

TROPICANA LAUNDROMAT

8010 FENTON STREET

SILVER SPRING, MD 20910

MONTGOMERY COUNTY

ARCHITECTS

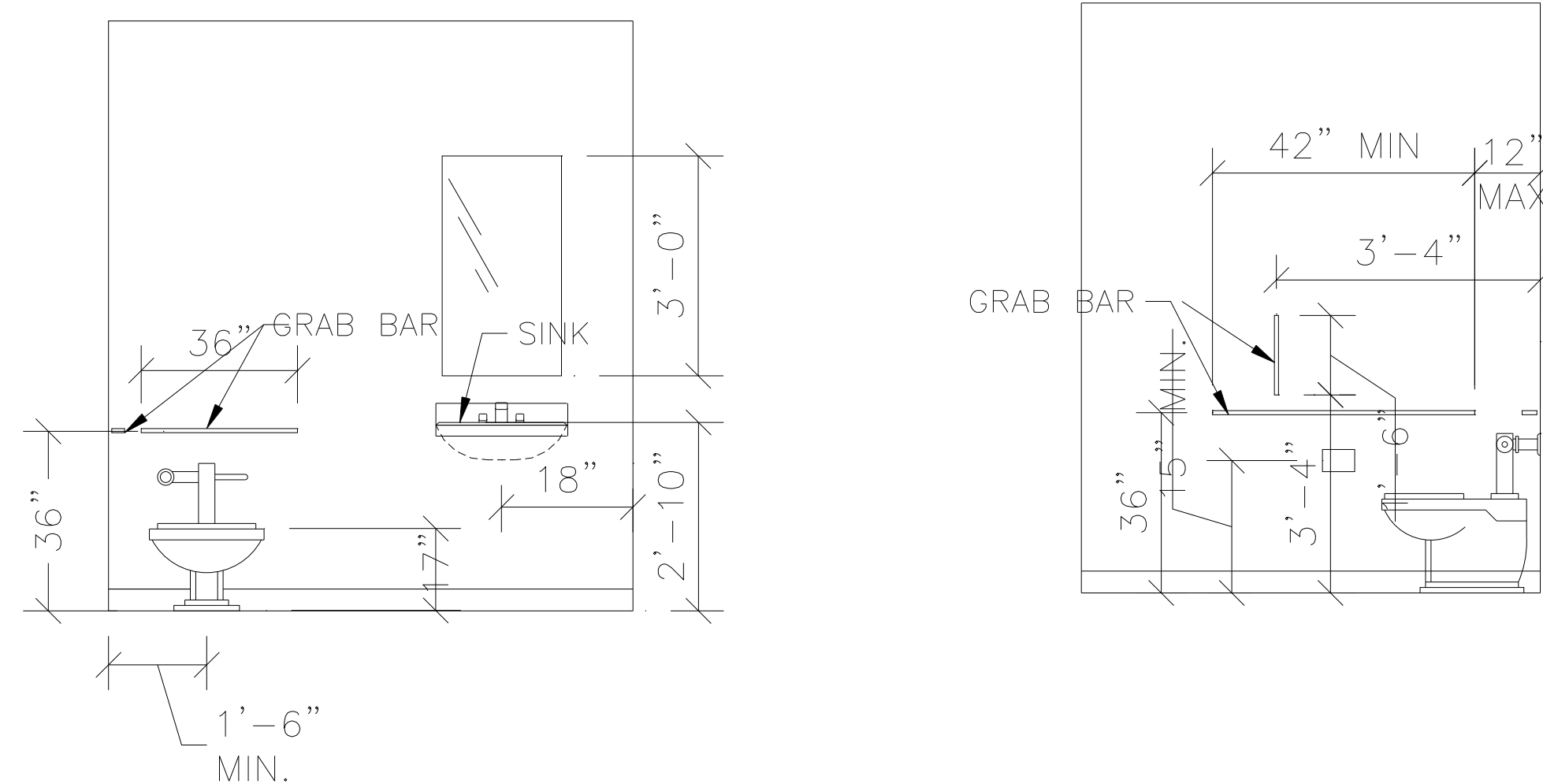
RAOUL LISSABET A.I.A.
ARCHITECTS / PLANNERS / DESIGN - BUILD

