CODE INFORMATION

BUILDING CODE INFORMATION

1. Jurisdiction - Montgomery County, Maryland
2. Applicable Codes:
   - Maryland Building Rehabilitation Code
   - 2006 International Building Code
   - 2006 International Mechanical Code
   - 2006 International Fuel Gas Code
   - USSC Plumbing Code
   - 2002 National Electrical Code
   - COMAR 05.05.05
   - ADAAG & FFHAG

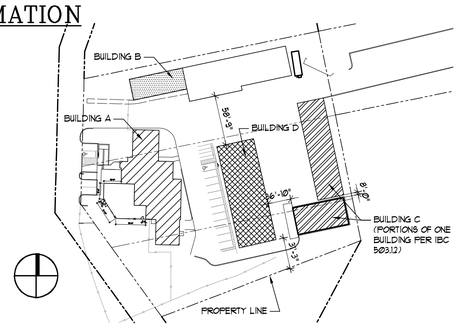
   For #3-8, see Buildings A-D.

9. Fire Resistance of Elements (IBC Table 601) (Type IIV and VB)

	Required	Provided
A. Structural frame including columns, girders, trusses	0 hr.	0 hr.
B. Bearing walls		
Exterior	0 hr.	0 hr.
Interior	0 hr.	0 hr.
C. Nonbearing walls and partitions		
Exterior	not less than Table 602	0 hr.
Interior	not less than Table 602	0 hr.
D. Floor construction including supporting beams and joists	0 hr.	0 hr.
E. Roof construction including supporting beams and joists	0 hr.	0 hr.

11. Fire Resistive Construction
    Wood Treatment:
    All interior and wood blocking - fire retardant treated.
    All roof blocking and copings, etc. - press treated only.
    Firestopping and Draftstopping -
    Horizontal concealed spaces shall be provided without draftstopping where noted on the drawings. (IBC Section 716.3.1)

    Interior Finish and Trim:
    Vertical Exits and Passageways -
    Min. Class I, 0-25 flame spread
    Exit Access Corridors -
    Min. Class II, 26-75 flame spread
    Rooms or Enclosed Spaces -
    Min. Class III, 76-200 flame spread
    Interior Trim -
    Max. of 10% Class I, II or III where limited above
    Floors - Min. requirement of DOC FF-1
    Roof Covering - Min. Class C
12. Fire Protection Systems
    Alarms - Provide fire alarm system. Notification by means of visual and audible devices per NFPA 101:7-6 & ADAAG.
    Fire extinguishers provided in accordance with NFPA 10.
    Min. quantity: As Per Fire Marshall's direction.
    Fire Department Connection - Location visible on street front or as approved by Fire Marshal's Office.
13. Building Materials/Construction Methods
    All Building Materials and Construction Methods to be in accordance with IBC and applicable OSHA requirements.
14. Roof Coverage: Class A to be provided.
15. Protection During Construction: Responsibility of contractor to conform with IBC & other OSHA requirements.
16. Fire Extinguishers shall be provided in occupancies and locations as required by the International Fire Code
17. This facility shall comply with COMAR 05.05.05
18. Ventilation (1203)
    Ventilate concealed roof spaces. Cross sectioned areas to be 1/150 of horizontal area ventilated.
19. Structural Loads: Furnished by the structural engineer and materials testing service.



BUILDING A

3. Building Use and Occupancy: (IBC 302.3.1)
   Use Group: Business (B)
4. Type of Construction: VB (IBC 602.5, Table 601)
5. Building Height and Area Allowable (IBC Table 503.):
   Building Height - 2 stories
   Height provided = 1 story
   Allowed Area = 9,000 sq ft.
   Actual Area = 5,661 sq ft.
6. This building will not be equipped with an automatic sprinkler system.
7. OCCUPANT LOAD/ EXIT CAPACITY CALCULATIONS: (TABLE 1004.1.1)
   REQUIRED EGRESS:

	AREA (SF.)	(SF./ OCC.)	OCC. LOAD
Business	5,661	100	57

   EXIT WIDTH REQUIRED (IBC TABLE 1005.1): 57 OCCUPANTS x .02 = 11.4"
   EXITS PROVIDED : 2 exits- 88" TOTAL EXIT WIDTH
8. Length of Access Travel (IBC Table 1016.1.):
   Use Group B without sprinkler system - maximum 200'
9. Table 602
   Minimum fire resistance rating of exterior walls:
   Use Group B Type VB

Fire Separation Dist.	Fire Resistance Rating
<5 '	1 hr
≥5' < 10'	1 hr.
≥10' < 30'	0 hr.
≥30'	0 hr.

