

TOWN HALL RENOVATIONS - ADDENDUM 01

ADDENDUM NO. 01

Project: BERLIN TOWN HALL & ANNEX RENOVATIONS

Owner: MAYOR & COUNCIL OF THE TOWN OF BERLIN

Architect: HALEY ARCHITECTURE, LLC

Project No.: 2024-41

Date: DECEMBER 17, 2025

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents as noted below. All requirements of the original Bidding Documents remain in effect except as specifically modified by this Addendum.

Receipt of this Addendum shall be acknowledged on the Bid Form.

A. GENERAL INFORMATION

1. Purpose of Addendum

This Addendum is issued to clarify, revise, and/or supplement the Bidding Documents.

2. Pre-Bid Meeting Notes

- PRE-BID MEETING MINUTES (ATTACHED)
- PRE-BID MEETING SIGN-IN SHEET (ATTACHED)
- ADDITIONAL ATTENDEES
 - 1. DANIELE HALEY, AIA – HALEY ARCHITECTURE
 - 2. MARY BOHLEN – TOWN OF BERLIN
 - 3. JIMMY CHARLES – TOWN OF BERLIN
 - 4. SARA GORFINKEL – TOWN OF BERLIN
 - 5. KATE DAUB – TOWN OF BERLIN

B. CHANGES TO PROCUREMENT REQUIREMENTS

1. Instructions to Bidders

- CONTRACTOR WILL BE RESPONSIBLE FOR BUILDER'S RISK INSURANCE

2. Bid Date / Time Adjustments

- NO ADJUSTMENT TO BID DATE OR TIME
-

C. CHANGES TO DRAWINGS

Sheet No.	Description of Revision
A-101A	REVISE CEILING LEGEND PER SKA-01 (ATTACHED)
A-104	REVISE CEILING LEGEND PER SKA-01 (ATTACHED)
A-105	REVISE CEILING LEGEND PER SKA-01 (ATTACHED)
I-002.1	REVISE NOTE 10. TO READ AS FOLLOWS: SR/A IS NOT RESPONSIBLE FOR OBTAINING ANY PERMITS OR COORDINATING ANY INSPECTIONS. CONTRACTOR TO COMPLY WITH ALL CODES, LAWS ORDINANCES, RULES, AND REGULATIONS OF ALL PUBLIC AUTHORITIES (FEDERAL, STATE OR LOCAL) GOVERNING THE WORK. THE MOST STRINGENT SHALL APPLY.
I-401	DELETE REQUIREMENT FOR MURAL AT ELEVATOR SHAFT. WALLS TO BE PT-01E.

Sheet No.	Description of Revision
I-501	ADD DETAIL 7 – EXISTING STAIRS 133 – REFINISH DETAIL (ATTACHED)
I-601	DELETE NOTE FOR ADD/ALT. MURAL ON ROOM 220 STAIR TOWER
I-602	UPDATE STAIR PARTS SCHEDULE (ATTACHED)
P100	UPDATED PLUMBING UNDER FLOOR DEMOLITION PLAN (ATTACHED)
P101	DELETE GENERAL NOTE 1 IN ITS ENTIRETY
P102	ADD KEYNOTE 2. VIF LOCATION OF EXISTING VENT THROUGH ROOF AND REMOVE. PATCH ROOF PENETRATION.
P200	UPDATED PLUMBING UNDER FLOOR PLAN (ATTACHED)
P201	UPDATED LEVEL 01 PLUMBING PLAN (ATTACHED)
P500	UPDATED PLUMBING DIAGRAMS (ATTACHED)
P600	UPDATED PLUMBING SCHEDULES (ATTACHED)

D. CHANGES TO SPECIFICATIONS

- **Section 002213 SUPPLEMENTARY INSTRUCTIONS TO BIDDERS**
 - **DELETE SECTION 1.3.A.1**
~~1. _____ 7 The Bidder has investigated all required fees, permits, and regulatory requirements of authorities having jurisdiction and has properly included in the submitted bid the cost of such fees, permits, and requirements not otherwise indicated as provided by Owner.~~
 - **ADD subsection b. TO SECTION 4.6.1 as follows:**
 b. Provide list of major subcontractors, suppliers, and manufacturers furnishing or installing products no later than two business days following Architect's request. Include those subcontractors, suppliers, and manufacturers providing Work totaling three percent or more of the Bid amount. Do not change subcontractors, suppliers, and manufacturers from those submitted without approval of Architect.
- **Section 004113 BID FORM**
 - **REVISE SECTION 1.4 ALTERNATES as follows:**
 J. Alternate No. 05 NEW GENERATOR
 1. ☐ ADD ☐ DEDUCT ☐ NO CHANGE ☐ NOT APPLICABLE.
 2. _____ Dollars
 (\$ _____).
 3. Contract Time: Acceptance of this Alternate will add _____ calendar days to the Contract Time.
 - **REVISE Section 1.9 DEBARMENT as follows:**
 A. By checking this box, I hereby certify that the individual or organization represented in the submission of this response to Town of Berlin Request for Bids #2026-01 is not debarred by the federal government from contracting with a federal agency, nor with the State of Maryland, Worcester County, or the Town of Berlin.
- **Section 012300 ALTERNATES**
 - **DELETE ALTERNATE FOR MURAL & REPLACE subsection E. of SECTION 3.1. as follows:**
 E. Alternate No. 05: New Generator
 1. Base Bid: Existing Generator and ATS to remain.

2. Alternate: New 30Kw Generator & Automatic Transfer Switch

- **Section 013516 ALTERATION PROJECT PROCEDURES**

- **DELETE subsection E. in Section 3.1 PROTECTION**

~~E. Existing Drains: Prior to the start of work in an area, test drainage system to ensure that it is functioning properly. Notify Architect immediately of inadequate drainage or blockage. Do not begin work in an area until the drainage system is functioning properly.~~

- **Section 230593 TESTING, ADJUSTING, AND BALANCING**

- **DELETE subsection B. in Section 1.6 SCHEDULING**

~~B. Project will be constructed in phases. Provide balancing report after each phase is complete.~~

E. QUESTIONS & RESPONSES (RFI CLARIFICATIONS)

1. **QUESTION:** Is network cabling (Division 27) intended to be part of this bid package?

If yes, please provide drawings, specifications, device locations, cable routing requirements, rack layouts, and associated details necessary to generate a complete bid.

ANSWER: NO, THE TOWN WILL CONTRACT SEPARATELY FOR NETWORK CABLING. CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATION WITH TOWN'S SUBCONSULTANT & OWNER'S REPRESENTATIVE DURING CONSTRUCTION.

2. **QUESTION:** Are the CCTV, Access Control, and Intrusion Detection systems included in this bid package?

If yes, please provide drawings and additional information depicting device locations, equipment types, system architecture, cabling requirements, and installation details.

If no, please confirm whether these systems will be issued under a separate bid package.

If these systems are part of a future bid, please clarify the expected timeline or process for release.

ANSWER: YES, CCTV, ACCESS CONTROL, AND INTRUSION DETECTION SYSTEMS ARE INCLUDED IN THIS BID PACKAGE. CARD READER LOCATIONS AND CALL BUTTON LOCATIONS ARE NOTED ON ARCHITECTURAL DRAWINGS. ELECTRICAL DRAWINGS WILL BE UPDATED IN A LATER ADDENDUM TO REFLECT PROPOSED DEVICE LOCATIONS.

3. **QUESTION:** Referencing sheet I-002.1 note 10 states contractor is responsible for all permits including the building permit. Will the contractor truly be buying the building permit?

ANSWER: NO. OWNER WILL HANDLE OBTAINING PERMITS AND PAYING ASSOCIATED PERMIT FEES. SHEET I-002.1 NOTE 10 HAS BEEN UPDATED ACCORDINGLY.

4. **QUESTION:** Will the owner or contractor be procuring builder's risk?

ANSWER: CONTRACTOR TO PROCURE BUILDER'S RISK INSURANCE.

5. **QUESTION:** Referencing I-401 is the owner really looking for an alternate for art mural. I advise on this being an allowance incorporated in the bid to allow for all bids to be equally quantified and qualified.

ANSWER: THE REQUIREMENT FOR A MURAL HAS BEEN DELETED FROM THE PROJECT.

6. **QUESTION:** Do we have to replace the existing finishes on the stairs? The ID-drawings do not allude to it. We are assuming all oak wood treads with steel nosing per A-202 and ID-403.

ANSWER: YES, NEW CERAMIC TILE FOR THE EXISTING STAIRS: CT-01. SEE REVISED SHEET I-501 FOR DETAILS.

7. **QUESTION:** Does this project require the general contractor to hire a industrial hygienist for all hazardous material abatement?
ANSWER: YES.
8. **QUESTION:** Can we substitute the elevator manufacturer, if it meets basis of design?
ANSWER: YES.
9. **QUESTION:** Do you require PE stamped drawings/design for temporary shoring?
ANSWER: YES.
10. **QUESTION:** Referencing A104/A105 the finish legend states all gypsum board ceilings for the entire first floor/second floor. I am assuming you meant for the boxed out illustration to be acoustical ceilings. Please provide corrected sheet.
ANSWER: THE CEILING LEGEND IS SHOWN INCORRECTLY. SEE ATTACHED SKA-01 FOR REVISED CEILING LEGEND.
11. **QUESTION:** On walls that are existing, are you expecting new drywall?
ANSWER: WE WILL BE REVIEWING THIS ON A CASE-BY-CASE BASIS AND WILL CLARIFY IN A FUTURE ADDENDUM. BID SHOULD INCLUDE PAINTING OF ALL EXISTING WALLS TO REMAIN AS BASE BID.
12. **QUESTION:** Demo of low voltage on E101 (notes 3 and 4) appear contradictory. Please clarify demo scope as data on demo plan (indicated by triangle) is solid in lieu of dashed.
ANSWER: NOTE 3 IS VALID FOR THIS SCOPE OF WORK. EXISTING LOW VOLTAGE LOCATIONS ON EXISTING WALLS TO REMAIN/BE REUSED AND BE COORDINATED WITH OWNER, WITH DEVICES ON DEMOLISHED WALLS TO BE RETURNED TO OWNER.
13. **QUESTION:** Similarly Div 27 (A/V) is not included in spec or drawing. Please confirm scope is limited to council chambers as listed in Alternate #2 and to be designed by contractor. For example, TV outlet shown in Conference room (but not on Interior drawings). Interior drawings show TV in 24-hour vestibule but no outlet shown on E301. Clarify intent for these TVs and AV capabilities.
ANSWER: POWER TO BE PROVIDED FOR TV IN 24-HOUR VESTIBULE, TO BE COORDINATED WITH INTERIOR DRAWINGS – CONNECT TO ADJACENT RECEPTACLE CIRCUIT. AV SCOPE LISTED IN ALTERNATE #2 IS LIMITED TO COUNCIL CHAMBERS. ALL OTHER A/V WORK TO BE HANDLED BY OWNER'S TECH CONSULTANT.
14. **QUESTION:** Monumental Stair Rail – Reference 6/A402 and I-413 – confirm materials and finish of stair rail.
ANSWER: MATERIALS AND FINISHES OF STAIR COMPONENTS HAVE BEEN REVISED FOR CLARITY. SEE REVISED SHEET I-602.
15. **QUESTION:** Section 002213-3 Item E 4.6 Subcontractors, Suppliers and Manufacturers List Bid Supplement – We don't see any type of "List" or "Bid Supplement" in the bid documents (including the Bidders Checklist – Section 004393-1 Item 1.2) that would address and document whatever Subcontractors, Suppliers, Manufacturers (or even Key Personnel, for that matter) are to be identified with the bid.
ANSWER: PROVIDE LIST OF MAJOR SUBCONTRACTORS, SUPPLIERS, AND MANUFACTURERS FURNISHING OR INSTALLING PRODUCTS NO LATER THAN TWO BUSINESS DAYS FOLLOWING ARCHITECT'S REQUEST. INCLUDE THOSE SUBCONTRACTORS, SUPPLIERS, AND MANUFACTURERS PROVIDING WORK TOTALING THREE PERCENT OR MORE OF THE BID AMOUNT. DO NOT CHANGE SUBCONTRACTORS, SUPPLIERS, AND MANUFACTURERS FROM THOSE SUBMITTED WITHOUT APPROVAL OF ARCHITECT.

