

**ABBREVIATIONS**

ACT	ACOUSTICAL CEILING TILE	REF.	REFRIDGERATOR
A/C	AIR CONDITIONING	REQD	REQUIRED
ADJ	ADJUSTABLE	R.H.	RIGHT HAND
AFF	ABOVE FINISHED FLOOR	RM	ROOM
A.B.E.	ABOVE BENCHMARK ELEVATION	SF	SQUARE FEET
A.H.U.	AIR HANDLING UNIT	SHT.	SHEET
ALUM	ALUMINUM	SIM.	SIMILAR
APPROX	APPROXIMATE	S.O.G.	SLAB ON GRADE
ARCH	ARCHITECTURAL	SNT.	SEALANT
@	AT	SPEC.	SPECIFICATION
		STD.	STANDARD
B.C.	BASE CABINET	STL.	STEEL
BD.	BOARD	S.S.	STAINLESS STEEL
BITUM.	BITUMINOUS	SSM	SOLID SURFACE MATERIAL
BLDG.	BUILDING	STOR.	STORAGE
BLK.	BLOCK	STRUCT.	STRUCTURE
BLKD.	BULKHEAD	SO.	SQUARE
BLKG.	BLOCKING	SUSP.	SUSPENDED
C	CENTER LINE	T & G	TONGUE & GROOVE
C.B.	CHALK BOARD	TEMP	TEMPORARY
CL.	CLOSET	TH.	THICK
CLG.	CEILING	T.O.S.	TOP OF SLAB
CMU	CONCRETE MASONRY UNIT	T.O.J.	TOP OF JOIST
COL	COLUMN	TLT.	TOILET
CONC.	CONCRETE	TYP.	TYPICAL
CONT.	CONTINUOUS		
C.J.	CONTROL JOINT	U.N.O.	UNLESS NOTED OTHERWISE
CPT.	CARPET	V.C.T.	VINYL COMPOSITION TILE
C.T.	CERAMIC TILE	VERT.	VERTICAL
		V.I.F.	VERIFY IN FIELD
		V.I.F.W.A.	VERIFY IN FIELD WITH ARCHITECT
D.	DEEP	W/	WITH
DEMO	DEMOLITION	W.	WIDTH
D.F.	DRINKING FOUNTAIN	W.B.	WALL BOARD
DIM.	DIMENSION	W.C.	WATER CLOSET
DN.	DOWN	WD.	WOOD
DTL	DETAIL	W/O	WITHOUT
DIA	DIAMETER		
DS	DOWN SPOUT		
DWG.	DRAWING		
E.J.	EXPANSION JOINT		
EL.	ELEVATOR		
ELEC.	ELECTRICAL		
ELEV.	ELEVATION		
ETC.	ETCETERA		
E.T.R.	EXISTING TO REMAIN		
EQUIP.	EQUIPMENT		
EXIST.	EXISTING		
EXT	EXTERIOR		
F.E.C.	FIRE EXTINGUISHER CABINET		
F.D.	FLOOR DRAIN		
F.F.E.	FINISH FLOOR ELEVATION		
FIN	FINISH		
FL. OR FLR.	FLOOR		
FOM	FACE OF MASONRY		
FT	FOOT, FEET		
F.V.W.A.	FIELD VERIFY WITH ARCHITECT		
GA	GAUGE		
GALV	GALVANIZED		
GYP. BD.	GYSUM BOARD		
GSF	GROSS SQUARE FEET		
GWB	GYSUM WALL BOARD		
GT	GLAZING TYPE		
H OR HT	HEIGHT		
HC	HANDICAPPED		
H.M.	HOLLOW METAL		
HORIZ.	HORIZONTAL		
HR	HOUR		
HVAC	HEATING/VENTILATION, AIR CONDITIONING		
IN	INCH		
INSUL.	INSULATION		
INT.	INTERIOR		
JAN.	JANITOR		
JT	JOINT		
L	LENGTH		
LAV.	LAVATORY		
L.H.	LEFT HAND		
MACH.	MACHINE		
MATL	MATERIAL		
MAX.	MAXIMUM		
M.E.	MATCH EXISTING		
MECH.	MECHANICAL		
MEP	MECHANICAL/ELECTRICAL/PLUMBING		
MIN.	MINIMUM		
MISC.	MISCELLANEOUS		
M.O.	MASONRY OPENING		
MTD	MOUNTED		
MTL	METAL		
NO. OR #	NUMBER		
NOM.	NOMINAL		
N.I.C.	NOT IN CONTRACT		
NSF	NET SQUARE FEET		
N.T.S.	NOT TO SCALE		
O.C.	ON CENTER		
OPNG.	OPENING		
P-LAM	PLASTIC LAMINATE		
PLYWD	PLYWOOD		
P.T.	PORCELAIN TILE		
PTD.	PAINTED		

**SYMBOLS**

	<b>BUILDING SECTION</b>		<b>COMPACTED SUBGRADE</b>
	<b>WALL SECTION</b>		<b>CONCRETE</b>
	<b>BUILDING ELEVATION</b>		<b>C.M.U.</b>
	<b>INTERIOR ELEVATIONS</b>		<b>ROUGH WOOD</b>
	<b>DETAIL</b>		<b>PLYWOOD</b>
	<b>NEW SUSP. A.C.T. CEILING &amp; GRID</b>		<b>FINISHED WOOD</b>
	<b>EXISTING DOOR (TO BE REMOVED)</b>		<b>WINDOW TYPE (SEE WINDOW SCHEDULE)</b>
	<b>EXISTING DOOR</b>		<b>DOOR NUMBER (SEE DOOR SCHEDULE)</b>
	<b>NEW DOOR</b>		<b>PARTITION TYPE</b>
	<b>EXISTING WALLS (TO BE REMOVED)</b>		<b>RIGID INSULATION</b>
	<b>EXISTING WALLS (TO BE REMOVED)</b>		<b>BATT INSULATION</b>
	<b>NEW PARTITION</b>		<b>BRICK</b>
	<b>EXISTING PARTITION</b>		<b>EXISTING WALLS (TO BE REMOVED)</b>
	<b>EXISTING PARTITION</b>		<b>NEW PARTITION</b>
	<b>EXISTING PARTITION</b>		<b>EXISTING PARTITION</b>

**NOTES**

- GENERAL NOTES
- THE GENERAL CONTRACTOR SHALL COORDINATE ALL WORK FOR THIS PROJECT WITH ALL TRADES AND/OR WITH SUBCONTRACTORS AS TO ASSURE THE PROPER EXECUTION OF WORK.
  - A COPY OF THE APPROVED PERMIT PLANS WILL REMAIN ON JOB SITE AT ALL TIMES.
  - THE GENERAL CONTRACTOR SHALL SCHEDULE ALL NECESSARY INSPECTIONS AND ACQUIRE FINAL CERTIFICATE OF OCCUPANCY.
  - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR, MATERIALS, AND ALL OTHER RESOURCES REQUIRED TO COMPLETE THE PROJECT.
  - UNLESS OTHERWISE NOTED, ALL NEW MATERIALS SHALL MATCH EXISTING MATERIALS IN QUALITY, SIZE AND DESIGN.
  - THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL EXAMINE THE DRAWINGS AND CHECK ALL MEASUREMENTS AND DETAILS. CONTRACTOR AND SUBCONTRACTOR SHALL ALSO COMPARE THE PLANS WITH THE SPECIFICATIONS, AS ANY ITEM REQUIRED IN ONE OR THE OTHER, IF NOT DUPLICATED, SHALL IN ANY EVENT BE CONSTRUED TO BE PART OF BOTH.
  - THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AT THE BUILDING AS SHOWN ON THE DRAWINGS, AND THEY SHALL REPORT ANY INCONSISTENCIES IN THE ABOVE TO THE ARCHITECT BEFORE COMMENCING WORK. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE DRAWINGS. ANY DIFFERENCES SHALL BE SUBMITTED TO THE ARCHITECT FOR DISCUSSION BEFORE PROCEEDING WITH THE WORK.
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  - THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL SAFETY REGULATIONS GOVERNING DEMOLITION AND CONSTRUCTION OF THIS PROJECT.
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**SHEET LIST**

SHEET LIST	
SHEET NUMBER	SHEET NAME
GENERAL	
CS-1	SHEET LIST & GENERAL NOTES
CS-2	CODE SUMMARY
ARCHITECTURAL	
AD-100	DEMOLITION PLANS
AD-101	DEMOLITION ELEVATIONS
A-100	LOWER LEVEL PLANS
A-101	FIRST FLOOR PLANS
A-102	ROOF PLANS
A-200	BUILDING ELEVATIONS
A-201	BUILDING ELEVATIONS
A-300	BUILDING SECTIONS
A-301	BUILDING SECTIONS

UPDATES/REVISIONS:

PROFESSIONAL CERTIFICATION

SHEET LIST & GENERAL NOTES  
**COTTAGE CITY FIRE HOUSE  
 COMMUNITY OUTREACH  
 CENTER CONVERSION**  
 COTTAGE CITY (2nd) ELECTION DISTRICT  
 PRINCE GEORGE'S COUNTY, MARYLAND

**Murphy & Dittenhafer**  
**ARCHITECTS**

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 410-625-4823 voice 410-625-4674 fax  
 226 West Market Street, York, Pennsylvania 17401  
 717-848-8627 voice 717-843-2449 fax

CLIENT: TOWN OF COTTAGE CITY  
 3820 40TH AVENUE  
 COTTAGE CITY, MD 21222  
 ATTN: JOHN HOATSON, TOWN MANAGER

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DATE: 06/01/2026	FILE NO: 26108
SCALE: AS NOTED	

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**BUILDING CODE ANALYSIS**

**PROJECT DESCRIPTION**

APPLICABLE CODES  
 INTERNATIONAL BUILDING CODE 2021  
 INTERNATIONAL ENERGY CONSERVATION CODE 2021  
 INTERNATIONAL MECHANICAL CODE 2021  
 INTERNATIONAL EXISTING BUILDING CODE 2021  
 NATIONAL FIRE PROTECTION ASSOCIATION LIFE SAFETY CODE 101, 2021 EDITION  
 NATIONAL FIRE PROTECTION ASSOCIATION FIRE CODE 1, 2021 EDITION  
 NATIONAL ELECTRIC CODE (NEC), 2020 EDITION WITH LOCAL AMENDMENTS

**1) BUILDING USE, CONSTRUCTION CLASSIFICATIONS AND HEIGHT**

	IBC 2021	NFPA 2018
Use Group (Section 303)	A-3	BUSINESS (Chapter 6)
Building Height Allowable (Table 504.3)	S=60' NS=40'	35'-8"
Actual Building Height		
Number of Stories Allowable (Table 504.4)	S=2 NS = 1	
Actual Number of Stories Above Gradeplane	1	
Allowable Area Factor (Table 506.2)	S = 18,000 NS = 6,000	
Type of Construction (Table 602)	VB	

**2) BUILDING AREAS**

BUILDING ACTUAL GROSS AREAS	
Basement	772 sf
First Floor	803 sf
Total (GSF)	1,575 sf

**3. OCCUPANCY LOADS**

USE	IBC (Table 1004.5)	LIFE SAFETY (Table - 7.3.1.2)
A-3 - 7 sf/occ - gathering areas		
A-3 - 15 sf/occ - conference room		
Basement = 298 nsf * 7 sf/occ = 42 occ		
Basement = 136 nsf * 15 sf/occ = 9 occ		
1st Floor = 753 nsf * 7 sf/occ = 107 occ		
TOTAL = 158		

**4. FIRE PROTECTION REQUIREMENTS**

IBC 903.2.1 Group A-3 - not required.  
 Fire area does not exceed 12,000 sf; occupant load <300

NFPA 101 13. - not required  
 Occupant load <300

**5. EGRESS REQUIREMENTS**

**IBC 1005.3.2 - Egress Width at Doors**

	IBC (Section 1005)	LIFE SAFETY (Table - 7.2.2.2 7.2.2.1)	PROVIDED
Egress Width at Stairs (1005.3.1)	0.2x73=14.6"	0.3x73=21.9"	72"
Egress Width at Doors (1005.3.2)	.15x73=10.95"	32" min.	72"
Egress Width at Corridors (1005.3.4)	44"	0.2x73=14.6"	48" min.

