OCEANS LANDING II

SHELL - OCEANS LANDING II

BERLIN, MARYLAND

MANAGEMENT:

PARAMOUNT REALTY SERVICES, Inc.
1195 ROUTE 70
SUITE 2000
LAKEWOOD NJ 08701
PHONE: (732) 961-8115

CONTACT: ERIC KELLY
ekelly@paramountrealty.com

OWNER:

CAMBR COMPNAY, Inc.
410 OCEAN AVENUE
LYNBROOK NY 11563

PHONE: (516) 599-2442

CONTACT: AARON FISCHER
afischer@blsamc.com

ARCHITECT:

JL ARCHITECTS
115 WESTTOWN RD
SUITE 201
WEST CHESTER PA 19382
PHONE: (610) 429-4470 x107

CONTACT: EDWARD (KIPP) HAPP
khapp@listerarch.com

STRUCTURAL:

JOSEPH BARBATO ASSOCIATES, Inc.
6 DICKERSON DRIVE
SUITE 103
CHADDS FORD PA 19317
PHONE: (610) 558-6050 x102

CONTACT: MICHAEL H. SHEER, P.E.
msheer@barbato.com

MEP ENGINEER:

FXB ENGINEERING
5 CHRISTY DRIVE
SUITE 307
CHADDS FORD PA 19317
PHONE: (610) 558-3464

CONTACT: PETER BONNES, P.E.
petebonnes@fxbinc.com

CIVIL ENGINEER:

AWB ENGINEERS
1942 NORTHWOOD DRIVE
SALISBURY MD 21801

PHONE: (410) 742-7299

CONTACT: MATTHEW SMITH, P.E.
msmith@awbengineers.com

GENERAL NOTES

1. ALL WORK SHOWN ON THESE DRAWINGS IS TO BE PERFORMED BY THE GENERAL CONTRACTOR UNLESS NOTED OTHERWISE.
2. THE GENERAL CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL WORK REASONABLY IMPLIED OR EXPRESSLY NOTED AS IS REQUIRED FOR A COMPLETE PROJECT.
3. THE GENERAL CONTRACTOR IS EXPECTED TO PROVIDE A COMPLETE PROJECT BASED UPON THE INTENT OF THE DRAWINGS. UNLESS SPECIFICALLY NOTED AS "NOT IN CONTRACT".
4. WHERE MATERIALS ARE NOTED IN GENERAL TERMS. THE GENERAL CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS TO EXECUTE THE WORK AND THAT IT IS TO BE A FIRST QUALITY PROJECT. NO USED, DAMAGED OR OTHERWISE SUB-STANDARD MATERIALS OR WORKMANSHIP WILL BE ALLOWED. UNLESS OTHERWISE NOTED.
5. ALL MANUFACTURERS SPECIFICALLY LISTED ARE A STANDARD OF QUALITY. SUBSTITUTIONS CONSIDERED FOR REASONS ONLY OF PROJECT BUDGET OR SCHEDULE, BUT NOT CONTRACTORS CONVENIENCE. SUBSTITUTIONS MUST BE SUBMITTED FOR APPROVAL TO THE ARCHITECT AND THE OWNER PRIOR TO INSTALLATION. CONTRACTOR SHALL PAY ALL COSTS ANCILLARY TO A SUBSTITUTION WHERE GRANTED. THIS INCLUDED COSTS INCURRED BY ANY CONTRACTOR OR SUBCONTRACTOR, THE OWNER, THE ARCHITECT, THE ENGINEERS, OR ANY OTHER PARTY. THIS INCLUDES COSTS RESULTING FROM DIFFERENCES OF DETAILS, CONFIGURATION, AND DIMENSIONS BETWEEN THE SPECIFIED AND SUBSTITUTED EQUIPMENT. THIS INCLUDES COSTS TO PROVIDE FEATURES OF THE SPECIFIED EQUIPMENT WHICH MAY BE MANUFACTURER'S OPTIONS OF THE SUBSTITUTED EQUIPMENT.
6. GENERAL CONTRACTOR (GC) IS RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL LABOR REGULATIONS AS THEY AFFECT THIS PROJECT.
7. UPON AWARD OF CONTRACT AND PRIOR TO START OF WORK GENERAL CONTRACTOR IS TO CONFIRM IN WRITING WITH THE ARCHITECT THAT THEY HAVE THE MOST CURRENT AND UP TO DATE SET OF CONSTRUCTION DOCUMENTS. THIS IS TO INCLUDE ALL CONSTRUCTION DIRECTIVES, CLARIFICATIONS AND MEMOS.
8. COMPLETE CONTRACT DOCUMENTS ARE TO BE KEPT ON SITE AT ALL TIMES AND ARE TO BE KEPT UP TO DATE.
9. DURING ALL CONSTRUCTION ACTIVITIES GENERAL CONTRACTOR IS TO KEEP ON SITE COPIES OF ANY AND ALL CONSTRUCTION DOCUMENT SET BEARING THE APPROVAL STAMPS BY JURISDICTIONAL AGENCIES.
10. AT THE COMPLETION OF THE PROJECT, THE GENERAL CONTRACTOR IS TO PROVIDE TO THE ARCHITECT A RECORD SET OF DRAWINGS BASED UPON THE MOST UP TO DATE SET OF CONSTRUCTION DRAWINGS. GENERAL CONTRACTOR SHALL ANNOTATE THE RECORD DRAWINGS IN RED INDICATING ALL DEVIATIONS FROM THE CONSTRUCTION SET.
11. GENERAL CONTRACTOR IS RESPONSIBLE FOR METHODS AND MEANS OF CONSTRUCTION AND PROJECT SCHEDULING IN ACCORDANCE WITH THE PROJECT MANUAL AND CONTRACT DOCUMENTS.
12. SITE SAFETY IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
13. THE ARCHITECT RELIES ON THE GENERAL CONTRACTOR TO BE AWARE OF THE COORDINATION BETWEEN ALL TRADES. THESE DRAWINGS ARE TO BE USED COLLECTIVELY AS A SET, NOT AS SEPARATE PIECES. THE OBJECTIVE IS FOR A WELL-COORDINATED CONSTRUCTION SITE.
14. ALL WORK AND BIDDING SHALL REFLECT AND CONFORM TO ALL LOCAL AND STATE BUILDING CODES, ORDINANCES & BUILDING INSPECTIONS AND BE ENFORCED BY THE CONTRACTORS AT ALL TIMES.
15. GENERAL CONTRACTOR ARE RESPONSIBLE FOR SECURING SITE AGAINST THEFT, VANDALISM AND DAMAGE FROM MOBILIZATION THROUGH TURNOVER AND ACCEPTANCE OF THE PROJECT BY THE OWNER. AT TURNOVER TO OWNER THE SITE IS TO BE COMPLETE WITH SECURITY MEASURES IN PLACE FOR THE OWNER'S CONTINUED ENFORCEMENT AND BENEFIT. ONGOING RENTAL AND OTHER COSTS WILL BE PAID BY THE OWNER FOLLOWING TURNOVER AND ACCEPTANCE.
16. UNLESS OTHERWISE SPECIFICALLY NOTED, ALL WORK INCLUDING MATERIALS LABOR AND REQUIRED EQUIPMENT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
17. BY SUBMITTING A BID, CONTRACTOR IMPLIES THAT HE IS FAMILIAR WITH THE SITE AND ALL EXISTING CONDITIONS.
18. JOB SITE IS TO BE KEPT CLEAN DURING CONSTRUCTION. CONTRACTOR SHALL PERIODICALLY AND PROMPTLY REMOVE ALL DEBRIS FROM SITE AT HIS EXPENSE.
19. ALL CONTRACTORS SHALL USE ONLY EXPERIENCED CRAFTSMEN SKILLED IN THE DUTIES WHICH THEY ARE TO PERFORM ON THIS PROJECT.
20. ABSOLUTELY NO ASBESTOS OR ASBESTOS CONTAINING MATERIALS SHALL BE USED IN THE CONSTRUCTION OF THIS PROJECT.
21. PROVIDE FIRE RATED ASSEMBLIES WHERE SHOWN, REQUIRED OR SHOWN AND REQUIRED.
22. DIMENSIONS ARE TO THE FACE OF FINISH, U.N.O.
23. GENERAL CONTRACTOR WILL COORDINATE POINTS OF ACCESS AND EGRESS WITH THE OWNER. NO CONSTRUCTION VEHICLES ARE PERMITTED OUTSIDE OF DESIGNATED AREAS.
24. CONTRACTORS SHALL PROMPTLY REPORT ANY DAMAGE OF PUBLIC IMPROVEMENT BY CONTRACTOR, ITS EMPLOYEES OR AGENTS.
25. BUILDING / TENANT ADDRESSES SHALL COMPLY WITH SECTION 505 "PREMISES IDENTIFICATION" OF THE 2015 INTERNATIONAL FIRE CODE AND ANY STATE OR LOCAL AMENDMENTS.
26. ALL WOOD BLOCKING, PLYWOOD, PARTICLE BOARD, WOOD PRODUCTS, ETC.- INTERIOR AND EXTERIOR SHALL MEET SMOKE AND FLAME SPREAD REQUIREMENTS OF FIRE RESISTIVE WOOD FOR NON-COMBUSTIBLE BUILDINGS.
27. ALL INTERIOR FINISHES SHALL MEET OR EXCEED FLAME SPREAD AND SMOKE DEVELOPMENT REQUIREMENTS AS REQUIRED BY APPLICABLE CODES.

SYMBOL LEGEND

- 1 / A101 — REFERENCE TAG
- Name / Elevation — DATUM/ELEV
- 1 — REVISION TAG
- 1 Ref / 1 / A101 — ELEVATION TAG
- Room name / 101 — ROOM TAG
- PLAN NORTH
- ? — KEY NOTE TAG
- MAGNETIC NORTH
- 1i — WALL TAG
- 1 / A101 — SECTION TAG
- 0 — COLUMN GRID
- 101 — DOOR TAG

CODE SUMMARY *WORCESTER COUNTY*

BUILDING CODES:

ADOPTED CODES FOR THE USE IN THE STATE OF MARYLAND WORCESTER COUNTY - EFFECTIVE AUG. 3, 2015
2015 NFPA 101 - LIFE SAFETY STANDARDS
2015 INTERNATIONAL BUILDING CODE (IBC)
WORCESTER COUNTY BUILDING CODE
(COMAR 05.02.02) MARYLAND ACCESSIBLE CODE
GUIDELINES FOR BUILDINGS AND FACILITIES - 2012
2010 ADA STANDARD FOR ACCESSIBLE DESIGN (DEPARTMENT OF JUSTICE)
2015 NFPA 220 STANDARD ON TYPES OF BUILDING CONSTRUCTION
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2015 INTERNATIONAL MECHANICAL CODE (IMC)
2015 INTERNATIONAL PLUMBING CODE (IPC)
2015 INTERNATIONAL FUEL GAS CODE (IFGC)
2015 INTERNATIONAL FIRE CODE (IFC)
2013 NFPA 13 - SPRINKLER SYSTEMS
2014 NATIONAL ELECTRICAL CODE (NEC)
NFPA 70
2013 NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE
WORCESTER COUNTY FLOODPLAIN MANAGEMENT CODE BR 2-301 - EFFECTIVE JULY 16, 2015

CONSTRUCTION CLASSIFICATION:

II (000) & II B, FULLY SPRINKLERED, PROTECTED CONSTRUCTION

OCCUPANCY CLASSIFICATION:

OCCUPANCY GROUP: M - MERCANTILE / SALES AND SERVICE

HEIGHT AND AREA:

HEIGHT: (1) STORY, 44' - 0 3/4" AT CORNER TOWER PEAK(S) - HEIGHT OF REAR VARIES
HEIGHT ALLOWED (MAX) FOR : 45' - 0"

SALES AREA:	80,695 S.F.
STORAGE:	20,365 S.F.
MEZZANINE:	1,540 S.F.
LANDLORD ROOM:	699 S.F.
TOTAL AREA	103,259 S.F.

1

OCCUPANCY LOAD CALCULATIONS:

A. OCCUPANCY LOAD CALCULATIONS:
(NFPA) MERCANTILE/SALES AND SERVICE: 80,695 S.F. AT 30 S.F. PER PERSON = 2,689
(IBC) MERCANTILE/SALES AND SERVICE: 80,695 S.F. AT 60 S.F. PER PERSON = 1,344
(NFPA & IBC) STORAGE: 20,365 S.F. AT 300 S.F. PER PERSON = 67
(NFPA & IBC) MEZZANINE (STORAGE): 1,540 S.F. AT 300 S.F. PER PERSON = 5
TOTAL OCCUPANCY: 2,761 (NFPA) OR 1,416 (IBC)

B. EGRESS CAPACITY:
REQUIRED: OCCUPANTS 2,761 @ .20 INCHES = 552.2 INCHES
PROVIDED: 1,728.0 INCHES & 44 INCHES CLEAR CORRIDORS

C. MINIMUM NUMBER OF EXITS REQUIRED:
REQUIRED: 1 (MAXIMUM OCC < 49)
PROVIDED: MINIMUM 2 PER TENANT SPACE

D. TRAVEL DISTANCE:
EXIT ACCESS TRAVEL DISTANCE:
ALLOWED: 250' - 0"
PROVIDED: 210' - 0" (MAX.)
COMMON PATH OF EGRESS TRAVEL:
ALLOWED: 75'-0" or 30'-0" < 50 OCCUPANTS
PROVIDED: 75'-0"

PROJECT IDENTIFICATION AND DESCRIPTION

THE PROJECT NAME: OCEANS LANDING II - RETAIL COMMERCIAL DEVELOPMENT

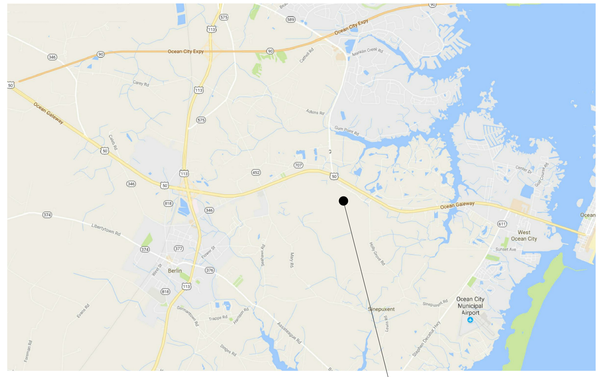
THE PROJECT LOCATION: U.S. ROUTE 50 / OCEAN GATEWAY (EASTBOUND), BERLIN, MARYLAND

THE PROJECT TYPE: CONSISTS OF A SINGLE RETAIL / MERCANTILE SHELL BUILDING OF 103,068 SQ.FT. OF TYPE II(000) (NFPA 2015) AND II-B (IBC 2015) CONSTRUCTION WITH AN AUTOMATIC SPRINKLER SYSTEM.

RESPONSIBILITY

COORDINATION OF ALL DISCIPLINES AND TRADES IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR

VICINITY MAP



PROJECT SITE

SITE MAP

PROJECT SITE

N

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G0.8	WALL TYPES SCHEDULES	
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A3.6	WALL SECTIONS	
A3.7	WALL SECTIONS	1
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JOHN W. LISTER architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
610.429.4470
info@listerarch.com

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 7404-A EXPIRATION DATE: DEC. 16, 2018.

NO.	DESCRIPTION	DATE
1	CONSTRUCTION SET	06/28/17
1	ISSUED FOR PERMIT	04/20/17

REVISIONS

ALL FIELD CONDITIONS AND DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF THE WORK. ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

THESE DRAWINGS ARE THE PROPERTY OF JOHN WILLIAM LISTER ARCHITECT. THEY ARE NOT TO BE REPRODUCED IN PART OR IN WHOLE WITHOUT THE CONSENT OF JOHN WILLIAM LISTER ARCHITECT. THEY ARE TO BE USED ON THE PROJECT NOTED HEREON ONLY.

PARAMOUNT REALTY SERVICES, INC.

SHELL - OCEANS LANDING II

BERLIN, MARYLAND

SHEET TITLE

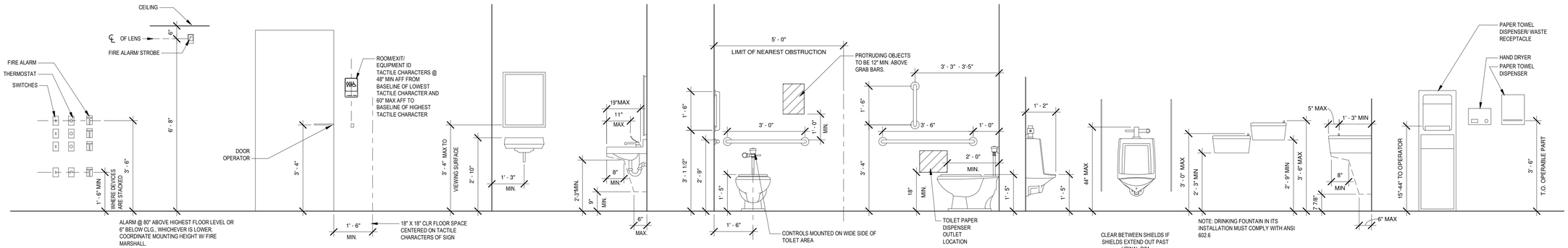
COVER SHEET

05/24/17	DATE
AS NOTED	SCALE
BR	DRAWN BY
EMH / JWL	CHECKED BY
17005	PROJECT #

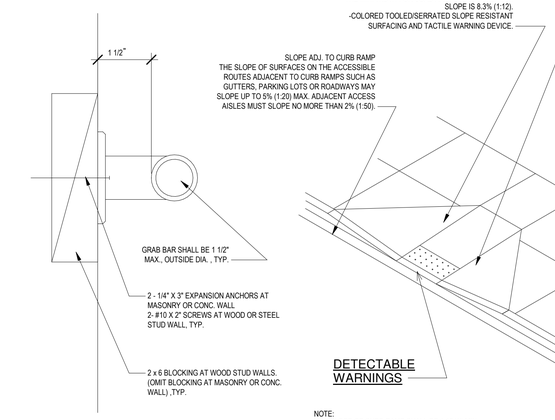
SHEET NUMBER

G0.1

NOTE:
THIS DRAWING DEPICTS GENERIC ADA DETAILS THAT WHEN USED WILL MAKE SITES, FACILITIES, BUILDINGS AND ELEMENTS ACCESSIBLE TO AND USABLE BY PEOPLE WITH SUCH PHYSICAL DISABILITIES AS THE INABILITY TO WALK, DIFFICULTY WALKING, RELIANCE ON WALKING AIDS, BLINDNESS AND VISUAL IMPAIRMENT, DEAFNESS AND HEARING IMPAIRMENT, INCOORDINATION, REACHING AND MANIPULATION DISABILITIES, LACK OF STAMINA, DIFFICULTY INTERPRETING AND REACTING TO SENSORY INFORMATION, AND EXTREMES OF PHYSICAL SIZE. NOT ALL FIGURES CONTAINED HEREIN ARE APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL REFER TO THIS DRAWING FOR CONSTRUCTION GUIDANCE FOR ALL FIGURES THAT ARE APPLICABLE EITHER BY DEPICTION OR REFERENCE ON THE ARCHITECTURAL DRAWINGS, OR TO COMPLY WITH CHAPTER 11 OF THE 2015 INTERNATIONAL BUILDING CODE (IBC) ENTITLED "ACCESSIBILITY", (COMAR 05.02.02) MARYLAND ACCESSIBLE CODE GUIDELINES FOR BUILDINGS AND FACILITIES 2012 AND 2010 ADA STANDARD FOR ACCESSIBLE DESIGN (DEPARTMENT OF JUSTICE).



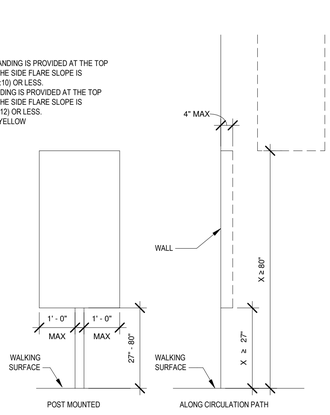
1 FIXTURE MOUNTING DISTANCES



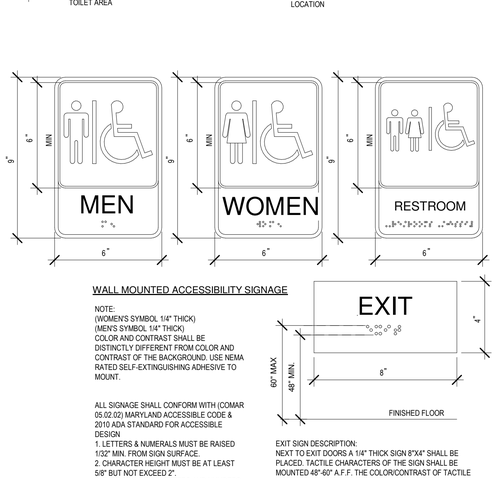
6 GRAB BAR MTD. DETAIL

NOTE:
MAX SLOPE OF CURB RAMP SHALL BE 1:12 W/ MIN. 36" LANDING. G.C. TO INSTALL A COMPLIANT ADA RAMP. CONTACT ARCHITECT IF SITE CONDITIONS DO NOT ALLOW FOR COMPLIANCE.

5 CURB RAMP DETAILS



4 PROTRUDING HEIGHTS



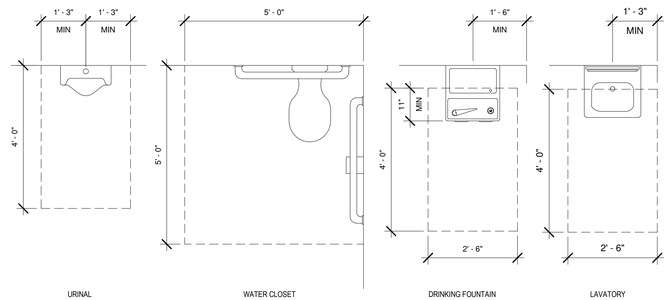
WALL MOUNTED ACCESSIBILITY SIGNAGE

NOTE:
(WOMEN'S SYMBOL 1/4" THICK)
(MEN'S SYMBOL 1/4" THICK)
COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM COLOR AND CONTRAST OF THE BACKGROUND. USE NEMA RATED SELF-EXTINGUISHING ADHESIVE TO MOUNT.

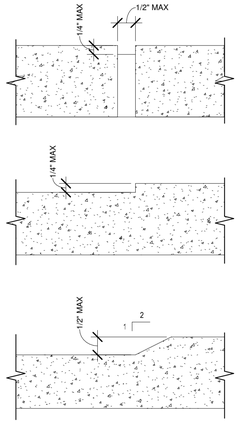
ALL SIGNAGE SHALL CONFORM WITH (COMAR 05.02.02) MARYLAND ACCESSIBLE CODE & 2010 ADA STANDARD FOR ACCESSIBLE DESIGN
1. LETTERS & NUMERALS MUST BE RAISED 1/32" MIN. FROM SIGN SURFACE.
2. CHARACTER HEIGHT MUST BE AT LEAST 5/8" BUT NOT EXCEED 2".
3. TYPE STYLE FOR LETTERS AND NUMBERS SHALL BE SANS SERIF.
4. PICTOGRAM FIELD SHALL BE 6" MIN & ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW PICTOGRAM FIELD.

EXIT SIGN DESCRIPTION:
NEXT TO EXIT DOORS A 1/4" THICK SIGN 8"X4" SHALL BE PLACED. TACTILE CHARACTERS OF THE SIGN SHALL BE MOUNTED 48"-60" A.F.F. THE COLOR/CONTRAST OF TACTILE CHARACTERS SHALL BE DISTINCTLY DIFFERENT IN COLOR/CONTRAST FROM THE WALL. IMMEDIATELY BELOW TACTILE CHARACTERS SHALL BE APPROPRIATE GRADE TO BRAILLE. SIGN TO BE ALONGSIDE THE DOOR @ LATCH SIDE, @ INACTIVE LEAF @ DOUBLE DOORS W/ ONE ACTIVE LEAF, RIGHT HAND SIDE OF DOUBLE DOORS, OR NEAREST ADJACENT WALL IF ADEQUATE SPACE IS NOT AVAILABLE.

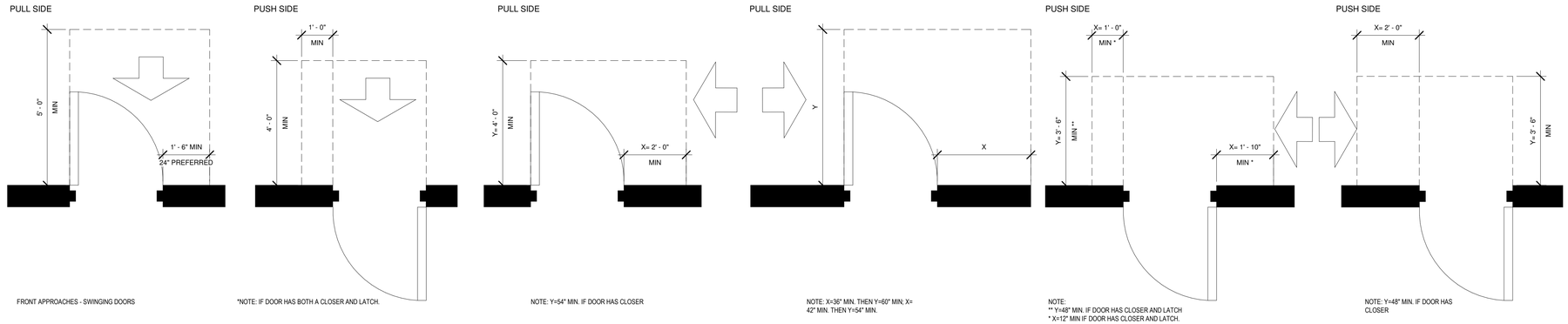
3 SIGNS



2 PLUMBING FIXTURE CLR. FLR. SPACE



8 WALKING SURFACE OFFSETS



FRONT APPROACHES - SWINGING DOORS

*NOTE: IF DOOR HAS BOTH A CLOSER AND LATCH.

NOTE: Y=54" MIN. IF DOOR HAS CLOSER

NOTE: X=36" MIN. THEN Y=60" MIN; X= 42" MIN. THEN Y=54" MIN.

NOTE:
** Y=48" MIN. IF DOOR HAS CLOSER AND LATCH
* X=12" MIN IF DOOR HAS CLOSER AND LATCH.

NOTE: Y=48" MIN. IF DOOR HAS CLOSER

7 DOOR SWING CLEARANCES

JOHN W. LISTER architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
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info@listerarch.com

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NO.	DESCRIPTION	DATE
	ISSUED FOR PERMIT	04/20/17

REVISIONS

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PARAMOUNT REALTY SERVICES, INC.

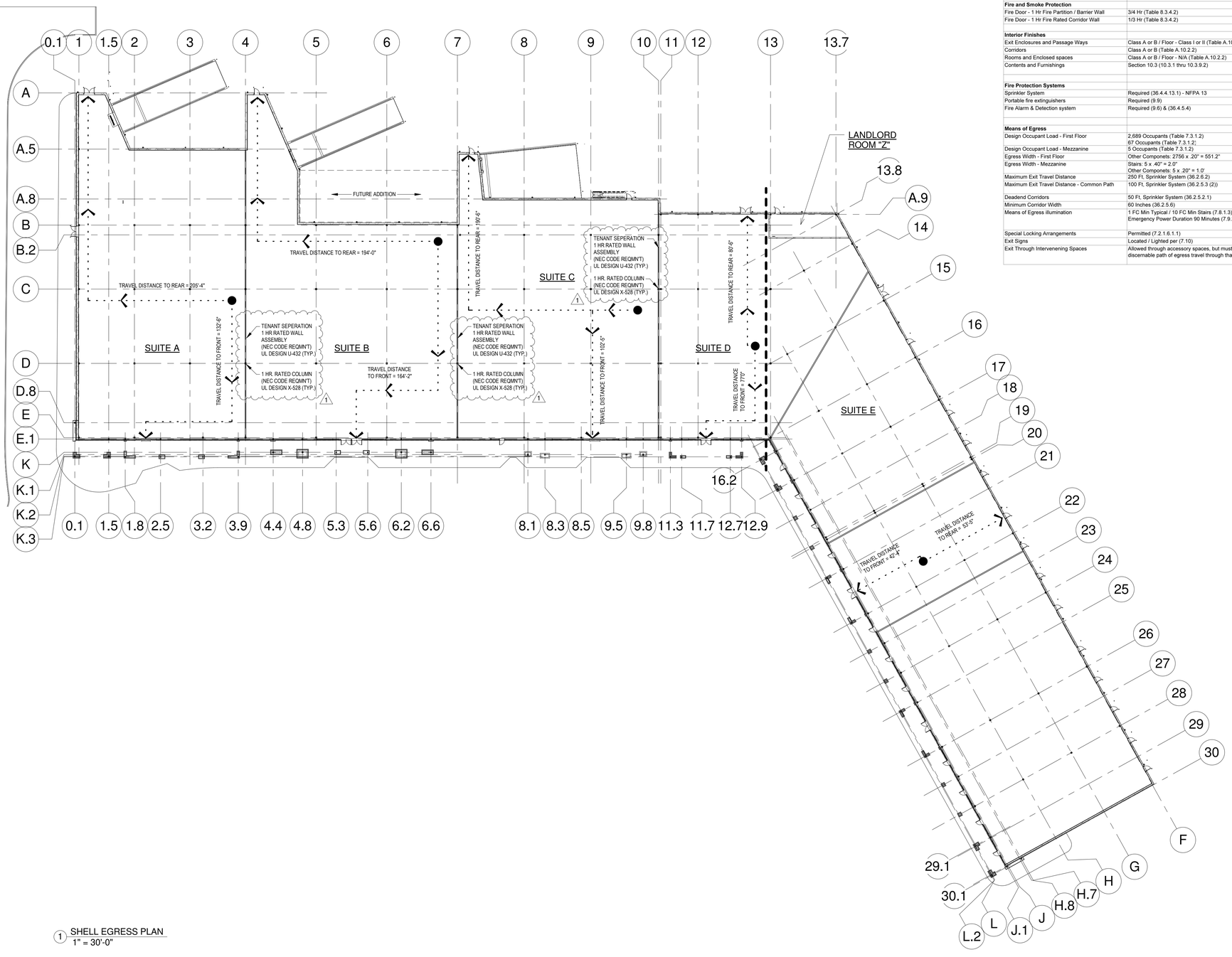
SHELL - OCEANS LANDING II

BERLIN, MARYLAND

SHEET TITLE
ACCESSIBILITY DETAILS

05/24/17	DATE
AS NOTED	SCALE
BR	DRAWN BY
EMH / JWL	CHECKED BY
17005	PROJECT #

SHEET NUMBER
G0.2



1 SHELL EGRESS PLAN
1" = 30'-0"

Code Chapter	NFPA 101 - 2015 Required	IBC 2015 Required	Provided	Comment
Use Group/Occupancy	Chapter 36 - New Mercantile Occupancies Class A Occupoancy - More than 30,000 SF	M (309.1) Mercantile Group - M	M - New Mercantile Occupancy	Buildings shall have separate junior anchor stores and retail tenants shops with a possible secondary use of a restaurant (IBC - A-2) & (NFPA - Chapter 12 New Assembly)
Special Requirements Based on Use Tenants Spaces	(36.1.2.2.4 (1)) Where tenant spaces are not seperated, the agregate gross floor area of all such tenant spaces shall be used in determining classification per (36.1.2.2.1)			No Speration required in Mercantile Use Groups
General Building Heights and Areas				
Existing / New Building Area and Height				
Building - First Floor	II (000) / 1 St	(II B) S1 Unlimited / 1 St (507.4)	101,060 SF	
Building - Mezzanine	II (000) / Mezzanine	(II B) Mezzanine (505.2)	1,540 SF	Mezanine Space in Future Junior Anchor Store
Building - Landlord Room	II (000) / 1 St	(II B) S1 Unlimited / 1 St (507.4)	659 SF	
Total Building Square Footage			103,259 SF (1)	
Allowed Building Height		75 Feet (Table 504.3)		
Incidental Accessory Occupancy		See (Table 509)	Fire Rated Per	
Construction Type	II (000)	II B (Table 506.2)	V (111) (Table A.8.2.1.2)	
Primary Structure	0 Hr	0 Hr	0 Hr	
Bearing walls interior or exterior	0 Hr	0 Hr	0 Hr	
Non bearing walls exterior	0 Hr	0 Hr (Table 602), >10 feet	0 Hr	
Non bearing walls and partitons interior	0 Hr	0 Hr	0 Hr	
Floor Construction and Secondary Members	0 Hr	0 Hr	0 Hr	
Roof Construction and Secondary Members	0 Hr	0 Hr	0 Hr	
Fire Partitions / Barriers	1 Hr (36.1.2.2.4(3))	1 Hr	1 Hr	Tenant Separation Walls
Corridors	1 Hr (36.3.6.1)	0 Hr (Table 1020.1)	1 Hr	
Flame Spread Index	N/A	< 25 (603.1(2))	< 25	
Fire and Smoke Protection				
Fire Door - 1 Hr Fire Partition / Barrier Wall	3/4 Hr (Table 8.3.4.2)	3/4 Hr (Table 716.5)	3/4 Hr	Tenant Doors at Exit Corridors
Fire Door - 1 Hr Fire Rated Corridor Wall	1/3 Hr (Table 8.3.4.2)	1/3 Hr (Table 716.5)	1/3 Hr	Corridor Walls
Interior Finishes				
Exit Enclosures and Passage Ways	Class A or B / Floor - Class I or II (Table A.10.2.2)	Class B (Table 803.11)	Class A / Floor Class II	
Corridors	Class A or B (Table A.10.2.2)	Class C (Table 803.11)	Class B	
Rooms and Enclosed spaces	Class A or B / Floor - N/A (Table A.10.2.2)	Class C (Table 803.11)	Class B	
Contents and Furnishings	Section 10.3 (10.3.1 thru 10.3.9.2)		Provided per NFPA (10.3)	
Fire Protection Systems				
Sprinkler System	Required (36.4.4.13.1) - NFPA 13	Required (903.1.1) - NFPA 13	Per NFPA 13	
Portable fire extinguishers	Required (9.9)	Required (906.1)	Per NFPA 10	Placement per NFPA-101 36.3.5 (1)
Fire Alarm & Detection system	Required (9.6) & (36.4.5.4)	Required (907.2.7 & 907.5)	Per NFPA 101 Section 9.6 & 32.3.3.4	
Means of Egress				
Design Occupant Load - First Floor	2,689 Occupants (Table 7.3.1.2) 67 Occupants (Table 7.3.1.2)	1,344 Occupants (Table 1004.1.2) 67 Occupants (Table 1004.1.2)	See Occupant Tables	80% Mercantile = 80,695 SF (30-NFPA 60-IBC) 20% Storage = 20,365 SF (300) Storage (300 Gross) (1)
Design Occupant Load - Mezzanine	5 Occupants (Table 7.3.1.2)	5 Occupants (Table 1004.1.2)	See Occupant Tables	
Egress Width - First Floor	Other Components: 2756 x .20" = 551.2"	Other Components: 1411 x .20" = 282.2"	1728" Provided	
Egress Width - Mezzanine	Stairs: 5 x .40" = 2.0" Other Components: 5 x .20" = 1.0"	Stairs: 5 x .30" = 1.5" Other Components: 5 x .20" = 1.0"	96" Provided (2) 42" CLR STAIRS	
Maximum Exit Travel Distance	250 Ft, Sprinkler System (36.2.6.2)	250 Ft, Sprinkler System (Table 1017.2)	Not to Exceed 250 Ft	
Maximum Exit Travel Distance - Common Path	100 Ft, Sprinkler System (36.2.5.3 (2))	75 Ft, Less than 50 Occupants (1018.4 Exception) 30 Ft, Greater than 50 Occupants (1018.4	Not to Exceed 30 Ft or 75 Ft per IBC	
Deadend Corridors	50 Ft, Sprinkler System (36.2.5.2.1)	50 Ft (1020.4 Exception 2)	Not to Exceed 50 Ft	
Minimum Corridor Width	60 Inches (36.2.5.6)	44 Inches (Table 1020.2)	Min. 44 Inches	
Means of Egress illumination	1 FC Min Typical / 10 FC Min Stairs (7.8.1.3) Emergency Power Duration 90 Minutes (7.9.2.1)	Required 24 Hrs/ Day. 1 FC Min (1008.2.1) Emergency Power Duration 90 Minutes	Provide per NFPA	Illumination required during power failure for a period of 90 minuteswith the use of an emergency generator (NFPA 110) or rechariable battery system (NFPA 70)
Special Locking Arrangements	Permitted (7.2.1.6.1.1)	Permitted (1010.1.9.7)	Per NFPA (7.2.1.6.1.1)	Delayed Un-Locking System for Egress Doors Only
Exit Signs	Located / Lighted per (7.10)	Located per (1013)		
Exit Through Intervenening Spaces	Allowed through accessory spaces, but must provide a discernable path of egress travel through that space.	Allowed through accessory spaces, but must provide a discernable path of egress travel through that space.		

JOHN W. LISTER architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
610.429.4470
info@listerarch.com

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 7404 A EXPIRATION DATE: DEC. 15, 2018.

NO.	DESCRIPTION	DATE
1	CONSTRUCTION SET	06/28/17
2	ISSUED FOR PERMIT	04/20/17

REVISIONS

ALL FIELD CONDITIONS AND DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF THE WORK. ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

THESE DRAWINGS ARE THE PROPERTY OF JOHN WILLIAM LISTER ARCHITECT. THEY ARE NOT TO BE REPRODUCED IN PART OR IN WHOLE WITHOUT THE CONSENT OF JOHN WILLIAM LISTER ARCHITECT. THEY ARE TO BE USED ON THE PROJECT NOTED HEREON ONLY.

PARAMOUNT REALTY SERVICES, INC.

SHELL - OCEANS LANDING II

BERLIN, MARYLAND

SHEET TITLE

EGRESS PLAN

05/24/17	DATE
AS NOTED	SCALE
BR	DRAWN BY
EMH / JWL	CHECKED BY
17005	PROJECT #

SHEET NUMBER

G0.3

GENERAL

THE INTENT OF THIS PROJECT IS TO CONSTRUCT A RETAIL BUILDING WITH FEATURES AND DETAILS MATCHING THE EXISTING ADJACENT BUILDING ON THE SAME SITE. THAT BUILDING IS KNOWN AS AND REFERRED TO AS BUILDING "F".

THESE CONTRACT DOCUMENTS INCLUDE MANY REFERENCES TO THAT BUILDING. IN GENERAL, WITH RESPECT TO FINISHES THAT BUILDING AND THESE CONTRACT DOCUMENTS WILL CREATE A BASIS OF DESIGN. WHERE THERE ARE CONFLICTING REQUIREMENTS, THE ARCHITECT WILL RENDER THE FINAL DECISION.

IT IS INCUMBENT UPON THE GENERAL CONTRACTOR TO BECOME FAMILIAR WITH ALL PARTS OF THE BASIS OF DESIGN. THE CONDITIONS OF THE AGREEMENT FOR CONSTRUCTION WILL APPLY TO THE TOTAL SUM. OF THE INFORMATION REFERENCED.

IT IS THE INTENTION THAT THIS PROJECT BE VOC FREE. ANY PRODUCT OR PROCESS THAT INCLUDES VOC'S MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT DURING BIDDING. PRODUCTS AND PROCESSES FOUND TO CONTAIN OR RESULT IN THE DISCHARGE OF VOC'S DURING CONSTRUCTION WILL BE REMOVED AND SUBSTITUTED AS PART OF THE CONTRACTOR'S SCOPE OF WORK UNDER THE CONTRACT BETWEEN OWNER AND CONTRACTOR.

SUPPLEMENTAL SPECIFIC ACTIONS IN BOOK FORM ARE A PART OF THESE CONTRACT DOCUMENTS.

CIVIL, STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION
REFER TO SPECIFICATIONS IN THE RESPECTIVE DISCIPLINE'S DRAWINGS

ARCHITECTURAL

04200 BRICK AND CONCRETE MASONRY

1.
1. UNLESS OTHERWISE INDICATED ON THESE DRAWINGS OR IN THE PROJECT SPECIFICATIONS, BRICK MASONRY UNITS SHALL CONFORM TO ASTM C216, GRADE SW, TYPE FBS. UNITS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF F M=2000 PSI ON THE GROSS AREA OF THE UNIT.
2. UNLESS OTHERWISE INDICATED ON THESE DRAWINGS OR IN THE PROJECT SPECIFICATIONS, CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, LIGHTWEIGHT CLASSIFICATION, TYPE I, GRADE N. UNITS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF F M=1500 PSI ON THE NET AREA OF THE UNIT.
3. MORTAR FOR CONCRETE MASONRY UNIT CONSTRUCTION SHALL CONFORM TO BIA M1 TYPE S, WITH 1800 PSI MINIMUM AVERAGE COMPRESSIVE STRENGTH OF 2-INCH CUBES AT 28-DAYS (YORK BUILDING PRODUCTS COLOR: IRONKRTE 465X).
4. REINFORCED MASONRY WALLS SHALL HAVE ALL HOLLOW CELLS FILLED WITH CONCRETE, UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL DEBRIS SHALL BE COMPLETELY REMOVED FROM THE HOLLOW CMU CELLS PRIOR TO CASTING CONCRETE. CONCRETE MAY BE PLACED IN MAXIMUM VERTICAL LIFTS NOT TO EXCEED 4-FEET. ROUGHEN ALL SURFACES OF CONCRETE FILL WHICH ARE TO RECEIVE ADDITIONAL LIFTS ABOVE.
5. ALL PHASES OF MASONRY CONSTRUCTION SHALL COMPLY WITH PCA RECOMMENDED PRACTICES FOR LAYING BLOCK AND NCMA TEK BULLETINS.
6. PROVIDE AND INSTALL BRICK UNITS AS MANUFACTURED BY GLEN-GERY.
   A. (B-1) UTILITY BRICK – COLOR/NAME: W15 SUNSET
   B. (B-2) ECONOMY BRICK – COLOR/NAME: W15 SUNSET
   C. (B-3) UTILITY BRICK – COLOR/NAME: GENESEE
   D. (B-4) ECONOMY BRICK – COLOR/NAME: GENESEE
7. PROVIDE AND INSTALL SPLITFACE (CHISELFACE) CMU AS MANUFACTURED BY ROCKCAST.
   A. (C-1) CAST STONE ST-303 SPLIT STREACHER – COLOR/NAME: MONOTONE DUSK (TO MATCH BUILDING "F")
   B. (C-2) CAST STONE ST-303 SPLIT STREACHER – COLOR/NAME: MONOTONE DUSK (TO MATCH BUILDING "F")
8. MORTAR JOINTS TO BE TOOLED CONCAVE
9. BRICK TIES TO BE THERMAL 2-SEAL WING NUT ANCHOR BY HOHMANN & BERNARD, INC. WITH STAINLESS STEEL SHANK AND HOT-DIP GALVANIZED HOOK. HOOK LENGTH TO BE SIZED TO COORDINATE WITH WALL ASSEMBLY.
10. INSTALL MORTAR TRAP BY HOHMANN & BARNARD IN SPACING AND THICKNESS AS RECOMMENDED.
11. WEEP HOLES TO BE FORMED WITH HOHMANN & BERNNARD "WEEP HOLES 342". LOCATE AS NOTED IN THE DRAWINGS AND NOT LESS THAN 48" OC AT THE BASE OF WALL AND 32" OC OVER ANY DOOR, WINDOW OR SIMILAR OPENING.
12. PROVIDE MOCKUP OF EXTERIOR WALL SHOWING ALL RECESSED, BRICK MATERIAL AND COURSING. SIZE OF MOCK-UP TO BE MINIMUM 4' X 6'.
13. SUBMIT MANUFACTURER'S CUT SHEETS ON ALL MATERIALS SPECIFIED IN THIS SECTION.

06100 WOOD BLOCKING AND SHEATHING

1. ALL WOOD BLOCKING IN ROOF CONSTRUCTION SHALL BE CLASS A FIRE TREATED (FRT) AND WOLMANIZED IMPREGNATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) AND BEAR THE APPROPRIATE BRAND AND IDENTIFICATION MARK OF AN APPROVED INSPECTION AGENCY.
2. ALL WOOD SHEATHING IN ROOF CONSTRUCTION SHALL BE CLASS A FIRE TREATED (FRT) IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) AND BEAR THE APPROPRIATE BRAND AND IDENTIFICATION MARK OF AN APPROVED INSPECTION AGENCY
3. PROVIDE AND INSTALL BLOCKING FOR ALL ACCESSORIES, SIGNS, LIGHTS AND OTHER LEMENTS THAT REQUIRE BLOCKING FOR A SECURE AND DURABLE INSTALLATION.

06600 CELLULAR PVC TRIM AND MOULDING

1. STORAGE AND HANDLING:
   A. STORE CELLULAR PVC TRIM AND MOULDING PRODUCTS ON A FLAT AND LEVEL SURFACE. SINCE CELLULAR PVC TRIM AND MOULDING PRODUCTS ARE MORE FLEXIBLE THAN WOOD, THEY MAY CONFORM TO UNEVEN SURFACES. ENSURE THAT STORAGE AREAS, AS WELL AS ALL FRAMING AND SUBSTRUCTURES, ARE FLAT AND LEVEL TO MINIMIZE UNEVEN SURFACES.
   B. CELLULAR PVC TRIM AND MOULDING PRODUCTS HAVE A DENSITY COMPARABLE TO PINE AND SHOULD BE HANDLED IN A FASHION AS PINE WOULD BE HANDLED TO AVOID DAMAGE.
   C. UNITS OF CELLULAR PVC TRIM AND MOULDING PRODUCTS ARE SHIPPED FROM THE MANUFACTURER IN A PROTECTIVE COVERING. IF COVERING HAS BEEN REMOVED, TAKE CARE TO KEEP PRODUCT FREE OF DIRT AND BASICS AT JOBSITE. IF PRODUCT GETS DIRTY, CLEAN AFTER INSTALLATION.
   D. CARE SHOULD BE TAKEN IN HANDLING THE INDIVIDUALLY WRAPPED COLUMN WRAPS TO PREVENT TEARING OF TAPE OR CRACKING AT MITER LOCK CORNER JOINTS.
   E. CELLULAR PVC TRIM AND MOULDING PRODUCTS CAN BE CUT USING THE SAME TOOLS USED TO CUT LUMBER
      a. CARBIDE TIPPED BLADES DESIGNED TO CUT WOOD WORK WELL. AVOID USING FINE TOOTH METAL CUTTING BLADES.
   F. ROUGH EDGES FROM CUTTING MAY BE CAUSED BY EXCESSIVE FRICTION, POOR BOARD SUPPORT, OR WORN OR IMPROPER TOOLING.
      a. CELLULAR PVC TRIM AND MOULDING PRODUCTS CAN BE DRILLED USING THE SAME TOOLS USED TO DRILL LUMBER
      b. REMOVAL OF CELLULAR PVC SHAVINGS FROM THE DRILL HOLE MAY BE NECESSARY.
2. FASTENING:
   1. FOR BEST RESULTS, USE FASTENERS DESIGNED FOR WOOD TRIM AND WOOD SIDING. THESE FASTENERS HAVE A THINNER SHANK, BLUNT POINT, AND FULL ROUND HEAD.
   2. A #8 TRIM SCREW MAY BE USED AND WORKS WELL WITH CELLULAR PVC TRIM AND MOULDING PRODUCTS.
   3. TO TAKE ADVANTAGE OF THE PERFORMANCE OF CELLULAR PVC TRIM AND MOULDING PRODUCTS, USE A HIGHLY DURABLE FASTENER SUCH AS STAINLESS STEEL OR HOT DIPPED GALVANIZED.
      a. STAPLES, SMALL BRADS, AND WIRE NAILS MUST NOT BE USED.
      b. THE FASTENERS SHOULD BE LONG ENOUGH TO PENETRATE THE SOLID WOOD SUBSTRATE A MINIMUM OF 1 1/2".
      c. STANDARD NAIL GUNS WORK WELL WITH CELLULAR PVC TRIM AND MOULDING PRODUCTS. IF USING PNEUMATIC TOOLS, THE AIR PRESSURE SHOULD BE REGULATED SO FASTENERS SLIGHTLY PENETRATE THE SURFACE.
   4. LIKE WOOD, USE 2 FASTENERS PER EVERY FRAMING MEMBER FOR TRIMBOARD APPLICATIONS. TRIMBOARDS 12" OR WIDER, AS WELL AS SHEETS, WILL REQUIRE ADDITIONAL FASTENERS, NOT TO EXCEED 8" ON CENTER. SEE ILLUSTRATION BELOW.
   5. FASTENERS MUST BE INSTALLED WITHIN 2" OF THE END OF EACH BOARD.
      a. THERE MUST BE 2 FASTENERS ON EACH SIDE OF A BOARD JOINT (SCARF, MITER, ETC.).
      b. ALL FASTENERS MUST HIT A SOLID FRAMING MEMBER.
      c. CELLULAR PVC TRIM AND MOULDING PRODUCTS SHOULD BE FASTENED INTO A FLAT, SOLID SUBSTRATE. FASTENING CELLULAR PVC MATERIAL INTO HOLLOW OR UNEVEN AREAS MUST BE AVOIDED.
   6. PRE-DRILLING IS TYPICALLY NOT REQUIRED UNLESS A LARGE FASTENER IS USED OR PRODUCT IS INSTALLED IN LOW TEMPERATURES.
   7. 3/8" AND 1/2" CELLULAR PVC SHEET PRODUCT IS NOT INTENDED TO BE RIPPED INTO TRIM PIECES. THESE PROFILES MUST BE GLUED TO A SUBSTRATE AND MECHANICALLY FASTENED.
   8. CELLULAR PVC BEADBOARD AND COLUMN WRAP FASTENING CONSIDERATIONS
      1. (USE ONE OF THE FOLLOWING):
         1. #7 TRIM SCREW
         2. 16 GAUGE T-NAIL
         3. 15 GAUGE ROUND HEAD (FOR 1/2" BEADBOARD ONLY)
         4. FASTENERS SHOULD BE A MINIMUM OF 1 1/2" IN LENGTH
3. EXPANSION:
   A. CELLULAR PVC TRIM AND MOULDING PRODUCTS EXPAND AND CONTRACT WITH CHANGES IN TEMPERATURE.
   B. PROPERLY FASTENING CELLULAR PVC TRIM AND MOULDING MATERIAL ALONG IT'S ENTIRE LENGTH WILL MINIMIZE EXPANSION AND CONTRACTION.
   C. WHEN PROPERLY FASTENED, ALLOW 1/8" PER 18 FEET OF CELLULAR PVC TRIM AND MOULDING PRODUCTS FOR EXPANSION AND CONTRACTION. JOINTS BETWEEN PIECES OF CELLULAR PVC TRIM AND MOULDING MATERIAL SHOULD BE GLUED TO ELIMINATE JOINT SEPARATION. SEE "GLUING".
   D. WHEN GAPS ARE GLUED ON A LONG RUN OF CELLULAR PVC TRIM AND MOULDING MATERIAL, ALLOW EXPANSION AND CONTRACTION SPACE AT ENDS OF THE RUN.
   E. CELLULAR PVC TRIM AND MOULDING SHOULD BE GLUED TO A SUBSTRATE AND MECHANICALLY FASTENED TO HELP MINIMIZE EXPANSION AND CONTRACTION.
   F. WARNING: DARK COLORS MAY INCREASE MOVEMENT AND EXPANSION AND CONTRACTION OF PVC TRIM AND MOULDING.
4. PAINTING:
   A. CELLULAR PVC TRIM AND MOULDING DOES NOT REQUIRE PAINT FOR PROTECTION, BUT ACCEPTS AND HOLDS PAINT VERY WELL.
   B. IF YOU CHOOSE TO PAINT, CELLULAR PVC RECOMMENDS USING A 100% ACRYLIC LATEX PAINT WITH COLORS HAVING A LIGHT REFLECTIVE VALUE (LRV) OF 55 OR HIGHER. REFER TO YOUR PAINT MANUFACTURER REPRESENTATIVE OR PRE-FINISHER FOR COLOR OPTIONS AND COMPATIBILITY WITH CELLULAR PVC TRIM AND MOULDING'S.
   C. CELLULAR PVC TRIM AND MOULDING SURFACES MUST BE CLEAN, DRY, AND VOID OF ANY FOREIGN MATERIAL SUCH AS DIRT, OIL, GREASE OR OTHER CONTAMINATES THAT MAY COME FROM NORMAL HANDLING, STORAGE AND/OR INSTALLATION PRIOR TO PAINTING.
   D. MOISTURE CYCLING IS A MAIN REASON FOR PAINT FAILURE ON WOOD. SINCE CELLULAR PVC TRIM AND MOULDING MATERIAL ABSORBS ALMOST NO MOISTURE, PAINTS LAST LONGER ON CELLULAR PVC TRIM AND MOULDING PRODUCTS THAN IT DOES ON WOOD.
   E. SINCE CELLULAR PVC TRIM AND MOULDING PRODUCTS HAVE ALMOST NO MOISTURE ABSORPTION, PAINTS MAY TAKE LONGER TO CURE THAN ON WOOD. GENERALLY PAINTS USED ON CELLULAR PVC TRIM AND MOULDING PRODUCTS WILL BE DRY TO THE TOUCH QUICKLY, BUT MAY TAKE UP TO 30 DAYS TO FULLY CURE DEPENDING ON THE HUMIDITY AND TEMPERATURE.
   F. DISCLAIMER: CELLULAR PVC'S TRIM AND MOULDING WARRANTY DOES NOT COVER THE PERFORMANCE OF PAINTED FINISHES OR COATING APPLIED TO THE PRODUCT BY THE ORIGINAL PURCHASER OR ANY THIRD PARTY.
5. SPANNING:
   A. CELLULAR PVC TRIM AND MOULDING PRODUCTS MUST NOT BE USED IN LOAD BEARING APPLICATIONS, BUT MAY BE USED IN SPANNED APPLICATIONS SUCH AS FASCIAS, SOFFITS AND CEILINGS. FOR OPTIMAL PERFORMANCE, CELLULAR PVC TRIM AND MOULDING'S SHOULD BE INSTALLED OVER A SOLID BACKING.
   B. FOR SOFFIT INSTALLATIONS
      a. FOR SPANS GREATER THAN 16" OC, SEE BELOW.
      b. WHEN USING CELLULAR PVC BEADBOARD, SEE CONSIDERATIONS BELOW.
   C. FOR CEILING INSTALLATIONS:
      a. FOR SPANS GREATER THAN 16" OC, SEE BELOW.
      b. IF TEMPERATURE AT TIME OF INSTALLATION IS 40˚F OR BELOW, SPANS NEED TO BE DECREASED TO 12".
      c. WHEN USING CELLULAR PVC BEADBOARD, SEE CONSIDERATION BELOW.
      d. CELLULAR PVC BEADBOARD SPANNING CONSIDERATION:
         - FOR BOTH 1/2" AND 5/8" CELLULAR PVC BEADBOARD, RUN BOARDS PERPENDICULAR TO STRUCTURE WHEN POSSIBLE TO CREATE THE SHORTEST POSSIBLE RUN OF MATERIAL.
         - WHEN USING 1/2" CELLULAR PVC BEADBOARD, USE 12" OC FRAMING AS WELL AS A HIGH QUALITY CONSTRUCTION GRADE POLYURETHANE ADHESIVE ON JOISTS.
         - FOR SPANS GREATER THAN 12" OC, USE 5/8" CELLULAR PVC BEADBOARD OR USE A MINIMUM 1/2" BACKER SUCH AS PLYWOOD OR OSB WITH CONSTRUCTION GRADE ADHESIVE AND MECHANICAL FASTENING A MINIMUM OF EVERY 8". FASTENERS SHOULD HIT JOIST OR FRAMING WHEN POSSIBLE.
         - WHEN USING 5/8" CELLULAR PVC BEADBOARD, USE 16" OC FRAMING AS WELL AS A HIGH QUALITY CONSTRUCTION GRADE POLYURETHANE ADHESIVE ON JOISTS. FOR SPANS GREATER THAN 16" OC, SEE BELOW
         - FOR SPANS GREATER THAN 16" OC, USE A MINIMUM 1/2" BACKER SUCH AS PLYWOOD OR OSB WITH CONSTRUCTION GRADE ADHESIVE AND MECHANICAL FASTENING A MINIMUM OF EVERY 16". FASTENERS SHOULD HIT JOIST OR FRAMING WHEN POSSIBLE.
         - NEVER SPAN CELLULAR PVC PRODUCTS MORE THAN 16" WITHOUT UTILIZING INSTRUCTIONS ABOVE. PROPER FASTENING WILL HELP REDUCE THE POSSIBILITY OF EXCESSIVE MOVEMENT FROM EXPANSION AND CONTRACTION.
   D. WITH ALL BEADBOARD OR TRIM CEILING AND SOFFIT INSTALLATIONS, FOLLOW GOOD BUILDING PRACTICES AND ENSURE ADEQUATE VENTILATION IS PROVIDED.
6. SUBMITTALS
   A. PROVIDE CUT SHEETS ON ALL PROFILES AND TYPES OF PVC MATERIALS TO BE USED. SUBMITTAL MUST IDENTIFYING WHERE IT IS TO BE INSTALLED AND WHERE IT IS USED ON BUILDING "F".

07050 THERMAL PROTECTION

1. ENCLOSED ATTIC SPACES SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN. THE NET FREE VENTILATING AREAS SHALL BE NOT LESS THAN 1/150 OF THE AREA TO BE VENTILATED, EXCEPT THE MINIMUM REQUIRED AREA SHALL BE REDUCED TO 1/300 OF THE AREA TO BE VENTILATED WHERE AT LEAST 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED. VENTILATORS SHALL BE LOCATED AT LEAST THREE FEET (3'-0") ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. VENTS SHALL HAVE INSECT SCREENS PROVIDED.

2. PROVIDE AND INSTALL 3-1/2" THICK UNFACED GLASS FIBER BATT INSULATION WITH A MINIMUM INSULATION-ONLY VALUE OF R-13 IN ALL FRAMED EXTERIOR WALLS OR GREATER AS INDICATED ON DRAWINGS.

3. PROVIDE AND INSTALL RIGID FOAM PLASTIC INSULATION BOARD (XPS) WITH A MINIMUM INSULATION ONLY VALUE OF R-7.5 IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS WHERE SHOWN ON DRAWINGS. PROVIDE GALVANIZED STEEL "Z" FURRING TO MATCH THICKNESS OF INSULATION

4. PROVIDE AND ENCLOSE ALL THERMAL BREAKS (I.E. HORIZONTAL TO VERTICAL) WITH "PROSEAL ECO (MD-R-210)" WATER BLOWN CLOSED CELL SPRAY FOAM INSULATION AS MANUFACTURED BY ICYRENE WITH A MINIMUM AGED INSULATION ONLY VALUE OF 4.9 PER INCH AND AN OVERALL SPRAY THICKNESS INSULATION VALUE OF R-10 OR GREATER

5. PROVIDE AND INSTALL LOW EXPANDING SPRAY FOAM INSULATION AT ALL FRAMED WINDOW AND DOOR SHIM SPACES.

6. FIT INSULATION TIGHT THERMAL ENVELOPE WITHIN SPACES AND TIGHT TO ANY MECHANICAL AND ELECTRICAL SERVICES WITHIN THE PLANE OF THERMAL ENVELOPE. LEAVE NO GAPS OR SPACES BEING SURE NOT TO COMPRESS GLASS FIBER INSULATION.

7. PROVIDE AND INSTALL JOINT SEALERS TO COMPLY WITH MANUFACTURER'S PRINTED INSTRUCTIONS APPLICABLE TO PRODUCTS AND APPLICATIONS INDICATED AND TO THE FOLLOWING SPECIFICATIONS:
   I. ELASTOMERIC SEALANT: ASTM C-926
   II. SOLVENT-RELEASE-CURING SEALANT: ASTM C-804
   III. LATEX SEALANT: ASTM C-790
   IV. ACOUSTICAL SEALANT: ASTM C-919
   V. FIRESTOP SEALANT: ASTM E-814 / ASTM E-1966

8. PROVIDE AND INSTALL A 6 MIL POLYETHYLENE VAPOR BARRIER COMPLYING WITH ASTM D 2103 WHERE SHOWN ON THE DRAWINGS.
   I. UNDER SLAB VAPOR BARRIER SHALL BE INSTALLED ONLY BELOW THOSE PORTIONS OF THE SLAB WHICH WILL BE COVERED WITH MOISTURE SENSITIVE TOPPINGS.

07200 EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)

OBTAIN PRIMARY MATERIALS FOR THE EIFS FROM ONE MANUFACTURER TO THE GREATEST EXTENT POSSIBLE. PROVIDE SECONDARY MATERIALS (MATERIALS NOT AVAILABLE FROM THE PRIMARY MANUFACTURER) WHICH ARE SUGGESTED OR RECOMMENDED BY THE MANUFACTURER OF THE PRIMARY MATERIALS.
EIFS BASIS OF DESIGN SHALL BE "OUTSULATION MD" BY DRYVIT SYSTEMS, Inc. PROVIDE INSULATION AND SHEATHING AS REQUIRED BY THE SYSTEM AND AS SHOWN IN THE DRAWINGS. WHERE ONE REQUIREMENT EXCEEDS ANOTHER, COMPLY WITH THE MOST STRINGENT REQUIREMENT.

