

Seal:

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License No.: 16781
Expiration Date: 12/31/2025

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No.	Date	Revisions

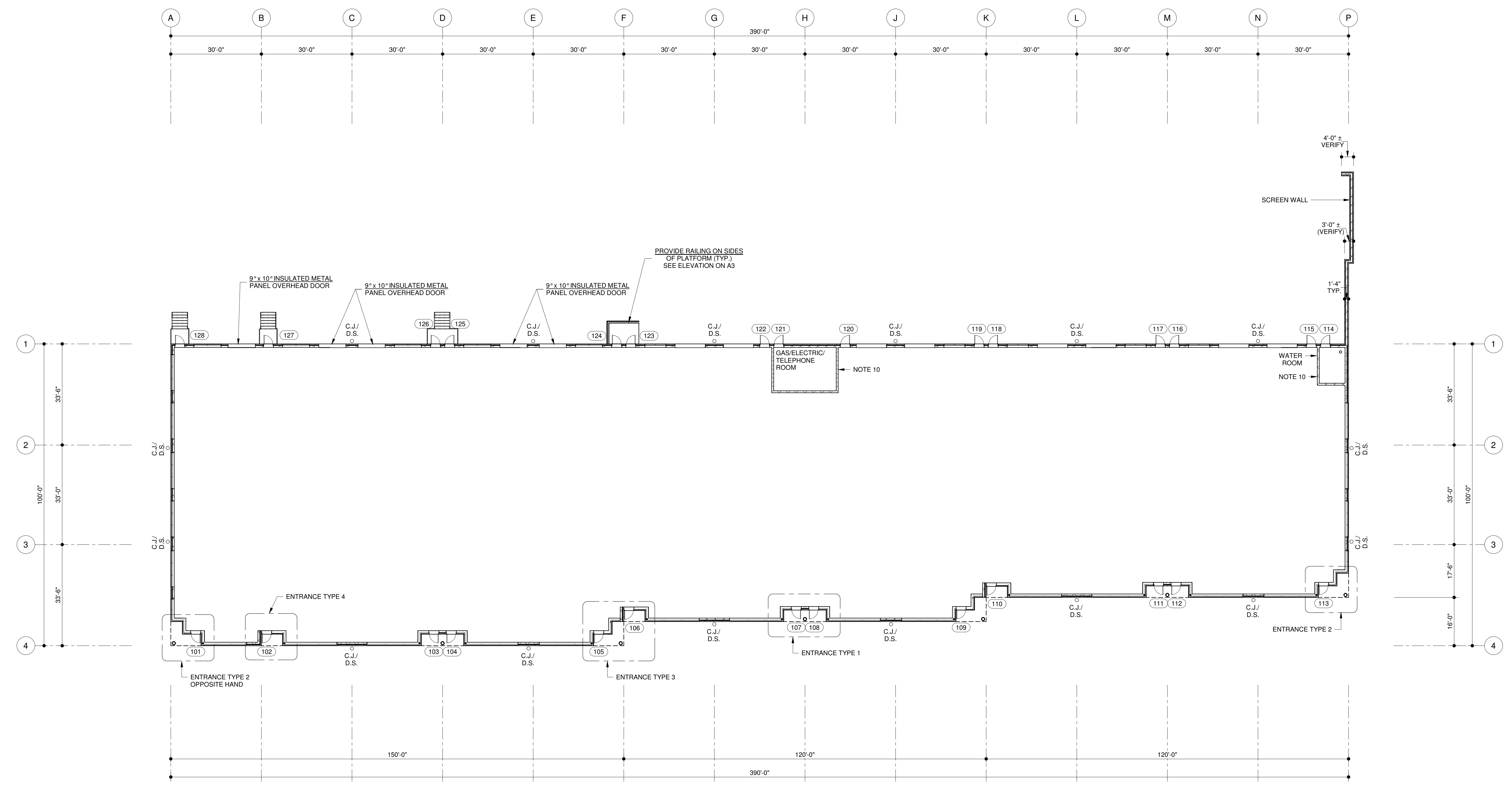
DESIGNED: KAP DRAWN: KAP
CHECKED: JAM APPROVED: JAM

Project No.: 21395
Date: 04-01-22

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

Sheet Title:
ARCHITECTURAL
FIRST FLOOR PLAN
BUILDING 'A'

Sheet No.:
A-1

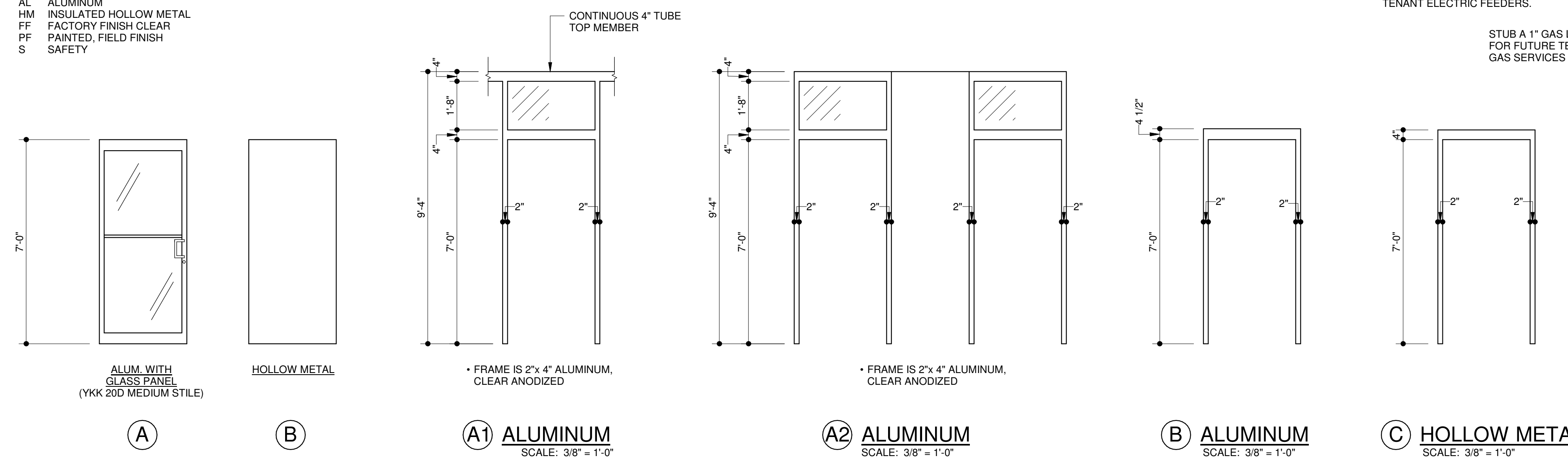


OPENING	TYPE	MATERIAL	FINISH	SIZE	GLASS TYPE	TYPE	MATERIAL	FINISH	HARDWARE
101-113	A	AL	FF	3'x7'	S	A	AL	FF	1
114, 121	B	HM	PF	3'x7'	-	C	HM	PF	2
115 - 120; 122 - 128	A	AL	FF	3'x7'	S	B	AL	FF	1

