General Notes:

1. Applicable Building Codes:

International Building Code (IBC) 2015 International Existing Building Code (IEBC) 2012 International Energy Conservation Code (IECC) 2015 National Fire Protection Association (NFPA) 1 International Fire Code (IFC) 2012

2010 ADA Standards for Accessible Design National Fire Protection Association (NFPA) 241

- 2. Roof design wind uplift pressures (ASCE 7-10): refer to Structural Drawings.
- 3. Wall design wind pressures (ASCE 7-10): refer to Structural Drawings.
- 4. Classification of Work: Alteration Level 2.
- 5. EIFS Special Inspections: Per Section 1705.17 of the 2015 IBC, special inspections shall be required for exterior insulation and finish systems. Exception states that EIFS assemblies applied over a water-resistive barrier with a means of drainage shall not require special inspection.
- 6. Energy Compliance Path (Exterior Envelope): IECC 2015 prescriptive compliance path.
- 7. The exterior work shown on these plans addresses repair and or replacement of the exterior wall cladding, windows and doors, low-slope and steep-slope roofing, and built—in metal gutter assemblies around the PG Building. For additional information, see the Drawings.
- 8. Coordinate this work with the affected mechanical, plumbing, and electrical systems on the exterior walls and roofs around the PG Building, generally referenced on the Drawings.
- 9. The work does not include removal of the existing low-slope roofing over the Gymnasium or Central Lobby spaces except as noted around the roof or rising wall perimeters.
- 10. Field Verification: Scales and dimensions, where shown, are based on the original construction drawings and limited measurements taken during our field investigation. Verify all site conditions, configurations, materials, and dimensions by field measurements before material fabrication or delivery, and indicate measurements needed for the work on Shop Drawings. Do not scale these Drawings. Notify the Engineer immediately of any inconsistency between the conditions found in the field and those shown in the Drawings. Coordinate fabrication schedule with the construction progress to avoid delaying the work. Consider the special conditions associated with repairs to existing construction when measuring.

Existing Building Information:

- All information below relates to the existing building and shall remain unaltered:
- 1. Construction Type: III B
- 2. Occupancy Group: A 3. Building Area: 35,400 sq.ft. (0 sq.ft. of interior space renovated)
- 4. Building Height: One story with double height spaces (30.25 ft.), no basement
- 5. High Rise: No 6. Covered Mall: No
- 7. IBC 510 Pedestal Construction: No
- 8. Fully Sprinklered: Yes
- 9. Fire Alarm: Yes
- 10. Occupant Load: Unaltered
- 11. Exterior Wall System: CMU bearing walls
- 12. Interior Partition Walls: CMU
- 13. Natatorium "High" Roof Framing: Glulam beams with supplemental steel truss supports
- 14. Gymnasium "High" Roof Framing: Glulam beams
- 15. Steep-Sloped Roof Framing: Cold-formed metal framing
- 16. Central Roof Framing: Steel bar joists
- 17. Lateral load resisting system: CMU walls

Staging, Protection, and Site Safety Requirements1:

- 1. The contractor is solely responsible for exterior building access, site safety, and construction means and methods.
- 2. Provide access to the exterior building walls and roofs to perform the required work. Interior access is only permitted for interior work.
- 3. Coordinate required staging area and access with the Owner.
- 4. Provide temporary protection at all times to protect all moisture sensitive building components and where work is being performed overhead of exterior doors and walkways. Keep water out of the building at all times. Coordinate all temporary protection measures with the Owner.