GENERAL
1. THE EIFS SYSTEM SHALL BE MECHANICALLY ATTACHED TO ANY STRUCTURALLY SOUND PAINTED OR UNPAINTED SUBSTRATE INCLUDING WOOD OR METAL FRAMING WITH SHEATHING, MASONRY OR POURED CONCRETE.

2. THE MECHANICAL FASTENERS CONSIST OF A CORROSION RESISTANT (SILVER SENTRI OR EQUAL) SCREW OR MASONRY ANCHOR USED IN CONJUNCTION WITH APPROVED PLASTIC WASHERS.

SYSTEM DESCRIPTION
1. A MECHANICALLY FASTENED OUTSULATION SYSTEM CONSISTS OF INSULATION BOARD, MECHANICAL FASTENERS WITH APPROVED PLASTIC WASHERS, DRYVIT GENESIS®, DRYVIT PRIMUS®, DRYVIT REINFORCING MESH AND DRYVIT FINISH.

PRODUCTS
1. ALL PRODUCTS SHALL BE OBTAINED FROM DRYVIT SYSTEMS, INC. OR ITS AUTHORIZED DISTRIBUTORS. NO SUBSTITUTIONS OR ADDITIONS OF OTHER MATERIALS SHALL BE ALLOWED WITHOUT PRIOR WRITTEN PERMISSION FROM DRYVIT SYSTEMS, INC.

6. MATERIALS
   I. INSULATION BOARD - MOLDED EXPANDED POLYSTYRENE BOARD MEETING THE SPECIFICATIONS OF DRYVIT SYSTEMS, INC. AND PRODUCED BY A MANUFACTURER ACCEPTABLE TO DRYVIT.
   II. MECHANICAL FASTENERS - MINIMUM NO. 8 SCREW OR NO. 10 MASONRY ANCHOR WITH SILVER SENTRI COATING OR EQUIVALENT.
   III. APPROVED PLASTIC WASHERS - MINIMUM 1 1/2 IN (38 MM) PLASTIC WASHERS SPECIFICALLY DESIGNED FOR USE WITH EXTERIOR INSULATION AND FINISH SYSTEMS.
   IV. DRYVIT GENESIS - FIBER REINFORCED, ACRYLIC-BASED PRODUCT MIXED WITH PORTLAND CEMENT. PROVIDES A HIGH-BUILD BASE.
   V. DRYVIT PRIMUS - A FACTORY MIXED, ACRYLIC BASED PRODUCT.
   VI. DRYVIT REINFORCING MESH – GLASS FIBER MESH(ES) SUPPLIED BY AND MEETING THE SPECIFICATIONS OF DRYVIT SYSTEMS, INC. USED TO REINFORCE THE BASE COAT AND TO PROVIDE IMPACT RESISTANCE.
   VII. DRYVIT FINISH – A FACTORY MIXED, ACRYLIC COATING WITH INTEGRAL COLOR AVAILABLE IN A VARIETY OF TEXTURE TYPES, APPLIED TO THE OUTSIDE SURFACE OF THE BASE COAT.
   VIII. SEALANT SYSTEM – REFER TO DRYVIT SYSTEMS, INC.'S CURRENT TECHNICAL DATA SHEET PUBLICATION, DS153, FOR LISTING OF SEALANTS, WHICH HAVE BEEN TESTED TO BE COMPATIBLE WITH DRYVIT'S SYSTEMS AND PRODUCTS.

MIXING
7. PREPARATION OF ALL DRYVIT MATERIALS SHALL BE DONE IN ACCORDANCE WITH THE OUTSULATION APPLICATION INSTRUCTIONS, DS204, OR THE APPLICABLE PRODUCT LITERATURE.

EXAMINATION
1. PRIOR TO INSTALLATION OF THE OUTSULATION SYSTEM, THE SUBSTRATE SHALL BE INSPECTED BY THE CONTRACTOR TO ENSURE THERE ARE NO PLANAR IRREGULARITIES GREATER THAN A 1/4 IN (6.4 MM) WITHIN A 4 FT 0 IN (1.2 M) RADIUS.

2. INSTALLATION SHALL BE INSPECTED FOR COMPLIANCE WITH APPROVALS, CONTRACT DOCUMENTS, AND DRYVIT SYSTEMS, INC.'S SPECIFICATIONS. THE GENERAL CONTRACTOR SHALL BE ADVISED OF ALL DISCREPANCIES. WORK SHALL NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

3. INSTALLATION MUST COMPLY WITH MANUFACTURER'S REQUIREMENTS INCLUDING RECOMMENDED DETAILS FOR CONDITIONS SHOWN AND NOT SHOWN. WHERE A CONDITION IS NOT SHOWN, CONFIRM WITH ARCHITECT WHAT DETAIL IS TO BE FOLLOWED PRIOR TO PROCEEDING WITH THE WORK.

INSTALLATION
1. THE FASTENER PATTERN AND INSULATION THICKNESS DETERMINES THE MAXIMUM ALLOWABLE WIND LOAD. REFER TO THE ATTACHED SKETCHES (PATTERN A, B, AND C) FOR FASTENER SPACING REQUIREMENTS. THE TABLE BELOW SHOULD BE USED AS A GUIDE FOR DETERMINING FASTENER PATTERNS:

2. EPS THICKNESS (INCHES) FASTENER PATTERN PRESSURE & FAILURE (PSF)

1 IN (25 MM	A	70
1 IN (25 MM	C	56
1 1/2 IN (38 MM)	A	113
1 1/2 IN (38 MM)	B	73

NOTE: FOR ALLOWABLE DESIGN WIND LOAD, APPROPRIATE SAFETY FACTORS MUST BE APPLIED.

3. APPROVED PLASTIC WASHERS:
   I. WIND-LOCK CORPORATION: WIND DEVIL 2™ OR WIND DEVIL®
   II. ITW BUILDEX: GRID MATE™ PB

4. INSULATION BOARD SHALL BE ATTACHED TO THE SUBSTRATE HORIZONTALLY WITH VERTICAL JOINTS STAGGERED AND BUTTED TIGHTLY.

5. INSTALL MECHANICAL FASTENERS WITH APPROVED PLASTIC WASHERS FLUSH WITH THE SURFACE OF THE INSULATION BOARD AND NOT TO EXCEED 1/16 IN (1.6 MM) BELOW THE SURFACE.

6. RASP THE SURFACE OF THE INSULATION BOARD TO REMOVE ANY IRREGULARITIES.

7. BASE COAT APPLICATION
   I. SPOT THE FASTENERS WITH THE GENESIS MIXTURE.
   II. LET PRESPOTTED AREAS TAKE-UP AND EITHER INSTALL A FULL GENESIS OR PRIMUS BASE COAT OVER THE ENTIRE WALL SURFACE.
   III. REINFORCING MESH SHALL BE FULLY COVERED AND NOT VISIBLE.

8. FINISH APPLICATION
   I. ALLOW THE REINFORCED BASE COAT TO CURE A MINIMUM OF 24 HOURS PRIOR TO INSTALLING THE DRYVIT FINISH.

9. FOR COMPLETE INFORMATION REGARDING THE INSTALLATION OF DRYVIT'S REINFORCING MESH(ES) AND FINISH, CONSULT DRYVIT'S OUTSULATION APPLICATION INSTRUCTIONS, DS204.6.

10. MATERIALS
   I. INSULATION BOARD - MOLDED EXPANDED POLYSTYRENE BOARD MEETING THE SPECIFICATIONS OF DRYVIT SYSTEMS, INC. AND PRODUCED BY A MANUFACTURER ACCEPTABLE TO DRYVIT.
   II. MECHANICAL FASTENERS - MINIMUM NO. 8 SCREW OR NO. 10 MASONRY ANCHOR WITH SILVER SENTRI COATING OR EQUIVALENT.
   III. APPROVED PLASTIC WASHERS - MINIMUM 1 1/2 IN (38 MM) PLASTIC WASHERS SPECIFICALLY DESIGNED FOR USE WITH EXTERIOR INSULATION AND FINISH SYSTEMS.
   IV. DRYVIT GENESIS - FIBER REINFORCED, ACRYLIC-BASED PRODUCT MIXED WITH PORTLAND CEMENT. PROVIDES A HIGH-BUILD BASE.
   V. DRYVIT PRIMUS - A FACTORY MIXED, ACRYLIC BASED PRODUCT.
   VI. DRYVIT REINFORCING MESH – GLASS FIBER MESH(ES) SUPPLIED BY AND MEETING THE SPECIFICATIONS OF DRYVIT SYSTEMS, INC. USED TO REINFORCE THE BASE COAT AND TO PROVIDE IMPACT RESISTANCE.
   VII. DRYVIT FINISH – A FACTORY MIXED, ACRYLIC COATING WITH INTEGRAL COLOR AVAILABLE IN A VARIETY OF TEXTURE TYPES, APPLIED TO THE OUTSIDE SURFACE OF THE BASE COAT.
   VIII. SEALANT SYSTEM – REFER TO DRYVIT SYSTEMS, INC.'S CURRENT TECHNICAL DATA SHEET PUBLICATION, DS153, FOR LISTING OF SEALANTS, WHICH HAVE BEEN TESTED TO BE COMPATIBLE WITH DRYVIT'S SYSTEMS AND PRODUCTS.

11. MIXING
PREPARATION OF ALL DRYVIT MATERIALS SHALL BE DONE IN ACCORDANCE WITH THE OUTSULATION APPLICATION INSTRUCTIONS, DS204, OR THE APPLICABLE PRODUCT LITERATURE.

07500 SINGLE-PLY MEMBRANE ROOFING
OBTAIN PRIMARY MATERIALS FOR THE ROOFING SYSTEM FROM ONE MANUFACTURER TO THE GREATEST EXTENT POSSIBLE. PROVIDE SECONDARY MATERIALS (MATERIALS NOT AVAILABLE FROM THE PRIMARY MANUFACTURER) WHICH ARE SUGGESTED OR RECOMMENDED BY THE MANUFACTURER OF THE PRIMARY MATERIALS.

1. ROOF INSULATION SHALL BE RIGID POLYISOCYANURATE FOAM WITH PERFORATED BLACK GLASS REINFORCED MAT FACING EACH SIDE, 2 LB. DENSITY, 16 PSI COMPRESSIVE STRENGTH MIN, R-5.0 PER INCH. PROVIDE THE "R" VALUE SHOWN ON THE DRAWING. ANY SUBSTITUTE MATERIAL MUST MEET ALL REQUIREMENTS OF APPLICABLE BUILDING CODE.

2. ROOF SHALL HAVE A SINGLE-PLY 60-MIL THERMOPLASTIC POLYOLEFIN SHEET MEMBRANE WITH AN 8 OZ. NON-WOVEN POLYESTER FLEECE BACKING, FULLY ADHERED SYSTEM WITH HEAT WELDED SEAMS EQUAL TO "VERSIFLEECE TPO" BY VERSICO OR MANUFACTURER EQUIVALENT APPROVED BY THE ARCHITECT.

3. ONLY CONTRACTORS CERTIFIED AND APPROVED BY THE MANUFACTURER SHALL INSTALL THE MEMBRANE ROOFING SYSTEM. ROOFING CONTRACTOR SHALL FOLLOW ALL INSTALLATION PROCEDURES RECOMMENDED BY THE MANUFACTURER OF THE ROOFING PRODUCT.

4. ROOFING CONTRACTOR SHALL PROVIDE THE OWNER A COPY OF THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION OF THE MEMBRANE ROOFING SYSTEM.

5. ROOFING CONTRACTOR SHALL PROVIDE THE OWNER A 'TWENTY (20) YEAR MATERIAL WARRANTY AND TEN (10) YEAR GUARANTEE FOR WORKMANSHIP AND WEATHERTIGHTNESS OF THE ROOF SYSTEM.

6. BEFORE WORK IS BEGUN, ROOFING CONTRACTOR SHALL CAREFULLY INSPECT ROOF DECK. DEFECTS SHALL BE REPORTED TO THE ENGINEER IN WRITING PRIOR TO STARTING WORK. COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE OF THE CONDITIONS OF THE SURFACES.

7. WHERE MANUFACTURER OF ROOFING MEMBRANE RECOMMENDS, OR REQUIRES A SPECIFIC TYPE OR QUALITY OF FLASHING, SPECIFICATIONS OF SAID MANUFACTURERS RECOMMENDATIONS SHALL BE FOLLOWED. IN ALL OTHER CASES, ROOF FLASHING SHALL BE IN ACCORDANCE WITH VERSICO SPECIFICATIONS OR AN APPROVED EQUAL.

8. DRIP EDGE TRIM, GUTTERS AND DOWNSPOUTS SHALL BE 0.050 FACTORY-FINISHED FINISH ALUMINUM AS MANUFACTURERED BY METAL-ERA WITH KYNAR 500 FINISH. SEE SCHEDULE FOR SELECTED COLOR.

9. ALL WOOD BLOCKING IN ROOF CONSTRUCTION SHALL BE CLASS A FIRE TREATED (FRT) AND WOLMANIZED IMPREGNATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVERS ASSOCIATION AND BEAR THE APPROPRIATE BRAND AND IDENTIFICATION MARK OF AN APPROVED INSPECTION AGENCY.

10. COPING SYSTEM: FM 1-90 APPROVED SYSTEM, EXCEEDING 75 POUNDS PER LINEAR FOOT OUTWARD AND 120 POUNDS PER LINEAR FOOT UPWARD LOAD IN ACCORDANCE WITH ANSI/SPRI ES-1-98 WIND DESIGN STANDARDS TEST METHOD RE-3. ANCHOR CLIP: 12 INCH LONG, 20 GAGE, G-90 GALVANIZED STEEL ANCHOR CLIP WITH TWO HARDENED STAINLESS STEEL SPRING

08100 DOOR AND FRAME SPECIFICATIONS:

1. ALL STEEL DOORS & FRAMES SHALL COMPLY WITH ANSI/SDI-100 AND SDI 177. RATED FRAMES SHALL CARRY UNDERWRITERS (U.L.) OR WARNOCK-HERSEY (WH) LABEL. RATED DOOR & FRAME ASSEMBLIES SHALL COMPLY WITH NFPA 80 AND ASTM E-152.

2. EXTERIOR STEEL DOORS SHALL BE GRADE III, INSULATED, EXTRA HEAVY-DUTY, MODEL 2, 16 GA. GALV. STL. FACES. INTERIOR STEEL DOORS SHALL BE GRADE II, HEAVY-DUTY, MODEL 2, 18 GA. COLD-ROLLED STL. FACES. ALL DOORS SHALL BE FACTORY PRIMED.

3. EXTERIOR FRAMES SHALL BE WELDED CONST. 14 GA. FORMED GALV. STEEL WITH MITERED CORNERS. INTERIOR FRAMES SHALL BE KNOCK-DOWN TYPE 16 GA. FORMED STEEL WITH MITERED CORNERS. ALL FRAMES SHALL BE FACTORY PRIMED.

4. ALL HARDWARE SHALL COMPLY WITH APPLICABLE ACCESSIBILITY REQUIREMENTS.

5. COORDINATE KEYING AND ADDITIONAL LOCKING REQUIREMENTS WITH OWNER.

6. AUTOMATIC ENTRANCE DOORS - AUTOMATIC SLIDING DOOR UNIT WITH SLIDE-SWING PANELS TO SLIDE ALONG EXTERIOR SIDE AND SHALL INCLUDE LINEAR DRIVE OPERATOR, HEADER AND TRACK, JAMBS, SLIDING DOOR PANELS, AND SIDE LITES AS INDICATED IN DOOR SCHEDULE. DOOR OPERATOR SHALL BE MOUNTED AND CONCEALED WITHIN THE HEADER. OPERATION SHALL BE THROUGH 1/8 HP DC PERMANENT MAGNET WORKING WITH THREADLESS, INDUCTION STAINLESS STEEL 1/2" DIA. LINEAR DRIVESHAFT. OPERATOR SHALL BE CONTROLLED WITH PROGRAMMABLE MICROPROCESSOR THAT PROVIDES FUNCTIONS REQUIRED BY ANSI A156.10. CONTROLS SHALL INCLUDE SEPARATE DAY AND NIGHT MODES WITH SECURITY OVER-RIDE AND ADJUSTABLE REVERSING CIRCUIT TO REOPEN DOOR IF CLOSING PATH OBSTRUCTED. DOOR(S) SHALL HAVE AUTOMATIC LOCK FUNCTION. SLIDING PANELS AND SIDELITES SHALL BE 1-3/4" THK. WITH NARROW STILE CONSTRUCTION AND SHALL BE PREPPED FOR INSULATED GLAZING. SLIDING PANELS SHALL HAVE 90° SWING OUT FOR EMERGENCY EGRESS. JAMBS AND FRAME SHALL BE 1-3/4"x4" EXTRUDED ALUMINUM. PROVIDE HOOKBOLT LOCK LATCHING INTO ADJUSTABLE STRIKE RAIL, KEYED CYLINDER, AND ACTIVE INFRARED HEAD-MOUNTED SENSORS FOR EACH DIRECTION. UNIT(S) SHALL BE EQUAL TO PROFILER SERIES 2000 BY HORTON AUTOMATICS.

7. DOORS SHALL COMPLY WITH SECTION 2.4.4 OF NFPA 80; AND SECTIONS 7.2.1.4, 7.2.1.5, 7.2.1.6, & 7.2.1.7 OF NFPA 101 FOR SWING AND FORCE TO OPEN AND LOCKSETS - OPERABLE READILY FROM THE EGRESS SIDE AT ALL TIMES.

08300 SECTIONAL OVERHEAD DOORS

1. MANUFACTURER QUALIFICATIONS: PROVIDE EACH SECTIONAL OVERHEAD DOOR AS A COMPLETE UNIT PRODUCED BY A SINGLE MANUFACTURER, INCLUDING FRAMES, SECTIONS, BRACKETS, GUIDES, TRACKS, COUNTERBALANCE MECHANISMS, AND HARDWARE.

2. INSERTS AND ANCHORAGES: FURNISH INSERTS AND ANCHORING DEVICES THAT MUST BE SET, ANCHORED OR BUILT INTO CONCRETE OR MASONRY; OR DRILLED AND TAPPED OR WELDED TO STRUCTURAL STEEL.

3. INSTALLER QUALIFICATION: DOOR MANUFACTURER OR TRAINED, APPROVED AND LICENSED DOOR INSTALLER.

4. SECTIONAL DOOR SHALL BE EQ. TO #426 SERIES HEAVY DUTY INSUL. DOORS BY OVERHEAD DOOR CORP. ASSEMBLY: INSULATED STEEL DOOR ASSEMBLY WITH RABBETED MEETING RAILS TO FORM WEATHERTIGHT JOINTS AND PROVIDE FULL-WIDTH INTERLOCKING STRUCTURAL RIGIDITY AND OPERATION SHALL BE HIGH-LIFT OR VERTICAL-LIFT TYPE AS SCHEDULED, UNITS SHALL BE POWER-OPERATED WITH HEAVY DUTY ELECTRIC MOTOR HAVING 3 PHASE POWER AND REVERSING CONTACTORS. MANUAL UNIT OPERATION SHALL BE BY PULL CHAIN OR ROPE. BOTH MANUAL AND POWER-OPERATED UNITS SHALL HAVE 3" TRACKS. UNITS SHALL HAVE THE FOLLOWING CHARACTERISTICS:

a. PANEL THICKNESS: 2"
b. EXTERIOR SURFACE: RIBBED
c. STEEL: MINIMUM 24 GAUGE GALVANIZED EXTERIOR, BACK COVER 26 GAUGE STEEL.
d. CENTER AND END STILES: 16 GAUGE.
e. STANDARD SPRINGS: 25,000 CYCLES.
f. INSULATION: HCFC-FREE POLYSTYRENE, R-VALUE 9.1.
g. COMPLETE WEATHERSTRIPPING SYSTEM AND THERMAL BREAKS BETWEEN ALL METAL PARTS AND SURFACE.

5. FINISH AND COLOR: FACTORY-APPLIED BAKED-ON WHITE POLYESTER.

6. WINDLOAD DESIGN: ANSI/ASMA 102 STANDARDS AND AS REQUIRED BY CODE.

7. TRACKS, SUPPORTS AND ACCESSORIES

a. TRACKS: PROVIDE TRACK AS RECOMMENDED BY MANUFACTURER TO SUIT LOADING REQUIRED. DOOR HARDWARE TO RIDE IN CHANNEL. TRACKS TO BE SECURELY MOUNTED FLUSH WITH DOOR JAMB TO MAINTAIN FULL OPENING WIDTH. TRACKS SYSTEMS THAT REDUCE DOOR OPENING WIDTH WILL NOT BE ACCEPTED.
b. WEATHER SEAL: PROVIDE OF CONTINUOUS EXTRUDED LOOP OF LOW-FRICTION URETHANE COATED PVC WEATHERSEAL ALONG BOTH VERTICAL EDGES OF THE DOOR PANEL. PROVIDED ONE EXTRUDED LOOP OF XCLUDER BRAND WEATHER SEAL EXTENDING THE FULL WIDTH OF THE DOOR OPENING AS A BOTTOM SEAL. LOOP WEATHERSEALS TO BE ATTACHED TO PANEL EDGE CAPPING FOR INSTALLATION AND REMOVAL AND SHALL BE RATED FOR LOW TEMPERATURE EXPOSURE.

8. HARDWARE

a. GENERAL: PROVIDE HEAVY-DUTY, RUST-RESISTANT HARDWARE WITH GALVANIZED STEEL HINGES AND FIXTURES.
b. HINGES: HIGH STRENGTH FLAT PANEL HINGES CONSTRUCTED FROM 14-GAUGE STEEL ATTACHED TO DOOR PANELS WITH FOUR BOLTS PER HINGE. HIGH TENSILE STRENGTH TO ALLOW CABLE ATTACHMENT TO UPPER DOOR PANELS REMOVING CABLES FROM IMPACT ZONE.
c. LOCKING: MANUFACTURER'S STANDARD SLIDE LOCK WITH PADLOCK PROVISION

9. COUNTERBALANCE

a. TORSION SPRING: OPERATION BY TORSION-SPRING COUNTERBALANCE CONSISTING OF ADJUSTABLE-TENSION, TEMPERED-STEEL TORSION SPRINGS MOUNTED ON A CROSS HEADER STEEL SHAFT. CONNECT TO TOP OF UPPER DOOR SECTIONS ON STRAIGHT VERTICAL AND HI-LIFT DOORS WITH GALVANIZED AIRCRAFT-TYPE LIFT CABLES. PROVIDE SPRINGS CALIBRATED FOR 25,000 CYCLE MINIMUM.
b. PROVIDE CAST-ALUMINUM OR GRAY-IRON CASTING CABLE DRUMS, GROOVED TO RECEIVE CABLE. MOUNT COUNTERBALANCE MECHANISM WITH MANUFACTURER'S STANDARD BALL-BEARING BRACKETS AT EACH END OF SHAFT. PROVIDE ONE ADDITIONAL MIDPOINT BRACKET TO SUPPORT SHAFTS UNLESS ALTERNATE BRACKETS AND SPACING ARE RECOMMENDED BY DOOR MANUFACTURER.

08400 ALUMINUM STOREFRONT SPECIFICATIONS:

1. FABRICATE FIXED UNIT FRAMES FROM EXTRUDED TUBULAR SHAPES WITH WALL THICKNESS OF NOT LESS THAN 0.080". FRAMES SHALL BE EQUAL TO TRI-FAB 451 BY KAWNEER (2"x4 1/2"), OR SYSTEM 402 BY EFCO CORP. UNITS SHALL COMPLY WITH ASTM E-283, ASTM E-331, AND ASTM E-330.

2. EXTRUDED SHAPES, RODS, BARS, AND TUBING SHALL BE OF ALUMINUM ALLOY 6063-T5 OR T6. CASTINGS SHALL BE OF ALLOY 214, AND OF SUFFICIENT THICKNESS & STRENGTH FOR INTENDED PURPOSE. GLAZING GASKETS SHALL BE OF EPDM ELASTOMERIC EXTRUSIONS.

3. ALUM. ENTRANCE DOORS SHALL BE MEDIUM STILE EQ. TO KAWNEER 350 SERIES WITH STILES AND RAILS FABRICATED FROM EXTRUDED TUBULAR SHAPES WITH WALL THICKNESS OF NOT LESS THAN 0.125". ALUM. ALLOY 6063-T-5 CONFORMING TO ASTM B221-54T. PROVIDE STANDARD PERIMETER WEATHER-STRIP, MEETING STILE WEATHER STRIP AND SWEEP.

4. ALL EXPOSED ALUMINUM COMPONENT AREAS SHALL BE DARK BRONZE FINISH (U.N.O.), CONFORMING TO AA-M10-C22-A44 OR A34, ARCH. CLASS I OR II, GUIDE SPEC. 611-98.

5. FULLY COMPLY WITH MANUFACTURER'S WRITTEN SPECIFICATIONS AND RECOMMENDATIONS FOR INSTALLATION OF ALUMINUM FRAMES AND GLAZING.

6. GLAZING FOR ALL UNITS SHALL BE 1" UNCOATED INSULATING TEMPERED GLASS WITH INNER LAYER OF 1/4" TYPE I, CLASS 1, q3 HEAT-TREATED FULLY TEMPERED CLEAR FLOAT; OUTER LAYER OF 1/4" TINTED FLOAT GLASS WITH SOLAR CONTROL LOW-E COATING ON THE SECOND SURFACE (TYPE I, CLASS 2, Q3 HEAT-TREATED FULLY TEMPERED) GRAY COLOR VLT=40% MIN., SC=0.40 MAX., OVR=34% MAX., AND A 1/2" AIR SPACE.

7. SUBMITTALS: PROVIDE FULL SUBMITTAL ON ALL COMPONENTS AND ASSEMBLIES.

08710 DOOR HARDWARE

1. SECTION INCLUDES FURNISHING AND INSTALLATION OF DOOR HARDWARE FOR DOORS SPECIFIED IN "HARDWARE SETS" AND REQUIRED BY ACTUAL CONDITIONS. INCLUDING SCREWS, BOLTS, EXPANSION SHIELDS, ELECTRIFIED DOOR HARDWARE, AND OTHER DEVICES FOR PROPER APPLICATION OF HARDWARE.

2. WHERE ITEMS OF HARDWARE ARE NOT SPECIFIED AND ARE REQUIRED FOR INTENDED SERVICE, SUCH OMISSION, ERROR OR OTHER DISCREPANCY SHALL BE SUBMITTED TO ARCHITECT FOURTEEN CALENDAR DAYS PRIOR TO BID DATE FOR CLARIFICATION BY ADDENDUM.

3. KEY ALL LOCKS AND CYLINDERS TO SFIC BEST COMPATIBLE KEY SYSTEM USING SPECIFIED CORES FOR HAGER KEYWAY: H1

4. THE SCHEDULED MANUFACTURERS IN THE HARDWARE SETS ARE BASIS OF DESIGN. SIMILAR PRODUCTS FROM THE FOLLOWING MANUFACTURERS ARE PERMITTED:

1. HINGES – BOMMER, MCKINNEY
2. LOCKS – BEST
3. CYLINDERS AND CORES – NO SUBSTITUTION
4. EXIT DEVICES – VON DUPRIN, SARGENT
5. CLOSERS – LCN, SARGENT
6. ARCHITECTURAL TRIM AND AUXILIARY HARDWARE – ROCKWOOD, TRIMCO
7. THRESHOLDS AND WEATHER-STRIP – NGP, REESE

HARDWARE SCHEDULE

SET #HWS-1

STOREFRONT ENTRY DOUBLE DOORS
DOOR NUMBERS: B1, B2, D1, E5, E9
EACH OPENING TO RECEIVE:

1

QTY.	TYPE	DESCRIPTION	FINISH	
2 EA.	CONTINUOUS HINGE	780-224HD	DK. BRZ.	HAG
2 EA.	CVR EXIT DEVICE	60	US10B	HAG
1 EA.	RIM CYLINDER HOUSING	3901 IC 7-PIN	US10B	HAG
1 EA.	CORE	3969 H1	US10B	HAG
2 EA.	OFF-SET PULL	11G	US10B	HAG
2 EA.	CLOSERS	5100 HDCS	DK. BRZ.	HAG
2 EA.	DROP PLATES	5110 (AS REQUIRED)	DK. BRZ.	HAG
2 EA.	BLADE STOP SPACERS	5113 (AS REQUIRED)	DK. BRZ.	HAG
1 EA.	THRESHOLD	431S	DBA	

WEATHER-STRIP (MEETING STILE & PERIMETER) AND DOOR BOTTOM SWEEPS BY ALUMINUM DOOR MANUFACTURER.

SET #HWS-2

STOREFRONT ENTRY SINGLE DOOR
DOOR NUMBERS: C2, E1, E2, E3, E4, E6, E7, E8, E10, E11, E12, E13
EACH OPENING TO RECEIVE:

QTY.	TYPE	DESCRIPTION	FINISH	
1 EA.	CONTINUOUS HINGE	780-224HD	DK. BRZ.	HAG
1 EA.	RIM EXIT DEVICE	4601	US10B	HAG
1 EA.	RIM CYLINDER HOUSING	3901 IC 7-PIN	US10B	HAG
1 EA.	CORE	3969 H1	US10B	HAG
1 EA.	OFF-SET PULL	11G	US10B	HAG
1 EA.	CLOSERS	5100 HDCS	DK. BRZ.	HAG
1 EA.	DROP PLATES	5110 (AS REQUIRED)	DK. BRZ.	HAG
1 EA.	BLADE STOP SPACERS	5113 (AS REQUIRED)	DK. BRZ.	HAG
1 EA.	THRESHOLD	431S	DBA	

WEATHER-STRIP AND DOOR BOTTOM SWEEPS BY ALUMINUM DOOR MANUFACTURER.

SET #HWS-3

REAR / SIDE EXIT DOUBLE DOORS
DOOR NUMBERS: A2, D2
EACH OPENING TO RECEIVE:

QTY.	TYPE	DESCRIPTION	FINISH	
6 EA.	HINGES	BB1191 4.5" X 4.5" NRP	US32D	HAG
2 EA.	FLUSH BOLTS	282D	US26D	HAG
1 EA.	RIM EXIT DEVICE	4501	US32D	HAG
1 EA.	SURFACE STRIKE	4921	US32D	HAG
1 EA.	EXIT DEVICE TRIM	45CE ARC	US26D	HAG
1 EA.	MORTISE CYLINDER HOUSING	3902 IC 7-PIN	US26D	HAG
1 EA.	CORE	3969 H1	US26D	HAG
1 EA.	O.H. HOLDER	7017 CON (INACTIVE LEAF)	US32D	HAG
1 EA.	CLOSERS	5100 HDHOCS (ACTIVE LEAF)	ALM	HAG
1 EA.	THRESHOLD	412S	MIL	HAG
1 EA.	GASKET	726S HEAD AND JAMBS	CHAR.	HAG
1 SET	ASTRAGAL WEATHER-STRIP	872S DOOR HEIGHT	CLR	HAG
2 EA.	SWEEPS	770S B DOOR WIDTH	MIL	HAG
1 EA.	DRIP	810S DOOR WIDTH + 4"	MIL	HAG

SET #HWS-3A

REAR EXIT DOUBLE DOORS
DOOR NUMBERS: A4
EACH OPENING TO RECEIVE:

QTY.	TYPE	DESCRIPTION	FINISH	
6 EA.	HINGES	BB1191 4.5" X 4.5" NRP	US32D	HAG
2 EA.	FLUSH BOLTS	282D	US26D	HAG
1 EA.	RIM EXIT DEVICE	4501	US32D	HAG
1 EA.	SURFACE STRIKE	4921	US32D	HAG
1 EA.	EXIT DEVICE TRIM	45CE ARC	US26D	HAG
1 EA.	MORTISE CYLINDER HOUSING	3902 IC 7-PIN	US26D	HAG
1 EA.	CORE	3969 H1	US26D	HAG
1 EA.	O.H. HOLDER	7017 CON (INACTIVE LEAF)	US32D	HAG
1 EA.	CLOSERS	5100 HDHOCS (ACTIVE LEAF)	ALM	HAG
1 EA.	THRESHOLD	412S	MIL	HAG
1 EA.	GASKET	726S HEAD AND JAMBS	CHAR.	HAG
1 SET	ASTRAGAL WEATHER-STRIP	872S DOOR HEIGHT	CLR	HAG
2 EA.	SWEEPS	770S B DOOR WIDTH	MIL	HAG
1 EA.	DRIP	810S DOOR WIDTH + 4"	MIL	HAG

1

SET #HWS-4

RECEIVING DOCK OVERHEAD DOORS
DOOR NUMBERS: A3, B3, C5
EACH OPENING TO RECEIVE:

QTY.	TYPE	DESCRIPTION	FINISH	
1 EA.	RIM CYLINDER HOUSING	3901 IC 7-PIN (AS REQUIRED)	US26D	HAG
1 EA.	CORE	3969 H1	US26D	HAG

BALANCE OF HARDWARE BY SECTIONAL OVERHEAD DOOR MANUFACTURER.

SET #HWS-4A

STOREFRONT AUTOMATIC SLIDING DOORS
DOOR NUMBERS: A1, C1
EACH OPENING TO RECEIVE:

1

QTY.	TYPE	DESCRIPTION	FINISH	
1 EA.	MORTISE CYLINDER HOUSING	3902 IC 7-PIN (AS REQUIRED)	US26D	HAG
1 EA.	CORE	3969 H1	US26D	HAG

BALANCE OF HARDWARE BY DOOR MANUFACTURER.

SET #HWS-5

REAR RECEIVING DOORS
DOOR NUMBERS: B5, C3, C6, C7, E1.1, E2.1, E3.1, E4.1, E5.1, E6.1, E7.1, E8.1, E9.1, E10.1, E11.1, E12.1, E13.1, Z1
EACH OPENING TO RECEIVE:

QTY.	TYPE	DESCRIPTION	FINISH	
3 EA.	HINGES	BB1191 4.5" X 4.5" NRP	US32D	HAG
1 EA.	RIM EXIT DEVICE	4501	US32D	HAG
1 EA.	EXIT DEVICE TRIM	45CE ARC	US26D	HAG
1 EA.	MORTISE CYLINDER HOUSING	3902 IC 7-PIN	US26D	HAG
1 EA.	CORE	3969 H1	US26D	HAG
1 EA.	CLOSERS	5100 HDHOCS	DK. BRZ.	HAG
1 EA.	THRESHOLD	412S	MIL	HAG
1 EA.	GASKET	726S HEAD AND JAMBS	CHAR.	HAG
1 EA.	SWEEP	770S B DOOR WIDTH	MIL	HAG
1 EA.	DRIP	810S DOOR WIDTH + 4"	MIL	HAG

SET #HWS-6

TRASH COMPACTOR DOORS
DOOR NUMBERS: B4, C4
EACH OPENING TO RECEIVE:

QTY.	TYPE	DESCRIPTION	FINISH	
2 EA.	HINGES	BB1191 4.5" X 4.5" NRP	US32D	HAG
1 EA.	STOREROOM LOCK	3580 ARC IC	US26D	HAG
1 EA.	CORE	3969 H1	US26D	HAG
1 EA.	O.H. HOLDER	7017 CON	US32D	HAG
1 EA.	GASKET	726S HEAD, JAMBS & BASE	CHAR.	HAG

IF FIRE RATED DOORS, DELETE THE OH HOLDER AND ADD FOLLOWING:

1 EA.	CLOSERS	5100 MLT	ALM	HAG
1 EA.	MAGNETIC HOLDER	380 SERIES	ALM	HAG

CONNECT THE MAGNETIC HOLDER TO THE FIRE ALARM SYSTEM TO RELEASE IN THE EVENT OF FIRE ALARM ACTIVATION.

SET #HWS-7

DOOR NUMBERS: GENERAL
EACH OPENING TO RECEIVE:

QTY.	TYPE	DESCRIPTION	FINISH	
43 EA.	CONSTRUCTION CORE	3981 BLUE	BLUE	HAG
1 EA.	CONTROL KEY			
10 EA.	CHANGE KEY			

09250 GYPSUM WALLBOARD

1. SECTION INCLUDES:
   a. INTERIOR GYPSUM BOARD.
   b. EXTERIOR GYPSUM BOARD FOR CEILINGS AND SOFFITS.
   c. EIFS SHEATHING.
2. STORE MATERIALS INSIDE UNDER COVER AND KEEP THEM DRY AND PROTECTED AGAINST WEATHER, CONDENSATION, DIRECT SUNLIGHT, CONSTRUCTION TRAFFIC, AND OTHER POTENTIAL CAUSES OF DAMAGE. STACK PANELS FLAT AND SUPPORTED ON RISERS ON A FLAT PLATFORM TO PREVENT SAGGING.
3. ENVIRONMENTAL LIMITATIONS: COMPLY WITH ASTM C 840 REQUIREMENTS OR GYPSUM BOARD MANUFACTURER'S WRITTEN RECOMMENDATIONS, WHICHEVER ARE MORE STRINGENT.
4. DO NOT INSTALL PAPER-FACED GYPSUM PANELS UNTIL INSTALLATION AREAS ARE ENCLOSED AND CONDITIONED.
5. DO NOT INSTALL PANELS THAT ARE WET, THOSE THAT ARE MOISTURE DAMAGED, AND THOSE THAT ARE MOLD DAMAGED, DETERIORATED, COMPROMISED OR DAMAGED IN ANY OTHER WAY.
6. RECYCLED CONTENT OF GYPSUM PANEL PRODUCTS: POSTCONSUMER RECYCLED CONTENT PLUS ONE-HALF OF PRECONSUMER RECYCLED CONTENT NOT LESS THAN 50 PERCENT.
7. SIZE: PROVIDE MAXIMUM LENGTHS AND WIDTHS AVAILABLE THAT WILL MINIMIZE JOINTS IN EACH AREA AND THAT CORRESPOND WITH SUPPORT SYSTEM INDICATED. STAGGER JOINTS AND INSTALL BOARDS WITH LONG DIMENSION HORIZONTAL. ALL EDGES RUNNING PARALLEL TO FRAMING TO BE FULLY SUPPORTED.
8. INTERIOR GYPSUM WALLBOARD: ASTM C 1396/C 1396M.
   a. BASIS-OF-DESIGN PRODUCT: GEORGIA-PACIFIC GYPSUM; DENSARMOR PLUS FIREGUARD HIGH-PERFORMANCE INTERIOR PANEL, THICKNESS: 5/8 INCH, LONG EDGES: TAPERED.
9. INTERIOR GYPSUM BOARD, TYPE X: ASTM C 1396/C 1396M.
   a. BASIS-OF-DESIGN PRODUCT: GEORGIA-PACIFIC GYPSUM; "DENSARMOR PLUS FIREGUARD HIGH-PERFORMANCE INTERIOR PANEL, THICKNESS: 5/8 INCH (15.9 MM), LONG EDGES: TAPERED.
10. INTERIOR GYPSUM CEILING BOARD: ASTM C 1396/C 1396M. DENSARMOR PLUS MEETS SAG RESISTANCE REQUIREMENTS FOR CEILING APPLICATIONS.
   a. BASIS-OF-DESIGN PRODUCT: GEORGIA-PACIFIC GYPSUM; "DENSARMOR PLUS HIGH-PERFORMANCE INTERIOR PANEL, THICKNESS: 1/2 INCH (12.7 MM), LONG EDGES: TAPERED.
11. INTERIOR MOISTURE- AND MOLD-RESISTANT GYPSUM BOARD: ASTM C 1396/C 1396M. WITH MOISTURE- AND MOLD-RESISTANT CORE AND PAPER SURFACES.
   a. BASIS-OF-DESIGN PRODUCT: GEORGIA-PACIFIC-P GYPSUM; "[DENSARMOR PLUS HIGH-PERFORMANCE INTERIOR PANEL, CORE:5/8" (12.7 MM), REGULAR TYPE] LONG EDGES: TAPERED. MOLD RESISTANCE: ASTM D 3273, SCORE OF 10 AS RATED ACCORDING TO ASTM D 3274.
12. INTERIOR GYPSUM BOARD, TYPE C: ASTM C 1396/C 1396M. MANUFACTURED TO HAVE INCREASED FIRE-RESISTIVE CAPABILITY.
   a. BASIS-OF-DESIGN PRODUCT: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE GEORGIA-PACIFIC GYPSUM; TOUGHROCK FIREGUARD C GYPSUM BOARD, THICKNESS: AS REQUIRED BY FIRE-RESISTANCE-RATED ASSEMBLY INDICATED ON DRAWINGS, LONG EDGES: TAPERED.
13. EXTERIOR GYPSUM SOFFIT BOARD: ASTM C 1396/C 1396M, WITH MANUFACTURER'S STANDARD EDGES.
14. BASIS-OF-DESIGN PRODUCT: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE GEORGIA-PACIFIC GYPSUM; "TOUGHROCK SOFFIT BOARD", CORE: 5/8 INCH (12.7 MM)
15. GLASS-MAT GYPSUM SHEATHING BOARD: ASTM C 1177/C 1177M, WITH FIBERGLASS MAT LAMINATED TO BOTH SIDES AND WITH MANUFACTURER'S STANDARD EDGES.
   a. BASIS-OF-DESIGN PRODUCT: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE GEORGIA-PACIFIC GYPSUM; "DENSGLASS SHEATHING" CORE: 5/8 INCH (12.7 MM)
16. TRIM ACCESSORIES
   a. INTERIOR TRIM: ASTM C 1047.
      i. MATERIAL: GALVANIZED OR PLASTIC
      ii. SHAPES: CORNERBEAD. BULLNOSE BEAD. LC-BEAD; J-SHAPED, EXPOSED LONG FLANGE RECEIVES JOINT COMPOUND. L-BEAD; L-SHAPED; EXPOSED LONG FLANGE RECEIVES JOINT COMPOUND. U-BEAD; J-SHAPED; EXPOSED SHORT FLANGE DOES NOT RECEIVE JOINT COMPOUND, EXPANSION (CONTROL) JOINT CURVED-EDGE CORNERBEAD: WITH NOTCHED OR FLEXIBLE FLANGES.
   b. EXTERIOR TRIM: ASTM C 1047.
      i. MATERIAL: [HOT-DIP GALVANIZED STEEL SHEET,
      ii. SHAPES: CORNERBEAD, LC-BEAD: J-SHAPED, EXPOSED LONG FLANGE RECEIVES JOINT COMPOUND.
   c. EXPANSION (CONTROL) JOINT: ONE-PIECE, ROLLED ZINC WITH V-SHAPED SLOT AND REMOVABLE STRIP COVERING SLOT OPENING.
   d. JOINT TREATMENT MATERIALS
   e. GENERAL: COMPLY WITH ASTM C 475/C 475M.
   f. JOINT TAPE BY APPLICATION:
      i. INTERIOR GYPSUM BOARD: PAPER.
      ii. EXTERIOR GYPSUM SOFFIT BOARD: PAPER.
      iii. EXTERIOR GLASS MAT GYPSUM SOFFIT: FIBERGLASS MESH.
      iv. GLASS-MAT GYPSUM WALLBOARD: 10-BY-10 FIBERGLASS MESH.
      v. GLASS-MAT GYPSUM SHEATHING BOARD: 10-BY-10 FIBERGLASS MESH.
17. JOINT COMPOUND FOR INTERIOR GYPSUM BOARD: FOR EACH COAT USE FORMULATION THAT IS COMPATIBLE WITH OTHER COMPOUNDS APPLIED ON PREVIOUS OR FOR SUCCESSIVE COATS.
   a. PREFILLING: AT OPEN JOINTS FOR ROUNDED OR BEVELED PANEL EDGES, AND DAMAGED SURFACE AREAS, USE SETTING-TYPE TAPING COMPOUND. BASIS-OF-DESIGN PRODUCT: GEORGIA-PACIFIC GYPSUM; TOUGHROCK SANDABLE SETTING COMPOUND
   b. EMBEDDING AND FIRST, 2ND, 3RD COATS: FOR EMBEDDING TAPE AND FIRST COAT ON JOINTS, FASTENERS, AND TRIM FLANGES, USE ALL-PURPOSE] COMPOUND. BASIS-OF-DESIGN PRODUCT: GEORGIA-PACIFIC GYPSUM; "] [TOUGHROCK READY MIX ALL-PURPOSE JOINT COMPOUND]."
   c. JOINT COMPOUND FOR EXTERIOR SOFFIT APPLICATIONS: BASIS-OF-DESIGN PRODUCT: GEORGIA-PACIFIC GYPSUM; "TOUGHROCK SETTING COMPOUND."
18. FINISHING GYPSUM BOARD - FINISH PANELS TO LEVELS INDICATED BELOW AND ACCORDING TO ASTM C 840:
   a. LEVEL 1: CEILING PLENUM AREAS, CONCEALED AREAS, AND WHERE INDICATED.
   b. LEVEL 3: UNLESS NOTED OTHERWISE

09900 PAINTING SPECIFICATIONS:

1. SURFACES TO BE PAINTED INCLUDE INTERIOR GYPSUM BD. ASSEMBLIES, INTERIOR DOORS & FRAMES, EXISTING FINISHED SURFACES, AND EXPOSED METALS.

2. SURFACE PREPARATION CONDITIONS AND PAINT APPLICATION SHALL BE AS RECOMMENDED BY THE PAINT MANUFACTURER.

3. BASIS OF DESIGN IS SHERWIN-WILLIAMS ARE USED UNLESS NOTED OTHERWISE. USE SPECIFIED PAINT OR EQUAL AS APPROVED BY THE ARCHITECT. ACCEPTABLE MANUFACTURERS INCLUDE BENJAMIN MOORE, SHERWIN WILLIAMS & SIKA.

4. SPECIFIED NUMBER OF FINISH COATS ARE THE MINIMUM ACCEPTABLE. APPLY ADDITIONAL COATS OF THE FINISH PAINT ON ALL MATERIAL WHERE THE SPECIFIED NUMBER OF FINISH COATS DO NOT COMPLETELY COVER THE COLOR OR THE PRIMER COATS AND WHERE THE SPECIFIED NUMBER OF FINISH COATS DO NOT PROVIDE A SURFACE WITH UNIFORM COLOR AND SHADE.

EXTERIOR & INTERIOR CONCRETE MASONRY UNITS:
1. ALL POUROUS CMU SHOULD BE PRIMED USING SIKAGARD 552W PRIMER OR SIKALATEX R.
2. ELASTOCOLOR FINISH COATING - 2 COATS (MIN. 16 MILS) SIKAGARD 550W ELASTOMERIC VAPOR BARRIER.

EXTERIOR BRICK AND SPLITFACE CMU
1. WATER REPELLANT SPRAY APPLICATION - SIKAGARD 701W APPLY A WET ON WET APPLICATION AT A 4:1 DILUTE RATIO WITH TAP WATER.

EXTERIOR POURED OR PRE-CAST CONCRETE:
1. SURFACE COAT (100% ACRYLIC RESIN "LOXON BLOCK SURFACER" - A24W200)
2. STANDARD FINISH COATS - 2 COATS (100% ACRYLIC LATEX A-100 EXTERIOR LATEX SATIN, A82 SERIES

EXTERIOR & INTERIOR FERROUS METAL (I.E. - HOLLOW MTL & ALL OTHER NON-STAINLESS STEEL - NOT GALVANIZED):
1. PRIMER COAT (ACRYLIC "PRO INDUSTRIAL PRO-CRYL PRIMER" - B66 SERIES)
2. FINISH COAT - 2 COATS (100% ACRYLIC "PRO CLASSIC WATERBORNE ACRYLIC HIGH GLOSS ENAMEL - B21 SERIES)

EXTERIOR & INTERIOR GALVANIZED STEEL AND/OR ALUMINUM:
1. SOLVENT CLEAN SURFACE IN ACCORDANCE WITH SSPC-SP1/USE ONLY MANUFACTURER APPROVED CLEANING SOLUTIONS & PRACTICES
2. PRIME COAT (SOLVENT BASED ACRYLIC "GALVITE HS" - B50WZ30)
3. FINISH COATS - 2 COATS (ACRYLIC GLOSS "DTM ACRYLIC COATING" - B66-100 SERIES)

STANDARD DRYWALL:
1. PRIME COAT (VINYL ACRYLIC "PRO MAR 200 INTERIOR LATEX PRIMER" - B28W8200 SERIES)
2. FINISH COATS - 2 COATS (VINYL ACRYLIC "PRO MAR 200 INTERIOR LATEX LOW SHEEN ES ENAMEL" - B20W1200 SERIES)

SUBMITTALS

SUBMIT DETAILED SCHEDULE OF PAINT COLORS AND PRODUCTS WITH APPLICATION AND LOCATIONS NOTED. INCLUDE CUT SHEETS FOR ALL PRODUCTS

10520 FIRE EXTINGUISHERS:

1. NON-FOOD SERVICE FIRE EXTINGUISHERS SHALL BE MULTI-PURPOSE DRY CHEMICAL EXTINGUISHERS RATED AS "A,B,C" TYPE. THE MINIMUM "UL" RATING SHALL BE 4-A:60-B:C, IN ENAMELED STEEL CONTAINER WITH A 10-POUND MINIMUM NOMINAL CAPACITY.

2. FOOD SERVICE FIRE EXTINGUISHERS SHALL BE WET CHEMICAL RATED AS "K" TYPE, 2.5 GALLON CAPACITY, 100 PSI OPERATING PRESSURE, 75-80 SECOND DISCHARGE, 8-12 FT. RANGE.

3. EXTINGUISHERS SHALL BE SECURELY MOUNTED TO THE WALL WITH BRACKETS OR CABINETS MANUFACTURED OR RECOMMENDED BY THE MANUFACTURER OF THE EXTINGUISHER.

4. FIRE EXTINGUISHERS SHALL BEAR THE PROPER LABELS AND CONFORM TO THE "NATIONAL FIRE CODES".

5. IF MACHINERY OR OTHER OBJECTS WOULD HAMPER ACCESS TO AN EXTINGUISHER IN THE LOCATION SHOWN, THE EXTINGUISHER SHALL BE RELOCATED TO A PLACE WHERE THERE WILL BE FREE ACCESS TO IT. DO NOT RELOCATE THE EXTINGUISHER MORE THAN 10 FEET FROM THE LOCATION SHOWN.

6. HEIGHTS - EXTINGUISHER MOUNTING HEIGHT SHALL BE BASED ON THE FOLLOWING: FOR WEIGHTS LESS THAN FORTY (40) POUNDS TOP OF EXTINGUISHER TO BE AT 4'-6", FOR WEIGHTS OVER FORTY (40) POUNDS TOP OF EXTINGUISHER TO BE AT 3'-0".

10730 WALKWAY CANOPY

1. THE FOLLOWING SPECIFICATIONS SHALL GOVERN WITH MODIFICATIONS AS SPECIFIED HERIN:
   A. THE ALUMINUM ASSOCIATION (AA) THE ALUMINUM DESIGN MANUAL 2000, SPECIFICATIONS AND GUIDELINES FOR ALUMINUM STRUCTURES.
   B

BXUV - Fire Resistance Ratings - ANSI/UL 263

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263

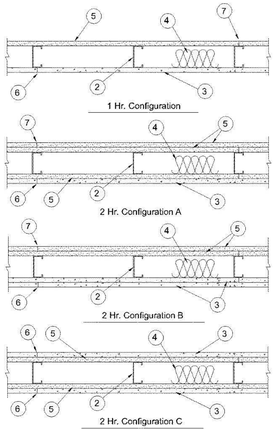
See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

Design No. U404

May 12, 2017

Nonbearing Wall Rating — 1 and 2 Hr (See Items 3 and 5)

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Steel Floor and Ceiling Runners** — (Not Shown) — Channel shaped, 3-1/2 in. wide by 1-1/4 in. deep, fabricated from min 20 MSG (0.0329 in., min bare metal thickness) galvanized steel. Attached to floor and ceiling with steel fasteners spaced 24 in. OC max.

2. **Steel Studs** — Channel shaped, fabricated from min 20 MSG corrosion-protected or galv steel, 3-1/2 in. min width, min 1-1/2 in. flanges and 1/4 in. return, spaced a max of 16 in. OC. Studs friction-fit into floor and ceiling runners. Studs to be cut 5/8 to 3/4 in. less than assembly height.

3. **Cementitious Backer Units*** — 1/2 in. or 5/8 in. thick, applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with corrosion resistant, chamfered, ribbed wafer head screws with a minimum head diameter of .400 inch. For nonbearing systems, fastened to studs and bottom runners with the uppermost screws placed 1/2 in. to 2 in. below the bottom edge of the leg of the top runner. Horizontal joints need not be backed by framing. **1 Hr System** - Screws shall be min 1-1/4 in. long and spaced a max of 8 in. OC. All vertical joints staggered one stud cavity from gypsum board vertical joints on the opposite side of studs. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. **2-Hr System** - For the base layer in Configuration B, the screws shall be min 1-1/4 in. long and spaced a max of 12 in. OC. For the face layers, screws shall be 1-5/8 in. long and spaced a max of 8 in. OC. All face layer joints offset min 12 in. from underlying base layer joints. Joints in either layer need not be staggered from joints on the opposite side of the wall.

UNITED STATES GYPSUM CO — Type DCB

4. **Batts and Blankets*** — Min 3 in. thick mineral wool insulation batts, friction-fitted between studs.

INDUSTRIAL INSULATION GROUP L L C — Type SAFB

JOHNS MANVILLE — Type SAFB

ROXUL INC — Type AFB

THERMAFIBER INC — Type SAFB

5. **Gypsum Board*** — 5/8 in. thick, with square or tapered edges, applied vertically or horizontally with vertical joints centered over studs. Horizontal joints need not be backed by framing. Fastened with Type S-12 screws. **1 Hr System** - For vertical application, fastened to studs and runners with 1 in. long screws spaced max 8 in. OC at vertical edges and spaced max 12 in. OC in the field. For horizontal application, fastened to studs and runners with 1 in. long screws spaced max 8 in. OC. Vertical joints staggered one stud cavity from cement board vertical joints on opposite side of studs. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. **2 Hr System** - Base layer with an overlying gypsum board face layer, fastened with 1 in. long screws spaced max 12 in. OC to studs and runners. Face layers fastened with 1-5/8 in. long screws spaced max 16 in. OC to studs and runners with screws offset 8 in. from face layer screws. Face layer joints offset min 12 in. from base layer joints. Joints in either layer need not be staggered from joints on the opposite side of the wall. When used in widths other than 48 in., gypsum panels to be installed horizontally.

CGC INC — Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, SGX, ULX, USGX, WRC or WRX (Joint tape and compound, Items 6 and 7, optional for use with Type USGX).

UNITED STATES GYPSUM CO — Type AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULIX, ULX, WRC, WRX, USGX (Joint tape and compound, Items 6 and 7, optional for use with Type USGX). When type ULIX is used screw spacing on face layers adjusted to 8 in. OC.

USG BORAL ZAWAWI DRYWALL L L C SFZ — Types C, SCX

USG MEXICO S A DE C V — Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX (Joint tape and compound, Items 6 and 7, optional for use with Type USGX).

5A. **Gypsum Board*** — (As an alternate to Item 5 may be used as the base layer on one or both sides of wall, For direct attachment only) - Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field.

RAY-BAR ENGINEERING CORP — Type RB-LBG

5B. **Gypsum Board*** — (As an alternate to Item 5 may be used as the base layer on one or both sides of wall, For direct attachment only). Nominal 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 (or #6 by 1-1/4 in. long bugle head fine driller) steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field.

NEW ENGLAND LEAD BURNING CO INC, DBA NELCO — Nelco

5C. **Gypsum Board*** — (As an alternate to Item 5) For Direct Application to Studs Only- For use as the base layer or as the face layer. Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in OC in the field when applied as the base layer. When applied as the face layer screw length to be increased to 2-1/2 in. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 10 ft long with a max thickness of 0.140 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, max 5/16 in. diam by max 0.140 in. thick, compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.5% meeting the Federal specification QQ-L-201f, Grades "B, C or D". Fasteners for face layer gypsum panels (Item 5) when installed over lead backed board to be min 2-1/2 in.

MAYCO INDUSTRIES INC — Type X-Ray Shielded Gypsum

5D. **Gypsum Board*** — ((As an alternate to Items 5 may be used as the base layer on one or both sides of wall, For direct attachment only)) For Direct Application to Studs Only- Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. Lead batten strips, min 2 in. wide, max 8 ft long with a max thickness of 0.14 in. placed on the face of studs and attached to the stud with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, nominal 3/8 in. diam by max 0.085 in. thick. Compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Fasteners for face layer gypsum panels (Item 5) when installed over lead backed board to be min 2-1/2 in. Type S-12 bugle head steel.

RADIATION PROTECTION PRODUCTS INC — Type RPP - Lead Lined Drywall

6. **Joints** — Covered with glass fiber mesh tape and latex modified Portland cement mortar or basecoat, or Type I organic adhesive.

7. **Joints** — When tapered edge gypsum board is used, face layer joints covered with joint compound and paper tape. As an alternate, gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with joints reinforced. When square-edge gypsum board is used, treatment of joints is optional.

8. **Vapor Retarder, Water Barrier or Weather Resistive Barrier** — (Optional — Not shown) — As required.

9. **Lead Batten Strips** — (Not Shown, For use With Item 5A) - Lead batten strips, min 1-1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. Strips placed on the interior face of studs and attached from the exterior face of the stud with two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 5A) and optional at remaining stud locations. Required behind vertical joints.

9A. **Lead Batten Strips** — (Not Shown, for use with Item 5C) Lead batten strips, 2 in. wide, max 10 ft long with a max thickness of .0140 in. Strips placed on the face of studs and attached to the stud with two min. 1 in. long min. Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip or with one min. 1 in. long min. Type S-8 pan head steel screw at the top of the strip. Lead batten strips to have a purity of 99.5% meeting the Federal specification QQ-L-201f, Grades "B, C or D". Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 5) and optional at remaining stud locations.

10. **Lead Discs or Tabs** — (Not Shown, For use With Item 5A) - Used in lieu of or in addition to the lead batten strips (Item 9) or optional at other locations - Max 3/4 in. diam by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards (Item 5A) underneath screw locations prior to the installation of the screws. Lead discs or tabs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".

10A. **Lead Discs** — (Not Shown, for use with Item 5C) Max 5/16 in. diam by max 0.140 in. thick lead discs compression fitted or adhered over steel screw heads. Lead discs to have a purity of 99.5% meeting the Federal Specification QQ-L-201f, Grades "B, C or D".

11. **Lead Batten Strips** — (Not Shown, For Use With Item 5B) Lead batten strips, 2 in. wide, max 10 ft long with a max thickness of 0.142 in. Strips placed on the face of studs and attached to the stud with two min. 1 in. long min. Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip or with one min. 1 in. long min. Type S-8 pan head steel screw at the top of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 5B) and optional at remaining stud locations.

12. **Lead Tabs** — (Not Shown, For Use With Item 5B) 2 in. wide, 5 in. long with a max thickness of 0.142 in. Tabs friction-fit around front face of stud, the stud folded back flange, and the back face of the stud. Tabs required at each location where a screw (that secures the gypsum boards, Item 5B) will penetrate the steel stud. Lead tabs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead tabs may be held in place with standard adhesive tape if necessary.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2017-05-12

BXUV - Fire Resistance Ratings - ANSI/UL 263

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

Design No. U432

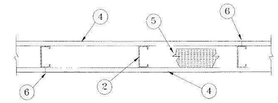
April 19, 2017

Bearing Wall Rating — 1 Hr (See Item 2)

Nonbearing Wall Rating — 1 Hr (See Item 2)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Floor and Ceiling Runners** — (Not shown) — Channel shaped, fabricated from min 0.0329 in. thick, bare metal thickness (No. 20 MSG) corrosion-protected steel, that provides a sound structural connection between steel studs and adjacent assemblies such as floors, ceilings and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. OC.

2. **Steel Studs** — Min 0.0329 in. thick, bare metal thickness (No. 20 MSG) corrosion-protected steel studs, min 3-1/2 in. wide, cold-formed, designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute (AISI). All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing shall not exceed 24 in. OC. Studs attached to floor and ceiling runners with 1/2 in. long Type S-12 steel screws on both sides of the studs or by welded or bolted connections designed in accordance with the AISI specifications (bearing walls). Studs to be cut 1/2 to 3/4 in. less than assembly height and friction-fitted into floor and ceiling runners (nonbearing walls).

3. **Lateral Support Members** — (Not shown) — Where required for lateral support of studs, support shall be provided by means of steel straps, channels or other similar means as specified in the design of a particular steel stud wall system.

