

FIRST FLOOR PLAN — OVERALL NOTE: INTERIOR ASSEMBLIES NOT SHOWN FOR CLARITY 1/16" = 1'-0"

SIMPSON GUMPERTZ & HEGER

Engineering of Structures and Building Enclosures

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Cost Estimating Consultant

Forella Group, LLC. 9495 Silver King Ct., Suite A Fairfax, VA 22031 703.560.2200

Consultant

BID

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	\triangle	01/22/16	Bid Set County Response Set			
		11/20/15	Pricing/Permit Set			
		08/28/15	100% Design Development			
	No.	Date	Description	Ву		
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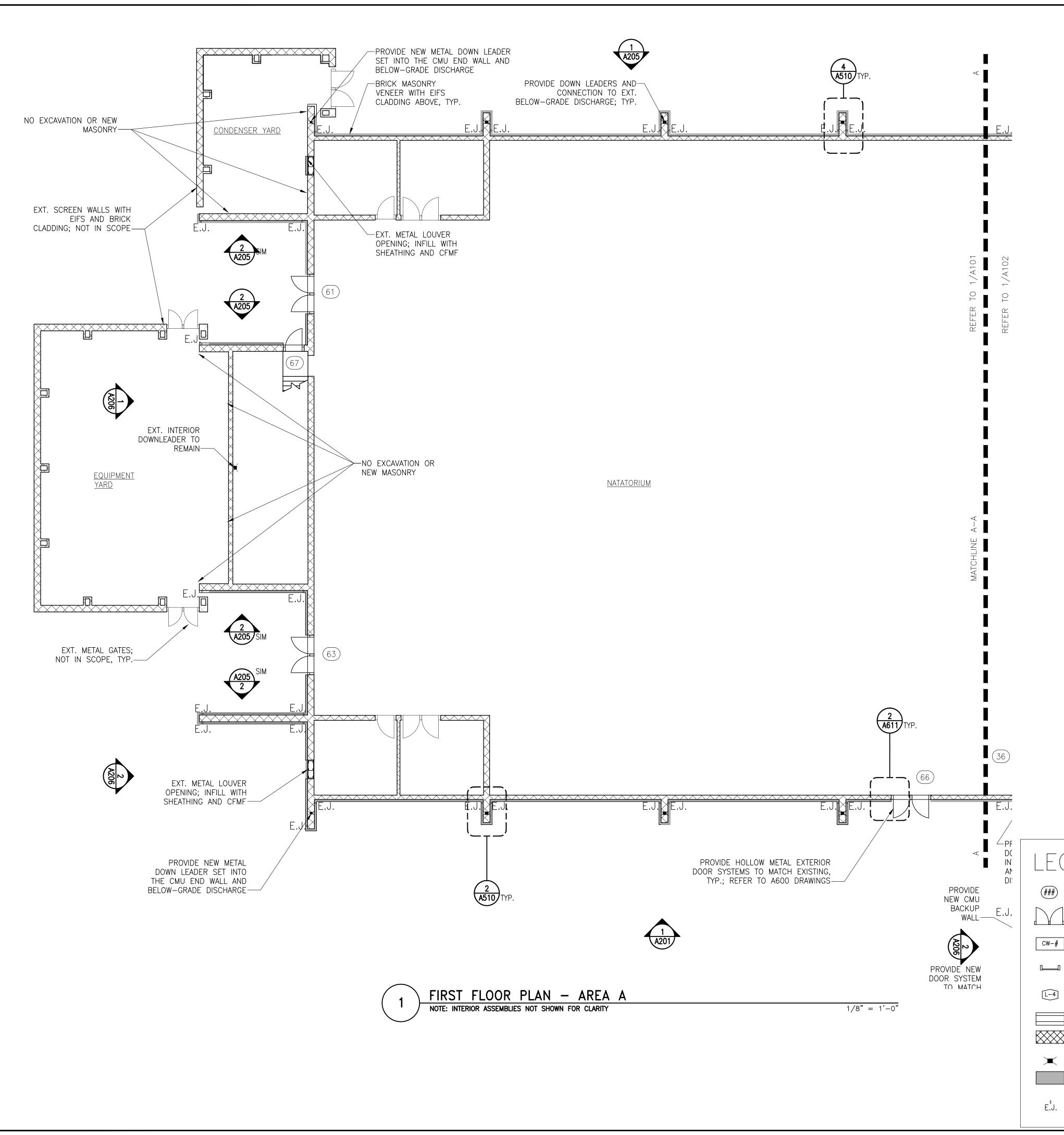
PHYSICAL EDUCATION BLDG **EXTERIOR RENOVATION** MONTGOMERY COLLEGE GERMANTOWN CAMPUS

