

Walker Mill Apartments Leasing Office & Clubhouse

1926 Rochelle Avenue
District Heights, Maryland 20747

LEASING OFFICE
CLUB HOUSE
Walker Mill Apartments

1926 Rochelle Avenue
District Heights, Maryland 20747

FEDERAL CAPITAL PARTNERS

5425 Wisconsin Avenue • Suite 202
Chevy Chase MD 20815
240 395 2000

NOVITSKE ARCHITECTS

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Alexandria VA 22314
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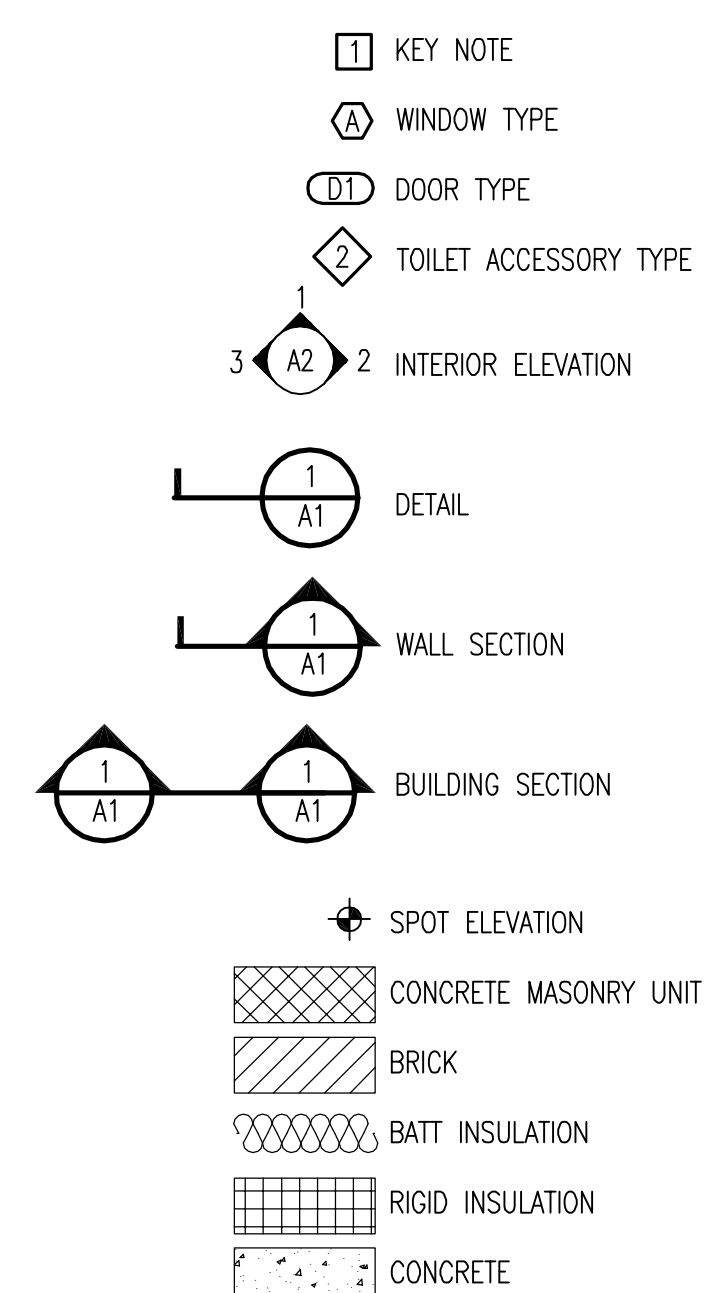
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Silver Spring, MD 20905
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I CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 0013269, EXPIRATION DATE SEPT 27, 2016.