4. **Gypsum Board*** — Nom 5/8 in. thick, 24 to 54 in. wide gypsum panels, attached vertically or horizontally with 1-1/4 in. long Type S-12 steel screws. When applied vertically to studs, joints centered over studs and staggered one stud cavity on opposite sides of studs and attached with screws spaced 8 in. OC along the edges and 12 in. OC in the field. When applied horizontally to studs, no distance requirement on joints on opposite sides of studs and attached with screws spaced 8 in. OC along the edges and in the field. When used in widths other than 48 in., gypsum panels to be installed horizontally.

UNITED STATES GYPSUM CO — Type FRX-G.

5. **Batts and Blankets*** — (Optional, not shown) — Placed in stud cavities, any glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See Batts and Blankets (BKNV or BZZZ) Categories for names of Classified companies.

6. **Joint Tape and Compound** — Vinyl or casein, dry or premixed joint compound applied in two coats to joints and screw heads. Paper tape, nom. 2 in. wide, embedded in first layer of compound over all joint. Paper tape and joint compound may be omitted when gypsum boards are supplied with square edges.

7. **Caulking and Sealants*** — (Optional, not shown) — A bead of acoustical sealant applied around the partition perimeter for sound control.

UNITED STATES GYPSUM CO — Type AS

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2017-04-19

BXUV - Fire Resistance Ratings - ANSI/UL 263

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263

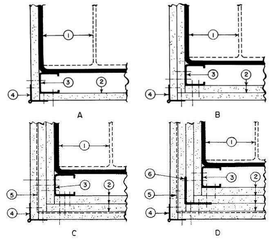
See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

Design No. X528

June 06, 2016

Ratings — 1, 2 and 3 Hr.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



CORNER DETAILS OF WALLBOARD
SUPPORT SYSTEMS WITHOUT STEEL COVERS

1. **Steel Column** — Min sizes of W-shaped and tubular steel columns which appear in the AISC Steel Construction Manual as shown under Item 2.

2. **Gypsum Board* — Any 1/2 in. thick UL Classified Gypsum Board that is eligible for use in Design No. X515. Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, C512 or U305.** Nom 1/2 in. or 5/8 in. thick gypsum board. Applied in layers as noted in the above illustrations. Boards are to be applied vertically without horizontal joints. Min total thickness of layers in inches for the various ratings and min column sizes are as follows:

W Shaped Column Min Column Size	Rating (Hr)			Corner Details For Various Rating		
	1	2	3	1 Hr	2 Hr	3 Hr
Total thickness (In.)						
W6x13	1	1-1/2	2-3/4	B	C	D
W6x15.5	1	1-1/2	2-3/4	B	C	D
W10x49	1/2	1-1/8	1-7/8	A	B	C
Tube Shaped columns						
TS 4 by 4						
by 0.188	1	1-3/4	2-5/8	B	C	D
TS 8 by 8						
by 0.250	5/8	1-1/2	2-3/4	A	C	D

ACADIA DRYWALL SUPPLIES LTD (View Classification) — CKNX.R25370

AMERICAN GYPSUM CO (View Classification) — CKNX.R14196

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO (View Classification) — CKNX.R19374

CERTAINTEED GYPSUM INC (View Classification) — CKNX.R3660

CGC INC (View Classification) — CKNX.R19751

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C (View Classification) — CKNX.R18482

GEORGIA-PACIFIC GYPSUM L L C (View Classification) — CKNX.R2717

LOADMASTER SYSTEMS INC (View Classification) — CKNX.R11809

NATIONAL GYPSUM CO (View Classification) — eXP-C, CKNX.R3501

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM (View Classification) — CKNX.R7094

PANEL REY S A (View Classification) — CKNX.R21796

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD (View Classification) — CKNX.R19262

THAI GYPSUM PRODUCTS PCL (View Classification) — CKNX.R27517

UNITED STATES GYPSUM CO (View Classification) — CKNX.R1319

USG MEXICO S A DE C V (View Classification) — CKNX.R16089

2A. **Gypsum Board*** — As an alternate to Item 2- 3/4 in. thick gypsum wallboard. For 2 Hr rating, 1-1/2 in. total thickness, installed in accordance with corner detail B. For 3 Hr rating, 2-1/4 in. total thickness installed in accordance with corner detail C. Boards are to be applied vertically without horizontal joints.

CGC INC — Type IP-X3 or ULTRACODE

UNITED STATES GYPSUM CO — Type IP-X3 or ULTRACODE

USG BORAL ZAWAWI DRYWALL L L C SFZ — Type ULTRACODE

USG MEXICO S A DE C V — Type IP-X3 or ULTRACODE

2B. **Gypsum Board*** — (As an alternate to Items 2 and 2A) — Nominal 5/8 in. thick panels. One of the layers of **Gypsum Board** (Item 2) used to obtain the minimum required thickness in Item 2 may be substituted with one layer and secured as described in Item 2.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock ES

2C. **Wall and Partition Facings and Accessories*** — (As an alternate to Item 2 through 2B) — Composite Gypsum Panel — Nominal 5/8 in. thick panels. One of the layers of **Gypsum Board** (Item 2) used to obtain the minimum required thickness in Item 2 may be substituted with one layer of composite gypsum panel and secured as described in Item 2.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock QR

3. **Steel Stud** — 1-5/8 in. wide with 1-5/16 and 1-7/16 in. legs having a 1/4- in. folded flange, fabricated from No. 25 MSG galv steel. Length to be 1/2 in. less than the assembly height.

3A. **As an alternate to Item 3 Steel Framing Members*** — galv. steel clips spaced 4 ft OC and 1-1/4 in. from top and bottom of column. A No. 28 MSG galv steel support angle with 1-1/4 in. length shall be placed over clips and secured with screws attaching the wallboard. The angle cut 1 in. less than assembly height splices in angle to occur over clips. The clips for use with wide flange columns only.

JOHN WAGNER ASSOCIATES INC, DBA GRABBER — Types CB, CB1Clips.

4. **Corner Beads** — No. 28 MSG galv steel, 1-1/4 in. legs to be attached to the wallboard with No. 6 by 1 in. screws spaced 12 in. OC max.

5. **Tie Wire** — No. 18 SWG steel wire spaced 24 in. OC used with second layer of wallboard.

6. **Screws** — For attaching first layer of wallboard to steel studs, and third layer of wallboard to 2 in. by 2 in. steel angle (25 Ga) to be No. 6 by 1 in. (or 1-1/4 in. for 3/4 in. thick wallboard) Phillips head self-drilling, self-tapping double lead screws spaced 24 in. OC For attaching second layer of wallboard to steel studs and fourth layer of wallboard to 2 in. by 2 in. steel angle (25 Ga) to be No. 6 by 1-3/4 in. (or 2-1/4 in. for 3/4 in. thick wallboard) steel screws of the same type spaced 12 in. OC For attaching third layer of wallboard to steel studs to be No. 8 by 2-1/4 in. screws of the same type spaced 12 in. OC

7. **Finishing System** — (Not Shown) — Joint compound applied over corner beads to a thickness of 1/16 in.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2016-06-06

2 UL DESIGN # U-404

1 UL DESIGN # U-432

3 UL DESIGN # X-528

JOHN W. LISTER architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
610.429.4470
info@listerarch.com

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 7404 A EXPIRATION DATE: DEC. 16, 2018.

NO.	DESCRIPTION	DATE
1	CONSTRUCTION SET	06/28/17
1	ISSUED FOR PERMIT	04/20/17

REVISIONS

ALL FIELD CONDITIONS AND DIMENSIONS ARE TO BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF THE WORK. ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

THESE DRAWINGS ARE THE PROPERTY OF JOHN WILLIAM LISTER ARCHITECT. THEY ARE NOT TO BE REPRODUCED IN PART OR IN WHOLE WITHOUT THE CONSENT OF JOHN WILLIAM LISTER ARCHITECT. THEY ARE TO BE USED ON THE PROJECT NOTED HEREON ONLY.

PARAMOUNT
REALTY SERVICES, INC.

SHELL - OCEANS LANDING II

BERLIN, MARYLAND

SHEET TITLE
UL WALL ASSEMBLIES

05/24/17	DATE
AS NOTED	SCALE
EMH	DRAWN BY
JWL	CHECKED BY
17005	PROJECT #

SHEET NUMBER
G0.6

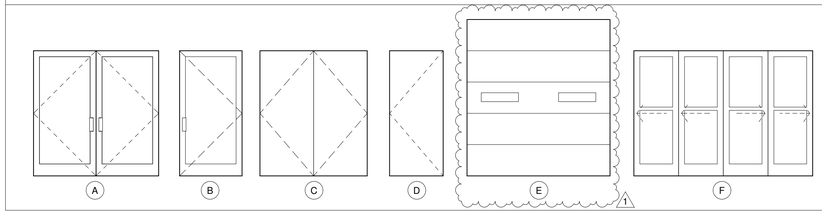
EXTERIOR FINISH SCHEDULE

TAG	MATERIAL	MANUFACTURER	COLOR / NAME	TEXTURE	SIZE	NOTES
E1	EIFS	DRYVIT	COLOR #443A CANVAS	SAND PEBBLE	-	TO MATCH EXISTING "BUILDING F"
E-2	EIFS	DRYVIT	COLOR #310 CHINA WHITE	SANDBLAST	-	TO MATCH EXISTING "BUILDING F"
B-1	BRICK	GLEN GERY	W15 "SUNSET"	-	UTILITY SIZE	FIELD, TO MATCH EXISTING "BUILDING F"
B-2	BRICK	GLEN GERY	W15 "SUNSET"	-	ECONO SIZE	FIELD, TO MATCH EXISTING "BUILDING F"
B-3	BRICK	GLEN GERY	GENESEE	-	UTILITY SIZE	ACCENT, TO MATCH EXISTING "BUILDING F"
B-4	BRICK	GLEN GERY	GENESEE	-	ECONO SIZE	ACCENT, TO MATCH EXISTING "BUILDING F"
B-5	BRICK COATING	TK PRODUCTS	COLOR PMS 300 / TK 6010-40	SMOOTH	-	BLUE IDENTITY BANDS
C-1	CMU	ROCKCAST	ST 303 MONOTONE DUSK	SPLITFACE	3 5/8" x 11 5/8" x 23 5/8"	BASE, TO MATCH EXISTING "BUILDING F"
C-2	CMU	ROCKCAST	ST 303 MONOTONE DUSK	SPLITFACE	3 5/8" x 11 5/8" x 23 5/8"	BASE WITH FINISHED ENDS TO MATCH EXISTING "BUILDING F"
C-3	PRECAST CAPSTONE	-	-	-	___" x ___" x ____"	COLOR TO MATCH C-1 & C-2
-	MORTAR	WORKRITE	465X	-	-	TYPE S - ALL MORTAR SAME COLOR TO MATCH EXISTING "BUILDING F"
MTL-1	STANDING SEAM METAL ROOF	MCBI	-	SMOOTH	-	CRAFTSMAN SERIES, HIGH BATTEN, COLOR TO MATCH EXISTING "BUILDING F"
G-1	ALUM. GUTTER	METAL ERA	DARK BRONZE	-	9 x 9 x LENGTH OF RUN	TO MATCH EXISTING "BUILDING F"
P-1	PAINT	SHERWIN WILLIAMS	SW 7569 MATCH "BUILDING F"	-	-	TO MATCH EXISTING "BUILDING F"
P-2	PAINT	SHERWIN WILLIAMS	SW 7006 MATCH "BUILDING F"	-	-	TO MATCH EXISTING "BUILDING F" ORNAMENTAL WHITE
P-3	PAINT	SHERWIN WILLIAMS	SW 2802 MATCH "BUILDING F"	-	-	TO MATCH EXISTING "BUILDING F" ORNAMENTAL ACCENT BANDS & DIAMONDS
P-4	PAINT	SHERWIN WILLIAMS	SW 6062 MATCH "BUILDING F"	-	-	TO MATCH EXISTING "BUILDING F" REAR BUILDING ACCENT BAND
P-5	PAINT	SHERWIN WILLIAMS	SW 6069 MATCH "BUILDING F"	-	-	TO MATCH EXISTING "BUILDING F" REAR REAR BUILDING ACCENT BAND

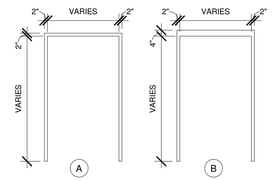
DOOR SCHEDULE

TAG	DOOR LOCATION	DOOR TYPE	WIDTH	HEIGHT	THICKNESS	MATERIAL-FACE	MATERIAL-CORE	FRAME TYPE	FRAME MATERIAL	HARDWARE SET	HEAD DETAIL	JAMB DETAIL	COMMENTS
A1	SUITE A	F	12' - 0"	7' - 0"	2"	ALUM	-	A	ALUM	HWS-4A			STOREFRONT TYPE "A" - FINISH CLEAR ANONDIZED
A2	SUITE A	C	6' - 0"	7' - 0"	1 3/4"	PNTD	INSUL	B	HM	HWS-3	1 / G0.7	2 / G0.7	
A3	SUITE A	E	8' - 0"	10' - 0"	1 1/2"	PREFINISHED	INSUL	-	MTL	HWS-4	5 / G0.7	6 / G0.7	OVHD
A4	SUITE A	C	6' - 0"	8' - 0"	1 3/4"	PNTD	INSUL	B	HM	HWS-3A	1 / G0.7	2 / G0.7	4 HINGES PER DOOR LEAF
B1	SUITE B	A	6' - 0"	7' - 4"	2"	ALUM	-	A	ALUM	HWS-1			STOREFRONT TYPE "B"
B2	SUITE B	A	6' - 0"	7' - 4"	2"	ALUM	-	A	ALUM	HWS-1			STOREFRONT TYPE "B"
B3	SUITE B	E	8' - 0"	8' - 0"	1 1/2"	PREFINISHED	INSUL	-	MTL	HWS-4	5 / G0.7	6 / G0.7	OVHD
B4	SUITE B	D	3' - 4"	3' - 4"	1 3/4"	PNTD	HM	-	HM	HWS-6	1 / G0.7	2 / G0.7	TRASH CHUTE DOOR
B5	SUITE B	D	3' - 0"	7' - 0"	1 3/4"	PNTD	INSUL	B	HM	HWS-5	1 / G0.7	2 / G0.7	
C1	SUITE C	F	13' - 8"	7' - 0"	2"	ALUM	-	A	ALUM	HWS-4A			STOREFRONT TYPE "C" - FINISH CLEAR ANONDIZED
C2	SUITE C	D	3' - 0"	7' - 0"	1 3/4"	PNTD	INSUL	A	HM	HWS-2	3 / G0.7	4 / G0.7	
C3	SUITE C	D	3' - 0"	7' - 0"	1 3/4"	PNTD	INSUL	B	HM	HWS-5	1 / G0.7	2 / G0.7	
C4	SUITE C	D	3' - 6"	3' - 6"	1 3/4"	PNTD	HM	B	HM	HWS-6	1 / G0.7	2 / G0.7	TRASH CHUTE DOOR
C5	SUITE C	E	8' - 0"	10' - 0"	1 1/2"	PREFINISHED	INSUL	-	MTL	HWS-4	5 / G0.7	6 / G0.7	OVHD, MANUAL OPERATED SECTIONAL OVERHEAD DOOR BY "OVERHEAD DOOR CO", MODEL THERMACORE #592. CFC-FREE INSULATED WITH 2 INSULATED VISION PANELS (24"x7") PROVIDE INTERIOR BOTTOM BAR SLIDE BOLT LOCKS. DOOR TO BE FULL VERTICAL TRACK MOUNTED. SEE MANUF INSTRUCTIONS. PADLOCK BY M.S.I. PROVIDE OVERHEAD SHIPS POLE HOLDER FOR POLE LEVELER OPERATOR. VERIFY PULL TO SECURE POLE
C6	SUITE C	D	3' - 0"	7' - 0"	1 3/4"	PNTD	INSUL	B	HM	HWS-5	1 / G0.7	2 / G0.7	
C7	SUITE C	D	3' - 0"	7' - 0"	1 3/4"	PNTD	INSUL	B	HM	HWS-5	1 / G0.7	2 / G0.7	
D1	SUITE D	A	6' - 0"	7' - 0"	2"	ALUM	-	A	ALUM	HWS-1			STOREFRONT TYPE "D.B"
D2	SUITE D	C	6' - 0"	7' - 0"	1 3/4"	PNTD	INSUL	B	HM	HWS-3	1 / G0.7	2 / G0.7	
E1	SUITE E	B	3' - 0"	7' - 0"	2"	ALUM	-	A	ALUM	HWS-2			STOREFRONT TYPE "E.A"
E1.1	SUITE E	D	3' - 0"	7' - 0"	1 3/4"	PNTD	INSUL	B	HM	HWS-5	1 / G0.7	2 / G0.7	
E1.2	SUITE E	C	6' - 0"	7' - 0"	1 3/4"	PNTD	INSUL	B	HM	HWS-5	1 / G0.7	2 / G0.7	
E2	SUITE E	B	3' - 0"	7' - 0"	2"	ALUM	-	A	ALUM	HWS-2			STOREFRONT TYPE "E.A"
E2.1	SUITE E	D	3' - 0"	7' - 0"	1 3/4"	PNTD	INSUL	B	HM	HWS-5	1 / G0.7	2 / G0.7	
E3	SUITE E	B	3' - 0"	7' - 0"	2"	ALUM	-	A	ALUM	HWS-2			STOREFRONT TYPE "E.A"
E3.1	SUITE E	D	3' - 0"	7' - 0"	1 3/4"	PNTD	INSUL	B	HM	HWS-5	1 / G0.7	2 / G0.7	
E4	SUITE E	B	3' - 0"	7' - 0"	2"	ALUM	-	A	ALUM	HWS-2			STOREFRONT TYPE "E.A"
E4.1	SUITE E	D	3' - 0"	7' - 0"	1 3/4"	PNTD	INSUL	B	HM	HWS-5	1 / G0.7	2 / G0.7	
E5	SUITE E	A	6' - 0"	7' - 0"	2"	ALUM	-	A	ALUM	HWS-2			STOREFRONT TYPE "E.B"
E5.1	SUITE E	D	3' - 0"	7' - 0"	1 3/4"	PNTD	INSUL	B	HM	HWS-5	1 / G0.7	2 / G0.7	
E6	SUITE E	B	3' - 0"	7' - 0"	2"	ALUM	-	A	ALUM	HWS-2			STOREFRONT TYPE "E.A"
E6.1	SUITE E	D	3' - 0"	7' - 0"	1 3/4"	PNTD	INSUL	B	HM	HWS-5	1 / G0.7	2 / G0.7	
E7	SUITE E	B	3' - 0"	7' - 0"	2"	ALUM	-	A	ALUM	HWS-2			STOREFRONT TYPE "E.A"
E7.1	SUITE E	D	3' - 0"	7' - 0"	1 3/4"	PNTD	INSUL	B	HM	HWS-5	1 / G0.7	2 / G0.7	
E8	SUITE E	B	3' - 0"	7' - 0"	2"	ALUM	-	A	ALUM	HWS-2			STOREFRONT TYPE "E.A"
E8.1	SUITE E	D	3' - 0"	7' - 0"	1 3/4"	PNTD	INSUL	B	HM	HWS-5	1 / G0.7	2 / G0.7	
E9	SUITE E	A	6' - 0"	7' - 0"	2"	ALUM	-	A	ALUM	HWS-2			STOREFRONT TYPE "E.B"
E9.1	SUITE E	D	3' - 0"	7' - 0"	1 3/4"	PNTD	INSUL	B	HM	HWS-5	1 / G0.7	2 / G0.7	
E10	SUITE E	B	3' - 0"	7' - 0"	2"	ALUM	-	A	ALUM	HWS-2			STOREFRONT TYPE "E.A"
E10.1	SUITE E	D	3' - 0"	7' - 0"	1 3/4"	PNTD	INSUL	B	HM	HWS-5	1 / G0.7	2 / G0.7	
E11	SUITE E	B	3' - 0"	7' - 0"	2"	ALUM	-	A	ALUM	HWS-2			STOREFRONT TYPE "E.A"
E11.1	SUITE E	D	3' - 0"	7' - 0"	1 3/4"	PNTD	INSUL	B	HM	HWS-5	1 / G0.7	2 / G0.7	
E12	SUITE E	B	3' - 0"	7' - 0"	2"	ALUM	-	A	ALUM	HWS-2			STOREFRONT TYPE "E.A"
E12.1	SUITE E	D	3' - 0"	7' - 0"	1 3/4"	PNTD	INSUL	B	HM	HWS-5	1 / G0.7	2 / G0.7	
E13	SUITE E	B	3' - 0"	7' - 0"	2"	ALUM	-	A	ALUM	HWS-2			STOREFRONT TYPE "E.A"
E13.1	SUITE E	D	3' - 0"	7' - 0"	1 3/4"	PNTD	INSUL	B	HM	HWS-5	1 / G0.7	2 / G0.7	
Z1	LANDLORD "Z"	D	3' - 0"	7' - 0"	1 3/4"	PNTD	INSUL	B	HM	HWS-5	1 / G0.7	2 / G0.7	LANDLORD ROOR

DOOR TYPES



DOOR FRAME TYPES



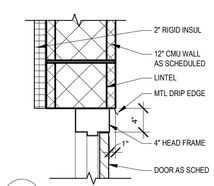
GENERAL NOTES

1. ALL WORK MUST CONFORM TO CODES, ORDINANCES AND REGULATIONS HAVING JURISDICTION OVER THE PROJECT.
2. GC SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION ACTIVITIES.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS ON THE CONSTRUCTION DOCUMENTS. DO NOT SCALE.
4. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE.
5. ALL INTERIOR DOORS SHALL BE LOCATED SO THAT THERE IS 4" CLEAR FROM THE FACE OF THE NEAREST WALL TO THE OPENING ON THE HINGE SIDE U.N.O. SEE G0.1 FOR ACCESSIBLE CLEARANCE REQUIREMENTS.
6. ALL EXTERIOR DIMENSIONS ARE FROM OUT TO OUT OF EXTERIOR FINISHES AND FRAMED OPENING OF DOORS AND WINDOWS.
7. VERIFY IN FIELD ALL ROUGH OPENINGS, SHIM SPACE INDICATED WITH MANUFACTURER SPECIFICATIONS AND COORDINATE WITH FLASHING THICKNESS AT HEAD, JAMB AND SILL TYPICAL, PRIOR TO ORDERING DOORS AND WINDOWS.
8. ALL JUNIOR ANCHOR TENANT SEPARATION WALLS SHALL BE A 1-HOUR RATED FIRE PARTITION PER UL DESIGN NO. U-432.
9. AT WET LOCATIONS PROVIDE MOISTURE RESISTANT GYPSUM WALL BOARD.
10. PATCH AND REPAIR WALLS WHERE DEMOLITION, DAMAGE OR INCOMPLETE WORK HAS OCCURRED. PREP PARTITION FOR NEW SCHEDULED FINISHES AND TEXTURES.
11. WALL ANGLES ARE PARALLEL, PERPENDICULAR OR IN 45 DEGREE INCREMENTS TO BUILDING PERIMETER WALL U.N.O.
12. CONSTRUCTION MATERIAL SPECIFICATIONS TO BE ASBESTOS FREE.
13. PROVIDE FIRE RETARDANT TREATED WOOD BLOCKING PER CODE WITHIN WALL TO SUPPORT MILLWORK, STANDARDS AND WALL HUNG EQUIPMENT.
14. GC SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA 10 AND THE LOCAL JURISDICTION REQUIREMENTS. USE WALL MOUNTED CABINETS IN SPACES VIEWABLE BY THE PUBLIC AND STANDARD EXTINGUISHER WALL BRACKETS IN AREAS NOT VIEWABLE BY THE PUBLIC. COORDINATE WITH THE FIRE MARSHAL. PORTABLE FIRE EXTINGUISHERS ARE TO BE 10 LBS 4A:60B:C MULTIPURPOSE IN SUFFICIENT QUANTITIES TO MEET THE 75-FOOT TRAVEL RULE.
15. GC SHALL BE RESPONSIBLE FOR COORDINATION WITH ALL TRADES AND VERIFY THAT ALL EQUIPMENT SHIPPED TO THE SITE IS COMPATIBLE WITH MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS PRIOR TO INSTALLATION OF SAID EQUIPMENT. IN THE EVENT OF ANY DISCREPANCIES, CONTRACTOR IS TO NOTIFY THE ARCHITECT IMMEDIATELY.
16. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL MEASUREMENTS, LOCATIONS AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT AND COORDINATE WITH THE MANUFACTURER OR SUPPLIER PRIOR TO THE START OF RELATED WORK.

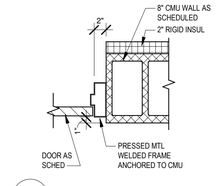
GENERAL NOTES - DOOR

1. ALL HARDWARE TO BE COMMERCIAL 'A' GRADE, ADA COMPLIANT AND PER THE HARDWARE SET SPECIFICATIONS
   A. HARDWARE TO BE LEVER, PULL OR BAR TYPE THAT DOES REQUIRE GRASPING; MOUNTED BETWEEN 30" AND 44" HIGH. PROJECTION OF HARDWARE SHALL NOT DECREASE THE MINIMUM 32" WIDE CLEAR REQUIREMENT
2. SEE FLOOR PLAN TO CONFIRM DOOR SWING
3. ALL DOORS, FRAMES AND HARDWARE SHALL BE INSTALLED AS TO PROVIDE A COMPLETE INSTALLATION IN CONFORMANCE WITH ALL APPLICABLE CODES & ORDINANCES
4. KEYING OF ALL DOORS SHALL BE COORDINATED WITH OWNER / PROPERTY MANAGEMENT
   A. ALL CORES TO BE REMOVABLE
   B. ALL DOORS CLOSURES ARE TO BE ADA, ANSI A117.1-2009 COMPLIANT WITH CLOSING SPECIFICATIONS AS FOLLOWS:
      a. FROM AN OPEN POSITION OF 70 DEGREES, IT WILL TAKE 3 SECONDS TO MOVE TO A POINT 2" FROM THE LATCH
      b. MAXIMUM OPENING FORCE OF EXTERIOR DOORS SHALL BE 8.5 LBS.
      c. MAXIMUM OPENING FORCE FOR INTERIOR DOORS SHALL BE 5.0 LBS.
5. ALL DOORS MUST HAVE SILENCERS
6. ALL EXTERIOR METAL DOORS SHALL BE INSULATED, EXTRA HEAVY-DUTY, MODEL2, 16 GA (MIN.) GALV. STEEL FACES AND EXTERIOR FRAMES SHALL BE WELDED CONST. 14 GA. (MIN.) GALV. STEEL WITH MITERED CORNERS.
7. ALL DOORS AND FRAMES SHALL BE FACTORY PRIMED
8. AUTOMATIC ENTRANCE DOORS SHALL COMPLY WITH NFPA 80 & NFPA 101 FOR SWING AND FORCE TO OPEN AND LOCKSETS - OPERABLE READILY FROM THE EGRESS SIDE AT ALL TIMES
9. SECTIONAL OVERHEAD DOORS SHALL BE HEAVY-DUTY INSULATED DOORS WITH A HIGH-LIFT OR VERTICAL LIFT TYPE AS PER HARDWARE SPECIFICATIONS AND SCHEDULE

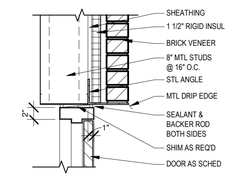
HEAD / JAMB DETAILS



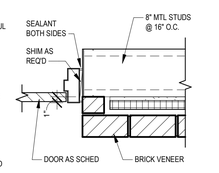
1 HEAD @ 12" CMU WALL



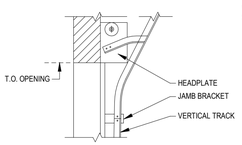
2 JAMB @ 12" CMU WALL



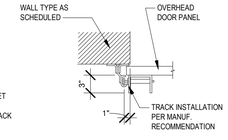
3 HEAD @ 8" STUD WALL



4 JAMB @ 8" STUD WALL



5 HEAD @ OVERHEAD DOOR



6 JAMB @ OVERHEAD DOOR

JOHN W. LISTER architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
610.429.4470
info@listerarch.com

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NO.	DESCRIPTION	DATE
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2	ISSUED FOR PERMIT	04/20/17

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PARAMOUNT REALTY SERVICES, INC.

SHELL - OCEANS LANDING II

BERLIN, MARYLAND

SHEET TITLE

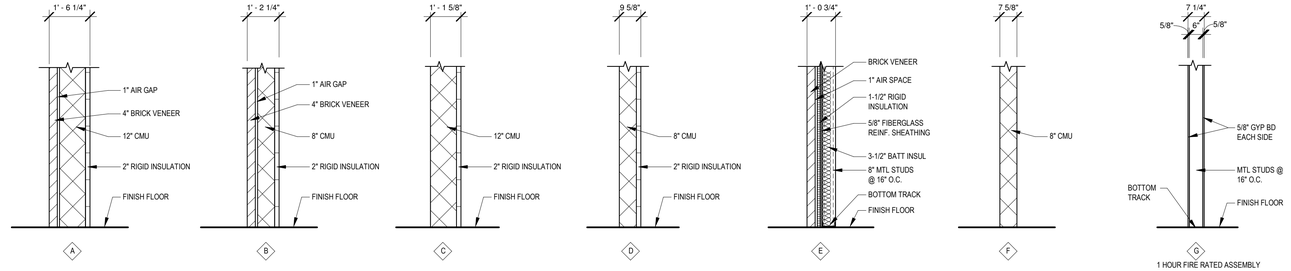
DOOR SCHEDULES & DETAILS

05/24/17	DATE
AS NOTED	SCALE
BR / EMH	DRAWN BY
EMH / JWL	CHECKED BY
17005	PROJECT #

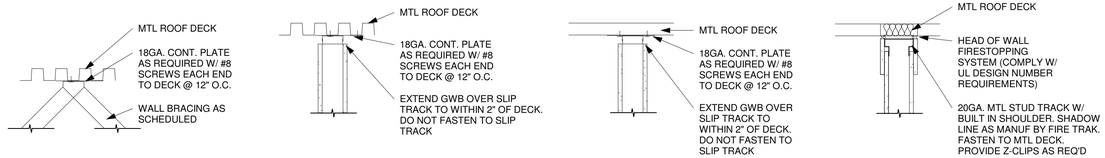
SHEET NUMBER

G0.7

WALL TYPE LEGEND



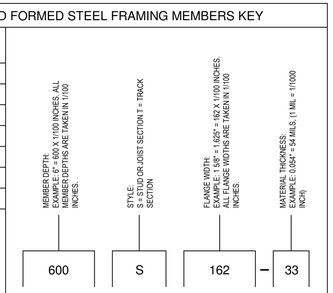
1 HOUR FIRE RATED ASSEMBLY
PER UL U-404 OR U-432



PARTITION WALL ATTACHMENTS
1" = 1'-0"

NON-LOAD BEARING COLD FORMED STEEL FRAMING MEMBERS KEY

TYPE	MAX CLR. HT. AT 5 P.S.F @ 16" O.C.
362S162-33	15' - 2"
362S162-43	16' - 5"
362S162-54	17' - 8"
400S162-33	16' - 4"
400S162-43	17' - 9"
600S162-33	22' - 6"
600S162-43	24' - 5"



STUD/FRAMING MEMBER KEYED NOTES
1. CLEAR HEIGHT IS THE DISTANCE FROM FLOOR TO TOP OF WALL OR TO BRACE LOCATION (HORIZ. OR DIAGONAL KNEE BRACE).
2. SEE NOTES FOR FOR BRACING REQUIREMENTS.

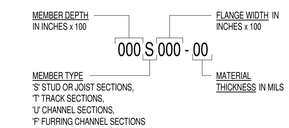
STUD/FRAMING MEMBER GENERAL NOTES
A. ALL STUDS TO BE SPACED AT 16" O.C. UNLESS OTHERWISE NOTED.
B. REVIEW ALL PLANS, ELEVATIONS, SECTIONS AND DETAILS FOR ACCESSORY LOCATIONS AND FOR REQUIRED BLOCKING AND REINFORCING NEEDS. PROVIDE PHOTOGRAPHIC EVIDENCE OF ALL REINFORCING PRIOR TO INSTALLATION OF ANY WALL SHEATHING.
C. ALL METAL STUD MEMBERS SHALL BE FORMED FROM CORROSION RESISTANT STEEL, CORRESPONDING TO THE REQUIREMENTS OF ASTM A653-94 AND SHALL BE ZINC COATED MEETING ASTM A924.
D. MINIMUM YIELD STRENGTH SHALL BE 33,000 PSI FOR ALL RUNNERS AND ALL 33 MILS AND 43 MILS MEMBERS
E. MINIMUM YIELD STRENGTH SHALL BE 50,000 PSI FOR ALL 54 MILS, 68 MILS, AND 97 MILS.
F. STUDS PROPERTIES SHALL BE AS MANUFACTURED BY METAL STUD MANUFACTURERS ASSOCIATIONS PER I.C.B.O. No. 4943 OR APPROVED EQUAL.
G. STUDS SHALL BE A MINIMUM 33 MILS "C" SHAPE, 1.625" WIDE (U.O.N.), OF THE DEPTHS AND SPACING SHOWN ON DRAWINGS.
H. TRACKS SHALL BE 54 MILS, WITH A MINIMUM FLANGE OF 1.25".
I. BRIDGING SHALL BE COLD ROLLED CHANNEL, MINIMUM 1.5" DEEP WITH 0.5625" FLANGE WIDTH. SPACE BRIDGING AT 4'-0" MAXIMUM O.C. VERTICALLY.
J. DOUBLE UP STUDS AT ALL JAMBS.
K. ALL CONNECTIONS SHALL BE PER MANUFACTURER'S RECOMMENDATIONS. IN OTHER THAN RUNNER TRACKS SPLICES IN FRAMING MEMBERS WILL NOT BE PERMITTED.
L. ANCHOR RUNNER TRACK TO CONCRETE WITH .1450x1.5" HILTI FASTENERS PER I.C.B.O. #2388 AT 32" O.C. MAX.

WALL ASSEMBLY NOTES
THE FOLLOWING NOTES ARE IN ADDITION TO ANY OTHER DIRECTION SHOWN IN DETAILS OR SPECIFICATIONS.
1. REFER TO "COLD FORMED STEEL FRAMING MEMBERS" TABLE FOR GAUGE OF STUDS.
2. INSTALL SHEATHING ON EXPOSED SIDES ONLY UNLESS REQUIRED FOR FIRE RATING
3. PROVIDE MOISTURE RESISTANT WALL BOARD IN ALL AREAS PRONE TO MOISTURE SUCH AS EXTERIOR TOILET ROOMS, KITCHENS AND AT WATER FOUNTAINS.
4. WHERE SOUND BATTS ARE NOTED, EXTEND BATTS TO THE TOP OF THE HIGHEST WALL FRAMING MEMBER FOR THE WALL IT IS BEING INSTALLED IN.
5. WHERE WALL FRAMING EXTENDS BEYOND THE CEILING PLANE OR TO AN AREA NOT VISIBLE, EXTEND WALL SHEATHING TO AT LEAST 6" ABOVE THE VISUAL BARRIER.
6. UNLESS REQUIRED FOR FIRE OR OTHER PROTECTION, WHERE SHEATHING IS NOTED ON THE PLANS IT IS TO BE INSTALLED IN LIEU OF THE SHEATHING NOTED ON THESE WALL TYPE DETAILS.

WALL TYPE KEY - STUD SIZES
"1" = 1-7/8" FURRING
"2" = 2-1/2" STUDS
"3" = 3-5/8" STUDS
"4" = 4" STUDS
"6" = 6" STUDS
"8" = 8" STUDS

WALL TYPE KEY - ACCESSORIES
"I" = PROVIDE FIBERGLASS INSULATION TO MATCH THICKNESS OF STUDS. INSULATION TO HAVE VAPOR BARRIER
"S" = PROVIDE UNFACED FIBERGLASS SOUND ATTENUATION BATTS

SSMA METAL STUD STANDARDS

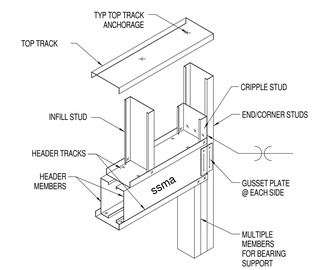


SSMA METAL STUD IDENTIFICATION

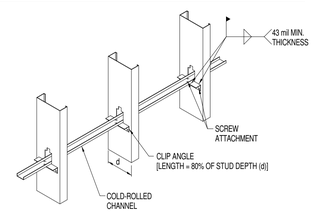
EXAMPLES :-
6" STUD, 1-5/8" FLANGE, 16 GA.
600S162-54
4" TRACK, 2" FLANGE, 18 GA.
400T200-43

MIL - GAUGE EQUIVALENTS :

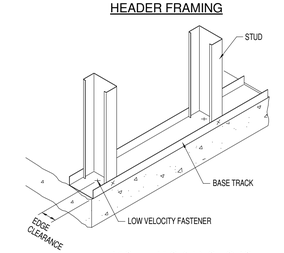
MIL	GAUGE
18	25
27	22
30	20 - DRYWALL
33	20 - STRUCTURAL
43	18
54	16
68	14
97	12



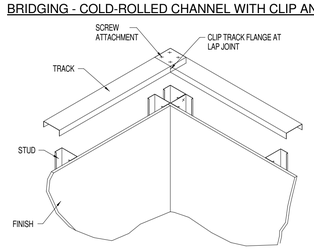
HEADER FRAMING



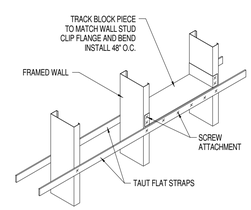
BRIDGING - COLD-ROLLED CHANNEL WITH CLIP ANGLE



BASE TRACK ANCHORS



TRACK CORNERS



BRACING

JOHN W. LISTER architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
610.429.4470
info@listerarch.com

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NO.	DESCRIPTION	DATE
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PARAMOUNT REALTY SERVICES, INC.

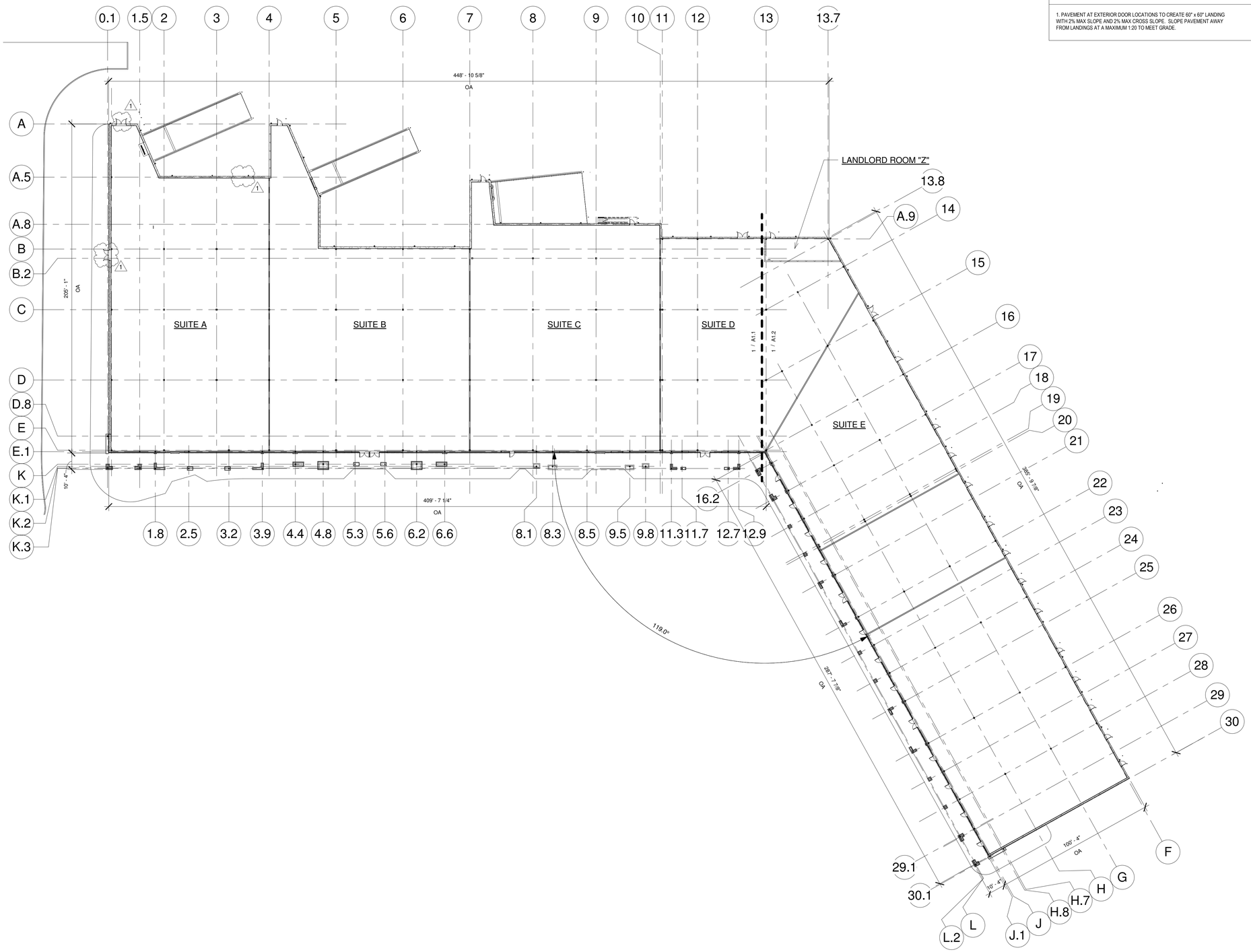
SHELL - OCEANS LANDING II

BERLIN, MARYLAND

SHEET TITLE
WALL TYPES SCHEDULES

05/24/17	DATE
AS NOTED	SCALE
Author	DRAWN BY
Checker	CHECKED BY
17005	PROJECT #

SHEET NUMBER
G0.8



1 FLOOR PLAN - OVERALL
1" = 30'-0"

N

GENERAL NOTES

1. PAVEMENT AT EXTERIOR DOOR LOCATIONS TO CREATE 60" x 60" LANDING WITH 2% MAX SLOPE AND 2% MAX CROSS SLOPE. SLOPE PAVEMENT AWAY FROM LANDINGS AT A MAXIMUM 1:20 TO MEET GRADE.

JOHN W. LISTER architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
610.429.4470
info@listerarch.com

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NO.	DESCRIPTION	DATE
1	CONSTRUCTION SET	06/28/17
2	ISSUED FOR PERMIT	04/20/17

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SHELL - OCEANS LANDING II

BERLIN, MARYLAND

SHEET TITLE

OVERALL PLAN

05/24/17	DATE
AS NOTED	SCALE
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EMH / JWL	CHECKED BY
17005	PROJECT #

SHEET NUMBER

A1.0

JOHN W. LISTER architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
610.429.4470
info@listerarch.com

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SHELL - OCEANS LANDING II

BERLIN, MARYLAND

SHEET TITLE

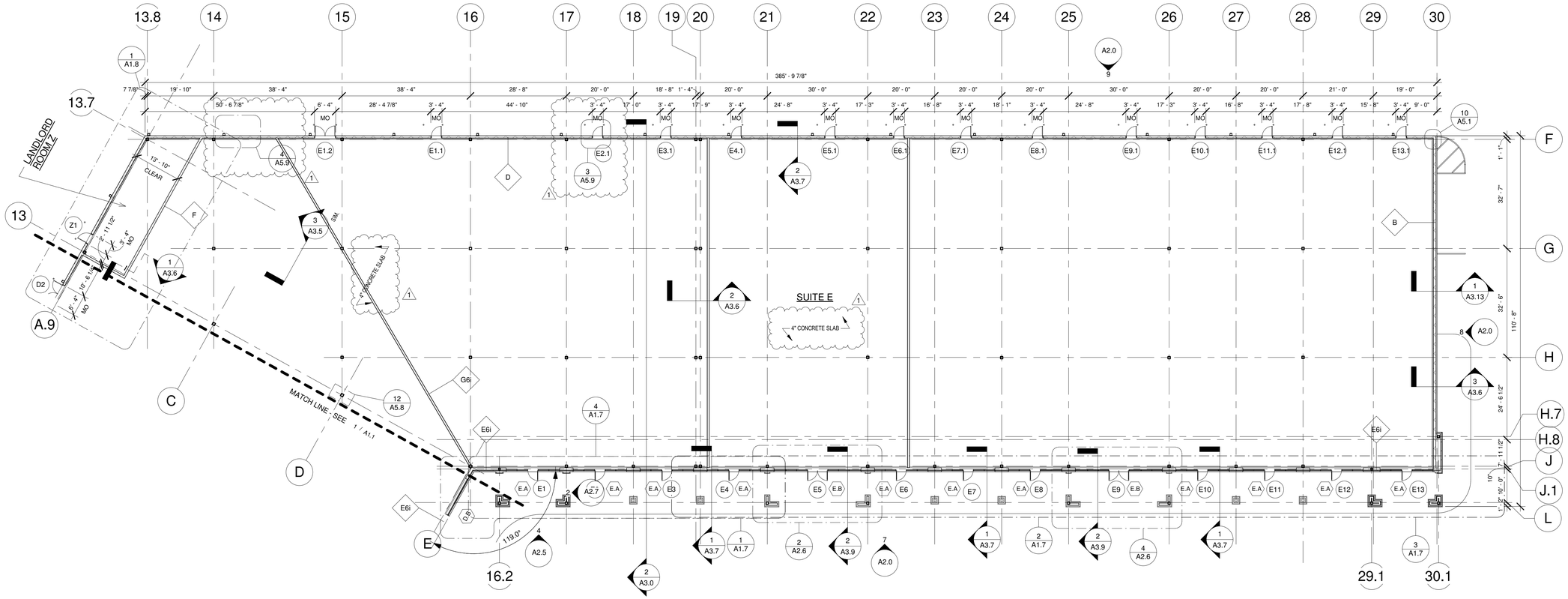
SHELL FLOOR PLAN - ANCHORS

05/24/17	DATE
AS NOTED	SCALE
BR / EMH	DRAWN BY
EMH / JWL	CHECKED BY
17005	PROJECT #

SHEET NUMBER

A1.1

1 FLOOR PLAN - ANCHORS
1/16" = 1'-0"



1 FLOOR PLAN - SUITE E
1/16" = 1'-0"

NOTE:
SEE A1.7 FOR ENLARGED CANOPY PLANS

JOHN W. LISTER architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
610.429.4470
info@listerarch.com

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SHELL - OCEANS LANDING II

BERLIN, MARYLAND

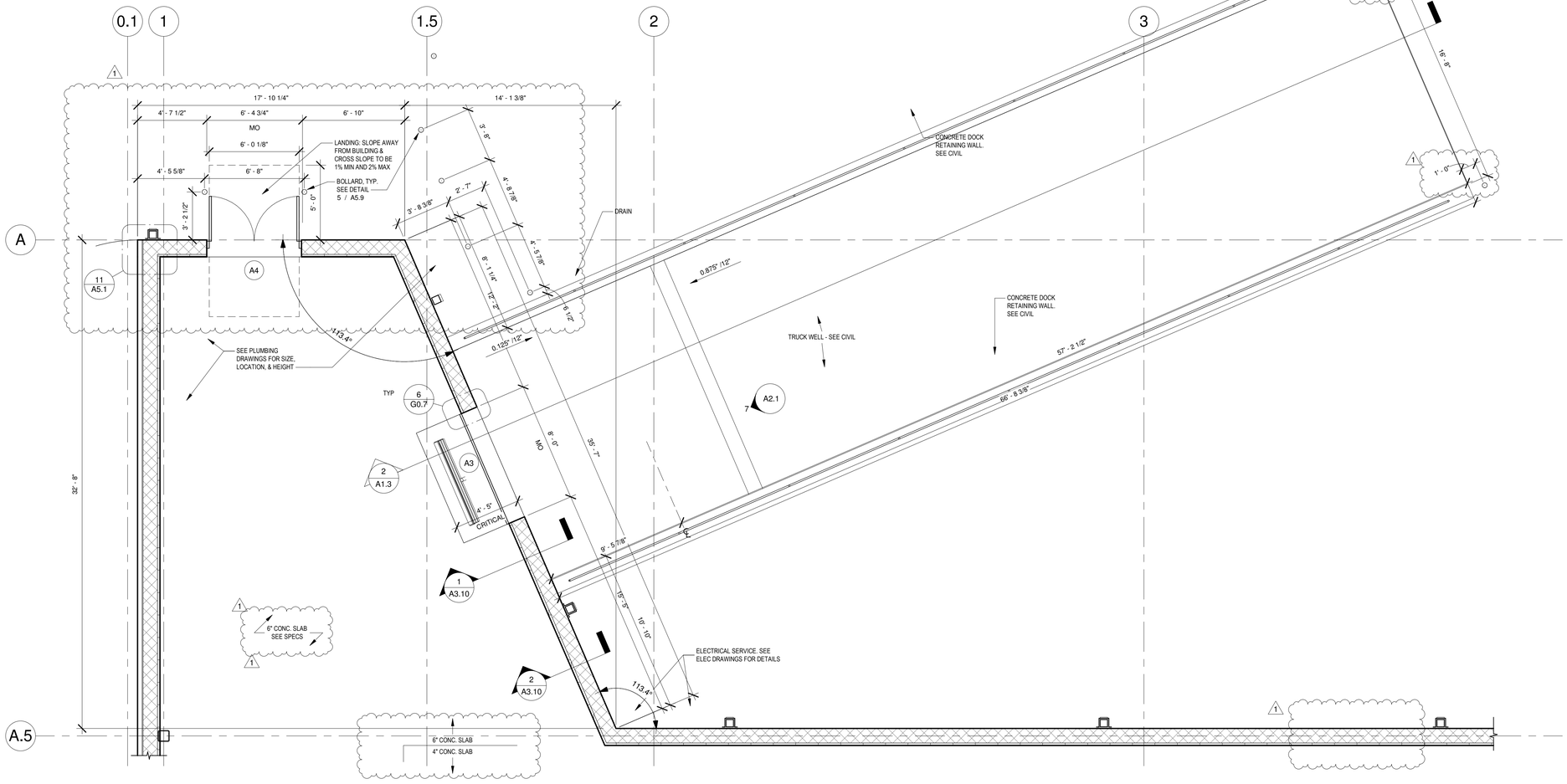
SHEET TITLE

SHELL FLOOR PLAN - SUITE E

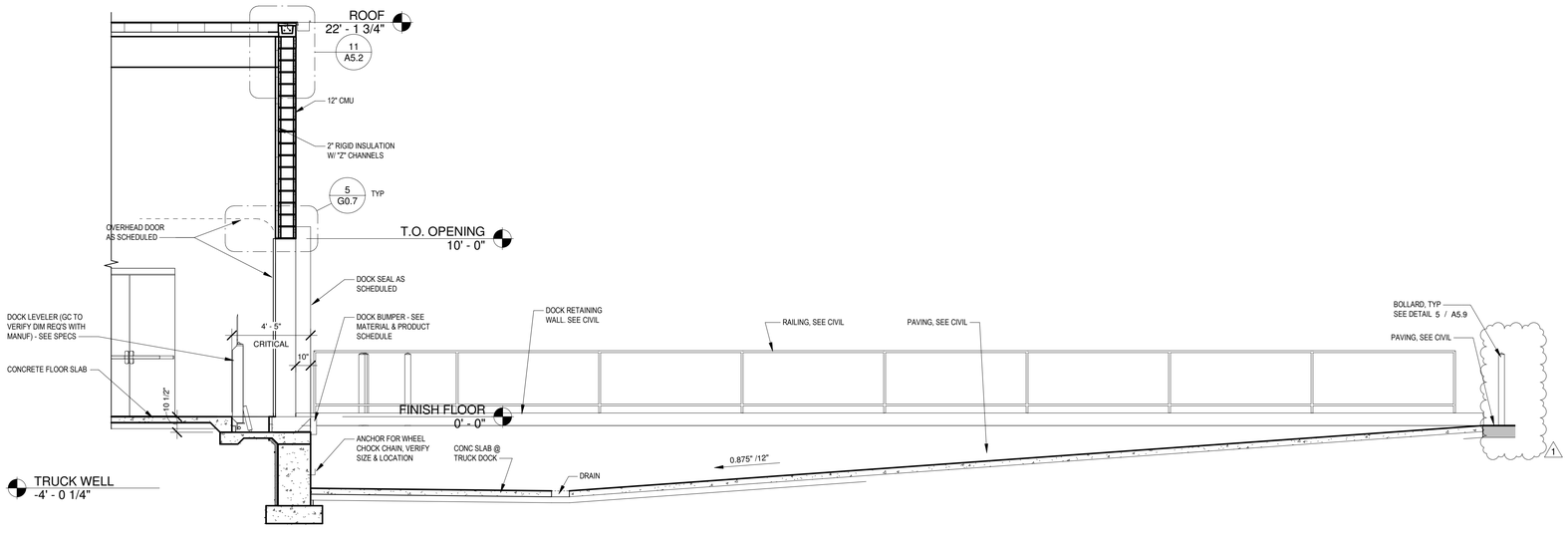
05/24/17	DATE
AS NOTED	SCALE
BR / EMH	DRAWN BY
EMH / JWL	CHECKED BY
17005	PROJECT #

SHEET NUMBER

A1.2



1 ENLARGED PLAN - SUITE A DOCK AREA
1/4" = 1'-0"



2 ENLARGED DOCK SECTION - SUITE A
1/4" = 1'-0"

JOHN W. LISTER architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
610.429.4470
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SHELL - OCEANS LANDING II

BERLIN, MARYLAND

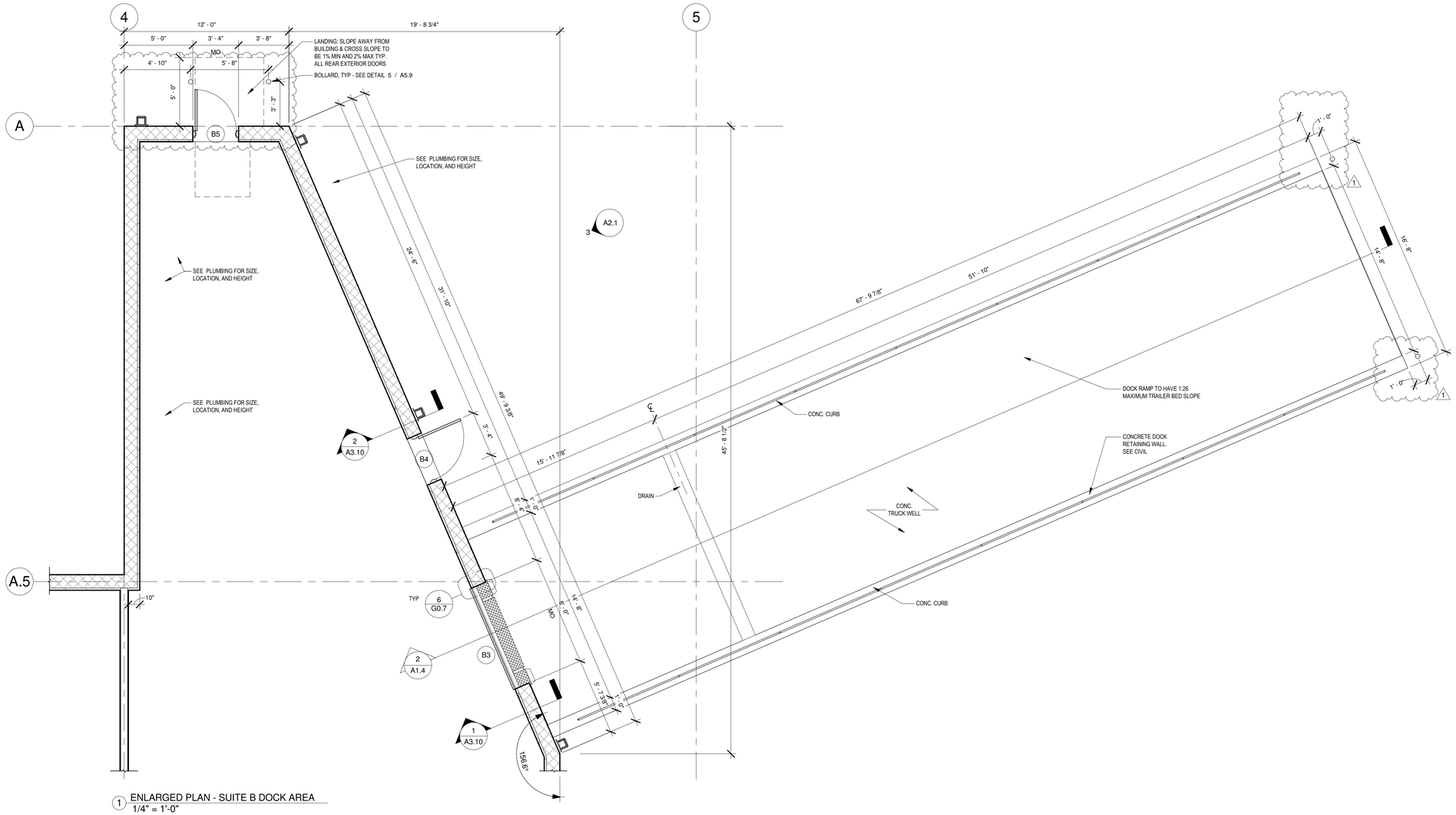
SHEET TITLE

ENLARGED DOCK PLAN - SUITE A

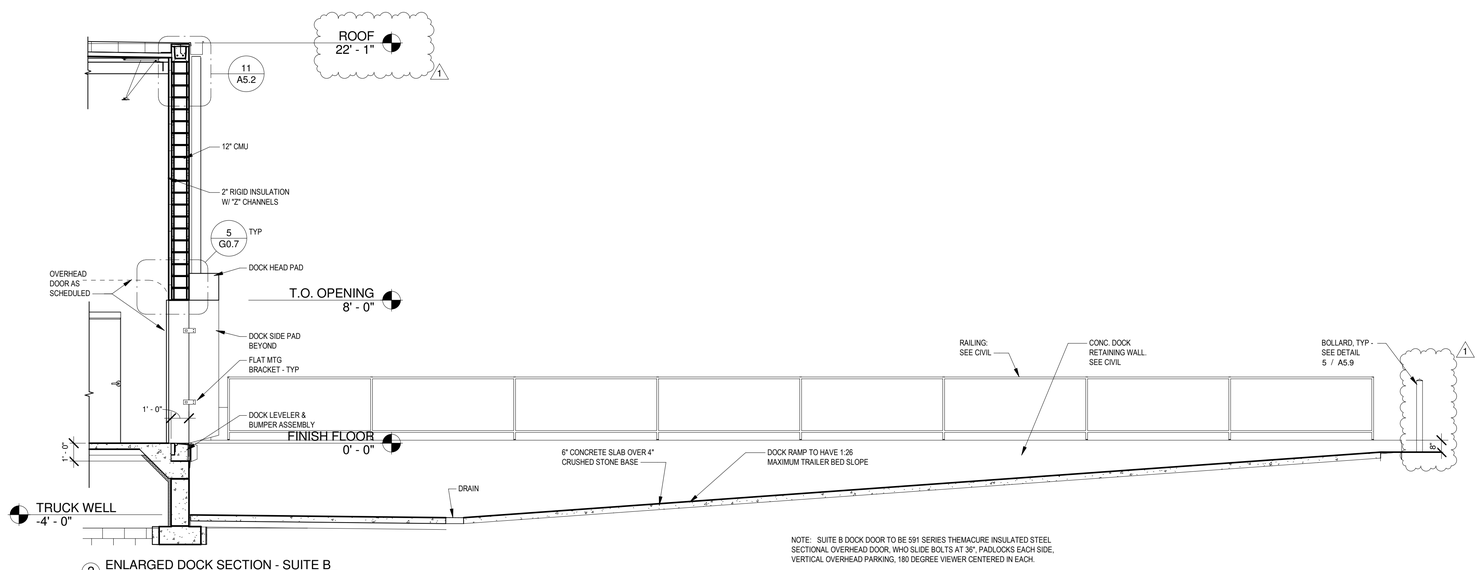
05/24/17	DATE
AS NOTED	SCALE
BR / EMH	DRAWN BY
EMH / JWL	CHECKED BY
17005	PROJECT #

SHEET NUMBER

A1.3



1 ENLARGED PLAN - SUITE B DOCK AREA
1/4" = 1'-0"



NOTE: SUITE B DOCK DOOR TO BE 591 SERIES THEMACURE INSULATED STEEL SECTIONAL OVERHEAD DOOR, WHO SLIDE BOLTS AT 36", PADLOCKS EACH SIDE, VERTICAL OVERHEAD PARKING, 180 DEGREE VIEWER CENTERED IN EACH.

2 ENLARGED DOCK SECTION - SUITE B
1/4" = 1'-0"

JOHN W. LISTER architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
610.429.4470
info@listerarch.com

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 7404 A EXPIRATION DATE: DEC. 15, 2018.

NO.	DESCRIPTION	DATE
1	CONSTRUCTION SET	06/28/17
	ISSUED FOR PERMIT	04/20/17

REVISIONS

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PARAMOUNT REALTY SERVICES, INC.

