

GENERAL NOTES

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| 1. | THE CONTRACT DOCUMENTS INCLUDE THE WORKING DRAWINGS, ADDENDA, MODIFICATIONS, GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT AND SPECIFICATIONS | 14. | SUBMIT SHOP DRAWINGS AND SAMPLES FOR ALL TRADES AS SOON AS POSSIBLE TO THE ARCHITECT, ALLOWING TEN (10) WORKING DAYS FOR REVIEW. SHOP DRAWINGS SHALL BE REVIEWED & APPROVED BY CONTRACTOR PRIOR SUBMITTING THEM TO ARCHITECT. NO CONSTRUCTION SHALL PROCEED UNTIL THE APPROVAL OF THESE DRAWINGS. ALL TRADES SHALL BE REVIEWED BY THE ARCHITECT AT THE SAME TIME. CONTRACTOR SHALL PROVIDE MANUFACTURER'S SPECIFICATION, INSTALLATION, INSTRUCTION, SHOP DRAWINGS AND SAMPLES FOR REVIEW AND APPROVAL OF ALL MATERIALS AND METHODS TO BE USED PRIOR TO ORDERING OR PROCEEDING WITH THE WORK. CONTRACTOR SHALL FOLLOW PROCEDURES. IF THESE ARE CONTRARY TO THE CONTRACT DOCUMENTS, CONTRACTOR SHALL NOTIFY ARCHITECT, IN WRITING, IMMEDIATELY TO RESOLVE DISCREPANCIES PRIOR TO PROCEEDING. |
| 2. | THE CONTRACT DOCUMENTS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE CONTRACT DOCUMENTS SHALL NOT BE USED BY OWNER OR TENANT FOR OTHER PROJECTS OR EXTENSIONS TO THE PROJECT, NOR ARE THEY TO BE MODIFIED IN ANY MANNER WHATSOEVER EXCEPT BY AGREEMENT IN WRITING WITH THE ARCHITECT. | 15. | CONTRACTOR TO PROVIDE 2X FIRE RESISTANT BLOCKING AS NECESSARY BEHIND ALL WALL MOUNTED INSTALLATIONS |
| 3. | PERMITS: GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, EXCEPT BUILDING PERMIT. | 16. | CONTRACTOR TO PROVIDE BUILDING CONSTRUCTION REPRESENTATIVE WITH COPIES OF DELIVERY, AND CONSTRUCTION SCHEDULES. CONTRACTOR TO COORDINATE ALL SCHEDULES WITH BUILDINGS CONSTRUCTION REPRESENTATIVE. |
| 4. | QUALITY: CONTRACTOR SHALL PERFORM ALL WORK AND INSTALL ALL COMPONENTS IN A PROFESSIONAL MANNER. ALL FINISH WORK TO BE TIGHT, LEVEL & R.O.M.B. ALL JOINTS TO BE TIGHT & CLEAN. | 17. | CUTTING & PATCHING: CONTRACTOR TO PATCH, REPAIR & REFINISH WORK DAMAGED AS A RESULT OF DEMOLITION OR REMOVAL OF CONSTRUCTION TO MATCH ADJACENT FINISH. PATCH THRU-WALL/ THRU-FLOOR PENETRATIONS TO MAINTAIN EXISTING BUILDING INTEGRITY. |
| 5. | CODE COMPLIANCE: WORK SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE & FEDERAL CODES INCLUDING NFPA: USE TESTED AND CERTIFIED ASSEMBLIES, AS REQUIRED BY CODE. | 18. | IF NEEDED, CORING, DRILLING OR OTHER SUCH WORK IN ADJACENT TO OCCUPIED AREAS SHALL BE PERFORMED AT HOURS MINDFUL OF THE AFFECTED OCCUPANCY UNLESS OTHERWISE INDICATED. GENERAL CONTRACTOR SHALL DIRECTLY COORDINATE WITH BUILDING OWNER'S REPRESENTATIVE AND AFFECTED TENANT(S). |
| 6. | HANDICAP ACCESSIBILITY: CONTRACTOR SHALL COMPLY WITH ACCESSIBILITY GUIDELINES 36 CFR PART 1191 OF THE FEDERAL REGISTER, ITS PREVIOUS TO ANSI STANDARD A117.1, AND TITLE III OF THE AMERICAN WITH DISABILITY ACT (ADA), AND LOCAL ORDINANCES. | 19. | IF NEEDED, NO CORE DRILLING SHALL BE PERFORMED BEFORE 8:30 AM MONDAY - FRIDAY OR BEFORE 9:00 AM SATURDAY - SUNDAY. WITH REGARD TO CORE DRILLED SLAB OPENINGS, A DRAWING SHOWING THE LOCATION AND SIZE OF ALL OPENINGS SHALL BE SUBMITTED TO THE BUILDING OWNER'S REPRESENTATIVE FOR REVIEW BY THE BUILDING STRUCTURAL ENGINEER. |
| 7. | WARRANTY: ALL CONSTRUCTION, MATERIALS, PRODUCTS AND WORK TO BE WARRANTED FOR A PERIOD OF TWO YEARS FROM DATE OF FINAL ACCEPTANCE BY THE OWNER, UNLESS LONGER PERIODS ARE SPECIFIED FOR SPECIFIC MANUFACTURER'S / SYSTEMS, IN WHICH CASE THOSE LONGER PERIODS SHALL APPLY. | 20. | IF OCCUPIED, UTILITY OUTAGES SHALL BE SCHEDULED OUTSIDE NORMAL WORKING HOURS FOR THE AFFECTED OCCUPANCY UNLESS OTHERWISE INDICATED. |
| 8. | CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. NO MEASUREMENT SHALL BE SCALED FROM THE CONTRACT DRAWINGS. CONTRACTOR SHALL OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION IF A DIMENSION(S) IS IN QUESTION. | 21. | IF REQUIRED, ALL ROOF WORK TO BE COMPLETED BY MCPS APPROVED ROOFING CONTRACTOR. |
| 9. | GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. CLARIFICATIONS REGARDING ANY CONFLICTS SHALL BE ACHIEVED PRIOR TO RELATED WORK BEING STARTED. | 22. | PROVIDE A SMOOTH, NEAT, CONTINUOUS APPEARANCE WHERE DEMOLITION WORK MEETS ADJACENT EXISTING WORK. REMOVE EXISTING FINISHES AS REQUIRED TO PROVIDE NEAT, STRAIGHT SEAMS AND TRANSITIONS BETWEEN EXISTING AND MATCHING NEW FINISHES. |
| 10. | DIMENSIONS AND NOTES ON ENLARGED PLANS AND DETAILS ARE TO OVERRIDE SMALLER SCALE DRAWINGS. ALL DIMENSIONS ARE TO FACE OF DRYWALL UNLESS NOTED OTHERWISE. | 23. | CONTRACTOR WILL COORDINATE AND OBTAIN ALL PERMITS AND APPROVALS TO HAVE AN OPEN TOP DUMPSITER AT CURBSIDE OF THE BUILDING. |
| 11. | DEMOLITION: DEMOLITION OF MATERIAL, DEMOLISHED MATERIAL AND EXTRANEOUS TRASH GENERATED BY CONSTRUCTION FROM BUILDING & SITE UNLESS NOTED, TO BE TURNED OVER TO OWNER. ALL DEMOLISHED MATERIAL, NOT TO BE TURNED OVER OWNER SHALL BECOME THE PROPERTY OF GENERAL CONTRACTOR. | 24. | CONTRACTOR TO PROTECT EXISTING FLOORING TO REMAIN WITH MINIMUM 1/2" PLYWOOD SHEETS. |
| 12. | ALL MATERIAL, HARDWARE, FIXTURES AND FINISHED TO BE BUILDING STANDARD UNLESS NOTED OTHERWISE. BUILDING STANDARD INFORMATION IS AVAILABLE THROUGHOUT THE OWNER'S REPRESENTATIVES AND TYPICALLY MATCHES EXISTING INTERIOR CONSTRUCTION. | | |
| 13. | ALL GENERAL CONTRACTORS & SUBCONTRACTORS ARE TO VISIT THE SITE PRIOR TO COMPLETING BID TO VERIFY EXISTING CONDITIONS. GENERAL CONTRACTOR & SUBCONTRACTORS TO PROVIDE WRITTEN DOCUMENTATION OF ANY DISCREPANCY BETWEEN SITE CONDITIONS & DOCUMENTS. SUBMISSION OF BID IS CONFIRMATION THAT EXISTING CONDITIONS HAVE BEEN FULLY TAKEN INTO CONSIDERATIONS & ARE REFLECTED IN THE COSTS PROVIDED. | | |