HARDWARE SETS

- SET 1: YKK LOCKING DEVICE: H-3201 HOOK BOLT WITH STRIKE
YKK H-4202 5-PIN CYLINDER
YKK H-4204 THUMB TURN CYLINDER
YKK H-1104 1" DIAMETER PUSH PULLS
YKK H-2101 (RH) OFFSET PIVOT
YKK H-2102 (LH)
- SET 2: 3 EA. STANLEY FBB179 HINGES, NRP, US26D
CRASH STOP THRESHOLD LATCH GUARD

KEY TO ABBREVIATIONS
AL ALUMINUM
HM INSULATED HOLLOW METAL
FF FACTORY FINISH CLEAR
PF PAINTED, FIELD FINISH
S SAFETY



FIRST FLOOR PLAN - BUILDING 'A' SCALE: 1/16" = 1'-0"

- TYPICAL EXTERIOR WALL CONSTRUCTION:
4" FACE BRICK
2" BOARD INSULATION (OWENS CORNING FORMULAR 250 OR APPROVED EQUAL)
8" REINFORCED CMU
- D.I. = DRIVE IN DOOR
D.S. = DOWNSPOUT
C.J. = CONTROL JOINT IN MASONRY WALL
- MASONRY WALLS SHALL BE BRACED AT 10'-0" HORIZONTAL DURING CONSTRUCTION PRIOR TO ROOF STEEL ERECTION.
- INSTALL FLASHING AT THE FOLLOWING HEIGHTS (PVC) SLAB - 16" HIGH
FRONT OPENINGS - 24" HIGH
SIDE OPENINGS - 24" HIGH
BACK OPENINGS - 24" HIGH
MUST BE CONTINUOUS WITH 2" LAPS. CAULK ALL LAPS, BREAKS AT CONTROL JOINTS AND DOWNSPOUTS ONLY.
- BUILDING SHALL BE FULLY SPRINKLERED WITH AN AUTOMATIC SPRINKLER SYSTEM.
- PERMIT SUBMISSION IS FOR SHELL BUILDING ONLY; ALL EGRESS CALCULATIONS SHALL BE PERFORMED AND SUBMITTED WITH TENANT FIT-OUT DRAWINGS.
- APPLICABLE CODES:
MARYLAND BUILDING PERFORMANCE STANDARDS (MBPS), AS PRESCRIBED IN COMAR .05.02.07.01 THRU .09
2015 IBC
2015 INTERNATIONAL MECHANICAL CODE
2015 NATIONAL STANDARD PLUMBING CODE
2017 NATIONAL ELECTRIC CODE
2018 NFPA 101
2015 INTERNATIONAL FUEL GAS CODE
COMAR 05.02.02 (STATE OF MARYLAND ACCESSIBILITY CODE)
2010 ADA STANDARDS
2015 INTERNATIONAL ENERGY CODE
- USE GROUP:
B / S1 NON-SEPARATED MIXED USE
- CONSTRUCTION TYPE:
2B - NONCOMBUSTIBLE, UNPROTECTED.
- 8" MASONRY WALL ON SLAB ON GRADE AT UTILITY ROOMS.
- ALL GLAZING SHALL BE TBD TINTED AND HAVE LOW 'E' GLASS.
- EMERGENCY LIGHTS SHALL BE PROVIDED WITH APPROVED EMERGENCY LIGHT PACKS WITH FULLY AUTOMATIC BATTERY BACK-UP AND LOAD SWITCHES. LIGHTS SHALL BE PROVIDED AT ALL EXTERIOR STAIRS IN ACCORDANCE WITH 2018 NFPA 101.
- ALL REQUIRED EXTERIOR EXIT STAIRS SHALL BE PROTECTED FROM ACCUMULATION OF ICE AND SNOW (I.E. ACCEPTABLE MAINTENANCE AGREEMENT) IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE, SECTION 1009.5.2.
- BRICK COLOR SIMILAR:
FIELD BRICK = TBD
FIELD BRICK MORTAR = TBD
SOLDIER COURSE = TBD
SOLDIER COURSE MORTAR = TBD

TABLE 506.2 (USE GROUP B / CONSTRUCTION TYPE 2B):
A) FOR B, SINGLE STORY = 92,000 SF
A) FOR S-1, SINGLE STORY = 70,000 SF
PROPOSED AREA: 37,560 GSF

SECTION 506 AREA MODIFICATIONS: NOT USED

TABLE 601 (FIRE RATING REQUIREMENTS FOR BUILDING ELEMENTS):
0 HOURS FOR ALL ELEMENTS
SPRINKLERS SHALL CONFORM TO 2018 NFPA 13

SECTION 1004 OCCUPANT LOAD: NOTE THAT PERMIT APPLICATION IS FOR SHELL BUILDING.
1004.1.1: ACTUAL NUMBER: UNKNOWN
1004.1.2: WORST CASE FOR BUSINESS OCCUPANCY
100GSF x 37,560 SF = 375 OCCUPANTS

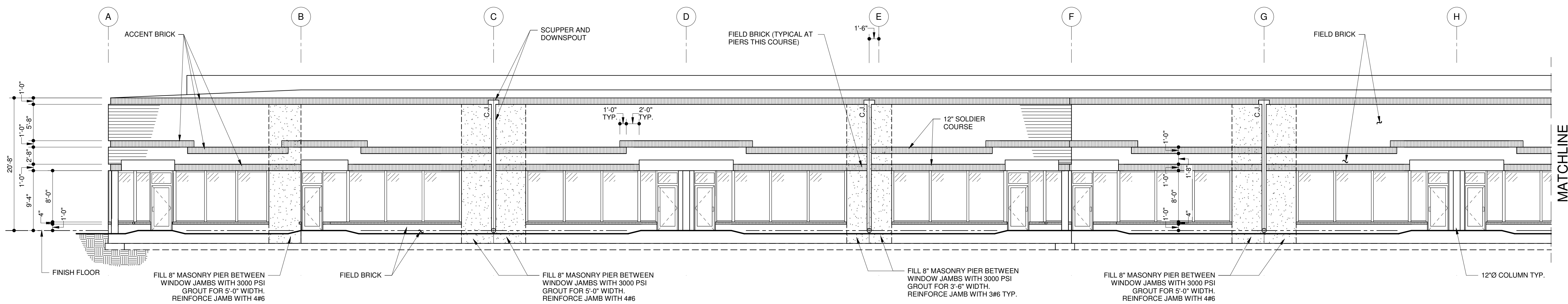
SECTION 1005.3.2: REQUIRED EGRESS WIDTH 390 x 0.20" = 78" REQUIREMENT EXCEEDED.

SECTION 1006: NUMBER OF EXITS AND TRAVEL DISTANCE REQUIREMENTS ARE EXCEEDED AS SHELL BUILDING. ACTUAL REQUIREMENTS SHALL BE DETERMINED DURING TENANT FIT OUT PERMITTING.

