

GALLOWAY CREEK, LLC

GALLOWAY CREEK CONDOMINIUMS

1414 BURKE ROAD
BOWLEYS QUARTERS-GALLOWAY CREEK
BALTIMORE COUNTY, MARYLAND

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10540 YORK ROAD SUITE M
HUNT VALLEY, MD 21030
410-683-7004

HUMAN & ROHDE, INC.

LANDSCAPE ARCHITECT
512 VIRGINIA AVENUE
TOWSON, MD 21286
410-825-3885

CARROLL ENGINEERING

STRUCTURAL ENGINEERS
215 SCHILLING CIRCLE
SUITE 102
HUNT VALLEY, MARYLAND 21031
410-785-7423

JLR DESIGN CONSULTANTS INC.

MEP ENGINEERS
1901 N. FOUNTAIN GREEN ROAD
BELAIR, MARYLAND 21015
410-893-2822

PENDING FEMA APPROVAL

BUILDING CODE DATA

USE GROUP (IBC 2015)
SEPARATED MIXED USE (510.4) R-2 RESIDENTIAL W/
S-2 LOW-HAZARD (OPEN PARKING GARAGE BENEATH)

HORIZONTAL ASSEMBLY
FIRE SEPARATION REQUIRED BETWEEN S-2 & R-2 (510.2): 3 HRS

CONSTRUCTION TYPE: (IBC 2015)
S-2 OCCUPANCY: 1-A NON-COMBUSTIBLE
R-2 OCCUPANCY: 5-B COMBUSTIBLE UNPROTECTED

SPRINKLER SYSTEM:
S-2: FULLY SPRINKLERED- NFPA 13
R-2: FULLY SPRINKLERED- NFPA 13

HEIGHT & AREA CALCULATIONS: (IBC 2015)

S-2 GARAGE OCCUPANCY
OPEN PARKING GARAGE(406.5); (SEE OPEN TIER CALCULATIONS SHEET A-0)
ALLOWABLE BUILDING HEIGHT (TABLES 504.4 & 504.3).....UL STORIES / UL
ACTUAL BUILDING HEIGHT.....1 STORY / 12'-11"
ALLOWABLE BUILDING AREA:
ALLOWABLE AREA FACTOR (TABLE 506.2) (A1) = UL SQ. FT.
ACTUAL BUILDING AREA: 25,219 SQ. FT.

R-2 RESIDENTIAL OCCUPANCY
ALLOWABLE BUILDING HEIGHT (TABLE 504.4 & 504.3).....3 STORIES / 60'-0"
ACTUAL BUILDING HEIGHT.....3 STORIES / 58'-0"
ALLOWABLE BUILDING AREA:
ALLOWABLE AREA FACTOR (TABLE 506.2) (A1) = 21,000 SQ. FT.
MULTI STORY MIXED OCCUPANCY (506.2.4) (A0) = 26,250 SQ. FT.
AREA INCREASE FOR FRONTAGE (506.3.2) (I1): = 75%
ALLOWED TOTAL BUILDING AREA OF ALL FLOORS COMBINED = 78,750 SQ. FT.

ACTUAL BUILDING AREA:
FLOOR 1 RESIDENTIAL 24,873 SQ. FT.
FLOOR 2 RESIDENTIAL 24,873 SQ. FT.
FLOOR 3 RESIDENTIAL 24,782 SQ. FT.
TOTAL 74,528 SQ. FT.

MAX. AGGREGATE BUILDING AREA CALC.(IBC 506.2.4 W/ EXCEPTION): 99,757/26,250 = 3.8 < 4

PER NFPA 101 38.1.2.2.1 OCCUPANCY SEPARATION = 2 HOURS
PER IBC 510.4 & Table 508.4 OCCUPANCY SEPARATION = 2 HOURS
PER IBC 510.2 = 3 HOURS

