Request for Proposals

Design Build Services

Edgewater Recreation and Community Center

3130 Solomons Island Road, Edgewater, MD 21037

Released April 7, 2025 ~ Proposals Due May 23, 2025 at 5PM

RESILIENCE AUTHORITY
Annapolis and Anne Arundel County

The Resilience Authority of Annapolis and Anne Arundel County
Arundel Center at 44 Calvert Street
Annapolis, Maryland 21401

REQUEST FOR PROPOSALS (RFP) FOR DESIGN BUILD SERVICES

For Proposed Edgewater Recreation and Community Center

PROPOSALS DUE MAY 23, 2025, at 5PM

ORGANIZATIONAL INFORMATION:

Name: The Resilience Authority of Annapolis and Anne Arundel County
Address: Arundel Center at 44 Calvert Street, Annapolis, Maryland 21401
Contact: Matthew Fleming, Director
Phone: (443) 370 6951 | **Email:** matthew.fleming@aacounty.org

Summary Statement: Anne Arundel County (the County) in partnership with the Resilience Authority of Annapolis and Anne Arundel County (Resilience Authority) is evaluating proposals and potential partnerships to create new environmental, recreational and community amenities at the existing 3130 Solomons Island Road site in Edgewater, MD 21037. Through this Request for Proposal (RFP), the County, the Anne Arundel County's Department of Recreation and Parks (Owner) and the Resilience Authority, (collectively referred to as the "Project Team"), are interested in proposals from a firm or partnered team (Offeror) to deliver comprehensive architectural/engineering design and construction/construction management services, (herein referred to as "Design-Build Services") for a proposed community recreation and resilience center. The vision for the Edgewater Recreation and Community Center is to transform this former abandoned commercial site into a vibrant and welcoming hub where people of all ages can come together to connect, learn, relax, and play. This revitalized space will serve as a dynamic and adaptable destination, fostering community engagement, personal growth, and environmental stewardship. Designed to inspire purpose and resilience, the center will provide opportunities for recreation, education, and sustainability driven initiatives. Through innovative programming, green infrastructure, and inclusive spaces, we will create a model for sustainable development—one that not only strengthens our community but also nurtures a healthier, more connected future for generations to come.

Project Site: In 2024, Anne Arundel County purchased a long-vacant commercial space in Edgewater, Maryland—once home to a Giant Food store and later a seasonal Halloween shop. Situated on five acres along Solomons Island Road, the building has remained largely unoccupied in recent years. Now, through a transformative partnership, the County is reimagining this 48,000-square-foot facility as a vibrant indoor recreation and community hub. Any reference herein to the "Project" refers, generally, to the provision of Design-Build Services in order to establish the Edgewater Recreation and Community Center.

1. Statement of Purpose:

1.1. The purpose of this RFP is to obtain proposals from an Offeror to provide Design-Build Services to establish the County's first recreation facility designed with resilience at its core, ensuring long-term sustainability and adaptability in the face of climate challenges. This dynamic space will provide residents of all ages with opportunities to gather, play, and connect while integrating features that enhance environmental resilience and community preparedness. Plans include a gymnasium, multi-purpose courts, community meeting rooms, dance and fitness studios, an indoor playground, and other flexible spaces that support health, wellness, and engagement. By incorporating resilient infrastructure and sustainable design elements, the center will serve as a model for future recreational facilities, reinforcing the County's commitment to both community vitality and climate resilience.

1.2. On behalf of the County and the Owner, the Resilience Authority anticipates awarding a contract to the Offeror for Design-Build Services (the "Design-Build Contract") whose Proposal is most advantageous to the County pursuant to the evaluation criteria in section 8 of this RFP. The Project includes full design and construction services for a new recreation center, site improvements, and adds sustainability principles.

1.3. Applicants are hereby advised that the Resilience Authority will not pay for any information or administrative costs incurred in response to this RFP. All costs associated with responding to this RFP will be solely at the Offeror's expense.

2. Background:

2.1. In July 2021, Anne Arundel County and Annapolis, MD passed legislation to establish the County's first multi-jurisdictional climate resilience financing authority. The Resilience Authority of Annapolis and Anne Arundel County will finance projects that support resilience efforts within the County and the City. The Authority's investments and activities will support projects that directly mitigate climate threats including sea level rise, storm events, and excessive heat, among others.

2.2. In February 2024, Anne Arundel County Executive Steuart Pittman announced that the County signed an agreement to purchase the property in Edgewater, formerly operated as Giant Food, with the intent of opening a recreational facility. The existing building on the 5-acre property will become the first community recreation and resilience center in the County.

2.3. A preliminary design was presented during a public meeting in January 2024 for further community engagement and input. In February 2024, the County engaged the Resilience Authority to provide technical expertise and evaluate proposals to achieve high-quality improvements that not only enhance the County's recreational and community amenities but illustrate the County's commitment to sustainable development and environmental stewardship.

2.4. The Owner then conducted a public survey from July 13, 2024–August 27, 2024, during a kickoff celebration at the future recreation center site, and gathered input from over 970 participants. Community feedback was incorporated, shaping the proposed site layout presented in January 2024.

3. Proposed Solutions and Approach:

3.1. The Resilience Authority anticipates awarding a Design-Build Contract to the Offeror whose proposal is most advantageous to the County pursuant to the evaluation and award criteria, as set forth in Section 8 of this RFP.

3.2. The Offeror should utilize the provided documents as a foundational framework while proactively identifying opportunities to enhance the Project to better serve the evolving needs of the community. This includes integrating flexible, multi-purpose spaces that can adapt to changing recreational and programmatic demands.

3.3. Additionally, the Offeror is encouraged to align the design with the County's sustainability goals by incorporating energy-efficient systems, resilient building materials, and environmentally responsible design strategies. This may include net-zero energy considerations, stormwater management solutions, and the use of renewable energy sources.

3.4. Through a collaborative approach, the Project Team seeks innovative, forward-thinking solutions that maximize community impact while ensuring long-term environmental and operational sustainability.

4. Design-Build Services

4.1. To ensure the successful delivery of this project, the Project Team will employ a Design-Build approach, engaging either a single Design-Build firm or a partnered team consisting of an Architectural/Engineering (AE) firm and a Construction/Construction Management (CM) firm. The

selected team must demonstrate a strong track record of delivering high-quality Design-Build projects that align with budget, schedule, and community goals.

4.2. The Resilience Authority will hold a single Design-Build Contract for the Project, emphasizing an integrated and collaborative approach to design and construction. This approach will ensure that schedule development, phasing, constructability, and budget adherence remain top priorities while maintaining a strong focus on innovative and sustainable design.

4.3. The Design-Build model is intended to foster a highly cooperative, communicative, and transparent process between the Offeror(s), the Project Team, and the Owner. The successful team will be expected to: Collaboratively develop the project's scope, schedule, and budget, ensuring alignment with the OWNER's objectives; Maintain budget targets and provide cost control throughout all project phases; Develop and adhere to a realistic and achievable project schedule, incorporating strategic phasing to minimize disruptions; Prioritize constructability, sustainability, and resilience in all design and construction decisions; Maintain clear and transparent communication with the Project Team and Owner throughout the process.

4.4. The Project Team seeks an Offeror that can seamlessly integrate design and construction, ensuring that the Edgewater Recreation and Community Center meets the evolving needs of the community while advancing sustainability and resilience goals.

5. Scope of Work

5.1. The Offeror must demonstrate a proven track record of delivering complex, high-quality, and sustainable projects within budget and schedule constraints.

5.2. Under this RFP, the Project Team will engage an Offeror to deliver a comprehensive, turn-key solution that encompasses all aspects of design, permitting, and construction. The Offeror will be responsible for providing, but not limited to, the following: Site design, that will address all local, county, and state regulations, and obtain all required permits; Construction management and execution, including all on-site work, temporary utilities during construction and furniture, fixtures and equipment (FF&E) including procurement, installation, and coordination; Move-in logistics and support to ensure smooth transition and operational readiness working in close coordination with County staff.

5.3. The Offeror will ensure the project is delivered as a fully functional operational facility that meets all design, sustainability, and resilience goals, and ready for use upon completion.

5.4. The selected Offeror shall be responsible for delivering a fully integrated design and construction solution that aligns with the Project's goals and RFP requirements and ensure that the design and construction of the Project comply with the RFP documents and all applicable regulations. The Offeror will provide all necessary design, construction, and construction management services including, but not limited to:

- Civil, architectural, structural, mechanical, and electrical design services. Construction management services such as budgeting, value engineering, scheduling, project phasing, administration, subcontractor coordination, and overall project management.
- Develop full design and specifications for FF&E coordination, ensuring compliance with performance and sustainability objectives. Provide a minimum of two basis-of-design options for all FF&E to support Guaranteed Maximum Price (GMP) pricing.
- Site investigation and planning as required to support the project. Manage and provide all necessary permitting, zoning approvals, and historic preservation documentation. Procure and provide all materials, personnel, equipment, hazardous material abatement, and supervision necessary to complete the project. Ensure compliance with applicable building codes, resilience strategies, and sustainability goals.

The selected Offeror shall collaborate closely with the Project Team and Owner to refine programmatic requirements and deliver a fully realized project within the established budget and timeline. The Offeror's responsibilities include, but are not limited to:

- Work in partnership with the Project Team and Owner through an iterative and transparent design process to ensure the project meets programmatic, sustainability, and operational objectives. Align design decisions with the available budget, resilience goals, and long-term community impact. Lead preconstruction efforts to ensure the design is fully coordinated within budget, on schedule, and with regard to quality expectations.
- Provide realistic photo renderings for Project Team to review and share with community residents and key stakeholders that include building exteriors, plaza exteriors, building interiors, graphic wayfinding and site plan as part of their proposal. Facilitate a community meeting event to include a user "Experience

Journey Mapping," exploring spaces, adjacencies and flow within the building and surrounding site amenities.

- Develop a project phasing plan to minimize disruption and optimize construction sequencing. Solicit competitive trade bids for all aspects of construction, ensuring cost-effective solutions that meet the project's requirements. Provide and negotiate an acceptable GMP based on detailed scope development, market conditions, and value-driven construction strategies.
- Manage all required material testing, code inspections, and industrial hygiene reviews to ensure compliance with industry standards and local regulations. Coordinate all required inspections and approvals to facilitate a smooth construction process. Implement and oversee all construction and related work to meet or exceed the agreed-upon schedule, scope, and quality benchmarks. Ensure Project completion no later than the contractual deadlines, aligning with the Owner's operational and occupancy goals.

5.5. Enhancements should include, but not limited to, improved site accessibility and parking upgrades, stormwater management, landscaping and environmental features. The Offeror should consider opportunities to incorporate Leadership in Energy and Environmental Design (LEED) and sustainability principles. The Project Team is particularly interested in net zero energy strategies in the building's design and construction, along with opportunities to consider "make ready" strategies for ground mount solar and electric vehicle charging infrastructure as part of the site enhancements.

5.6. The Offeror should utilize the provided documents as a foundational framework while proactively identifying opportunities to enhance the project to better serve the evolving needs of the community.

- *Attachment A*—Background Documents (includes covenants, previous drawings and reports, surveys, and community meeting documents. These documents should be reviewed by the selected AE firm).
- *Attachment B*—Department of Recreation and Parks Preliminary Program Requirements.
- *Attachment C*—RFP Tasks and Deliverables

5.7. The Offeror shall use the Background Documents (Attachment A) and the Department of Recreation and Parks Preliminary Program Requirements (Attachment B) as a framework for the final design. However, the Offeror is expected to collaborate closely with the County, Owner,

Resilience Authority, and key stakeholders to refine and finalize all aspects of the site layout, to include environmental enhancements that align with project goals and community needs.

5.8. The Offeror shall be required to prepare and submit the following, in addition to any other deliverables required under this RFP and the RFP Documents:

- Complete design documents at Schematic Design (50%), Design Development (75%), and Construction Document (100%) phases including construction cost estimates. Early release packages for site, electrical, HVAC, and any other long time lead items. Exterior site, building and interior renderings—updated to reflect final design.
- Sustainability summary—formatted to share on the project website. Building and Site Life-Cycle Maintenance Plan. Construction schedule—key milestones and collaboration checkpoints for decision making. Regular progress reports—aligned to the design build approach above.
- Final completed project—delivered within the approved budget.

6. Experience:

6.1. The Project Team desires to engage an Offeror with the experience necessary to accomplish the objectives set forth in the RFP and with demonstrated experience with Design-Build Services regarding new construction of similar facilities in a setting similar in size and cost to the proposed Project.

6.2. The Project Team desires to engage an Offeror with demonstrated knowledge and experience with the local subcontracting market and past performance (considering schedule and budget) with public and/or private projects of similar scale.

6.3. As part of the evaluation, the Project Team will also consider its own historical experience with the Offeror, and the direct experiences of the members of the evaluation panel and others involved in the evaluation process.

7. Budget:

7.1. Proposals must include a comprehensive cost breakdown, detailing expenses for design, materials, labor, contingencies, and any other associated costs. While the County has allocated a

dedicated capital budget for this project, this is not a low-bid procurement—value, quality, and innovation will be key evaluation factors.

7.2. Offerors are encouraged to identify additional funding sources and revenue-generating opportunities to enhance project development and implementation. Potential sources may include grants, state and federal funding, public-private partnerships, and revenue streams tied to the Recreation and Community Center's operations.

8. Evaluation Criteria:

8.1. The selection of the Offeror for the Edgewater Recreation and Community Center will be based on an evaluation of the proposals, focusing on the overall benefit to the County. The evaluation process will be guided by the following key factors, although other elements deemed relevant by the Project Team may also be considered:

- *Relevant Experience and Expertise:* Demonstrated experience in the successful design and construction of community centers and site improvements, particularly with similar scope and scale. Offeror should be licensed and in good standing in Maryland with a proven track record in delivering projects that align with the vision and objectives of Anne Arundel County's first recreation facility designed with resilience at its core.
- *Team Qualifications and Approach:* The overall expertise and credentials of the Offeror (and its proposed Project team members), including key staff in architecture, engineering, and construction management and recreational/playground design. Innovation, creativity, and the uniqueness of the proposed approach to this project. Demonstrated capacity for collaboration with the Project Team, County representatives, and key stakeholders to ensure project success.
- *Design and Build Approach:* A comprehensive design build approach, with detailed plans for project management, including scheduling, risk mitigation, and resource allocation. Expertise in managing complex projects while maintaining quality, timeliness, and constructability. Project timeline and deliverables to ensure the project meets all deadlines and milestones.
- *Cost-Effectiveness and Financial Plan***:** Cost breakdown and overall approach to achieving "value for money" while adhering to the allocated capital budget. Demonstrated ability to effectively manage and track costs, including addressing potential cost overruns or unforeseen challenges.

- *Past Performance and References*: References and documented success from three relevant projects, including evaluations of past performance, client satisfaction, and overall project outcomes. Evidence of a strong record in delivering similar projects, on time and within budget, and in alignment with client goals.
- *Additional Proposal Requirements:* All proposals must include the information requested in this RFP, and may also include any additional data or materials that the Offeror considers pertinent for the evaluation process.

8.2. During the evaluation process, clarifications of one or more respondent submittals may be requested, at the sole discretion of the Owner, to ensure a full understanding of the proposal details.

8.3. The final selection will be made based on the proposal that is in the best interest of Anne Arundel County, with the evaluation process being objective, thorough, and focused on ensuring the successful delivery of the Edgewater Recreation and Community Center.

9. Requirements:

9.1. The selected Offeror will work under the direction of the Resilience Authority in collaboration with the Owner to deliver the project.

9.2. All Offerors must have a registered architect and professional engineer licensed in the State of Maryland as part of their Project team.

10. Considerations and Cancellations:

10.1. The Resilience Authority reserves the right to accept or reject proposals based on the assessments of materials submitted and how best they meet the ranking criteria as listed below in the RFP.

10.2. The Resilience Authority reserves the right to select the best and most responsive Offeror based on similar project experience and budget. Selection of the best qualified proposal does not imply or guarantee that any Design-Build Contract will be awarded.

10.3. The Resilience Authority also reserves the right to re-advertise this RFP if proposals submitted do not meet the criteria for the project scope.

10.4. The Resilience Authority is an equal opportunity employer. As such, its programs, activities, and employment opportunities are available to all people regardless of race, color, religion, sex, age, disability, national origin, political affiliation and any and all other protected classes under applicable law.

11. Proposed Selection Schedule: Below is the Project Team's estimated schedule for this selection process, which is subject to change.

Task	**Proposed Date**
Design-Build RFP Advertised	April 7, 2025
Pre-Submission Conference/Meeting	April 25, 2025
Deadline for Submitting Questions	May 2, 2025 at 5 p.m. EST
Deadline for Submitting Proposals	May 23, 2025 at 5 p.m. EST
Selection of Offeror	June 6, 2025
Negotiating and Contracting	June 20, 2025
Project Start Date	July 1, 2025
Finalize Project Construction Schedule	July 31, 2025

INSTRUCTIONS FOR SUBMITTING THE PROPOSALS FOR THE EDGEWATER RECREATION AND COMMUNITY CENTER

Proposal Requirements and Format: The preparation of the RFP Response shall be at the expense of the Offeror. It is the sole responsibility of the Offeror to fully examine the RFP criteria and referenced documents. Questions shall be addressed to the Resilience Authority of Annapolis and Anne Arundel County, Arundel Center at 44 Calvert Street, Annapolis, Maryland 21401. Email: resilienceauthority@annapolis.org. All such questions will be responded to in the form of written addenda to the RFP and these addenda will be electronically available to all parties.

1. **RFP Response Format**: Proposals should be prepared simply, providing a straightforward description of the prospective Offeror's ability, experience and qualifications to plan, design and construct the Project. Emphasis should be on completeness and clarity for contents. The Resilience Authority assumes no responsibility and no liability for costs incurred relevant to the preparation and submission of the RFP by prospective Offerors, or any other costs prior to issuance of a contract.

2. **RFP Content:** The Content of the RFP shall not exceed ten (10) pages. The 10-page limit does not apply to resumes, references, sample works products or concept designs. The Resilience Authority may reject any RFP responses that do not meet these requirements.

    2.1. **Executive Summary** ~ The proposal must begin with an executive summary of not more than two (2) pages which clearly and concisely summarizes the content of the proposal. The executive summary is to include specific recommendations for the property, the anticipated benefits of the development to Anne Arundel County and the community and a summary of the Offeror's team, expertise of the team, management structure, and specific recommendations for the properties.

    2.2. **Corporate Information/Profile** ~ An organizational chart of the Offeror's team is to be attached, including a) the names and roles of all participating firms (if relevant); b) names and roles of all key personnel within each firm (including a clear hierarchy of management roles/ responsibilities); and c) how the firms relate to one another. *This does not count to the 10-page limit.*

    2.3. **Key Team Personnel** ~ Attach resumes for each key team member. Resumes are to be provided of only the key personnel from each entity. The proposing firm is not to provide resumes of all employees, but rather those people who will be intimately involved with the project such as the

Principal in Charge, Project Architect, Project Manager, Design Engineers, Field Superintendent, Marketing Director, Operations Manager, etc. *This does not count toward the 10-page limit.*

2.4. **Relevant Project Experience** ~ Provide information on past projects, which have been fully completed, which best illustrate the Offeror's qualifications. Respondents should include projects where key individuals of the past projects are assigned to this project. Respondents shall provide examples of relevant projects of similar size and scope to this solicitation that have been successfully completed within the last ten (10) years. Discuss the experience and qualifications of professionals for each area of expertise, knowledge of Anne Arundel County's goals for the site and the subject matter to be addressed under each area of expertise.

2.4.1. Summarize how you will accomplish, in a single point, each responsibility; your approach for collaborating with designers, builders and the Project Team to develop scope, enhance innovation, decision making, and efficiency.

2.4.2. Summarize how the Offeror will provide a combined design and construction timeline with critical checkpoints, demonstrating faster and more efficient project delivery. Demonstrate how you will effectively deliver accurate cost estimates and budget management.

2.4.3. Describe how you will focus on outcomes and performance rather than prescriptive details, allowing for creative solutions. Specify design standards, codes, and quality expectations. Describe how you will allow for adjustments in design based on construction feasibility, site conditions, and Owner preferences.

2.4.4. Discuss how you will share risk between design and construction teams, potentially reducing conflicts and disputes. Establish criteria for measuring success and performance and detail how information will be shared among stakeholders. Outline your processes for handling project changes or modifications and include methods for resolving conflicts and disputes.

2.5. **Project Examples** ~ Provide three (3) projects by the Offeror team that have been completed in the last ten (10) years that are similar in complexity. Provide reference information for each project. Information for each project shall be no more than four (4) pages (excluding visuals). *This does not count to the 10-page limit.*

2.6. **Technical Approach ~** Utilizing the Background Documents (Attachment A) Department of Recreation and Parks Preliminary Program Requirements (Attachment B) as a framework, the Offeror shall describe their proposed technical approach to the scope of work and describe why your team should be selected and how your experience delivering design-build projects will benefit the Owner. State, in a clear concise manner, the approach for the Project including:

2.6.1. Scope of work and concepts for the completed Project which could include sketches. Comments on the obstacles/concerns/issues the Offeror sees that may arise during design and construction, and recommendations for handling such obstacles/concerns/issues.

2.6.2. A schedule for completing the entire construction process (provided in a bar chart/gantt chart). The schedule should exhibit an understanding of the reviews and approvals required to complete the various steps.

2.6.3. Provide a cost breakdown, detailing expenses for design, materials, labor, contingencies, and any other associated costs including a Guaranteed Maximum Price. While the County has a dedicated capital budget for this project, this is not a low-bid procurement—value, quality, and innovation will be key evaluation factors. Offerors can identify additional funding sources and revenue-generating opportunities to enhance project development and implementation. Potential sources may include grants, state and federal funding, public-private partnerships, and revenue streams tied to the Recreation and Community Center's operations.

2.7. **Financial Risk ~** Include a copy of the Offeror's most recent audited Financial Statement(s) and a complete Dun and Bradstreet Report inclusive of rating (if available). *This does not count to the 10-page limit.*

2.8. **References ~** In addition to the reference information that should be provided with each past project; bidders are to provide up to three additional professional references. Each reference should include a name, address, current email address, telephone number and a description of the Offeror's relationship to the reference and why this particular reference is being included. *This does not count to the 10-page limit.*

3. **Interview.** At the request of the Project Team, the Offeror shall participate in an interview to present their technical approach and qualifications prior to award. The Offeror will not be compensated for interview-related expenses.

4. **Submission Method:** Please provide one PDF electronic version of your RFP response by 5 p.m. EST on May 23, 2025. Please email the electronic version to resilienceauthority@aacounty.org. Resilience Authority Staff will be available for questions and answers and a site visit may be arranged depending on interest.

####

ATTACHMENT A

Edgewater Recreation and Community Center

Background Documents

(includes covenants, previous drawings and reports, surveys, and community meeting documents)

~~EXHIBIT C~~

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (hereinafter the "FIRST AMENDMENT") is made this 10TH day of September, 2004 by Lee Family Heritage Venture, LLLP, Lee Airport Authority, LLC, Lee Heritage Holding, LLC, Mary Carroll Lee and Harvey W. Lee, collectively referred to herein as the "DECLARANTS".

RECITALS:

WHEREAS, the Declarants, individually or jointly, are the owners of certain real property located in Anne Arundel County, Maryland, identified in the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS dated March 25, 2002, recorded in the Land Records of Anne Arundel County (hereinafter, the "Land Records") in Liber 11334, folio 314 (hereinafter referred to as the "Covenants"), as the "Lee Covenant Property" or the "Property"; and

WHEREAS, the Declarants entered into the COVENANTS in order to memorialize certain understandings with the commitments made to the Lee Farms Conservancy, LLC, a Maryland limited liability company (hereinafter, the "Conservancy") composed of members who own real property adjacent or in close proximity to the Lee Covenant Property regarding use and development of such Property; and

WHEREAS, the DECLARANTS have entered or will enter into a Lease Option Agreement and a Ground Lease Agreement concerning certain portions of the Property with Regency Realty Group, Inc., a Florida Corporation, or its assigns (hereinafter "Regency Realty") which affects Property Areas D2, F, G1, G2, the "Service Road," and the "SWM Pond" as identified on Page 1 of the COVENANTS, which land areas are collectively referred to herein as the "Regency Development Parcels"; and,

WHEREAS, Regency Realty has proposed a use and development of the Regency Development Parcels as generally shown on that Site Development Plan attached hereto as "Exhibit A" (also hereinafter referred to as the "Project"); and

WHEREAS, the DECLARANTS, the Conservancy and Regency Realty have entered into discussions regarding use and development of the Regency Development Parcels, and have collectively concluded that certain aspects of the COVENANTS require modification in order to allow development of the Project, and the parties hereto have agreed to modify the COVENANTS as further set forth herein in order to facilitate such development of the Regency Development Parcels.

NOW THEREFORE WITNESSETH: That in consideration of the premises and the mutual covenants and obligations set forth herein, the parties have agreed to modify

the COVENANTS as set forth below:

1 The development restrictions and design guidelines set forth in the Covenants, including the Lee Airport Design Guidelines attached thereto as an exhibit (referred to herein as the "Design Guidelines") are modified and supplemented as set forth herein, so that the Regency Development Parcels may be developed in accordance with the "Proposed Illustrative Site Plan for the Village at Lee Airport" prepared by Bignall Watkins Hasser dated _____ attached hereto as "Exhibit A" (also referred to herein as the "Site Plan"). The proposed Site Plan depicts modifications to the Covenants to permit development, construction and operation of the Project on the Regency Development Parcels, which modifications, only as is herein provided, are agreed to by the parties hereto, including the following items:

a. Buildings and uses may be oriented to face or front on the central parking and pedestrian court rather than the Service Road, also referred to in the Covenants as "Lee Airpark Drive."

b. Section I.K of the Design Guidelines is supplemented to provide that the primary parking area serving the Project shall consist of a central interior parking court with appropriate landscaping, rain gardens and pedestrian walkways and features consistent with Section II of the Design Guidelines.

c. Section III.I.1 of Design Guidelines are amended to add: Regency Realty agrees to design and construct a green space area located to the south of the Grocery Anchor (as hereinafter defined). The green space area shall be the size as is set forth in the Site Plan more or less, and upon satisfaction of this obligation, Regency Realty and Declarant shall be relieved (for a period of forty (40) years from the date hereof) of the restriction set forth in Section III.I.1 of the Design Guidelines applicable to Area G2.

d. Section I.I of the Design Guidelines are hereby amended to provide that the Project may include an "anchor" retail structure and use (hereinafter, the "Grocery Anchor") with a interior square foot footprint in an amount not to exceed 60,000 square feet.

e. Notwithstanding Section I. G. of the Design Guidelines, the configuration of the proposed structures located between Maryland Route 2 and the interior parking and pedestrian courts shall not be deemed "Pad Sites" as that term is referred to and/or defined in the above referenced Section of the Design Guidelines or elsewhere in the Covenants.

f. The parties acknowledge that it may be necessary to relocate and reshape the Service Road in order to accommodate Regency Realty's development of the Regency Development Parcels. Notwithstanding Section II. B.2 of the Design Guidelines and other Buffer Area restrictions in the Covenants, the green, pervious shoulder portion of the relocated Service Road may be located in the

buffer area described in the Covenants as "Buffer Area D2", provided however, that in the event that the relocated Service Road does encroach into Buffer Area D2, then (i) Buffer Area D2 need not be enlarged to replace any such area lost by the encroachment of the relocated Service Road into Buffer Area D2, but (ii) the density of the total quantity of trees, shrubs and other landscaping to be planted and maintained in Buffer Area D2 will not be reduced from the level proposed for Buffer Area D2, but such landscaping will be relocated within Buffer Area D2 in a manner generally consistent with the original requirements. At the request of Regency Realty, DECLARANT hereby agrees to make such dedications from the Regency Development Parcels as may be necessary to effect the relocation of the Service Road.

The parties acknowledge and agree that (i) any relocated Service Road will not be subject to the terms of this First Amendment or the Declaration, but that (ii) the land on which the current Service Road is located, when reconveyed to DECLARANT, will be made subject hereto.

2 In consideration of the modifications to the Covenants and the Design Guidelines set forth above, the parties agree that the Project shall be designed and constructed in accordance with the following additional restrictions:

a. The Grocery Anchor may be leased by Regency Realty to the following grocery store operators without further approval of the Conservancy: Harris Teeter, Giant Food, Safeway, Whole Foods Market or Fresh Grocer. For a period of forty (40) years following the date hereof, any lease by Regency Realty to a grocery store operator other than the above shall require the approval of the Conservancy (which shall not be unreasonably withheld and which approval shall be granted for any grocery store operators of comparable quality to those listed), acting through its Board of Directors, but shall not require a further amendment to the Covenants.

b. The Project shall be designed and constructed in such a manner that the aggregate interior square footage of commercial or office uses within the Project Areas F, G1, and G2 shall not exceed 195,000 square feet. Such restrictions shall run with and bind the land comprising the Regency Development Parcels for a period of forty (40) years from the date hereof.

c. Section III B. 1 of the Design Guidelines: (Stormwater and Sediment Control Guidelines) are modified to supplement the provisions thereof and to provide: The Declarants and Regency Realty agree to use commercially reasonable efforts to reduce adverse impacts that the Project has on the Warehouse Creek Watershed as to the quality and quantity of stormwater runoff. Furthermore, as to Areas F, G1 and G2, Regency Realty agrees that it shall design and construct stormwater management facilities for the Project (i) to comply with the recommendations of the Warehouse Creek Management Study, and to meet or exceed stormwater management standards and requirements (i.e. standards and requirements applicable at the time of grading permit approval) for water quality and quantity for stormwater runoff as established by the State of Maryland

Department of the Environment ("MDE") under its Stormwater Quality Management Regulations as outlined in the 2000 Maryland Stormwater Design Manual, or the most recent year standard applicable at said time and the applicable standards and requirements of Anne Arundel County (the "County"), except where the applicable standards and requirements are exceeded by the following:

(1) At a minimum, runoff generated from the first inch of rainfall in Areas F, G1 and G2, will be treated prior to discharge into any tidal waterway, including Warehouse Creek, Beard's Creek and Spring Lake. Regency Realty shall make good faith efforts to use additional soil infiltration techniques where feasible and supported by independent professional studies and reports.

(2) It is anticipated that Regency Realty will employ a stacked Best Management Practice ("BMP"), utilizing multiple, redundant water quality devices. State of the art practices will be employed, consistent with the advice of Regency Realty's professional advisors and consultants. Regency Realty shall make good faith efforts where feasible to provide redundant systems and bio retention ponds within the Lee Covenant Property which are likewise capable of handling the first inch of rainfall prior to said stormwater runoff leaving the Lee Covenant Property.

(3) During construction in Areas F, G1 and G2, Regency Realty agrees to conduct periodic inspections to confirm that sediment and erosion control systems are functioning properly, to correct any deficiency, and to prevent any negative or adverse affects resulting from such deficiency. To the extent appropriate and reasonable, such inspections shall be daily while excavation and grading work is being performed and weekly during other phases of construction. Thereafter Regency Realty agrees to maintain such sediment and erosion control systems as may be required by applicable governmental authorities so as to reduce adverse affects to the watersheds above.

(4) Regency agrees to comply with the provisions of Section III.C. of the Design Guidelines with respect to the Project.

d. The Declarants and Regency Realty agree that Areas D2, F, G1 and G2 (identified in the Covenants), excluding any portion of the Service Road relocated to a location now or hereafter located within said Areas, shall not contain more than fifty four percent (54%) of impervious coverage as defined under Section III.I.1 of the Design Guidelines, and that a restriction shall run with and bind the said Regency Development Parcels for a period of forty (40) years from the date hereof and that credits, (as defined under Section III.I.2. of the Design Guidelines) towards impervious surface calculations established pursuant to applicable standards (as maybe established by any agency of Anne Arundel County and/or the State of Maryland) shall not be used by Regency Realty.

e. Regency Realty shall cooperate with the subdivision of "Edgewater Beach, Shaded Section" to design and construct the relocated Service Road, landscaping, signage and other physical features of the Project to limit visibility of and access to "Edgewater Beach, Shaded Section".

f. Other than the vehicular access points and roadways shown on "Exhibit A", the Declarant and Regency Realty agree that no roadway shall be constructed on Areas D2, F, G1 and G2 which would provide vehicular access from the Regency Development Parcels to communities to the north, northwest and northeast of the Regency Development Parcels.

g. The Declarants and Regency Realty agree to grant to the Conservancy the right to approve the architecture of structures within the Project, and the design of green areas and pedestrian and open area features, in accordance with the procedures described in Section III.G of the Covenants, subject to the following modifications:

(1) Prior to the commencement of construction, Regency Realty shall submit elevations reflecting the proposed architecture and design of the Project.

(2) The Design Review Board shall meet promptly following such submission. Any submittal that is not acted upon by the Board within 21 days shall be deemed approved by and otherwise acceptable to the Design Review Board (rather than the 90 days provided in Section III.G.5, and without right of extension). Any disapproval will be accompanied by specific written objections and suggested revisions. If plans are rejected and resubmittal is required, the Board shall respond within 14 days, or such resubmittal shall be deemed approved.

(3) The Conservancy shall not unreasonably withhold its approval but reserves its right to withhold said approval if it is done in writing with a reasonable and justified basis. If such approval withholding occurs the parties agree to resolve the dispute in accordance with the provisions provided for under the Covenants

h. The Declarants agree to establish the following additional use and development restrictions for Areas H through N as identified on Exhibit 1 attached to the Covenants (recorded in Liber 11334, folio 336):

(1) The existing footprint or size (square footage) of existing structures located on Areas H, I, J, L and N (excluding Areas K and M) shall not be modified without the written approval of the Conservancy Board of Directors.

(2) The uses allowed within existing or reconstructed structures on Areas H through N shall not deviate from the uses allowed within the "Commercial Areas" E through G as set forth in the Covenants unless approved by the Conservancy Board of Directors. Notwithstanding the use restrictions set forth above, however, the Declarants shall be not be precluded from designing, securing permits, constructing and leasing structures containing restaurants serving patrons in their vehicles.

(3) Notwithstanding the foregoing, the Declarants shall not be liable for any breach or violation of the restrictions contained in this Section 2(h) by any tenant of the affected property whose lease or occupancy agreement precedes the execution and recordation of

this Amendment.

3 The operation and effect of this First Amendment is contingent upon receipt by Regency Realty of all governmental approvals and agreements from Anne Arundel County and/or the State of Maryland necessary to build the Project, including but not limited to grading permit(s), building permits and access permits. The parties hereto further agree that minor or insignificant changes made in the configuration of the Project necessary to satisfy requirements imposed by the County or State shall not be deemed a material change in the Project requiring Conservancy Approval, but Regency Realty shall nonetheless provide the Conservancy with written notice of such changes. The approval of the Conservancy to any material or significant changes to the final development plans for the Project shall be required, but shall not be unreasonably conditioned or withheld in accordance with the provisions of Section 2(g) above.

4 The covenants and restrictions set forth in this First Amendment contain the complete agreement of the parties hereto with respect to modification of the Covenants. Any further modification of the Covenants shall require a subsequent written amendment executed by the parties hereto. The Parties acknowledge that if any provision or provisions hereof is/are found to be unenforceable, it is the intent of the parties hereto that the remaining terms, modifications, amendments and or additions are to be enforceable and binding.

This First Amendment shall be binding on the parties hereto, their respective successors and assigns.

IN WITNESS WHEREOF, the parties have executed this First Amendment on the date set forth above.

WITNESS:

DECLARANTS:

Harvey W. Lee

Mary Carroll Lee

Lee Family Heritage Venture, LLLP

By: Mary Carroll Lee (Seal)
Managing Partner

Lee Heritage Holding, LLC

By: Mary Carroll Lee (Seal)
Manager

Lee Airport Authority, LLC

By: Mary Carroll Lee (Seal)

STATE OF MARYLAND,

COUNTY OF ANNE ARUNDEL, to wit:

I HEREBY CERTIFY, that on this 10th day of September, 2004, personally appeared before me, a Notary Public for the State and County aforesaid, Harvey W. Lee, who acknowledged the execution of the above document to be his act and deed.

AS WITNESS my hand and seal.

Notary Public

My Comm. expires: 11/1/06

STATE OF MARYLAND,

COUNTY OF ANNE ARUNDEL, to wit:

I HEREBY CERTIFY, that on this 10th day of September, 2004, personally appeared before me, a Notary Public for the State and County aforesaid, Mary Carroll Lee, who acknowledged the execution of the above document to be her act and deed.

AS WITNESS my hand and seal.

Notary Public

My Comm. expires: 11/1/06

STATE OF Maryland,

COUNTY OF Anne Arundel, to wit:

I HEREBY CERTIFY that on this 10th day of September, 2004, before me, the subscriber, a Notary Public of the aforesaid County and State, personally appeared Mary Cannon Lee, who acknowledged himself to be the Managing Partner of Lee Family Heritage Venture, LLLP, and that he/she, in such capacity, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing in such capacity.

WITNESS my hand and Notarial Seal.

Notary Public

My commission expires: 11/1/06

STATE OF Maryland,

COUNTY OF Anne Arundel, to wit:

I HEREBY CERTIFY that on this 10th day of September, 2004, before me, the subscriber, a Notary Public of the aforesaid County and State, personally appeared Mary Cannon Lee, who acknowledged himself to be the Manager of Lee Heritage Holding, LLC, and that he/she, in such capacity, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing in such capacity.

WITNESS my hand and Notarial Seal.

Notary Public

My commission expires: 11/1/06

STATE OF Maryland,

COUNTY OF Anne Arundel, to wit:

I HEREBY CERTIFY that on this 18TH day of September, 2004, before me, the subscriber, a Notary Public of the aforesaid County and State, personally appeared Mary Conroy CES, who acknowledged himself to be the Manager of Lee Airport Authority, LLC, and that he/she, in such capacity, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing in such capacity.

WITNESS my hand and Notarial Seal.

Notary Public

My commission expires: 11/1/06

CONSENT OF
LEE FARMS CONSERVANCY, LLC

The following directors, constituting not less than three-quarters of the Community Board Members of the Board of Directors or Lee Farms Conservancy, LLC, hereby consent to the foregoing First Amendment to Declaration of Covenants, Conditions and Restrictions:

John Greene, Director Authorized by
Edgewater Beach Citizens' Association, Inc.
(Shaded Section)

Joan F. Scott, Director Authorized by
Edgewater Beach Citizens' Association, Inc.
(Shaded Section)

William C. Edmonston, Director Authorized by
South River Park Community Association, Inc.

J. Ross Voorhees, Director Authorized by
South River Park Community Association, Inc.

Edward Mathias, Director Authorized by
Edgewater Beach Homeowners Association
(Sunny Section)

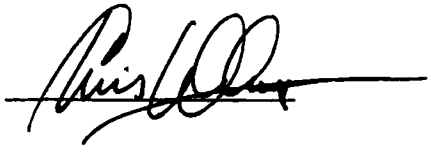
Irene Hartman, Director Authorized by
Southdown Shores Community Association

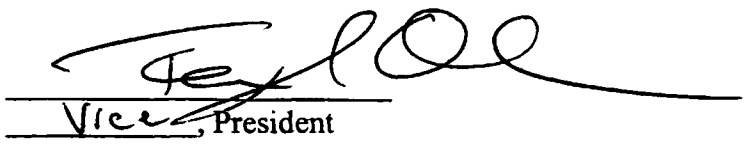
John Rhoads, Director Authorized by
Londontowne Community Association
a/k/a/ Woodland Beach Community Association

CONSENT OF
REGENCY REALTY GROUP, INC.

The undersigned, Regency Realty Group, Inc., hereby agrees to be bound by the foregoing First Amendment to Declaration of Covenants, Conditions and Restrictions:

REGENCY REALTY GROUP, INC.





Vice President

OUTLINE SPECIFICATIONS AND NARRATIVE
EDGEWATER RECREATION CENTER
SCHEMATIC DESIGN – 9/16/2024

3130 SOLOMON'S ISLAND ROAD, EDGEWATER, MD 21037

Architect:	RRMM Architects
Civil Engineer:	Pennoni
Structural Engineer:	Columbia Engineering
Mechanical & Plumbing Engineers:	Hoffman Jun Associates
Electrical Engineers:	Century Engineering

General

The Edgewater Recreation Center will be located at 3130 Solomon's Island Road Edgewater, MD 21037 in Anne Arundel County, MD. The existing 5.39 acre (234,989 SF) site consists of an existing one-story structure of approximately 45,016 square feet. The construction date of the building is unknown, but the structure has been used as a grocery store and recently as a Halloween themed retail store. Anne Arundel County purchased the property in 2024. To the north of the building is a depressed, grassy stormwater management facility and to the east and south of the building there are paved surface parking lots. The property is bounded on the west by Solomon's Island Road – MD Route 2. The site is relatively flat and has an appropriate amount of parking to accommodate a recreation center of this size. The renovation of the existing structure into a new recreation center will add some area, bringing the final size of the new facility to 45,763 square feet.

Major Interventions

As part of the work required to change what was once a grocery store into a new recreation center, there are several major interventions that will be undertaken. These are described briefly below.

Replace Canopy

On the south side of the building there is an existing canopy that is in poor condition. This canopy will be demolished and replaced. The new canopy will extend the full length of the south side of the building and continue around the new entrance pavilion to the west side of the building and extend north, stopping at the wall of the new gymnasium. The new canopy will cover the patron drop off area, allowing cars to pull in and discharge passengers directly under the covered canopy.

Replace one structural bay to create a new entry pavilion

The structural bay at the southwest corner of the building – the existing entrance location – will be completely demolished and replaced with new construction to create a new entry pavilion with a roof higher than the existing roof construction. This is being done to create a more defined entry and to provide a distinguished arrival space where groups can meet and gather prior to entering the facility proper. This volume also serves to hold the corner of the building architecturally and act as a space that welcomes the greater community to the building.

Replace six structural bays to create a new gymnasium

Because the ceiling height in the existing building is not tall enough to provide the required 24-foot clearance to the underside of the structure required in a gymnasium, six structural bays will be demolished and new construction, with the appropriate structural height, will be inserted. In these 6 bays the two middle columns will be removed along with the roof structure. Then, a new steel framed structure will be constructed in the space. The walls of the new gym will be CMU and the gymnasium space itself will grow toward Solomon's Island Road. This expansion, beyond the location of the existing exterior wall, is needed to accommodate all of the program elements required in the gym.

Exterior Walls

The existing building, while structurally stable, is in poor condition and shows the impact of minimal maintenance over the last few years. The building comprises a steel structural frame (see structural narrative for more detail) with 6" thick, 10' wide precast panels serving as the main weather enclosure. Some existing exterior walls are backed up with metal stud walls and thermal insulation, but many are

not. The precast panels will be left in place and covered on the exterior with steel furring and an uninsulated metal panel system. On the inside of the precast panels, 6" metal studs at 16" O.C. will be used to create a gypsum board stud wall that will be built 3" off the inside face of the precast panel. This will provide a clean gypsum board finish on the inside of the new recreation center and will provide a 3" air space for continuous spray foam insulation and a 6" air space for batt insulation between the studs.

New Gymnasium Walls

As discussed above, the gymnasium structure is being "inserted" into the structure of the existing building. The gymnasium structure will be steel framed, but the 4 walls of the gym will be CMU to provide the durability required in gymnasium. Below the level of the window sills the exterior walls will be a masonry cavity wall with 12" CMU backup, 3" rigid insulation and brick veneer. Above the level of the window sills the exterior walls will be 12" CMU backup, 3" rigid insulation and metal panels on z-furring at 16" O.C.

Roof

Existing roof areas will have the existing ballast, roof membrane, insulation and any vapor barrier removed down to the existing metal deck. The existing metal deck shall then be examined for damage and deterioration. See the structural narrative for a discussion of how the existing metal deck may need to be modified to assure proper attachment to the existing beams and joists. Once the deck is sound, new ½" SecureRock protection board will be installed and a vapor barrier installed over that. Atop the vapor barrier 6" of polyisocyanurate rigid insulation will be installed. The top layer of insulation will have a ½ inch protection board layer. Atop the insulation protection board a new TPO roofing membrane, as specified below, will be installed.

New roof areas will consist of a similar sandwich of materials above the metal deck but at the new roof areas the metal deck will be entirely new.

The new gymnasium and lobby roofs will slope to gutters and downspouts that will discharge onto the lower existing building roof. The structure of that roof slopes toward the west side of the site to gutters and downspouts. The slope of all existing roof structure is to remain. Remove existing and install all new gutters, downspouts and parapet coping throughout the entire roof.

The roof of the low canopy on the south side of the building will drain to internal drains and overflow drains that will be piped to underground piping (see civil) and then to the SWM area.

Sustainability

The project is attempting to obtain a LEED Silver rating under the V4.1 for New Construction rating system. The design team and Anne Arundel County representatives have met and produced a preliminary LEED Scorecard that is included in this schematic design submittal. At the current time the scorecard shows ?? "yes" points, ?? "maybe" points and ?? "no" points. In order to obtain LEED Silver the project must earn 50-59 points.

Given that the project is in the early stages of design it is normal to have a significant number of points in the maybe category. As design progresses, and details are firmed up, we are hopeful that more of the "maybe" points will make their way into the "yes" column. The design team will work closely with Anne

Arundel County and the chosen contractor to obtain the goal of LEED Silver but, since many factors that determine whether points are achieved are outside of the design teams' control, we make no guarantees in the matter.

Architectural Outline Specifications

033000 – Cast in Place Concrete

- See structural narrative included in this document.

042000 – Unit Masonry

- Nominal 12" CMU will be used as a backup course in the gymnasium walls.
- Nominal 4" ground face CMU will be used as the masonry water table below sill height.
- Galvanized truss type reinforcing will be used in every other course (16" o.c.) vertically.
- Galvanized hook & eye type ties will be used 16" o.c. vertically and 32" horizontally to tie the brick veneer course to the CMU backup course.
- Masonry veneer shall be cleaned using Sure Clean by Prosoco or equal.
- Brick veneer shall be modular, ASTM C216, FBA, SW.
- Embedded flashing materials shall be 7 OZ non-asphaltic copper York multi flash 500 / Flash vent or equal.
- See structural narrative included in this document for additional CMU and CMU reinforcing information.

047200 – Cast Stone Masonry

- Cast stone masonry sills shall be used to divide the water table from the sills and the metal panel. See elevation drawings and enlarged wall sections / elevations for more detail.

051200 – Structural Steel Framing

- See structural narrative included in this document.

052100 – Steel Joist Framing

- See structural narrative included in this document.

053100 – Steel Decking

- Galvanized metal roof deck in new areas.
- Acoustic galvanized metal roof deck at gymnasium.
- See structural narrative included in this document for upgrades of connection of existing metal deck to existing beams & joists

055000 – Metal Fabrications

- Pipe and tube railings at site stairs
- Steel framing and supports for operable partitions
- Steel framing & supports for countertops
- Steel framing & supports for mechanical & electrical equipment
- Shelf angles
- Metal roof ladders and ladder safety cages
- Alternating tread stairs for roof access – one at each roof hatch location.
- Metal bollards

- Metal downspout boots
- Loose bearing and leveling plates

061000 – Rough Carpentry
- Miscellaneous blocking throughout the building.
- Fire retardant backer panels in electrical rooms and closets.

062023 – Interior Finish Carpentry
- 1x8 clear birch wall base in all public spaces.
- Clear birch sills at all windows and window seats.

064023 – Interior Architectural Woodwork
- Custom reception desk with Corian top.
- Wood veneer faced wall and base cabinets in office / admin., multipurpose room, activity room and party room 1&2. Corian top at all locations
- Millwork cubbies for shoe storage adjacent to the playground area. Space for storage of 80 pairs of shoes.

072100 – Thermal Insulation
- Insulation at all roofs shall be 2 layers of 3" thick GAF EnergyGuard Polyiso Insulation or equal.
- Cavity wall insulation shall be 3" thick, Atlas EnergyShield or equal. R-19.7 at 3" thick.
- Perimeter foundation insulation shall be installed vertically from underside of slab down to the top of the footing and 24" inward from the inside face of the foundation wall. Owens Corning Foamular 250, 3" thick or equal.
- Insulation at existing precast panel walls – See "exterior walls" description above

074213 – Metal Wall Panels
- Wall panels shall be Panelboard cladding system by Longboard Architectural Products. Finish = Solid Color in 3 colors as shown on the drawings

074293 – Soffit Panels
- Soffit panels shall be Panelboard soffit system by Longboard Architectural Products. Finish = Woodgrains

075423 – TPO Roofing
- All roof areas shall be Firestone UltraPly TPO, .080" thick, white surface.

072600 – Air & Vapor Barrier
- Air and vapor barrier shall be installed between the top side of all metal roof deck and the bottom side of the lowest level of roof insulation board. Product shall be Carlisle Syntec Systems "VapAir Seal MD". Self-adhering, cold applied.
- Liquid membrane air/vapor and liquid moisture barrier shall be applied on the cavity side of all CMU backup and on the outside of all existing precast panel walls. Product shall be W.R. Meadows Air-Shield LM or equal.

076100 – Sheet Metal Flashing & Trim
- Painted aluminum coping at the top of parapet walls. OMG Roofing Permasnap, 6" face height,

.040" aluminum cap material.
- Manufactured reglets with counterflashing for wall / TPO roofing intersections.
- Rooftop equipment support flashing.
- It is the intent of the design that all existing gutters, downspouts and copings will be demolished and replaced with new ones.

077200 – Roof Accessories
- Roof hatches in locations shown on the drawings. Bilco thermally broken roof hatch Type L-50-TB – 30" x 96"

079200 – Joint Sealants
- Exterior joint sealant in brick and cast stone masonry veneer control joints.
- Interior joint sealants where required.

079513 – Building Expansion Joints
- None required

081113 – Hollow Metal Doors and Frames
- Curries Company, Ceco Corporation or Republic Steel Products.
- See door schedule for location and sizes of hollow metal doors.

081216 – Interior Aluminum Frames
- Kawneer "InFrame" Interior framing system. 2"x6" sightline with ¼" clear tempered glass.
- All interior door and sidelight frames shall be this product.

081416 – Flush Wood Doors
- Graham, Eggers or Marshfield.
- Veneer species – Select white birch
- Face cut – Plain sliced.
- Face Assembly – Book match
- Face symmetry – Running match

083111 – Access Doors and Frames
- Bar-Co, Inc., Cesco Products or J.L. Industries
- Fabricate from 14 gage steel
- Size, quantity and location to be determined during coordination drawing process.

084113 – Aluminum Framed Entrances and Storefronts
- Kawneer Company, Inc. – TriFab 451 UT "Ultra Thermal" – 2" x 4 ½" sightline. Use on the small windows underneath the canopy on the East elevation of the building
- Full glass lite doors shall be wide stile.

084229 – Sliding Automatic Entrances
- Dorma ESA300 Commercial full breakout door.

084413 – Glazed Aluminum Curtain Walls

- Used at main glass walls at entry lobby and at all windows on the North elevation of the building
- Kawneer Company, Inc. 1600 Wall System 2 – 2 1/2" x 10 ½" sightline
- Full glass lite doors shall be wide stile.

087100 – Door Hardware

- Provide hardware at each exterior door. Panic bars, closers, hinges, kick plates, levers, etc.
- Full scope of door hardware to be specified in the 50% CD submittal.