APPLICABLE CODES

JURISDICTION:	MONTGOMERY COUNTY, MD	
BUILDING CODE:	2018	INTERNATIONAL BUILDING CODE (IBC) AS MODIFIED BY MONTGOMERY COUNTY AMENDMENTS 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
ELECTRICAL CODE:		MONTGOMERY COUNTY CODE, CHAPTER 17 ELECTRICITY NPPA 70 (NATIONAL ELECTRICAL CODE)
ACCESSIBILITY CODE:		COMAR 09.12.53 MARYLAND ACCESSIBILITY CODE
MECHANICAL CODE:	2018	INTERNATIONAL MECHANICAL CODE (IMC)
ENERGY CODE:	2018	INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
PLUMBING CODE:		WASHINGTON SUBURBAN SANITARY COMMISSION (WSSC)
FUEL GAS CODE:	2018	INTERNATIONAL FUEL GAS CODE (ICC)
FIRE & LIFE-SAFETY CODE:		MONTGOMERY COUNTY CODE CHAPTER 22 FIRE SAFETY CODE 2015 NFPA 1 FIRE CODE 2015 NFPA 101 LIFE SAFETY CODE
ELEVATOR CODE:		ASME 17.1 SAFETY CODE FOR ELEVATORS AND ESCALATORS

CODE ANALYSIS

BUILDING DESCRIPTION:

PROJECT DESCRIPTION:	ELEVATOR MODERNIZATION FOR ONE EXISTING HYDRAULIC ELEVATOR. EXISTING CAB TO BE REFURBISHED; NEW MACHINE RM EQUIPM, DOORS, AND CONTROLS. NEW AC VENTILATION	
	<u>EXISTING</u>	<u>PROPOSED</u>
IBC OCCUPANCY CLASSIFICATION	E AND A3	E AND A3 (NO CHANGE)
NFPA 101 - OCCUPANCY CLASSIFICATION	EDUCATION AND ASSEMBLY	EDUCATION AND ASSEMBLY (NO CHANGE)
TYPE OF CONSTRUCTION	II-B IBC	II-B IBC
NUMBER OF STORIES ABOVE GRADE (BLDG)	2	2
HEIGHT ABOVE GRADE (BLDG)	APPROX. 25' - 0"	APPROX. 25' - 0" (NO CHANGE)
HIGH RISE (Y/N)	N	N
STANDPIPES (Y/N)	N/A	N/A
FULLY SPRINKLERED (Y/N)	Y	Y
FIRE ALARM (Y/N)	Y	Y
FLOOR AREA OF RENOVATION (GROSS)	233 SF	233 SF (NO CHANGE)
BUILDING AREA	APPROX. 96,406 SF	NO CHANGE
CODES USED FOR DESIGN	IBC	IBC 2018

OCCUPANT LOAD: (NO CHANGE)

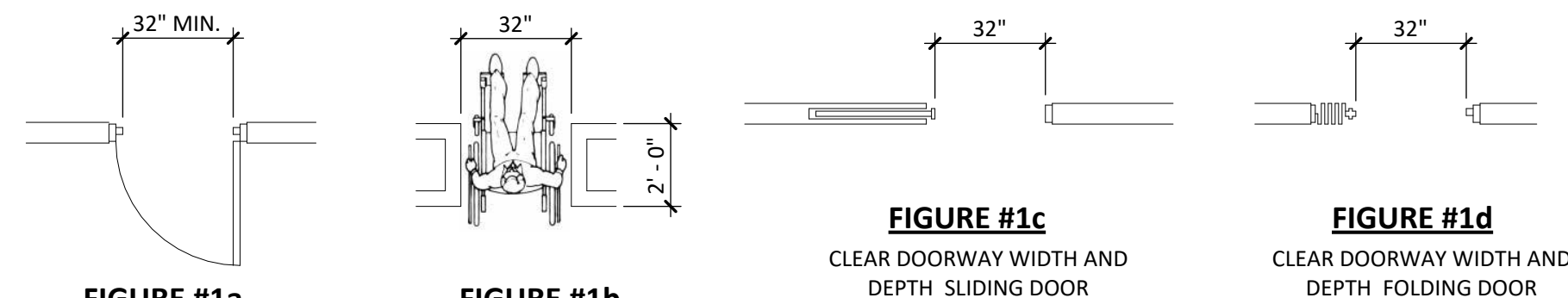
FINISH CLASS RATINGS:

ALL FLOOR, WALL AND CEILING FINISHES WILL MEET OR EXCEED SMOKE DEVELOPMENT AND FLAME SPREAD RATING REQUIREMENTS OF IBC CHAPTER 8. (USE: E)

MINIMUM FLOOR FINISH RATING REQUIRED: CLASS 'I'

MINIMUM WALL/CEILING FINISH RATING REQUIRED: CLASS 'C'

TYPICAL ADA DETAILS



1. CLEAR WIDTH

EXCEPTION: DOORS NOT REQUIRING FULL USER PASSAGE, SUCH AS SHALLOW CLOSETS, MAY HAVE THE CLEAR OPENING REDUCED TO 20 INCHES MINIMUM