20200 OBSERVATION DRIVE GERMANTOWN, MD 20876

OVERALL FIRST FLOOR PLAN

	Project No.	Checked	Date
	150049.01	PKF	01/22/16
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GENERAL SCOPE OF WORK THIS DRAWING

Exterior Walls:

- 1. Install CMU curb over existing footing below grade.
- 2. Patch over any areas of delaminated or missing stucco cladding on the CMU walls with a cementitious parge coat to provide a smooth backup wall substrate. Repair all spalled or damaged CMU per structural drawings.
- 3. Replace the existing downleaders in the CMU wing walls with new downleaders and tie into the existing drainage assembly. Provide new downleaders in the CMU wing walls where shown on the drawings. Patch the CMU wing walls to provide a smooth substrate over the downleaders.
- 4. Provide new C.F.M.F. and furrings at the upper and lower soffits, and at vertical exterior wall areas where shown on the drawings. locate framing along the underside of the soffits to account for the increased exterior insulation thickness and maintain existing elevation of the soffit finish and window/door
- 5. Provide new exterior gypsum sheathing over the upper and lower soffit framing and furrings and over framed exterior wall areas.
- 6. Extend existing electrical, plumbing, and mechanical fixtures and other miscellaneous components out of the wall to accommodate the increased exterior insulation thickness.
- 7. Provide self—adhered below—grade waterproofing membrane over the base of the existing or repaired exterior stucco on the CMU walls. extend the self—adhered membrane down the wall, over the new curb, and to the top of the existing
- 8. Provide self-adhered air/vapor barrier membrane over the existing or repaired exterior stucco on the CMU walls. Integrate the air/vapor barrier membrane with the below—grade waterproofing and the roofing assembly to provide a continuous air/vapor barrier system.
- 9. Extend air/vapor barrier membrane past the soffit cladding and to the top of the CMU wall at all lower soffits below steep—sloped roofs. Provide metal lath and spray foam insulation between the top of the CMU wall and the underside of the steep slope roof sheathing, around the sloped beams, to form a continuous air barrier as shown on the drawings.
- 10. Wrap the air/vapor barrier membrane around lower soffits not below steep—sloped roofing and around the upper soffits, where shown on the drawings. Integrate the air/vapor barrier membrane with the adjacent self—adhered membrane on the vertical exterior walls and steep—slope roofing assemblies as shown on the drawings to maintain a continuous air, vapor, and water barrier.
- 11. Install perimeter flashings at all exterior door and window openings as shown on the drawings.
- 12. Provide new aluminum—framed exterior storefront and entrances, curtain walls, and thermally broken hollow metal doors. integrate the fenestration components with the self-adhered membrane on the exterior walls.
- 13. Openings at removed exterior doors serving as exit doors must be maintained for appropriate egress; replacement doors must have appropriate panic hardware in accordance with IBC Section 1010.1.9.9 and Section 1010.1.10, as shown on
- 14. Provide masonry veneer anchors around the bottom perimeter of the first floor
- 15. Install rigid insulation in the exterior wall cavity between and around the masonry veneer anchors.
- 16. Provide brick masonry with dedicated through—wall flashing, weeps, mortar net, end dams, and cast stone water table around the base of the exterior walls as shown on the drawings.
- 17. Provide EIFS assembly with metal lath and insulation thicknesses as shown in the drawings on the remaining exterior walls above the cast stone water table, around the upper and lower soffits, and other locations shown on the drawings. Detail EIFS assembly around exterior wall penetrations and other components.
- 18. Install new metal roof access ladders extending from the low roof up to the pool and gym roofs. Coordinate ladder dimensions with the new cladding thickness. Integrate ladder supports with the new self—adhered membrane as shown in the drawings; do not penetrate the new or existing roofing assemblies with the ladders.
- 19. Provide new treated wood-framed trellises. See structural drawings for new structural anchorage configuration.
- 20. Install new metal copings and gravel edge stops at top of all walls and roof perimeters where shown on the drawings; coordinate this work with the
- low-slope and steep-slope roofing installation 21. Reinstall the exterior light fixtures, security cameras, fans, louvers and vents, fire alarm and fire department connection, access hatches, electrical conduits, and other miscellaneous components over the EIFS unless otherwise described in
- the drawings. (22. Openings at removed exterior doors serving as exit doors must be maintained for appropriate egress; replacement doors must have appropriate panic hardware \searrow in accordance with IBC Section 1010.1.9.9 and Section 1010.1.10, as shown on \nearrow