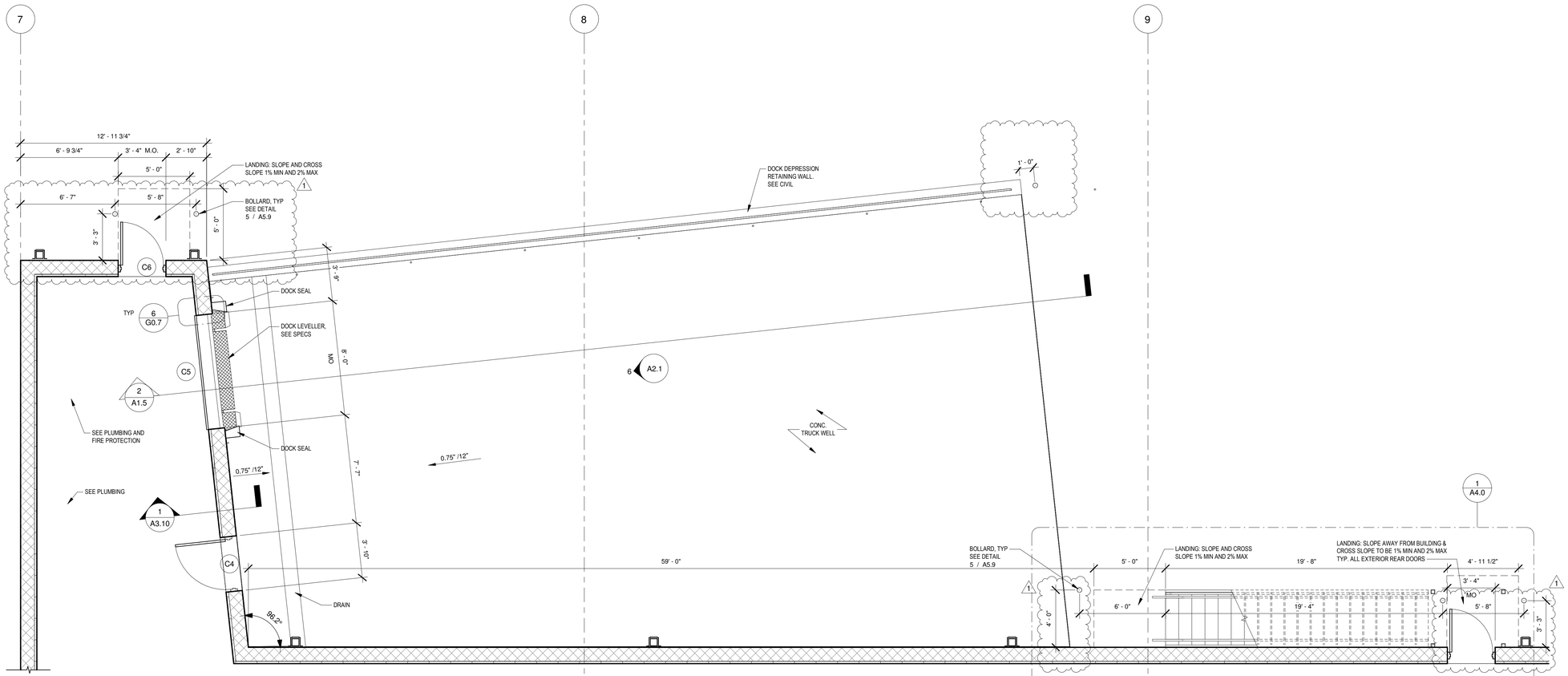
SHELL - OCEANS LANDING II

BERLIN, MARYLAND

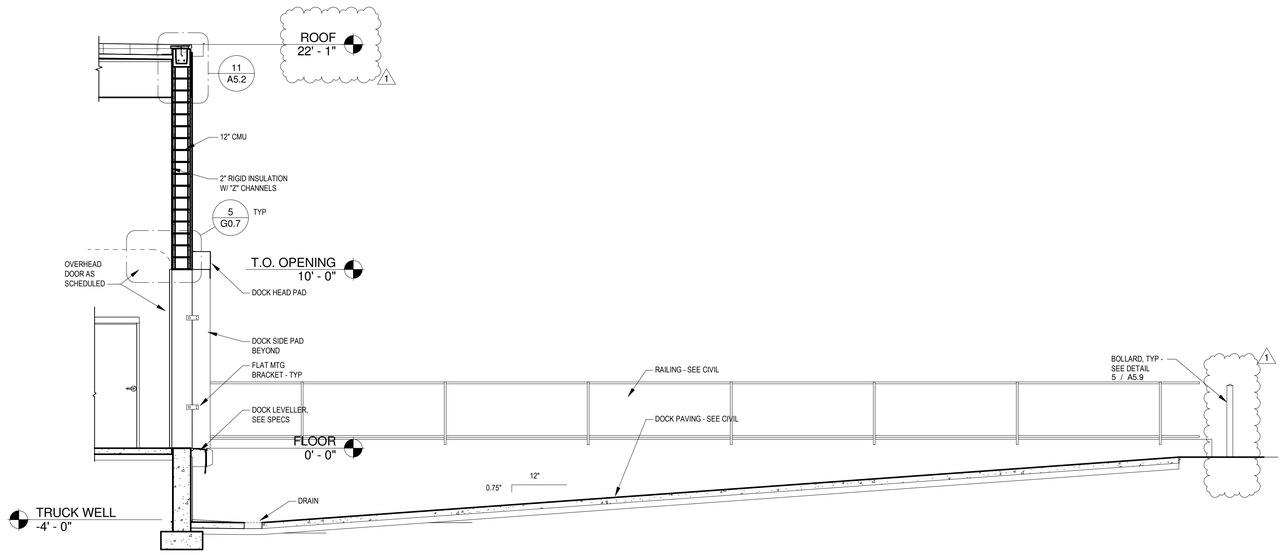
SHEET TITLE
ENLARGED DOCK PLAN - SUITE B

05/24/17	DATE
AS NOTED	SCALE
BR / EMH	DRAWN BY
EMH / JWL	CHECKED BY
17005	PROJECT #

SHEET NUMBER
A1.4



1 ENLARGED PLAN - SUITE C DOCK AREA
1/4" = 1'-0"



2 ENLARGED DOCK SECTION - SUITE C
1/4" = 1'-0"

JOHN W. LISTER architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
610.429.4470
info@listerarch.com

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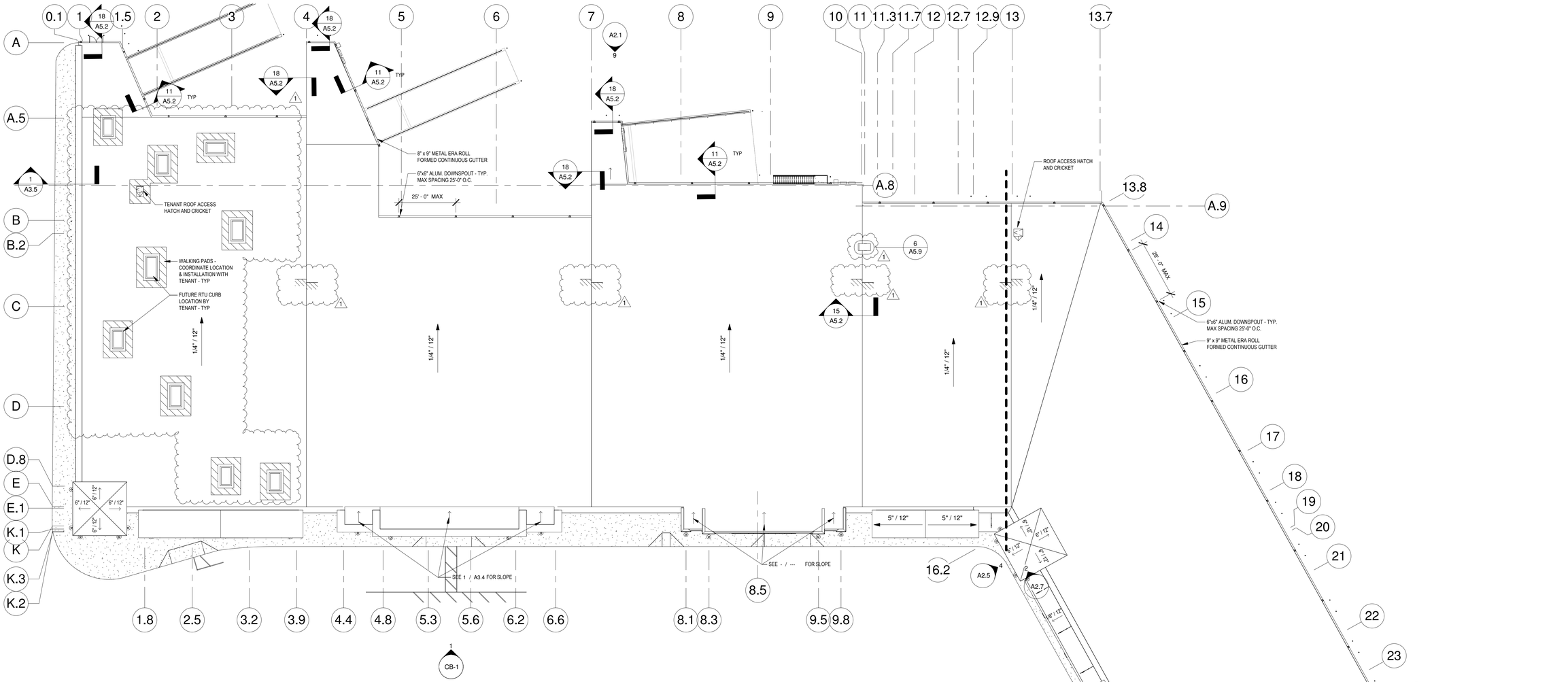
PARAMOUNT REALTY SERVICES, INC.

SHELL - OCEANS LANDING II

BERLIN, MARYLAND

SHEET TITLE
ENLARGED DOCK PLAN - SUITE C

05/24/17 DATE	SHEET NUMBER
AS NOTED SCALE	A1.5
BR / EMH DRAWN BY	
EMH / JWL CHECKED BY	
17005 PROJECT #	



1 SHELL ROOF PLAN
3/64" = 1'-0"

JOHN W. LISTER architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
610.429.4470
info@listerarch.com

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NO.	DESCRIPTION	DATE
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PARAMOUNT REALTY SERVICES, INC.

SHELL - OCEANS LANDING II

BERLIN, MARYLAND

SHEET TITLE
SHELL ROOF PLAN

05/24/17	DATE
AS NOTED	SCALE
BR / EMH	DRAWN BY
EMH / JWL	CHECKED BY
17005	PROJECT #

SHEET NUMBER
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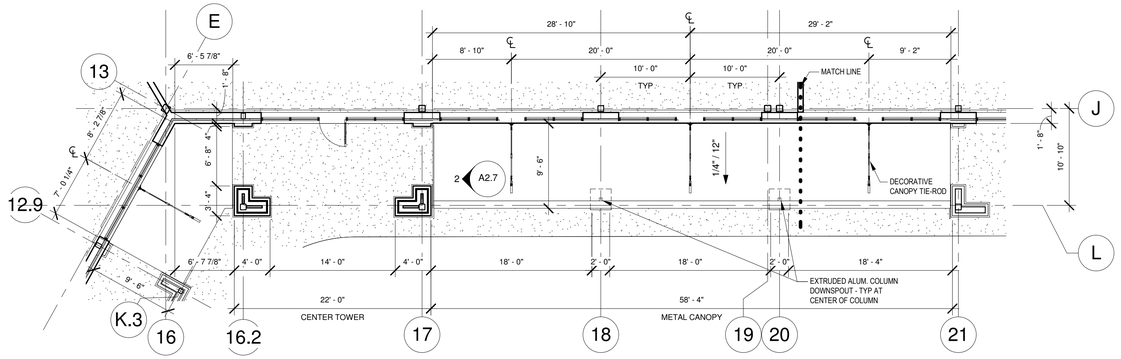
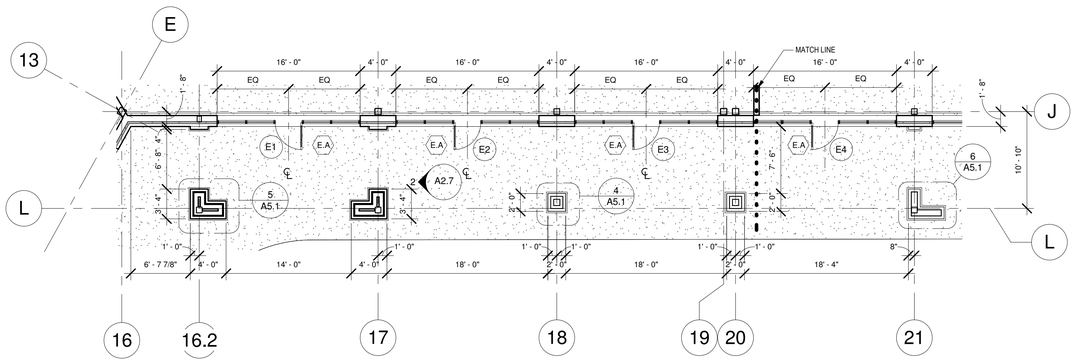
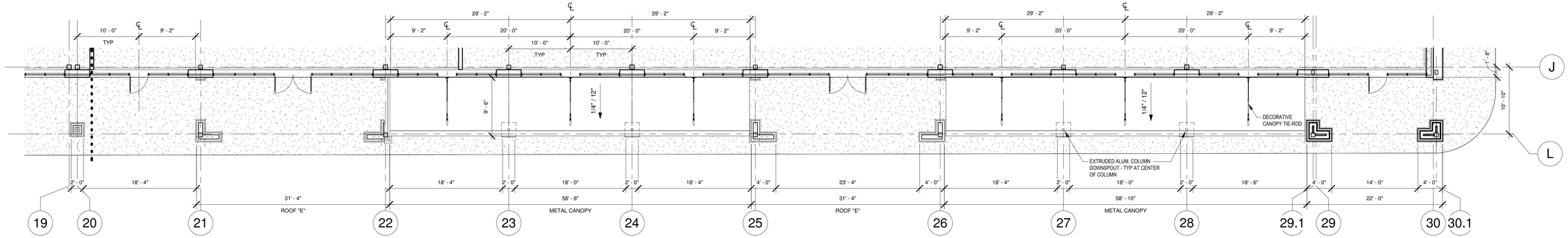


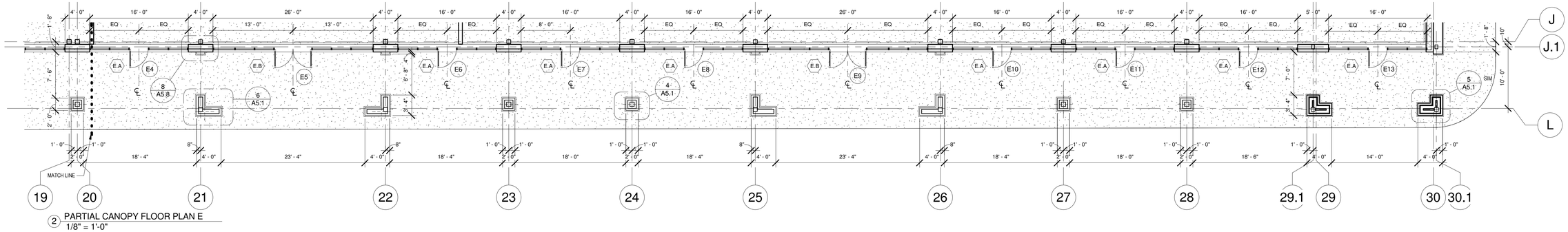
4 PARTIAL CANOPY ROOF PLAN - E
1/8" = 1'-0"



1 PARTIAL CANOPY FLOOR PLAN - E
1/8" = 1'-0"



3 PARTIAL CANOPY ROOF PLAN E
1/8" = 1'-0"



2 PARTIAL CANOPY FLOOR PLAN E
1/8" = 1'-0"

JOHN W. LISTER architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
610.429.4470
info@listerarch.com

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PARAMOUNT REALTY SERVICES, INC.

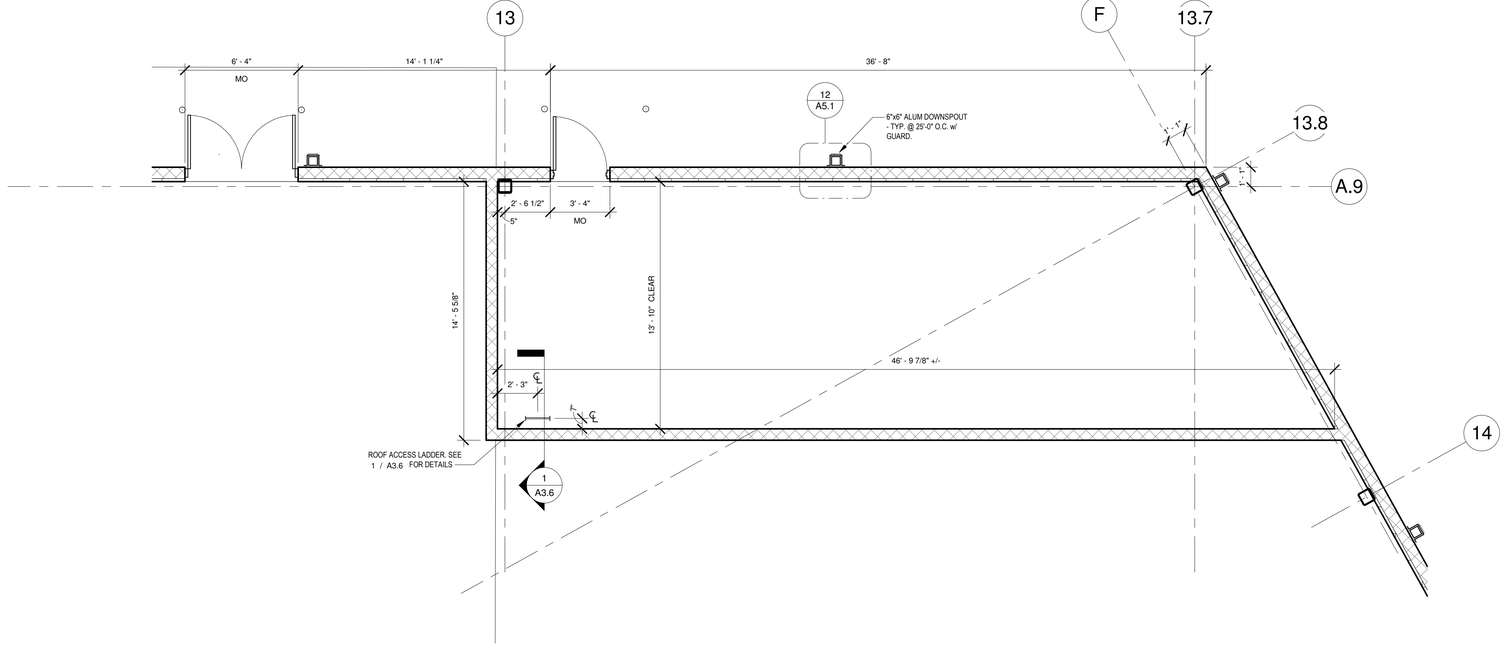
SHELL - OCEANS LANDING II

BERLIN, MARYLAND

SHEET TITLE

CANOPY FLOOR PLANS

05/24/17	DATE	SHEET NUMBER
AS NOTED	SCALE	A1.7
BR / EMH	DRAWN BY	
EMH / JWL	CHECKED BY	
17005	PROJECT #	



1 ENLARGED LANDLORD ROOM PLAN
1/4" = 1'-0"

JOHN W. LISTER architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
610.429.4470
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PARAMOUNT
REALTY SERVICES, INC.

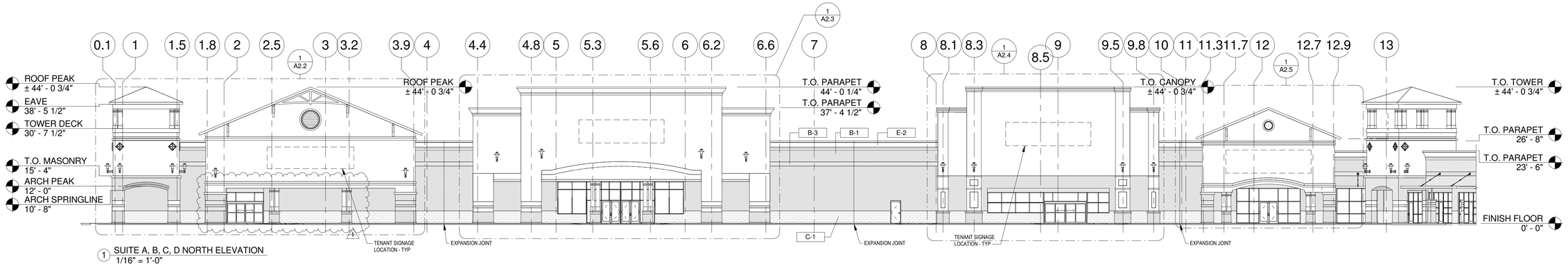
SHELL - OCEANS LANDING II

BERLIN, MARYLAND

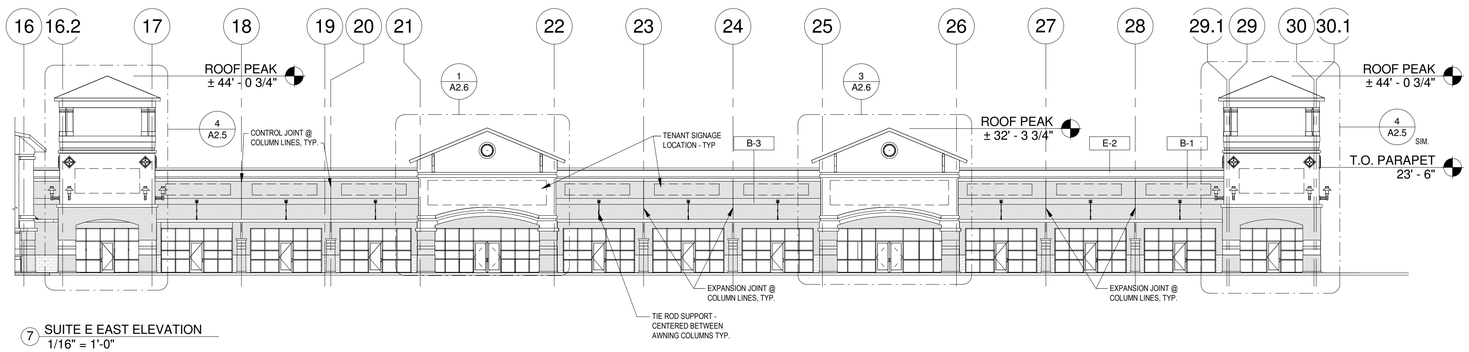
SHEET TITLE
ENLARGED LANDLORD ROOM PLAN

05/24/17	DATE
AS NOTED	SCALE
BR	DRAWN BY
EMH / JWL	CHECKED BY
17005	PROJECT #

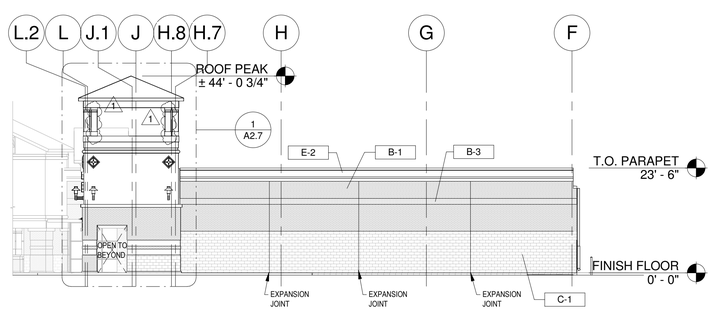
SHEET NUMBER
A1.8



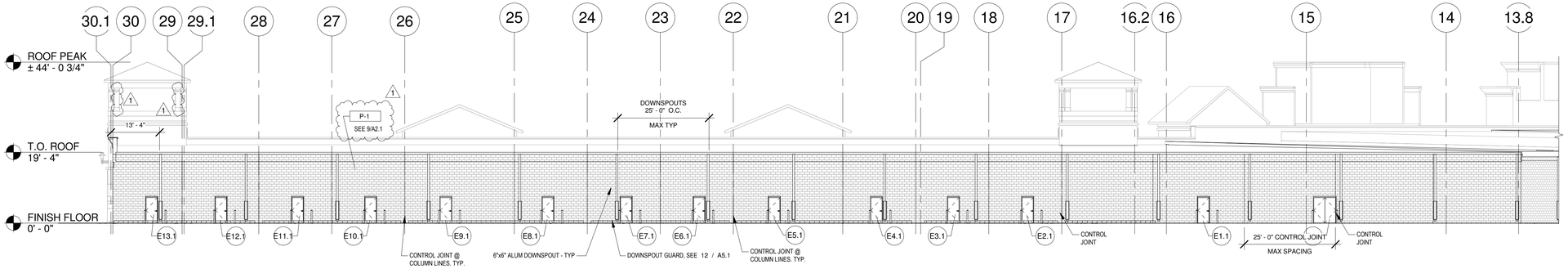
1 SUITE A, B, C, D NORTH ELEVATION
1/16" = 1'-0"



7 SUITE E EAST ELEVATION
1/16" = 1'-0"



8 SUITE E NORTH ELEVATION
1/16" = 1'-0"



9 SUITE E WEST ELEVATION
1/16" = 1'-0"

JOHN W. LISTER
architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
610.429.4470
info@listerarch.com

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PARAMOUNT
REALTY SERVICES, INC.

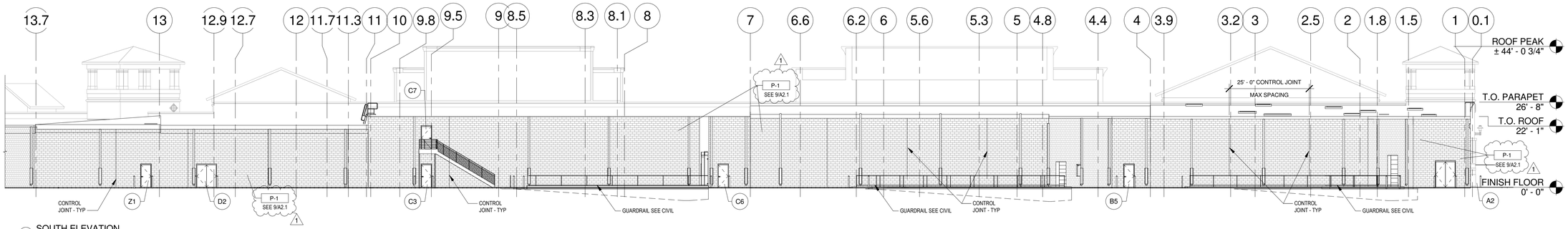
SHELL - OCEANS LANDING II

BERLIN, MARYLAND

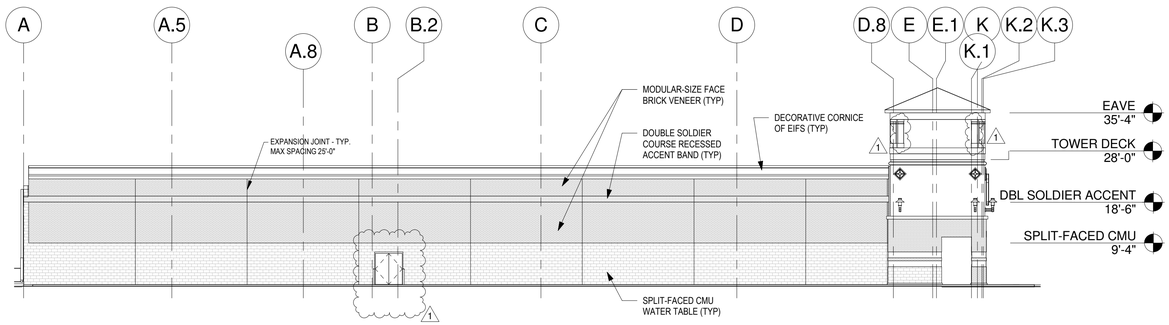
SHEET TITLE
EXTERIOR ELEVATIONS

05/24/17	DATE
AS NOTED	SCALE
BR / EMH	DRAWN BY
EMH / JWL	CHECKED BY
17005	PROJECT #

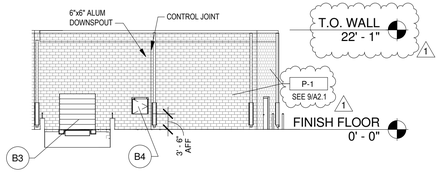
SHEET NUMBER
A2.0



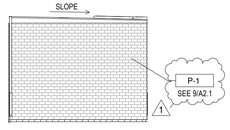
1 SOUTH ELEVATION
1/16" = 1'-0"



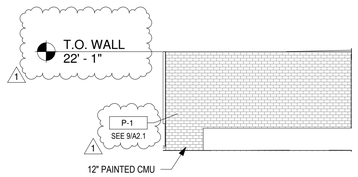
2 SUITE A EAST ELEVATION
1/16" = 1'-0"



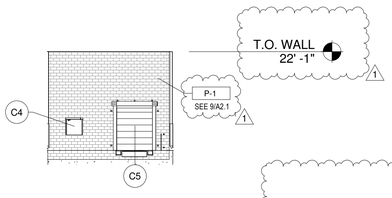
3 SUITE B WEST ELEVATION
1/16" = 1'-0"



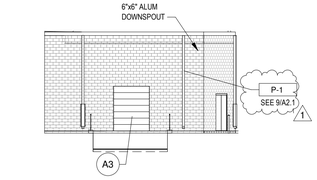
4 SUITE B WEST ELEVATION
1/16" = 1'-0"



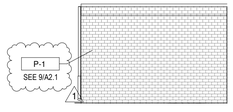
5 SUITE C EAST ELEVATION
1/16" = 1'-0"



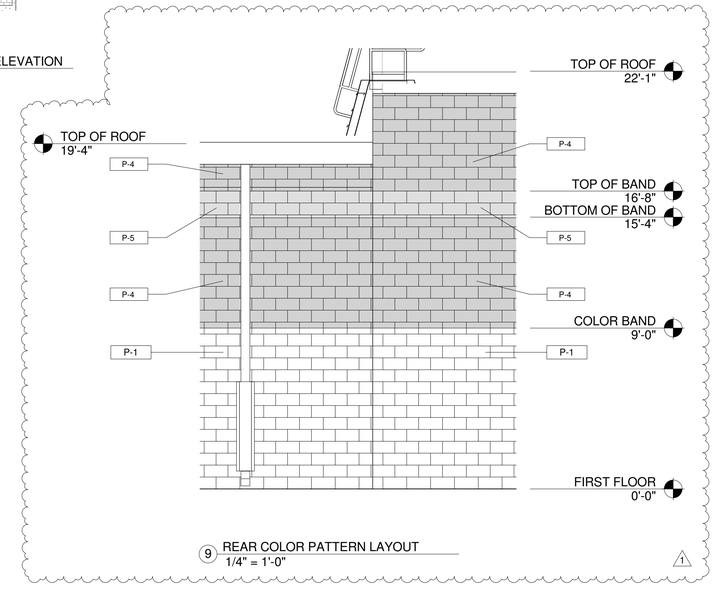
6 SUITE C WEST ELEVATION
1/16" = 1'-0"



7 SUITE A WEST ELEVATION
1/16" = 1'-0"



8 SUITE B EAST ELEVATION
1/16" = 1'-0"



9 REAR COLOR PATTERN LAYOUT
1/4" = 1'-0"

JOHN W. LISTER architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
610.429.4470
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PARAMOUNT REALTY SERVICES, INC.

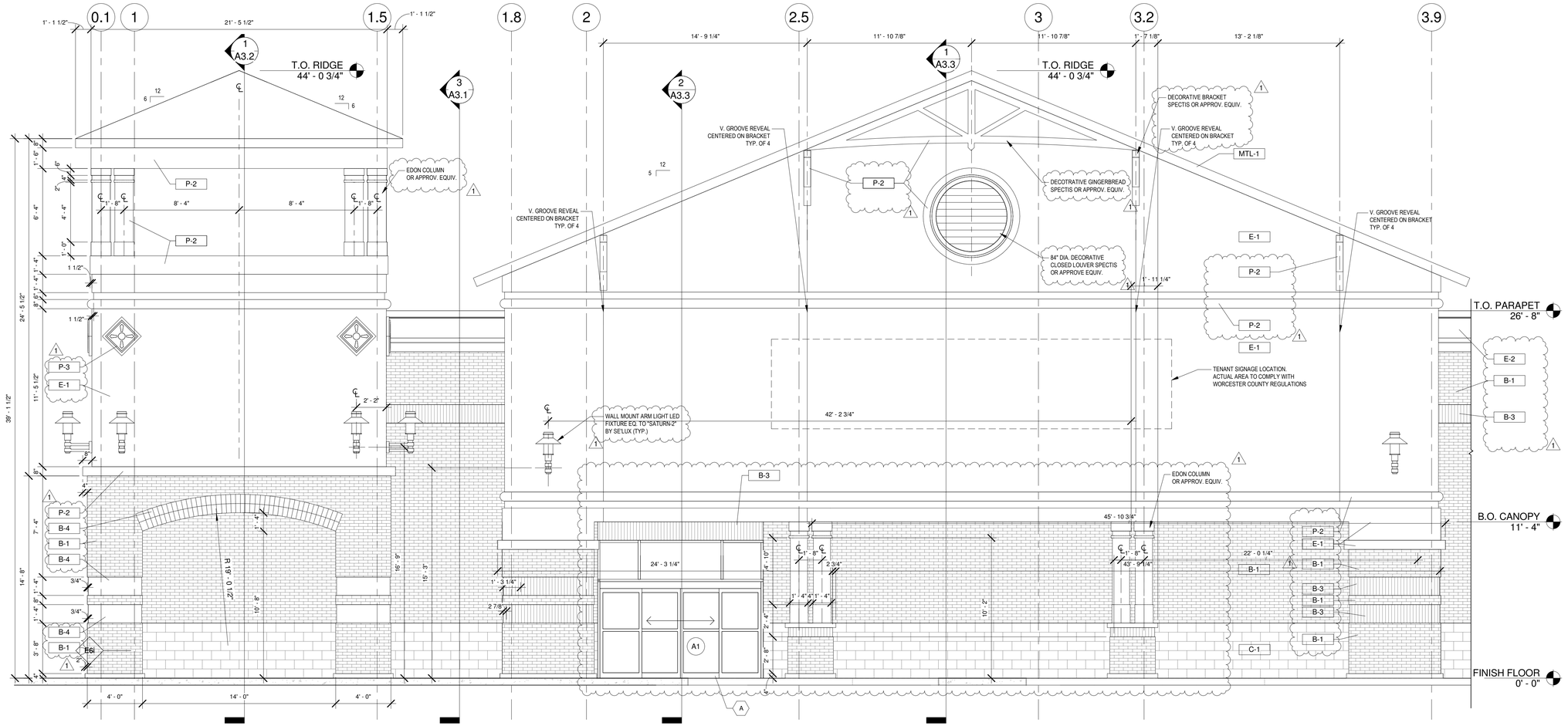
SHELL - OCEANS LANDING II

BERLIN, MARYLAND

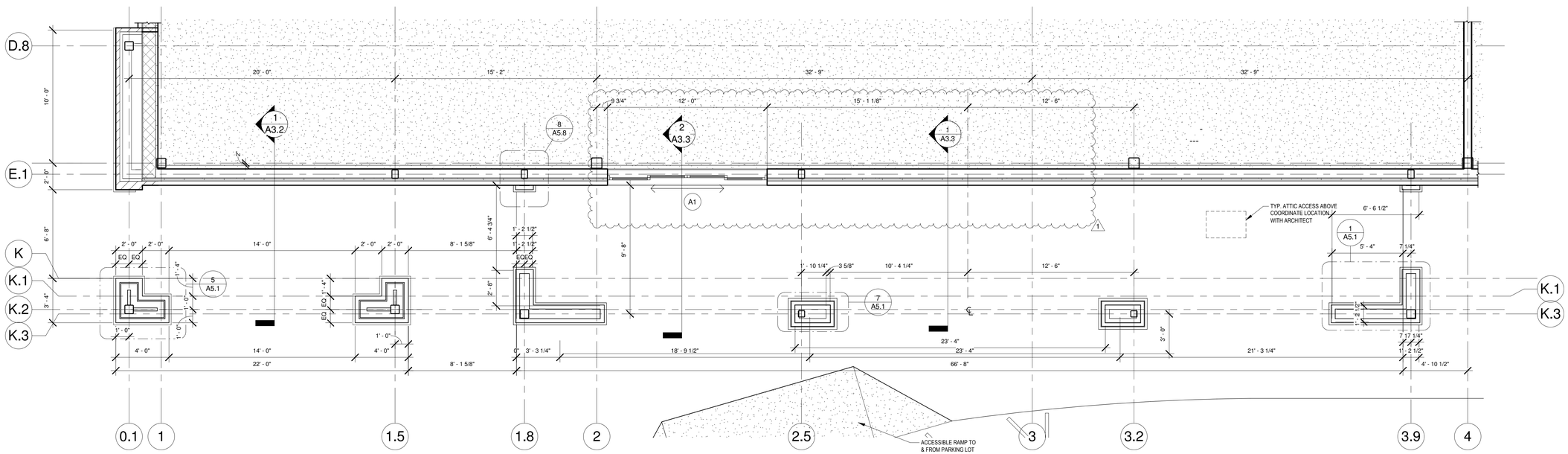
SHEET TITLE
EXTERIOR ELEVATIONS

05/24/17	DATE
AS NOTED	SCALE
BR / EMH	DRAWN BY
EMH / JWL	CHECKED BY
17005	PROJECT #

SHEET NUMBER
A2.1



1 ENLARGED ELEVATION - SUITE A CANOPY
1/4" = 1'-0"



2 PARTIAL CANOPY FLOOR PLAN - A
1/4" = 1'-0"

JOHN W. LISTER architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
610.429.4470
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PARAMOUNT REALTY SERVICES, INC.

SHELL - OCEANS LANDING II

BERLIN, MARYLAND

SHEET TITLE
ENLARGED ELEVATION - SUITE A

05/24/17	DATE
AS NOTED	SCALE
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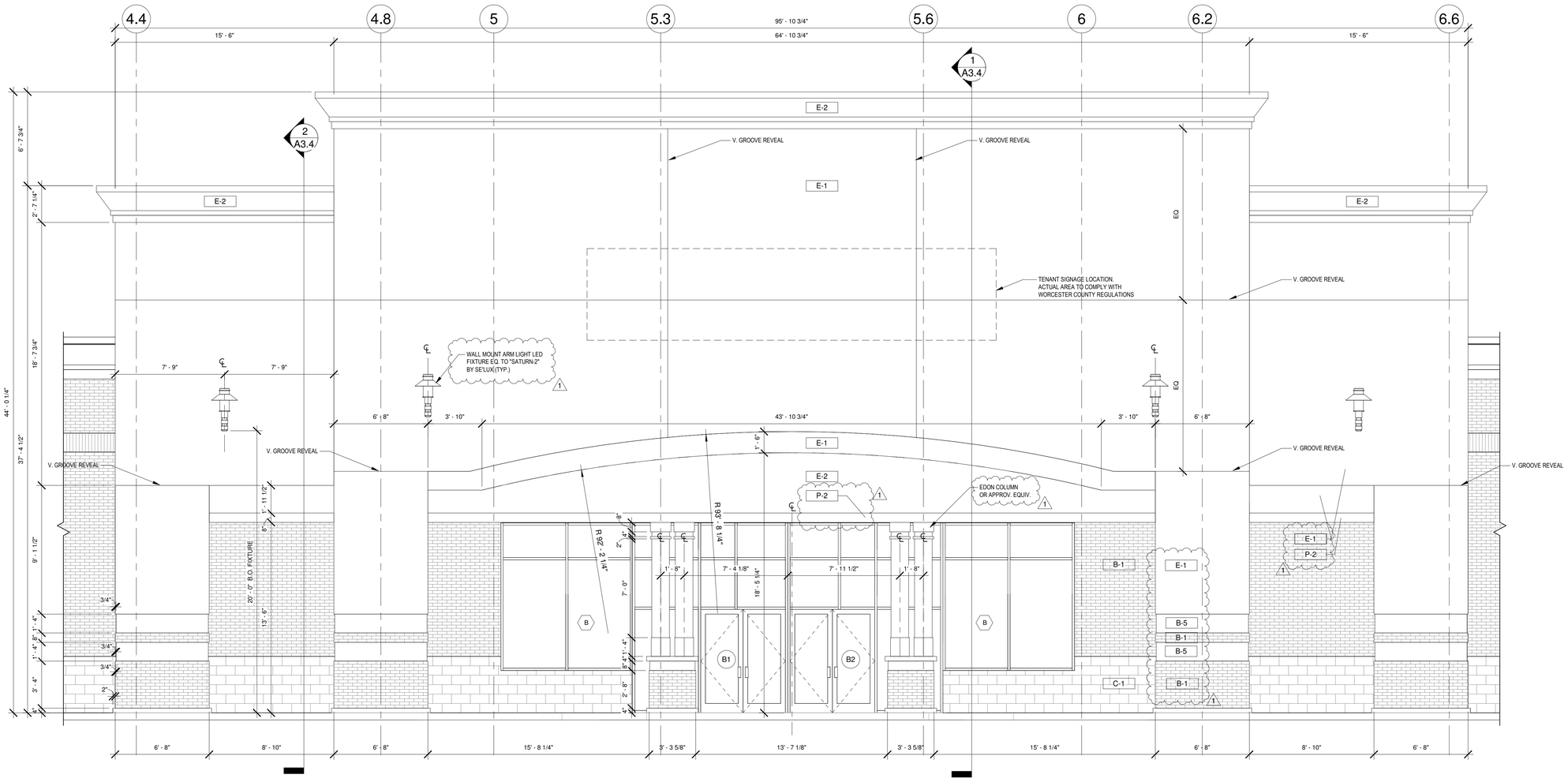
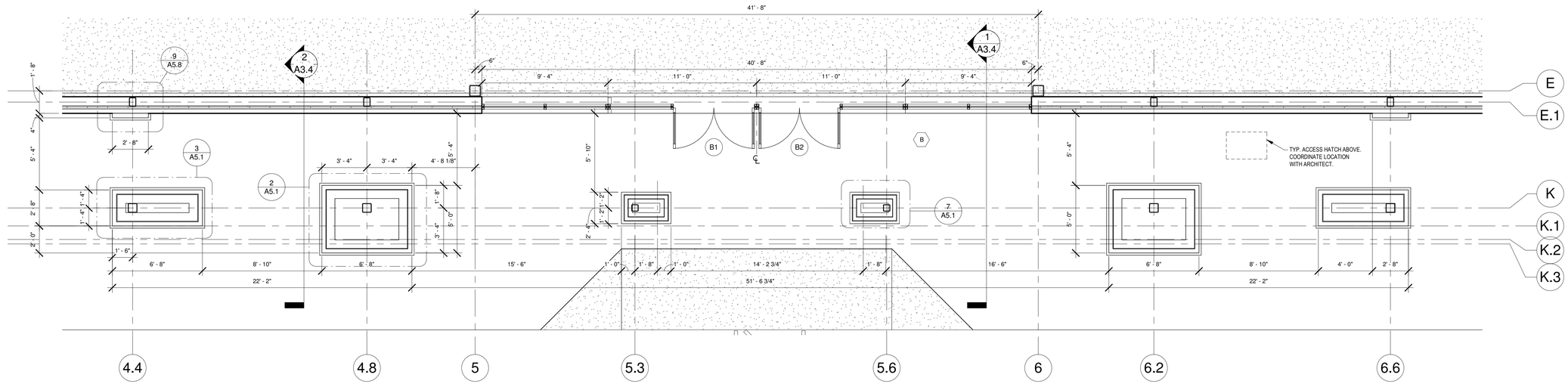
EMH / JWL	CHECKED BY
17005	PROJECT #

SHEET NUMBER
A2.2



1 ENLARGED ELEVATION - SUITE B CANOPY
1/4" = 1'-0"



2 PARTIAL CANOPY FLOOR PLAN - B
1/4" = 1'-0"

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115 WESTTOWN ROAD
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PARAMOUNT REALTY SERVICES, INC.

SHELL - OCEANS LANDING II

BERLIN, MARYLAND

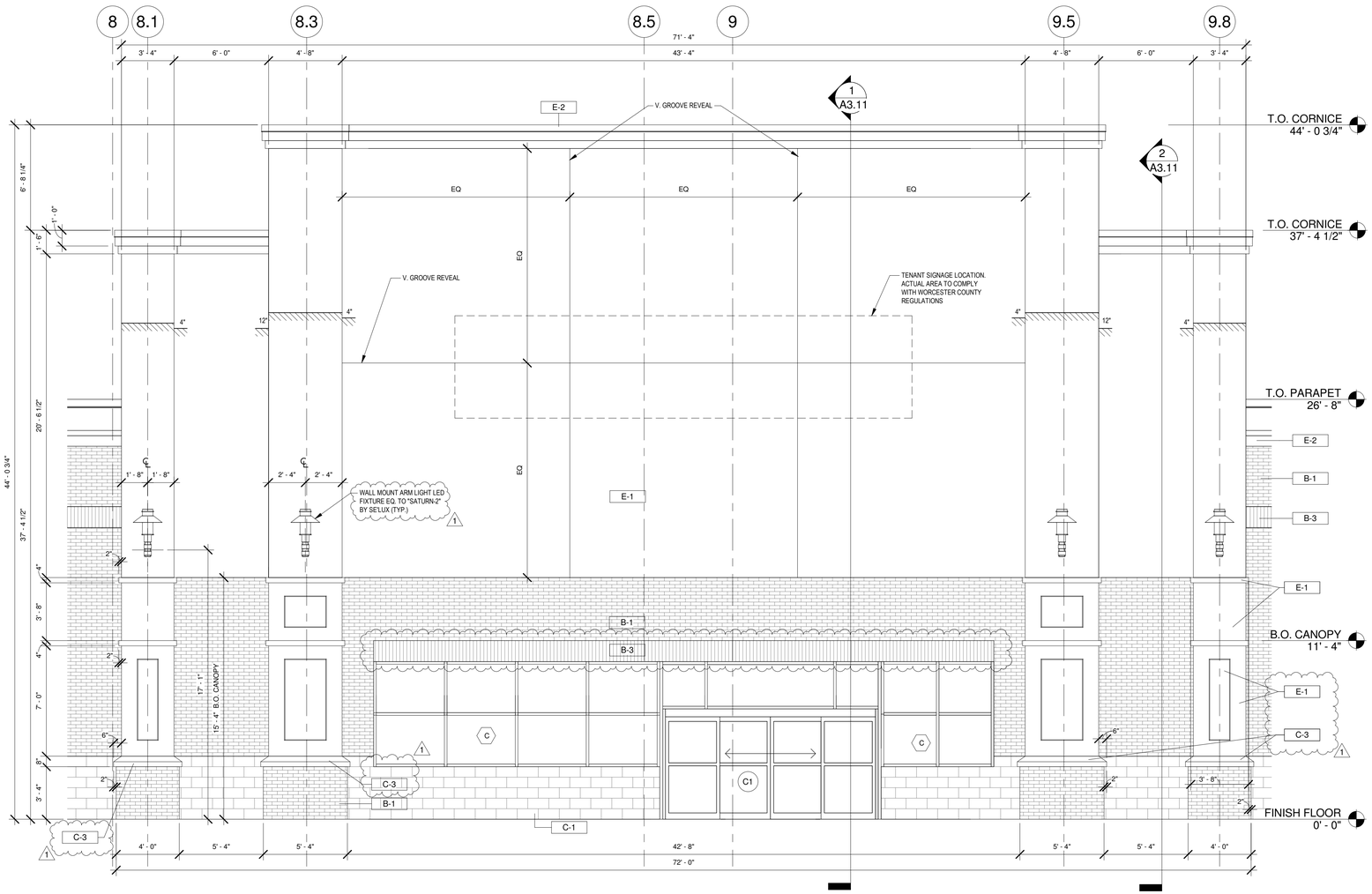
SHEET TITLE

ENLARGED ELEVATION - SUITE B

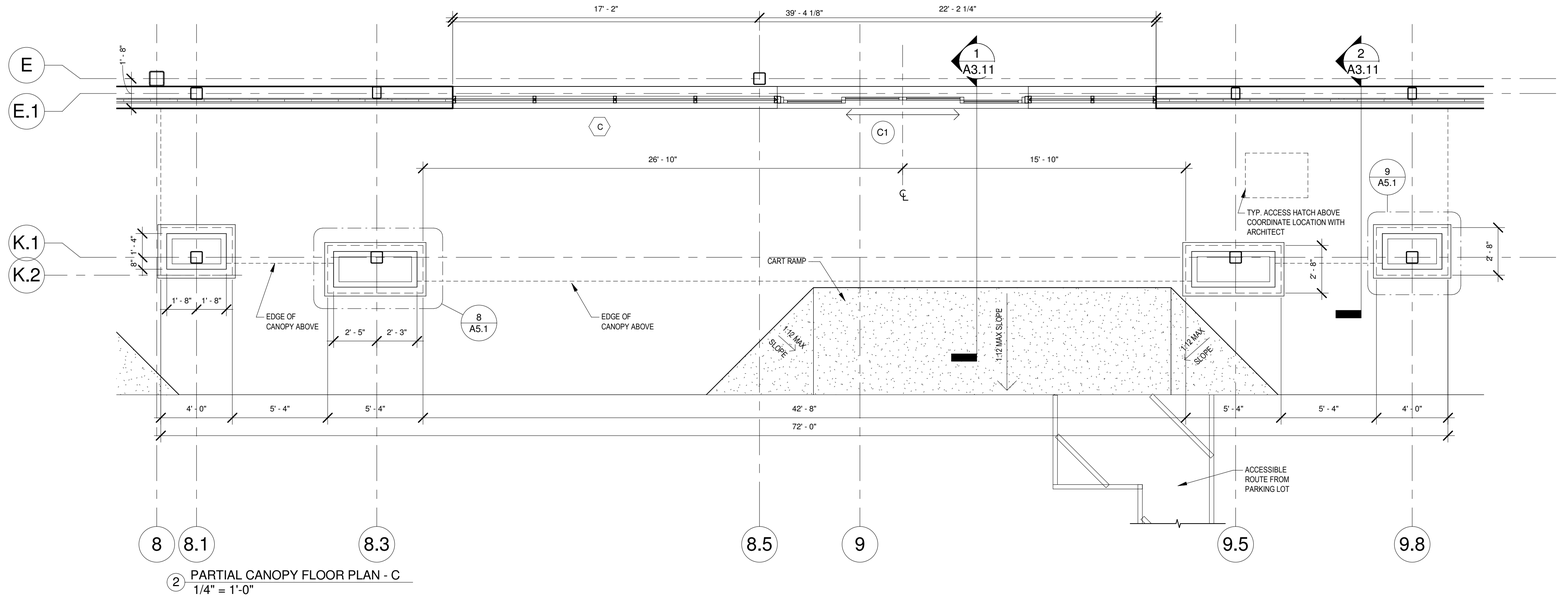
05/24/17	DATE
AS NOTED	SCALE
BR / EMH	DRAWN BY
EMH / JWL	CHECKED BY
17005	PROJECT #

SHEET NUMBER

A2.3



1 ENLARGED ELEVATION - SUITE C CANOPY
1/4" = 1'-0"



2 PARTIAL CANOPY FLOOR PLAN - C
1/4" = 1'-0"

JOHN W. LISTER architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
610.429.4470
info@listerarch.com

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NO.	DESCRIPTION	DATE
1	CONSTRUCTION SET	06/28/17
2	ISSUED FOR PERMIT	04/20/17

REVISIONS

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PARAMOUNT
REALTY SERVICES, INC.

SHELL - OCEANS LANDING II

BERLIN, MARYLAND

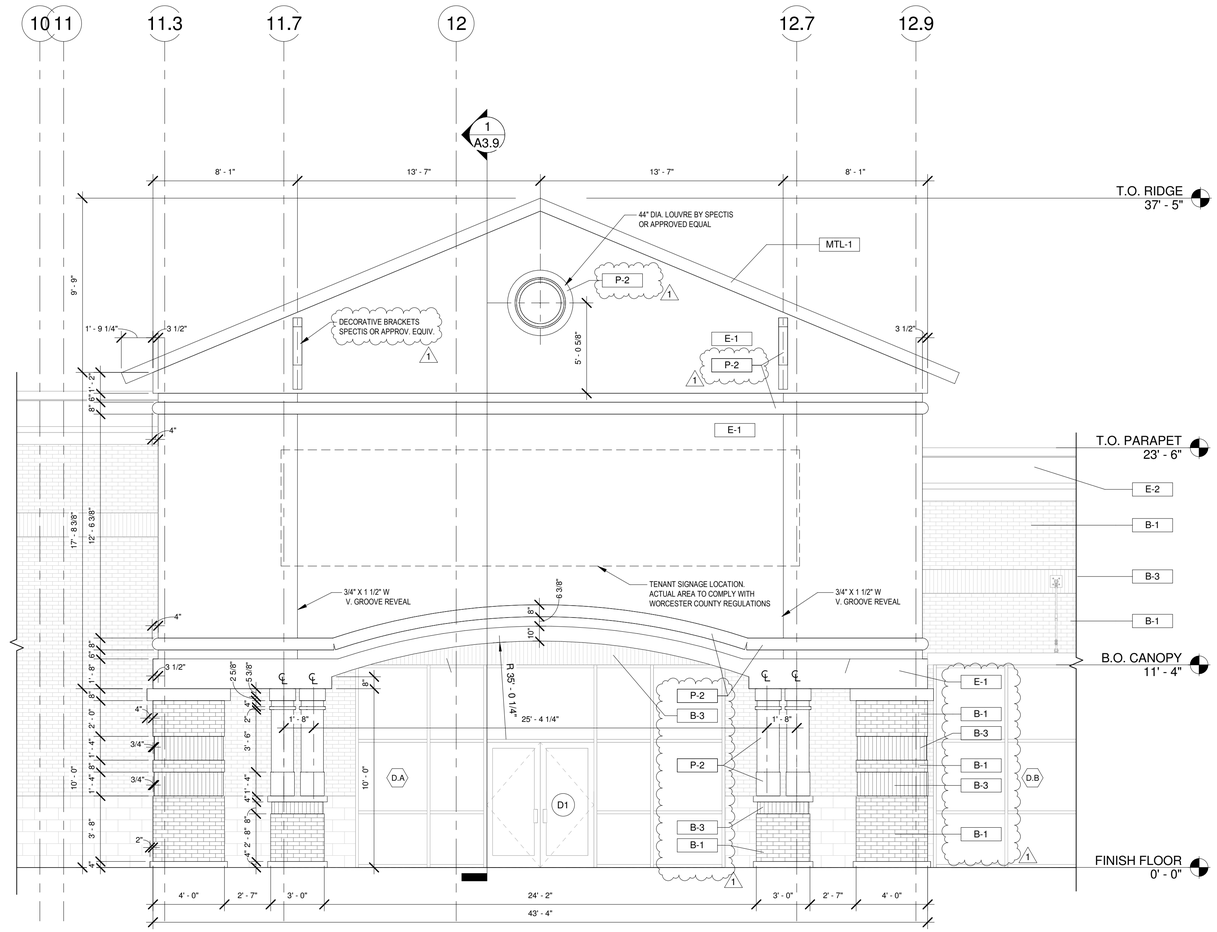
SHEET TITLE

ENLARGED ELEVATION - SUITE C

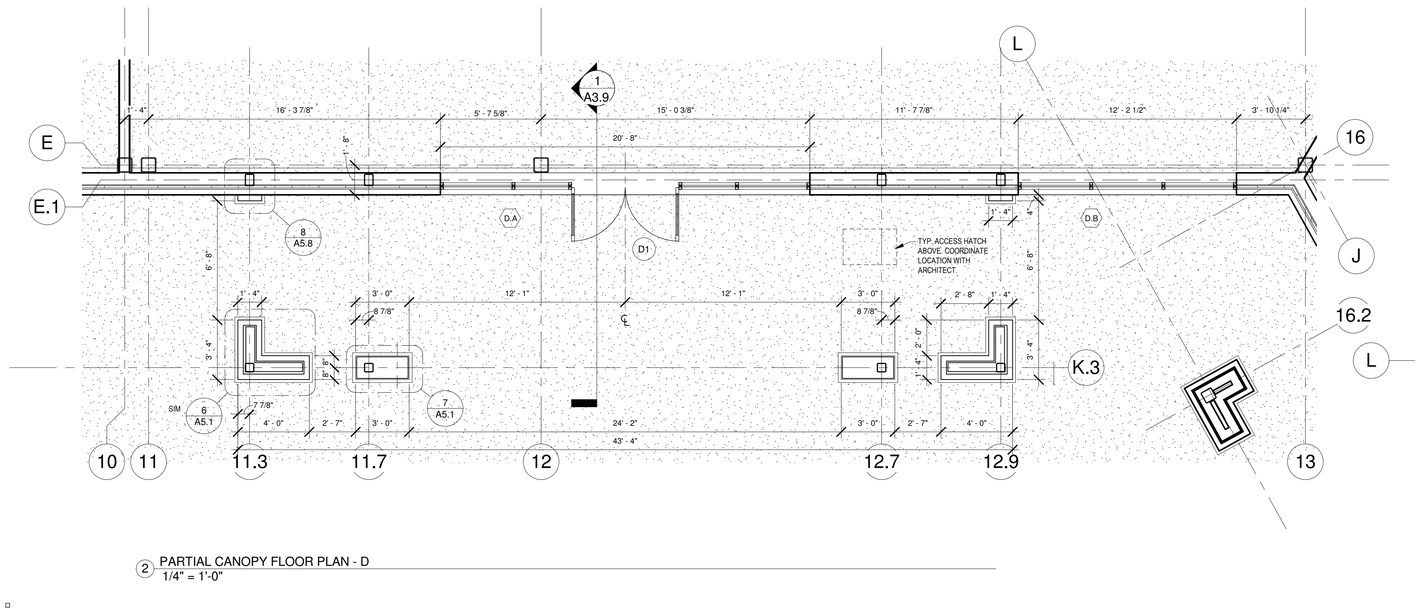
05/24/17	DATE
AS NOTED	SCALE
BR / EMH	DRAWN BY
EMH / JWL	CHECKED BY
17005	PROJECT #

SHEET NUMBER

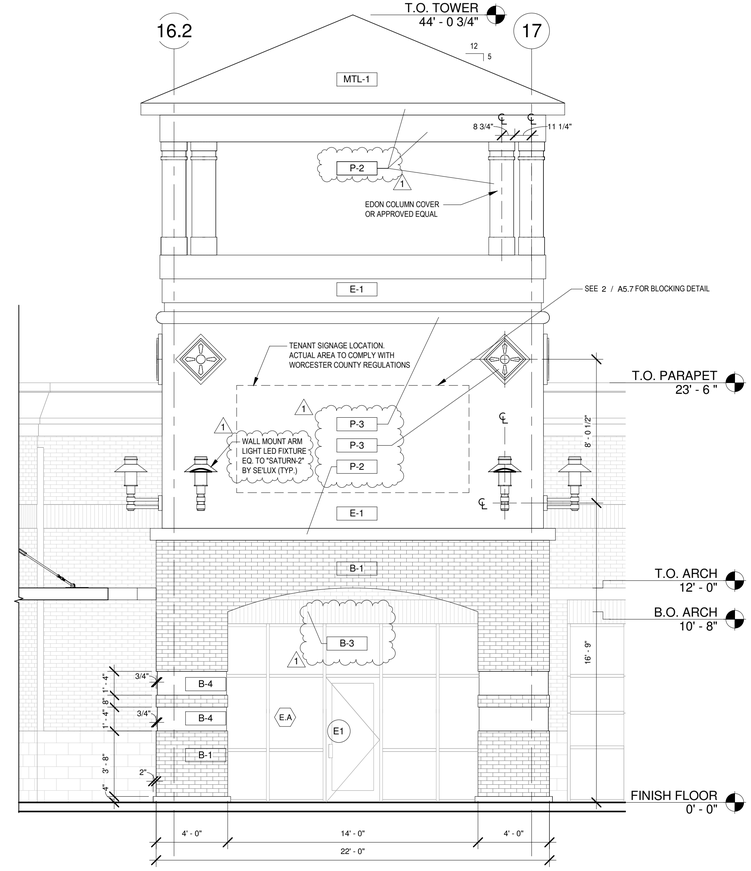
A2.4



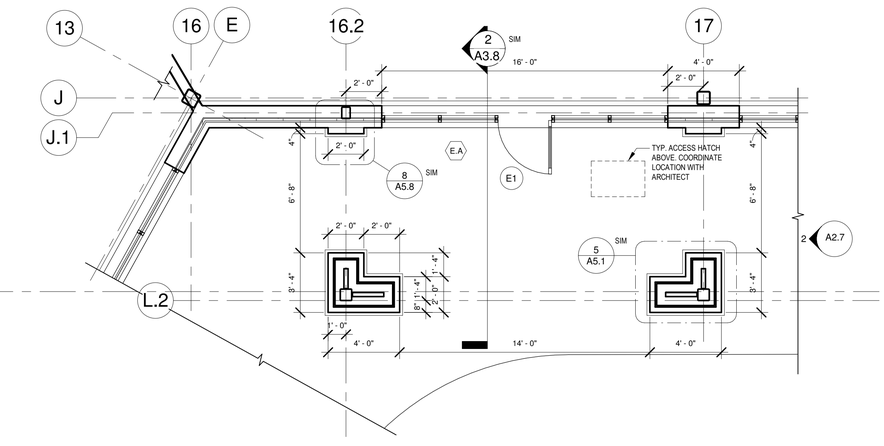
1 ENLARGED ELEVATION - SUITE D CANOPY
1/4" = 1'-0"



2 PARTIAL CANOPY FLOOR PLAN - D
1/4" = 1'-0"



4 ENLARGED ELEVATION - CENTRAL TOWER
1/4" = 1'-0"



3 ENLARGED PLAN - CENTER TOWER
1/4" = 1'-0"

JOHN W. LISTER
architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
610.429.4470
info@listerarch.com

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NO.	DESCRIPTION	DATE
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2	ISSUED FOR PERMIT	04/20/17

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PARAMOUNT
REALTY SERVICES, INC.