19021 SEDLEY TERRACE
GAITHERSBURG, MARYLAND 20879
Tel: (301) 948-3197 / Fax: (301) 990-4169

SYMBOLS LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- NEW WALLS, SEE PARTITION SCHEDULE
- DOOR TYPES, SEE DOOR SCHEDULE
- WINDOW TYPES, SEE WINDOW SCHEDULE
- ELEVATION # SHEET #
- SECTION # SHEET #
- ROOM #, SEE FINISH SCHEDULE
- DIMENSION LINES
- GENERAL DRAWING LINE
- CUTLINES SILHOUETTES AND BORDER LINES.
- PROPERTY BOUNDARY LINES.
- PHANTOM BLDG. OR EQUIPMENT LINE
- WORK ABOVE, BELOW OR BEYOND, EX'G. CONSTRUCTION TO BE REMOVED
- BREAK LINE
- DRAWING NOTE ARROW
- PLANE EL. IN PLAN. (ALL REF. TO DATUM EL. 0'-0")

ACCESSIBLE TOILET RM. ELEVATIONS



GENERAL NOTES

- 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 DIMENSIONS AND DEVICES, THE BEST GENERAL PRACTICE 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 MANNER.
 - WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
 - A. THESE GENERAL NOTES (UNLESS OTHERWISE NOTED ON THE PLANS OR IN CONSTRUCTION NOTES).
 - B. THE 2006 EDITION OF THE INTERNATIONAL BUILDING CODE AS ADOPTED AND AMENDED BY THE MONTGOMERY COUNTY GOVERNMENT, MD.
 - C. THE 2006 EDITION OF THE INTERNATIONAL MECHANICAL CODE AS ADOPTED AND AMENDED BY THE MONTGOMERY COUNTY GOVERNMENT, MD.
 - D. THE LATEST EDITION OF THE PLUMBING AND GAS FITTING REGULATIONS OF THE WASHINGTON SUBURBAN SANITARY COMMISSION (WSSC).
 - E. THE 2002 NATIONAL ELECTRICAL CODE AS ADOPTED AND AMENDED BY THE MONTGOMERY COUNTY GOVERNMENT, MD.
 - F. THE 2003 NFPA 101 LIFE SAFETY CODE AS AMENDED BY THE MONTGOMERY COUNTY GOVERNMENT, MD.
 - G. THE 2006 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES, ORDINANCES AND REGULATIONS.
 - H. THE "AMERICANS WITH DISABILITIES ACCESSIBILITY GUIDELINES" (ADAAG) FOR BUSINESS AND FACILITIES, DATED JULY 26, 1991.
 - 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. 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 CREWS.
 - ALL EQUIPMENT SHALL BE NEW (UNLESS NOTED OTHERWISE) AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, UNLESS OTHERWISE NOTED.
 - 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.
 - 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.
 - DISPOSE MATERIALS AND ITEMS REMOVED FROM BUILDING OFF SITE AT THE END OF EACH DAY.
 - THE CONTRACTOR IS RESPONSIBLE TO NOTIFY 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.
 - ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE.
 - DIMENSIONS ON PLANS ARE SHOWN AS ROUGH DIMENSIONS TO THE FACE OF STUDS AND TO THE EXPOSED FACE OF CONCRETE OR MASONRY.
 - DISCREPANCIES: THE CONTRACTOR SHALL COMPARE AND COORDINATE ALL DRAWINGS, WHEN IN THE OPINION OF THE CONTRACTOR, A DISCREPANCY EXISTS, HE SHALL PROMPTLY REPORT IT TO THE ARCHITECT WITHIN THREE (3) WORK DAYS FOR PROPER ADJUSTMENT BEFORE PROCEEDING WITH THE WORK.
 - OMISSIONS: IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED. IN EITHER INSTANCE, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT OF SUCH WITHIN THREE (3) WORK DAYS FOR POSITIVE CLARIFICATION.
 - ALTERING STRUCTURAL MEMBERS: NO STRUCTURAL MEMBER SHALL BE OMITTED, NOTCHED, CUT, BLOCKED OUT, OR RELOCATED WITHOUT PRIOR APPROVAL BY THE ARCHITECT UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
 - OVERALL DIMENSION TAKE PRECEDENCE OVER DIMENSIONING DISCREPANCIES ARISING OUT OF THE USE OF NOMINAL AND ACTUAL DIMENSIONS ACCORDING TO ACHIEVE ESTABLISHED ELEVATIONS SHOWN AS REQUIRED. SHOULD A DISCREPANCY EXCEED 3/4" THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OBTAIN THE ARCHITECT'S APPROVAL PRIOR TO THE INSTALLATION OF THE WORK AFFECTED BY THE DISCREPANCY.
 - THE CONSTRUCTION SITE SHALL BE KEPT CLEAN AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION.
 - INTERIOR FINISHES SHALL COMPLY WITH THE 2006 EDITION OF THE INTERNATIONAL BUILDING CODE SECTIONS 803.0 AND 803.0 AND TABLE 803.0 FLOOR FINISHES SHALL COMPLY WITH THE 2006 IRC SECTION R04.
 - GLASS SUBJECT TO HUMAN IMPACT SHALL BE SAFETY GLAZED, BEARING A PERMANENT SAFETY/GLAZED IDENTIFYING MARK PER 2006 IRC SECTION 2406.0 AND SECTION 2406.2.
 - FIRE STOP SEALANT: INSTALL UL CLASSIFIED FIRE BARRIER SEALANT AT THROUGH WALL PENETRATIONS; SEAL PIPES, CONDUITS AND OTHER PENETRATIONS. INSTALL FIRE BARRIER SEALANT IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. PRODUCT MAY BE SIMILAR TO THE 3M BRAND FIRE BARRIER SEALANT CALLED CALICOR AND PUTTY. 3M BRAND FIRE BARRIER SEALANT/STRIP P5190 AND COMPOSITE SHEET C5190, OR 3M BRAND FIRE BARRIER PENETRATION SEALING SYSTEM SERIES 7902 AND 7904 AS MANUFACTURED BY ELECTRICAL PRODUCTS DIVISION, M. ST. PAUL, MN. PRODUCT SHALL BE SELECTED BY THE CONTRACTOR FOR APPROPRIATE FIRE STOPPING OF THE PENETRATION TYPE TO MAINTAIN THE INTEGRITY OF THE REQUIRED FIRE RATED ASSEMBLY.

