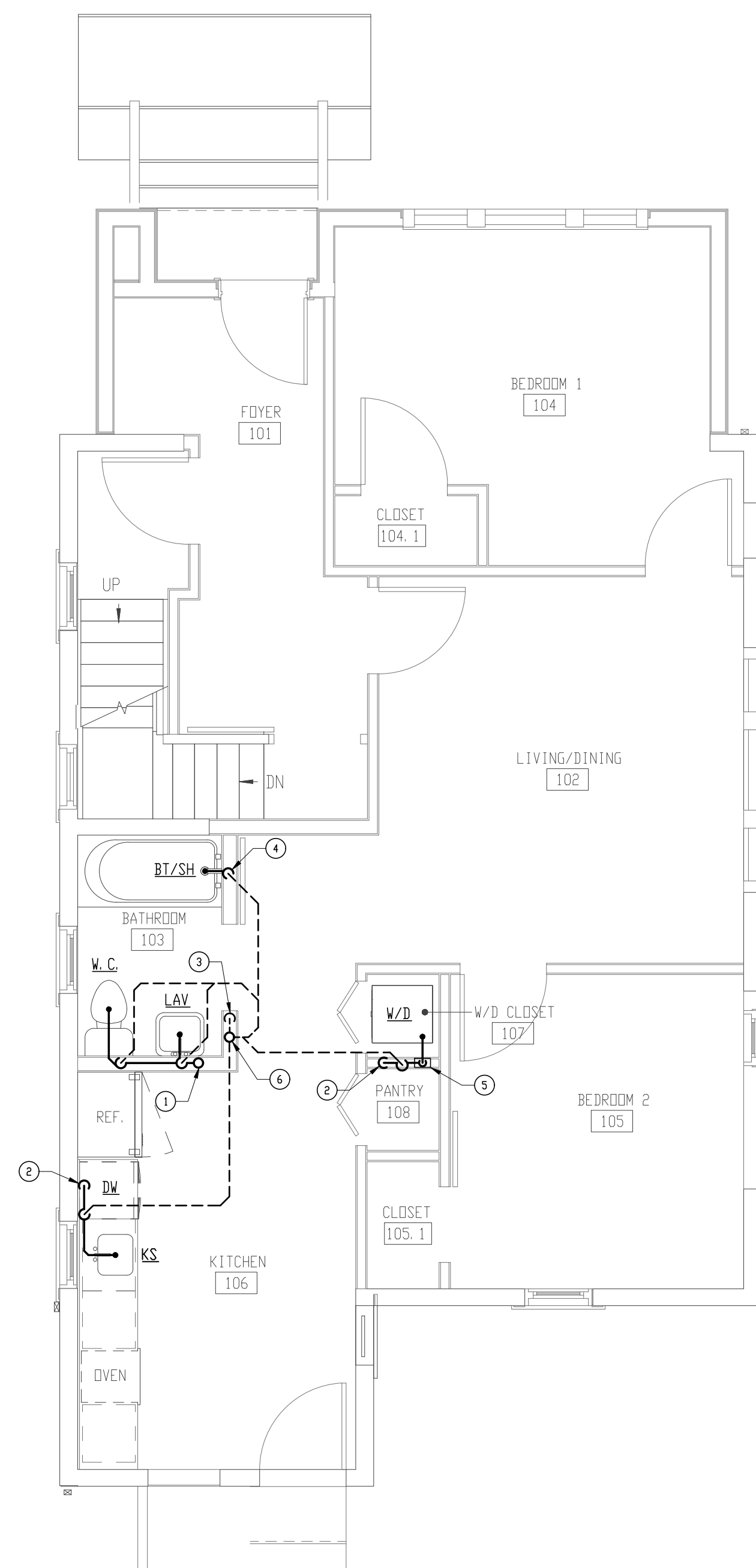
PROJ. NO.: 24024

DRAWING TITLE

FIRST FLOOR PLANS -
SANITARY/VENT PIPING
(DEMOLITION & NEW WORK)

DRAWING NO.

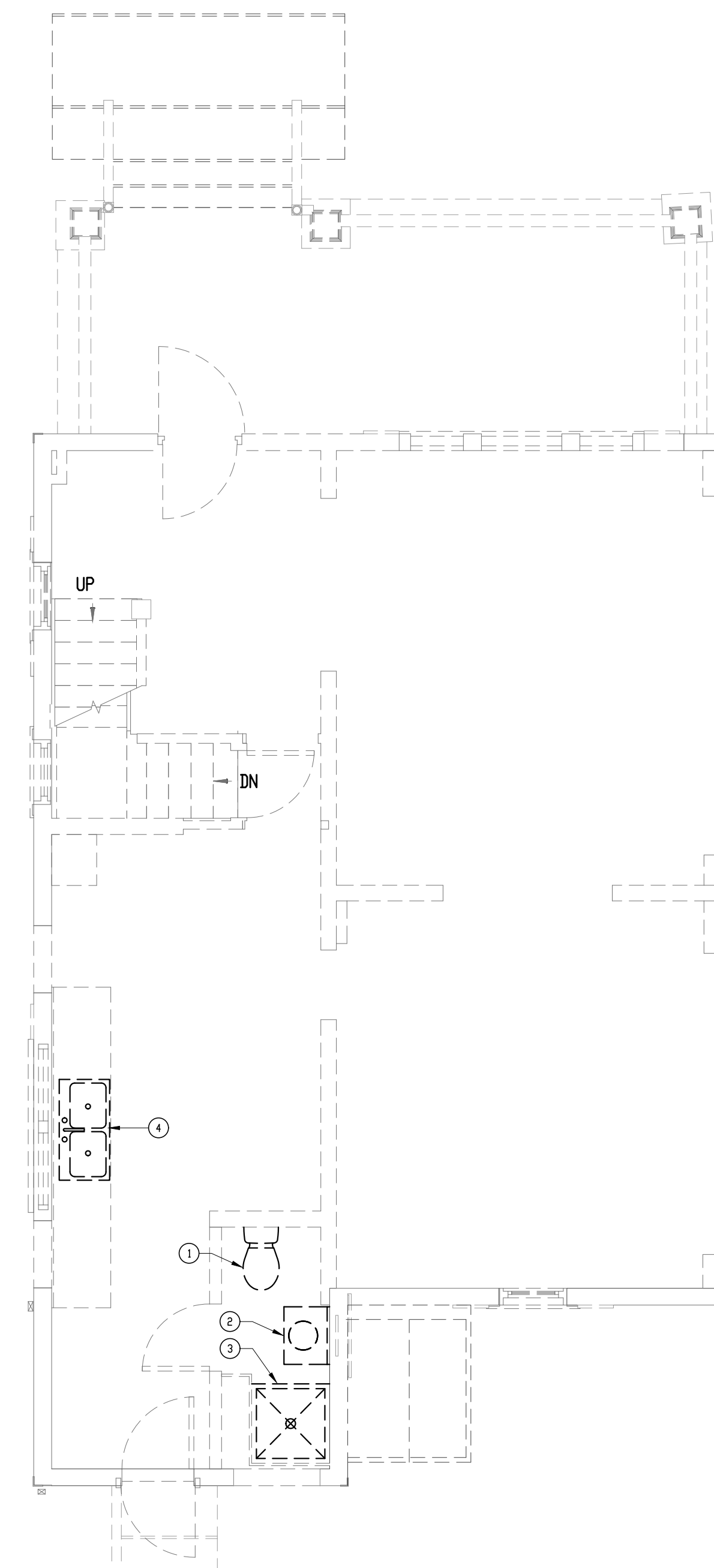
P-7
OF
SHEET NUMBER



FIRST FLOOR PLAN - SANITARY/VENT PIPING
(NEW WORK)
SCALE: 1/4" = 1'-0" 1
P-7

DRAWING NOTES:

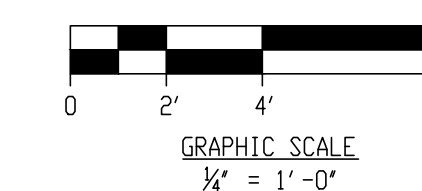
- ① 4" SANITARY PIPING DOWN TO BASEMENT AND UP TO THE SECOND FLOOR.
- ② 2" DRAIN PIPING DOWN TO BASEMENT.
- ③ 1 1/2" VENT PIPING DOWN TO BASEMENT.
- ④ 2" DRAIN PIPING DOWN TO BASEMENT.
- ⑤ RECESSED VALVE BOX WITH DRAIN OUTLET SERVING THE WASHER.
- ⑥ 2" VENT PIPING UP TO SECOND FLOOR.



FIRST FLOOR PLAN - SANITARY/VENT PIPING
(DEMOLITION)
SCALE: 1/4" = 1'-0" 2
P-7

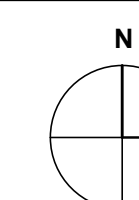
DRAWING NOTES:

- ① REMOVE EXISTING WATER CLOSET & RELATED SANITARY/VENT PIPING.
- ② REMOVE EXISTING LAVATORY & RELATED DRAIN/VENT PIPING.
- ③ REMOVE EXISTING SHOWER & RELATED DRAIN/VENT PIPING.
- ④ REMOVE EXISTING KITCHEN SINK & RELATED DRAIN/VENT PIPING.





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ST. LUKE'S CHURCH PARSONAGE

52 BOND AVENUE REISTERSTOWN, MARYLAND 21136

MARK	DATE	DESCRIPTION
	8/8/2026	PERMIT SET

DRAWN BY:

CHECKED BY:

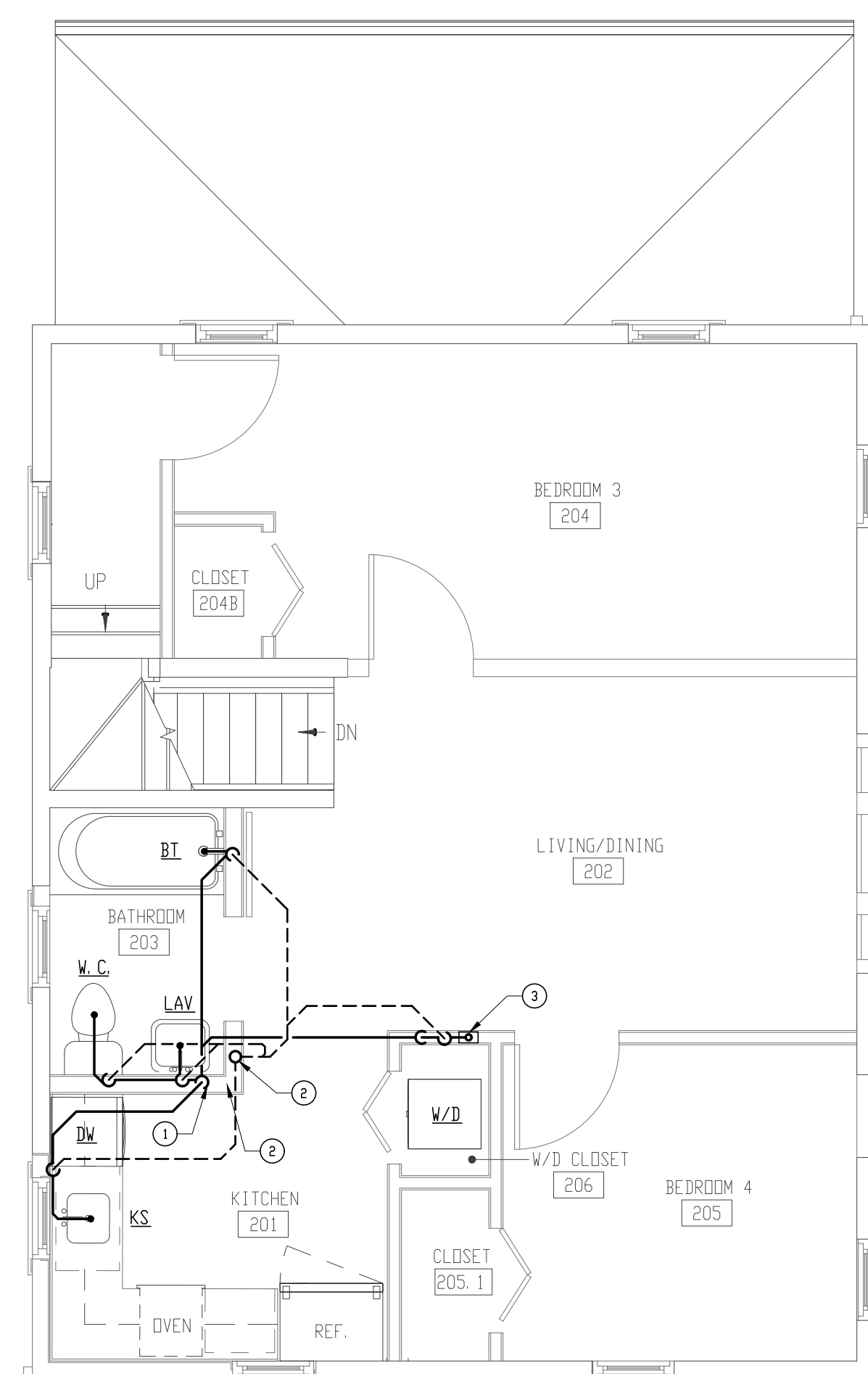
PROJ. NO.: 24024

DRAWING TITLE

SECOND FLOOR PLANS -
SANITARY/VENT PIPING
(DEMOLITION & NEW WORK)

DRAWING NO.