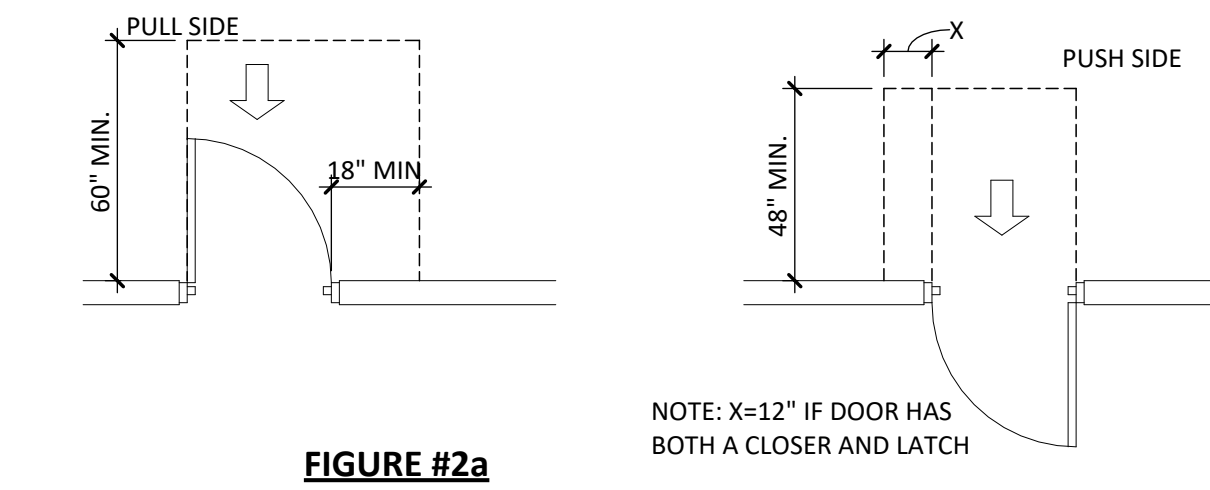


FIGURE #2a

FRONT APPROACHES - SWINGING DOORS

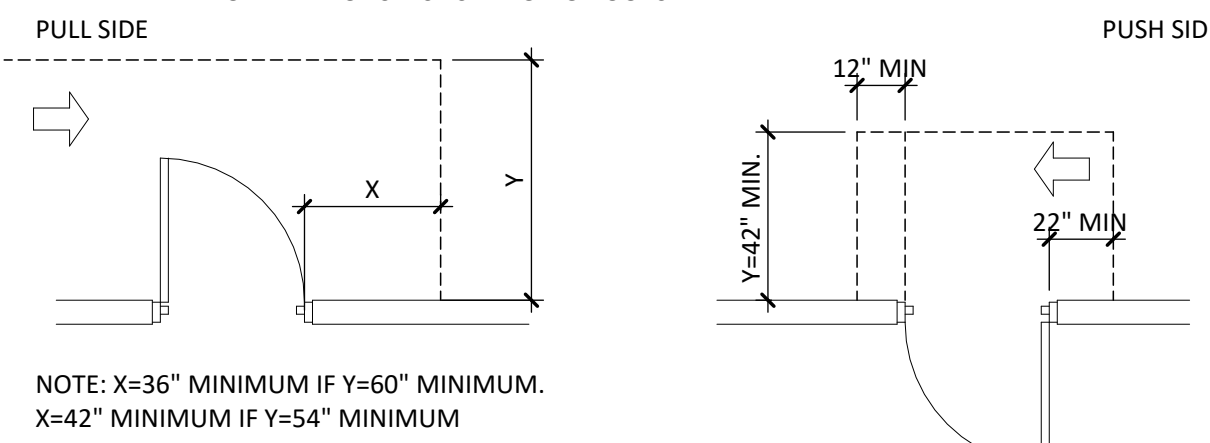


FIGURE #2b

HINGE SIDE APPROACHES - SWINGING DOORS

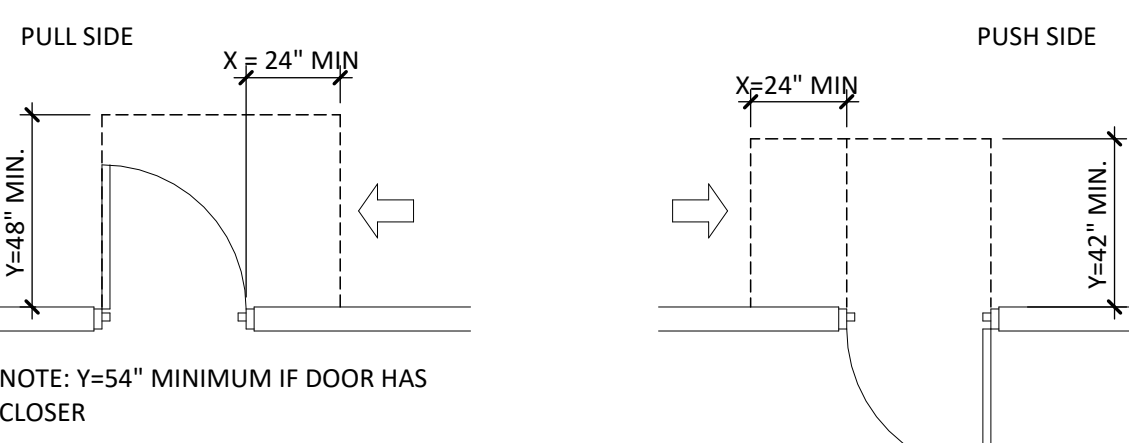
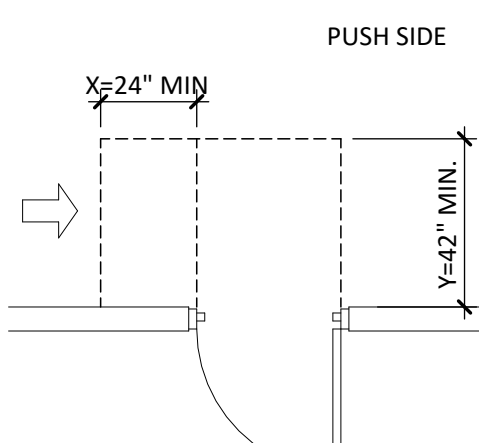