16. **QUESTION:** Please verify that the Contractors have no warranty obligation to any equipment, fixtures, accessories or ancillary items specifically indicated as “Existing to Remain” or Existing to be Relocated” (i.e. Drawing M600 – Existing IDU-B, IDU-E, Drawing P101A – Existing Instantaneous WH, Drawing P102 – Existing WH, Drawing P201A – Relocated WH, Drawing P202 – Relocated WH)

ANSWER: EXISTING WATER HEATERS TO BE REUSED DO NOT NEED TO BE WARRANTIED. THE IDUS REFERENCED ARE NEW UNITS, BUT INSTALLED WITHIN ROOM NAMED “EXISTING HVAC EQUIPMENT”.

17. **QUESTION:** Specification Section 013516-4 Item 3.1.E Protection – Existing Drains states that “prior to the start of work in an area, test drainage system to ensure that it is functioning properly. Notify Architect immediately of inadequate drainage or blockage. Do not begin work in an area until the drainage system is functioning properly”. But Drawings P100, P101, P200 and P201 General Notes 1. states “Condition and layout of existing below slab sanitary drainage piping is currently unknown. Scoping to determine condition and layout to be performed By Owner post bid issuance (emphasis added). Updated drawings to reflect observed layout shall be issued in Addendum”. Sounds to us like the Owner is handling the sanitary drainage viability and routing exercise, not the Contractor. Clarify who is doing drainage system testing or how this should be included in the bid.

ANSWER: EXISTING SANITARY INVESTIGATIONS HAVE BEEN COMPLETED. ALL EXISTING SANITARY PIPING TO BE REPLACED. TOWN WATER DEPARTMENT WILL BE HANDLING NEW WATER SERVICE AND NEW SANITARY SERVICE TO THE BUILDING. CONTRACTOR RESPONSIBLE FOR NEW SANITARY PIPING WITHIN THE BUILDING. BEFORE NEW SANITARY PIPING IS COVERED (BY SLAB WORK ETC.), CONTRACTOR RESPONSIBLE FOR SCOPING AND FLOW-TESTING THE PIPING AS INSTALLED. SEE UPDATED PLUMBING SHEETS.

18. **QUESTION:** Drawings P100, P101, P200 and P201 General Notes 1. also goes on to state that “Contractor shall provide Allowance for furnishing and installation of 200’ of 4” sanitary piping below slab”. We’ve never heard of a Contractor being asked to provide their own Allowance without specific direction from the Design Team. The Owner/Architect should assign a value to that Allowance for purposes of bidding to make a level playing field for all prospective bidders. Otherwise someone could assign a crazy lowball number to that Allowance and then stick the Owner with a huge cost to replace that piping if it proves to be compromised and needs to be replaced. Also clarify if the Unit Price #3 (Reference 012200) is somehow related to this allowance, although it is for 6”, not 4” pipe.

ANSWER: THERE IS NO ALLOWANCE REQUIREMENT FOR SANITARY PIPING. NEW SANITARY PIPING TO BE 6” MINIMUM AND IS ALSO IDENTIFIED AS UNIT PRICE #3. SEE UPDATED PLUMBING SHEETS.

19. **QUESTION:** Specification Section 230593-2 Item 1.6 Testing, Adjusting, Balancing - Scheduling indicates that this project “will be constructed in phases” and to “Provide balancing report after each phase is complete”. It was our understanding that this project was to be performed as a single, uninterrupted phase without the need for multiple TAB exercises. If multiple TAB Report exercises will be required, kindly let us know how many phases so we can tell our TAB subcontractors how many mobilizations they’ll have and how many separate TAB Reports they’ll have to submit.

ANSWER: THIS PROJECT WILL NOT BE PHASED. THERE IS NO REQUIREMENT FOR MULTIPLE TAB EXERCISES RELATED TO PHASING.

20. **QUESTION:** Drawing P-201 shows a HB-1 fixture designation for a hose bibb. This designation is not shown on the plumbing domestic water riser diagram on Drawing P-500. Please advise as to whether we are to include this in our bid.

ANSWER: YES THE HOSE BIBB IS WITHIN THE PROJECT SCOPE. SEE UPDATED PLUMBING SHEETS.

21. **QUESTION:** Drawing P-400 Detail 5 it shows an expansion tank with the designation ET-1. This designation is not listed on the plumbing fixture schedule on Drawing P-600. Please advise as to whether we are to include this in our base bid and if so could we have a specification for this item?

ANSWER: THE EXPANSION TANK IS WITHIN THE PROJECT SCOPE. SEE UPDATED PLUMBING SHEETS.

22. **QUESTION:** FOR BONDING PURPOSES, IS THERE AN OVERALL BUDGET FOR THE PROJECT?

ANSWER: THE MAYOR AND COUNCIL HAVE PUBLICLY STATED FOR ADMINISTRATIVE AND PLANNING PURPOSES ONLY THAT THE ORIGINAL BUDGET FOR THE PROJECT WAS SET AT \$2.5 MILLION AND THAT THEY ARE SEEKING ADDITIONAL FUNDING FROM POSSIBLE GRANT SOURCES. THE BUDGET IS BEING PROVIDED FOR INFORMATION ONLY. THIS INFORMATION DOES NOT MODIFY THE CONTRACT DOCUMENTS OR ESTABLISH A COST LIMIT. IT IS NOT INTENDED FOR USE IN PREPARING BIDS. BIDDERS MUST RELY SOLELY ON THE DRAWINGS, SPECIFICATIONS, AND ADDENDA WHEN PREPARING THEIR PRICING.

F. ATTACHMENTS

- PRE-BID MEETING MINUTES & SIGN-IN SHEET
- SKA-01: REVISED CEILING LEGEND
- REVISED SHEET I-501
- REVISED SHEET I-602
- REVISED SHEET P100
- REVISED SHEET P200
- REVISED SHEET P201
- REVISED SHEET P500
- REVISED SHEET P600

END OF ADDENDUM

PRE-BID MEETING MINUTES

Monday December 15, 2025 – 10:00am

Town Hall Renovation Project

Berlin, Maryland

1. Attendance Sheet & Introductions (SIGN IN SHEET ATTACHED)
 - a. Daniele Haley – Haley Architecture
 - b. Mary Bohlen – Town of Berlin Town Administrator
 - c. Jimmy Charles – Town of Berlin Director of Public Works
 - d. Sara Gorfinkel – Town of Berlin Executive Assistant to the Mayor
 - e. Kate Daub – Town of Berlin Special Projects
2. Project Timeline was reviewed – *please note Addenda dates are TENTATIVE for information only and subject to change.*
 - o December 15th – Pre-Bid Meeting @ 10:00am
 - o December 16th – Addendum 1 (pre-bid meeting attendance and Q&A)
 - o December 23rd – Addendum 2
 - o January 2nd – Addendum 3
 - o January 5th – last day to submit questions
 - o January 8th – Addendum 4 (if needed)
 - o **January 12th – Bid Opening @ 2:00pm**
 - o February 9th – Town Council Approval – Recommendation of Bid Award
 - o February 10th – Notice to Proceed
3. Bids will only be accepted as physical copies, do not e-mail or upload. Give ample time for mail carrier if not hand-delivering.
4. Project Duration –
 - a. 8 months, 248 calendar days
 - b. Feedback welcome via RFI if timeline is believed to be unclear or unattainable.
 - c. Saturday work allowed, Sundays by request in writing with approval.
5. During bid phase, all contact shall be in writing, via email to Daniele Haley at dhaley@haleyarchitecture.com
 - a. Do not call and leave voicemail unless you follow up with e-mails
 - b. E-mails will be acknowledged with a written response. Questions will be officially answered via Addenda. If your questions aren't addressed in an Addendum please follow up.
6. Demolition – items to be salvaged
 - a. Window treatments (Windows replaced in 2022)
 - b. Council chamber desk
 - c. Council chamber A/V equipment (if Alternate is not accepted)
 - d. Furniture / Art – To be handled by Owner
7. We will be adding the Generator Replacement as Alternate #06
 - a. 30 kW in same location as existing – specifications to be provided.

8. Review Bonding requirements
 - a. P&P Bonds required.
 - b. Bid Bond – 1% of the Bid Price
9. Several questions have been asked via email prior to the Pre-Bid meeting and those questions were reviewed and answered verbally. Written responses to those questions and any additional questions received are included in Addendum 01.
10. The meeting was opened up for discussion / questions and the following were discussed:
 - a. QUESTION: Is the CMU wall part of the Alternate for the elevator.
ANSWER: YES, the CMU shaft is part of the Alternate.
 - b. QUESTION: The Solex film that was specified in the Interiors drawings was questioned as it relates to the exterior window treatments.
ANSWER: THE SOLEX FILM IS FOR INTERIOR OFFICE DOORS AND WINDOWS AS DETAILED ON THE INTERIORS DRAWINGS.
 - c. QUESTION: Is the fire pump room downstairs?
ANSWER: YES, FIRE DEPARTMENT CONNECTION IS RUNNING UNDER THE EXISTING STAIRCASE AS SHOWN ON THE DRAWINGS. FIRE PUMP WILL BE IN THE EXISTING HVAC EQUIPMENT ROOM ACCESSED FROM THE EXTERIOR. SEE SHEET F201.
 - d. QUESTION: Are you trying to match the current brick on the building?
ANSWER: YES.
 - e. QUESTION: Is there space for lay-down and trailers?
ANSWER: YES, IT WILL NEED TO BE COORDINATED WITH THE EXISTING RESTAURANT'S OPERATIONS BUT A PORTION OF THE PARKING LOT WILL BE DEDICATED TO THE PROJECT. THIS WILL BE COORDINATED IN DETAIL WITH THE SELECTED CONTRACTOR.
 - f. QUESTION: Will this building be completely unoccupied?
ANSWER: YES.
 - g. QUESTION: What will happen with all of the existing furniture?
ANSWER: There will be no furniture that is meant to be reused in the building at the start of construction. If it is in the building, it will be marked for demolition unless otherwise noted to be salvaged in the drawings.
 - h. QUESTION: How far are we going with the new sanitary line?
ANSWER: JUST OUTSIDE THE BUILDING TO THE NEW SANITARY SERVICE LOCATION.
 - i. QUESTION: Does this building have a basement at all?
ANSWER: NO.
11. The meeting adjourned with a tour of the building and site led by Jimmy Charles.