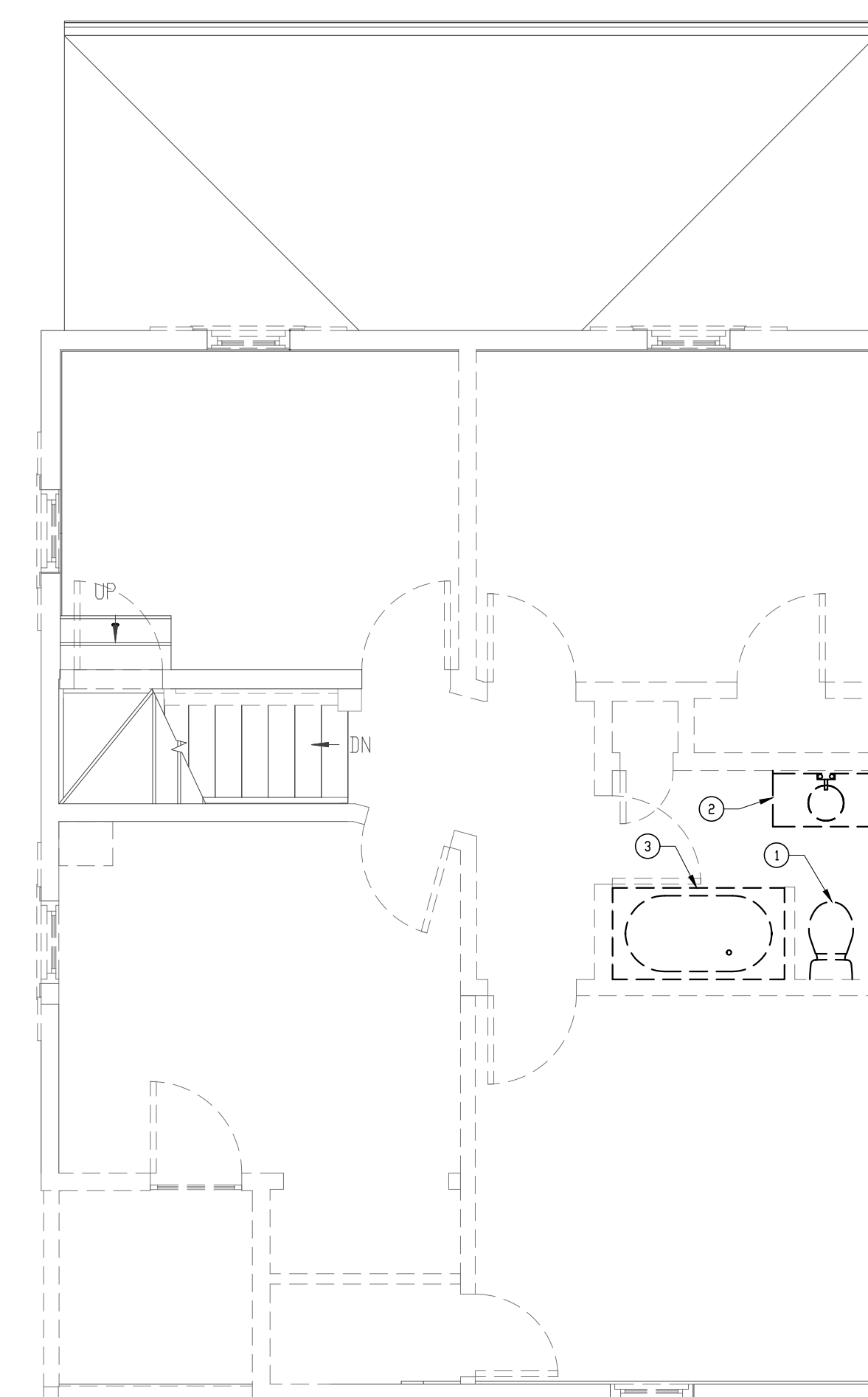
P-8
OF
SHEET NUMBER



**SECOND FLOOR PLAN - SANITARY/VENT PIPING
(NEW WORK)** 1
SCALE: 1/4" = 1'-0" P-8

DRAWING NOTES:

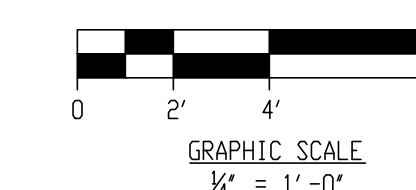
- ① 4" SANITARY PIPING DOWN TO FIRST FLOOR.
- ② 2½" VENT PIPING UP TO ATTIC.
- ③ RECESSED VALVE BOX WITH DRAIN OUTLET SERVING THE WASHER.



**SECOND FLOOR PLAN - SANITARY/VENT PIPING
(DEMOLITION)** 2
SCALE: 1/4" = 1'-0" P-8

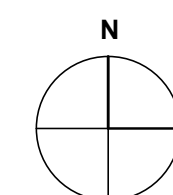
DRAWING NOTES:

- ① REMOVE EXISTING WATER CLOSET & RELATED SANITARY/VENT PIPING.
- ② REMOVE EXISTING LAVATORY & RELATED DRAIN/VENT PIPING.
- ③ REMOVE EXISTING SHOWER & RELATED DRAIN/VENT PIPING.





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ST. LUKE'S CHURCH PARSONAGE

52 BOND AVENUE REISTERSTOWN, MARYLAND 21136

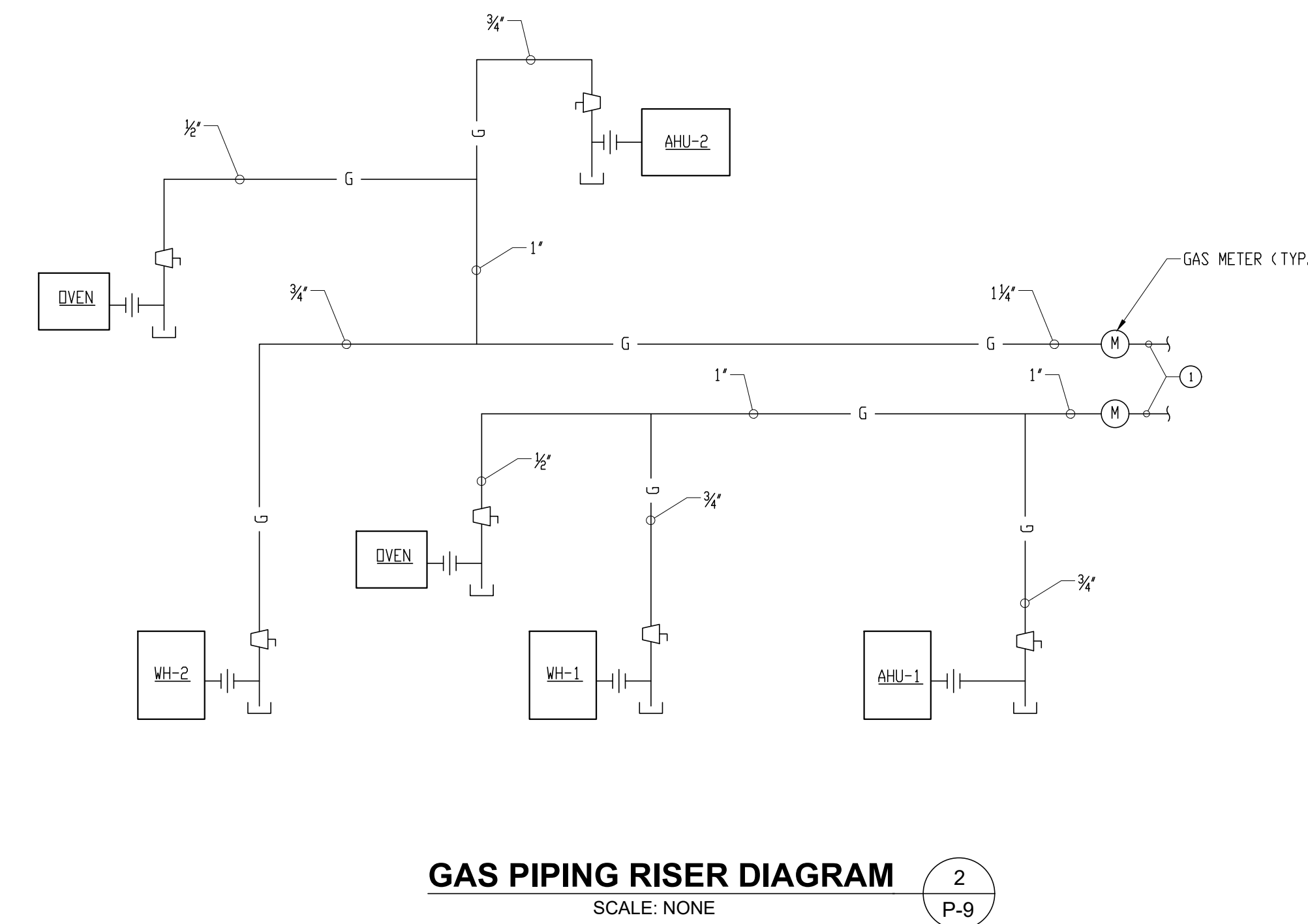
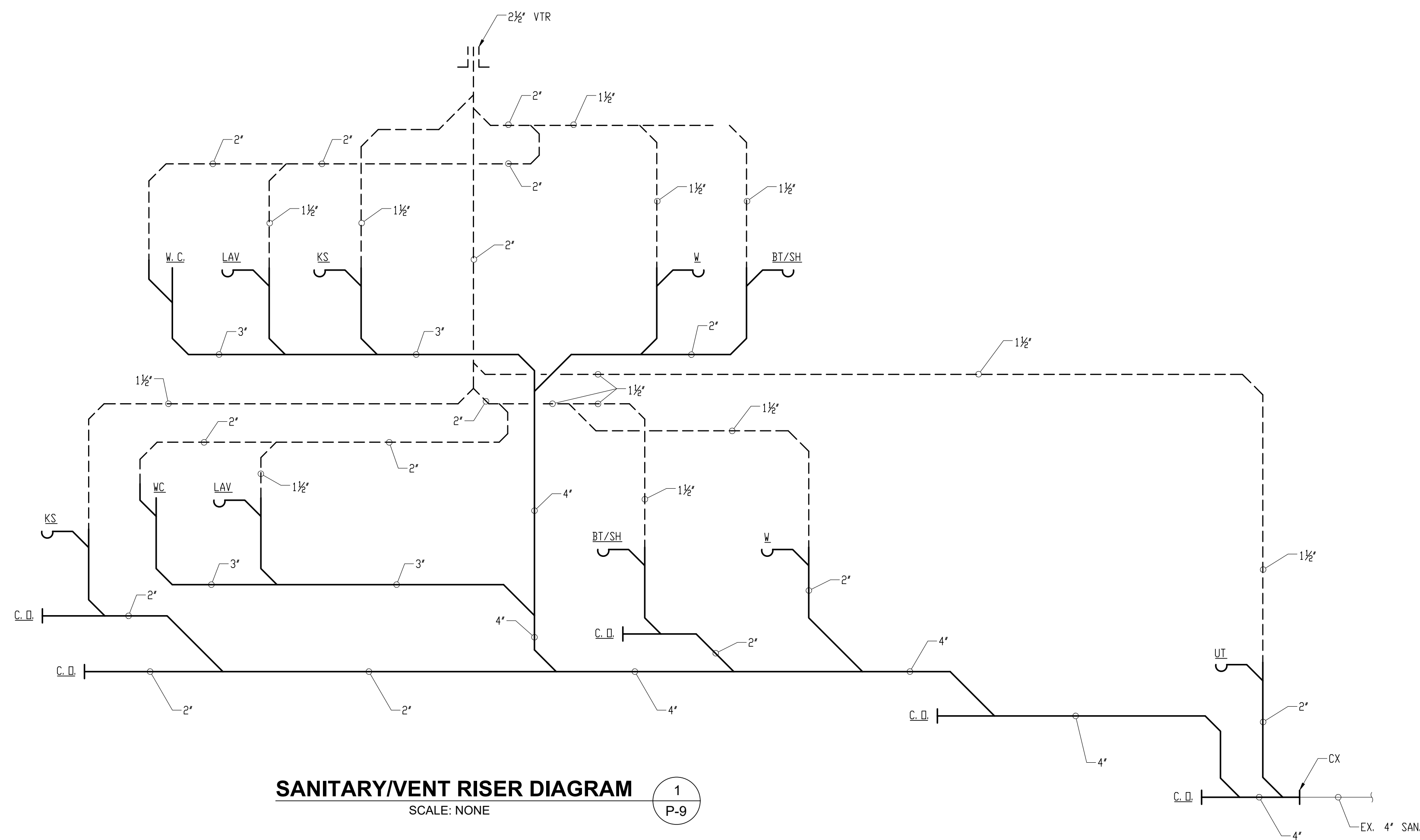
MARK	DATE	DESCRIPTION
	8/8/2026	PERMIT SET

DRAWN BY:
CHECKED BY:
PROJ. NO.: 24024
DRAWING TITLE:

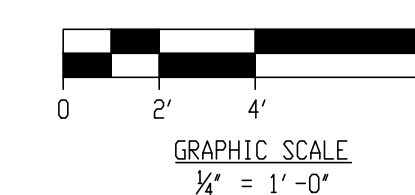
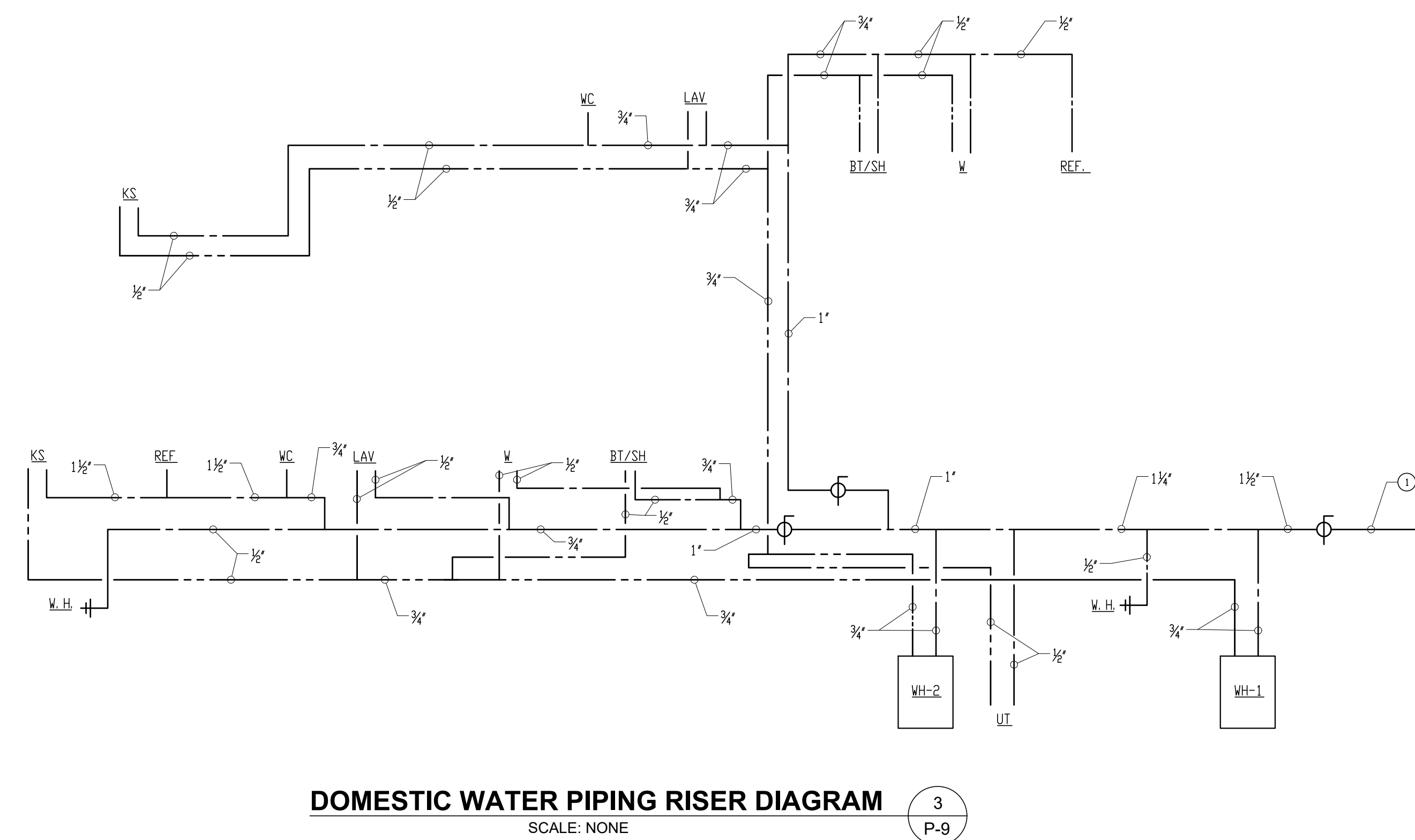
RISER DIAGRAMS

DRAWING NO.