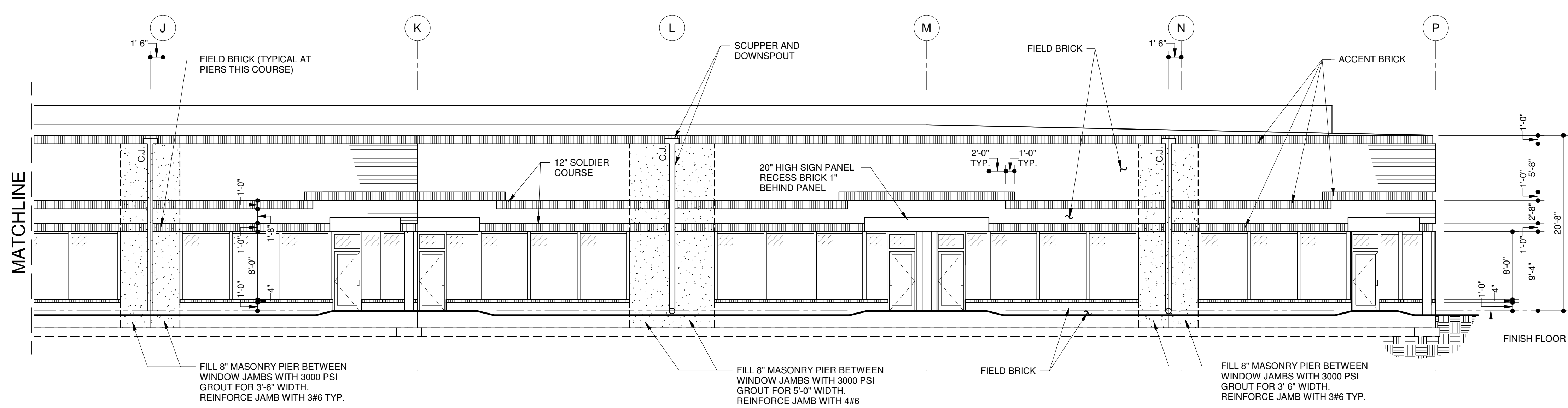
MECHANICAL PART PLAN
SCALE: 1/8" = 1'-0"