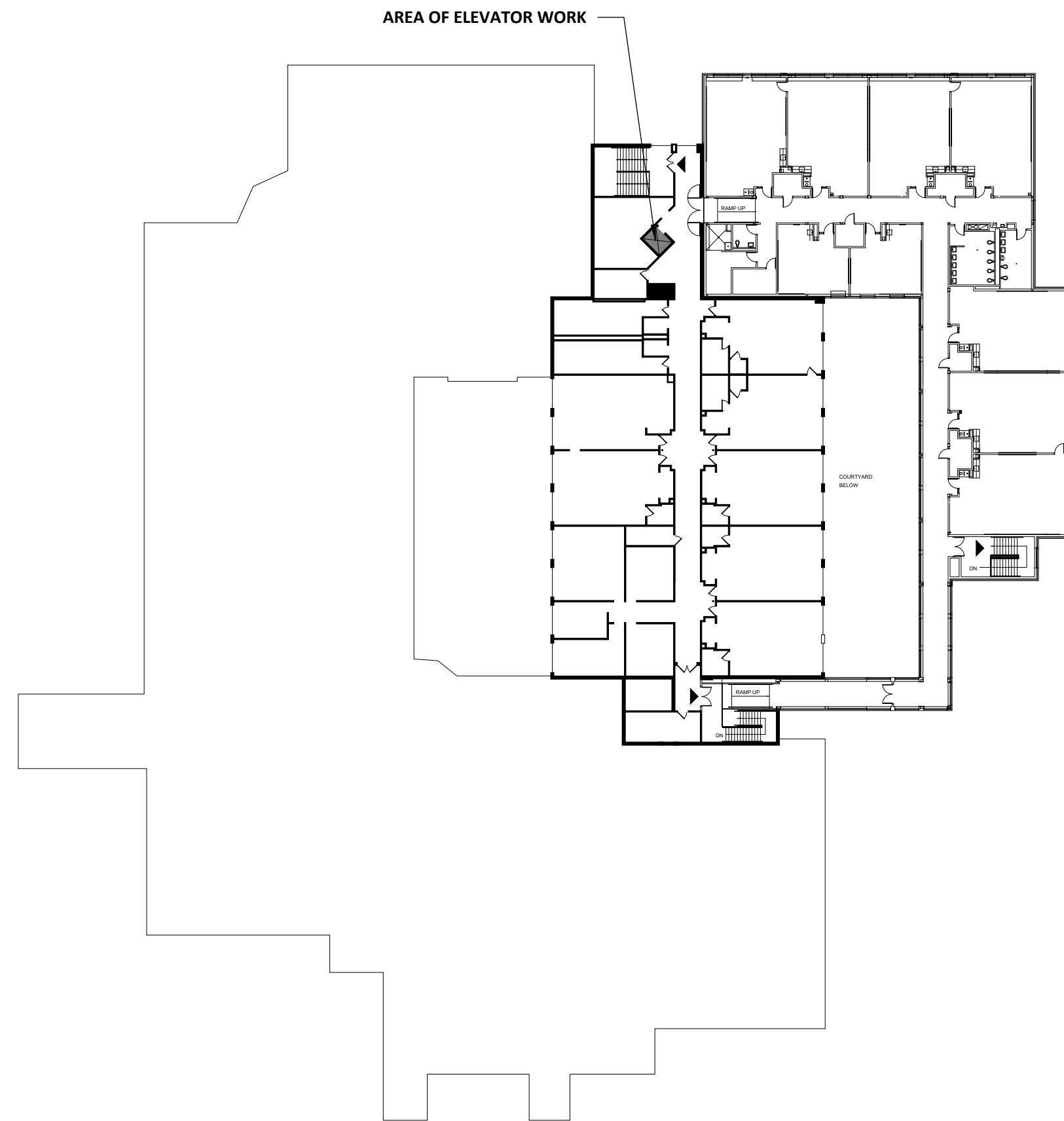
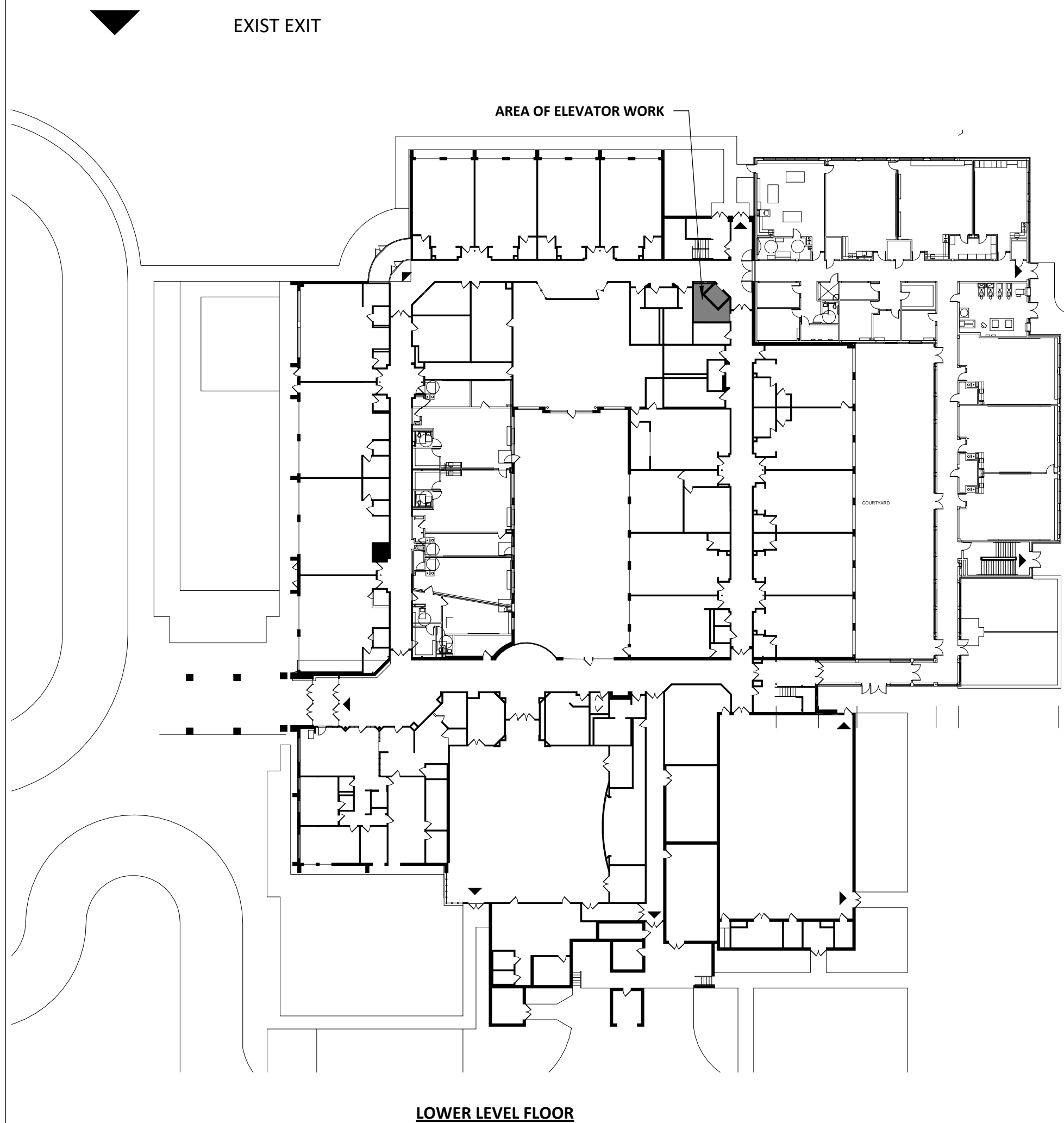
FIGURE #2c

LATCH SIDE APPROACHES - SWINGING DOORS



NOTE: Y=48" MINIMUM IF DOOR HAS CLOSER

LIFE SAFETY PLANS (NO CHANGE TO EGRESS COMPONENTS)

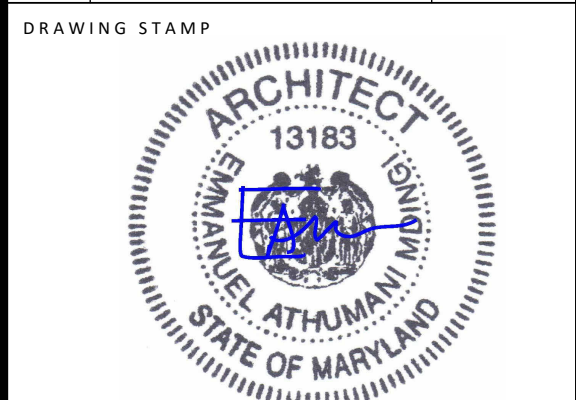


 dci ARCHITECTS	
1074 W EDMONSTON DRIVE ROCKVILLE, MD 20852 (P) 301-605-7005 (C) 301-404-0449	
OWNER	 MONTGOMERY COUNTY PUBLIC SCHOOLS
DIVISION OF CONSTRUCTION 45 W. BRIDE DRIVE, 4 TH FLOOR ROCKVILLE, MD 20850	
MECHANICAL / PLUMBING / ELECTRICAL ENGINEER	CTA CONSULTING ENGINEERS, INC 220 NORTH ADAMS ST ROCKVILLE, MD 20850 (P) 301-762-1172
CERTIFICATION BLOCK	
I certify that these documents were prepared and approved by me, and that I am a duly licensed architect under the laws of the State of Maryland	
License Number: <u>13183</u>	
Expiration Date: <u>July 12, 2026</u>	

