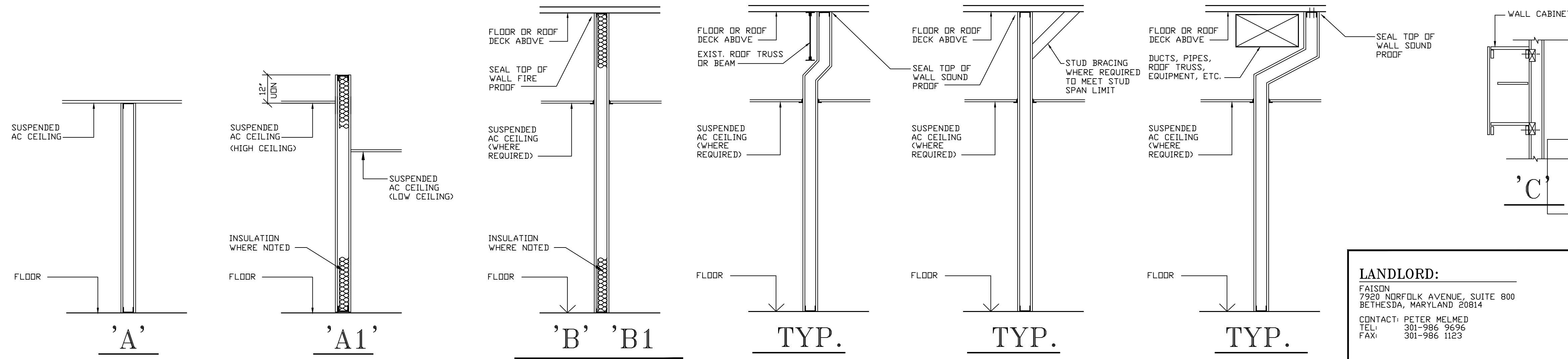


# BUILDING SHELL IMPROVEMENT ROSEWICK CROSSING, BLDG. 2 FUTURE TENANT SPACE

232 ROSEWICK ROAD, LA PLATA, MARYLAND 20646

## WALL TYPES



**WALL TYPES USED IN THIS PROJECT:** TYPE 'A', 'A1', 'B'  
**WALL TYPE NOT NOTED ON PLAN:** TYPE 'A'  
**TYPE 'C' WALL IS FOR WALLS WITH WALL CABINET**

TYPE 'A': 1/2" GWB ON BOTH SIDES 3-5/8" STEEL STUDS 24" O.C.  
 TYPE 'A1': 1/2" GWB ON BOTH SIDES 3-5/8" STEEL STUDS 24" O.C. WITH 2" FIBER GLASS SOUND INSULATION IN STUD CAVITIES  
 TYPE 'B': 1/2" GWB ON BOTH SIDES 3-5/8" STEEL STUDS 24" O.C. WITH 2" FIBER GLASS SOUND INSULATION IN STUD CAVITIES  
 TYPE 'B1': 1/2" GWB ON BOTH SIDES 3-5/8" STEEL STUDS 24" O.C.

TYPE 'C': 5/8" FIRE-SHIELD G. GWB ON BOTH SIDES 6" 20GA. STEEL STUDS 24" O.C., IHR. FIRE RATED WITH NO INSULATION INSULATION IN STUD CAVITY. UL #465  
 WALLBOARD SCREW ATTACHED VERTICALLY WITH FASTENERS 8" O.C. WALL BOARD JOINTS STAGGERED ON OPPOSITE SIDES OF WALL METAL STUD GAUGE SHALL BE AS REQUIRED FOR THE SPAN. INSTALL DRYWALL IN ACCORDANCE WITH THE REQUIREMENTS OF UL #465  
 TYPE 'C': 1/2" GWB ON BOTH SIDES 2-1/2" STRUCTURAL STUDS 16" O.C. WITH 2X4 FIRE RETARDANT WOOD BLOCKING IN BETWEEN STUDS AT TOP AND BOTTOM OF WALL CABINET FOR SUPPORT AS SHOWN.