P-9
OF
SHEET NUMBER



NOTE:
① GAS PIPING BY BGE (THE CONTRACTOR SHALL COORDINATE WITH BGE).



ELECTRICAL OUTLINE SPECIFICATION:

GENERAL NOTES:

- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES & SUBJECT TO THE APPROVAL OF AUTHORITIES HAVING JURISDICTION.
- COORDINATE ALL WORK WITH OTHER DISCIPLINES (INCLUDING MECHANICAL) PRIOR TO PREPARATION OF SHOP DRAWING SUBMITTALS AND PERFORMANCE OF WORK.
- SUBMIT THE SHOP DRAWINGS FOR ALL ELECTRICAL EQUIPMENT AND DEVICES TO THE ENGINEER FOR REVIEW & APPROVAL PRIOR TO THE PURCHASE.
- THE LOCATION OF LIGHTING FIXTURES, DEVICES OR ELECTRICAL EQUIPMENT HAS BEEN SHOWN ON DRAWINGS AS THE INTENT OF DESIGN. FINAL LOCATION MAY REQUIRE RELOCATION DURING CONSTRUCTION AS DIRECTED BY THE OWNER/ARCHITECT.
- ALL ELECTRICAL DEVICES, EQUIPMENT AND UNITS INSTALLED OUTDOOR SHALL BE WEATHERPROOF IN A NEMA 3R ENCLOSURE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS, INSPECTIONS, FEES AND PROVIDE CERTIFICATE OF INSPECTION.

GROUNDING:

- CONTRACTOR SHALL PROVIDE THE GROUNDING SERVICE SYSTEM AS SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC) AND OTHER APPLICABLE CODES.

SITE CONDITIONS:

- THE CONTRACTOR SHALL COORDINATE WITH BGE CONCERNING THE INCOMING ELECTRIC SERVICE.
- THE CONTRACTOR SHALL COORDINATE WITH THE TELEPHONE & CABLE COMPANIES CONCERNING THE INCOMING SERVICES.
- PRIOR TO EXCAVATION AND PERFORMANCE OF ANY WORK, THE CONTRACTOR SHALL PERFORM A COMPLETE SURVEY AND IDENTIFY THE LOCATION AND INVERT ELEVATION OF ALL EXISTING UNDERGROUND UTILITIES. MEET WITH ALL UTILITY COMPANIES (INCLUDING BUT NOT LIMITED TO: POWER, TELEPHONE, GAS, WATER, SANITARY, STORM, ETC.). THE EXISTING SITE (INCLUDING GRASS, PAVED AREAS, TREES, SHRUBBERY, ETC.) AFFECTED BY THE INSTALLATION OF NEW WORK SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR.

LAYOUT OF ELECTRICAL EQUIPMENT:

- THE LAYOUT OF ELECTRICAL EQUIPMENT IS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL VERIFY THE ELECTRICAL PANEL/EQUIPMENT LAYOUT PRIOR TO ORDERING AND PERFORMANCE OF ANY WORK.

HVAC EQUIPMENT AND MISCELLANEOUS MOTORS & EQUIPMENT:

- CONTRACTOR SHALL PROVIDE DISCONNECT SWITCHES AS PER NEC FOR ALL HVAC EQUIPMENT AND MISCELLANEOUS MOTORS EVEN IF THEY ARE NOT SHOWN ON THE DRAWINGS.
- THE SIZE OF THE FEEDERS BEFORE AND AFTER THE DISCONNECT SWITCH WHICH ARE SHOWN ON THE RISER DIAGRAM SHALL BE THE SAME.
- SIZE OF BREAKERS AND FEEDERS ARE BASED IN THE DATA OF THE EQUIPMENT AT THE DESIGN TIME. IF FINAL EQUIPMENT SIZES CHANGE, BREAKERS AND FEEDER SIZES SHALL BE ADJUSTED ACCORDINGLY.
- MISCELLANEOUS EQUIPMENT: IF THE WIRE SIZE ARE NOT SHOWN ON THE DRAWINGS OR THE RISER DIAGRAM, THE CONTRACTOR SHALL PROVIDE CONDUCTORS IN ACCORDANCE WITH CODE REQUIREMENTS BASED ON THE LOAD AND BREAKER SIZES PROVIDED (THE CONTRACTOR SHALL COORDINATE THE ELECTRICAL LOAD WITH THE ACTUAL EQUIPMENT BEING PROVIDED).

BRANCH CIRCUITS:

- THE CONTRACTOR SHALL PROVIDE THE FOLLOWING WIRE SIZES FOR BRANCH CIRCUITS, UNLESS OTHERWISE NOTED:
20A: #12 + #12G
30A: #10 + #10G
40A TO 50A: #8 + #10G
- THE WIRING IN THE DRY AREA WITHIN THE DUPLEX RESIDENTIAL UNIT SHALL BE NON-METALLIC (NM) SHEATHED ELECTRICAL CABLE (NM-C) IN ACCORDANCE WITH ALL APPLICABLE CODES. THE SERVICE ENTRANCE RATED (SER) CABLE SHALL BE USED BETWEEN THE ELECTRIC METER AND THE PANELBOARDS IN COMPLIANCE WITH THE APPLICABLE CODES. ALL UNDERGROUND WIRING SHALL BE IN A SCHEDULE 40 PVC CONDUIT.
- FOR ANY 120V CIRCUIT, ON WHICH THE FIRST OUTLET/DEVICE IS LOCATED MORE THAN 65FT AWAY FROM THE PANEL, PROVIDE #10 AWG WIRING, MORE THAN 100 FEET PROVIDE #8 AWG WIRING. THE CONTRACTOR SHALL INCREASE THE SIZE OF THE GROUND WIRE PER NEC.
- SEPARATE NEUTRAL WIRES SHALL BE PROVIDED FOR EACH CIRCUIT.

ELECTRICAL PANELBOARDS, DISCONNECT SWITCHES & WIRING DEVICES:

- THE ELECTRICAL PANELBOARDS, THE ELECTRICAL PANELBOARDS SHALL BE AS MANUFACTURED BY SQUARE "D" OR APPROVED EQUAL AND AS SCHEDULED ON THE DRAWINGS. THE ELECTRICAL PANEL DIRECTORY SHALL BE PROVIDED AND POSTED ON THE INDOOR SIDE OF THE PANEL BOARD.
- DISCONNECT SWITCHES: THE NON-FUSED DISCONNECT SWITCHES SHALL BE PROVIDED FOR THE MECHANICAL EQUIPMENT. THE DISCONNECT SWITCHES SHALL BE AS MANUFACTURED BY SQUARE "D" OR APPROVED EQUAL. THE ENCLOSURE OF THE OUTDOOR DISCONNECT SWITCHES SHALL BE NEMA 3R.
- WIRING DEVICES: THE RECEPTACLES SHALL BE STRAIGHT-BLADE TYPE. THE GFCI RECEPTACLES SHALL BE PROVIDED AT THE LOCATIONS SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH THE APPLICABLE CODES. SINGLE AND DOUBLE POLE SWITCHES SHALL BE PROVIDED AS REQUIRED. DIMMERS SWITCHES SHALL BE SLIDING TYPE WITH CONTROL SETTING. SINGLE AND COMBINATION TYPES WALL PLATES SHALL BE PROVIDED TO MATCH CORRESPONDING WIRING DEVICES. THE MOUNTING HEIGHT FOR ALL TV OUTLETS SHALL BE COORDINATED AT THE FIELD WITH THE OWNER/ARCHITECT. THE COVER PLATES COLOR SHALL BE SELECTED BY THE OWNER/ARCHITECT AT THE FIELD PRIOR TO ORDERING. ALL WALL MOUNTED DEVICES INCLUDING BUT NOT LIMITED TO: RECEPTACLES, DATA/TEL OUTLETS, TV OUTLETS, SPECIAL RECEPTACLES, WALL MOUNTED JUNCTION BOXES, LIGHT SWITCHES, ETC. SHALL BE RECESSED FLUSH WITH WALL.

LIGHTING:

- FOR ALL THE INTERIOR LIGHTING FIXTURES, CONTRACTOR SHALL COORDINATE THE TYPE OF FIXTURE WITH THE FINAL ARCHITECTURAL CEILING DRAWINGS AND PROVIDE THE FIXTURE ACCORDINGLY WITH ALL THE FITTINGS REQUIRED FOR THE TYPE OF CEILING WHERE THE FIXTURE SHALL BE INSTALLED. THE CONTRACTOR SHALL VERIFY THAT THERE IS ADEQUATE SPACE AVAILABLE FOR INSTALLING LIGHT FIXTURES AT THE FIELD PRIOR TO ORDERING. ALL COORDINATION (INCLUDING COORDINATION WITH THE MECHANICAL AND STRUCTURAL ELEMENTS SHALL BE PERFORMED BY THE CONTRACTOR PRIOR TO SUBMITTING THE LIGHT FIXTURE SHOP DRAWING SUBMITTALS).

LOW VOLTAGE CABLING:

- LOW VOLTAGE CABLING INCLUDING BUT NOT LIMITED TO TELEPHONE, CATV, ETC. SHALL BE PROVIDED AND INSTALLED PER APPLICABLE CODES SUBJECT TO THE APPROVAL OF THE AUTHORITY HAVING JURISDICTION.

SERVICES:

- CONTRACTOR SHALL PROVIDE SERVICE AS PER POWER COMPANY REQUIREMENTS.
- CONTRACTOR SHALL COORDINATE THE SEQUENCE OF THE WORK WITH THE OWNER/ARCHITECT.
- CONTRACTOR SHALL SUBMIT AND OBTAIN ANY REQUIRED SERVICE PERMITS AND PAY ALL FEES INVOLVED WITH THE NEW ELECTRICAL SERVICE. THE CONTRACTOR SHALL PREPARE AND SUBMIT THE REQUIRED FORMS, SITE PLANS, SUBMITTAL DRAWINGS, ETC. REQUIRED BY THE BGE FOR THE NEW ELECTRICAL SERVICE.

AS BUILT DRAWINGS:

- PRIOR TO COMPLETION OF THE PROJECT, CONTRACTOR SHALL DELIVER TO THE ARCHITECT/ENGINEER ALL AS BUILT DRAWINGS FOR ALL THE ELECTRICAL DRAWINGS, SHOWING THE FINAL LOCATION OF ALL EQUIPMENT, FIXTURES, DEVICES AND ANY OTHER EQUIPMENT PROVIDED DURING THE EXECUTION OF THIS PROJECT.

PANEL "P0"		VOLTAGE (V): 120/240				MIN. A.C. 10,000		MAIN BUS: 100A, 1PH, 3W			
		LOCATION: BASEMENT		SURFACE/MTD		60A MAIN CIRCUIT BREAKER					
		LOAD KVA		LOAD KVA		LOAD KVA		DESCRIPTION			
OKT	DESCRIPTION	WIRING	(A)	(B)	BKR	BKR	(A)	(B)	DESCRIPTION	OKT	
1	LIGHTING (FOYER)	2#12+#12G	0.2	-	1P20	1P20	1.2	-	2#12+#12G	RECEPTACLE (SUMP PUMP)	2
3	LIGHTING (OUTDOOR)	2#12+#12G	0.2	0.2	1P20	1P20	0.6	0.6	2#12+#12G	RECEPTACLE (OUTDOOR)	4
5	RECEPTACLE (BASEMENT)	2#12+#12G	0.9	-	1P20	1P20	0.2	-	2#12+#12G	LIGHTING (BASEMENT)	6
7	SMOKE DETECTOR	2#12+#12G	-	-	1P20	1P20	-	-	2#12+#12G	RECEPTACLE (FOYER)	8
9			-	-	-	-	-	-			10
11			-	-	-	-	-	-			12
13			-	-	-	-	-	-			14
15			-	-	-	-	-	-			16
17			-	-	-	-	-	-			18
19			-	-	-	-	-	-			20
21			-	-	-	-	-	-			22
23			-	-	-	-	-	-			24
25			-	-	-	-	-	-			26
27			-	-	-	-	-	-			28
29			-	-	-	-	-	-			30
CONNECTED LOAD PER PHASE			1.1	0.4			1.4	1.2			
TOTAL CONNECTED LOAD/PHASE			2.5	1.6							
TOTAL CONNECTED LOAD (KVA)			4.1					17.1			
TOTAL DEMAND LOAD (KVA)			4.1					17.1			

PANEL "P1"		VOLTAGE (V): 120/240				MIN. A.C. 10,000		MAIN BUS: 125A, 1PH, 3W			
		LOCATION: FIRST FLOOR		RECESSED		125A MAIN CIRCUIT BREAKER					
		LOAD KVA		LOAD KVA		LOAD KVA		DESCRIPTION			
OKT	DESCRIPTION	WIRING	(A)	(B)	BKR	BKR	(A)	(B)	DESCRIPTION	OKT	
1	RECEPTACLE (BEDROOM 1 - RM 104)	2#12+#12G	0.8	-	1P20	2P30	3.3	3.3	2#10+#10G	CJ-2	2
3	RECEPTACLE (LIVING/DINING - RM 102)	2#12+#12G	-	1.2	1P20	1P20	-	-			4
5	RECEPTACLE (BEDROOM 2 - RM 105)	2#12+#12G	0.9	-	1P20	1P20	0.9	-	2#12+#12G	OUTDOOR RECEPTACLE (CU-1)	6
7	RECEPTACLE (KITCHEN - RM 108)	2#12+#12G	0.2	0.6	1P20	1P20	0.2	0.1	2#12+#12G	LIGHTING (UNDER CABINET)	8
9	RECEPTACLE (BATHROOM - RM 103)	2#12+#12G	0.2	-	1P20	1P20	0.2	-	2#12+#12G	LIGHTING (BATHROOM 103 & BF-1)	10
11	REFRIGERATOR	2#12+#12G	0.2	0.8	1P20	1P20	0.2	1.2	2#12+#12G	DISHWASHER	12
13	GARBAGE DISPOSAL	2#12+#12G	1.0	-	1P20	1P20	0.2	-	2#12+#12G	OVEN	14
15	SMOKE DETECTOR	2#12+#12G	0.2	0.4	1P20	1P20	0.2	1.0	2#12+#12G	MICROWAVE	16
17	LIGHTING (BEDROOM 1 - RM 104)	2#12+#12G	0.2	-	1P20	1P20	0.2	-	2#12+#12G	RECEPTACLE (BASEMENT)	18
19	LIGHTING (LIVING/DINING - RM 102)	2#12+#12G	0.2	0.2	1P20	1P20	0.2	0.1	2#12+#12G	DOOR BELL	20
21	LIGHTING (BEDROOM 2 - RM 105 & W/D CLOSET 107)	2#12+#12G	0.2	-	1P20	1P15	0.9	-	2#12+#12G	AHU-1	22
23	LIGHTING (KITCHEN - RM 108)	2#12+#12G	0.2	0.2	1P20	1P20	0.2	0.1	2#12+#12G	CONDENSATE PUMP (CP)	24
25	WASHER	2#12+#12G	1.0	-	1P20	-	-	-			26
27	DRYER	2#10+#10G	2.0	2.0	2P30	-	-	-			28
29			2.0	5.4							30
CONNECTED LOAD PER PHASE			6.3	5.0			5.7	5.8			
TOTAL CONNECTED LOAD/PHASE			12.0	11.2							
TOTAL CONNECTED LOAD (KVA)			23.2					96.5			
TOTAL DEMAND LOAD (KVA)			23.2					96.5			

