

GENERAL NOTES:

- DO NOT SCALE DRAWINGS FOR ANY PURPOSE. CONTACT ARCHITECT IF ADDITIONAL DIMENSIONS ARE REQUIRED.
- ALL EXISTING STRUCTURE / CONDITIONS (AND RELATED DIMENSIONS AND NOTES) SHALL BE VERIFIED IN FIELD BEFORE CONSTRUCTION BEGINS.
- ALL EXISTING COMPONENTS SHALL REMAIN *AS IS*, UNLESS NOTED OTHERWISE; I.E., CEILING FINISH / HEIGHT, WALL / FLOOR FINISH, ETC.
- ALL CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE, N.F.P.A., O.S.H.A. AND ANY LOCAL GOVERNING CODES AND ORDINANCES.
- ALL PLUMBING WORK SHALL BE IN COMPLIANCE WITH THE LATEST EDITION OF THE INTERNATIONAL PLUMBING CODE AND ANY LOCAL GOVERNING CODES AND ORDINANCES.
- ALL ELECTRICAL WORK SHALL BE IN COMPLIANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND ANY LOCAL GOVERNING CODES AND ORDINANCES.
- ALL MECHANICAL WORK SHALL BE IN COMPLIANCE WITH THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL CODE AND ANY LOCAL GOVERNING CODES AND ORDINANCES.
- THE CONTRACTOR SHALL ENSURE THAT ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE AND ANY LOCAL GOVERNING CODES AND ORDINANCES.
- THE CONTRACTOR SHALL ENSURE THAT ALL WORK COMPLETED UNDER THE TERMS AND CONDITIONS OF THIS CONTRACT FULLY COMPLY WITH THE MINIMUM SPECIFICATIONS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT GUIDELINES (A.D.A.A.G.) FOR BUILDINGS AND FACILITIES, AND THE MARYLAND ACCESSIBILITY CODE, COMAR 05.02.02, LATEST EDITION.
- ALL PIPE AND DUCT PENETRATIONS THROUGH RATED FLOORS AND WALLS SHALL BE SEALED WITH MATERIAL OF THE SAME RATING.
- ANY DISCREPANCIES OR ERRORS IN THE CONTRACT DOCUMENTS MUST BE REPORTED TO THE ARCHITECT AND NO CHANGES ARE TO BE MADE WITHOUT THE CONSENT OF THE ARCHITECT.
- THE GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS IN THE FIELD.
- OBSERVATION VISITS TO THE JOB SITE BY FIELD REPRESENTATIVES OF J.MAYER ARCHITECTS SHALL NEITHER BE CONSTRUED AS AN INSPECTION NOR APPROVAL OF CONSTRUCTION.
- THE GENERAL CONTRACTOR WILL GUARANTEE ALL WORK DONE UNDER THIS CONTRACT FOR A MINIMUM PERIOD OF ONE YEAR AFTER COMPLETION.
- THE GENERAL CONTRACTOR WILL COORDINATE FINISH FLOOR ELEVATIONS AND GRADE ELEVATIONS WITH THE CIVIL DRAWINGS BY OTHERS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE THE COMMENCEMENT OF WORK.
- A.D.A. SIGNAGE SHALL BE INSTALLED AS REQUIRED BY ICC A 117-2009 SECTION 703, LATEST EDITION.
- PER SECTION 107.3.4, 2015 IBC; A FULL TIME PROJECT ARCHITECT OR ENGINEER, LICENSED IN MARYLAND, SHALL BE EMPLOYED TO DETERMINE THAT WORK IS PROCEEDING IN ACCORDANCE WITH APPROVED PLANS. THE ARCHITECT OR ENGINEER SHALL BE RESPONSIBLE FOR THE REVIEW OF SHOP DRAWINGS, REVIEW AND APPROVAL OF THE CONTRACTORS QUALITY CONTROL PROCEDURES AND PROFESSIONAL INSPECTION OF CRITICAL CONSTRUCTION COMPONENTS. QUARTERLY PROGRESS REPORTS SHALL BE SEALED AND SUBMITTED ON THE ARCHITECTS OR ENGINEER'S LETTERHEAD DURING THE CONSTRUCTION PERIOD. FOR ADDITIONAL DETAILS AND EXPLANATION, SEE DEPARTMENT OF PLANNING AND CODE ENFORCEMENT DIRECTIVE ENTITLED "PROFESSIONAL ARCHITECT AND ENGINEER SERVICES."

LIFE SAFETY NOTES:

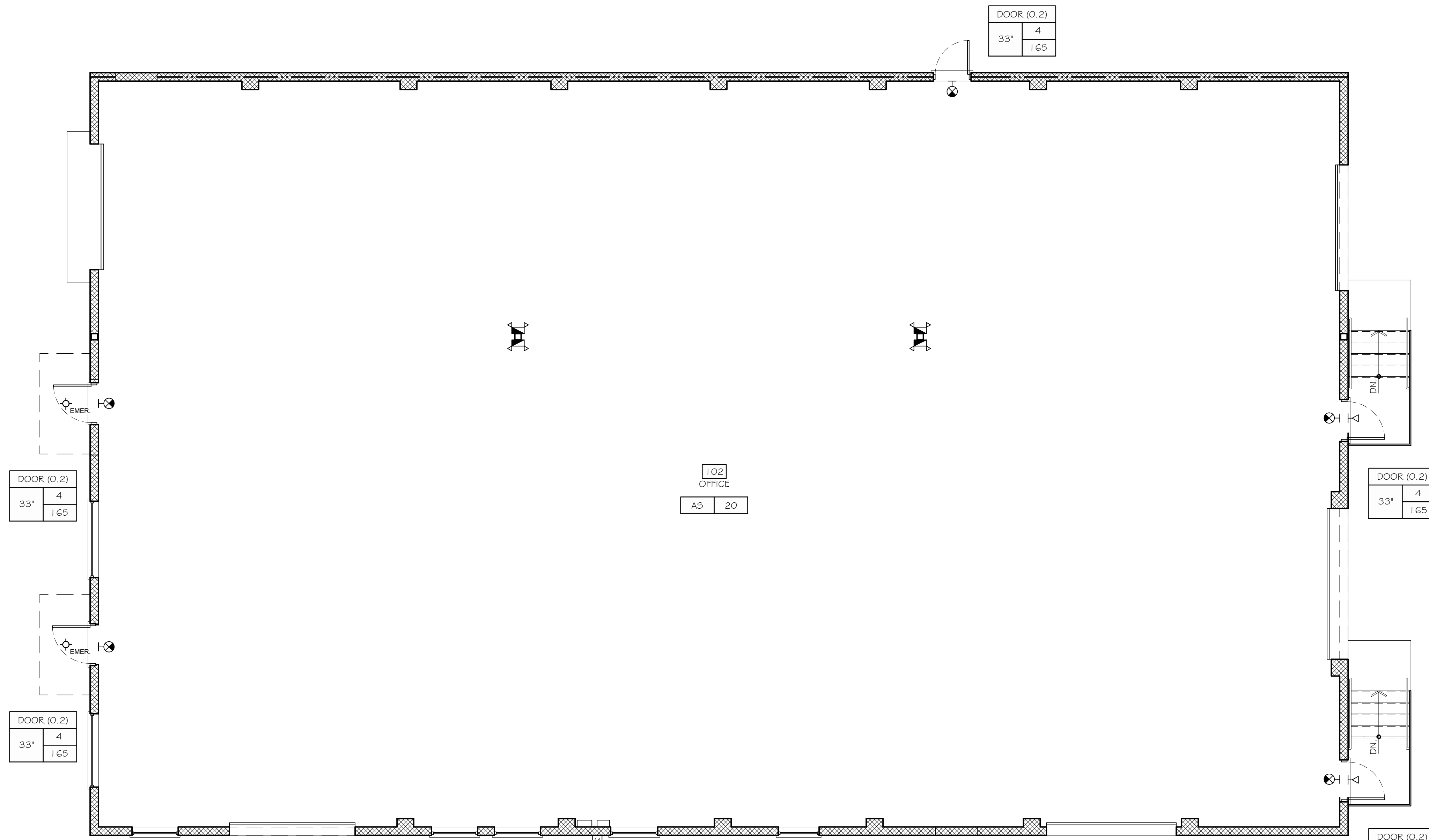
- MEANS OF EGRESS SHALL BE CONTINUOUSLY MAINTAINED FREE OF ALL OBSTRUCTIONS OR IMPEDIMENTS TO FULL INSTANT USE IN THE CASE OF FIRE OR OTHER EMERGENCY. NO FURNISHINGS, DECORATIONS, OR OTHER OBJECTS SHALL OBSTRUCT EXITS OR THEIR ACCESS THERETO, EGRESS THEREFROM, OR VISIBILITY THEREOF. MIRRORS SHALL NOT BE PLACED ON EXIT DOOR LEAVES. MIRRORS SHALL NOT BE PLACED IN OR ADJACENT TO ANY EXIT IN SUCH A MANNER AS TO CONFUSE THE DIRECTION OF EGRESS.
- EGRESS DOOR(S) SHALL BE AT LEAST 32" IN CLEAR WIDTH, PER SECTION 7.2.1.2.3.2, NFPA 101 - 2015.
- THE ELEVATION OF THE FLOOR SURFACES ON BOTH SIDES OF A DOOR SHALL NOT VARY BY MORE THAN 1/2". THE ELEVATION SHALL BE MAINTAINED ON BOTH SIDES OF THE DOORWAY FOR A DISTANCE NOT LESS THAN THE WIDTH OF THE WIDEST LEAF. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2" IN HEIGHT. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES IN EXCESS OF 1/4" SHALL BE BEVELED WITH A SLOPE OF NOT STEEPER THAN 1 IN 2. PER SECTION 7.2.1.3, NFPA 101 - 2015.
- DOORS SHALL BE ARRANGED TO BE OPENED READILY FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED. LOCKS, IF PROVIDED, SHALL NOT REQUIRE THE USE OF A KEY, A TOOL, OR SPECIAL KNOWLEDGE OR EFFORT FOR OPERATION FROM THE EGRESS SIDE. PER SECTION 7.2.1.5, NFPA 101 - 2015.
- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM THE INSIDE OF THE CLOSET.
- EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN A EMERGENCY. THE OPENING DEVICE SHALL BE READILY ACCESSIBLE TO ANYONE OUTSIDE THE DOOR.
- A LATCH OR OTHER FASTENING DEVICE ON A DOOR LEAF SHALL BE PROVIDED WITH A RELEASING DEVICE HAVING AN OBVIOUS METHOD OF OPERATION AND THAT IS READILY OPERATED UNDER ALL LIGHTING CONDITIONS. THE RELEASING MECHANISM FOR ANY LATCH SHALL BE NOT LESS THAN 34", AND NOT MORE THAN 48" ABOVE FINISH FLOOR. DOORS SHALL BE OPERABLE WITH NOT MORE THAN ONE RELEASING OPERATION PER SECTION 7.2.1.5.1(1)(2), NFPA 101 - 2015.
- APPROVED EMERGENCY LIGHTING WITH BATTERY BACKUP SHALL PROVIDE A CONTINUOUS ILLUMINATED PATH ALONG ALL REQUIRED MEANS OF EGRESS NOT LIMITED TO DESIGNATED STAIRS, AISLES, CORRIDORS, RAMP, ESCALATORS, WALKWAYS, AND EXIT PASSAGeways LEADING TO A PUBLIC WAY.
- APPROVED ILLUMINATED EXIT SIGNS WITH BATTERY BACKUP SHALL BE PROVIDED THROUGHOUT THE BUILDING THAT IS READILY VISIBLE FROM ANY DIRECTION OF EXIT ACCESS AND ANY LOCATION WHERE THE DIRECTION OF TRAVEL TO REACH THE NEAREST EXIT IS NOT APPARENT TO THE OCCUPANTS.
- EMERGENCY LIGHTING & SIGNS SHALL BE WIRED INTO THE NORMAL LIGHTING CIRCUIT AND ARRANGED AS TO PROVIDE THE REQUIRED ILLUMINATION AUTOMATICALLY IN THE EVENT OF ANY INTERRUPTION OF NORMAL LIGHTING SUCH AS ANY FAILURE OF A PUBLIC UTILITY OR OTHER OUTSIDE ELECTRICAL POWER SUPPLY, OPENING OF A CIRCUIT BREAKER OR FUSE, OR ANY MANUAL ACT(S) INCLUDING ACCIDENTAL OPENING OF SWITCH CONTROLLING NORMAL LIGHTING FACILITIES, AS PER SECTIONS 7.8 & 7.9 NFPA 101 - 2015.
- PENETRATIONS AND JOINTS OF ANY FIRE/SMOKE RATED WALL, BARRIER, PARTITION OR HORIZONTAL ASSEMBLY SHALL BE FILLED WITH MATERIAL CAPABLE OF MAINTAINING FIRE/ SMOKE RESISTANCE OR PROTECTED BY APPROVED DEVICE FOR SUCH PURPOSES, PER SECTIONS 8.3.5 & 8.3.6, NFPA 101 - 2015.
- EVERY EXTERIOR AND INTERIOR WALL AND PARTITION SHALL BE FIRE STOPPED AT EACH FLOOR LEVEL, AT THE TOP STORY CEILING LEVEL, AND AT THE LEVEL OF SUPPORT FOR ROOFS, AS PER SECTION 8.6.1.1, NFPA 101 - 2015.
- EQUIPMENT UTILIZING GAS AND RELATED PIPING SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 54, NATIONAL FUEL GAS CODE OR NFPA 58, LIQUEFIED PETROLEUM GAS CODE, UNLESS EXISTING INSTALLATIONS, WHICH SHALL BE PERMITTED TO BE CONTINUED IN SERVICE, SUBJECT TO APPROVAL BY THE AUTHORITY HAVING JURISDICTION, AS PER SECTION 9.1.1, NFPA 101 - 2015.
- AIR CONDITIONING, HEATING, VENTILATION, AND DUCTWORK SHALL BE IN ACCORDANCE WITH NFPA 90A, STANDARD FOR THE INSTALLATION OF AIR CONDITIONING AND VENTILATING SYSTEMS, OR NFPA 90B, STANDARD FOR THE INSTALLATION OF WARM AIR HEATING AND AIR CONDITIONING SYSTEMS, AS APPLICABLE, UNLESS EXISTING INSTALLATIONS, WHICH SHALL BE PERMITTED TO BE CONTINUED IN SERVICE, SUBJECT TO APPROVAL BY THE AUTHORITY HAVING JURISDICTION, AS PER SECTION 9.2.1, NFPA 101 - 2015.
- VENTILATING OR HEAT-PRODUCING EQUIPMENT SHALL BE IN ACCORDANCE WITH NFPA 91, STANDARDS FOR EXHAUST SYSTEMS FOR AIR CONVEYING OF VAPORS, GASES, MISTS, AND NONCOMBUSTIBLE PARTICULATE SOLIDS; NFPA 211, STANDARD FOR CHIMNEYS, FIREPLACES, VENTS, AND SOLID FUEL BURNING APPLIANCES; NFPA 31, STANDARD FOR THE INSTALLATION OF OIL-BURNING EQUIPMENT; NFPA 54, NATIONAL FUEL GAS CODE; OR NFPA 70, NATIONAL ELECTRIC CODE, AS APPLICABLE, UNLESS EXISTING INSTALLATIONS, WHICH SHALL BE PERMITTED TO BE CONTINUED IN SERVICE, SUBJECT TO APPROVAL BY THE AUTHORITY HAVING JURISDICTION, PER SECTION 9.2.2, NFPA 101 - 2015.
- AT A LOCATION APPROVED BY THE AUTHORITY HAVING JURISDICTION, EACH AIR DISTRIBUTION SYSTEM SHALL BE PROVIDED WITH AT LEAST ONE MANUALLY OPERABLE MEANS FOR STOPPING THE OPERATION OF THE SUPPLY, RETURN, AND EXHAUST FANS) IN AN EMERGENCY PER SECTION 6.2, NFPA 90A - 2015. METHOD OF SHUTDOWN SHALL BE SIMPLE AND CLEARLY IDENTIFIED.
- FINISHES DESIGNATED CLASS "A" SHALL HAVE A MAXIMUM FLAME SPREAD RATING OF 25 OR LESS. FINISHES DESIGNATED CLASS "B" SHALL HAVE A MAXIMUM FLAME SPREAD RATING OF 75 OR LESS. FINISHES DESIGNATED CLASS "A" SHALL HAVE A MAXIMUM FLAME SPREAD RATING OF 200 OR LESS. (SEE COVER SHEET FOR CLASS DESIGNATIONS)