**FAIRLAND ELEMENTARY SCHOOL
ELEVATOR MODERNIZATION**

14315 FAIRDALE RD.
SILVER SPRING, MD 20905

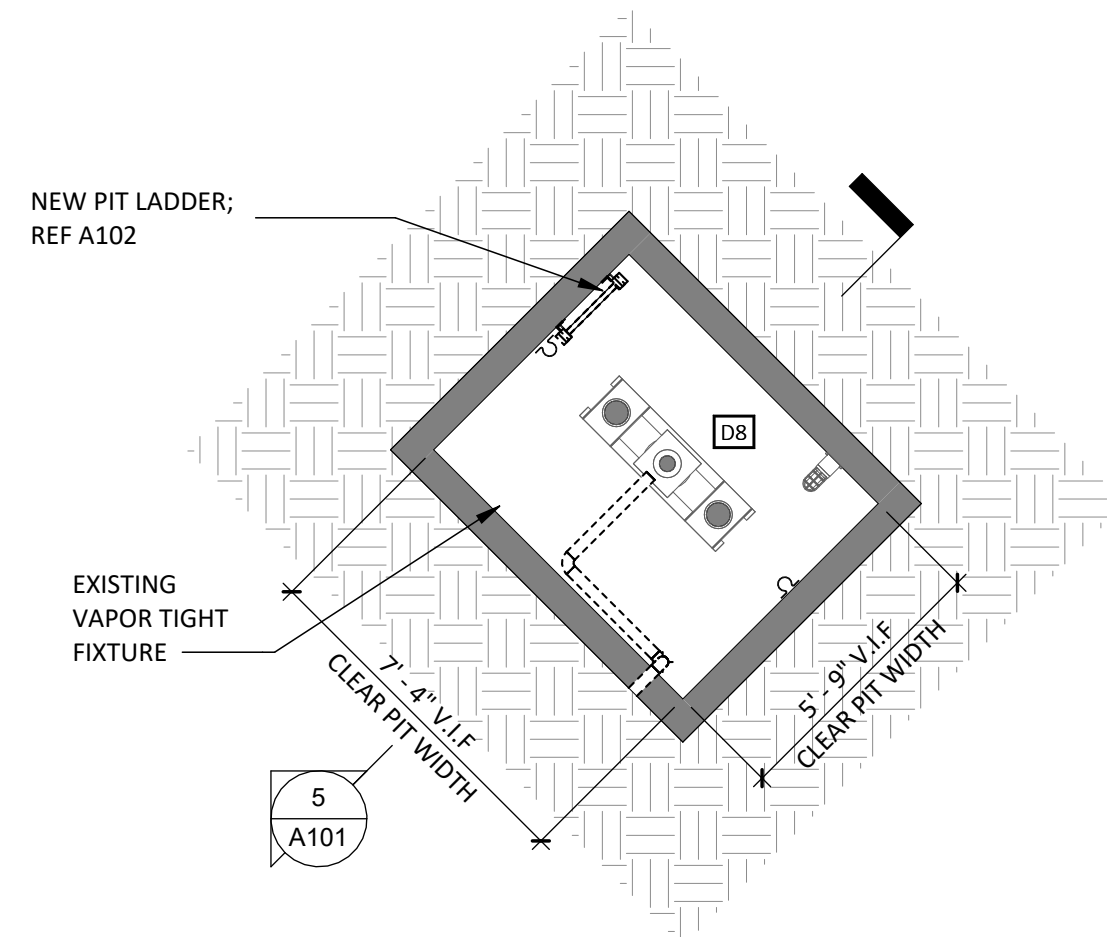
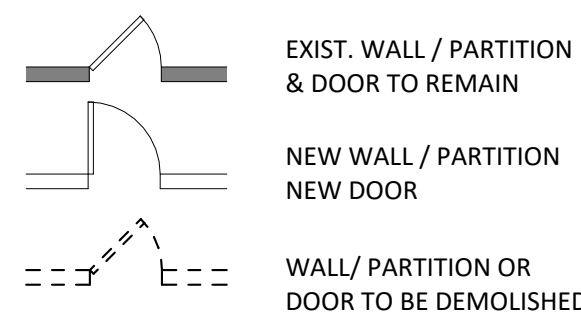
GENERAL NOTES, CODE ANALYSIS, AND ADA DETAILS

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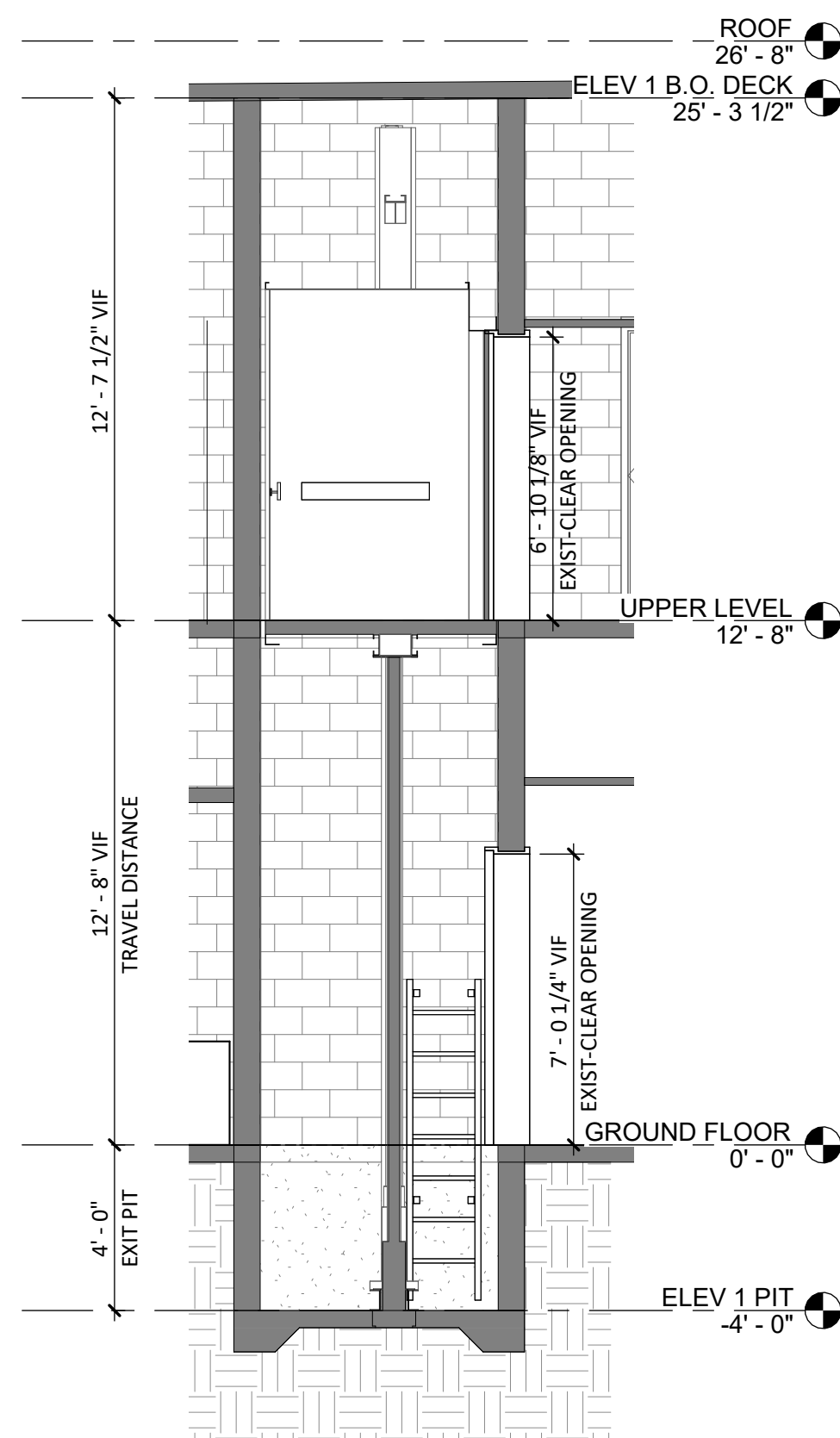
SHEET NUMBER

