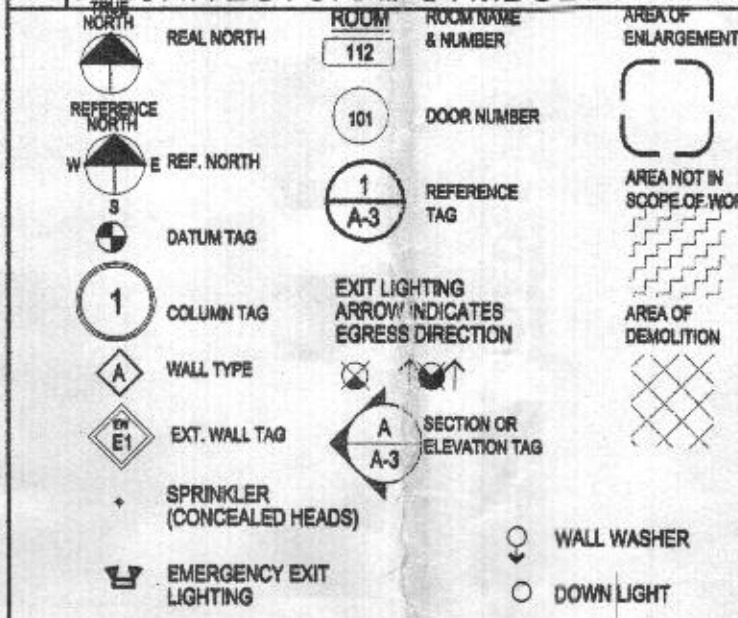


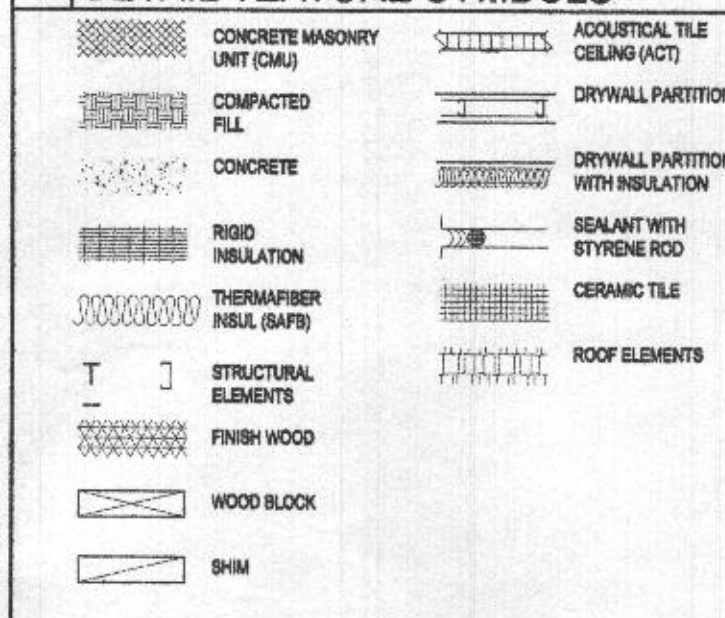
M | ABBREVIATIONS

AB	ANCHOR BOLT	DIAM	DIAMETER	JC	JANITORS CL.	REV	REVISION(S)
ABV	ABOVE	DIM	DIMENSION	JF	JOINT FILLER	RM	ROOM
ACT	ACOUSTICAL TILE	DIV	DIVISION	JT	JOINT	RO	ROUGH OPENING
AD	AREA DRAIN	DR	DOOR	KO	KNOCKOUT	S	SOUTH
ADH	ADHESIVE	DTL	DETAIL	LAM	LAMINATE(D)	SC	SOLID CORE
ADJ	ADJACENT	DWG	DRAWING	LAV	LAVATORY	SCH	SCHEDULE
AFF	ABOVE FINISH- ED FLOOR	E	EAST	MAX	MAXIMUM	SIM	SIMILAR
AGG	AGGREGATE	ELEV	ELEVATION	MECH	MECHANIC(AL)	SPEC	SPECIFICATION
ALUM	ALUMINUM	EWC	ELECTRIC	MET	METAL	SST	STAINLESS STEEL
ALT	ALTERNATE	EXP	EXPOSED	MFR	MANUFACTURER	STD	STEEL
ANOD	ANODIZED	EXT	EXISTING	MH	MANHOLE	STR	STRUCTURAL
AP	ACCESS PANEL	FD	FLOOR DRAIN	MIR	MIRROR	SUS	SUSPENDED
APRX	APPROXIMATE	FE	FIRE EXTING.	MISC	MISCELLANEOUS	SYM	SYMMETRICAL
BD	BOARD	FEC	FIRE EXTING.	MT	MOUNT(ED)(ING)	SYS	SYSTEM
BEL	BELOW	CABINET		MTL	MATERIAL(S)	T	TREAD
BET	BETWEEN	FLR	FLOOR(ING)	MULL	MULLION	T&G	TONGUE AND GROOVE
BIT	BITUMINOUS	FP	FIREPROOF(ING)	N	NORTH	TYP	TYPICAL
BLDG	BUILDING	GY	GYP	NIC	NOT IN CONTRACT	UNO	UNLESS NOTED OTHERWISE
BLK	BLOCK	HB	HOB	NOM	NOMINAL	VCT	VINYL COMPOSITN TILE
BLKG	BLOCKING	HBD	HOB	NR	NOISE REDUCTION	VERT	VERTICAL
BOT	BOTTOM	HCB	HOB	NRC	NOISE REDUCTION COEFFICIENT	W	WIDTH
BPL	BEARING PLATE	HCD	HOB	NTS	NOT TO SCALE	WG	WIRE GLASS
BRG	BEARING	HCH	HOB	OC	ON CENTER(S)	WM	WIRE MESH
BRK	BRICK	HDD	HOB	OD	OUTSIDE DIA.	WO	WITHOUT
BW	BOTH WAYS	HDR	HOB	OPG	OPENING	WP	WATERPROOFING
CER	CERAMIC	HDW	HOB	OPH	OPPOSITE HAND		
CFT	CUBIC FOOT	HIM	HOB	OPP	OPPOSITE		
CG	CORNER GUARD	HOR	HOB	PAR	PARALLEL		
CHAM	CHAMFER	HT	HOB	PL	PLATE		
CJT	CONTROL JOINT	HVAC	HOB	PLST	PLASTIC		
CK	CAULK(ING)	HWD	HOB	PNT	PAINT(ED)		
CLG	CEILING	HWH	HOB	PSF	POUNDS PER SQUARE FOOT		
CLR	CLEAR(ANCE)	ID	HOB	PSI	POUNDS PER SQUARE INCH		
CLS	CLOSURE	INCL	HOB	PT	POINT		
CMU	CONCRETE MASONRY UNIT	INS	HOB	PVC	POLYVINYL CHLORIDE		
COL	CONCRETE COLUMN	INT	HOB	PWD	PLYWOOD		
CONC	CONCRETE	IPS	HOB	R	RISER		
CNST	CONSTRUCTION			REF	REFERENCE		
CT	CERAMIC TILE						
CTR	COUNTER						
D	DRAIN						
DEM	DEMOLISH						
DIAG	DIAGONAL						