LIFE SAFETY NOTES (CONT.):

- ALL INTERIOR WALL & CEILING FINISHES SHALL HAVE A SMOKE DEVELOPMENT FACTOR OF 450 OR LESS, PER SECTION 10.2.3.4, NFPA 101 - 2015.
- INTERIOR FLOOR FINISH IN EXIT ENCLOSURES SHALL NOT BE LESS THAN CLASS I OR CLASS II RATED AND IN ALL OTHER SPACES SHALL NOT BE LESS THAN CLASS I OR CLASS II RATED, BY NFPA 253 AS PER SECTION 10.2.7.3 NFPA 101 - 2015.
- TYPE ABC PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED, INSPECTED, AND MAINTAINED IN ACCORDANCE WITH NFPA 10, STANDARD FOR PORTABLE FIRE EXTINGUISHERS. NUMBER AND LOCATION AS DETERMINED BY LOCAL CODE.

FIRE PROTECTION / MEANS OF EGRESS LEGEND			
SYM.	DESCRIPTION	SYM.	DESCRIPTION
[FACP]	FIRE ALARM CONTROL PANEL	---	COMMON PATH OF TRAVEL
[AV]	FIRE ALARM (AUDIO / VISUAL) DEVICE	---	EXIT ACCESS TRAVEL DISTANCE
[V]	FIRE ALARM STROBE (VISUAL)	---	SECOND MEANS OF EGRESS
[F]	MANUAL PULL STATION	[Hatched]	PATH OF EGRESS
[FE]	FIRE EXTINGUISHER		
[FEC]	FIRE EXTINGUISHER CABINET		
[FD]	FIRE DEPARTMENT CONNECTION		

EMERGENCY LIGHTING LEGEND	
SYM.	DESCRIPTION
[EMER]	SURFACE MOUNTED LIGHT FIXTURE (WIRED INTO EMERGENCY CIRCUIT)
[H]	WALL MOUNTED ILLUMINATED EXIT SIGN (SINGLE SIDE VIEW)
[H]	WALL MOUNTED EMERGENCY LIGHT FIXTURE
[H]	WALL MOUNTED EMERGENCY REMOTE HEAD LIGHTING FIXTURE



F1 LIFE SAFETY PLAN

SCALE: 1/4" = 1'-0"

J.Mayer
ARCHITECTS, LLC
 1212 West Street, Suite 200, Annapolis, MD 21401
 (410) 266-9560

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE No. 7258. EXPIRATION DATE 09/04/22

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PROJECT:
 ALTERATION
 PLANS FOR:
23 HUDSON STREET
 23 HUDSON STREET
 ANNAPOLIS, MD 21401
 ANNE ARUNDEL COUNTY

OWNER / CLIENT:
 NILS PROPERTIES, LLC

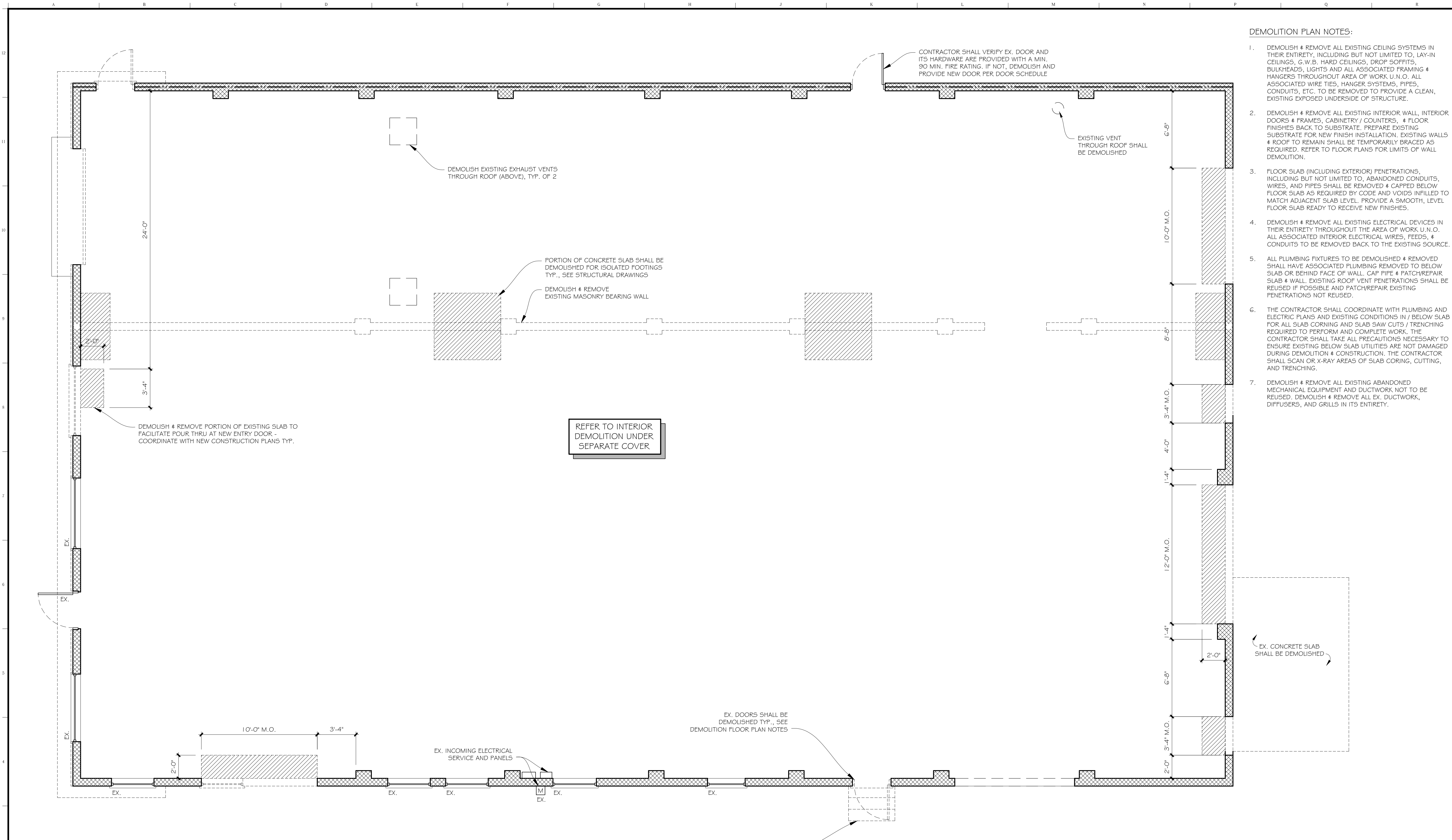
SUBMISSION SCHEDULE		
No.	DATE	DESCRIPTION
1	11-25-20	PERMIT

REVISION		
No.	DATE	DESCRIPTION

DWG DATE: 11-25-20
 DRAWN BY: FAL
 PROJECT No.: 20037
 DWG TITLE:

LIFE SAFETY PLAN

SHEET No.
G1.2



DEMOLITION PLAN NOTES:

1. DEMOLISH & REMOVE ALL EXISTING CEILING SYSTEMS IN THEIR ENTIRETY, INCLUDING BUT NOT LIMITED TO, LAY-IN CEILING, G.W.B, HARD CEILING, DROP SOFFITS, BULKHEADS, LIGHTS AND ALL ASSOCIATED FRAMING & HANGERS THROUGHOUT AREA OF WORK U.N.O. ALL ASSOCIATED WIRE TIES, HANGER SYSTEMS, PIPES, CONDUITS, ETC. TO BE REMOVED TO PROVIDE A CLEAN, EXISTING EXPOSED UNDERSIDE OF STRUCTURE.
2. DEMOLISH & REMOVE ALL EXISTING INTERIOR WALL, INTERIOR DOORS & FRAMES, CABINETS / COUNTERS, & FLOOR FINISHES BACK TO SUBSTRATE. PREPARE EXISTING SUBSTRATE FOR NEW FINISH INSTALLATION. EXISTING WALLS & ROOF TO REMAIN SHALL BE TEMPORARILY BRACED AS REQUIRED, REFER TO FLOOR PLANS FOR LIMITS OF WALL DEMOLITION.
3. FLOOR SLAB (INCLUDING EXTERIOR) PENETRATIONS, INCLUDING BUT NOT LIMITED TO, ABANDONED CONDUITS, WIRES, AND PIPES SHALL BE REMOVED & CAPPED BELOW FLOOR SLAB AS REQUIRED BY CODE AND VOIDS INFILLED TO MATCH ADJACENT SLAB LEVEL. PROVIDE A SMOOTH, LEVEL FLOOR SLAB READY TO RECEIVE NEW FINISHES.
4. DEMOLISH & REMOVE ALL EXISTING ELECTRICAL DEVICES IN THEIR ENTIRETY THROUGHOUT THE AREA OF WORK U.N.O. ALL ASSOCIATED INTERIOR ELECTRICAL WIRES, FEEDS, & CONDUITS TO BE REMOVED BACK TO THE EXISTING SOURCE.
5. ALL PLUMBING FIXTURES TO BE DEMOLISHED & REMOVED SHALL HAVE ASSOCIATED PLUMBING REMOVED TO BELOW SLAB OR BEHIND FACE OF WALL. CAP PIPE & PATCH/REPAIR SLAB & WALL. EXISTING ROOF VENT PENETRATIONS SHALL BE REUSED IF POSSIBLE AND PATCH/REPAIR EXISTING PENETRATIONS NOT REUSED.
6. THE CONTRACTOR SHALL COORDINATE WITH PLUMBING AND ELECTRIC PLANS AND EXISTING CONDITIONS IN / BELOW SLAB FOR ALL SLAB CORNING AND SLAB SAW CUTS / TRENCHING REQUIRED TO PERFORM AND COMPLETE WORK. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO ENSURE EXISTING BELOW SLAB UTILITIES ARE NOT DAMAGED DURING DEMOLITION & CONSTRUCTION. THE CONTRACTOR SHALL SCAN OR X-RAY AREAS OF SLAB CORING, CUTTING, AND TRENCHING.
7. DEMOLISH & REMOVE ALL EXISTING ABANDONED MECHANICAL EQUIPMENT AND DUCTWORK NOT TO BE REUSED. DEMOLISH & REMOVE ALL EX. DUCTWORK, DIFFUSERS, AND GRILLS IN ITS ENTIRETY.