PANEL "P2"		VOLTAGE (V): 120/240				MIN. A.C. 10,000		MAIN BUS: 125A, 1PH, 3W			
		LOCATION: SECOND FLOOR		RECESSED		125A MAIN CIRCUIT BREAKER					
		LOAD KVA		LOAD KVA		LOAD KVA		DESCRIPTION			
OKT	DESCRIPTION	WIRING	(A)	(B)	BKR	BKR	(A)	(B)	DESCRIPTION	OKT	
1	RECEPTACLE (BEDROOM 3 - RM 204)	2#12+#12G	0.8	-	1P20	2P30	3.3	3.3	2#10+#10G	CJ-2	2
3	RECEPTACLE (LIVING/DINING - RM 202)	2#12+#12G	-	1.2	1P20	1P20	-	-			4
5	RECEPTACLE (BEDROOM 4 - RM 205)	2#12+#12G	0.9	-	1P20	1P20	0.9	-	2#12+#12G	OUTDOOR RECEPTACLE (CU-2)	6
7	RECEPTACLE (KITCHEN - RM 201)	2#12+#12G	0.2	0.6	1P20	1P20	0.2	0.1	2#12+#12G	LIGHTING (UNDER CABINET)	8
9	RECEPTACLE (BATHROOM - RM 203)	2#12+#12G	0.2	-	1P20	1P20	0.2	-	2#12+#12G	LIGHTING (BATHROOM 203 & BF-1)	10
11	REFRIGERATOR	2#12+#12G	0.2	0.8	1P20	1P20	0.2	1.2	2#12+#12G	DISHWASHER	12
13	GARBAGE DISPOSAL	2#12+#12G	1.0	-	1P20	1P20	0.2	-	2#12+#12G	OVEN	14
15	SMOKE DETECTOR	2#12+#12G	0.2	0.4	1P20	1P20	0.2	1.0	2#12+#12G	MICROWAVE	16
17	LIGHTING (BEDROOM 3 - RM 204)	2#12+#12G	0.2	-	1P20	1P20	0.2	-	2#12+#12G	RECEPTACLE (BASEMENT)	18
19	LIGHTING (LIVING/DINING - RM 202)	2#12+#12G	0.2	0.2	1P20	1P20	0.2	1.2	2#12+#12G	RECEPTACLE (ATTIC)	20
21	LIGHTING (BEDROOM 4 - RM 205 & W/D CLOSET RM 209)	2#12+#12G	0.1	-	1P20	1P20	0.2	-	2#12+#12G	LIGHTING (ATTIC)	22
23	LIGHTING (KITCHEN - RM 201)	2#12+#12G	0.1	0.1	1P20	1P15	0.9	0.9	2#12+#12G	AHU-2	24
25	WASHER	2#12+#12G	1.0	-	1P20	1P20	0.1	-	2#12+#12G	DOOR BELL	26
27	DRYER	2#10+#10G	2.0	2.0	2P30	-	0.1	-	2#12+#12G	CONDENSATE PUMP (CP)	28
29			2.0	5.7				7.8			30
CONNECTED LOAD PER PHASE			6.2	5.3			5.1	7.8			
TOTAL CONNECTED LOAD/PHASE			11.3	13.1							
TOTAL CONNECTED LOAD (KVA)			24.3					101.3			
TOTAL DEMAND LOAD (KVA)			24.3					101.3			

LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	VOLTS	WATTS	LAMPS	MOUNTING	MANUFACTURER & MODEL NO.	NOTES
B	OUTDOOR FIXTURE WITH ALUMINUM HOUSING, FORWARD THROW DIFFUSER	120	13	LED	SURFACE	BROWNLEE, BRICK-O-D- OUTDOOR SURFACE: 7075-08-TV-C13-35K	1, 2
C	OUTDOOR FRONT PORCH CEILING MOUNTED FIXTURE WITH FROSTED LENS ENCLOSURE AND SUCTION CUP FOR OUTDOOR INSTALLATION	120	16	LED	SURFACE	BROWNLEE, PENNY-OD OUTDOOR SURFACE: 7200-BL-L16-35K	1, 2
D	6" WAFER-THIN LED DOWNLIGHT WITH FIVE SELECTABLE COLOR TEMPERATURES	120	13	LED	RECESSED	JUND- WF6 SW5 90CR1 3000K	1, 2
E	CHROME LED VANITY LIGHT, 24 IN. COLOR CHANGING	120	20	LED	WALL	HAMPTON BAY: MODEL #537989010	1, 2
U	24" UNDER CABINET FIXTURE, 3500K, BOCR1, ZIPPER BOARD, 100" ASYMMETRIC LENS, LOW OUTPUT, CLEAR ANODIZED FINISH, CLIP SUPPORT	120	8	LED	CLIP UNDER CABINET	VIDE LIGHTING: 707-21-24-Z-LD-35-A2-AL	1, 2
S	BASEMENT SURFACE MOUNTED FIXTURE, 7" ROUND EDGELIT (SLIMDRM), 3000K, 90CR1	120	13	LED	SURFACE	JUND- JSF 7IN 10LM 30K 90CR1 120 FRCP WH	1, 2
FL	TWO HEAD ADJUSTABLE OUTDOOR FLOOD LIGHT FIXTURE, DUST TO DAWN, MOTION SENSING, ADJUSTABLE LUMEN OUTPUT	120	26	LED	WALL	LITHONIA: HGX 2RH ALOD SW2 120 PIR DBB	1, 2
ST	6" SLIMBASICS WITH 3000K COLOR TEMPERATURE, TAPERED SWITCHABLE WHITE LED SURFACE MOUNT DISK LIGHT	120	15	LED	SURFACE	JUND- JSBT 6IN SW2 90CR1 WL MW M6	1, 2

NOTES:

- ALL LIGHT FIXTURES DETAILS INCLUDING COLORS SHALL BE APPROVED BY THE ARCHITECT.
- FINAL LOCATIONS AND QUANTITIES OF THE LIGHT FIXTURES SHALL BE APPROVED BY THE ARCHITECT.

ELECTRICAL LEGEND

SWITCHES

- S₁ SWITCH-20 AMP, 125/277 VOLT SINGLE POLE, SUBSCRIPT DENOTES FIXTURES CONTROLLED. MOUNTING HEIGHT 4'-0" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.
- S₃ SWITCH-20 AMP, 125/277 VOLT THREE WAY, SUBSCRIPT DENOTES FIXTURES CONTROLLED. MOUNTING HEIGHT 4'-0" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.
- S₂ SWITCH-20 AMP, 125/277 VOLT DIMMING, SUBSCRIPT DENOTES FIXTURES CONTROLLED. MOUNTING HEIGHT 4'-0" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.
- S₄ SWITCH-20 AMP, 125/277 VOLT FOUR WAY, SUBSCRIPT DENOTES FIXTURES CONTROLLED. MOUNTING HEIGHT 4'-0" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.

RECEPTACLES

- R₁ DUPLEX CONVENIENCE RECEPTACLE, 20A 125V WALL MOUNTED DEVICE, AT 18" A.F.F., U.N.D.
- R₁ GFI DUPLEX RECEPTACLE, 20A, 125V, WALL MOUNTED GROUND FAULT INTERRUPTER TYPE, 18" ABOVE FLOOR OR 6" ABOVE COUNTER
- JUNCTION BOX
- SPECIAL TYPE RECEPT. AS NOTED
- WP R₁ RECEPTACLE-20 AMP, 125 VOLT, DUPLEX, GROUND FAULT INTERRUPTER. MOUNTING HEIGHT 18" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED. WP IS FOR WEATHER-PROOF COVER.
- R₂ 2 POLE & GROUND RECEPTACLE, 30A, 240V.

MOTORIZED & HVAC EQUIPMENT

- M₁ MOTOR FOR EXHAUST FAN
- DISCONNECT SWITCH, UNFUSED TYPE, SIZE AS INDICATED ON DRAWINGS
- 125A, 240V. 2P CB, U.N.D.

COMMUNICATIONS

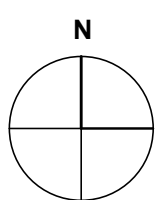
- TELEPHONE OUTLET
- DATA OUTLET
- CABLE ANTENNA SYSTEM OUTLET (CATV)
- DOORBELL

FIRE ALARM

- CEILING MOUNTED SMOKE DETECTOR



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**ST. LUKE'S
CHURCH
PARSONAGE**

52 BOND AVENUE REISTERSTOWN,
MARYLAND 21136

MARK	DATE	DESCRIPTION
	8/8/2026	PERMIT SET

DRAWN BY:

CHECKED BY:

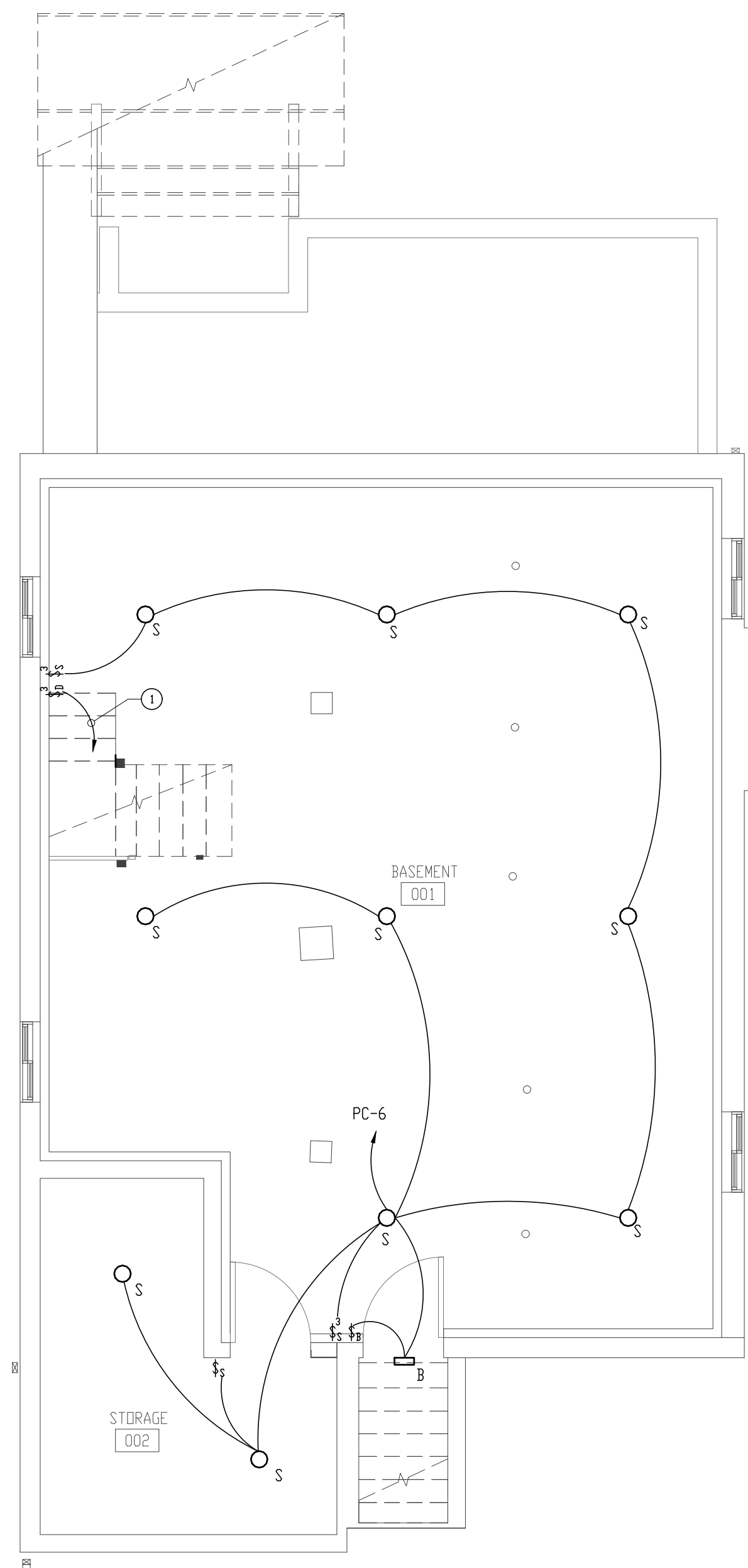
PROJ. NO.: 24024

DRAWING TITLE

BASEMENT FLOOR PLANS -
LIGHTING
(DEMOLITION & NEW WORK)

DRAWING NO.

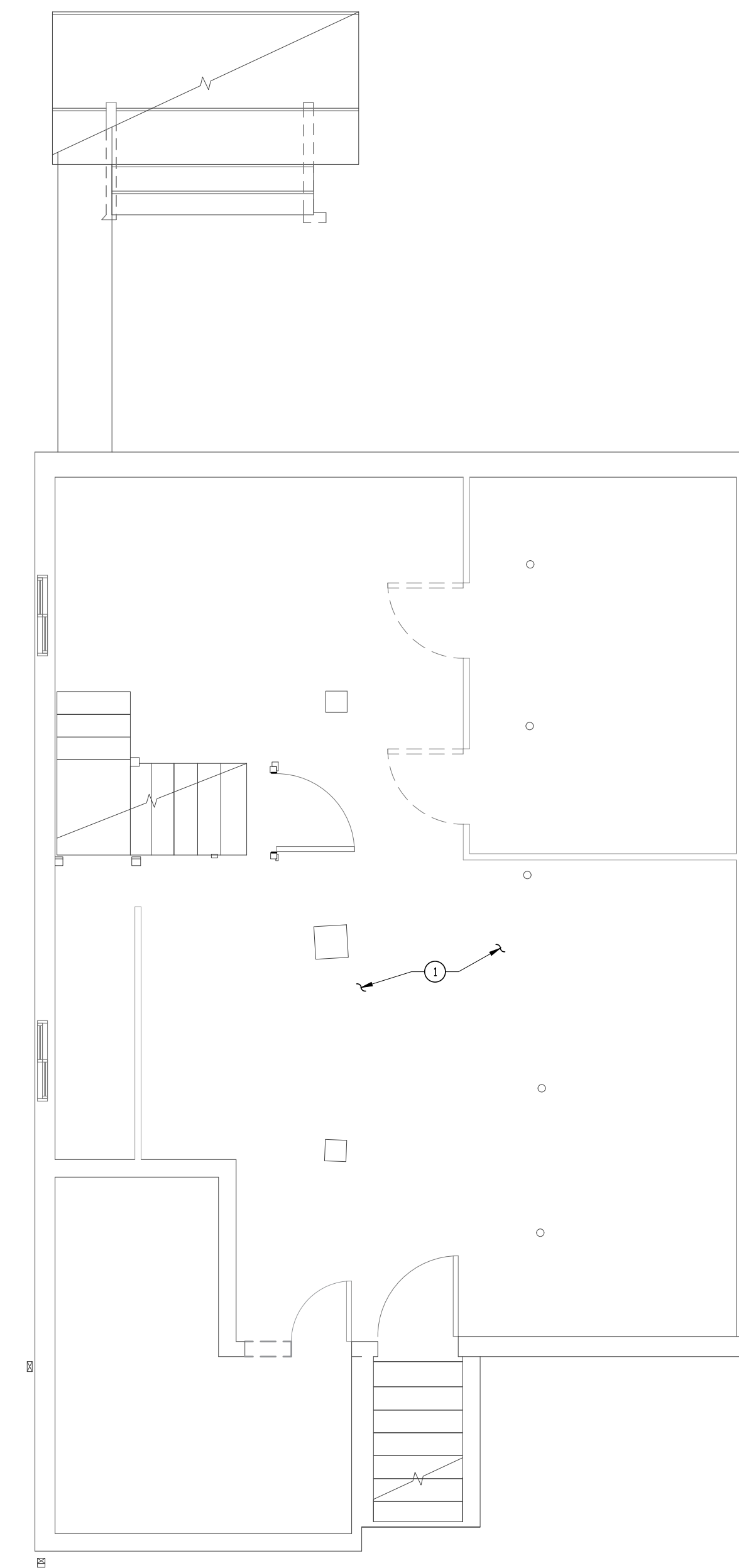
E-2
OF
SHEET NUMBER



BASEMENT FLOOR PLAN - LIGHTING 1
(NEW WORK) E-2
SCALE: 1/4" = 1'-0"

DRAWING NOTE:

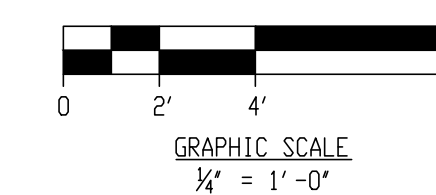
- ① TO LIGHT FIXTURES SERVING THE STAIRWAY TO THE FIRST FLOOR.