Maryland.

NOTE: Electrical work shown on this drawing shall

be approved by an electrical engineer licensed in

a qualified electrician licensed in the State of

the State of Maryland, and shall be performed by

KEY PLAN

SIMPSON GUMPERTZ & HEGER

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Fairfax, VA 22031 703.560.2200

Consultant

Consultant

Security

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Bid Set (County Response Set) Pricing/Permit Set 08/28/15 100% Design Development Description No. Date

PHYSICAL EDUCATION BLDG **EXTERIOR RENOVATION** MONTGOMERY COLLEGE **GERMANTOWN CAMPUS**

20200 OBSERVATION DRIVE GERMANTOWN, MD 20876

PARTIAL FIRST FLOOR PLAN

01/22/16 150049.01 Approved AS NOTED Drawing No.



pared or approved by me, and that I am a di censed professional engineer under the lews the State of Maryland. License No. 15184 Exp. Date: 8/2/17

DOOR DESIGNATION

DOOR SWING DIRECTION

CURTAIN WALL DESIGNATION

CURTAIN WALL

LOUVER DESIGNATION

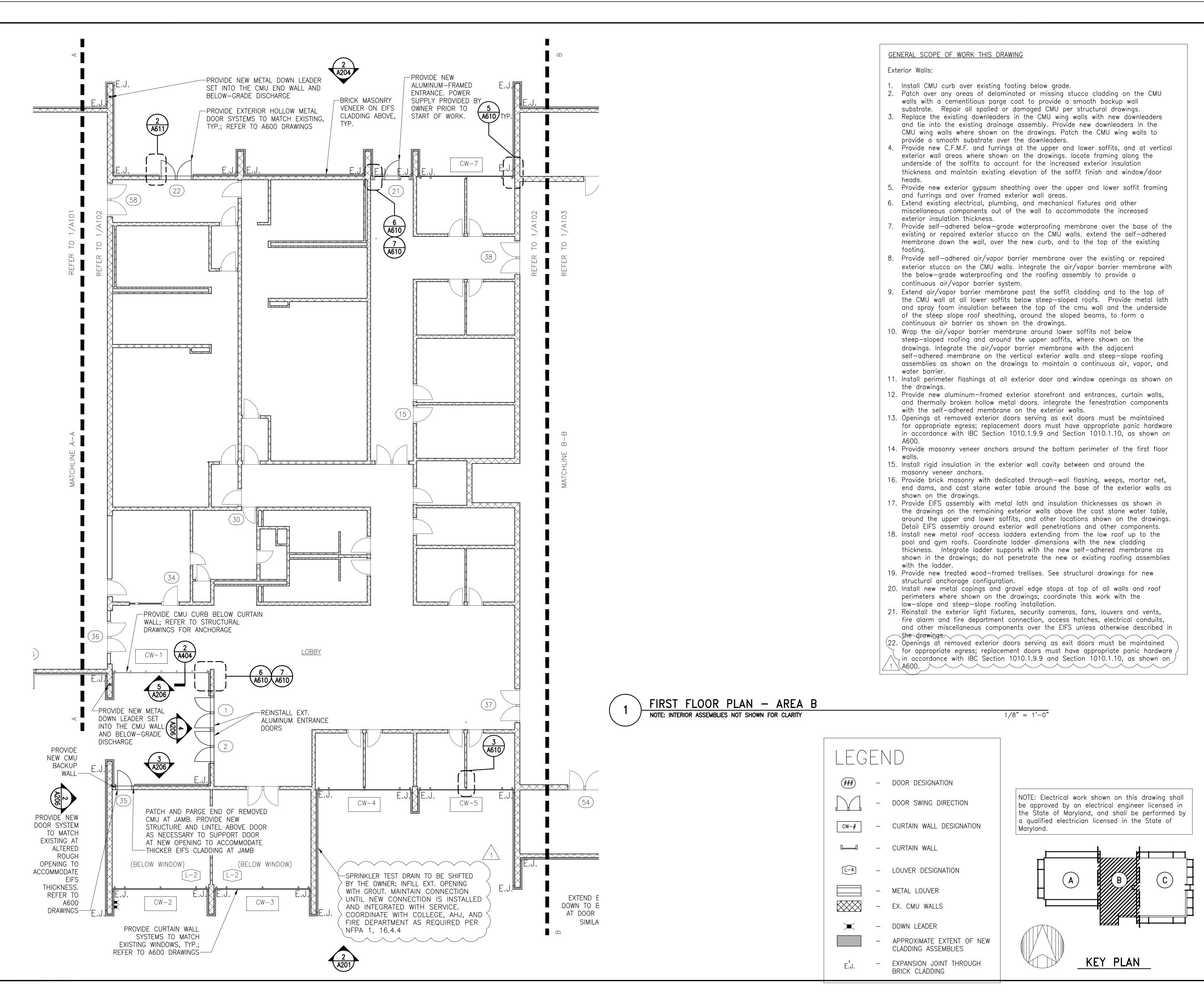
METAL LOUVER

- EX. CMU WALLS

DOWN LEADER

APPROXIMATE EXTENT OF NEW CLADDING ASSEMBLIES

 EXPANSION JOINT THROUGH BRICK CLADDING



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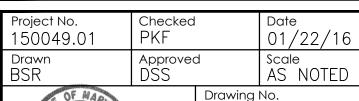
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PHYSICAL EDUCATION BLDG EXTERIOR RENOVATION MONTGOMERY COLLEGE **GERMANTOWN CAMPUS** 20200 OBSERVATION DRIVE