**NOTE:** WALL INSTALLATION, STUD GAUGE, STUD SPACING, BRACING, ETC. SHALL BE PER STUD MANUFACTURER'S RECOMMENDATIONS FOR STUD SPAN REQUIREMENTS, BUT NOT LESS THAN SPECIFIED.

WHERE TYPE 'C' WALL IS REQUIRED AT EXISTING WALL FOR CABINET SUPPORT, REMOVE GWB ON ONE SIDE AND PROVIDE ADDITIONAL STUD AND BLOCKING AS SHOWN AND INSTALL NEW GWB, UNLESS THE WALL IS SHOWN TO BE INSTALLED OVER EXISTING WALL.  
 PROVIDE FIRE RETARDANT WOOD BLOCKING WHERE SUPPORT IS REQUIRED. SHEET METAL STRAPPING IS NOT ALLOWED.  
 ALL DIMENSIONS ARE GIVEN TO THE FINISHED FACES OF WALLS, UNLESS NOTED OTHERWISE.

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**REVISIONS:**


## GENERAL NOTES

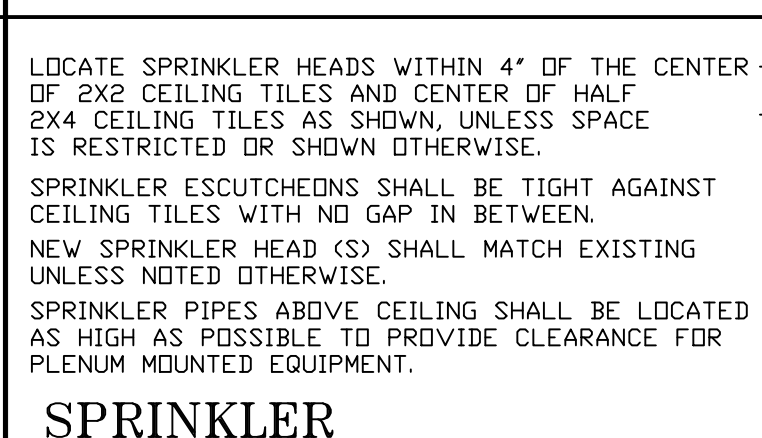
- THE INTENT OF THESE CONTRACT DRAWINGS ARE TO PRESCRIBE THE CONSTRUCTION AND COMPLETION OF THE WORK WHERE THE CONTRACT DRAWINGS DESCRIBE PORTIONS OF THE WORK OR EQUIPMENT IN GENERAL TERMS, BUT NOT IN COMPLETE DETAILS OR REQUIRED HARDWARE AND DEVICES. THE BEST GENERAL PRACTICE SHALL BE FOLLOWED AND ONLY NEW MATERIAL AND WORKMANSHIP OF BEST STANDARD QUALITY SHALL BE USED, UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND INCIDENTALS WHICH ARE NECESSARY TO COMPLETE THE WORK IN A PROPER SUBSTANTIAL AND WORKMANLIKE WAY.
- THE CONTRACTORS SHALL VISIT THE SITE PRIOR TO THE BIDDING AND FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITION AND THE EXTENT OF THE WORK. THE CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. REASONABLE ASSUMPTIONS SHALL BE MADE FOR ITEMS NOT CLEARLY VISIBLE AND THE COST SHALL BE INCLUDED IN THE CONTRACT. WAIVER OF RESPONSIBILITY OR REQUEST FOR ADDITIONAL PAYMENT BASED ON LACK OF KNOWLEDGE OF THE EXISTING CONDITION AT THE SITE WILL NOT BE ACCEPTED.
- ALL OF THE CONSTRUCTION WORKS INCLUDING MECHANICAL, ELECTRICAL AND PLUMBING SHALL BE PERFORMED BY REGISTERED AND LICENSED CONTRACTORS. EACH CONTRACTOR IS RESPONSIBLE FOR THEIR PART OF CONSTRUCTION WORK FOR CONSTRUCTION MEANS, METHODS, PROCEDURES AND SAFETY OF THE CONSTRUCTION CREW.