BUILDING B

3. Building Use and Occupancy: (IBC 302.3.1)
   Use Group: Storage (S-1)
4. Type of Construction: VB (IBC 602.5, Table 601)
5. Building Height and Area Allowable (IBC Table 503.):
   Building Height - 1 story
   Height provided = 1 story
   Allowed Area = 9,000 sq ft.
   Actual Area = 1,591 sq ft.
6. This building will not be equipped with an automatic sprinkler system.
7. OCCUPANT LOAD/ EXIT CAPACITY CALCULATIONS: (TABLE 1004.1.1)
   REQUIRED EGRESS:

	AREA (SF.)	(SF./ OCC.)	OCC. LOAD
Storage Area	1591	300	6

   EXIT WIDTH REQUIRED (IBC TABLE 1005.1): 6 OCCUPANTS x .02 = 12"
   EXITS PROVIDED : 2 exits- 136" TOTAL EXIT WIDTH
8. Length of Access Travel (IBC Table 1016.1.):
   Use Group S-1 without sprinkler system - maximum 200'
9. Table 602
   Minimum fire resistance rating of exterior walls:
   Use Group S-1 Type VB

Fire Separation Dist.	Fire Resistance Rating
<5 '	2 hr
≥5' < 10'	1 hr.
≥10' < 30'	0 hr.
≥30'	0 hr.

BUILDING C

3. Building Use and Occupancy: (IBC 302.3.1)
   Use Group: Storage (S-2)
4. Type of Construction: VB (IBC 602.5, Table 601)
5. Building Height and Area Allowable (IBC Table 503.):
   Building Height - 2 stories
   Height provided = 1 story
   Allowed Area = 13,500 sq ft.
   Actual Area = 5,581 sq ft.
6. This building will not be equipped with an automatic sprinkler system.
7. OCCUPANT LOAD/ EXIT CAPACITY CALCULATIONS: (TABLE 1004.1.1)
   REQUIRED EGRESS:

	AREA (SF.)	(SF./ OCC.)	OCC. LOAD
Parking garage	5,581	200	28

   EXIT WIDTH REQUIRED (IBC TABLE 1005.1): 28 OCCUPANTS x .02 = 5.6"
   EXITS PROVIDED : 1 exit - 34" TOTAL EXIT WIDTH
   29 = Maximum occupant load with one means of egress (Table 1015.1)
   75' = Maximum distance of common path of travel egress (IBC 1014.3)
8. Length of Access Travel (IBC Table 1016.1.):
   Use Group S-2 without sprinkler system - maximum 300'
9. Table 602
   Minimum fire resistance rating of exterior walls:
   Use Group S-2 Type VB

Fire Separation Dist.	Fire Resistance Rating
<5 '	1 hr
≥5' < 10'	1 hr.
≥10' < 30'	0 hr.
≥30'	0 hr.

BUILDING D

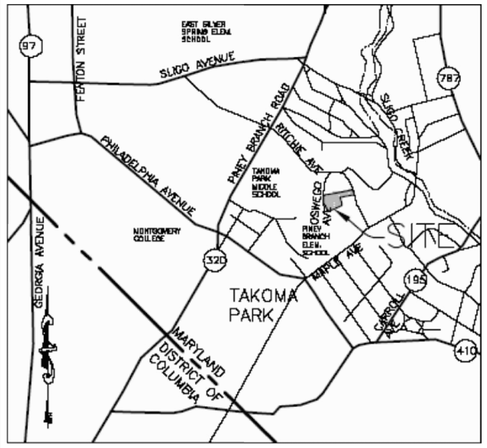
3. Building Use and Occupancy: (IBC 302.3.1)
   Use Group: Storage (S-2)
4. Type of Construction: IIB (IBC 602.2, Table 601)
5. Building Height and Area Allowable (IBC Table 503.):
   Building Height - 4 stories
   Height provided = 1 story
   Allowed Area = 26,000 sq ft.
   Actual Area = 5,301 sq ft.
6. This building will not be equipped with an automatic sprinkler system.
7. OCCUPANT LOAD/ EXIT CAPACITY CALCULATIONS: (TABLE 1004.1.1)
   REQUIRED EGRESS:

	AREA (SF.)	(SF./ OCC.)	OCC. LOAD
Parking Garage	5,301	200	27

   EXIT WIDTH REQUIRED (IBC TABLE 1005.1): 27 OCCUPANTS x .02 = 5.4"
   EXITS PROVIDED : 1 exit - 34" TOTAL EXIT WIDTH
   29 = Maximum occupant load with one means of egress (Table 1015.1)
   75' = Maximum distance of common path of travel egress (IBC 1014.3)
8. Length of Access Travel (IBC Table 1016.1.):
   Use Group S-2 without sprinkler system - maximum 300'
9. Table 602
   Minimum fire resistance rating of exterior walls:
   Use Group S-2 Type IIB

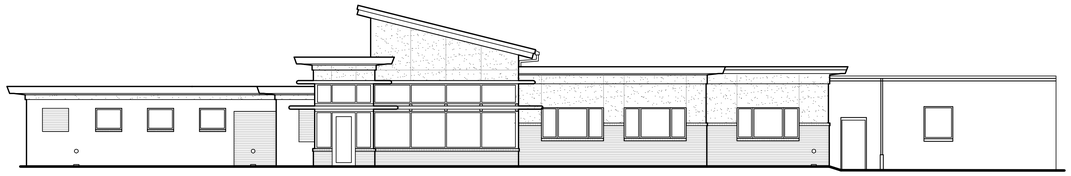
Fire Separation Dist.	Fire Resistance Rating
<5 '	1 hr
≥5' < 10'	1 hr.
≥10' < 30'	0 hr.
≥30'	0 hr.

VICINITY MAP/ LOCATION PLAN



BIGWAHA CONSTRUCTION SIGN

1. The contractor shall provide the sign shown below on the construction site at a mutually agreed to location
2. The sign shall be constructed of min 3/4" thick MDO board with white painted background and black copy as shown below
3. The sign shall be freestanding, ground mounted on 4 x 4 white painted, pressure treated posts with sign panel located at a height that is easily visible from the surrounding area
4. "SIGNS BY TOMORROW", Annapolis location has artwork and specs for this sign (contact: Karen) 410-266-3341



CITY OF TAKOMA PARK PUBLIC WORKS FACILITY TAKOMA PARK, MD

OWNER:

CITY OF TAKOMA PARK
31 OSWEGO AVENUE
SILVER SPRING, MD 20910
CONTACT: DARYL BRAITHWAITE
TEL: (301) 891-7633 FAX: (301) 528-2405

LIST OF DRAWINGS

CIVIL DRAWINGS

1	1 OF 16	TITLE SHEET
2		EXISTING CONDITIONS PLAN
3		DEMOLITION PLAN
4		SITE PLAN
5		GRADING PLAN
6		LANDSCAPE PLAN
7	1 OF 2	EROSION AND SEDIMENT CONTROL PLAN
8	2 OF 2	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
9		DETAILS
10	1 OF 2	STORMWATER MANAGEMENT PLAN
11	2 OF 2	PROFILES AND DETAILS
12	E-8	ELECTRICAL SITE PLAN
13	E-12	LIGHTING FIXTURES & MECH/ELEC. COORDINATION SCHEDULES
14	1 OF 2	ON SITE WATER AND SEWER PROFILES
15	2 OF 2	ON SITE WATER AND SEWER PROFILES
16	10	DRIVEWAY PROFILE

ARCHITECTURAL DRAWINGS

	CS-1	COVER SHEET
	A-0.1	PHASING PLAN
	A-1.0	ARCHITECTURAL SITE PLAN
	A-1.1	DEMOLITION PLAN
	A-1.2	DEMOLITION PLAN
	A-1.3	DEMOLITION PLAN
	A-1.4	FLOOR PLAN
	A-1.5	FLOOR PLAN
	A-1.6	FLOOR PLAN
	A-1.7	REFLECTED CEILING PLAN
	A-1.8	REFLECTED CEILING PLAN
	A-1.9	REFLECTED CEILING PLAN
	A-1.10	ROOF PLAN
	A-1.11	ROOF PLAN
	A-1.12	ROOF PLAN
	A-1.13	FINISH FLOOR PLAN
	A-2.1	EXTERIOR ELEVATIONS
	A-2.2	EXTERIOR ELEVATIONS
	~~A-2.3~~	~~EXTERIOR ELEVATIONS~~
	A-2.3A	EXTERIOR ELEVATIONS
	~~A-2.4~~	~~INTERIOR ELEVATIONS~~
	A-2.5	INTERIOR ELEVATIONS
	A-3.1	BUILDING SECTIONS
	A-3.2	WALL SECTIONS
	A-3.3	WALL SECTIONS
	A-4.1	PLAN DETAILS
	A-5.1	SECTION DETAILS
	A-6.1	DOOR AND PARTITION SCHEDULES
	A-6.2	DOOR DETAILS
	A-6.3	WINDOW/STOREFRONT SCHEDULE
	A-6.4	WINDOW/STOREFRONT DETAILS
	A-6.5	FINISH SCHEDULE