**IBC 1006.3.3 - Minimum Number of Exits**

Minimum Number of Exits per Story - occ 1-500	IBC 1006.3.3.2	2
	NFPA 101 7.4.1.1	2
	Provided @ 1st Floor	2

Stories with One Exit IBC 1006.3.4(2): Occ. Load <49, A Occupancy

**IBC 1007.1.1 - Exit Access Configuration**

Distance apart of not less than 1/2 overall diagonal dimension = min 20'-1.5" required  
 NFPA 7.5.1.3.2 = Distance not less than 1/2 overall dimension. 22'-3" provided

**IBC 1017.2 - Maximum Travel Distance**

IBC 1017.2 Allowed = 200'  
 NFPA 12.2.6.2 Allowed = 200'  
 MAX. PROVIDED = 53'

**IBC 1020.3 - Corridor Width**

IBC 1020.3 Minimum = 44"  
 PROVIDED = 44"

**6. INTERIOR FINISH REQUIREMENTS**

	CLASS	FLAME SPREAD	SMOKE DEV.
IBC 803.13	C	76-200	0-450
NFPA 12.3.3.3	C	76-200	0-450

**7. PLUMBING**

Assembly Occupancy 1:125 M + 1.65 F  
 Required WCs and Lav = 1 M + 1 F  
 Provided WCs and Lav = 2 total  
 Service Sink = 1 required, 1 provided  
 Water Fountain = 1 required, 1 provided

**EXISTING BUILDING CODE - IBC 2021**

**CLASSIFICATION OF WORK**

IEBC 604 Alteration - Level 3  
 IEBC 604.1 Level 3 alterations apply where the work area exceeds 50 percent of the building area.  
 IEBC 605 - Change of Occupancy  
 605.2 Changes of Occupancy shall comply with the provisions of Chapter 10.

**INTERNATIONAL ENERGY CONSERVATION CODE - IECC 2021**

**Thermal Envelope Requirements**

Table C402.1.3  
 Walls, above grade wood framed R-20  
 Roof, insulation entirely above roof deck R30 ci

- LEGEND:**
- 2-HR RATED FIRE BARRIER
  - - - 1-HR RATED FIRE BARRIER
  - SMOKE-TIGHT PARTITION

ALL RATED WALLS AND PARTITIONS SHALL BE PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING AS FOLLOWS:

A. IDENTIFICATION MARKINGS SHALL BE LOCATED WITHIN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING AND ATTIC SPACES.

B. IDENTIFICATION MARKINGS SHALL BE LOCATED WITHIN 15'-0" OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30'-0" MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.

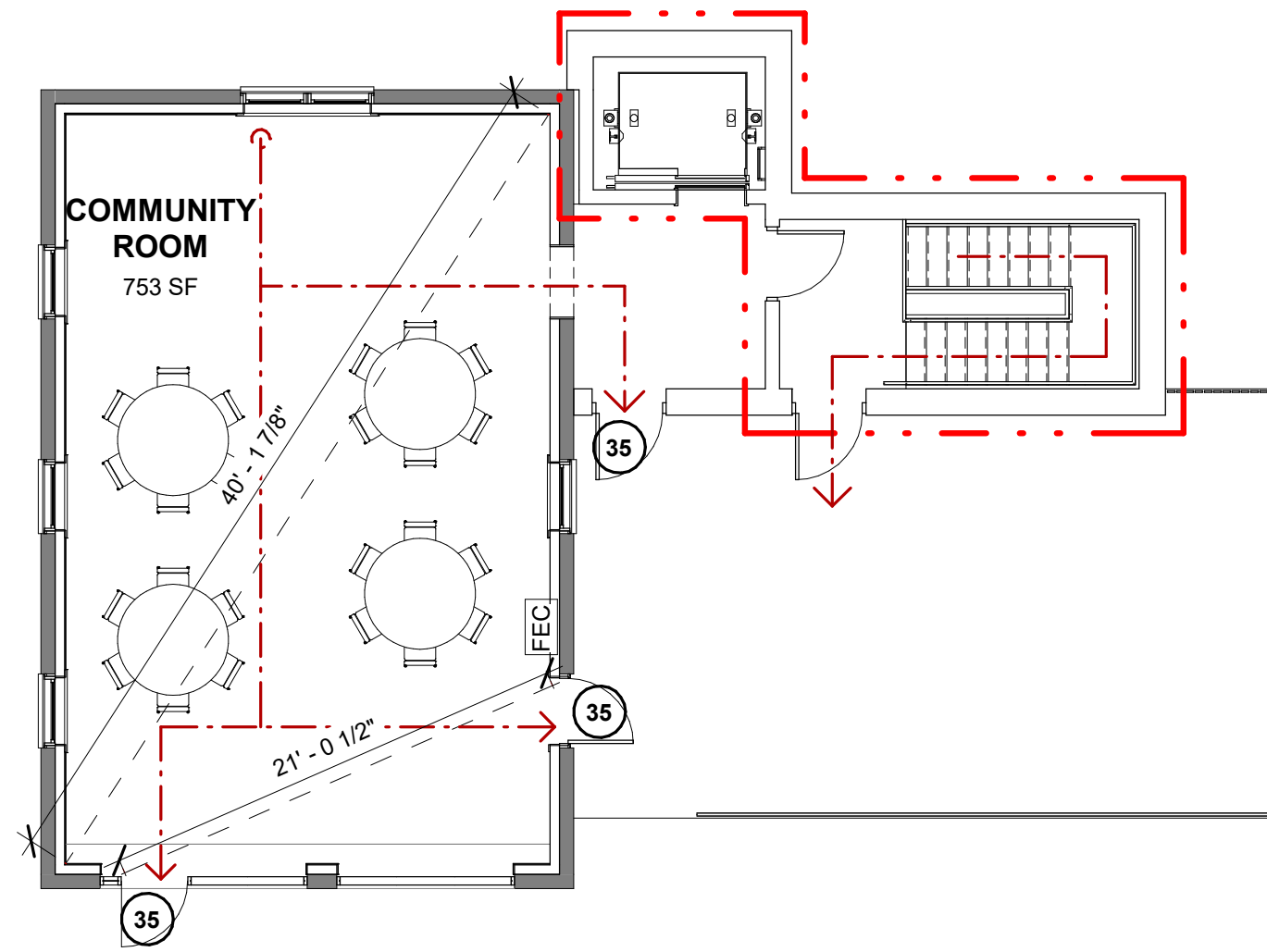
C. LETTERING SHALL NOT BE LESS THAN 3" IN HEIGHT WITH A MINIMUM 3/8" STROKE IN CONTRASTING COLOR INCORPORATING THE FOLLOWING WORDING:

"FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS".

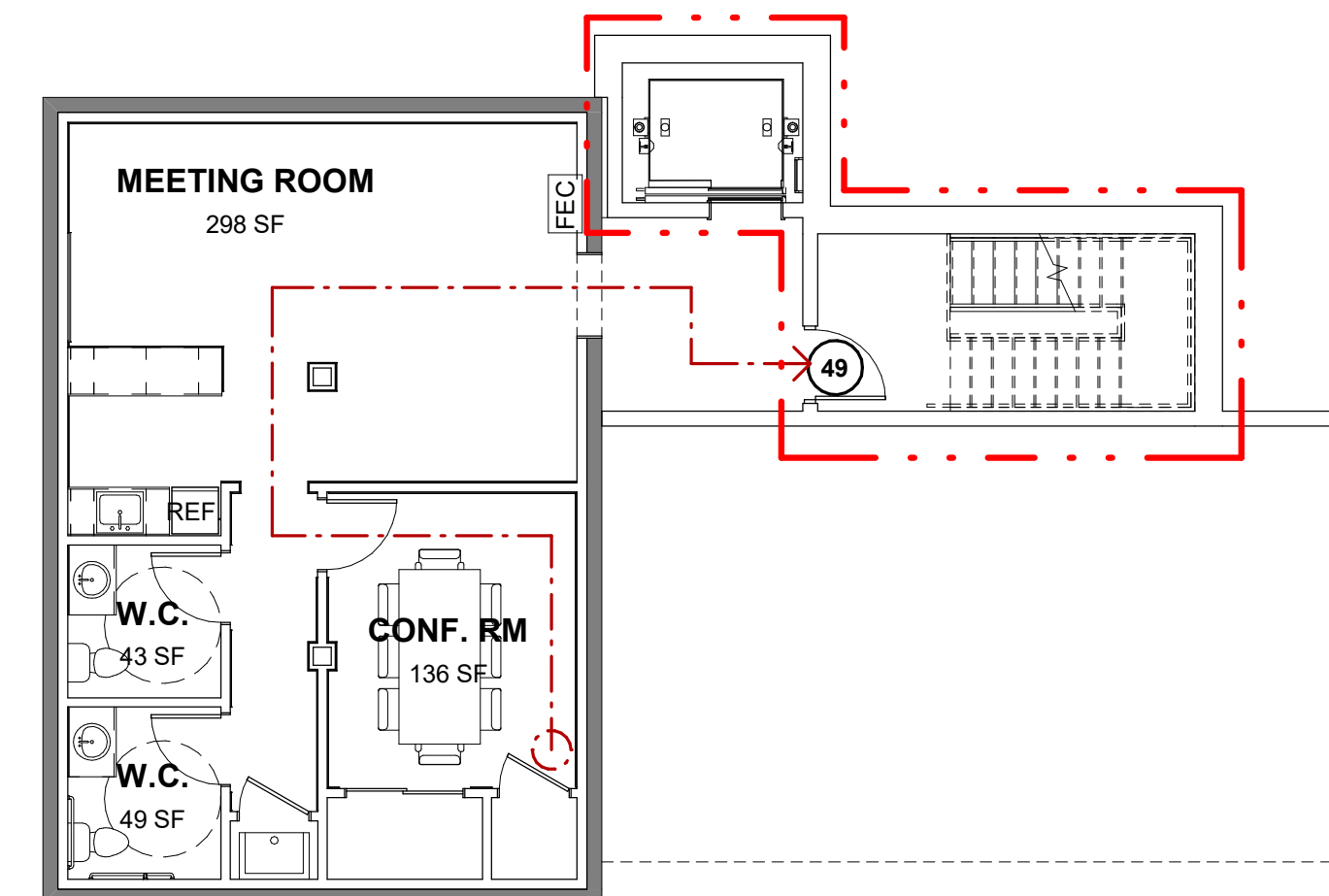
CAPACITY OF DOOR / STAIR  
**160**

FEC = FIRE EXTINGUISHER CABINET

FE = FIRE EXTINGUISHER ON WALL BRACKET



1 FIRST FLOOR - CODE PLAN  
 1/8" = 1'-0"



2 LOWER LEVEL PLANS - CODE PLAN  
 1/8" = 1'-0"



UPDATES/REVISIONS:

PROFESSIONAL CERTIFICATION

CODE SUMMARY  
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 COMMUNITY OUTREACH  
 CENTER CONVERSION  
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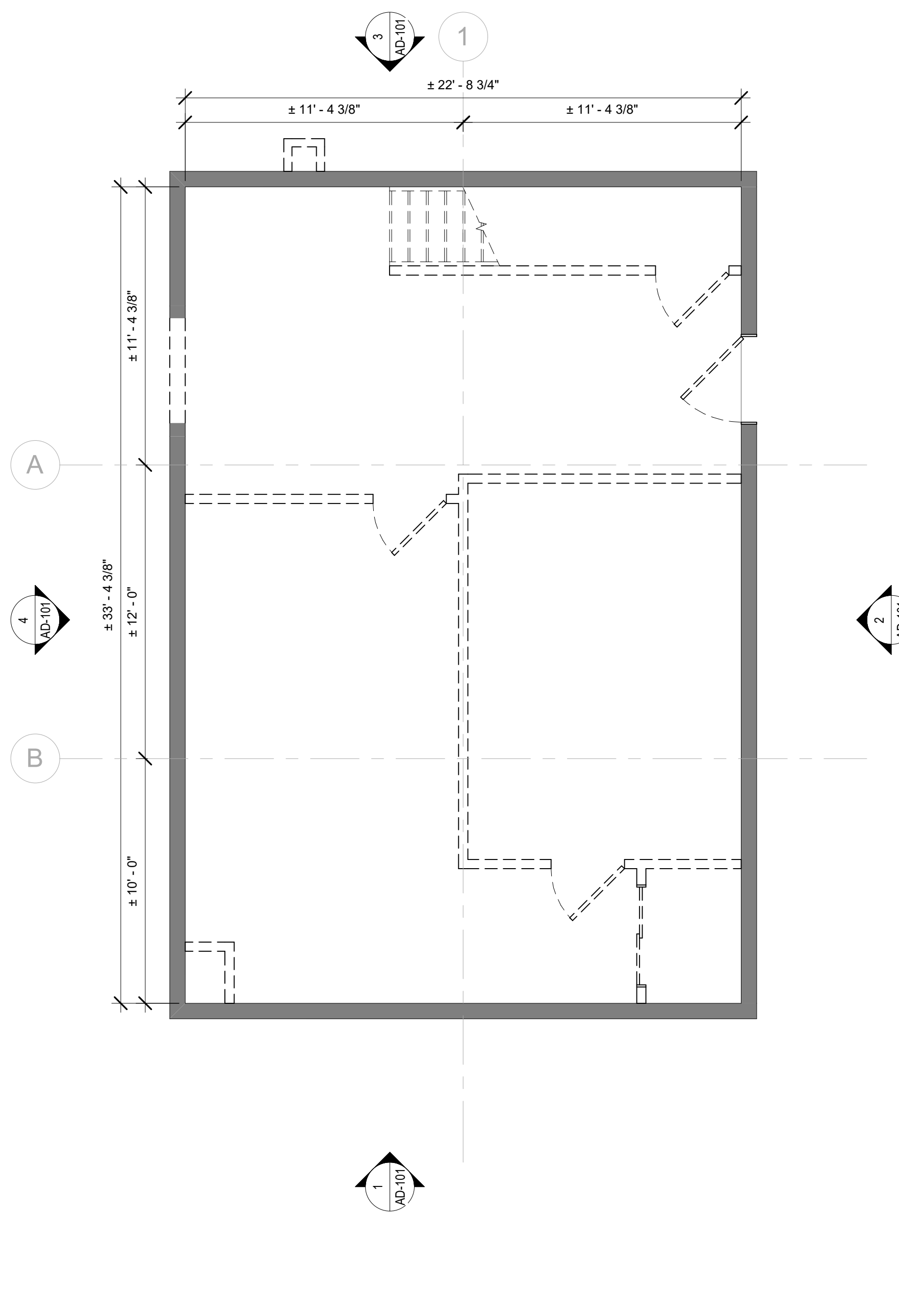
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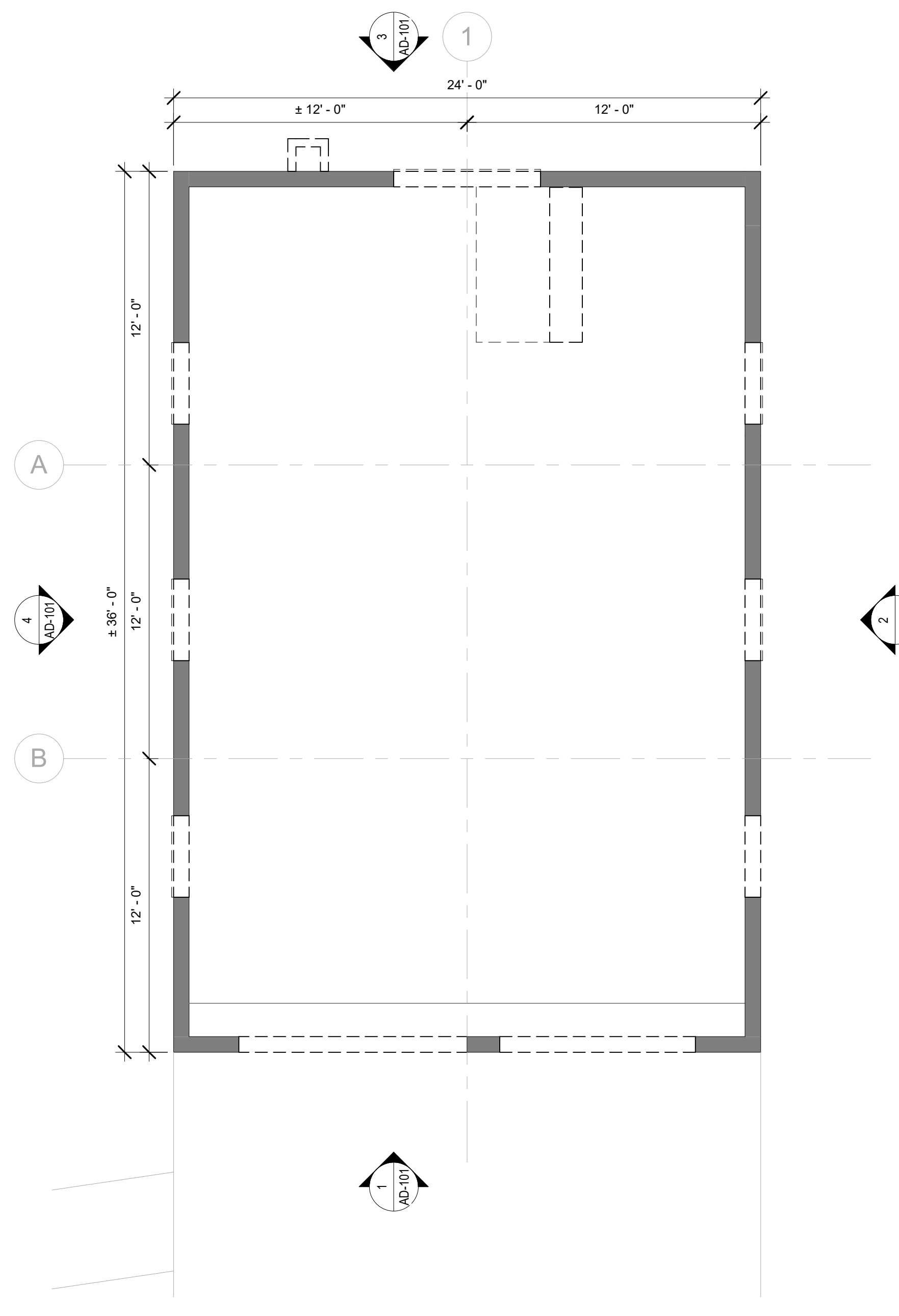
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  - CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH ADJACENT SPACES. PROTECT ALL EXISTING ITEMS, SURFACES AND FINISHES TO REMAIN.
  - PROVIDE SHORING AND BRACING WHERE NECESSARY.
  - REMOVE AND SALVAGE EXISTING FIXTURES AND DOORS. COORDINATE WITH OWNER FOR REUSE OF MATERIALS.
  - COORDINATE AND DISCONNECT UTILITIES. COORDINATE WITH MEP DRAWINGS.
  - CAP AND IDENTIFY ABANDONED UTILITIES AT TERMINATION POINTS.

- DEMO LEGEND:**
- EXISTING WALL TO REMAIN
  - NEW WALL CONSTRUCTION

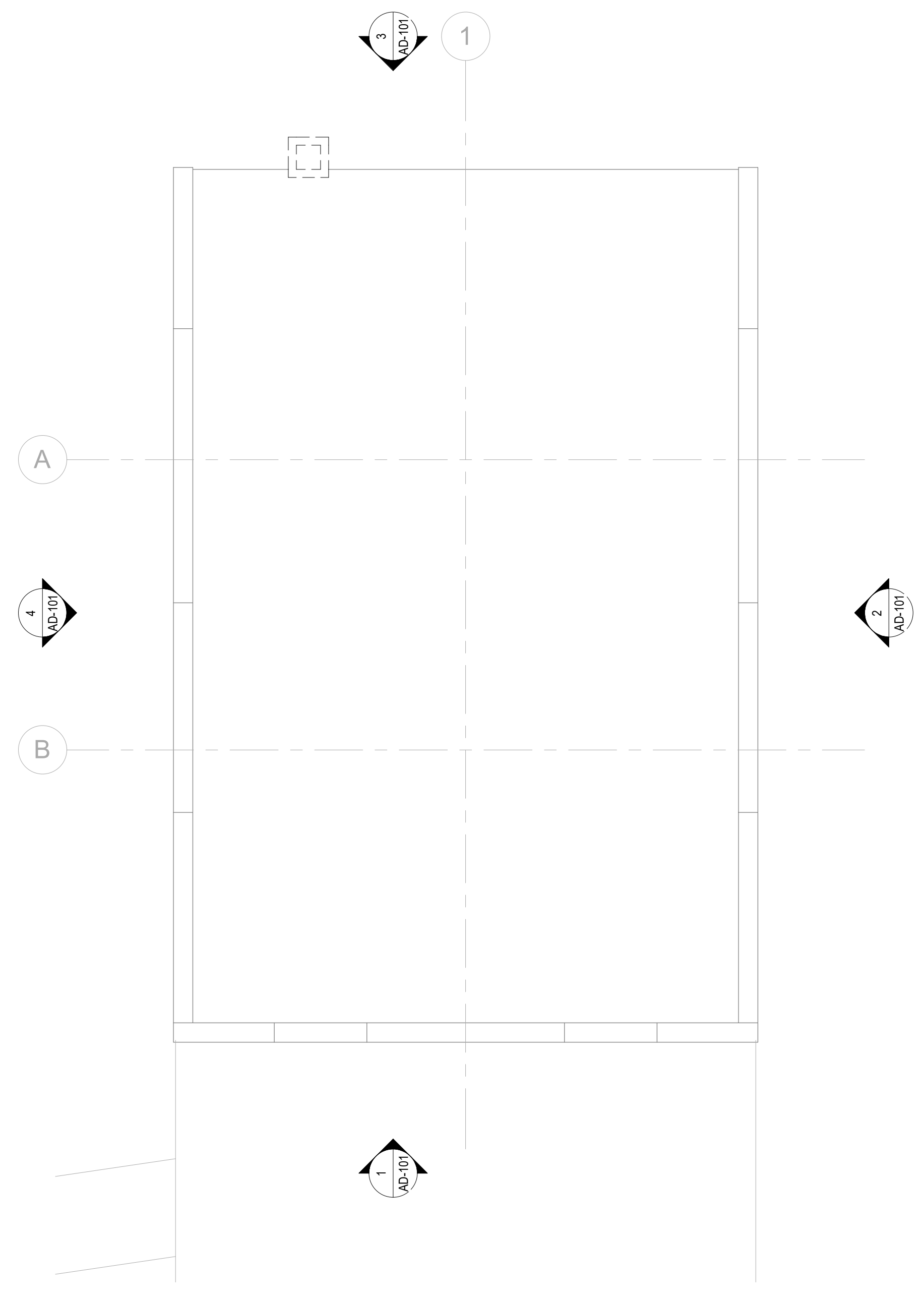
KEYNOTE LEGEND	
TAG	DESCRIPTION



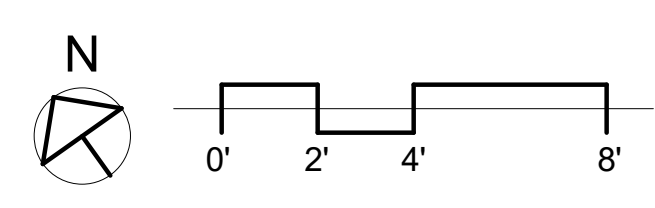
① LOWER LEVEL DEMOLITION PLANS  
1/4" = 1'-0"