- THE CONTRACTORS SHALL FOLLOW ALL APPLICABLE CODES AND REGULATIONS IN PERFORMING THE CONSTRUCTION WORK INCLUDING SAFETY REQUIREMENTS OF THE JOB SITE. NO WORK SHALL BEGIN PRIOR TO THE ISSUING OF THE BUILDING PERMIT. NOTIFY THE ARCHITECT OF ANY CHANGES MADE ON THE PERMIT PLANS, INCLUDING SUBCONTRACTOR'S PERMITS, PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION WORK.
- ALL EQUIPMENT SHALL BE NEW (UNLESS NOTED OTHERWISE) AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION, UNLESS NOTED OTHERWISE.
- THIS CONSTRUCTION WORK, IF PERFORMED IN AN OCCUPIED BUILDING, THE CONTRACTORS SHALL AT ALL TIMES KEEP THE NOISE AND DUST DOWN IN ORDER NOT TO DISTURB THE OCCUPANTS. COORDINATE THE WORK WITH RESPECTIVE TENANTS OR LANDLORD AND NOTIFY THEM OF ANY DISRUPTION IN BUILDING SERVICES PRIOR TO SUCH A WORK. PROVIDE TEMPORARY LIGHT FOR THE TENANTS DURING CONSTRUCTION IF REQUIRED. SCHEDULE THE CONSTRUCTION WORK IN ORDER TO MINIMIZE DISRUPTION TO THE TENANT OPERATION. THE CONTRACTOR SHALL OBTAIN THE TENANT'S APPROVAL OF THE CONSTRUCTION SCHEDULE PRIOR TO THE BEGINNING OF THE CONSTRUCTION WORK, WHERE WORK IS BEING PERFORMED IN AN OCCUPIED TENANT SPACE.
- THE CONTRACTORS SHALL BE RESPONSIBLE FOR ALL THE DIMENSIONS AND JOB CONDITIONS. NOTIFY THE ARCHITECT OF ANY DEVIATIONS AND/OR DISCREPANCIES BEFORE ANY CONSTRUCTION OR FABRICATION. CONTRACTORS SHALL NOT OBTAIN DIMENSIONS BY SCALING THE PLANS.
- THE CONTRACTORS SHALL COORDINATE ALL DETAILS WITH PLANS AND WHERE DETAILS NOT SHOWN ON THE DRAWINGS, IF NECESSARY, PREPARE SHOP DRAWINGS SHOWING COMPLETE DETAILS FOR CONSTRUCTION AND RELATION TO ADJACENT ELEMENTS. THE SHOP DRAWINGS SHALL BE FORWARDED TO THE ARCHITECT FOR REVIEW AND COMMENT.
- ALL PAINTS, CARPET AND OTHER FINISHES SHALL BE IN ACCORDANCE WITH THE APPLICABLE CODES FOR FLAME SPREAD AND SMOKE DEVELOPMENTS, ETC.
- WHERE WALLS, DOORS, FINISHES, ETC. ARE INDICATED TO BE REMOVED, REPAIR AND PREPARE THE REMAINING SURFACES FOR THE NEW FINISHES AND PROVIDE LABOR AND MATERIALS NEEDED FOR A COMPLETE REFINISHING JOB.