END OF PRE-BID MEETING MINUTES

PRE-BID MEETING SIGN-IN SHEET

Monday December 15, 2025 - 10:00am

Town Hall Renovation Project

Berlin, Maryland

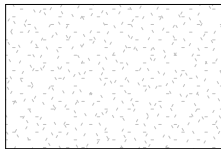
NAME	COMPANY	E-MAIL
Rich Achuff	Wayne-Douglas	rich@waynedouglas.com
Erma Bruno	G-Force	ebruno@fbsginc.com
Ryan Middleton	Lywood	rmiddleton@lywood.com
Steven Kremer	Hawkins Electric	skremer@hawkinselectric.com
Mike Watts	Noovis	mwatts@noovis.com
Nancy Boer	Keller	NBoer@KellerBrothers.com
Daniel Ash	GGI	dash@ggibuilds.com ^{Gillis} Gillerson
Bill Henley	Henley Construction	ESTIMATING@HENLEYCONSTRUCTION.COM
Guillermo Riveros	Coloss of contractors	Info@colossalcontractors.com
Mike Howard	Salisbury Brick	mike.howard@salisburybrick.com
Robert Becken	RW Management	rwmanagew@gmail.com
Brian Wood	Willow Construction	Bwood@willowconstruction.com
Paul Curren	Whiting-Turner	Paul.Curren@whiting-Turner.com
DAVID STRAUSS	Harkins Contract.	DSTRAUSS@Harkinscontracting.com
MELISSA DREW	Insite BUILD	melissa@insite-build.com
Jared King	OAK	Jking@oakcontracting.com
Philip Rittersbacher	Nassau sheetmetal	Prittersbacher@gmail.com
Steve Coody	AIM	SteveCoody@aimservicesinc.com
Steve Coody	AIM	SteveCoody@aimservicesinc.com

NAME	COMPANY	E-MAIL
MARK ODAKOWSKI	ROYAL PLUS ELECTRIC INC	MARKO@ROYALPLUS ELECTRIC.COM
Logan Harvey	Harvey Construction	logan@fmharvey.com
Jared Lee	Harvey Construction	Jared@fmharvey.com
Pete Meeks	Delaware elev	Charles Meeks wdelawareelevator.com
Mikeal Musgrove	Advantech	mikeal.musgrove@advantechsecurity.net
JENON HOLLAND	COMPLETE SYSTEMS	JENONH@COMPLETESYS CORP.COM
Mo Jalal	Whiting - Turner	Mo.Jalal@whiting-Turner.com
William Becker	RW Management	William@RWM.build
Scott Savage	Groundwork Solutions Inc	Scott@progroundwork.com
Dwain Meyer	The Whayland Company	dwain@whayland.com
Ted Dushall	Henly Construction	estimating@henly construction.com

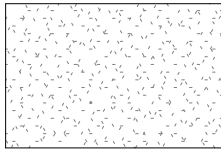
CEILING NOTES:

- 1. REFER TO I-SERIES SHEETS FOR DECORATIVE CEILING DETAILS.
- 2. COORDINATE FINAL CEILING HEIGHT IN FIELD WITH EXISTING STRUCTURAL FRAMING.
- 3. SEE MECHANICAL AND ELECTRICAL SHEETS FOR LOCATIONS OF LIGHTING AND AIR DEVICES.

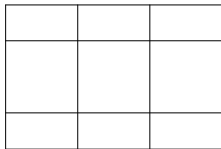
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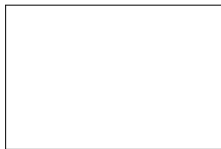
GWB: PAINTED GYPSUM WALL BOARD



GWB MM: PAINTED MOLD & MOISTURE RESISTANT GYPSUM WALL BOARD



ACT: 2x2 ACOUSTIC CEILING TILES



EXPOSED: EXPOSED CEILING TO FRAMING ABOVE

1 ADDENDUM 01
12.16.2025

NOTE: CEILING LEGEND TO BE REVISED ON SHEETS A101A, A104, & A105

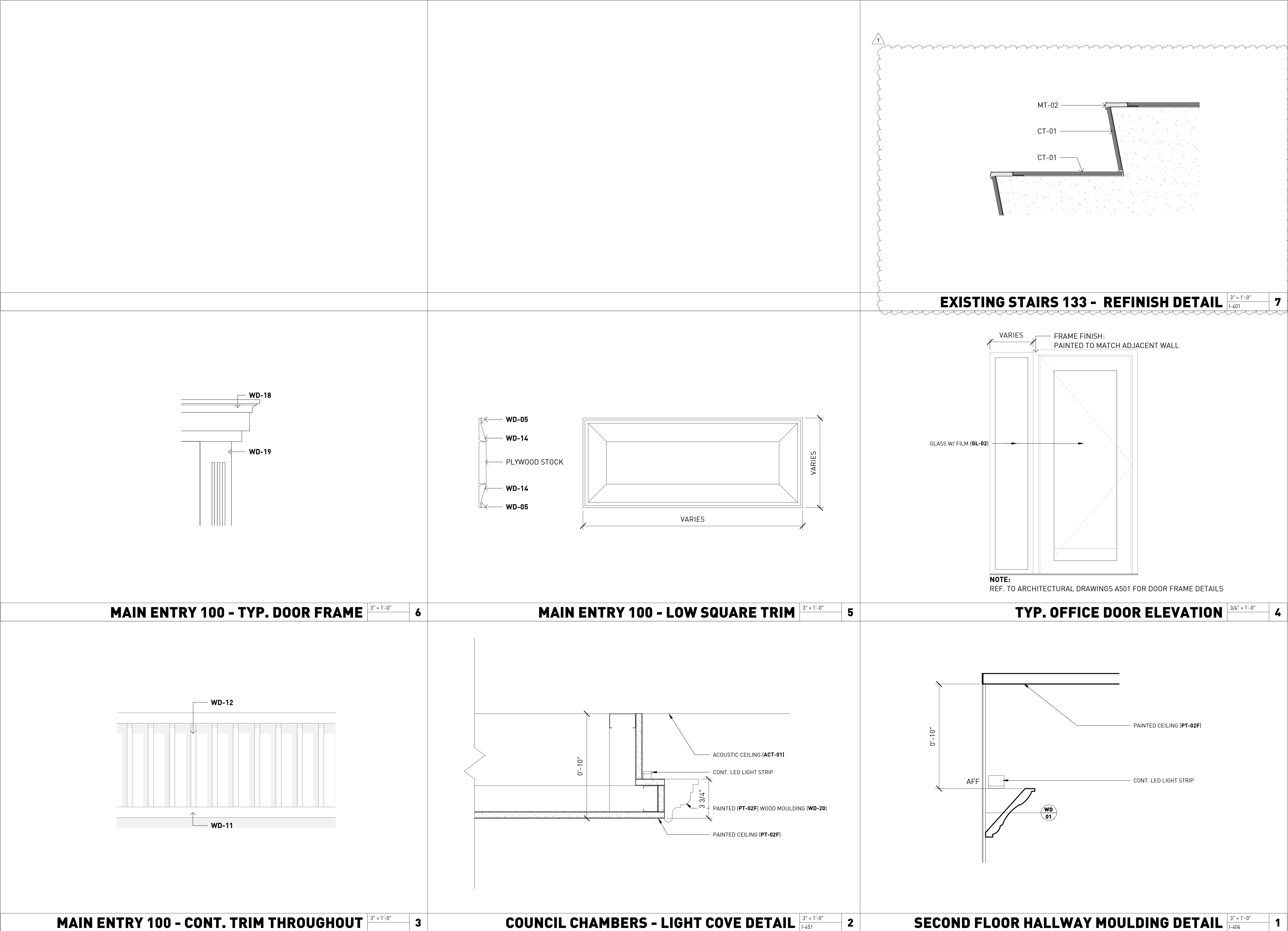


**TOWN OF BERLIN
TOWN HALL & ANNEX**

ATTN: MAYOR & COUNCIL OF THE
TOWN OF BERLIN
10 WILLIAMS ST.
BERLIN, MD 21811

REVISED CEILING LEGEND

Project number	2024-41	SKA-01
Date	12.16.2025	
Drawn by	DNH	
Checked by	DNH	Scale 3/16" = 1'-0"



HALEY
ARCHITECTURE

HALEY ARCHITECTURE, LLC
10028 SILVER POINT LANE
OCEAN CITY, MARYLAND 21842
p. 410.726.7880

IMEG CORP.
4601 FORBES BLVD, SUITE 140
LANHAM, MARYLAND 20706
p. 240.296.1568

SR/A INTERIOR DESIGN
1011 BAY RIDGE AVE# 324
ANNAPOLIS, MARYLAND 21403
p. 301.560.3700

TOWN OF
BERLIN
TOWN HALL

ATTN: MAYOR &
COUNCIL OF THE
TOWN OF BERLIN
10 WILLIAMS ST.
BERLIN, MD 21811

DETAILS

ISSUED FOR:

BIDDING DOCUMENTS
DECEMBER 8, 2025

REVISIONS		
No.	Description	Date
1	REVISION 01	12.16.25
Project Number 2024-41		
Date 11.24.2025		
Drawn By FL		
Checked By FL		
I-501		
Scale		

DECORATIVE LIGHTING SCHEDULE								
MARK	LOCATION	SUPPLIER	MANUFACTURER	PRODUCT	NUMBER	FINISH	SIZE	LIGHTING NOTES
P-01	MAIN ENTRY	LUMENS	GRAMBURG LIGHTING	MATERA 2-TIER CHANDELIER	HFR2530920	BRUSHED BRASS	60" D	
P-02	CONFERENCE ROOM 115		SHADES OF LIGHT	CIRCLET DRUM SHADE LANTERN	LA120135G	AGED SILVER/IVORY	25" D	
P-03	CONFERENCE ROOM 218	LIGHTLOGY	MINKA LAVERY	AZURA PENDANT	MKL1375876	HEIRLOOM BRASS	34" D	
P-04	COUNCIL CHAMBERS		HUDSON VALLEY	PARAMUS CHAND	9136-AGB	AGED BRASS	36" D X 20"H	INSTALL 8"-0" AFF
SF-01	OFFICES THROUGHOUT U.N.O	LUMENS	QUOIZEL	BARLOW SEMI-FLUSHMOUNT	BAW1716PK BAW1716WS	WEATHERED BRASS	16" D	
SF-02	RESTRROOMS CEILING	LUMENS	VISUAL COMFORT	MARSTON SEMI FLUSH	CF1064BBS	BURNISHED BRASS	16.38" D	
WS-01	MAIN ENTRY		FRAMBURG	METERA	5942 BR	BRUSHED BRASS		
WS-02	CONFERENCE ROOM 115	VISUAL COMFORT & CO	LAUREN RALPH LAUREN	KATIE SCONCE	LW1011TWB	TIME WORN BRASS		
WS-03	RESTRROOMS VANITY		CRYSTORAMA LIGHTING	FULTON 3 LIGHT VANITY	FUL-913-GA	ANTIQUE GOLD	23.25"W x 9.25"H x 7.5"D	

STAIR PARTS SCHEDULE						
MARK	TYPE	MANUFACTURER	PRODUCT	NUMBER	FINISH	DIMS.
SP-01	NEWEL POST	WOOD CARVED SHOP	FLUTED COLONIAL NEWEL	NP041-POP-42-6	STN-01	
SP-02	BALUSTER	STAIR RAIL DIRECT	POPLAR 1-3/4" REEDED CAROLINA	4415RPOP	STN-01	36" TALL
SP-03	BALUSTER	STAIR RAIL DIRECT	POPLAR 1-3/4" REEDED CAROLINA	4415RPOP	STN-01	39" TALL
SP-04	HAND RAIL TYPICAL	STAIR RAIL DIRECT	CLASSIC HAND RAIL	6210	STN-01	
SP-05	HAND RAIL RIGHT HAND GOOSENECK AT LANDING	STAIR RAIL DIRECT	CLASSIC RIGHT HAND GOOSENECK 2 RISER	7255	STN-01	
SP-06	HAND RAIL LEFT HAND GOOSENECK AT LANDING	STAIR RAIL DIRECT	CLASSIC LEFT HAND GOOSENECK 2 RISER	7250	STN-01	
SP-07	RETURN END (AT TOP OF STAIRS)	STAIR RAIL DIRECT	CLASSIC 4"	7209	STN-01	
SP-08	WALL RAIL BRACKET	STAIR RAIL DIRECT	HEAVY DUTY BRACKET	1032HD	ANTIQUE BRASS	
SP-09	BULLNOSE TREAD	STAIR RAIL DIRECT	OAK 11-1/2"	8071O	STN-01	
SP-10	RISER	STAIR RAIL DIRECT	OAK RISER	8080	STN-01	