BASEMENT FLOOR PLAN - LIGHTING 2
(DEMOLITION) E-2
SCALE: 1/4" = 1'-0"

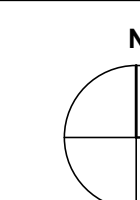
DRAWING NOTE:

- ① REMOVE EXISTING LIGHT FIXTURES, RELATED WIRING AND SWITCHES THROUGHOUT THE BASEMENT.





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ST. LUKE'S CHURCH PARSONAGE

52 BOND AVENUE REISTERSTOWN, MARYLAND 21136

MARK	DATE	DESCRIPTION
1	8/8/2026	PERMIT SET

DRAWN BY:

CHECKED BY:

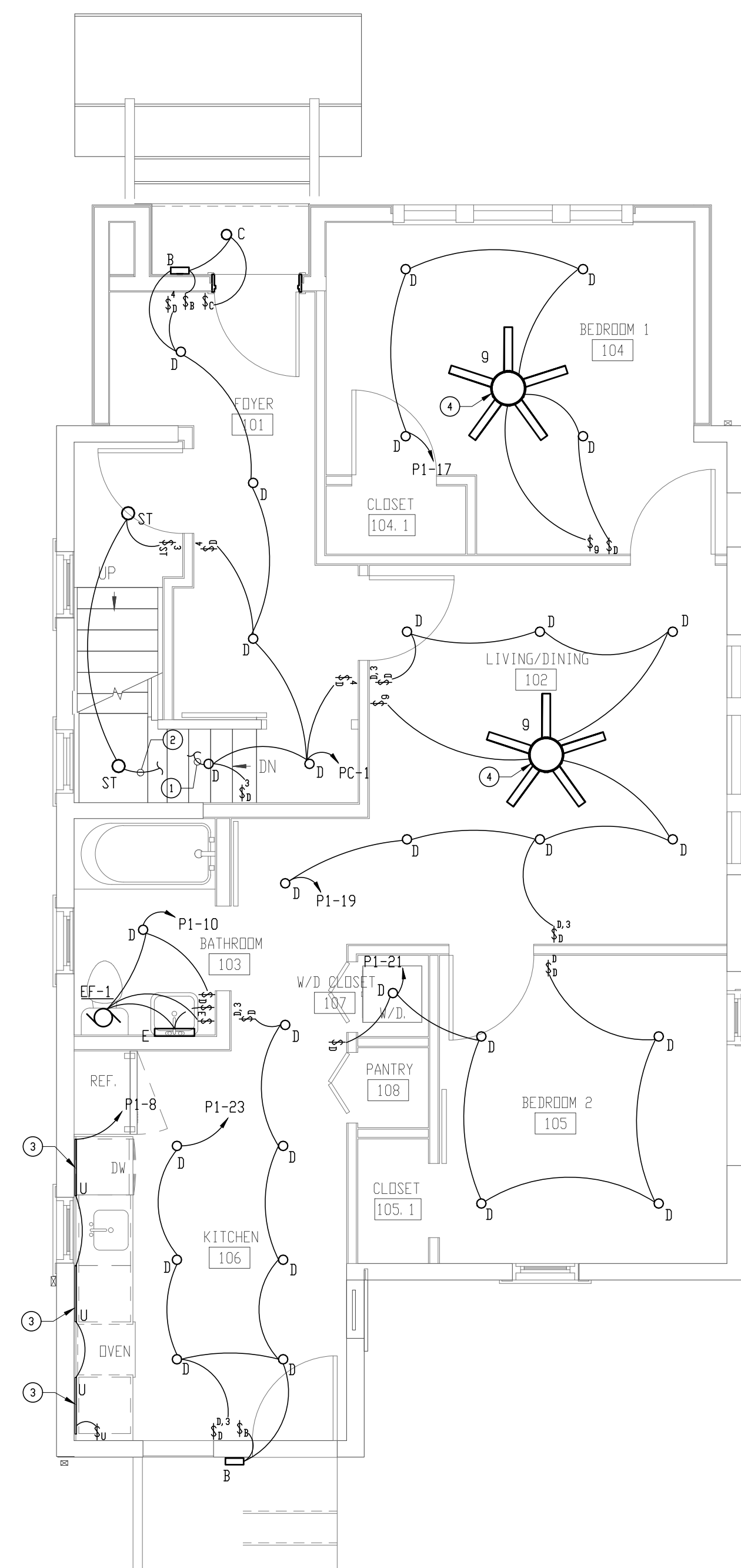
PROJ. NO.: 24024

DRAWING TITLE

FIRST FLOOR PLANS - LIGHTING
(DEMOLITION & NEW WORK)

DRAWING NO.

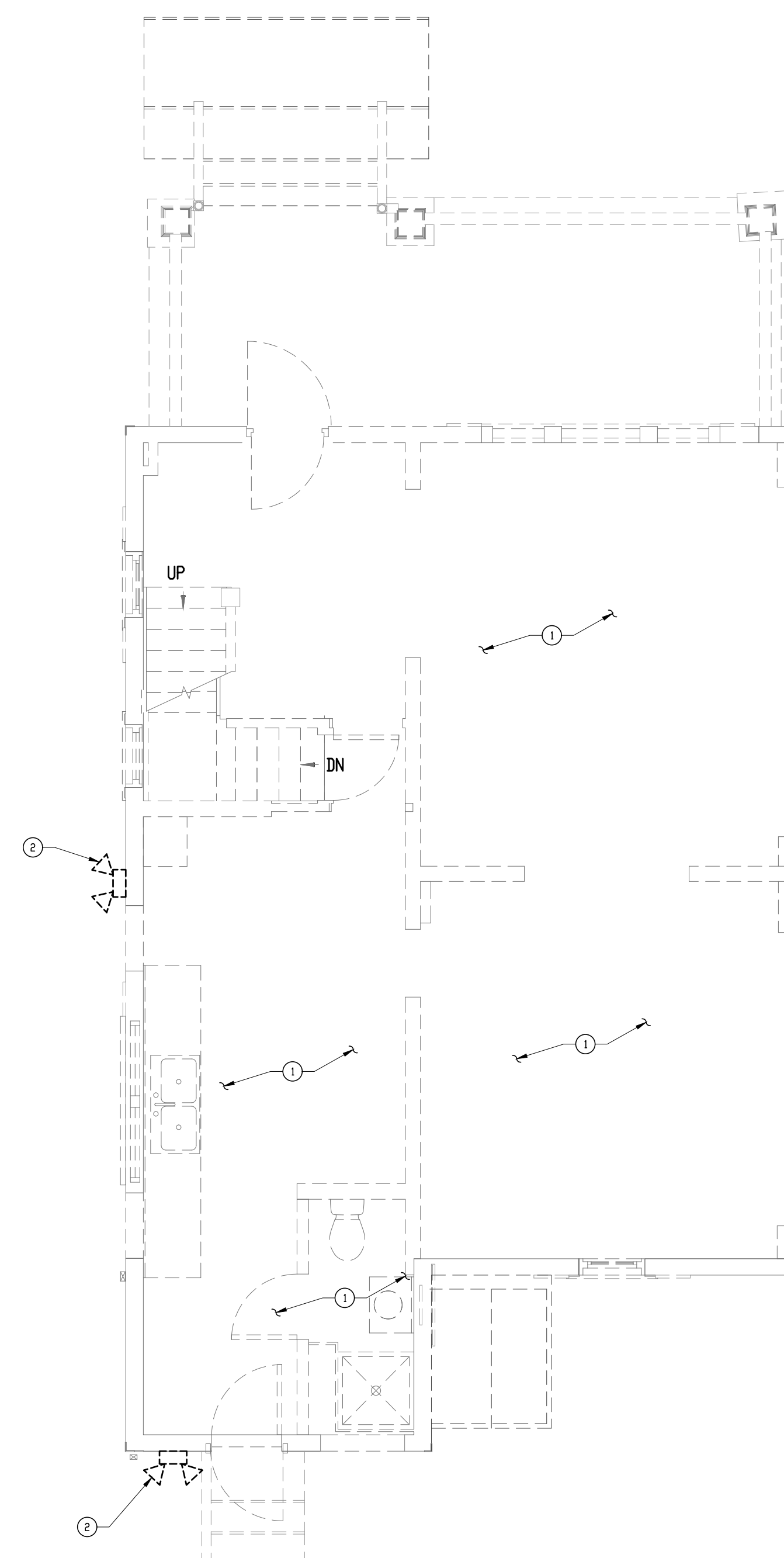
E-3
OF
SHEET NUMBER



FIRST FLOOR PLAN - LIGHTING (NEW WORK)
SCALE: 1/4" = 1'-0"

DRAWING NOTES:

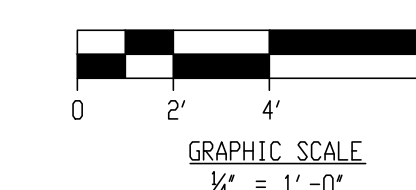
- 1 TO THREE-WAY LIGHT SWITCH AT THE BOTTOM OF STAIRWAY IN THE BASEMENT.
- 2 TO THE LIGHT FIXTURE ON THE SECOND FLOOR.
- 3 UNDER CABINET LED STRIP LIGHT FIXTURE.
- 4 CEILING MOUNTED FAN AS MANUFACTURED BY CARRO, MODEL #CFR48502L-FM OR APPROVED EQUAL. THE CEILING MOUNTED FAN SHALL BE SECURELY SUPPORTED FROM THE BUILDING STRUCTURE IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS. PROVIDE JUNCTION BOX AS REQUIRED FOR THE INSTALLATION OF CEILING FAN AS REQUIRED BY THE APPLICABLE CODES AND MANUFACTURE'S REQUIREMENTS AND RECOMMENDATIONS.



FIRST FLOOR PLAN - LIGHTING (DEMOLITION)
SCALE: 1/4" = 1'-0"

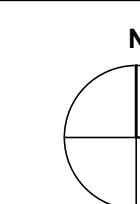
DRAWING NOTES:

- 1 REMOVE EXISTING LIGHT FIXTURES, RELATED WIRING AND SWITCHES THROUGHOUT THE FIRST FLOOR.
- 2 REMOVE EXISTING EXTERIOR LIGHT FIXTURES AND RELATED WIRING (TYPICAL FOR ALL EXTERIOR LIGHT FIXTURES).





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ST. LUKE'S CHURCH PARSONAGE

52 BOND AVENUE REISTERSTOWN, MARYLAND 21136

MARK	DATE	DESCRIPTION
	8/8/2026	PERMIT SET

DRAWN BY:

CHECKED BY:

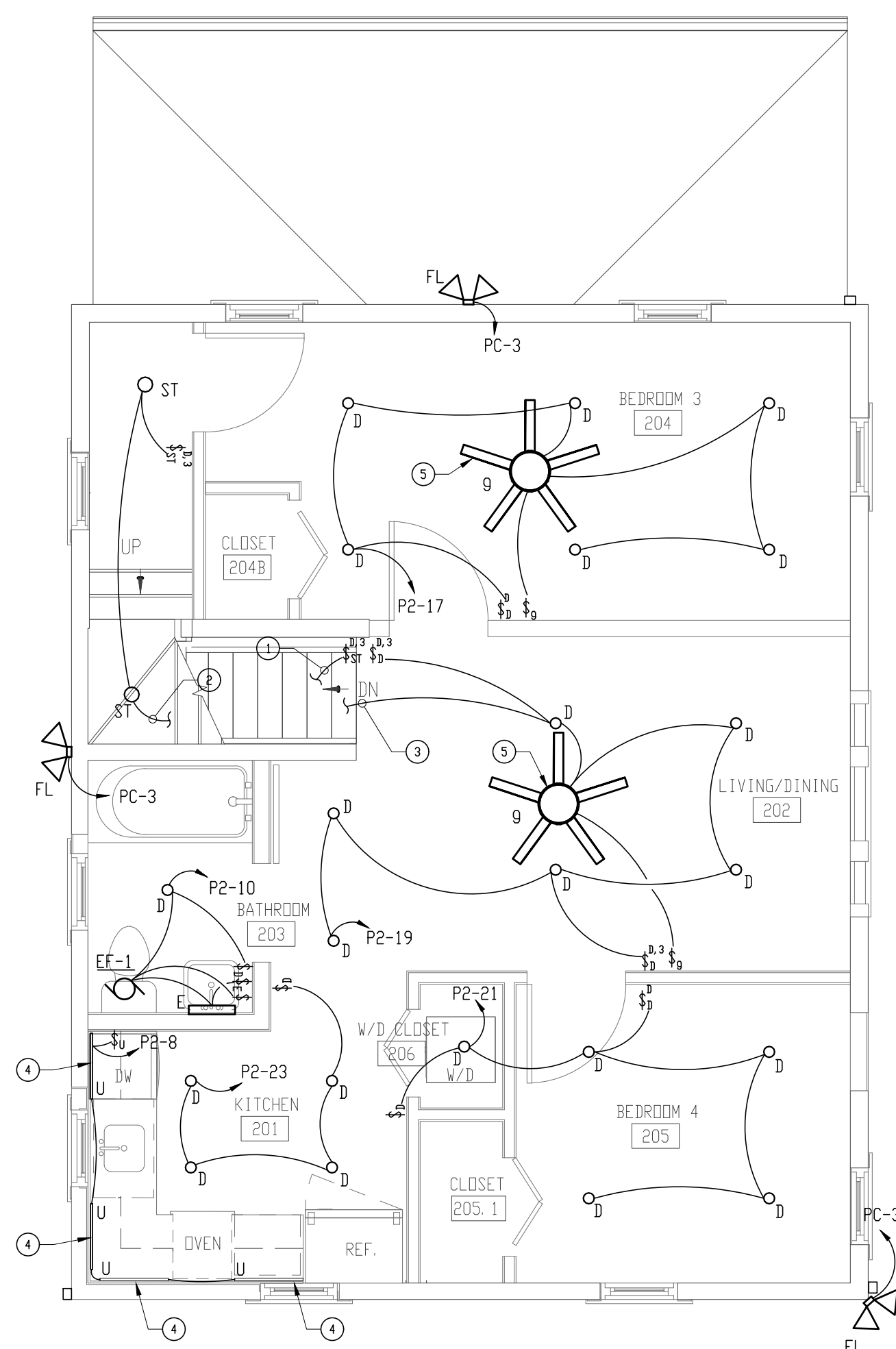
PROJ. NO.: 24024

DRAWING TITLE

SECOND FLOOR PLANS -
LIGHTING
(DEMOLITION & NEW WORK)

DRAWING NO.