088000 – Glazing

- All exterior glazing shall be 1" IGU Vitro Glass Solarban 72 Starphire – SHGC of .30.
- All interior glazing to be 3/8" clear tempered.
- All mirror glass to be 3/8" thick. Provide 24" x 36" in family restroom and full width of sink counter and 4' high in gang bathrooms

092216 – Non-Structural Metal Framing

- Interior framing for gypsum board walls, ceilings, etc.
- 7/8" hat channels
- 3 5/8", 6" and 8" studs and tracks as shown on the wall types on the drawings.
- Deitrich, Cemco or Marino/Ware

092900 – Gypsum Board

- Georgia Pacific, National Gypsum or US Gypsum
- 5/8" thick typical
- Level 4 finish

093013 – Ceramic Tiling

- Porcelain and glazed wall tile on the floor and wet walls of men's and women's restrooms and the family restroom.
- Wall tile shall extend to 6'-0" AFF on walls where it is used.

095113 – Acoustical Panel Ceilings

- Standard SAT ceiling – Armstrong Optima 9/16" square tegular # 3355 – 24" x 24" x 1".

096466 – Wood Athletic Flooring

- To be installed in gymnasium
- Requires 3" depressed slab
- Species - Northern Hard Maple
- Grade - Second or better; edge grain cut
- Cut - Tongue and groove, end matched, kiln dried.
- Thickness - 25/32"
- Face Dimensions - 2 ¼´width x 1'-3" to 8'-0" lengths
- Action Floor System – Action Cush II Plus or Connor Sports Flooring – Duracushion II or Horner Flooring – LS – Laminated Sleeper System or Robbins – Air Channel Star.

096513 – Resilient Base and Accessories

- Rubber base to be used in closets and storage spaces
- Johnsonite 4" vented cove base to be used around perimeter of wood floors in the gymnasium.

096543 – Linoleum Flooring

- Linoleum tile to be used in the multipurpose room, activity room, party rooms 1 & 2 and the lobby

096566 – Resilient Athletic Flooring

- To be used in the corridor (light green area on sheet LS101), the pickleball courts and the yoga / exercise studio
- Connor Sports – Elasti-Mat – 36" x 36" tiles – 9mm thick
- The dance Studio should be arranged for dance classes with mirrored walls and ballet barre. Floor shall be a Marly type flooring surface.

096813 – Tile Carpeting

- Use in the office areas
- Milliken or equal

098433 – Sound Absorbing Wall Units

- Assume 5000 SF used throughout the building to deaden sound reverberation.
- AVL Systems "Acoustech" or equal.
- 3" thick with beveled edge detail.
- Fabric wrap shall be selected from the full range of colors available from Guilford of Maine.

099123 – Interior Painting

- Sherwin Williams or equal
- All exposed structure throughout the building shall be painted.

099300 – Staining and Transparent Finishing

- Stain and finish running wood base and window sills specified in 062023

101100 – Visual Display Units

- Provide the following size markerboards in the rooms listed
- 4'x4' – Director's Office, Assistant managers Office and Open Office area
- 4x12 – 2 in MP Room, 1 each in activity room and party rooms 1 & 2

101419 - Dimensional Letter Signage

- Assume 14 signs of 20 letters each to identify major spaces throughout the building
- Assume 12" letter height
- Cast aluminum letters
- EDGEWATER RECREATION CENTER signage shown on the north elevation

101423 – Room Identification Panel Signage

- Provide one 6"x6" plaque sign at the entry to each room.

102113 – Plastic Toilet Compartments

- Floor mounted overhead braced
- Scranton "Hiny Hider" or equal

102239 – Folding Panel Partitions

- Modernfold “Acoustiseal” Encore Automated – STC 56
- 4.25” thick.
- Continuously hinged electrically operated
- Roll formed and welded 14 gage steel
- 12’-0” High x the width of MP Room as shown on the drawings.

102800 – Toilet Accessories
- 3 baby changing stations
- Horizontal and vertical grab bars in HC and ambulatory stalls
- Counter mounted soap dispensers at each sink
- Toilet paper dispenser in each stall
- Recessed PT dispenser with combination recessed trash dispenser. 2 in large restrooms and 1 in the family restroom
- Feminine napkin disposal in each women’s stall
- Electric hand dryer – Dyson airblade or equal. 2 in each gang bathroom. 1 in the family restroom.
- Mop rack and floor mounted mop sink in Jan. Closet
- Recessed napkin / tampon vendor in women’s restroom
- Toilet seat cover dispenser. 1 in each restroom
- Adult changing table in the family restroom – Basis of design = Astor Bannerman Nivano 2 (CTE2) shower & changing table

104416 – Fire Extinguishers
- Provide 20 extinguishers and cabinets throughout the building. Locations TBD.

105113 – Metal Lockers
- Provide one bank of 4 – 2 tier lockers for each pickleball court as shown on plan.
- Each locker in 2 tier configuration shall be 36”H x 12”W x 12”D
- Provide sloped tops for safety and coin operation
- Provide 2 10’ long benches at each pickleball court.

107516 – Ground Set Flagpoles
- Provide one 35’-0” cast aluminum flagpole with all hardware to display federal and state flag

113013 – Residential Appliances
- Refrigerator and undercabinet microwave in multipurpose room, activity room and party rooms 1 & 2

116123 – Folding and Portable Stages
- Retractable stage to be installed in the gymnasium as shown on the drawings
- Sheridan Retractable stages or equal. See https://www.sheridanseating.com/products/retractable-stages/

116623 - Gymnasium Equipment
- 2 full court backboards and goals. Ceiling hung. Fold up. Electrically operated.
- 4 side court backboards and goals. Ceiling hung. Fold up. Electrically operated.
- 4 scoreboards
- Each full court backboard shall have 1 electronic shot clock
- 3” thick wall pads. 7’ tall and 16’ wide centered behind each main court backboard

- Gymnasium bleachers. Interkal or equal. 4 tier x 84'-0" long.
- Cast in place volleyball sleeves. 4 total.
- Cast in place pickleball sleeves. 4 total in gym and 16 total in pickleball area.
- Volleyball standards and netting. 2 sets.
- Pickleball standards and netting. 10 sets.
- Stripe the gym floor for basketball, volleyball and pickleball

116653 – Gymnasium Dividers

- Electrically operated curtain divider shall separate each side of the full court as shown on the drawings.

122413 – Roller Window Shades

- Provide Draper 120V AC motorized "Flex Shade" or equal.
- Provide at every window and tie to exterior sun sensing system to provide automatic operation in response to sun conditions.
- Provide manual override at all locations.

123661 – Solid Surfacing Countertops

- Provide ½" thick Corian or equal countertops at all desk and base cabinet locations listed in spec 064023.

124813 – Entrance Floor Mats and Frames

- Provide KDCM - Aluminum Roll-Out Mat with Carpet Inserts in size and locations shown on plan.
- System requires 3/8" slab recess

Civil & Landscaping Narrative

The Edgewater Recreation Center is proposed for the redevelopment of the vacant building located on a 5.39 acre parcel at 3130 Solomons Island Road (MD Route 2) in Edgewater, Maryland. Anne Arundel County has recently purchased the property. The proposed recreation center is located in the southeastern part of Anne Arundel County. The initial phase of the project includes the renovation of the existing vacant grocery store building and limited site improvements.

The site is currently developed with an asphalt parking lot, and a former grocery store. The parking lot contains approximately 276 spaces. The rear of the building contains several loading docks, and an asphalt driveway provides access to the rear of the building. The site is generally level with a high point of 40 along the east edge of the site, and a low point of 29 at the existing stormwater management pond on the north end of the property. The site has three access points, two off of Solomon's Island Road, and one off of Southdown Road. Based on a site visit by Pennoni on June 7, 2024, there are no environmental or forest resources on the site; it is fully developed.

The site is zoned C3. Recreation centers, as a government use, are permitted in this zone. The site is not located in the Chesapeake Bay Critical Area, but much of the surrounding area is located in the Critical Area.

The site is served by the following utilities:
Storm Drainage – Existing private storm drains are located in the parking lot and around the rear of the building, discharging to the existing stormwater management facility in the north of the site. This facility outfalls to a public storm drain system located along Solomons Island Road.

Water – Existing water service is provided from a meter at the Southdown Road entrance. Separate fire and domestic lines provid water to the building and run along the western edge of the parking lot. The fire service appears to be 8" based on County record drawings and the domestic service is 2"

Sewer – Existing sewer service is located across the front of the building, connecting to a sewer manhole in Solomon's Island Road. The sewer service is 6" based on County record drawings.

Electric – The site appears to be served by an underground electrical service along the western edge of the parking lot, coming off of Southdown Road. An existing transformer is located in the rear loading area of the building.

Gas – There does not appear to be any gas service for the building.

Communication – It is unclear where the communication service for the building comes into the site, but these services appear to enter the rear of the building in the loading area, where the electrical services also enter.

This project proposes to disturb less than 5,000 sf of site area, and therefore will be exempt from sediment control and stormwater management requirements, as well as any grading permit requirements.

Outlined below are the civil and site related components of the project.
- Demolition – there will be limited site demolition for this project. Along the Solomons Island Road side of the building, the existing berms will be removed and regraded. The existing pylon sign will be removed and any existing electrical conduit for the pylon sign will be capped below grade. The parking lot lighting fixtures will be removed and replaced – the light poles and light bases will remain. The existing well will need to be grouted and abandoned per Anne Arundel County Environmental Health requirements, if it has not already been properly abandoned. It is not clear from reviewing previous plans if this has already been completed. There is an existing above ground fuel tank that will be removed.

- Sediment Control – An engineered sediment control plan will not be required. Sediment control will be limited to same day stabilization practices.

- Grading – Limited grading will include regrading along the Solomons Island Road side of the building to remove the existing berm that exists against the building. This area will be stabilized with sod upon completion of the grading.

- Paving/Striping – There are 276 existing parking spaces. These 276 parking spaces are proposed to remain. The entire parking lot will be milled and overlaid with new asphalt and restriped. Milling shall be to a 2" depth. Where there are new utility connections, full depth pavement replacement will be required. 14 Electric Vehicle charging spaces are proposed. The handicapped parking will be restriped and resigned in accordance with current standards. Install 6 sign posts and 12 handicap parking signs.

- Sidewalk Ramps – 2 concrete sidewalk ramps will be reconstructed under the building canopy to provide ADA access from the parking lot.

- Site Lighting – Proposed new LED light fixtures for the parking lot lighting (existing light poles and light bases to remain and be reused).

- Landscaping/Irrigation – Perimeter landscaping will be proposed along Southdown Road and Solomons Island Road. Preliminarily budget for 142 flowering trees and 355 shrubs along Solomons Island Road and 22 shade trees and 66 shrubs along Southdown Road. No irrigation is proposed with this project.

- Water and Sewer – new water and sewer extensions to serve building pad, as shown on plan. A 6" water connection shall be provided at the rear of the building and one 4" sewer connection shall be provided at the front of the building.

- Storm Drain – No modifications to the storm drains are proposed. Building downspouts will continue to discharge onto the parking lot. Canopy downspouts at the front of the building will continue to discharge through the curb to the parking lot.

- Flagpole –A flagpole is proposed near the building on the Solomons Island Road side. Assume a 35'-0" tall aluminum flagpole for estimating purposes.

Structural Narrative

This section describes the structural systems and components proposed as a basis of design for the renovations to the Edgewater Recreation Center. This structural narrative is to be used in conjunction with the Schematic Design drawings and documents prepared by RRMM Architects.

PROJECT OVERVIEW

The proposed project involves renovations to the Edgewater Recreation Center. The structural work will include structural modifications to allow a new, high roof Gymnasium within the existing building footprint and a new, higher roof at the main entrance Lobby. A new canopy will be added at the East elevation of the building. A new area will also be added at the indoor playground. Additional structural modifications will be made to accommodate new room layouts and updating the building to Risk category III.

EXISTING STRUCTURE

The original building was constructed as a grocery store in the 1970s. The original structural drawings are not available, but drawings of a similar building with the same owner were provided. All existing systems described below will need to be field verified during the design and construction phases.
The building is one level, with a loading dock on the rear and a canopy along the plan West side of the building.

The existing structure is constructed of the following materials and systems:

Foundation and slab on grade:

- The existing slab on grade is assumed to be a 5" concrete slab reinforced with WWF.
- Structural elements are assumed to be supported on shallow foundations. Columns are assumed to be supported on reinforced concrete spread footings. The exterior walls are assumed to be supported on CMU foundation walls and continuous footings. For the purposes of this report and drawings, the allowable soil bearing capacity is assumed to be 2000 psf.
- There is no existing basement or crawl space.

Roof:

- The existing roof deck is assumed to be 1 ½", 22 gage metal deck over steel joists and steel beams. The sizes of the joists and beams are unknown and will need a detailed survey during the design phase.
- The existing grade of steel is unknown. Testing is recommended to determine the existing steel strength of both the beams and the columns.
- All roof framing is supported by steel columns, the columns are a mix of wide flange and round columns.

Walls:

- The exterior walls are pre-fabricated concrete panels. The support at the top and at the base is unknown. The makeup of the panels is unknown. CEI recommends that a core sample of the panels is taken to review the makeup and weight of the panels.
- The exterior walls at the loading dock are assumed to be 6" unreinforced CMU.
- Some CMU walls occur around the existing entrance. These walls and their foundations will be removed during the renovation.

Lateral Resisting System:

- At the time of construction, it was not typical to design buildings of this size for lateral loads. It is assumed that the existing wall panels and steel beams/columns are providing all the lateral strength.

Existing Design Loads:

- The loads below are assumed using BOCA basic building code, 1970

Roof live load – 30 psf (minimum roof load in areas subject to snow loads)

Slab on Grade – 100 psf

REPAIRS

For any element which is to remain, the following general repairs are recommended as part of the renovation:

- Repair gaps and cracks in CMU walls.
- Clean and re-caulk all control joints in the façade.
- Repair any spalls and corroded reinforcement by removing loose concrete, squaring up all edges, cleaning reinforcement of rust, and patching area with a concrete repair mortar.
- Clean and inspect any rusted steel and investigate the cause of any water infiltration.
- Inspect the existing metal deck for rust and damage. Damaged areas less than 12”x12” may be replaced by patching the deck. Larger areas will need to be removed and replaced.

RENOVATIONS

Risk Category III upgrade

The existing building was originally designed as a grocery store. In the 1970 BOCA code, there are not special requirements for this type of building. Today, the original building would be assigned Risk Category II. The building will now be used as a recreation center and will be assigned Risk Category III. The International Existing Building Code (IEBC) requires that when a building has an alteration that results in the building being assigned to a higher risk category, the entire structure must be able to satisfy current building code requirements for live, snow, wind, and seismic loads.

- The design live loads for the existing building appear to be the same as the current design live loads (30 psf minimum at the roof). CEI does not anticipate any reinforcing required for standard roof live loads, but this will need to be verified once the existing framing sizes are known.
- Snow drift loads will need to be analyzed where the new Gymnasium and Lobby are higher than the existing building. The existing roof will be analyzed and checked for any reinforcement required in those areas. The areas of reinforcement are noted on the structural SD drawings. Typical reinforcing at the steel beams is a steel plate welded to the bottom flange of the existing beam. Typical reinforcing at the joists will be C15x33.9 channels installed between each joist. This will be refined as the existing sizes are determined.
- The low roof over the existing loading dock will also need to be checked for the snow drift loads. It is assumed this will need reinforcing similar to the standard roof.

Because of the snow drift requirements, unknown sizes, and the current condition of the exterior canopy, the design team decided it was more economical to replace the existing canopy with new framing.

The existing columns and foundations will also need to be checked for the new snow drift loads. The existing foundation sizes are unknown and will require field verification.

- The full building will need to be evaluated and designed for the current wind and seismic (lateral) loads according to the IBC. It is anticipated that the new Gymnasium walls will be used as shear walls, but additional lateral elements will need to be added to parts of the remaining existing building. Examples of these new elements are new masonry shear walls, new cold formed shear walls, or steel braced frames. Additional reinforcement of existing steel beams, steel columns, and foundations will likely be required for these lateral elements. The connection between the existing metal deck and the existing and new framing will also need to be verified and likely reinforced.

Foundation and Slab on Grade, General

A full geotechnical analysis will be performed, and the final geotechnical report will be issued. CEI has assumed that the foundations recommendations will be similar to those of other projects in the area. We are anticipating that the foundations for the school will be reinforced concrete footings designed to bear on natural soils or engineered fill. For the purposes of this report and drawings, the allowable soil bearing capacity is assumed to be 2000 psf.

- The typical new slab on grade will be 5" thick normal weight concrete reinforced with 6"x6", W2.1xW2.1 W.W.F. placed over 15 mils vapor barrier and a 6" thick, washed gravel base.
- Where pipes or other under slab utilities are required at the existing slab, the slab will be cut and then patched after the installation.
- Where new wall or column foundations are required at the existing slab, the slab will be cut and then patched after the installation.
- New building columns will be founded on square/rectangular spread footings.
- Control joints in new slab on grade will be provided at maximum 20'-0" on center to minimize dry/shrinkage cracks.
- New walls will be supported on reinforced masonry and continuous strip footings. These footings will be 1'-0" thick minimum and will be reinforced with at least 3 # 5 continuous bars. All strip footings will be at least twice the width of the wall they support. All strip footings will be doweled to isolated footings to minimize the potential for settlement.
- All exterior foundations will bear at least 2'-6" below the finished grade to provide the necessary frost protection.
- All open footing excavations will be inspected by a Geotechnical Engineer to ensure that the design bearing pressure has been achieved.
- Depth of foundations will be coordinated with underground utilities.
- The current building code in Anne Arundel County is IBC 2021. This building code references the American Concrete Institute: Building Code Requirements for Reinforced Concrete (ACI 318-19). This version of the concrete code has updated shear values for concrete and CEI's experience is that existing large foundations are not thick enough to satisfy these new shear values. It is likely that several of the existing foundations with new loading will fail in shear and will need to be underpinned/reinforced. We recommend a meeting with the building code official to review their expectations on this issue.

Roof Framing, General

As noted above, the sizes of the existing framing members are unknown and will need to be field verified during the design phase.

- New or replaced mechanical units will require the existing roof system to be analyzed and may require reinforcement or the installation of dunnage above the roof. If the units are larger than 15 feet in length, additional snow drift loads will be applied.
- At new roof penetrations larger than 1-foot square, steel frames will need to be installed to support the existing roof deck.

New Gymnasium

The new Gymnasium is located within the existing building footprint. All existing structure in this area, including the existing slab on grade, foundations, steel deck, columns, beams, and joists will be removed. The new structure will be self-supporting with columns within the new CMU walls. There will not be an expansion joint between the new and existing, as the new walls around the Gym will be used as shear walls.

- As described above, the adjacent existing framing will need to be reinforced for snow drifts.
- The roof framing will be 3", 18 gage, galvanized acoustical metal deck over special steel joists supported on steel beams and columns. The columns will be located to avoid existing foundations. See the SD drawings for sizes.
- New framing at Gymnasium will be designed to support the gym equipment loads such as the basketball hoops.

The walls around the new Gymnasium will be 12" thick reinforced masonry walls on continuous footings.
- The slab at the new gymnasium will be recessed 3" to allow for the floor assembly.
- The new roof at the Gymnasium will be designed with an additional live load of 20 psf to support PV panels. Heavy gage deck (18 ga.) is used because the ballast load and snow loads on the panels will place concentrated loads on the roof deck. Joists in the solar-ready zones must be designed for a top chord bend check of 1600 lbs.

New Lobby and Entrance Canopy

The new entrance Lobby and Canopy is located on the plan South West section of the building. All existing structure in this area, including the slab on grade, foundations, steel deck, columns, beams, and joists will be removed. The existing canopy structure (beams, columns, and foundations) will also be removed. The existing canopy may have support within the existing building. The removal of this framing will be determined during the design phase. The new structure of the Lobby and canopy will be self-supporting.

- As described above, the adjacent framing at the Lobby will need to be reinforced for snow drifts.
- The roof framing will be 1 1/2", 18 gage, galvanized metal deck over steel beams and columns. The columns will be located to avoid existing foundations when possible. See the SD drawings for sizes.
- The walls around the new Lobby will be supported by reinforced masonry walls on continuous foundations.
- The new roof at the Lobby will be designed with an additional live load of 20 psf to support PV panels. Heavy gage deck (18 ga.) is used because the ballast load and snow loads on the panels will place concentrated loads on the roof deck.
- The entrance canopy steel will be galvanized.

Additional Indoor Playground Area

A portion of the Plan South existing wall will be removed to allow for an expanded area at the Indoor Playground. The existing exterior wall, foundations, and wall will be demolished. The new structure will be self-supporting with cantilevered columns.

- A new slab on grade will be installed at the additional area at the Indoor Playground.
- The roof framing will be 1 1/2", 20 gage, galvanized metal deck over steel beams and columns. The columns will be located to avoid existing foundations. See the SD drawings for sizes.
- The walls around the new play area will be supported by reinforced masonry walls on continuous foundations.

Exterior Walls

A majority of the exterior walls will have new 6" cold formed metal framing installed on the interior side of the existing prefab walls. Where new openings are located on these walls, additional steel support for the remaining prefab walls will be added. Again, it will benefit the design team to have a core sample of these existing walls to know the weight and make-up of the walls. The existing walls at the North elevation to the East of Line X2 are partially retaining walls with pre-fabricated concrete panels above. The grade will be revised at these walls, and the retaining walls and their foundations will be removed. The walls will be replaced with new 6" cold formed metal framing with brick veneer at the bottom and metal panel veneer above. These walls will have new foundations as shown in the attached SD drawing. It may be possible to use the new CFMF as shear walls. The existing foundations will need to be confirmed and the connections at the roof would need specific detailing, especially where joists are at the perimeter.

CODES AND STANDARDS

Primary References:

- International Building Code 2021 (IBC) with Local Amendments
- International Existing Building Code 2021 (IEBC)
- American Society of Civil Engineers: Minimum Design Loads for Buildings and Other Structures (ASCE/SEI 7-16)
- American Concrete Institute: Building Code Requirements for Reinforced Concrete (ACI 318-19)
- Building Code Requirements and Specification for Masonry Structures (TMS 402-16)
- American Institute for Steel Construction: Steel Construction Manual 14th ed. (AISC 360-16)

Other Referenced Organizations:

- American National Standards Institute (ANSI)
- American Iron and Steel Institute (AISI)
- American Society for Testing and Materials (ASTM)
- Portland Cement Association (PCA)
- Concrete Reinforcing Steel Institute (CRSI)
- American Welding Society (AWS)
- National Concrete Masonry Association (NCMA)
- Brick Institute of America (BIA)

DESIGN CRITERIA

Superimposed Dead Loads

- Suspended Ceiling 2 psf
- Sprinkler System 3 psf
- Mechanical and Electrical Systems 3 psf
- Additional mechanical and electrical superimposed loads will be used to account for major concentrations of pipe runs, major duct runs, and hung equipment.

Live Loads

- First Floor Slab on Grade 100 psf
- Roof 30 psf
- Consideration of drifting, sliding, and unbalanced snow loads as required by the local building code.
- Additional load of 20 psf for PV panels on gym and lobby roofs only.

Snow Loads

Applicable ground, flat, and drifting snow loads based on section 1608 of the 2021 International Building Code and Chapter 7 of ASCE 7-16.

- Importance Factor, I_s 1.10
- Ground Snow load, p_g 25 psf
- Snow Density 17.3 pcf
- Exposure Factor, C_e 1.0
- Thermal Factor, C_t 1.0
- Flat Roof Snow Load, p_f 19.3 psf
- Minimum Load for Low-Slope Roof, p_m 27.5 psf

Wind Loads

Applicable wind pressure coefficients established using section 1609 of the 2021 International Building Code and Chapters 26-30 of ASCE 7-16. Components and cladding at walls and roof to be calculated separately with the appropriate Code required factors.

- Ultimate Wind Speed, V_{ult} 120 MPH (3 second gust, Risk Category 3)
- Nominal Wind Speed, V_{asd} 93 MPH (3 second gust)
- Exposure B
- Internal Pressure Coefficient, GC_{pi} +/-0.18

Seismic Design Criteria

Applicable seismic loads based on section 1613 of the 2021 International Building Code and Chapters 11-12 of ASCE 7-16.

- Seismic Occupancy Category III
- Seismic Importance Factor 1.25
- Spectral Response Coefficients TBD by Geotechnical Study
- Site Class TBD by Geotechnical Study
- Seismic Design Category TBD by Geotechnical Study
- Seismic Force Resisting System TBD
- Ordinary Reinforced Masonry Shear Walls
- Steel Braced Frames
- Cold Formed Metal Framing Shear Walls

Deflection Criteria

- Interstory drift and total drift will not exceed H/400 for lateral loads, where "H" is the story or building height.
- Typical live load deflection of members will not exceed L/360 where "L" is the span.
- Live load deflection of roof members will not exceed the L/240.
- Live load deflection of spandrel members that support glass will not exceed L/480 with a maximum of 1/2".
- Live load deflection of spandrel members and structural elements that support masonry will not exceed L/600 with a maximum of 5/16".

Building assigned Risk Category III in accordance with IBC 2021 Table 1604.5 for "buildings and other structures whose primary occupancy is public assembly with an occupant load greater than 300."

CONSTRUCTION MATERIALS

Concrete (Minimum Strength at 28 Days)		
- Foundations	3000 psi	145 pcf
- Foundation Walls	3000 psi	145 pcf
- Slab on Grade	4000 psi	145 pcf
- Concrete Exposed to Weather	5000 psi	145 pcf
Reinforcing Steel		
- Reinforcing Bars	ASTM A615,	60 ksi
- Welded Wire Fabric	ASTM A185	
Structural Steel		
- Wide Flange Shapes	ASTM A992,	50 ksi
- Accessory Steel	ASTM A36,	36 ksi
- HSS Tube Shapes	ASTM A500	
- Pipe Shapes	ASTM A53	
- High Strength Bolts	ASTM A325 & A490	
Metal Deck	ASTM A446	

Special Requirements

- A hot dipped galvanized finish shall be used when for all structural steel exposed to the weather, including roof support dunnage and lintels in exterior walls.
- Air entraining admixtures will be used in all concrete exposed to the weather. The water-to-cement ratio shall not exceed 0.45.
- High range, water reducing, super-plasticizer will be added to cast-in-place concrete slabs and other pumped concrete.
- Fly ash and other recycled materials shall be used as a cementitious substitute in concrete mix designs.

Mechanical & Plumbing Narrative

200000 General Mechanical Requirements

Section includes administrative and procedural requirements for work under Division 20, 21, 22 and 23.

Provide warranty not less than 1 year from date of substantial completion as determined by the Architect. During the warranty period, make the proper adjustments to systems, equipment and devices installed and perform work necessary to ensure the efficient and proper operation of the systems, equipment and devices. Certain items of equipment shall be warranted for a longer time than the general warranty period. Provide for service or replacement required in connection with the warranty of these items.

Work shall conform to the requirements of the codes, laws and ordinances of Edgewater, MD, National Fire Protection Association, American Society of Mechanical Engineers and other authorities having jurisdiction. Work shall be in compliance with applicable codes, laws, standard practices as outlined in the ASHRAE Guide, the Sheet Metal and Air Conditioning Contractor's Association's "Duct Manual", and the Apprentice Training Manual of the Steam Fitters Union. The requirements of the authorities having jurisdiction shall take precedence over the Drawings and Specifications and changes required by the authorities shall be made after review by the Architect.

Shop drawings and product information are required for Fire Suppression (Division 21), Plumbing (Division 22), and Heating, Ventilation, and Air Conditioning (Division 23).

Protect material and equipment from damage. Cap or plug openings in equipment and conduits. Provide plastic protection inserts, specifically manufactured for bathtubs and shower stalls. Post notices prohibiting the use of water closets.

Provide materials whether the materials are shown but not specified, specified but not shown, or are reasonably incidental for a complete operational system.

Provide labeling for, Equipment, Piping, and Ductwork. Labels shall be clearly visible and accurate before turnover of systems or commissioning work begins. Labels shall indicate direction of flow on piping and ductwork systems, have lettering and numbers a minimum of 2” high, be at intervals no greater than 25 feet on piping and ductwork, be of anodized aluminum for equipment, applied with moly rivets, and use the same nomenclature identified on the drawings. Provide color coded ceiling identification for valves and dampers above ceilings. The identification shall be located on the associated access panel and shall be approved by the Architect before installation.

Coordinate the voltages and MOCP requirements for equipment with the work being provided under Division 26 before ordering equipment, including equipment provided under Division 20 and 26.

Support for equipment shall be as indicated or as necessary for the safe operation of the equipment, per the manufacturer’s installation instructions. Concrete pads for exterior locations shall be reinforced concrete pads with turned down frost walls for base mounted equipment. Pads shall be a minimum of 6” thick with chamfered edges. Pads shall extend 6” in all directions beyond equipment edges.

Provide hangers and supports manufactured by Eaton, Globe, or Carpenter & Paterson. Trapeze hangers are acceptable. Provide with sway bracing spaced and configured to prevent lateral movement. Support from top chord of the joist or panel points of lower chord of open web joists for piping running perpendicular to the direction of the joists. Weld steel angles to top chord of open web joists for piping running parallel to the direction of the joists. Pipes shall be supported to provide proper slope and shall not be supported from other support systems provided to serve the equipment covered within other divisions of the specifications. Hangers and supports shall be installed per the requirements of the Authority Having Jurisdiction with the following maximum spacing:

- ½ Pipe: 6 feet
- ¾" and 1" Pipe: 8 feet
- Piping over 1": 10 feet

See the Architectural drawings and associated divisions of the specification for flashing requirements.

Provide appropriate vibration isolation as a delegated design. Provide a submittal indicating details and cutsheets to provide adequate external vibration isolation for the following:

- Fans/Fan Coil Units/VAV Boxes (2,000 CFM Systems or Less)
    - 0.75" minimum deflection
- Outdoor Condensing Units/Heat Pumps (Greater than 5 Tons)
    - 2.0" minimum deflection
- Pipe and Duct Support Assemblies (Within 75 feet of Associated Equipment)
    - 1.0" minimum deflection

Where equipment indicated hereinbefore is indicated to be provided with external vibration isolation and specified to be provided with internal isolation, the equipment shall be tested during equipment startup at the full range of system modulation. Internal isolation shall be clamped down as needed during the startup as well as during the warranty period. Vibration systems shall be Mason Industries, Korfund, or Vibration Eliminator.

Provide pipe seals at pipe penetrations. Combustible piping and ductwork: provide intumescent firestop which will expand with heat as approved by the Authority Having Jurisdiction and which meets the requirements of the associated UL certified assembly. Provide UL approved pipe and duct penetration details if required by the Authority Having Jurisdiction. Provide escutcheon plates at exposed pipe penetrations in finished areas.

Keep a record of departures between the Contract Documents and the installed work for the purposes of providing "As-Built" or Record Drawings to the Owner. As part of the Contractor's bid, provide for payment to the Engineer for the CAD or BIM to be updated.

Perform commissioning, testing and inspections as required by the Authority Having Jurisdiction and as required under the provisions of the Contract Documents. Perform tests prior to the connection of equipment that could be damaged from tests.

Provide copies and thumb drives of the O&M Manual.

Provide not less than 16 hours of training for each of the systems included in the commissioning work. Training shall be performed by the manufacturer's representative. Provide a video recording of training sessions on (2) thumb drives.

210000 Fire Protection

The existing building has an existing fire protection system that shall be removed in its entirety under this scope of work. Incoming fire service location shall be relocated to the mechanical room, provided under another division. Refer to Civil Drawings.

The building shall be protected with a hydraulically designed wet pipe sprinkler. A 6" main, located within the mechanical room shall be provided with a main shut-off valve to the sprinkler system protected by a tamper switch. Sprinkler zone shall be provided to serve the building. Valves and tamper switches shall be FM approved. A fire department connection shall be provided at the address side of the building. Route sprinkler mains, branches, and sprinkler heads to serve the building. Sprinkler heads shall be concealed within lay-in ceilings. Exposed sprinkler head shall be upright with protective cages. Sprinkler head shall be Viking, Tyco, or Reliable.

Fire protection systems shall be installed in accordance with NFPA standards. These standards include, but are not limited to, NFPA 10, NFPA 13, and NFPA 101. Fire protection systems shall also follow the local rules and regulations of the Fire Department / Fire Marshal's Office, which will be referred to as the authority having jurisdiction (AHJ).

Based on the results of the fire hydrant flow test, it has been determined that a fire pump is not required. A sprinkler system piping diagram shall be submitted and approved by the authority having jurisdiction (AHJ) prior to being submitted to the Architect for review. Installation of the fire protection system shall only occur once regulatory approval has been received.

The fire protection backflow preventer shall be an ASSE 1048 double check detector assembly (DCDA) of the same size as the incoming fire service size. The maximum pressure drop across the backflow preventer shall be 10 PSI at design flow. DCDA shall be Watts 709DCDA or equal by Febco, Apollo, or Zurn.

Sprinkler piping shall be black steel pipe or as required by NFPA. Plastic pipe shall not be used.

220000 General Plumbing Requirements

The existing building has an existing domestic water, sanitary, and vent system that shall be removed in its entirety under this scope of work. Existing plumbing equipment, such as water heaters, shall be removed. The incoming domestic water service location shall be relocated to the mechanical room, provided under another division. The incoming sanitary exit location shall be relocated, provided under another division. Refer to Civil Drawings.

Utility connections (Sanitary, Storm, and Domestic Water) from 5'-0" beyond the building, provided under another division, shall be connected to and extended inside of the building. Coordinate utility connection locations with Civil Drawings.

(1) 4” sanitary main shall route throughout the building to serve the plumbing fixtures.

Storm water on the roof is captured by gutter and downspout. Provide downspout boot connections.

Storm water over the entrance canopy shall be captured by roof drains and leaders running down adjacent columns.

The incoming domestic water service shall be a combined 6” domestic water / fire service located within the mechanical room. A 2” domestic water service with a main shut-off shall route to an ASSE 1013 reduced pressure zone backflow preventer (RPZ) of the same size as the incoming domestic water service size. The maximum pressure drop across the backflow preventer shall be 10 PSI at design flow. RPZ shall be Watts LF009 or equal by Febco, Apollo, or Zurn.

Domestic hot water shall be provided by an 80-gallon electric storage tank water heater with (3) 4.5 kW heating elements for a total of 13.5 kW. Domestic hot water storage temperature shall be 140°F. Water heater shall be AO Smith DRE-80 or equal by Bradford White, Rheem or Ruud. Domestic hot water delivery temperature shall be regulated to 122°F (adjustable) by a digital mixing center, Armstrong DRV25 or equal by Watter or Powers. A 5 GPM at 20 FT HD bronze or stainless steel domestic hot water recirculating pump shall be Bell & Gossett or equal by Taco or Grundfos. A local thermostatic mixing valve shall be provided to each lavatory to provide 110°F domestic hot water.

Provide (4) freeze-proof key operated wall hydrants, one located on each side of the building, shall be provided. Wall hydrants shall be Watts HY-420 or equal by Woodford or Zurn.

Plumbing fixtures within the building shall be manufactured by Kohler, American Standard, Delta, or Elkay. Water closets and Urinals shall be combination battery/hard-wire sensor-operated flush valves. Lavatories shall be combination battery/hard-wire sensor-operated. Exposed fixture traps shall be chrome-plated brass. Domestic water, Sanitary, and Vent piping shall be extended from fixtures and appliances requiring connection.

Plumbing Piping shall be as follows:

- Above/Below Grade Waste/Storm – Solid Core Schedule 40 PVC. Foam Core or Cell core PVC is not acceptable.
- Above Grade Waste/Storm located in return air plenums – Cast Iron.
- Outdoor Condensate Piping - Solid Core Schedule 40 PVC. Foam Core or Cell core PVC is not allowable.
- Indoor Condensate Piping – Type L Copper
- Below Grade Domestic Water – Ductile Iron
- Above Grade Domestic Water – Type L Copper

Piping insulation shall be Owens Corning, Knauf, or Johns Manville. Pipe insulation shall be as follows:

- Cold-water Piping – 1” thick or minimum required by energy code.
- Hot-water Piping – 1” thick or minimum required by energy code.

- Hot-water Recirculation Piping – 1" thick or minimum required by energy code.
- Fittings & Valves – Vinyl insulation jackets with 1" insulation.

230000 Heating, Ventilation, and Air Conditioning (HVAC)

The existing building has existing ductwork, hydronic piping, air devices, and mechanical equipment that shall be removed in its entirety under this scope of work. The roof dunnage and equipment curbs shall be removed in preparation for reroofing provided under another division. Refer to Architectural Drawings.

Pickleball Court / Indoor Playground - Air Rotation Units:

The Pickleball Courts 1 through 4 are served by a 25-ton Air Rotation Unit (ARU). This ARU shall be provided with 80 kW modulating electric heat section. The Pickleball Courts 5 through 8 and Indoor Playground are served by a 72-ton Air Rotation Unit. These air rotation units shall be provided with 120 kW SCR modulating electric heat section. The ARUs shall be located on grade, at the rear-side of the building. Supply air and return air shall be routed through the building to serve air devices.

The size of the ARUs is based on 275 SF/Ton rule of thumb. Load calculations will be required to verify the necessary size of equipment for the building during Design Development.

The ARU shall be Johnson Air-Rotation or equal by Powrmatic or Trane.

The Remote Heat Pump Unit serving the Pickleball Court shall be Daikin RCS025D or equal by AAON or Carrier. The Remote Heat Pump Unit serving the Pickleball Court / Indoor Playground shall be Daikin RCS072D or equal by AAON or Carrier. Remote heat pumps shall be provided with variable capacity compressors and hot gas reheat.

Activity / Office Spaces – VAV Rooftop Unit w/ Series Fan-powered VAV boxes:

- The Activity Room, Multi-Purpose Room, Offices Spaces, and Lobby are served by a 40-ton VAV RTU. The VAV RTU shall be a side discharge heat pump with modulating hot gas reheat, total energy recovery wheel, economizer controls, ECM motors, 85 kW SCR Modulating electric heat section, and variable capacity compressors.

The size of the VAV RTU is based on 300 SF/Ton rule of thumb. Load calculations will be required to verify the necessary size of equipment for the building during Design Development.

The VAV RTU shall be located on grade, at the rear-side of the building. Primary air ductwork shall be routed from the VAV RTU, racked up along the exterior of the building to enter the building just below the building structure. Primary air ductwork shall be routed tightly to the bottom of structure to serve the Series Fan-powered VAV boxes. VAV RTU shall be Daikin DHSA040 or equal by AAON or Carrier.

The Series Fan-powered VAV boxes shall be split up in the following zones and shall be per the following air quantities. VAV boxes shall be provided with electric reheat and hung from the building structure with 1" deflection spring isolators. Route ductwork from VAV boxes to air devices within the space served. Connect VAV box to ductwork with a UL approved glass fabric. Temperature sensors shall be located for each VAV box. VAV boxes shall be Titus DTFS or equal by Price or Nailor.

- Women/Men Restroom – 1000 CFM
- Activity Room #3 – 850 CFM
- Multipurpose Room (North) – 650 CFM
- Multipurpose Room (South) – 650 CFM
- Meeting Rooms – 240 CFM
- Lobby – 2000 CFM
- Office / Admin. – 600 CFM
- Manager / Assist. Manager – 300 CFM
- Activity Room #1 – 900 CFM
- Activity Room #2 – 950 CFM
- Party Room #1 – 500 CFM
- Party Room #2 – 500 CFM

Exhaust air shall be routed from a separate exhaust air plenum located inside the VAV RTU to exhaust air devices located within the Women's, Men's, and Family RR.

Gymnasium – Single-Zone VAV Rooftop Unit:

- The gymnasium is served by a 25-ton VAV RTU. The VAV RTU shall be a heat pump provided with modulating hot gas reheat, total energy recovery wheel, economizer controls, ECM motors, 90 kW SCR Modulating electric heat section, and variable capacity compressors.

The size of the VAV RTU is based on 275 SF/Ton rule of thumb. Load calculations will be required to verify the necessary size of equipment for the building during Design Development.

The VAV RTU shall be located on grade, at the rear-side of the building. Supply and return ductwork shall be routed from the VAV RTU, racked up along the exterior of the building to enter the building just below the building structure. Supply and return ductwork shall be routed tightly to the bottom of structure to serve air devices located within the gymnasium. VAV RTU shall be Daikin DPSH25B or equal by AAON or Carrier.

Exhaust air shall be routed from a separate exhaust air plenum located inside the gymnasium RTU to exhaust air devices located within RR#1 through RR#4 and Janitor's Closet.

Miscellaneous Spaces and Specifications:

Electric unit heater shall be provided in the Electric Room, Storage Room (On Exterior Wall), and Janitor's Closet. Electric unit heaters shall be Qmark MUH or equal by Markel, Modine, or Reznor.

Electric wall heaters shall be provided in the (4) restrooms and east-side building exit. Electric wall heaters shall be Qmark AWH or equal by Berko, Indeeco, or Reznor.

Supply air devices within lay-in ceilings shall be a combination of aluminum linear slot, Titus ML Series, or steel louvered face by Titus TDC. Air devices shall be by Titus, Krueger, or Metalaire. Provide opposed blade dampers to air devices.

Supply air devices within the gymnasium shall be nozzle diffusers, Titus TND-AA, Krueger, or Metalaire. Provide opposed blade dampers to air devices.

Return air devices shall be a steel return grille with 3/8" blade spacing, 0-degree deflection, Titus 30RL or equal by Krueger or Metalaire. Exhaust air devices shall be aluminum eggcrate return, Titus 50F or equal by Kruger or Metalaire. Provide opposed blade dampers to air devices.

Ductwork shall be constructed of galvanized steel per SMACNA standards. Ductwork shall be sealed using 3M Polyurethane sealant 540.

Flexible ductwork shall be rated from -1" w.c. negative and +4" w.c. positive static pressure and rated to UL 181, CUL S110, NFPA 90A and NFPA 90B. Flexible Duct shall be factory made and composed of: a resilient calendered film liner duct permanently bonded to a coated spring steel wire helix and supporting a 2" fiberglass insulating blanket. Low permeability outer vapor barrier of fiberglass reinforced film laminate shall complete the composite.

Acoustical lining shall be 2 inch thick, Johns Mansville Linacoustic R-300 or equal. Supply and return air ductwork from HVAC units shall be acoustically lined for a minimum distance of 10 feet. Exposed ductwork shall be acoustically lined.

Concealed ductwork shall be externally insulated with 2 inch thick, Johns Mansville Microlite FSK Duct Wrap or equal.

Exterior ductwork exposed to the elements shall be covered with 2 inch thick, Johns Mansville 800 Series Spin-Glas or equal. Provide a 22-gauge sheet metal cover, sloped for positive drainage, over top of ductwork. Cover ductwork with aluminum or vinyl cladding.

Provide independent air test and balancing to each piece of equipment per AABC requirements.

Provide a building automation system, integrating each piece of HVAC equipment, per the owner's requirements. BAS system shall be determined by the owner and integrated to the county system.

Electrical Narrative

This narrative is an overview of the anticipated electrical systems of the building.

The project consists of the renovation of an existing approximately 45,000 SF single story decommissioned grocery store that has been vacant and is in deteriorating condition. The existing interior electrical systems will be demolished in their entirety. The existing electrical service gear is beyond its useful life expectancy. The existing utility transformer and the existing site lighting poles, bases and circuiting will remain for reuse. The proposed use is for a public recreation center composed of activity rooms, party rooms, a gymnasium, pickleball courts, indoor playground, multipurpose room and offices.

DIVISION 26

260000 - GENERAL ELECTRICAL REQUIREMENTS

Electrical work shall be provided and installed in accordance with the latest enforced requirements of the National Electrical Code, IBC, ADA, OSHA and NFPA.

Obtain permits and pay associated fees.

Provide labor, tools, materials, equipment, and fixtures and perform operations required for the installation of electrical work and related systems ready for continuous and satisfactory operation. This shall include labor and materials not specifically mentioned but necessary for the completion of the work and the successful operation of the system.

The Contractor shall guarantee the workmanship, materials, equipment, and systems against mechanical and electrical defects for a period of one (1) year after the date of acceptance by the owner.

Items shown and not specifically called for, or items specified and not specifically indicated or detailed on the drawings, or items neither specified nor shown, but which are reasonably incidental to and commonly required to make a complete job, shall be provided.

The requirements of the authorities having jurisdiction shall take precedence over these specifications and changes required by the authorities shall be made after review by the architect.

Shop Drawings: Shop drawings shall be submitted to the architect for review for all major pieces of equipment and material.

Record Drawings: Keep at the site one (1) set of black and white prints for the express purpose of showing changes from the contract Drawings made during construction. Mark up the prints with red pencil during construction and deliver the prints, before final inspection, to the architect as a final set of “Record Drawings”. Refer to Division 1 for additional requirements.

Field Instructions: Upon completion of work, furnish services of a competent representative to instruct Owner's representative in the proper operation and maintenance of elements of the electrical systems.

Warranty: During the warranty period, make the proper adjustments to systems, equipment and devices installed and perform work necessary to ensure the efficient and proper operation of the systems, equipment and devices.

Temporary power and lights, required during construction, shall be provided for and installed in accordance with the requirements of Division 1.

Materials installed on the project shall be new and shall be UL listed.

Equipment shall be provided with permanently attached engraved nameplates. Panels shall be equipped with typed written directories. Junction boxes and pull boxes in concealed locations shall be marked to indicate system and circuit wiring installed within.

Branch circuits and connections shall be provided for all mechanical equipment.

Where ceilings are not removable, access panels shall be provided for access to pull boxes, junction boxes, devices and equipment.

260500 - ELECTRICAL MATERIALS AND METHODS

Branch circuit conductors shall be copper with 75° C, 600 volt, THWN insulation. Feeder conductors 100A and above shall be STABILOY aluminum with 75° C, 600 volt, XHHW insulation. Minimum conductor size shall be #12 AWG. Conductors #12 and less shall be solid. Conductors greater than #12 shall be stranded. The use of MC cable will be acceptable for use as branch circuit wiring concealed in ceilings and walls. Circuits routed exposed shall be in conduit. Feeders shall be installed in conduit. Each branch circuit and feeder shall be equipped with its own separate insulated ground conductor.

Conduit types and applications shall be as follows:
Schedule 40 PVC: In or under slab or direct buried in ground.
Electrical Metallic Tubing: Exposed interior locations.
Rigid Steel Conduit: Interior locations subject to physical damage, exterior, damp or wet locations.
Flexible Metal Conduit: In short lengths for connection of vibrating equipment. Liquid-tite flexible metal conduit shall be used for the connection of vibrating equipment in exterior, damp or wet locations.
MC cable: Branch circuit wiring concealed in ceilings and walls. Branch circuits routed exposed shall be in conduit.

Outlet boxes used for installing wiring devices flush in walls of dry interior locations can be plastic or metal. Outlet boxes used for installing wiring devices flush in walls of wet locations and where devices are to be surface mounted shall be cast aluminum. Sheet steel type boxes shall be installed where needed to facilitate the pulling, splicing and vertical support of branch circuit and feeder conductors.

All receptacles shall be rated 20A, 120V and shall be commercial specification grade type. Wiring terminals shall be screw type. Acceptable manufacturers are Hubbell, Leviton, and Pass & Seymour. Receptacles shall be provided as follows:

Offices: minimum one outlet per wall with a maximum spacing of 12’ along each wall.
Vestibules: one outlet.
Lobby: one outlet every 12’-0” on center, one outlet every 2’-0’ on center at front desk area.
Corridors: horizontal spacing of receptacles shall not exceed 50' on center.
Restrooms: one GFI outlet per two sinks, minimum one GFI outlet in single sink restrooms, one general GFI non-counter outlet in gang restrooms.
Storage and Utility rooms: minimum 2 outlets.
Electrical rooms: one outlet per wall.
Mechanical rooms: one outlet every 12’-0” on center.
Provide receptacles on roofs within 25' of rooftop mounted heating and air conditioning equipment.
Provide GFI type receptacles on roofs, in wet locations and elsewhere as required by the NEC.

Finish of wiring devices shall be white, or as otherwise indicated by architect. Device plates in dry interior locations shall be satin finished stainless steel. Device plates in exterior locations shall be weatherproof type with corrosion resistant finish. Switches in all finished areas for control of lights shall be low voltage, momentary-contact pushbutton type.

Single-phase motors rated one (1) horsepower or less shall be equipped with thermal manual type starters. Three-phase motors not part of packaged HVAC equipment shall be controlled by full voltage, non-reversing, combination magnetic motor starters with circuit breaker disconnects. Enclosures for motor starters within interior dry locations shall be NEMA type 1. Enclosures for motor starters within exterior, damp, or wet locations shall be NEMA type 3R.

Safety switches shall be provided where required by the National Electrical Code. Switches shall be general duty fused or non-fused type with a minimum interrupting capacity of 100,000 amperes. Switches shall have NEMA 1 enclosures for dry interior locations and NEMA 3R enclosures for exterior, damp or wet locations.

Final connections to electrical equipment provided under this or other Divisions shall be made under this Division. Final connections to Owner installed equipment shall be made under this Division.

Branch circuits and connections shall be provided for all mechanical equipment. Air Rotation units are proposed for the pickleball area. A curb mounted side discharge unit is proposed for the Gym.

Branch circuits and conduit systems for low voltage control cabling will be provided for scoreboards.

Power connections will be provided for auto flush / auto lavatory controls.

Power connections will be provided for powered hand dryers.

Branch circuits and connections shall be provided for wall mounted TV, monitors and displays.

Each branch circuit and feeder shall be equipped with an individual green color insulated ground conductor.

Pull cords shall be provided in empty raceway systems.

Where conduit, wire, or cables pass through openings in fire rated walls, openings shall be fire stopped per code.

260501 - POWER DISTRIBUTION

Utility power for the building shall be obtained from the existing utility pad mounted transformer located on grade outside the building near the main electrical room. An existing underground concrete encased duct banks is anticipated to be reused to distribute secondary power from the transformer into the building's main switchgear.

The existing transformer is currently situated closer to the building than current utility standards permit. The building is of noncombustible materials which may permit the condition to exist. The contractor will need to coordinate with BGE for a waiver to allow the existing condition to remain as grandfathered in. The contractor should also provide a budget allowance for relocation of the existing transformer to an acceptable clearance which includes extension or replacement of the secondary service conduits. (Note to cost estimator – Please price this as if the transformer needs to be relocated to meet current code requirements -KDL)

It is anticipated that the building will be served by a 3000A switchboard at 208Y/120V located in the main electrical room. The switchboard shall consist of a utility C/T metering cabinet, a main breaker and a distribution section. The switchboard will contain integral metering and surge protection.

A 400A, 3P, 4W MLO branch circuit panel will be located in the Main Electrical Room to serve local receptacle, lighting and equipment loads.

A 225A, 3P, 4W MLO branch circuit panel will be located in the Janitor Closet to serve local receptacle, lighting and equipment loads.

Electrical panelboards used to serve common area electrical loads shall be 3-phase, 4-wire with copper bussing and bolt on style circuit breakers. Panelboards may be either surface mounted or flush mounted.

260526 GROUNDING

The main grounding system begins at the Main Ground Bus (MGB), located at the main service entrance electrical room. This bus is the reference for all grounding in the facility. The MGB must be effectively connected to an external ground rod and all available earth and building grounds (structural steel, water pipe, concrete-encased rebar, etc.).
The measured resistance to ground shall be less than 5 ohms.
The main electrical service equipment shall be connected to the MGB.

Telecommunications grounding consists of a Telecom Main Ground Bar (TMGB) located in the Telco Demarc Room. The TMGB shall be bonded to the MGB. A grounding conductor shall be routed up through communications closet for communication system grounding.