J.Mayer
ARCHITECTS, LLC
 1212 West Street, Suite 200, Annapolis, MD 21401
 (410) 266-9560

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PROJECT:
 ALTERATION
 PLANS FOR:
23 HUDSON STREET
 23 HUDSON STREET
 ANNAPOLIS, MD 21401
 ANNE ARUNDEL COUNTY

OWNER / CLIENT:
 NILS PROPERTIES, LLC

SUBMISSION SCHEDULE

No.	DATE	DESCRIPTION
1	11-25-20	PERMIT

REVISION

No.	DATE	DESCRIPTION

DWG DATE: 11-25-20
DRAWN BY: FAL
PROJECT No.: 20037
DWG TITLE:

DEMOLITION FLOOR PLAN

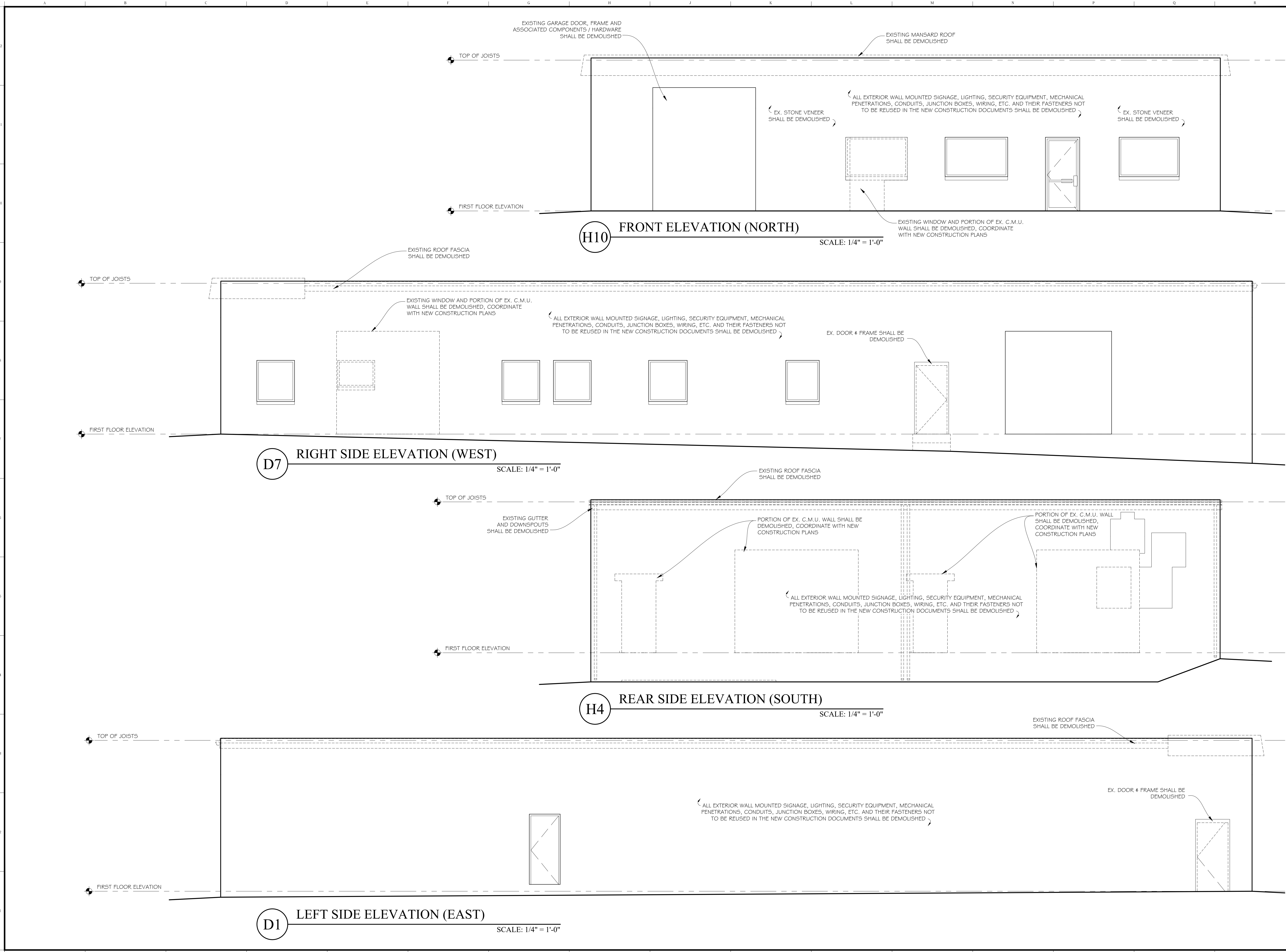
SHEET No.
A0.1

A3 DEMOLITION FLOOR PLAN
 SCALE: 1/4" = 1'-0"

GENERAL DEMOLITION NOTES:

1. THE CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO DEMOLITION. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH DEMOLITION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THE PROJECT REQUIREMENTS PRIOR TO BIDDING TO BECOME AWARE OF ALL TYPES OF MATERIALS AND THERE QUANTITIES OF THAT WILL HAVE TO BE REMOVED.
3. DEMOLITION PLANS ARE GENERAL IN NATURE AND ARE NOT INTENDED TO IDENTIFY EACH ELEMENT OF DEMOLITION OR RELOCATION. ITEMS INTERFERING WITH OR OF NO USE / VALUE TO THE COMPETED PROJECT SHALL BE REMOVED OR DEMOLISHED WHETHER SPECIFICALLY INDICATED IN THE CONTRACT DOCUMENTS OR NOT.
4. DEMOLITION SHALL INCLUDE BUT NOT LIMITED TO, ITEMS SHOWN ON THE PLANS WITH DASHED LINES. NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INCLUDED. PATCH AS REQUIRED ALL CONSTRUCTIONS TO REMAIN IN ACCORDANCE WITH THE CONTRACT DRAWINGS.
5. PATCH / REPAIR FINISHES TO MATCH EXISTING INCLUDING BUT NOT LIMITED TO GYPSUM BOARD, PLASTER, ACOUSTIC SYSTEMS, WOOD TRIM, COVERS, BASE, PANELS, RAILS AND WAINSCOT, ETC. TO SATISFACTION OF OWNER. VERIFY MATCH OF NEW FINISH MATERIALS TO EXISTING IN COLOR, TEXTURE, THICKNESS, CUT, ETC., TO SATISFACTION OF OWNER PRIOR TO INSTALLATION.
6. FIRE PROTECTION MATERIALS, SYSTEMS, AND ASSEMBLIES, ETC. SHALL BE MAINTAINED DURING DEMOLITION AND UNTIL THE END OF CONSTRUCTION. ALL TENANT, AREA SEPARATION AND FIRE RATED ASSEMBLIES SHALL BE PATCHED / REPAIRED AS REQUIRED TO MAINTAIN THE PROPER RATING OF THE ASSEMBLY.
7. THE CONTRACTOR SHALL PREPARE ALL DOCUMENTS AND ACQUIRE APPROPRIATE PERMITS AS REQUIRED PRIOR TO THE COMMENCEMENT OF DEMOLITION. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY PERMITS AND PAY FEES REQUIRED FOR DEMOLITION AND HAUL-OFF FROM THE APPROPRIATE AUTHORITIES. THESE FEES ARE TO BE INCLUDED WITH THE BID.
8. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ANY CONSTRUCTION DEBRIS REQUIRING REMOVAL FROM THE WORK AREA IN A LAWFUL MANNER. VERIFY WITH OWNER THE DISPOSITION AND REMOVAL OF ANY COMPONENTS OF SALVAGEABLE VALUE. UNLESS SPECIFICALLY NOTED OR REQUESTED BY THE OWNER ALL REMOVALS AND SALVAGE SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
9. REMOVE AND/OR PLUG EXISTING UTILITIES SUCH AS SANITARY SEWER, WATER, GAS, ELECTRIC, AND TELEPHONE AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING EACH UTILITY COMPANY TO COORDINATE REMOVAL OF ALL UTILITIES AND FOR DETERMINING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO THE COMMENCEMENT OF WORK.
10. INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES AND TREE PROTECTION PRIOR TO BEGINNING DEMOLITION WORK.
11. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY CONSTRUCTION MANAGER.
12. THE CONTRACTOR SHALL COORDINATE WITH THE TENANT / OWNER, THE ITEMS TO BE SALVAGED AND ITEMS TO BE DISPOSED OF. SALVAGED ITEMS SHALL BE HANDLED IN A WAY THAT WILL CAUSE NO FURTHER DAMAGE TO EACH PARTICULAR ITEM.
13. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ITEMS TO REMAIN IN PLACE. COVER AND PROTECT EXISTING ITEMS INDICATED 'TO REMAIN' FROM SOILAGE OR DAMAGE.
14. ALL EXISTING ITEMS TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE SOLE EXPENSE OF THE CONTRACTOR.
15. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE ADJOINING PROPERTIES DURING THE DEMOLITION PROCESS.
16. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
17. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION. CONSULT THE ARCHITECT / ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
18. ASBESTOS OR OTHER HAZARDOUS MATERIALS (IF ANY ARE ENCOUNTERED) SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL CONTRACTOR. RECORDS SHALL BE KEPT BY THE GENERAL CONTRACTOR DOCUMENTING ALL HAZARDOUS MATERIALS REMOVED. THE ARCHITECT AND THE ARCHITECTS CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), OR OTHER TOXIC SUBSTANCES.
19. THE CONTRACTOR SHALL PUMP OUT BUILDING FUEL AND WASTE OIL TANKS (IF ANY ARE ENCOUNTERED) AND REMOVE FUEL TO AN APPROVED DISPOSAL AREA BY AN APPROPRIATELY LICENSED WASTE OIL HANDLING CONTRACTOR IN STRICT ACCORDANCE WITH FEDERAL AND STATE REQUIREMENTS.

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PROJECT:
ALTERATION PLANS FOR:
23 HUDSON STREET
23 HUDSON STREET
ANNAPOLIS, MD 21401
ANNE ARUNDEL COUNTY

OWNER / CLIENT:
NILS PROPERTIES, LLC

SUBMISSION SCHEDULE

No.	DATE	DESCRIPTION
1	11-25-20	PERMIT

REVISION

No.	DATE	DESCRIPTION

DWG DATE: 11-25-20
DRAWN BY: FAL
PROJECT No.: 20037

DWG TITLE:
DEMOLITION- EXTERIOR ELEVATIONS

SHEET No.
A0.2

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 ALTERATION PLANS FOR:
23 HUDSON STREET
 23 HUDSON STREET
 ANNAPOLIS, MD 21401
 ANNE ARUNDEL COUNTY

OWNER / CLIENT:
 NILS PROPERTIES, LLC

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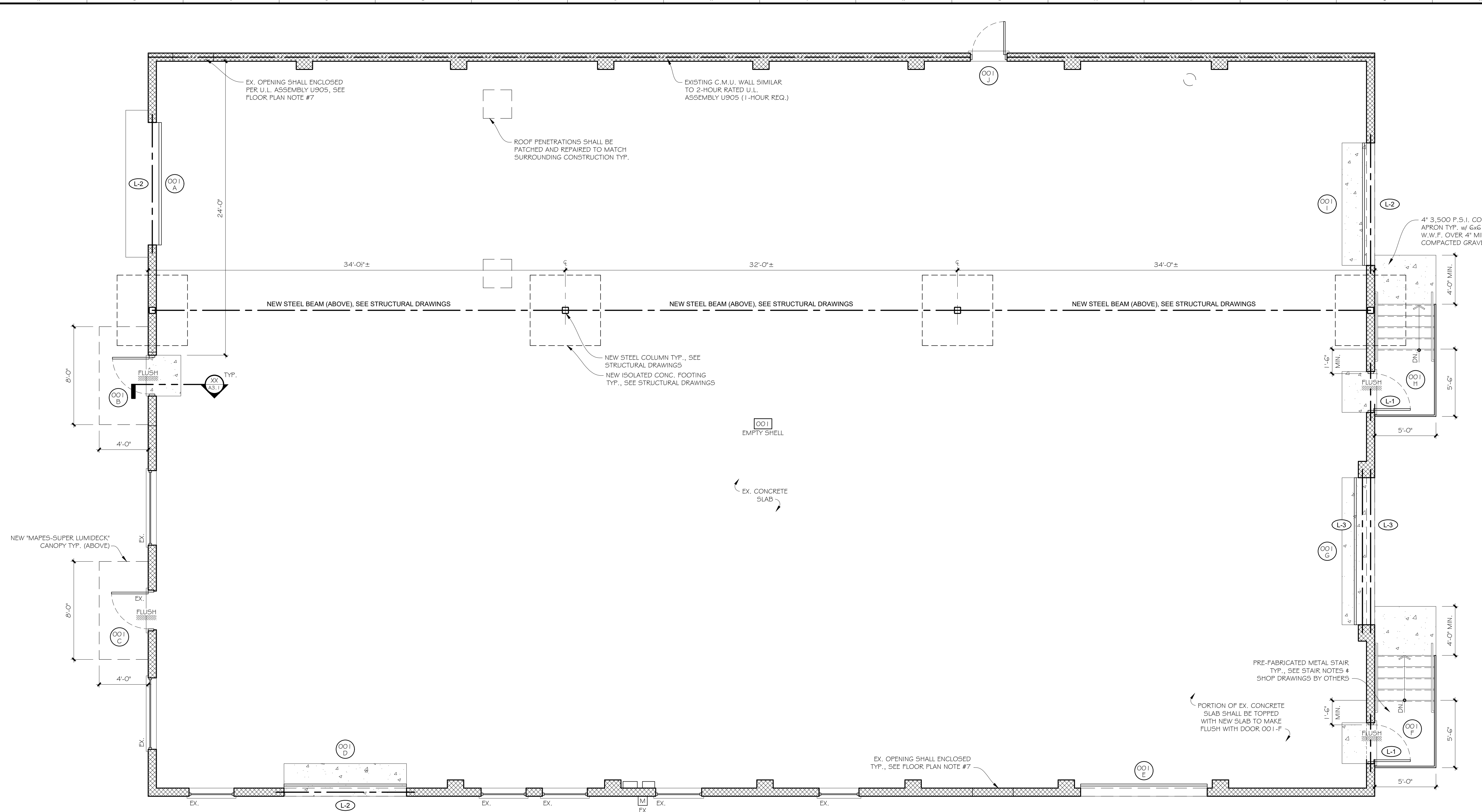
REVISION