ARCHITECTURAL ABBREVIATIONS

AFF ABOVE FINISHED FLOOR	LAV LAVATORY
AC ACOUSTIC	LLV LONG LEG VERTICAL
ACT ACOUSTIC TILE	MAX MAXIMUM
AHU AIR HANDLING UNIT	MECH MECHANICAL
ALUM ALUMINUM	MET METAL
ARCH ARCHITECTURAL	MFR MANUFACTURER
BIT BITUMINOUS	MH MANHOLE
BLK BLOCKING	MIN MINIMUM
BD BOARD	MO MASONRY OPENING
BLDG BUILDING	NIC NOT IN CONTRACT
CAB CABINET	NO NUMBER
CJ CONTROL JOINT	NTS NOT TO SCALE
CL CENTER LINE	OC ON CENTER
CLG CEILING	OPP OPPOSITE
CMU CONCRETE MASONRY UNIT	PL PLATE
CO CLEAN OUT	PLAM PLASTIC LAMINATE
COL COLUMN	PLY PLYWOOD
CONC CONCRETE	POLY POLYETHYLENE
CONT CONTINUOUS	POLYISO POLYISOCYANURATE
CORR CORRUGATED	PSL PARALLEL STRAND LUMBER
CT CERAMIC TILE	PTD PAINTED
D DEPTH, DRYER	R RADIUS --- RISER
DIAG DIAGONAL	REFRIG REFRIGERATOR
DET DETAIL	REINFR REINFORCED
DISP DISPOSAL	REQD REQUIRED
DIA DIAMETER	RO ROUGH OPENING
DN DOWN	SCHED SCHEDULE
EA EACH	SM SIMILAR
EIFS EXTERIOR INSULATION FINISH SYSTEM	SQ SQUARE
EL ELEVATION	STOR STORAGE
ELEC ELECTRICAL	SUSP SUSPENDED
EQ EQUAL	T TREAD
EXIST EXISTING	T+G TONGUE AND GROOVE
EXP EXPANSION	TEL TELEPHONE
EXT EXTERIOR	TEMP TEMPERED
FDN FOUNDATION	THOLD THRESHOLD
FE FIRE EXTINGUISHER	TPD TOILET PAPER DISPENSER
FL FLOOR	TPO THERMOPLASTIC POLYOLEFIN
FLUOR FLUORESCENT	TYP TYPICAL
GA GAUGE	UG UNDERGROUND
GALV GALVANIZED	UNO UNLESS NOTED OTHERWISE
GFI GROUND FAULT INTERRUPT	VCT VINYL COMPOSITION TILE
GYP GYPSUM	VERT VERTICAL
HDWR HARDWARE	W WIDTH, WASHER
HORZ HORIZONTAL	WD WOOD
HR HOUR	WP WATERPROOF
HT HEIGHT	WWF WELDED WIRE FABRIC
HVAC HEATING VENTILATING AIR CONDITIONING	
INSUL INSULATION	
INT INTERIOR	
JAN JOINT	

ARCHITECTURAL SYMBOLS



GENERAL NOTES

- DO NOT SCALE DRAWINGS. USE DIMENSIONS GIVEN. FIELD VERIFY DIMENSIONS AND LOCATIONS OF EXISTING CONSTRUCTION AND UTILITIES PRIOR TO CONSTRUCTION.
- PROVIDE PROTECTION TO ALL EXISTING VEGETATION TO REMAIN. DO NOT STORE MATERIALS WITHIN DRIP LINES OF TREES TO REMAIN.
- DIMENSIONS TO WALLS AND PARTITIONS ARE ACTUAL AND GIVEN TO FACE OF STUD UNLESS NOTED OTHERWISE. DIMENSIONS TO MASONRY ARE NOMINAL AND GIVEN TO FACE OF MASONRY.
- ALL MATERIALS AND WORK ARE TO BE CONSIDERED NEW UNLESS OTHERWISE NOTED AS EXISTING.
- DISPOSE OF ALL CONSTRUCTION DEBRIS LEGALLY OFF-SITE.
- PROVIDE ALL DEMOLITION REQUIRED FOR PERFORMANCE OF NEW WORK, WHETHER DEMOLITION IS OR IS NOT INDICATED ON THE DRAWINGS.
- ISOLATE DISSIMILAR METALS TO AVOID DIRECT CONTACT WITH EACH OTHER.
- PROTECT ALL EXISTING WORK TO REMAIN, INCLUDING UTILITY LINES, EXISTING STRUCTURE, AND EXISTING FINISHES. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROTECTION, AND FOR REPAIR OR REPLACEMENT OF WORK DAMAGED DURING CONSTRUCTION.
- PROVIDE INSULATION AT ALL EMPTY SHIM SPACES IN EXTERIOR WALLS.
- DURING CONSTRUCTION, MAINTAIN ANY FIRE PROTECTION, MECHANICAL SYSTEMS, AND ELECTRICAL SYSTEMS OPERATIONAL ON EXISTING BUILDINGS.
- PROVIDE SOUND INSULATION BATTS IN ALL INTERIOR PARTITIONS.

BUILDING DATA

DESIGN IN ACCORDANCE WITH
INTERNATIONAL BUILDING CODE, 2012
NFPA 101 LIFE SAFETY CODE, 2012
PRINCE GEORGE'S COUNTY AMENDMENTS, TITLE 17

BUILDING USE GROUP CLASSIFICATION = GROUP B BUSINESS
ASSEMBLY SPACE WITH OCCUPANT LOAD LESS THAN 50 CLASSIFIED AS BUSINESS OCCUPANCY
CONSTRUCTION TYPE = VB
HEIGHT = 1 STORY

FIRST FLOOR GROSS BUILDING AREA = 2,990 SQ FT
BUSINESS AREA OCCUPANT LOAD = 2,178 / 100 SF PER PERSON = 22 PERSONS
EXERCISE ROOM OCCUPANT LOAD (WITH EQUIPMENT) = 812 SF / 50 SF PER PERSON = 17 PERSONS