263213 – EMERGENCY POWER DISTRIBUTION

Life Safety Emergency Lighting loads shall be served by an Emergency Central Lighting Inverter. The inverter shall be self contained, free standing in a NEMA 1 enclosure. Inverter shall be rated at 5.0kVA, have a single phase input connection and up to (20) single pole 20 amp output breakers. Inverter shall be Meyers Power Systems Illuminator IE series or approved equal.

264113 - SURGE SUPPRESSION

Surge Protective Devices (SPDs) shall be installed in the main switchboards, to protect against voltage transients caused by lightning strikes and utility line switching

265000 – LIGHTING

Lighting for the facility will be designed to meet applicable codes and standards as they apply to specific areas. In general, lighting illumination levels will comply to the standard recommendations developed by the Illuminating Engineering Society.

Lighting fixtures throughout the building and site will be LED.

Refer to the Architect or Interior Designer documents for detailed information on the proposed interior lighting design.

LED sconces and surface mounted lighting will be provided in corridors and common spaces. Some recessed LED lighting fixtures will be installed in some of the common areas. Decorative LED ceiling fixtures, linear strip systems and wall sconces will also be provided in these areas.

Fixtures in offices and other administrative areas will be down lights and/or 2' x 2' LED Flat panel fixtures.

Surface mounted wraparound fixtures will be provided in storage areas. LED strips will be used in mechanical, electrical and other utility rooms.

Decorative LED fixtures may also be used in the building for highly decorative common areas including the lobby and will be selected by the architect or interior designer.

Sports court areas will be provided with High/low Bay LED lensed fixtures with wire guards and safety cable.

Interior lighting will be controlled via ceiling mounted or wall switch type occupancy sensors. Low voltage wall switch controls will be provided. Occupancy sensors shall be dual technology and rated for their application. Lighting will be provided with dimming capabilities.

LED fixtures will be provided for parking lot lighting. New heads are proposed to be installed on the existing lighting poles and bases. The existing poles shall be painted. The existing concrete bases shall be parged with a surface coating for a smooth finish. Ground and building mounted floods will be used for illumination of the entrance sign, building features and for other landscape lighting.

Exterior pedestrian, under canopy and façade lighting shall be provided as selected by the architect, and shall be controlled via electronic time clocks, photocell, and a multi-pole contactor, with local override.

Emergency lighting shall be provided in all public spaces, egress corridors, electrical rooms, and exterior egress doors. Emergency lighting shall be accomplished via central battery inverter.

Exit signs shall be installed along paths of egress as required. Exit signs shall be LED type.

Unless specified otherwise, 3000K lamps shall be provided.

Recessed LED light fixtures shall be manufactured by Metallux, Daybrite, Columbia or Lithonia. Recessed downlight LED shall be manufactured by Portfolio, Omega, Prescolite or Gotham. Pendant LED light

fixtures shall be manufactured by Corelite, Lite Control or Finelite. Exterior building mounted and site light fixtures shall be manufactured by Gardco, Lithonia, Kim, or Cooper Lighting. Lamp manufacturers shall be GE, Philips or Osram Sylvania.

Occupancy sensors shall be manufactured by Sensor Switch, Wattstopper, Leviton or Hubbell.

Targeted illumination levels shall be as indicated below:

SPACE	TARGET FOOTCANDLE (FC) AVG
LOBBY	10
TOILET	10
ACTIVITY RM	30
COURTS / GYM	50
UTILITY / STORAGE RM	10
CORRIDOR	5
PLAYGROUND	30
OFFICE	30

270500 - TELECOMMUNICATIONS

Telecommunications/CATV/IP service shall be extended into the building with (2) 4" underground conduits routed to an existing utility pole on Solomons Island Road. The telecom/CATV/IP demarcation backboard will be located in the IT closet in the office area. (2) 4'x8'x3/4" Fire Rated Plywood backboards will be provided for these services. A 120V-20A receptacle shall be provided at each backboard location. If possible the existing utility conduits can be intercepted and extended to the new location.

Telecommunication wall plates shall be thermoplastic type with 1 to 6 ports and modular snap-in jacks per plate. Modular jacks for telephone shall be eight (8) conductor RJ-45 type. Modular jacks for TV shall be threaded F-type.

275000 - IN-BUILDING EMERGENCY RESPONDER RADIO SIGNAL BOOSTER SYSTEM

A distributed antenna system (DAS) shall be provided throughout the building to ensure reliable radio communications in the building for emergency responders. A DAS Integrator, experienced in the design and installation of in-building public safety amplification systems, shall perform a site survey to determine the RF signal strength on or near the project site, to determine the level of amplification necessary to provide clear and reliable radio communications over 95% of the overall area inside the building. The integrator shall also review the buildings' architectural floor plans and propose a DAS specifically designed for the building. The DAS Integrator shall propose, design and deploy a DAS system in accordance with the Authority Having Jurisdiction (AHJ). It shall be the Integrator's responsibility to coordinate with the Fire Marshall's office and obtain the exact frequencies and other information necessary to deploy a complete and fully operational DAS at this location.

280500 – LOW VOLTAGE SYSTEMS

CCTV, Access Control, Intercom, and AV systems shall be by the owner via system vendors and owner's staff. Coordinate system installations with system vendors. Provide necessary raceway distribution systems, outlet rough ins and power for system components.

283000 - FIRE ALARM SYSTEM

The fire alarm system shall be an addressable class B, voice evacuation type with the main fire alarm control panel FACP located within the main electrical room. Remote power supply panels (expander panels) shall be located at the FACP and other spaces, such as the main mechanical room, as required. Any amplifiers, preamplifiers, tone generators, digitalized voice generators, and other hardware necessary for a complete, operational, audible circuit conforming to NFPA 72 must be housed in a remote FACP, terminal cabinet, or in the FACP.

A fire alarm annunciator panel shall be installed within the lobby of the main entrance. Provide an annunciator that includes an LCD display. The display must indicate the device in trouble/alarm or any supervisory device. Display the device name and address. The remote annunciator must duplicate functions of the FACP for message display, fire alarm, supervisory alarm, and trouble conditions, visual and audible notification, and system reset functions. Remote annunciator must require the use of a key for accessing the reset, control and other functions. The panel shall be fully compliant with the requirements of the local Authority Having Jurisdiction.

A building floor plan must be provided and mounted (behind Plexiglass or similar protective material) at the annunciator location. The floor plan must indicate all rooms by name and number. The floor plan must show all devices and their programmed address to facilitate identification of their physical location from the LCD display information

At a minimum, double action, manual pull stations shall be provided within 5' of each exterior exit door and/or level of discharge door. Additional pull stations shall be provided where the path of egress travel exceeds 200 feet.

Speaker/Strobe notification devices shall be provided throughout corridors, lobbies, vestibules and other public spaces in accordance with the requirements of ADA and NFPA. The audible notification system must comply with the requirements of NFPA 72 for emergency voice/alarm communications system requirements. The system must be a one-way, multi-channel voice notification system incorporating user selectability of a minimum eight distinct sounds for tone signaling, and the incorporation of a voice module for delivery of recorded messages. Automatic messages must be broadcast through speakers throughout the building/facility. A live voice message must override the automatic audible output through use of a microphone input at the control unit or the annunciator. The system must override any other building sound, music, PA or other similar systems.

Duct type smoke detectors with sampling tubes shall be provided per the requirements of NFPA 90A. A remote indicator and reset station shall be provided in a conspicuous area near the device.

Area smoke detectors and/or heat detectors shall be installed above and adjacent to all fire alarm system control equipment. Area smoke detectors shall also be provided in electrical rooms, telecom rooms, janitor closets, etc.

If determined to be required the fire pump shall be monitored by the fire alarm system for loss of power status, phase reversal status and run status. All piping as specified in the fire protection scope of work shall be monitored via tamper, flow, and pressure switches as required.

Addressable control modules shall be located at all heating and air conditioning equipment. Control modules shall be utilized to satisfy the manual shut down requirements per NFPA 90A. Control modules shall deactivate heating and air conditioning equipment via key switches at the annunciator panel.

Provide Digital Communicator DACT that is compatible with the existing supervising station fire alarm system. Transmitter must have a means to transmit alarm, supervisory, and trouble conditions via a single transmitter. Transmitter must have a source of power for operation that conforms to NFPA 72. Transmitter must be capable of initiating a test signal daily at any selected time. Transmitter must be arranged to seize telephone circuits in accordance with NFPA 72

Provide for system operation in the event of primary power source failure. Transfer from normal to auxiliary (secondary) power or restoration from auxiliary to normal power must be automatic and must not cause transmission of a false alarm.

Surge protective devices must be provided to suppress all voltage transients which might damage fire alarm control unit components.

All fire alarm wiring shall be installed in conduit.

ELECTRICAL VEHICLE (EV) CHARGING STATIONS

Provide electrical vehicle charging stations equal to 5% of the total parking spaces. EV Chargers shall be Level 2 Pedestal mounted utilizing Dual Port stations (where practical). EV Chargers will require individual feeds per port (power sharing not acceptable) and be rated at 7.2KW each. EV Chargers shall have SAE J1772 connectors and Cellular 4G LTE Connectivity. EV Chargers shall be Chargepoint CT4000 Series or equal.

PHOTOVOLTAIC SYSTEM (PV)

Provide a Photovoltaic (solar collection) system for the new gym and new lobby roof area. The approximate area for solar panels is 6,000SF. Provide a backboard and space allowance in the main electrical room for the PV disconnects, inverters and other associated equipment. The PV panels shall be rack mounted and ballasted. PV Panels shall be 450W and the system shall be provided with rapid shutdown. All equipment shall be listed by UL or other NRTL, and labeled for its application. The system shall be Canadian Solar Modules with Solaredge S1201 Power Optimizers and Solaredge SEXXKUS Inverters with integral disconnects or approved equal. The PV system shall be a delegated design with a licensed system vendor/consultant.

EDGEWATER RECREATION CENTER

SCHEMATIC DESIGN SUBMITTAL - 09/16/2024

ANNE ARUNDEL COUNTY DEPT OF PUBLIC WORKS

RRMM ARCHITECTS, PC

ARCHITECTURE / PLANNING / INTERIORS

1317 Executive Boulevard, Suite 200
Chesapeake, VA 23320
(757) 622-2828

115 South 15th Street, Suite 502
Richmond, VA 23219
(804) 277-8987

2900 South Quincy Street, Suite 710
Arlington, VA 22206
(703) 998-0101

28 Church Avenue SW
Roanoke, VA 24011
(540) 344-1212

3700 Koppers Street, Suite 300
Baltimore, MD 21227
(410) 234-8444

VICINITY MAP

CONSULTANTS

PENNONI
CIVIL ENGINEERING, SURVEY, GEOTECHNICAL & LANDSCAPE ARCHITECTURE
8818 CENTRE PARK DRIVE, SUITE 200
COLUMBIA, MD 21045
P: 410.997.8900

COLUMBIA ENGINEERING, INC.
STRUCTURAL ENGINEERING
6210 OLD DOBBIN LANE, SUITE 150
COLUMBIA, MD 21045
P: 410.992.9970

KLEINFELDER
MEP ENGINEERING
10710 GILROY RD
HUNT VALLEY, MD 21031
P: 443.589.2400

OWNER

ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS
2662 RIVA ROAD
ANNAPOLIS, MD 21401
P: (410) 222-7500

USER

ANNE ARUNDEL COUNTY
DEPARTMENT OF RECREATION & PARKS
1 HARRY S. TRUMAN PARKWAY - MS 3225
ANNAPOLIS, MD 21401
P: (410) 222-2827

LOCATION MAP

CONSULTANTS

SHEET INDEX

RRMM ARCHITECTS, PC
2900 South Quincy Street, Suite 710
Arlington, Virginia 22206
(703)998-0101

NOT FOR CONSTRUCTION

Professional Certification: 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 , expiration date .

NO.	DESCRIPTION	BY	DATE

ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS

APPROVED DATE	APPROVED DATE	SCALE:	EDGEWATER RECREATION CENTER
		DRAWN BY: RM	3130 SOLOMONS ISLAND RD, EDGEWATER, MD, 21037
CHIEF ENGINEER	PROJECT MANAGER	CHECKED BY: KDL	
APPROVED DATE	APPROVED DATE	SHEET NO. OF	TITLE SHEET G-001
		PROJECT NO. 24104-00	
ASSISTANT CHIEF ENGINEER	CHIEF, RIGHT OF WAY	PROPOSAL NO.	

SHEET INDEX	
NO	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES, LEGEND, AND ABBREVIATIONS
3	EXISTING CONDITIONS
4	DEMOLITION PLAN
5	SCHEMATIC SITE PLAN
6	DETAILS

ANNE ARUNDEL COUNTY

DEPARTMENT OF PUBLIC WORKS

EDGEWATER RECREATION CENTER

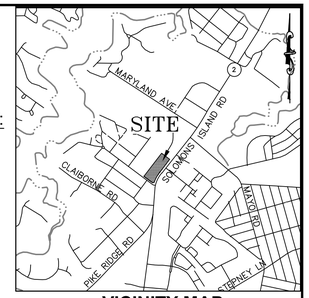
PROJECT NO. P452500, CONTRACT NO. P452571

SCHEMATIC SITE PLANS

OWNER/DEVELOPER:
ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS
44 CALVERT STREET
ANNAPOLIS, MD 21401
(410) 222-7000

ENGINEER/LANDSCAPE ARCHITECT:
PENNONI ASSOCIATES, INC.
8890 McGAW ROAD,
SUITE 100
COLUMBIA MD, 21045
ATTN: JAMES RUFF, PE
jruff@pennoni.com

PROJECT LOCATION:
3130 SOLOMONS ISLAND RD
EDGEWATER, MD 21037



VICINITY MAP
SCALE: 1"=2000'

SITE TABULATION

EXISTING ZONING		C3 (COMMERCIAL - GENERAL)
APPROXIMATE EXISTING SITE AREA		5.39 ACRES (234,989 SF)
APPROXIMATE R/W DEDICATION		0 ACRES (0 SF)
EXISTING BUILDING FLOOR AREA:		45,016 SF TOTAL (ONE-STORY)
PROPOSED BUILDING FLOOR AREA:		45,763 SF TOTAL (ONE-STORY)
BUILDING HEIGHT	ALLOWED:	60'
	EXISTING:	__'
	PROPOSED:	__' MAX
LIMIT OF DISTURBANCE AREA:		0.10 ACRES (4,300 SF)
IMPERVIOUS AREA	EXISTING:	4.27 ACRES (185,844 SF)
	PROPOSED:	4.27 ACRES (186,125 SF)
PROPOSED BUILDING USE:		RECREATION CENTER
MAXIMUM COVERAGE ALLOWED BY STRUCTURE AND PARKING IN C3 ZONES:		80% OF GROSS AREA
EXISTING LOT COVERAGE:		79.22% (4.27 AC. / 5.39 AC. X 100%)
PROPOSED LOT COVERAGE:		79.22% (4.27 / 5.39 X 100%)

MINIMUM SETBACKS FOR PRINCIPAL STRUCTURES:

REAR:	NONE, EXCEPT WHEN ABUTTING A RESIDENTIAL DISTRICT 15 FEET
SIDE:	NONE, EXCEPT WHEN ABUTTING A RESIDENTIAL DISTRICT 25 FEET
ALL LOT LINES:	60 FEET FROM RIGHT-OF-WAY OF DIVIDED PRINCIPAL ARTERIAL ROAD

PROVIDED SETBACKS FOR PRINCIPAL STRUCTURES:

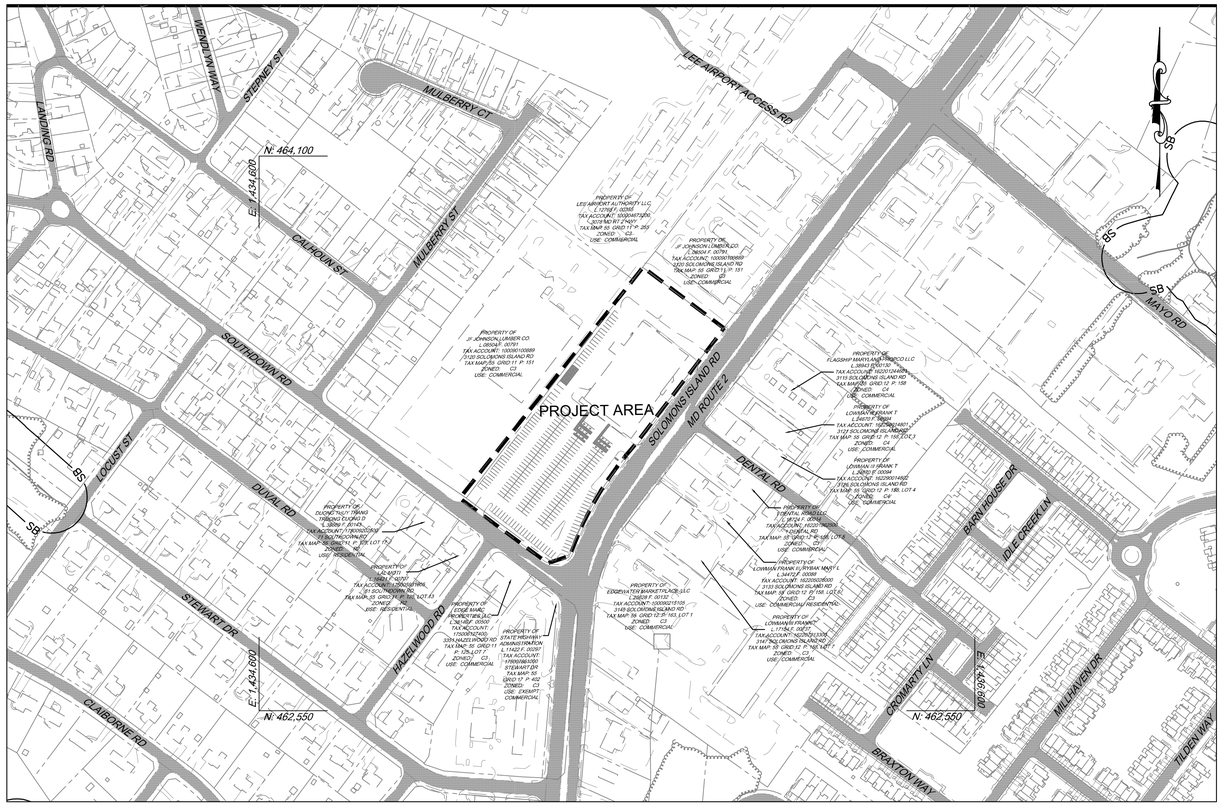
FROM MD ROUTE 2:	22.56 FEET
SIDE:	119.45 FEET
REAR:	63.96 FEET

PARKING TABULATION

EXISTING BUILDING SF: 45,016 SF±

PARKING REQUIREMENTS FOR RECREATION CENTER USE:
4 SP/1,000 SF OF FLOOR AREA (PARKING REQUIREMENTS BASED ON THE SQUARE FOOTAGE OF A STRUCTURE TO BE SERVED SHALL BE CALCULATED BASED ON 75% OF THE FLOOR AREA)=
45,016 SF X 0.75 = 33,762 SF/1,000 = 33.8 X 4 = 136 PARKING SPACES REQUIRED

TOTAL PARKING PROVIDED:	276 SPACES
PROPOSED HANDICAP SPACES:	12 SPACES (INCLUDED IN TOTAL ABOVE, 4 OF THE 12 SPACES ARE VAN ACCESSIBLE HANDICAP SPACES)



LOCATION PLAN

SCALE: 1" = 200'

0 200' 400'

EXISTING UTILITIES SHOWN ON THIS PLAN SET WERE DRAWN USING GIS DATA FROM ANNE ARUNDEL COUNTY. UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. THE UTILITY INFORMATION SHOWN MAY BE INNACURATE OR INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS OF WORK TO HIS OWN SATISFACTION PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES, SHALL AVOID IMPACTS TO UTILITIES, AND SHALL MAINTAIN UNINTERRUPTED UTILITY SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATIONS SHALL BE REPAIRED IMMEDIATELY AT NO COST TO ANNE ARUNDEL COUNTY IN COORDINATION WITH THE AFFECTED UTILITY COMPANIES.

DPW No.:

CALL "MISS UTILITY" AT LEAST 96 HOURS IN ADVANCE OF CONSTRUCTION AT 1-800-257-7777 OR 811

PROFESSIONAL CERTIFICATION: I, _____, CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY OR APPROVED BY ME AND THAT I AM A DULY LICENSED _____ UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE # _____ EXPIRATION DATE _____

REVISIONS		APPROVED	
#	DESCRIPTION	BY	DATE

PENNONI ASSOCIATES INC.
8890 McGaw Road, Suite 100
Columbia, MD 21045
T 410.997.8900 F 410.997.9282

GP#-- | DWG NO: SD01

ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS
AUGUST 30, 2024

APPROVED DATE	APPROVED DATE	SCALE: 1" = 200'	COVER SHEET
		DRAWN BY: CR	
CHIEF ENGINEER	PROJECT MANAGER	CHECKED BY: PJS/ALC	
APPROVAL DATE	APPROVED DATE	SHEET 1 of 6	EDGEWATER RECREATION CENTER
		PROJECT #: P452500	TAX MAP 55 GRID 12 PARCEL 242
ASSISTANT CHIEF ENGINEER	CHIEF, RIGHT OF WAY SERVICES	CONTRACT #: P452571	3130 SOLOMONS ISLAND RD EDGEWATER, MD ZIP CODE 21037 1ST DISTRICT ANNE ARUNDEL COUNTY, MD

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GENERAL NOTES

1. THE BOUNDARY SHOWN ON THESE PLANS IS FROM A DEED PLOT PREPARED BY PENNONI ASSOCIATES, INC. DATED 5/15/2024.
2. TOPOGRAPHIC INFORMATION IS FROM BY ANNE ARUNDEL COUNTY GIS INFORMATION.
3. THERE ARE NO VEGETATED OR TIDAL WETLANDS, WATERS OF THE U.S. AND/OR HAZARDOUS WASTES AREAS.
4. THERE ARE NO SPECIMEN TREES OR FOREST ON THIS SITE.
5. UNLESS OTHERWISE INDICATED, THE LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED ON GIS RECORDS.
6. THE EXISTING UTILITIES AND OBSTRUCTIONS SHOWN ARE FROM THE BEST AVAILABLE RECORDS, AND SHALL BE VERIFIED BY THE CONTRACTOR TO HIS OWN SATISFACTION. NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SERVICE MAINS. ANY DAMAGE TO THEM SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL COST TO ANNE ARUNDEL COUNTY OR THE SHA.
7. UTILITY RELOCATION WILL BE PERFORMED BY OTHERS UNLESS NOTED OTHERWISE IN THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF HIS CONSTRUCTION WITH THE CONSTRUCTION OF OTHER CONTRACTORS (INCLUDING BUT NOT LIMITED TO BG&E, VERIZON, AND CABLE TV UTILITY). REFER TO PROJECT MANUAL GENERAL SPECIAL PROVISIONS.
8. THE CONTRACTOR SHALL CALL "MISS UTILITY" 1-800-257-7777 OR 811 A MINIMUM OF 72 HOURS PRIOR TO BEGINNING ANY EXCAVATION.
9. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NATURALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO COMPLETE SUCH WORK.
10. THE CONTRACTOR SHALL NOTIFY THE ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS (410) 222-4126, AT LEAST FOURTEEN (14) DAYS PRIOR TO BEGINNING CONSTRUCTION.
11. GRID COORDINATES ARE BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD 83/91. VERTICAL ELEVATIONS ARE BASED UPON NAVD 88.
12. THE CONTRACTOR SHALL ADJUST MANHOLES, WATER, METER VALVES, HAND BOXES, AND OTHER APPURTENANCES TO FINAL GRADE. THE COST OF PERFORMING THESE ACTIVITIES SHALL BE INCIDENTAL TO THE CONTRACT PRICE PAID FOR VARIOUS PAVEMENT ITEMS.
13. UNLESS OTHERWISE NOTED, PIPE ELEVATIONS REFER TO THE PIPE INVERT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY EXISTING LIGHT POLES, TRAFFIC BARRIER, SIGNS, ETC., DAMAGED OR REMOVED BY HIM DURING CONSTRUCTION.
15. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF ANY DEVIATION TO THIS PLAN PRIOR TO ANY FIELD CHANGES BEING MADE. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY FIELD CHANGES OR ADJUSTMENTS WITHOUT NOTIFYING THE ENGINEER.
16. ALL WORK SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" ISSUED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND AMENDMENTS BY THE ANNE ARUNDEL SOIL CONSERVATION DISTRICT, CONTAINED HEREIN AND THE 2017 STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS ISSUED BY THE MARYLAND DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION.
17. THE DESIGN FOR THIS PROJECT INCORPORATES FACILITIES FOR THE HANDICAPPED IN COMPLIANCE WITH STATE AND FEDERAL LEGISLATION.
18. WHERE CURB AND GUTTER ENDS ARE EXPOSED, PROVIDE A NOSE DOWN SECTION AT 3:1 SLOPE.
19. IN PAVEMENT AND GRAVEL REMOVAL AREAS, THE CONTRACTOR SHALL REMOVE ALL PAVING AND BASE MATERIALS, BACKFILL WITH COMMON BORROW MATERIAL AND 4" OF TOPSOIL, SEED AND MULCH. THE AREA SHALL BE GRADED TO DRAIN.
20. MATERIAL REMOVED DURING CONSTRUCTION SHALL BECOME THE CONTRACTOR'S PROPERTY UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIAL PROVISIONS.
21. ALL SITE WORK SHALL BE COMPLETED BY THE CONTRACTOR IN ACCORDANCE WITH THE ANNE ARUNDEL COUNTY, DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING, STANDARD SPECIFICATIONS FOR CONSTRUCTION (SPECIFICATIONS).
22. CONTRACTOR MUST HAND DIG NEAR EXISTING UNDERGROUND UTILITIES WITH LESS THAN OR EQUAL TO 3.0 FEET CLEAR DISTANCE.

SYMBOL LEGEND

PROPERTY LINE AND RIGHT-OF-WAY
EXISTING 2' CONTOUR (52)
EXISTING 10' CONTOUR (50)
EXISTING TREE LINE
EXISTING SOILS (AsB)
EXISTING ASPHALT ROADWAY
EXISTING BUILDINGS
EXISTING WATER (W)
EXISTING SEWER (S)
EXISTING OVERHEAD ELECTRIC (OE)
EXISTING UNDERGROUND ELECTRIC (UE)
EXISTING STORM DRAIN (D)
EXISTING GAS (G)

LIST OF ABBREVIATIONS

AATUR	-	ABANDONED ACCORDING TO UTILITY RECORDS	P.V.C.	-	POINT OF VERTICAL CURVE (OR POLYVINYL CHLORIDE)
A.D.T.	-	AVERAGE DAILY TRAFFIC	P.V.I.	-	POINT OF VERTICAL INTERSECTION
AHD	-	AHEAD	PVMT.	-	PAVEMENT
BGE	-	BALTIMORE GAS AND ELECTRIC COMPANY	P.V.T.	-	POINT OF VERTICAL TANGENCY
BIT.	-	BITUMINOUS	R	-	RADIUS
BK.	-	BACK	R.C.C.P.	-	REINFORCED CEMENT CONCRETE PIPE
B.M.	-	BENCH MARK	REF.	-	REFERENCE
BW	-	BOTTOM OF WALL	R.S.E.	-	REVERTIBLE SLOPE EASEMENT
B/L	-	BASELINE	RT.	-	RIGHT
C	-	RATE OF TRANSITION	RTE.	-	ROUTE
CC	-	CENTER POINT OF CURVE	R/W	-	RIGHT OF WAY
CATV	-	CABLE TELEVISION	SAN.	-	SANITARY
C&G	-	CURB AND GUTTER	S.D.	-	STORM DRAIN
C.I.P.	-	CAST IN PLACE (OR CURB INLET PROTECTION)	S/E	-	SUPER ELEVATION
C.I.P.	-	CORRUGATED METAL PIPE	S.H.A.	-	STATE HIGHWAY ADMINISTRATION
C.S.P.	-	CORRUGATED STEEL PIPE	SMH.	-	SEWER MANHOLE
C.O.	-	CLEAN OUT	S.S.D.	-	STOPPING SIGHT DISTANCE
COMB.	-	COMBINATION	STA.	-	STATION
COMM.	-	COMMUNICATION	STD.	-	STANDARD
CONSTR.	-	CONSTRUCTION	STRUCT.	-	STRUCTURE
CORR.	-	CORRECTION	T	-	TELEPHONE
DATUR	-	DEPICTED ACCORDING TO UTILITY RECORDS	TC	-	TRAFFIC CONTROL
DWG.	-	DRAWING	T.C.A.	-	TEMPORARY CONSTRUCTION EASEMENT
Dc	-	DEGREE OF CURVE	T.C.P.	-	TRAFFIC CONTROL PLANS
Δ	-	DELTA (CENTRAL ANGLE), DEGREES	T.H.	-	TEST HOLE
D.H.V.	-	DESIGN HOUR VOLUME	TW	-	TOP OF WALL
D.I.	-	DROP INLET	TYP.	-	TYPICAL
DIA.	-	DIAMETER	U.D.	-	UNDERDRAIN PIPE
D.S.	-	DESIGN SPEED	WB	-	WESTBOUND
E	-	ELECTRIC	W.M.	-	WATER METER
EB	-	EASTBOUND	W.S.	-	WRAPPED STEEL
EOI	-	END OF INFORMATION	W.U.S.	-	WATERS OF THE UNITED STATES
EORI	-	END OF RECORD INFORMATION	W.V.	-	WATER VALVE
ERCCP	-	ELLIPITICAL REINFORCED CEMENT CONCRETE PIPE	V.C.	-	LENGTH OF VERTICAL CURVE
ES	-	END STRUCTURE			
EW	-	ENDWALL OR EACH WAY			
EX., EXIST-	-	EXISTING			
F.O.	-	FIBER OPTIC			
F.S.	-	FULL SUPER			
GA.	-	GAUGE OR GAGE			
G.H.C.	-	GAS HOUSE CONNECTION			
G.V.	-	GAS VALVE			
HDWL	-	HEADWALL			
HERCCP	-	HORIZONTAL ELLIPITICAL REINFORCED CEMENT CONCRETE PIPE			
H.H.	-	HANDHOLE			
H.S.A.	-	HEADLIGHT SIGHT DISTANCE			
H.P.	-	HIGH POINT			
I	-	INLET			
INV.	-	INVERT			
L	-	LENGTH			
L.P.	-	LOW POINT (OR LIGHT POLE)			
L.S.	-	LEVEL SECTION			
LT.	-	LEFT			
M.B.	-	MAIL BOX			
MD	-	MARYLAND			
MDE	-	MARYLAND DEPARTMENT OF THE ENVIRONMENT			
M.H.	-	MANHOLE			
N/A	-	NOT APPLICABLE			
NO.	-	NUMBER			
N.S.	-	NORMAL SECTION			
O.C.	-	ON CENTER			
O/S	-	OFFSET			
P.C.	-	POINT OF CURVE			
P/C	-	POINT OF CROWN			
P.C.C.	-	POINT OF COMPOUND CURVE OR PORTLAND CEMENT CONCRETE			
P/G.E.	-	PROFILE GRADE ELEVATION			
P.G.L.	-	PROFILE GRADE LINE			
P./G.L.	-	PROFILE GROUND LINE			
P.H.	-	PUNCH HOLE			
P.I.	-	POINT OF INTERSECTION			
P.O.C.	-	POINT ON CURVE			
P.O.T.	-	POINT ON TANGENT			
P/R	-	POINT OF ROTATION			
P.R.C.	-	POINT OF REVERSE CURVATURE			
P.T.	-	POINT OF TANGENT			

SOILS TABLE

MAP SYMBOL	NAME	STRUCTURAL LIMITATIONS DWELLINGS WITH BASEMENTS	EROSION HAZARD	HYDRIC	SLOPE (%)	SOIL GROUP	K FACTOR
AuB	Annapolis-Urban Land complex	Not Limited	Moderate	No	0-5%	C	.24
DuB	Donlonton-Urban Land complex	Very Limited	Moderate	Yes	0-5%	D	.24

SOURCE: NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY.

GP#--

DWG NO: SD02

DPW No.:

PROFESSIONAL CERTIFICATION: I, _____, CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY OR APPROVED BY ME AND THAT I AM A DULY LICENSED _____ UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE # _____ EXPIRATION DATE _____

REVISIONS #	DESCRIPTION	APPROVED BY	DATE

PENNONI ASSOCIATES INC.
8890 McGaw Road, Suite 100
Columbia, MD 21045
T 410.997.8900 F 410.997.9282

ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS
AUGUST 30, 2024

APPROVED DATE _____ CHIEF ENGINEER	APPROVED DATE _____ PROJECT MANAGER	SCALE: AS SHOWN
		DRAWN BY: CR
		CHECKED BY: PJS/ALC
APPROVAL DATE _____ ASSISTANT CHIEF ENGINEER	APPROVED DATE _____ CHIEF, RIGHT OF WAY SERVICES	SHEET 2 of 6
		PROJECT #: P452500
		CONTRACT #: P452571

GENERAL NOTES, LEGEND, AND ABBREVIATIONS

EDGEWATER RECREATION CENTER
TAX MAP 55 GRID 12 PARCEL 242
3130 SOLOMONS ISLAND RD EDGEWATER, MD ZIP CODE 21037 1ST DISTRICT
ANNE ARUNDEL COUNTY, MD

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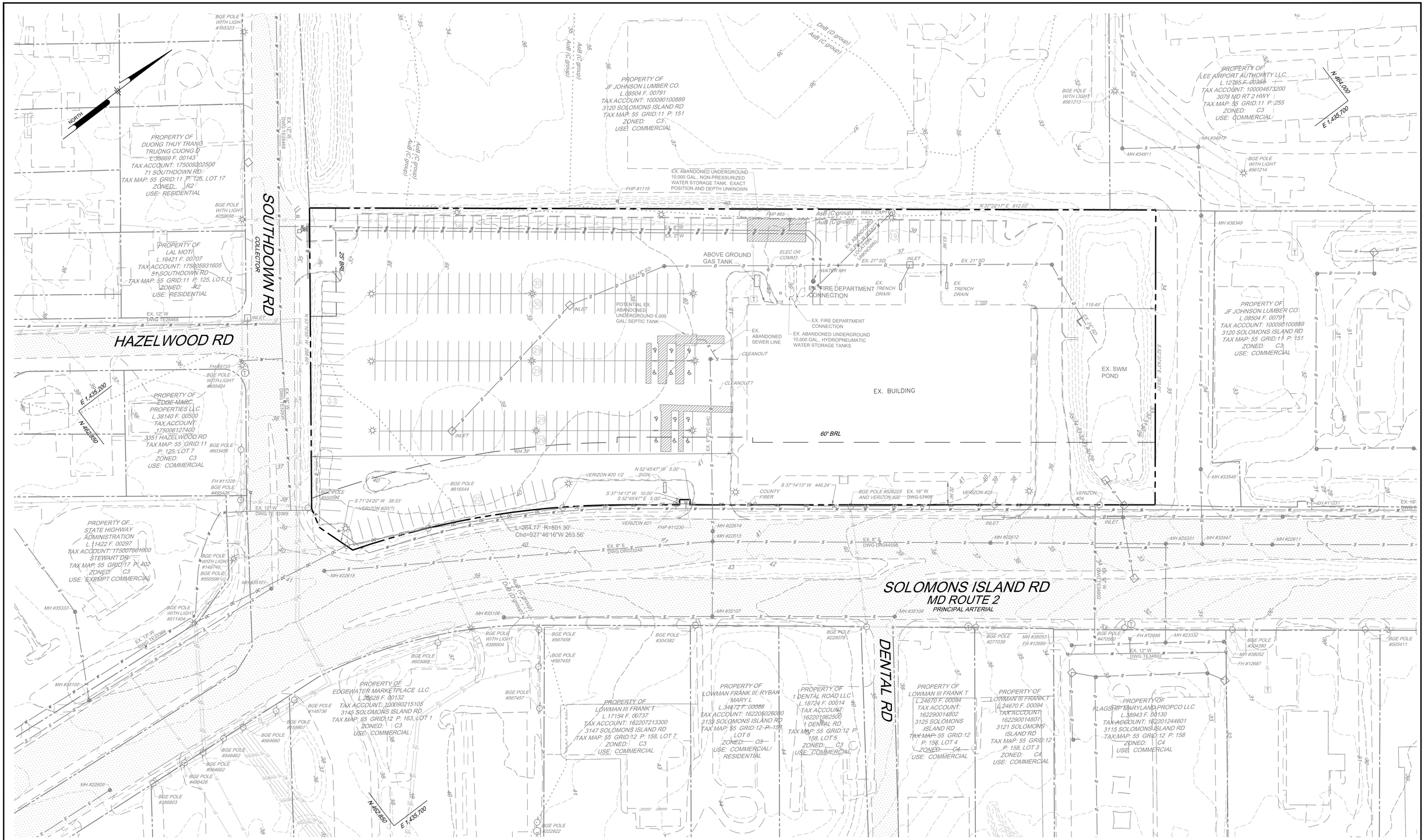

GP#--

DWG NO: SD03

DPW No.:

PROFESSIONAL CERTIFICATION: I, _____, CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY OR APPROVED BY ME AND THAT I AM A DULY LICENSED _____ UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE # _____ EXPIRATION DATE _____

#	REVISIONS DESCRIPTION	APPROVED BY	DATE

Pennoni

PENNONI ASSOCIATES INC.
8890 McGaw Road, Suite 100
Columbia, MD 21045
T 410.997.8900 F 410.997.9282

ANNE ARUNDEL COUNTY

DEPARTMENT OF PUBLIC WORKS

AUGUST 30, 2024

APPROVED DATE	APPROVED DATE	SCALE: 1" = 40'	EXISTING CONDITIONS
CHIEF ENGINEER	PROJECT MANAGER	DRAWN BY: CR CHECKED BY: PJS/ALC	
APPROVAL DATE	APPROVED DATE	SHEET 3 of 6 PROJECT #: P452500 CONTRACT #: P452571	EDGEWATER RECREATION CENTER TAX MAP 55 GRID 12 PARCEL 242 3130 SOLOMONS ISLAND RD EDGEWATER, MD ZIP CODE 21037 1ST DISTRICT ANNE ARUNDEL COUNTY, MD
ASSISTANT CHIEF ENGINEER	CHIEF, RIGHT OF WAY SERVICES		

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SYMBOL LEGEND

PROPERTY LINE AND RIGHT-OF-WAY	
EXISTING 2' CONTOUR	52
EXISTING 10' CONTOUR	50
EXISTING TREE LINE	
EXISTING SOILS	AsB
EXISTING ASPHALT ROADWAY	
EXISTING BUILDINGS	
EXISTING WATER	W
EXISTING SEWER	S
EXISTING OVERHEAD ELECTRIC	OE
EXISTING UNDERGROUND ELECTRIC	UE
EXISTING STORM DRAIN	D
EXISTING GAS	G
AREA OF REGRADING/ BERM REMOVAL	

KEY:

1. REGRADE ALONG BUILDING/REMOVE BERMS
2. REMOVE EXISTING PYLON SIGN FOUNDATION AND CAP ANY EXISTING ELECTRICAL CONDUIT BELOW GRADE
3. GROUT AND ABANDON WELL PER AACO ENVIRONMENTAL HEALTH REQUIREMENTS
4. LIGHT POLES FIXTURES TO BE REMOVED, POLES AND BASES TO REMAIN
5. FIRE DEPARTMENT CONNECTION TO BE REMOVED
6. EXISTING ABOVE GROUND GAS TANK TO BE REMOVED

DPW No.:

GP#-- DWG NO: SD04

PROFESSIONAL CERTIFICATION: I, ____________, CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY OR APPROVED BY ME AND THAT I AM A DULY LICENSED ____________ UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE # ________ EXPIRATION DATE ________

REVISIONS #	DESCRIPTION	APPROVED BY	DATE

PENNONI ASSOCIATES INC.
8890 McGaw Road, Suite 100
Columbia, MD 21045
T 410.997.8900 F 410.997.9282

ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS

AUGUST 30, 2024

APPROVED DATE — CHIEF ENGINEER	APPROVED DATE — PROJECT MANAGER
APPROVAL DATE — ASSISTANT CHIEF ENGINEER	APPROVED DATE — CHIEF, RIGHT OF WAY SERVICES

SCALE: 1" = 40'
DRAWN BY: CR
CHECKED BY: PJS/ALC
SHEET 4 of 6
PROJECT #: P452500
CONTRACT #: P452571

SCHEMATIC DEMOLITION PLAN

EDGEWATER RECREATION CENTER

TAX MAP 55 GRID 12 PARCEL 242
3130 SOLOMONS ISLAND RD EDGEWATER, MD ZIP CODE 21037 1ST DISTRICT
ANNE ARUNDEL COUNTY, MD

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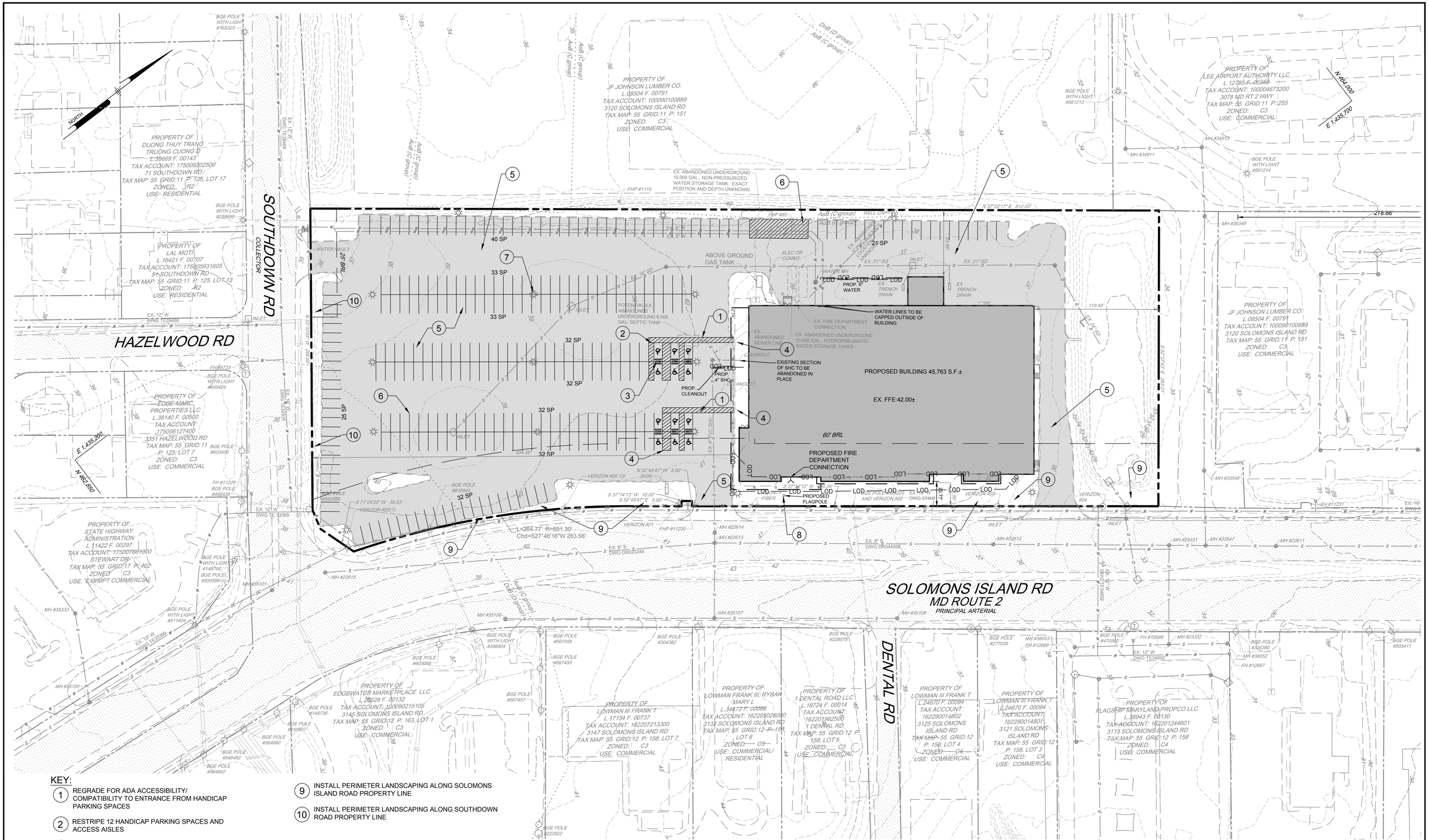

KEY:

1. REGRADE FOR ADA ACCESSIBILITY/ COMPATIBILITY TO ENTRANCE FROM HANDICAP PARKING SPACES
2. RESTRIPE 12 HANDICAP PARKING SPACES AND ACCESS AISLES
3. INSTALL NEW HANDICAP PARKING SIGNS (6 POSTS AND 12 SIGNS)
4. RECONSTRUCT SIDEWALK RAMP AS NECESSARY FOR ADA COMPATIBILITY
5. MILL AND OVERLAY EXISTING PAVEMENT
6. STRIPING
7. INSTALL NEW LED LIGHT FIXTURES
8. INSTALL FLAGPOLE
9. INSTALL PERIMETER LANDSCAPING ALONG SOLOMONS ISLAND ROAD PROPERTY LINE
10. INSTALL PERIMETER LANDSCAPING ALONG SOUTHDOWN ROAD PROPERTY LINE

SYMBOL LEGEND

PROPOSED MILL AND OVERLAY

0 40' 80'

GP#--

DWG NO: SD05

DPW No.:

PROFESSIONAL CERTIFICATION: I, _____, CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY OR APPROVED BY ME AND THAT I AM A DULY LICENSED _____ UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE # _____ EXPIRATION DATE _____

REVISIONS #	DESCRIPTION	APPROVED BY	DATE

PENNONI ASSOCIATES INC.
8890 McGaw Road, Suite 100
Columbia, MD 21045
T 410.997.8900 F 410.997.9282

ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS
AUGUST 30, 2024

APPROVED DATE CHIEF ENGINEER	APPROVED DATE PROJECT MANAGER	SCALE: 1" = 40'	SCHEMATIC SITE PLAN
		DRAWN BY: CR	
		CHECKED BY: PJS/ALC	
APPROVAL DATE ASSISTANT CHIEF ENGINEER	APPROVED DATE CHIEF, RIGHT OF WAY SERVICES	SHEET 5 of 6	EDGEWATER RECREATION CENTER
		PROJECT #: P452500	TAX MAP 55 GRID 12 PARCEL 242 3130 SOLOMONS ISLAND RD EDGEWATER, MD ZIP CODE 21037 1ST DISTRICT ANNE ARUNDEL COUNTY, MD
		CONTRACT #: P452571	

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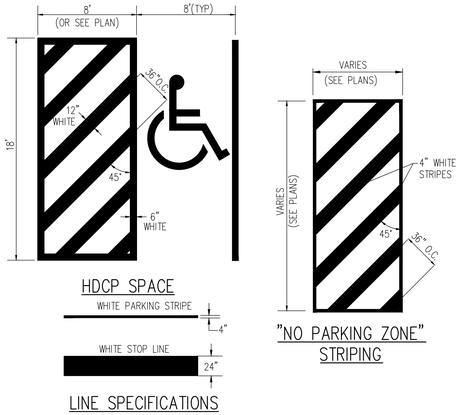
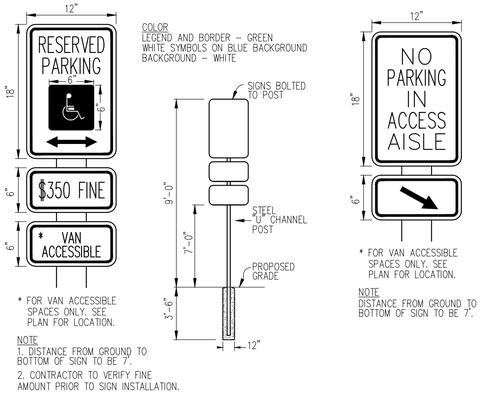


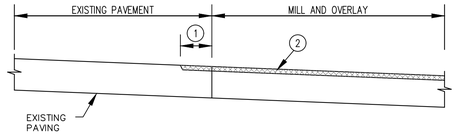
1/6 STRIPING STANDARDS

NOT TO SCALE



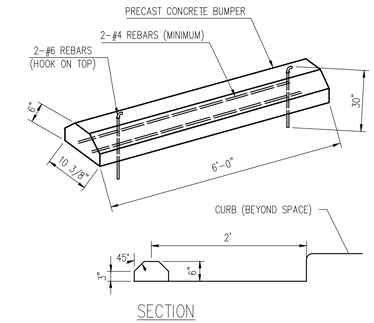
2/6 ACCESSIBLE PARKING SIGNS

NOT TO SCALE



3/6 MILL AND OVERLAY PAVEMENT CONNECTION DETAIL

NOT TO SCALE



4/6 CONCRETE WHEEL STOP

NOT TO SCALE

NOTES :

1. PROVIDE LATITUDINAL EXPANSION JOINTS AT 15' O.C. (MAX.)
2. PROVIDE CONTRACTION (DUMMY) JOINT AT 5' O.C. INTERVALS BETWEEN EXPANSION JOINTS. SIDEWALK TO BE SCRIBED IN 5' MAX. SQUARES. CONTRACTOR TO AVOID THE CREATION OF SMALL SCORED AREAS THAT WILL CRACK AND BREAK OFF FROM SIDWALK.
3. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2%.
4. CONCRETE SHALL BE 3,000 PSI.

5/6 CONCRETE SIDEWALK

NOT TO SCALE

NOTE:
THE PAVING SECTION SHOWN HAS NOT BEEN DESIGNED FOR IN PLACE COMPACTION RESULTS. IT IS RECOMMENDED THAT THE USER CONSULT WITH A LICENSED PROFESSIONAL GEOTECHNICAL ENGINEER FOR A SPECIFIC PAVING DESIGN BASED ON THE APPROPRIATE PARAMETERS DURING CONSTRUCTION AND PRIOR TO INSTALLATION OF THIS PAVING SECTION.

NOTE: HEAVY DUTY PAVING TO BE USED WHERE UTILITY EXTENSIONS ARE PROPOSED.