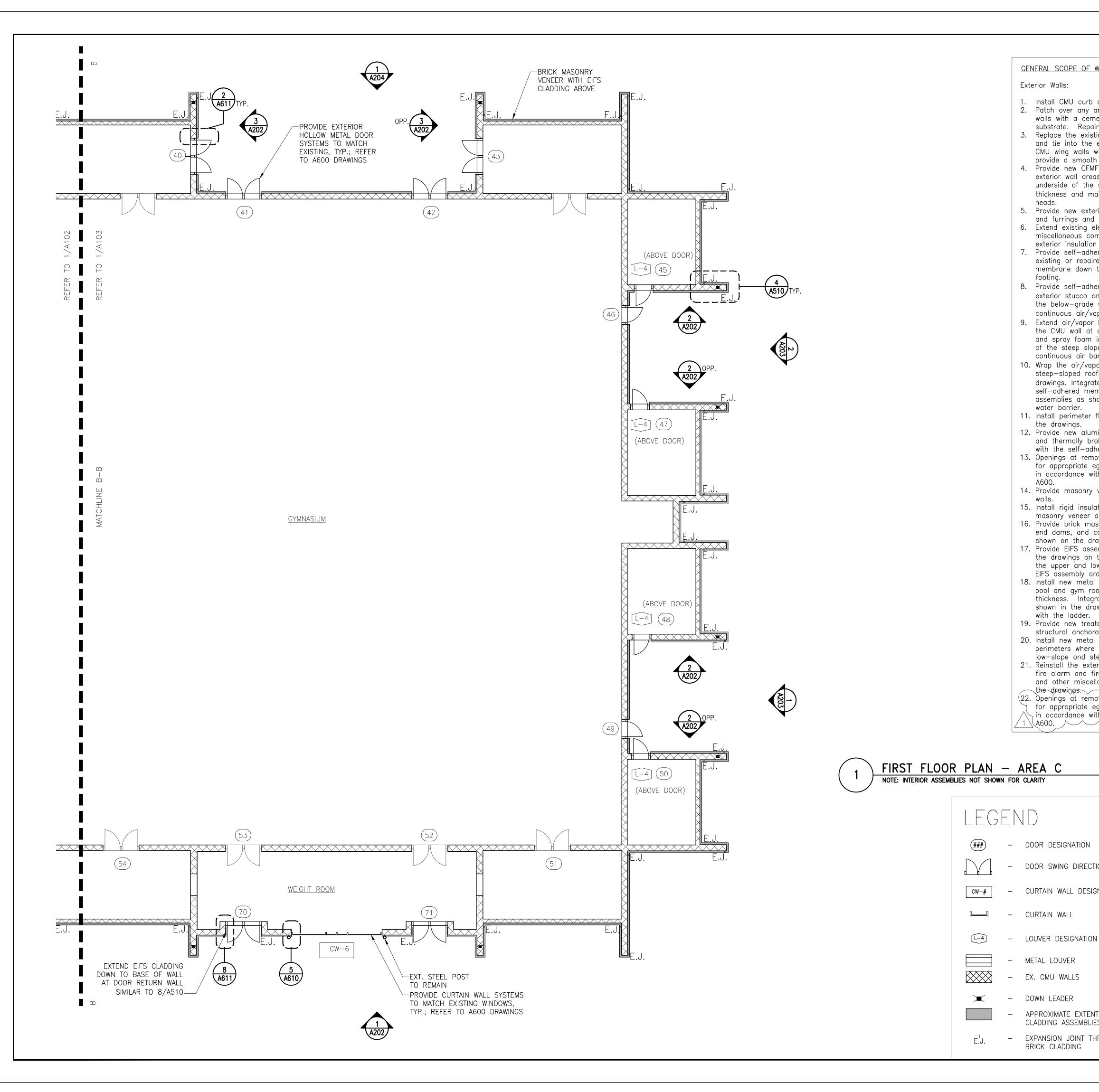
GERMANTOWN, MD 20876

PARTIAL FIRST FLOOR PLAN





censed professional engineer under the lews the State of Maryland. License No. 15184 Exp. Date: 8/2/17