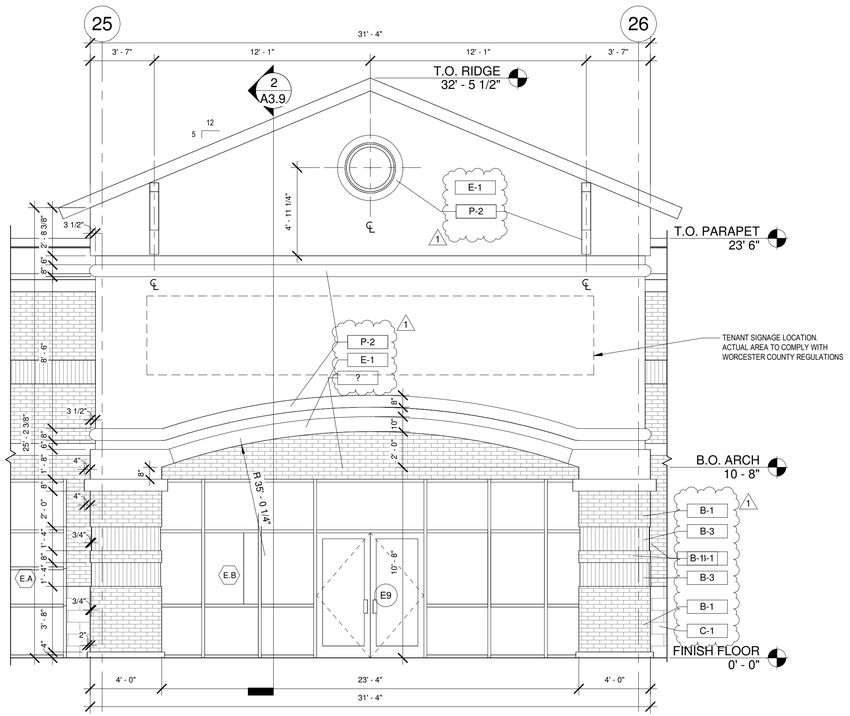
SHELL - OCEANS LANDING II

BERLIN, MARYLAND

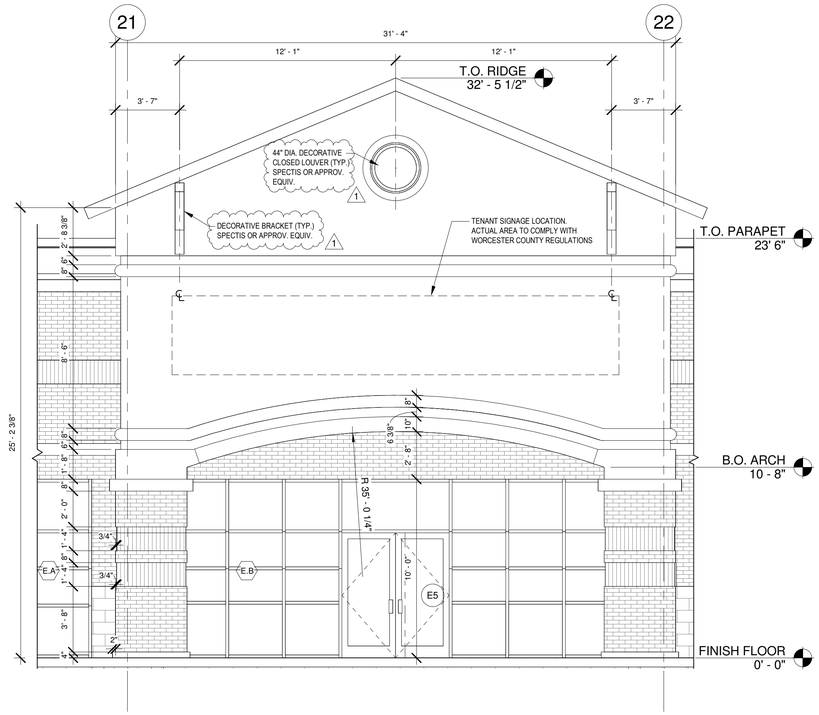
SHEET TITLE
ENLARGED ELEVATION - SUITE D

05/24/17	DATE
AS NOTED	SCALE
BR / EMH	DRAWN BY
EMH / JWL	CHECKED BY
17005	PROJECT #

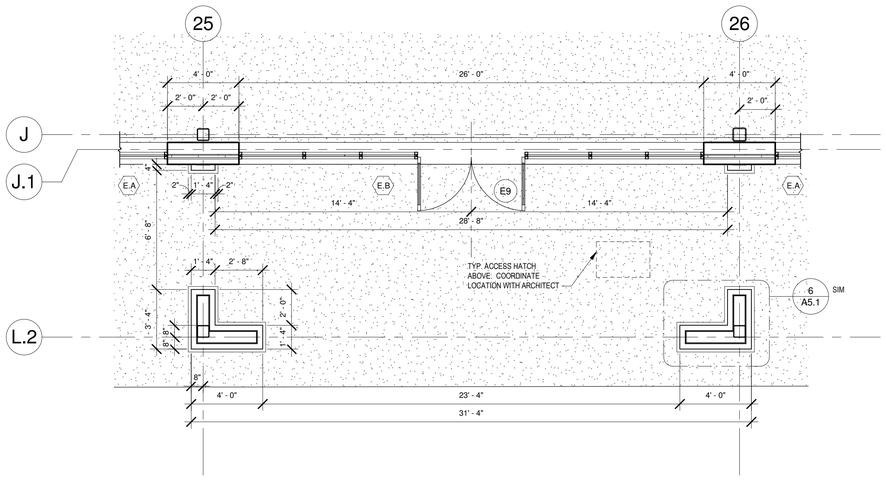
SHEET NUMBER
A2.5



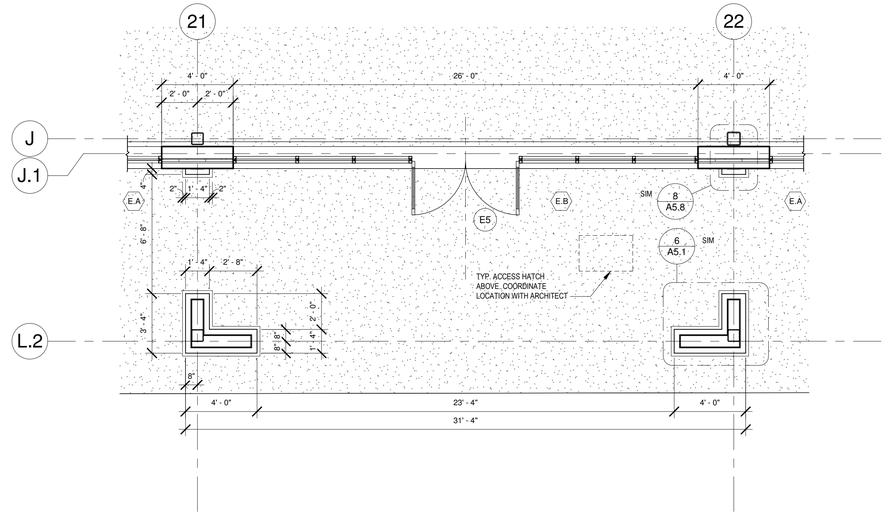
3 ENLARGED ELEVATION - SUITE E CANOPY
1/4" = 1'-0"



1 ENLARGED ELEVATION - SUITE E CANOPY
1/4" = 1'-0"



4 PARTIAL CANOPY FLOOR PLAN - E
1/4" = 1'-0"



2 PARTIAL CANOPY FLOOR PLAN - E
1/4" = 1'-0"

JOHN W. LISTER
architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
610.429.4470
info@listerarch.com

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PARAMOUNT
REALTY SERVICES, INC.

SHELL - OCEANS LANDING II

BERLIN, MARYLAND

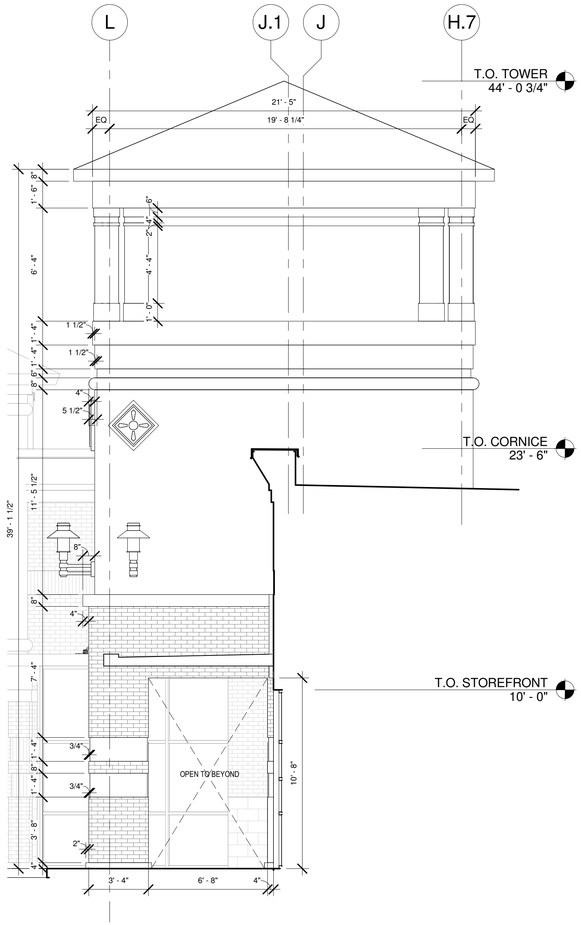
SHEET TITLE

ENLARGED ELEVATION - SUITE E

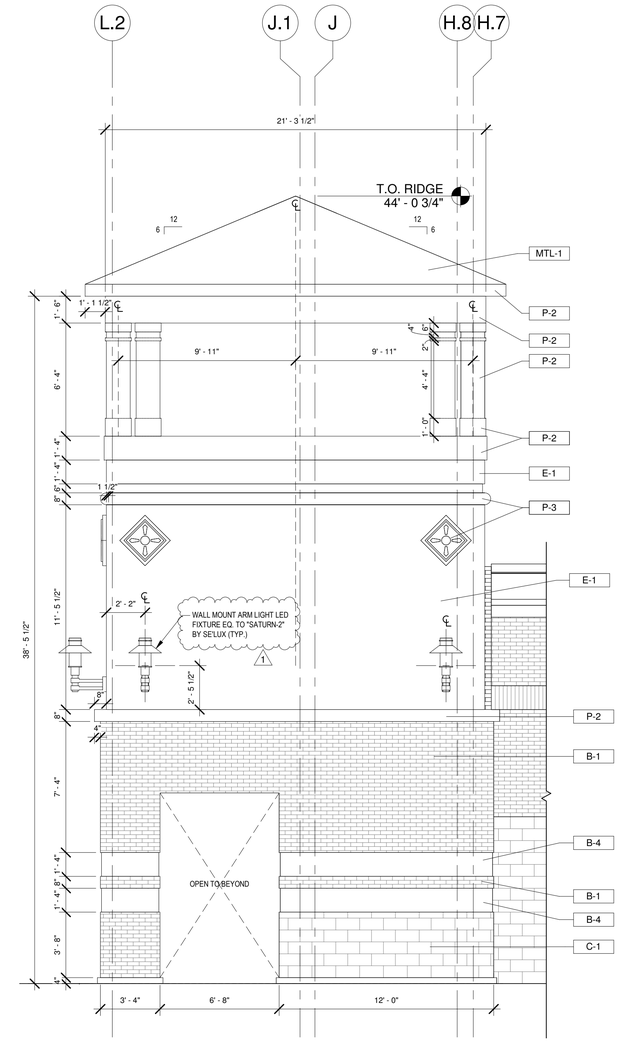
05/24/17	DATE
AS NOTED	SCALE
BR / EMH	DRAWN BY
EMH / JWL	CHECKED BY
17005	PROJECT #

SHEET NUMBER

A2.6



2 TOWER - SIDE ELEVATION
1/4" = 1'-0"



1 END TOWER - SUITE E
1/4" = 1'-0"

JOHN W. LISTER
architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
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PARAMOUNT
REALTY SERVICES, INC.

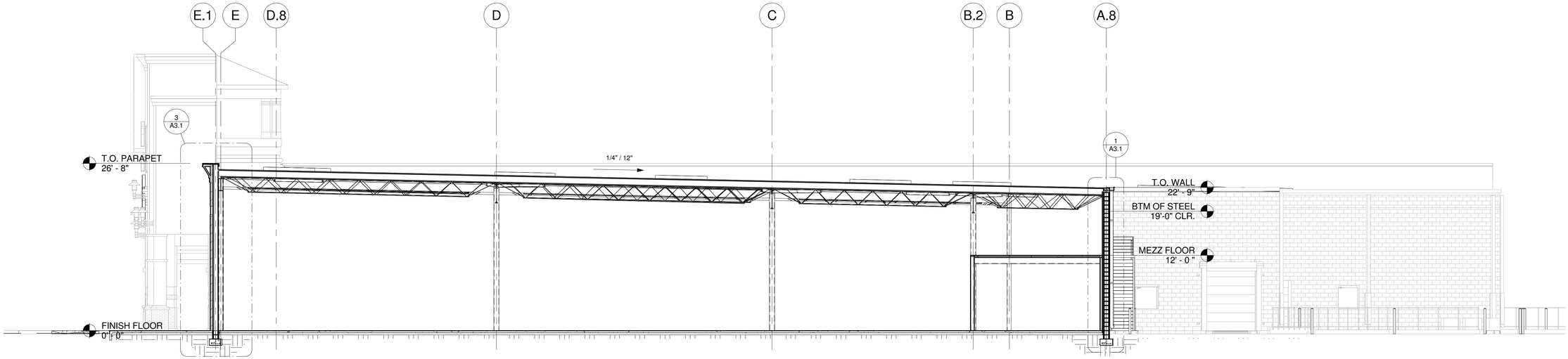
SHELL - OCEANS LANDING II

BERLIN, MARYLAND

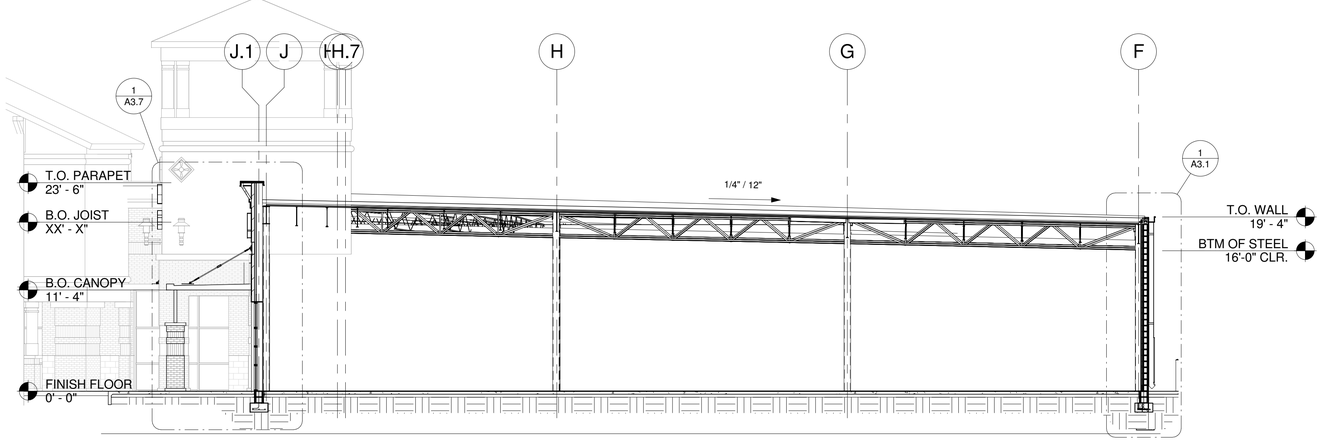
SHEET TITLE
ENLARGED TOWER ELEV - SUITE E

05/24/17	DATE
AS NOTED	SCALE
BR / AS	DRAWN BY
EMH / JWL	CHECKED BY
17005	PROJECT #

SHEET NUMBER
A2.7



1 BUILDING SECTION - JR ANCHOR SUITES
1/8" = 1'-0"



2 BUILDING SECTION - SUITE E
1/8" = 1'-0"

JOHN W. LISTER
architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
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PARAMOUNT
REALTY SERVICES, INC.

SHELL - OCEANS LANDING II

BERLIN, MARYLAND

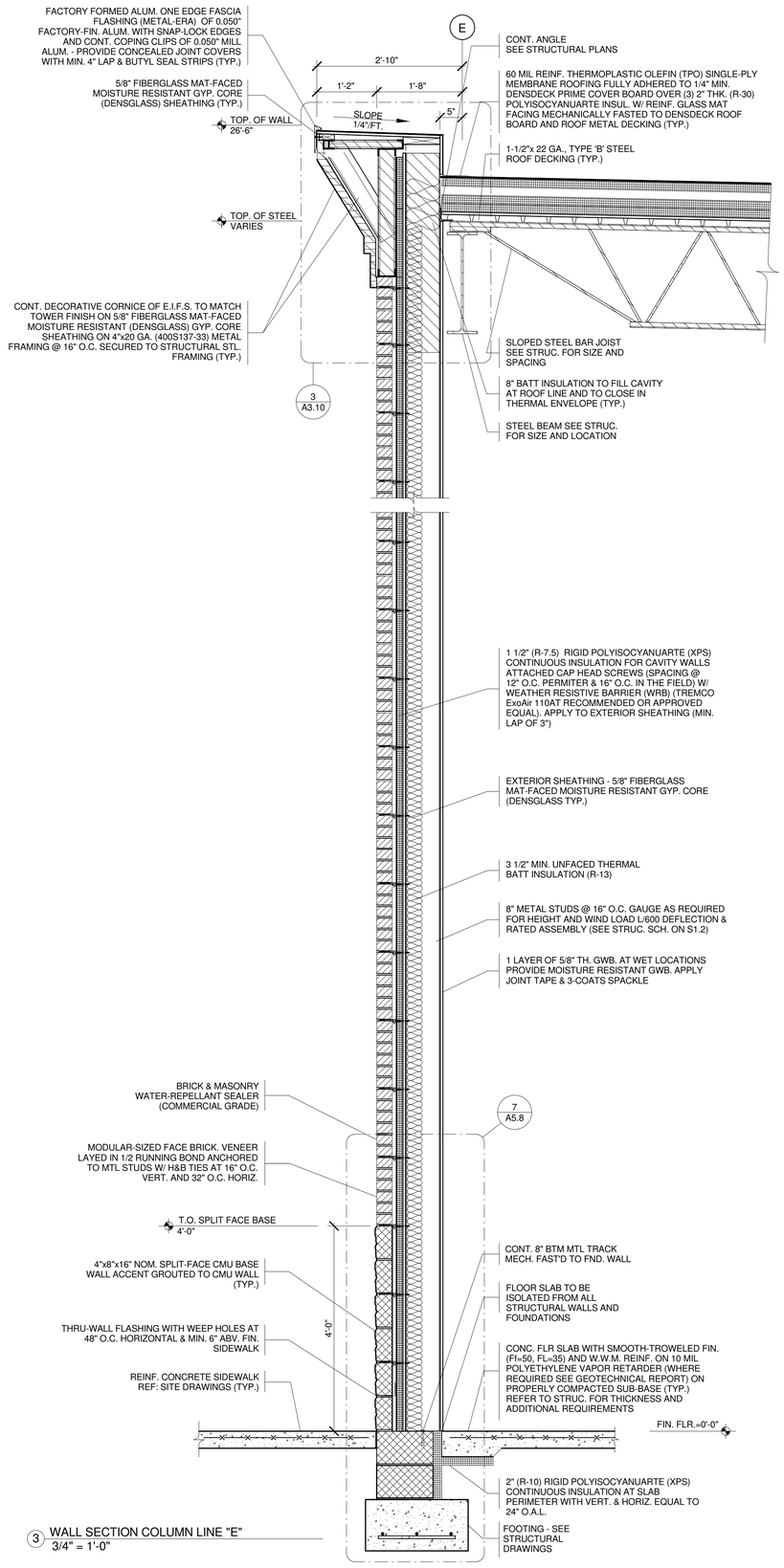
SHEET TITLE

BUILDING SECTIONS

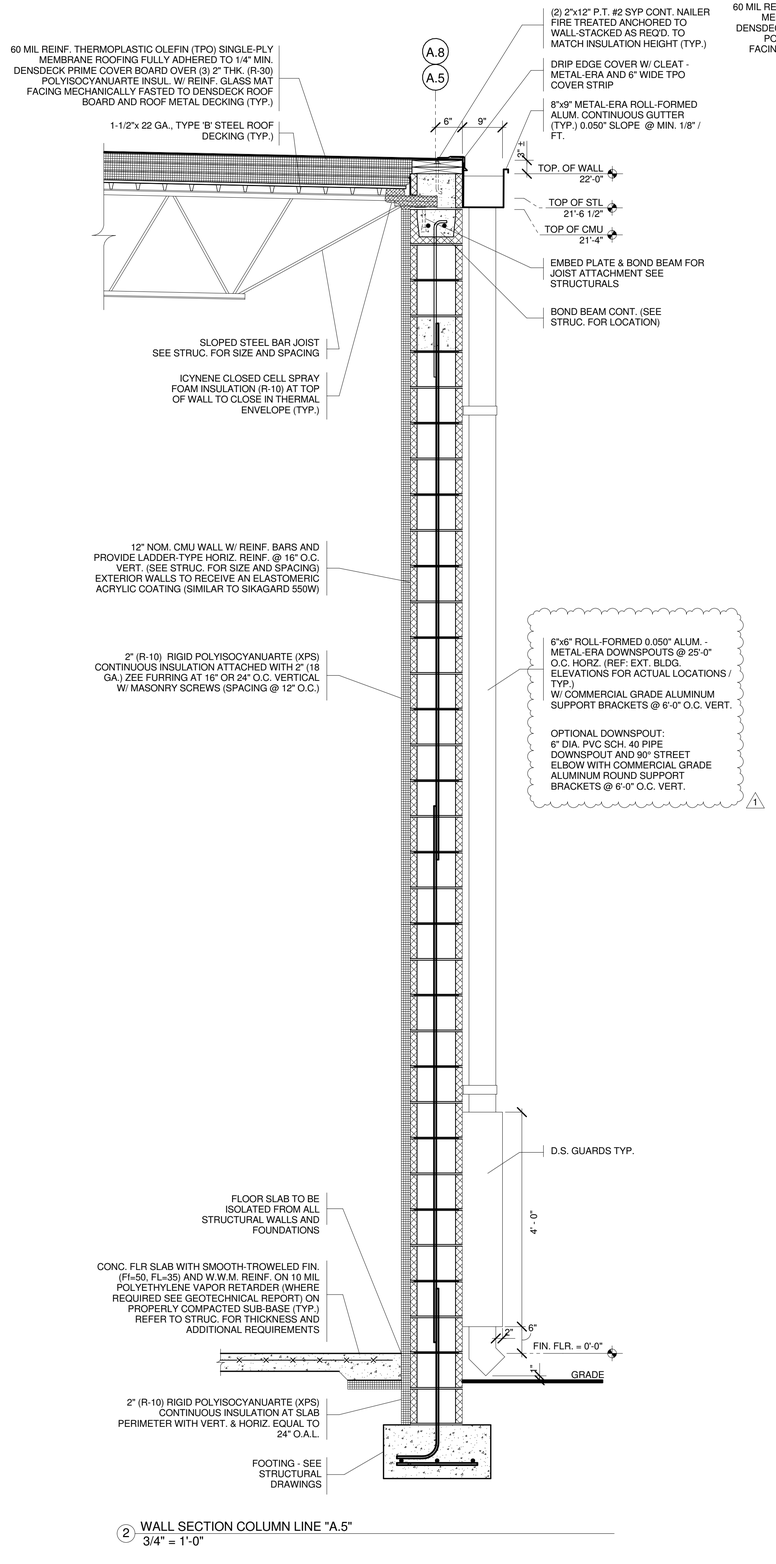
05/24/17	DATE
AS NOTED	SCALE
BR / EMH	DRAWN BY
EMH / JWL	CHECKED BY
17005	PROJECT #

SHEET NUMBER

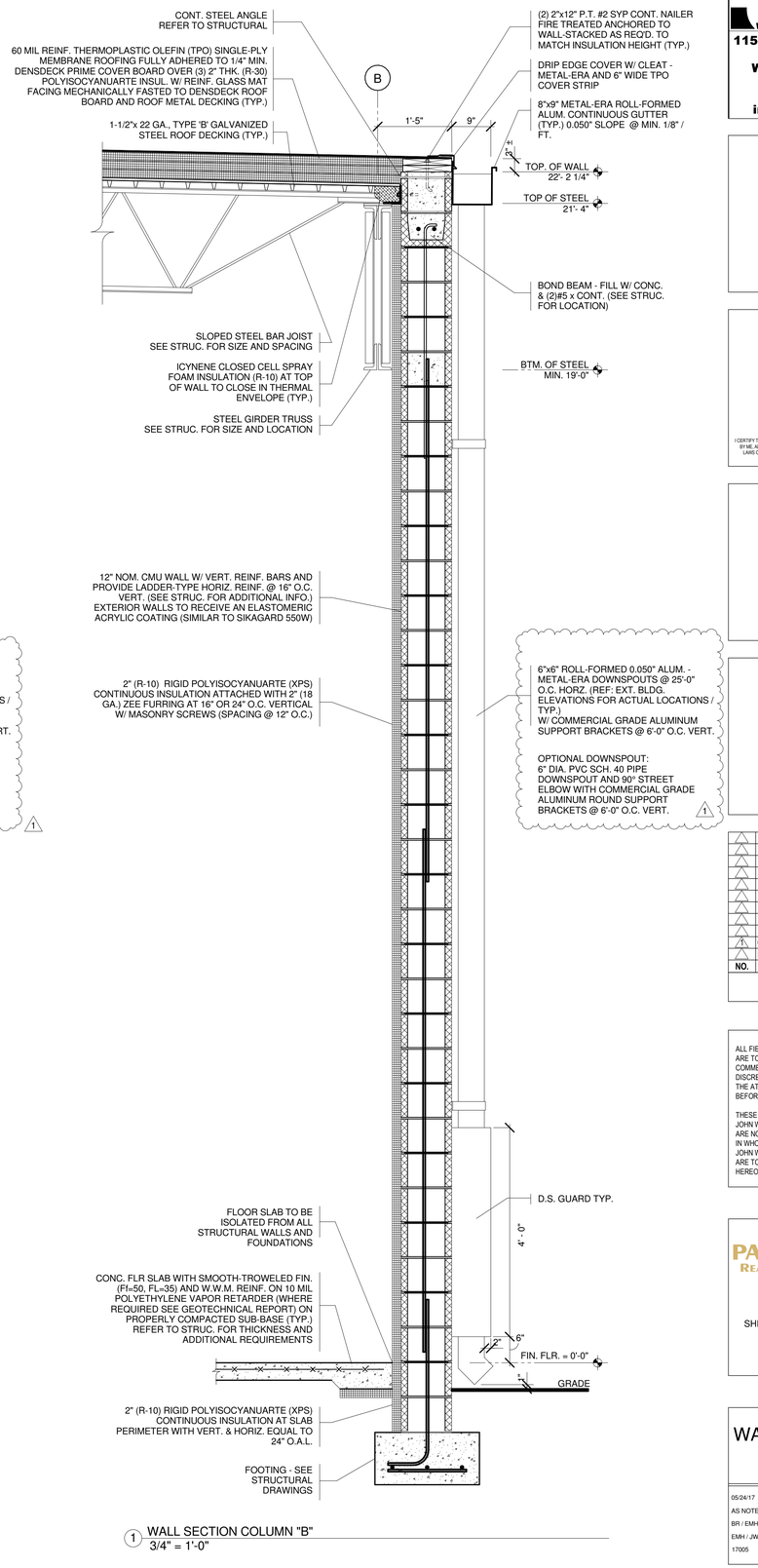
A3.0



3 WALL SECTION COLUMN LINE "E"
3/4" = 1'-0"



2 WALL SECTION COLUMN LINE "A.5"
3/4" = 1'-0"



1 WALL SECTION COLUMN "B"
3/4" = 1'-0"

JOHN W. LISTER architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
610.429.4470
info@listerarch.com

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PARAMOUNT REALTY SERVICES, INC.

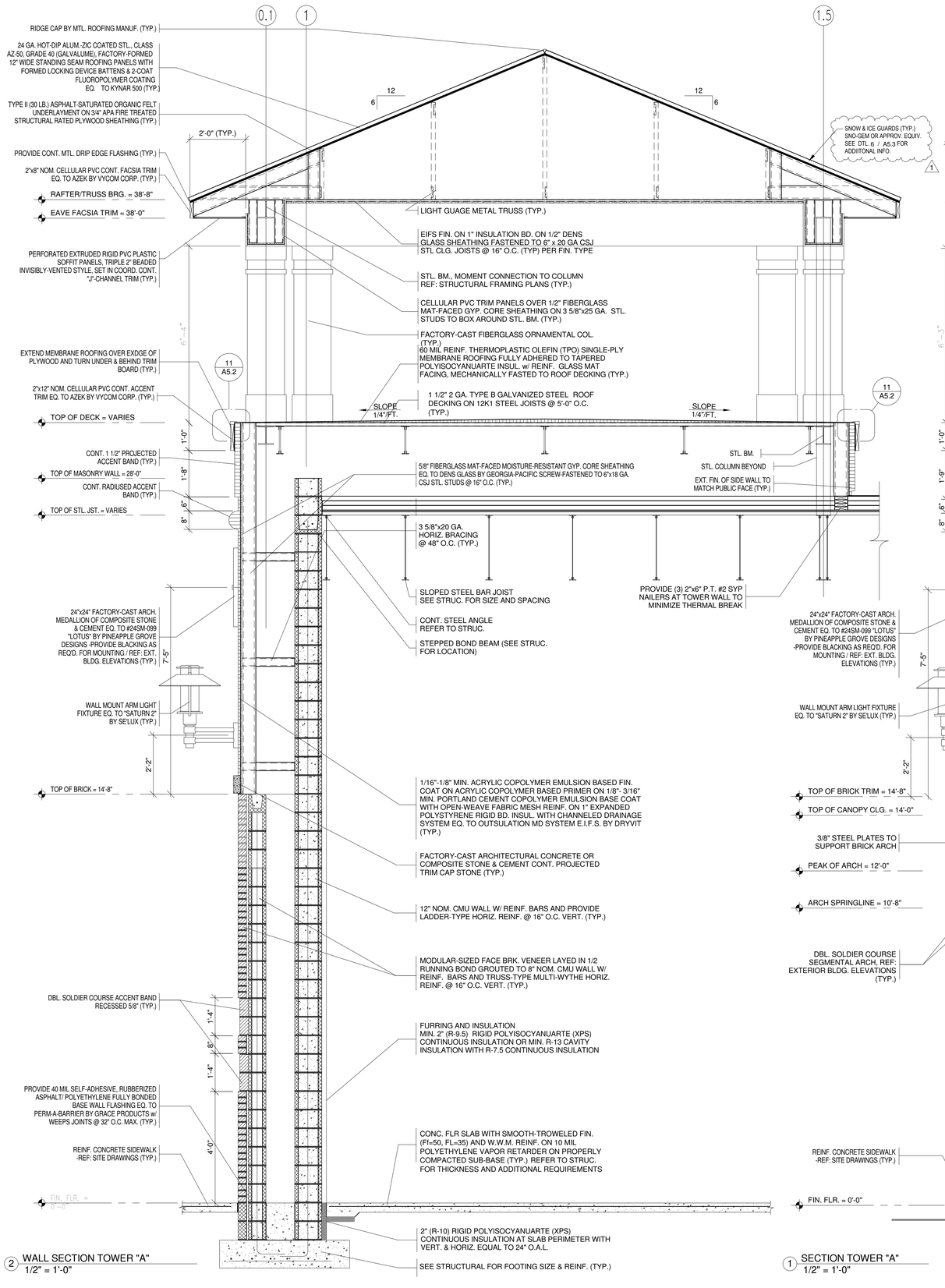
SHELL - OCEANS LANDING II

BERLIN, MARYLAND

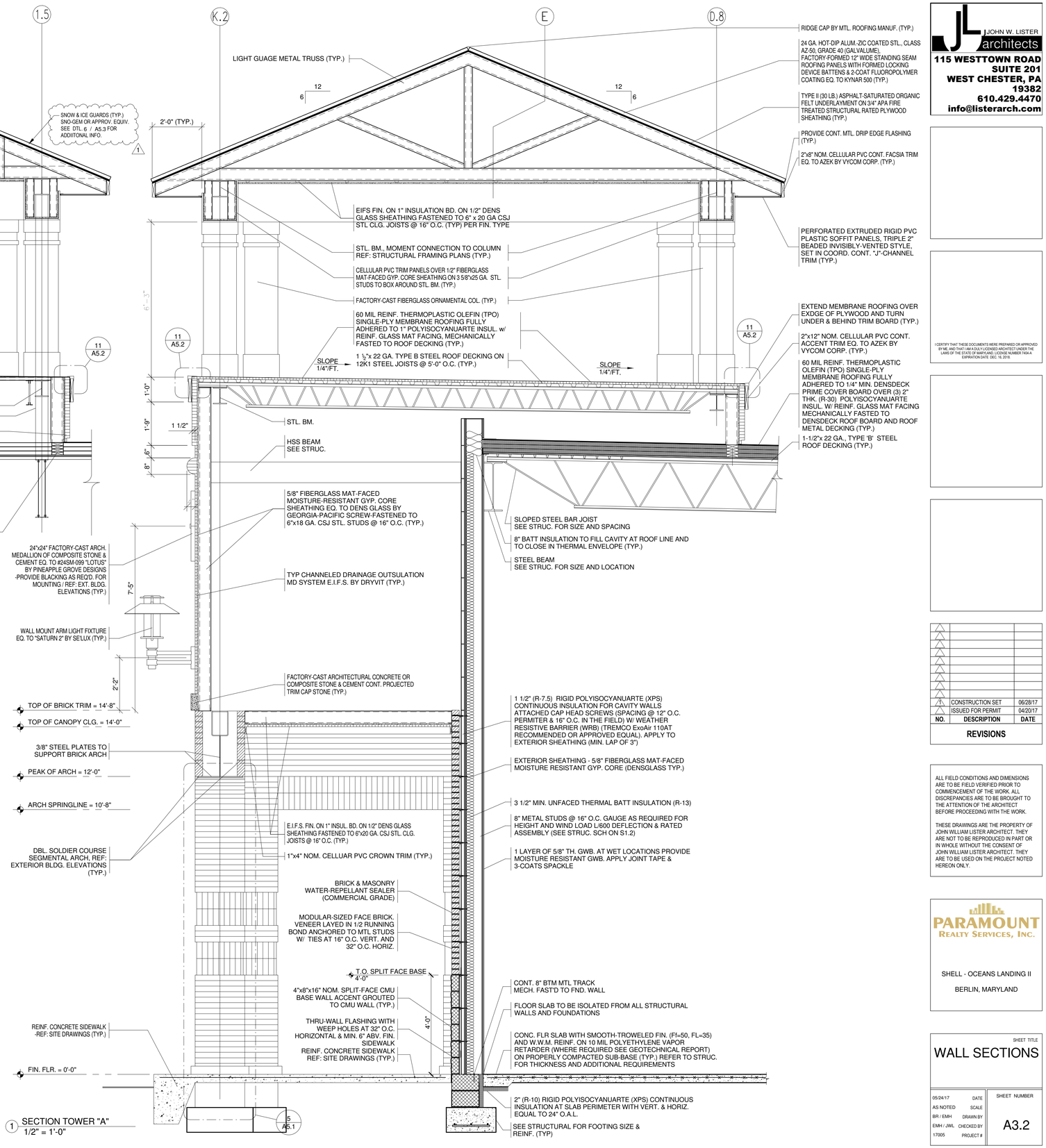
SHEET TITLE
WALL SECTIONS

05/24/17	DATE
AS NOTED	SCALE
BR / EMH	DRAWN BY
EMH / JWL	CHECKED BY
17005	PROJECT #

SHEET NUMBER
A3.1



2 WALL SECTION TOWER "A"
1/2" = 1'-0"



1 SECTION TOWER "A"
1/2" = 1'-0"

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115 WESTTOWN ROAD
SUITE 201
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19382
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PARAMOUNT REALTY SERVICES, INC.

SHELL - OCEANS LANDING II

BERLIN, MARYLAND

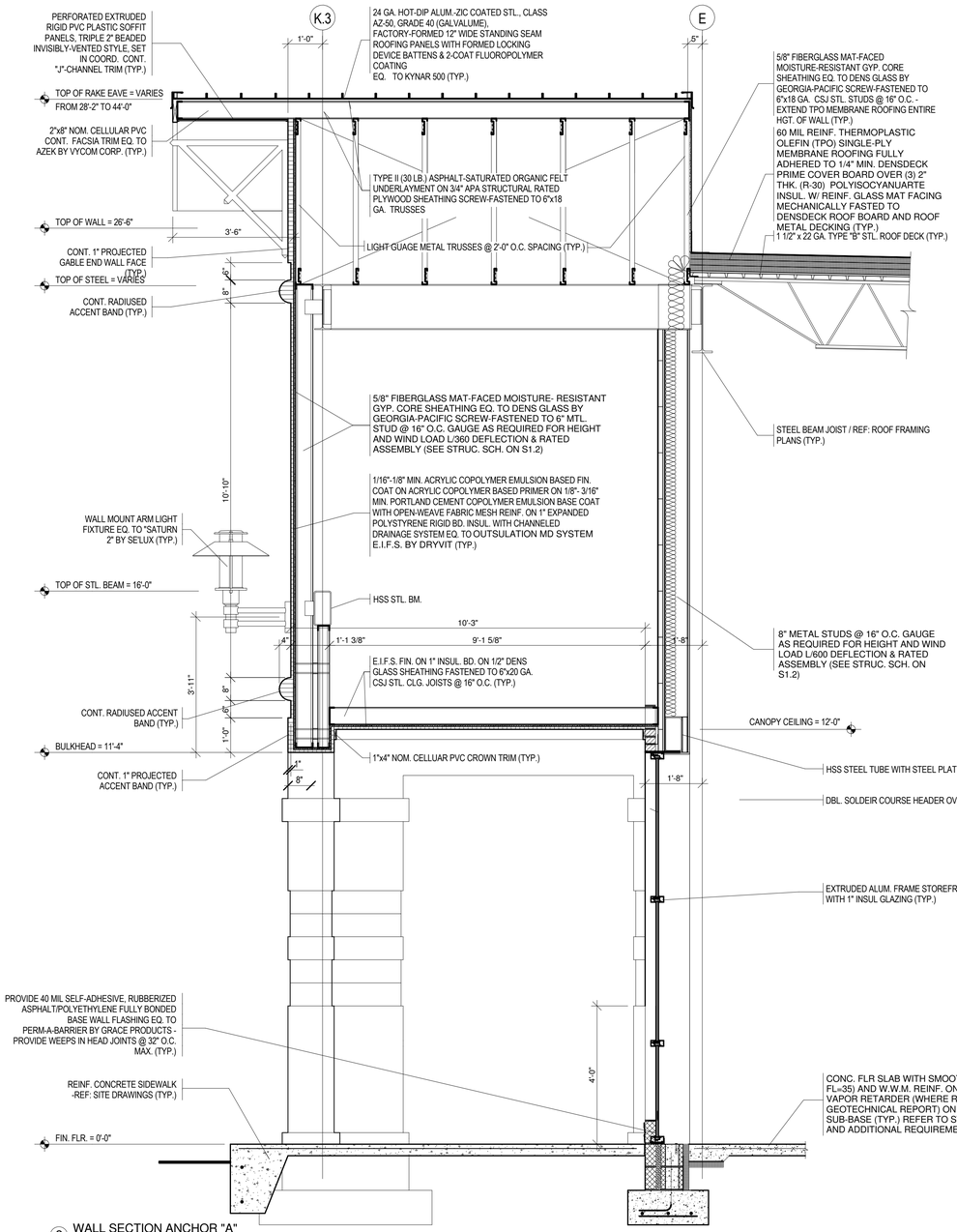
SHEET TITLE
WALL SECTIONS

05/24/17	DATE
AS NOTED	SCALE
BR / EMH	DRAWN BY
EMH / JWL	CHECKED BY
17005	PROJECT #

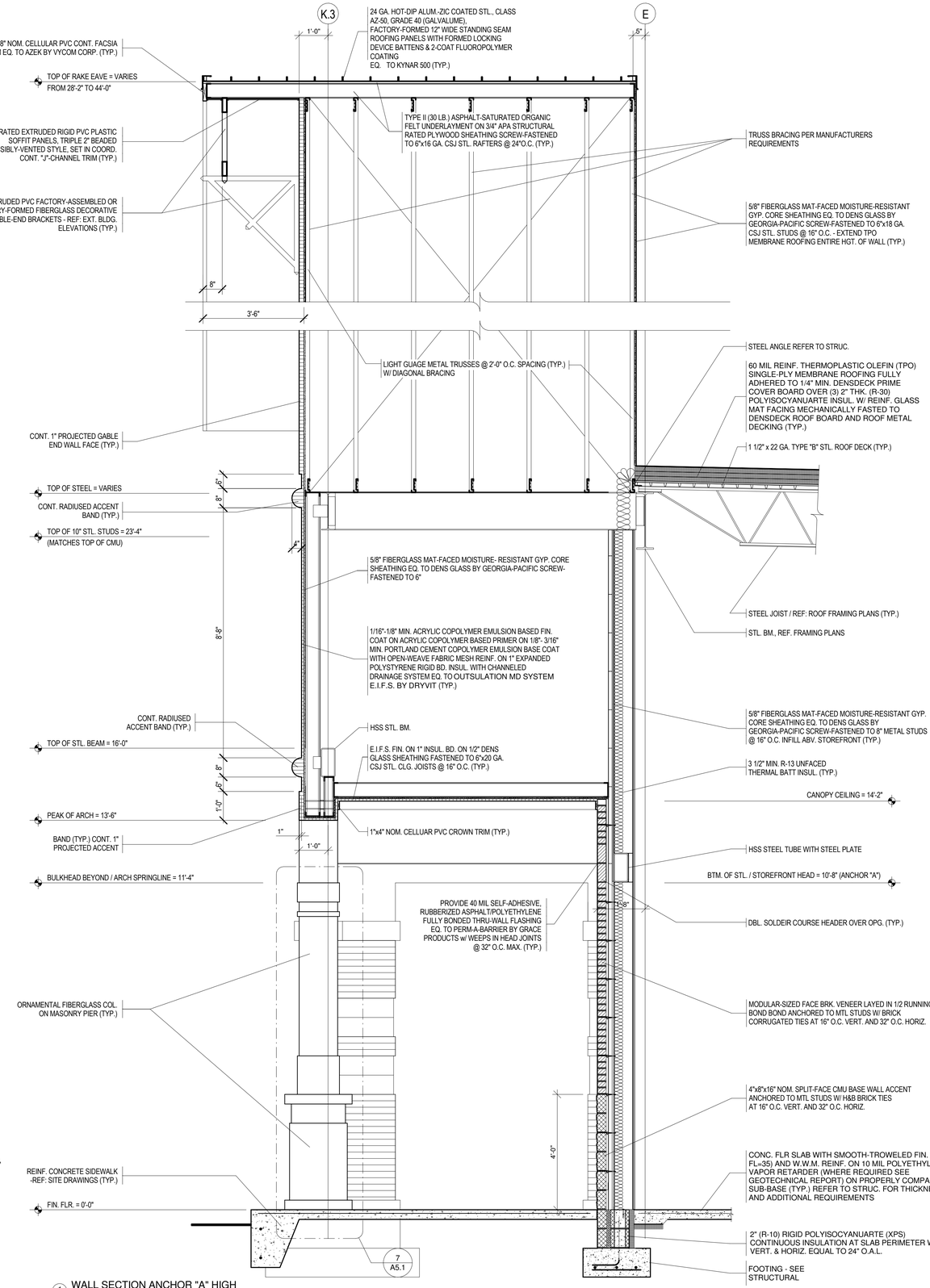
SHEET NUMBER
A3.2

THIS SHEET HAS BEEN REVISED

1



2 WALL SECTION ANCHOR "A"
1/2" = 1'-0"



1 WALL SECTION ANCHOR "A" HIGH
1/2" = 1'-0"

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SUITE 201
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SHELL - OCEANS LANDING II

BERLIN, MARYLAND

SHEET TITLE
WALL SECTIONS

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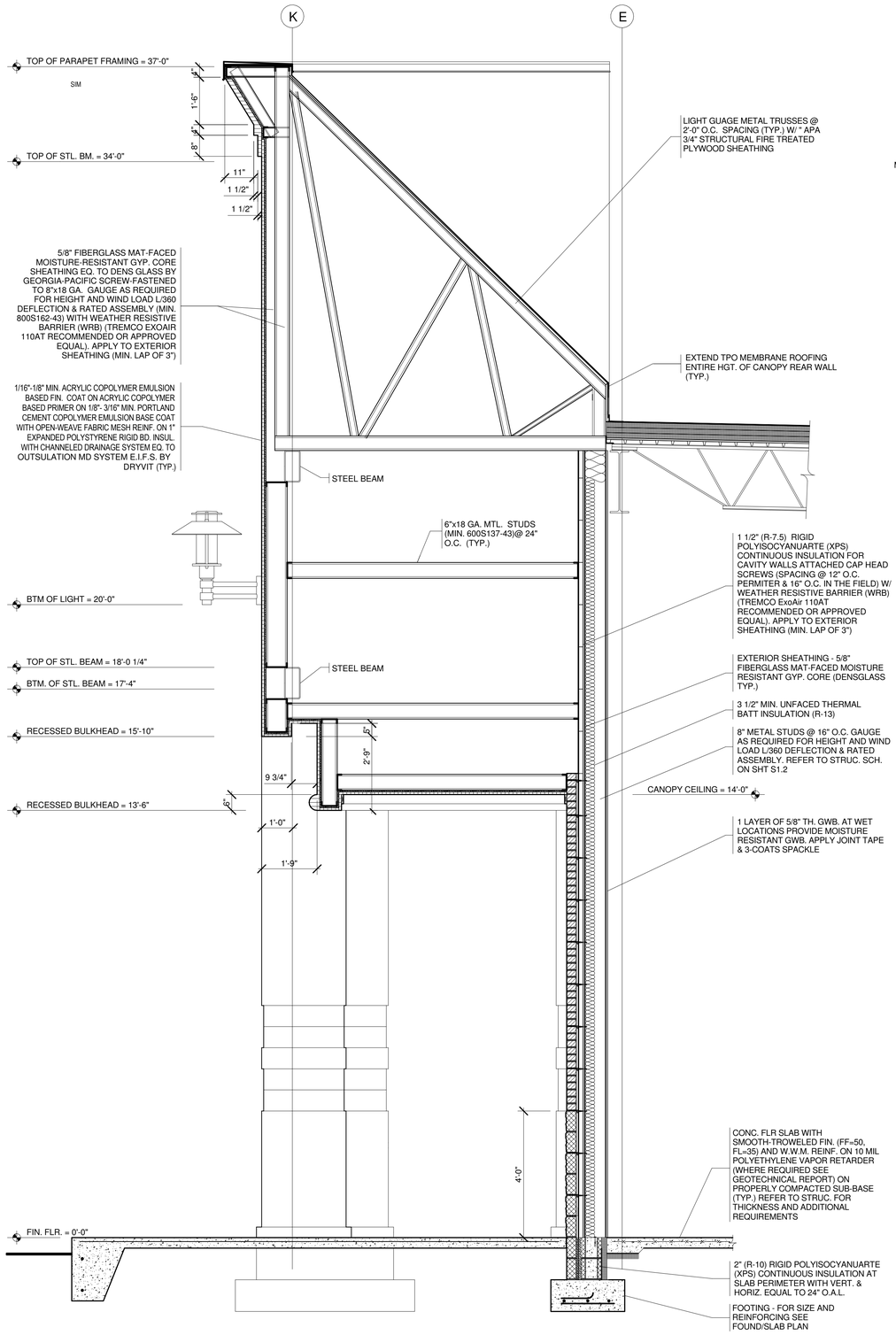
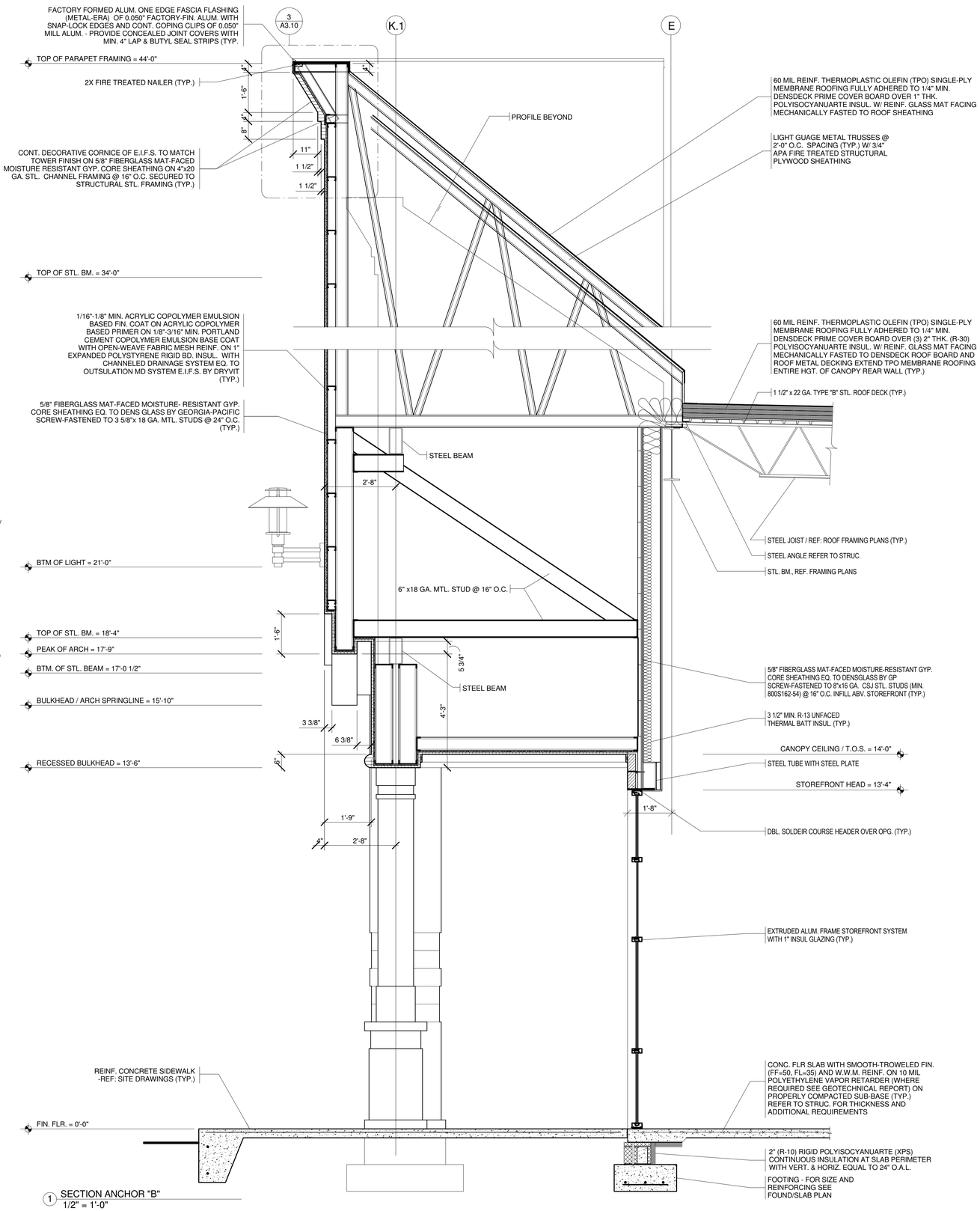
EMH / JWL	CHECKED BY
17005	PROJECT #

SHEET NUMBER
A3.3



2 SECTION ANCHOR "B"
1/2" = 1'-0"



1 SECTION ANCHOR "B"
1/2" = 1'-0"

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PARAMOUNT REALTY SERVICES, INC.

SHELL - OCEANS LANDING II

BERLIN, MARYLAND

SHEET TITLE
WALL SECTIONS

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AS NOTED	SCALE
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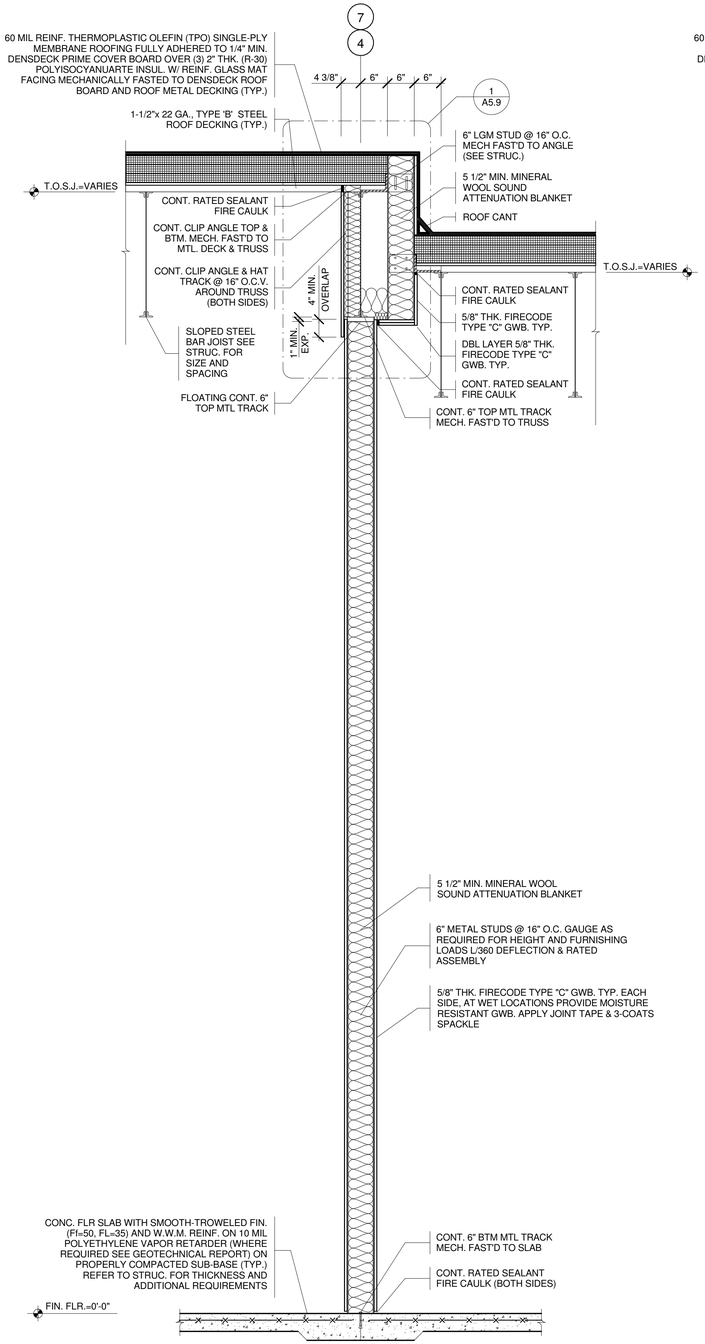
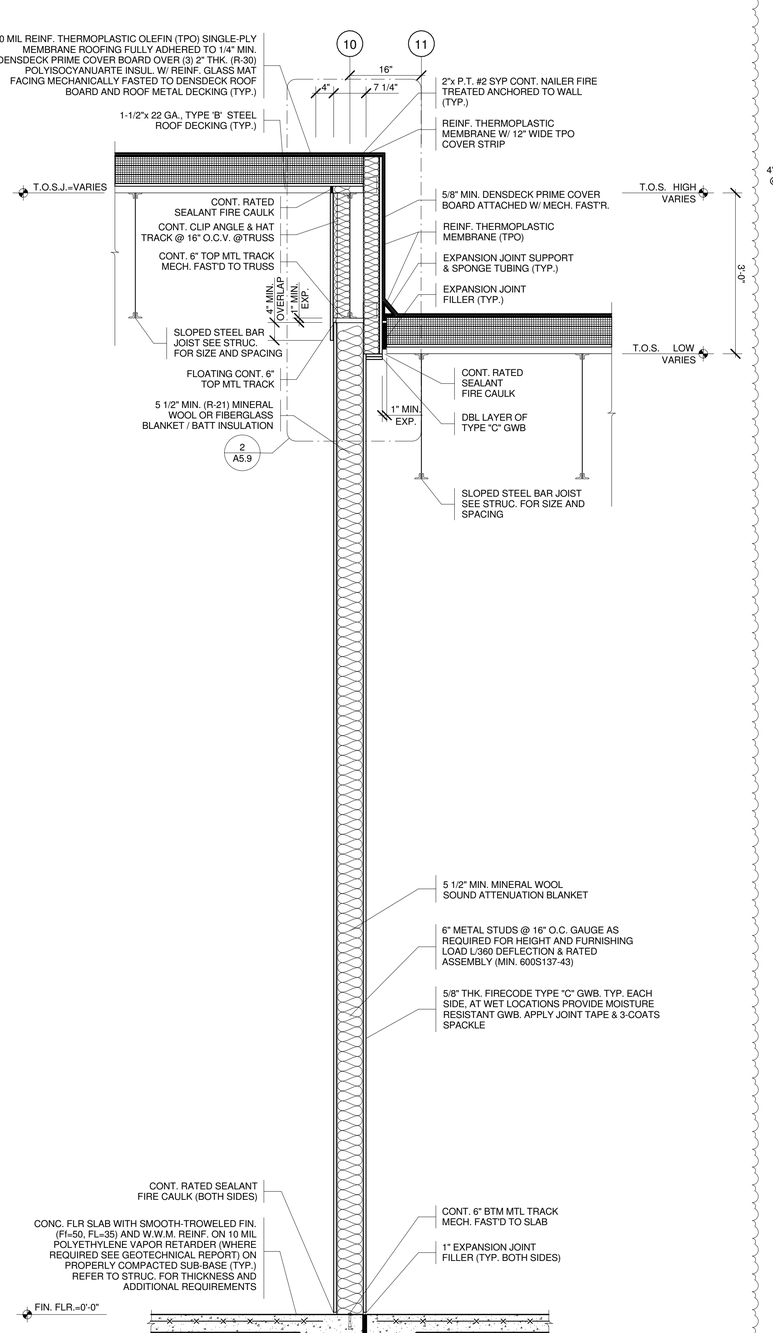
EMH / JWL	CHECKED BY
17005	PROJECT #

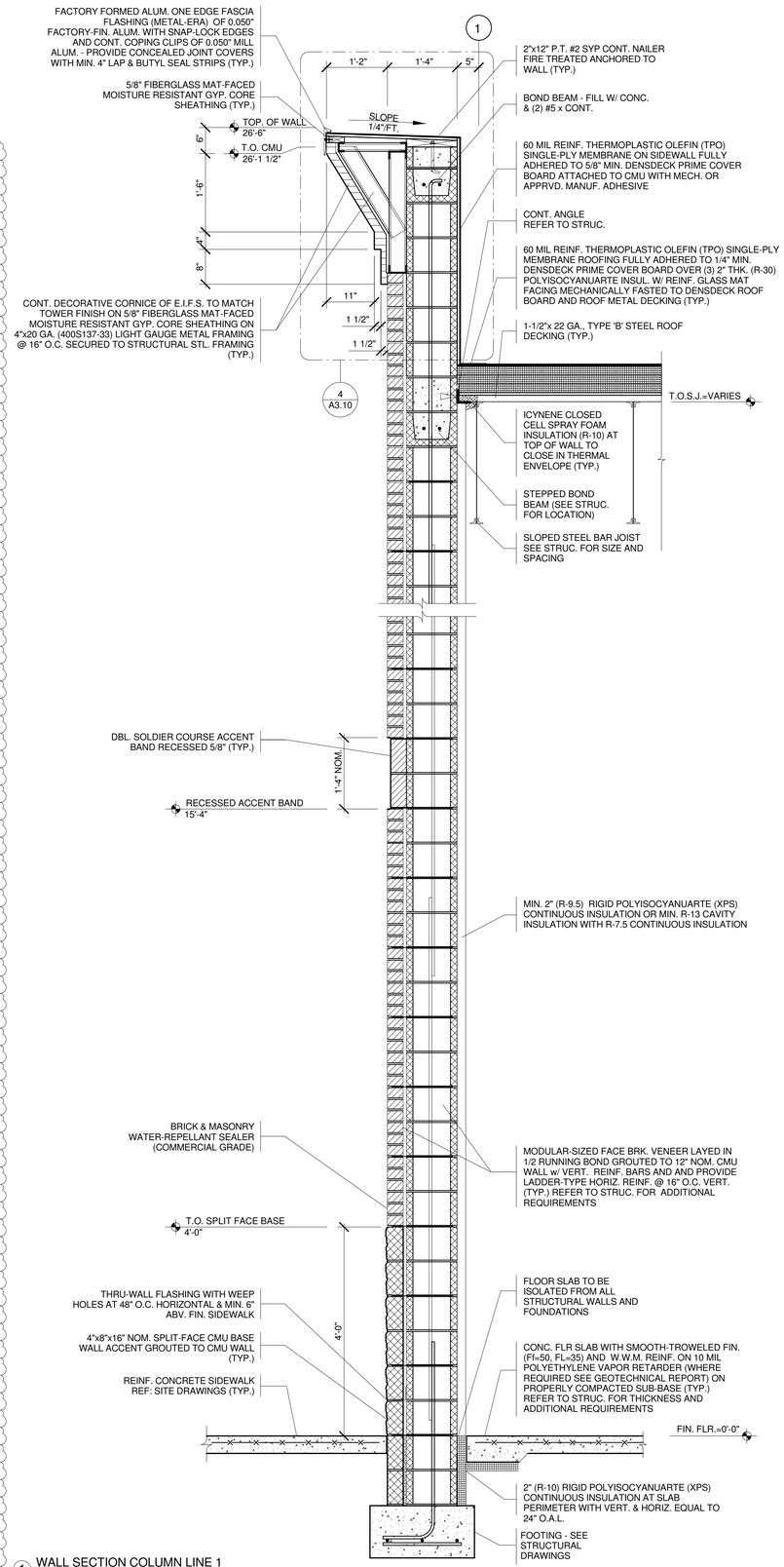
SHEET NUMBER
A3.4



3 WALL SECTION COLUMN LINE 4 AND 7
3/4" = 1'-0"



2 WALL SECTION COLUMN LINE 10 TO 11
3/4" = 1'-0"



1 WALL SECTION COLUMN LINE 1
3/4" = 1'-0"

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PARAMOUNT REALTY SERVICES, INC.