6/6 HEAVY DUTY PAVING SECTION

NOT TO SCALE

DPW No.:

PROFESSIONAL CERTIFICATION: I, _____, CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY OR APPROVED BY ME AND THAT I AM A DULY LICENSED _____ UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE # _____ EXPIRATION DATE _____

REVISIONS #	DESCRIPTION	APPROVED BY	DATE

PENNONI ASSOCIATES INC.
8890 McGaw Road, Suite 100
Columbia, MD 21045
T 410.997.8900 F 410.997.9282

ANNE ARUNDEL COUNTY

DEPARTMENT OF PUBLIC WORKS

AUGUST 30, 2024

APPROVED DATE CHIEF ENGINEER	APPROVED DATE PROJECT MANAGER	SCALE: AS SHOWN	SITE DETAILS
		DRAWN BY: CR	
APPROVAL DATE ASSISTANT CHIEF ENGINEER	APPROVED DATE CHIEF, RIGHT OF WAY SERVICES	CHECKED BY: PJS/ALC	EDGEWATER RECREATION CENTER
		SHEET 6 of 6	
		PROJECT #:P452500	TAX MAP 55 GRID 12 PARCEL 242 3130 SOLOMONS ISLAND RD EDGEWATER, MD ZIP CODE 21037 1ST DISTRICT ANNE ARUNDEL COUNTY, MD
		CONTRACT #:P452571	

GP#--

DWG NO: SD06

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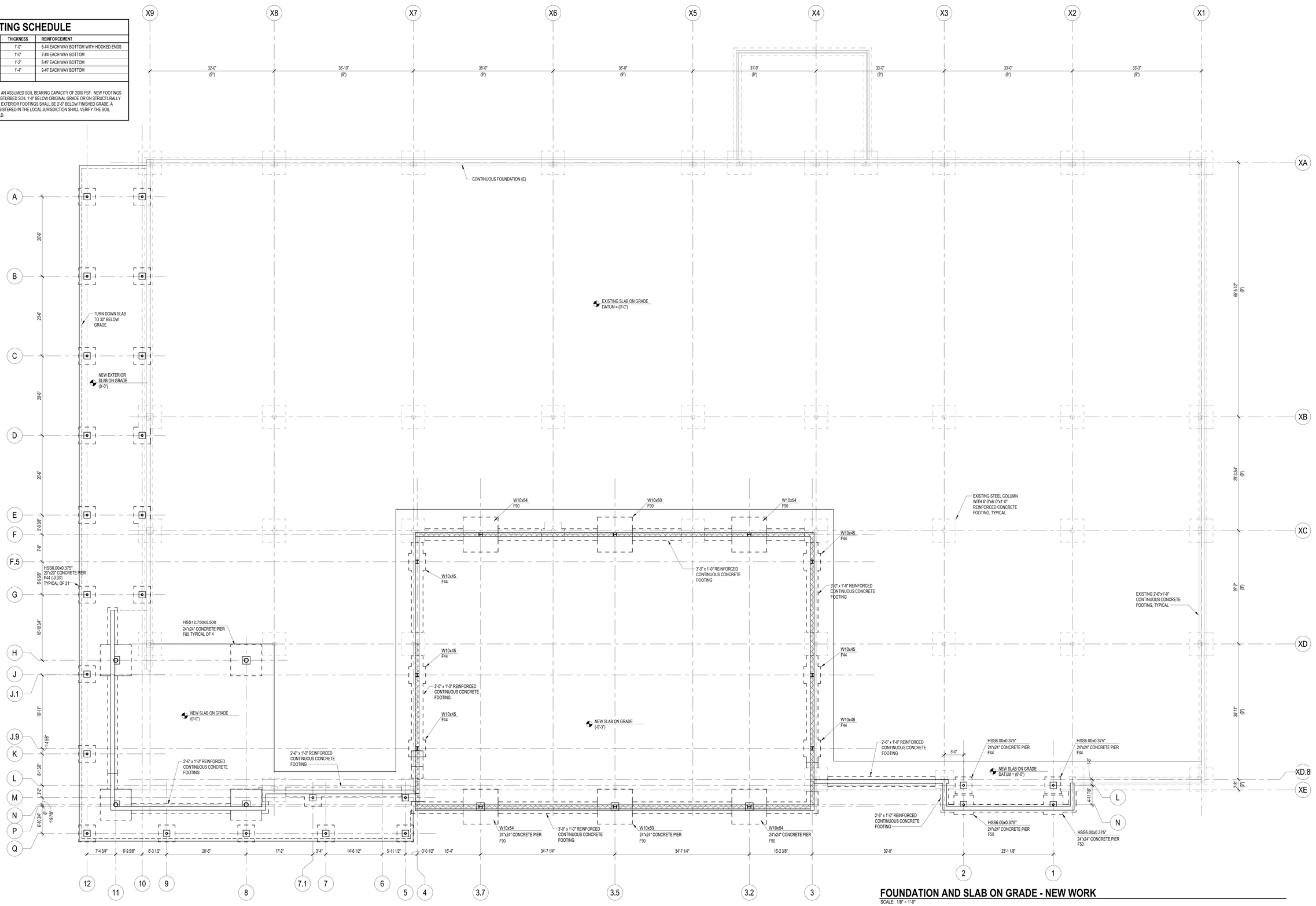
SPREAD FOOTING SCHEDULE

MARK	SIZE	THICKNESS	REINFORCEMENT
F44	4'-4"x4'-4"	1'-0"	6-#4 EACH WAY BOTTOM WITH HOOKED ENDS
F50	5'-0"x5'-0"	1'-0"	7-#4 EACH WAY BOTTOM
F80	8'-0"x8'-0"	1'-2"	8-#7 EACH WAY BOTTOM
F90	9'-0"x9'-0"	1'-4"	9-#7 EACH WAY BOTTOM

NOTES:
1. FOOTINGS ARE DESIGNED FOR AN ASSUMED SOIL BEARING CAPACITY OF 2000 PSF. NEW FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED SOIL 1'-0" BELOW ORIGINAL GRADE OR ON STRUCTURALLY COMPACTED FILL. BOTTOM OF EXTERIOR FOOTINGS SHALL BE 2'-6" BELOW FINISHED GRADE. A GEOTECHNICAL ENGINEER REGISTERED IN THE LOCAL JURISDICTION SHALL VERIFY THE SOIL BEARING CAPACITY IN THE FIELD.



FOUNDATION AND SLAB ON GRADE - NEW WORK

SCALE: 1/8" = 1'-0"

FOUNDATION AND SLAB ON GRADE NOTES:
1. (E) DENOTES EXISTING.
2. NEW WORK SHOWN BOLD.
3. (5") DENOTES EXISTING TOP OF FOOTING ELEVATION TO BE VIELD VERIFIED. NEW TOP OF FOOTING TO MATCH EXISTING.
4. EXISTING SLAB ON GRADE IS ASSUMED TO BE 5" THICK CONCRETE REINFORCED WITH W.W.F.
5. NEW SLAB ON GRADE SHALL BE 5" THICK CONCRETE REINFORCED WITH 6"x6" W2.1xW2.1 W.W.F. ON A 15 MILS VAPOR BARRIER OVER A 4" LAYER OF WASHED GRAVEL.
6. TOP OF EXISTING SLAB ON GRADE ELEVATION TO MATCH EXISTING UNLESS NOTED OTHERWISE.
7. TOP OF NEW INTERIOR FOOTINGS WITHIN EXISTING BUILDING ELEVATIONS SHALL BE 8" BELOW SLAB ON GRADE ELEVATION UNLESS NOTED OTHERWISE THUS (...) ON PLAN. TOP OF NEW EXTERIOR FOOTINGS SHALL BE 2'-0" BELOW SLAB ON GRADE ELEVATION UNLESS NOTED OTHERWISE THUS (...) ON PLAN. TOP OF NEW AND EXISTING EXTERIOR FOOTINGS ALONG THE NORTH ELEVATION OF BUILDING (PLAN SOUTH) ARE ASSUMED TO BE MINIMUM 3'-4" BELOW TOP OF SLAB ON GRADE. ELEVATIONS MAY HAVE TO BE FIELD ADJUSTED. LOWER ALL FOOTINGS AS REQUIRED BELOW ALL NEW AND EXISTING UTILITY LINES AND INSTALL SLEEVES THROUGH MASONRY WALLS. REFER TO PLUMBING DRAWINGS FOR DEPTHS OF PLUMBING INVERTS. NO NEW UTILITIES ARE TO BE PLACED BELOW EXISTING SPREAD FOOTINGS. BOTTOM OF ALL EXTERIOR FOOTINGS TO BE MINIMUM 2'-6" BELOW GRADE.
8. EXISTING FRAMING SHOWN IS BASED LIMITED FIELD EXPLORATION AND AN ASSUMED SOIL BEARING PRESSURE OF 2000 PSF. THE FRAMING SHOWN ON THE DRAWINGS MAY DIFFER FROM WHAT IS FOUND DURING CONSTRUCTION. THE SOIL BEARING PRESSURE WILL NEED TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER.
9. (5") DENOTES EXISTING DIMENSION TO BE FIELD VERIFIED.
10. COORDINATE NEW UNDERSLAB UTILITIES WITH MEP DRAWINGS. CUT SLAB AND PATCH AFTER INSTALLATION.

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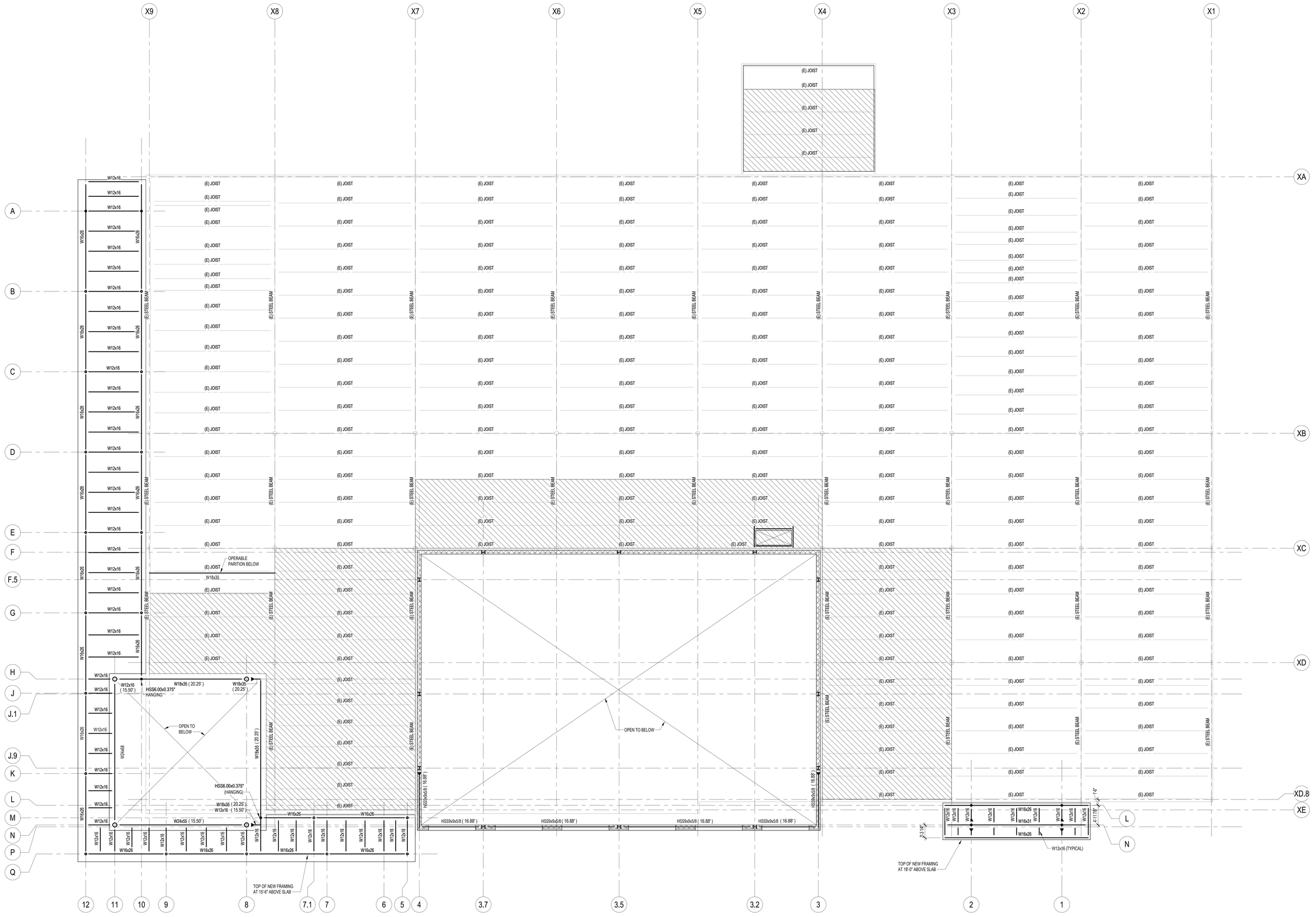
NO.	DESCRIPTION	BY	DATE

ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS

APPROVED DATE	APPROVED DATE	SCALE:	EDGEWATER RECREATION CENTER
CHIEF ENGINEER	PROJECT MANAGER	DRAWN BY: Author	3130 SOLOMONS ISLAND RD, EDGEWATER, MD, 21037
APPROVED DATE	APPROVED DATE	CHECKED BY: Checker	
ASSISTANT CHIEF ENGINEER	CHIEF, RIGHT OF WAY	SHEET NO. OF	FOUNDATION AND SLAB ON GRADE – NEW WORK
		PROJECT NO. 24104-00	S101
		PROPOSAL NO.	



LOW ROOF FRAMING PLAN - NEW WORK

SCALE: 1/8" = 1'-0"

LOW ROOF FRAMING PLAN NOTES:

1. (E) DENOTES EXISTING.
2. NEW WORK SHOWN BOLD.
3. NEW ROOF DECK SHALL BE 1 1/2", 18 GAGE TYPE "B", GALVANIZED METAL ROOF DECK. NEW ROOF DECK AT GYMNASIUM SHALL BE 3", 18 GAGE TYPE "NA", GALVANIZED ACOUSTICAL METAL ROOF DECK.
4. PROVIDE ANGLE FRAME AROUND ROOF OPENINGS WITH ONE SIDE LARGER THAN 1'-0" PER TYPICAL ROOF OPENING DETAIL. DO NOT CUT EXISTING JOISTS OR BEAMS TO CREATE NEW OPENINGS.
5. PROVIDE 5"x3 1/2"x3/16" ANGLE (LLV) UNDER ALL ROOF TOP UNITS. PROVIDE BLOCKING AS REQUIRED BETWEEN UNIT AND SUPPORTING STEEL. SUPPORT AT JOISTS OR BEAMS WITH 4"x4"x1/2"x8" LONG ANGLE SEAT. ROOF FRAMING IS STRUCTURALLY ADEQUATE FOR ROOFTOP UNITS SHOWN ON PLANS ONLY. CONTACT CEI IF LOCATION OR WEIGHT OF EQUIPMENT VARIES FROM THE LOCATIONS AND WEIGHTS SHOWN.
6. HATCHED AREAS DENOTE ROOF TO BE REINFORCED FOR SNOW DRIFT LOADS. STEEL BEAMS AT HATCHED AREAS MAY NEED REINFORCING.

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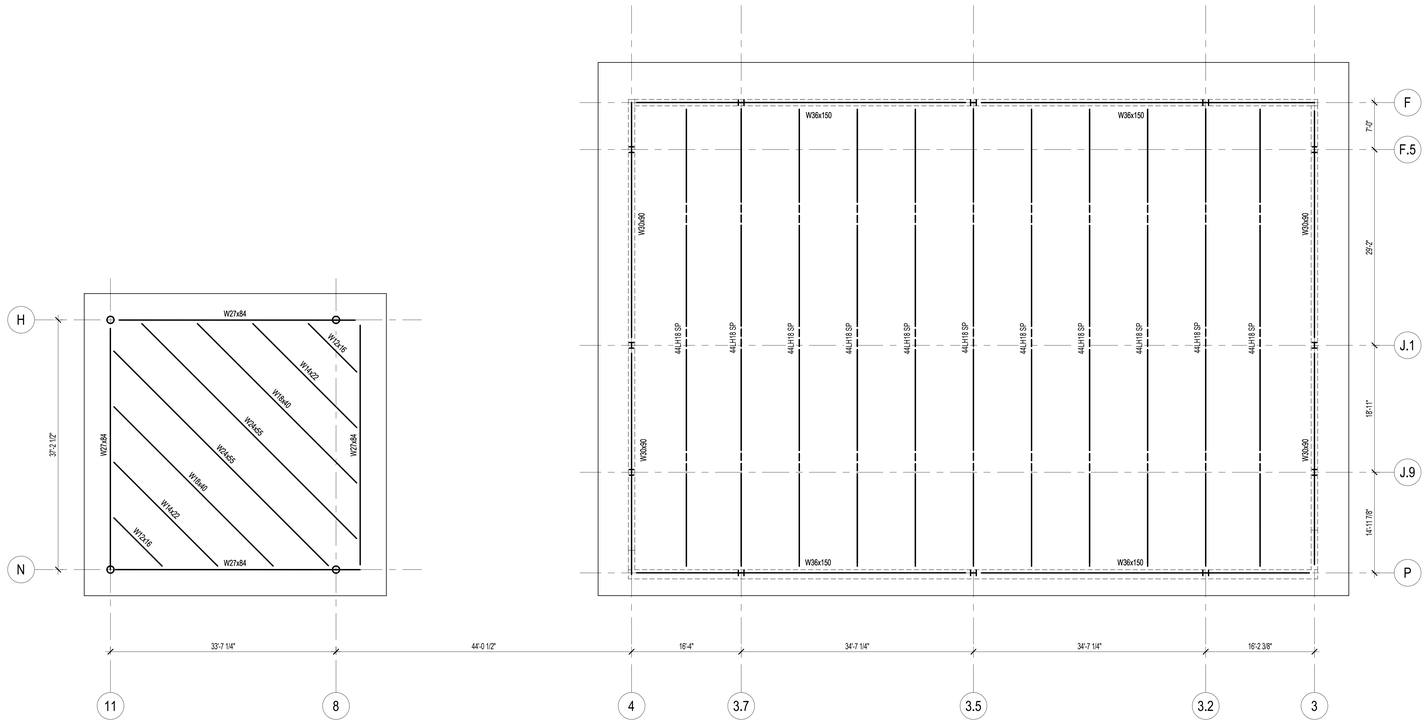
ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS

APPROVED DATE	APPROVED DATE	SCALE:	EDGEWATER RECREATION CENTER
CHIEF ENGINEER	PROJECT MANAGER	DRAWN BY: Author CHECKED BY: Checker	3130 SOLOMONS ISLAND RD, EDGEWATER, MD, 21037
APPROVED DATE	APPROVED DATE	SHEET NO. OF PROJECT NO. 24104-00	LOW ROOF FRAMING PLAN - NEW WORK
ASSISTANT CHIEF ENGINEER	CHIEF, RIGHT OF WAY	PROPOSAL NO.	S102



HIGE ROOF FRAMING PLAN - NEW WORK

SCALE: 1/8" = 1'-0"

HIGH ROOF FRAMING PLAN NOTES:

1. NEW ROOF FRAMING AT GYMNASIUM SHALL BE 3", 18 GAGE TYPE "NA", GALVANIZED ACOUSTICAL METAL ROOF DECK. NEW ROOF FRAMING AT LOBBY SHALL BE 1 1/2", 18 GAGE TYPE "B", GALVANIZED METAL ROOF DECK.
2. PROVIDE ANGLE FRAME AROUND ROOF OPENINGS WITH ONE SIDE LARGER THAN 1'-0" PER TYPICAL ROOF OPENING DETAIL. DO NOT CUT EXISTING JOISTS OR BEAMS TO CREATE NEW OPENINGS.
3. PROVIDE 5"x3 1/2"x3/16" ANGLE (LLV) UNDER ALL ROOF TOP UNITS. PROVIDE BLOCKING AS REQUIRED BETWEEN UNIT AND SUPPORTING STEEL. SUPPORT AT JOISTS OR BEAMS WITH 4"x4"x1/2"x8" LONG ANGLE SEAT. ROOF FRAMING IS STRUCTURALLY ADEQUATE FOR ROOFTOP UNITS SHOWN ON PLANS ONLY. CONTACT CEI IF LOCATION OR WEIGHT OF EQUIPMENT VARIES FROM THE LOCATIONS AND WEIGHTS SHOWN.

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NO.	DESCRIPTION	BY	DATE

ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS

APPROVED DATE CHIEF ENGINEER	APPROVED DATE PROJECT MANAGER	SCALE:	EDGEWATER RECREATION CENTER
APPROVED DATE ASSISTANT CHIEF ENGINEER	APPROVED DATE CHIEF, RIGHT OF WAY	DRAWN BY: Author CHECKED BY: Checker SHEET NO. OF PROJECT NO. 24104-00 PROPOSAL NO.	3130 SOLOMONS ISLAND RD, EDGEWATER, MD, 21037 HIGH ROOF FRAMING PLAN - NEW WORK S103

BUILDING CODE DESIGN SUPPORTING DATA

PROJECT BASIC DESCRIPTION
THE PROJECT INCLUDES RENOVATION OF AN EXISTING 45,404 SF RECREATION CENTER. THE RECREATION CENTER WILL CONSIST OF A BASKETBALL COURT, INDOOR PLYGROUND, EIGHT (8) PICKLEBALL COURTS, THREE (3) ACTIVITY ROOMS, TWO (2) PARTY ROOMS, A MULTI-PURPOSE ROOM, MEETING ROOMS, AND ADMINISTRATIVE OFFICES. THE QUANTITY OF PUBLIC WATER AVAILIBLE AT THE SITE WILL SUPPORT FIRE FIGHTING FLOWS. DOMESTIC WATER WILL BE DIRECT FROM THE PUBLIC SYSTEM. DESIGN OCCUPANT LOAD IS 1,261.

A. APPLICABLE CODES
1. BUILDING CODES: 2021 INTERNATIONAL BUILDING CODE (IBC)
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

2. ACCESSIBILITY CODE: 2021 INTERNATIONAL BUILDING CODE (IBC) AND ICC/ANSI 117.1 - 2017

B. GROSS BUILDING AREAS
1. FIRST FLOOR BUILDING AREA: 16,976 SF
2. AREA UNDER MAIN ENTRY CANOPY: 8,940 SF
TOTAL BUILDING: 25,916 SF

SEE AREA INCREASE CALCULATIONS FOR ALLOWABLE BUILDING AREA

C. BUILDING OCCUPANCY AND CONSTRUCTION TYPE
1. PER IBC 302.1 BUILDING USE CLASSIFICATION: OCCUPANCY MIXED USE:
GROUP "A3" ASSEMBLY
GROUP "B" BUSINESS
GROUP "S2" STORAGE (APPARTAUS BAY)

2. PER IBC 602.1 CONSTRUCTION TYPE: TYPE IIB UNPROTECTED (SPRINKLED)

D. FIRE PROTECTION SYSTEMS
1. ENTIRE BUILDING IS SPRINKLERED THROUGHOUT PER IBC 903.1, THE INTERNATIONAL FIRE CODE AND NFPA 13 (PER IBC 903.3.1)
2. STANDPIPE SYSTEMS: REQUIRED PER IBC 905.2, THE INTERNATIONAL FIRE CODE AND NFPA 14.
3. FIRE EXTINGUISHER PER 906.1

E. FIRE RESISTANCE RATING REQUIREMENTS
PER IBC TABLE 601

EXTERIOR BEARING WALLS	0 HR.
EXTERIOR NON-BEARING WALLS	0 HR.
INTERIOR BEARING WALLS	0 HR.
INTERIOR NON-BEARING WALLS	0 HR.
STRUCTURAL FRAME	0 HR.
FLOOR/CEILING CONSTRUCTION	0 HR.
ROOF/CEILING CONSTRUCTION	0 HR

EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (PER IBC TABLE 602):

LESS THAN 10'	1 HR
GREATER OR EQUAL TO 10'	0 HR

ADDITIONAL RATING REQUIREMENTS

FIRE BARRIER WALLS	2 HRS.
STORAGE ROOM WALLS	
ENCLOSED SPACE UNDER STAIRS	1-HR
SHAFTS	0-HR NO MORE THAN 2 STORIES AND NON-RATED FLOOR/CEILING ASSEMBLY
STAIR SHAFT	1 HR.
ELEVATOR SHAFT	1 HR.
IBC TABLE 1018.1 CORRIDOR FIRE RATING:	OCCUPANCY GROUP B & S2, 0 HR. WITH SPRINKLER GROUP R2, 0 HR. WITH LESS 10 OCCUPANTS PER CORRIDOR
ROOF COVERING CLASSIFICATION	MIN CLASS C, CLASS A PROVIDED
DRAFTSTOPPING	NOT REQUIRED WITH NON-COMBUSTIBLE CONSTRUCTION
INTERIOR FINISHES	CLASS B AND CLASS C DEPENDING ON FUNCTION

F. AREA ALLOWANCE PER OCCUPANT (PER IBC TABLE 1004.1.2)

G. MEANS OF EGRESS
PER IBC TABLE 1005.1 EGRESS WIDTH PER OCCUPANT (WITH SPRINKLER SYSTEM)

STAIRWAYS:	0.2 PER OCCUPANT
OTHER EGRESS COMPONENTS	0.15 PER OCCUPANT

IBC 1016.1 TRAVEL DISTANCE LIMITATIONS: EXCEPTION 4, ALLOWS EXIT ACCESS TRAVEL TO AN EXIT USING UNENCLOSED EXIST ACCESS STAIRWAYS IN THE FIRST AND SECOND STORIES ABOVE GRADE IN BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM
IBC TABLE 1016.1 EXIT ACCESS TRAVEL DISTANCE: OCCUPANCY GROUP B, 300' WITH SPRINKLER
GROUP R2, 250' WITH SPRINKLER
GROUP S2, 400' WIHT SPRINKLER
IBC 1018.4 DEADENDS: NO MORE THAN: GROUP B - 50' - 1018.4 EXCP. 2
GROUP R2 - 50' - 1018.4 EXCP. 2
GROUP S2 - 20'
. EXCEPTION 3: A DEAD END CORRIDOR SHALL NOT BE LIMITED IN LENGTH WHERE THE LENGTH OF THE DEAD END CORRIDOR IS LESS THAN 2.5 X THE LEAST WIDTH OF CORRIDOR

EXITS PER FLOOR	2 MIN 500 OR LESS, 3 MIN MORE THAN 500 PEOPLE
DESIGN OCCUPANCY	275 OCCUPANTS
EGRESS CAPACITY - REQUIRED	67"
PROVIDED	256" EXCLUDING APPARTAUS BAY DOORS
TOTAL ALLOWABLE STORY/HEIGHT	GROUP B - 4 STORIES / 75'
	GROUP R2 - 4 STORIES / 60'
	GROUP S2 - 4 STORIES / 75'
DESIGN STORY / HEIGHT	2 STORIES / 30'

2021 INTERNATIONAL ENERGY CONSERVATION CODE - NEW CONSTRUCTION (TABLE 301.1)
ANNE ARUNDEL COUNTY, MD. CLIMATE ZONE 4A

BUILDING ENVELOPE REQUIREMENTS - OPAQUE ASSEMBLIES (TABLE 502.2(1)
NEW ROOF R-20ci WITH CONTINUOUS INSULATION ABOVE DECK

NEW WALLS MASS WALL R-9.5ci WITH CONTINUOUS INSULATION
ALL OTHERS R-13
SLAB ON GRADE
UNHEATED INSULATION NOT REQUIRED
HEATED (HYDRONIC) R-15 FOR 24" BELOW
OPAQUE DOOR (LESS THAN 50% GLASS)
SWINGINGU-FACTOR 0.70
ROLL UP U-FACTOR .50

BUILDING ENVELOPE REQUIREMENTS - FENESTRATION (40% MAX. IF ABOVE GRADE WALL)
METAL FRAMING STOREFRONT
U-FACTOR 0.50
ENTRANCE DOOR
U-FACTOR 0.85
ALL OTHER (OPERABLE AND FIXED WINDOWS, NON-ENTRANCE DOORS
U-FACTOR 0.55
SHGC ALL FRAME TYPES
PROJECTION FACTOR <0.25 SHGC 0.40
PROJECTION FACTOR: 0.25 <= PF < 0.5 NOT REQUIRED
PROJECTION FACTOR: PF >= 0.5 NOT REQUIRED
SKYLIGHTS N/A
GLASS U-FACTOR 0.60, SHGC 0.40

PLUMBING FIXTURE COUNT

EDGEWATER RECREATION CENTER - PLUMBING FIXTURE COUNT
TOTAL OCCUPANTS = 1263
632 MEN AND 632 WOMEN

PER IBC 2021 TABLE 2902.1 – OCCUPANCY A-3 THE REQUIRED NUMBER OF FIXTURES IS:

CATEGORY	REQUIREMENT	# OF FIXTURES REQUIRED	# OF FIXTURES PROVIDED
MALE WC/ URINAL	1/125	6	6
FEMALE WC	1/65	10	10
MALE LAV	1/200	4	5
FEMALE LAV	1/200	4	5
MALE TUB/SHOWER	-	-	-
FEMALE TUB/SHOWER	-	-	-
DRINKING FOUNTAIN	1/500	3	2
SERVICE SINK	1	1	2

PLAN LEGEND

NON-FIRE RATED PARTITION, REFER TO SHEET A-0.1 FOR PARTITION TYPES LEGEND.

(' - ") APPROXIMATE MAXIMUM TRAVEL DISTANCE

XXX / XXX SF OCCUPANT LOAD

FEC RECESSED FIRE EXTINGUISHER & CABINET- REFER TO DETAILS, SHEET LS101 - AND SPECIFICATIONS

FE WALL MOUNTED FIRE EXTINGUISHER- REF SPECIFICATIONS

ONE HOUR SMOKE BARRIER
SMOKE BARRIER

TWO HOUR FIRE BARRIER
ONE HOUR FIRE BARRIER

HORIZONTAL EXIT WIDTH REQUIRED (TABLE 1005.1)
HORIZONTAL EXIT WIDTH PROVIDED

A 3HR RATED DOOR AND FRAME ASSEMBLY
B 90 MIN RATED DOOR AND FRAME ASSEMBLY
C 60 MIN RATED DOOR AND FRAME ASSEMBLY
D 20 MIN RATED DOOR AND FRAME ASSEMBLY

48/256 DESIGN OCCUPANCY / CODE OCCUPANCY

440 EGRESS CAPACITY IN PERSONS FOR OPENING CAPACITY

54 CALCULATED OCCUPANCY LOAD AT EXIT LOCATION

EWC - ELECTRIC WATER COOLER

SEE OCCUPANCY LOAD FACTOR LEGEND FOR THE AREA HATCHES

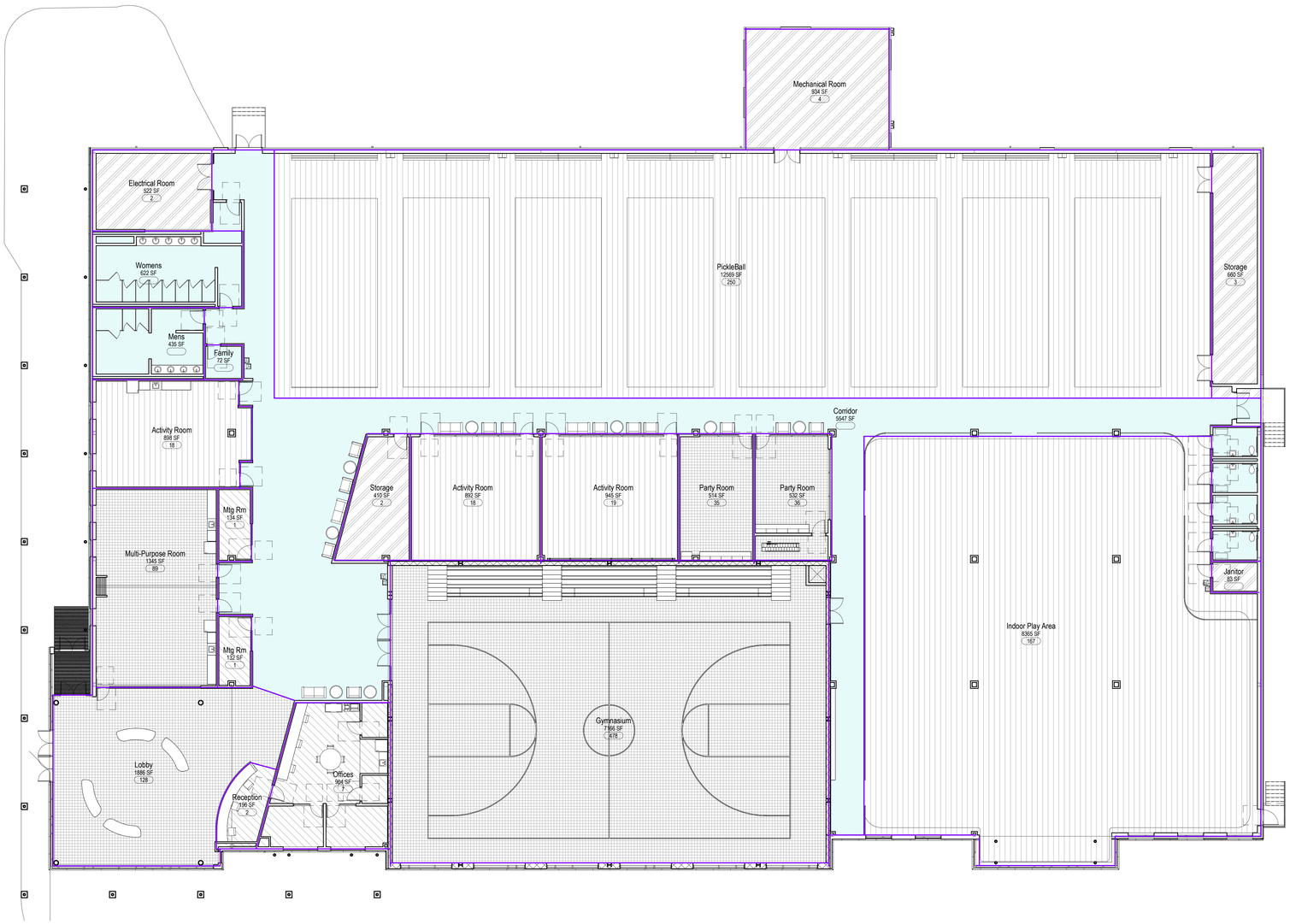
EGRESS PATH TRAVEL DISTANCE	
RRMM Egress Path Name	RRMM Path of Egress

FIRST FLOOR AREA OCCUPANCY LOAD TABULATIONS (IBC - TABLE 1004.1.2)

Name	FUNCTION OF SPACE	AREA	AREA NET/GROSS	OCCUPANT LOAD FACTOR	AREA OCCUPANCY LOAD
Storage	Accessory Storage Areas, Mechanical Equipment Room	660 SF	GROSS	300 SF	3
PickleBall	Exercise Rooms	12569 SF	GROSS	50 SF	252
Offices	Business	904 SF	GROSS	150 SF	7
Gymnasium	Assembly Unconcentrated (tables and chairs)	7166 SF	NET	15 SF	478
Activity Room	Exercise Rooms	945 SF	GROSS	50 SF	19
Indoor Play Area	Exercise Rooms	8365 SF	GROSS	50 SF	168
Storage	Accessory Storage Areas, Mechanical Equipment Room	410 SF	GROSS	300 SF	2
Electrical Room	Accessory Storage Areas, Mechanical Equipment Room	522 SF	GROSS	300 SF	2
Reception	Business	196 SF	GROSS	150 SF	2
Activity Room	Exercise Rooms	898 SF	GROSS	50 SF	18
Multi-Purpose Room	Assembly Unconcentrated (tables and chairs)	1345 SF	NET	15 SF	90
Mtg Rm	Business	134 SF	GROSS	150 SF	1
Mtg Rm	Business	132 SF	GROSS	150 SF	1
Womens	(none)	622 SF			
Mens	(none)	435 SF			
Family	(none)	72 SF			
Mechanical Room	Accessory Storage Areas, Mechanical Equipment Room	934 SF	GROSS	300 SF	4
Activity Room	Exercise Rooms	892 SF	GROSS	50 SF	18
Party Room	Assembly Unconcentrated (tables and chairs)	514 SF	NET	15 SF	35
Party Room	Assembly Unconcentrated (tables and chairs)	532 SF	NET	15 SF	36
Lobby	Assembly Unconcentrated (tables and chairs)	1886 SF	NET	15 SF	126
Janitor	Accessory Storage Areas, Mechanical Equipment Room	83 SF	GROSS	300 SF	1
Corridor	(none)	5547 SF			
Grand total: 23		45763 SF			1263

OCCUPANCY LOAD FACTOR LEGEND

ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM
ASSEMBLY UNCONCENTRATED (TABLES AND CHAIRS)
BUSINESS
EXERCISE ROOMS



1 LS101 LIFE SAFETY - FIRST FLOOR
SCALE: 3/32" = 1'-0"

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NO.	DESCRIPTION	BY	DATE

ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS

APPROVED DATE	APPROVED DATE	SCALE:
		DRAWN BY: RM
CHIEF ENGINEER	PROJECT MANAGER	CHECKED BY: KDL
APPROVED DATE	APPROVED DATE	SHEET NO. OF
		PROJECT NO. 24104-00
ASSISTANT CHIEF ENGINEER	CHIEF, RIGHT OF WAY	PROPOSAL NO.

EDGEWATER RECREATION CENTER
3130 SOLOMONS ISLAND RD, EDGEWATER, MD, 21037

LIFE SAFETY LS101

ABBREVIATIONS

#	NUMBER	CCTV	CLOSED CIRCUIT TELEVISION	DWG	DRAWING	FRMG	FRAMING	JT	JOINT	NRC	NOISE REDUCTION COEFFICIENT
&, +	AND	CEM	CEMENT	DWR	DRAWER	FRP	FIBERGLASS REINFORCED PLASTIC			NTS	NOT TO SCALE
+/-	PLUS OR MINUS	CEM TOP	CEMENT TOPPING			FRT	FIRE RETARDANT TREATED	KIT	KITCHEN		
@	AT	CER	CERAMIC	E	EAST	FT	FOOT, FEET	KO	KNOCKOUT	OA	OVERALL
°	DEGREES	CF	CUBIC FOOT	EA	EACH	FTG	FOOTING	KV	KILOVOLT	OBS	OBSCURE
Ø	DIAMETER	CFLSHG	COUNTER FLASHING	EF	EXHAUST FAN	FUM	FUME HOOD	KVA	KILOVOLT AMPERE	OC	ON CENTER
Ω	ARC LENGTH	CFM	CUBIC FEET PER MINUTE	EFS	EXTERIOR FINISH SYSTEM	FUR	FURRED, FURRING	KW	KILOWATT	OD	OUTSIDE DIAMETER
		CG	CORNER GUARD	EIFS	EXTERIOR INSULATION FINISH SYSTEM	FURN	FURNITURE			OF/CI	OWNER FURNISHED / CONTRACTOR INSTALLED
A/C	AIR CONDITIONING	CHAM	CHAMFER	EJ	EXPANSION JOINT	FURR	FURRING	L	LENGTH, LONG, LOW		
AB	ANCHOR BOLT	CI	CAST IRON	ELAS	ELASTOMERIC			LAB	LABORATORY	OH	OVERHEAD
ABV	ABOVE	CIP	CAST IN PLACE	ELEC	ELECTRICAL	G	GAS	LAM	LAMINATE	OPNG	OPENING
ACM	ASBESTOS CONTAINING MATERIAL	CIR	CIRCLE	ELEV	ELEVATION, ELEVATOR	GA	GAUGE	LAV	LAVATORY	OPP	OPPOSITE
ACP	ACOUSTIC CEILING PANEL	CJ	CONTROL JOINT	EM	ENTRANCE MAT	GAL	GALLON	LB	POUND		
ACT	ACOUSTIC CEILING TILE	CK	CAULK, CAULKING	EMER	EMERGENCY	GALV	GALVANIZED	LF	LINEAR FEET	P	PLATE
ADDN	ADDITION	CLG	CEILING	ENCL	ENCLOSE, ENCLOSURE	GB	GRAB BAR	LG	LAMINATED GLASS	PAR	PARALLEL
ADH	ADHESIVE	CLO	CLOSET	EP	ELECTRICAL PANELBOARD	GC	GENERAL CONTRACT, CONTRACTOR	LH	LEFT HAND	PART	PARTIAL
ADJ	ADJUSTABLE	CLR	CLEAR	EPDM	ETHYLENE PROPYLENE DIENE MONOMER	GCMU	GLAZED FIBER REINFORCED CONCRETE	LIN	LINEAR	PC	PRE-CAST, PIECE
AFF	ABOVE FINISH FLOOR	CM	CENTIMETER, CENTIMETERS			GEN	GENERAL	LK	LOCKER	PED	PEDESTAL
AGG	AGGREGATE	CMP	CORRUGATED METAL PIPE	EPS	EXPANDED POLYSTYRENE	GFRC	GLASS FIBER REINFORCED CONCRETE	LLH	LONG LEG HORIZONTAL	PERF	PERFORATE (D)
AHU	AIR HANDLING UNIT	CMU	CONCRETE MASONRY UNIT	EPX	EPOXY	GL	GLASS, GLAZING	LLV	LONG LEG VERTICAL	PERM	PERIMETER
AL	ALUMINUM	CNTR	COUNTER	EQ	EQUAL	GPM	GALLONS PER MINUTE	LP	LOW POINT	PIP	POURED IN PLACE
ALT	ALTERNATE	CO	CLEAN OUT	EQUIP	EQUIPMENT	GR	GRADE / GROUT	LTG	LIGHTING	PL	PROPERTY LINE / PLASTIC LAMINATE
AMP, A	AMPERE	COL	COLUMN	EST	ESTIMATE	GSU	GLAZED STRUCTURAL UNIT	LTL	LINTEL	PLAM	PLASTIC LAMINATE
ANCH	ANCHOR, ANCHORAGE	COMM	COMMUNICATION	EWC	ELECTRIC WATER COOLER	GWB	GYPSUM WALLBOARD	LVR	LOUVER	PLAS	PLASTER
ANOD	ANODIZED	COMP	COMPOSITE	EXCA	EXCAVATE	GWT	GLAZED WALL TILE	LW	LIGHTWEIGHT	PLUMB	PLUMBING
AP	ACCESS POINT	CONC	CONCRETE	EXH	EXHAUST	GYP	GYPSUM			PLYWD	PLYWOOD
APC	ARCHITECTURAL PRECAST CONCRETE	CONN	CONNECTION	EXIST	EXISTING			M	METER	PNL	PANEL
APPROX	APPROXIMATE	CONST	CONSTRUCTION	EXP	EXPOSED / EXPANSION	H	HIGH	M/S	MOP SINK	POLY	POLYURETHANE
AR	ABUSE RESISTANT	CONT	CONTINUOUS	EXP C	EXPANSION CONSTRUCTION	H/C	HANDICAPPED	MACH	MACHINE	PORT	PORCELAIN TILE
ARCH	ARCHITECT, ARCHITECTURAL	CONTR	CONTRACT, CONTRACTOR	EXT	EXTERIOR	HB	HOSE BIB	MAINT	MAINTENANCE	PORTB	PORCELAIN TILE BASE
ASB	ASBESTOS	CORR	CORRUGATED			HC	HOLLOW CORE	MANUF	MANUFACTURE, MANUFACTURER	PPT	PRESERVATIVE PRESSURE TREATED
ASPH	ASPHALT	CPT	CARPET	FAB	FABRICATE	HD	HAND	MAR	MARBLE	PR	PAIR
ATTEN	ATTENUATION	CRS	COURSE, COURSES	FAS	FASTEN, FASTENER	HDBD	HARDBOARD	MAS	MASONRY	PREFAB	PREFABRICATE, PREFABRICATED
AUTO	AUTOMATIC	CSMT	CASEMENT	FB	FACE BRICK	HDWD	HARDWOOD	MATL	MATERIAL	PREFIN	PRE-FINISHED
AVG	AVERAGE	CSWK	CASEWORK	FCVD	FLASH COVED	HDWR	HARDWARE	MAX	MAXIMUM	PRJ SC	PROJECTION SCREEN
AWP	ACOUSTIC WALL PANEL	CT	CERAMIC TILE	FD	FLOOR DRAIN, FIRE DAMPER	HGT	HEIGHT	MB	MARKERBOARD	PRT	PORCELAIN TILE
		CTB	CERAMIC TILE BASE	FDN	FOUNDATION	HM	HOLLOW METAL	MBR	MODIFIED BITUMEN ROOF	PS	PENCIL SHARPENER
BC	BOTTOM OF CURB	CU FT	CUBIC FEET	FE	FIRE EXTINGUISHER	HORIZ	HORIZONTAL	MECH	MECHANIC, MECHANICAL	PSF	POUNDS PER SQUARE FOOT
BD	BOARD	CU YD	CUBIC YARD	FEC	FIRE EXTINGUISHER CABINET	HP	HIGH POINT	MED	MEDIUM	PSI	POUNDS PER SQUARE INCH
BEJ	BUILDING EXPANSION JOINT	CUH	CABINET UNIT HEATER	FEJ	FLOOR EXPANSION JOINT	HR	HOUR	MEMB	MEMBRANE	PT	PAINT
BETW	BETWEEN	CW	COLD WATER	FF	FINISH FLOOR	HTG	HEATING	MH	MANHOLE	PTD	PAINTED
BIT	BITUMINOUS	CWFP	CEMENTITIOUS WOOD FIBER PANELS	FFE	FINISH FLOOR ELEVATION	HVAC	HEATING, VENTILATION AND AIR CONDITIONING	MIN	MINIMUM	PTN	PARTITION
BL	BLEACHER FINISH			FG	FIBER REINFORCED GYPSUM BOARD			MIR	MIRROR	PVC	POLYVINYL CHLORIDE / PVC EDGE BAND
BLDG	BUILDING	D	DEEP, DEPTH, DRAIN	FGL	FIBERGLASS	HW	HOT WATER	MISC	MISCELLANEOUS	PVMT	PAVEMENT
BLK	BLOCK	DBL	DOUBLE	FH	FIRE HYDRANT	HWH	HOT WATER HEATER	MLD	MOLDING		
BLKG	BLOCKING	DEMO	DEMOLITION	FHC	FIRE HOSE CABINET			MM	MILLIMETER	QT	QUARRY TILE
BM	BEAM	DET / DTL	DETAIL	FIN	FINISH, FINISHED	ID	INSIDE DIAMETER	MO	MASONRY OPENING	QTY	QUANTITY
BO	BOTTOM OF	DF	DRINKING FOUNTAIN	FIX	FIXTURE	IN	INCH	MOD	MODIFIED		
BOT, B	BOTTOM	DH	DOUBLE HUNG	FLEX	FLEXIBLE	INCL	INCLUDE, INCLUDED, INCLUDING	MOV	MOVABLE	R	RISER, RIDGE
BRG	BEARING	DIA	DIAMETER	FLR	FLOOR	INFO	INFORMATION	MR	MAP RAIL	R/W	RIGHT OF WAY
BRK	BRICK	DIAG	DIAGONAL	FLSHG	FLASHING	INST	INSTALLATION	MT	MOUNT	RA	RETURN AIR
BS	BOTH SIDES	DIM	DIMENSION	FLUOR	FLUORESCENT	INSUL	INSULATE, INSULATED, INSULATION	MTD	MOUNTED, MOUNTING	RAD	RADIUS
BSMT	BASEMENT	DISP	DISPOSAL	FLUR	FLUORESCENT	INT	INTERIOR	MTL	METAL	RAS	RESILIENT ATHLETIC SURFACING
BTWN, B/W	BETWEEN	DIV	DIVISION	FND	FEMININE NAPKIN DISPENSER	INTRLK	INTERLOCK	MULL	MULLION	RB	RESILIENT BASE
BUR	BUILT-UP ROOFING	DL	DEAD LOAD	FOC	FACE OF CONCRETE	INV	INVERT	MWP	MEMBRANE WATERPROOFING	RCP	REFLECTED CEILING PLAN
BVL	BEVELED	DMT	DEMOUNTABLE	FOM	FACE OF MASONRY					RD	ROOF DRAIN
		DN	DOWN	FOS	FACE OF STUDS	JAN	JANITOR	N	NORTH	RECP	RECEPTACLE
C	CARPET	DPG	DAMPPROOFING	FP	FIREPROOF	JB	JUNCTION BOX	N/C	NO CHARGE	REF	REFERENCE
CAB	CABINET	DPR	DISPENSER	FPL	FIREPLACE	JC	JANITOR CLOSET	NAT	NATURAL	REFRIG	REFRIGERATOR
CAP	CAPACITY	DR	DOOR, DISPLAY RAIL	FR	FIRE RATED	JCT	JUNCTION	NIC	NOT IN CONTRACT	REINF	REINFORCE, REINFORCED, REINFORCING
CB	CHALKBOARD	DS	DOWNSPOUT	FRG	(GLASS) FIBER REINFORCED GYPSUM	JST	JOIST	NO	NUMBER	REM	REMOVE
CC	CUBICAL CURTAIN			FRM	FRAME, FRAMED			NOM	NOMINAL		

REQD	REQUIRED	THRES	THRESHOLD
REQMT	REQUIREMENT	THRU	THROUGH
RESIL	RESILIENT	TO	TOP OF
RET	RETURN	TOC	TOP OF CURB
REV	REVISION, REVISIONS, REVISED	TOM	TOP OF MASONRY
RFG	ROOFING	TOS	TOP OF STEEL
RFL	REFLECT, REFLECTED, REFLECTIVE	TOW	TOP OF WALL
RH	RIGHT HAND	TP	TOILET PARTITION
RL	RAIN LEADER	TPT	TEXTURED PAINT
RM	ROOM	TRTD	TREATED
RO	ROUGH OPENING	TSC	TEACHERS STORAGE CABINET
RSHT	RESILIENT SHEET	TTD	TOILET TISSUE DISPENSER
RT	RUBBER TILE / RUBBER TREAD	TV	TELEVISION
RTU	ROOF TOP UNIT	TW	TEACHERS WARDROBE
		TYP	TYPICAL
S	SOUTH		
S/S	STAINLESS STEEL, SERVICE SINK	UC	UNDERCUT
SAB	SOUND ATTENUATION BLANKET	UG	UNDER GROUND
SAN	SANITARY SEWER	UH	UNIT HEATER
SAPC	SUSPENDED ACOUSTIC PANEL CEILING	UNF	UNFINISHED
SC	SOLID CORE, SEALED CONCRETE	UON	UNLESS OTHERWISE NOTED
SCHED	SCHEDULE		
SCW	SOLID CORE WOOD	V	VOLT, VALLEY
SD	SOAP DISPENSER, STORM DRAIN	VAC	VACUUM
SEC	SECTION	VAR	VARNISH
SF	SQUARE FEET	VB	VENTED BASE
SFGL	SAFETY GLASS	VCT	VINYL COMPOSITION TILE
SHLVG	SHELVING	VEN	VENEER
SHM	SECURITY HOLLOW METAL	VERT	VERTICAL
SHT	SHEET	VEST	VESTIBULE
SHTH	SHEATHING	VR	VAPOR RETARDER
SIM	SIMILAR	VT	VINYL TILE
SLR	SEALER	VTR	VENT THRU ROOF
SN	STAGE NOSE	VWC	VINYL WALL COVERING
SND	SANITARY NAPKIN DISPOSER		
SOF	SPRAY-ON FIREPROOFING	W	WEST, WIDE, WIDTH
SPEC	SPECIFICATION, SPECIFICATIONS	W/	WITH
SPK	SPEAKER	W/O	WITHOUT
SQ	SQUARE	WAIN	WAINSCOT
SS	SOLID SURFACE	WB	WOOD BASE
ST	STAIN, STONE	WC	WATER CLOSET
STC	SOUND TRANSMISSION CLASS	WD	WOOD / WOOD FLOORING
STD	STANDARD	WDB	WOOD BASE
STFT	STOREFRONT	WDW	WINDOW
STL	STEEL	WGL	WIRE GLASS
STOR	STORAGE	WH	WATER HEATER
STRUC	STRUCTURAL	WI	WROUGHT IRON
SUB	SUBSTITUTE	WMS	WIRE MANAGEMENT SLOT
SUSP	SUSPENDED	WP	WATERPROOFING
SYM	SYMMETRICAL, SYMMETRY	WPT	WORKING POINT
SYN	SYNTHETIC	WR	WASTE RECEPTACLE
SYS	SYSTEM	WT	WEIGHT
		WWF	WELDED WIRE FABRIC
T	TREAD	WWM	WELDED WIRE MESH
T&B	TOP & BOTTOM		
TB	TACK BOARD		
TEL	TELEPHONE		
TEMP	TEMPORARY, TEMPERED		
TERR	TERRAZZO		
TG	TONGUE & GROVE		
THK	THICK, THICKNESS		

ARCHITECTURAL MATERIAL LEGEND

- CONTINUOUS WOOD BLOCKING
- CONCRETE MASONRY UNIT
- CAST-IN-PLACE CONCRETE
- STEEL
- EARTH / COMPACT FILL
- BATT INSULATION
- POROUS FILL / GRAVEL
- RIGID INSULATION
- GYPSUM BOARD
- RESILIENT FLOORING / PLASTIC LAMINATE
- ALUMINUM
- FINISHED WOOD
- WOOD BLOCKING
- BRICK
- GLASS
- ACOUSTICAL TILE
- PLYWOOD
- CERAMIC TILE - LARGE SCALE
- SAND / MORTAR / PLASTER
- GRAVEL

ARCHITECTURAL GRAPHIC SYMBOLS

- DOOR TAG - BUILDING DIV/DOOR NUMBER LOCATION SUFFIX (IF REQ'D)
- LOUVER TYPE
- NEW WORK KEY NOTE
- DEMOLITION KEY NOTE
- EXTERIOR / INTERIOR / INTERIOR CASEWORK ELEVATION IDENTIFICATION NUMBER
- SHEET NUMBER WHERE ELEVATION IS LOCATED
- SIGNAGE TYPE
- SIGNAGE NO. ARCH NO.
- ROOM NAME BLDG DIV / CONST NO.
- WINDOW TYPE
- CURTAIN WALL TYPES (REF A600 SERIES DRAWINGS) CURTAIN WALL
- HOLLOW METAL FRAME TYPES (REF A600 SERIES DRAWINGS) HOLLOW METAL FRAME
- WINDOW FRAME TYPES (REF A600 SERIES DRAWINGS) STOREFRONT
- MATCH LINE SEE 1 / A101
- TOILET ACCESSORIES
- PARTITION TYPE (SEE PARTITION LEGEND)
- ELEVATION REFERENCE
- CONTROL JOINT
- 3D VIEW REFERENCE: DRAWING SHEET NUMBER, DRAWING NUMBER DESIGNATION
- BUILDING SECTION REFERENCE: SECTION NUMBER, DRAWING NUMBER WHERE SECTION IS DRAWN
- SECTION REFERENCE: SECTION NUMBER, DRAWING NUMBER WHERE SECTION IS DRAWN
- ENLARGED PLAN OR DETAIL REFERENCE: PLAN OR DETAIL NUMBER, DRAWING NUMBER WHERE ENLARGED PLAN OR DETAIL IS DRAWN
- MAIN DRAWING TITLE: DRAWING TITLE, DRAWING SCALE
- DRAWING TITLE WITH REFERENCE SYMBOL: DRAWING NUMBER DESIGNATION, DRAWING TITLE, DRAWING REFERENCE NUMBER, DRAWING SCALE, DRAWING SHEET NUMBER

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NO.	DESCRIPTION	BY	DATE

ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS

APPROVED DATE	APPROVED DATE	SCALE:	EDGEWATER RECREATION CENTER
		DRAWN BY: RMJ	3130 SOLOMONS ISLAND RD, EDGEWATER, MD, 21037
CHIEF ENGINEER	PROJECT MANAGER	CHECKED BY: RMJ	
APPROVED DATE	APPROVED DATE	SHEET NO. OF	ARCHITECTURAL GENERAL INFORMATION
		PROJECT NO. 2404-00	A-001
ASSISTANT CHIEF ENGINEER	CHIEF, RIGHT OF WAY	PROPOSAL NO.	

