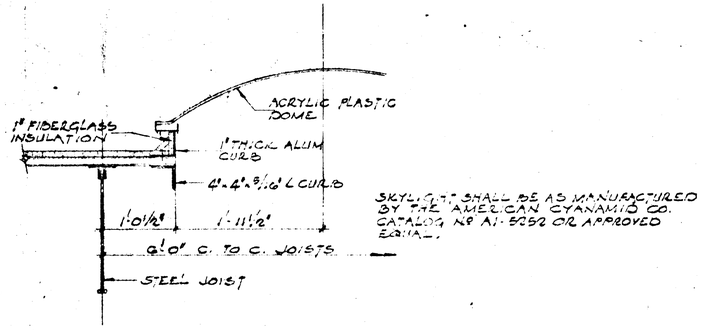
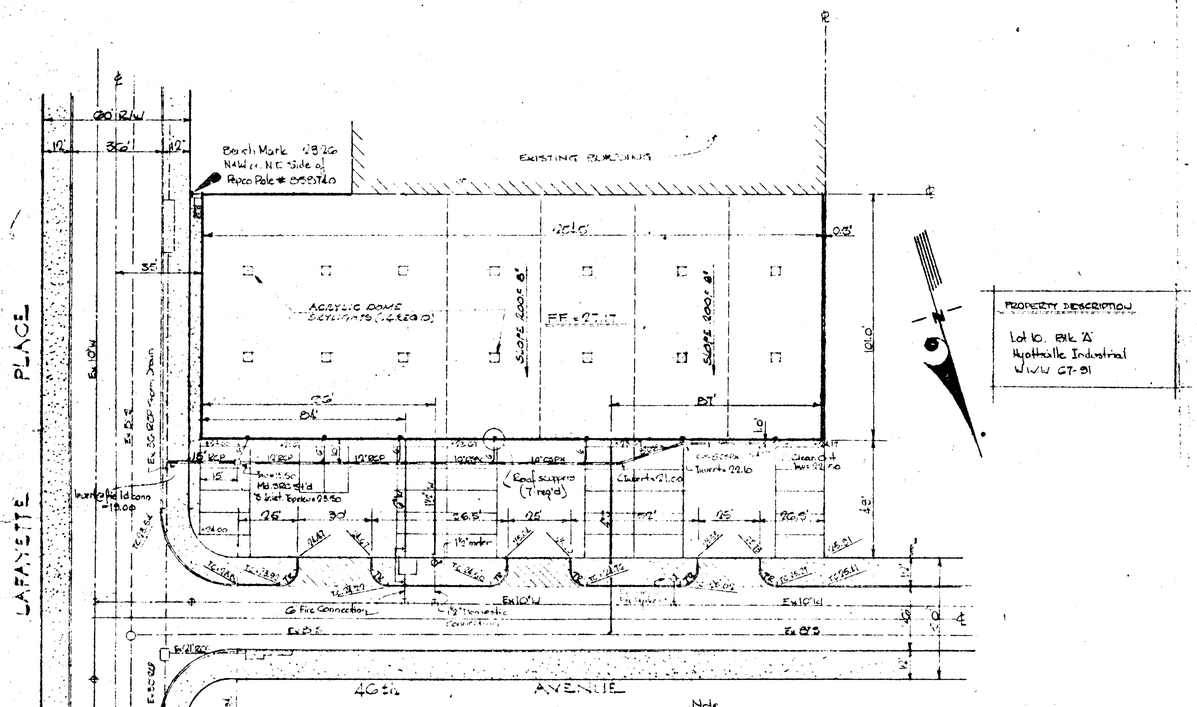


SECTION thru SKYLIGHT scale: 1"=1'-0"



SITE PLAN

SCALE: 1" = 30'-0"

Note
driveway entrances to be PG county Std # 3

WATER & SEWER NOTES

1. WATER METER, VAULT, AND CONNECTION TO EXISTING WATER MAIN BY W.S.S.C.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE W.S.S.C. STD. DETAILS AND SPECIFICATIONS.
3. VERIFY LOCATIONS OF W.S.S.C. WATER AND SEWER EXTENSIONS BEFORE STARTING CONSTRUCTION OF ON-SITE UTILITIES.
4. ALL 4" SEWER SHALL BE C.S.P. & OR V.C.P.X.
5. ALL 6" WATER PIPE SHALL BE CAST IRON, CL 22.
6. ALL 1 1/2" WATER PIPE SHALL BE COPPER, TYPE "K".

STORM DRAIN NOTES

1. DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE W.S.S.C. STD DETAILS AND SPECIFICATIONS.
2. ALL 10" & 8" STORM DRAINS SHALL BE C.S.P.X.
3. ALL 15" & 12" STORM DRAINS SHALL BE R.C.P. CL. II
4. CONNECTION OF 15" R.C.P. TO EXISTING 36" R.C.P. WILL BE AS SHOWN ON SEPARATE 8½"x11" W.S.S.C. PERMIT PLAN FURNISHED BY THE ENGINEER.