FIRE-RESISTANCE REQUIREMENTS (IBC 2015) - TABLE 601 AND 602

TYPE 5B:
STRUCTURAL FRAME 0 HRS
(INCLUDING COLUMNS, GIRDERS AND TRUSSES)
BEARING & NONBEARING WALLS (TABLE 602)
EXTERIOR
X < 5 = 1 HR
5 ≤ X < 10 = 1 HR
10 ≤ X < 30 = 0 HRS
X ≥ 30 = 0 HRS
INTERIOR
FLOOR CONSTRUCTION 0 HRS
(INCLUDING SUPPORTING BEAMS AND JOIST)
ROOF CONSTRUCTION 0 HRS
(INCLUDING SUPPORTING BEAMS AND JOIST)
FIRE SEPARATION ASSEMBLIES
BLDG SEPARATION FIRE WALL N/A
FIRE ENCLOSURE OF EXITS 2 HRS (IBC SECTION 1023)
SHAFTS (OTHER THAN EXITS) 1 HR (<4stories) (IBC SECT 713.4)
AND ELEVATOR HOISTWAY 2 HR (>4stories) (IBC SECT 713.4)
HORIZ. DWELLING UNIT SEPARATION 1/2 HR (IBC 420.3 & 711.2.4.3)
SEPARATION WALLS & FIRE PARTITIONS 1/2 HR (IBC 420.2, 708.3 & TABLE 1020.1)
CORRIDORS 1/2 HR (IBC TABLE 1020.1)
INTERIOR WALL & CEILING FINISH REQUIREMENTS (IBC TABLE 803.11 & SECTION 804)
INTERIOR EXIT STAIRWAYS & EXIT PASSAGEWAYS: CLASS C
CORRIDORS & ENCLOSURE FOR EXIT ACCESS STAIRWAYS: CLASS C
ROOMS & ENCLOSED SPACES: CLASS C

TYPE 1A:
STRUCTURAL FRAME 3 HRS
(INCLUDING COLUMNS, GIRDERS AND TRUSSES)
BEARING & NONBEARING WALLS (TABLE 602)
EXTERIOR
X < 5 = 1 HR
5 ≤ X < 10 = 1 HR
10 ≤ X < 30 = 1 HRS
X ≥ 30 = 0 HRS
INTERIOR
FLOOR CONSTRUCTION 2 HRS
(INCLUDING SUPPORTING BEAMS AND JOIST)
ROOF CONSTRUCTION 0 HRS
(INCLUDING SUPPORTING BEAMS AND JOIST)
FIRE SEPARATION ASSEMBLIES
BLDG SEPARATION FIRE WALL N/A
FIRE ENCLOSURE OF EXITS 2 HRS (IBC SECTION 1023)
SHAFTS (OTHER THAN EXITS) 1 HR (<4stories) (IBC SECT 713.4)
AND ELEVATOR HOISTWAY 2 HR (>4stories) (IBC SECT 713.4)
INTERIOR WALL & CEILING FINISH REQUIREMENTS (IBC TABLE 803.11 & SECTION 804)
INTERIOR EXIT STAIRWAYS & EXIT PASSAGEWAYS: CLASS C
CORRIDORS & ENCLOSURE FOR EXIT ACCESS STAIRWAYS: CLASS C
ROOMS & ENCLOSED SPACES: CLASS C

SOUND TRANSMISSION REQUIREMENTS (IBC SECTION 1207):

AIR-BORNE SOUND (IBC 1207.2)
WALLS SEPARATING DWELLING UNITS FROM EACH OTHER, PUBLIC & SERVICE AREAS: MINIMUM STC = 50
STRUCTURE-BORNE SOUND (IBC 1207.3)
FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS AND PUBLIC & SERVICE AREAS: MINIMUM IIC = 50

LIFE SAFETY REQUIREMENTS

MEANS OF EGRESS (NFPA 101 & IBC 2015)

S-2 OPEN PARKING GARAGE (FULLY SPRINKLERED)- NFPA & IBC (STRICTER)
COMMON PATH: 100 FT. N/A
DEAD END: 50 FT. N/A
TRAVEL DISTANCE: 400 FT. (NFPA 101 T. 4.2.8.2.6.1)

R-2 RESIDENTIAL (FULLY SPRINKLERED)-NFPA & IBC (STRICTER)
COMMON PATH: 50 FT. (NFPA 101, 30.2.5.3.2)
125 FT. (IBC T 1006.2.1)
DEAD END: 50 FT. (NFPA 101 T. A.7.8)
50 FT. (IBC 1020.4)
TRAVEL DISTANCE: 250 FT. (IBC T. 1017.2)
TRAVEL DISTANCE WITHIN DWELLING UNIT: 125 FT. (NFPA 101, 30.2.6.2)
TRAVEL DISTANCE FROM DWELLING UNIT TO NEAREST EXIT: 200 FT. (NFPA 101, 30.2.6.3.2)

NOTE: EGRESS WINDOWS SHALL BE PROVIDED AS REQUIRED BY IBC 1030

INDEX OF APPLICABLE CODES

(BUILDING CODES OF BALTIMORE COUNTY, MARYLAND)

BUILDING CODES (Adopted and amended by Baltimore County Bill 40-15 & 41-15)
2015 ICC International Building Code
2015 ICC International Mechanical Code
2015 National Std. Plumbing Code (Plumbing & Gasfitting Code of Baltimore County)
2014 National Electrical Code
2015 International Energy Code

FIRE CODES (Adopted and amended by Baltimore Co. Bill 63-13)
2012 NFPA 101 - Life Safety Code
2012 Edition NFPA 1 Fire Prevention Code
Other NFPA Codes & Standards

MARYLAND ACCESSIBILITY CODE
COMAR 05.02.02 State of Maryland adopts "ADAAG" 2010 Edition (Americans Disability Act) and "2010A" (Federal Fair Housing Amendments Act of 1988)
ALL DWELLING UNITS IN THE BUILDING SHALL COMPLY W/ SECTION 3 IN THE "FAIR HOUSING ACT DESIGN & CONSTRUCTION REQUIREMENTS"
PER PARAGRAPH 100.205(C); (1) THROUGH (3, I-V). ALL BATHROOMS HAVE BEEN DESIGNED AS "OPTION B".