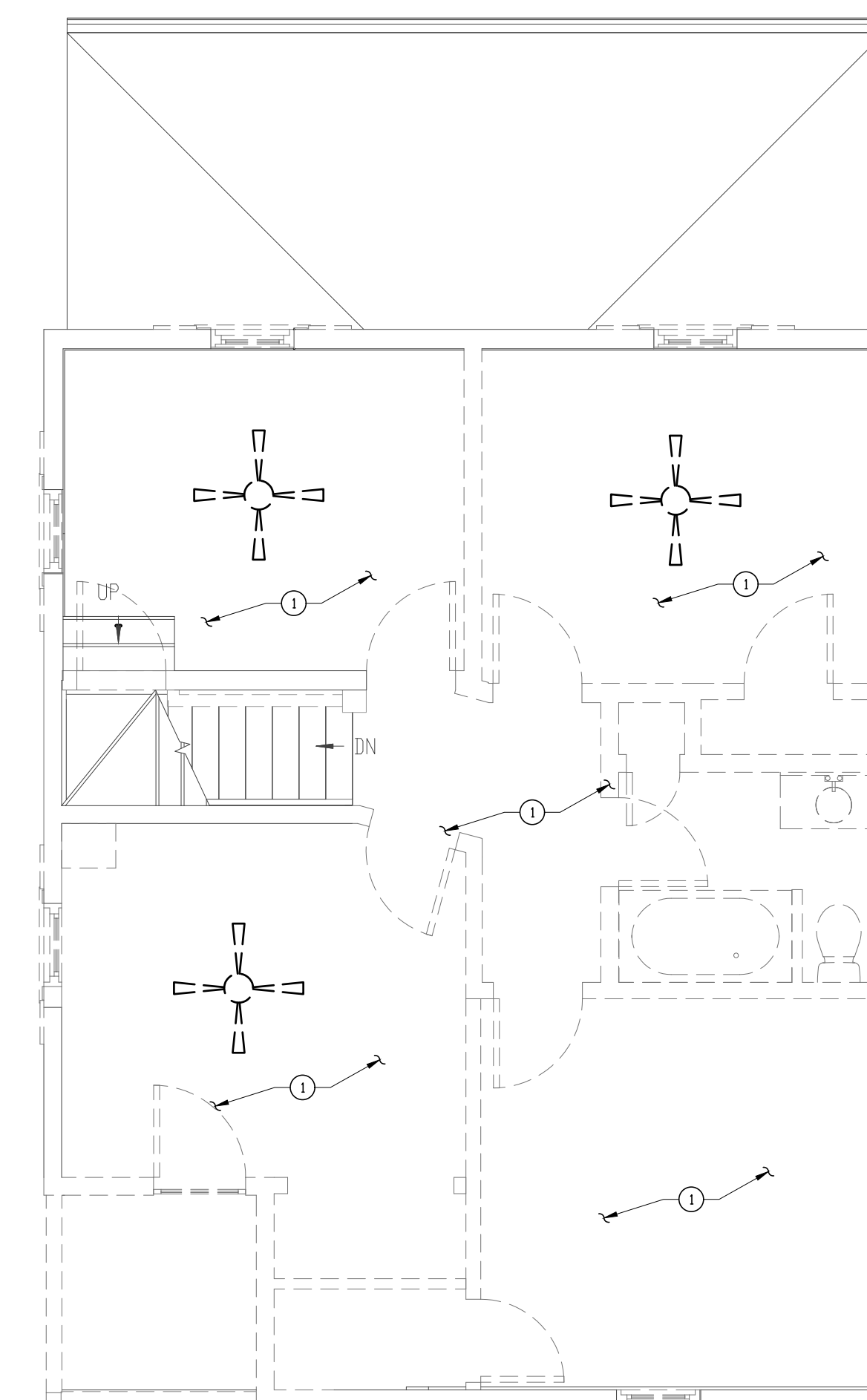
E-4
OF
SHEET NUMBER



**SECOND FLOOR PLAN - LIGHTING
(NEW WORK)** 1
E-4
SCALE: 1/4" = 1'-0"

DRAWING NOTES:

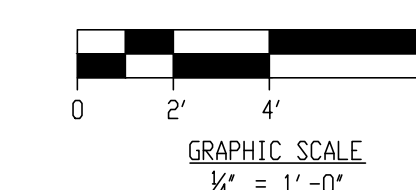
- ① FOR THE THREE-WAY LIGHT SWITCH CONTROLLING THE LIGHT FIXTURES IN THE STAIRWAY TO THE FIRST FLOOR.
- ② TO LIGHT FIXTURES IN THE ATTIC SPACE.
- ③ TO THE LIGHT FIXTURES IN THE STAIRWAY TO THE FIRST FLOOR.
- ④ UNDER CABINET LED STRIP LIGHT FIXTURE.
- ⑤ CEILING MOUNTED FAN AS MANUFACTURED BY CARRO, MODEL #CFR4850SL-FM OR APPROVED EQUAL. THE CEILING MOUNTED FAN SHALL BE SECURELY SUPPORTED FROM THE BUILDING STRUCTURE IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS. PROVIDE JUNCTION BOX AS REQUIRED FOR THE INSTALLATION OF CEILING FAN AS REQUIRED BY THE APPLICABLE CODES AND MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.



**SECOND FLOOR PLAN - LIGHTING
(DEMOLITION)** 2
E-4
SCALE: 1/4" = 1'-0"

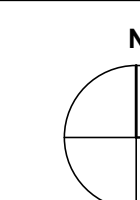
DRAWING NOTE:

- ① REMOVE EXISTING LIGHT FIXTURES, CEILING FANS, RELATED WIRING AND SWITCHES THROUGHOUT THE SECOND FLOOR.





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ST. LUKE'S CHURCH PARSONAGE

52 BOND AVENUE REISTERSTOWN, MARYLAND 21136

MARK	DATE	DESCRIPTION
	8/8/2026	PERMIT SET

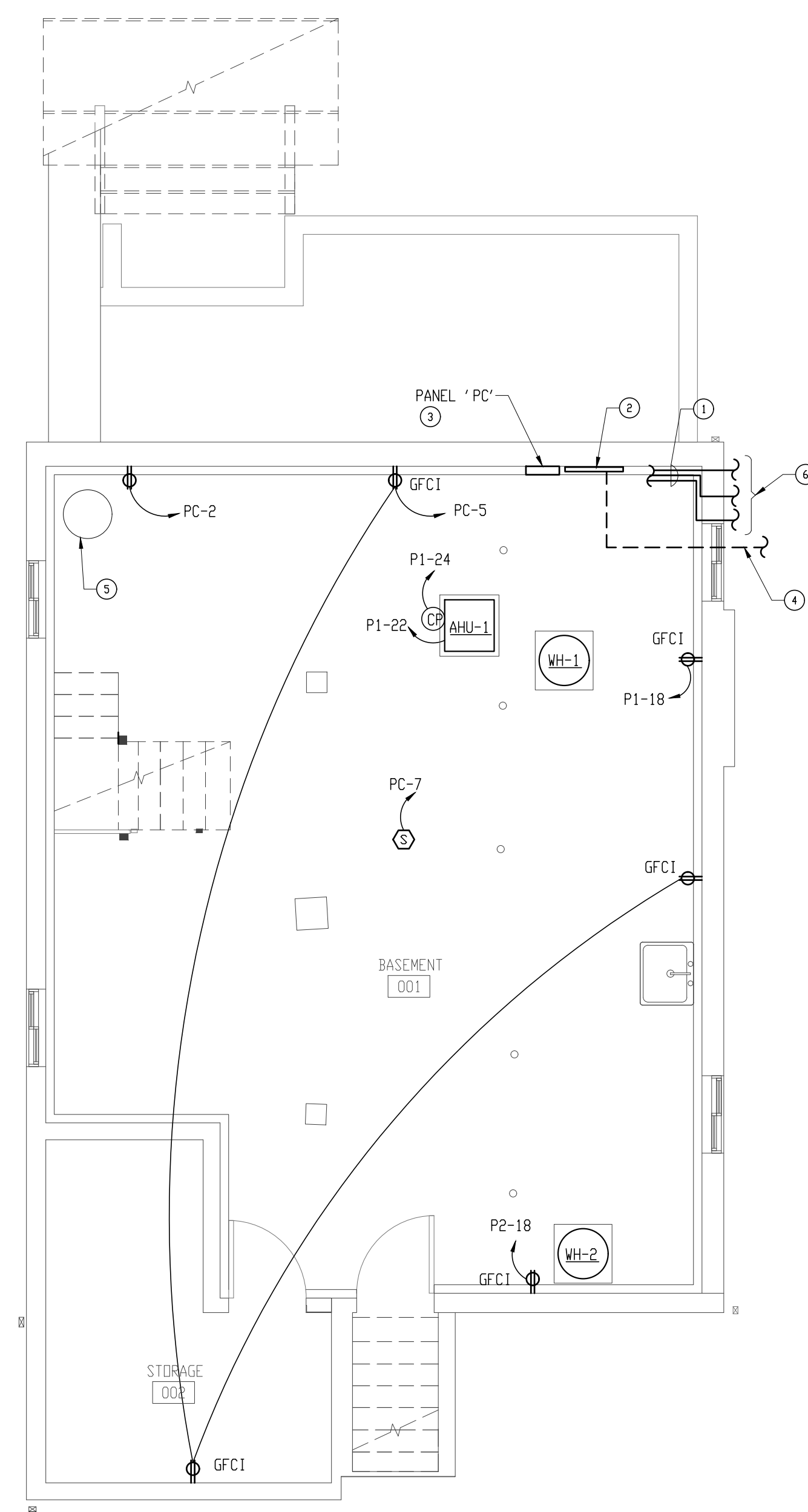
DRAWN BY:
CHECKED BY:
PROJ. NO.: 24024

DRAWING TITLE

BASEMENT FLOOR PLANS -
POWER
(DEMOLITION & NEW WORK)

DRAWING NO.

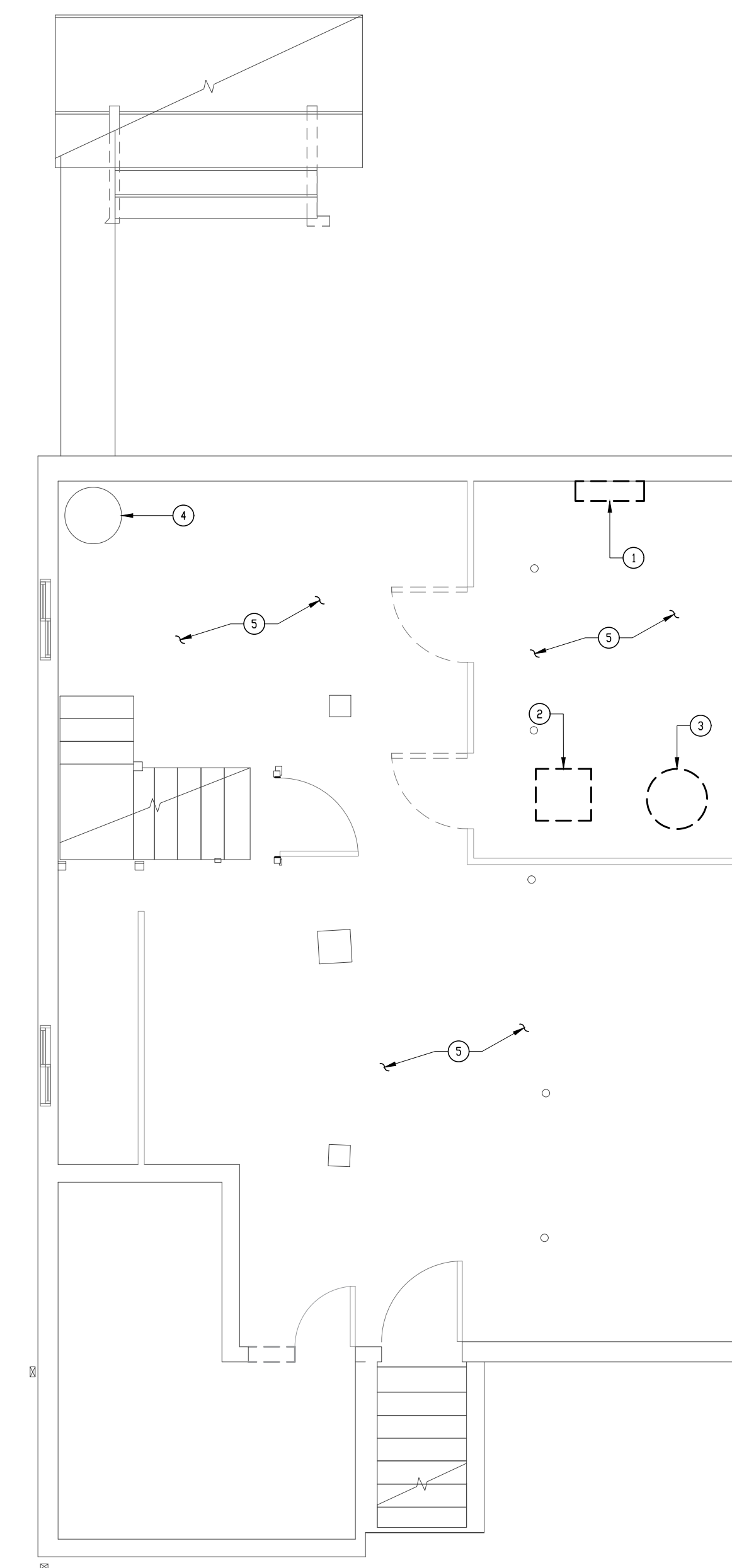
E-5
OF
SHEET NUMBER



BASEMENT FLOOR PLAN - POWER ①
(NEW WORK) E-5
SCALE: 1/4" = 1'-0"

DRAWING NOTES:

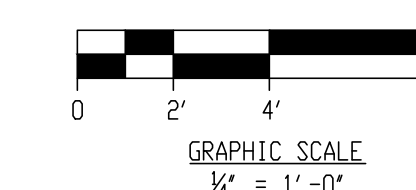
- ① ELECTRIC FEEDERS FROM THE OUTDOOR SERVICE RATED BREAKERS TO THE ELECTRICAL PANELS 'PC', 'P1' & 'P2' (REFER TO THE POWER RISER DIAGRAM ON DRAWING E-1 FOR THE ELECTRIC FEEDERS SIZES).
- ② 3/4" PLYWOOD 2' X 4' FOR TELEPHONE SERVICE.
- ③ ELECTRICAL PANEL 'PC' 100A, 240/120, SINGLE PHASE 3 WIRE WITH 60A MCB.
- ④ 2-2" PVC EMPTY CONDUIT, ONE FOR TELEPHONE SERVICE & ONE FOR CABLE TV (COORDINATE WITH THE TELEPHONE AND CABLE COMPANIES).
- ⑤ NEW SUMP PUMP, REFER TO PLUMBING DRAWINGS FOR DETAIL. COORDINATE RECEPTACLE WITH SUMP PUMP.
- ⑥ ABOVE GRADE ELECTRIC FEEDERS TO THE SERVICE RATED BREAKERS (REFER TO THE POWER RISER DIAGRAM ON DRAWING E-1 FOR ELECTRIC FEEDERS SIZES).