- WHERE ITEMS REQUIRED TO BE RELOCATED, PROVIDE MEANS NEEDED FOR RELOCATION AND COMPLETE RE-INSTALLATION.
- IF AN ITEM SPECIFIED IS NOT AVAILABLE IN THE MARKET WITHIN THE TIME FRAME REQUIRED, SUBMIT A SUBSTITUTION TO THE ARCHITECT FOR APPROVAL. SUBSTITUTED ITEMS SHALL MEET OR EXCEED THE REQUIREMENTS OF THOSE SPECIFIED, UNLESS NOTED THAT SUBSTITUTIONS ARE NOT ACCEPTABLE.
- DISPOSE MATERIALS AND ITEMS REMOVED FROM BUILDING OFF SITE AT THE END OF EACH DAY.
- THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE LOCAL BUILDING INSPECTION AUTHORITIES FOR INSPECTION, AS REQUIRED, DURING THE CONSTRUCTION. OBTAIN ALL FINAL INSPECTIONS AND APPROVALS PRIOR TO THE SUBSTANTIAL COMPLETION OF THE WORK AND FORWARD ALL THE APPROVAL NOTICES TO THE OWNER.
- THIS CONTRACTOR SHALL GUARANTEE THAT THE ENTIRE WORK OF THIS CONTRACT BE FREE OF DEFECTS FOR ONE YEAR FROM COMPLETION OF THIS CONTRACT. ANY DEFECT OCCURRING DURING THE GUARANTEE PERIOD SHALL BE CORRECTED AT NO COST TO THE OWNER AND PROMPTLY. FORWARD ALL MANUFACTURER'S WARRANTIES, WHERE APPLICABLE, TO THE OWNER.
- IN CASE OF DISCREPANCIES BETWEEN DIFFERENT PART OF PLANS, DETAILS, BETWEEN DRAWINGS AND SPECIFICATIONS, THE MOST STRINGENT REQUIREMENTS SHALL APPLY, UNLESS OTHERWISE DETERMINED BY THE ARCHITECT. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PROMPTLY. CONTRACTOR SHALL PROVIDE CREDIT, IF LESS STRINGENT REQUIREMENT SELECTED BY THE ARCHITECT.
- EXCLUSION OF THE REQUIREMENTS OF THESE DRAWINGS FROM THE CONSTRUCTION CONTRACT IS NOT ACCEPTABLE. THE CONTRACTOR IS RESPONSIBLE FOR ALL THE REQUIREMENTS OF THESE DRAWINGS, EVEN IF EXCLUDED FROM THE CONSTRUCTION CONTRACT WITH THE OWNER. REASONABLE ASSUMPTION SHALL BE MADE FOR THE TIME REQUIRED TO OBTAIN LOCAL PERMITS AND THE TIME SHALL BE CONSIDERED IN THE CONSTRUCTION SCHEDULE. REQUEST FOR ADDITIONAL TIME FOR OBTAINING REQUIRED PERMITS WILL NOT BE ACCEPTABLE.  
 ALL REQUIRED PERMIT APPLICATIONS AND SUBMITTALS SHALL BE DONE IN A TIMELY FASHION AND IMMEDIATELY AFTER THE AWARD OF THE CONSTRUCTION CONTRACT IN ORDER NOT TO DELAY THE APPROVAL PROCESS.