LOCAL CODES
FIRE: Baltimore County Bill 63-13
BUILDING, ENERGY, ELECTRICAL & MECHANICAL: Baltimore County Bill 40-15
PLUMBING: Baltimore County Bill 41-15 & Bill 40-15, Part 129.1
FLOOD PLAIN REGULATIONS: Baltimore County Bill 40-15 Parts 123, 124, and 125 and Baltimore County Code 2003 Edition. Plumbing and Electrical shall also comply.
FLOOD RESISTANT DESIGN AND CONSTRUCTION: ASCE 24-05

INDEX OF DRAWINGS

CS - COVER SHEET

ARCHITECTURAL DRAWINGS

A-0 - LIFE SAFETY & BUILDING CODE INFORMATION
A-1.0 - SLAB PLAN, WALL SCHEDULE & DETAILS
A-1.1 - PARKING LEVEL AND FIRST FLOOR PLANS
A-1.2 - SECOND & THIRD FLOOR PLANS
A-1.3 - UNIT PLANS & DETAILED PLANS
A-1.4 - UNIT PLANS & DETAILS
A-1.5 - DETAILED PLANS, INTERIOR ELEVATIONS & SCHEDULES
A-1.6 - DETAILED LOBBY FLOOR PLANS
A-1.7 - DETAILED STAIR & ELEV. #2 FLOOR PLANS
A-1.8 - REFLECTED CEILING PLANS
A-1.9 - ROOF PLAN & DETAILS
A-2.0 - BUILDING ELEVATIONS
A-3.0 - CROSS SECTIONS & WALL SECTIONS
A-3.1 - CROSS SECTIONS & DETAILS
A-3.2 - CROSS SECTIONS & DETAILS
A-4.0 - WALL SECTIONS
A-4.1 - WALL SECTIONS
A-5.0 - GENERAL NOTES & DETAILS

STRUCTURAL DRAWINGS

S-1.1 GROUND FLOOR & FOUNDATION PLAN
S-1.2 FIRST FLOOR (PODIUM) FRAMING PLAN
S-1.3 FIRST FLOOR LINTEL & BALCONY FRAMING PLAN
S-1.4 SECOND FLOOR FRAMING PLAN
S-1.5 THIRD FLOOR FRAMING PLAN
S-1.6 ROOF FRAMING PLAN
S-2.1 GENERAL NOTES
S-3.1 TYPICAL DETAILS
S-3.2 TYPICAL DETAILS
S-3.3 TYPICAL DETAILS
S-4.1 TYPICAL DETAILS
S-4.2 SECTIONS

MECHANICAL DRAWINGS

M-1 PARKING PLAN-HVAC LAYOUT
M-2 FIRST FLOOR PLAN-HVAC LAYOUT
M-3 SECOND FLOOR PLAN-HVAC LAYOUT
M-4 THIRD FLOOR PLAN-HVAC LAYOUT
M-5 MECHANICAL PART PLAN A & A1-HVAC LAYOUT
M-6 MECHANICAL PART PLAN FIRST & SECOND FLOOR "B- UNITS" -HVAC LAYOUT
M-7 MECHANICAL PART PLAN THIRD FLOOR "B- UNITS" -HVAC LAYOUT
M-8 MECHANICAL PART PLAN C-HVAC LAYOUT
M-9 PARKING AND FIRST FLOOR LOBBY PART PLANS -HVAC LAYOUT
M-10 SECOND AND THIRD FLOORS LOBBY PART PLANS -HVAC LAYOUT
M-11 MECHANICAL DETAILS
M-12 MECHANICAL SCHEDULES
M-13 MECHANICAL SPECIFICATIONS

ELECTRICAL DRAWINGS

SE-1 ELECTRICAL SITE PLAN
E-1 SYMBOLS LIST, SCHEDULES AND NOTES
E-2 PARKING LEVEL LIGHTING PLAN
E-3 PARKING LEVEL POWER PLAN
E-4 FIRST FLOOR PLAN-ELECTRICAL
E-5 SECOND FLOOR PLAN-ELECTRICAL
E-6 THIRD FLOOR PLAN-ELECTRICAL
E-7 UNIT PLANS A & A1
E-8 UNIT PLANS B1 & B3
E-9 UNIT PLANS B2 & B4
E-10 UNIT PLANS C
E-11 POWER RISER & PART PLAN
E-12 PANEL BOARD SCHEDULES
E-13 TELEVISION SERVICE RISER
E-14 CABLE SERVICE RISER
E-15 SPECIFICATIONS