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- 4. Provide new CFMF and furrings at the upper and lower soffits, and at vertical exterior wall areas where shown on the drawings. locate framing along the underside of the soffits to account for the increased exterior insulation thickness and maintain existing elevation of the soffit finish and window/door
- 5. Provide new exterior gypsum sheathing over the upper and lower soffit framing and furrings and over framed exterior wall areas.
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- 15. Install rigid insulation in the exterior wall cavity between and around the masonry veneer anchors.
- 16. Provide brick masonry with dedicated through—wall flashing, weeps, mortar net, end dams, and cast stone water table around the base of the exterior walls as shown on the drawings.
- 17. Provide EIFS assembly with metal lath and insulation thicknesses as shown in the drawings on the remaining exterior walls above the stone coping, around the upper and lower soffits, and other locations shown on the drawings. Detail EIFS assembly around exterior wall penetrations and other components.
- 18. Install new metal roof access ladders extending from the low roof up to the pool and gym roofs. Coordinate ladder dimensions with the new cladding thickness. Integrate ladder supports with the new self—adhered membrane as shown in the drawings; do not penetrate the new or existing roofing assemblies
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- structural anchorage configuration. 20. Install new metal copings and gravel edge stops at top of all walls and roof perimeters where shown on the drawings; coordinate this work with the
- 21. Reinstall the exterior light fixtures, security cameras, fans, louvers and vents, fire alarm and fire department connection, access hatches, electrical conduits, and other miscellaneous components over the EIFS unless otherwise described in
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with the ladder.

low-slope and steep-slope roofing installation

DOOR DESIGNATION

METAL LOUVER

DOWN LEADER

DOOR SWING DIRECTION

CURTAIN WALL DESIGNATION

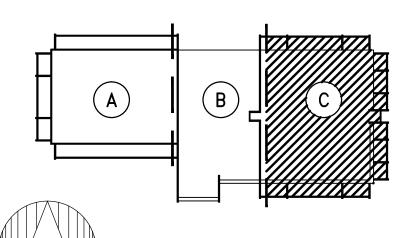
APPROXIMATE EXTENT OF NEW

CLADDING ASSEMBLIES

BRICK CLADDING

EXPANSION JOINT THROUGH

NOTE: Electrical work shown on this drawing shall be approved by an electrical engineer licensed in the State of Maryland, and shall be performed by



KEY PLAN

a qualified electrician licensed in the State of | Maryland.

1/8" = 1'-0"

150049.01 Drawing No.

> pared or approved by me, and that I am a du censed professional engineer under the lews the State of Maryland. License No. 15184 Exp. Deta: 8/2/17