COVERED ENTRY WALKWAY

EXTERIOR

BASKETBALL COURT

ENTRY LOBBY

3D LONGITUDINAL SECTION

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ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS

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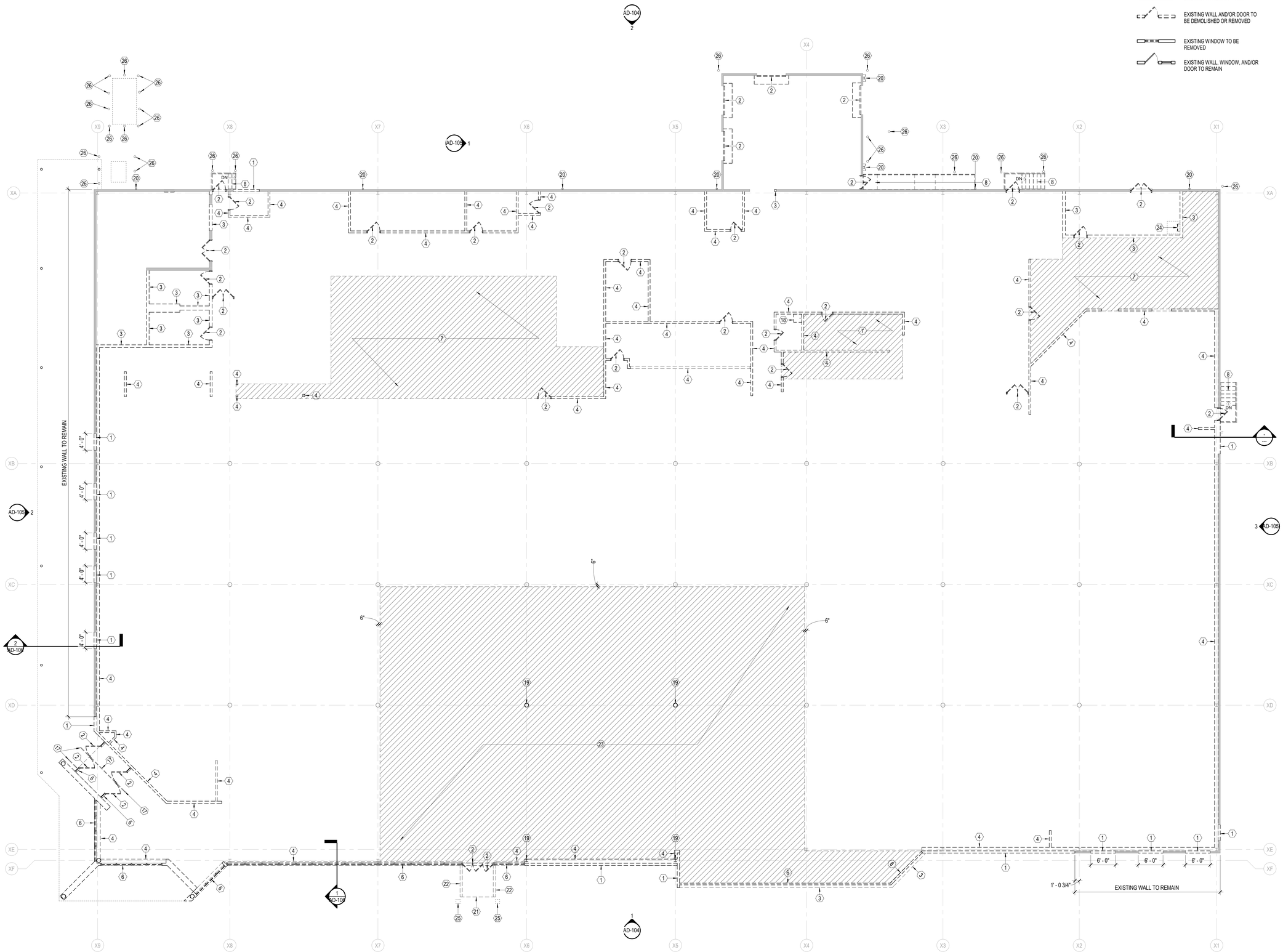
		DRAWN BY: RM	3130 SOLOMONS ISLAND RD, EDGEWATER, MD, 21037
CHIEF ENGINEER	PROJECT MANAGER	CHECKED BY: KDL	
APPROVED DATE	APPROVED DATE	SHEET NO. OF	ARCHITECTURAL RENDERINGS A-002
		PROJECT NO. 24104-00	
ASSISTANT CHIEF ENGINEER	CHIEF, RIGHT OF WAY	PROPOSAL NO.	

PLAN DEMOLITION LEGEND

- OVERHEAD
- REMOVAL AS NOTED
- EXISTING TO REMAIN U.O.N.
- EXISTING WALL AND/OR DOOR TO BE DEMOLISHED OR REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING WALL, WINDOW, AND/OR DOOR TO REMAIN

PLAN DEMOLITION KEYNOTES

1. SAWCUT AND REMOVE PORTION OF EXISTING PRECAST WALL FOR EXTENT AS INDICATED. COORDINATE W/ NEW WORK REQUIREMENTS. PATCH AND REPAIR ADJACENT WALLS AND FLOORS TO REMAIN. PREPARE EXISTING SURFACES FOR NEW WORK.
2. REMOVE DOOR, FRAME AND ASSOCIATED HARDWARE COMPLETE.
3. REMOVE EXISTING CMU PARTITION (INCLUDING DOOR AND FRAME WITHIN PARTITION IF APPLICABLE). PATCH AND REPAIR WALL AND CONCRETE SLAB WHERE REMOVED.
4. REMOVE EXISTING STUD AND GYPSUM BOARD PARTITION (INCLUDING DOOR AND FRAME WITHIN PARTITION IF APPLICABLE). PATCH AND REPAIR WALL AND CONCRETE SLAB WHERE REMOVED.
5. SAWCUT AND REMOVE EXISTING CONCRETE SLAB/GRADE FOR EXTENTS REQ'D FOR NEW INSTALLATION OF COLUMN FOOTING. APPROXIMATE SIZE OF REMOVAL VARIES - COORDINATE W/ STRUCTURAL DRAWINGS FOR ADDITIONAL INFO.
6. REMOVE EXISTING STOREFRONT IN ITS ENTIRETY. REMOVE SILLS AND LINTELS AS REQUIRED.
7. REMOVE EXISTING FLOORING COMPLETE FOR EXTENT INDICATED. PREPARE EXISTING SUBSTRATE TO RECEIVE NEW FLOOR FINISH.
8. REMOVE EXISTING METAL STAIR, HANDRAILS, FLOORING, MOUNTED WALL BRACKETS AND ASSOCIATED FOUNDATIONS/STRUCTURE COMPLETE. PATCH/REPAIR EXISTING PRECAST AND/OR CMU TO REMAIN.
9. REMOVE EXISTING PLUMBING FIXTURES AS INDICATED - REF PLUMBING DRAWINGS.
10. REMOVE EXISTING ELECTRICAL EQUIPMENT - REF ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
11. REMOVE EXISTING ELECTRICAL RACEWAYS MOUNTED ON WALL - REF ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
12. REMOVE MECHANICAL UNIT AND/OR PIPING - REF MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION. PATCH AND REPAIR WALL AND FLOOR WHERE UNIT IS REMOVED IF APPLICABLE.
13. REMOVE EXTERIOR AWNING STRUCTURE. REMOVE ASSOCIATED COMPONENTS, WALLS, FLASHING, AND COLUMNS COMPLETE.
14. REMOVE EXISTING CEILING IN THIS AREA TO EXTENTS INDICATED.
15. REMOVE AND DISPOSE OF ALL ROOF BALLAST, TOPPING MATERIAL, AND INSULATION DOWN TO THE METAL DECK.
16. SAWCUT AND REMOVE ENTIRE ROOF. PREP EXISTING SURFACES AND DECKING FOR NEW WORK.
17. REMOVE EXISTING HANDRAILS. PATCH HOLES AT SLAB.
18. REMOVE EXISTING MOP SINK IN ITS ENTIRETY.
19. REMOVE EXISTING COLUMNS. COORDINATE WITH NEW WORK STRUCTURAL DRAWINGS.
20. REMOVE EXISTING GUTTERS, SCUPPERS, AND DOWNSPOUTS IN THEIR ENTIRETY.
21. SAWCUT AND REMOVE EXISTING EXTERIOR CONCRETE SLAB.
22. REMOVE EXISTING EXTERIOR RETAINING WALL.
23. SAWCUT AND DEMOLISH SLAB - ENTIRE AREA OF NEW GYM.
24. REMOVE EXISTING ROOF ACCESS LADDER.
25. REMOVE EXISTING EXTERIOR LIGHTING.
26. REMOVE EXISTING BOLLARDS.



1 FIRST FLOOR DEMOLITION PLAN
AD-101 SCALE: 1/8" = 1'-0"

1/8" = 1'-0" 0 4" 8" 16"

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NO.	DESCRIPTION	BY	DATE

ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS

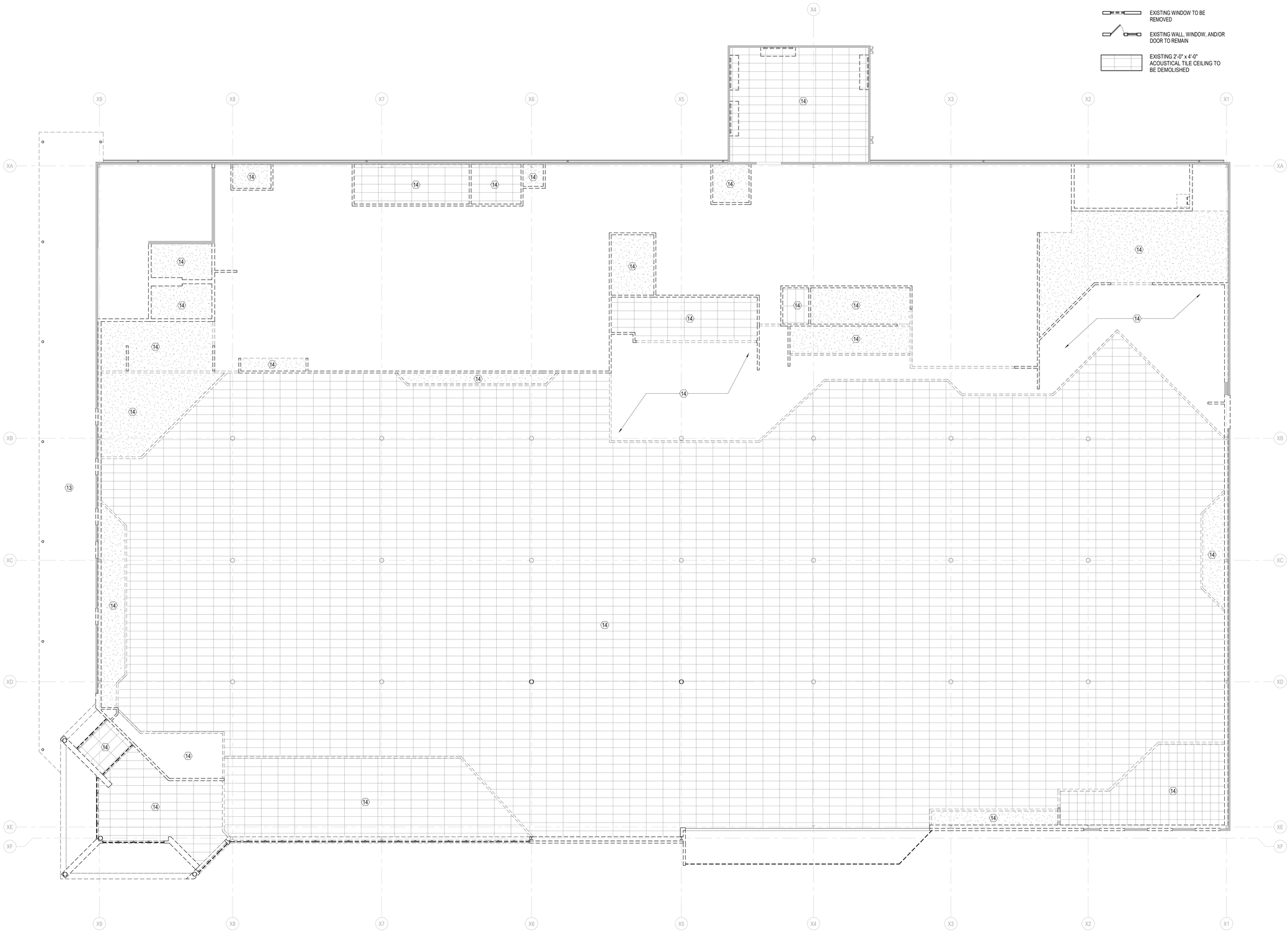
APPROVED DATE	APPROVED DATE	SCALE:	EDGEWATER RECREATION CENTER
		DRAWN BY: Author	3130 SOLOMONS ISLAND RD, EDGEWATER, MD, 21037
CHIEF ENGINEER	PROJECT MANAGER	CHECKED BY: Checker	
APPROVED DATE	APPROVED DATE	SHEET NO. OF	DEMOLITION PLAN AD-101
		PROJECT NO. 24104-00	
ASSISTANT CHIEF ENGINEER	CHIEF, RIGHT OF WAY	PROPOSAL NO.	

REF CLG PLAN DEMOLITION LEGEND

- OVERHEAD
- REMOVAL AS NOTED
- EXISTING TO REMAIN U.O.N.
- EXISTING WALL AND/OR DOOR TO BE DEMOLISHED OR REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING WALL, WINDOW, AND/OR DOOR TO REMAIN
- EXISTING 2'-0" x 4'-0" ACOUSTICAL TILE CEILING TO BE DEMOLISHED

(X) PLAN DEMOLITION KEYNOTES

1. SAWCUT AND REMOVE PORTION OF EXISTING PRECAST WALL FOR EXTENT AS INDICATED. COORDINATE W/ NEW WORK REQUIREMENTS. PATCH AND REPAIR ADJACENT WALLS AND FLOORS TO REMAIN. PREPARE EXISTING SURFACES FOR NEW WORK.
2. REMOVE DOOR, FRAME AND ASSOCIATED HARDWARE COMPLETE.
3. REMOVE EXISTING CMU PARTITION (INCLUDING DOOR AND FRAME WITHIN PARTITION IF APPLICABLE). PATCH AND REPAIR WALL AND CONCRETE SLAB WHERE REMOVED.
4. REMOVE EXISTING STUD AND GYPSUM BOARD PARTITION (INCLUDING DOOR AND FRAME WITHIN PARTITION IF APPLICABLE), PATCH AND REPAIR WALL AND CONCRETE SLAB WHERE REMOVED.
5. SAWCUT AND REMOVE EXISTING CONCRETE SLAB/GRADE FOR EXTENTS REQ'D FOR NEW INSTALLATION OF COLUMN FOOTING. APPROXIMATE SIZE OF REMOVAL VARIES - COORDINATE W/ STRUCTURAL DRAWINGS FOR ADDITIONAL INFO.
6. REMOVE EXISTING STOREFRONT IN ITS ENTIRETY. REMOVE SILLS AND LINTELS AS REQUIRED.
7. REMOVE EXISTING FLOORING COMPLETE FOR EXTENT INDICATED. PREPARE EXISTING SUBSTRATE TO RECEIVE NEW FLOOR FINISH.
8. REMOVE EXISTING METAL STAIR, HANDRAILS, FLOORING, MOUNTED WALL BRACKETS AND ASSOCIATED FOUNDATIONS/STRUCTURE COMPLETE. PATCH/REPAIR EXISTING PRECAST AND/OR CMU TO REMAIN.
9. REMOVE EXISTING PLUMBING FIXTURES AS INDICATED - REF PLUMBING DRAWINGS.
10. REMOVE EXISTING ELECTRICAL EQUIPMENT - REF ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
11. REMOVE EXISTING ELECTRICAL RACEWAYS MOUNTED ON WALL - REF ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
12. REMOVE MECHANICAL UNIT AND/OR PIPING - REF MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION. PATCH AND REPAIR WALL AND FLOOR WHERE UNIT IS REMOVED IF APPLICABLE.
13. REMOVE EXTERIOR AWNING STRUCTURE. REMOVE ASSOCIATED COMPONENTS, WALLS, FLASHING, AND COLUMNS COMPLETE.
14. REMOVE EXISTING CEILING IN THIS AREA TO EXTENTS INDICATED.
15. REMOVE AND DISPOSE OF ALL ROOF BALLAST, TOPPING MATERIAL, AND INSULATION DOWN TO THE METAL DECK.
16. SAWCUT AND REMOVE ENTIRE ROOF. PREP EXISTING SURFACES AND DECKING FOR NEW WORK.
17. REMOVE EXISTING HANDRAILS. PATCH HOLES AT SLAB.
18. REMOVE EXISTING MOP SINK IN ITS ENTIRETY.
19. REMOVE EXISTING COLUMNS. COORDINATE WITH NEW WORK STRUCTURAL DRAWINGS.
20. REMOVE EXISTING GUTTERS, SCUPPERS, AND DOWNSPOUTS IN THEIR ENTIRETY.
21. SAWCUT AND REMOVE EXISTING EXTERIOR CONCRETE SLAB.
22. REMOVE EXISTING EXTERIOR RETAINING WALL.
23. SAWCUT AND DEMOLISH SLAB - ENTIRE AREA OF NEW GYM.
24. REMOVE EXISTING ROOF ACCESS LADDER.
25. REMOVE EXISTING EXTERIOR LIGHTING.
26. REMOVE EXISTING BOLLARDS.



1 AD-102 FIRST FLOOR CEILING PLAN - DEMOLITION
SCALE: 1/8" = 1'-0"

1/8" = 1'-0" 0 4' 8' 16'

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NO.	DESCRIPTION	BY	DATE

ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS

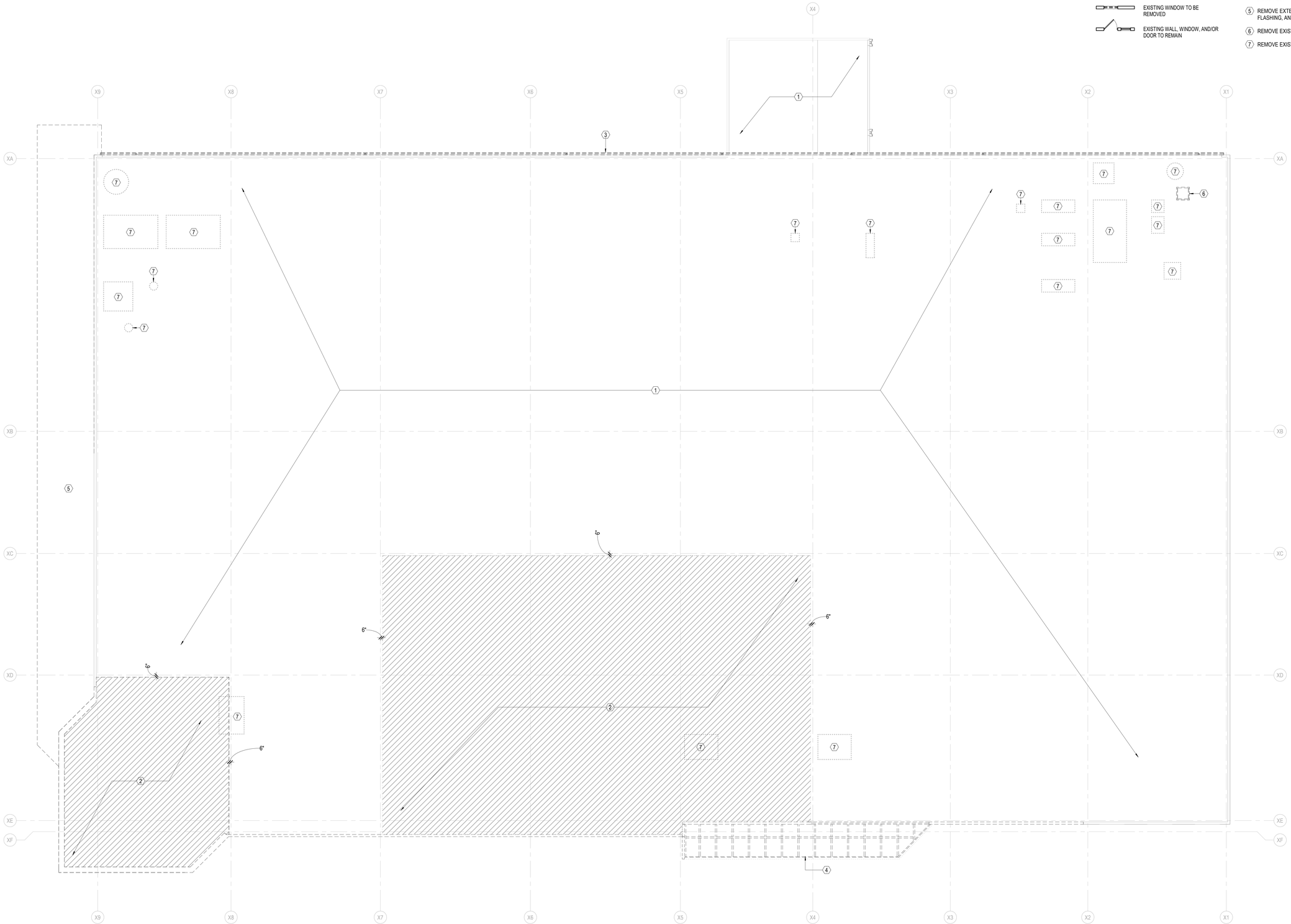
APPROVED DATE	APPROVED DATE	SCALE:	EDGEWATER RECREATION CENTER
		DRAWN BY: Author	3130 SOLOMONS ISLAND RD, EDGEWATER, MD, 21037
CHIEF ENGINEER	PROJECT MANAGER	CHECKED BY: Checker	
APPROVED DATE	APPROVED DATE	SHEET NO. OF	DEMOLITION REFLECTED CEILING PLAN
		PROJECT NO. 24104-00	AD-102
ASSISTANT CHIEF ENGINEER	CHIEF, RIGHT OF WAY	PROPOSAL NO.	

PLAN DEMOLITION LEGEND

- OVERHEAD
- REMOVAL AS NOTED
- EXISTING TO REMAIN U.O.N.
- EXISTING WALL AND/OR DOOR TO BE DEMOLISHED OR REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING WALL, WINDOW, AND/OR DOOR TO REMAIN

ⓧ ROOF DEMOLITION KEYNOTES

1. REMOVE AND DISPOSE OF ALL ROOF BALLAST, ROOF MEMBRANE, AND INSULATION DOWN TO THE METAL DECK. PREP EXISTING SURFACES AND DECK FOR NEW WORK.
2. SAWCUT AND REMOVE ENTIRE ROOF AND METAL DECK.
3. REMOVE EXISTING GUTTERS, SCUPPERS, AND DOWNSPOUTS IN THEIR ENTIRETY.
4. REMOVE EXISTING STOREFRONT IN ITS ENTIRETY. REMOVE SILLS AND LINTELS AS REQUIRED.
5. REMOVE EXTERIOR AWNING STRUCTURE. REMOVE ASSOCIATED COMPONENTS, WALLS, FLASHING, AND COLUMNS COMPLETE.
6. REMOVE EXISTING ROOF HATCH.
7. REMOVE EXISTING ROOFTOP EQUIPMENT.



1 ROOF PLAN - DEMOLITION
AD-103 SCALE: 1/8" = 1'-0"

1/8" = 1'-0" 0 4' 8' 16'

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CHIEF ENGINEER	PROJECT MANAGER	CHECKED BY: Checker	
APPROVED DATE	APPROVED DATE	SHEET NO. OF	ROOF DEMOLITION PLAN AD-103
		PROJECT NO. 24104-00	
ASSISTANT CHIEF ENGINEER	CHIEF, RIGHT OF WAY	PROPOSAL NO.	

ELEVATION DEMOLITION LEGEND

REMOVAL AS NOTED

EXISTING TO REMAIN U.O.N.

ⓧ ELEVATION DEMOLITION KEYNOTES

1. SAWCUT AND REMOVE PORTION OF EXISTING PRECAST WALL FOR EXTENT AS INDICATED. COORDINATE W/ NEW WORK REQUIREMENTS. PATCH AND REPAIR ADJACENT WALLS AND FLOORS TO REMAIN. PREPARE EXISTING SURFACES FOR NEW WORK.
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3. REMOVE EXISTING CMU PARTITION (INCLUDING DOOR AND FRAME WITHIN PARTITION IF APPLICABLE). PATCH AND REPAIR WALL AND CONCRETE SLAB WHERE REMOVED.
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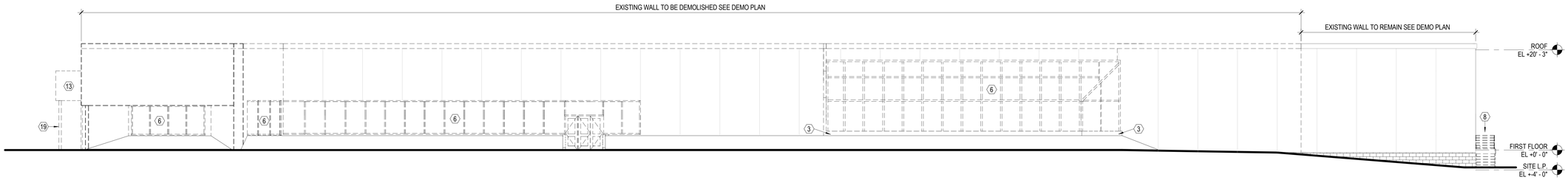
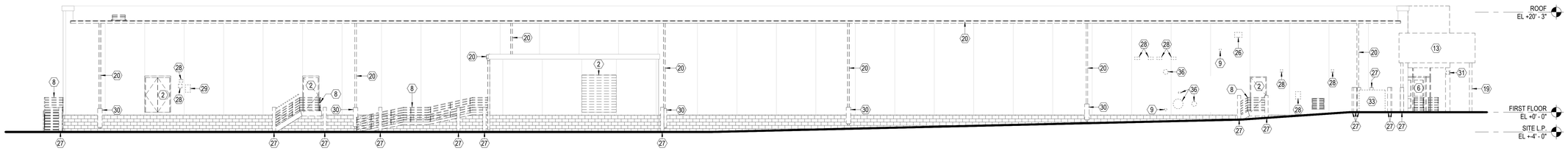
9. REMOVE EXISTING PLUMBING FIXTURES AS INDICATED - REF PLUMBING DRAWINGS.
10. REMOVE EXISTING ELECTRICAL EQUIPMENT - REF ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
11. REMOVE EXISTING ELECTRICAL RACEWAYS MOUNTED ON WALL - REF ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
12. REMOVE MECHANICAL UNIT AND/OR PIPING - REF MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION. PATCH AND REPAIR WALL AND FLOOR WHERE UNIT IS REMOVED IF APPLICABLE.
13. REMOVE EXTERIOR AWNING STRUCTURE. REMOVE ASSOCIATED COMPONENTS, WALLS, FLASHING, AND COLUMNS COMPLETE.
14. REMOVE EXISTING CEILING IN THIS AREA TO EXTENTS INDICATED.
15. REMOVE AND DISPOSE OF ALL ROOF BALLAST, TOPPING MATERIAL, AND INSULATION DOWN TO THE METAL DECK.
16. SAWCUT AND REMOVE ENTIRE ROOF. PREP EXISTING SURFACES AND DECKING FOR NEW WORK.
17. REMOVE EXISTING HANDRAILS. PATCH HOLES AT SLAB.
18. REMOVE EXISTING MOP SINK IN ITS ENTIRETY.
19. REMOVE EXISTING COLUMNS. COORDINATE WITH NEW WORK STRUCTURAL DRAWINGS.
20. REMOVE EXISTING GUTTERS, SCUPPERS, AND DOWNSPOUTS IN THEIR ENTIRETY.
21. SAWCUT AND REMOVE EXISTING EXTERIOR CONCRETE SLAB.
22. REMOVE EXISTING EXTERIOR RETAINING WALL.
23. REMOVE EXISTING EXTERIOR HORN.
24. REMOVE EXISTING OVERHEAD DOOR BUMPERS.
25. REMOVE EXISTING EXTERIOR CANOPY.
26. EXISTING EXTERIOR LIGHT TO BE REPLACED.
27. REMOVE EXISTING BOLLARDS.
28. REMOVE EQUIPMENT FOR EXTENT AS INDICATED. COORDINATE WITH NEW WORK REQUIREMENTS. PATCH AND REPAIR PRECAST WALLS.
29. REMOVE EXTERIOR SIGNAGE.
30. REMOVE DOWNSPOUT GUARDS.
31. REMOVE SECURITY CAMERA.
32. REMOVE FIRE HOSE CABINET. PATCH AND REPAIR PRECAST WALL.
33. REMOVE EXISITNG FUEL TANK.
34. REMOVE AND REPLACE EXISTING TRANSFORMER.
35. REMOVE EXISTING LOUVER.
36. REMOVE EXISTING FIRE DEPARTMENT CONNECTION EQUIPMENT.



1 AD-104 SCALE: 1/8" = 1'-0"

NORTH ELEVATION - DEMOLITION



2 AD-104 SCALE: 1/8" = 1'-0"

SOUTH ELEVATION - DEMOLITION

1/8" = 1'-0" 0 4' 8' 16'

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ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS

APPROVED DATE	APPROVED DATE	SCALE:	EDGEWATER RECREATION CENTER
CHIEF ENGINEER	PROJECT MANAGER	DRAWN BY: Author	3130 SOLOMONS ISLAND RD, EDGEWATER, MD, 21037
APPROVED DATE	APPROVED DATE	CHECKED BY: Checker	
ASSISTANT CHIEF ENGINEER	CHIEF, RIGHT OF WAY	SHEET NO. OF PROJECT NO. 24104-00 PROPOSAL NO.	NORTH & SOUTH DEMOLITION ELEVATIONS — AD-104

ELEVATION DEMOLITION LEGEND

REMOVAL AS NOTED

EXISTING TO REMAIN U.O.N.

ⓧ ELEVATION DEMOLITION KEYNOTES

1. SAWCUT AND REMOVE PORTION OF EXISTING PRECAST WALL FOR EXTENT AS INDICATED. COORDINATE W/ NEW WORK REQUIREMENTS. PATCH AND REPAIR ADJACENT WALLS AND FLOORS TO REMAIN. PREPARE EXISTING SURFACES FOR NEW WORK.
2. REMOVE DOOR, FRAME AND ASSOCIATED HARDWARE COMPLETE.
3. REMOVE EXISTING CMU PARTITION (INCLUDING DOOR AND FRAME WITHIN PARTITION IF APPLICABLE). PATCH AND REPAIR WALL AND CONCRETE SLAB WHERE REMOVED.
4. REMOVE EXISTING STUD AND GYPSUM BOARD PARTITION (INCLUDING DOOR AND FRAME WITHIN PARTITION IF APPLICABLE). PATCH AND REPAIR WALL AND CONCRETE SLAB WHERE REMOVED.
5. SAWCUT AND REMOVE EXISTING CONCRETE SLAB/GRADE FOR EXTENTS REQ'D FOR NEW INSTALLATION OF COLUMN FOOTING. APPROXIMATE SIZE OF REMOVAL VARIES - COORDINATE W/ STRUCTURAL DRAWINGS FOR ADDITIONAL INFO.
6. REMOVE EXISTING STOREFRONT IN ITS ENTIRETY. REMOVE SILLS AND LINTELS AS REQUIRED.
7. REMOVE EXISTING FLOORING COMPLETE FOR EXTENT INDICATED. PREPARE EXISTING SUBSTRATE TO RECEIVE NEW FLOOR FINISH.
8. REMOVE EXISTING METAL STAIR, HANDRAILS, FLOORING, MOUNTED WALL BRACKETS AND ASSOCIATED FOUNDATIONS/STRUCTURE COMPLETE. PATCH/REPAIR EXISTING PRECAST AND/OR CMU TO REMAIN.
9. REMOVE EXISTING PLUMBING FIXTURES AS INDICATED - REF PLUMBING DRAWINGS.
10. REMOVE EXISTING ELECTRICAL EQUIPMENT - REF ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
11. REMOVE EXISTING ELECTRICAL RACEWAYS MOUNTED ON WALL - REF ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
12. REMOVE MECHANICAL UNIT AND/OR PIPING - REF MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION. PATCH AND REPAIR WALL AND FLOOR WHERE UNIT IS REMOVED IF APPLICABLE.
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23. REMOVE EXISTING EXTERIOR HORN.
24. REMOVE EXISTING OVERHEAD DOOR BUMPERS.
25. REMOVE EXISTING EXTERIOR CANOPY.
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28. REMOVE EQUIPMENT FOR EXTENT AS INDICATED. COORDINATE WITH NEW WORK REQUIREMENTS. PATCH AND REPAIR PRECAST WALLS.
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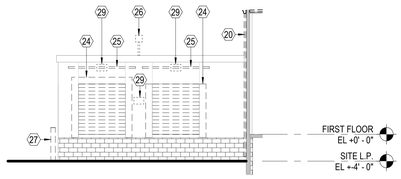
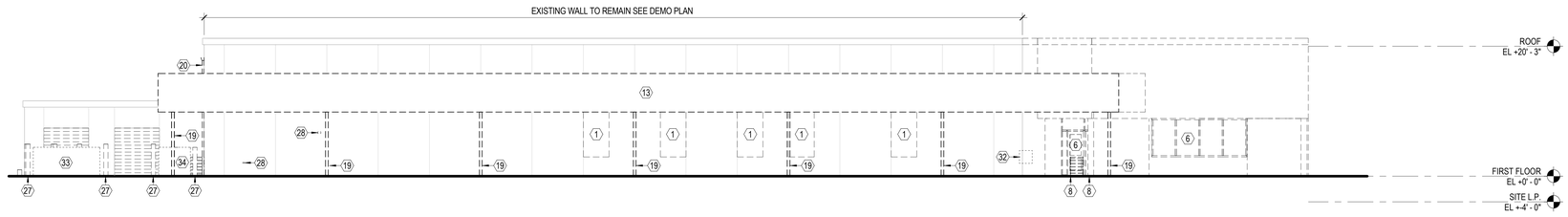
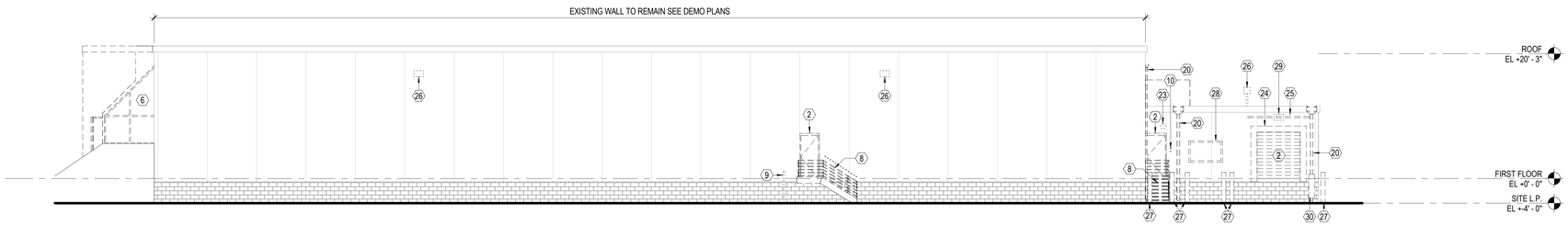
34. REMOVE AND REPLACE EXISTING TRANSFORMER.
35. REMOVE EXISTING LOUVER.
36. REMOVE EXISTING FIRE DEPARTMENT CONNECTION EQUIPMENT.



1 EAST ELEVATION DEMOLITION - LOADING DOCK
AD-105 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION - DEMOLITION
AD-105 SCALE: 1/8" = 1'-0"



3 WEST ELEVATION - DEMOLITION
AD-105 SCALE: 1/8" = 1'-0"

1/8" = 1'-0" 0 4' 8' 16'

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NO.	DESCRIPTION	BY	DATE

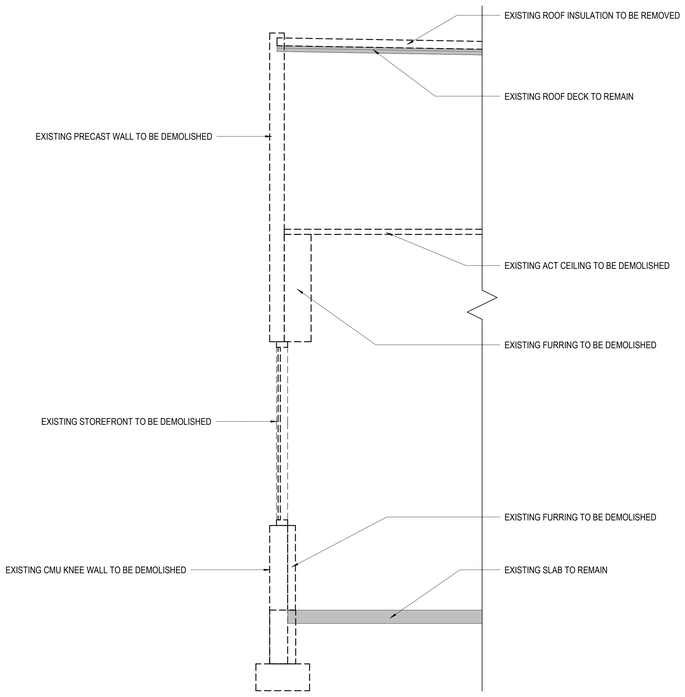
ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS

APPROVED DATE	APPROVED DATE	SCALE:	EDGEWATER RECREATION CENTER
CHIEF ENGINEER	PROJECT MANAGER	DRAWN BY: Author	3130 SOLOMONS ISLAND RD, EDGEWATER, MD, 21037
APPROVED DATE	APPROVED DATE	CHECKED BY: Checker	
ASSISTANT CHIEF ENGINEER	CHIEF, RIGHT OF WAY	SHEET NO. OF	EAST & WEST DEMOLITION ELEVATIONS
		PROJECT NO. 24104-00	AD-105
		PROPOSAL NO.	

WALL DETAIL DEMOLITION LEGEND

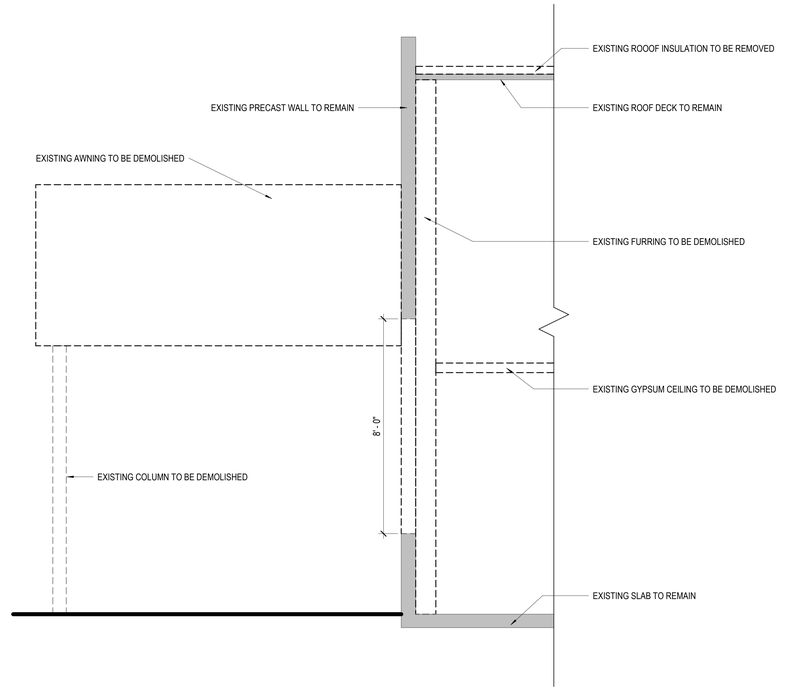
REMOVAL AS NOTED

EXISTING TO REMAIN U.O.N.



1 AD-106 DEMOLITION SECTION - NORTH WALL

SCALE: 1/2" = 1'-0"



2 AD-106 DEMOLITION SECTION - EAST WALL

SCALE: 1/2" = 1'-0"

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		DRAWN BY: Author	3130 SOLOMONS ISLAND RD, EDGEWATER, MD, 21037
CHIEF ENGINEER	PROJECT MANAGER	CHECKED BY: Checker	
APPROVED DATE	APPROVED DATE	SHEET NO. OF	DEMOLITION WALL SECTIONS AD-106
		PROJECT NO. 24104-00	
ASSISTANT CHIEF ENGINEER	CHIEF, RIGHT OF WAY	PROPOSAL NO.	

EXTERIOR VIEW #1

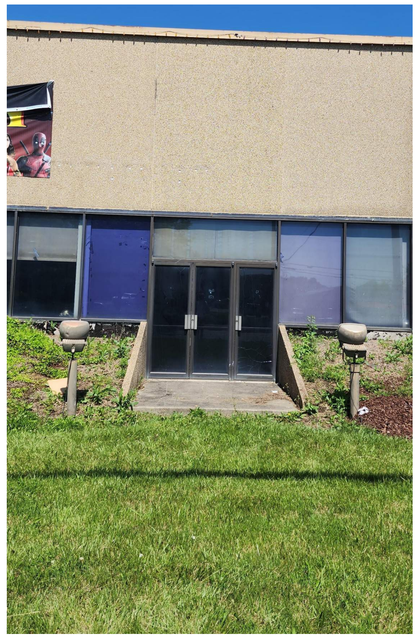
EXTERIOR VIEW #2

EXTERIOR VIEW #3

EXTERIOR VIEW #4

EXTERIOR VIEW #5

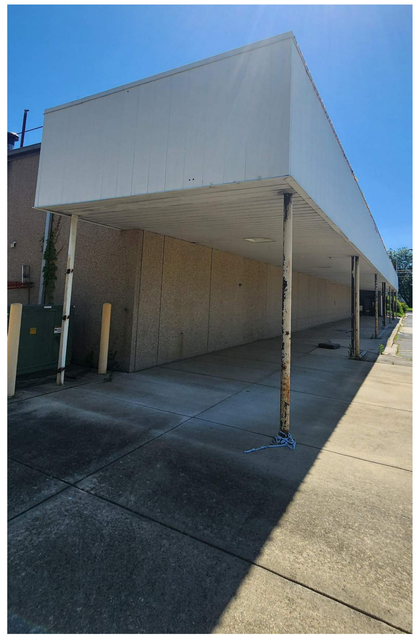
EXTERIOR VIEW #6



EXTERIOR VIEW #7

EXTERIOR VIEW #8

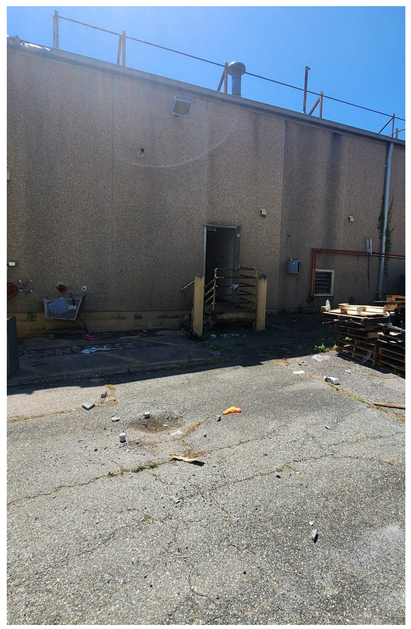
EXTERIOR VIEW #9



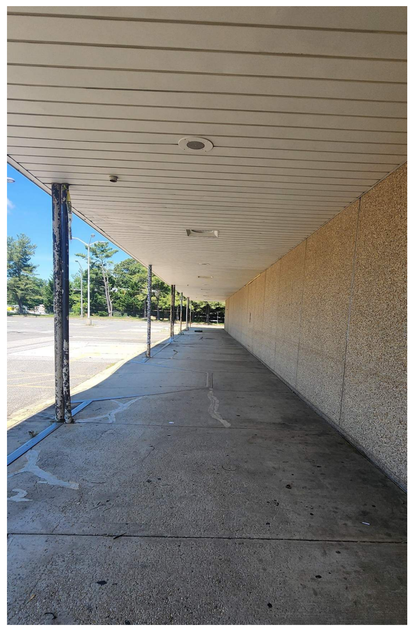
EXTERIOR VIEW #10

EXTERIOR VIEW #11

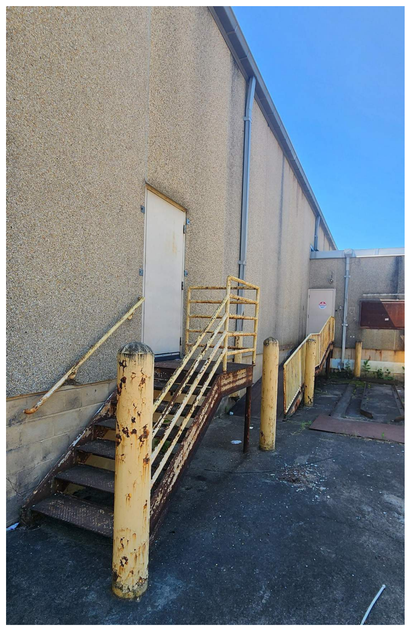
EXTERIOR VIEW #12



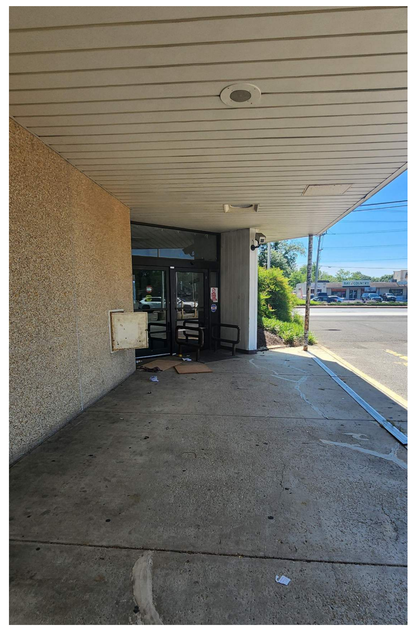
EXTERIOR VIEW #13



EXTERIOR VIEW #14



EXTERIOR VIEW #15



EXTERIOR VIEW #16

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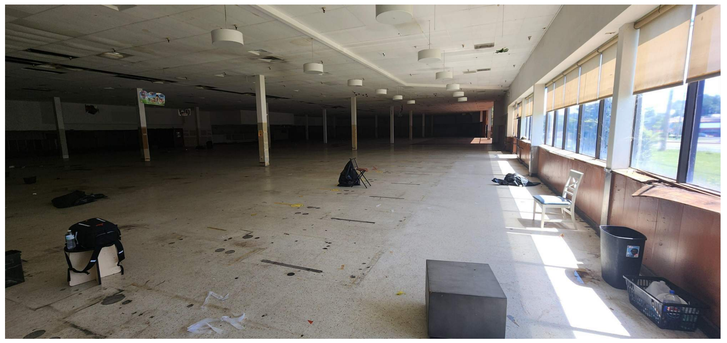
		DRAWN BY: Author	3130 SOLOMONS ISLAND RD, EDGEWATER, MD, 21037
CHIEF ENGINEER	PROJECT MANAGER	CHECKED BY: Checker	
APPROVED DATE	APPROVED DATE	SHEET NO. OF	
		PROJECT NO. 24104-00	EXISTING PHOTOS - EXTERIOR AD-107
ASSISTANT CHIEF ENGINEER	CHIEF, RIGHT OF WAY	PROPOSAL NO.	