② FIRST FLOOR DEMOLITION PLANS  
1/4" = 1'-0"



③ ROOF DEMOLITION PLANS  
1/4" = 1'-0"



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DEMOLITION PLANS  
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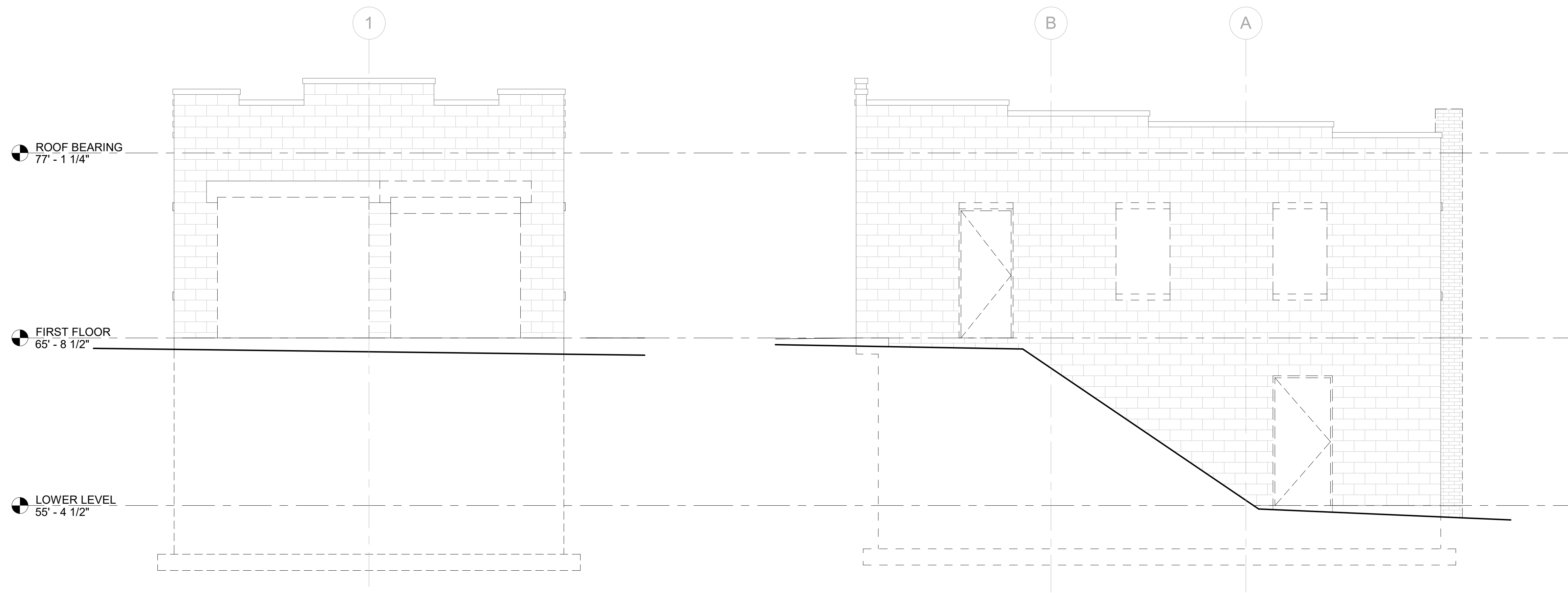
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 COTTAGE CITY, MD 20722  
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 MANAGER

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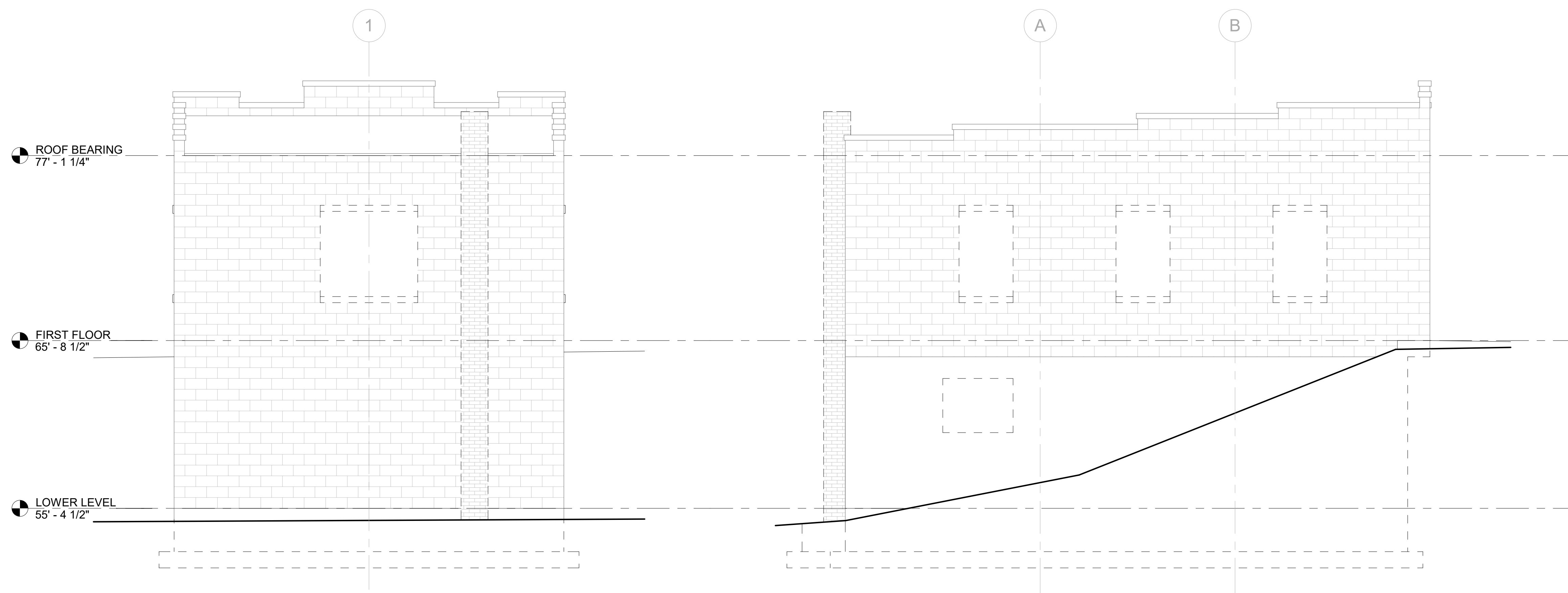
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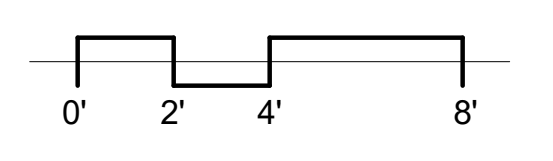
1 NORTH ELEVATION - DEMO  
1/4" = 1'-0"

2 EAST ELEVATION - DEMO  
1/4" = 1'-0"



3 SOUTH ELEVATION - DEMO  
1/4" = 1'-0"

4 WEST ELEVATION - DEMO  
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226 West Market Street, York, Pennsylvania 17401  
717-848-8627 voice 717-843-2449 fax

CLIENT: TOWN OF COTTAGE CITY  
3820 40TH AVENUE  
COTTAGE CITY, MD 20722  
ATTN: JOHN HOATSON, TOWN  
MANAGER



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DRAWN BY: Author	SHEET NO: AD-101
CHECKED BY: Checker	DATE: 06/01/2026
SCALE: AS NOTED	FILE NO: 26108