DOOR TYPES

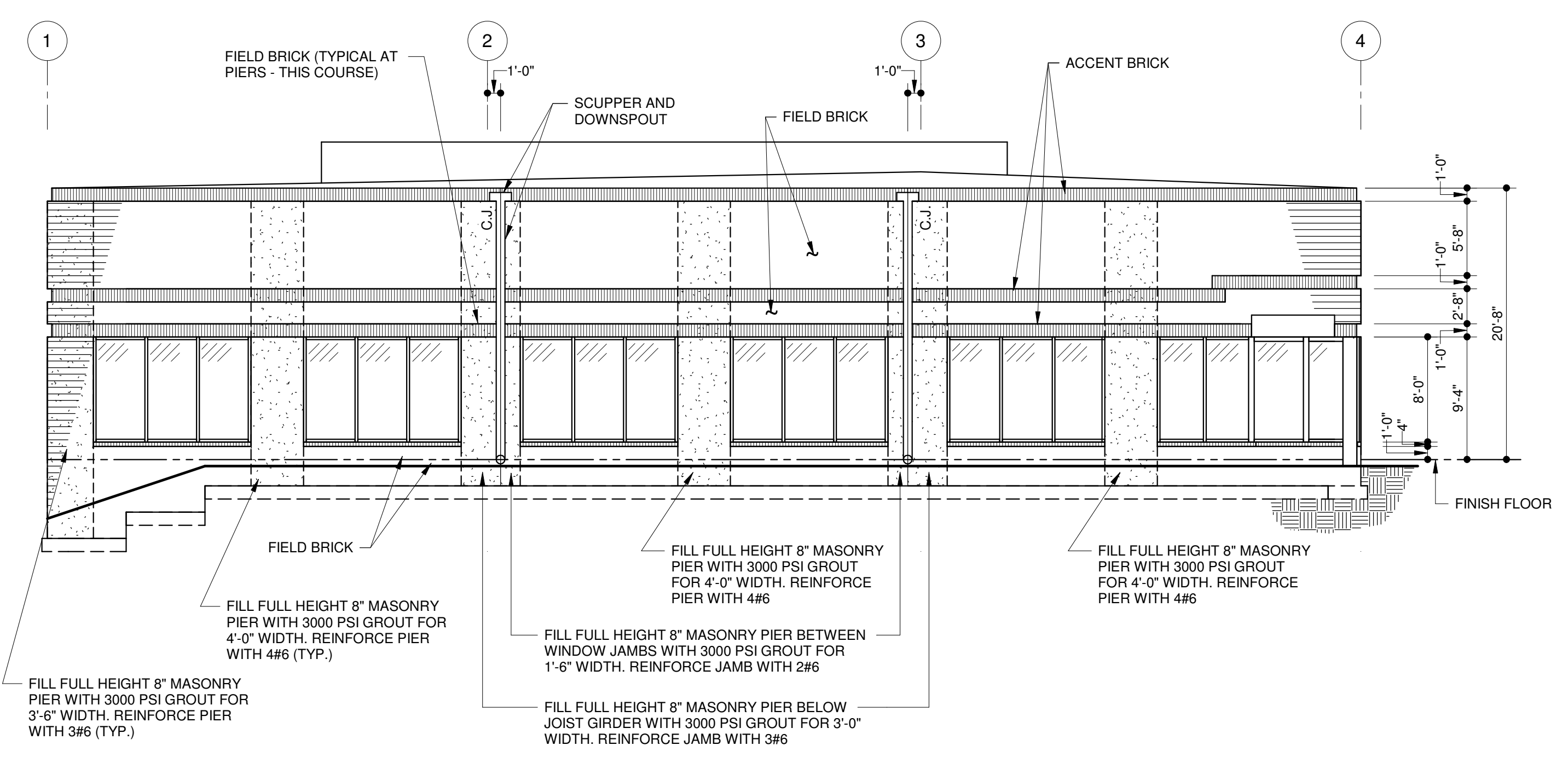
FRAME TYPES



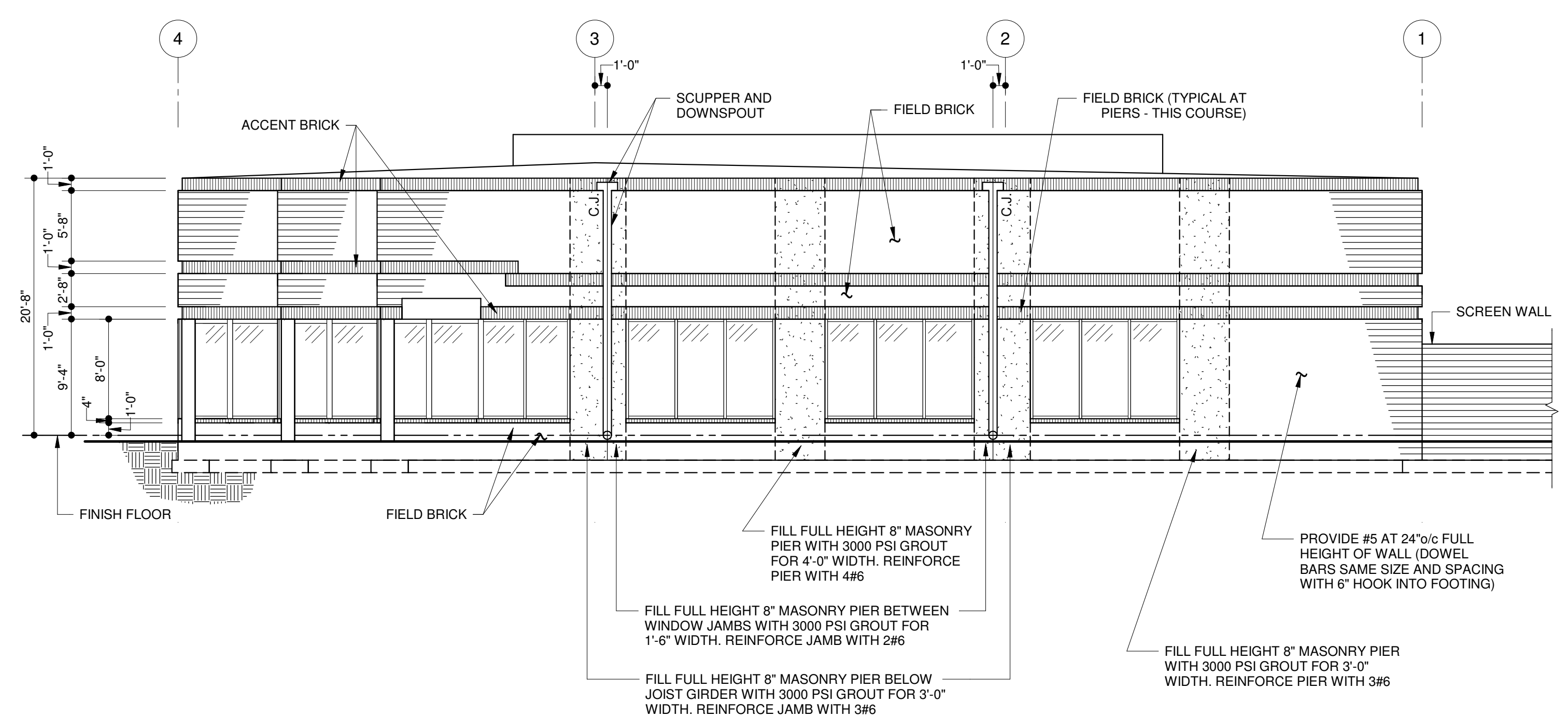
FRONT ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

ALL REINFORCING BARS IN BLOCK WALLS SHALL EXTEND FROM TOP OF FOOTING TO TOP OF WALL. LAP SPLICE ALL BARS 36" MINIMUM.

MELFORD
BUILDING 'A'
PRINCE GEORGES COUNTY, MD

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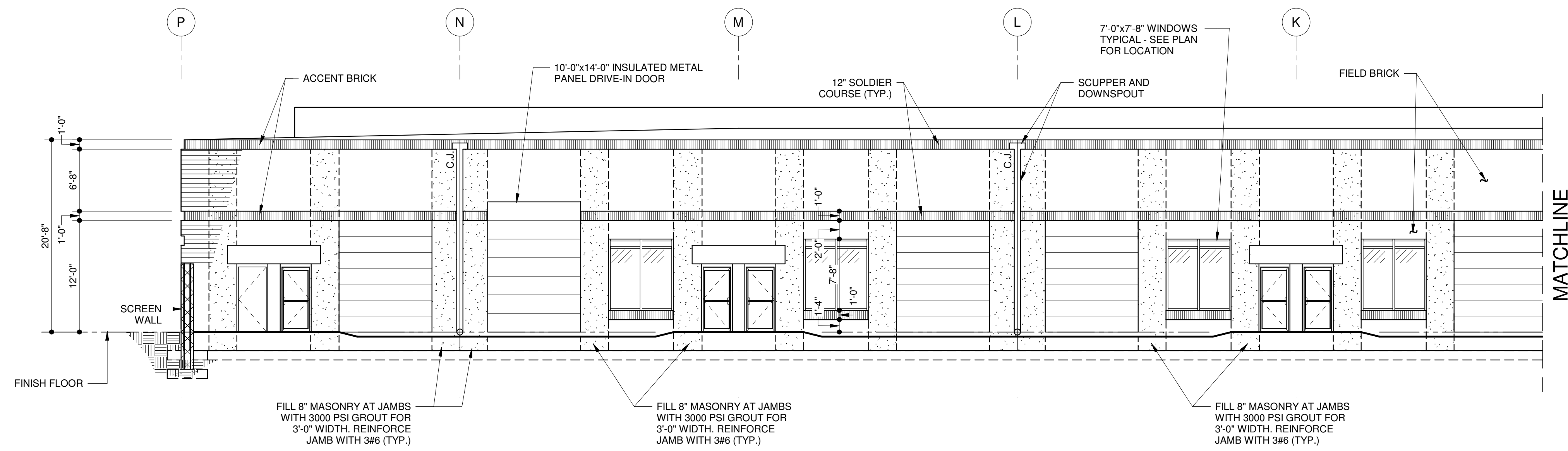
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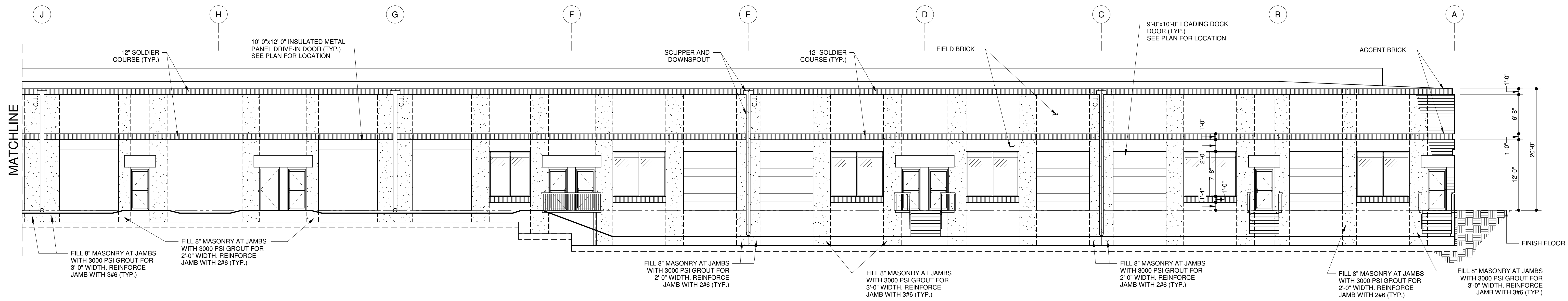
Sheet Title:
ARCHITECTURAL
ELEVATIONS
BUILDING 'A'

Sheet No.:
A-2



REAR ELEVATION

ALL REINFORCING BARS IN BLOCK WALLS SHALL EXTEND FROM TOP OF FOOTING TO TOP OF WALL. LAP SPLICE ALL BARS 36" MINIMUM.