FINISH SCHEDULE		
	STORAGE AREA	BATHS
FLOOR	CONC. W/ HARDENER	CONC. W/ HARDENER
WALLS	EXPOSED CONC. BLOCK	PAINTED CONC. BLOCK & PAINTED ½" SHEETROCK OVER WOOD STUDS.
CEILING	NONE	PAINTED ½" SHEETROCK

EXTERIOR EXPOSED BLOCK WALLS TO BE SPRAYCRETE OR APPROVED EQUAL.

AREA TABULATION (I-1 ZONING)		
GROSS PROPERTY AREA	=	38,914 ¢
GROSS BUILDING AREA	=	15,708 ¢
PARKING REQUIRED	=	26 CARS
PARKING FURNISHED	=	31 CARS

GENERAL NOTES and SPECIFICATIONS

GENERAL Included is furnishing of all labor, equipment, and material necessary to construct a one story warehouse. The contract for erection of the building shall be prepared and executed in accordance with the "Standard General Conditions of the Construction Contract", of the National Society of Professional Engineers. Copies of this form are available on demand from the office of the Engineer.

DESIGN CRITERIA A.I.S.C. Manual (1963); A.I.I. Manual (1963); B.O.C.A. Code (latest Edition).

LIVE LOADS Roof - 30 psf; Warehouse floor - 250 psf; stairs - 100 psf.

FOOTINGS To be minimum of 2'-6" below finished grade and bearing on undisturbed soil 1'-0" below original grade. All footings not shown will be 12" thick and project 6" each side.

BACKFILL All backfill to be compacted by means approved by the Engineer in 6" layers. Compacted fill prior to laying of the floor slabs shall have a density and compressive value of not less than 95% of the normal undisturbed soil value, which shall be determined by an approved testing laboratory as prescribed by the pertinent A.A.S.H.O. Specifications.

EXCAVATION The Contractor shall be responsible for providing adequate vertical and horizontal support of adjacent buildings, excavation, and utilities. Grade all areas to drain.

CONSTRUCTION LOADS The Contractor shall ask for and obtain the Engineer's approval before placing on the structure any loads greater than the above design loads.

CONCRETE In general to conform to the A.C.I. Building Code Requirements for Reinforced Concrete (1963). Concrete for slabs shall have a compressive strength of 3,000 psi at 28 days, with 6 bags of cement per cubic yard, and 6 gallons of water per bag of cement. Footing concrete shall be 2,500 psi, with 5-1/2 bags of cement per cubic yard. Maximum slump - 5".

CONCRETE PROTECTION Reinforcing steel to have the following minimum concrete cover:

footings: 3"
slabs: middle of slab

REINFORCING STEEL All reinforcing steel shall be new, high strength billet steel conforming to A.S.T.M. specifications A-432 and A-305 (Min. f_y=60,000 psi.). All reinforcing steel shall be detailed, fabricated, and placed in accordance with the latest edition of the A.C.I. Manual of Standard Practice.

WELDED WIRE MESH To conform to A.S.T.M. specification A-185, and to be placed as indicated on the drawings. Lap edges at least 6" in each direction.

STRUCTURAL STEEL In general to conform to A.S.T.M. specification A-36. All steel shall be detailed, fabricated, and erected in accordance with the latest edition of the A.I.S.C. Manual. All connections shall develop the full strength of the beams, in general, field connections shall be made with 3/4" high strength bolts (A-325), and shop connections shall be welded. Frame all openings in roof with 4"x4"x5/16" angles, unless otherwise noted. All structural steel shall be painted one shop coat of light colored zinc chromate. Minimum bearing plates shall be 8"x8"x5/8", unless otherwise shown.

STEEL JOISTS All steel joists shall conform to the latest S.J.I. specifications, and the Prince Georges County Building Department, in all respects. Joists shall be welded to steel supports with two 1/4" welds, 1" long.

METAL ROOF DECK To be 1-1/2", 22 gauge, galvanized. Deck shall extend over three supports, and shall be capable of supporting a minimum uniform load of 50 psf. Metal deck shall be manufactured by a member of the Steel Deck Institute, and shall be installed in strict accordance with the specifications of the Steel Deck Institute.

SOIL VALUE Allowable bearing capacity based on field observations - 2,000 psf. Notify the engineer prior to pouring any foundations. Final bearing capacity shall be ascertained by the Engineer following his investigation of the excavations.

LINTELS Unless otherwise noted, provide loose lintels with one angle for each 4" of masonry as follows:

0" to 3'-0"	3"x3-1/2"x5/16" angle
3'-1" to 5'-0"	4"x3-1/2"x5/16" angle
5'-1" to 6'-6"	5"x3-1/2"x3/8" angle
6'-7" to 8'-0"	6"x3-1/2"x3/8" angle

All angles shall have their short leg outstanding and 6" minimum bearing. Provide three continuous courses of solid brick bearing below all joist and slab bearings. Provide 16" of brick below all lintels and/or minor beam bearings.