No.	DATE	DESCRIPTION
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 DRAWN BY: FAL
 PROJECT No.: 20037
 DWG TITLE:

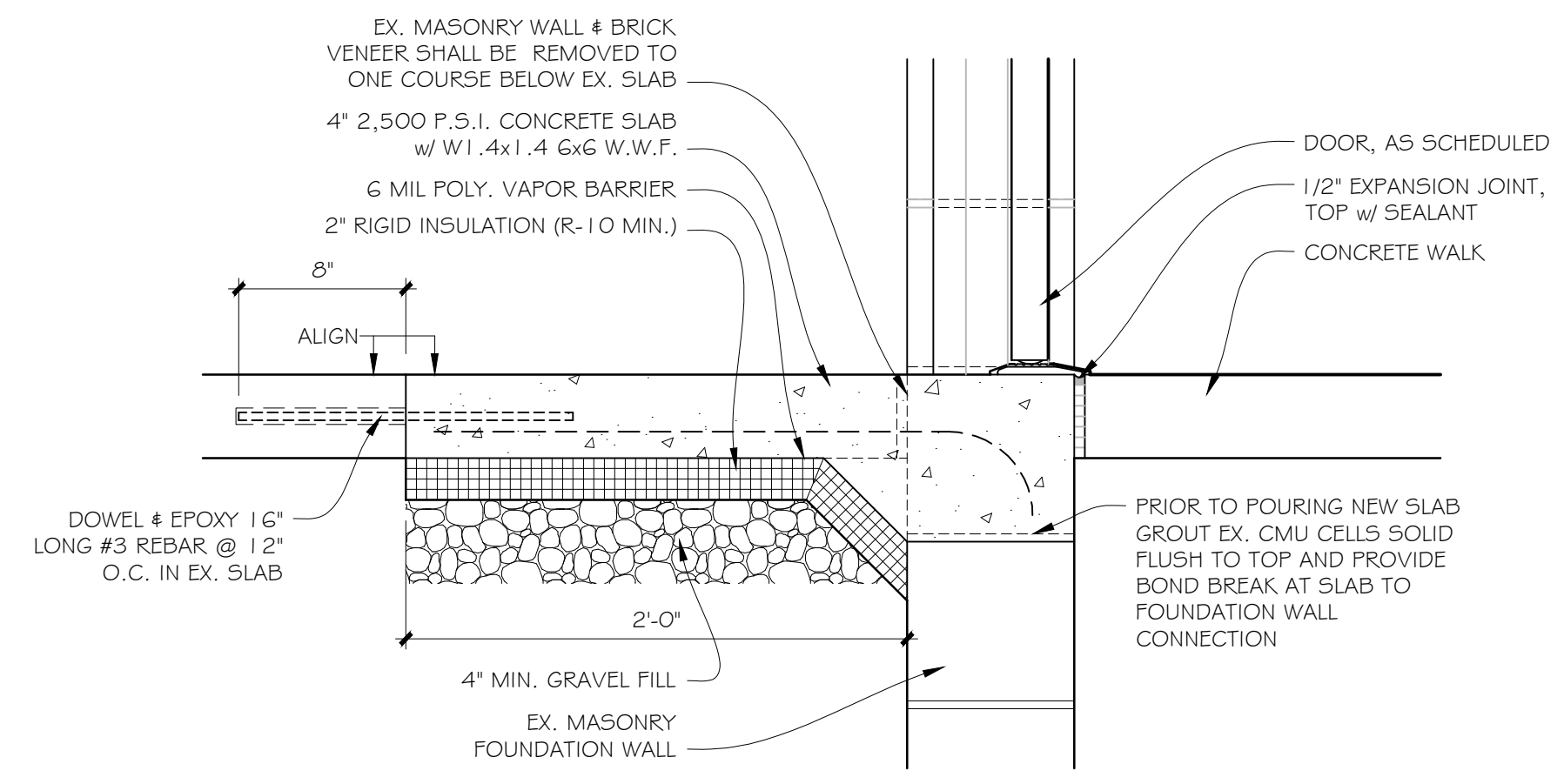
FIRST FLOOR PLAN

SHEET No.
A1.1



A3 FLOOR PLAN
 SCALE: 1/4" = 1'-0"

- FLOOR PLAN NOTES:**
- ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR. ALL DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT.
 - REFER TO GENERAL & OTHER NOTES ON SHEET G1.2, A0.1, A5.1, & A6.1, FOR ADDITIONAL INFORMATION.
 - REFER TO SCHEDULE SHEET A6.1, FOR ADDITIONAL DOOR INFORMATION.
 - ALL EXTERIOR DIMENSIONS TAKEN FROM FACE OF STUD OR FACE OF MASONRY / CONCRETE, U.N.O.
 - EXTERIOR STAIR RISE SHALL BE VERIFIED IN FIELD WITH A MAX. RISER HEIGHT OF 7" AND A MIN. TREAD LENGTH OF 11" (NOSE TO NOSE).
 - ALL TENANT / AREA SEPARATION & RATED BUILDING ASSEMBLIES SHALL BE PATCHED AND REPAIRED AS REQUIRED TO MAINTAIN THE PROPER FIRE RATING OF THE ASSEMBLY.
 - WHERE THE PLANS CALL OUT FOR A DOOR OR WINDOW TO BE REMOVED, THE OPENING SHALL BE CONCEALED WITH CONSTRUCTION SIMILAR TO SURROUNDING WALLS AND FINISHED TO OWNER'S SATISFACTION.



G1 CONC. SLAB REPLACEMENT DETAIL
 SCALE: 1-1/2" = 1'-0"

LINTEL SCHEDULE

LINTEL MARK	LINTEL TYPE	LINTEL LENGTH	REBAR (PER LINTEL)
L-1	(2) 4 x 8 PRECAST CONCRETE LINTEL	4'-8"	(1) #3 BOTTOM BAR
L-2	W8x31 STEEL BEAM	11'-4"	-
L-3	W8x31 STEEL BEAM	13'-4"	-

Y:\Projects\20057-23 Hudson Street\A-Drawings\20057-CD-SHELL\20057-A1.2-ROOF PLAN.dwg 11/25/2020 3:29:48 PM, Shawn, DWG To PDF, pc3



- FIRST FLOOR WALLS (BELOW)
- 4"x5" ALUM. DOWNSPOUT (TYP. OF G)
- 7"K ALUM. GUTTER, TYP.
- EXTENTS OF NEW ROOF

C2 ROOF PLAN
SCALE: 1/4" = 1'-0"

J. Mayer
ARCHITECTS, LLC
1212 West Street, Suite 200, Annapolis, MD 21401
(410) 266-9560

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PROJECT:
ALTERATION
PLANS FOR:
23 HUDSON STREET
23 HUDSON STREET
ANNAPOLIS, MD 21401
ANNE ARUNDEL COUNTY

OWNER / CLIENT:
NILS PROPERTIES, LLC

SUBMISSION SCHEDULE

No.	DATE	DESCRIPTION
1	11-25-20	PERMIT

REVISION

No.	DATE	DESCRIPTION

DWG DATE: 11-25-20
DRAWN BY: FAL
PROJECT No.: 20037
DWG TITLE:

ROOF PLAN

SHEET No.
A1.2

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PROJECT:
 ALTERATION PLANS FOR:
23 HUDSON STREET
 23 HUDSON STREET
 ANNAPOLIS, MD 21401
 ANNE ARUNDEL COUNTY

OWNER / CLIENT:
 NILS PROPERTIES, LLC

SUBMISSION SCHEDULE

No.	DATE	DESCRIPTION
1	11-25-20	PERMIT

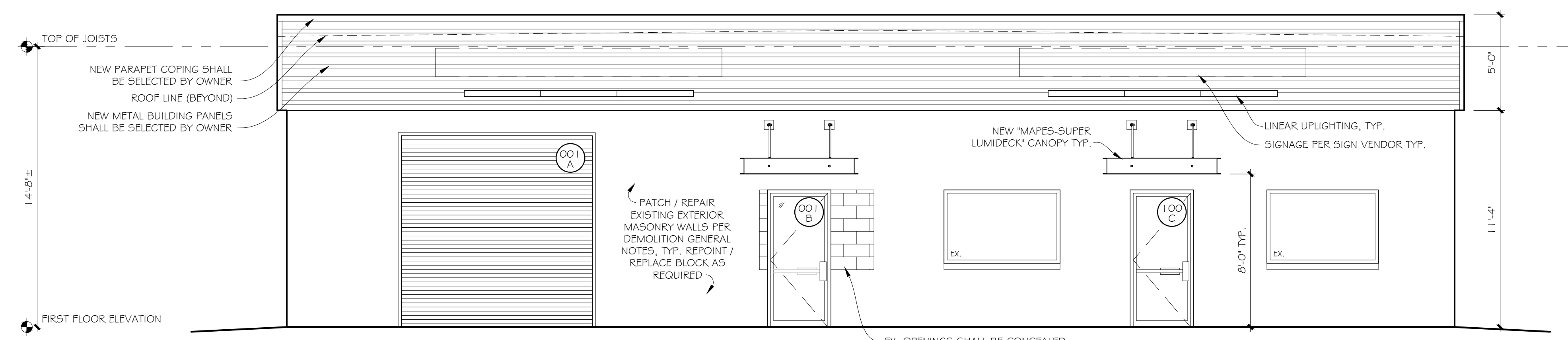
REVISION

No.	DATE	DESCRIPTION

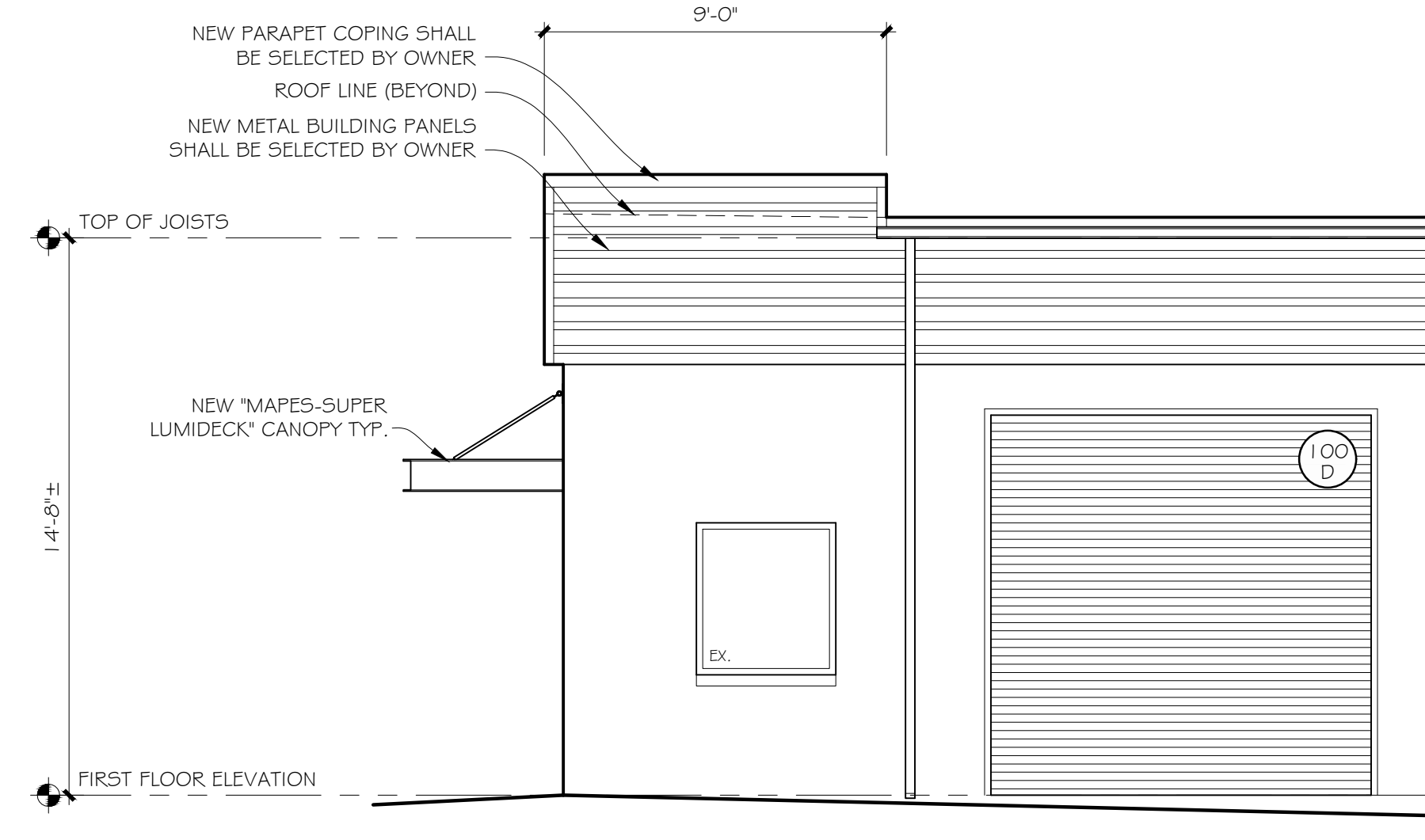
DWG DATE: 11-25-20
 DRAWN BY: FAL
 PROJECT No.: 20037
 DWG TITLE:

EXTERIOR ELEVATIONS

SHEET No.
A2.1



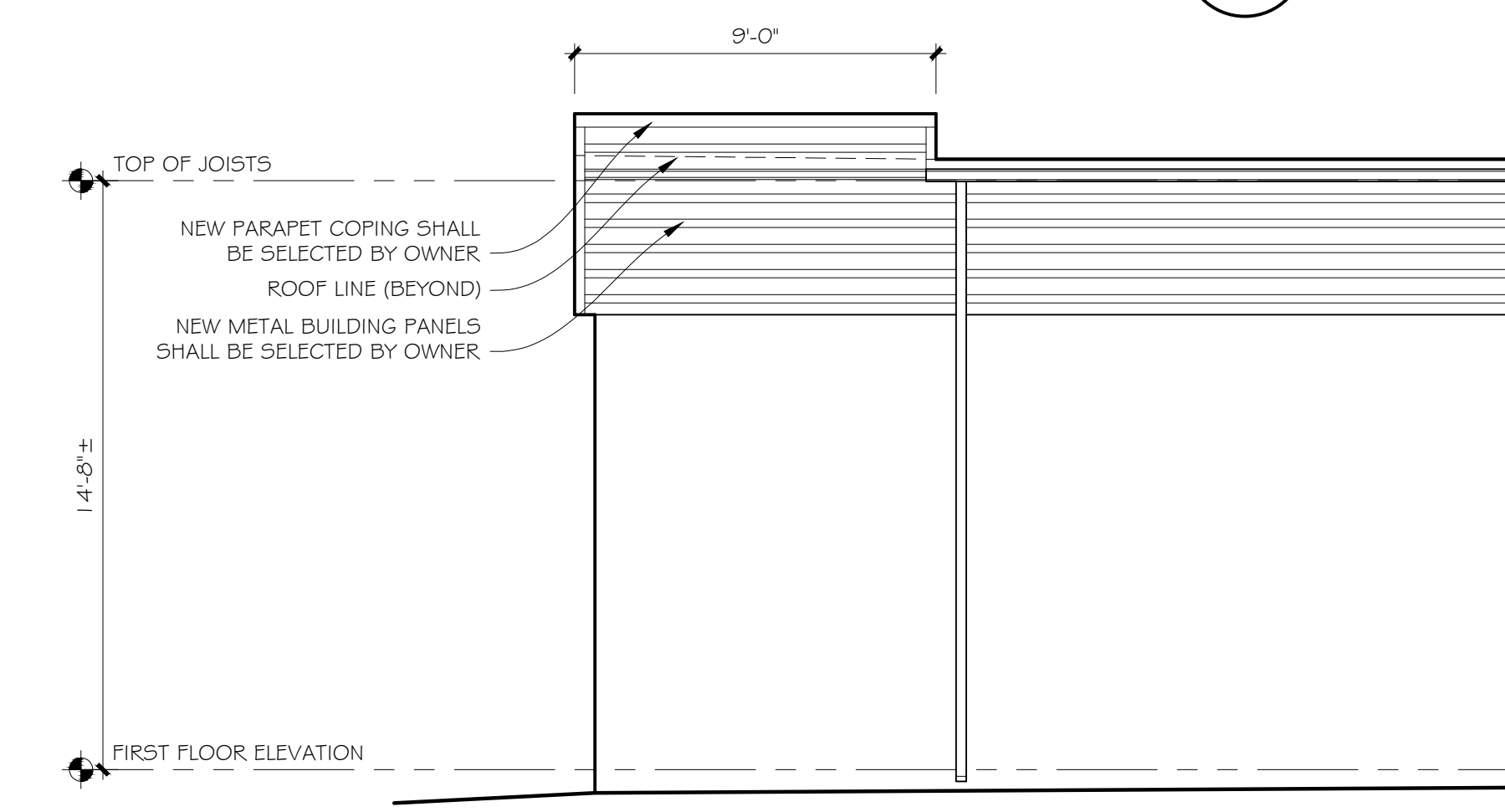
H10 FRONT ELEVATION (NORTH)
 SCALE: 1/4" = 1'-0"



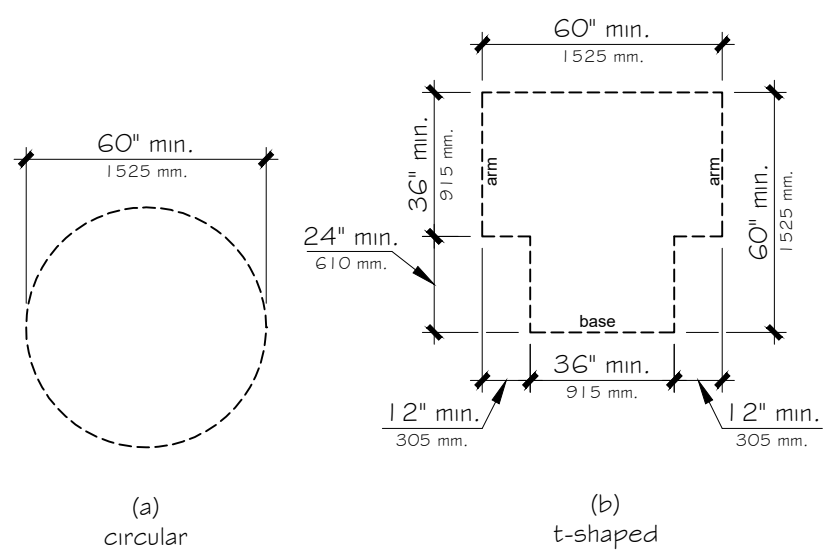
C7 RIGHT SIDE ELEVATION (WEST)
 SCALE: 1/4" = 1'-0"



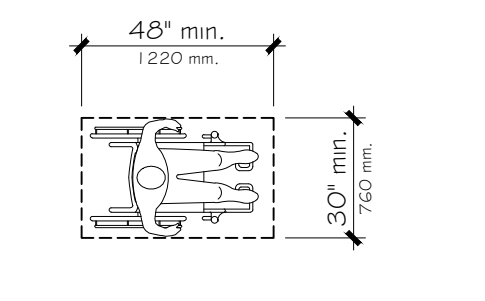
E4 REAR SIDE ELEVATION (SOUTH)
 SCALE: 1/4" = 1'-0"



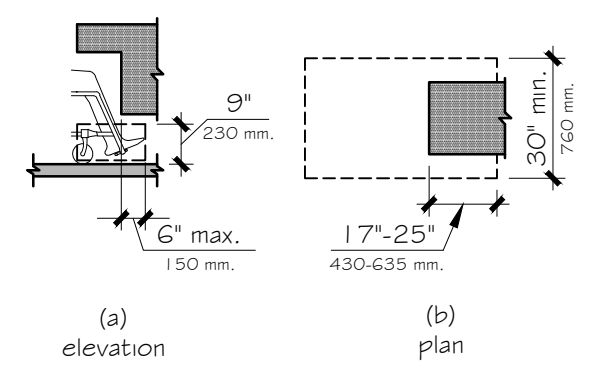
C1 LEFT SIDE ELEVATION (EAST)
 SCALE: 1/4" = 1'-0"



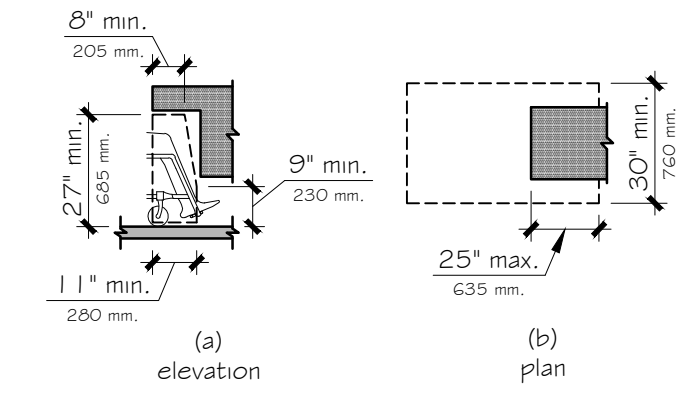
ICC/ANSI A117.1-2009 - FIGURE 304.3
SIZE OF TURNING SPACE



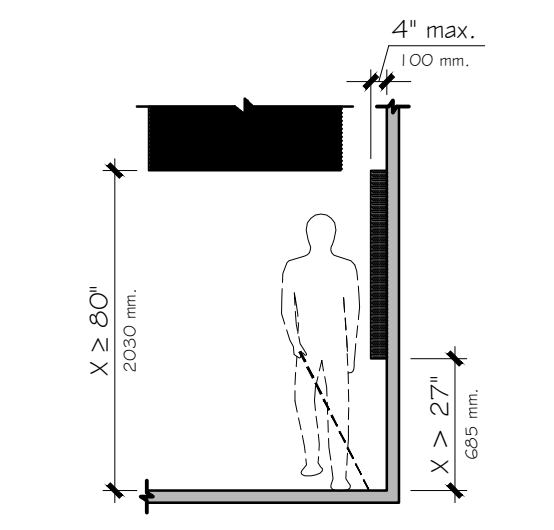
ICC/ANSI A117.1-2009 - FIGURE 305.3
SIZE OF CLEAR FLOOR SPACE



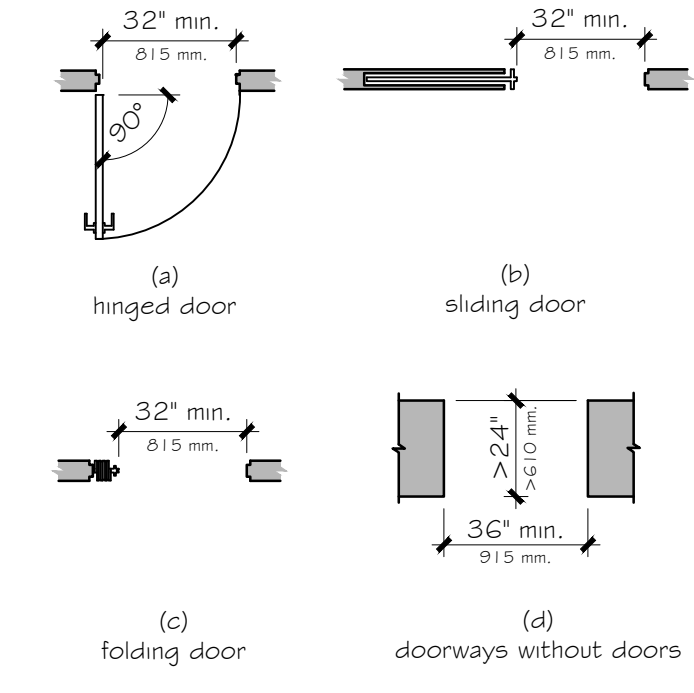
ICC/ANSI A117.1-2009 - FIGURE 306.2
TOE CLEARANCE



ICC/ANSI A117.1-2009 - FIGURE 306.3
KNEE CLEARANCE



ICC/ANSI A117.1-2009 - FIGURE 307.2
LIMITS OF PROTRUDING OBJECTS



ICC/ANSI A117.1-2009 - FIGURE 404.2.2
CLEAR WIDTH OF DOORWAYS

ACCESSIBILITY NOTES:

FLOOR AND GROUND SURFACES

- GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES INCLUDING FLOORS, WALKS, RAMPS, STAIRS, AND CURB RAMPS, SHALL BE STABLE, FIRM, AND SLIP-RESISTANT.
- THE RUNNING SLOPE (PARALLEL) OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE (PERPENDICULAR) OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48.
- CHANGES IN LEVEL UP TO 1/4" MAY BE VERTICAL AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE ACCOMPLISHED BY MEANS OF A RAMP.
- CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED; HAVE A FIRM CUSHION, PAD, OR BACKING, OR NO CUSHION OR PAD; AND HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/TAUNT PILE TEXTURE. THE MAX. PILE THICKNESS SHALL BE 1/2". EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND HAVE TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH ABOVE.
- OPENINGS IN FLOOR OR GROUND SURFACES SHALL NOT ALLOW PASSAGE OF A SPHERE MORE THAN 1/2" INCH DIAMETER. ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.
- OUTDOOR RAMPS, STAIRS AND THEIR APPROACHES SHALL BE MAINTAINED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.
- OBJECTS SHALL NOT PROTRUDE INTO THE CIRCULATION PATH IN ACCORDANCE WITH THE DIMENSIONS PROVIDED IN FIGURE 307.2. HANDRAILS SHALL BE PERMITTED TO PROTRUDE 4-1/2" MAXIMUM.

RAMPS

- RAMP RUNS SHALL HAVE A RUNNING SLOPE OF GREATER THAN 1:20 AND NOT STEEPER THAN 1:12. THE CROSS SLOPE OF RAMPS SHALL NOT BE STEEPER THAN 1:48.
- THE MIN. CLEAR WIDTH OF A RAMP SHALL BE 36". PROJECTIONS INTO THE REQUIRED RAMP AND LANDING WIDTH ARE PROHIBITED.
- THE RISE FOR ANY RAMP RUN SHALL BE 30" MAX.