REAR ELEVATION

MELFORD
BUILDING 'A'
PRINCE GEORGES COUNTY, MD

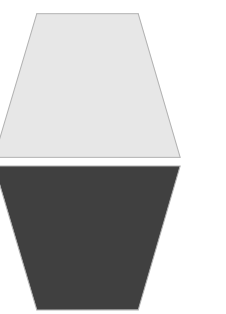
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Sheet Title:
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ELEVATIONS
BUILDING 'A'

Sheet No.:

A-3

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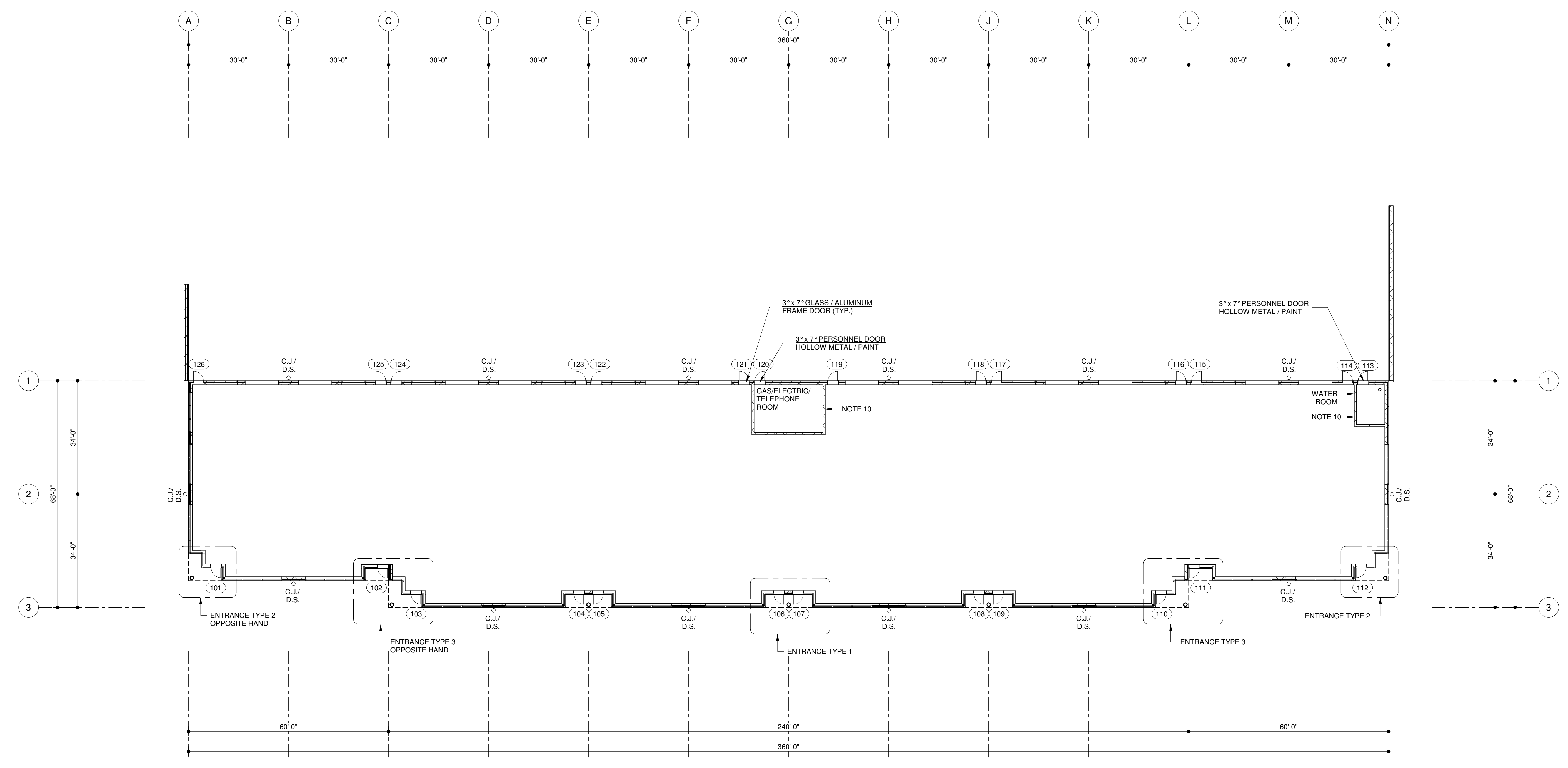
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Scale: 1/16" = 1'-0"

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ARCHITECTURAL
FIRST FLOOR PLAN
BUILDING 'G'

Sheet No.:
A-1



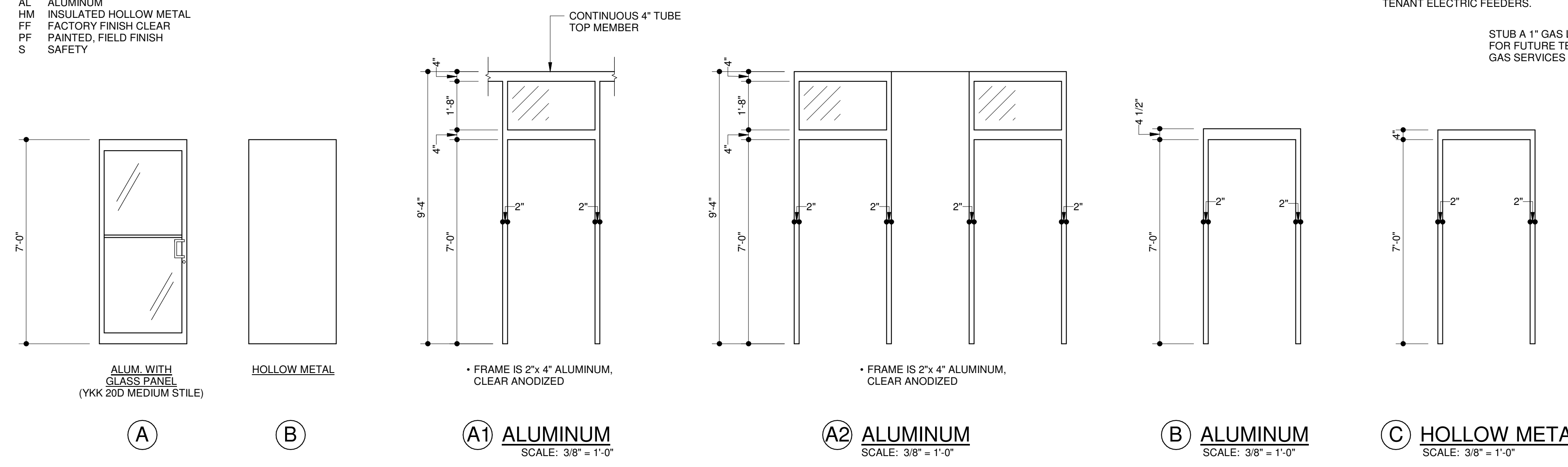
OPENING	TYPE	MATERIAL	FINISH	SIZE	GLASS TYPE	TYPE	MATERIAL	FINISH	HARDWARE
101-112	A	AL	FF	3'x7'	S	A	AL	FF	1
113-120	B	HM	PF	3'x7'	-	C	HM	PF	2
114-119; 121-126	A	AL	FF	3'x7'	S	B	AL	FF	1