- 5. Maintain safe pedestrian access to publicly trafficked walk areas at all times. Maintain all emergency egress routes, meeting all applicable building codes and regulatory requirements.
- 6. Protect all landscaping from construction activity, including, but not limited to, shrubbery, grass, patios, paving, and walkways. Repair all damage to landscaping at no cost to the Owner.
- 7. Protect all exterior building components newly installed or scheduled to remain, including, but not limited to, windows, masonry, glazing, EIFS, and roofing from construction activity. Repair all damage to building components at no cost to the Owner. Where roof top construction activity and construction traffic is required, provide temporary protection, consisting of $1-\frac{1}{2}$ in thick extruded polystyrene insulation covered with plywood over completed roof areas and existing—to—remain roof areas. Ballast temporary protection to prevent wind uplift.
- 8. Protect scaffolding and the building against unauthorized access (day and night).
- 9. Provide appropriate covered dumpsters for temporary debris storage during construction activity. Coordinate placement and removal of the dumpsters with the Owner. 10. Overhead protection.
- 11. When the building is protected by fire protection systems, such systems shall be
- maintained operational at all times during alteration as required per NFPA 1, 16.4.4.1. 12. Where alteration requires modification of a portion of the fire protection system, the remainder of the system shall be kept in service and the fire department shall by notified as required per NFPA 1, 16.4.4.2.
- 13. When it is necessary to shut down the system, the Authority Having Jurisdiction shall have the authority to require alternative measures of protection until the system is returned to service as required per NFPA 1, 16.4.4.3.
- 14. The fire department shall be notified when the system is shut down and when the system is returned to service as required per NFPA 1, 16.4.4.4.
- 15. All required exit components shall be maintained in accordance with the building code as deemed necessary by the Authority Having Jurisdiction as required per NFPA 1.
- 16. Fire—resistive assemblies and construction shall be maintained as required per NFPA 1, 16.4.4.6.

Proposed Schedule:

Office Walls Around Windows

Natatorium Walls July 2016 Natatorium Roof (Low-Slope) August 2016 Natatorium Roof (Steep-Slope) - July 2016 Windows August 2016 Classroom Walls Around Windows — August 2016

Gymnasium Walls October/November 2016 - December 2016 Gymnasium Roofs

August 2016

Substantial Completion

August 2017

Door Hardware **Erbschloe Consulting Services, Inc.** Consultant 7820 Carters Run Drive

GHD, Inc. Security Consultant 14585 Avion Parkway, Suite 150

Chantilly, VA 20151

Cost Estimating Forella Group, LLC.

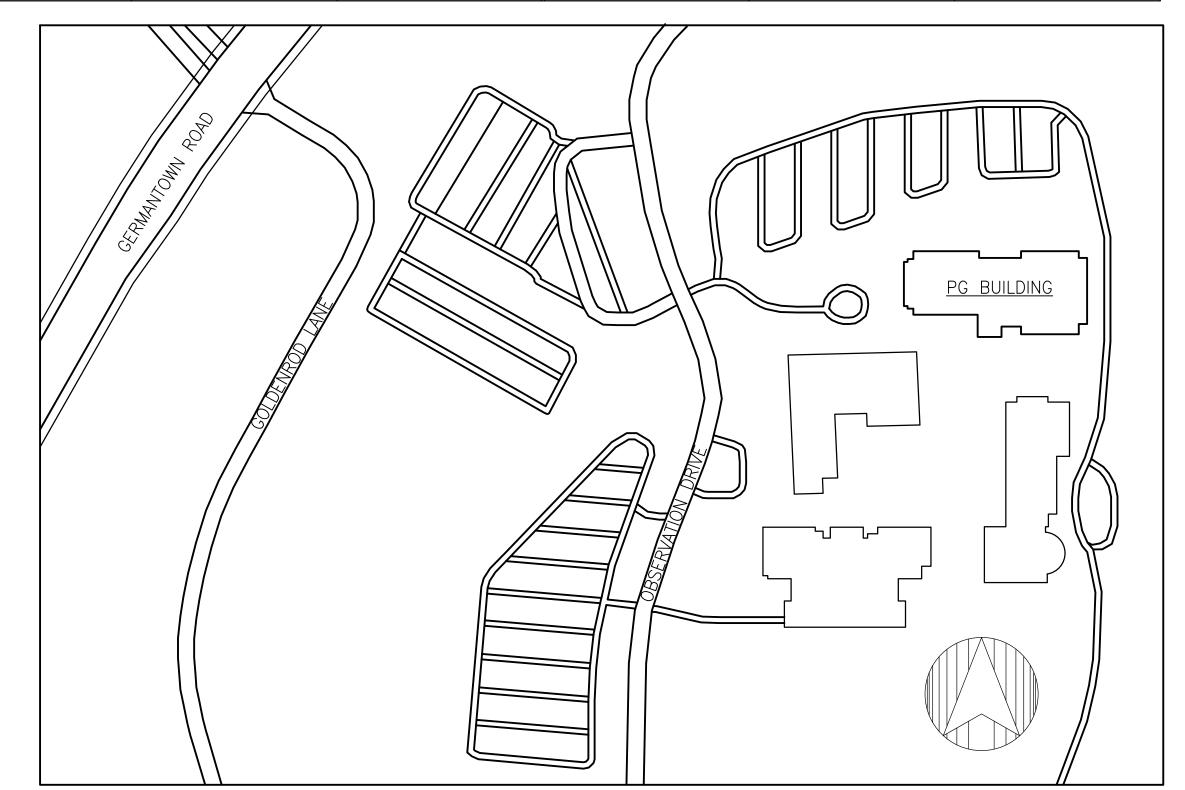
Consultant 9495 Silver King Ct., Suite A Fairfax, VA 22031