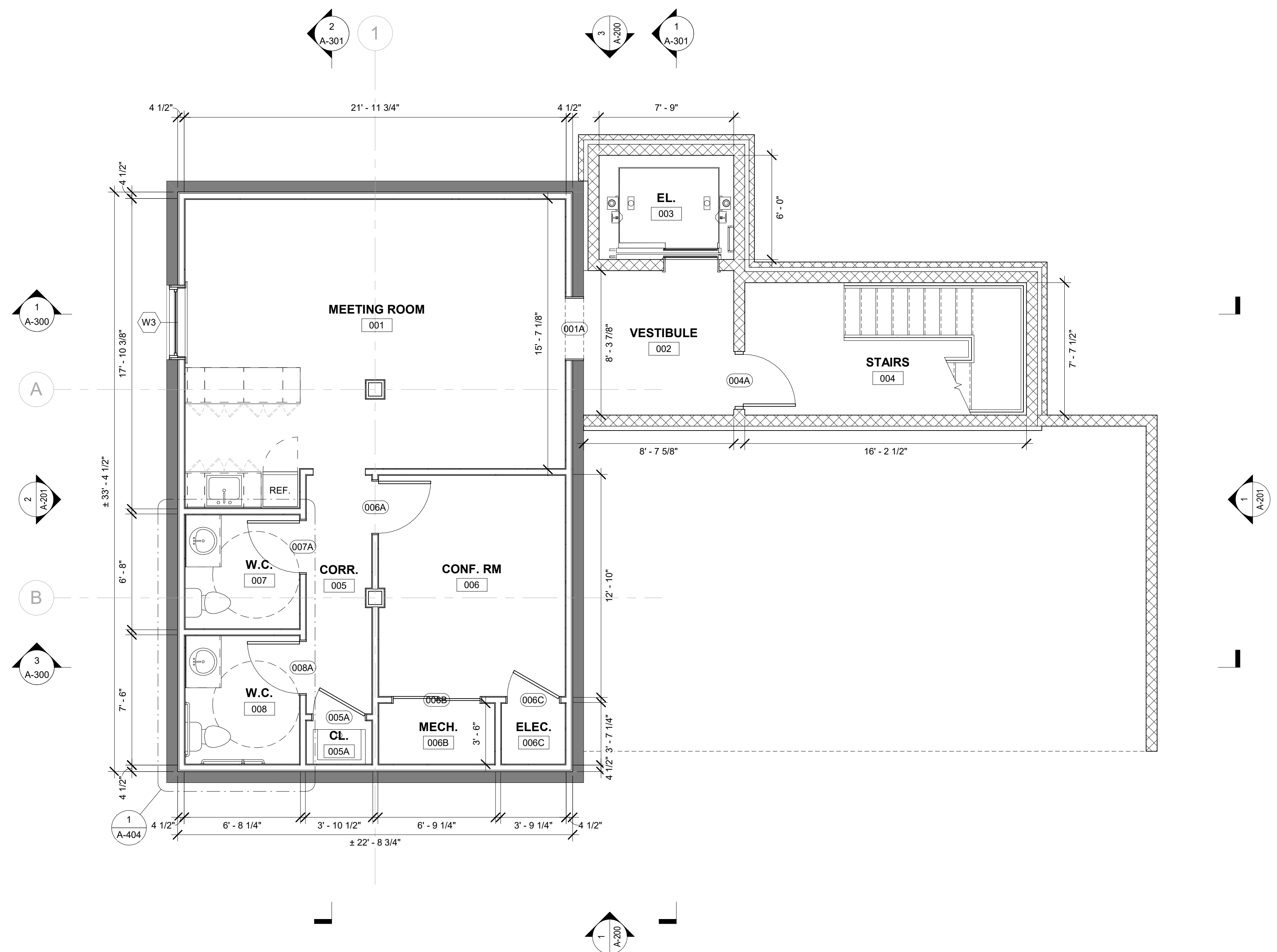
**GENERAL NOTES**

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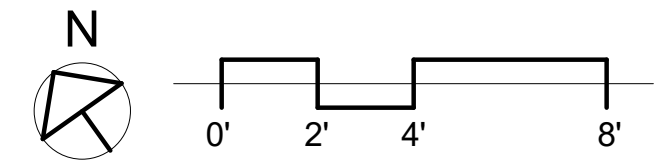
**PLAN LEGEND:**

-  EXISTING WALL TO REMAIN
-  NEW WALL CONSTRUCTION

KEYNOTE LEGEND	
TAG	DESCRIPTION



1 LOWER LEVEL PLANS  
1/4" = 1'-0"



UPDATES/REVISIONS:

PROFESSIONAL CERTIFICATION

LOWER LEVEL PLANS  
COTTAGE CITY FIRE HOUSE  
COMMUNITY OUTREACH  
CENTER CONVERSION  
COTTAGE CITY (2nd) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

**Murphy & Dittenhafer**  
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DRAWN BY: SIG	SHEET NO: <b>A-100</b>
CHECKED BY: SIT	DATE: 06/01/2026
SCALE: AS NOTED	FILE NO: 26108

**GENERAL NOTES**

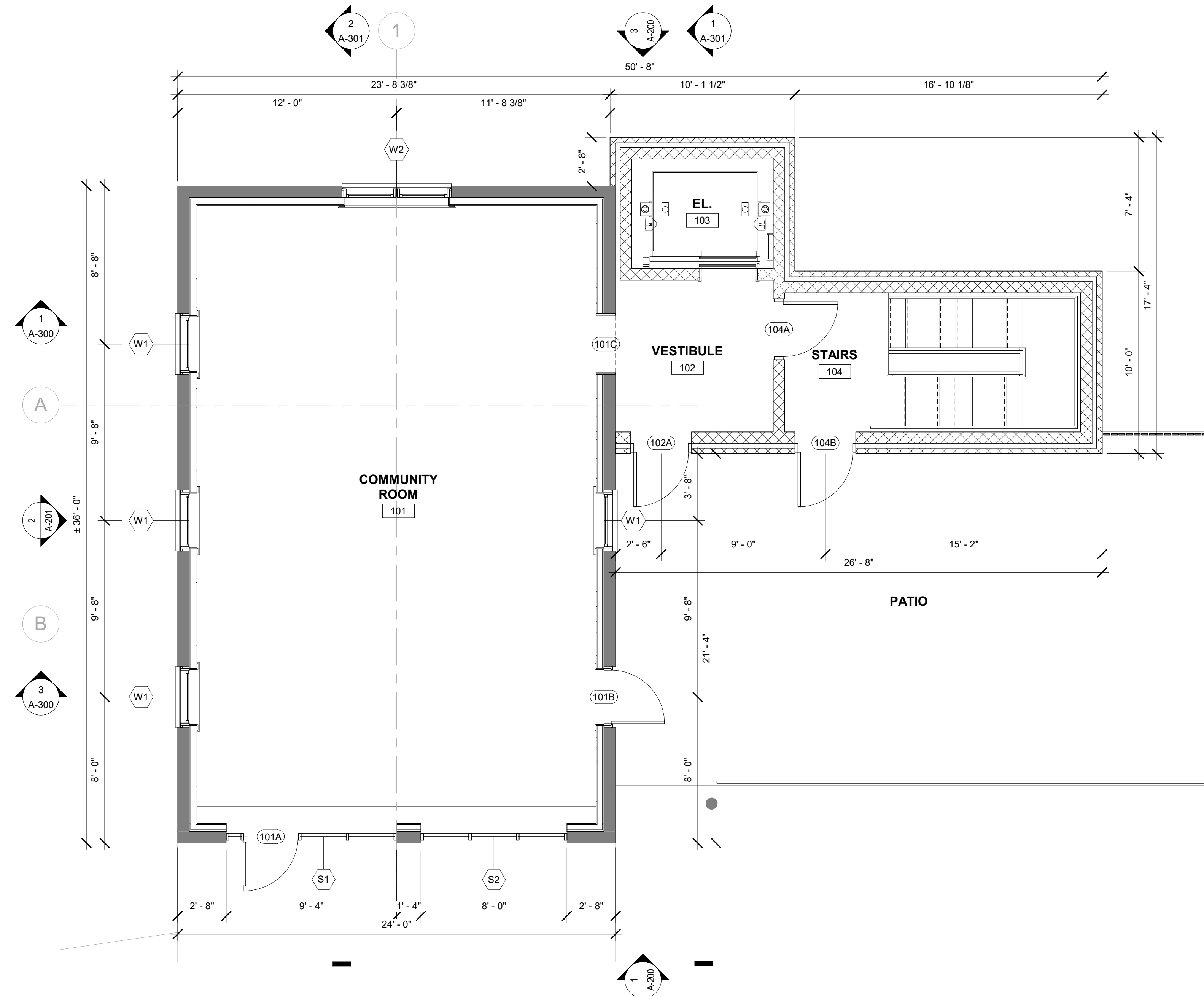
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**PLAN LEGEND:**

-  EXISTING WALL TO REMAIN
-  NEW WALL CONSTRUCTION

**KEYNOTE LEGEND**

TAG	DESCRIPTION
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**1 FIRST FLOOR PLANS**  
1/4" = 1'-0"

UPDATES/REVISIONS:

PROFESSIONAL CERTIFICATION

FIRST FLOOR PLANS  
**COTTAGE CITY FIRE HOUSE  
COMMUNITY OUTREACH  
CENTER CONVERSION**  
COTTAGE CITY (2nd) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

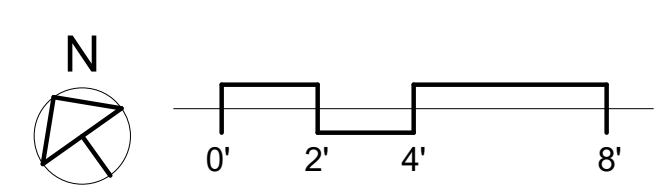
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CHECKED BY: SIT	DATE: 06/01/2026
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PLAN LEGEND:

- EXISTING WALL TO REMAIN
- NEW WALL CONSTRUCTION

KEYNOTE LEGEND

TAG	DESCRIPTION
-----	-------------

UPDATES/REVISIONS:

PROFESSIONAL CERTIFICATION

ROOF PLANS  
 COTTAGE CITY FIRE HOUSE  
 COMMUNITY OUTREACH  
 CENTER CONVERSION  
 COTTAGE CITY (2nd) ELECTION DISTRICT  
 PRINCE GEORGE'S COUNTY, MARYLAND