ROSEWICK-BLDG. 2-092471

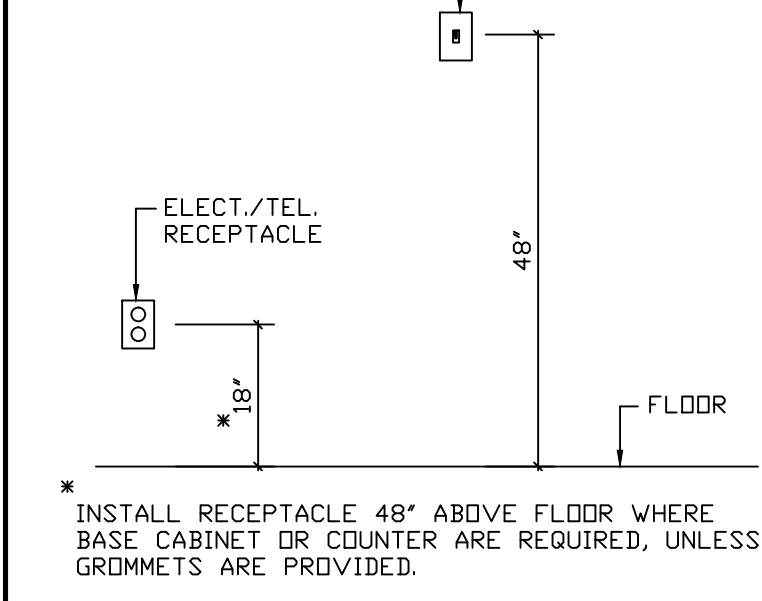
## ABBREVIATIONS

AIR CONDITIONING)	A/C	MANUFACTURING/MANUFACTURER	MFG
ARCHITECTURE, ARCHITECTURAL	ARCH	MASONRY	MAS
AUSTRIAN/ACUSTICAL	AC	MAXIMUM OPENING	MAX
BOTTOM	BOT	MECHANICAL	MCH
CABINET	CAB	METAL	MTL
CEILING	CLG	MINIMUM	MIN
CERAMIC TILE	CT	MISCELLANEOUS	MISC
CLEAR	CLR	MOUNTING	MTG
CLOSED	CLD	NOMINAL	NDM
COLUMN	COL	NORTH	N
CONCRETE	CONC	NOT TO SCALE	NTS
DETAIL	DET	NUMBER	NUM
DIAMETER	DIAM	OFFICE	OFF
DIMENSION	DIM	ON CENTER	OC
DITTO	DT	OPENING	OPNG
DOOR	DR	PAINTED	PTD
EACH	EA	PANEL	PNL
ELECTRIC/ELECTRICAL	ELEC	PLASTIC LAMINATE	PLAM
ELECTRIC WATER COOLER	EWC	PLATE	PLT
ELEVATION	EL	PLYWOOD	PLYWD
ELEVATOR	ELEV	PREPARATION, PREPARE	PREP
EQUIPMENT	EQPT	PUBLIC ADDRESS	PA
EXHAUST	EXH	QUANTITY	QTY
EXISTING	EXT	RADIUS	RAD(R)
EXTERIOR	EXT	RECEPTACLE	RECP
EXTINGUISHER	EX	RECESSED	RECS
FINISH	FIN	REFRIGERATOR	REFR
FLOOR FINISH	FF	REINFORCED	REINF
FLOOR FINISHED FLOOR LEVEL	FFL	REQUIRED	REQD
FIRE ALARM	FA	ROOM	RM
FIXTURE	FIX	SCHEDULE	SCHED
FLOOR	FL	SECTION	SECT
FLOOR DRAIN	FLD	SKETCH	SK
FLOURESCENT	FLOR	SKID CORE WOOD	SKC
FOUNDATION	FDN	SPEAKER	SP
GAGE(GAUGE)	GA	SPECIFICATIONS	SPEC
GALVANIZED	GALV	SPRINKLER	SPR
GLASS	GL	STAINLESS STEEL	SS
GYP	GYP	STORAGE	STR
GYP/WALL BOARD	GWB	STRUCTURE	STR
HARDWARE	HDV	SURFACE	SURF
HEATING, VENTILATING AND	HVAC	SUSPENDED	SUSP
AIR CONDITIONING	AC	SUSPENDED AC TILE CEILING	SATC
HEIGHT	HT	SWITCH	SW
HOLLOW CORE WOOD	HCWD	TELEPHONE	TEL
HOLLOW METAL	HM	TELEVISION	TV
HORIZONTAL	HRZ	TEMPERATURE	TEMP
INCANDESCENT	INCD	THROUGH	THRU
INSIDE DIAMETER	ID	TONGUE AND GROOVE	T&G
INSTALLLED, INSTALLATION	INST	UNDER SIDE	US
INTERIOR	INT	UNFINISHED	UNF
INCON	INCON	UNLESS OTHERWISE NOTED	UNL
JOINT	JT	VENTILATION, VENTILATOR	VENT
JUNCTION	JCT	VERTICAL	VERT
JUNCTION BOX	JB	VINYL COMPOSITION TILE	VCT
KNOCK DOWN	KD	VOLT, VOLTAGE	V
LABORATORY	LAB	WALL BOARD	WBD
LAMINATE	LAM	WALL PAPER	WP
LAVATORY	LAV	WATER CLOSET	WC
LIMITED	LTD	WATER PROOFING	WP
LIVE LOAD	LL	WIDTH	W
		WITHOUT	W/O
		WOOD	WD
		WELDED WIRE FABRIC	WWF