1828 L Street NW, Suite 950

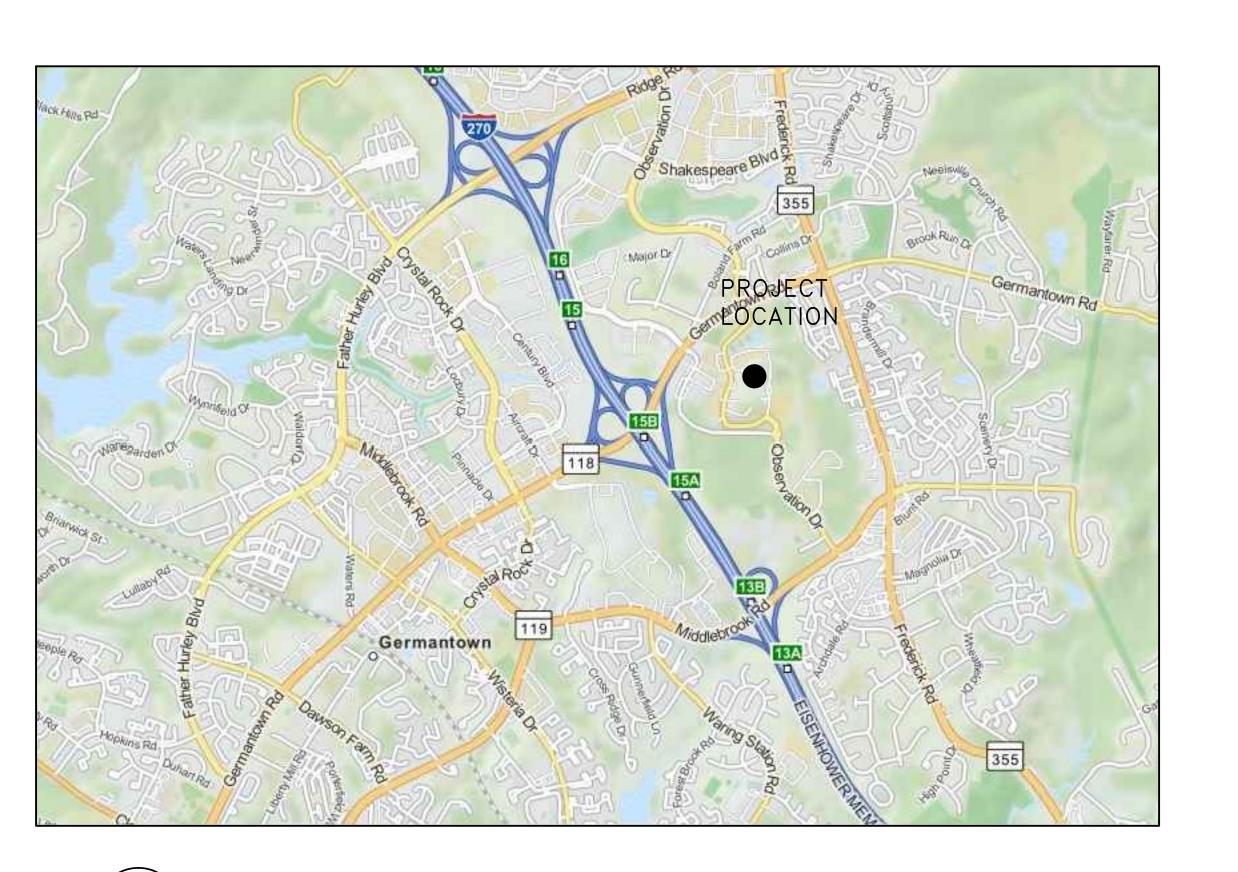
Washington, DC 20036

www.sgh.com

IECC 2015 CHAPTER 402 ENVELOPE REQUIREMENTS					
OPAQUE THERMAL ENVELOPE INSULATION			FENESTRATION SYSTEMS;		
COMPONENTS, R-VALUE METHOD; TABLE C402.3			TABLE C402.4 & C402.1.4		
COMPONENT	REQUIRED MIN. R-VALUE	PROVIDED R-VALUE	FENESTRATION SYSTEM	REQUIRED MAX. U-VALUE	PROVIDED U-VALUE
STEEP-SLOPED ROOFS	R-38	R-39	HOLLOW METAL DOORS (SWINGING)	0.61	
LOW-SLOPED ROOFS	3-30ci	R-30ci	FIXED FENESTRATION	0.38	
MASS WALLS AT CMU BACKUP (BRICK & EIFS CLADDING)	R-9.5ci	R-15ci OR R-16ci	OPERABLE FENESTRATION	0.45	
WALLS AT METAL STUD BACKUP (EIFS CLADDING)	R-13 + R-7.5ci (U-FACTOR OF 0.064)	R-16 (U-FACTOR OF 0.062)	ENTRANCE DOORS	0.77	







AREA MAP

N.T.S.

and Building Enclosures Simpson Gumpertz & Heger Inc.

SIMPSON GUMPERTZ & HEGER

Los Angeles New York main: 202.239.4199 fax: 202.239.4198 San Francisco Washington, DC

Chicago

| Engineering of Structures

Marshall, VA 20115

540.351.0553

571.325.5000

703.560.2200

Consultant

Ш S

Bid Set County Response Set Pricing/Permit Set 100% Design Development Description

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

GERMANTOWN, MD 20876

SITE PLAN AND **GENERAL NOTES**

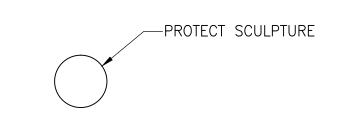
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GENERAL NOTES:

- A. Project site shown is within the property line of the College property; boundary extends along Germantown Rd. on the north side and Frederick Rd. on the east side; refer to G002.
- B. All utility lines and below—grade piping are shown schematically based on existing drawings, dated 23 Nov. 1977. Contractor shall verify the location of all buried elements prior to excavation, including all measures mandated by the local jurisdiction, and take all precautions necessary to protect
- existing—to—remain elements from the Work. C. Unless noted otherwise, all utilities shown are existing
- to remain and shown for coordination purposes only. D. Notify the Engineer if the existing downleader
- connection to the stormwater management system
- cannot be reused or is not serviceable. E. The extent of excavation shown includes the extent of all lay—back and benching necessary to perform
- F. Remove and replace in-kind all sidewalks that extend within the excavation area.
- G. Area of site disturbance, including lay down areas for
- soil and construction activities: <u>5,374 sq.ft.</u> H. Quantity of earth movement and excavation: 425 cy.
- I. Area of new impervious landscaping: 0 sq.ft.

 J. Implement all sediment control measures as
- determined by Montgomery County.
- K. Protect all existing yard inlets.



CAST IRON PIPE

WATER LINE

STORM DRAIN

EXTENT OF EXCAVATION;