HARDWARE SETS

SET 1: YKK LOCKING DEVICE: H-3201 HOOK BOLT WITH STRIKE
YKK H-4202 5-PIN CYLINDER
YKK H-4204 THUMB TURN CYLINDER
YKK H-1104 1" DIAMETER PUSH PULLS
YKK H-2101 (RH) OFFSET PIVOT
YKK H-2102 (LH)

SET 2: 3 EA. STANLEY FBB179 HINGES, NRP, US26D
CRASH STOP
THRESHOLD
LATCH GUARD

KEY TO ABBREVIATIONS
AL ALUMINUM
HM INSULATED HOLLOW METAL
FF FACTORY FINISH CLEAR
PF PAINTED, FIELD FINISH
S SAFETY



MECHANICAL PART PLAN
SCALE: 1/8" = 1'-0"

FIRST FLOOR PLAN - BUILDING 'G' SCALE: 1/16" = 1'-0"

- TYPICAL EXTERIOR WALL CONSTRUCTION:
4" FACE BRICK
2" BOARD INSULATION (OWENS CORNING FORMULAR 250 OR APPROVED EQUAL)
8" REINFORCED CMU
- D.I. = DRIVE IN DOOR
D.S. = DOWNSPOUT
C.J. = CONTROL JOINT IN MASONRY WALL
- MASONRY WALLS SHALL BE BRACED AT 10'-0" HORIZONTAL DURING CONSTRUCTION PRIOR TO ROOF STEEL ERECTION.
- INSTALL FLASHING AT THE FOLLOWING HEIGHTS (PVC) SLAB - 16" HIGH
FRONT OPENINGS - 24" HIGH
SIDE OPENINGS - 24" HIGH
BACK OPENINGS - 24" HIGH
MUST BE CONTINUOUS WITH 2" LAPS. CAULK ALL LAPS, BREAKS AT CONTROL JOINTS AND DOWNSPOUTS ONLY.
- BUILDING SHALL BE FULLY SPRINKLERED WITH AN AUTOMATIC SPRINKLER SYSTEM.
- PERMIT SUBMISSION IS FOR SHELL BUILDING ONLY; ALL EGRESS CALCULATIONS SHALL BE PERFORMED AND SUBMITTED WITH TENANT FIT OUT DRAWINGS.
- APPLICABLE CODES:
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2015 NATIONAL STANDARD PLUMBING CODE
2017 NATIONAL ELECTRIC CODE
2018 NFPA 101
2015 INTERNATIONAL FUEL GAS CODE
COMAR 05.02.02 (STATE OF MARYLAND ACCESSIBILITY CODE)
2010 ADA STANDARDS
2015 INTERNATIONAL ENERGY CODE
- USE GROUP:
B / S1 NON-SEPARATED MIXED USE
- CONSTRUCTION TYPE:
2B - NONCOMBUSTIBLE, UNPROTECTED.
- 8" MASONRY WALL ON SLAB ON GRADE AT UTILITY ROOMS.
- ALL GLAZING SHALL BE TBD TINTED AND HAVE LOW 'E' GLASS.
- EMERGENCY LIGHTS SHALL BE PROVIDED WITH APPROVED EMERGENCY LIGHT PACKS WITH FULLY AUTOMATIC BATTERY BACK-UP AND LOAD SWITCHES. LIGHTS SHALL BE PROVIDED AT ALL EXTERIOR STAIRS IN ACCORDANCE WITH 2018 NFPA 101.
- ALL REQUIRED EXTERIOR EXIT STAIRS SHALL BE PROTECTED FROM ACCUMULATION OF ICE AND SNOW (I.E. ACCEPTABLE MAINTENANCE AGREEMENT) IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE, SECTION 1009.5.2.
- BRICK COLOR SIMILAR:
FIELD BRICK = TBD
FIELD BRICK MORTAR = TBD
SOLDIER COURSE = TBD
SOLDIER COURSE MORTAR = TBD

TABLE 506.2 (USE GROUP B / CONSTRUCTION TYPE 2B):
A) FOR B, SINGLE STORY = 92,000 SF
A) FOR S-1, SINGLE STORY = 70,000 SF
PROPOSED AREA = 23,520 GSF

SECTION 506 AREA MODIFICATIONS: NOT USED

TABLE 601 (FIRE RATING REQUIREMENTS FOR BUILDING ELEMENTS):
0 HOURS FOR ALL ELEMENTS
SPRINKLERS SHALL CONFORM TO 2018 NFPA 13

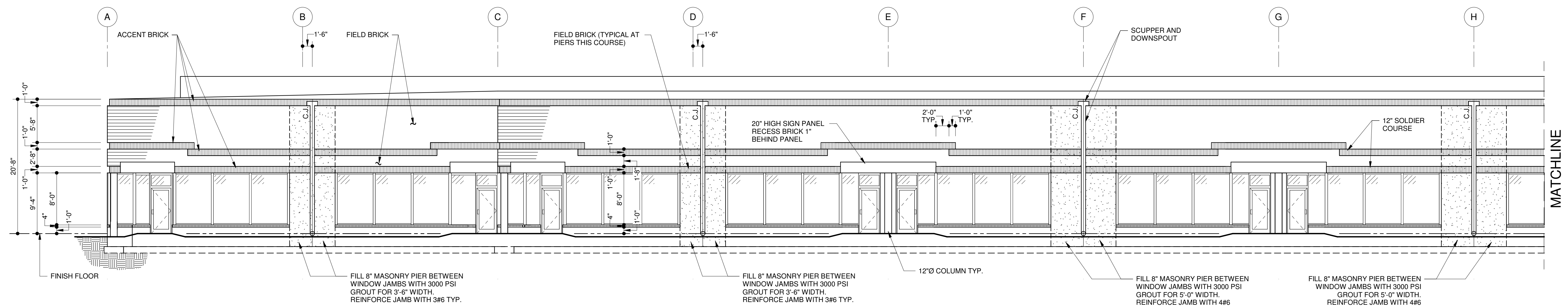
SECTION 1004 OCCUPANT LOAD: NOTE THAT PERMIT APPLICATION IS FOR SHELL BUILDING.
1004.1.1: ACTUAL NUMBER: UNKNOWN
1004.1.2: WORST CASE FOR BUSINESS OCCUPANCY
100GSF x 23,520 SF = 235 OCCUPANTS

SECTION 1005.3.2: REQUIRED EGRESS WIDTH 360 x 0.20" = 72" REQUIREMENT EXCEEDED.