G001

PLAN LEGEND



6 PROP PIT PLAN - ELEV
A101 SCALE 1/4" = 1'-0"



5 SECTION
A101 SCALE 1/4" = 1'-0"

DEMOLITION KEYED NOTES

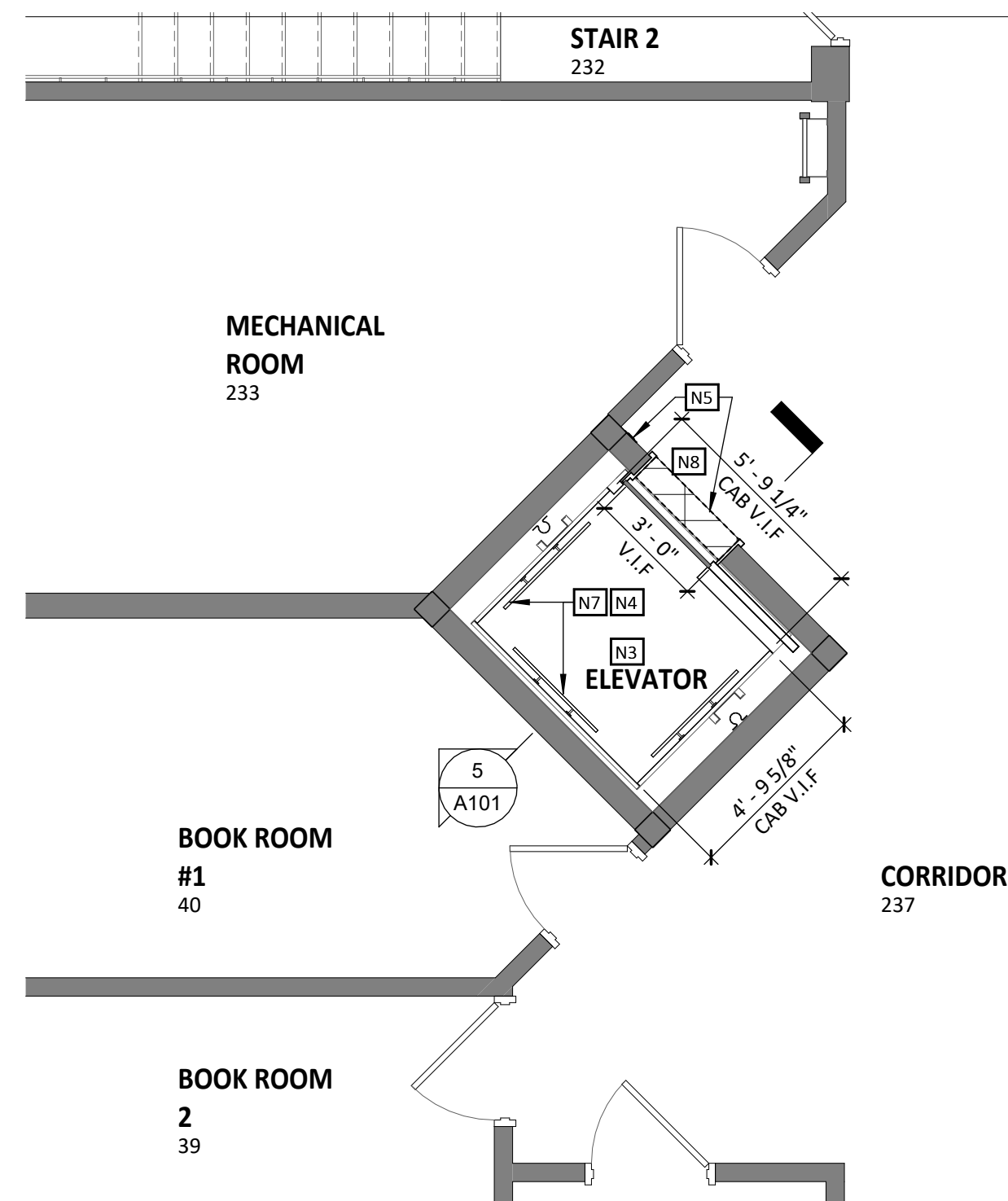
KEY #:	NOTE
D1	DEMO EXIST PUMP, CONTROLLERS AND PIPING; REF MEP DWGS.
D2	EXIST RATED DOOR TO REMAIN. CLEAN AND REPAIR ANY DAMAGE FOR A SEAMLESS FINISH.
D3	EXIST ELEVATOR EQUIPMENT TO REMAIN INCLUDES - JACKS, BUFFERS AND PIT CHANNELS, SLING AND PLATFORM, AND CAR SHELL.
D4	DEMO EXIST SLIDE GUIDES, CAB INTERIOR FINISHES, LIGHTS , CAR AND HOISTWAY DOOR PANELS, CAR AND HOISTWAY DOOR EQUIPMENT, WIRING AND CONDUIT, AND CAR TOP FAN.
D5	DEMO ALL CALL BUTTONS, HALL LANTERNS, AND SIGNAGE. PATCH AND REPAIR WALL AND PREPARE FOR NEW FIXTURE INSTALLATIONS.
D6	EXIST DOOR FRAME TO REMAIN; PREPARE TO BE RECLAD WITH SS.
D7	ALL EXIST WALLS TO REMAIN.
D9	DEMO EXIST PIT LADDER.
D10	REMOVE EXISTING FLOOR FINISH 2' OUT FROM ELEVATOR, CLEAN FLOOR SLAB AND READY FOR NEW TILE FLOOR FINISH. TILE TO MATCH EXIST. GC TO PROVIDE SAMPLES FOR OWNER'S APPROVAL.