CURB RAMPS

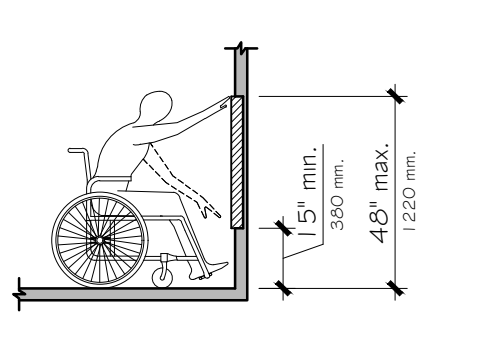
- COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20. THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS, GUTTERS, AND STREETS SHALL BE AT THE SAME LEVEL.

OPERABLE PARTS

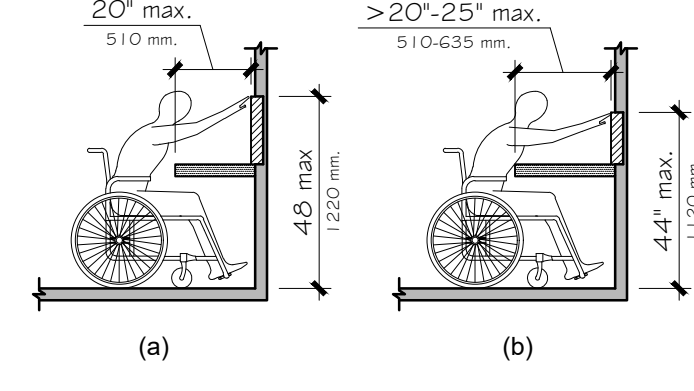
- A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH FIGURE 305.3 SHALL BE PROVIDED. OPERABLE PARTS SHALL BE PLACED WITHIN ONE OF THE REACH RANGES SPECIFIED IN FIGURES 308.2.1, 308.2.2, 308.3.1, OR 308.3.2.
- CONTROLS, OPERATING MECHANISMS AND HARDWARE SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRISTS. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 L.B.F. MAX.

SIGNS

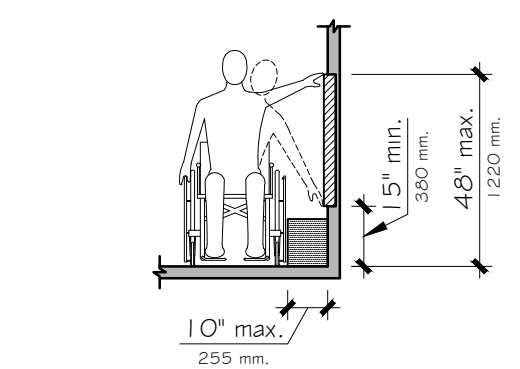
- SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 216 AND SHALL COMPLY WITH SECTION 703 OF THE ICC/ANSI A117.1-2009.



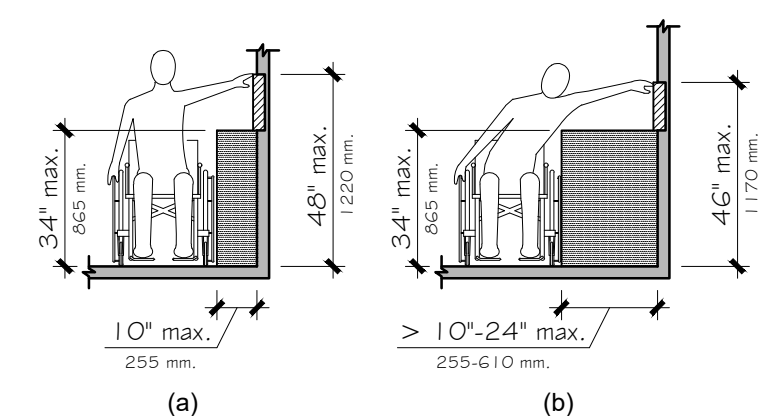
ICC/ANSI A117.1-2009 - FIGURE 308.2.1
UNOBSTRUCTED FORWARD REACH



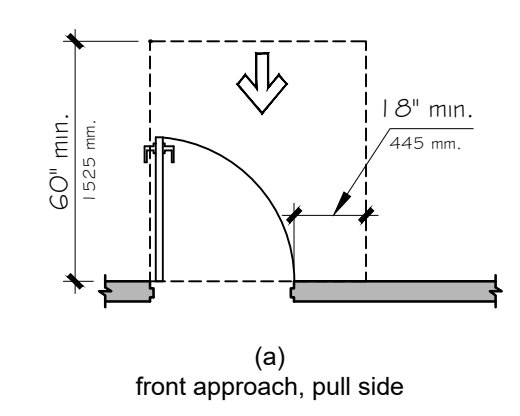
ICC/ANSI A117.1-2009 - FIGURE 308.2.2
OBSTRUCTED HIGH FORWARD REACH



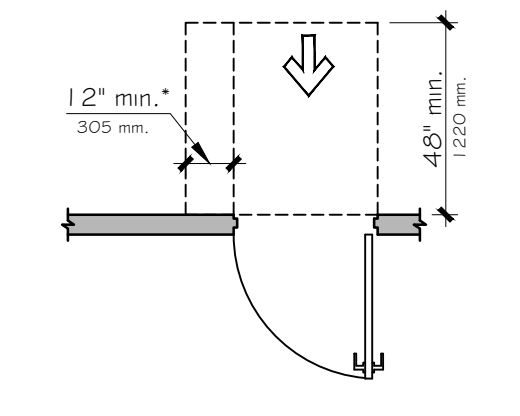
ICC/ANSI A117.1-2009 - FIGURE 308.3.1
UNOBSTRUCTED SIDE REACH



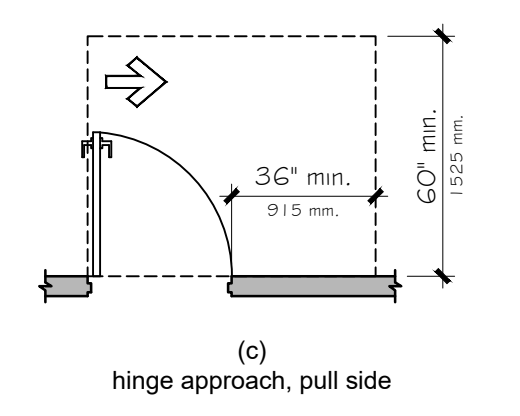
ICC/ANSI A117.1-2009 - FIGURE 308.3.2
OBSTRUCTED HIGH SIDE REACH



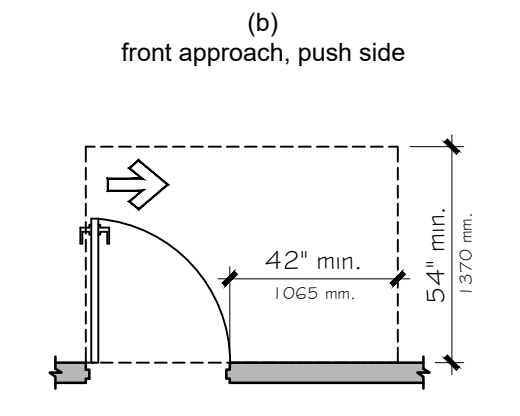
ICC/ANSI A117.1-2009 - FIGURE 404.2.3.1
FRONT APPROACH, PULL SIDE



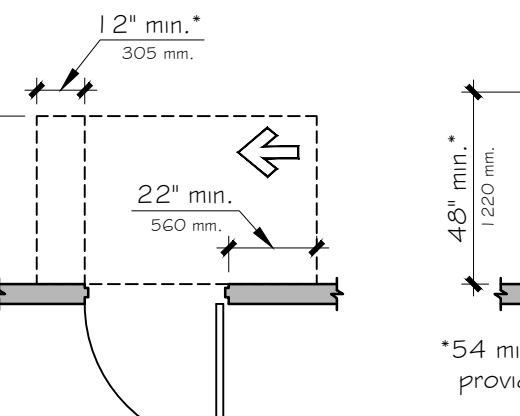
ICC/ANSI A117.1-2009 - FIGURE 404.2.3.2
FRONT APPROACH, PUSH SIDE



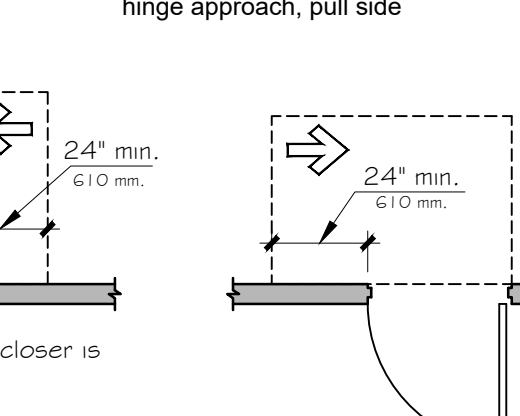
ICC/ANSI A117.1-2009 - FIGURE 404.2.3.3
HINGE APPROACH, PULL SIDE



ICC/ANSI A117.1-2009 - FIGURE 404.2.3.4
HINGE APPROACH, PUSH SIDE



ICC/ANSI A117.1-2009 - FIGURE 404.2.3.5
HINGE APPROACH, PUSH SIDE

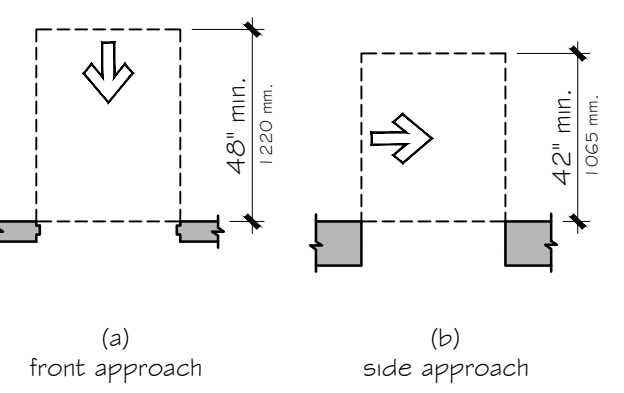


ICC/ANSI A117.1-2009 - FIGURE 404.2.3.6
LATCH APPROACH, PULL SIDE

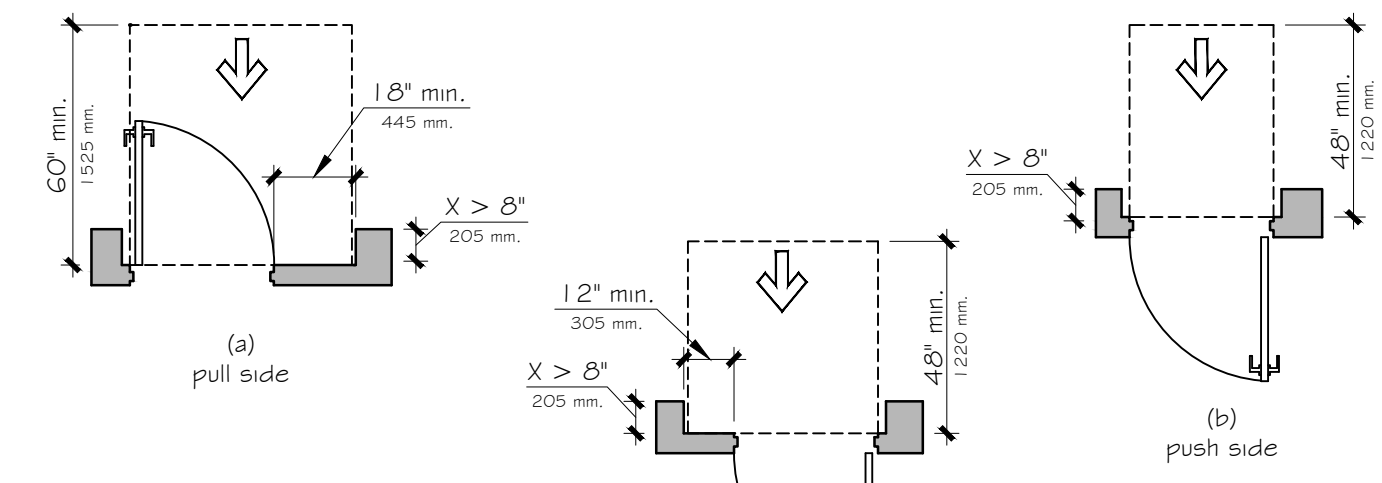
*54 min. (1370 mm.) if closer is provided

*48 min. (1220 mm.) if closer is provided

ICC/ANSI A117.1-2009 - FIGURE 404.2.3.2
MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS



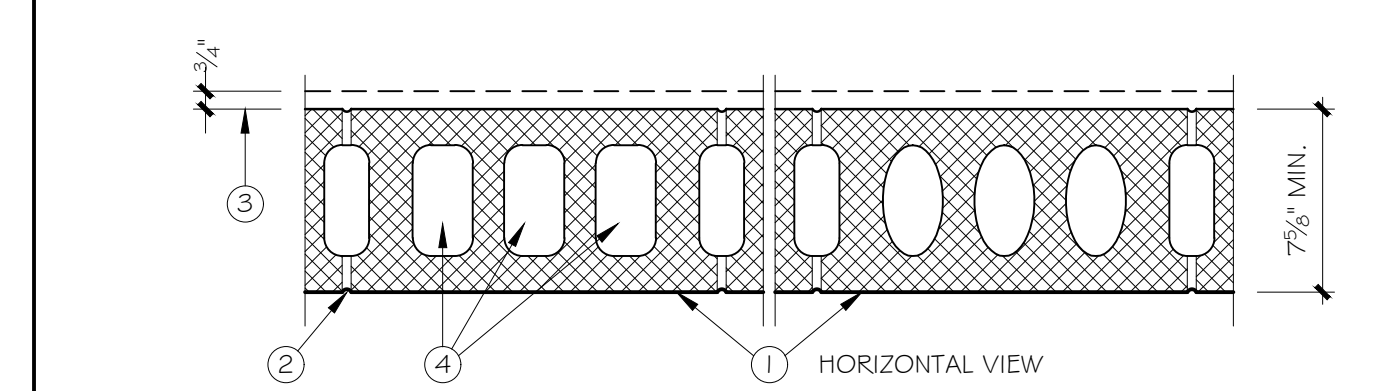
ICC/ANSI A117.1-2009 - FIGURE 404.2.3.4
MANEUVERING CLEARANCE AT DOORWAYS WITHOUT DOORS



ICC/ANSI A117.1-2009 - FIGURE 404.2.3.5
MANEUVERING CLEARANCE AT RECESSED DOORS

U.L. ASSEMBLY SCHEDULE

U.L. ASSEMBLY U905



DESIGN NO. U905
MARCH 02, 2020

BEARING WALL RATING - 2 HR.
NONBEARING WALL RATING - 2 HR.