PROVIDE MINIMUM CLASS C INTERIOR FINISHES AT WALLS AND CEILINGS
PROVIDE MINIMUM CLASS II INTERIOR FLOOR FINISH FOR CARPET AND VINYL TILE
PROVIDE MINIMUM CLASS C FOR EXTERIOR ROOF SHINGLES

FIRE RESISTANCE RATINGS FOR ROOF CONSTRUCTION, STRUCTURE, PARTITIONS/CORRIDORS = 0 HR
EXITS REQUIRED FOR <50 OCCUPANTS = 1

LIST OF DRAWINGS

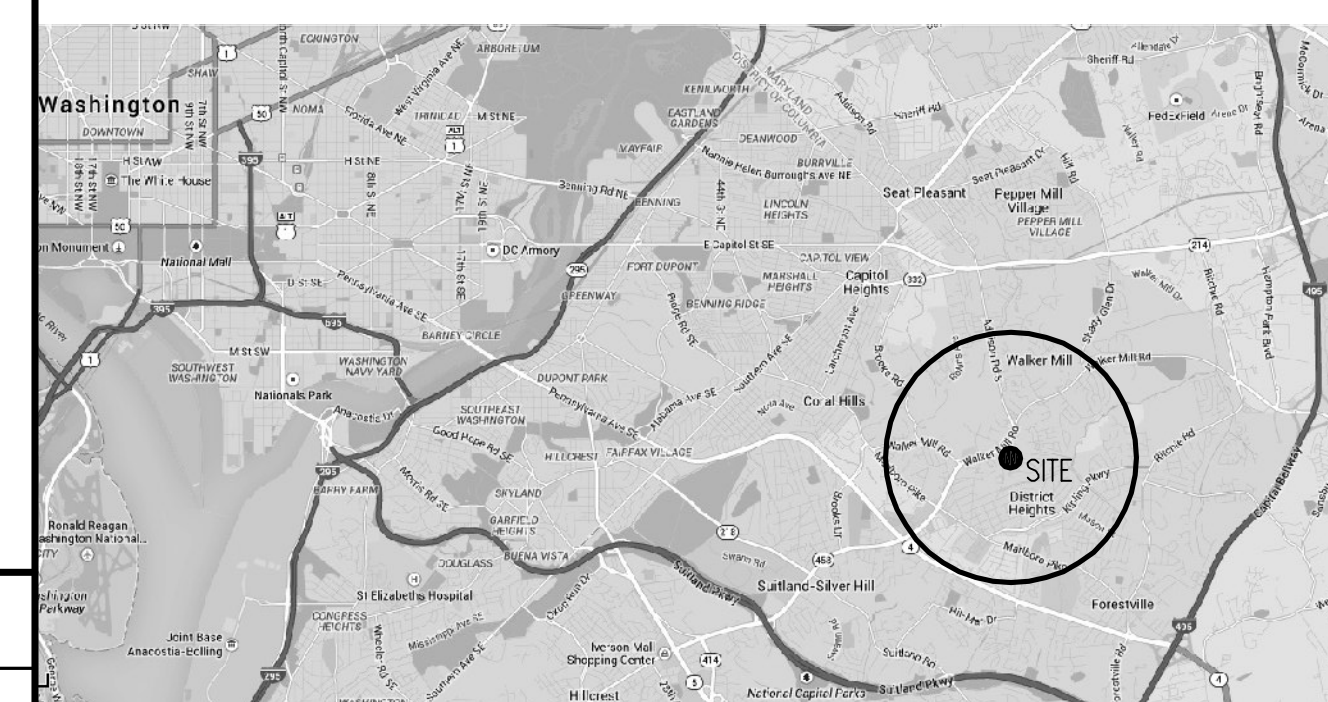
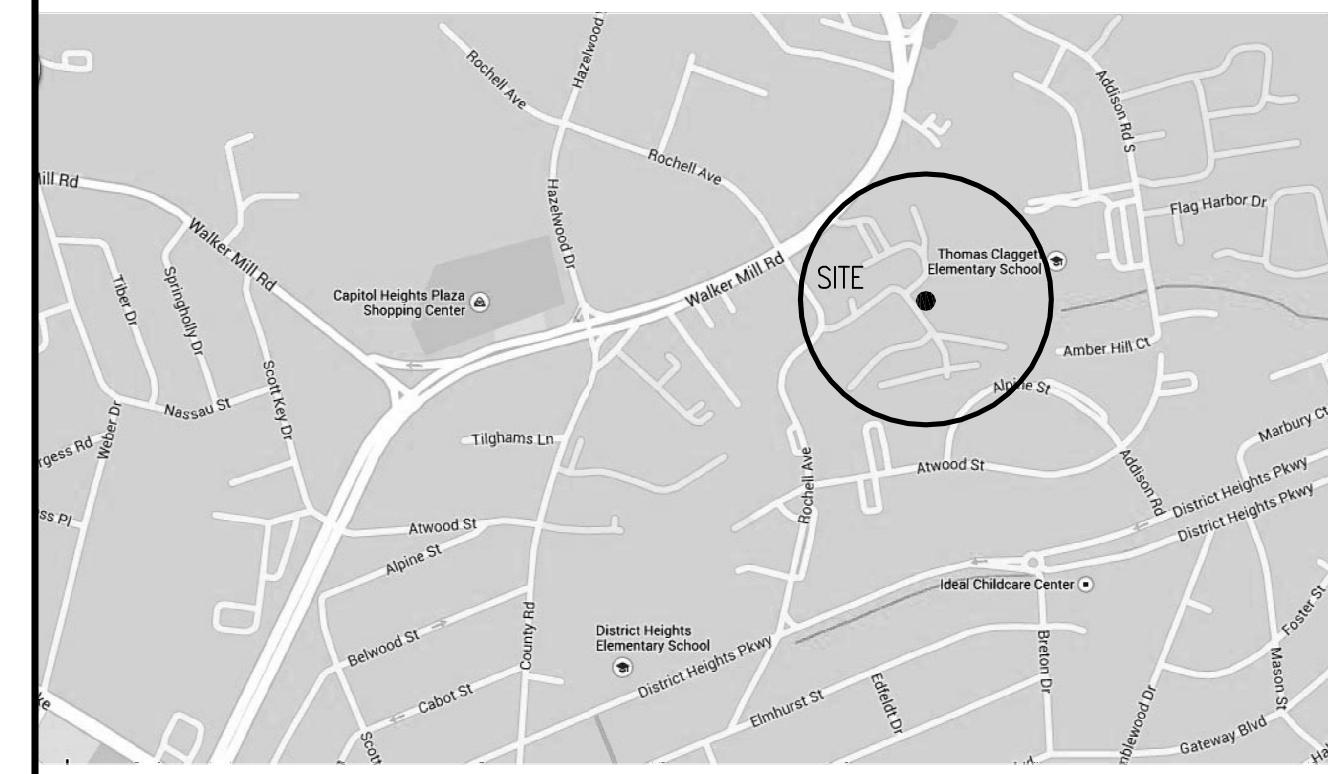
- G1 NOTES, ABBREVIATIONS, SYMBOLS, & BUILDING DATA
- ARCHITECTURAL
A1 FLOOR PLANS & DETAILS
A2 REFLECTED CEILING PLAN & DETAILS
A3 ROOF PLAN
A4 EXTERIOR ELEVATIONS
A5 EXTERIOR ELEVATIONS & BUILDING SECTIONS
A6 WALL SECTIONS & INTERIOR ELEVATIONS
A7 SCHEDULES, DETAILS, & INTERIOR ELEVATIONS
- STRUCTURAL
S1 STRUCTURAL NOTES AND ABBREVIATIONS
S2 FOUNDATION PLAN
S3 ROOF FRAMING PLAN
S4 WALL BRACING PLAN
S5 SECTIONS
S6 SECTIONS
- MECHANICAL