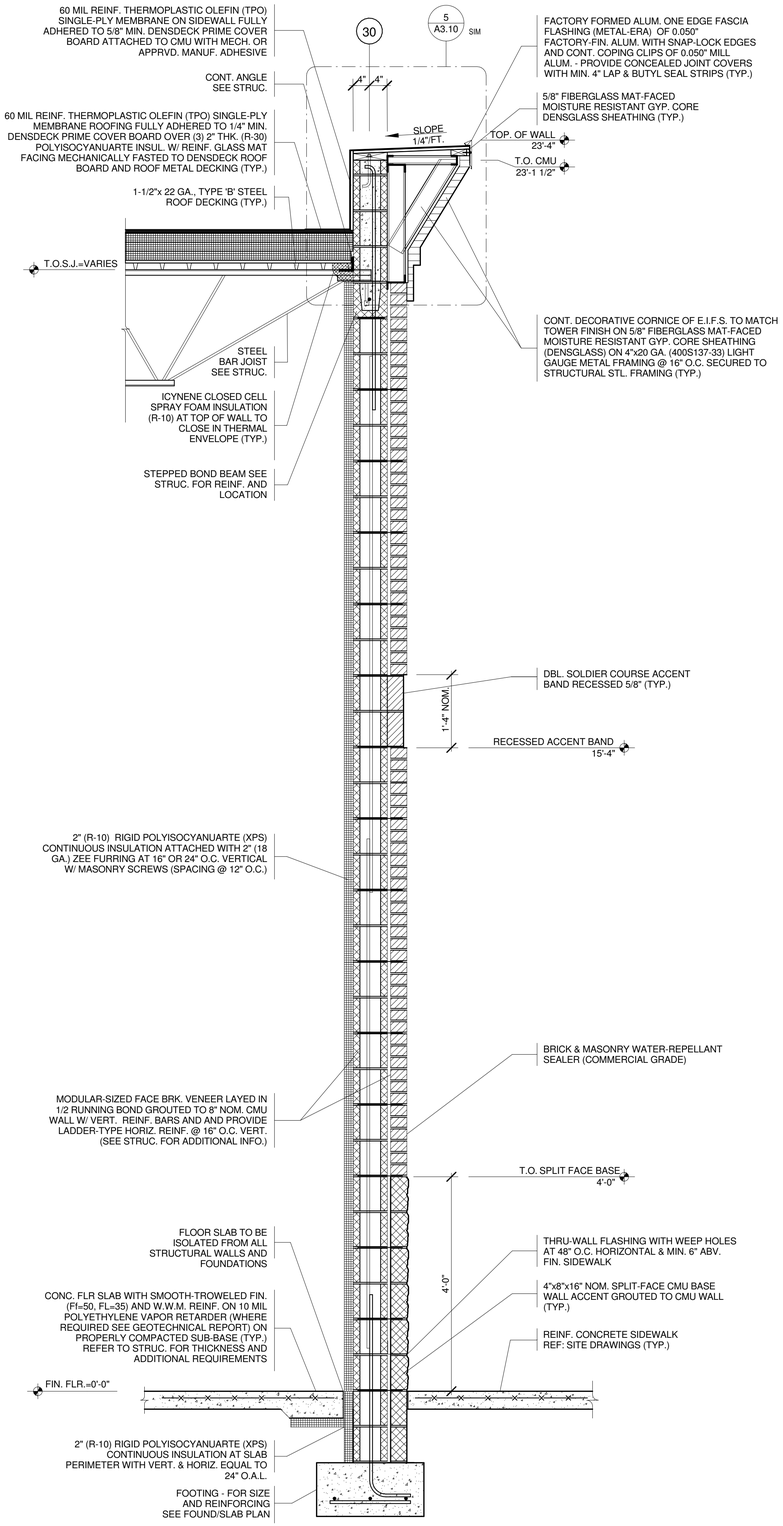
SHELL - OCEANS LANDING II

BERLIN, MARYLAND

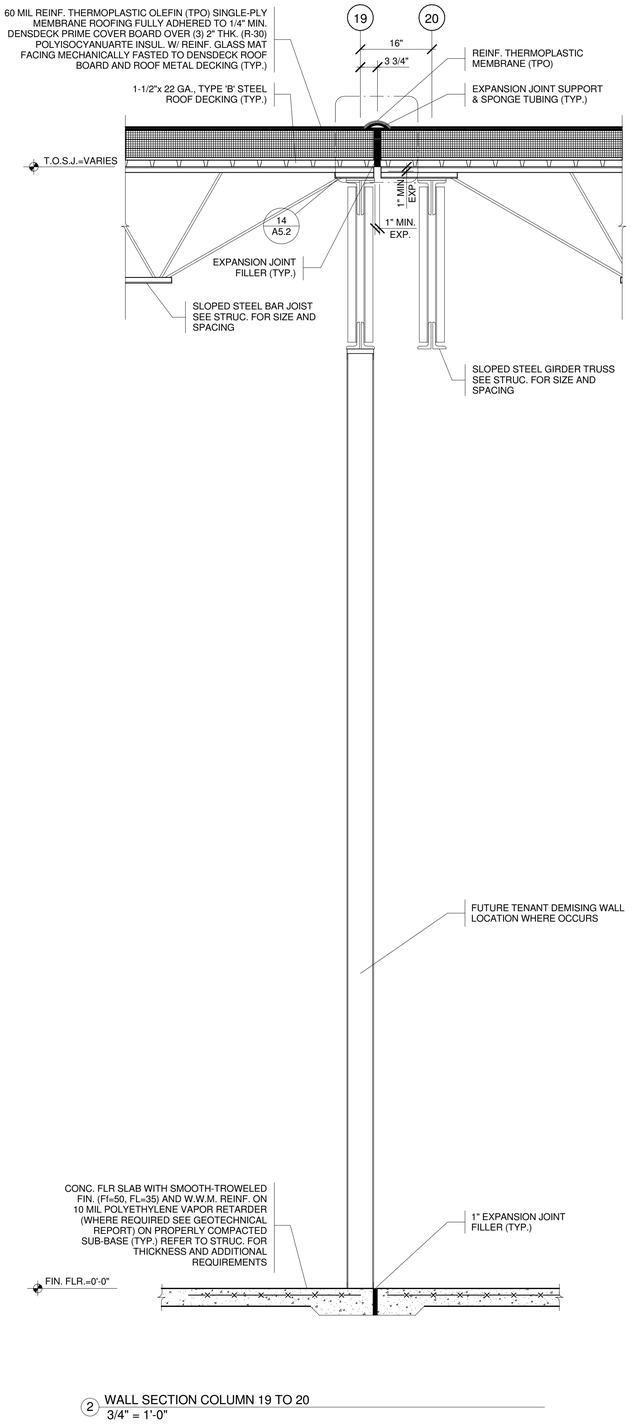
SHEET TITLE
WALL SECTIONS

05/24/17	DATE
AS NOTED	SCALE
BR / EMH	DRAWN BY
EMH / JWL	CHECKED BY
17005	PROJECT #

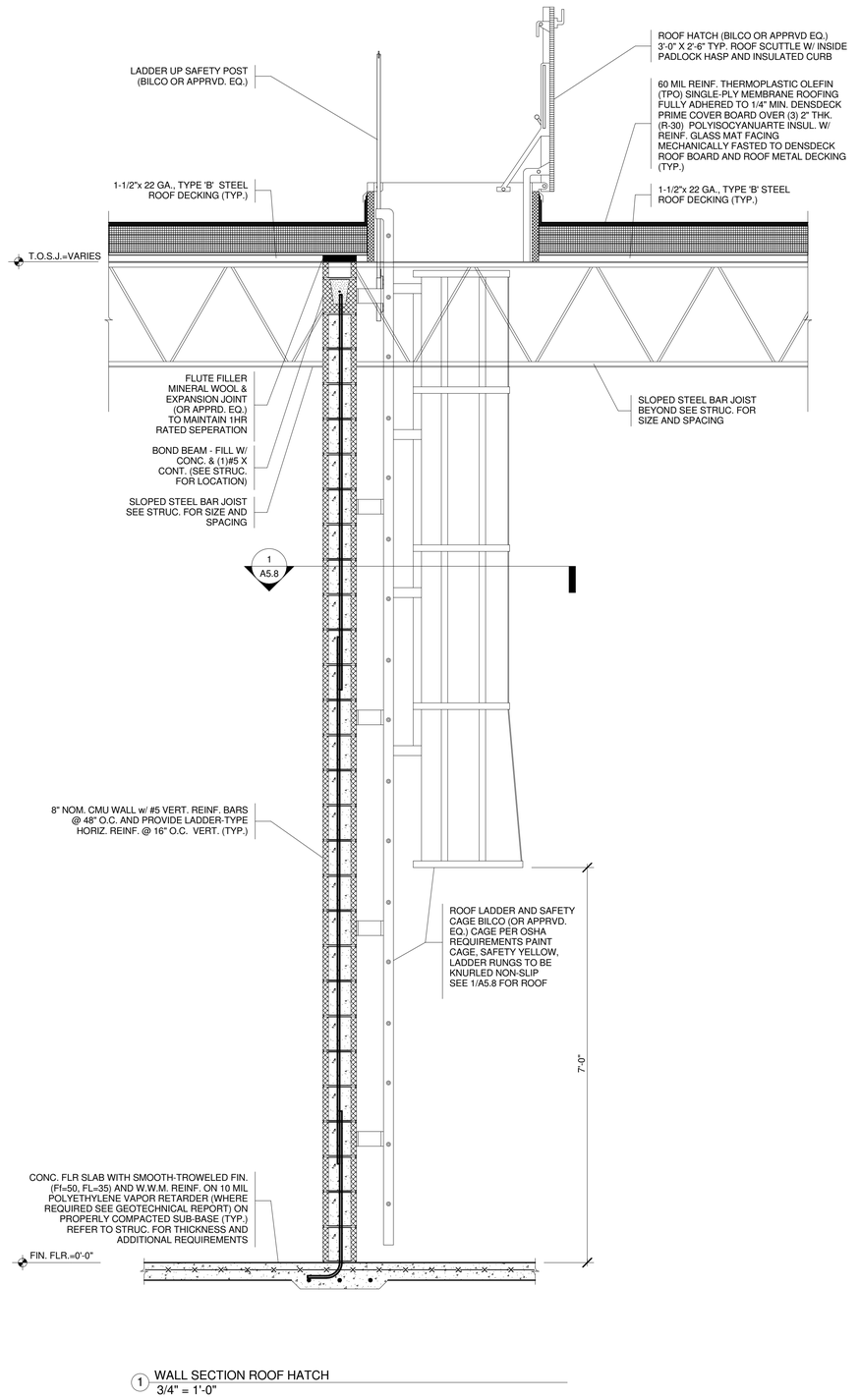
SHEET NUMBER
A3.5



3 WALL SECTION COLUMN 30
3/4" = 1'-0"



2 WALL SECTION COLUMN 19 TO 20
3/4" = 1'-0"



1 WALL SECTION ROOF HATCH
3/4" = 1'-0"

JOHN W. LISTER architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
610.429.4470
info@listerarch.com

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 7404 A EXPIRATION DATE: DEC. 15, 2018.

NO.	DESCRIPTION	DATE
	ISSUED FOR PERMIT	04/20/17

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SHELL - OCEANS LANDING II

BERLIN, MARYLAND

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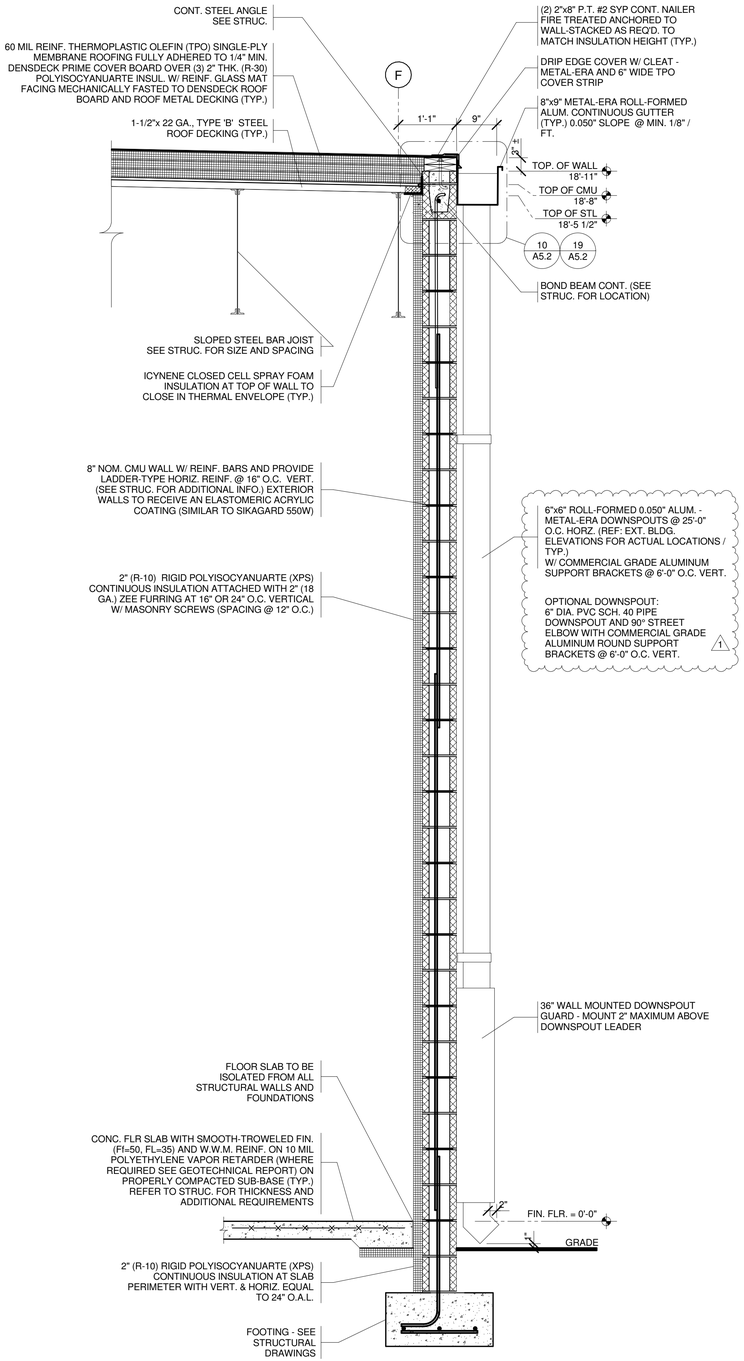
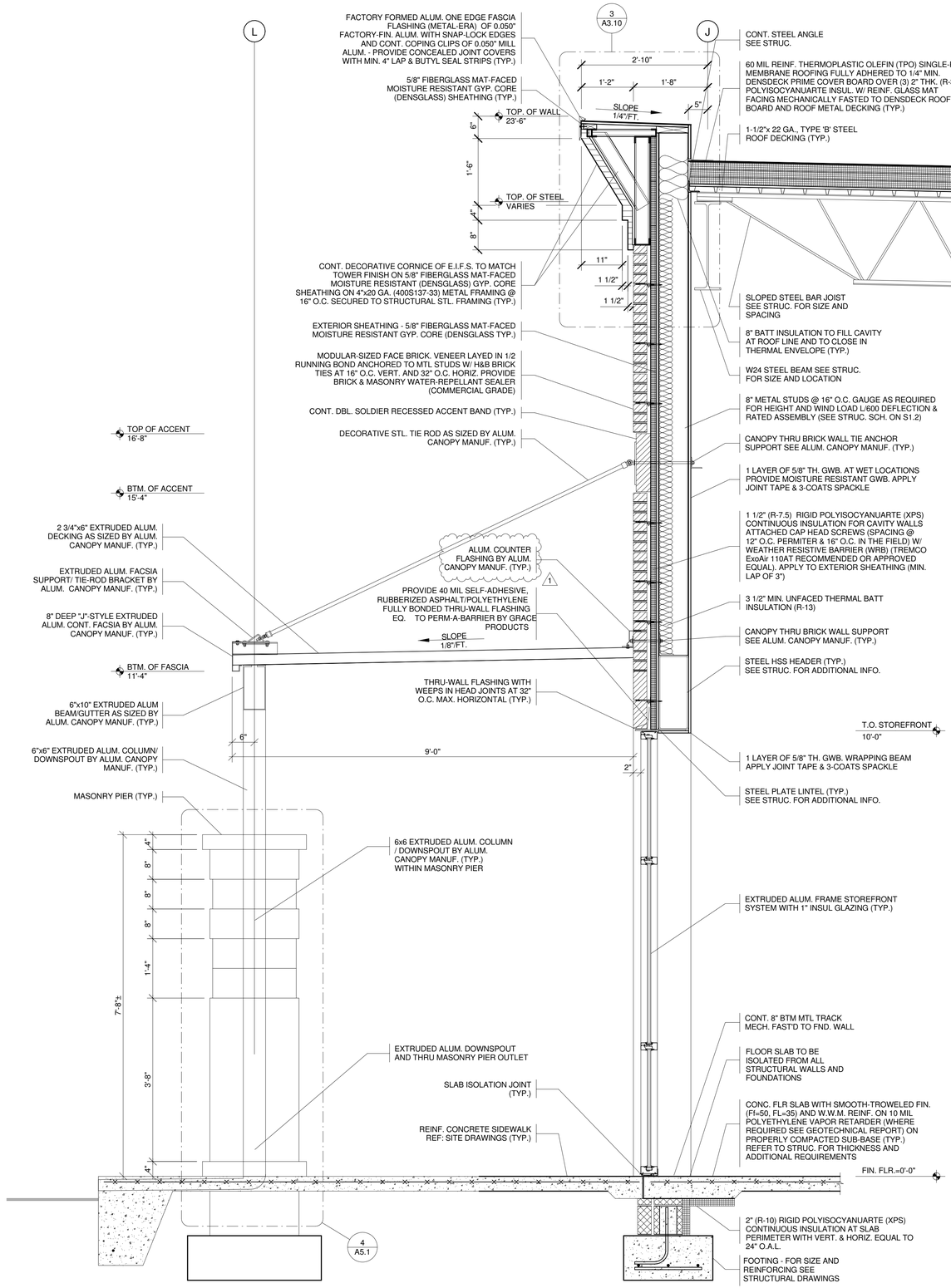
EMH / JWL	CHECKED BY
17005	PROJECT #

SHEET NUMBER
A3.6



2 WALL SECTION COLUMN "F"
3/4" = 1'-0"



1 WALL SECTION CANOPY
3/4" = 1'-0"

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PARAMOUNT REALTY SERVICES, INC.

SHELL - OCEANS LANDING II

BERLIN, MARYLAND

SHEET TITLE
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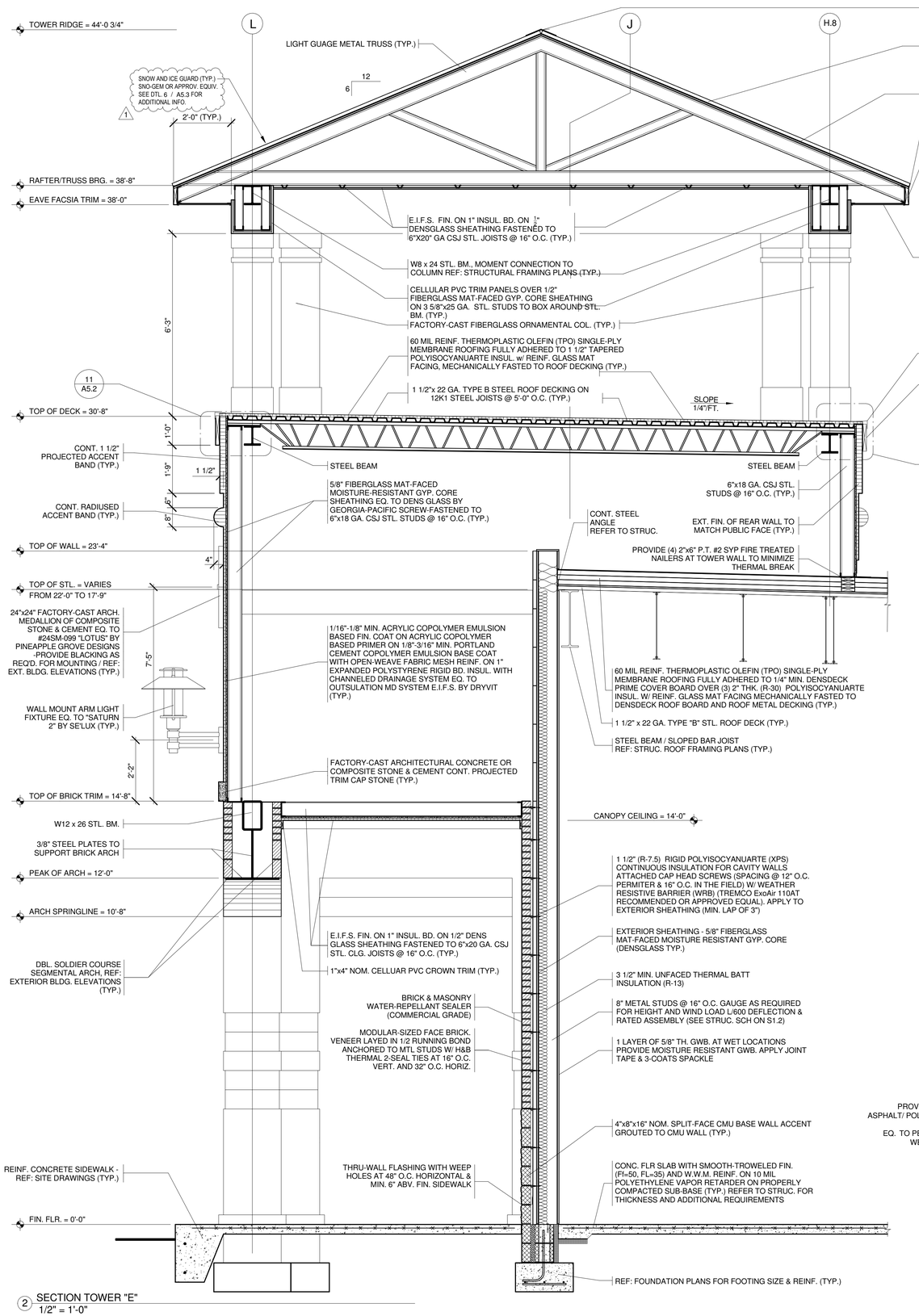
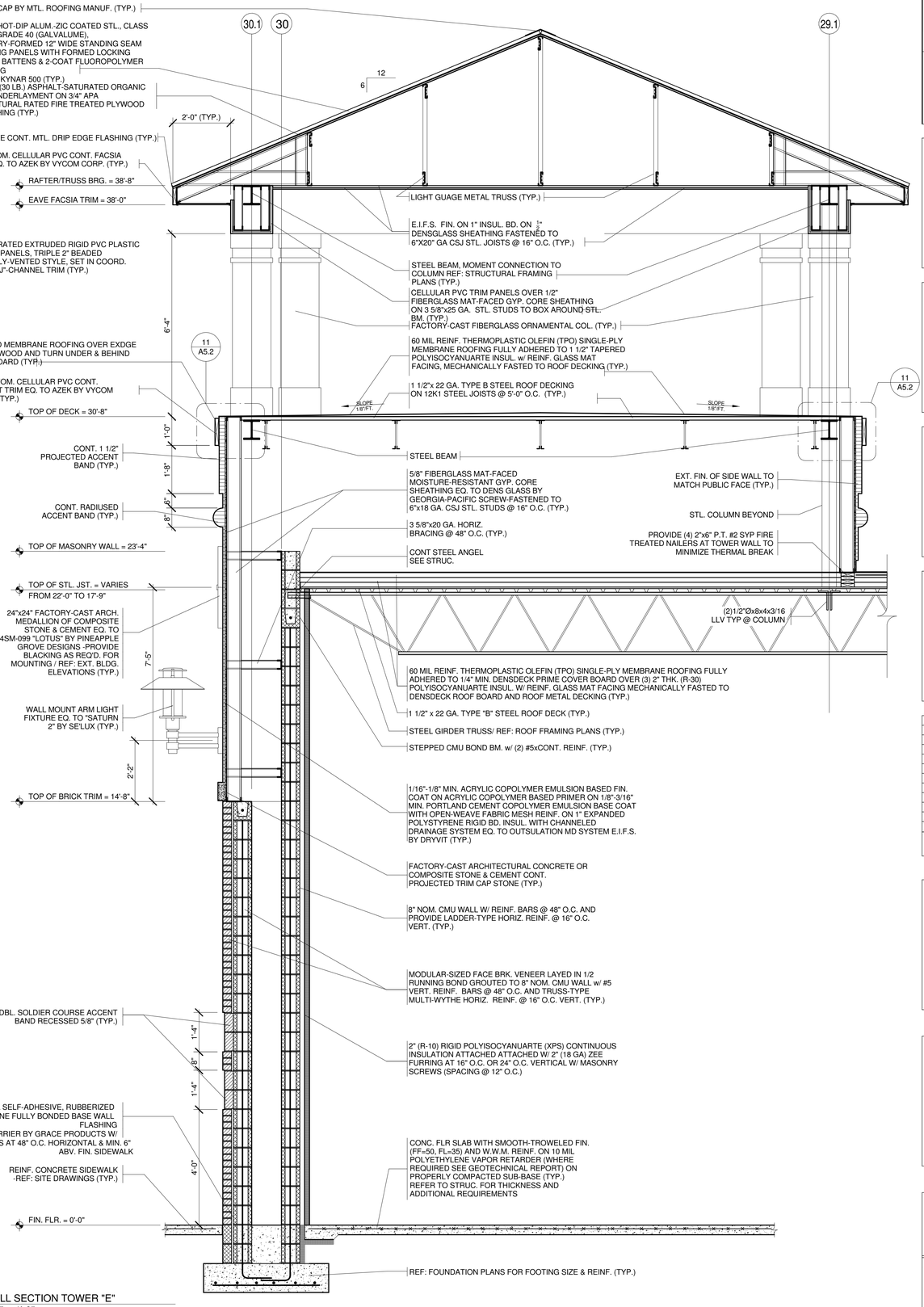
EMH / JWL	CHECKED BY
17005	PROJECT #

SHEET NUMBER
A3.7



2 SECTION TOWER "E"
1/2" = 1'-0"



1 WALL SECTION TOWER "E"
1/2" = 1'-0"

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SHELL - OCEANS LANDING II

BERLIN, MARYLAND

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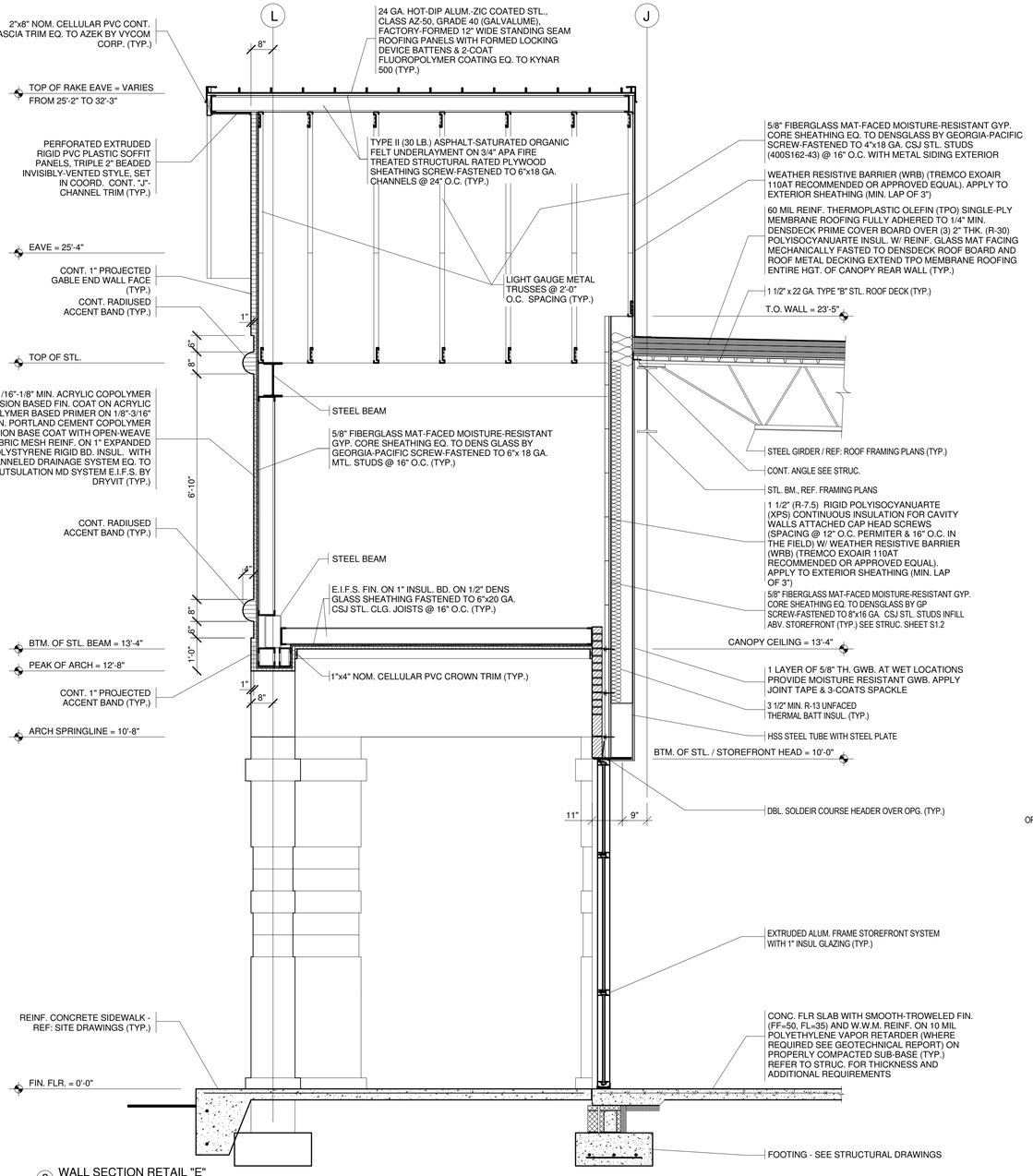
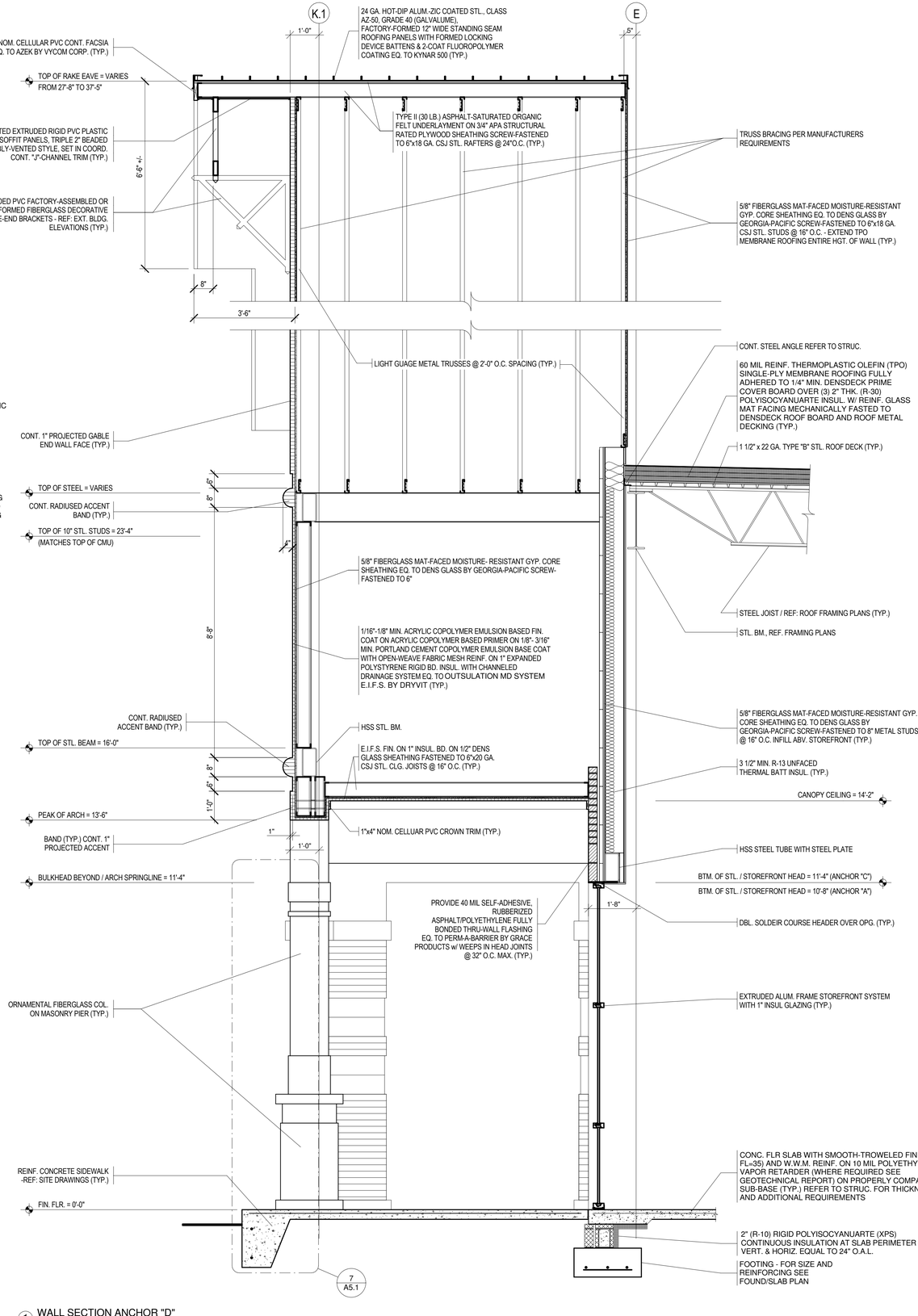
EMH / JWL	CHECKED BY
17005	PROJECT #

SHEET NUMBER
A3.8



2 WALL SECTION RETAIL "E"
1/2" = 1'-0"



1 WALL SECTION ANCHOR "D"
1/2" = 1'-0"

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SHELL - OCEANS LANDING II

BERLIN, MARYLAND

SHEET TITLE
WALL SECTIONS

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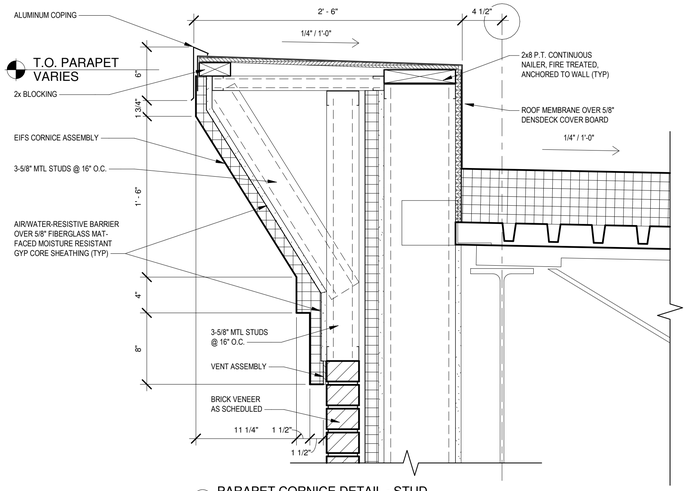
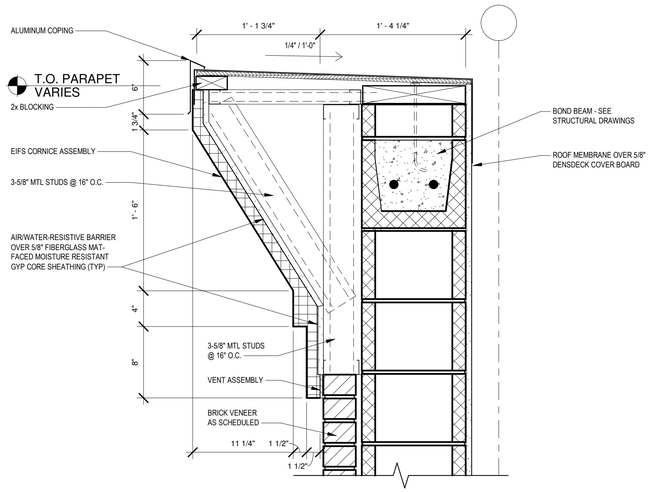
EMH / JWL	CHECKED BY
17005	PROJECT #

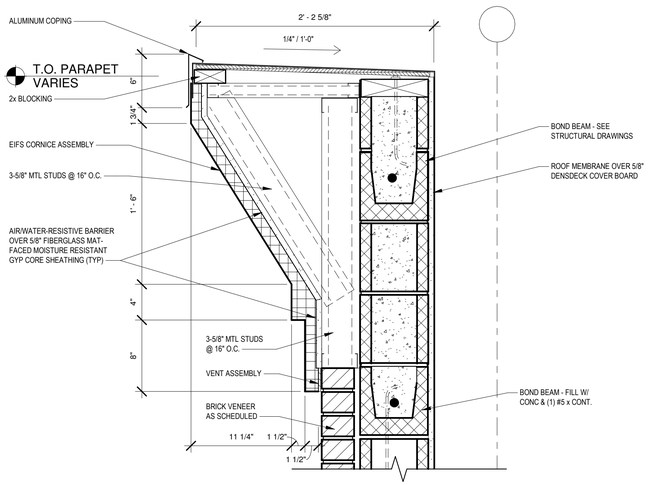
SHEET NUMBER
A3.9



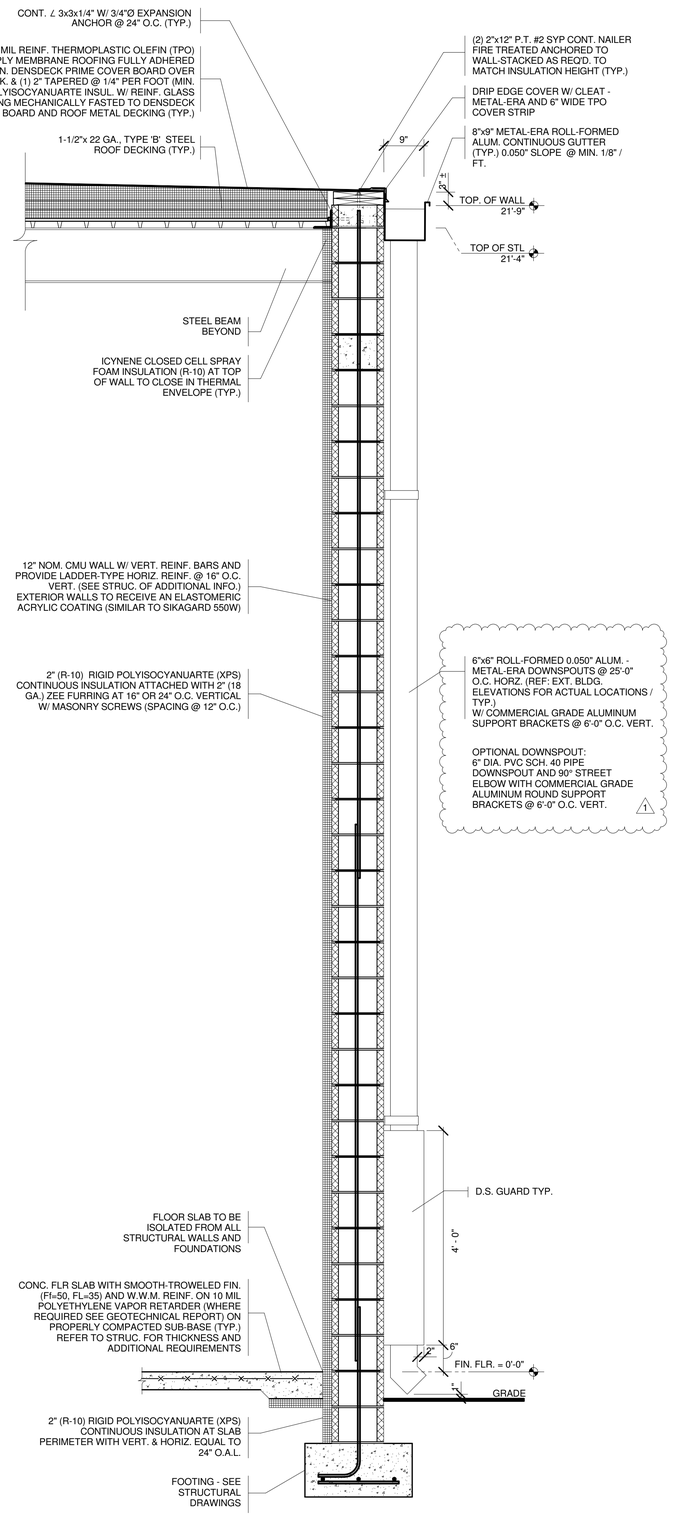
3 PARAPET CORNICE DETAIL - STUD
1 1/2" = 1'-0"



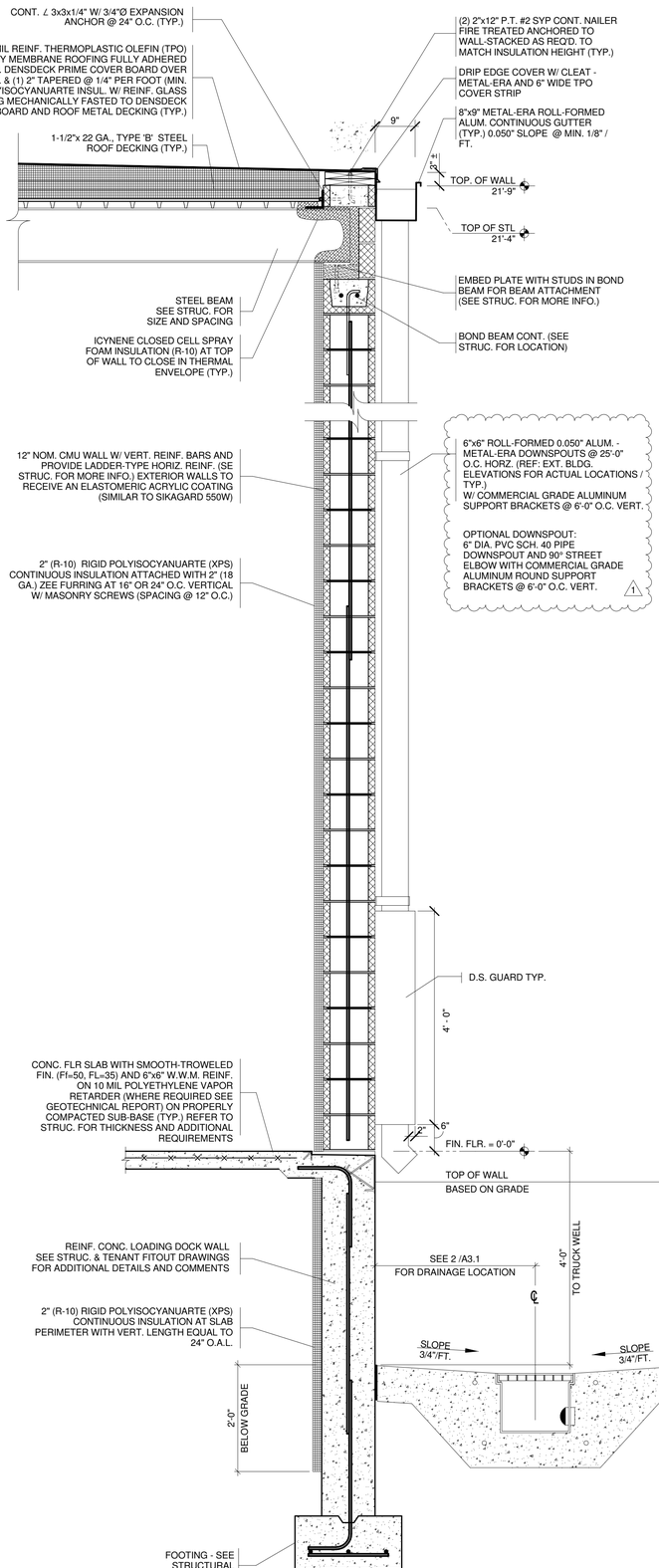
4 PARAPET CORNICE DETAIL - 12" CMU
1 1/2" = 1'-0"



5 PARAPET CORNICE DETAIL - 8" CMU
1 1/2" = 1'-0"



2 WALL SECTION STAGING AREA
3/4" = 1'-0"



1 WALL SECTION LOADING DOCK
3/4" = 1'-0"

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115 WESTTOWN ROAD
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SHELL - OCEANS LANDING II

BERLIN, MARYLAND

SHEET TITLE
WALL SECTIONS

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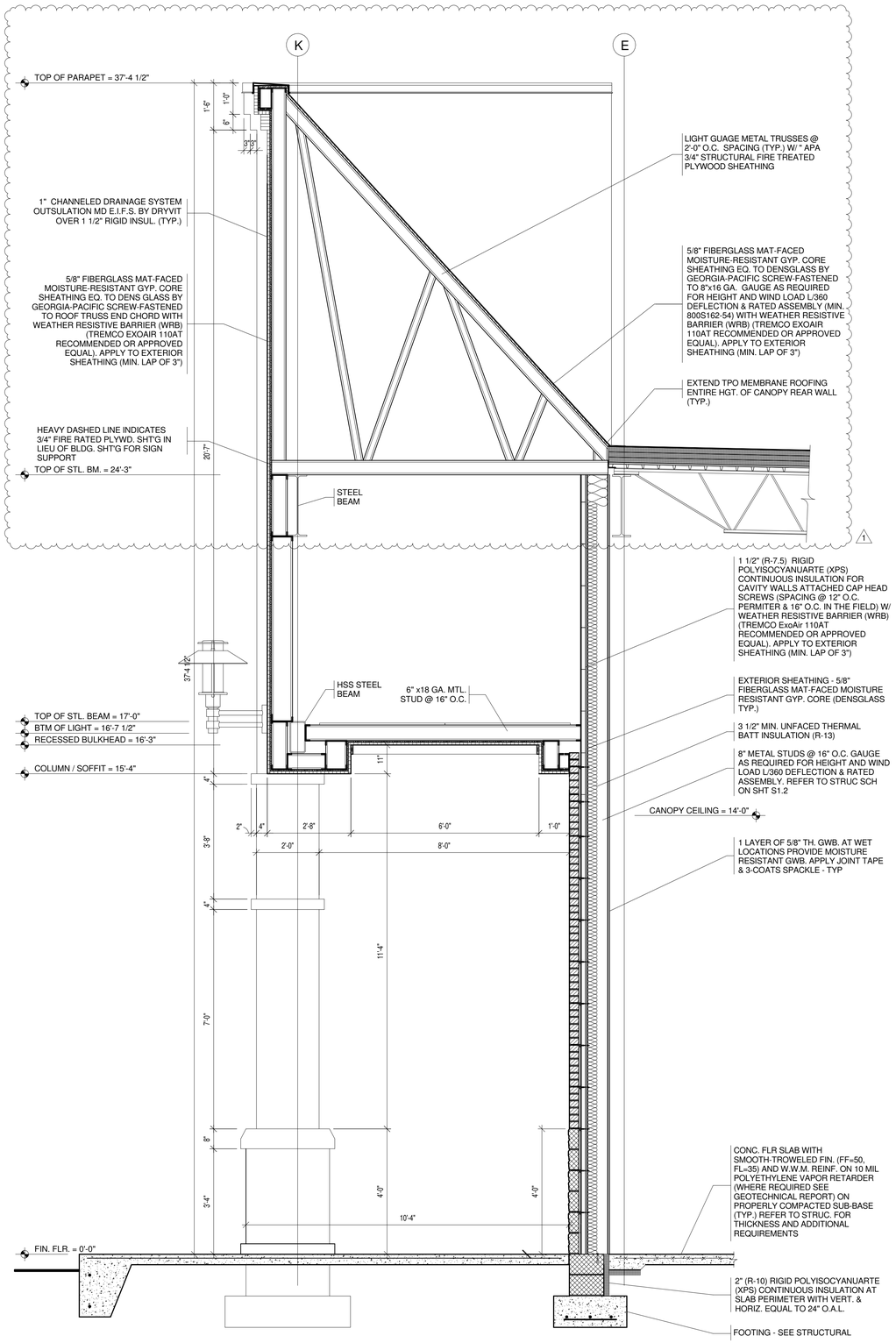
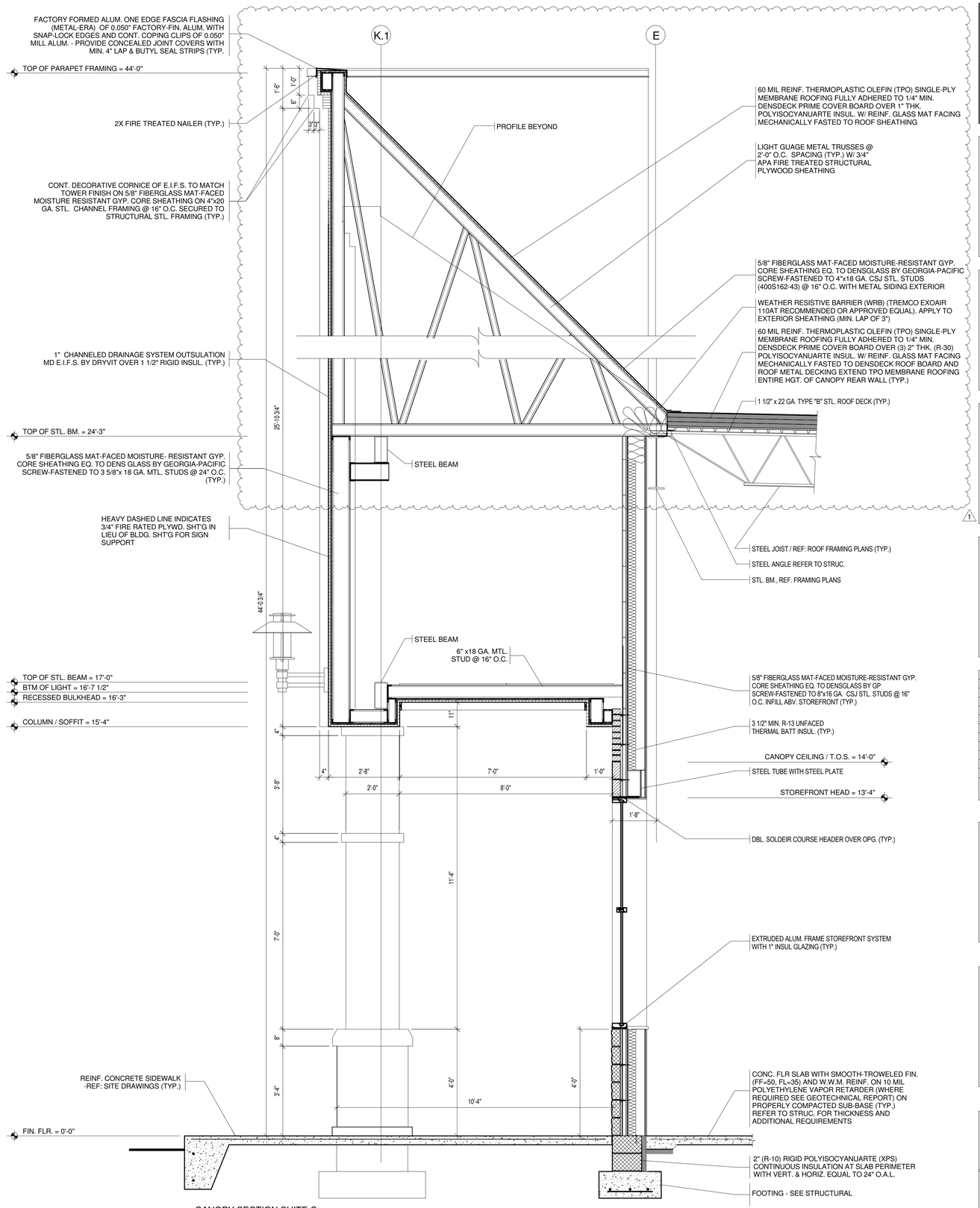
17005	PROJECT #

SHEET NUMBER
A3.10



2 CANOPY SECTION SUITE C - LOW
1/2" = 1'-0"



1 CANOPY SECTION SUITE C
1/2" = 1'-0"

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PARAMOUNT REALTY SERVICES, INC.

SHELL - OCEANS LANDING II

BERLIN, MARYLAND

SHEET TITLE
WALL SECTIONS

05/24/17	DATE
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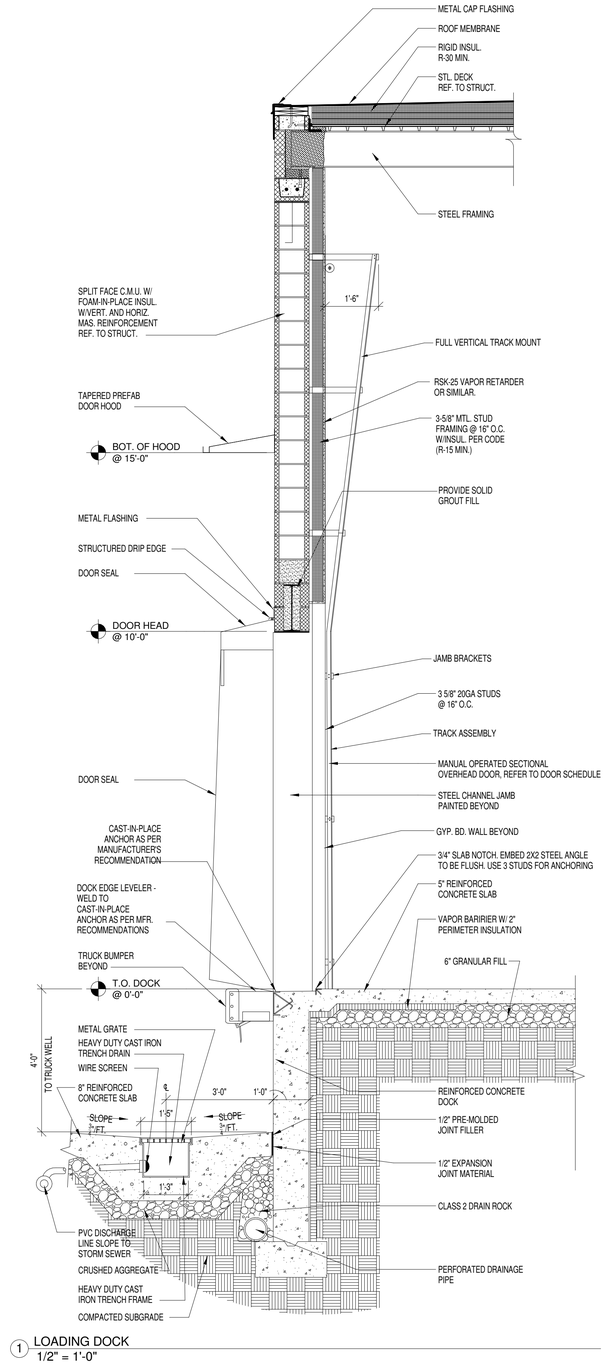
EMH / JWL	CHECKED BY
17005	PROJECT #

SHEET NUMBER
A3.11



1 LOADING DOCK
1/2" = 1'-0"

JOHN W. LISTER architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
610.429.4470
info@listerarch.com

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 7434 A EXPIRATION DATE: DEC. 15, 2018.