## TYPICAL DETAILS



## INSTALLATION HEIGHT



## PROJECT NOTES

- SPRINKLER NOTES:**
- PROVIDE NEW SPRINKLER HEADS, MODIFY EXISTING AS REQUIRED. SEE SPRINKLER DETAIL THIS SHEET.
  - PREPARE SPRINKLER PLAN AND SHOP DRAWING AS REQUIRED, SUBMIT AND OBTAIN PERMIT PRIOR TO THE BEGINNING OF SPRINKLER WORK.
  - SPRINKLER WORK SHALL BE IN ACCORDANCE WITH FIRE MARSHAL'S REQUIREMENTS AND THE REQUIREMENTS OF NFPA-13.
  - NEW HEADS SHALL MATCH BUILDING STANDARD.
  - SITE VISIT PRIOR TO THE BIDDING AND OBTAIN ALL EXISTING INFORMATION NECESSARY FOR PROVIDING A COMPLETE AND OPERABLE SPRINKLER SYSTEM.
  - SUBMIT SPRINKLER PLANS, SHOP DRAWINGS AND SPECIFICATIONS FOR LANDLORD'S APPROVAL PRIOR TO BEGINNING SPRINKLER WORK.
- SUBMITTALS:**
- PROVIDE DETAILED SHOP DRAWINGS IN ACCURATE SCALE SHOWING FABRICATION METHODS.
  - PROVIDE PRODUCT DATA TO INCLUDE CATALOG DATA, TECHNICAL DESCRIPTIVE BROCHURES, PERFORMANCE DATA, TEST RESULTS, DETAILS, SPECIFICATIONS, ETC.
  - PROVIDE TWO (2) SAMPLES AS APPLICABLE.
- NOTE: SUBMITTALS ARE REQUIRED FOR ALL CONSTRUCTION ITEMS PRIOR TO ORDERING AND/OR MANUFACTURING. CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DISCREPANCIES IF SUBMITTALS ARE NOT DONE.

## INDEX OF DWGS.

- A-0 TITLE SHEET
- A-1 EXISTING FLOOR PLAN, DETAILS
- A-2 NEW FLOOR PLAN, DETAILS
- A-3 REFLECTED CEILING PLAN
- A-4 SCHEDULES, DETAILS
- E-1 ELECTRICAL POWER PLAN
- E-2 LIGHTING PLAN
- E-3 ELECT. PANEL SCH., RISER, NOTES
- M-1 MECHANICAL PLAN
- P-1 PLUMBING PLAN, NOTES

## CODE ANALYSIS/INFO.

CODES	BUILDING INFORMATION
INTERNATIONAL BUILDING CODE: 2006	EXISTING: IIB PROPOSED: IIB
INTERNATIONAL MECHANICAL CODE: 2006	CONSTRUCTION TYPE: M
INTERNATIONAL ENERGY CONSERVATION CODE/2003 AS AMENDED BY PERIODIC SUPPLEMENTS AND CHARLES COUNTY	USE GROUP: M
NATIONAL ELECTRICAL CODE: 2005	HIGH RISE: NO
LIFE SAFETY CODE (NFPA-101) WITH AMENDMENTS	SPRINKLER (FULL): YES
NATIONAL STANDARD PLUMBING CODE, ILLUSTRATED	FIRE ALARM: YES
MARYLAND ACCESSIBILITY CODE	NO. OF STORY: 1
	TOTAL TENANT BUILDING: +-30,909 S.F.
	CUSTOMER THIS SPACE: 2000 S.F.
	OCCUPANT LOAD: +-49