- CONCRETE BLOCKS* - VARIOUS DESIGNS, CLASSIFICATION D-2 (2 HR).
SEE CONCRETE BLOCKS CATEGORY FOR LIST OF ELIGIBLE MANUFACTURERS.
 - MORTAR - BLOCKS LAID IN FULL BED OF MORTAR, NOM. 3/8 IN. THICK, OF NOT LESS THAN 2-1/4 AND NOT MORE THAN 3-1/2 PARTS OF CLEAN SHARP SAND TO 1 PART PORTLAND CEMENT (PROPORTIONED BY VOLUME) AND NOT MORE THAN 50 PERCENT HYDRATED LIME (BY CEMENT VOLUME). VERTICAL JOINTS STAGGERED.
 - PORTLAND CEMENT STUCCO OR GYPSUM PLASTER - ADD 1/2 HR TO CLASSIFICATION IF USED. WHERE COMBUSTIBLE MEMBERS ARE FRAMED IN WALL, PLASTER OR STUCCO MUST BE APPLIED ON THE FACE OPPOSITE FRAMING TO ACHIEVE A MAX. CLASSIFICATION OF 1-1/2 HR. ATTACHED TO CONCRETE BLOCKS (ITEM 1).
 - LOOSE MASONRY FILL - IF ALL CORE SPACES ARE FILLED WITH LOOSE DRY EXPANDED SLAG, EXPANDED CLAY OR SHALE (ROTARY KILN PROCESS), WATER REPELLANT VERMICULITE MASONRY FILL INSULATION, OR SILICONE TREATED PERLITE LOOSE FILL INSULATION ADD 2 HR TO CLASSIFICATION.
 - FOAMED PLASTIC* - (OPTIONAL-NOT SHOWN) - 1-1/2 IN. THICK MAX, 4 FT WIDE SHEATHING ATTACHED TO CONCRETE BLOCKS (ITEM 1).
ATLAS ROOFING CORP. - "ENERGYSHIELD PRO WALL INSULATION", "ENERGYSHIELD PRO 2 WALL INSULATION", ENERGYSHIELD COF PRO AND ENERGYSHIELD PLY PRO
CARLISLE COATINGS & WATERPROOFING INC. - TYPE R2+ SHEATH
DUPONT DE NEMOURS, INC. - TYPES THERMAX SHEATHING, THERMAX LIGHT DUTY INSULATION, THERMAX HEAVY DUTY INSULATION, THERMAX METAL BUILDING BOARD, THERMAX WHITE FINISH INSULATION, THERMAX CI EXTERIOR INSULATION, THERMAX XARMOR CI EXTERIOR INSULATION, THERMAX IH INSULATION, THERMAX PLUS LINER PANEL, THERMAX HEAVY DUTY PLUS (HDP), TUFF-R™ CI INSULATION, THERMAX BUTLER STYLWALL INSULATION BOARD AND THERMAX MORTON HEAVY DUTY INSULATION BOARD
FIRESTONE BUILDING PRODUCTS CO L L C - "ENVERGE™ CI FOIL EXTERIOR WALL INSULATION" AND "ENVERGE™ CI GLASS EXTERIOR WALL INSULATION"
HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC - TYPES "XCI-CLASS A", "XCI FOIL (CLASS A)", "XCI 286"
RMAX, A BUSINESS UNIT OF SIKA CORPORATION - TYPES "TSX-8500", "ECOMAX CI FR", "TSX-8510", "ECOMAX XI FR WHITE", "ECOMAX CI", "ECOMAX CI FR AIR BARRIER", "THERMASHEATH-XP", "THERMASHEATH", "DURASHEATH", "THERMASHEATH-3", "DURASHEATH-3".
 - BUILDING UNITS - AS AN ALTERNATE TO ITEMS 5, MIN. 1-IN THICK POLYISOCYANURATE COMPOSITE FOAMED PLASTIC INSULATION BOARDS, NOM. 48 BY 48 OR 96 IN.
HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC - "XCI NB", "XCI PLY"
RMAX, A BUSINESS UNIT OF SIKA CORPORATION - "THERMASHEATH-SI", "ECOBASE CI", "THERMASHEATH-O", "ECOMAX CI FR PLY", "ECOMAX CI PLY".
- * INDICATES SUCH PRODUCTS SHALL BEAR THE UL OR CUL CERTIFICATION MARK FOR JURISDICTIONS EMPLOYING THE UL OR CUL CERTIFICATION (SUCH AS CANADA), RESPECTIVELY.

J.Mayer
ARCHITECTS, LLC
1212 West Street, Suite 200, Annapolis, MD 21401
(410) 266-9560

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23 HUDSON STREET
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OWNER / CLIENT:
NILS PROPERTIES, LLC

SUBMISSION SCHEDULE

No.	DATE	DESCRIPTION
1	11-25-20	PERMIT

REVISION

No.	DATE	DESCRIPTION
-----	------	-------------

DWG DATE: 11-25-20
DRAWN BY: FAL
PROJECT No.: 20037

DWG TITLE:
**ACCESSIBILITY
DETAILS / NOTES,
& U.L. ASSEMBLY
SCHEDULE**

SHEET No.
A5.1

DOOR SCHEDULE											
DOOR MARK	DOOR			FRAME		DETAILS (SHT. / DWG.)	HDW. SET	MIN. FIRE DOOR RATING (M.)	DOOR VISION PANEL		NOTES
	ROOM No.	WIDTH	HEIGHT	THK.	TYPE				MATERIAL	TYPE	
A	10'-0"±	10'-0"	3/4"	A	AL. / INS.	-	MTL.				J
B	3'-0"	7'-0"	1-3/4"	B	AL. / INS.	1	AL.				1
C	3'-0"	7'-0"	1-3/4"	B	AL. / INS.	1	AL.				2
D	10'-0"	10'-0"	3/4"	A	AL. / INS.	-	MTL.				J
E	10'-4"±	10'-0"±	3/4"	A	AL. / INS.	-	MTL.				J
F	3'-0"	6'-8"	1-3/4"	B	MTL. / INS.	2	AL.				1
G	12'-0"	10'-0"	3/4"	A	AL. / INS.	-	MTL.				1
H	3'-0"	6'-8"	1-3/4"	B	MTL. / INS.	2	AL.				1
I	10'-0"	10'-0"	3/4"	A	AL. / INS.	-	MTL.				J
J	3'-0"	6'-8"	1-3/4"	B	MTL. / INS.	2	AL.				1, 2, 6

NOTES:

- ALL DOORS, DOOR FRAMES, AND DOOR HARDWARE/ACCESSORIES SHALL BE SELECTED BY OWNER AND/OR SHALL MATCH EXISTING, U.N.O.
- DOOR, FRAME AND HARDWARE ARE EXISTING TO REMAIN, U.N.O.
- DOOR SHALL BE PROVIDED WITH 1" UNDERCUT.
- FIRE RATED GLAZING MARKING FOR DOOR VISION PANELS SHALL BE: ≤ 100 SQ. IN. = D-H-90, > 100 SQ. IN. = D-H-W-90, FIRE-RESISTANCE RATED GLAZING TESTED TO ASTM E 119 IN ACCORDANCE WITH SECTION 716.2 OF I.B.C. SHALL BE PERMITTED IN THE MAXIMUM SIZE TESTED.
- THE MINIMUM SIDELIGHT/TRANSOM ASSEMBLY RATING SHALL BE 45 MIN. WITH A D-H-OH-45 FIRE-RATED GLAZING MARKING SIDELIGHT / TRANSOM PANEL.
- ALL ASSOCIATED DOOR FRAMES, HARDWARE, COMPONENTS & SEALANTS, ETC. IN RATED DOORS ASSEMBLIES SHALL BE PROVIDED WITH THE SAME RATING OF THE RATED DOOR AND SHALL BE LABELED AS REQUIRED FOR SUCH USE.

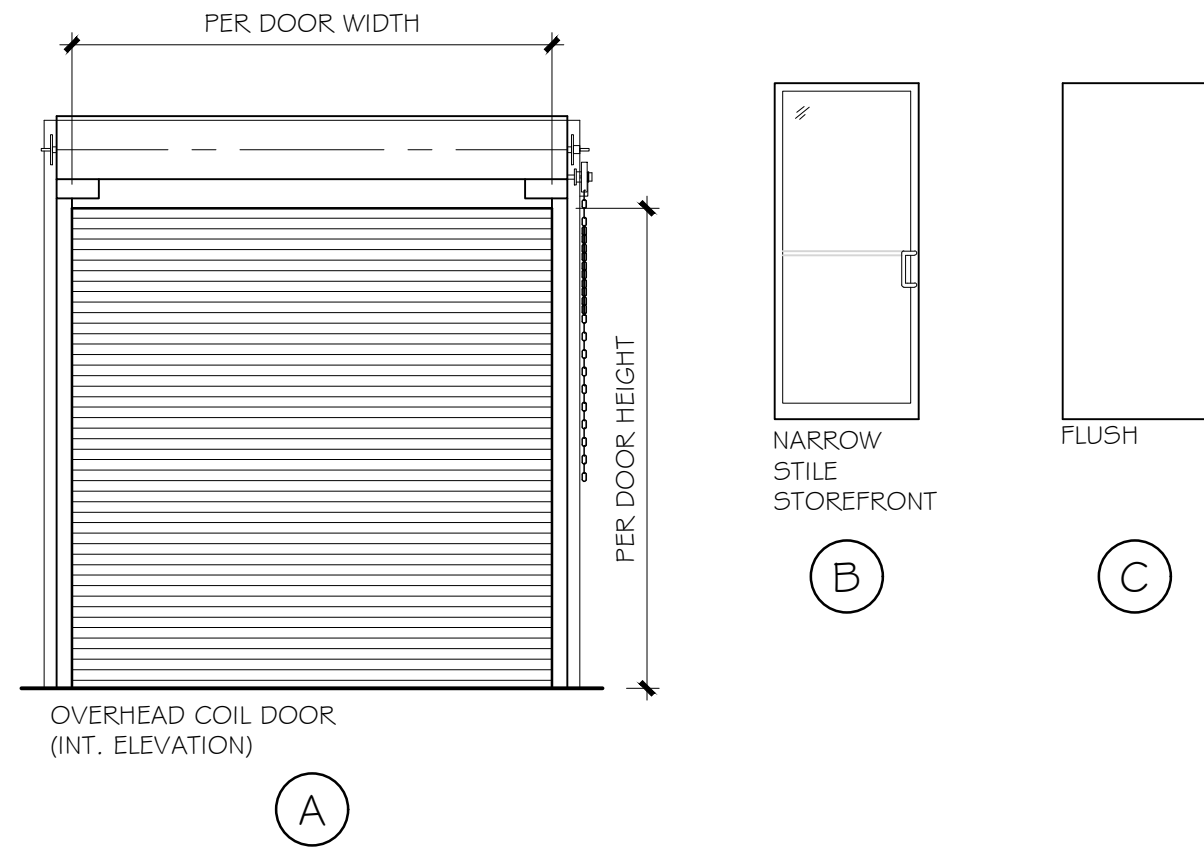
ABBREVIATIONS:

AL. = ALUMINUM F.G. = FIRE-PROTECTION-RATED GLAZING GL. = GLASS OR GLAZING I.G. = INSULATED GLAZING
 INS. = INSULATED M.S.T. = MAXIMUM SIZE TESTED MTL. = METAL S.C.W. = SOLID CORE WOOD S.G. = SAFETY GLAZING
 WD. = WOOD

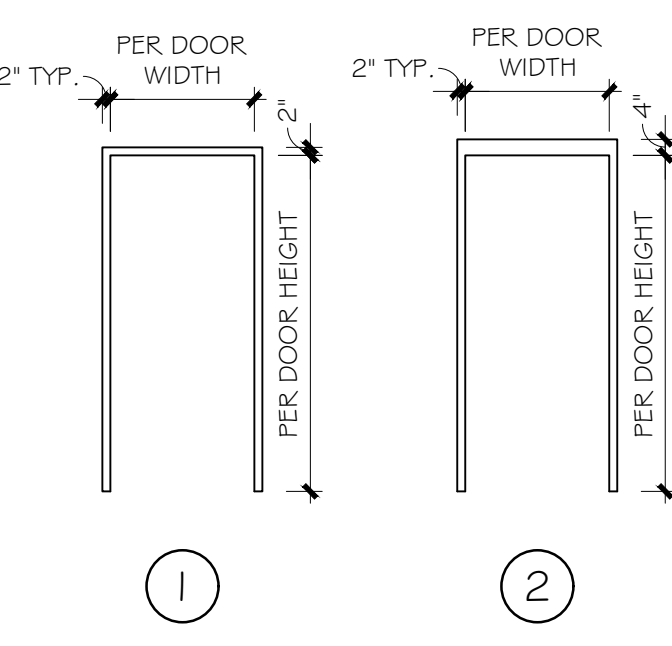
DOOR NOTES:

- REFERENCE BUILDING FLOOR PLAN FOR DOOR SWING. ALL DOORS WITHOUT DIMENSIONS ARE ASSUMED TO BE 6" FROM WALL OR CENTERED ON WALL.
- ALL DOORS, DOOR FRAMES, AND DOOR HARDWARE / ACCESSORIES SHALL BE SELECTED BY OWNER AND/OR SHALL MATCH EXISTING, U.N.O. ALL SPECIFIED DOORS, DOOR FRAMES, AND DOOR HARDWARE / ACCESSORIES OF EQUAL QUALITY AND PERFORMANCE OR APPROVED EQUIVALENT SHALL BE ACCEPTABLE. TENANT / OWNER SHALL REVIEW AND APPROVE ALL DOORS, DOOR FRAMES, AND DOOR HARDWARE / ACCESSORIES PRIOR TO ORDERING / INSTALLATION.
- SET FRAMES ACCURATELY IN POSITION, PLUMB, ALIGN, AND BRACE SECURELY UNTIL PERMANENT ANCHORS ARE SET. PROVIDE THREE WALL ANCHORS PER JAMB FOR DOORS 6'-0" THRU 7'-6", AND FOUR WALL ANCHORS PER JAMB FOR DOORS 7'-6" THRU 10'-0". REINFORCE SUBSTRATE AS NECESSARY. INSTALL DOOR AND DOOR HARDWARE IN COMPLIANCE WITH MANUFACTURER'S INSTRUCTIONS. SET UNITS LEVEL, PLUMB, AND TRUE TO LINE AND LOCATION.
- DOOR HANDLES, PULLS, LATCHES LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34" MIN. AND 48" MAX. ABOVE THE FINISHED FLOOR. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2" A.F.F.
- CLEAN HARDWARE AND ADJACENT SURFACES. ADJUST AND CHECK EACH OPERATING ITEM FOR PROPER OPERATION AND FUNCTION. IF INSTALLED MORE THAN ONE MONTH PRIOR TO FINAL ACCEPTANCE OF BUILDING, CHECK, ADJUST, AND RE-CLEAN AT TIME OF FINAL ACCEPTANCE. INSTRUCT OWNER'S REPRESENTATIVE IN PROPER ADJUSTMENT AND MAINTENANCE.
- DOOR HARDWARE MAY BE SUITABLY SUBSTITUTED WITH HARDWARE SELECTED BY BUILDING OWNER OR BUILDING CONTRACTOR PROVIDED THE HARDWARE COMPLIES WITH ALL APPLICABLE BUILDING CODES.
- CONTRACTOR SHALL COORDINATE KEYING WITH OWNER. ALL SPECIAL LOCKING ARRANGEMENTS SHALL COMPLY WITH THE LATEST EDITIONS OF THE IBC, NFPA, A.D.A.A.G. AND ANY LOCAL GOVERNING CODES AND ORDINANCES.
- ALL GLAZING IN EGRESS DOORS SHALL BE PROVIDED WITH TEMPERED/SAFETY GLAZING, U.N.O.
- A DOOR LEAF NORMALLY REQUIRED TO BE KEPT CLOSED SHALL NOT BE SECURED IN THE OPEN POSITION AT ANY TIME AND SHALL BE SELF-CLOSING OR AUTOMATIC-CLOSING.
- ALL INTERIOR METAL DOOR FRAMES SHALL BE 1 6/32 MIN.
- CONTRACTOR IS RESPONSIBLE TO CONFIRM AND INSTALL NECESSARY EQUIPMENT SUCH THAT EMERGENCY MEANS OF EGRESS DOOR EQUIPPED WITH MAGNETIC LOCKS, KEY PAD, PUSH BUTTONS COMBINATION LOCKS OR OTHER SPECIAL LOCKING DEVICES SHALL, IN THE EVENT OF AN EMERGENCY, AUTOMATICALLY RELEASE AND OPEN IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, NFPA, A.D.A.A.G. AND ANY LOCAL GOVERNING CODES AND ORDINANCES.
- FIRE DOOR ASSEMBLIES AND SHUTTERS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 716.5 - IBC 2015 AND NFPA 80. FIRE DOOR SHALL BE LABELED BY AN APPROVED AGENCY. THE LABELS SHALL COMPLY WITH NFPA 80, AND SHALL BE PERMANENTLY AFFIXED TO THE DOOR AND FRAME.
- FIRE DOOR ASSEMBLIES SHALL BE TESTED IN ACCORDANCE WITH NFPA 252 OR UL 10B OR UL 10C PER TYPE OF THE APPLICABLE ASSEMBLY. FIRE DOOR ASSEMBLIES SHALL ALSO MEET THE REQUIREMENTS FOR A SMOKE AND DRAFT CONTROL DOOR ASSEMBLY TESTED IN ACCORDANCE WITH UL 1784.
- ALL ASSOCIATED DOOR FRAMES, HARDWARE, COMPONENTS & SEALANTS, ETC. IN RATED DOORS ASSEMBLIES SHALL BE PROVIDED WITH THE SAME RATING OF THE RATED DOOR AND SHALL BE LABELED AS REQUIRED FOR SUCH USE.
- EXTERIOR DOORS SHALL HAVE THE FOLLOWING MAXIMUM AIR INFILTRATION RATES (CFM / FT²): SWINGING AND SLIDING DOORS: 0.20; ROLLING, REVOLVING AND COMMERCIAL GLAZED SWINGING ENTRANCE DOORS: 1.00; GARAGE DOORS: 0.40. THESE RATES SHALL ALSO APPLY TO DOORS AND ACCESS OPENINGS FROM CONDITIONED SPACE TO SHAFTS, CHUTES, STAIRWAYS, VESTIBULES, AND ELEVATOR LOBBIES, ETC. UNLESS DOORS COMPLY WITH FIRE DOOR ASSEMBLIES.

DOOR TYPE ELEVATIONS



DOOR FRAME TYPE ELEVATIONS



DOOR HARDWARE SCHEDULE

NO.	DESCRIPTION
1	OVERHEAD DOOR HARDWARE PER MANUFACTURER
2	HINGES: 1 1/2 PAIR 4 1/2 x 4 1/2 BUTT HINGES LOCK SET: MORTISE CYLINDER LOCK w/ THUMB TURN PUSH: FIXED PADDLE STYLE PUSH BAR PULL: FIXED PADDLE STYLE PULL CLOSER: TOP JAMB CLOSER w/ 90° HOLD OPEN DEVICE THRESHOLD: A.D.A. COMPLIANT THRESHOLD GASKETING: CONT. EPDM GASKETING APPLIED BETWEEN DOOR AND FRAME, EPDM SWEEP APPLIED TO BOTTOM OF DOOR
3	HINGES: 1 1/2 PAIR 4 1/2 x 4 1/2 BUTT HINGES LOCKSET: LEVER HANDLE & DEADBOLT w/ SINGLE LOCKING ENTRANCE LOCKSET CLOSER: TOP JAMB CLOSER w/ 90° HOLD OPEN DEVICE THRESHOLD: A.D.A. COMPLIANT THRESHOLD GASKETING: CONT. EPDM GASKETING APPLIED BETWEEN DOOR AND FRAME, EPDM SWEEP APPLIED TO BOTTOM OF DOOR

ENERGY CONSERVATION NOTES:

- THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH IECC TABLE C402.1.3 AND FENESTRATION SHALL COMPLY WITH IECC TABLE C402.4 U.N.O. A NATIONAL, STATE OR LOCAL ENERGY EFFICIENCY PROGRAM (COMPLIANT) TO EXCEED THE ENERGY EFFICIENCY REQUIREMENTS OF THE IECC SHALL BE CONSIDERED IN COMPLIANCE WITH THE APPROVAL OF THE CODE OFFICIAL OR OTHER AUTHORITY HAVING JURISDICTION.
- A CONTINUOUS AIR BARRIER SHALL BE PROVIDED THROUGHOUT THE BUILDING THERMAL ENVELOPE ACROSS ALL JOINTS AND ASSEMBLIES.
- PENETRATIONS OF THE AIR BARRIER AND PATHS OF AIR LEAKAGE SHALL BE CAULKED, GASKETED OR OTHERWISE SEALED IN A MANNER COMPATIBLE WITH THE CONSTRUCTION MATERIALS AND LOCATION. SEALING MATERIALS SHALL BE APPROPRIATE TO THE CONSTRUCTION MATERIALS BEING SEALED. THE JOINTS AND SEALS SHALL BE SECURELY INSTALLED IN OR ON THE JOINT FOR ITS ENTIRE LENGTH SO AS NOT TO DISLodge, LOOSEN OR OTHERWISE IMPAIR ITS ABILITY TO RESIST POSITIVE AND NEGATIVE PRESSURE FROM WIND, STACK EFFECT AND MECHANICAL VENTILATION.
- ALL PLUMBING, MECHANICAL, ELECTRICAL, AND PROCESS SYSTEMS, ETC. SHALL COMPLY WITH THE INTERNATIONAL ENERGY CONSERVATION CODE AND ANY LOCAL CODES AND ORDINANCES.

**IECC 2015 - TABLE C402.1.3
 BUILDING THERMAL ENVELOPE REQUIREMENTS
 (CLIMATE ZONE 4)**

ASSEMBLY	OTHER GROUPS	GROUP R
ROOFS		
INSULATION ENTIRELY ABOVE DECK	R-25 C.I.	R-25 C.I.
METAL BUILDINGS (WITH R-5 THERMAL BLOCKS)	R-19+R-11 L.S.	R-19+R-11 L.S.
ATTIC AND OTHER	R-38	R-38
WALLS, ABOVE GRADE		
MASS	R-9.5 C.I.	R-11.4 C.I.
METAL BUILDING	R-13 + R-13 C.I.	R-13 + R-13 C.I.
METAL FRAMED	R-13 + R-7.5 C.I.	R-13 + R-7.5 C.I.
WOOD FRAMED + OTHER	R-13 + R-3.8 C.I. OR R-20	R-13 + R-3.8 C.I. OR R-20
WALLS, BELOW GRADE		
BELOW GRADE WALL	R-7.5 C.I.	R-7.5 C.I.
FLOORS		
MASS	R-10 C.I.	R-10.4 C.I.
JOIST / FRAMING	R-30	R-30
SLAB-ON-GRADE FLOORS		
UNHEATED SLABS	R-10 FOR 24" BELOW	R-10 FOR 24" BELOW
HEATED SLABS	R-15 FOR 24" BELOW	R-15 FOR 24" BELOW
OPAQUE DOORS		
SWINGING	U-0.61	U-0.61
ROLL-UP OR SLIDING	R-4.75	R-4.75
NOTES:		
1. WHERE HEATED SLABS ARE BELOW GRADE, BELOW-GRADE WALLS SHALL COMPLY WITH THE EXTERIOR INSULATION REQUIREMENTS FOR HEATED SLABS.		
ABBREVIATIONS: C.I. = CONTINUOUS INSULATION L.S. = LINER SYSTEM		

**IECC 2015 - TABLE C402.4
 BUILDING ENVELOPE FENESTRATION
 MAXIMUM U-FACTOR AND SHGC REQUIREMENTS
 (CLIMATE ZONE 4A)**

VERTICAL FENESTRATION		ABBREVIATIONS: P.F. = PROJECTION FACTOR
U-FACTOR		
FIXED FENESTRATION	0.36	
OPERABLE FENESTRATION	0.45	
ENTRANCE DOORS	0.77	
SHGC		
ORIENTATION	SEW N	
P.F. < 0.2	0.40 0.53	
P.F. ≤ 0.2 < 0.5	0.48 0.58	
P.F. ≥ 0.5	0.64 0.64	
SKYLIGHTS		
U-FACTOR	0.50	
SHGC	0.40	

No.	DATE	DESCRIPTION
1	11-25-20	PERMIT

REVISION

No.	DATE	DESCRIPTION

DWG DATE: 11-25-20

DRAWN BY: FAL

PROJECT NO.: 20037

DWG TITLE:

**DOOR SCHEDULES
 & NOTES**

SHEET No.

A6.1

J. Mayer
 ARCHITECTS, LLC
 1212 West Street, Suite 200, Annapolis, MD 21401
 (410) 266-9560

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PROJECT:
**ALTERATION PLANS FOR:
 23 HUDSON STREET**
 23 HUDSON STREET
 ANNAPOLIS, MD 21401
 ANNE ARUNDEL COUNTY

OWNER / CLIENT:
NILS PROPERTIES, LLC

SUBMISSION SCHEDULE

No.	DATE	DESCRIPTION
1	11-25-20	PERMIT

REVISION

No.	DATE	DESCRIPTION

DWG DATE: 11-25-20
 DRAWN BY: FAL
 PROJECT NO.: 20037
 DWG TITLE:
DOOR SCHEDULES & NOTES

SHEET No.
A6.1