PLUMBING FIXTURES SCHEDULE						
MARK	LOCATION	MANUFACTURER	PRODUCT	MODEL	DIMS.	FINISH
PF-01	BREAK ROOM 119	KOHLER	ARTIFACTS	K-29709-2MB		VIBRANT BRUSHED MODERNE BRASS
PF-02	RESTRROOMS	KOHLER	TOME	K-R30405-4D-2MB		VIBRANT BRUSHED MODERNE BRASS
PF-03	BREAK ROOM 119	ELKAY	LUSTERTONE® CLASSIC STAINLESS STEEL SINGLE BOWL UNDERMOUNT ADA SINK	ELUHAD211555	23-1/2" X 18-1/4" X 5-3/8"	STAINLESS STEEL
PF-04	RESTRROOMS	LACAVA	TRAP COVER	RA098-BG	11 3/4" H X 4 5/8" W X 4 3/4" D	GOLD
PF-05	RESTRROOMS	ELKAY	WALL MOUNT VANITY TOP	AQUASEI#5231-01	23 3/4"W x 18"D x 71/4"H	WHITE
PF-06	HALL 118	KOHLER	WATER FOUNTAIN	EZWS-ERPBW28K		
PF-07	RESTRROOMS	KOHLER	TOILET	K-3654		WHITE
PF-08	RESTRROOMS	KOHLER	TOILET SEAT	K-5588		WHITE
PF-09	ADA LAV. 121	KOHLER	SHOWER HEAD	K-72416-2MB		VIBRANT BRUSHED MODERN BRASS
PF-10	ADA LAV. 121	KOHLER	SHOWER ARM	K-7397-2MB		VIBRANT BRUSHED MODERN BRASS
PF-11	ADA LAV. 121	KOHLER	SHOWER VALVE TRIM	K-TS23952-4-2MB		VIBRANT BRUSHED MODERN BRASS
PF-12	BREAK 213	DELTA	DROP IN SINK	95A932-305-SS	30"W x 22" x 9	STAINLESS STEEL

TOILET ACCESSORIES SCHEDULE				
MARK	LOCATION	MANUFACTURER	PRODUCT	MODEL
TA-01	RESTRROOMS	BOBRICK	TOILET PAPER DISPENSER	B-6697
TA-02	RESTRROOMS	BOBRICK	SANITARY DISPOSAL	B-270
TA-03	RESTRROOMS	BOBRICK	GRAB BAR	B-6806 x 42
TA-04	RESTRROOMS	BOBRICK	GRAB BAR	B-6806 x 36
TA-05	RESTRROOMS	BOBRICK	SOAP DISPENSER	B-4112
TA-06	RESTRROOMS	BOBRICK	TOWEL PAPER DISPENSER AND WASTE RECEPTACLE	B-38032
TA-07	RESTRROOMS	BOBRICK	SHOWER CURTIAN ROD	B-6047
TA-08	ADA LAV 212	BRADLEY CORPORATION	BABY CHANGING STATION	962
TA-09	RESTRROOMS	BOBRICK	SHOWERS	B-5181

NOTE: TA-06 IS A SEMI-RECESSED FIXTURE - CONTRACTOR TO COORDINATE PARTITIONS FOR PROPER INSTALLATION - REF. TO MANUFACTURER'S MANUAL AND INSTALLATION GUIDELINES

HARDWARE SCHEDULE						
MARK	LOCATION	MANUFACTURER	PRODUCT	NUMBER	FINISH	DIMS.
HW-01	CASEWORK AND CABINETS THROUGHOUT U.N.O	AMEROCK	5" CENTERS HANDLE -CANLER COLLECTION	BP29363CZ	CHAMPAGNE BRONZE	5"
HW-02	CASEWORK AND CABINETS THROUGHOUT U.N.O	AMEROCK	RAVINO COLLECTION-1 1/4" DIAMETER KNOB	BP53012CZ	CHAMPAGNE BRONZE	1 1/4"
HW-03	COUNCIL CHAMBERS (BUILT-IN- DRAWER HANDLERS)	SIGNATURE HARDWARE	INIGO CABINET PULL	SH553191BG	BRUSHED GOLD	7 - 9/16"
HW-04	COUNCIL CHAMBERS (BUILT-IN- DOOR PULLS)	SIGNATURE HARDWARE	INIGO RECTANGLE CABINET KNOB	SH553186BG	BRUSHED GOLD	1-5/16"

EQUIPMENT SCHEDULE						
MARK	LOCATION	MANUFACTURER	PRODUCT	MODEL	SIZE	FINISH
EQPM-01	BREAK ROOM 119	GE	DISPOSER	GFC320F		
EQPM-02	BREAK ROOM 119	KITCHEN AID	REFIGERATOR	KR5C536RPS	35-1/2"W x 69-1/4"H x 28-3/8"D	STAINLESS
EQPM-03	BREAK ROOM 119	GE	MICROWAVE	PCHK1151WS5	24"W x 11-3/4"H x 12-7/8"D	STAINLESS
EQPM-04	BREAK ROOM 119	GE	MICROWAVE TRIM KIT	JX827SFSS		STAINLESS
EQPM-05	BREAK ROOM 119	GE	RANGE	GR5500PVSS		STAINLESS
EQPM-06	BREAK ROOM 119	GE	VENT HOOD	PVX7300SJ55	5-1/2"H x 29-7/8"W x 20"D	STAINLESS
EQPM-07	24-HOUR VESTIBULE	LG	TV	QNED85A	48.7"W x 28.2"H x 1.2"D	
EQPM-08	24 HOUR VESTIBULE	TV ARMOR	TV ENCLOSURE		51"W x 30.5"H x 6"D	
EQPM-09	24 HOUR VESTIBULE	MOUNT IT!	TV WALL MOUNT	MI-1121L		

ELEVATOR FINISH SELECTIONS:	
ELEVATOR PANELS:	5884 CHESTNUT WOODLINE
ELEVATOR FLOORS:	CT-01

ROOM SIGNAGE SCHEDULE											
MARK	LOCATION	FONT	FONT SIZE	TEXT COLOR	OVERALL HEIGHT	OVERALL WIDTH	BRAILLE	BRAILLE COLOR	FINISH	NOTES	
SGN-01	OFFICES, STORAGE/EQUIPMENT, COMMON AREAS U.N.O.	TITLE: FUTURA PT BOOK - UPPER CASE NUMBERS: FUTURA PT HEAVY	TITLE: 48PT NUMBERS: 48 PT	TITLE: WHITE NUMBERS: BLACK	APPROX. 6"	APPROX. 6"	Yes	BLACK	UPPER PLATE: BLACK MATTE FRAME WITH PLEXIGLASS LOWER PLATE: BRUSHED GOLD	SEE IMAGE FOR REFERENCE AND DESIGN INTENT. INCLUSIVE OF ANNEX BUILDING.	
SGN-02	CONFERENCE ROOM 115, 218, COUNCIL CHAMBERS 211	TITLE: FUTURA PT MEDIUM - UPPER CASE AVAILABLE/IN USE: FUTURA PT MEDIUM - UPPER CASE	TITLE: 72 PT AVAILABLE/IN USE: 48PT	TITLE: WHITE AVAILABLE/IN USE: BLACK	APPROX. 6"	APPROX. 8"	Yes	WHITE	BACKPLATE: MATCH STN-01 LOW PLATE: BRUSHED GOLD (TO MATCH SGN-01) WITH [AVAILABLE /IN USE] SLIDER	PROVIDE [AVAILABLE/IN-USE] SLIDER	
SGN-03	MAIN ENTRY 100, CUSTOMER VESTIBULE 109, CORRIDOR 219	FUTURA PT MEDIUM	48 PT	WHITE	APROX. 8"	APROX. 8"	Yes	WHITE	BACKPLATE: MATCH STN-01	WAYFINDING SIGNAGE. MANUFACTURER TO RECOMMEND LOCATION AND TEXT. INCLUDE TOWN OF BERLIN'S TOWN SEAL.	

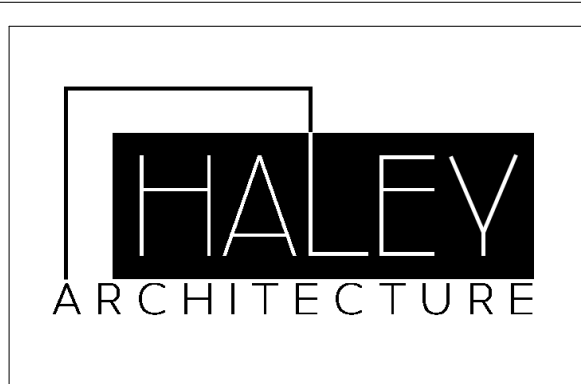
SGN-01 - DESIGN INTENT:



SGN-02 - DESIGN INTENT:



SGN-03 - DESIGN INTENT:



HALEY ARCHITECTURE, LLC
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p. 240.296.1568