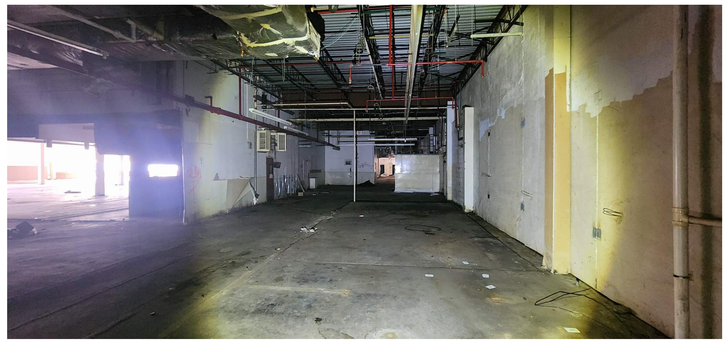


INTERIOR VIEW #1

INTERIOR VIEW #2

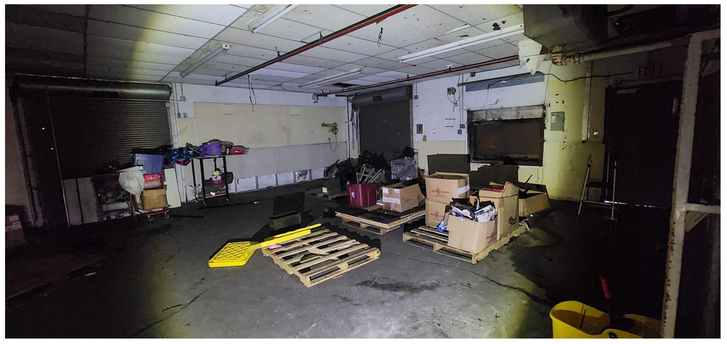
INTERIOR VIEW #3

INTERIOR VIEW #4



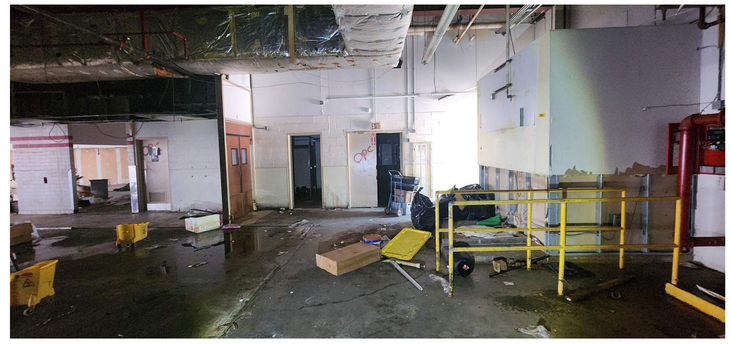
INTERIOR VIEW #5

INTERIOR VIEW #6



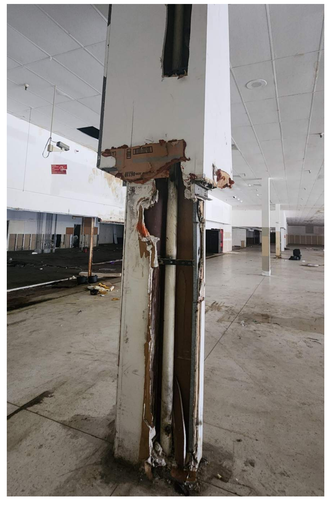
INTERIOR VIEW #7

INTERIOR VIEW #8



INTERIOR VIEW #9

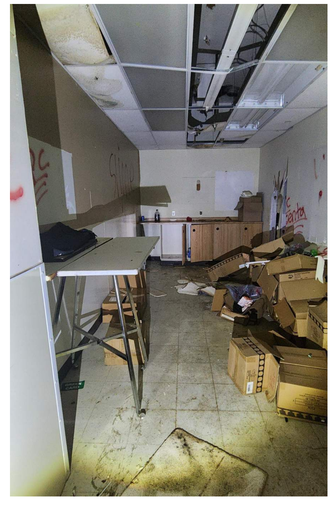
INTERIOR VIEW #10



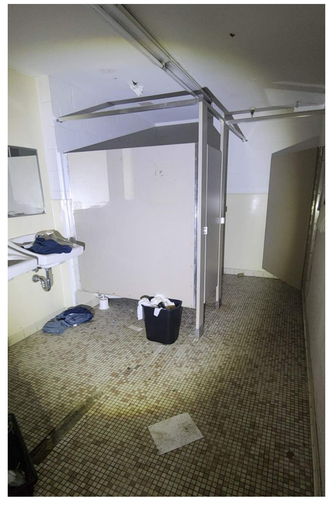
INTERIOR VIEW #11

INTERIOR VIEW #12

INTERIOR VIEW #13



INTERIOR VIEW #14



INTERIOR VIEW #15

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APPROVED DATE
CHIEF ENGINEER

APPROVED DATE
PROJECT MANAGER

APPROVED DATE
ASSISTANT CHIEF ENGINEER

APPROVED DATE
CHIEF, RIGHT OF WAY

SCALE:
DRAWN BY: Author
CHECKED BY: Checker
SHEET NO. OF
PROJECT NO. 24104-00
PROPOSAL NO.

EDGEWATER RECREATION CENTER
3130 SOLOMONS ISLAND RD, EDGEWATER, MD, 21037

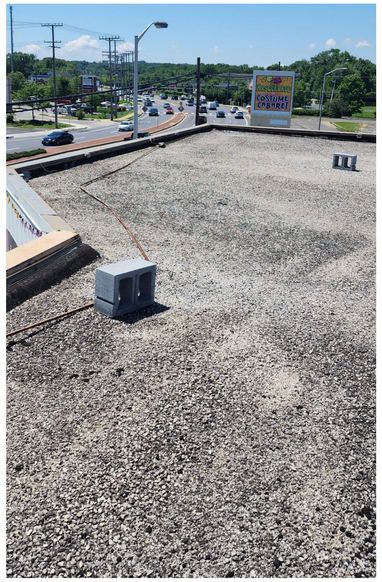
EXISTING PHOTOS - INTERIOR

AD-108

ROOF VIEW #1

ROOF VIEW #2

ROOF VIEW #3



ROOF VIEW #4

ROOF VIEW #5

ROOF VIEW #6

ROOF VIEW #7

ROOF VIEW #8

ROOF VIEW #9

ROOF VIEW #10

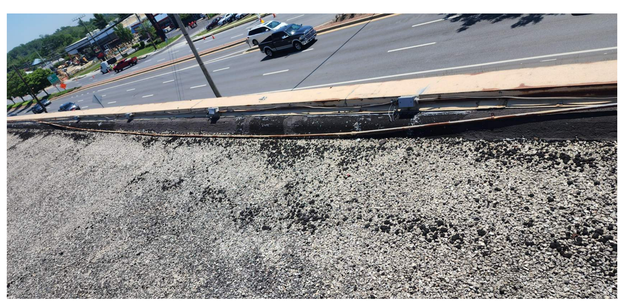
ROOF VIEW #11

ROOF VIEW #12

ROOF VIEW #13

ROOF VIEW #14

ROOF VIEW #15



ROOF VIEW #16

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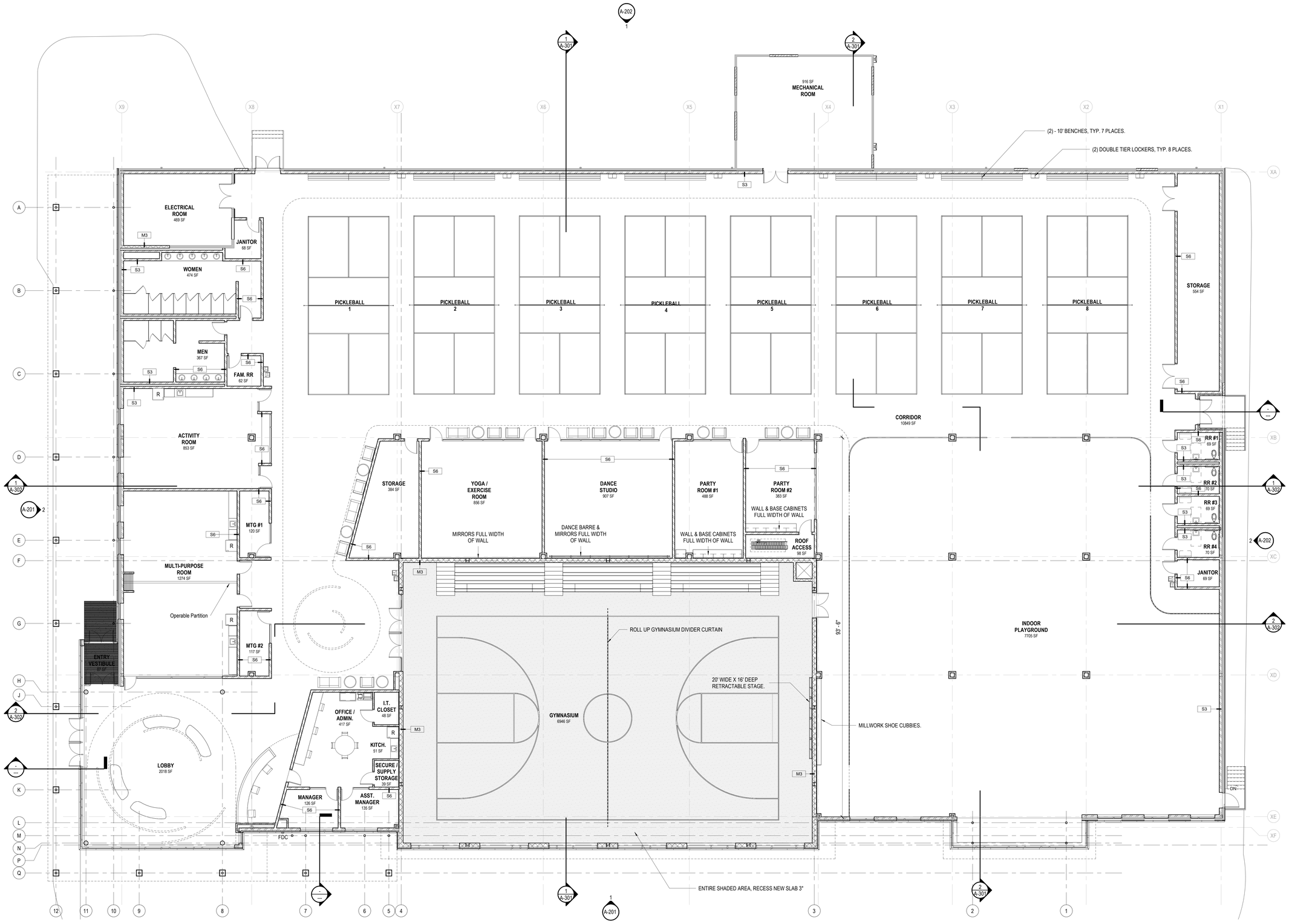
		DRAWN BY: Author	3130 SOLOMONS ISLAND RD. EDGEWATER, MD, 21037
CHIEF ENGINEER	PROJECT MANAGER	CHECKED BY: Checker	
APPROVED DATE	APPROVED DATE	SHEET NO. OF	
		PROJECT NO. 24104-00	EXISTING PHOTOS - ROOF AD-109
ASSISTANT CHIEF ENGINEER	CHIEF, RIGHT OF WAY	PROPOSAL NO.	



1 A-101 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

1/8" = 1'-0" 0 4' 8' 16'

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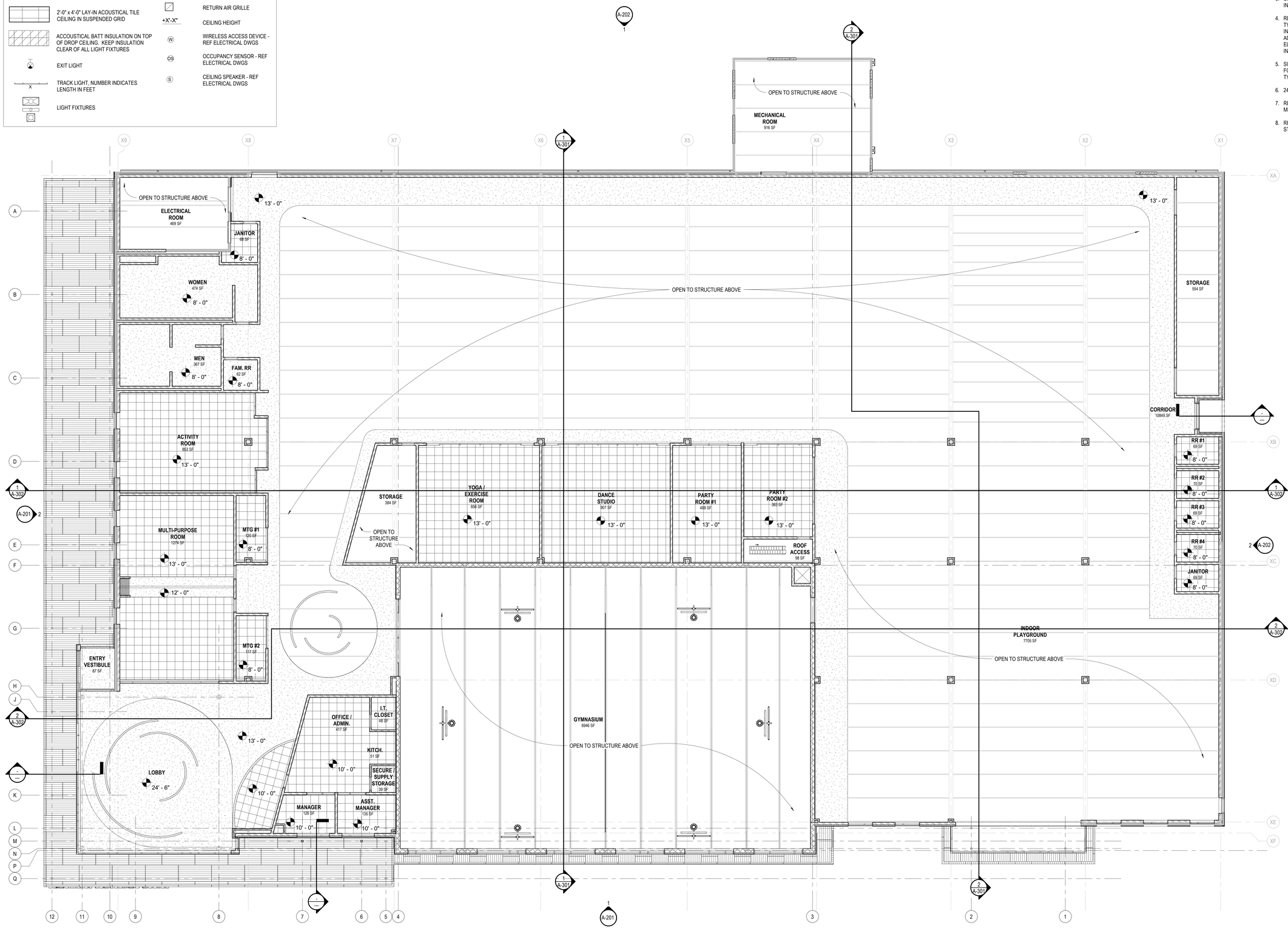
APPROVED DATE	APPROVED DATE	SCALE:	EDGEWATER RECREATION CENTER
		DRAWN BY: RM	3130 SOLOMONS ISLAND RD, EDGEWATER, MD, 21037
CHIEF ENGINEER	PROJECT MANAGER	CHECKED BY: KDL	
APPROVED DATE	APPROVED DATE	SHEET NO. OF	FLOOR PLAN A-101
		PROJECT NO. 24104-00	
ASSISTANT CHIEF ENGINEER	CHIEF, RIGHT OF WAY	PROPOSAL NO.	

REFLECTED CEILING PLAN LEGEND

- GYPSUM BOARD CEILING OR BULKHEAD
- 2'-0" x 2'-0" LAY-IN ACOUSTICAL TILE CEILING IN SUSPENDED GRID
- 2'-0" x 4'-0" LAY-IN ACOUSTICAL TILE CEILING IN SUSPENDED GRID
- ACCOUSTICAL BATT INSULATION ON TOP OF DROP CEILING. KEEP INSULATION CLEAR OF ALL LIGHT FIXTURES
- EXIT LIGHT
- TRACK LIGHT, NUMBER INDICATES LENGTH IN FEET
- LIGHT FIXTURES
- DOWN LIGHT
- CEILING PROJECTOR MOUNT
- SUPPLY DIFFUSER
- RETURN AIR GRILLE
- +X'-X" CEILING HEIGHT
- WIRELESS ACCESS DEVICE - REF ELECTRICAL DWGS
- OCCUPANCY SENSOR - REF ELECTRICAL DWGS
- CEILING SPEAKER - REF ELECTRICAL DWGS

REF CLG PLAN GENERAL NOTES

1. REFER TO FLOOR PLANS AND WALL SECTIONS FOR ADDITIONAL INFORMATION.
2. REFER TO ELECTRICAL LIGHTING PLANS FOR WALL MOUNTED AND UNDER-CABINET FIXTURES NOT INDICATED.
3. SPRINKLER HEADS (NOT INDICATED) TO BE CENTERED IN ACP OR W/ IN SPACE IN GYP. BD CLG.
4. REFER TO MECH. AND ELEC DRAWINGS FOR CEILING-MOUNTED FIXTURE TYPES & DIFFUSER LOCATIONS. NOTIFY ARCHITECT (PRIOR TO INSTALLATION) OF CONFLICTS WITH LOCATIONS INDICATED ON DRAWINGS. ADDITIONAL FIXTURES OR OTHER CEILING MATERIALS SHOWN ON ELECTRICAL OR MECHANICAL DRAWINGS BUT NOT SHOWN ON RCP'S ARE INCLUDED IN THE BASE BID.
5. SUPPLY AND DIFFUSER GRILLES ARE INDICATED DIAGRAMATICALLY IN RCP FOR LOCATION ONLY. REFER TO MECHANICAL DWG'S FOR ACTUAL SIZE AND TYPE TO BE PROVIDED.
6. 24"x24" ACOUSTICAL CEILING PANELS (ACP) WILL BE THOUGHOUT.
7. REFER TO ELECTRICAL DWGS FOR LIGHTING LAYOUTS IN MECHANICAL MEZZANINES.
8. REFER TO DETAIL AXXX FOR TYPICAL PARTITION TERMINATIONS AT STRUCTURAL ELEMENTS WITH ALL EXTENSIONS OF FINISHES & SOUND ATTEN.



1 A-102 REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

1/8" = 1'-0"

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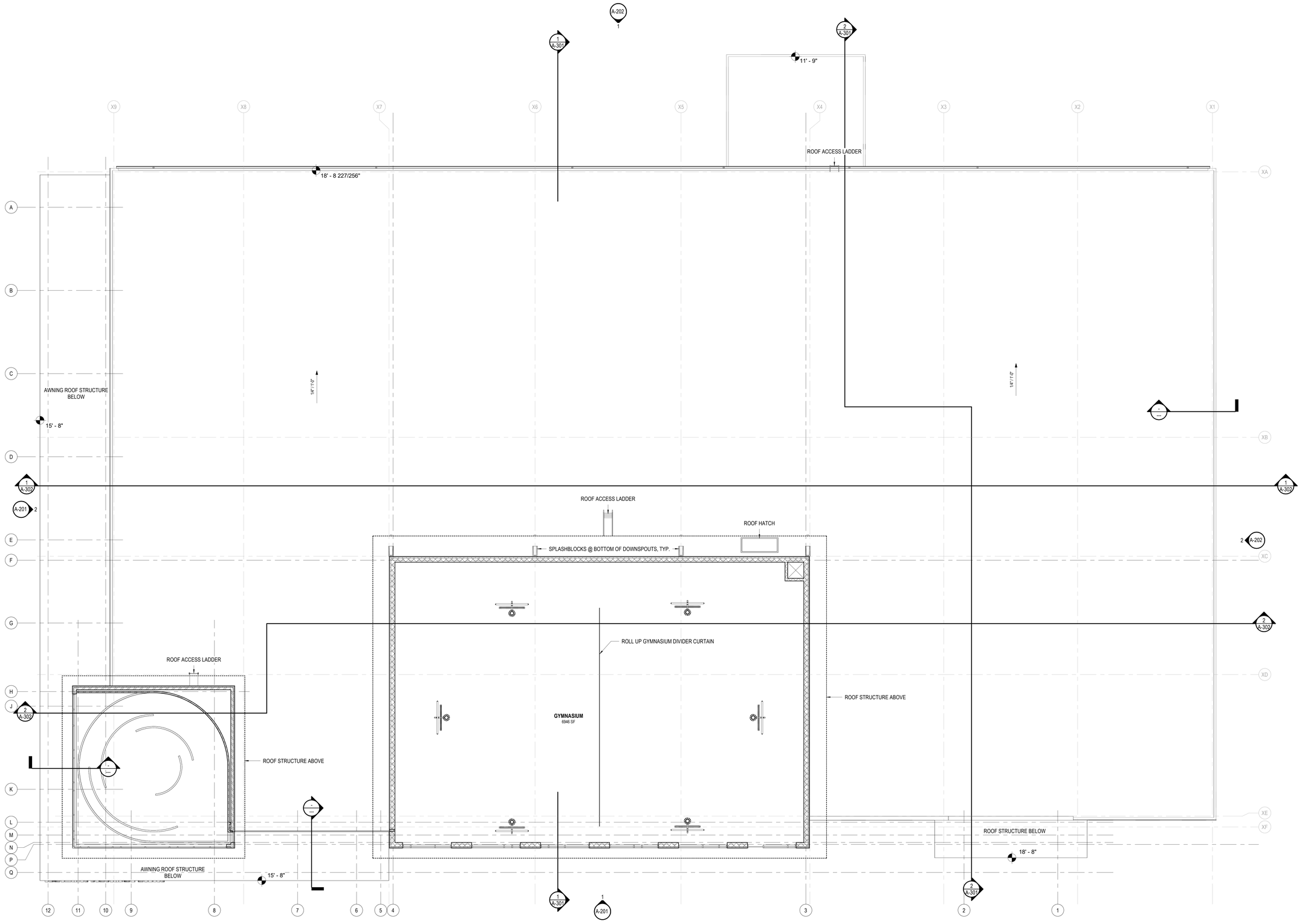
APPROVED DATE	APPROVED DATE	SCALE:	EDGEWATER RECREATION CENTER
		DRAWN BY: Author	3130 SOLOMONS ISLAND RD, EDGEWATER, MD, 21037
CHIEF ENGINEER	PROJECT MANAGER	CHECKED BY: Checker	
APPROVED DATE	APPROVED DATE	SHEET NO. OF	REFLECTED CEILING PLAN A-102
		PROJECT NO. 24104-00	
ASSISTANT CHIEF ENGINEER	CHIEF, RIGHT OF WAY	PROPOSAL NO.	



1 A-103 CLERESTORY PLAN
SCALE: 1/8" = 1'-0"

1/8" = 1'-0" 0 4' 8' 16'

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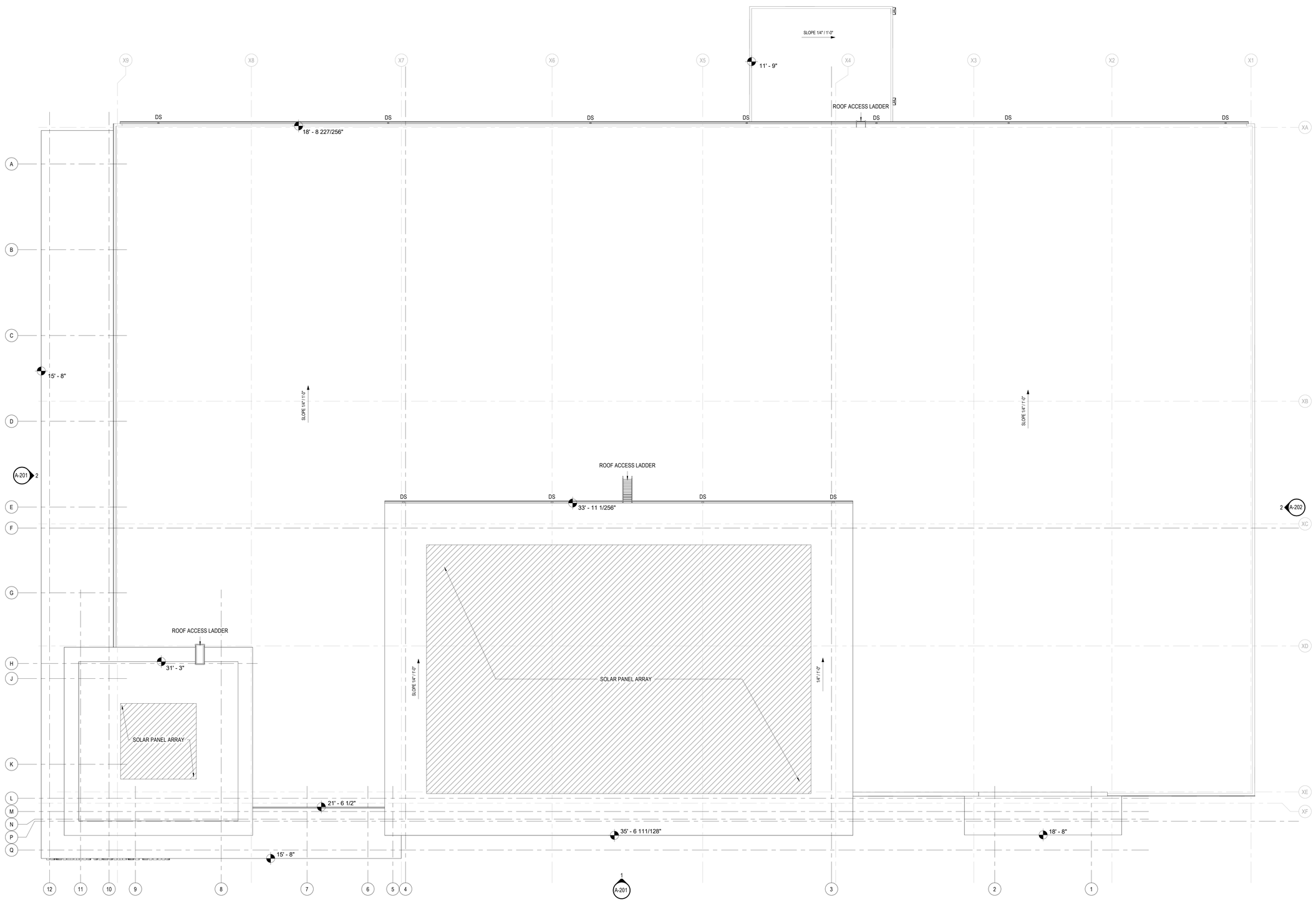
APPROVED DATE	APPROVED DATE	SCALE:	EDGEWATER RECREATION CENTER
		DRAWN BY: RM	3130 SOLOMONS ISLAND RD, EDGEWATER, MD, 21037
CHIEF ENGINEER	PROJECT MANAGER	CHECKED BY: KDL	
APPROVED DATE	APPROVED DATE	SHEET NO. OF	CLERESTORY PLAN A-103
		PROJECT NO. 24104-00	
ASSISTANT CHIEF ENGINEER	CHIEF, RIGHT OF WAY	PROPOSAL NO.	

ROOF PLAN LEGEND

	ROOF DRAIN / OVERFLOW DRAIN - REF DTLS A1/A-123, A-124, & PLUMBING DWGS FOR ADDITIONAL INFO - COORD EXACT LOCATION W/ STRUCTURAL SUPPORT
DS	DOWNSPOUT
EF	EXHAUST FAN - REF CURB DTL A5/A-122
VTR	PLUMBING VENT THROUGH ROOF (VTR)- REF DTLS ON A-123
	2'-0" X 2'-0" X 1/4" WALKWAY PADS AS SHOWN SPACED 6" APART TYPICAL
X : 12	SLOPED ROOF STRUCTURE AS INDICATED
	TAPERED ROOF INSULATION SLOPE AS NOTED
RTU-X	ROOF TOP UNIT- REF. MECHANICAL DRAWINGS
	PRE-FIN STANDING SEAM MTL ROOF SYSTEM - SLOPE AS INDICATED
	DASHED LINE INDICATES LOCATION OF WALL BELOW
RV	ROOF VENT- REF MECHANICAL DWGS AND CURB DTL
OU	OUTDOOR UNIT- REF MECHANICAL DWGS
CU	CONDENSING UNIT- REF MECHANICAL DWGS



1 A-104 ROOF PLAN
SCALE: 1/8" = 1'-0"

1/8" = 1'-0" 0 4' 8' 16'

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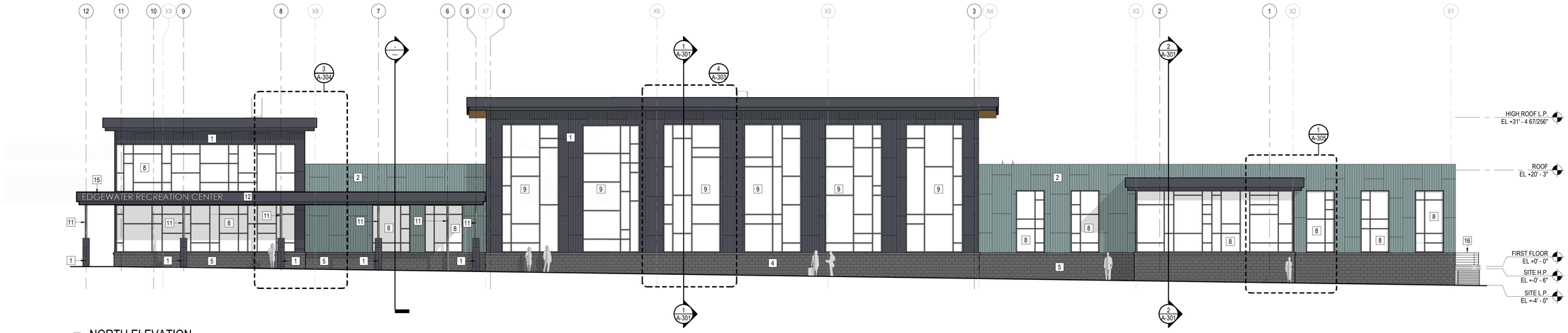
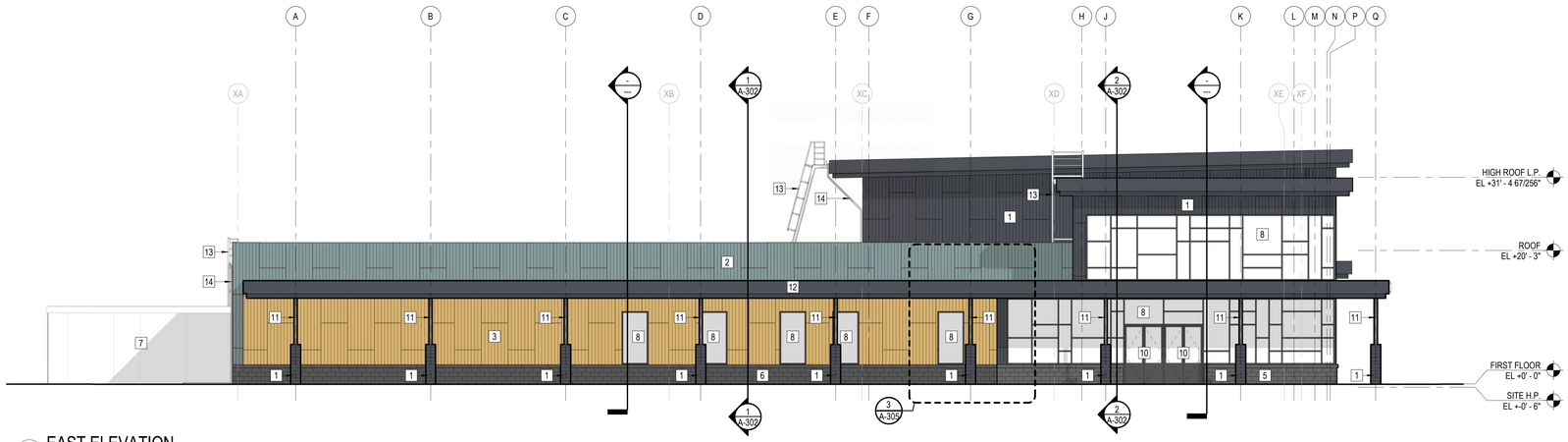
APPROVED DATE	APPROVED DATE	CHECKED BY: Checker	
ASSISTANT CHIEF ENGINEER	CHIEF, RIGHT OF WAY	SHEET NO. OF	ROOF PLAN A-104
		PROJECT NO. 24104-00	
		PROPOSAL NO.	



1 A-201 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 A-201 EAST ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES

1. METAL PANEL - HORIZONTAL - LONGBOARD - PANELBOARD - SOLID - 1/16" X 6" - BLACK
2. METAL PANEL - HORIZONTAL - LONGBOARD - PANELBOARD - SPECIALTY - 1/16" X 6" - MOONSTONE
3. METAL PANEL - HORIZONTAL - LONGBOARD - PANELBOARD - WOODGRAIN - 1/16" X 6" - SAND DRIFT
4. GROUND FACE CMU ON CMU
5. GROUND FACE CMU ON METAL STUD
6. GROUND FACE CMU ON PRECAST PANEL
7. PRECAST CONCRETE PANEL
8. STOREFRONT SYSTEM
9. CURTAIN WALL SYSTEM
10. DOOR. SEE SCHEDULE.
11. ROUND HOLLOW STRUCTURAL SECTION - COLUMN - HSS 6X0.375
12. ENTRY CANOPY. SEE DETAIL.
13. ROOF ACCESS LADDER.
14. GUTTERS & DOWNSPOUTS.
15. BUILDING NAME 24" DIMENSIONAL LETTERS.
16. EGRESS STAIR.
17. ROOF ACCESS HATCH.

1/8" = 1'-0" 0 4' 8' 16'

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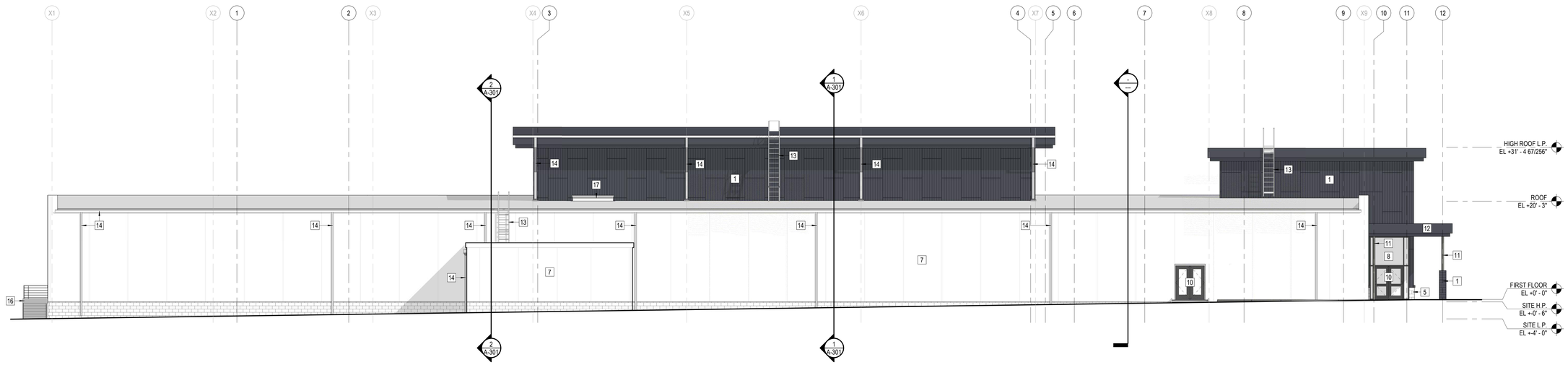
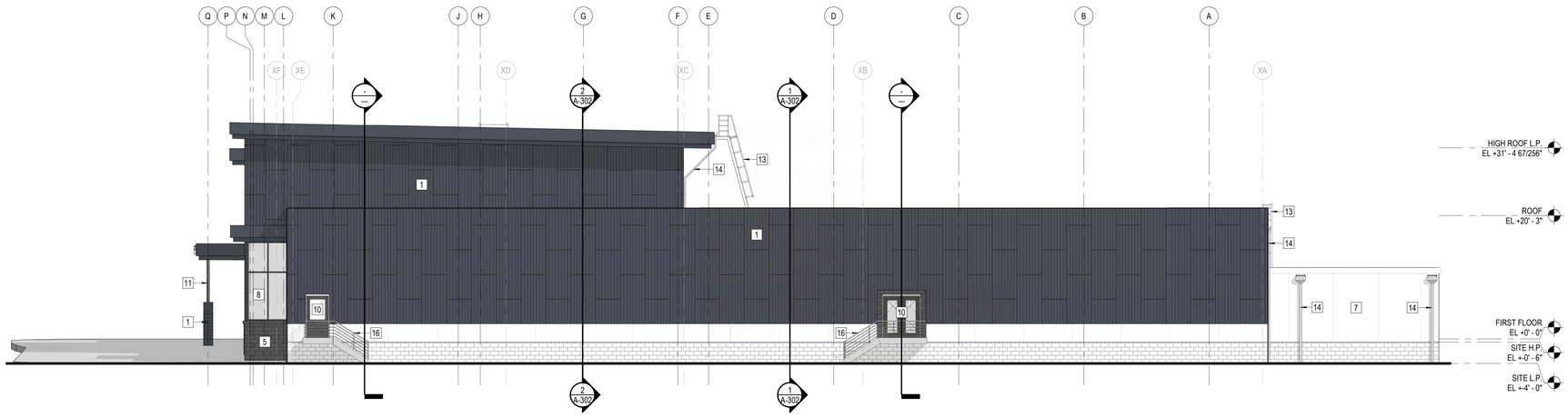
APPROVED DATE	APPROVED DATE	CHECKED BY: Checker	
ASSISTANT CHIEF ENGINEER	CHIEF, RIGHT OF WAY	SHEET NO. OF	
		PROJECT NO. 24104-00	EXTERIOR ELEVATIONS A-201
		PROPOSAL NO.	



1 A-202 SCALE: 1/8" = 1'-0"

SOUTH ELEVATION



2 A-202 SCALE: 1/8" = 1'-0"

WEST ELEVATION

ELEVATION KEYNOTES

1. METAL PANEL - HORIZONTAL - LONGBOARD - PANELBOARD - SOLID - 1/16" X 6" - BLACK
2. METAL PANEL - HORIZONTAL - LONGBOARD - PANELBOARD - SPECIALTY - 1/16" X 6" - MOONSTONE
3. METAL PANEL - HORIZONTAL - LONGBOARD - PANELBOARD - WOODGRAIN - 1/16" X 6" - SAND DRIFT
4. GROUND FACE CMU ON CMU
5. GROUND FACE CMU ON METAL STUD
6. GROUND FACE CMU ON PRECAST PANEL
7. PRECAST CONCRETE PANEL
8. STOREFRONT SYSTEM
9. CURTAIN WALL SYSTEM
10. DOOR. SEE SCHEDULE.
11. ROUND HOLLOW STRUCTURAL SECTION - COLUMN - HSS 6X0.375
12. ENTRY CANOPY. SEE DETAIL.
13. ROOF ACCESS LADDER.
14. GUTTERS & DOWNSPOUTS.
15. BUILDING NAME 24" DIMENSIONAL LETTERS.
16. EGRESS STAIR.
17. ROOF ACCESS HATCH.

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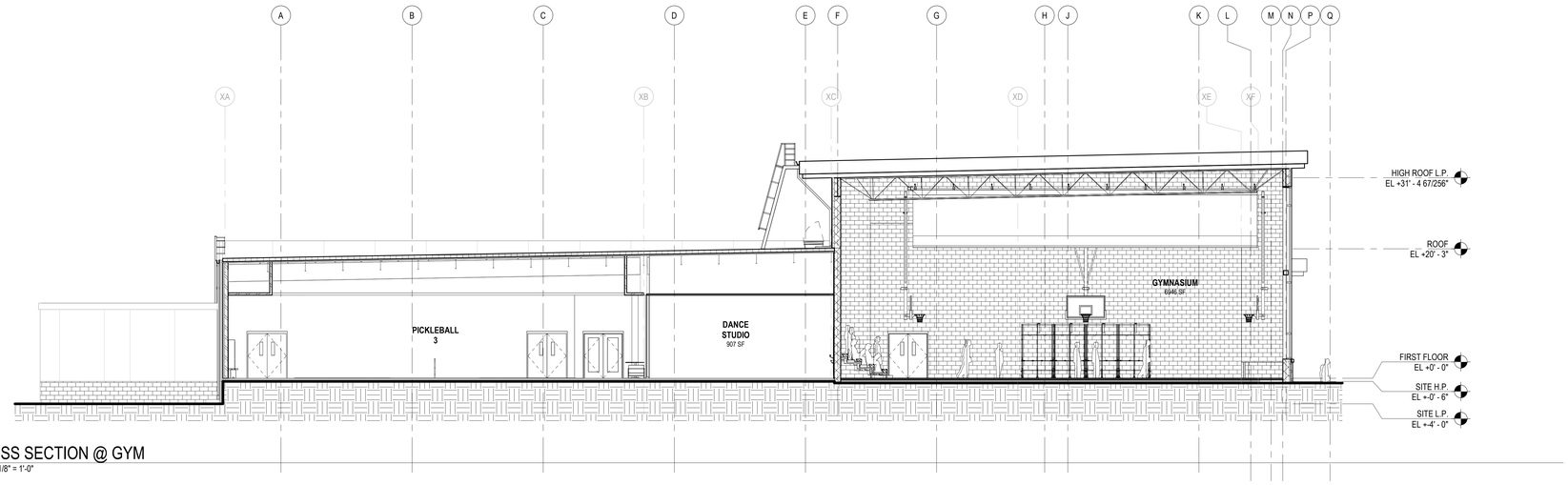
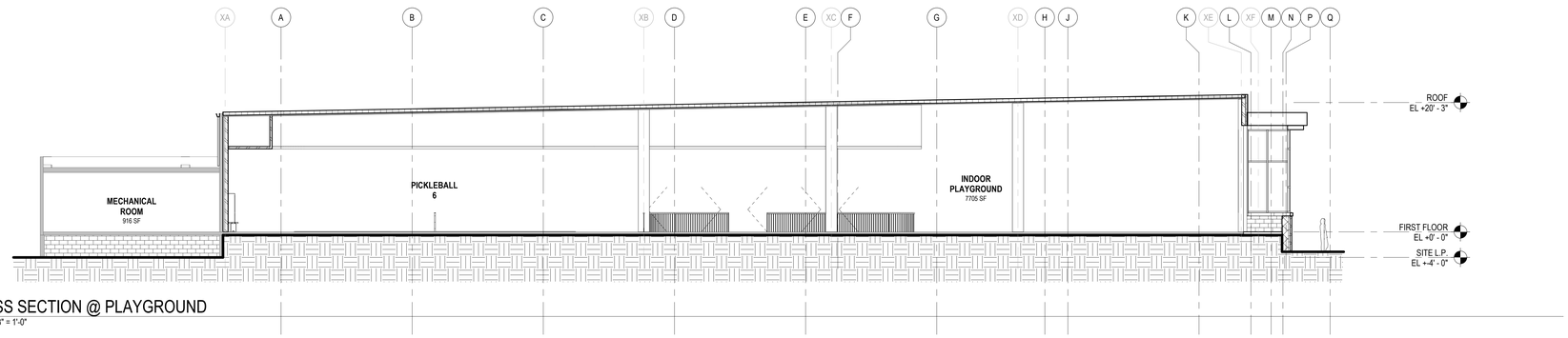
APPROVED DATE	APPROVED DATE	SHEET NO. OF	EXTERIOR ELEVATIONS A-202
		PROJECT NO. 24104-00	
ASSISTANT CHIEF ENGINEER	CHIEF, RIGHT OF WAY	PROPOSAL NO.	



1 A-301 CROSS SECTION @ GYM
SCALE: 1/8" = 1'-0"



2 A-301 CROSS SECTION @ PLAYGROUND
SCALE: 1/8" = 1'-0"

1/8" = 1'-0" 0 4' 8' 16'

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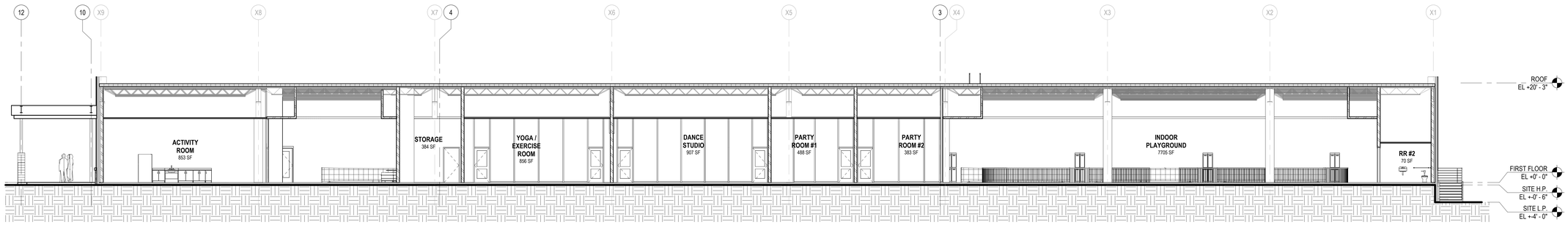
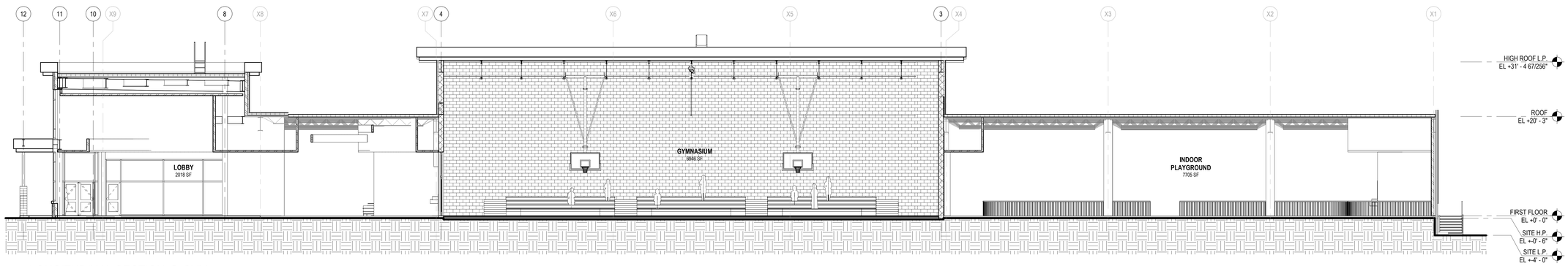
CHIEF ENGINEER	PROJECT MANAGER	DRAWN BY: Author	3130 SOLOMONS ISLAND RD, EDGEWATER, MD, 21037
APPROVED DATE	APPROVED DATE	CHECKED BY: Checker	
ASSISTANT CHIEF ENGINEER	CHIEF, RIGHT OF WAY	SHEET NO. OF	BUILDING SECTIONS A-301
		PROJECT NO. 24104-00	
		PROPOSAL NO.	



1 A-302 LONGITUDINAL SECTION @ ACTIVITY ROOMS
SCALE: 1/8" = 1'-0"



2 A-302 LONGITUDINAL SECTION @ GYM
SCALE: 1/8" = 1'-0"

1/8" = 1'-0" 0 4' 8' 16'

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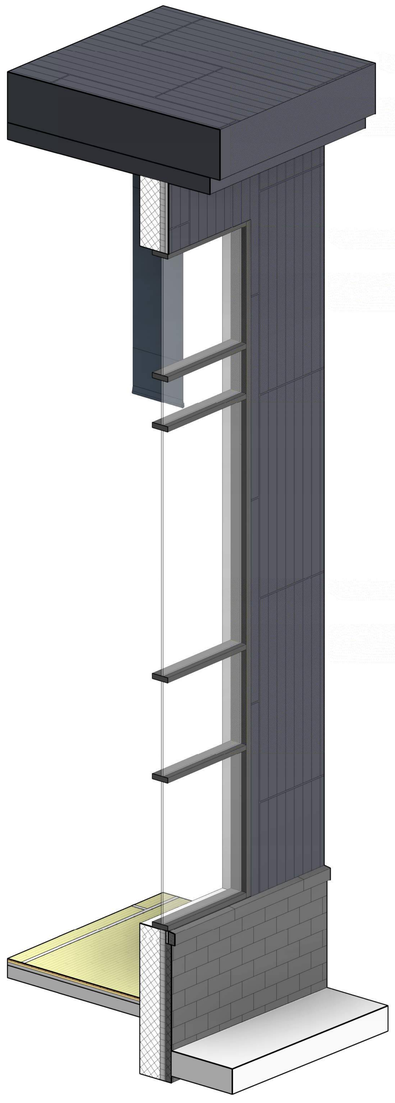
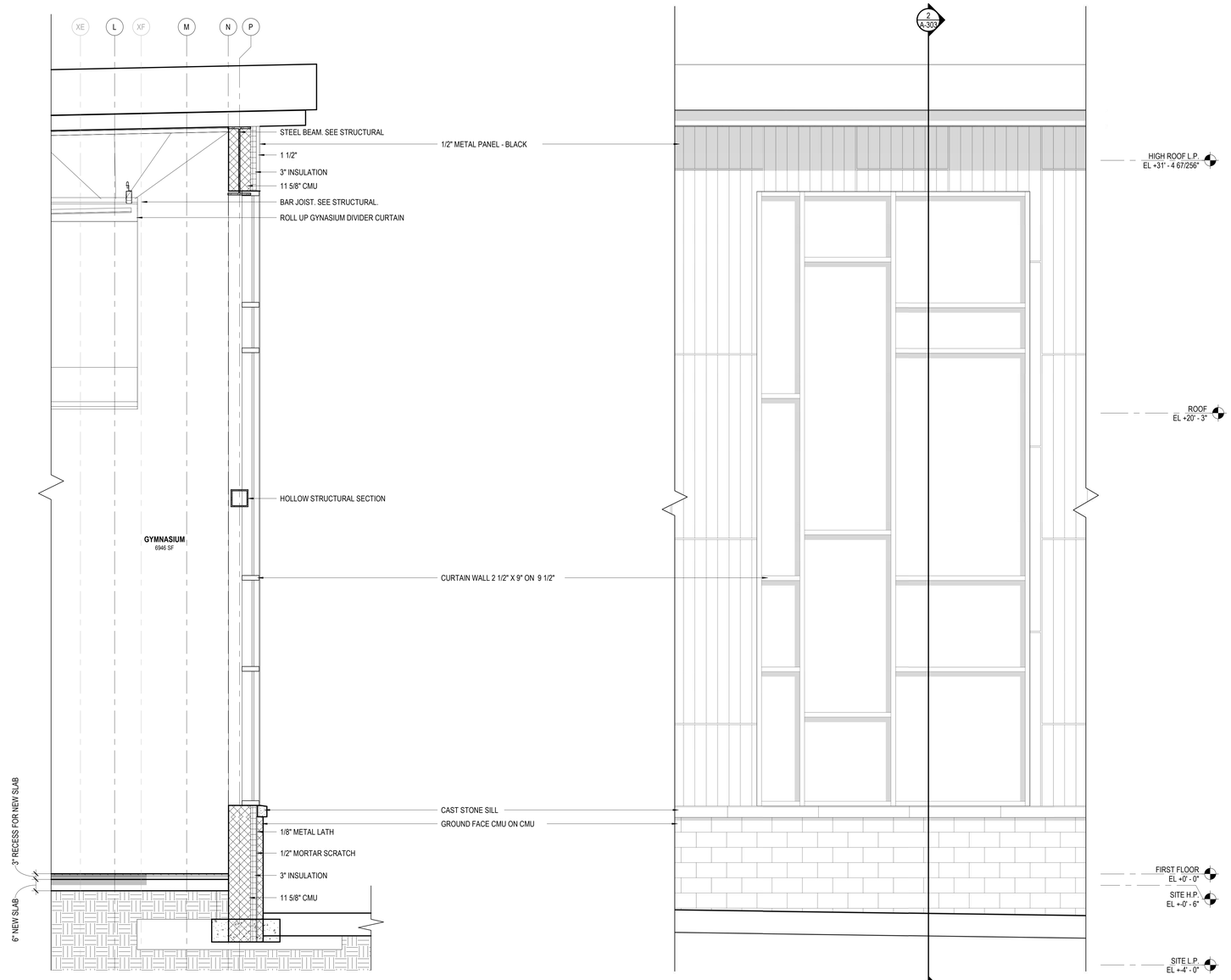
CHIEF ENGINEER	PROJECT MANAGER	CHECKED BY: Checker	
APPROVED DATE	APPROVED DATE	SHEET NO. OF	BUILDING SECTIONS A-302
		PROJECT NO. 24104-00	
ASSISTANT CHIEF ENGINEER	CHIEF, RIGHT OF WAY	PROPOSAL NO.	