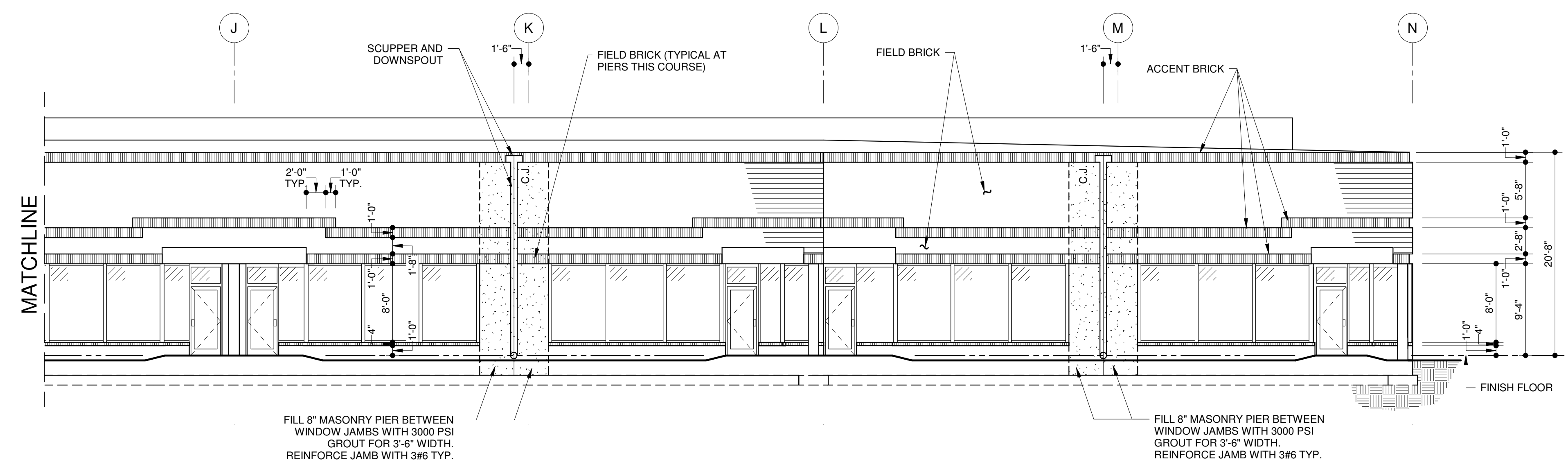
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DOOR TYPES