MASONRY Clay facing brick shall conform to A.S.T.M. specification C-216, oversize, (5 courses per 2 block courses). Allow $52.00 per thousand. Hollow load bearing block shall conform to A.S.T.M. specification C-90. Solid block masonry shall conform to A.S.T.M. specification C-145. Mortar shall conform to A.S.T.M. specification C-270, type "M". having a compressive strength of 750 psi. All work shall be done in accordance with the American Standard Building Code Requirements for Masonry. Provide #9 Durowall in all masonry walls every second block course (ie. 16" o.c.).

EXISTING CONDITIONS All existing conditions and dimensions shall be determined and verified in the field prior to fabrication of any materials.

APPROVAL OF SHOP DRAWINGS Shop drawings for all structural items mentioned above are a part of the structural design of this project, and must be submitted to and approved by this office. If a contractor or owner fails to obtain our approval of the shop drawings, we will not be responsible for the structural design of this project.

PAVING AND DRIVEWAY ENTRANCES Bituminous paving, of the section and designation shown on the drawings, and driveway entrances shall be made in strict accordance with the Prince Georges County General Specifications and Standards for Driveway and Street Construction.

ROOFING To be "bonded-type", built up over 1" rigid insulation. No bond required. Provide all membrane flashing, cants, and counter flashing, all as shown on the plans. The Contractor shall properly flash and waterproof all openings in roof for heater flues, skylights, plumbing vents, and roof drains. Furnish and install skylights as shown in plans.

PREFABRICATED METAL STAIRS The Contractor shall field measure for, and submit shop drawings for the stairs prior to fabrication. Stairs shall meet all the applicable codes of the Prince Georges County Building Department. Min. stair width - 36".

CARPENTRY Provide all wood framing plates, blocking, and other rough lumber, securely anchored or fastened in place where shown or called for in plans. Studs and joists shall be structural grade douglas fir. Soffit shall be 1/2" exterior grade fir plywood. Provide base moulding and 1/4 round at all partition walls.

DRYWALL All drywall shall be 1/2" recessed with taped joints. Provide corner beads at all outside corners.

PAINTING The Contractor to furnish all labor and materials necessary for the painting of the following areas:

1. All doors, trims, and mouldings to receive two coats of semi gloss paint
2. All drywall to receive two coats of latex base paint. Drywall partition above entrance stairway will not be painted.
3. All interior masonry in bathrooms to receive two coats of alkyd base masonry paint
4. All galvanized roof leaders and scuppers shall receive one coat of galvanized metal prime, and one coat of semi gloss paint. Cast iron roof leader extensions shall be primed and painted to match.

DRAINAGE The contractor shall furnish all labor, materials, and equipment for roof and parking lot drainage, including, but not limited to the following:

1. Thru parapet galvanized roof scuppers
2. Galvized leaders and cast iron leader extensions.
3. Concrete drainage pipe along building wall.
4. Parking lot drainage inlet and grate.
5. Connection to existing 36" storm drain pipe.

Permit for field connection shall be obtained by the Engineer.

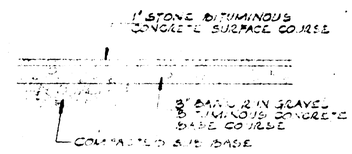
PLUMBING The contractor shall furnish all labor, materials, equipment, and connection fees necessary to complete and leave ready for operation the plumbing system in accordance with the plans and all applicable codes, including, but not limited to the following:

1. Domestic water connection and distribution system.
2. Sanitary sewer system and connection.
3. Fire sprinkler main and connection thru wall including the O.S.&Y. valve at the building wall. Interior fire sprinkler system not included in this contract.
4. Plumbing fixtures and hot water heaters.
5. Individual interior water meters not included in base bid.
6. All necessary gas connection and piping system.

Alternate bid - interior 5/8" disk type water meters, in place. Add _____ per meter.

ELECTRICAL, HEATING, AND VENTILATING The contractor shall furnish all labor, materials, and equipment necessary to complete and leave ready for operation all the items in accordance with the plans and all applicable codes, including, but not limited to the following:

1. Payment of Pepco permit fees and related costs for electrical service.
2. All electrical fixtures, wiring, and bath exhausts. Furnish bulbs for all lighting fixtures.
3. All gas fired space heaters.
4. Wiring of electrical equipment furnished and installed by others.



PARKING LOT PAVING SECTION

NO SCALE

THESE DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE PRINCE GEORGES CO BUILDING CODE

John A Macris 4849
ENGINEER No

LEGEND OF MATERIALS	
BRICK	GLASS
BLOCK	EARTH
CONCRETE	STEEL
INSULATION	WOOD

A WAREHOUSE FOR:

MARTIN INDUSTRIAL

HYATTSVILLE INDUSTRIAL

EDMONSTON P.G. CO., MARYLAND

REVISIONS		
NO	BY	DATE

OWNER
MARTIN INDUSTRIAL PARK VENTURE
309 CONNECTICUT AVE
WASHINGTON, D.C.

MACRIS & SIMKO
CONSULTING ENGINEERS
MECHANICAL ELECTRICAL
BALTIMORE, MD. 21218
(301) 366-1090

DRAWN CT
CHECKED
APPROVED
SCALE AS NOTED
DATE 30 [illegible] 68
SHEET NO 1 OF 6
JOB NO 68-[illegible]

Wallkum #1