STRUCTURAL DRAWINGS

	S-1.1	STRUCTURAL NOTES
	S-1.2	STRUCTURAL NOTES, ABBREVIATIONS & LEGENDS
	S-2.1	TYPICAL DETAILS
	S-2.2	TYPICAL DETAILS
	S-2.3	TYPICAL DETAILS, ABBREVIATIONS & LEGENDS
	S-3.1	FOUNDATION PLAN
	S-3.2	FOUNDATION PLAN
	S-3.3	ROOF PLAN
	S-3.4	ROOF PLAN
	S-4.1	FOUNDATION SECTIONS
	S-5.1	FRAMING SECTIONS
	S-5.2	FRAMING SECTIONS & DETIALS

MECHANICAL DRAWINGS

	M-1	MECH. GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS
	M-2	MECH. DEMOLITION PLAN
	M-3	MECH. SITE PLAN
	M-4	MECH. DUCTWORK PLAN ADMIN. BLDG.
	M-5	MECH PIPING PLAN ADMIN. BLDG.
	M-6	MECH. ROOF PLAN ADMIN. BLDG.
	M-7	MECH. FLOOR PLAN MAINTENANCE & SANITATION BLDG.
	M-8	MECH. ROOF PLAN MAINTENANCE & SANITATION BLDG.
	M-9	MECH. SYSTEM PIPING
	M-10	MECH. CONTROLS DIAGRAM & POINTS LIST
	M-11	MECH. SECTIONS
	M-12	MECH. DETAILS
	M-13	MECH. DETAILS
	M-14	MECH. SCHEDULES
	M-15	MECH. SCHEDULES

PLUMBING DRAWINGS

	P-1	PLUMBING NOTES, ABBREVIATIONS, AND SYMBOLS
	P-2	DEMOLITION FLOOR PLANS
	P-3	ADMIN. PLUMBING FLOOR PLAN
	P-4	ADMIN. ROOF PLAN PLUMBING
	P-5	MAINTENANCE & SANITATION BLDGS. PLUMBING FLOOR PLANS
	P-6	PLUMBING DIAGRAMS
	P-7	PLUMBING DETAILS
	P-8	PLUMBING DETAILS

ELECTRICAL DRAWINGS

	E-1	ELECT. NOTES, SYMBOLS, ABBREVIATIONS & DRAWING LIST
	E-2	ADMIN. BUILDING LIGHTING PLAN
	E-3	MAINTENANCE BLDG. LIGHTING PLAN
	E-4	SANITATION BLDG. LIGHTING PLAN
	E-5	ADMIN. BLDG. POWER PLAN
	E-6	MAINTENANCE BLDG. POWER PLAN
	E-7	SANITATION & EQUIP. BAY BLDGS POWER PLANS
	E-8	ELECTRICAL SITE PLAN
	E-9	ROOF POWER PLANS
	E-10	POWER, FIREALOARM AND TEL/DATA RISER DIAGRAMS
	E-11	PANELBOARD SCHEDULES
	E-12	LIGHTING FIXTURES & MECH.ELEC. COORDINATION SCHEDULES

SCOPE OF WORK

The project consists of demolition of existing structures, renovation, and new construction. A portion of the interior existing administration building will be renovated. Parts of the existing administration building and gardens building will be demolished, and a new addition with masonry bearing walls and steel structure will be constructed to create a 5,661 SF building under VB construction. Part of the interior existing maintenance building, 1,591 SF, will be demolished. Necessary construction to make the building able to be occupied and compliant with VB construction will take place. The equipment bay building, 5,581 SF, will be renovated to repair existing structure and under VB construction. The existing sanitation building will be demolished and new construction will take place to create a 5,301 SF pre-engineered metal building under IIB construction.

DESIGN TEAM

ARCHITECT

Bignell Watkins Hasser
ARCHITECTS P.C.

Annapolis, Md.

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CITY OF TAKOMA PARK 1890 MARYLAND

PROJECT
CITY OF TAKOMA PARK PUBLIC WORKS FACILITY
TAKOMA PARK, MD

PHASE
PERMIT SET

REVISIONS

NO.	DATE	ITEM
	02/17/10	PERMIT/BID SET
1	04/09/10	ADDENDUM 2
2	04/22/10	ADDENDUM 4

ISSUE DATE 02/17/10

PROJECT NO. 09028.00

CS-1