PROPOSED KEYED NOTES

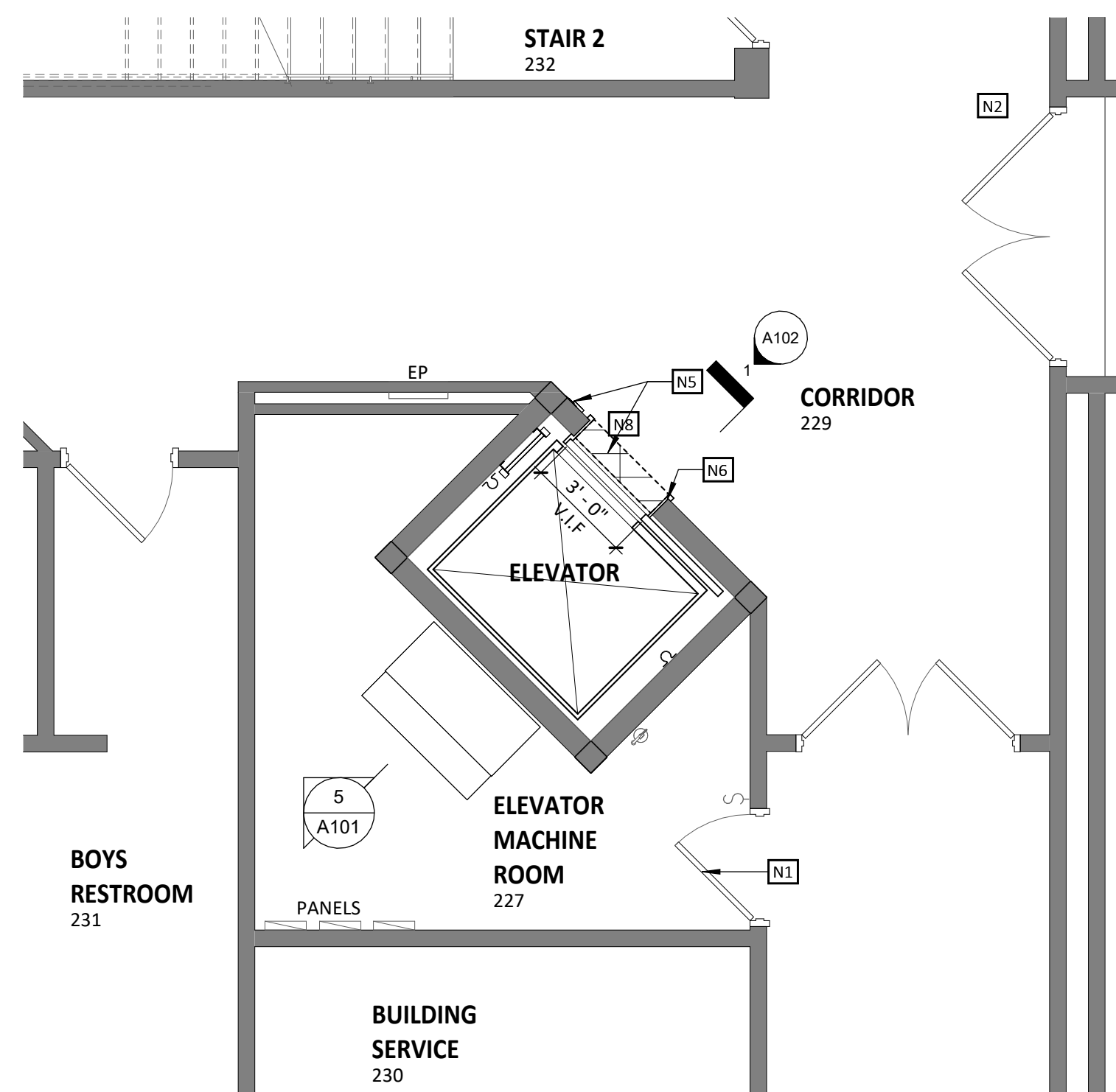
KEY #:	NOTE
N1	EXIST DOOR AND FRAME TO REMAIN. PROTECT DURING CONSTRUCTION.
N2	NEW ELEV EQUIPMENT; REF MEP DWGS.
N3	NEW ELEVATOR EQUIP TO INCLUDE: SLIDE GUIDES, CAB INTERIOR SS #4 WALL FINISH, RUBBER TILE FLOORING, CEILING, CAB RETURNS AND TRANSOM CLADDING, CAR AND HOISTWAY DOOR PANELS AND EQUIP, AND WIRING AND CONDUIT.
N4	CLEAN AND PAINT PLATFORM AND SLING.
N5	NEW CALL BUTTONS, HALL LANTERNS AND SIGNAGE TYPICAL AT ALL LANDINGS RETAIN AND RECONDITION HATCH DOOR SILLS.
N6	NEW NEW SS #4 DOOR FRAME CLADDING AT ALL LANDINGS.
N7	NEW SS #4 FLAT HANDRAILS, 3"; TYP ALL SIDES W/O DOORS
N8	PROPOSED FLOOR FINISH TO MATCH EXISTING

GENERAL NOTES:

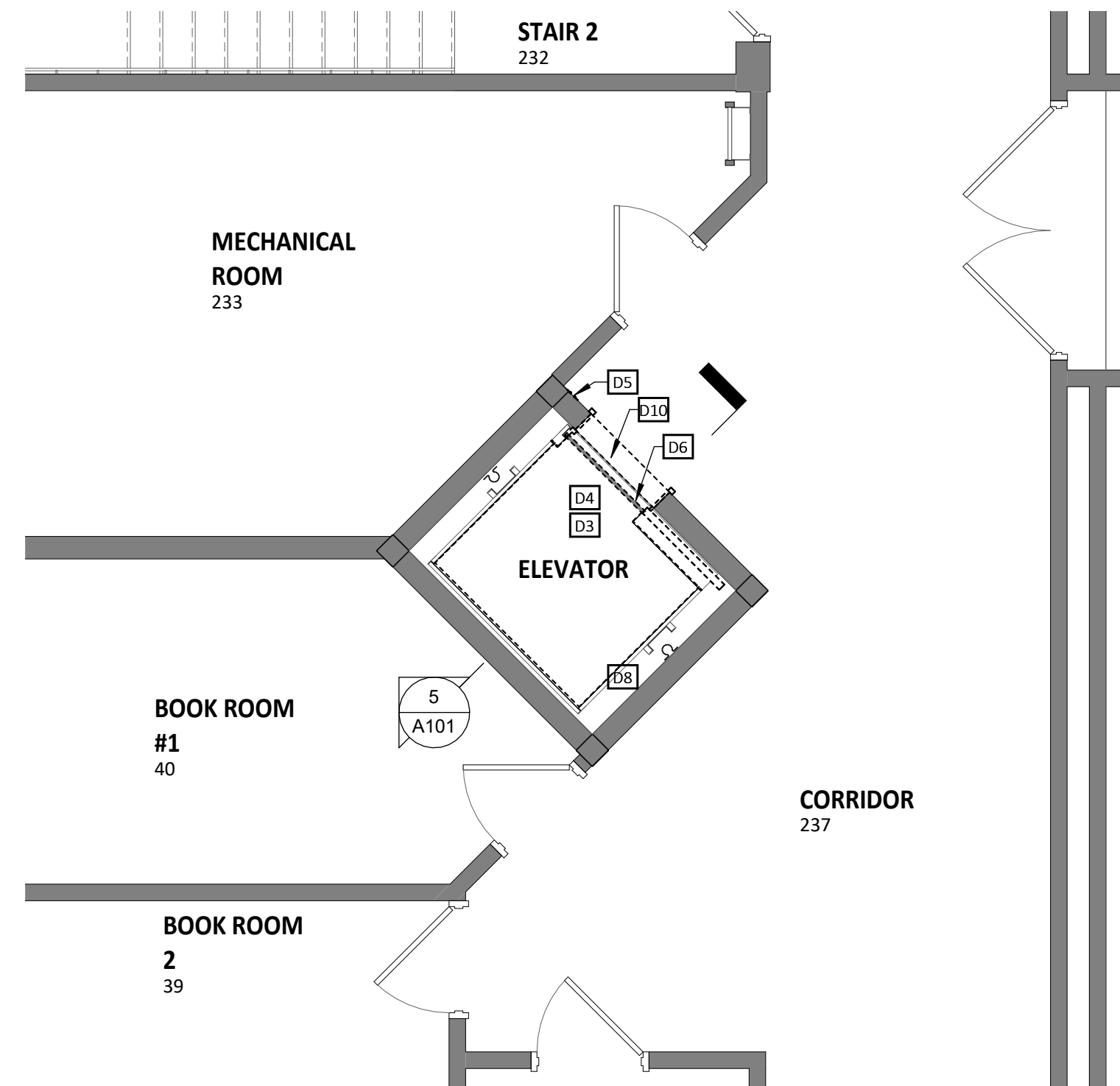
1. PATCH AND REPAIR ANY DAMAGE TO ADJACENT SURFACES AND FINISHES TO PROVIDE A SEAMLESS APPEARANCE. PAINT WALLS TO MATCH EXISTING; REPLACE ANY DAMAGED FLOORING AND WALL BASE IN KIND TO MATCH EXIST.
2. REF TO MEP DRAWINGS FOR NEW ELEV MACHINE ROOM AND ROOFTOP EQUIP LOCATIONS.
3. SEAL AROUND ALL OPENINGS IN FIRE RATED ASSEMBLIES WITH FIRE RATED SEALANT.
4. PATCH AND REPAIR ANY ABANDONED OPENINGS IN ELEVATOR HOISTWAYS AND MACHINE ROOMS WITH LIKE ASSEMBLIES TO MAINTAIN ALL EXIST FIRE RATINGS.