VALVE

STORM DRAIN PIPE

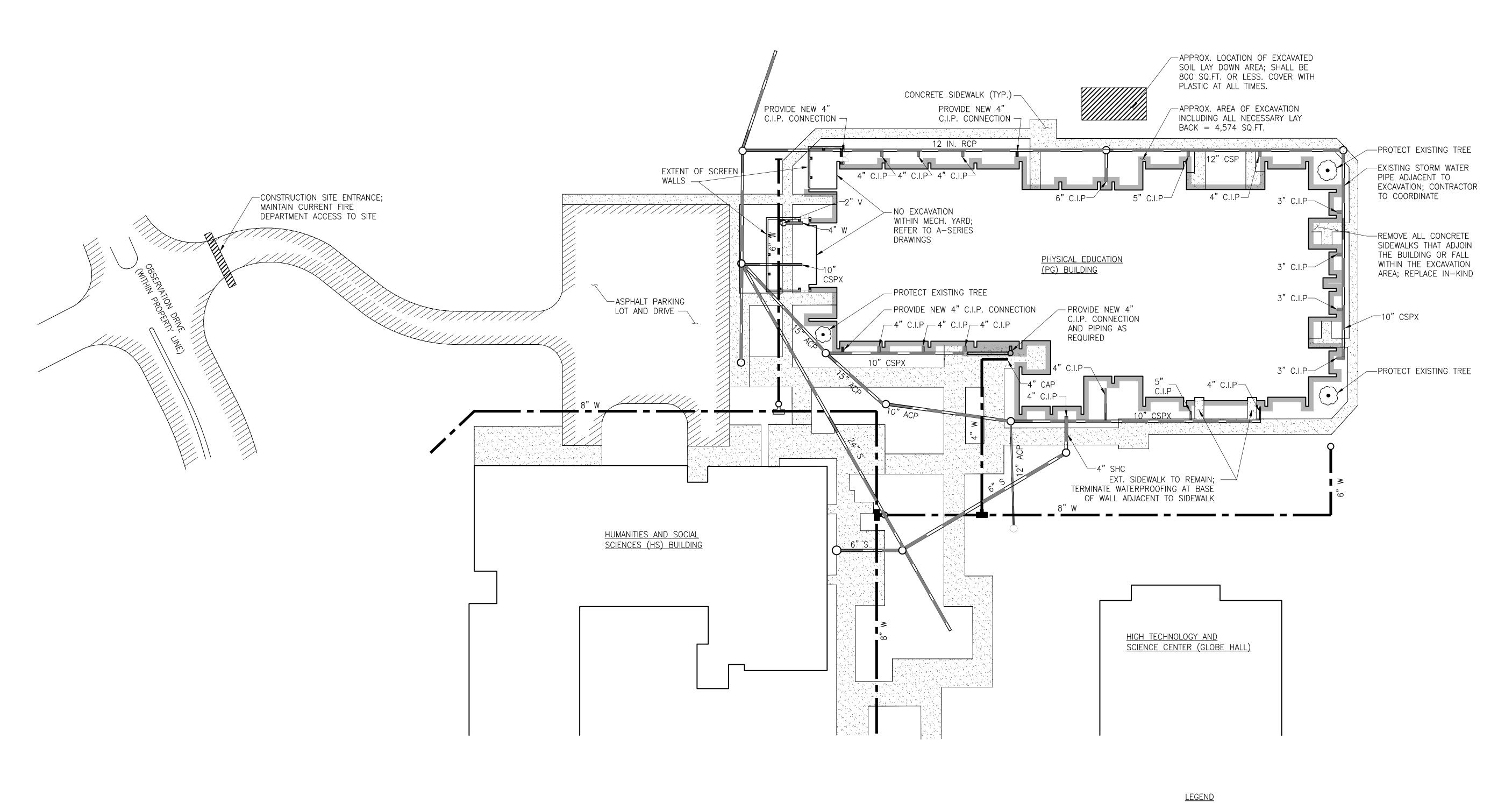
WATER LINE

CONCRETE SEWER PIPE, EXTRA STRENGTH

3'-0" BEYOND PERIMETER OF BUILDING

ALUMINUM CORRUGATED PIPE REINFORCED CONCRETE PIPE

CSPX ACP R.C.P.



SITE PLAN

1/32" = 1'-0"



Engineering of Structures and Building Enclosures

Simpson Gumpertz & Heger Inc. 1828 L Street NW, Suite 950 Washington, DC 20036 main: 202.239.4199 fax: 202.239.4198 www.sgh.com

Chicago Los Angeles New York San Francisco Washington, DC

Erbschloe Consulting Services, Inc. Door Hardware 7820 Carters Run Drive Consultant

Marshall, VA 20115 540.351.0553

Security Consultant

GHD, Inc. 14585 Avion Parkway, Suite 150

Chantilly, VA 20151 571.325.5000

Forella Group, LLC. Cost Estimating Consultant

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

Consultant

S BIL Bid Set County Response Set Pricing/Permit Set 100% Design Development

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

Description

GERMANTOWN, MD 20876

SITE PLAN

150049.01 01/22/16 Drawn CEM/BSR Approved DSS AS SHOWN



prepared or approved by me, and that I am a dult licensed professional engineer under the laws of the State of Maryland. License No. 15181 Exp. Deta: 8/2/17 Seal

Drawing No.