SCOPE OF WORK

INTERIOR, TENANT FIT-OUT FOR COIN OPERATED LAUNDRY.
BUILD NEW CANOPY STRUCTURE AND FRONT FACADE.
NO INCREASE IN GROSS FLOOR AREA.
NO STRUCTURAL CHANGES TO EXISTING BUILDING.
NO SITE CHANGES FOR PARKING.
INSTALL NEW LAUNDROMAT EQUIPMENT.
BUILD NEW ACCESSIBLE TOILETROOM.
REMOVE EXISTING FRONT & SIDE STOREFRONTS.
INSTALL NEW STOREFRONT AND ENTRY DOORS.
INSTALL NEW ROOFTOP UNIT AND STRUCTURAL SUPPORT BEAMS.
INSTALL NEW HVAC DUCTWORK AS INDICATED.
EXISTING ELECTRICAL SERVICE TO BE UPGRADED AS INDICATED.
EXISTING WATER SERVICE TO BE UPGRADED AS INDICATED.
NEW GAS SERVICE TO BE PROVIDED BY GAS COMPANY.

LIST OF DRAWINGS

- ARCHITECTURAL**
- C-1 COVER-DATA SHEET
 - A-0 DEMOLITION PLAN
 - A-1 FLOOR PLAN
 - A-2 ELEVATIONS
 - A-3 REFLECTED CEILING & ROOF PLAN
 - A-4 BUILDING SECTION-WALL SECTIONS
 - A-5 INTERIOR ELEVATIONS-DETAILS
 - A-6 STOREFRONT ELEVATIONS-DOOR SCHEDULE
 - A-7 MISC. DETAILS
- STRUCTURAL**
- S-1 FOUNDATION PLAN
 - S-2 DECORATIVE CANOPY FRAMING PLAN - DETAILS
 - S-3 DETAILS
- MECHANICAL**
- M-1 HVAC PLAN
 - P-1 FLOOR PLAN-WATER
 - P-2 FLOOR PLAN-SANITARY
 - P-3 RISER DIAGRAMS-SANITARY-WATER-GAS
- ELECTRICAL**
- E-1 FLOOR PLAN-POWER
 - E-2 FLOOR PLAN-LIGHTING
 - E-3 SCHEDULES-DIAGRAMS

CODE INFORMATION

APPLICABLE CODES: 2006 INTERNATIONAL BUILDING CODE.
2006 INTERNATIONAL MECHANICAL CODE.
2006 INTERNATIONAL ENERGY CONSERVATION CODE.
2005 NATIONAL ELECTRICAL CODE.