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SHELL - OCEANS LANDING II

BERLIN, MARYLAND

SHEET TITLE

LOADING DOCK SECTIONS

05/24/17	DATE
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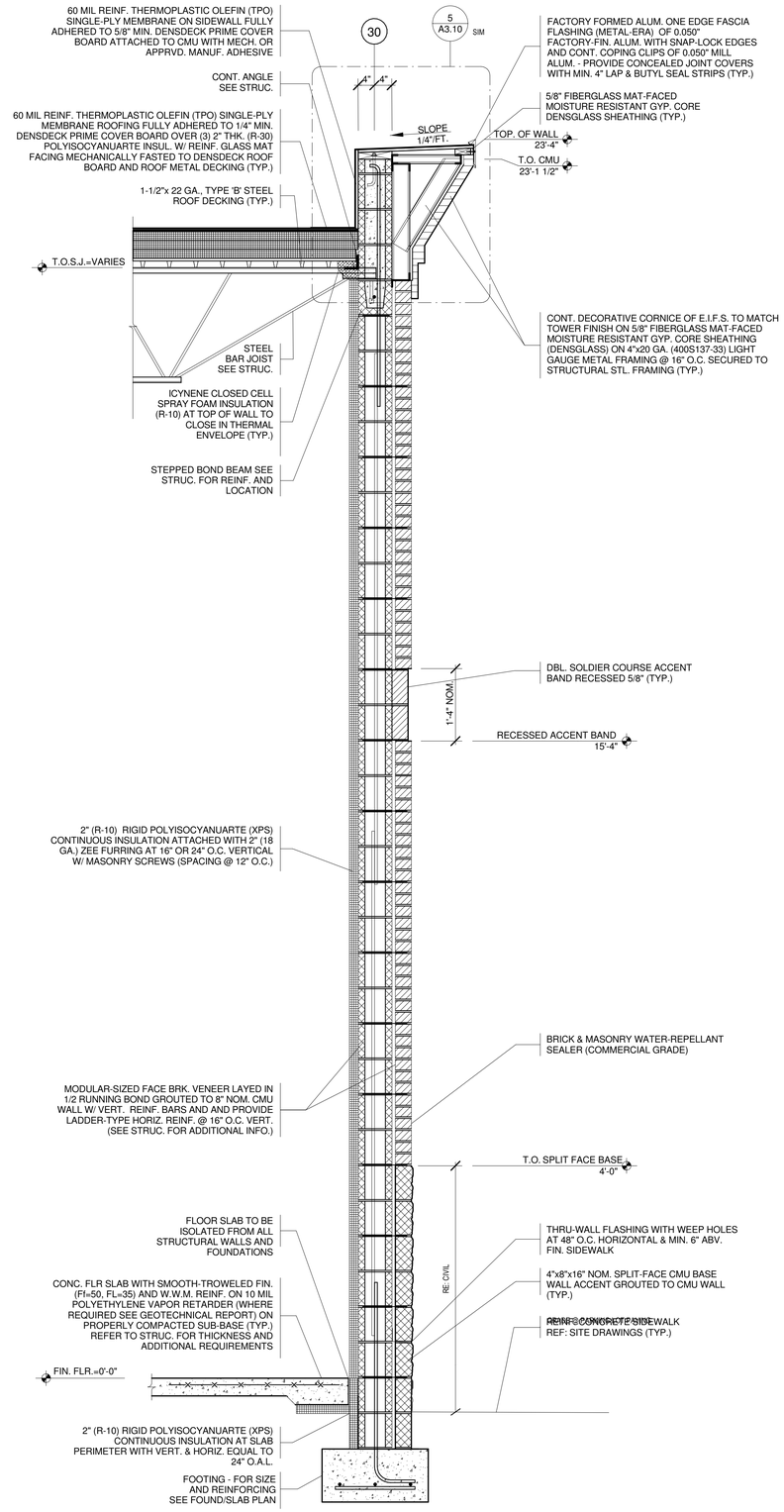
EMH / JWL	CHECKED BY
17005	PROJECT #

SHEET NUMBER

A3.12



1 WALL SECTION COLUMN 30 @ GRADE
3/4" = 1'-0"

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115 WESTTOWN ROAD
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SHELL - OCEANS LANDING II

BERLIN, MARYLAND

SHEET TITLE
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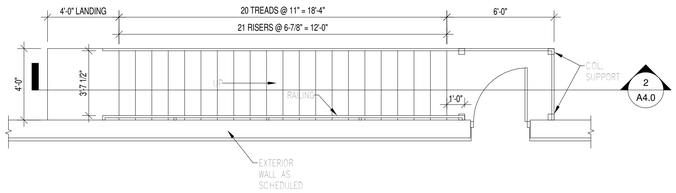
05/24/17	DATE	SHEET NUMBER	
AS NOTED	SCALE		A3.13
BR / EMH	DRAWN BY		
EMH / JWL	CHECKED BY		
17005	PROJECT #		

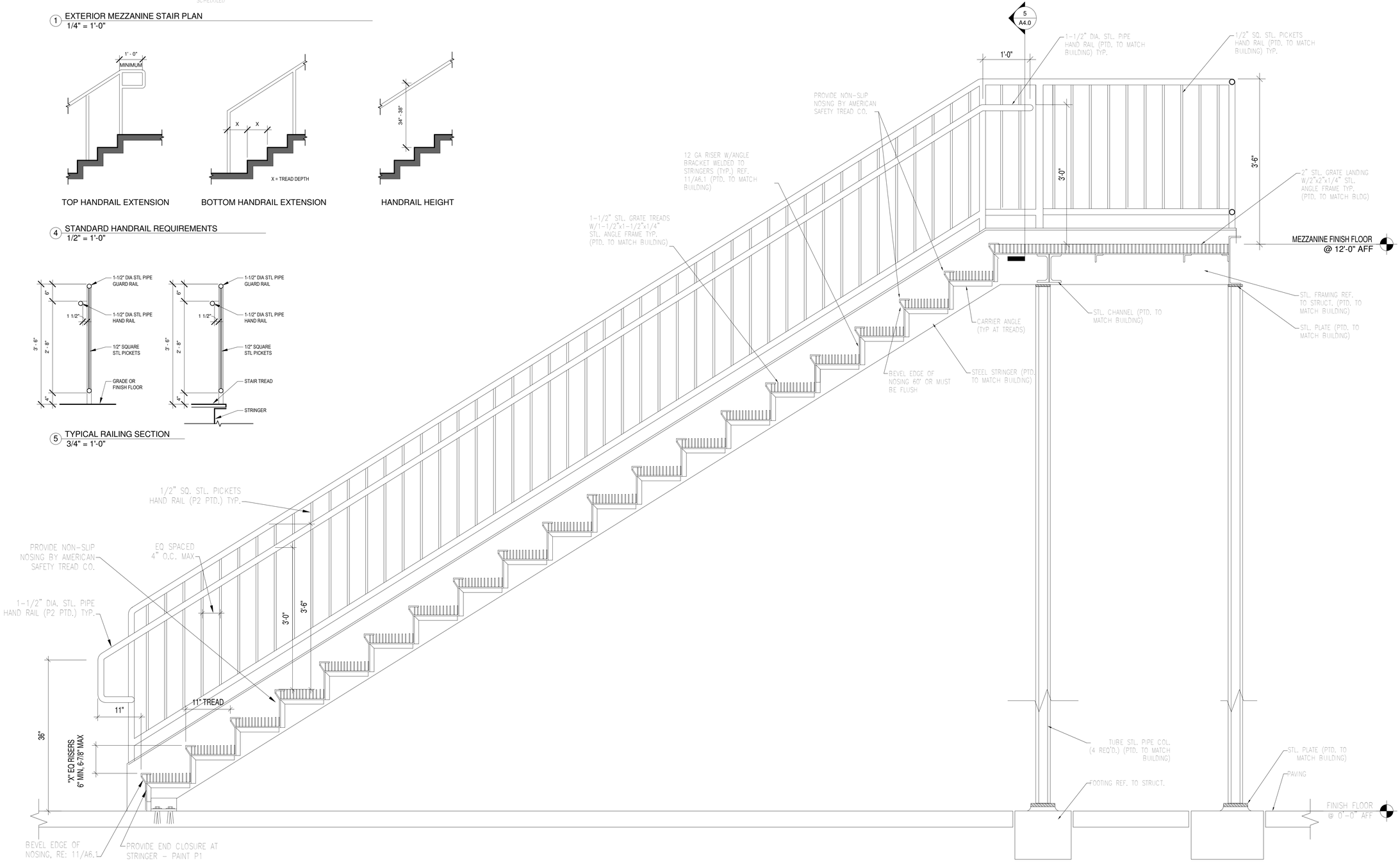


1 EXTERIOR MEZZANINE STAIR PLAN
1/4" = 1'-0"

TOP HANDRAIL EXTENSION | BOTTOM HANDRAIL EXTENSION | HANDRAIL HEIGHT

4 STANDARD HANDRAIL REQUIREMENTS
1/2" = 1'-0"

5 TYPICAL RAILING SECTION
3/4" = 1'-0"



2 EXTERIOR MEZZANINE STAIR SECTION
3/4" = 1'-0"

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SHELL - OCEANS LANDING II

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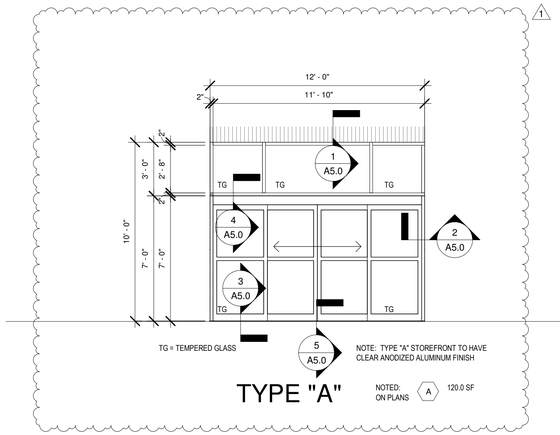
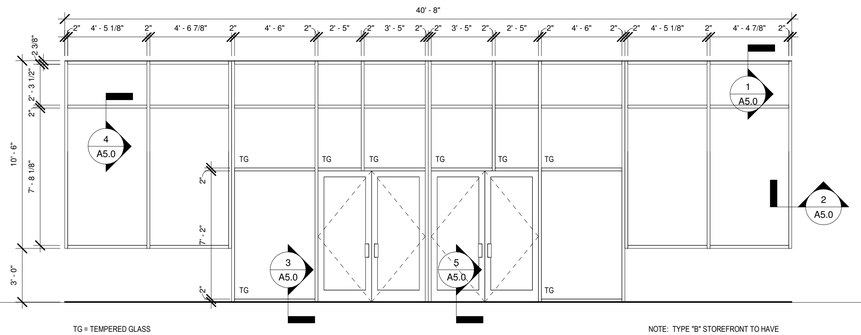
SHEET TITLE
EGRESS STAIRS

05/24/17	DATE
AS NOTED	SCALE
BR / EMH	DRAWN BY
EMH / JWL	CHECKED BY
17005	PROJECT #

SHEET NUMBER
A4.0



TYPE "A" NOTED: ON PLANS (A) 120.0 SF



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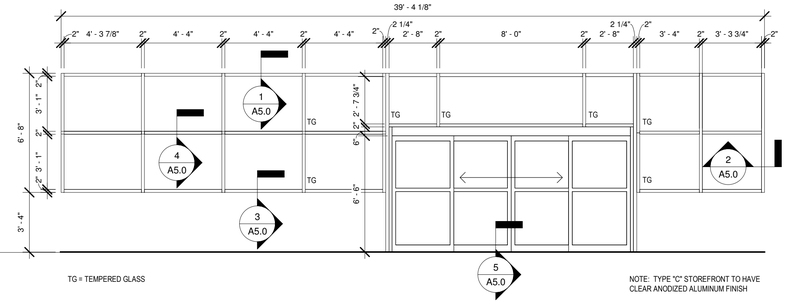

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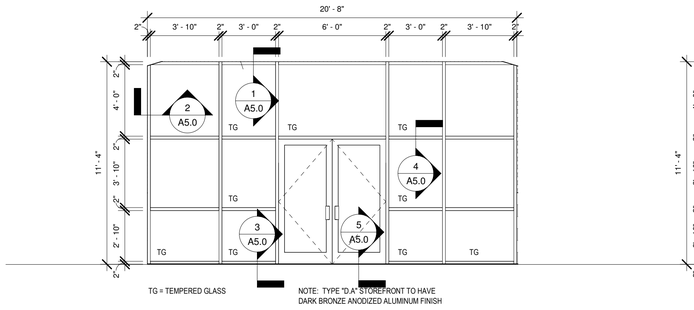

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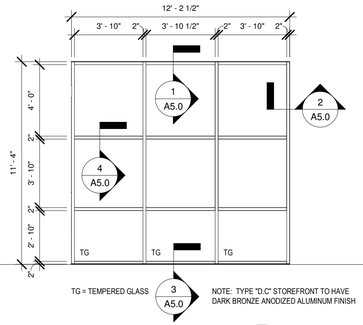
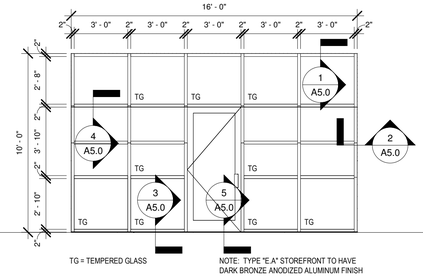


TYPE "D.B" NOTED: ON PLANS (D.B) 138.6 SF

NOT USED

TYPE "D.C" NOTED: ON PLANS (D.C)



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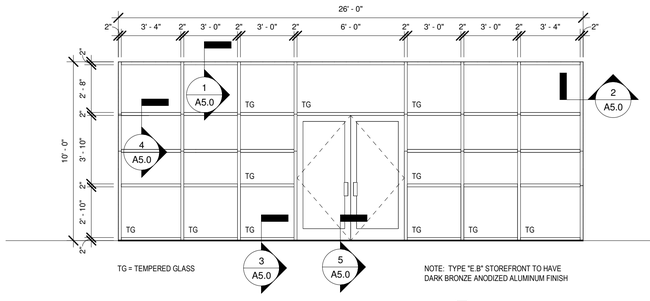
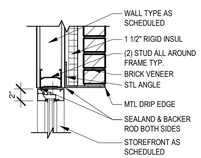
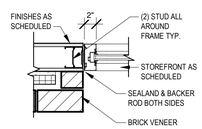


TYPE "E.B" NOTED: ON PLANS (E.B) 260 SF (X2)

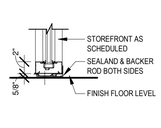
HEAD / JAMB DETAILS



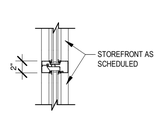
1 HEAD DETAIL



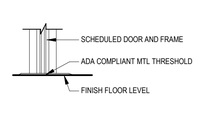
2 JAMB DETAIL



3 SILL DETAIL



4 MULLION DETAIL



5 DOOR THRESHOLD DETAIL

JOHN W. LISTER architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
610.429.4470
info@listerarch.com

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 7404 A EXPIRATION DATE: DEC. 15, 2018.

NO.	DESCRIPTION	DATE
1	CONSTRUCTION SET	06/28/17
1	ISSUED FOR PERMIT	04/20/17

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PARAMOUNT REALTY SERVICES, INC.

SHELL - OCEANS LANDING II

BERLIN, MARYLAND

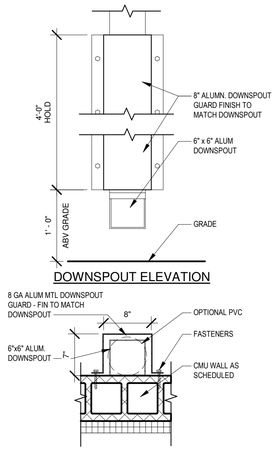
SHEET TITLE

STOREFRONT ELEVATIONS

05/24/17	DATE
AS NOTED	SCALE
BR / EMH	DRAWN BY
EMH / JWL	CHECKED BY
17005	PROJECT #

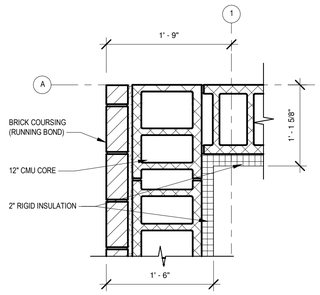
SHEET NUMBER

A5.0

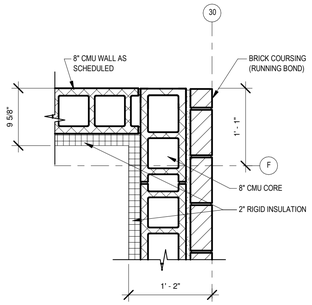


DOWNSPOUT ELEVATION

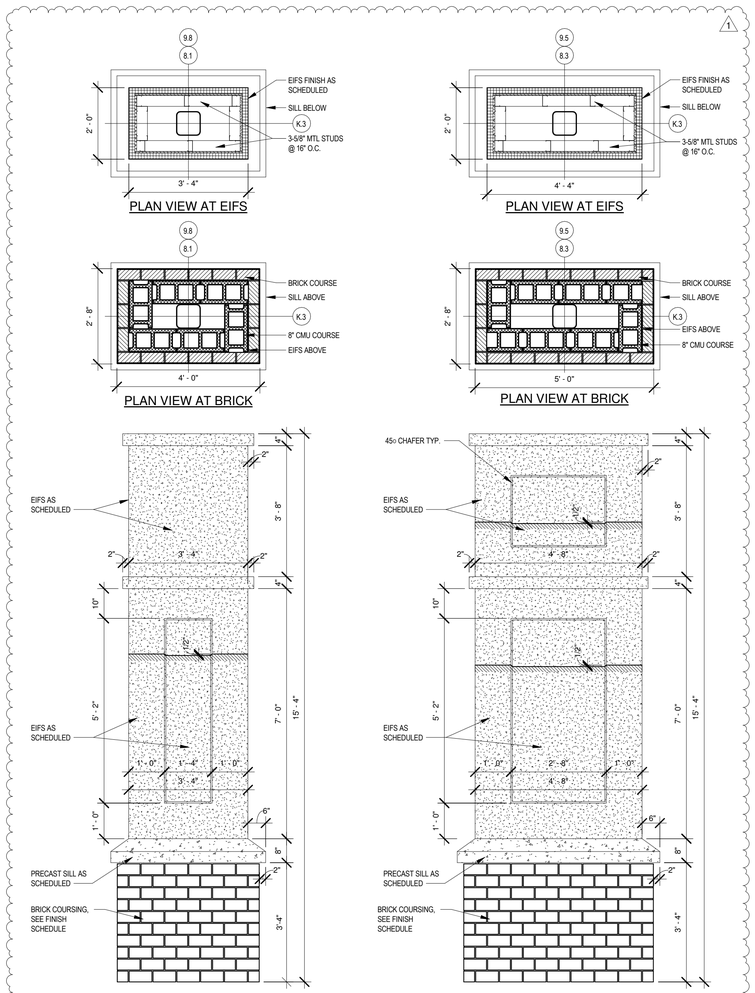
12 DOWNSPOUT PROTECTION DETAIL
1" = 1'-0"



11 PLAN DETAIL @ CORNER
1" = 1'-0"

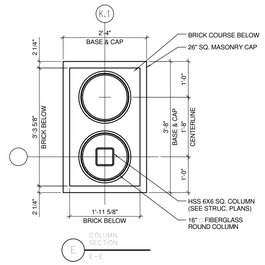


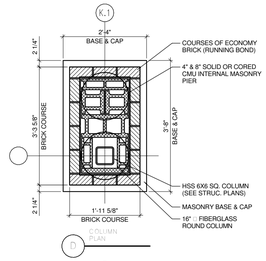
10 PLAN DETAIL @ CORNER
1" = 1'-0"

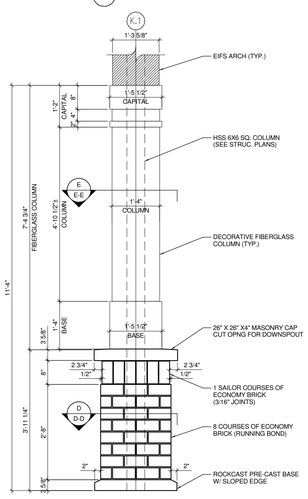


9 MASONRY PIER DETAIL - CANOPY C
1/2" = 1'-0"

8 MASONRY PIER DETAIL - CANOPY C
1/2" = 1'-0"

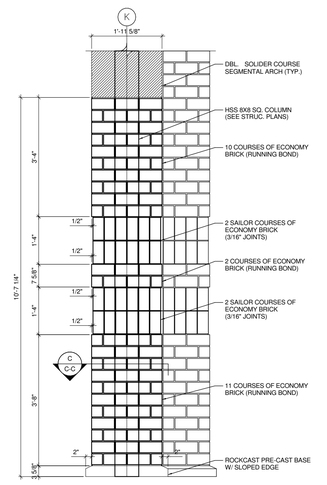




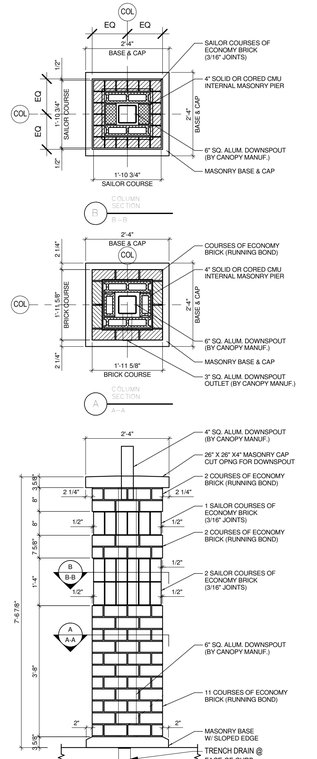


7 MASONRY PIER - CANOPY A, B, C & D
1/2" = 1'-0"

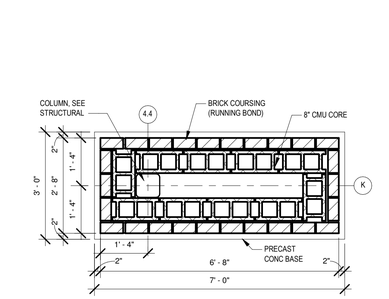
6 MASONRY PIER - CANOPY E
1/2" = 1'-0"



5 MASONRY PIER - TOWER
1/2" = 1'-0"

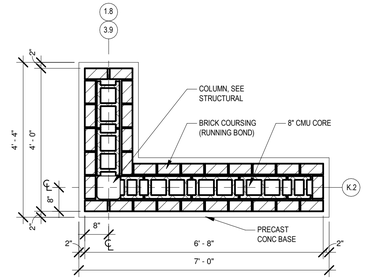


4 MASONRY PIER - CANOPY
1/2" = 1'-0" SEE 11 / A5.8

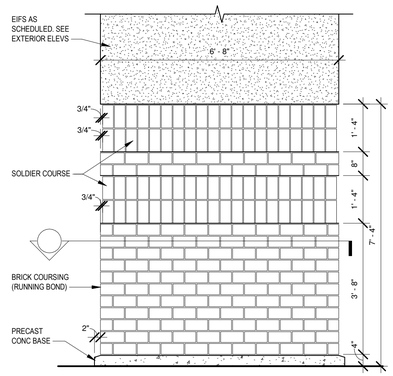


PLAN VIEW - CANOPY B

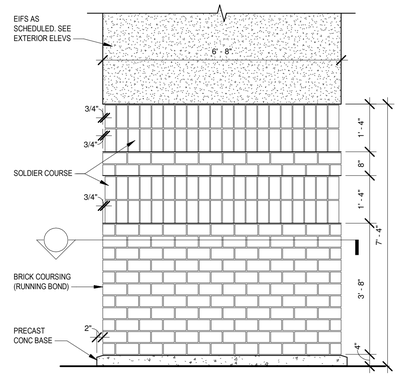
PLAN VIEW - CANOPY B



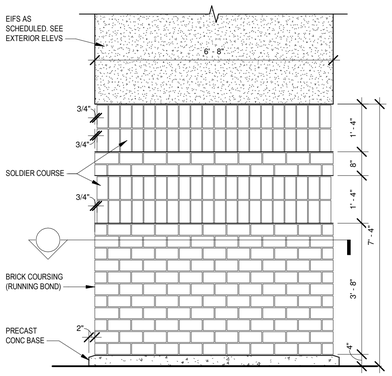
PLAN VIEW - CANOPY A



3 MASONRY PIER DETAIL - CANOPY B
1/2" = 1'-0"



2 MASONRY PIER DETAIL - CANOPY B
1/2" = 1'-0"



1 MASONRY PIER DETAIL - CANOPY A
1/2" = 1'-0"

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WEST CHESTER, PA
19382
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PARAMOUNT REALTY SERVICES, INC.

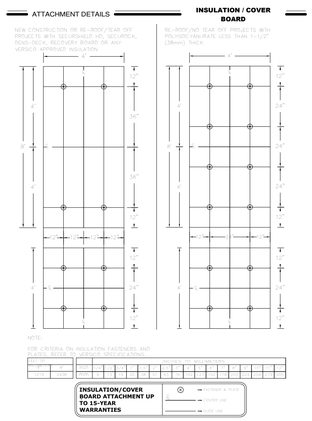
SHELL - OCEANS LANDING II

BERLIN, MARYLAND

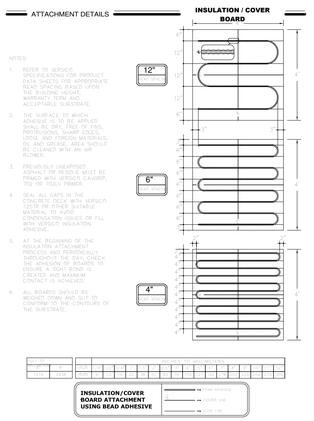
SHEET TITLE
DETAILS

05/24/17	DATE
AS NOTED	SCALE
BR / EMH	DRAWN BY
EMH / JWL	CHECKED BY
17005	PROJECT #

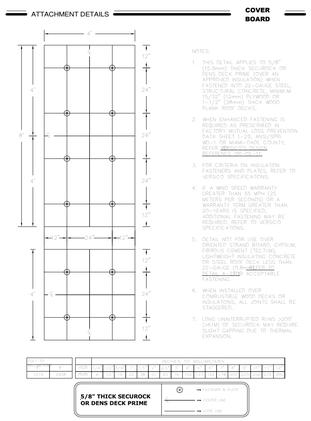
SHEET NUMBER
A5.1



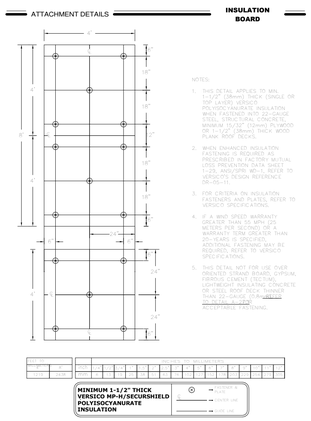
6 INSULATION COVER BOARD ATTACHMENT
N.T.S.



5 ALTERNATE ADHESIVE BOARD ATTACHEMNT
N.T.S.



4 DENSDECK PRIME ATTACHMENT
N.T.S.



3 1-1/2" THICK INSULATION ATTACHEMENT
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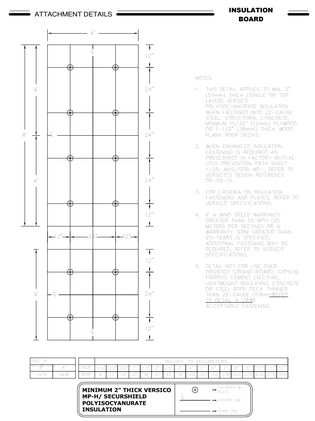

2 2" THICK INSULATION ATTACHMENT
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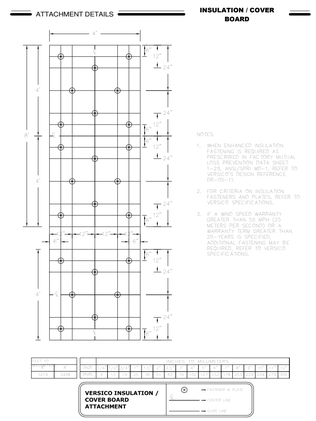
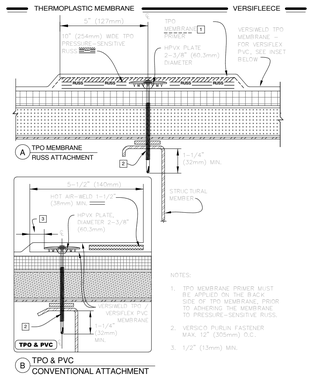


1 INULATION COVER BOARD ATTACHMENT
N.T.S.



12 MEMBRANE ATTACHEMENT
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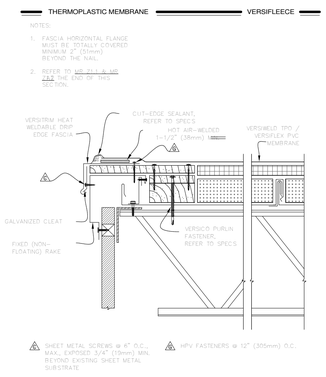

11 RAKE EDGE
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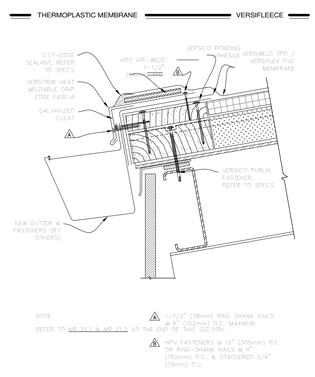

10 GUTTER METAL FASCIA
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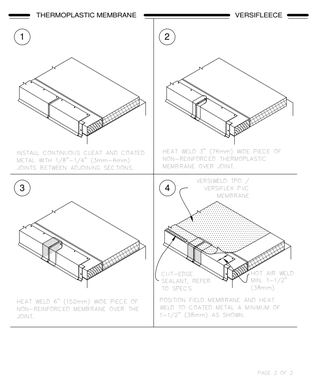

9 RAKE EDGE METAL FASCIA INSTALLATION
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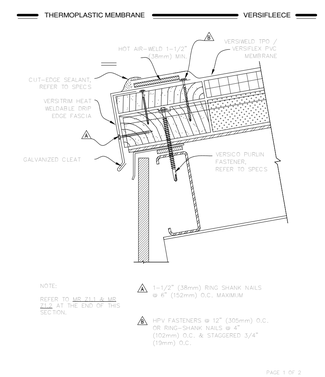

8 RAKE EDGE METAL FASCIA
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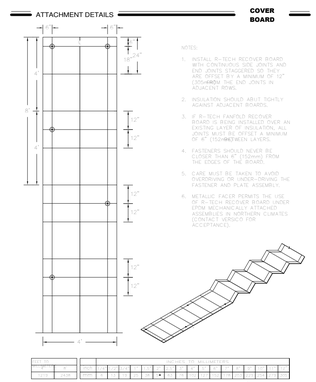

7 ROOF UNDERLAYMENT
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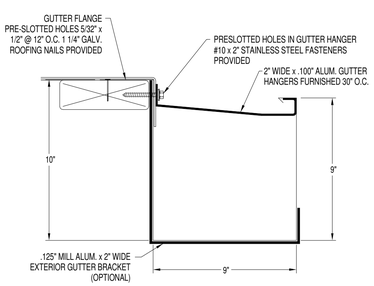
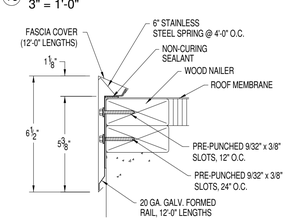


19 GUTTER
3" = 1'-0"



18 METAL EDGE FASCIA
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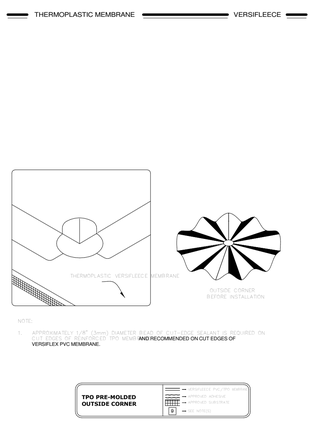

17 OUTSIDE CORNER
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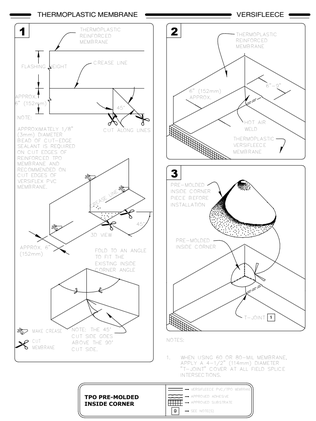

16 INSIDE CORNER
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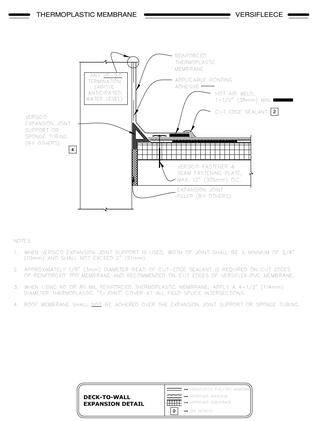

15 DECK TO WALL EXPANSION
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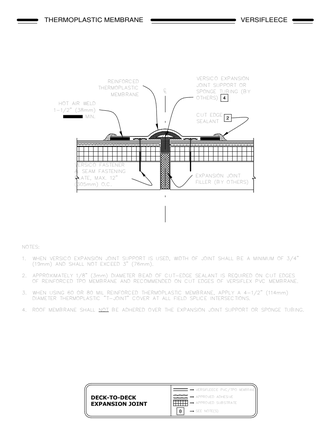
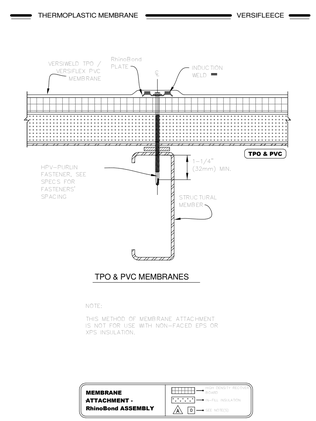


14 DECK TO DECK EXPANSION JOINT
N.T.S.



13 ALTERNATE MEMBRANCE ATTACHMENT
N.T.S.

JOHN W. LISTER architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
610.429.4470
info@listerarch.com

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NO.	DESCRIPTION	DATE
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PARAMOUNT REALTY SERVICES, INC.

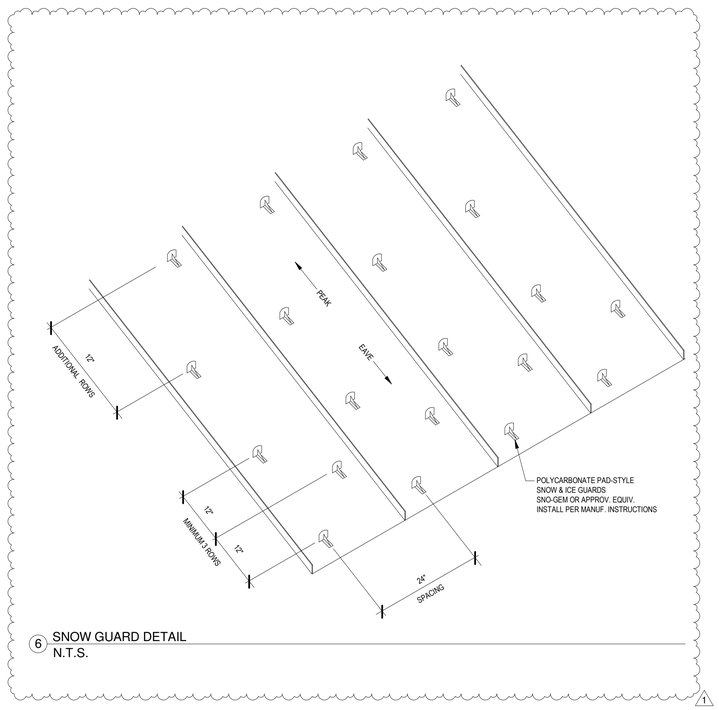
SHELL - OCEANS LANDING II

BERLIN, MARYLAND

SHEET TITLE
ROOF DETAILS

05/24/17	DATE
AS NOTED	SCALE
BR / EMH	DRAWN BY
EMH / JWL	CHECKED BY
17005	PROJECT #

SHEET NUMBER
A5.2



6 SNOW GUARD DETAIL
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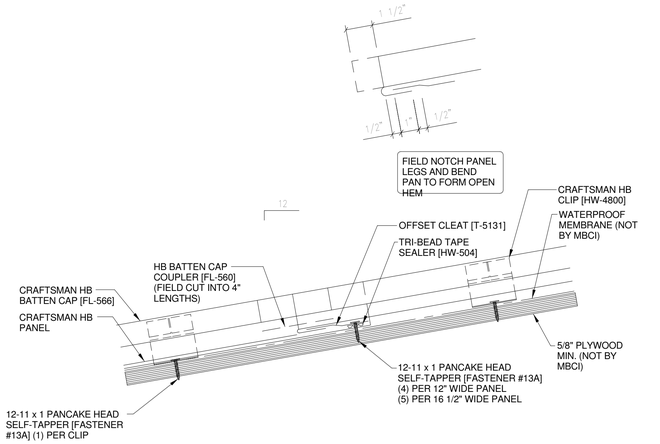
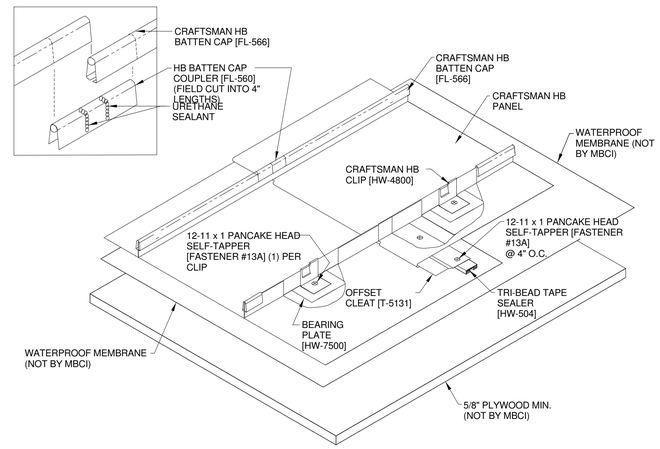
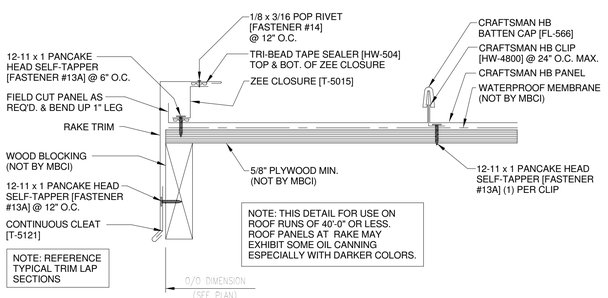
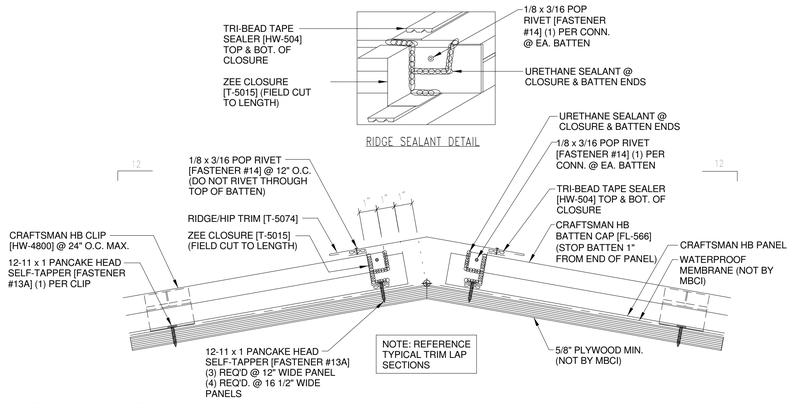




2 METAL ROOF ATTACHMENT
N.T.S.



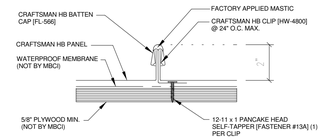
5 METAL RAKE
N.T.S.



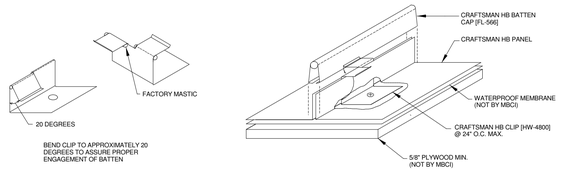
4 METAL ROOF RIDGE
N.T.S.

CRAFTSMAN HB–12 PANEL PROFILE

CRAFTSMAN HB–16.5 PANEL PROFILE

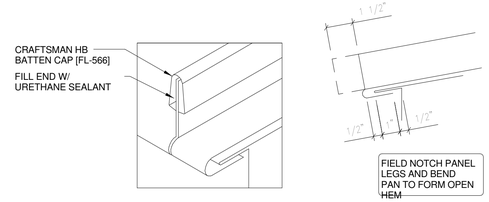


INSTALLED PANEL

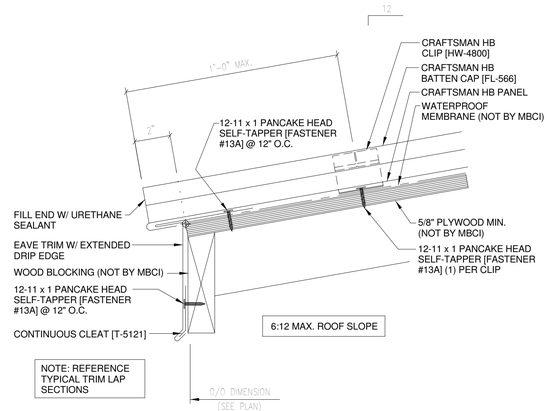


CLIP/BATTEN INSTALLATION

1 METAL ROOF INSTALLATION
N.T.S.



PANEL ENGAGEMENT DETAIL



3 METAL ROOF EAVE
N.T.S.

JOHN W. LISTER architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
610.429.4470
info@listerarch.com

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 7404-A EXPIRATION DATE: DEC. 15, 2018.

NO.	DESCRIPTION	DATE
1	CONSTRUCTION SET	06/28/17
2	ISSUED FOR PERMIT	04/20/17

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PARAMOUNT REALTY SERVICES, INC.

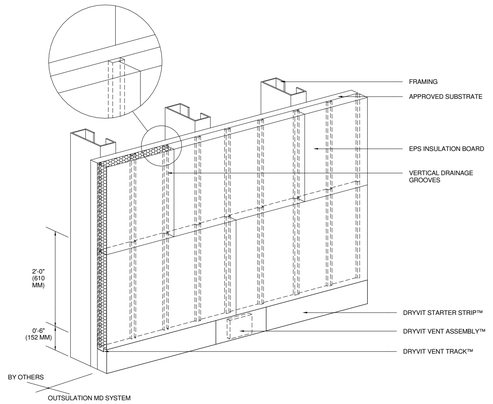
SHELL - OCEANS LANDING II

BERLIN, MARYLAND

SHEET TITLE
METAL ROOF DETAILS

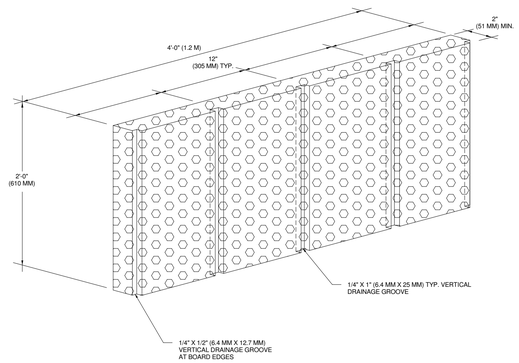
05/24/17	DATE
AS NOTED	SCALE
BR / EMH	DRAWN BY
EMH / JWL	CHECKED BY
17005	PROJECT #

SHEET NUMBER
A5.3



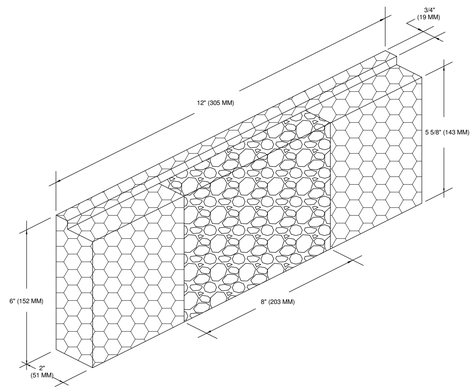
Outsulation® MD System® Insulation Board Layout

4 EIFS INSULATION BOARD LAYOUT
N.T.S.



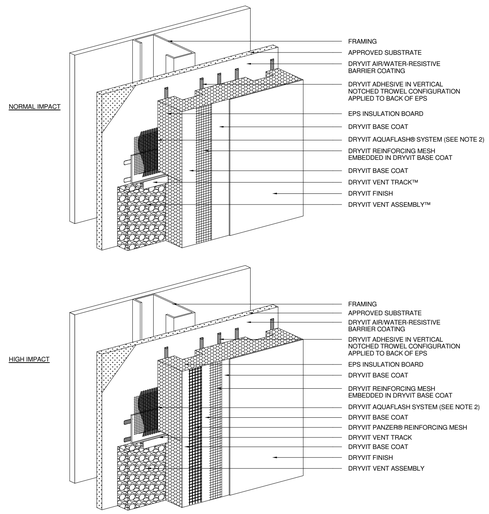
Outsulation® MD System® Insulation Board

3 EIFS INSUATION BOARD
N.T.S.



Outsulation® MD System® Dryvit Vent Assembly™

2 EIFS VENT ASSEMBLY
N.T.S.



Outsulation® MD System® Outsulation MD System

NOTE:
1. DRYVIT RECOMMENDS THAT GROUND FLOOR APPLICATIONS AND ALL FACADES EXPOSED TO ABNORMAL STRESS, HIGH TRAFFIC, OR DELIBERATE IMPACT HAVE THE BASE COAT REINFORCED WITH PANZER® MESH PRIOR TO STANDARD™ OR STANDARD PLUS™ MESH. LOCATION OF HIGH IMPACT ZONES SHOULD BE INDICATED ON CONTRACT DRAWINGS.

2. DRYVIT FLASHING TAPE SURFACE CONDITIONER™ AND DRYVIT FLASHING TAPE™ OR DRYVIT BACKSTOP® NT™. TEXTURE OVER DRYVIT GRID TAPE™ MAY BE USED IN LIEU OF DRYVIT AQUAFLASH SYSTEM.

1 EIFS IMPACT / ABUSE DESIGN
N.T.S.

JOHN W. LISTER architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
610.429.4470
info@listerarch.com

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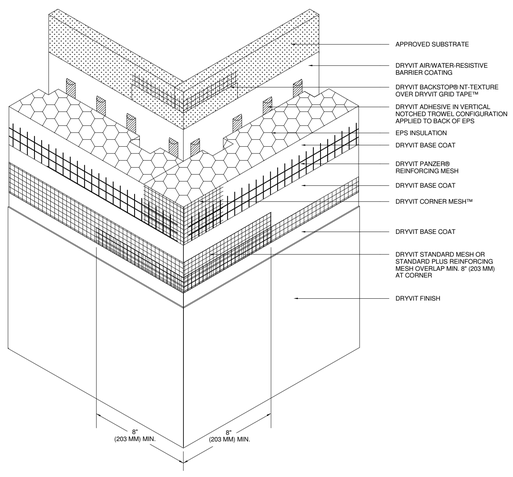
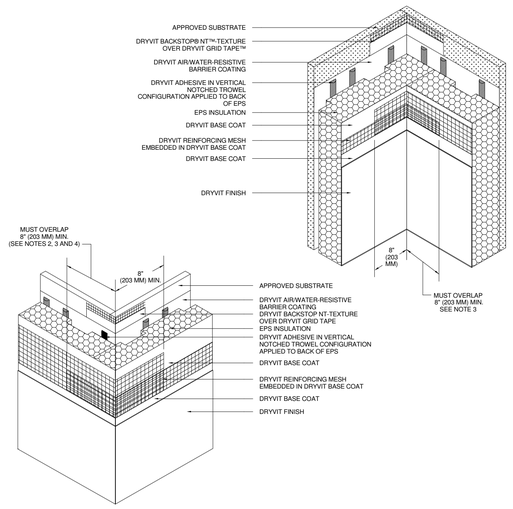


Outsulation® MD System® Outside Corner - High Impact

NOTE:
1. DRYVIT RECOMMENDS THAT GROUND FLOOR APPLICATIONS AND ALL FACADES EXPOSED TO ABNORMAL STRESS, HIGH TRAFFIC, OR DELIBERATE IMPACT HAVE THE BASE COAT REINFORCED WITH PANZER® MESH PRIOR TO STANDARD™ OR STANDARD PLUS™ MESH. LOCATION OF HIGH IMPACT ZONES SHOULD BE INDICATED ON CONTRACT DRAWINGS.

2. OUTSIDE INSULATION BOARD EDGES SHALL BE OFFSET.

8 EIFS OUTSIDE CORNER HIGH IMPACT
N.T.S.



Outsulation® MD System® Inside/Outside Corners

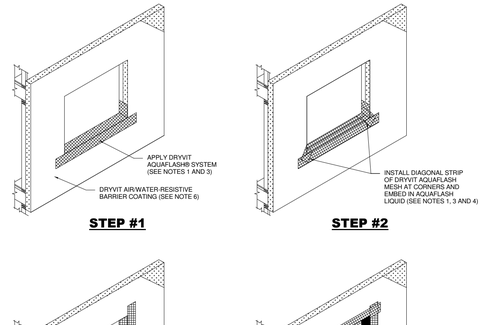
NOTE:
1. DRYVIT RECOMMENDS THAT GROUND FLOOR APPLICATIONS AND ALL FACADES EXPOSED TO ABNORMAL STRESS, HIGH TRAFFIC, OR DELIBERATE IMPACT HAVE THE BASE COAT REINFORCED WITH PANZER® MESH PRIOR TO STANDARD™ OR STANDARD PLUS™ MESH. LOCATION OF HIGH IMPACT ZONES SHOULD BE INDICATED ON CONTRACT DRAWINGS.

2. DOUBLE WRAP OUTSIDE CORNERS WITH REINFORCING MESH OR USE CORNER MESH™.

3. DO NOT LAP REINFORCING MESH WITHIN 8" (203 MM) OF A CORNER.

4. OUTSIDE INSULATION BOARD EDGES SHALL BE OFFSET.

7 EIFS INSIDE / OUTSUDE CORNER
N.T.S.



Outsulation® MD System® Opening Preparation - AquaFlash® System Option

NOTE:
1. DRYVIT AQUAFLASH SHALL EXTEND TO INTERIOR FACE OF OPENING.

2. REFER TO HEAD, SILL AND JAMB DETAILS FOR FLASHING INTEGRATION.

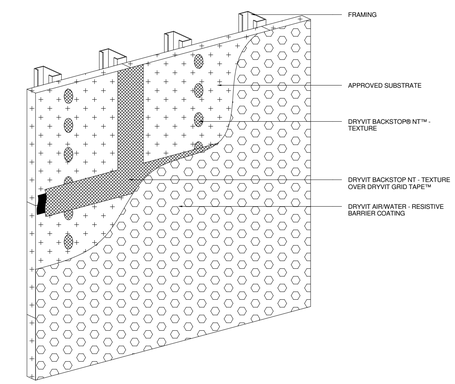
3. DRYVIT FLASHING TAPE SURFACE CONDITIONER™ AND DRYVIT FLASHING TAPE™ MAY BE USED IN LIEU OF DRYVIT AQUAFLASH SYSTEM.

4. INSTALL WINDOW UNIT AND ASSOCIATED FLASHINGS PER MANUFACTURER'S RECOMMENDATIONS, CODE REQUIREMENTS AND PROJECT DOCUMENTS.

5. AQUAFLASH SYSTEM CONSISTS OF AQUAFLASH MESH AND AQUAFLASH LIQUID.

6. FOR ADDITIONAL AIR/WATER- RESISTIVE BARRIER DETAILS, REFER TO DRYVIT PUBLICATION DS840.

6 EIFS OPENING PROTECTION
N.T.S.



Outsulation® MD System® AWRB Application

NOTE:
1. FOR ADDITIONAL AIR/WATER- RESISTIVE BARRIER DETAILS, REFER TO DRYVIT PUBLICATION DS840.

5 EIFS AWRB APPLICATION
N.T.S.

NO.	DESCRIPTION	DATE
	ISSUED FOR PERMIT	04/20/17

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SHELL - OCEANS LANDING II

BERLIN, MARYLAND

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EIFS DETAILS

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AS NOTED	SCALE
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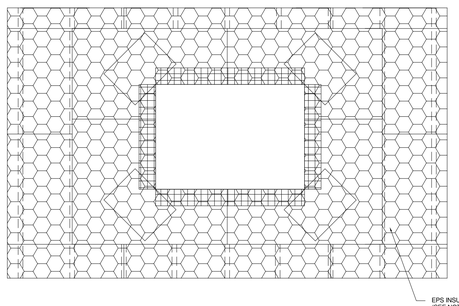
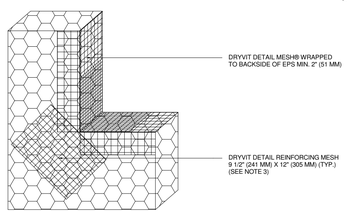
EMH / JWL	CHECKED BY
17005	PROJECT #

SHEET NUMBER
A5.4





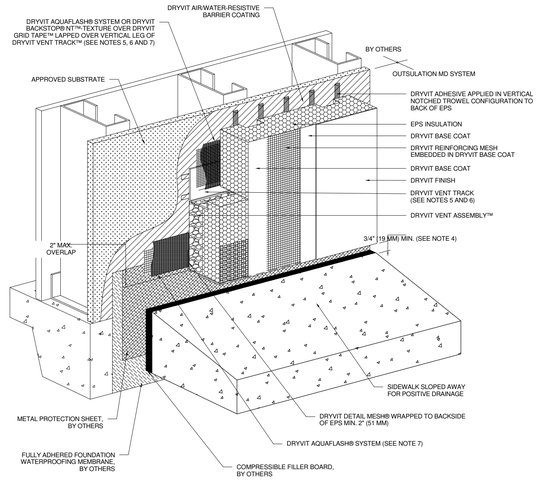
Outsulation® MD System®

EPS Preparation
At Wall Penetrations

NOTE:
1. LOCATE INSULATION BOARDS SUCH THAT BOARD EDGES DO NOT ALIGN WITH CORNERS OF PENETRATION.

2. APPLY A PIECE OF 9 1/2" (241 MM) X 12" (305 MM) DETAIL REINFORCING MESH DIAGONALLY AT EACH CORNER.

4 EIFS EPS PREPARTION AT WALL PENETRATION
N.T.S.



Outsulation® MD System®

Termination At Sidewalk

NOTE:
1. DRYVIT RECOMMENDS THAT GROUND FLOOR APPLICATIONS AND ALL FACADES EXPOSED TO ABNORMAL STRESS, HIGH TRAFFIC, OR DELIBERATE IMPACT HAVE THE BASE COAT REINFORCED WITH PANZER® MESH PRIOR TO STANDARD™ OR STANDARD PLUS™ MESH. LOCATION OF HIGH IMPACT ZONES SHOULD BE INDICATED ON CONTRACT DRAWINGS.

2. USE OF THIS DETAIL IS LIMITED TO SLAB-ON-GRADE APPLICATIONS.

3. INCORPORATE MEASURES TO PROTECT STRUCTURE FROM MOISTURE INTRUSION, DAMPNESS, AND FROST HEAVE.

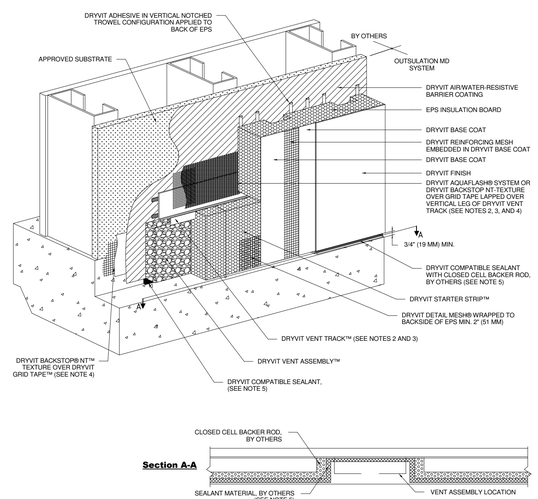
4. TO PREVENT DEBRIS ACCUMULATION IT IS RECOMMENDED TO TERMINATE SYSTEM 2" (51MM) ABOVE SIDEWALK.

5. LIGHTLY SAND SURFACE OF DRYVIT VENT TRACK TO MAXIMIZE ADHESION.

6. SLOT IN DRYVIT VENT TRACK MUST BE POSITIONED OVER DRYVIT VENT ASSEMBLY.

7. DRYVIT FLASHING TAPE SURFACE CONDITIONER™ AND DRYVIT FLASHING TAPE™ MAY BE USED IN LIEU OF AQUAFLASH SYSTEM OR BACKSTOP NT-TEXTURE OVER GRID TAPE.

3 EIFS TERMINATION AT SIDEWALK
N.T.S.



Outsulation® MD System®

Termination At Concrete Curb

NOTE:
1. DRYVIT RECOMMENDS THAT GROUND FLOOR APPLICATIONS AND ALL FACADES EXPOSED TO ABNORMAL STRESS, HIGH TRAFFIC, OR DELIBERATE IMPACT HAVE THE BASE COAT REINFORCED WITH PANZER® MESH PRIOR TO STANDARD™ OR STANDARD PLUS™ MESH. LOCATION OF HIGH IMPACT ZONES SHOULD BE INDICATED ON CONTRACT DRAWINGS.

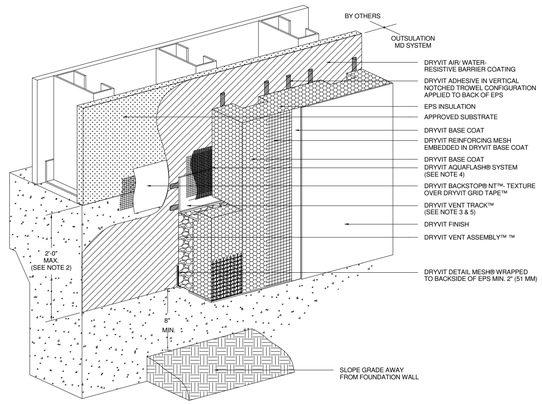
2. LIGHTLY SAND SURFACE OF DRYVIT VENT TRACK TO MAXIMIZE ADHESION.

3. SLOT IN VENT TRACK MUST BE POSITIONED OVER DRYVIT VENT ASSEMBLY.

4. DRYVIT FLASHING TAPE SURFACE CONDITIONER™ AND DRYVIT FLASHING TAPE™ MAY BE USED IN LIEU OF DRYVIT AQUAFLASH SYSTEM OR BACKSTOP NT- TEXTURE OVER GRID TAPE.

5. SEALANT SHALL TURN IN AT DRYVIT VENT ASSEMBLY LOCATIONS (SEE SECTION A-A) TO ALLOW FOR DRAINAGE.

2 EIFS TERMINATION AT CONCRETE CURB
N.T.S.



Outsulation® MD System®

Grade Termination

NOTE:
1. DRYVIT RECOMMENDS THAT GROUND FLOOR APPLICATIONS AND ALL FACADES EXPOSED TO ABNORMAL STRESS, HIGH TRAFFIC, OR DELIBERATE IMPACT HAVE THE BASE COAT REINFORCED WITH PANZER® MESH PRIOR TO STANDARD™ OR STANDARD PLUS™ MESH. LOCATION OF HIGH IMPACT ZONES SHOULD BE INDICATED ON CONTRACT DRAWINGS.

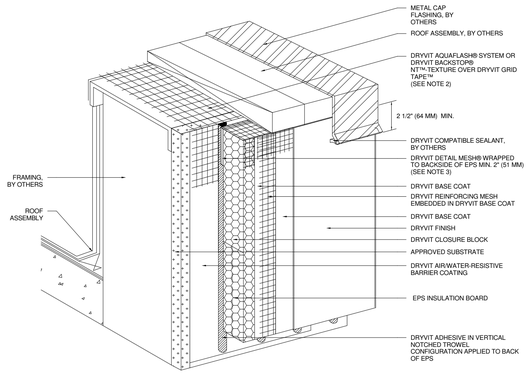
2. EXPANSION JOINT IS REQUIRED ALONG TOP OF FOUNDATION IF 2'-0" (610 MM) DIMENSION IS EXCEEDED.

3. SLOT IN VENT TRACK MUST BE POSITIONED OVER DRYVIT VENT ASSEMBLY.

4. DRYVIT FLASHING TAPE SURFACE CONDITIONER™ AND DRYVIT FLASHING TAPE™, OR DRYVIT BACKSTOP NT-TEXTURE OVER GRID TAPE, MAY BE USED IN LIEU OF DRYVIT AQUAFLASH SYSTEM.

5. LIGHTLY SAND SURFACE OF TRACK TO MAXIMIZE ADHESION.

1 EIFS GRADE TERMINATION
N.T.S.



Outsulation® MD System®

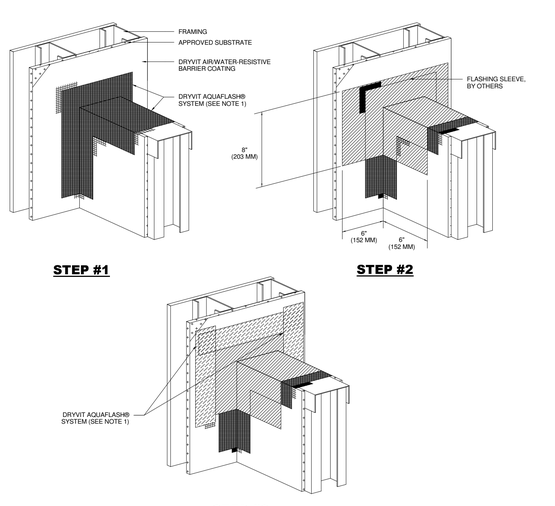
Termination At
Parapet - Cap Flashing

NOTE:
1. DRYVIT RECOMMENDS THAT GROUND FLOOR APPLICATIONS AND ALL FACADES EXPOSED TO ABNORMAL STRESS, HIGH TRAFFIC, OR DELIBERATE IMPACT HAVE THE BASE COAT REINFORCED WITH PANZER® MESH PRIOR TO STANDARD™ OR STANDARD PLUS™ MESH. LOCATION OF HIGH IMPACT ZONES SHOULD BE INDICATED ON CONTRACT DRAWINGS.

2. DRYVIT FLASHING TAPE SURFACE CONDITIONER™ AND DRYVIT FLASHING TAPE™ MAY BE USED IN LIEU OF DRYVIT AQUAFLASH SYSTEM OR DRYVIT BACKSTOP NT-TEXTURE OVER GRID TAPE

3. EDGE WRAPPING METHOD IS ACCEPTABLE IN LIEU OF BACK WRAPPING. DRYVIT REINFORCING MESH MUST BE FULLY EMBEDDED IN DRYVIT BASE COAT AT INSULATION BOARD EDGE AND EXTEND ONTO SUBSTRATE 2" (51 MM).