PLUMBING DRAWINGS

P-1 PARKING LEVEL PLUMBING LAYOUT
P-2 FIRST FLOOR PLUMBING LAYOUT
P-3 SECOND FLOOR PLUMBING LAYOUT
P-4 THIRD FLOOR PLAN PLUMBING LAYOUT
P-5 PLUMBING PART PLAN A-DOMESTIC WATER & SANITARY
P-6 PLUMBING PART PLAN A1-DOMESTIC WATER & SANITARY
P-7 PLUMBING PART PLAN B1 & B3-DOMESTIC WATER & SANITARY
P-8 PLUMBING PART PLAN B2 & B4-DOMESTIC WATER & SANITARY
P-9 PLUMBING PART PLAN C-DOMESTIC WATER & SANITARY
P-10.1 PLUMBING-DOMESTIC WATER RISER DIAGRAM
P-10.2 PLUMBING-DOMESTIC WATER RISER DIAGRAM
P-10.3 PLUMBING-DOMESTIC WATER RISER DIAGRAM
P-11.1 PLUMBING-SANITARY RISER DIAGRAM
P-11.3 PLUMBING-SANITARY RISER DIAGRAM
P-11.4 PLUMBING-SANITARY RISER DIAGRAM
P-12 SYMBOLS LIST, SCHEDULES AND DETAILS
P-13 SYMBOLS LIST, SCHEDULES AND DETAILS



8/20/18

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CONTENT:
COVER SHEET

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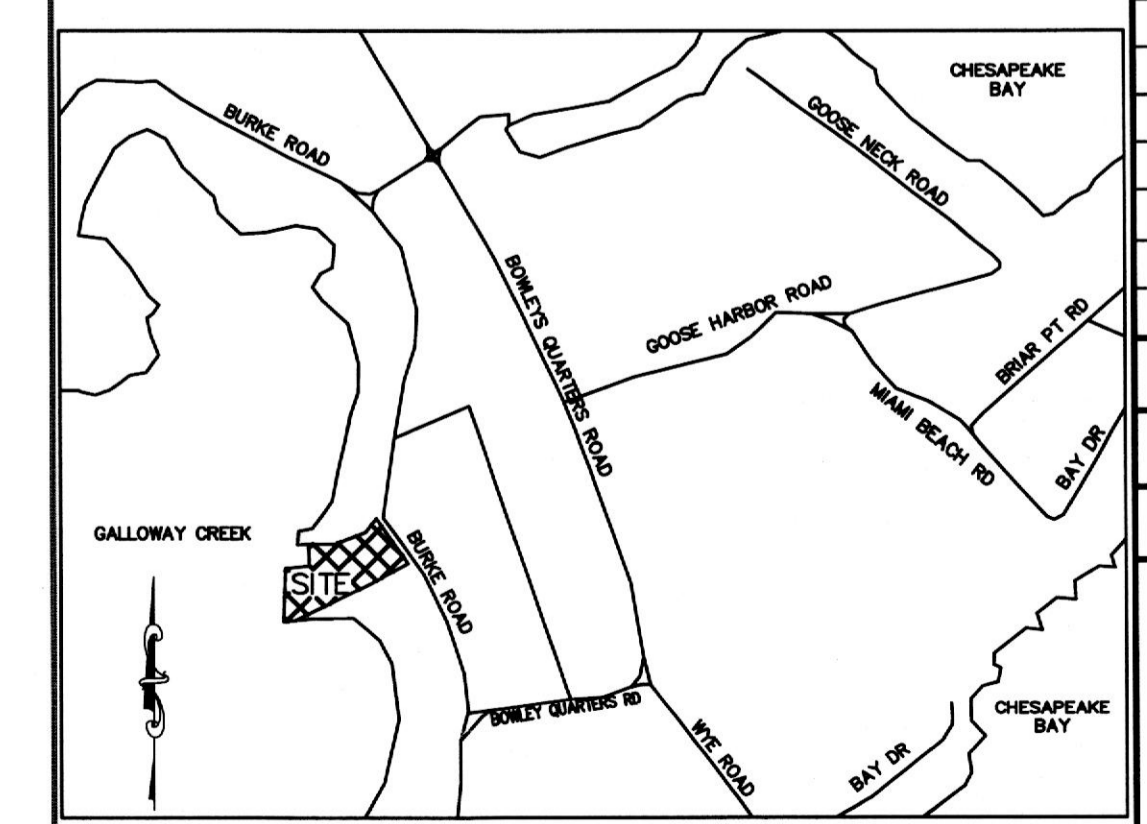
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SHEET 1 OF 19



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