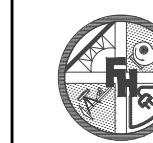


BASEMENT FLOOR PLAN - POWER ②
(DEMOLITION) E-5
SCALE: 1/4" = 1'-0"

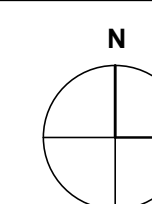
DRAWING NOTES:

- ① REMOVE EXISTING ELECTRICAL PANEL AND RELATED FEEDERS.
- ② DISCONNECT THE POWER AND REMOVE EXISTING POWER AND CONTROL WIRING FOR THE GAS FIRED FURNACE.
- ③ DISCONNECT THE POWER TO THE EXISTING ELECTRIC WATER HEATER AND REMOVE RELATED POWER WIRING.
- ④ NEW SUMP PUMP IN EXISTING SUMP PIT.
- ⑤ REMOVE ALL EXISTING OUTLETS, POWER WIRING THROUGHOUT THE BASEMENT.





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ST. LUKE'S CHURCH PARSONAGE

52 BOND AVENUE REISTERSTOWN, MARYLAND 21136

MARK	DATE	DESCRIPTION
	8/8/2026	PERMIT SET

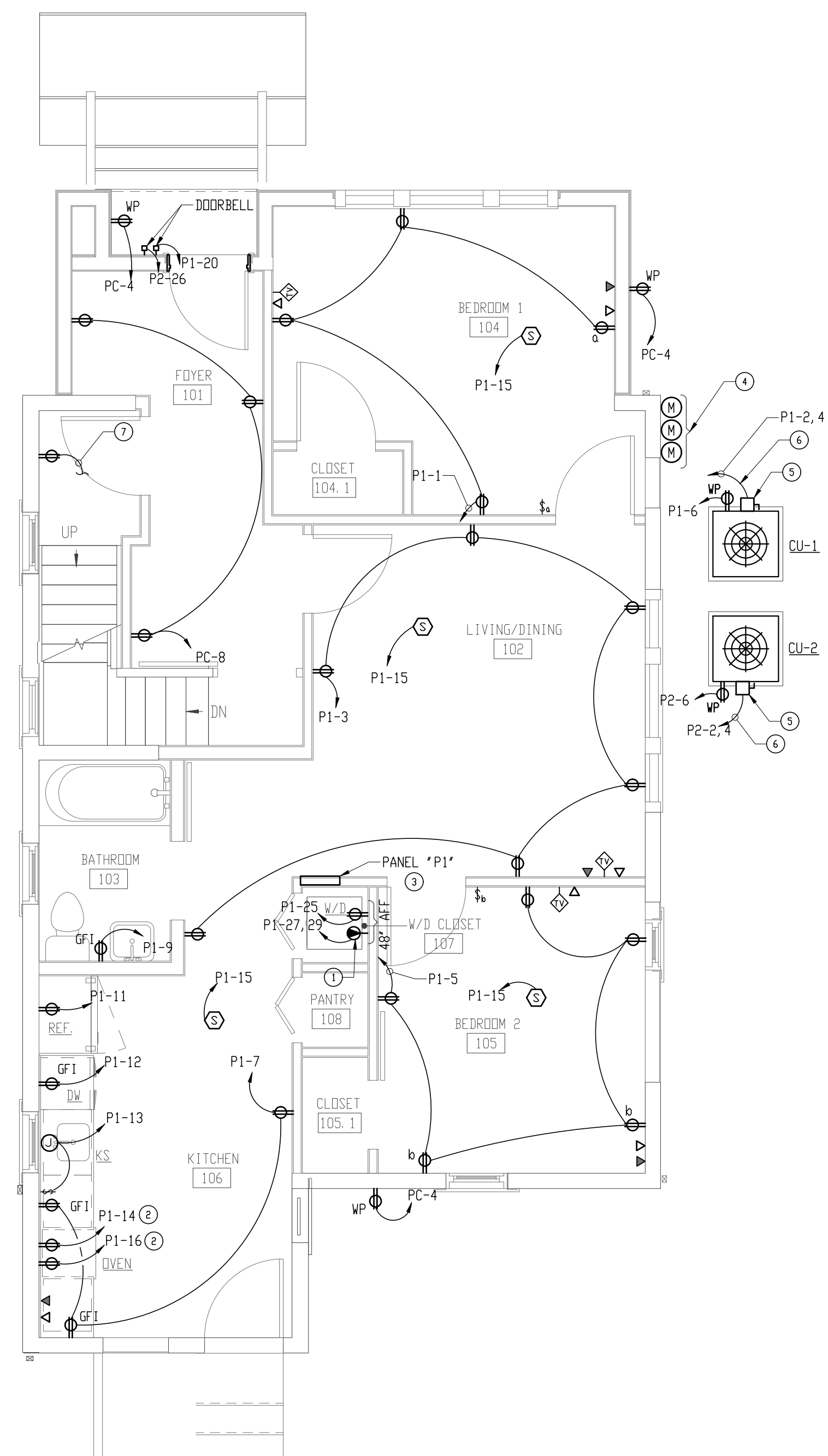
DRAWN BY:
CHECKED BY:
PROJ. NO.: 24024

DRAWING TITLE

FIRST FLOOR PLANS - POWER
(DEMOLITION & NEW WORK)

DRAWING NO.

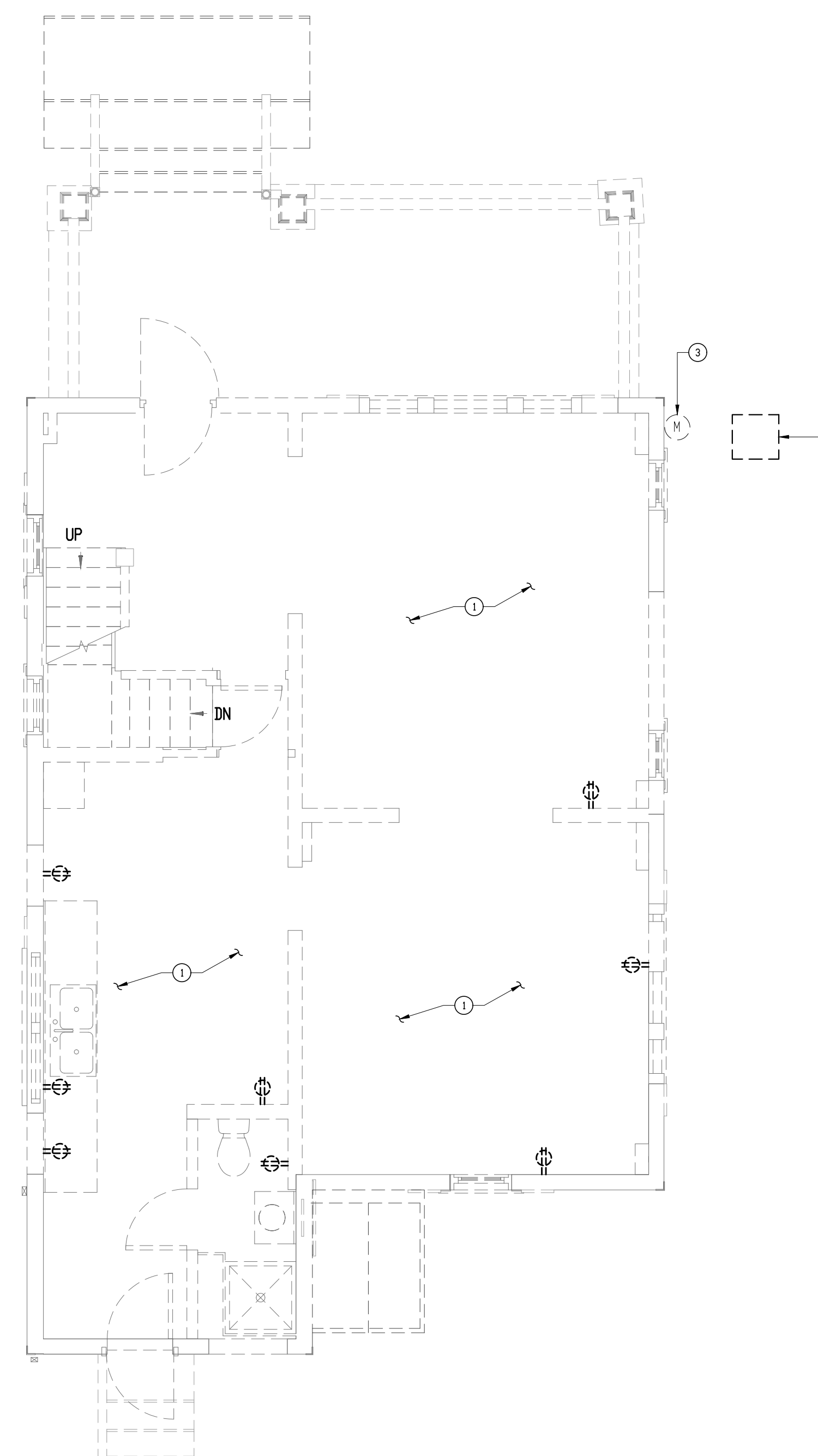
E-6
OF
SHEET NUMBER



FIRST FLOOR PLAN - POWER (1)
(NEW WORK) E-6
SCALE: 1/4" = 1'-0"

DRAWING NOTES:

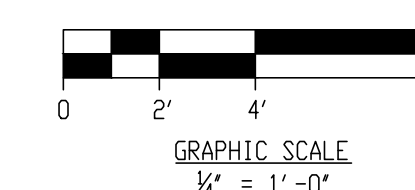
- 2 POLE & GROUND RECEPTACLE, 30A, 240V. FOR DRYER.
- COORDINATE THE MOUNTING HEIGHT OF THE RECEPTACLE FOR THE OVEN & MICROWAVE WITH THE ARCHITECT AND APPLICABLE CODES.
- ELECTRICAL PANEL 'P1' 125A, 240/120, SINGLE PHASE 3 WIRE.
- ELECTRIC METERS AND SERVICE RATED CIRCUIT BREAKERS IN NEMA 3R ENCLOSURE TO BE MOUNTED ON THE EXTERIOR WALL OF THE BUILDING IN ACCORDANCE WITH APPLICABLE CODES AND BGE REQUIREMENTS/GUIDELINES (REFER TO DRAWING E-1 FOR POWER RISER DIAGRAM).
- PROVIDE NON FUSED DISCONNECT SWITCH 2 POLE, 240V, 60A IN NEMA 3R ENCLOSURE AT THE UNIT AND MAKE ALL FINAL CONNECTIONS.
- 2#10 & #10 G. IN 1" CONDUIT TO ELECTRICAL PANELS 'P1-2/4 & P2-2/4'.
- TO THE SECOND FLOOR ELECTRICAL PANEL 'P2-3'.



FIRST FLOOR PLAN - POWER (2)
(DEMOLITION) E-6
SCALE: 1/4" = 1'-0"

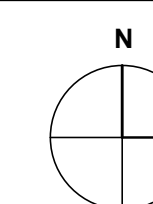
DRAWING NOTES:

- REMOVE EXISTING RECEPTACLES, TELEPHONE/DATA OUTLETS, RELATED WIRING AND SWITCHES THROUGHOUT THE FIRST FLOOR.
- DISCONNECT THE POWER TO THE EXISTING OUTDOOR CONDENSING UNIT AND REMOVE RELATED POWER AND CONTROL WIRING.
- COORDINATE WITH BALTIMORE GAS AND ELECTRIC (BGE) FOR REMOVAL OF THE EXISTING ELECTRIC METER AND REMOVE THE EXISTING FEEDER FROM THE ELECTRIC METER TO THE ELECTRIC PANEL IN THE BASEMENT.





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ST. LUKE'S CHURCH PARSONAGE

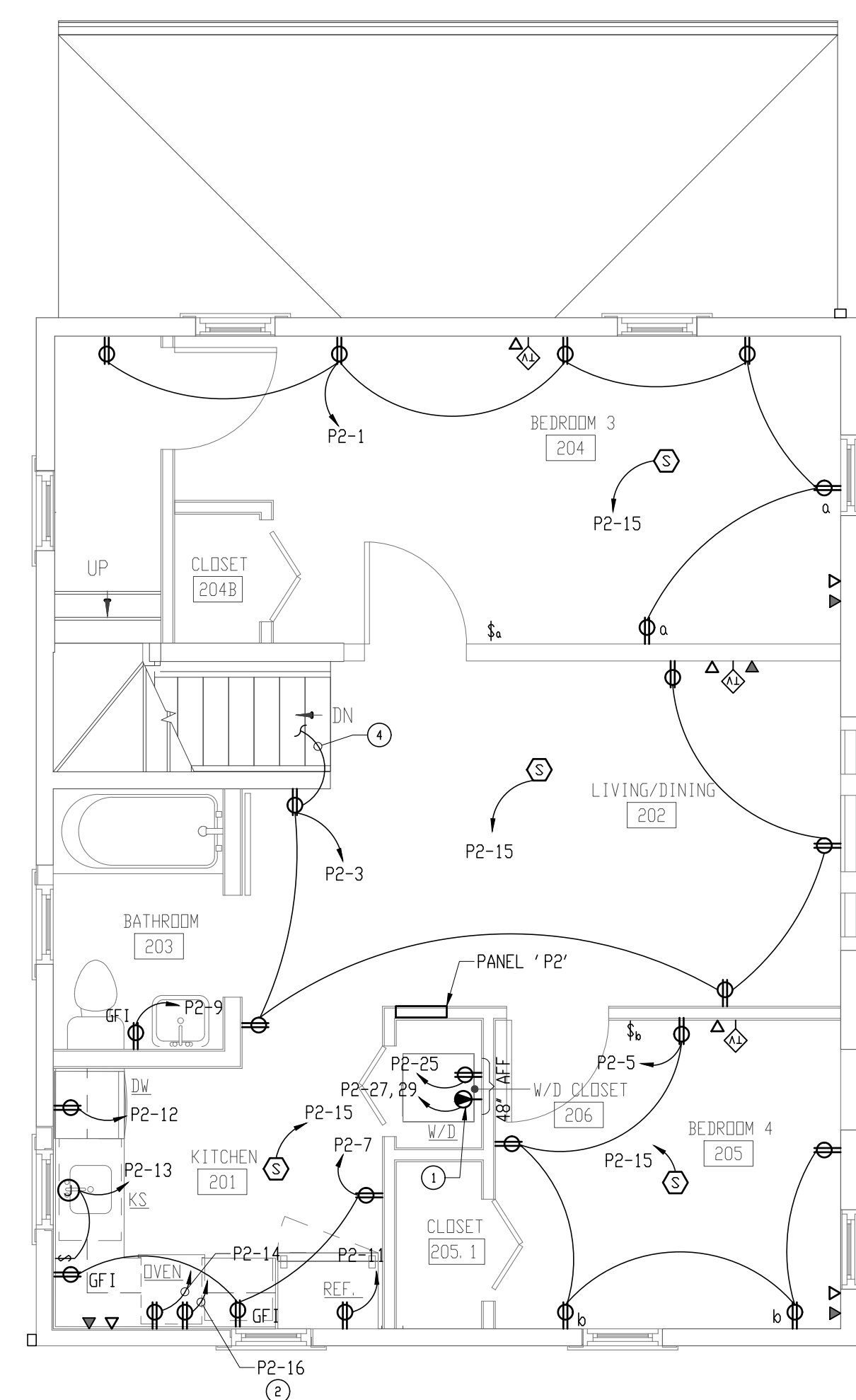
52 BOND AVENUE REISTERSTOWN, MARYLAND 21136