01/22/16

AS NOTED

08/28/15

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Door Hardware

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Cost Estimating

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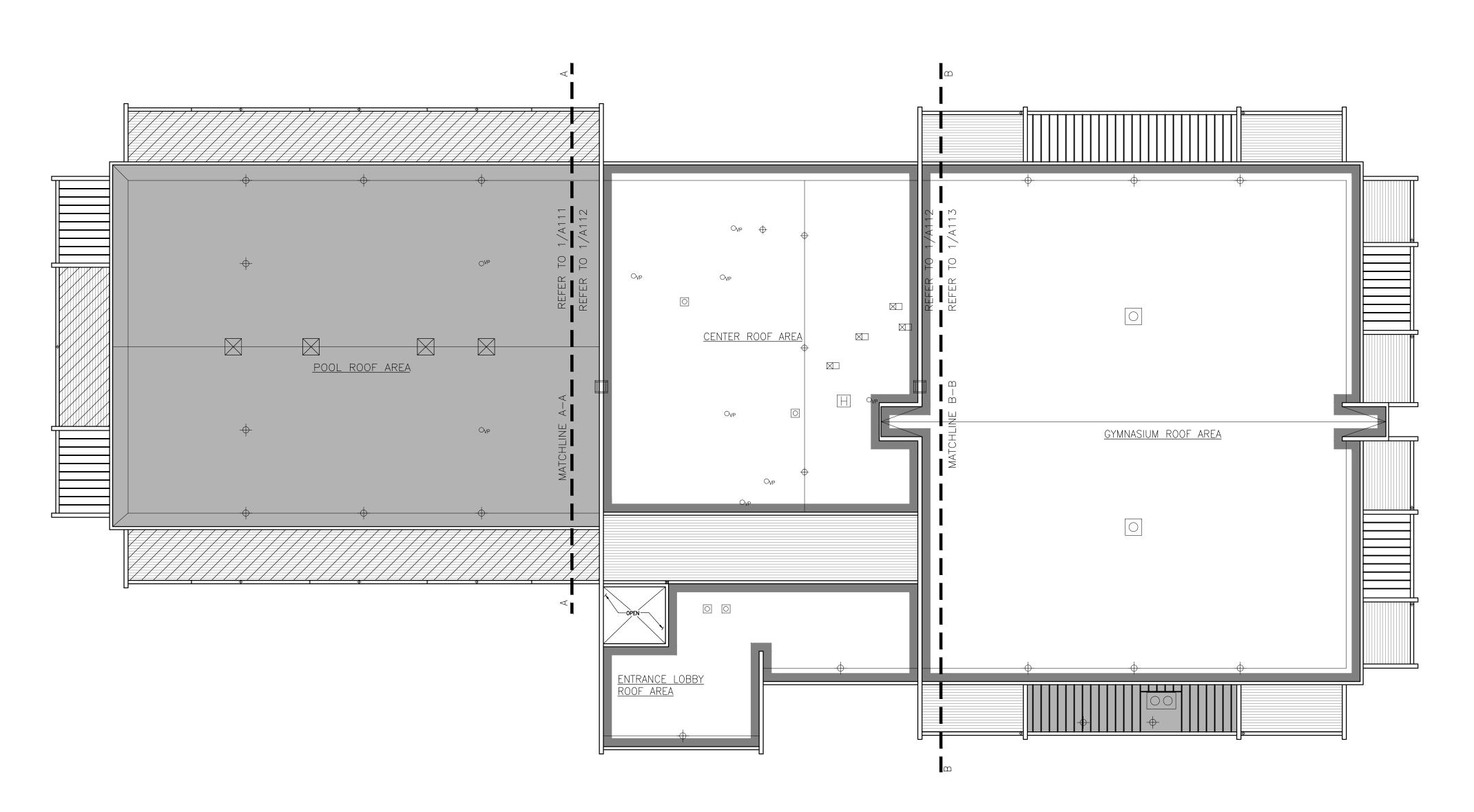
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20200 OBSERVATION DRIVE

GERMANTOWN, MD 20876

PARTIAL FIRST FLOOR PLAN



ROOF PLAN - OVERALL NOTE: INTERIOR ASSEMBLIES NOT SHOWN FOR CLARITY



1/16" = 1'-0"

LEGEND

- EXTENT OF NATATORIUM LOW-SLOPE ROOFING REPLACEMENT; REFER TO 1/A530

- EXTENT OF LOW-SLOPE ROOFING MEMBRANE AND GRAVEL STOP REPLACEMENT; REFER TO 6/A530

- EXTENT OF STEEP-SLOPE ROOFING REPLACEMENT; REFER TO A531 - EXTENT OF CFMF. BEAM REPLACEMENT AT STEEP-SLOPE ROOFING; ASSUME 20% FOR FULL BEAM REPLACEMENT

- EXTENT OF WOOD TRELLIS; REFER TO STRUCTURAL DRAWINGS

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Consultant

		BID SET
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_	Pricing/Permit Set	
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5	100% Design Development	

PHYSICAL EDUCATION BLDG **EXTERIOR RENOVATION** MONTGOMERY COLLEGE GERMANTOWN CAMPUS

Description

20200 OBSERVATION DRIVE GERMANTOWN, MD 20876

OVERALL ROOF PLAN

Drawing Title

	Project No).	Checked		Date	
	150049	.01	PKF		01/22/1	
	Drawn		Approved		Scale	
	BSK	BSR		DSS		
	0 30	FMARL		Drawing	No.	



prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 15184 Exp. Date: 8/2/17

Seal