SR/A INTERIOR DESIGN
1011 BAY RIDGE AVE# 324
ANNAPOLIS, MARYLAND 21403
p. 301.560.3700

TOWN OF BERLIN TOWN HALL

ATTN: MAYOR & COUNCIL OF THE TOWN OF BERLIN
10 WILLIAMS ST.
BERLIN, MD 21811
SCHEDULES

ISSUED FOR:
BIDDING DOCUMENTS
DECEMBER 8, 2025

REVISIONS		
No.	Description	Date
1	REVISION 01	12.16.25

Project Number 2024-41
Date 11.24.2025
Drawn By FL
Checked By FL

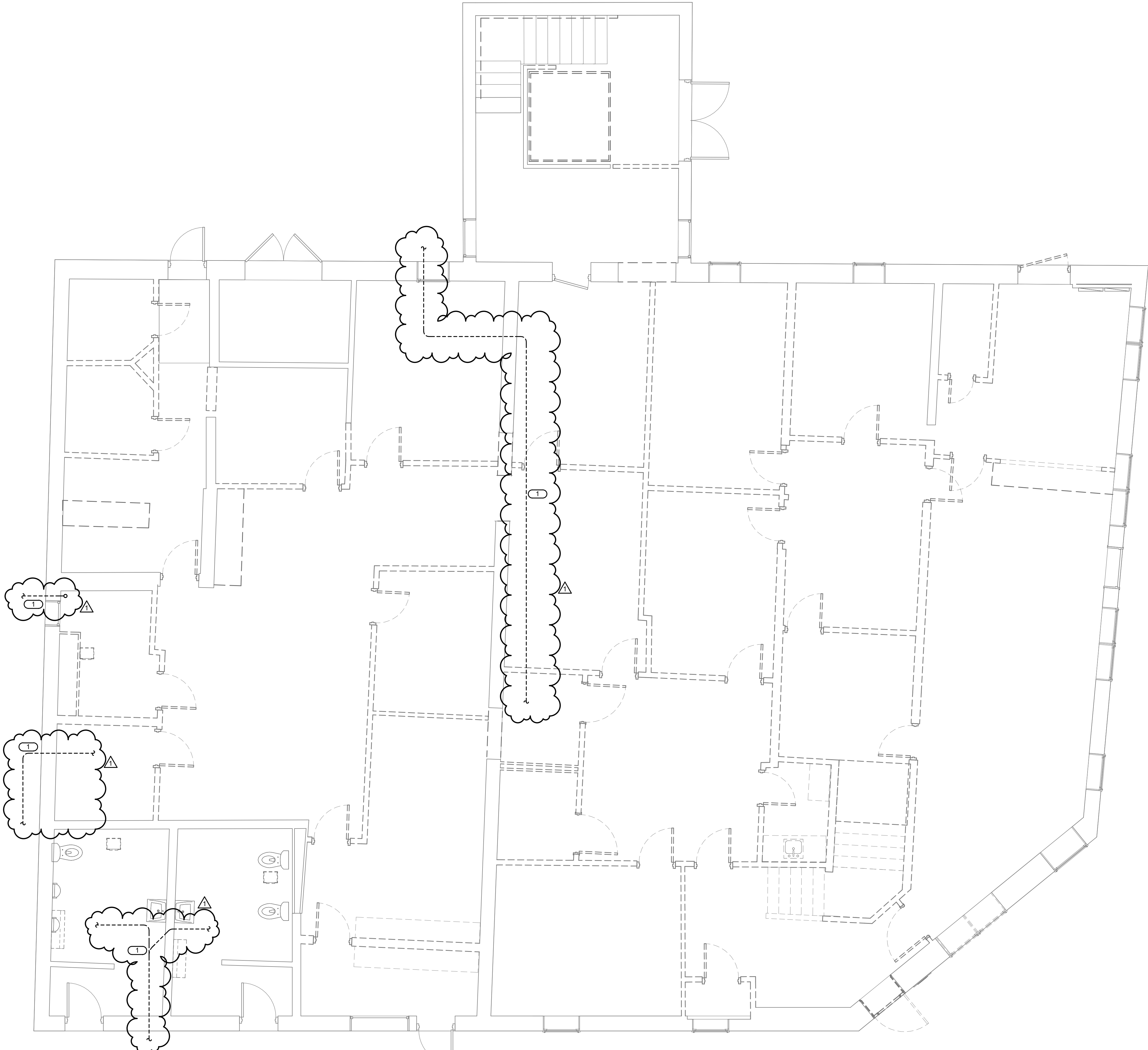
I-602
Scale



1

LEVEL 01 DEMOLITION UNDER FLOOR PLAN - TOWN HALL

1/4" = 1'-0"



GENERAL NOTES:

1. LAYOUT OF EXISTING UNDERSLAB PIPING IS BASED ON SCOPING PERFORMED BY OWNER. CONTRACTOR SHALL VERIFY IN FIELD QUANTITY AND LOCATION OF SANITARY CONNECTIONS TO STREET SERVICES, CUT AND CAP ALL SANITARY SERVICES OUTSIDE THE BUILDING. ALL BELOW SLAB PIPING MAY BE ABANDONED IN PLACE, CUT AND CAP PIPES BELOW FLOOR. REPAIR BUILDING CONSTRUCTION TO MATCH ORIGINAL.



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**TOWN OF
BERLIN
TOWN HALL
& ANNEX**

ATTN: MAYOR &
COUNCIL OF THE
TOWN OF BERLIN 10
WILLIAMS ST .
BERLIN, MD 21811

**LEVEL 01
DEMOLITION
UNDER FLOOR
PLAN - PLUMBING**

ISSUED FOR:

BIDDING DOCUMENTS
DECEMBER 8, 2025

REVISIONS

No.	Description	Date
1	REVISION 1	12.16.2025

Project Number 2024-41

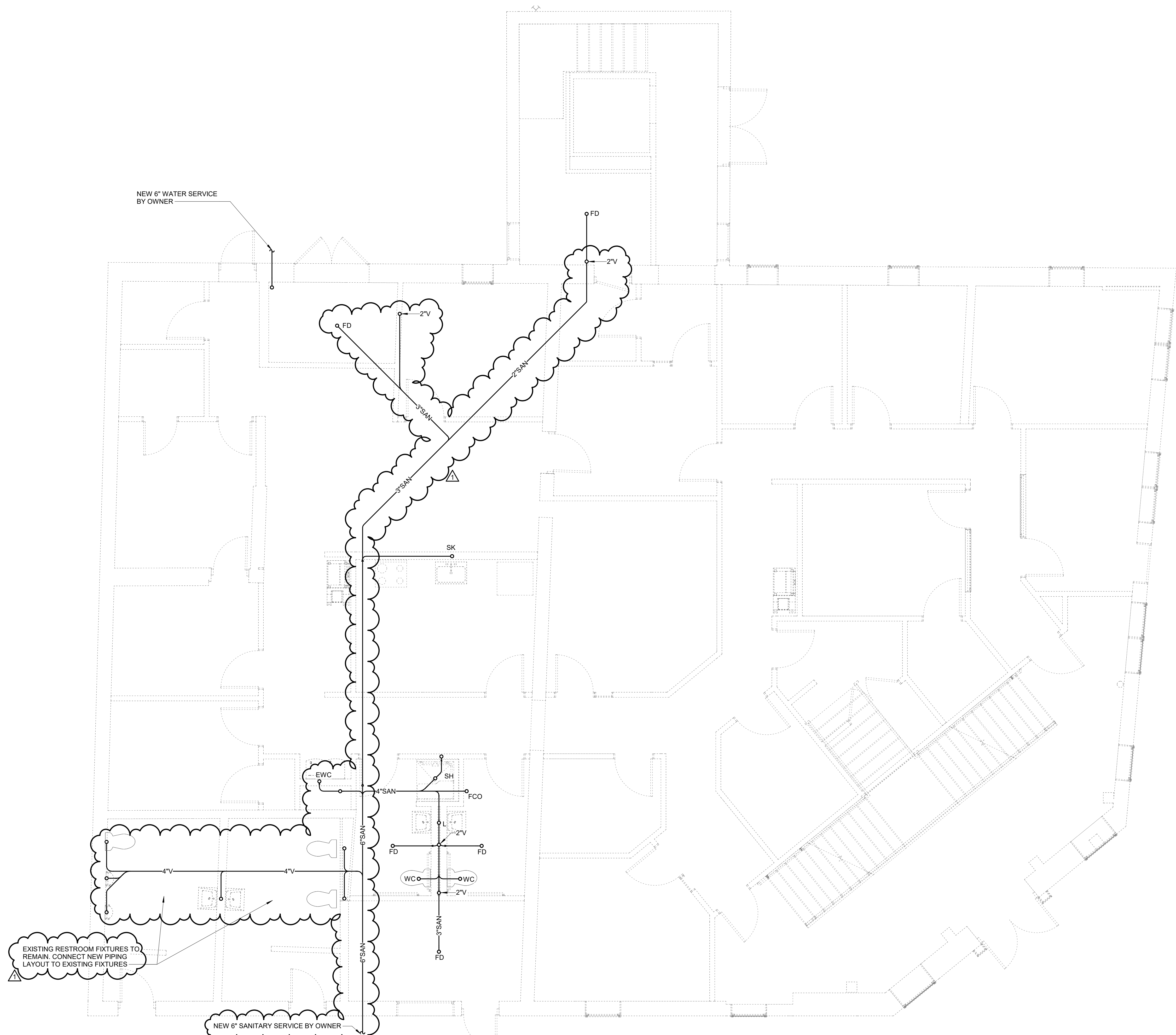
Date 12/08/2025

Drawn By PLO

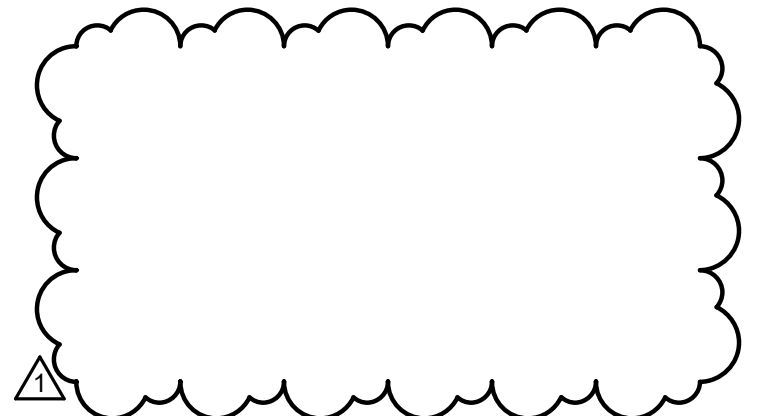
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Scale 1/4" = 1'-0"



1 LEVEL 01 UNDER FLOOR PLAN - TOWN HALL
1/4" = 1'-0"



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TOWN OF BERLIN TOWN HALL & ANNEX

ATTN: MAYOR &
COUNCIL OF THE
TOWN OF BERLIN 10
WILLIAMS ST .
BERLIN, MD 21811
**LEVEL 01 UNDER
FLOOR PLAN -
PLUMBING**

ISSUED FOR:

BIDDING DOCUMENTS
DECEMBER 8, 2025

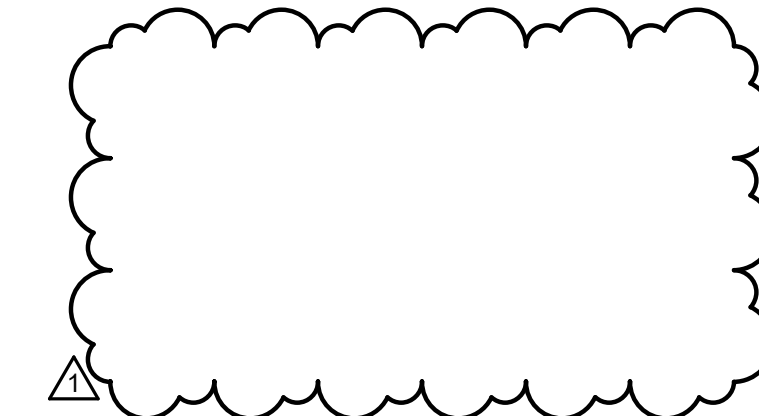
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No.	Description	Date
1	REVISION 1	12.16.2025

Project Number 2024-41
Date 12/08/2025
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P200

Scale 1/4" = 1'-0"



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TOWN OF BERLIN TOWN HALL & ANNEX

ATTN: MAYOR &
COUNCIL OF THE
TOWN OF BERLIN 10
WILLIAMS ST .
BERLIN, MD 21811
**LEVEL 01 PLAN -
PLUMBING**

ISSUED FOR:

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DECEMBER 8, 2025

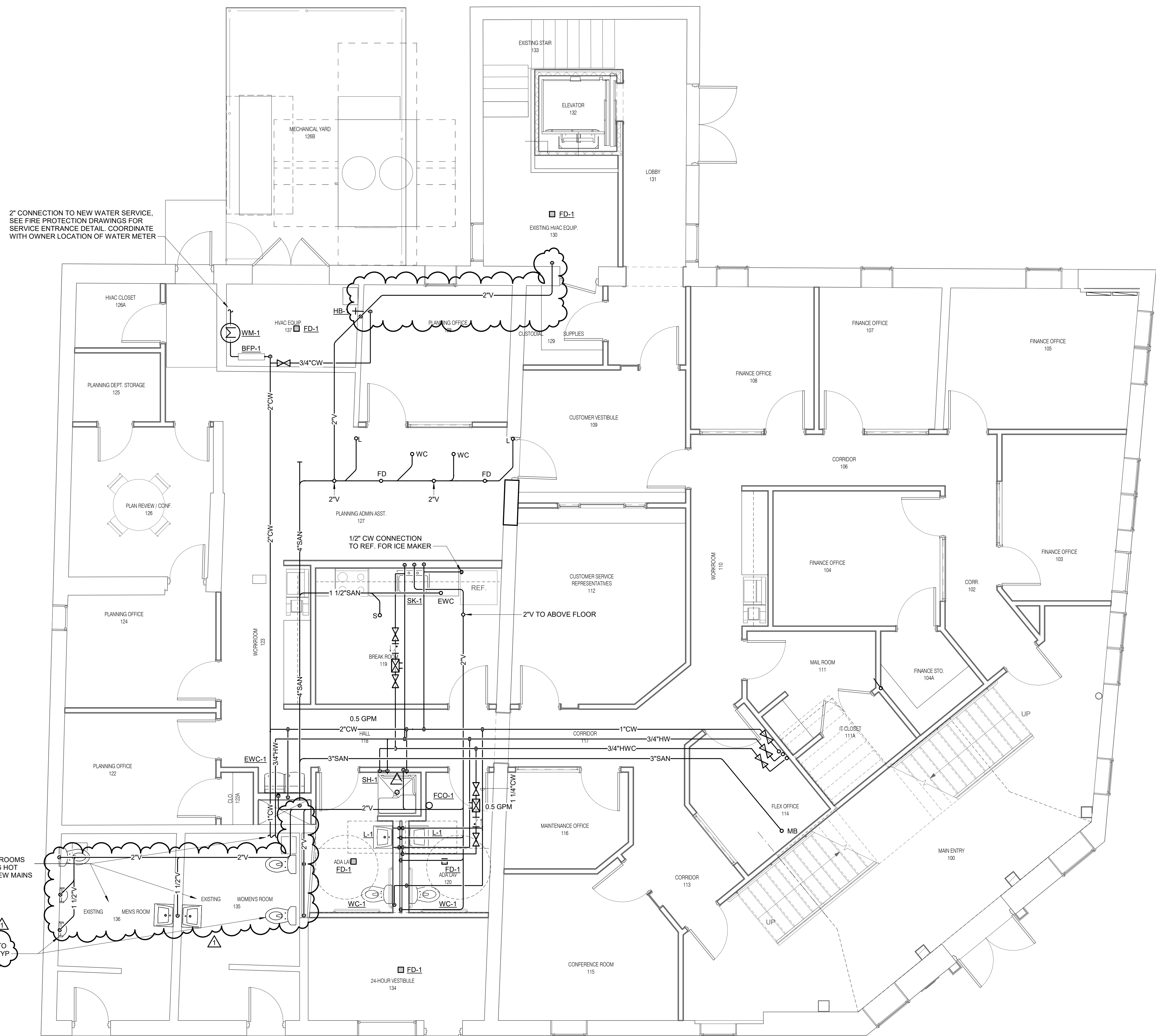
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P201

Scale 1/4" = 1'-0"



2" CONNECTION TO NEW WATER SERVICE.
SEE FIRE PROTECTION DRAWINGS FOR
SERVICE ENTRANCE DETAIL. COORDINATE
WITH OWNER LOCATION OF WATER METER

EXISTING FIXTURES AND
BRANCH PIPING SERVING RESTROOMS
TO REMAIN. CONNECT EXISTING HOT
AND COLD WATER PIPING TO NEW MAINS

CONNECT EXISTING FIXTURES TO
NEW SANITARY VENT SYSTEM TYP

1 PLUMBING - LEVEL 01 PLAN - TOWN HALL
1/4" = 1'-0"

12/16/2025 3:21:35 PM



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TOWN OF BERLIN TOWN HALL & ANNEX

ATTN: MAYOR &
COUNCIL OF THE
TOWN OF BERLIN 10
WILLIAMS ST .
BERLIN, MD 21811
**PLUMBING
DIAGRAMS**

ISSUED FOR:

BIDDING DOCUMENTS
DECEMBER 8, 2025

REVISIONS

No.	Description	Date
1	REVISION 1	12.16.2025

Project Number 2024-41

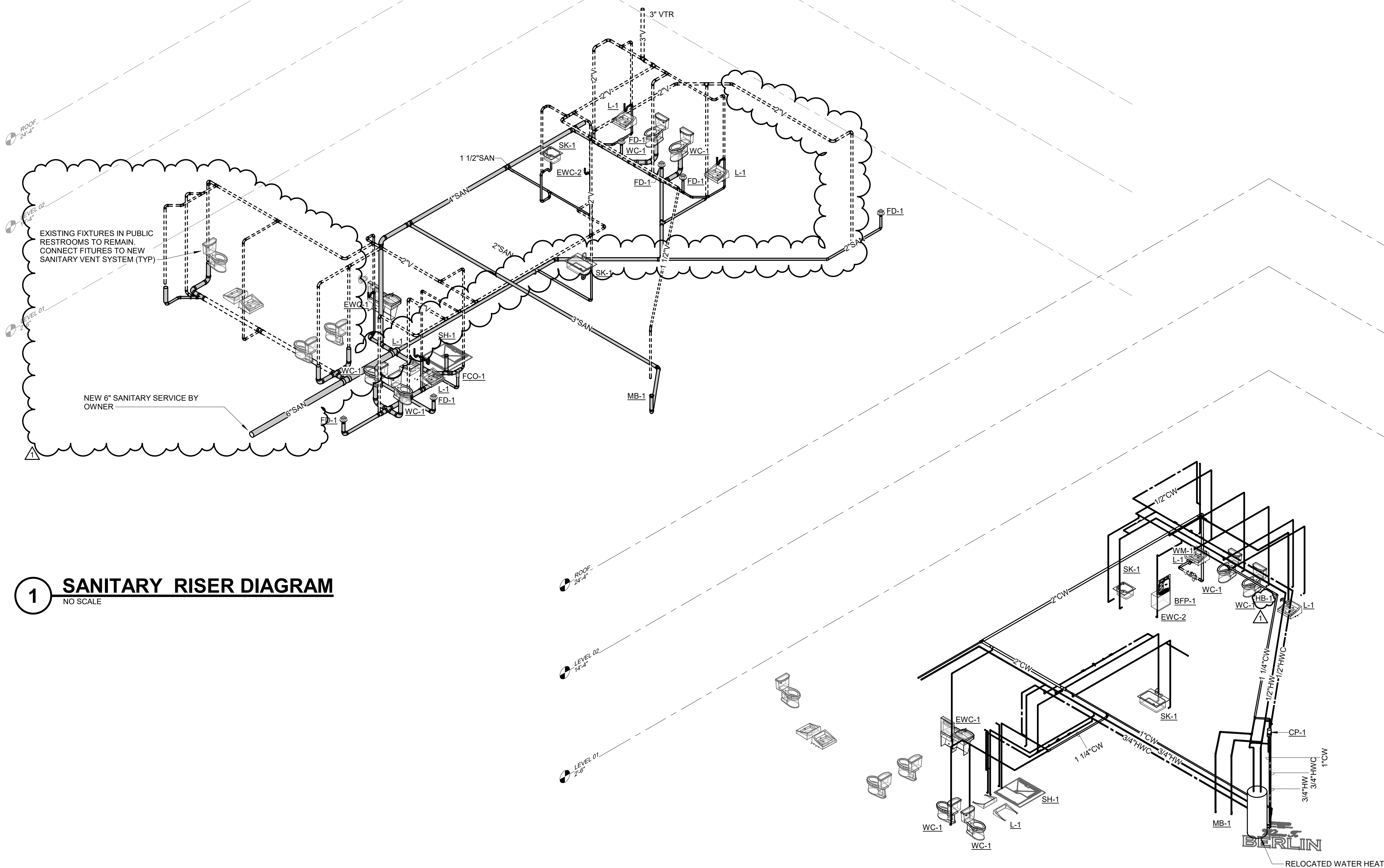
Date 12/08/2025

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Checked By DSS

P500

Scale



1 SANITARY RISER DIAGRAM
NO SCALE

2 DOMESTIC RISER DIAGRAM
NO SCALE

PLUMBING MATERIAL LIST

TAG NAME	DESCRIPTION	MANUFACTURER AND MODEL
BFP-1	BACK FLOW PREVENTER - REDUCED PRESSURE ZONE, LEAD FREE BRONZE CONSTRUCTION, SIZE SAME AS PIPE , NON-CORROSIVE INTERNAL PARTS, STAINLESS STEEL SPRINGS, DIFFERENTIAL PRESSURE RELIEF VALVE BETWEEN SPRING-LOADED CHECK VALVES, BALL STYLE SHUT-OFF VALVES ON INLET AND OUTLET OF UNIT, AIR GAP DRAIN FITTING, TEST PORTS WITH SHUT-OFF VALVES, RATED FOR 175 PSI AT 33°F TO 140°F, 15 PSI (MAXIMUM) PRESSURE DROP AT 10 FPS, FACTORY TESTED, ALL PARTS TO BE SERVICEABLE WITHOUT REMOVING UNIT FROM LINE, APPROVED BY USC FCCC & HR, AWWA C511-92, ASSE 1013, IAPMO AND SBCOI LISTED. MOUNT WITHIN 60" OF FINISHED FLOOR. ROUTE DRAIN PIPE FROM AIR GAP FITTING TO FLOOR DRAIN. PROVIDE AND INSTALL BRONZE OR EPOXY COATED STRAINER UPSTREAM OF EACH UNIT AND ADDITIONAL VALVE UPSTREAM OF EACH STRAINER. FLOW PRESSURE DROP CURVES SHALL BE SUBMITTED. FLOW THROUGH EXPANSION TANK (WELDED STEEL CONSTRUCTION, GUARANTEED AIRTIGHT AND LEAKPROOF, STAINLESS STEEL SYSTEM CONNECTION, FDA HEAVY DUTY BUTYL DIAPHRAGM. DIAPHRAGM SHALL BE APPROVED FOR USE IN POTABLE WATER SYSTEMS, INTERIOR SHALL BE 100% NON CORROSIVE. ALL WETTED COMPONENTS SHALL BE FDA APPROVED MATERIALS. PROVIDE STANDARD SCHRADER AIR VALVE FOR FIELD CHARGING. TANK SHALL COMPLY WITH FEDERAL ACT S.3874. STATIC SYSTEM PRESSURE 25 PSIG MAXIMUM TANK DESIGN PRESSURE 50 PSIG MINIMUM TANK VOLUME TO BE 5 GALLONS MINIMUM ACCEPTING VOLUME TO BE 2 GALLONS TANK SHALL HAVE A WORKING TEMPERATURE OF 200°F AND A WORKING PRESSURE OF 150 PSIG. FACTORY PRE-CHARGED FOR SHIPPING. FIELD CHARGE TANK TO 55 PSIG. FLOOR CLEANOUT - ADJUSTABLE, CAST IRON HOUSING, ANCHOR FLANGE, TAPERED THREAD PLUG, SECURED NICKEL BRONZE TOP. TOP STYLE SHALL MATCH FLOOR FINISH AS FOLLOWS: UNFINISHED FLOOR - ROUND SOLID SCORIATED TOP TILE OR TERRAZZO - ROUND RECESSED TOP CARPET - ROUND TOP WITH CARPET FLANGE.	APOLLO (RPLF4A), WATTS (LF919), ZURN WILKINS (975XL2) VESSELS (ITA-5-Rx) CALEFACTIO (FTTE-5)
ET-1		
FCO-1		
FD-1	FLOOR DRAIN - CAST IRON BODY, NICKEL BRONZE ADJUSTABLE TOP, 6" ROUND, 3" BOTTOM OUTLET, FLASHING COLLAR TRAP SEAL - 3", PLASTIC HOUSING WITH FLEXIBLE DIAPHRAGM, SEALING GASKETS, RECLOSES AND SEALS WHEN DISCHARGE IS COMPLETED, ASSE 1072. FLOOR DRAIN - SMITH (2415), WADE (2370), JOSAM (37830), MIFAB (F1480) TRAP SEAL - SURE SEAL (SS), PROVENT (TRAP GUARD), SMITH (QUAD CLOSE), GREEN DRAIN, MIFAB (MI-GARD), ZURN (Z1072), SIOUX CHIEF (835) [Use following for exposed hydrants] PRIER (C-634), WOODFORD (67), WATTS (HY-420), MIFAB (MHY-10), SMITH (5619), WADE (8600), ZURN (Z1310) [Use following for concealed hydrants] PRIER (C-634BX), WOODFORD (667), ZURN (Z1300), WATTS (HY-725), MIFAB (MHY-20), SMITH (5509QT), WADE (8700)	
HB-1	HOSE BIBB - FREEZELESS WALL HYDRANT, BRASS VALVE BODY AND SEAT, STANDARD FINISH, AUTOMATIC DRAINING, VACUUM BREAKER, 3/4" MALE HOSE THREAD, WALL CLAMP, [CONCEALED IN FLUSH MOUNTED LOCKABLE WALL BOX], KEY OPERATED, ASSE 1019 OR 1052 LISTED AND APPROVED. VERIFY NUMBER OF KEY OPERATORS TO BE PROVIDED WITH OWNER. [BOX COVER AND HYDRANT SHALL USE A COMMON KEY.] MOUNT AT 18" ABOVE GRADE UNLESS NOTED OTHERWISE ON DRAWINGS.	
L-1	LAVATORY - WALL MOUNTED, WHITE VITREOUS CHINA, 20"x18", 4" HIGH CONTOURED BACKSPASH, SINGLE FAUCET HOLE, DRILLED FOR CONCEALED ARM CARRIER. INSULATION KIT - INCLUDE FOR EXPOSED TRAPS, REFER TO 22 40 00. ARMAFLEX WITH TAPE IS NOT ACCEPTABLE IN LIEU OF INSULATION KIT. MOUNT LAVATORY WITH SUPPORT CARRIER BOLTED SECURELY TO FLOOR. TOP OF RIM SHALL BE AT 34" ABOVE FLOOR IN COMPLIANCE WITH LATEST ADA STANDARD. PROVIDE 29" MINIMUM CLEARANCE FROM FLOOR TO BOTTOM OF APRON IN COMPLIANCE WITH LATEST ANSI A117.1 AND ADA STANDARDS.	LAVATORY - AMERICAN STANDARD (0356.421), KOHLER (K-2007), SLOAN (SS-3103), TOTO (LT307), ZURN (Z5361)
MB-1	MOP BASIN - PRECAST TERRAZZO, 36"x24"x12", STAINLESS STEEL INTEGRAL DRAIN WITH REMOVABLE STRAINER, 3" OUTLET, CONTINUOUS STAINLESS STEEL CAP ON ALL EDGES. TRIM - EXPOSED TWO HANDLE MIXING FAUCET, BRASS CONSTRUCTION, CHROME-PLATED FINISH, SINGLE WING HANDLES, 1/4 TURN CERAMIC DISC CARTRIDGE, 3/4" HOSE THREAD SPOUT WITH INTEGRAL VACUUM BREAKER, WALL BRACE, PAIL HOOK, CHECK STOPS OR INLINE CHECK VALVES TO PREVENT THERMAL CROSSOVER. FAUCET SHALL COMPLY WITH FEDERAL ACT S.3874. ACCESSORIES - MOP HANGER, HOSE AND HOSE BRACKET, TRAP	MOP BASIN - FIAT (TSB), ACORN (TSH), CREATIVE INDUSTRIES (MC), WILLIAMS (SB) TRIM - DELTA (28C2383), AMERICAN STANDARD (8344.012), CHICAGO FAUCETS (897-CP), MOEN (8124), SPEAKMAN (SC-5812), SYMMONS (S-2490), ZURN (Z841M1-XL)
SH-1	SHOWER - ACCESSIBLE ONE PIECE, REINFORCED FIBERGLASS CONSTRUCTION, WHITE GELCOATED FINISH, 36"x36" (NOMINAL), RIGHT OR LEFT HAND AS SHOWN ON DRAWINGS, SLIP-RESISTANT FLOOR, 2" FLOOR DRAIN, 4" NICKEL BRONZE STRAINER, FOLD DOWN PHENOLIC SEAT, 1-1/2" 18 GAUGE TYPE 304 STAINLESS STEEL HORIZONTAL GRAB BAR ON BACK WALL AND END WALLS, ASTM F-446, IN COMPLIANCE WITH LATEST ANSI A117.1 AND ADA STANDARDS. SHOWER VALVE - SHOWER VALVE - ACCESSIBLE, SINGLE HANDLE PRESSURE BALANCED MIXING FAUCET, BRASS OR BRONZE CONSTRUCTION, WASHERLESS DESIGN, OFF-COLD-HOT TEMPERATURE RANGE INDICATOR DIAL, POLISHED CHROME CAST METAL LEVER HANDLE, INTEGRAL CHECK STOPS, ADJUSTABLE TEMPERATURE LIMIT STOP. ASSE 1016 LISTED. ACCESSORIES - CHROME-PLATED BRASS SHOWERHEAD WITH SWIVEL BALL JOINT, CHROME-PLATED BRASS ARM AND FLANGE, HAND HELD SHOWER WITH ON/OFF CONTROL AND NON-POSITIVE SHUT OFF, 66" VINYL HOSE, CHROME-PLATED BRASS SWIVEL CONNECTOR, 30" CHROME-PLATED MOUNTING RAIL OR STAINLESS STEEL ADA GRAB HANDLE, CHROME-PLATED BRASS SUPPLY ELBOW FLANGE, CHROME-PLATED IN-LINE VACUUM BREAKER WITH CHROME-PLATED PIPING AND FLANGES, CHROME-PLATED BRASS 2 FUNCTION TRANSFER VALVE. MAXIMUM FLOW TO BE MAX 2.5 GPM IN COMPLIANCE WITH ENERGY POLICY ACT OF 2005 AND ASME/ANSI STANDARD A112.18.1M SET SAFETY LIMIT STOP TO 110 DEGREE F DISCHARGE. SHOWER VALVE LOCATION - LEFT SIDE WALL, INSTALL CONTROLS BETWEEN 38" AND 48" ABOVE FINISHED FLOOR IN COMPLIANCE WITH LATEST ADA STANDARDS. HAND SHOWER RAIL LOCATION - LEFT SIDE WALL FIXED SHOWER HEAD LOCATION - LEFT SIDE WALL, INSTALL BOTTOM OF SHOWERHEAD AT 78" ABOVE FINISHED FLOOR. ACCESSORIES - FOLD DOWN PHENOLIC SIMULATED TEAKWOOD SEAT, 1 1/2" 18 GAUGE TYPE 304 STAINLESS STEEL HORIZONTAL GRAB BAR ON BACK WALL AND VALVE WALL, 1" DIAMETER STAINLESS STEEL CURTAIN ROD, COMMERCIAL GRADE VINYL WHITE SHOWER CURTAIN. GRAB BARS SHALL BE FACTORY MOUNTED TO SHOWER WALLS OR FIELD MOUNTED WITH STAINLESS STEEL NUTS AND BOLTS AND FASTENED FROM THE BACKSIDE OF THE UNIT WITH MINIMUM 3"x3" METAL PLATES. UNIT SHALL BE RECESSED IN SUB-FLOOR TO ALLOW FOR A MAXIMUM CURB HEIGHT OF 1/2" OR LESS ABOVE THE FINISHED FLOOR. MOUNT SHOWER CURTAIN ROD AS HIGH AS POSSIBLE.	SHOWER - OASIS (SHFW-3837), BEST BATH (LS33838A5T), AQUATIC (1363BF5) SHOWER VALVE - MOEN COMMERCIAL (8342/52236GBM25), SYMMONS (9605-PLR), AMERICAN STANDARD (TU662.223), DELTA (R10700), JENWIS/T13H332-20), LEONARD (PAM-II-ST-F/51-3D/62003), POWERS (PB417M202BV) SINK - ELKAY (LRADILKAD18), JUST (SL-ADA/J-ADA-35-FS), FRANKE (ALBS), ACORN-SINKS (SDADA) SINK TRIM - DELTA (9178-DST), AMERICAN STANDARD (4285.300), CHICAGO FAUCET (434-ABCP), ELKAY (LK6000), KOHLER (K-597-CP), GERBER (D454058), MOEN (7594C), SYMMONS (S-2302-PD)
SK-1	SINK - ACCESSIBLE, SELF-RIMMING SINGLE COMPARTMENT WITH FAUCET DECK AND OVERFLOW, 18 GAUGE TYPE 304 STAINLESS STEEL, SOUND DEADENING ON BOTTOM OF BASIN, 3-1/2" DIAMETER DRAIN OUTLET LOCATION OFFSET IN BOWL, PERFORATED TYPE 304 STAINLESS STEEL GRID STRAINER, BOWL DIMENSIONS - 23"x13" SINK TRIM - SINGLE HANDLE MIXING FAUCET, BRASS CONSTRUCTION, CHROME-PLATED FINISH, NOMINAL 10" HIGH-RISE SWING SPOUT, CERAMIC CARTRIDGE, NOMINAL 8" REACH, PULL DOWN SPRAY HOSE WITH AERATOR STREAM / SPRAY SELECTOR, LEVER HANDLE. MAXIMUM FLOW TO BE 2.2 GPM IN COMPLIANCE WITH ENERGY POLICY ACT OF 2005 AND ASME/ANSI STANDARD A112.18.1M. FAUCET SHALL COMPLY WITH FEDERAL ACT S.3874. PROVIDE RESTRICTIVE DEVICE AND ESCUTCHEON PLATE AS REQUIRED.	
WC-1	WATER CLOSET - ACCESSIBLE, FLOOR MOUNTED, TANK TYPE, WHITE VITREOUS CHINA, CLOSE COUPLED, SIPHON JET, ELONGATED BOWL, BOLT CAPS, 12" ROUGH-IN, FLOAT VALVE WITH VACUUM BREAKER, CHROME-PLATED TRIP LEVER, 1.6 GALLONS PER FLUSH (MAXIMUM). SEAT - WHITE, EXTRA HEAVY, OPEN FRONT, INJECTION MOLDED SOLID PLASTIC, SELF-SUSTAINING HINGE, STAINLESS STEEL OR PLATED STEEL POSTS AND NUTS. ACCESSORIES - QUARTER-TURN 3/8" CHROME-PLATED HEAVY BRASS ANGLE SUPPLY WITH STOP, CHROME-PLATED SOFT COPPER SUPPLY LINE. TOP OF SEAT SHALL BE AT 17"-19" ABOVE FINISHED FLOOR. FLUSH HANDLE SHALL BE LOCATED ON THE WIDE SIDE OF THE TOILET STALL AND OPERATE WITH NO GREATER THAN 5 LB FORCE IN COMPLIANCE WITH LATEST ADA STANDARDS. VERIFY EQUIPMENT REQUIREMENTS AND ROUGH-IN LOCATIONS.	WATER CLOSET - [ZURN (Z5555-K), CRANE (3814), KOHLER (K-3979), ELJER (931-2175), GERBER (21-718), TOTO (CS3744SL), NIAGARA PRO (C11.300.01 or C11.301.01)] SEAT - BEMIS (1655SSCT), CHURCH (9500C), BENEKE (533), KOHLER (K-4666-C), OLSONITE (95), CENTOCO (5505TSCC55-001), SAME AS WATER CLOSET MANUFACTURER
WM-1	WATER METER - NUTATING DISC TYPE, LEAD FREE BRONZE CONSTRUCTION, 1" SIZE, TOP READING CUMULATIVE DIAL WITH FACE PLATE CAP AND REMOTE READOUT, AWWA COMPLIANT. PROVIDE STRAINER, TEST PORT AND FULL SIZE BYPASS WITH LOCKABLE VALVE. WATER METER - NUTATING DISC TYPE, LEAD FREE BRONZE CONSTRUCTION, 1" SIZE, TOP READING CUMULATIVE DIAL WITH FACE PLATE CAP AND REMOTE READOUT, AWWA COMPLIANT. PROVIDE STRAINER, TEST PORT AND FULL SIZE BYPASS WITH LOCKABLE VALVE.	NEPTUNE (T-10), BADGER, HERSEY