MARK	DATE	DESCRIPTION
	8/8/2026	PERMIT SET

DRAWN BY:
CHECKED BY:
PROJ. NO.: 24024
DRAWING TITLE:

SECOND FLOOR PLANS -
POWER
(DEMOLITION WORK)

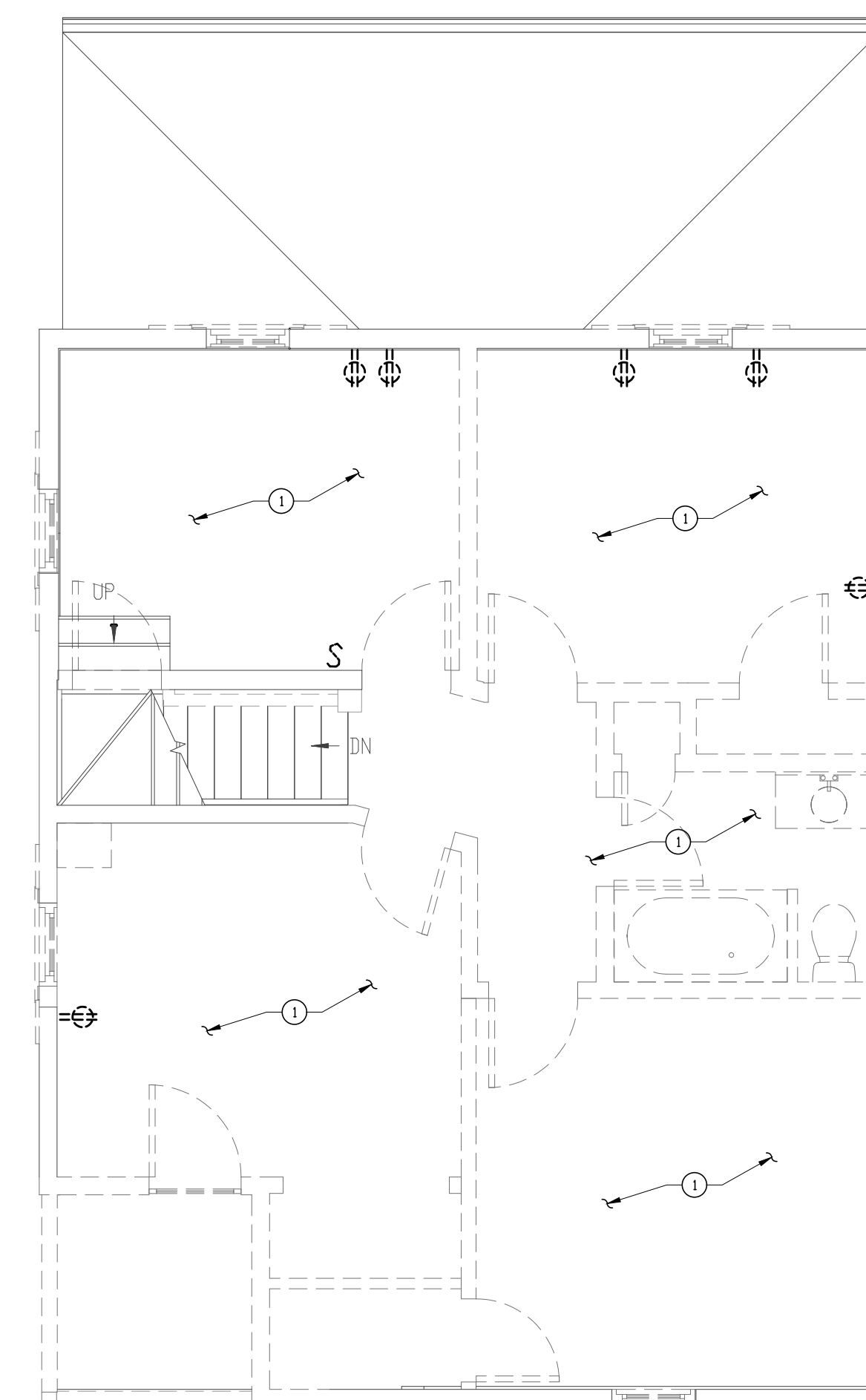
DRAWING NO.
E-7
OF
SHEET NUMBER



SECOND FLOOR PLAN - POWER (1)
(NEW WORK) E-7
SCALE: 1/4" = 1'-0"

DRAWING NOTES:

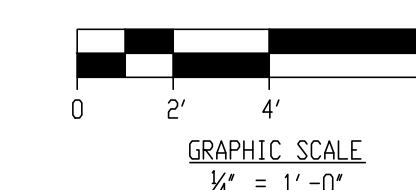
- ① 2 POLE & GROUND RECEPTACLE, 30A, 240V. FOR DRYER.
- ② COORDINATE THE MOUNTING HEIGHT OF THE RECEPTACLE FOR THE MICROWAVE WITH THE ARCHITECT AND APPLICABLE CODES.
- ③ ELECTRICAL PANEL "P2" 125A, 240/120, SINGLE PHASE 3 WIRE.
- ④ TO THE RECEPTACLE AT THE BOTTOM OF STAIRWAY ON THE FIRST FLOOR.



SECOND FLOOR PLAN - POWER (2)
(DEMOLITION) E-7
SCALE: 1/4" = 1'-0"

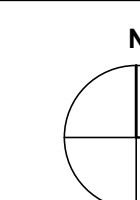
DRAWING NOTE:

- ① REMOVE EXISTING RECEPTABLES, RELATED WIRING AND SWITCHES THROUGHOUT THE SECOND FLOOR.





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**ST. LUKE'S
CHURCH
PARSONAGE**

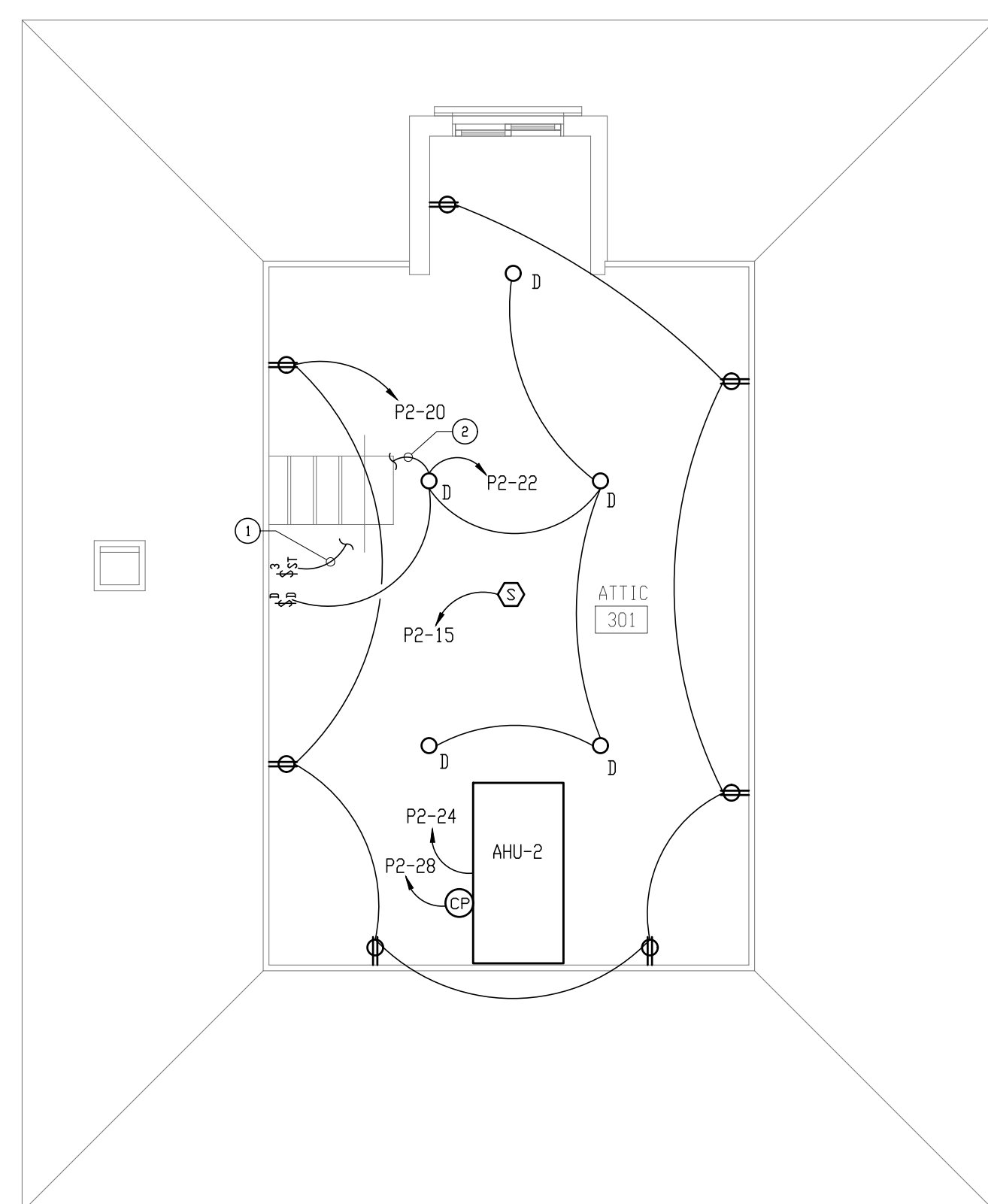
52 BOND AVENUE REISTERSTOWN,
MARYLAND 21136

MARK	DATE	DESCRIPTION
	8/8/2026	PERMIT SET

DRAWN BY:
CHECKED BY:
PROJ. NO.: 24024

DRAWING TITLE
**ATTIC FLOOR PLANS -
ELECTRICAL
(DEMOLITION & NEW WORK)**

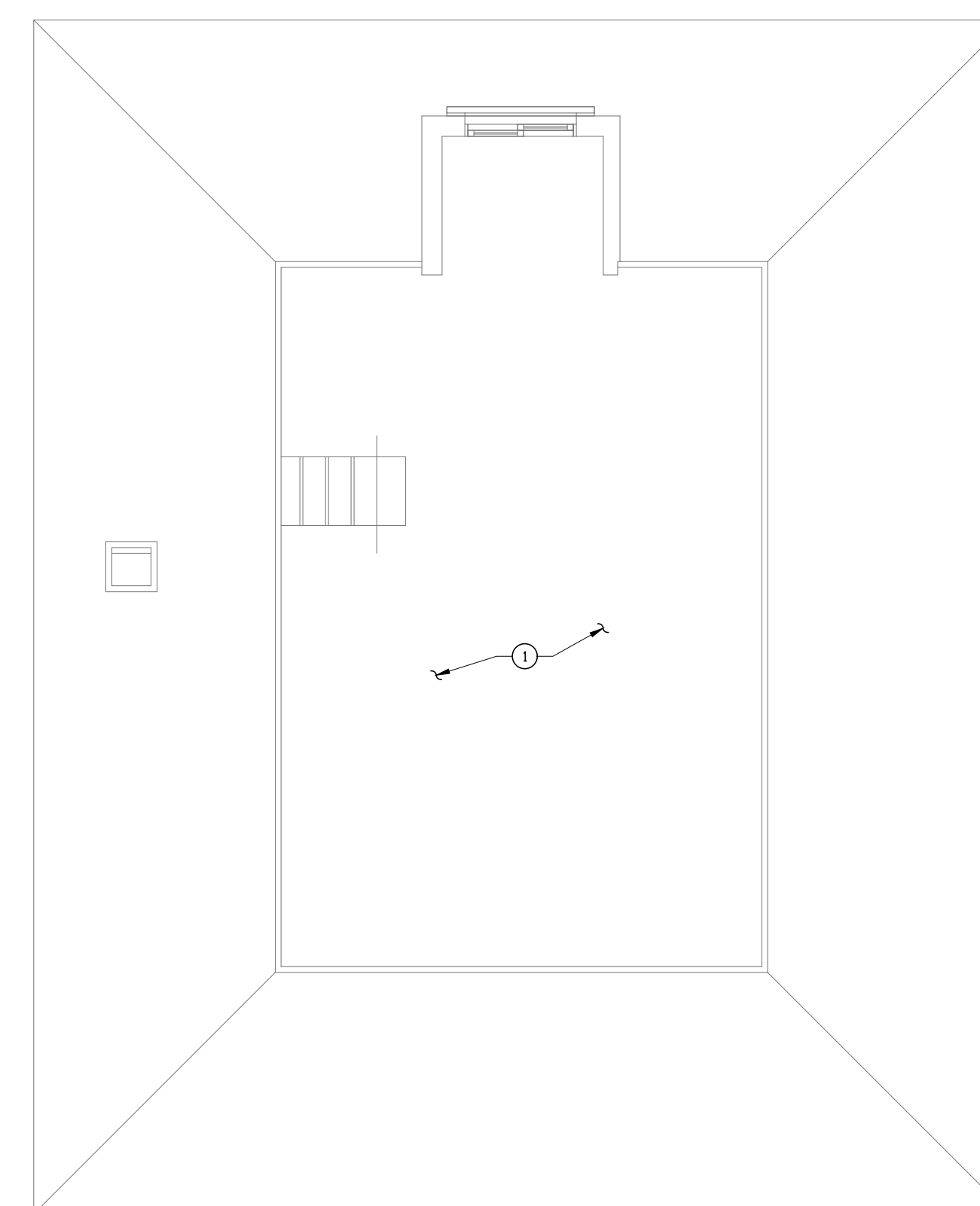
DRAWING NO.
E-8
OF
SHEET NUMBER



**ATTIC FLOOR PLAN - ELECTRICAL
(NEW WORK)** 1
E-8
SCALE: 1/4" = 1'-0"

DRAWING NOTES:

- ① FOR THE THREE-WAY LIGHT SWITCH CONTROLLING THE LIGHT FIXTURES IN THE STAIRWAY TO THE SECOND FLOOR.
- ② TO THE LIGHT FIXTURES IN THE STAIRWAY TO THE SECOND FLOOR.



**ATTIC FLOOR PLAN - ELECTRICAL
(DEMOLITION)** 2
E-8
SCALE: 1/4" = 1'-0"

DRAWING NOTE:

- ① REMOVE EXISTING WIRING THROUGHOUT THE ATTIC SPACE.