1 A-303 3D ISO @ GYM
SCALE:



2 A-303 WALL SECTION @ GYM
SCALE: 1/2" = 1'-0"

4 A-303 ENLARGED ELEVATION @ GYM
SCALE: 1/2" = 1'-0"

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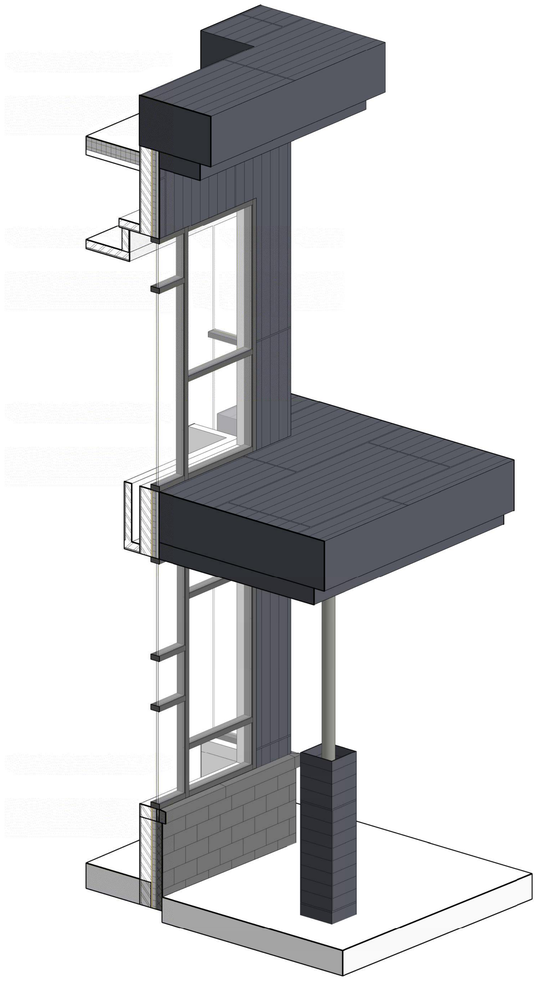
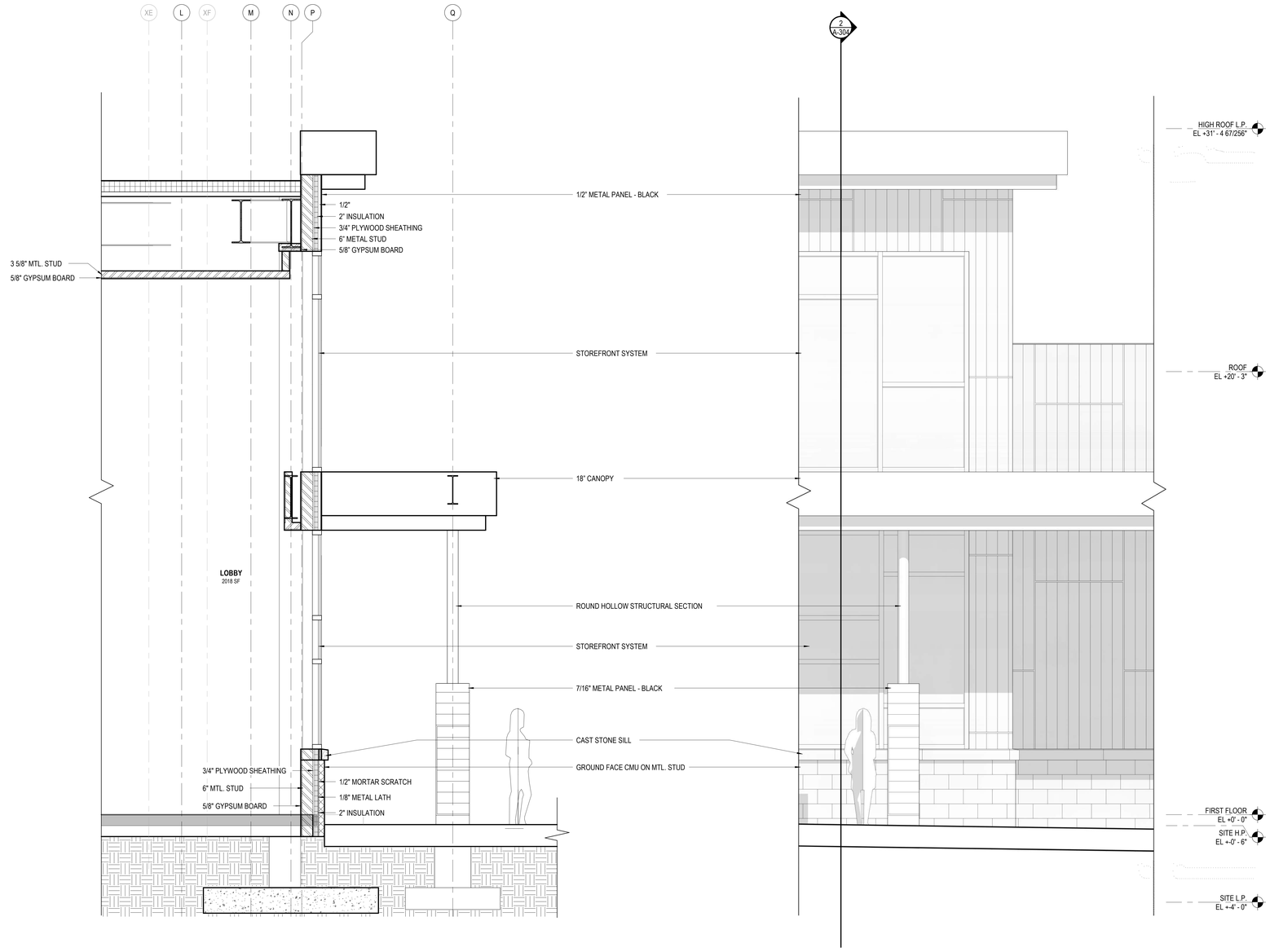
CHIEF ENGINEER	PROJECT MANAGER	CHECKED BY: Checker	
APPROVED DATE	APPROVED DATE	SHEET NO. OF	ENLARGED VIEWS @ GYM A-303
		PROJECT NO. 24104-00	
ASSISTANT CHIEF ENGINEER	CHIEF, RIGHT OF WAY	PROPOSAL NO.	



1 A-304 3D ISO @ LOBBY
SCALE:



2 A-304 WALL SECTION @ LOBBY
SCALE: 1/2" = 1'-0"

3 A-304 ENLARGED ELEVATION @ LOBBY
SCALE: 1/2" = 1'-0"

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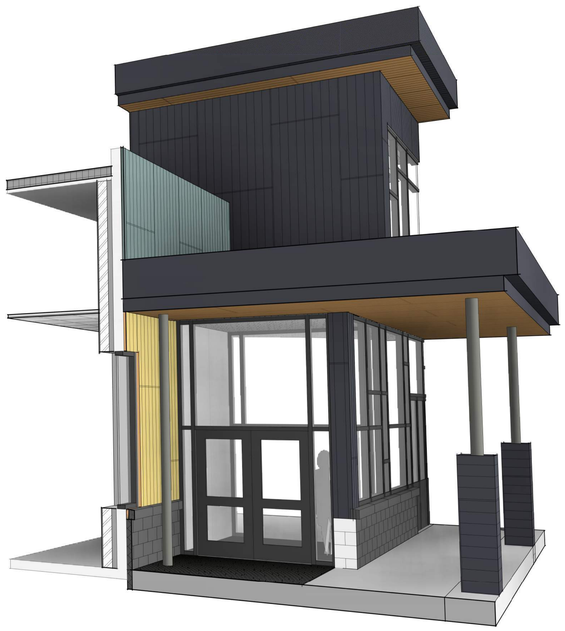
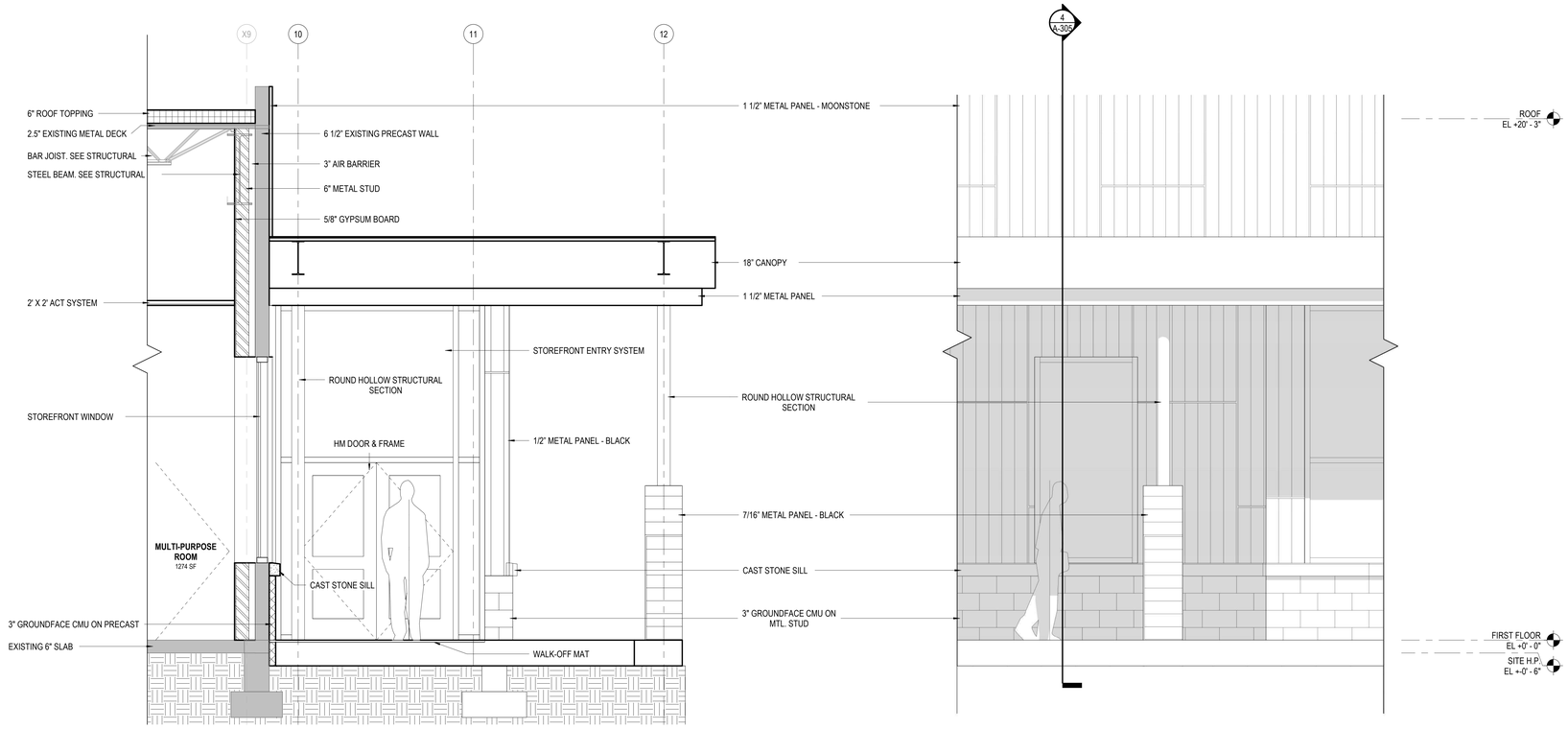
CHIEF ENGINEER	PROJECT MANAGER	CHECKED BY: Checker	
APPROVED DATE	APPROVED DATE	SHEET NO. OF	
		PROJECT NO. 24104-00	ENLARGED VIEWS @ LOBBY A-304
ASSISTANT CHIEF ENGINEER	CHIEF, RIGHT OF WAY	PROPOSAL NO.	

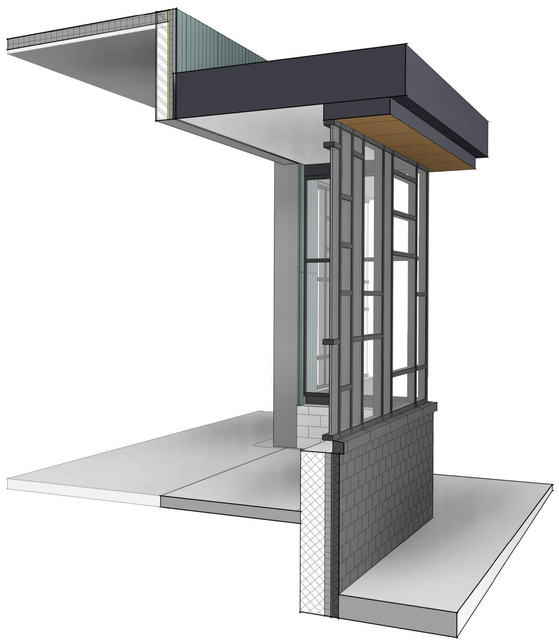


5 A-305 3D SECTION @ ENTRANCE
SCALE:

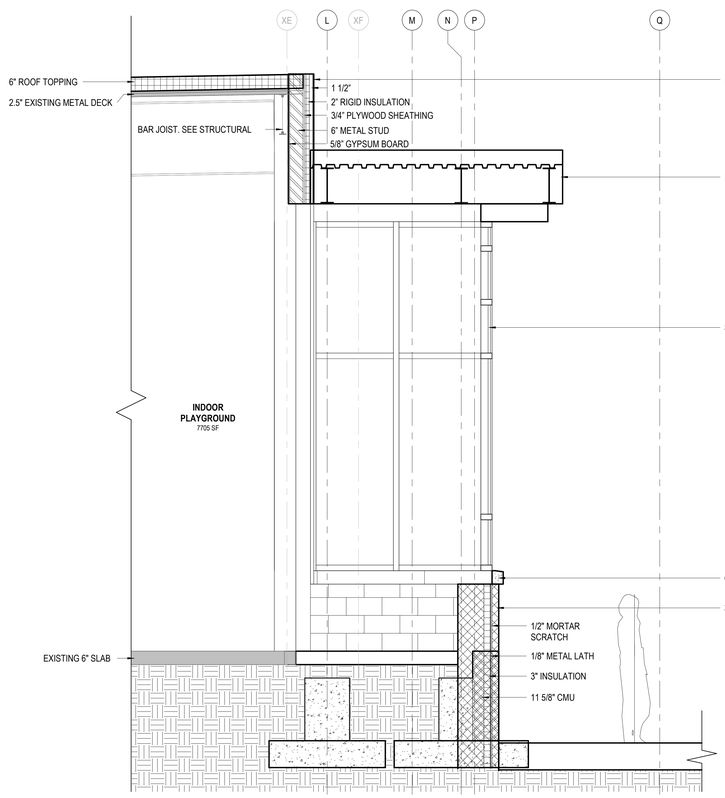


4 A-305 WALL SECTION @ ENTRY CANOPY
SCALE: 1/2" = 1'-0"

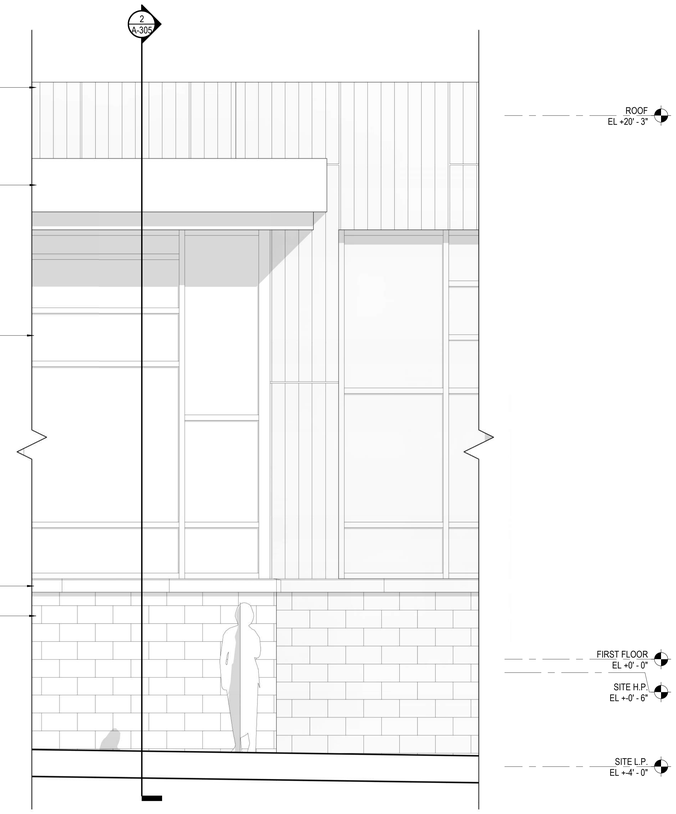
3 A-305 ENLARGED ELEVATION @ ENTRY CANOPY
SCALE: 1/2" = 1'-0"



6 A-305 3D SECTION @ PLAYGROUND
SCALE:



2 A-305 WALL SECTION @ PLAYGROUND
SCALE: 1/2" = 1'-0"



1 A-305 ENLARGED ELEVATION @ PLAYGROUND
SCALE: 1/2" = 1'-0"

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ASSISTANT CHIEF ENGINEER	CHIEF, RIGHT OF WAY	SHEET NO. OF
		PROJECT NO. 24104-00
		PROPOSAL NO.

EDGEWATER RECREATION CENTER
3130 SOLOMONS ISLAND RD, EDGEWATER, MD, 21037

ENLARGED VIEWS @ PLAYGROUND A-305

PHOTO OF EXAMPLE GRADE-MOUNTED ROOFTOP UNITS (RTU)

PHOTO OF EXAMPLE AIR ROTATION UNIT (ARU)

RTU ON CONCRETE CURB EXTENDING 4" ON EACH SIDE.

VAV RTU

18"x16" EA ROUTED TO EA CONNECTION ON VAV RTU ERV.

MAKE CONNECTION TO 6" COMBINED DOMESTIC WATER SERVICE TO 5'-0" BEYOND BUILDING. REFER TO CIVIL DRAWINGS FOR CONTINUATION.

6" F TO DOUBLE CHECK DETECTOR ASSEMBLY. PROVIDE ZONE ASSEMBLY TO WET SRPINKLER THE BUILDING.

DCDA

RPZ

DMV-1

WH-1

916 SF MECHANICAL ROOM

EQUIPMENT ON CONCRETE CURB EXTENDING 4" ON EACH SIDE.

ARU-1

CU-1

2" CW TO REDUCED PRESSURE ZONE BACKFLOW PREVENTER. ROUTE TO SERVE THE WATER HEATER, DIGITAL MIXING VALVE, AND BUILDING.

2" CW, 1-1/4" HW, 1" HWC TO SERVE THE BUILDING.

EQUIPMENT ON CONCRETE CURB EXTENDING 4" ON EACH SIDE.

CU-2

ARU-2

RTU ON CONCRETE CURB EXTENDING 4" ON EACH SIDE. RTU TO SIT ON 24" TALL ELEVATED CURB. DUCTWORK SHALL PENETRATE THROUGH ELEVATED CURB TO CONNECT TO RTU.

GYM RTU

DUCTWORK CONNECTED TO GYM RTU.

12"x12" EA ROUTED TO EA CONNECTION ON VAV RTU ERV

EUH

THERMOSTAT (TYP.)

ELECTRICAL ROOM 469 SF

18"x16" EA ROUTE TO BATHROOM EXHAUST AIR DEVICES

CW / HW / HWC PIPING TO SERVE PLUMBING FIXTURE

WOMEN 476 SF

MEN 368 SF

FAM. RR 62 SF

50"x24" SOUND LINED DUCTWORK TO RETURN AIR TO SERVE SPACE.

48"x20" SOUND LINED DUCTWORK ROUTED TO SERVE VAV BOXES

PICKLEBALL 1

PICKLEBALL 2

PICKLEBALL 3

PICKLEBALL 4

PICKLEBALL 5

PICKLEBALL 6

PICKLEBALL 7

PICKLEBALL 8

46"x16" SOUND LINED RA / SA DUCTWORK ROUTED TO GYMNASIUM

12"x12" EA DUCTWORK ROUTED TO BATHROOM EXHAUST AIR DEVICES

STORAGE 559 SF

4" SAN FFE: 42.0' INV ELEV: 36.8'

UG SANITARY SLOPED AT 2%

UG SANITARY SLOPED AT 1.3%

MAKE CONNECTION TO 6" COMBINED DOMESTIC WATER SERVICE TO 5'-0" BEYOND BUILDING. REFER TO CIVIL DRAWINGS FOR CONTINUATION.

ACTIVITY ROOM #3 863 SF

MTG #1 118 SF

MTG #2 115 SF

MULTI-PURPOSE ROOM 1264 SF

Operable Partition

STORAGE 383 SF

ACTIVITY ROOM #1 856 SF

ACTIVITY ROOM #2 907 SF

PARTY ROOM #1 486 SF

PARTY ROOM #2 500 SF

CORRIDOR 10630 SF

RR #1 68 SF

RR #2 70 SF

RR #3 69 SF

RR #4 70 SF

JANITOR 69 SF

RA DUCTWORK ROUTED TO GYM RTU

84' - 4"

RA GRILLE LOCATED LOW WITHIN GYMNASIUM. DUCTWORK LOCATED WITHIN CHASE.

GYMNASIUM 6969 SF

INDOOR PLAYGROUND 7603 SF

CW / HW / HWC PIPING TO SERVE PLUMBING FIXTURE

OFFICE / ADMIN. 557 SF

LOBBY

ROUTE TO WATER ROOM

MANAGER 132 SF

ASST. MANAGER 131 SF

FDC

1 A-101 FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

Hoffman Jun & Associates
Consulting Engineers

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APPROVED DATE	APPROVED DATE	CHECKED BY: AHJ	
ASSISTANT CHIEF ENGINEER	CHIEF, RIGHT OF WAY	SHEET NO. OF / PROJECT NO. 24104-00 / PROPOSAL NO.	FLOOR PLAN - MECHANICAL & PLUMBING — MP-101

Edgewater Recreation Center

Public Information Session – Schematic Design

Public Meeting Minutes and Comments

The Anne Arundel County Departments of Recreation and Park and Public Works, presented a 30% plan for the Edgewater Recreation Center on January 9th at the Edgewater Elementary School. The meeting was publicized online and mailers were sent to properties within 300 feet of the subject property. The public meeting was attended by 60-65 participants.

Edgewater Recreation proposes renovating the existing commercial property at 3130 Solomons Islands into a community recreational center.

The presentation is attached. The preliminary design presented:

- Reflected the results of the public engagement survey, which generated 974 responses.
- Focused on redevelopment and reuse of the space, not full demolition and redesign.
- Explained that the building has columns and a roof that physically restricts where certain elements could naturally be placed. Changes to the key structural elements of the building would require additional funding.
- Included a mix of flexible spaces to serve all ages and abilities.
- A design that would allow the maximum use of the space throughout the operating hours. The DRP did not want to build something that would be empty during the day or evenings.
- Does include indoor pickle courts to address the demand that the South County Recreation Center can not accommodate.

The preliminary use of programming that could be housed in this space included:

- Adaptive Programming
- Arts and Crafts
- Badminton
- Basketball
- Certification Classes (babysitting, CPR, FA)
- Cooking Classes
- Dance

- Family Game Nights
- Fitness
- Karate/Martial Arts/Self Defense
- Musical Theatre
- Parties
- Pickleball
- Programs for Multiple Age Groups, Pre-K to Senior
- Special Events
- STEM
- Story and Crafts
- Summer Camps/ Teen Camps
- Volleyball
- Yoga

At the conclusion of the presentation, the attendees were invited to provide feedback. Comments during the public comment period of the meeting centered around meeting spaces, the number of pickleball courts, and the number of multi-purpose rooms. Below is a summary of the comments presented during the meeting

- Those opposed to the pickleball courts mentioned the large number of pickleball courts in the area - counting private and public locations (County and City). Some of the participants felt that eight courts were too many and could be reduced or removed to provide different amenities.
- It was expressed that there were a lot of unused community spaces in the community. Participants felt that the police station, libraries, and the Londontown Community Center could be used for gatherings.
- There were a few people who stated that they wanted something they did not already have. This would include the indoor skate park, walking track, and fitness equipment.
- There was a request for the formation of a stakeholder group.
- There was a question about the pricing for using the space. The fees presented seemed unreasonable and high for a limited experience compared to other community recreational facilities.
- There was support for a skatepark.
- There was support for pickleball courts.

After the comment period concluded, the contact information for further public comment was shared, and the meeting was closed.

The public comment period remained open until 1/25/25. The full list of comments submitted has been included with these meeting minutes. Below is a response to the comments by topic.

Pickleball Courts:

1. There are several places, both public and private, that could meet the needs of the pickleball community.

Response: The Department of Recreation and Parks (DRP) does not consider private facilities to determine whether or not a recreational need has been met in an area, as the County has no control over its operations. The DRP seeks to provide a variety of recreational amenities based on a radius established by the State of Maryland and used in the County's Land Preservation, Parks, and Recreation Plan. The DRP also considers current capacity and demand within its current facilities to determine if additional space is needed. The DRP currently does not have a large indoor pickleball complex to serve the residents of Anne Arundel County. The acquisition of this property would be able to address this current unmet need.

2. Please confirm the height of the pickleball courts. 18 to 20 feet would be preferred over the 16ft presented at the public meeting.
   Response: The floor plan and heights of the spaces will be refined in the next iteration of the design. That design will be shared at the next public meeting for feedback.

3. The comments related to pickleball ranged from full support of the eight courts presented to a full elimination of the pickleball courts. Numerous comments supported pickleball courts but felt that the number could be reduced.
   Response:The DRP has compiled multiple data sets related to the recreational desires of the residents in the immediate community of the park. The first set of data was the Plan Your Park campaign that ran from 10/30/23 until 11/30/2023. This survey included court sports (Basketball, Tennis, Pickleball, Volleyball, Street Hockey, etc)as an option for both Central Ave and Riva Arae Aprks. Course sports ranked 1st as the most desired sport at Riva Area Park and 2nd at Central Ave Park. This represents 726 people (40.2%) out of 1807 respondents. Please note that at the time of this survey, the County did not have ownership of the Edgewater Recreation Center. The 2nd data set was the summer survey specific to the Edgewater Community Center. There were 36 respondents out of 974, or 3.7%, who commented and expressed their support for a pickleball. Of the comments received after the public meeting, 52% of the comments submitted requested the courts remain, and 13% suggested the design be modified to keep them but reduce the number proposed. The DRP has received numerous requests for additional pickleball courts in south county, and DRP staff has indicated that the South County Recreation Center is inadequate to support the demand for indoor pickleball use. The need for pickleball courts remains. This need should be balanced with providing additional recreational opportunities in the space. Therefore, the number of courts is being reconsidered as part of the next iteration of the design, which will be shared at the next public meeting for feedback.

Skatepark:

1. Provide an indoor skatepark and or an outdoor skatepark with a covered area.
   Response: The DRP has compiled multiple data sets related to the recreational desires of the residents in the immediate community of the park. The first set of data was the Plan Your Park campaign that ran from 10/30/23 until 11/30/2023. This survey included course sports (Disc Golf, Skateboarding, BMX, Equestrian, etc) as an option for both Central Ave Park and Riva Area Park. Course sports ranked 5th as the most desired

sport at Riva Area Park and 7th at Central Ave Park. This represents 200 people (11.1%) out of 1807 respondents. Please note that at the time of this survey, the County did not have ownership of the Edgewater Recreation Center. The 2nd data set was the summer survey specific to the Edgewater Community Center. There were 49 respondents out of 974 or 5% who commented and expressed their support for a skatepark. Of the comments received after the public meeting only 25 supported a skatepark at this park. Based on this feedback, support for a skatepark at this location is not overwhelming. A majority of the comments received wanted maximum flexibility inside of the building. However, the DRP recognizes that the County has limited skateparks and agrees that additional space for this activity should be provided in the County's park system. For those reasons, the skatepark was initially proposed as part of the second phase of development as an outdoor amenity. This idea was presented during the public meeting. Since the public meeting, the DRP has been looking at an alternative location in the Edgewater/Mayo Area to utilize as an outdoor public skatepark. At this time, that location is still under negotiations. Should this location be secured, the DRP would reach back out to the community for feedback on the design of the space.

Meeting Rooms:

1. Has any consideration been given to the reduction of meeting rooms, as several spaces in the community are available for use? These spaces could be repurposed for fitness classes, art classes, additional court games, or other recreational uses.
   Response: The spaces presented at the 30% meeting were intended to provide a mix of flexible spaces to serve all ages, abilities, and interests. The spaces include an activity room, multipurpose room, yoga/ exercise room, dance studio, two meeting rooms, and two party rooms. The meeting rooms only accounted for 227 sf or 5% of the spaces noted in the conceptual design. The DRP believes that this combination of spaces allows for art classes, fitness, and other recreational activities, as listed on page 1 of this document. The floor plan is being refined based on comments received during the public meeting and the comment period. The next iteration of the design will be shared at the next public meeting for feedback.

Walkability:

1. Improve the intersection with RT 2 to improve pedestrian access.
   Response: This comment is being taken under advisement for further review.

Aquatic Center/ Pool/Splash Pad:

1. A pool should be included at this location
   Response: A pool is not and was not proposed for this location. The premise for this project was to maximize the reuse of the existing building. An aquatic center pool would require extensive demolition and new construction to support this use. The biggest and most costly change would be the foundation and columns. The foundation would have to be excavated to accommodate the depth of the pool, and columns would need to be reconfigured to accommodate this use. The use of the property as an aquatic center was

not a part of the survey, or communicated by the DRP. The County also has a pool at Riva Rd that offers recreational swimming.

2. South County needs a swim center, but it should not be at this location.
   Reponse: Comment noted.

Activities for Children:

1. Has drop-off child care been considered?
   Response: A drop-off child care area for parents to leave their children with staff while they use the space is not proposed for this location. The preliminary operating plan includes summer camps and recreational programs that children can participate in with limited to no supervision.
2. The center should be a kid-friendly environment.
   Response: The DRP agrees and is proposing a variety of activities and programs to interest the community.
3. Have activities for teens been considered?
   Reponse: Yes, activities for teens have been considered, the final list of programs has not been determined but could include teen summer camp, certification course, drop in use of the gym, complex obstacles in the playground area, and game nights.
4. What ages are being considered for the playground?
   Response: Ages toddler to teen is being considered for the playground.
5. Is there a possibility of a rock climbing wall?
   *Respons*e: Yes, that is still under consideration.

Other Indoor Activites:

1. Walking Track
   Response: A full looped indoor track was not provided in the 30% drawings because there was not enough space to accommodate it. The DRP has asked the consultant to determine if a walking corridor can be integrated into the design
2. Weight Equipment and Indoor Fitness Space
   Response: An indoor fitness space was not initially included because it was not a service currently provided. However, based on the feedback, this is being considered.

Fees:

1. The cost of the fees seems high and should be reviewed.
   Response: The pricing shared at the public meeting was based on current programming, which may not be the final operational plan for this location. As programming and activities are developed, final pricing will be determined.

Stormwater Management:

1. Arundel Rivers would love to be an enthusiastic partner in this redevelopment. We will see grant funding to ensure the best management practices and stormwater management infrastructure is maximized for our waterways.
   Response: This comment has been noted.

Outdoor Improvements:

1. What are the plans for outdoor recreation?
   Response: The 1st phase concentrated on the development and operations of the building. This 1st year to 18 months of operations would help determine the traffic pattern to the site, turnover in the parking lot, and an operational schedule that would determine just how much parking is needed on site. Phase 2 would be the reduction of parking and the development of outdoor recreational amenities in those areas, which could include additional court games or a skatepark. Skatepark ranked 5th on the survey for outdoor amenities. The DRP would re-evaluate this need if the playground, pickleball courts, and basketball could be accomplished inside the space and if alternative locations are unavailable. The outdoor amenities will be selected once there is a determination on how much space is available for use.
2. Is there any funding for Phase 2 at this time
   Response: Only Phase 1, the building renovations are funded. Additional funding would have to be requested and approved to advance the project to the second phase.

Additional Public Engagement:

1. How is the information that has been collected from the public survey and community meeting being considered to determine the programming for the space?
   Response: The County has reviewed the public comment feedback (approximately 120 comments submitted) in conjunction with the survey results(974 respondents) and the Plan Your Park survey. This survey included two parks in the vicinity of this project (Riva Ave (504 respondents) and Central Ave(1,303 respondents). DRP believes that those four sets of data represent a significant population of the region that would use the Edgewater Community Recreation Center. This data would help prioritize the spaces needed. While most of the conversation at the public meeting was focused on pickleball and a skatepark, most respondents have asked that the space be as flexible as possible and offer as many active recreational opportunities as possible. There was a strong desire for the gym to accommodate multiple sports, including futsal, volleyball, badminton, and basketball. There was a desire for a fitness area, walking track, playground area, and rock climbing. DRP does not believe having a separate stakeholder group would result in new ideas being presented. DRP's goal is to find the right combination of spaces that would maximize the use of the space, prevent lulls in use and serve most people most of the time. Based on the feedback that has been received, the floor plan for this space is being redesigned. Once that is completed, a second public meeting will be held for additional feedback before the finalization of the floor plan.
2. Will the County establish a stakeholder group?
   Reponse: Refer to the comment above.
3. How will the County engage the community moving forward?
   Response: The floor plan for this space is being refined. Once that is completed, a second public meeting will be held to collect additional feedback before the finalization of

the floor plan. Updates will also be posted online at https://www.aacounty.org/recreation-parks/capital-projects/edgewater-rec-center

Attachments:

- Presentation
- Sign in sheet
- Full comment log
- Summary of the Edgewater survey.

Anne Arundel County
DPW & YOU
Making a difference, together

Edgewater Recreation Center

Public Information Session – Schematic Design
January 9, 2025
Edgewater Elementary School – 6:00pm - 7:00pm

Important Meeting Information

- Tonight's meeting will be audio recorded
  - All **questions** will be answered at the **end of the presentation.**
  - Any questions that cannot be answered tonight will be added to the question and answer document that will be provided on the Department of Parks and Recreation website for this project.

Meeting Agenda

- Project Team
- Project Background
- Project Overview
- Project Schedule
- Contact Information

Project Team

County Staff:

Erica Matthews
Deputy Director
Department of Recreation and Parks
drp_capital-projects@aacounty.org

Kyle Autry
Project Manager
Department of Public Works
pwautr19@aacounty.org

Design Consultant:
Peter Stone, Project Manager
Pennoni and Associates

Purpose of Meeting

This project is for the design of a community-use recreational facility in the Edgewater Area. This meeting is the Schematic 30% Design Presentation.

DRP anticipates renovating an existing building that will provide a variety of indoor active recreational and community-use opportunities.

Website for additional information regarding the the new Edgewater Rec. Center:
https://www.aacounty.org/recreation-parks/capital-projects/edgewater-rec-center

Edgewater Area Map

Project Background:

- **Project Name**:Edgewater Regional Recreation Improvements
- **Project Number:** P592600
- **Ownership:** Anne Arundel County
- **Address:** 3130 Solomons Island, Edgewater, Md 21037
- **Zoning:** C3- General Commercial
- **Site Measures:** 5.3974 acres with a 45,797sf building and 276 parking spaces
- **Development Impact**: This project is the renovation of a developed site. This project results in no new lots or buildings. This project has no impacts on schools.

Project Background:

Environmental Concerns:

- There are no streams, bogs, steep slopes or floodplain on the property.
- The project is not located in the Critical Area

Specimen Trees and Forested Area

- The LOD is less than 40,000 sf therefore this project is exempt from Forest conservation
- The site is developed with trees around the perimeter of the property.

Project Background:

Stormwater Management:
This site would continue to use the SWM device that is currently onsite. No additional impervious area is proposed. The LOD is less than 5,000 sf so this project would be exempt from SWM.

Utilities:
This project is served by public water and sewer

Existing Conditions

Access to the property would continue to use the **existing driveways** located on **Solomons Island Rd** and **Southdown Rd**

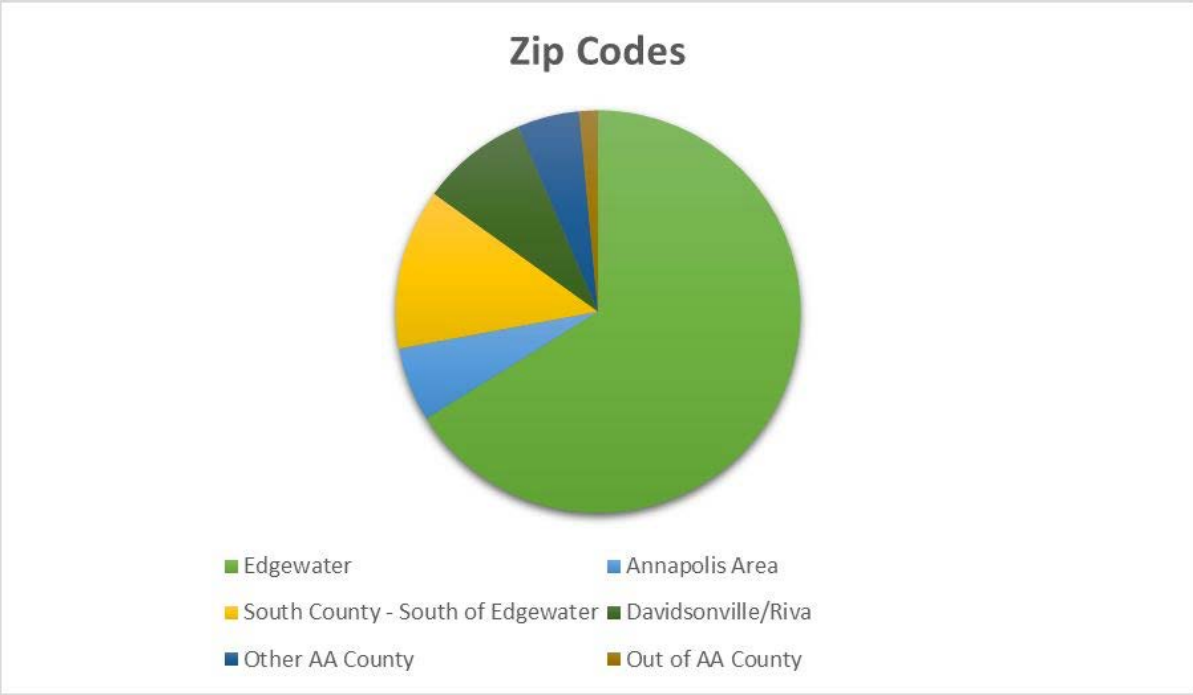
Existing Conditions

Community Input

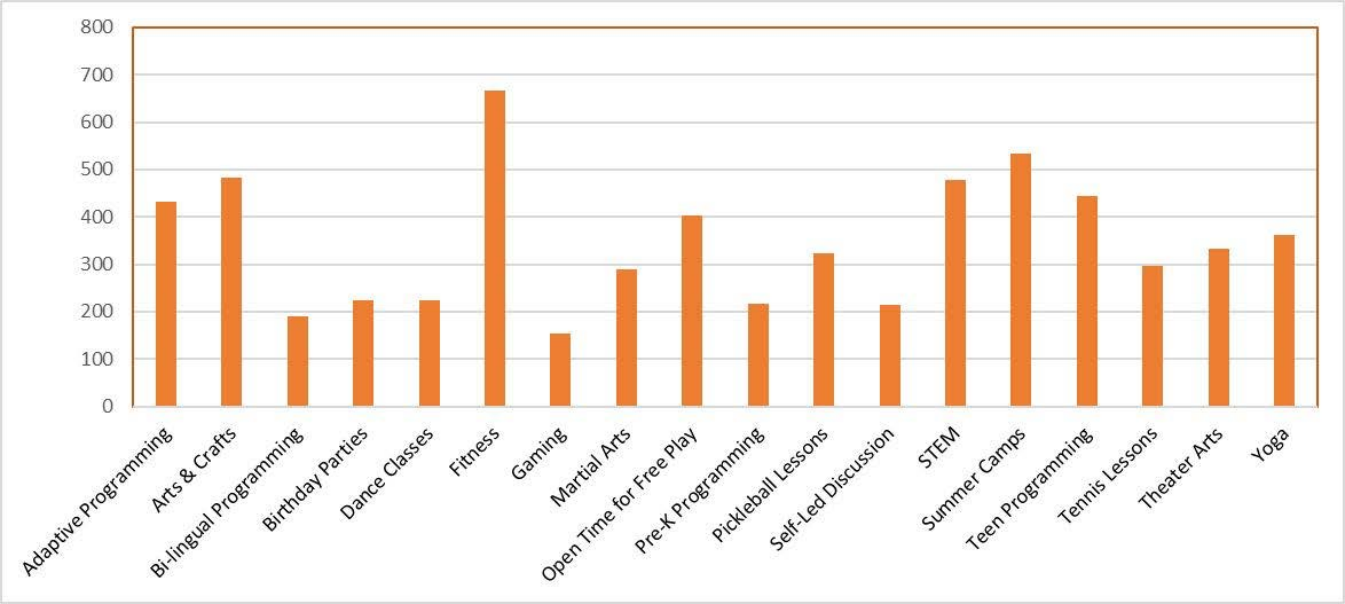
During a kickoff celebration at the future recreation center site, Anne Arundel County's Department of Recreation and Parks asked the public for input during a survey period dated 7/13/24-8/27/24

974 people participated in the survey.

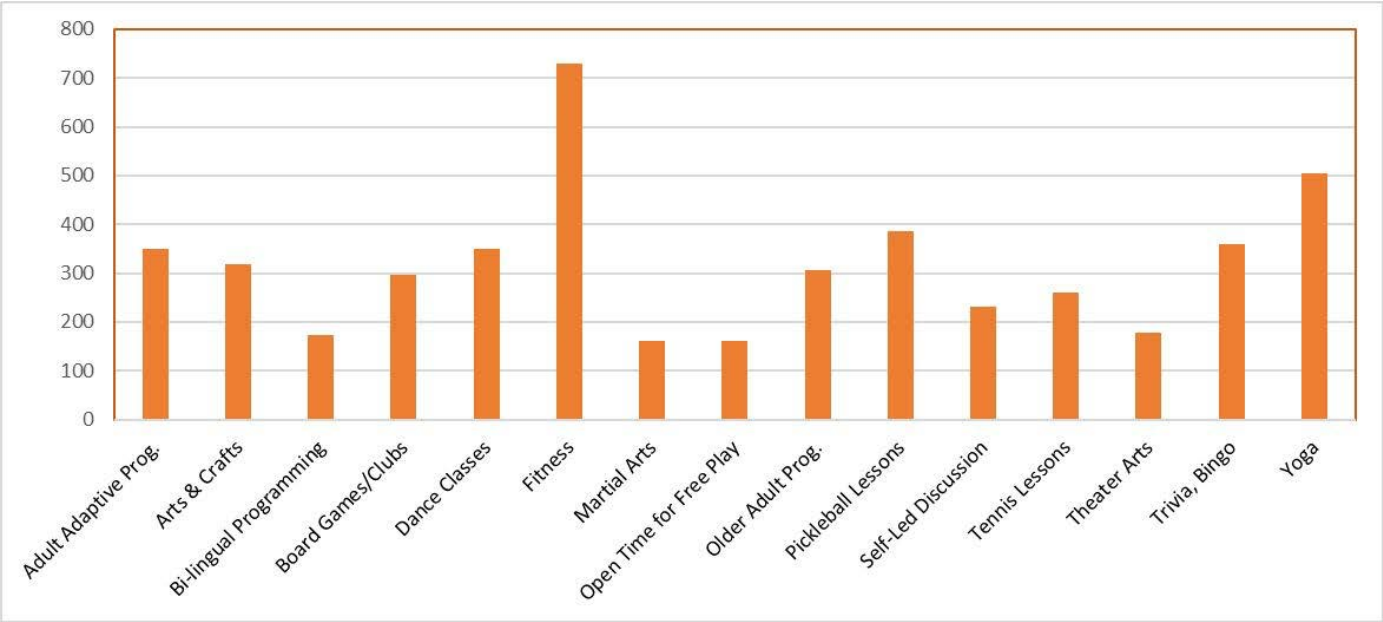
Community Input: Community Representation



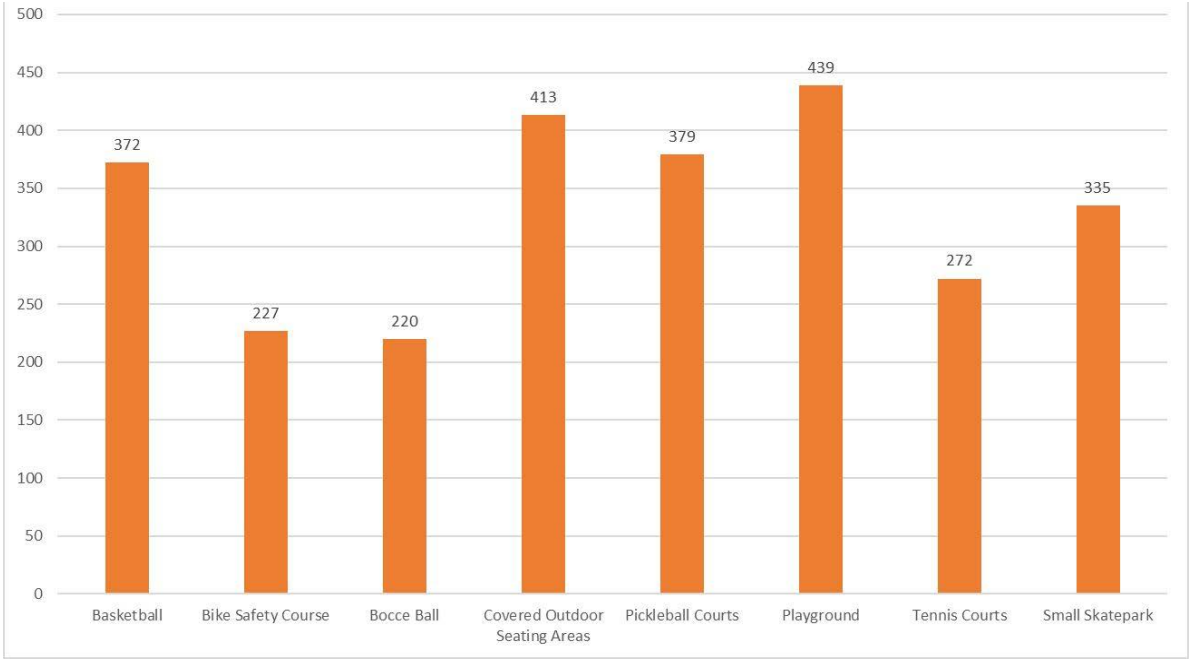
Community Input: What type of **youth programs** would you like to see in this center?



Community Input: What types of **adult programs** would you like to see in this center?



Community Input: What **Outside Amenities** Would you Like to See?