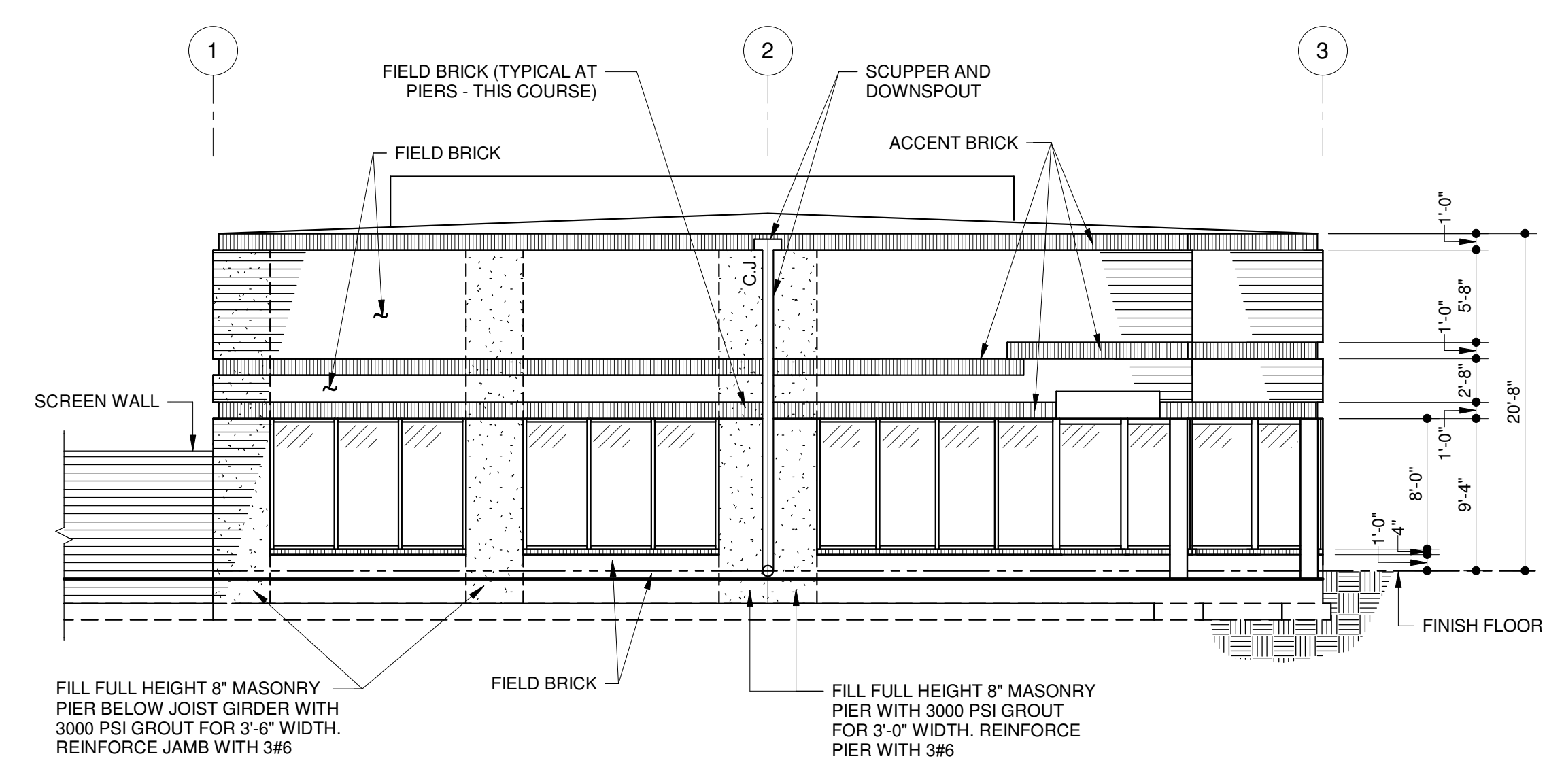
FRAME TYPES



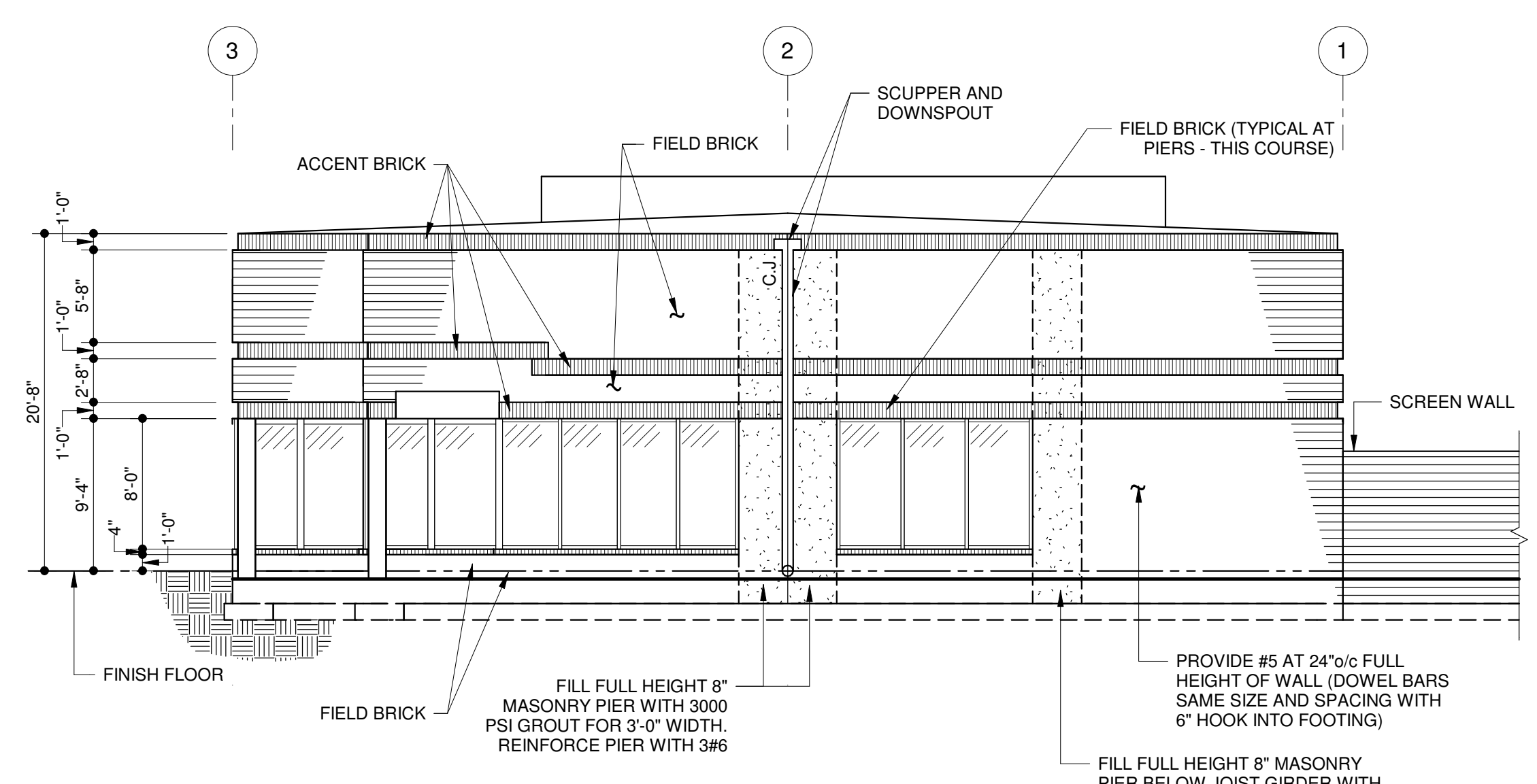
FRONT ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

ALL REINFORCING BARS IN BLOCK WALLS SHALL EXTEND FROM TOP OF FOOTING TO TOP OF WALL. LAP SPLICE ALL BARS 36" MINIMUM.

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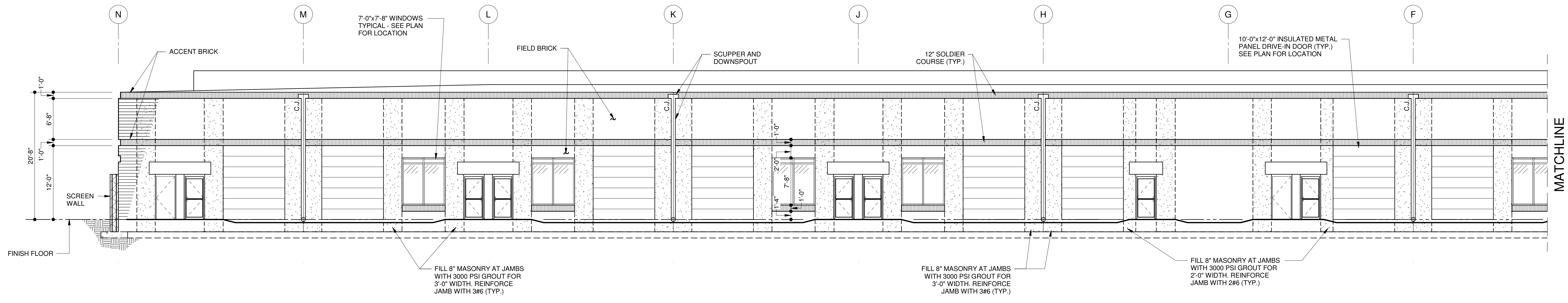
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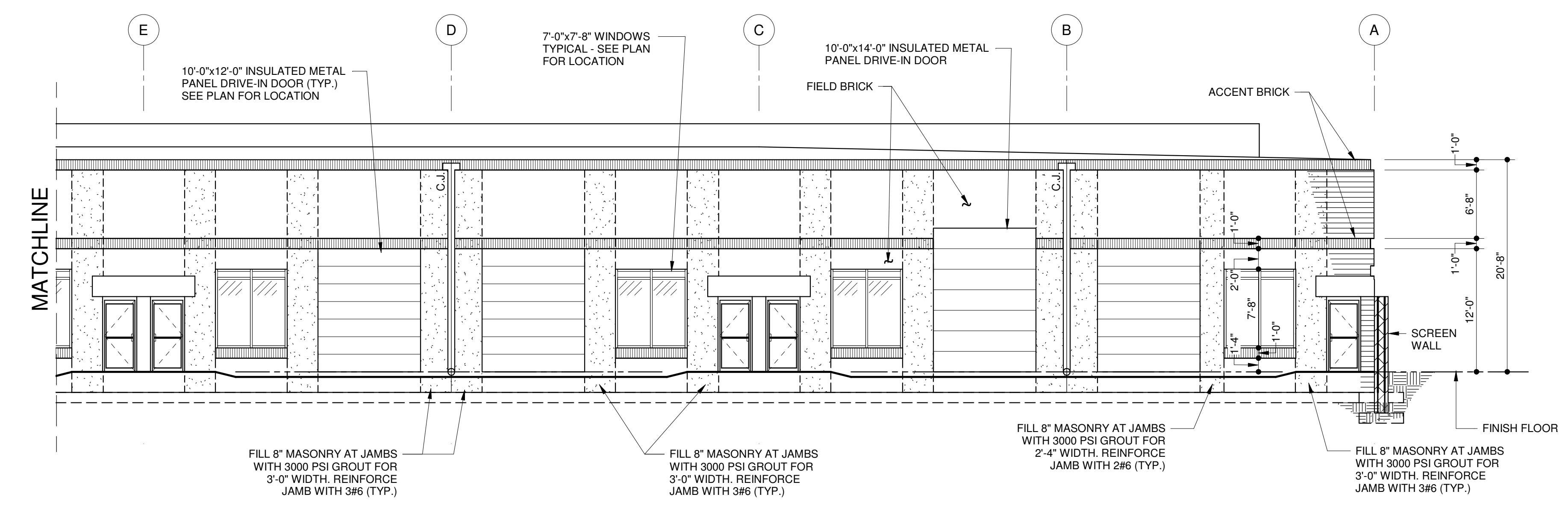
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A-2



REAR ELEVATION

ALL REINFORCING BARS IN
BLOCK WALLS SHALL EXTEND
FROM TOP OF FOOTING TO
TOP OF WALL. LAP SPLICE
ALL BARS 36" MINIMUM.



REAR ELEVATION

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