PLUMBING (WITH POWER) MATERIAL LIST

TAG NAME	DESCRIPTION	ELECTRICAL						MANUFACTURER AND MODEL
		KW	VOLTAGE	PHASES	DISCONNECT	BY (NOTE A)	TYPE (NOTE B)	
CP-1	CIRCULATING PUMP - VARIABLE SPEED CONTROLLER WITH SETTINGS TO ADJUST AND MAINTAIN A CONSTANT: SPEED, FIXED PRESSURE, OR PROPORTIONAL PRESSURE. LEAD FREE BRONZE OR STAINLESS STEEL CONSTRUCTION, PERMANENTLY LUBRICATED SEALED BEARINGS, MECHANICAL SEAL, OIL LUBRICATED, ECM MOTOR WITH INTEGRATED VARIABLE SPEED CONTROL, FLANGED CONNECTIONS, RATED FOR 125 PSIG AT 225°F, UL LISTED. 2 GPM @ 5 FEET OF HEAD. ELECTRICAL REQUIREMENTS - HARD-WIRE	0	120	1	EC	NF		PUMP - GRUNDFOS (ALPHA2 15-55SF/ALPHA2 15-55SF), B&G (ECOCIRC SERIES), ARMSTRONG (COMPASS 20-20 SS SERIES)
EW-C1	ELECTRIC WATER COOLER - WALL HUNG, 8-LEVEL UNITS, ADA COMPLIANT WITH MATCHING STAINLESS STEEL APRON INSTALLED UNDER UPPER UNIT. 18 GAUGE STAINLESS STEEL CABINETS AND NON-SPLASH BASINS WITH STAINLESS STEEL FINISH, STREAM PROJECTORS WITH PROTECTIVE HOODS, PUSH BAR OR LEVER OPERATING CONTROLS ON FRONT, BUILT-IN FLOW REGULATOR, PLASTIC P-TRAP ASSEMBLY, ADJUSTABLE THERMOSTAT, MOUNTING ACCESSORIES, TANK DRAIN AND ANGLE STOPS, HERMETIC COMPRESSOR TO OPERATE ON R-32/454B REFRIGERANT. COMPLIANT TO LATEST ANSI A117.1 AND ADA STANDARDS. UNIT SHALL COMPLY WITH FEDERAL ACT S.3874. BOTTLE FILLING STATION - UNIT MOUNTED, STAINLESS STEEL CONSTRUCTION AND FINISH, INTEGRAL DRAIN OR DISCHARGE EXCESS WATER TO BOWL BELOW, SENSOR OPERATED WITH AUTOMATIC SHUTOFF, REPLACEABLE LEAD-CHLORINE-TASTE-ODOR WATER FILTER, BOTTLE COUNTER, FILTER REPLACEMENT INDICATOR. UNIT SHALL PROVIDE 8.0 GPH OF WATER FROM 80°F TO 50°F AT 90°F AMBIENT. WATER SYSTEM SHALL BE OF LEAD FREE CONSTRUCTION. TANK SHALL BE TESTED TO 125 PSIG. ORIFICE SHALL BE AT 36" (MAXIMUM) ABOVE FINISHED FLOOR ON LOWER UNIT AND 40" ABOVE FINISHED FLOOR ON UPPER UNIT. BOTTOM OF APRON SHALL BE 27" ABOVE FLOOR ON LOWER UNIT IN COMPLIANCE WITH LATEST ADA STANDARDS. ELECTRICAL REQUIREMENTS - CORD AND PLUG, PLAIN RECEPTACLE MOUNTED WITHIN EWC LOWER ENCLOSURE, GFCI BREAKER.	0	120	1	EC	PLUG		ELECTRIC WATER COOLER - ELKAY (LZS8) MURDOCK (A171408F-UG-BF12), SLOAN (DRS110-FIL-REF-SS)
EW-C2	ELECTRIC WATER COOLER - WALL HUNG, 18 GAUGE STAINLESS STEEL CABINET AND NON-SPLASH BASIN WITH STAINLESS STEEL FINISH, STREAM PROJECTOR WITH PROTECTIVE HOOD, PUSH BAR OR LEVER OPERATING CONTROLS ON FRONT, BUILT-IN FLOW REGULATOR, PLASTIC P-TRAP ASSEMBLY, ADJUSTABLE THERMOSTAT, MOUNTING ACCESSORIES, TANK DRAIN AND ANGLE STOPS, HERMETIC COMPRESSOR TO OPERATE ON R-32/454B REFRIGERANT. COMPLIANT TO LATEST ANSI A117.1 AND ADA STANDARDS. UNIT SHALL COMPLY WITH FEDERAL ACT S.3874. BOTTLE FILLING STATION - UNIT MOUNTED, STAINLESS STEEL CONSTRUCTION AND FINISH, INTEGRAL DRAIN OR DISCHARGE EXCESS WATER TO BOWL BELOW, SENSOR OPERATED WITH AUTOMATIC SHUTOFF, REPLACEABLE LEAD-CHLORINE-TASTE-ODOR WATER FILTER, BOTTLE COUNTER, FILTER REPLACEMENT INDICATOR. UNIT SHALL PROVIDE 8.0 GPH OF WATER FROM 80°F TO 50°F AT 90°F AMBIENT. WATER SYSTEM SHALL BE OF LEAD FREE CONSTRUCTION. TANK SHALL BE TESTED TO 125 PSIG. ORIFICE SHALL BE AT 36" (MAXIMUM) ABOVE FINISHED FLOOR. BOTTOM OF APRON SHALL BE AT 27" ABOVE FINISHED FLOOR IN COMPLIANCE WITH LATEST ADA STANDARDS. ELECTRICAL REQUIREMENTS - CORD AND PLUG, PLAIN RECEPTACLE MOUNTED WITHIN EWC LOWER ENCLOSURE, GFCI BREAKER.	0	120	1	EC	PLUG		ELECTRIC WATER COOLER - ELKAY (LZS8) MURDOCK (A171408F-UG-BF12), SLOAN (DRS110-FIL-REF-SS)
WH-E	EXISTING WATER HEATER TO BE RELOCATED (4.5 KW, 28 GAL)	4.5	208	1	EC	NF		

SCHEDULE GENERAL KEY

[A] DISCONNECT AND CNTLR/STARTER FURNISHED AND INSTALLED BY: MFR = MANUFACTURER EC = ELECTRICAL CONTRACTOR. MC = FURNISHED BY MECHANICAL CONTRACTOR, INSTALLED BY ELECTRICAL CONTRACTOR. MFR/EC = FURNISHED LOOSE BY MANUFACTURER INSTALLED BY ELECTRICAL CONTRACTOR. TCC = TEMPERATURE CONTROL CONTRACTOR
[B] DISCONNECT TYPE: CB = CIRCUIT BREAKER F = FUSED NF = NON-FUSED PLUG = PLUG AND CORD
[C] CONTROLLER STARTER TYPE: FV = FULL VOLTAGE WYE = WYE-DELTA SS = SOLID STATE (SOFT START) MS = MANUAL STARTER VFD = VARIABLE FREQUENCY DRIVE VFD/B = VARIABLE FREQUENCY DRIVE WITH BYPASS ECM = ELECTRONICALLY COMMUTATED MOTOR NOTE: PROVIDE SHAFT GROUNDING ON MOTORS DRIVEN BY A VFD AS REQUIRED PER SPECIFICATIONS 22.05 13 AND 23.05 13.
[D] RPM LIMITATION FAN RPM SHALL NOT EXCEED 110% OF SCHEDULED VALUE, WITH THE SCHEDULED WHEEL TYPE. SUBSTITUTION OF BI OR BIA FANS FOR FC IS ACCEPTABLE IF EFFICIENCY IS NOT LOWER.
[E] HORSEPOWER LIMITATION NO EQUIPMENT SHALL BE SELECTED ABOVE 90% OF MOTOR NAME PLATE RATING.
[F] RPM DEVIATION MUST BE WITHIN +/- 10% OF SCHEDULED RPM.
[G] CURB / PAD TYPE: STD = STANDARD CURB SAC = SOUND ATTENUATOR CURB CONC = CONCRETE BASE (HOUSEKEEPING PAD)
[G] CURB / PAD BY: MFR = MANUFACTURER MC = MECHANICAL CONTRACTOR GC = BY GENERAL CONTRACTOR
[H] CONTROL / SENSOR TYPE 1 = SENSOR ONLY 2 = SENSOR WITH ADJUSTMENT 3 = SENSOR WITH OVERRIDE 4 = SENSOR WITH ADJUSTMENT AND OVERRIDE.



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ISSUED FOR:

BIDDING DOCUMENTS
DECEMBER 8, 2025

REVISIONS

No.	Description	Date
1	REVISION 1	12.16.2025

Project Number 2024-41

Date 12/08/2025

Drawn By PLO

Checked By DSS

P600

Scale

PIPE INSULATION SCHEDULE (PLUMBING)

GENERAL NOTES: 1. REFER TO THE SPECIFICATIONS FOR TYPE DESCRIPTIONS AND JACKETING REQUIREMENTS. 2. TYPE A INSULATION IS NOT ALLOWED IN NON-AIR CONDITIONED SPACES, SUCH AS MECHANICAL ROOMS, EXTERIOR, ATTICS, ETC. 3. TYPE B INSULATION GREATER THAN 1" THICK SHALL BE INSTALLED USING MULTIPLE LAYERS OF 3/4" OR 1" WITH STAGGERED SEAMS. 4. TYPE E IS NOT ALLOWED IN RETURN AIR PLENUMS, UNLESS LISTED AND LABELED AS 25/50 RATED PER ASTM E84/UL723 5. TYPE C 4" SHALL BE INSTALLED IN TWO (2) 2" LAYERS WITH STAGGERED SEAMS. 6. PROVIDE RIGID INSERT AT HANGERS, EITHER PRE-MANUFACTURED COUPLINGS (REFER TO PIPE HANGER AND SUPPORTS SPECIFICATIONS) OR TYPE C, D, OR E INSULATION. SEE SPEC. FOR MORE DETAILS. 7. DIRECT BURED PIPING SHALL ONLY USE TYPE C OR TYPE E. REDUCTION IN THICKNESS FOR DIRECT BURED PIPING IS ALLOWED PER ASHRAE / IECC AS APPLICABLE.						
SYMBOL	PIPE SYSTEM	INSULATION TYPE	INSULATION THICKNESS PER NOMINAL PIPE OR TUBE SIZE			NOTES
			< 1"	1" TO < 1.5"	1.5" TO < 4"	
22 PLUMBING - WASTE						
SAN	SANITARY DRAINAGE	A (GlsFbr)			1"	APPLY INSULATION ONLY TO FLOOR DRAIN BODY, P-TRAP AND 10' DOWNSTREAM AT LOW TEMP DRAIN DISCHARGE (55 DEG AND LOWER IE: COOLING COIL CONDENSATE, ICE MACHINE DRAINS, ETC.)
V	VENT	A (GlsFbr)			1"	APPLY INSULATION ONLY WITHIN 10' OF EXTERIOR PENETRATION
22 PLUMBING - WATER						
CW	COLD WATER - POTABLE	A (GlsFbr)	1/2"	1"	1"	
HW	HOT WATER - POTABLE	A (GlsFbr)	1"	1"	1 1/2"	
HWC	HOT WATER CIRCULATING - POTABLE	A (GlsFbr)	1"	1"	1 1/2"	