8 EIFS TERMINATION AT PARAPET
N.T.S.

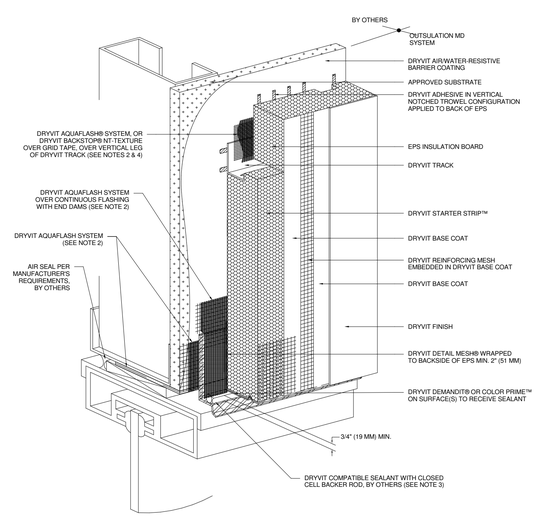


Outsulation® MD System®

Preparation At
Parapet / Wall Intersection

NOTE:
1. DRYVIT FLASHING TAPE SURFACE CONDITIONER™ AND DRYVIT FLASHING TAPE™ MAY BE USED IN LIEU OF DRYVIT AQUAFLASH SYSTEM.

7 EIFS PREPARATION AT PARAPET
N.T.S.



Outsulation® MD System®

Storefront Window Head

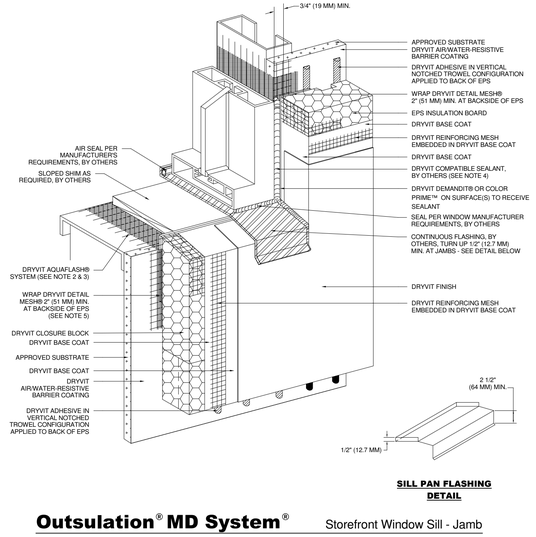
NOTE:
1. DRYVIT RECOMMENDS THAT GROUND FLOOR APPLICATIONS AND ALL FACADES EXPOSED TO ABNORMAL STRESS, HIGH TRAFFIC, OR DELIBERATE IMPACT HAVE THE BASE COAT REINFORCED WITH PANZER® MESH PRIOR TO STANDARD™ OR STANDARD PLUS™ MESH. LOCATION OF HIGH IMPACT ZONES SHOULD BE INDICATED ON CONTRACT DRAWINGS.

2. DRYVIT FLASHING TAPE SURFACE CONDITIONER™ AND DRYVIT FLASHING TAPE™ MAY BE USED IN LIEU OF DRYVIT AQUAFLASH SYSTEM.

3. SEALANT SHALL NOT BE IN DIRECT CONTACT WITH ASPHALTIC ADHESIVE ON DRYVIT FLASHING TAPE. COVER DRYVIT FLASHING TAPE LAPS WITH POLYETHYLENE TAPE OR BACKER ROD.

4. LIGHTLY SAND SURFACE OF DRYVIT TRACK TO MAXIMIZE ADHESION.

6 EIFS STORFRONT WINDOW HEAD
N.T.S.



SILL PAN FLASHING DETAIL

Outsulation® MD System®

Storefront Window Sill - Jamb

NOTE:
1. DRYVIT RECOMMENDS THAT GROUND FLOOR APPLICATIONS AND ALL FACADES EXPOSED TO ABNORMAL STRESS, HIGH TRAFFIC, OR DELIBERATE IMPACT HAVE THE BASE COAT REINFORCED WITH PANZER® MESH PRIOR TO STANDARD™ OR STANDARD PLUS™ MESH. LOCATION OF HIGH IMPACT ZONES SHOULD BE INDICATED ON CONTRACT DRAWINGS.

2. DRYVIT FLASHING TAPE SURFACE CONDITIONER™ AND DRYVIT FLASHING TAPE™ MAY BE USED IN LIEU OF DRYVIT AQUAFLASH SYSTEM.

3. DRYVIT BACKSTOP® NT-TEXTURE OVER DRYVIT GRID TAPE™ IS AN ALTERNATIVE OPTION AT JAMB AND HEAD CONDITION PER DETAIL OMD 0.0.08.

4. SEALANT SHALL NOT BE IN DIRECT CONTACT WITH ASPHALTIC ADHESIVE ON DRYVIT FLASHING TAPE. COVER DRYVIT FLASHING TAPE LAPS WITH POLYETHYLENE TAPE OR BACKER ROD.

5. EDGE WRAPPING METHOD IS ACCEPTABLE AT SILL AND JAMB IN LIEU OF BACK WRAPPING. DRYVIT REINFORCING MESH MUST BE FULLY EMBEDDED IN DRYVIT BASE COAT AT EPS EDGE AND MUST EXTEND ONTO SUBSTRATE 2" (51 MM) MIN.

5 EIFS STORFRONT WINDOW SILL & JAMB
N.T.S.

JOHN W. LISTER architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
610.429.4470
info@listerarch.com

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PARAMOUNT REALTY SERVICES, INC.

SHELL - OCEANS LANDING II

BERLIN, MARYLAND

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EIFS DETAILS

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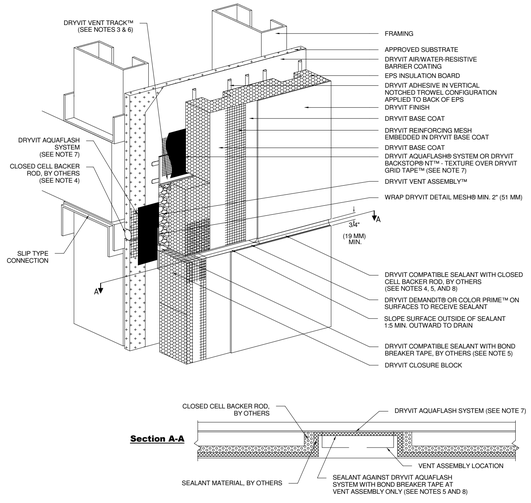
EMH / JWL	CHECKED BY
17005	PROJECT #

SHEET NUMBER
A5.5

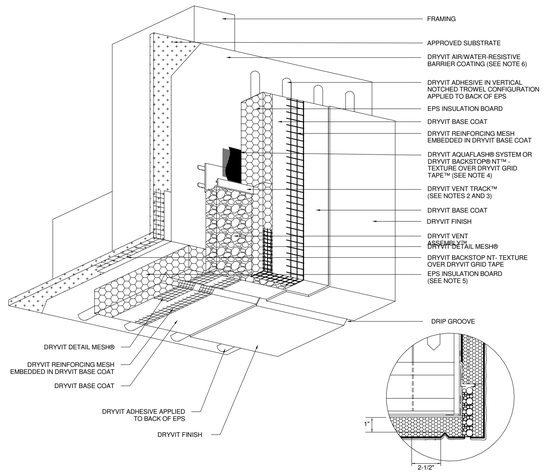


Outsulation® MD System®

Horizontal Joint at Slip Track

NOTE:
1. DRYVIT RECOMMENDS THAT GROUND FLOOR APPLICATIONS AND ALL FACADES EXPOSED TO ABNORMAL STRESS, HIGH TRAFFIC, OR DELIBERATE IMPACT HAVE THE BASE COAT REINFORCED WITH PANZER® MESH PRIOR TO STANDARD™ OR STANDARD PLUS™ MESH. LOCATION OF HIGH IMPACT ZONES SHOULD BE INDICATED ON CONTRACT DRAWINGS.
2. EXPANSION JOINT IN THE OUTSULATION MD SYSTEM IS NECESSARY WHERE SIGNIFICANT DIFFERENTIAL MOVEMENT IS EXPECTED AT FLOOR LINES.
3. LIGHTLY SAND SURFACE OF DRYVIT VENT TRACK TO MAXIMIZE ADHESION.
4. LOCATE EXTERNAL SEALANT JOINT WITHIN 2" (51 MM) OF BREAK IN SHEATHING.
5. SEALANT SHALL NOT BE IN DIRECT CONTACT WITH ASPHALTIC ADHESIVE ON DRYVIT FLASHING TAPE. COVER DRYVIT FLASHING TAPE LAPS WITH POLYETHYLENE TAPE OR BACKER ROD.
6. SLOT IN DRYVIT VENT TRACK MUST BE POSITIONED OVER DRYVIT VENT ASSEMBLY.
7. DRYVIT FLASHING TAPE SURFACE CONDITIONER AND DRYVIT FLASHING TAPE MAY BE USED IN LIEU OF DRYVIT AQUAFLASH SYSTEM.
8. SEALANT SHALL TURN IN AT DRYVIT VENT ASSEMBLY LOCATIONS TO ALLOW FOR DRAINAGE. SEE SECTION A-A.

4 EIFS HORIZONTAL JOINT AT SLIP TRACK
12" = 1'-0"

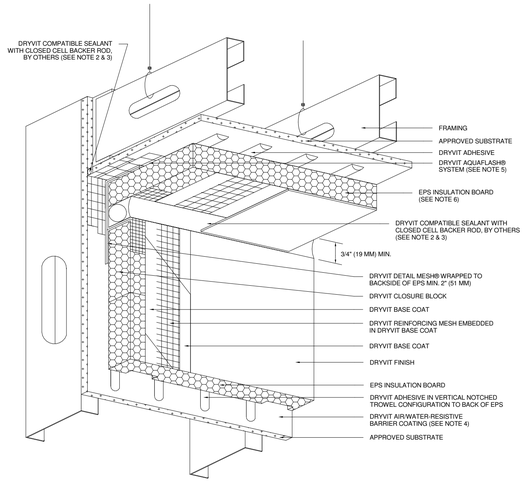


Outsulation® MD System®

Transition At Soffit / Fascia Intersection

NOTE:
1. DRYVIT RECOMMENDS THAT GROUND FLOOR APPLICATIONS AND ALL FACADES EXPOSED TO ABNORMAL STRESS, HIGH TRAFFIC, OR DELIBERATE IMPACT HAVE THE BASE COAT REINFORCED WITH PANZER® MESH PRIOR TO STANDARD™ OR STANDARD PLUS™ MESH. LOCATION OF HIGH IMPACT ZONES SHOULD BE INDICATED ON CONTRACT DRAWINGS.
2. SLOT IN DRYVIT VENT TRACK MUST BE POSITIONED OVER DRYVIT VENT ASSEMBLY.
3. LIGHTLY SAND SURFACE OF DRYVIT VENT TRACK TO MAXIMIZE ADHESION.
4. DRYVIT FLASHING TAPE SURFACE CONDITIONER™ AND DRYVIT FLASHING TAPE™ MAY BE USED IN LIEU OF AQUAFLASH SYSTEM OR BACKSTOP NT™- TEXTURE OVER GRID TAPE.
5. GROOVED BOARD AND FLAT STOCK EPS ARE ACCEPTABLE FOR USE IN HORIZONTAL SOFFIT CONDITION.
6. DRYVIT AIR/WATER RESISTIVE BARRIER IS REQUIRED OVER VERTICAL SUBSTRATES. APPLICATION OVER HORIZONTAL SOFFIT SUBSTRATE IS OPTIONAL UNLESS REQUIRED AS PART OF A CONTINOUS AIR BARRIER SYSTEM.

3 EIFS SOFFIT / FASCIA TRANSITION
N.T.S.

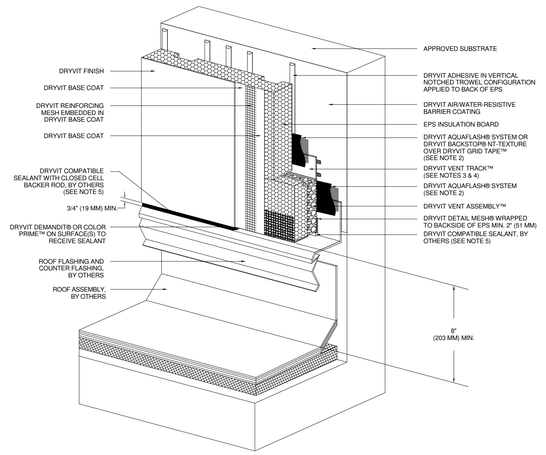


Outsulation® MD System®

Vertical Wall/Suspended Soffit Transition

NOTE:
1. DRYVIT RECOMMENDS THAT GROUND FLOOR APPLICATIONS AND ALL FACADES EXPOSED TO ABNORMAL STRESS, HIGH TRAFFIC, OR DELIBERATE IMPACT HAVE THE BASE COAT REINFORCED WITH PANZER® MESH PRIOR TO STANDARD™ OR STANDARD PLUS™ MESH. LOCATION OF HIGH IMPACT ZONES SHOULD BE INDICATED ON CONTRACT DRAWINGS.
2. SEALANT JOINT IS REQUIRED FOR SUSPENDED SOFFITS. OPTIONAL FOR RIGIDLY FRAMED.
3. DRYVIT DEMANDIT® OR COLOR PRIME™ ON SURFACES TO RECEIVE SEALANT.
4. DRYVIT AIR/WATER-RESISTIVE BARRIER IS REQUIRED OVER VERTICAL SUBSTRATES. APPLICATION OVER HORIZONTAL SOFFIT SUBSTRATE IS OPTIONAL UNLESS REQUIRED AS PART OF A CONTINUOUS AIR BARRIER SYSTEM.
5. DRYVIT FLASHING TAPE SURFACE CONDITIONER™ AND DRYVIT FLASHING APE™ MAY BE USED IN LIEU OF DRYVIT AQUAFLASH SYSTEM.
6. GROOVED BOARD AND FLAT STOCK EPS ARE ACCEPTABLE FOR USE IN HORIZONTAL SOFFIT CONDITION.

2 EIFS WALL/ SOFFIT TRANSITION
N.T.S.

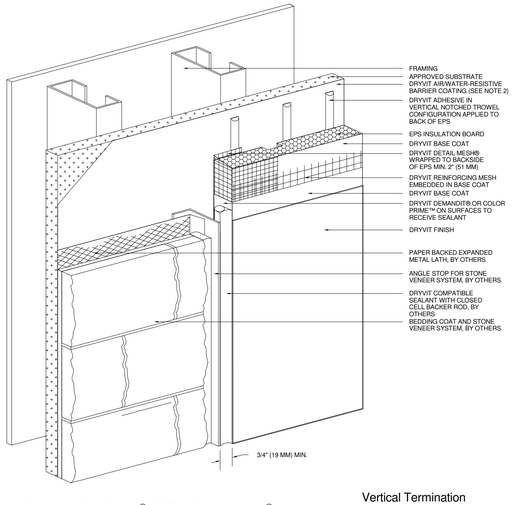


Outsulation® MD System®

Termination At Flat Roof - Solid Substrate

NOTE:
1. DRYVIT RECOMMENDS THAT GROUND FLOOR APPLICATIONS AND ALL FACADES EXPOSED TO ABNORMAL STRESS, HIGH TRAFFIC, OR DELIBERATE IMPACT HAVE THE BASE COAT REINFORCED WITH PANZER® MESH PRIOR TO STANDARD™ OR STANDARD PLUS™ MESH. LOCATION OF HIGH IMPACT ZONES SHOULD BE INDICATED ON CONTRACT DRAWINGS.
2. DRYVIT FLASHING TAPE SURFACE CONDITIONER™ AND DRYVIT FLASHING TAPE™ MAY BE USED IN LIEU OF DRYVIT AQUAFLASH SYSTEM.
3. SLOT IN DRYVIT VENT TRACK MUST BE POSITIONED OVER DRYVIT VENT ASSEMBLY.
4. LIGHTLY SAND SURFACE OF DRYVIT VENT TRACK TO MAXIMIZE ADHESION.
5. DETAIL OMD 0.0.13 SECTION A-A FOR SEALANT JOINT CONFIGURATION.

1 EIFS TERMINATION AT FLAT ROOF
N.T.S.

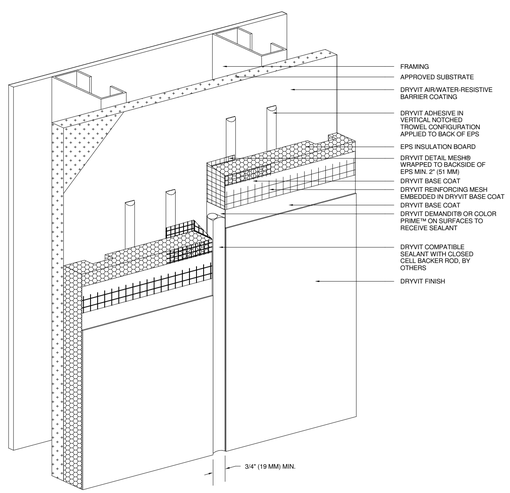


Outsulation® MD System®

Vertical Termination At Stone Veneer

NOTE:
1. DRYVIT RECOMMENDS THAT GROUND FLOOR APPLICATIONS AND ALL FACADES EXPOSED TO ABNORMAL STRESS, HIGH TRAFFIC, OR DELIBERATE IMPACT HAVE THE BASE COAT REINFORCED WITH PANZER® MESH PRIOR TO STANDARD™ OR STANDARD PLUS™ MESH. LOCATION OF HIGH IMPACT ZONES SHOULD BE INDICATED ON CONTRACT DRAWINGS.
2. FOR INSTALLATION OF DRYVIT AIR/WATER-RESISTIVE BARRIER COATING BENEATH CLADDINGS OTHER THAN DRYVIT EIFS, REFER TO DRYVIT PUBLICATION DS840.

8 EIFS TERMINATION AT STONE VENEER
N.T.S.

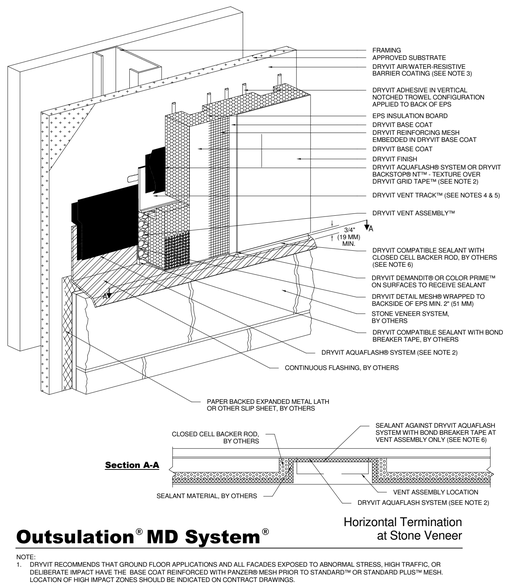


Outsulation® MD System®

Vertical Expansion Joint - EIFS

NOTE:
1. DRYVIT RECOMMENDS THAT GROUND FLOOR APPLICATIONS AND ALL FACADES EXPOSED TO ABNORMAL STRESS, HIGH TRAFFIC, OR DELIBERATE IMPACT HAVE THE BASE COAT REINFORCED WITH PANZER® MESH PRIOR TO STANDARD™ OR STANDARD PLUS™ MESH. LOCATION OF HIGH IMPACT ZONES SHOULD BE INDICATED ON CONTRACT DRAWINGS.
2. EIFS EXPANSION JOINTS ARE REQUIRED IN CONTINUOUS ELEVATIONS AT INTERVALS NOT EXCEEDING 75 FT (23 M).

7 EIFS VERTICAL EXPANSION JOINT
N.T.S.

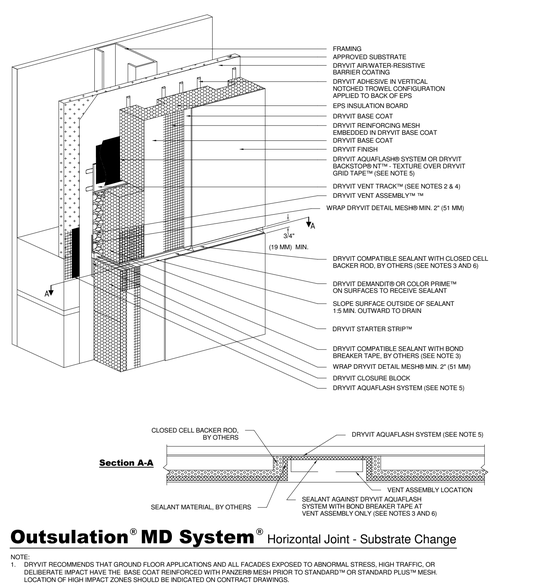


Outsulation® MD System®

Horizontal Termination at Stone Veneer

NOTE:
1. DRYVIT RECOMMENDS THAT GROUND FLOOR APPLICATIONS AND ALL FACADES EXPOSED TO ABNORMAL STRESS, HIGH TRAFFIC, OR DELIBERATE IMPACT HAVE THE BASE COAT REINFORCED WITH PANZER® MESH PRIOR TO STANDARD™ OR STANDARD PLUS™ MESH. LOCATION OF HIGH IMPACT ZONES SHOULD BE INDICATED ON CONTRACT DRAWINGS.
2. DRYVIT FLASHING TAPE SURFACE CONDITIONER™ AND DRYVIT FLASHING TAPE™ MAY BE USED IN LIEU OF DRYVIT AQUAFLASH SYSTEM.
3. FOR INSTALLATION OF DRYVIT AIR/WATER- RESISTIVE BARRIER COATING BENEATH CLADDINGS OTHER THAN DRYVIT EIFS, REFER TO DRYVIT PUBLICATION DS840.
4. LIGHTLY SAND SURFACE OF DRYVIT VENT TRACK TO MAXIMIZE ADHESION.
5. SLOT IN DRYVIT VENT TRACK MUST BE POSITIONED OVER DRYVIT VENT ASSEMBLY.
6. SEALANT SHALL TURN IN AT DRYVIT VENT ASSEMBLY LOCATIONS TO ALLOW FOR DRAINAGE. SEE SECTION A-A.

6 EIFS HORIZONTAL TERMINATION AT STONE
N.T.S.



Outsulation® MD System® Horizontal Joint - Substrate Change

NOTE:
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4. LIGHTLY SAND SURFACE OF DRYVIT VENT TRACK TO MAXIMIZE ADHESION.
5. DRYVIT FLASHING TAPE SURFACE CONDITIONER™ AND DRYVIT FLASHING TAPE™ MAY BE USED IN LIEU OF DRYVIT AQUAFLASH SYSTEM.
6. SEALANT SHALL TURN IN AT DRYVIT VENT ASSEMBLY LOCATIONS TO ALLOW FOR DRAINAGE. SEE SECTION A-A.

5 EIFS HORIZONTAL JOINT - SUBSTRATE CHANGE
N.T.S.

JOHN W. LISTER architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
610.429.4470
info@listerarch.com

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 7404-A EXPIRATION DATE: DEC. 16, 2018.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	04/20/17

REVISIONS

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PARAMOUNT REALTY SERVICES, INC.

SHELL - OCEANS LANDING II

BERLIN, MARYLAND

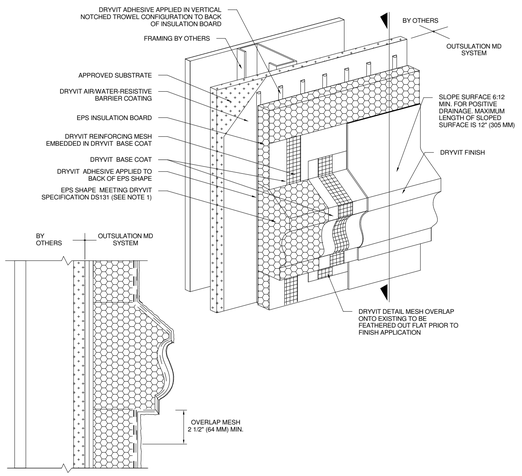
SHEET TITLE

EIFS DETAILS

05/24/17	DATE
AS NOTED	SCALE
BR / EMH	DRAWN BY
EMH / JWL	CHECKED BY
17005	PROJECT #

SHEET NUMBER

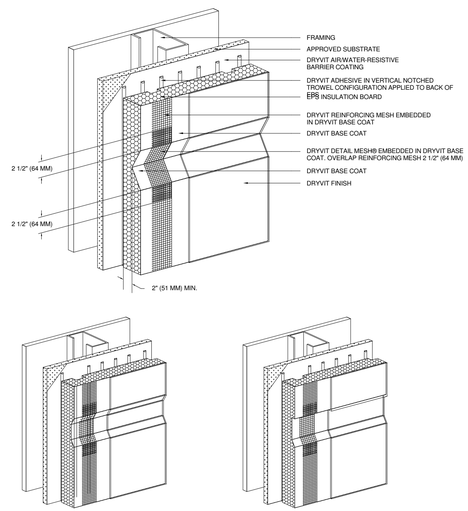
A5.6



Outsulation® MD System® EPS Shapes

NOTES:
1. MAXIMUM THICKNESS OF EPS BUILT OUT SHAPES SHALL NOT EXCEED 13" (330 MM) AT ANY POINT MEASURED FROM THE SUBSTRATE.

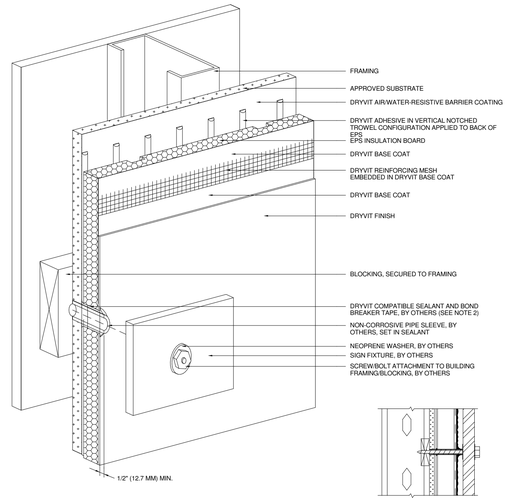
4 EIFS EPS SHAPES
12" = 1'-0"



Outsulation® MD System® Aesthetic Reveals

NOTE:
1. DRYVIT RECOMMENDS THAT GROUND FLOOR APPLICATIONS AND ALL FACADES EXPOSED TO ABNORMAL STRESS, HIGH TRAFFIC, OR DELIBERATE IMPACT HAVE THE BASE COAT REINFORCED WITH PANZER® MESH PRIOR TO STANDARD™ OR STANDARD PLUS™ MESH. LOCATION OF HIGH IMPACT ZONES SHOULD BE INDICATED ON CONTRACT DRAWINGS.
2. SLOPE BOTTOM EDGE OF REVEAL FOR POSITIVE DRAINAGE.

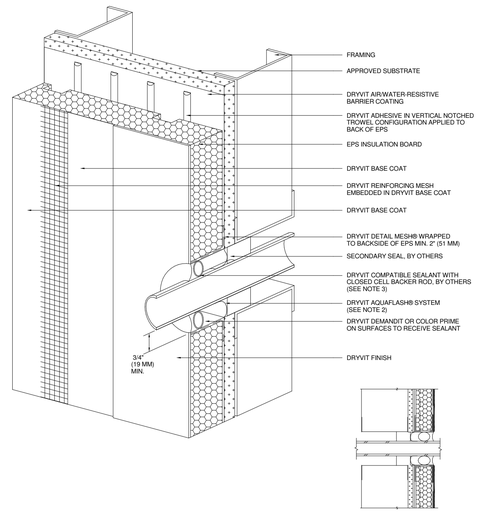
3 EIFS AESTHETIC REVEALS
N.T.S.



Outsulation® MD System® Sign Attachment

NOTE:
1. DRYVIT RECOMMENDS THAT GROUND FLOOR APPLICATIONS AND ALL FACADES EXPOSED TO ABNORMAL STRESS, HIGH TRAFFIC, OR DELIBERATE IMPACT HAVE THE BASE COAT REINFORCED WITH PANZER® MESH PRIOR TO STANDARD™ OR STANDARD PLUS™ MESH. LOCATION OF HIGH IMPACT ZONES SHOULD BE INDICATED ON CONTRACT DRAWINGS.
2. PERIMETER OF PIPE SLEEVE IS CAULKED TO PREVENT WATER ENTRY INTO WALL.

2 EIFS SIGN ATTACHMENT
N.T.S.



Outsulation® MD System® Penetrations

NOTE:
1. DRYVIT RECOMMENDS THAT GROUND FLOOR APPLICATIONS AND ALL FACADES EXPOSED TO ABNORMAL STRESS, HIGH TRAFFIC, OR DELIBERATE IMPACT HAVE THE BASE COAT REINFORCED WITH PANZER® MESH PRIOR TO STANDARD™ OR STANDARD PLUS™ MESH. LOCATION OF HIGH IMPACT ZONES SHOULD BE INDICATED ON CONTRACT DRAWINGS.
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3. SEALANT SHALL NOT BE IN DIRECT CONTACT WITH ASPHALTIC ADHESIVE ON DRYVIT FLASHING TAPE. COVER DRYVIT FLASHING TAPE LAPS WITH POLYETHYLENE TAPE OR BACKER ROD.

1 EIFS PENETRATIONS
N.T.S.

JOHN W. LISTER architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
610.429.4470
info@listerarch.com

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 7404 A EXPIRATION DATE: DEC. 15, 2018.

NO.	DESCRIPTION	DATE
	ISSUED FOR PERMIT	04/20/17

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PARAMOUNT REALTY SERVICES, INC.

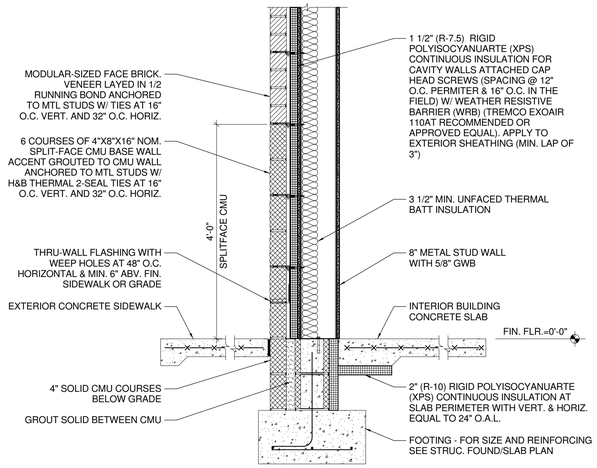
SHELL - OCEANS LANDING II

BERLIN, MARYLAND

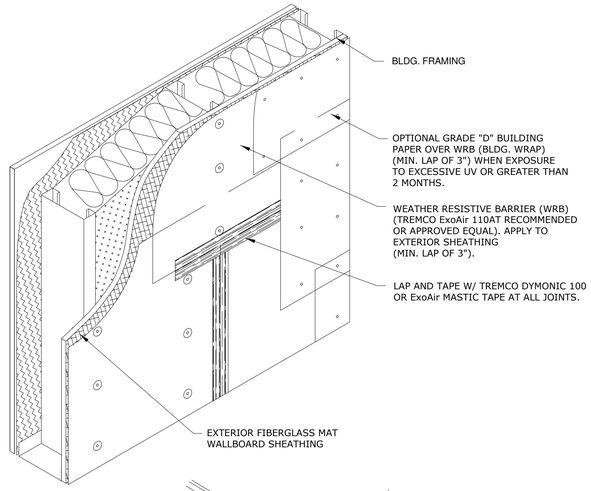
SHEET TITLE
EIFS DETAILS

05/24/17	DATE
AS NOTED	SCALE
BR / EMH	DRAWN BY
EMH / JWL	CHECKED BY
17005	PROJECT #

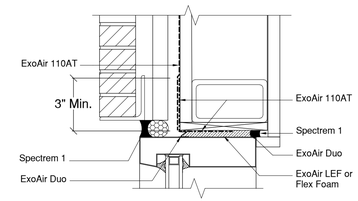
SHEET NUMBER
A5.7



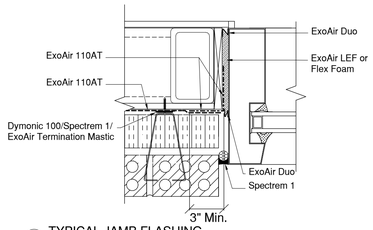
7 THRU WALL FLASHING
3/4" = 1'-0"



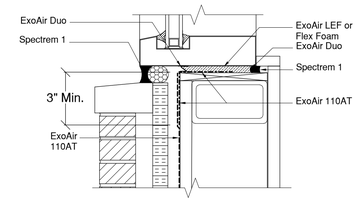
6 TYPICAL WEATHER BARRIER
3/4" = 1'-0"



3 TYPICAL HEAD FLASHING
3" = 1'-0"

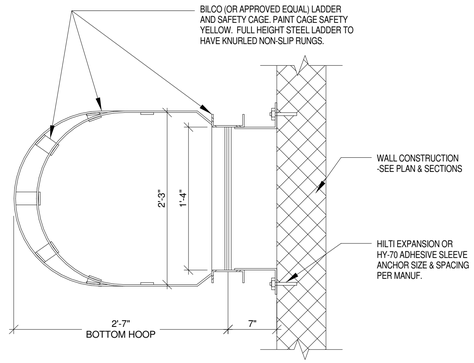


4 TYPICAL JAMB FLASHING
3" = 1'-0"

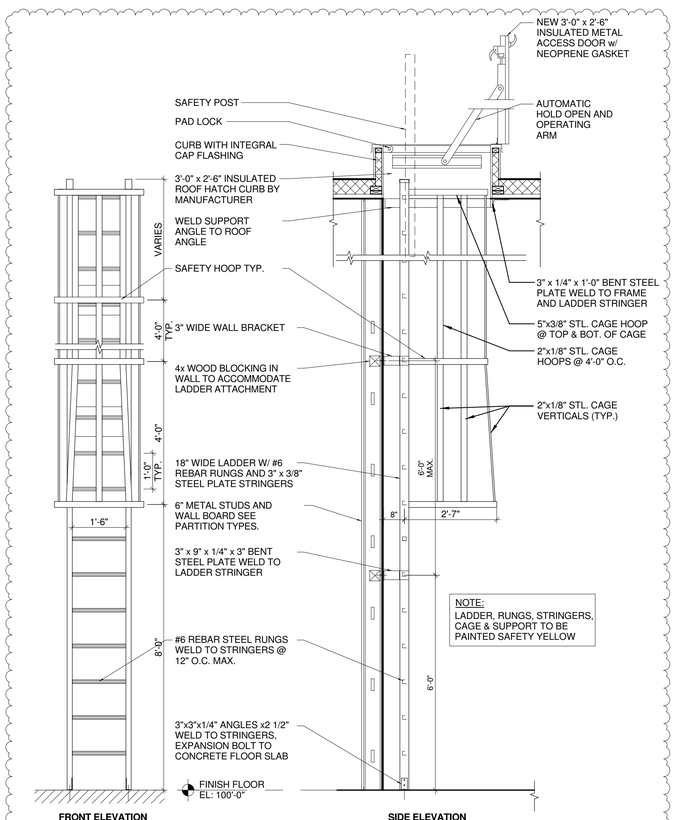


5 TYPICAL SILL FLASHING
3" = 1'-0"

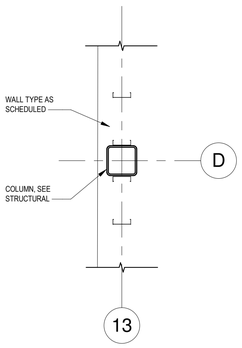
2 ZEE FURRING ATTACHEMENT
1" = 1'-0"



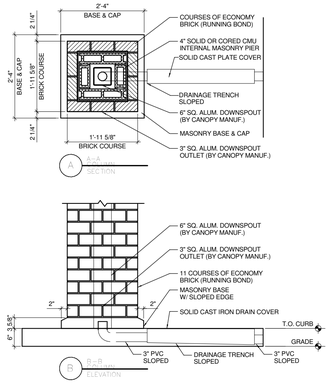
1 ROOF ACCESS LADDER
1 1/2" = 1'-0"



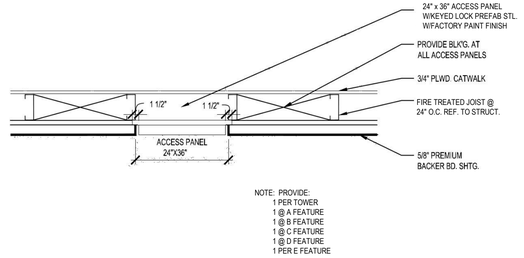
13 ROOF LADDER SECTION
1/2" = 1'-0"



12 COLUMN DETAIL @ DEMISING WALL
1/2" = 1'-0"

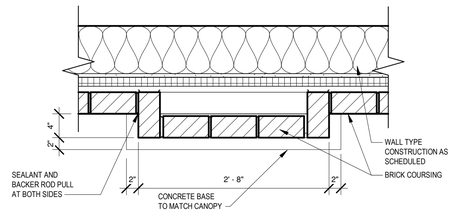


11 POLY DRAIN DETAIL
1/2" = 1'-0"

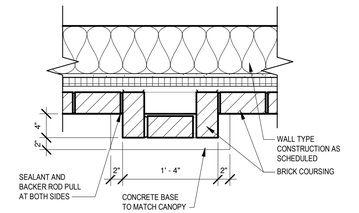


NOTE: PROVIDE:
1 PER TOWER
1 @ A FEATURE
1 @ B FEATURE
1 @ C FEATURE
1 @ D FEATURE
1 PER E FEATURE

10 ACCESS PANEL @FACADE FEATURES (TYP.)
3/4" = 1'-0"



9 PILASTER DETAIL - CANOPY "B"
1" = 1'-0"



8 PILASTER DETAIL - CANOPY "A"
1" = 1'-0"

JOHN W. LISTER architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
610.429.4470
info@listerarch.com

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NO.	DESCRIPTION	DATE
1	CONSTRUCTION SET	06/28/17
1	ISSUED FOR PERMIT	04/20/17

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SHELL - OCEANS LANDING II

BERLIN, MARYLAND

SHEET TITLE
DETAILS

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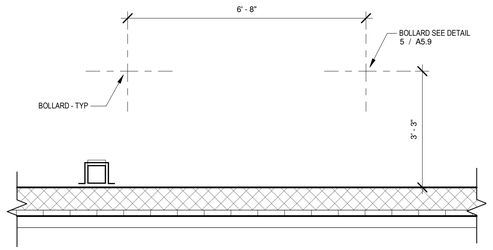
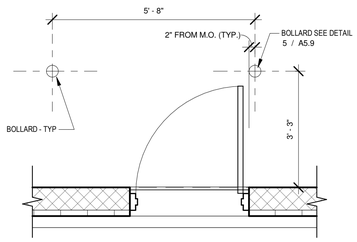
AS NOTED	SCALE
BR / EMH	DRAWN BY
EMH / JWL	CHECKED BY
17005	PROJECT #

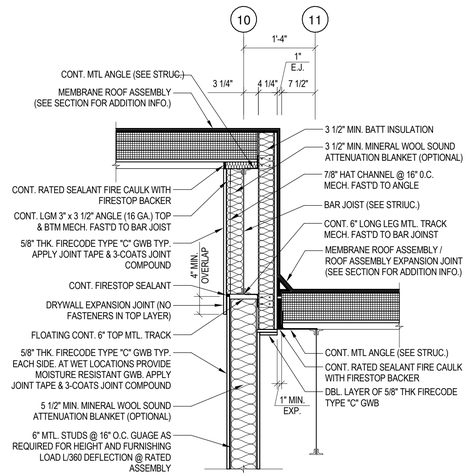
SHEET NUMBER
A5.8



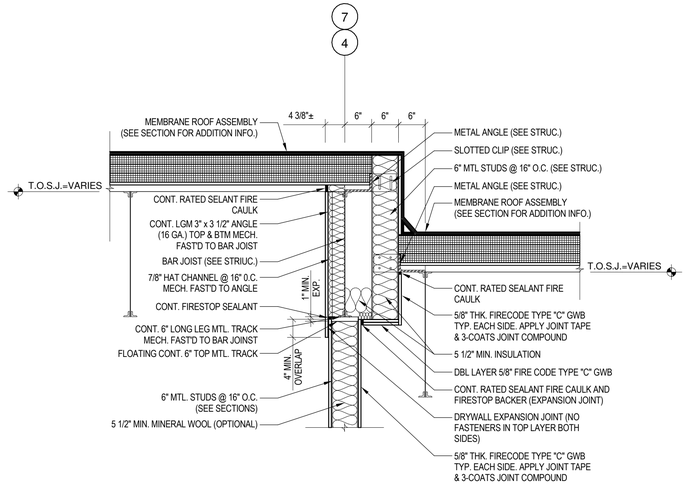
4 BOLLARD DETAIL AT DOUBLE DOOR
1/2" = 1'-0"



3 BOLLARD DETAIL AT SINGLE DOOR
1/2" = 1'-0"

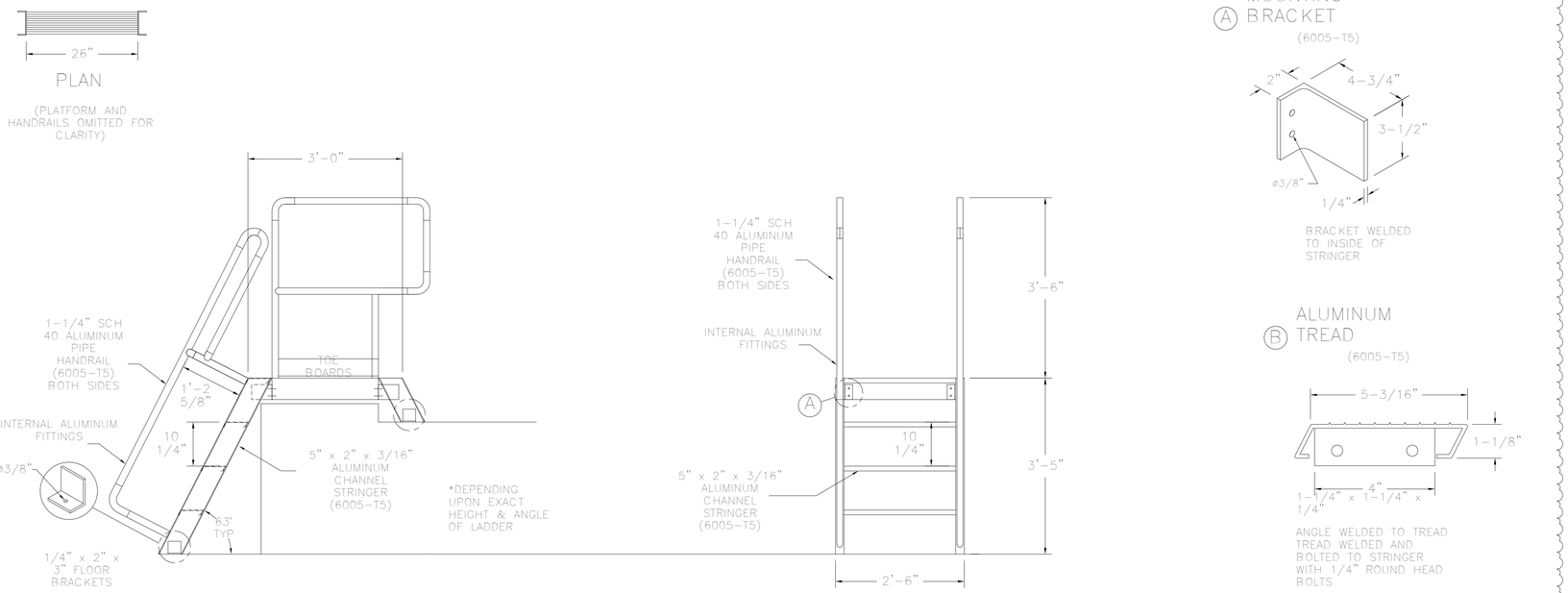


2 FIRE WALL EXPANSION DROP
3/4" = 1'-0"



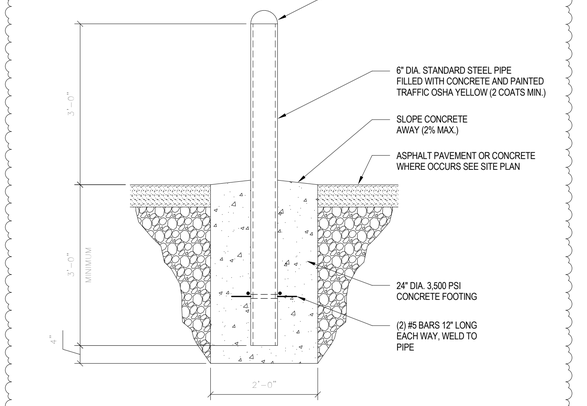
1 FIRE WALL EXPANSION
3/4" = 1'-0"

1



6 ROOF LADDER DETAILS
3/4" = 1'-0"

1



5 BOLLARD DETAIL
3/4" = 1'-0"

1

JOHN W. LISTER architects
115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA
19382
610.429.4470
info@listerarch.com

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NO.	DESCRIPTION	DATE
1	CONSTRUCTION SET	06/28/17

REVISIONS

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PARAMOUNT REALTY SERVICES, INC.

SHELL - OCEANS LANDING II

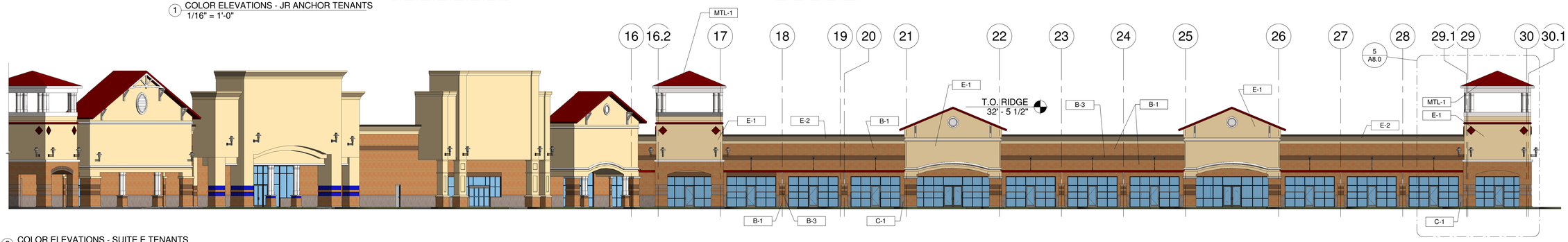
BERLIN, MARYLAND

SHEET TITLE
DETAILS

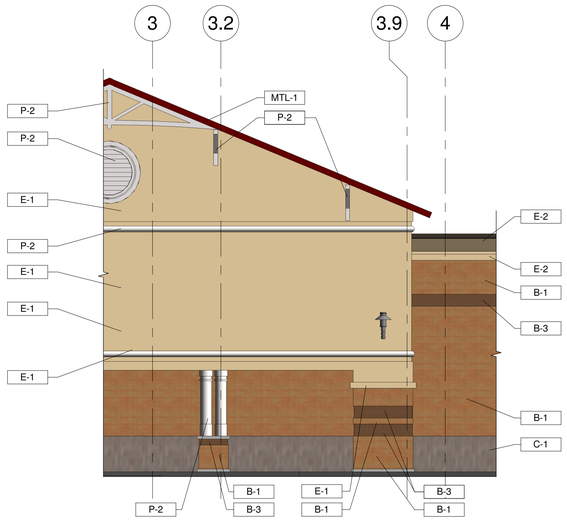
05/24/17	DATE
AS NOTED	SCALE
Author	DRAWN BY
Checker	CHECKED BY
17005	PROJECT #

SHEET NUMBER
A5.9

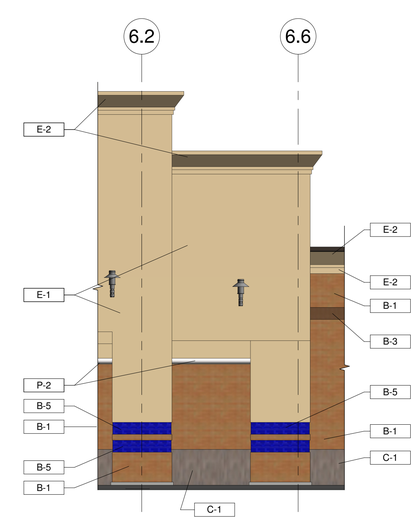
1 COLOR ELEVATIONS - JR ANCHOR TENANTS
1/16" = 1'-0"



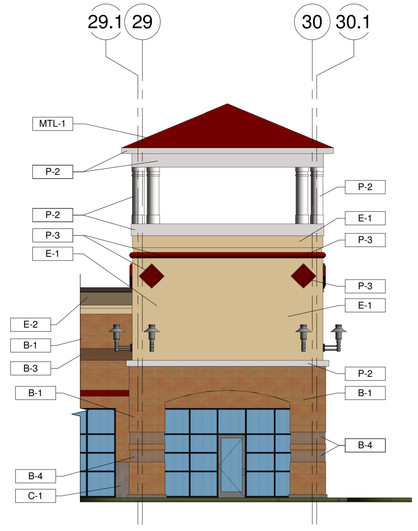
2 COLOR ELEVATIONS - SUITE E TENANTS
1/16" = 1'-0"



3 COLOR ELEVATIONS - JR ANCHOR TENANTS
1/8" = 1'-0"



4 COLOR ELEVATIONS - JR ANCHOR TENANTS
1/8" = 1'-0"



5 COLOR ELEVATIONS - SUITE E TENANTS
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

TAG	MATERIAL	MANUFACTURER	COLOR / NAME	TEXTURE	SIZE	NOTES
E1	EIFS	DRYVIT	COLOR #443A CANVAS	SAND PEBBLE	-	TO MATCH EXISTING "BUILDING F"
E-2	EIFS	DRYVIT	COLOR #310 CHINA WHITE	SANDBLAST	-	TO MATCH EXISTING "BUILDING F"
B-1	BRICK	GLEN GERY	W15 "SUNSET"	-	UTILITY SIZE	FIELD, TO MATCH EXISTING "BUILDING F"
B-2	BRICK	GLEN GERY	W15 "SUNSET"	-	ECONO SIZE	FIELD, TO MATCH EXISTING "BUILDING F"
B-3	BRICK	GLEN GERY	GENESEE	-	UTILITY SIZE	ACCENT, TO MATCH EXISTING "BUILDING F"
B-4	BRICK	GLEN GERY	GENESEE	-	ECONO SIZE	ACCENT, TO MATCH EXISTING "BUILDING F"
B-5	BRICK COATING	TK PRODUCTS	COLOR PMS 300 / TK 6010-40	SMOOTH	-	BLUE IDENTITY BANDS
C-1	CMU	ROCKCAST	ST 303 MONOTONE DUSK	SPLITFACE	3 5/8" x 11 5/8" x 23 5/8"	BASE, TO MATCH EXISTING "BUILDING F"
C-2	CMU	ROCKCAST	ST 303 MONOTONE DUSK	SPLITFACE	3 5/8" x 11 5/8" x 23 5/8"	BASE WITH FINISHED ENDS TO MATCH EXISTING "BUILDING F"
C-3	PRECAST CAPSTONE	-	-	-	___" x ___" x ___"	COLOR TO MATCH C-1 & C-2
-	MORTAR	WORKRITE	465X	-	-	TYPE S - ALL MORTAR SAME COLOR TO MATCH EXISTING "BUILDING F"
MTL-1	STANDING SEAM METAL ROOF	MCBI	-	SMOOTH	-	CRAFTSMAN SERIES, HIGH BATTEN, COLOR TO MATCH EXISTING "BUILDING F"
G-1	ALUM. GUTTER	METAL ERA	DARK BRONZE	-	9 x 9 x LENGTH OF RUN	TO MATCH EXISTING "BUILDING F"
P-1	PAINT	SHERWIN WILLIAMS	SW 7569 MATCH "BUILDING F"	-	-	TO MATCH EXISTING "BUILDING F"
P-2	PAINT	SHERWIN WILLIAMS	SW 7006 MATCH "BUILDING F"	-	-	TO MATCH EXISTING "BUILDING F" ORNAMENTAL WHITE
P-3	PAINT	SHERWIN WILLIAMS	SW 2802 MATCH "BUILDING F"	-	-	TO MATCH EXISTING "BUILDING F" ORNAMENTAL ACCENT BANDS & DIAMONDS
P-4	PAINT	SHERWIN WILLIAMS	SW 6062 MATCH "BUILDING F"	-	-	TO MATCH EXISTING "BUILDING F" REAR BUILDING ACCENT BAND
P-5	PAINT	SHERWIN WILLIAMS	SW 6069 MATCH "BUILDING F"	-	-	TO MATCH EXISTING "BUILDING F" REAR BUILDING ACCENT BAND

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PARAMOUNT REALTY SERVICES, INC.

SHELL - OCEANS LANDING II

BERLIN, MARYLAND

SHEET TITLE

COLOR ELEVATIONS

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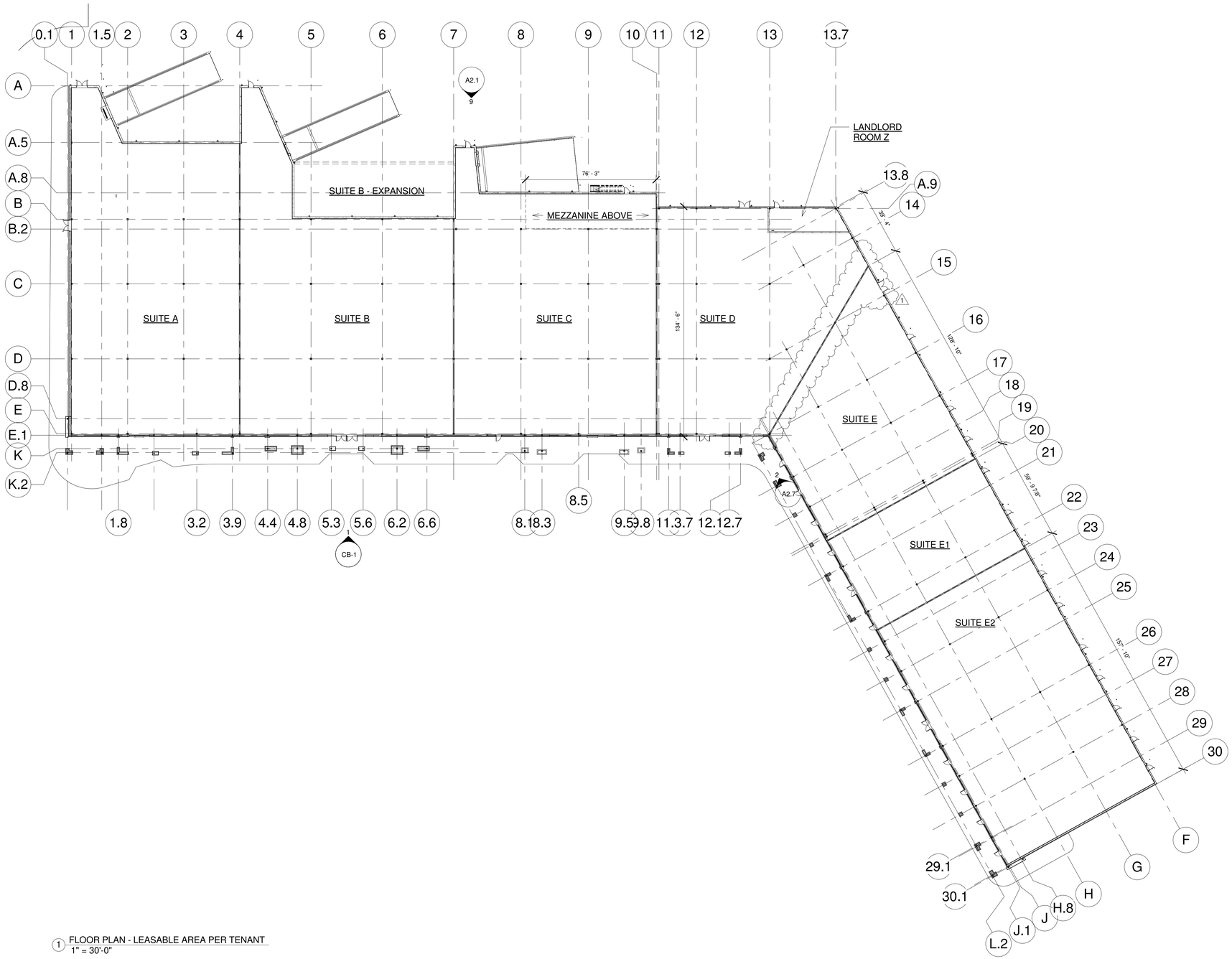
BR / EMH	DRAWN BY
EMH / JWL	CHECKED BY
17005	PROJECT #

SHEET NUMBER

A8.0



1 FLOOR PLAN - LEASABLE AREA PER TENANT
1" = 30'-0"

CODE SUMMARY *WORCESTER COUNTY*

BUILDING CODES:

ADOPTED CODES FOR THE USE IN THE STATE OF MARYLAND WORCESTER COUNTY - EFFECTIVE AUG. 3, 2015
2015 NFPA 101 - LIFE SAFETY STANDARDS
2015 INTERNATIONAL BUILDING CODE (IBC)
WORCESTER COUNTY BUILDING CODE
(COMAR 05.02.02) MARYLAND ACCESSIBLE CODE
GUIDELINES FOR BUILDINGS AND FACILITIES - 2012
2010 ADA STANDARD FOR ACCESSIBLE DESIGN (DEPARTMENT OF JUSTICE)
2015 NFPA 220 STANDARD ON TYPES OF BUILDING CONSTRUCTION
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2015 INTERNATIONAL MECHANICAL CODE (IMC)
2015 INTERNATIONAL PLUMBING CODE (IPC)
2015 INTERNATIONAL FUEL GAS CODE (IFGC)
2015 INTERNATIONAL FIRE CODE (IFC)
2013 NFPA 13 - SPRINKLER SYSTEMS
2014 NATIONAL ELECTRICAL CODE (NEC)
NFPA 70
2013 NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE
WORCESTER COUNTY FLOODPLAIN MANAGEMENT CODE BR 2-301 - EFFECTIVE JULY 16, 2015

CONSTRUCTION CLASSIFICATION:

II (000) & II B, FULLY SPRINKLERED, PROTECTED CONSTRUCTION

OCCUPANCY CLASSIFICATION:

OCCUPANCY GROUP: M - MERCANTILE / SALES AND SERVICE

HEIGHT AND AREA:

HEIGHT: (1) STORY, 44' - 0 3/4" AT CORNER TOWER PEAK(S) - HEIGHT OF REAR VARIES
HEIGHT ALLOWED (MAX) FOR : 45' - 0"

SALES AREA:	80,695 S.F.
STORAGE:	20,365 S.F.
MEZZANINE:	1,540 S.F.
LANDLORD ROOM:	659 S.F.
TOTAL AREA	103,259 S.F.

OCCUPANCY LOAD CALCULATIONS:

A. OCCUPANCY LOAD CALCULATIONS:
(NFPA) MERCANTILE/SALES AND SERVICE: 80,695 S.F. AT 30 S.F. PER PERSON = 2,689
(IBC) MERCANTILE/SALES AND SERVICE: 80,695 S.F. AT 60 S.F. PER PERSON = 1,344
(NFPA & IBC) STORAGE: 20,365 S.F. AT 300 S.F. PER PERSON = 67
(NFPA & IBC) MEZZANINE (STORAGE): 1,540 S.F. AT 300 S.F. PER PERSON = 5
TOTAL OCCUPANCY: 2,761 (NFPA) OR 1,416 (IBC)

B. EGRESS CAPACITY:
REQUIRED: OCCUPANTS 2,761 @ .20 INCHES = 552.2 INCHES
PROVIDED: 1,728.0 INCHES & 44 INCHES CLEAR CORRIDORS

C. MINIMUM NUMBER OF EXITS REQUIRED:
REQUIRED: 1 (MAXIMUM OCC < 49)
PROVIDED: MINIMUM 2 PER TENANT SPACE

D. TRAVEL DISTANCE:
EXIT ACCESS TRAVEL DISTANCE:
ALLOWED: 250' - 0"
PROVIDED: 210' - 0" (MAX.)
COMMON PATH OF EGRESS TRAVEL:
ALLOWED: 75'-0" or 30'-0" < 50 OCCUPANTS
PROVIDED: 75'-0"

LEASABLE AREA BY SUITE

SPACE	LEASABLE AREA
SUITE A	18,075 SF
SUITE B SUITE B - EXPANSION	18,042 SF 2,986 SF
SUITE C SUITE C - MEZZANINE	17,354 SF 1,540 SF
SUITE D	8,874 SF
SUITE E	35,729 SF
LANDLORD ROOM	659 SF
TOTAL	103,259 SF

1

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BERLIN, MARYLAND

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SHELL - LEASABLE AREAS

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