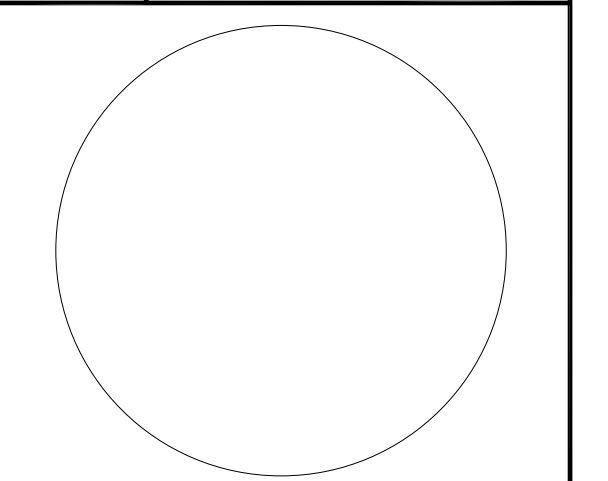
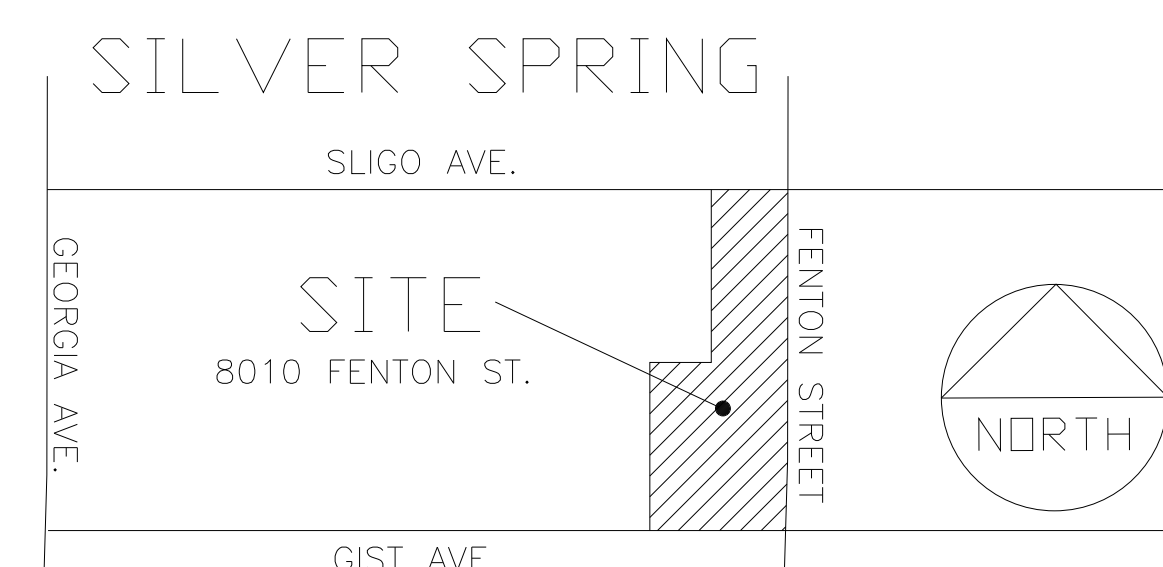
ELEMENT	EXISTING SPACE	PROPOSED ALTERATIONS
USE GROUP	B-BUSINESS AUTOMOTIVE TIRE STORE	"B" BUSINESS - COIN LAUNDRY
TYPE OF CONSTRUCTION	TYPE IIB	TYPE IIB
HEIGHT	14 FT./ 1 STORY	14 FT./ 1 STORY
FULLY SPRINKLERED AND MONITORED	NO	NO
FIRE ALARM SYSTEM	NO	NO
BUILD-OUT AREA		
TOTAL GROSS BUILDING AREA	3,614 SQ. FT.	3,614 SQ. FT.
TOTAL SALES AREAS	N/A	2,679 SQ. FT.
TOTAL EQUIP. SERVICE AREAS	N/A	775 SQ. FT.
OFFICE AREA	N/A	100 SQ. FT.
TOILET ROOM	N/A	60 SQ. FT.
OCCUPANT LOADING		
TOTAL SALES AREAS	2,679 S.F./ 100 = 27	
TOTAL ACCESSORY/SERVICE AREAS	936 S.F./300 = 3	
TOTAL OCCUPANT LOAD	30	
EGRESS LOADING		
DOORS:	30 OCCUPANTS X 15" / PERSON = 4.5" (REQUIRED)	
	EXITS PROVIDED : 2	
	EXITS PROVIDED: 2 EXITS @ 72" EACH = 144"	TOTAL= 144"

CERTIFICATION

I CERTIFY THAT THESE DRAWINGS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENCE #6152 EXP. DATE 09-02-10.

RAOUL LISSABET A.I.A.
ARCHITECT OF RECORD

VICINITY MAP



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Issue Date:

Revisions

No. Date Description

1

2

PERMIT SET
OCT. 15, 2009

TROPICANA LAUNDROMAT
LAUNDROMAT FIT-UP PLANS
8010 FENTON STREET
SILVER SPRING MD, 20910

Project Number: Drawn By:

Designed By: Checked By:

Sheet Title:

COVERSHEET

Sheet Number:

C-1