Community Input: Activities in the Comments

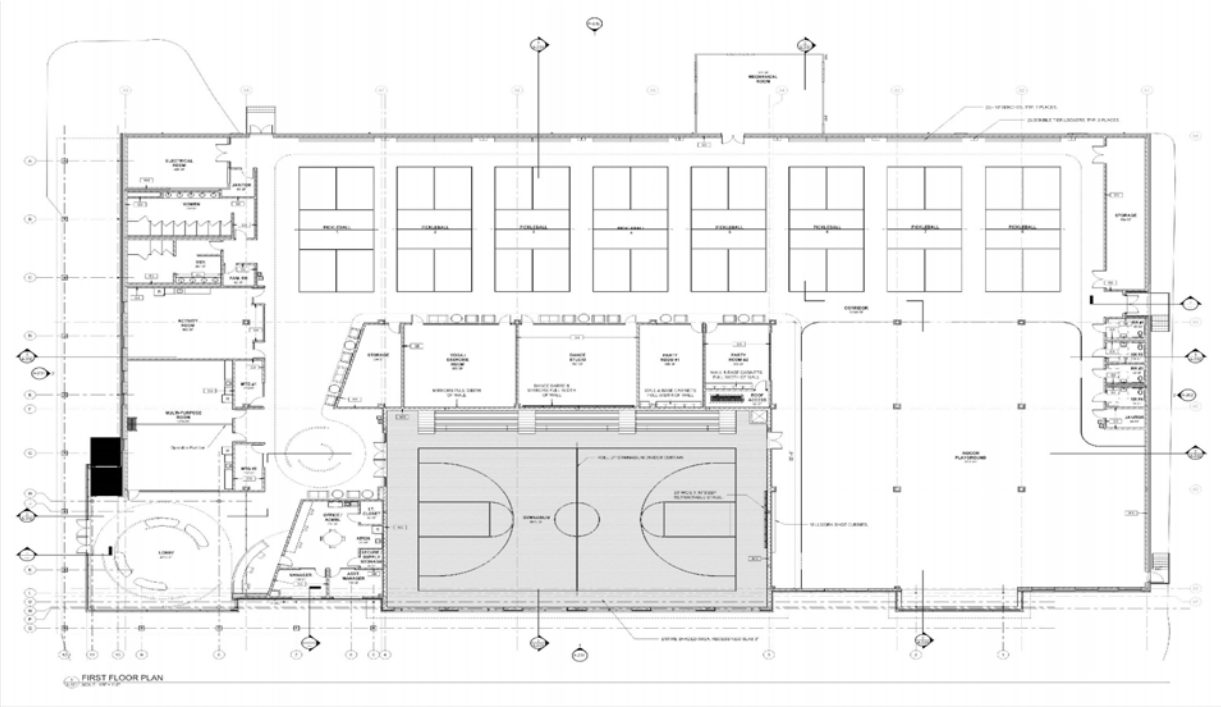
sand volleyball rock climbing golf bowling
shuffleboard large skatepark community garden
trails roller/ice skating pool (indoor & outdoor)
splash pad
outdoor theater archery baseball batting cage
volleyball (indoor & sand) turf fields stage street
hockey badminton cornhole farmers market disc golf
pool table dog park indoor skate park
indoor walking track futsal workout area (gym)
softball obstacle course

Preliminary Operational Plan

- Indoor spaces will be completed and opened before outdoor amenities and improvements will be considered.
- Recreational programming for the space is still being finalized.
  - Serve all ages and abilities
  - Would be a mix of drop in opportunities and programmed activities
  - Portions will be available for rent
- Pricing
  - Will be similar to current recreational pricing.
- Hours would be similar to current recreational sites
  - M-F 8:30 Am to 9 PM
  - Saturday 8:30 AM to 7PM
  - Sunday 8 AM to 4PM

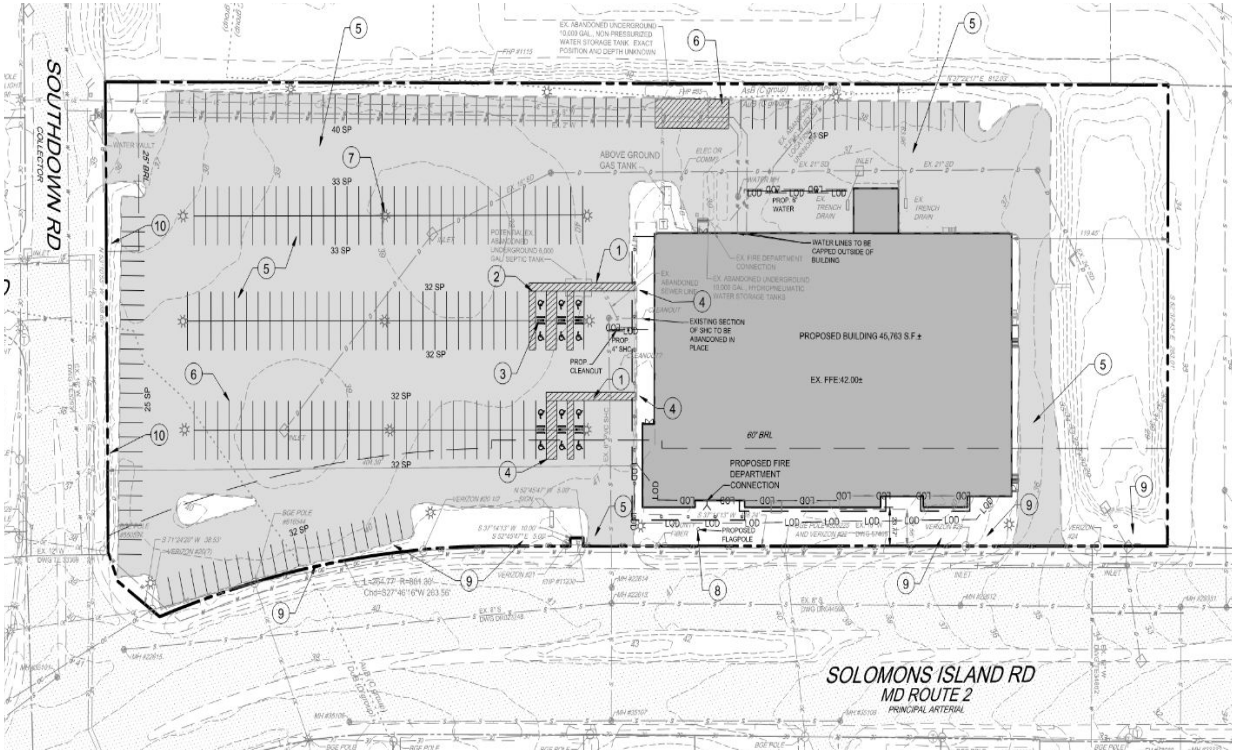
Proposed Edgewater Rec. Center Layout- 30% Design

- 8 Pickleball Courts
- Basketball Court
- 8400 sf Playground
- 3 Activity Rooms
- 2 Party Rooms
- 1300 sf Multi-Purpose Room
- 2 Meeting Rooms
- Open Concept Lobby w/ Seating



Proposed Site Layout - 30% Design

- 276 Available Parking Spaces
- ADA accessibility
  - 12 handicap parking spaces
  - 4 van accessible access aisles
- Perimeter Landscaping
- New parking lot lighting
-



Project Status

- Schematic Design – Fall 2024
- 30% Public Meeting – January 2025
- Submit Design Development - Spring 2025
- Submit Permits - Summer 2025
- Submit Construction/Bid Documents Packages - Fall/Winter 2025
- Construction Start – Winter/Spring 2026

Questions?

Comment Period

- The public comment period will last 2 weeks and close on **Friday January 24,2024 at 5pm.**
- Comments can be submitted to Kyle Autry, DPW Project Manager
  - **Email: pwautr19@aacounty.org**

Bureau of Utility Operations

24-Hour Emergency
Water Service: (410) 222-8400
Billing Inquiries: (410) 222-1144

Bureau of Waste Management Services

Bulk Trash Service / Curbside Collections: (410) 222-6100

Bureau of Highways

General Inquiries: (410) 222-7321
Snow Line: (410) 222-4040
Email: hwyscustomercare@aacounty.org

Bureau of Engineering

General Inquiries: (410) 222-7500

Bureau of Watershed Protection and Restoration

General Inquiries: (410) 222-1072

Customer Relations:
(410) 222-7582

ATTACHMENT B

Edgewater Recreation and Community Center

Department of Recreation and Parks Preliminary Program Requirements

Attachment B
Edgewater Recreation and Community Center
Preliminary Design Standards

BUILDING INFORMATION

- Use: Edgewater Recreation and Community Center
- Location: 3130 Solomons Island Road, Edgewater, MD 21037
- Size: Existing Building 45,016 SF
  Land: Acres: 5.39 4.27 impervious
- Zoned: C3 allowed building height 60'
- Existing Lot Coverage 79% maximum allowed in C3 80%
- Parking: Provided: 276 includes 8 Standard HC & 4 HC Van accessible

PROJECT NARRATIVE

Based on: Schematic Design – 9/16/2024, Drawings, Outline Specifications and Narrative Edgewater Recreation Center, 3130 Solomons Island Road, Edgewater, MD 21037 and information obtained from Public Meetings.

Prepared for: Anne Arundel County Departments of Recreation and Parks and Public Works

By: Architect: RRMM Architects
Civil Engineer: Pennoni
Structural Engineer: Columbia Engineering
Mechanical & Plumbing Engineers: Hoffman Jun Associates
Electrical Engineers: Century Engineering

Rewritten by: Anne Arundel County Department of Recreation & Parks
Resilience Authority of Annapolis and Anne Arundel County

Disclaimer: This information is provided for general information and design intent and requirements only. All Information provided must be reviewed and confirmed by the selected Design/Build firm.

GENERAL NARRATIVE

The Edgewater Recreation and Community Center will be located at 3130 Solomons Island Road Edgewater, MD 21037 in Anne Arundel County, MD. The existing 5.39-acre (234,989 SF) site consists of an existing one-story structure of approximately 45,016 square feet. The construction date of the building is unknown, but the structure has been used as a grocery store and recently as a Halloween-themed retail store. Anne Arundel County purchased the property in 2024. To the north of the building is a depressed, grassy stormwater management facility and to the west and south of the building there are paved surface parking lots. The property is bounded on the east by Solomons Island Road (MD 2). The site is relatively flat and has an appropriate amount of parking to accommodate a recreation center of this size. It is anticipated that the renovation of the existing structure into a new recreation center will add some area to the building. The exterior and interior of the building will be renovated in Phase I (this project) with any sitework required for permitting and occupancy. The landscaping and any additional exterior sitework will be completed under Phase II through a separate contract, not including any site enhancements in accordance with the RFP section 5.5. The DRP is seeking a space that will serve all ages and abilities. The space should be

accommodating to those with common barriers such as visual, motor, auditory, learning, and cognitive disabilities.

Preliminary Programming/Uses

The consultant should recommend spaces that could be used by a variety of visitors and support social inclusion and equal opportunity which may include:

- Adaptive Programming
- Arts and Crafts
- Recreational Badminton
- Basketball
- Batting Cages
- Bocce and Carpet Bowling
- Certification Classes (babysitting, CPR, FA)
- Cooking Classes
- Dance & Yoga
- Electronic/Active Gaming
- Electric Obstacle Courses/ Rock Climbing
- Family Game Nights
- Fitness
- Futsal
- Karate/Martial Arts/Self Defense
- Meetings/Training
- Movies projected on a wall
- Musical Theater
- Parties
- Pickleball
- Playground Toddler/Elementary/Middle School
- Pool Table and Ping Pong (if space allows)
- STEM
- Story and Crafts
- Summer Camps/Teen Camps
- Volleyball
- Walking

ARCHITECTURAL NARRATIVE

The goal of this renovation project is to repurpose an old grocery store property owned by Anne Arundel County (AACo) to provide a Community Recreation Center, managed by Recreation and Parks, for the

residents of the AACo. The intent is to rework the property through redesign and reuse, not extensive demolition, with the following guidelines:

- Provide maximum visual impact to Solomons Island Road (MD 2) through exterior building design
- Maximize use of the interior height of the building (16'-20') by proper location of spaces.
- Raise part of the building roof to allow a minimum clearance (nothing except baskets below) of 25' in the gymnasium and provide clerestory windows.
- Design minimal changes to the existing building footprint (primarily increases at Entry and Gymnasium)
- Any changes to the building footprint may necessitate changes to the storm water management (SWM).
- Provide an interior design that is dynamic, inviting, easy to navigate and operate, and themed with the community in mind.
- Provide a variety of flexible spaces to serve all ages and abilities that can be programmed for maximum use of the spaces throughout the operating hours.
- Select exterior/interior finishes that are appropriate to use, easy to maintain, durable, suitable for high traffic and cost effective for both installation and maintenance. Any exposed ceiling/roof structure is to be painted with fire retardant paint on exposed structure (as opposed to spray fireproofing) if fireproofing is required by code.
- Provide security through sight lines, interior glazing, limiting dead spaces, intercoms, lighting and infrastructure (power and conduits) for cameras and other motion sensors. Equipment to be installed by Anne Arundel County Office of Information Technology (AACo OIT).
- Lighting should be selected for interest and appropriate to activities, but taking into account cost and ease of replacing bulbs and fixtures.
- Furniture, finishes and equipment should be selected to be appropriate to use, easy to maintain, durable, suitable for high traffic and cost effective for both installation and maintenance. Consider using medical grade fabrics that are water and stain resistant and have antibacterial properties for public spaces such as the lobby.

SPACE REQUIREMENTS

#	Space	SF	Qty	Total SF	# Staff	Uses/ Notes See Additional Notes Below Chart
	Entry/Administration					
1	Entry Lobby	1000	1	1,000		Queue, Wait, Art Displays, Seating, TV
2	Reception Desk	200	1	200	3	3 Check-in Stations
3	Admin Office Seats	10	2	20		Waiting inside Administration Offices
4	Supervisor's Office	150	1	150	1	Lockable, sound insulated office
5	Asst. Super's Office	120	1	120	1	Lockable, sound insulated office
6	Bookkeeper's Office	100	1	100	1	Lockable, sound insulated office
7	Staff Desks	50	3	150	3	Could be outside Administration
8	Printer/Files	60	1	60		Does not require a room
9	Admin Kitchenette	50	1	50		For Staff only
10	Conference Table	70	1	70		4-6 People
1	Secure Storage	50	1	50		Lockable with Safe for funds in Admin

1						
12	IT Closet	50	1	50		Lockable (1-2 small booster closets)
13	**Subtotal**			**2,020**		**Entry/Administration**
	Recreation/Community					
14	Gymnasium Lobby	300	1	300		Waiting, queuing
15	Gymnasium	8400	1	8,400		Ideally 105' x 80' minimum (confirm) including bleachers, drop-down stage and safety zone.
16	Court Area Type 1	4500	1	4,500		Ideally 60' x 75' minimum with 16'-18' ceilings with no interior columns. Movie Projection on a wall. Structured for harnesses in aerial/bungee classes with 10 students and 1 instructor and motorized suspended batting cages.
17	Court Area Type 2	6400	1	6,400		Ideally 64' x 100' minimum placed in the highest ceilings in existing building with around 18' - 20' ceilings used for 3 Pickleball/Badminton courts and 2 moveable bocce courts.
18	Walking Track	4700	1	4,700		Walking and general circulation, 2-3 lanes, size is minimum. If three lanes, then 1 lane for general circulation
19	Yoga/Exercise Room	800	1	800		Yoga & exercise classes
20	Gaming Room/Area	300	2	600		Open area/room for electronic active gaming, Ping Pong or Pool Tables
21	Dance Room	1000	1	1,000		14'-16' ceilings for lifts and leaps, Marley Floor over sprung floor, ballet barres, and mirrors used for Dance
22	Multi-purpose Room	600	2	1,200		2 adjacent rooms with folding divider between, one with sink, base cabinets, and counter, used for art, games, camps, and classes, the other with ceiling mounted projector and smartboard for training and community meetings.
23	Activity Room	500	1	500		3 basin sink, refrigerator, microwave oven, counter and base cabinets. Drop-down power from ceiling used for art, cooking classes, meetings.
24	Indoor Play Area	7500	1	7,500		Approximately 75' x 100' for ages 1-14
25	Cubbies/Coats	100	1	100		At least 75 (based on 100ft /person)

26	Parent Seating	5	20	100		Chairs or benches
27	Party Room	600	2	1,200		Approximately 20' x 30' for 24 children, contains, sink, counter and cabinets as well as glass view into playground.
28	**Subtotal**			**37,300**		**Recreation/Community**
29	**Subtotal Above**			**39,320**		**Entry/Admin/Recreation/Community**
	Support Spaces					
30	Storage Type 1	600	1	600		At ground level for tables, chairs, etc.
31	Storage Type 2	80	3	240		At ground level with shelves for supplies & equipment
32	Storage Type 3	400	2			Storage for seldom used equipment and decorations above Administration Offices/ Rooms? Not in SF Count
33	Restrooms	500	2	1,000		Adjust as needed
34	Family/Single Restrooms	60	4	240		Grouped or located throughout facility
35	Adult Changing Station	30	1	30		Added SF for one Family Restroom
36	Janitor	80	2	160		Mop Sink, Shelving
37	Electrical Room	450	1	450		In current location. Adjust as needed. Provide space for primary IT equipment.
38	Mechanical Room	900		900		Adjust as needed. Door to exterior. Reduce significantly or eliminate if equipment packaged ground-mounted outside (preferred) and ducted in.
39	**Subtotal**			**3,720**		**Support** About 10.5% Additional
40	**Total SF**			**43,040**		
41	**Additional Multiplier**			**2,800**		About 6.5% Additional
42	**Total Gross SF**			**45,840**		
43	**Existing Total Gross SF**			**45,016**		**Current Building**
44	**Proposed Gross SF**			**45,800**		With a few small extensions
45	**Total Staff**				**12**	Includes a floater and 2 night-staff

ENTRY REQUIREMENTS

Entry Exterior

New entry to the facility should be on the south end of the building (toward the east end), provide visual impact to Solomons Island Road (MD 2) traffic and be easy to identify, with the name EDGEWATER RECREATION AND COMMUNITY CENTER prominently displayed. The building entry should be fully accessible and have glass for light and to hint at what is inside. Entry should be covered by an awning for drop offs and possible outdoor queuing. Entry can extend beyond the existing storefront footprint, but should not require raising the roof. Adequate lighting and security cameras (by OIT) to be included for safety.

Entry Lobby

The entry lobby should be a bright and inviting space that welcomes the community with a wow-factor and will be used for seating, waiting, queuing, checking-in, and viewing art. The entry lobby should be adjacent to the Front Desk and possibly near the administrative offices. Furnishings should include a large TV screen for streaming or posting community center information, a built-in bench and/or chair seating, small tables, and possibly a queuing system. Space should be comfortable but not extremely large. Finishes should be appropriate to uses, easy to maintain, durable, suitable for high traffic and cost effective for both installation and maintenance. Maximize ceiling height within existing structure.

Circulation should take into account the need to queue, customer access into and out of the facility, and allow staff to limit unauthorized entry into recreation space. There should be areas and good lighting to display park information and where local artists can display work. An alcove for possible vending (3-4 machines) should be considered if space allows. Adequate lighting and security cameras (by OIT) to be included for safety.

Reception Desk

The front desk will check in guests for classes, activities, recreation events and parties. The space should house three (3) staff members and will need power and data at three individual work stations that can house equipment such as point of sale (devices for the collection of fees), printers and computers to access programs and information, etc. Each employee should have a high stool. The desk should be at standing height with a portion of the desk that is handicapped accessible for both staff and guests. Finishes should be appropriate to uses (carpet squares, linoleum or LVT, paint, vinyl base, ACT ceiling in grid), easy to maintain, durable, suitable for high traffic, and cost effective for both installation and maintenance, but include soft surfaces or sound absorption panels to help tame noise. Countertops should be solid surface and have locking drawers. Space should be provided for the display of programs and forms. Staff should have visual adjacencies to entry, waiting areas, and entry/exit points.

Public Seating/Waiting

There should be seating and tables for people to wait for someone using the facility. It should have an easy view to a large monitor that will promote activities within the center. There should be power available for charging devices. Finishes should be durable, easy to maintain and suitable for high traffic.

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ADMINISTRATION OFFICE REQUIREMENTS

Administrative offices should be located with easy access for staff and the public, but should be lockable, sound insulated and secured. There should be windows to maintain sight into the facility. Windows to the exterior are an added benefit. Finishes should be appropriate to office space, easy to maintain, durable, suitable for high traffic, and cost effective for both installation and maintenance including carpet squares, linoleum or LVT, paint, vinyl base, ACT ceiling in grid with standard office LED up lights. Soft surfaces or sound absorption panels should be added to tame noise. Provide convenience outlets for cleaning.

Administration Office Guest Seating

Provide space for two chairs and a small table for guests waiting to speak with a supervisor. Provide power for convenience outlets for lighting or charging.

Supervisor's Office

Provide a sound insulated office with a wraparound desk or desk and credenza, bookcase, file cabinet, office chair and two (2) guest chairs. Provide windows with shades and with visibility to areas within the facility or to the outside. Provide power and data for a computer and monitor and convenience outlets for lighting or charging.

Assistant Supervisor's Office

Provide a sound insulated office with a wraparound desk or desk and credenza, bookcase, file cabinet, office chair and one (1) guest chair. Provide a window with shades and with visibility to areas within the facility or to the outside. Provide power and data for a computer and monitor and convenience outlets for lighting or charging.

Office Support's Office

Provide a sound insulated internal lockable office with a desk and return or desk and credenza, bookcase, file cabinet, office chair and one (1) guest chair. Provide power and data for a computer and monitor and convenience outlets for lighting or charging.

Staff Desks

The three (3) staff members will have a counter desk with a grommet, file and pencil drawers, and lighting at three (3) individual work stations that can house equipment such as computers, monitors and office supplies. Provide power and data for a computer and monitor at each station and convenience outlets for lighting or charging. Each employee should have a desk chair. These desks could be located separately within the facility to provide additional supervision of recreation spaces from a room with windows. Night staff will use these stations.

Kitchenette

Provide upper and lower cabinets with enough space for a sink, small refrigerator, coffee maker, microwave oven and supporting supplies. Cabinets can be wood veneer or plastic laminate. The countertop should be solid surface material. Provide necessary power for all equipment and convenience outlets.

Printer/Files

There should be a location for a printer with power and data and at least 12 drawers of filing cabinets.

Conference Table

Provide a central location off of main circulation where staff can hold informal meetings or eat lunch. The table and chairs should be large enough for four to six (4-6) people.

Secure Storage

An internal secure room with a lockable door required to house a safe and any valuables required at the facility. The room may need a surveillance camera. Provide 12" deep shelving above at 3' AFF on at least one wall. Provide power for charging equipment such as phones, power tools, or flashlights.

IT Closet

Provide an internal secure and lockable room for housing IT server boosters and any equipment required for computers, and surveillance cameras. Provide power and data as required.

RECREATION AND COMMUNITY USE SPACE REQUIREMENTS

Gymnasium Lobby

Provide space where people can wait to enter or mill around during intermission or halftime of events. Finishes should be durable, easy to maintain, suitable for intended use and for high traffic.

Gymnasium

The Recreation Center Gymnasium will be used for a number of purposes including basketball, volleyball, pickleball, futsal, dance recitals, etc. The gym should include retractable bleacher seating with intermediate aisles and seating for at least 125 people. A basketball court is typically 84 ft long by 50 ft wide or 4200 sq ft. with a clear height minimum of 25 feet above the finished floor. However, that increases to 5,100–6,800 sq ft because the addition of the 3–10 ft safety zone around the court, and a 4-level set of telescoping bleachers would require another 10'-12 feet on one side of the room. Provide a fold-down stage on one wall of the room for dance recitals. Seating for these recitals could be folding or stacking chairs. Provide six (6) retracting basketball backboards/nets suspended from ceiling. Provide mats on walls behind basketball nets, and scoreboards. Provide convenience outlets for equipment needed by score keepers and dance instructors.

Gymnasium should be adjacent to a space that can be used as a Green Room for recitals (Dance Studio, Court, Multipurpose, Activity, etc.). Provide large storage (Type 1 below) with double doors adjacent to the gymnasium for storage of tables, chairs and large equipment.

Provide glass in the doors and adjacent windows to allow views into the gym. Provide clerestory windows and other safety glass as required by design. Any exposed ceiling/roof structure to be painted with fire retardant paint on exposed structure (as opposed spray fireproofing) if fireproofing required by code, and floors to be Resilient Athletic Flooring with a wood-look in the area of the basketball court. All other finishes should be durable, easy to maintain, suitable for intended uses (including bouncing balls of various sports) and for high traffic. In addition to a single full-size court, stripping and a netting divider that drops from ceiling will be provided to allow for two cross-court games to be played when bleachers are closed.

The floor will require striping and equipment (nets, goals, stanchions, etc.) for a full-size basketball court, two (2) smaller basketball cross-courts, two (2) volleyball courts and three (3) pickleball courts.

Court Area 1

Court Area 1 could be in a part of the building with a lower ceiling height (west side) around 16'-18'. It will have some solid walls but will also have removable partitions made of canvas or netting that attach to columns or drop from the ceiling. The space will be used for pickleball (practice or lessons, not competition, due to ceiling height) and should consist of striping for two courts that can also be used for badminton by swapping out the nets. The room will also be used for summer camp activities, dodgeball, movies projected on a wall (provide power at floor/wall for moveable a projector cart), batting cages that drop from ceiling, and bungee and aerial silks classes (provide structural support for one (1) teacher and 10 students). Any exposed ceiling/roof structure to be painted with fire retardant paint on exposed structure (as opposed spray fireproofing) if fireproofing required by code. All other finishes should be durable, easy to maintain, suitable for intended uses (including resilient athletic flooring suitable for bouncing balls of various sports) and for high traffic. Provide two (2) 10' benches and eight (8) lockers separated with the courts. Provide power for moveable projector (cart) and speakers required for movies.

Pickleball requires "a total playing surface 30'X60' is the minimum size that is recommended. A total size of 34'X64' feet is preferred." The actual playing area measures 20' x 44'. Based on this information it is believed that a 60' x 75' space would be ideal. There should be no columns in the center of the space. Provide removable net dividers between courts.

Court Area 2

On the east side of the building the ceilings are higher due to the slope of the roof (around 18'-20' ceilings). It will have some solid walls but will also have removable partitions made of canvas or netting that attach to columns or drop from the ceiling. The space will be used for pickleball (possibly competition) and should consist of striping for three courts that can also be used for badminton by swapping out the nets. The room will also be used for summer camp activities, and moveable bocce courts or carpet bowling, and meetings. Any exposed ceiling/roof structure to be painted with fire retardant paint on exposed structure (as opposed spray fireproofing) if fireproofing required by code. All other finishes should be durable, easy to maintain, suitable for intended uses (including resilient athletic flooring suitable for bouncing balls of various sports) and for high traffic. Provide a minimum of three (3) 10' benches and 12 lockers.

The ceiling height should be between 18' - 20' clear above the finished floor. An official bocce ball court is precisely 13' wide x 91' long, but courts can be made virtually any size. Courts will be moveable.

Based on this information we believe that 64'' x 100'' minimum space would be ideal for these uses. There could be columns in this space as long as they don't interfere with play on the courts. Provide removable net dividers between courts.

Walking Track

Provide a walking track with a minimum of two (2) 30" wide lanes for walking in one direction through the facility, and possibly a third lane (30"-36" W) in a different color for general circulation. Any exposed ceiling/roof structure is to be painted with fire retardant paint on exposed structure (as opposed to spray

fireproofing) if fireproofing is required by code. All other finishes should be durable, easy to maintain, suitable for intended uses (including resilient athletic flooring) and for high traffic.

Gaming Room/Area

This is a room or an open area (multiples of 300 SF) that could be used for different purposes as center needs change. This area could house fitness equipment, ping pong and/or pool tables, or electronic gaming.

A standard pool table is 108" X 54". To accommodate most adult players additional three to six (3-6) feet of space around all sides of the table. That means the ideal space for a 9' pool table is about 15' x 20' (300 SF).

Any exposed ceiling/roof structure is to be painted with fire retardant paint on exposed structure (as opposed to spray fireproofing) if fireproofing is required by code. All other finishes should be durable, easy to maintain, suitable for intended uses and for high traffic.

Dance Studio

The dance studio should be a large room with two (2) entrances, a fully mirrored wall, ballet barres, and a Marley floor over a resilient subfloor. A 25' to 30' deep room by 40'+/- is suggested. Dance studios require a higher ceiling because of lifts and leaps, so a height of 14'-16' is suggested. Finishes should be durable, easy to maintain and appropriate for intended uses including, painted walls, athletic floor, vinyl base, ACT ceiling in grid. Lighting should be dimmable, and on multiple switches to allow for lower lighting options. Provide glass in the door and adjacent windows to allow views into the room, but provide blinds for when privacy is required. Provide convenience outlets for use by instructors for audio and speakers.

Activity Room

This room will be used for art classes, cooking classes, exercise classes, camps, community meetings, etc. The room should be around 500 SF and contain a counter, three-compartment sink, refrigerator and storage cabinets on one wall. Finishes should be durable, easy to maintain and appropriate for intended uses including, painted walls, LVT or linoleum floors, vinyl base, ACT ceiling in grid with standard office LED up lights. Cabinets should be plastic laminate with solid surface counters. There should be all the appropriate power for the counter area as well as multiple locations for power and data along all walls, including some drop-down power in the center of the room for table setup for cooking classes.

Multi-purpose Rooms

Provide two (2) each adjoining multipurpose rooms with 12' ceiling and 12' high folding divider wall between them. Rooms should be around 600 SF each, and one should contain a counter, sink, lockable base cabinets and a small storage room. Cabinets should be plastic laminate with solid surface counters. There should be all the appropriate power for the counter area as well as multiple locations for power and data along all walls, including some in the center of the rooms for table setup.

The second room should include a Smartboard, ceiling-mounted projector, and a drop-down screen. Ideally this room will be located close to the building entry and will be used for art classes, camps, training, community meetings, etc. Finishes should be durable, easy to maintain and appropriate for intended uses including, painted walls, LVT or linoleum floors, vinyl base, ACT ceiling in grid with standard office LED up lights on multiple switches for easy adjustment of lighting and use of rooms individually.

Yoga/Exercise Room

This room will be used primarily for yoga and exercise classes. Finishes should be durable, easy to maintain and appropriate for intended uses including, painted walls, resilient athletic flooring, vinyl base, ACT ceiling in grid. Lighting should be dimmable, and on multiple switches to allow for lower lighting options. Provide glass in the door and adjacent window to allow views into the room, but provide blinds for when privacy is required. Provide convenience outlets for use by instructors for audio and speakers.

INDOOR PLAY AREA REQUIREMENTS

Indoor Playground General

Indoor play equipment for several different age groups including Young Child (2-5), Elementary (5-12) Middle School (12-14), 75 children maximum. The size of the Playground should be around 75' x 100', with a large exciting centerpiece with multiple slides and include inclusive design, cubbies for shoes and coats and seating for parents. The Indoor Playground should be away from courts, if possible, and have easy access to party rooms and restrooms. Ideally it will be partially visible upon entry into the facility.

The Indoor Playground should have a theme (TBD) and low-height walls around it. Colors should be bright and energetic, warm and inviting. Ideally the entire playground will have a connection of elements, and not just a series of outdoor equipment pieces installed indoors. Playground equipment should be age appropriate, accessible, connected play (but give users an escape route if the skill is too hard such as steps to rope course or slide), with a variety of activities (ropes, climbing, nets, balance, slides, matts and soft items) that test different skills. Provide jungle gym type equipment with enclosed slides.

Any exposed ceiling/roof structure is to be painted with fire retardant paint on exposed structure (as opposed to spray fireproofing) if fireproofing is required by code. Provide safety rated flooring and padding (fall protection) for the types and heights of activities that children are involved in. All other finishes should be durable, easy to maintain, and suitable for intended uses and for high traffic. Consider plants, skylights, textures, and finishes that contribute to the theme. Working with a playground consultant is desired.

Young Child (Ages 2-5)

Provide an area for toddlers off to the edge of the Indoor Playground suited for young children. Provide an enriched environment that stimulates the play process. Include color, sounds, textures, and activities that begin to develop skills in music, balance, climbing, hiding, sliding, and imagination.

Elementary Area (Ages 5-12)

The majority of the indoor playground should be an inclusive design and be directed at this age group. Provide play areas that are connected forming decision making opportunities rather than dead-ends. Place equipment close enough together to form a movement pattern (the floor is lava) that gives a variety of choices. Provide graduated challenges from simple to complex to enhance motor development. Provide multiple options that allow children to retreat without embarrassment if they decide they are not ready to accept a challenge (ladder to rope course or slide options). Include a communication board, STEM related hands-on pieces like a magnetic gear wall, horizontal climbing wall (flat surface with handholds like traditional vertical climbing wall), and cushioned flooring.

Middle School (12-14)

Provide some skills that may be more of a challenge and will engage the interests of older children such as ropes courses, climbing nets, level changes, stepping stones, higher slides, and tunnels, electric obstacle courses, or low climbing activities

Cubbies and Coat Hooks

Provide cubbies and coat hooks in a visible location that meets the needs of 75 children.

Parent Seating

Provide areas for groups of parents to sit throughout the playground with visibility to all areas.

Party Rooms

Provide two rooms near the Indoor Playground that have doors and glass windows facing the playground. Rooms should be approximately 20' x 30' and contain a counter, sink, and storage cabinets. Finishes should be durable, easy to maintain and appropriate for intended uses including, painted walls, LVT or linoleum floors, vinyl base, ACT ceiling in grid with standard office LED up lights. Cabinets should be plastic laminate with solid surface counters. There should be all the appropriate power for the counter area as well as multiple locations for power and data along all walls. The Party Room should accommodate three (3) each 3' X 8' tables with eight (8) stacking or attached chairs at each table.

SUPPORT SPACE REQUIREMENTS

Any exposed ceiling/roof structure to be painted with fire retardant paint on exposed structure (as opposed spray fireproofing) if fireproofing required by code. All other finishes should be durable, easy to maintain, suitable for intended use and for high traffic. Anne Arundel County Recreation and Parks prefers not to use any materials requiring grouting in its facilities.

Locker Alcove

Provide an alcove along circulation for lockable lockers large enough for winter coats if space allows. Base count on what could fit (not to exceed 150).

Storage Type 1

Provide large internal lockable storage areas with double doors that are sufficient to house tables and chairs and large equipment adjacent to the areas where they are required (if possible). Gym and multipurpose should be close or adjacent to this storage. Provide double door entry and 24" deep shelving on at least one wall. Provide power for charging equipment such as phones, power tools, or flashlights.

Storage Type 2

Provide smaller internal lockable storage areas around the facility that are sized to hold equipment and supplies needed for the operation of the facility (camps, arts and crafts, CPR and First Aide Training, cooking classes, athletic equipment, etc.). Provide 12" - 24" deep shelving on at least one wall. Provide power for charging equipment such as phones, power tools, or flashlights.

Storage Type 3

Since ceilings are 16' - 20' feet to the structure, provide some attic-type storage above rooms that do not require the full ceiling height (Administration Offices, Gaming or Activity rooms). Space would be used for items that do not require constant access such as seasonal equipment or decorations. Space could be accessed through stairs or with a motorized lift to a "hay door" for a loft area.

Restrooms

Restrooms should be sized to meet all required codes. Also provide drinking fountains (bottle fillers), changing tables, trash and recycling bins, toilet seat cover dispensers, grab bars, hand dryers, soap dispensers and drains. A series of single enclosed toilet rooms (solid fiberglass doors and walls to the floor) with a central sink island open to the corridor could be ideal for a location near the playground to allow parents to maintain visual contact with their children when using the facilities. If stall partitions are used, they should be wall/ceiling hung with no connectors to the floor. See also Single/Family Restrooms below when determining required counts. Finishes should be easy to maintain, durable and suited to a wet environment including drains. AACo DRP prefers not to use tiles and grout as maintenance is an issue. Bathrooms should be easy to access from Administration, Gymnasium, Indoor Playground and collocated with other rooms requiring water and drains.

Family/Single Restrooms

Restrooms should be sized to meet all required codes. Provide changing tables (adult and baby), trash and recycling bins, toilet seat cover dispensers, grab bars, hand dryers, soap dispensers and drains. Finishes should be easy to maintain, durable and suited to a wet environment. AACo DRP prefers not to use tiles and grout as maintenance is an issue. Bathrooms should be easy to access from Administration, Gymnasium, Courts, Indoor Playground and collocated with other rooms requiring water and drains. Provide an adult changing station in one of the Restrooms that is located near the front of the facility.

Drinking Fountains

Must include water bottle fillers and filtered water.

Janitor's Closets

Janitor's closets should contain a mop sink, space for storage of cleaning equipment and shelving for supplies. Finishes should be easy to maintain, durable and suited to a wet environment. AACo DRP prefers not to use tiles and grout as maintenance is an issue.

Mechanical Room

Provide space and equipment as required to support the facility. Ideally HVAC equipment will be packaged ground-mounted equipment outside at the rear of the facility. If equipment is external, reduce the size of the mechanical room as necessary or remove it from the program. Any exposed ceiling/roof structure to be painted with fire retardant paint on exposed structure (as opposed spray fireproofing) if fireproofing required by code. All other finishes should be durable, easy to maintain, suitable for intended uses, and for high traffic.

Roof Access

Provide an exterior ladder with landing levels and the ability to lock it to keep the public from accessing it.

Electrical Room

Provide space and equipment as required to support the facility in the current location where electrical service and telecommunications enters the building. See additional information below. Existing room size is as existing and should be able to handle primary IT equipment and storage. Room can be increased/decreased if required. Provide space for a rolling lift to be housed if needed.

MAJOR INTERVENTIONS

As part of the work required to change what was once a grocery store into a new recreation center, there are several major interventions that will be undertaken. These are described briefly below.

Replace Exterior Entry Canopy

On the south side of the building there is an existing canopy that is in poor condition. This canopy should be demolished and replaced. The new canopy should extend the full length of the south side of the building and continue around the new entrance pavilion to the east side of the building and extend north as required by the entry design. The new canopy will cover the patron drop off area, allowing cars to pull in and discharge passengers directly under the covered canopy.

Replace one structural bay to create a new entry pavilion

The structural bay at the southeast corner of the building – the existing entrance location – can be completely demolished and replaced with new construction to create a new entry pavilion that extends past the current building footprint. This should create a more defined entry and to provide a distinguished arrival space where groups can meet and gather prior to entering the facility proper. This volume also serves to hold the corner of the building architecturally and act as a space that welcomes the greater community to the building. Roof design should not be significantly higher than the existing building.

Replace the equivalent of six structural bays to create a new gymnasium

Because the ceiling height in the existing building is not tall enough to provide the required 25-foot minimum clearance to the underside of items hanging from the structure (except basketball nets) required in a gymnasium, the equivalent of six structural bays should be demolished and new construction, with the appropriate structural height, to be inserted. Consider a location that would increase the lowest height ceilings (16’ at west side) and leave 20’ high ceilings at east side intact for other activities requiring higher ceilings. In these six (6) bays any intermediate columns will be removed along with the roof structure. Then, a new steel framed structure will need to be constructed in the space. The walls of the new gym will be CMU and the gymnasium space itself will grow toward the south, east and/or west sides of the building as required. This expansion, beyond the location of the existing exterior wall, is needed to accommodate all of the program elements required in the gym.

SIGNAGE

Key signage should be in Braille, Spanish, and English.

SUSTAINABILITY

The project is envisioned as eligible to obtain a LEED Silver rating.

EXTERIOR WALLS

The existing building, while structurally stable, is in poor condition and shows the impact of minimal maintenance over the last few years. The building consists of a steel structural frame with 6" thick, 10' wide precast panels serving as the main weather enclosure. Some existing exterior walls are backed up with metal stud walls and thermal insulation, but many are not. Designers to determine appropriate wall construction to provide insulation and finish treatments in support of the program.

NEW GYMNASIUM WALLS

The gymnasium structure could be "inserted" into the structure of the existing building. It is assumed that the gymnasium structure will be steel framed, but the four walls of the gym will be CMU to provide the durability required in the gymnasium. Limiting windows at first floor level is desired due to issues with vandalism and forced entry. Clerestory windows would work well since the gymnasium will extend beyond the existing roof height. Wall space will be required for the fold-down stage, bleachers and mats behind basketball nets.

ROOF

Existing roof areas to have the existing ballast, roof membrane, insulation and any vapor barrier removed down to the existing metal deck. The existing metal deck shall then be examined for damage and deterioration. See the structural narrative for a discussion of how the existing metal deck may need to be modified to assure proper attachment to the existing beams and joists. Consider adding skylights over spaces that will not have windows to the outside. A new roof to be installed above the repaired structure, a totally new roof to be installed above the gymnasium, and all requirements for support of equipment should be taken into account in the design phase.

The new gymnasium and lobby roofs will slope to gutters and downspouts that will discharge onto the lower existing building roof. The structure of that roof slopes toward the west side of the site to gutters and downspouts. The slope of all existing roof structures is to remain. Remove existing and install all new gutters, downspouts and parapet coping throughout the entire roof.

The roof of the low canopy on the south side of the building will drain to internal drains and overflow drains that will be piped to underground piping and then to the SWM area.

CIVIL & SITE NARRATIVE

The Edgewater Recreation and Community Center is proposed for the redevelopment of the vacant building located on a 5.39-acre parcel at 3130 Solomons Island Road (MD 2) in Edgewater, Maryland. Anne Arundel County has recently purchased the property. The proposed recreation center is located in the southeastern part of Anne Arundel County. The initial phase of the project includes the renovation of the existing vacant grocery store building and limited site improvements. The landscaping and any additional exterior sitework will be completed under Phase II through a separate contract, not including any site enhancements in accordance with the RFP section 5.5.

The site is currently developed with an asphalt parking lot, and a former grocery store. The parking lot contains approximately 276 spaces. The rear of the building contains several loading docks, and an asphalt driveway provides access to the rear of the building. The site is generally level with a high point of 40 along

the south edge of the site, and a low point of 29 at the existing stormwater management pond on the north end of the property. The site has three access points, two off of Solomons Island Road, and one off of Southdown Road. The site is zoned C3. Recreation centers, as well as government use, are permitted in this zone. The site is not located in the Chesapeake Bay Critical Area, but much of the surrounding area is located in the Critical Area.

Outlined below are the civil and site related components of the project, as well as information pertaining to the existing utilities:

Demolition

There will be limited site demolition for this phase of the project. Along the Solomons Island Road side of the building, the existing berms might need to be removed and regraded. There is an existing above ground fuel tank that will need to be removed.

Storm Drainage

No modifications to the storm drains are proposed. Building downspouts will continue to discharge onto the parking lot. Canopy downspouts at the front of the building will continue to discharge through the curb to the parking lot.

Storm Water Management

The property is currently served by a pre-2000 SWM pond. In addition to the local, county, and state stormwater regulations, the property has additional stormwater management requirements that are defined in the Lee Family covenants. When making modifications to the property, the square footage of the limit of disturbance (over 5,000 SF), the amount of cut-fit (greater than 100 cy), and increases to the impervious area should be reviewed as they may result in the need for additional stormwater management including the retrofit of the existing stormwater management facility to meet or exceed current standards.

Water

Existing water service is provided from a meter at the Southdown Road entrance. Separate fire and domestic lines provide water to the building and run along the western edge of the parking lot. The fire service appears to be 8” based on County record drawings and the domestic service is 2”. Provide a new water extension to serve the building pad. A 6” water connection shall be provided at the rear of the building.

Sewer

Existing sewer service is located across the front of the building, connecting to a sewer manhole in Solomons Island Road. The sewer service is 6” based on County record drawings. Provide a new sewer extension to serve the building pad, as shown on plan. One 4” sewer connection shall be provided at the front of the building.

Electric

The site appears to be served by an underground electrical service along the western edge of the parking lot, coming from Southdown Road. An existing transformer is located in the rear loading area of the building.

Gas

There does not appear to be any gas service for the building.

Communication

It is unclear where the communication service for the building comes into the site, but these services appear to enter the rear of the building in the loading area, where the electrical services also enter.

Grading

Limited grading will include regrading along the Solomons Island Road side of the building to remove the existing berm that exists against the building. This area is to be stabilized with sod upon completion of the grading.

Sidewalk Ramps

Two (2) concrete sidewalk ramps will need to be reconstructed under the building canopy to provide ADA access from the parking lot.

STRUCTURAL NARRATIVE

This section describes the structural systems and components proposed as a basis of design for the renovations to the Edgewater Recreation and Community Center.

PROJECT OVERVIEW

The proposed project involves renovations to the Edgewater Recreation and Community Center. The structural work will include structural modifications to allow a new, high roof Gymnasium mostly within the existing building footprint and a new projection at the main entrance lobby and a possible new area at the current glass bump-out on Solomons Island Road. A new canopy will be added at the south and part of the east elevations of the building. Additional structural modifications will be made to accommodate new room layouts and updating the building to Risk Category III.

EXISTING STRUCTURE

The original building was constructed as a grocery store in the 1970s. The original structural drawings are not available. All existing systems described below will need to be field verified during the design and construction phases. The building is one level, with a loading dock on the west side and a canopy along the south side of the building.

REPAIRS

For any element which is to remain, the following general repairs are recommended as part of the renovation:

- Repair gaps and cracks in CMU walls.
- Clean and re-caulk all control joints in the façade.

- Repair any spalls and corroded reinforcement by removing loose concrete, squaring up all edges, cleaning reinforcement of rust, and patching the area with a concrete repair mortar.
- Clean and inspect any rusted steel and investigate the cause of any water infiltration.
- Inspect the existing metal deck for rust and damage. Damaged areas less than 12”x12” may be replaced by patching the deck. Larger areas will need to be removed and replaced.

RENOVATIONS

Risk Category III upgrade

The existing building was originally designed as a grocery store. In the 1970 BOCA code, there are not special requirements for this type of building. Today, the original building would be assigned Risk Category II. The building will now be used as a recreation center and will be assigned Risk Category III. The International Existing Building Code (IEBC) requires that when a building has an alteration that results in the building being assigned to a higher risk category, the entire structure must be able to satisfy current building code requirements for live, snow, wind, and seismic loads.

Snow Loads

Snow drift loads will need to be analyzed where the new Gymnasium is higher than the existing building. The existing roof will need to be analyzed and checked for any reinforcement required in those areas. The low roof over the existing loading dock will also need to be checked for the snow drift loads. Verify all existing conditions and confirm that the design meets all applicable codes and involves contemporary building practices.

Live Loads

Verify all existing conditions and confirm that the design meets all applicable codes and includes contemporary building practices.

Wind & Seismic Loads

The full building will need to be evaluated and designed for the current wind and seismic (lateral) loads according to the IBC.

Foundation and Slab on Grade, General

A full geotechnical analysis should be performed, and the final geotechnical report issued.

Roof Framing, General

As noted above, the sizes of the existing framing members are unknown and will need to be field verified during the design phase. Ideally mechanical units will be ground packaged units installed outside behind the facility. Any roof-mounted mechanical units will require the existing roof system to be analyzed and may require reinforcement or the installation of dunnage above the roof. Skylights are to be considered to bring natural light into areas of the building without glazing. At new roof penetrations larger than 1-foot square, steel frames will need to be installed to support the roof deck.

New Gymnasium

The new Gymnasium should be located within the existing building footprint. All existing structure in this area, including the existing slab on grade, foundations, steel deck, columns, beams, and joists can be

removed. The new structure will need to be self-supporting with columns within the new CMU walls. As described above, the adjacent existing framing will need to be reinforced for snow drifts.

New framing at Gymnasium will be designed to support the gym equipment loads such as the basketball hoops, and curtain dividers.

New Lobby and Entrance Canopy

The new entrance Lobby and Canopy are located on the plan's South end section of the building. All existing structure in this area, including the slab on grade, foundations, steel deck, columns, beams, and joists to be removed as required by the design. The existing canopy structure (beams, columns, and foundations) will also be removed. The removal of this framing will be determined during the design phase. The new structure of the Lobby and canopy will need to be self-supporting. As described above, the adjacent framing at the Lobby will need to be reinforced for snow drifts. The walls around the new Lobby assumed to be supported by reinforced masonry walls on continuous foundations. The entrance canopy steel to be galvanized.

Additional Buildout at Solomons Island Road side of building (if required)

A portion of the east existing wall could be removed to allow for an expanded area at the exterior of the facility if needed. The existing exterior wall, foundations, and wall will need to be demolished.

Exterior Walls

It will benefit the design team to have a core sample of the existing walls tested to know the weight and make-up of the walls. The existing walls at the south elevation are partially retaining walls with pre-fabricated concrete panels above. The grade will need to be revised at these walls, and the retaining walls and their foundations will need to be removed as required by design. The existing foundations will need to be confirmed and the connections at the roof would need specific detailing, especially where joists are at the perimeter.

MECHANICAL NARRATIVE

The Anne Arundel County Facilities Maintenance Department (FMD) prefers Daikin Equipment because staff is trained on this brand and has maintenance contracts in place.

Keep a record of departures between the Contract Documents and the installed work for the purposes of providing "As-Built" or Record Drawings to the Owner. As part of the Design/Builder's bid, provide for payment to the Engineer for the CAD or BIM to be updated. Provide copies and thumb drives of the O&M Manual.

Perform commissioning, balancing, testing and inspections as required by the Authority Having Jurisdiction and as required under the provisions of the Contract Documents. Perform tests prior to the connection of equipment that could be damaged from tests. Provide not less than 16 hours of training for each of the systems included in the commissioning work. Training shall be performed by the manufacturer's representative. Provide a video recording of training sessions on (2) thumb drives.

Heating, Ventilation, and Air Conditioning (HVAC)

The existing building has existing ductwork, hydronic piping, air devices, and mechanical equipment that shall be removed in its entirety under this scope of work. The roof dunnage and equipment curbs shall be removed in preparation for reroofing provided under another division.

FIRE PROTECTION NARRATIVE

The existing building has an existing fire protection system that shall be evaluated and be improved, modified or removed in its entirety and replaced as required by the design under this scope of work. Incoming fire service location shall be relocated if required.

Fire protection systems shall be installed in accordance with NFPA standards. These standards include, but are not limited to, NFPA 10, NFPA 13, and NFPA 101. Fire protection systems shall also follow the local rules and regulations of the Fire Department / Fire Marshal's Office, which will be referred to as the authority having jurisdiction (AHJ).

ELECTRICAL NARRATIVE

This narrative is an overview of the anticipated electrical systems of the building. The existing interior electrical systems will be demolished in their entirety. The existing electrical service gear is beyond its useful life expectancy. The new electric room should be located in the current location at the south-western corner of the building where the BGE transformer is located. This room will house new electrical equipment, primary IT equipment and storage.

PLUMBING NARRATIVE

General Plumbing Requirements

The existing building has an existing domestic water, sanitary, and vent system that shall be removed in its entirety under this scope of work. Existing plumbing equipment, such as water heaters, shall be removed. The incoming domestic water service location shall be relocated as required by the design. The incoming sanitary exit location shall be relocated, as required by the design.

Utility connections (Sanitary, Storm, and Domestic Water) from 5'-0" beyond the building, shall be connected to, and extended inside of the building. At a minimum, a 4" sanitary main shall route throughout the building to serve the plumbing fixtures. Storm water on the roof is captured by gutters and downspout. Provide downspout boot connections. Storm water over the entrance canopy shall be captured by roof drains and leaders running down adjacent columns.

A local thermostatic mixing valve shall be provided to each lavatory to provide 110°F domestic hot water.

Provide four freeze-proof key operated wall hydrants, one located on each side of the building, shall be provided.

The Anne Arundel County Facilities Maintenance Department (FMD) prefers Sloan (water closets and urinals). Plumbing fixtures within the building to be manufactured by Sloan or equal. Water closets and Urinals are preferred to be low flow, but should not be automatic. Lavatories are preferred to be timed, not automatic.

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ATTACHMENT C

Edgewater Recreation and Community Center

Request for Proposal Task and Deliverables

Attachment C: RFP Tasks and Deliverables

Please refer to the AACo Design & Construction Standards 2024 and the AACo Construction Standards - Chapter XI Buildings General.

I. **Pre-Design Phase** - Kickoff meeting with the County and the design team
   A. Review background documents
   B. Review schedule
   C. Review duties and responsibilities
   D. Review communications plan

II. **Schematic Design Phase**
   A. A/E to develop a design concept including:
      1. architectural theme and massing,
      2. Narrative report (field investigation, site and zoning analysis, deficiencies, engineering analysis, energy sources).
      3. floor plan,
      4. exterior elevations,
      5. site plan,
      6. other drawings to fully explain the concept (interior elevations, renderings, section, etc.),
      7. and a preliminary cost estimate.
   B. This should be emailed to the County team for review and a follow-up meeting.
   C. The A/E will conduct a review meeting to collect feedback on the concept.
   D. The concept will be revised based on those comments
   E. The County will review the concept. Assuming all comments are addressed, the public meeting will be held
      1. The A/E will present the revised floor plan and architectural theme, collect comments, and prepare meeting minutes. The county will secure the notification and mail out the notifications using the previous mailing list combined with the emails recede during the comment period.
      2. There will be a two-week comment period. DRP can collect the comments and share them with the A/E for review. The A/E will prepare the meeting minutes and responses to the comments. DRP and DPW will post updates on their website.
      3. The A/E should revise the floor plan based on the comments received during the public engagement phase.
      4. Once the floorplan is revised, it should be submitted to the County for review and comment. Once the concept is approved, the A/E should begin the Design Development (DD) submission.

III. Development Design and Permitting
   A. The DDs should include detailed architecture and engineering drawings and specifications as well as a detailed cost estimate. A check set of the DD's should be submitted to the County for preliminary review prior to permit submission.
   B. Once approved for submission, the plans should be submitted for permit review.

C. The A/E should begin to develop the schedule of furniture fixtures and equipment
D. Provide a Guaranteed Maximum Price(GMP).

IV. Construction Documents
   A. The finalized construction documents include all drawings and specifications.
   B. There will be a 2nd public meeting to discuss what the public should expect during construction. There will not be a comment period.

V. Construction
   A. During construction, there will be regularly scheduled progress meetings. The County's inspector will prepare the meeting minutes and agenda and maintain the change order log.
   B. Conditional Inspection
      1. Once the construction nears completion, the County's Inspector will submit a detailed punch list inspection report to the A/E for completion.
      2. Once all items have been addressed, a conditional inspection will commence.
      3. During this period, commissioning meeting(s) should occur.
      4. As built, record drawings should be produced along with an operations manual that includes all instruction manuals and warranties. If required, the A/E should close out all permits.
      5. After a successful commission meeting (s) and inspection the project will move into a 1-year performance period.
   C. Performance Period
      1. The facility will remain in performance for 1 year. During this time, all repairs will be the responsibility of the contractor.
      2. At month 11- a 2nd inspection will be performed
      3. The contractor will have one month to complete all outstanding items.
      4. At the end of the 12th month, the County will issue a final acceptance letter.