**Murphy & Dittenhafer**  
 ARCHITECTS

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 3820 40TH AVENUE  
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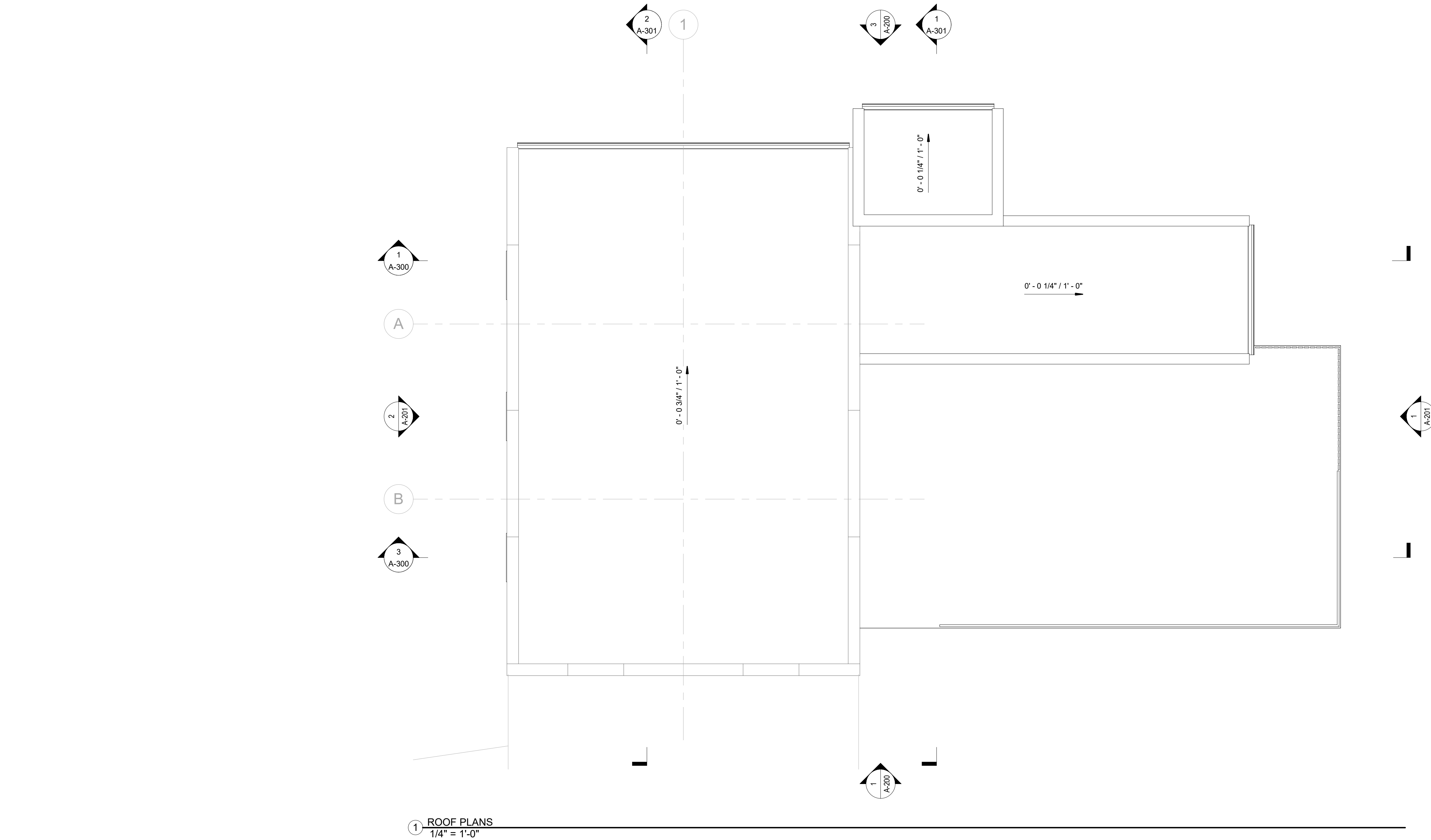
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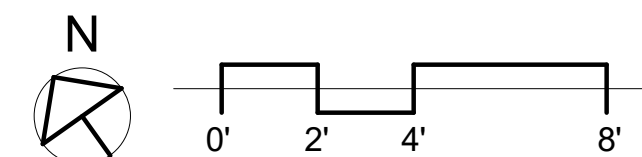
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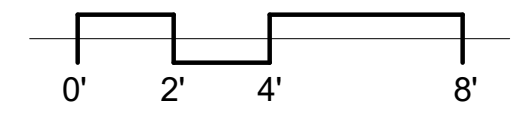
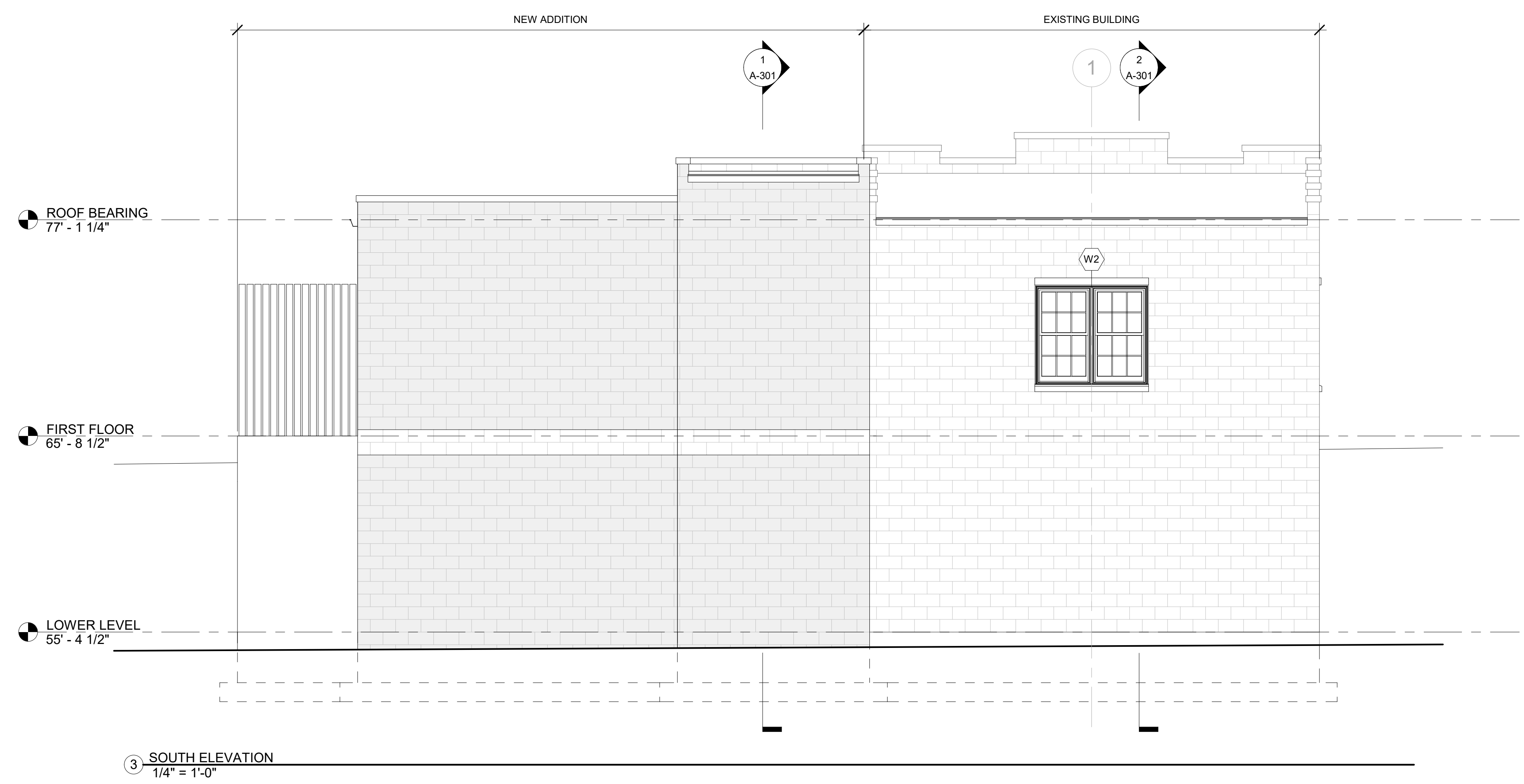
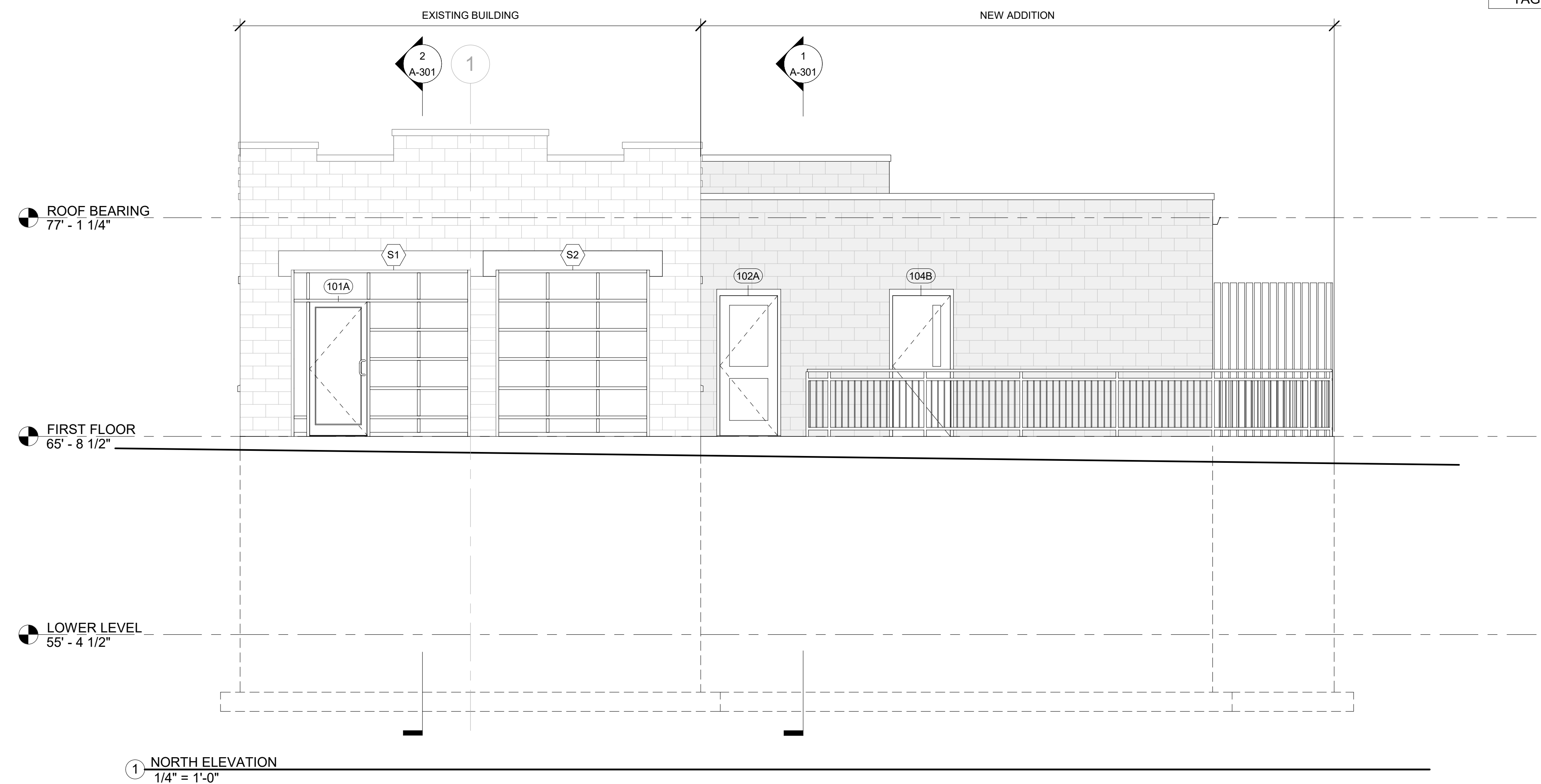
SCALE: AS NOTED 26108



1 ROOF PLANS  
 1/4" = 1'-0"



KEYNOTE LEGEND	
TAG	DESCRIPTION



UPDATES/REVISIONS:

PROFESSIONAL CERTIFICATION

BUILDING ELEVATIONS  
**COTTAGE CITY FIRE HOUSE  
 COMMUNITY OUTREACH  
 CENTER CONVERSION**  
 COTTAGE CITY (2nd) ELECTION DISTRICT  
 PRINCE GEORGE'S COUNTY, MARYLAND