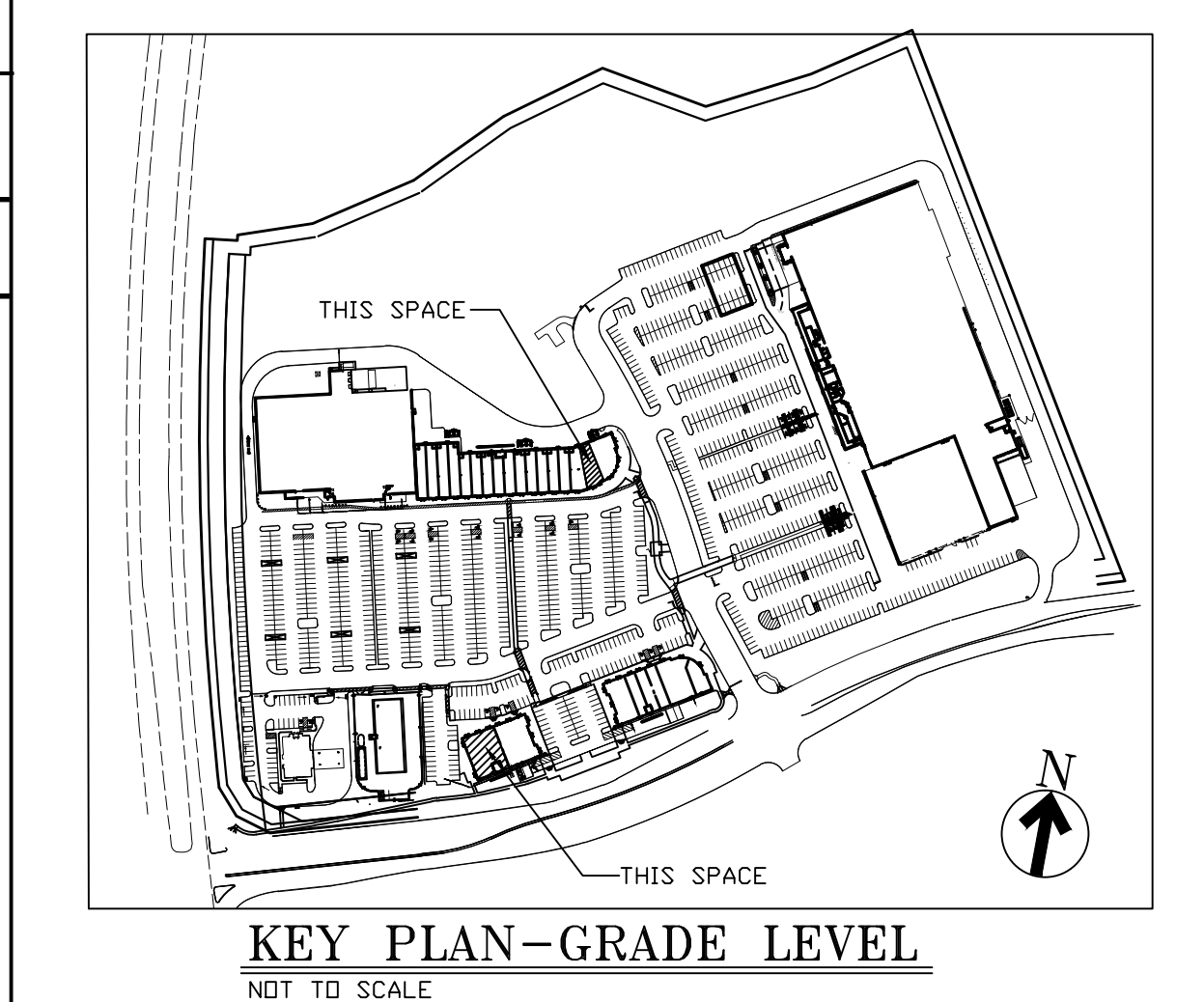
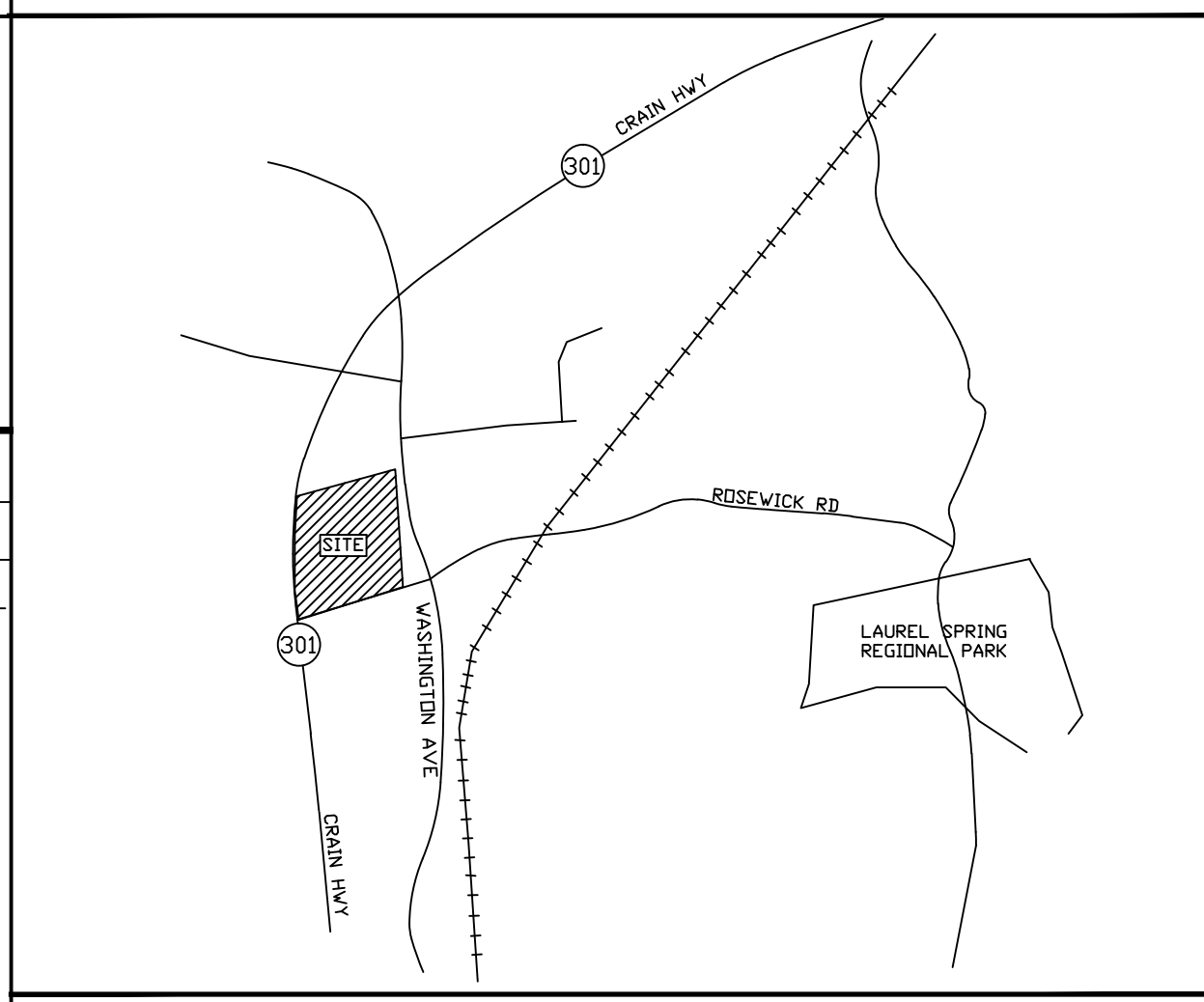
## SCOPE OF WORK:

INTERIOR ALTERATION FOR FUTURE TENANT TO INCLUDE NEW RESTROOMS, DRYWALL, ELECTRICAL PANEL, RECEPTACLES, HVAC CONNECTIONS, HVAC DUCT AND DIFFUSERS, PLUMBING, HWAC AND OTHER RELATED WORK.

## ARCHITECT

I, ALI R ZARGARIAN, AIA, CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY OR APPROVED BY ME AND I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 7627-A, EXPIRATION DATE: 5-16-2011

## VICINITY MAP



## DRAWING TITLE:

TITLE SHEET

THIS DRAWING IS AN INSTRUMENT OF THE ARCHITECT'S SERVICES AND IS HIS/HERS. IT SHALL NOT BE REPRODUCED, COPIED, OR OTHERWISE ALTERED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

PROJECT NO. 092471

ISSUE DATES: 10-30-2009 PERMIT

APPROVED BY:

TENANT: \_\_\_\_\_ DATE: \_\_\_\_\_

LANDLORD: \_\_\_\_\_ DATE: \_\_\_\_\_

DRAWING NO.



SHEET NO. 1 OF 10