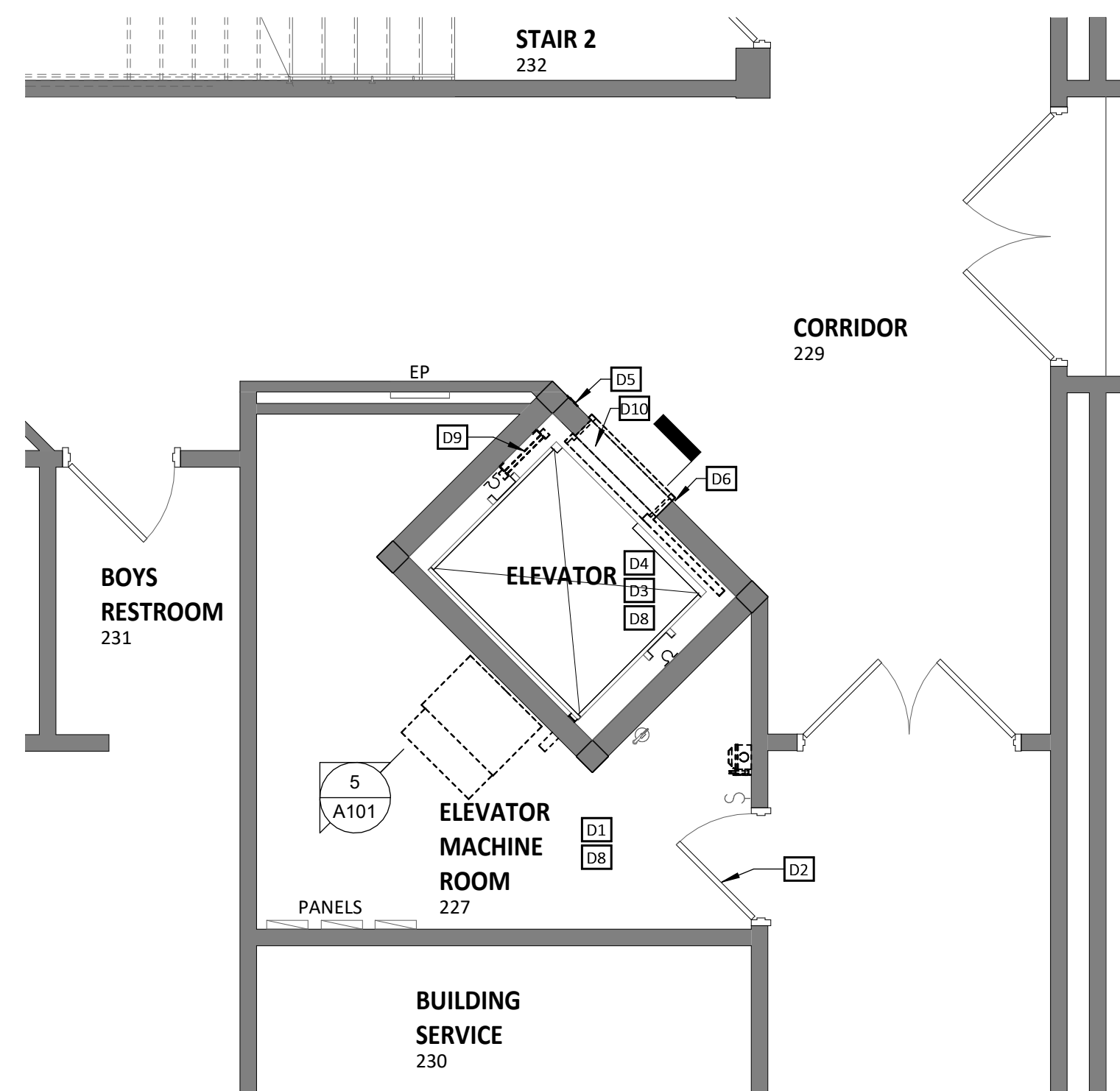
4 PROP UPPER LEVEL FLOOR PLAN
A101 SCALE 1/4" = 1'-0"



3 PROP LOWER LEVEL FLOOR PLAN
A101 SCALE 1/4" = 1'-0"



2 DEMO UPPER LEVEL FLOOR PLAN
A101 SCALE 1/4" = 1'-0"



1 DEMO LOWER LEVEL FLOOR PLAN
A101 SCALE 1/4" = 1'-0"



DIVISION OF CONSTRUCTION
45 W. GUDE DRIVE, 4th FLOOR
ROCKVILLE, MD 20850

MECHANICAL /
PLUMBING /
ELECTICAL
ENGINEER

**CTA CONSULTING
ENGINEERS, INC**
220 NORTH ADAMS ST
ROCKVILLE, MD 20851
(P) 301-762-7172

CERTIFICATION BLOCK

I certify that these documents were prepared and approved by me, and that I am a duly licensed architect under the laws of the State of Maryland

License Number: 13183

Expiration Date:
July 12, 2026

FAIRLAND ELEMENTARY SCHOOL ELEVATOR MODERNIZATION

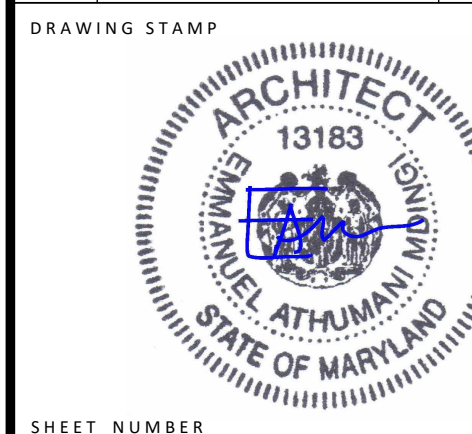
14315 FAIRDALE RD,
SILVER SPRING, MD 20905

DEMO AND PROPOSED FLOOR PLANS

PROJECT NO.	24-079
DRAWN BY	MAS
REVIEWED BY	EM/AC/EH

PROJECT ISSUE DATE	
PERMIT/BID SET ISSUE	03 12 2025

REV.	ISSUE:	DATE
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[illegible]

SHEET NUMBER

A101