M1 SYMBOLS, ABBREVIATIONS, AND MECHANICAL NOTES
M2 MECHANICAL SPECIFICATIONS
M3 MECHANICAL PLAN
- PLUMBING
P1 PLUMBING SYMBOLS, SCHEDULES, & GENERAL NOTES
P2 PLUMBING FLOOR PLAN
P3 PLUMBING ROOF PLAN
P4 PLUMBING SPECIFICATIONS
P5 PLUMBING RISER DIAGRAMS
P6 PLUMBING DETAILS
- ELECTRICAL
E1 SYMBOLS, SCHEDULE, NOTES AND RISER DIAGRAMS
E2 ELECTRICAL SPECIFICATIONS
E3 LIGHTING PLAN
E4 POWER AND COMMUNICATION PLAN
- PERMIT
X1 PERMIT ENERGY COMPLIANCE CERTIFICATE

PROJECT DESCRIPTION

THE PROJECT CONSTRUCTS A NEW BUILDING CONTAINING OFFICE SPACE AND FITNESS CENTER FOR THE APARTMENT RESIDENTS USE.

THE BUILDING IS SITUATED ON A OPEN AREA CURRENTLY OCCUPIED BY A SWIMMING POOL THAT WILL BE REMOVED.

LOCATION MAPS



graphic scales

project: 21418
phase: Permit
date: 17 April 2015
revisions: 10 June 2016 - Plan mirrored

Notes, Abbreviations,
Symbols, & Building Data

G1