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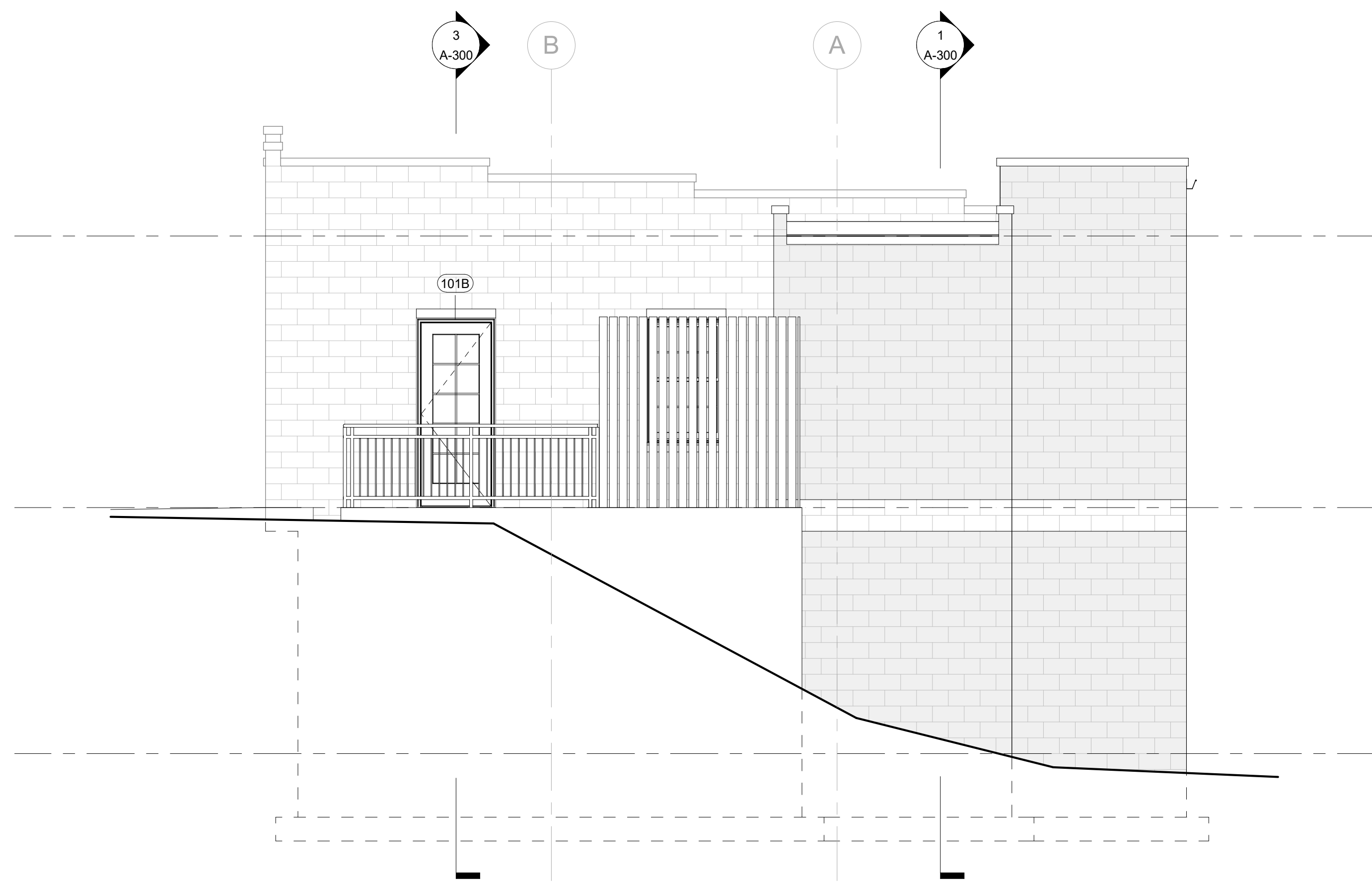
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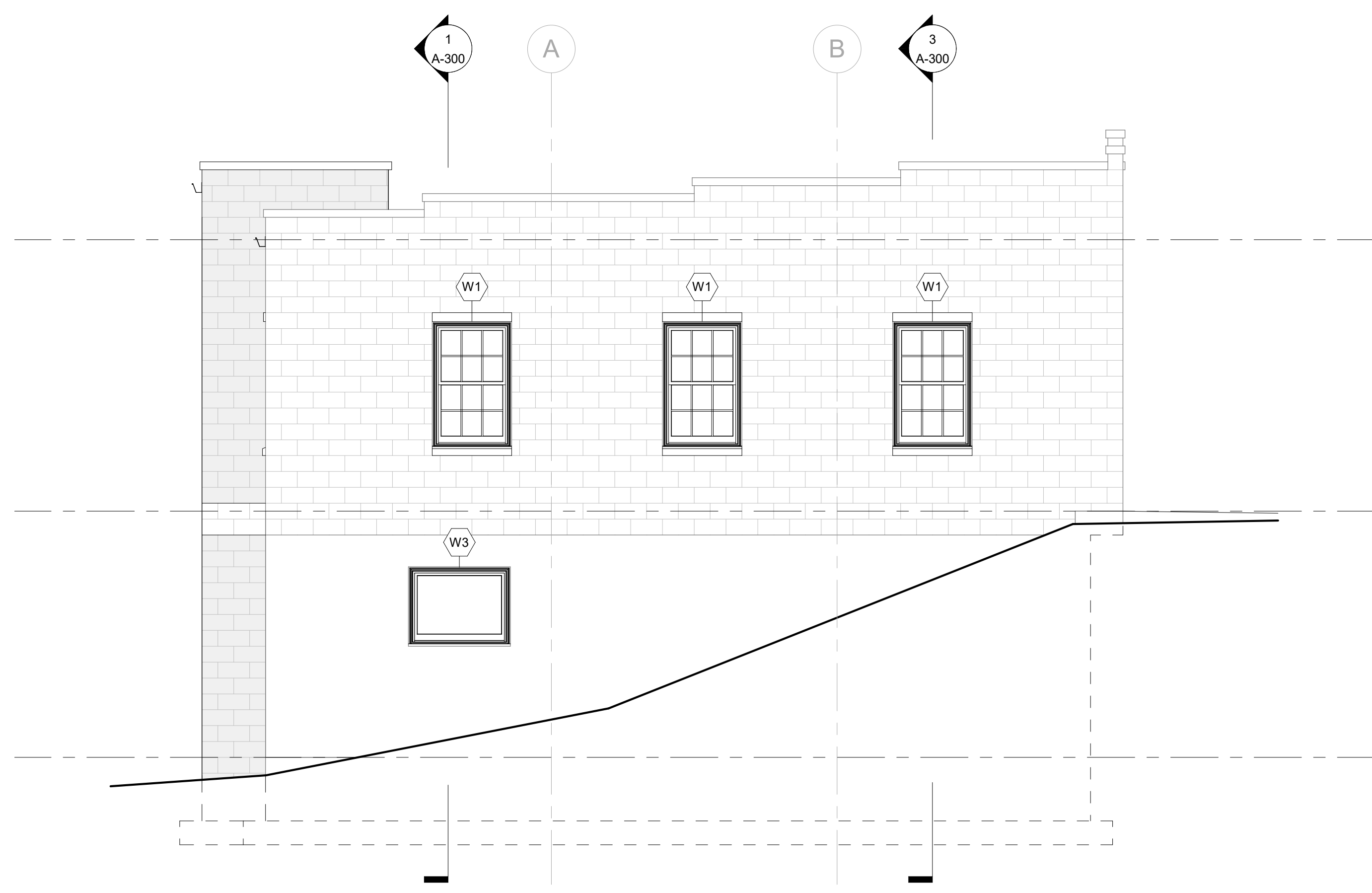
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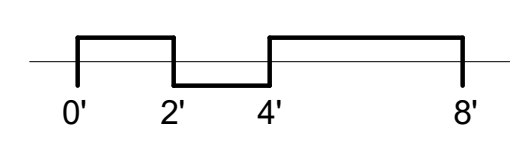
KEYNOTE LEGEND	
TAG	DESCRIPTION



① EAST ELEVATION  
1/4" = 1'-0"



② WEST ELEVATION  
1/4" = 1'-0"



UPDATES/REVISIONS:

PROFESSIONAL CERTIFICATION

BUILDING ELEVATIONS  
**COTTAGE CITY FIRE HOUSE  
 COMMUNITY OUTREACH  
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 COTTAGE CITY (2nd) ELECTION DISTRICT  
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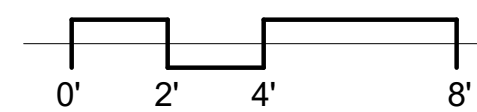
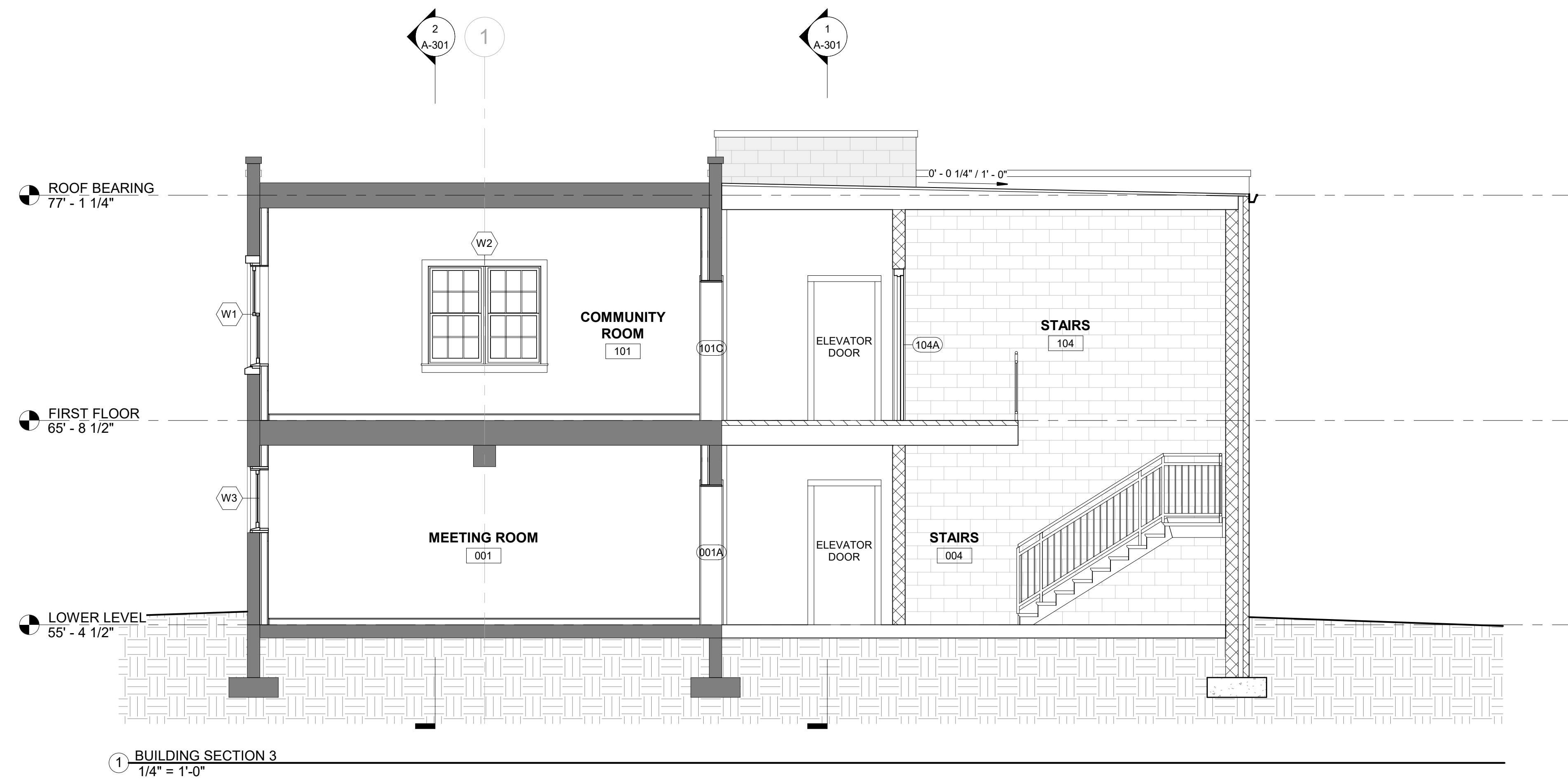
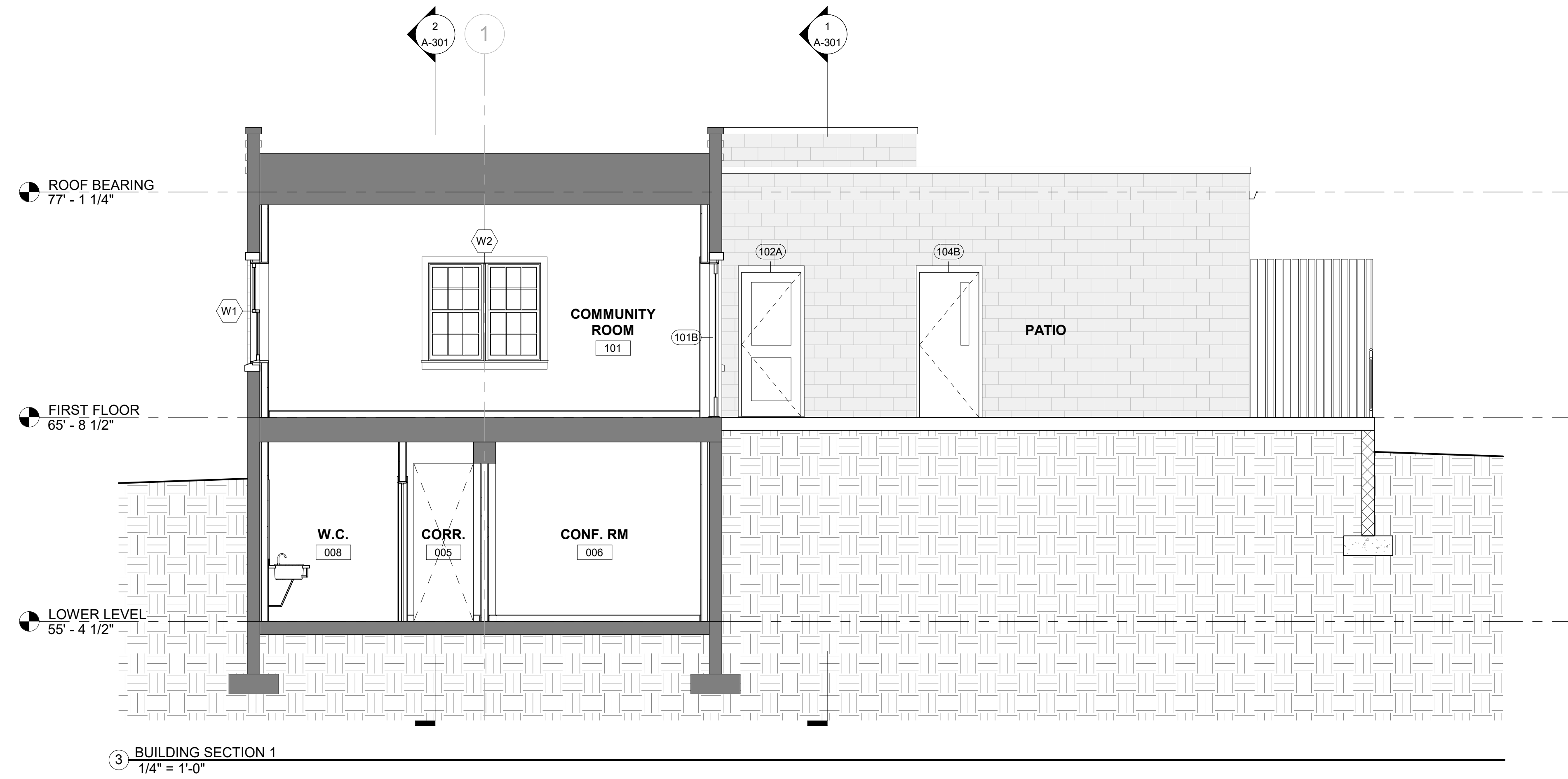
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KEYNOTE LEGEND	
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UPDATES/REVISIONS:

PROFESSIONAL CERTIFICATION

BUILDING SECTIONS  
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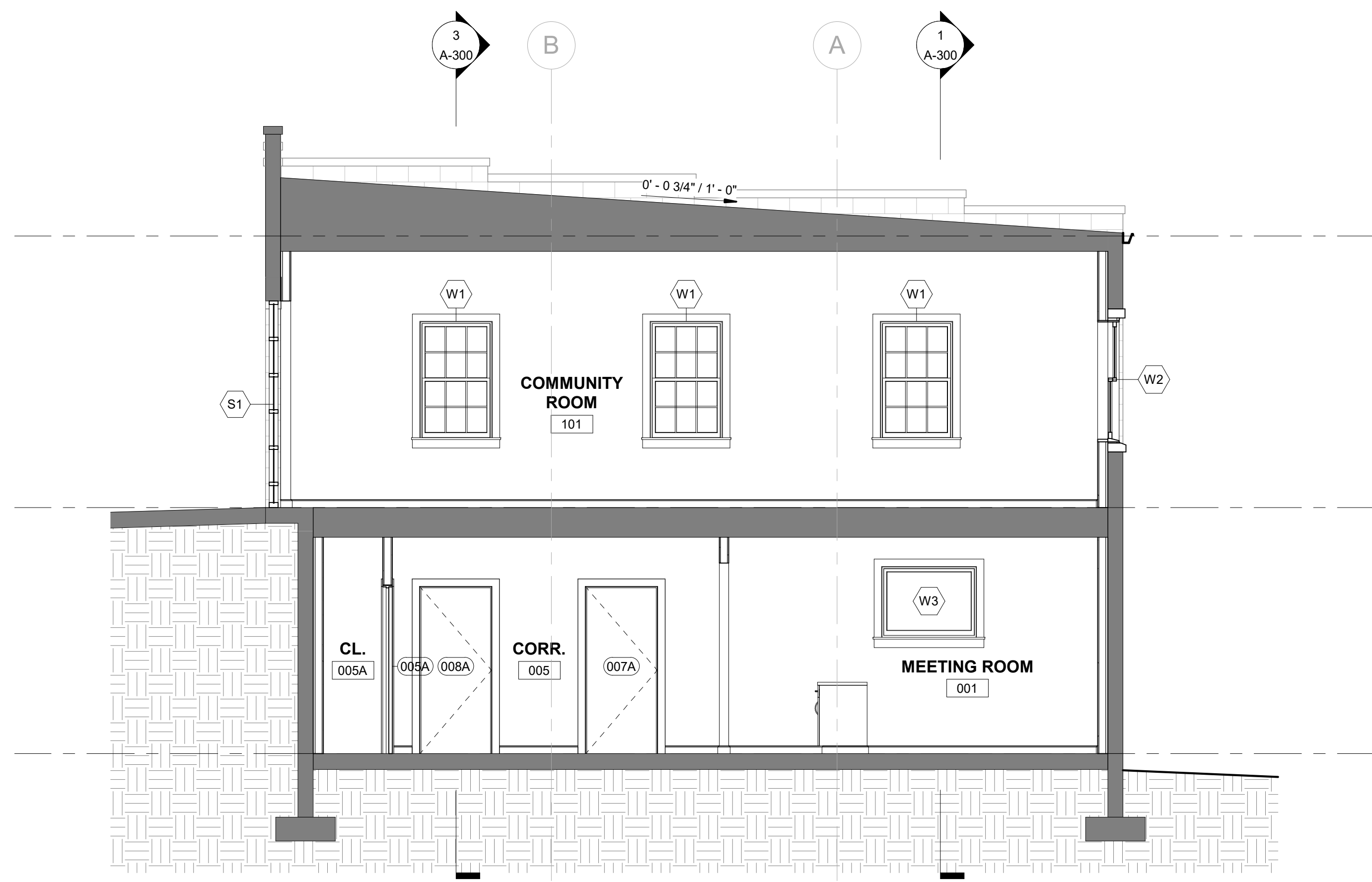
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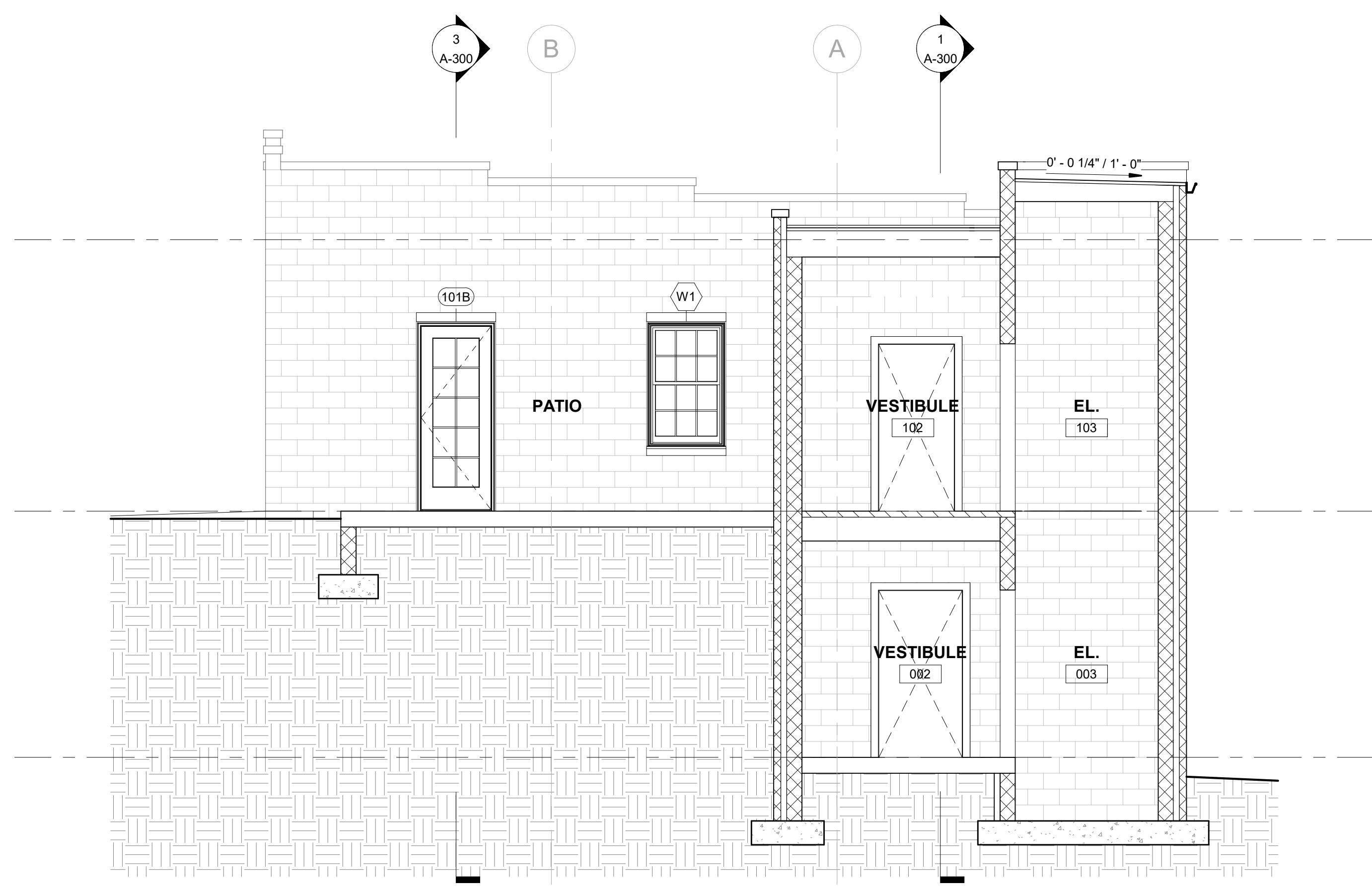
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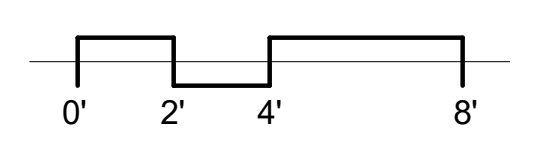
KEYNOTE LEGEND	
TAG	DESCRIPTION



② BUILDING SECTION 4  
1/4" = 1'-0"



① BUILDING SECTION 2  
1/4" = 1'-0"



UPDATES/REVISIONS:

PROFESSIONAL CERTIFICATION

BUILDING SECTIONS  
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