H | ARCHITECTURAL SYMBOLS



G | DETAIL TEXTURE SYMBOLS



C | PROJECT DESCRIPTION

Renovation and addition of an existing residence. Project includes new two story addition with a basement see "Code Summary and Supplemental Notes" element with a basement see "Code and Project Area Summary"

B | DRAWING LIST

- CS Cover Sheet
- A-1 Existing Plans
- A-2 Existing Elevations
- A-3 Proposed Basement Plan
- A-4 Proposed First Floor Plan
- A-5 Proposed Second Floor Plan
- A-6 Proposed West and East Elevations
- A-7 Proposed South Elevation
- A-8 Proposed Building Sections
- S-1 Foundation Plan
- S-2 First Floor Framing Plan
- S-3 Second Floor Framing Plan
- S-4 Roof Framing Plan
- S-5 Structural Details
- S-6 Structural Details
- S-7 Structural Details
- S-8 Structural Details

A | ARCHITECT

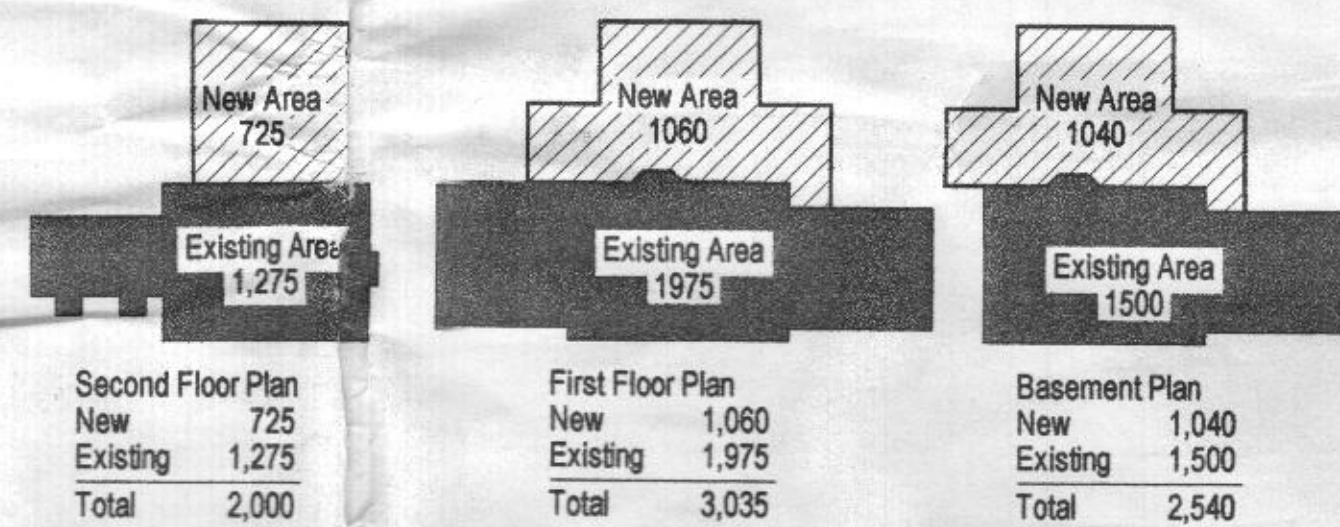
ARCHITECTS
Morning Star
Architectural Design, Inc.
12408 Clarksville Pike
Clarksville, Maryland 21029
(301) 854-9012
FAX (301) 854-1225

J | PROJECT TITLE AND PHASE

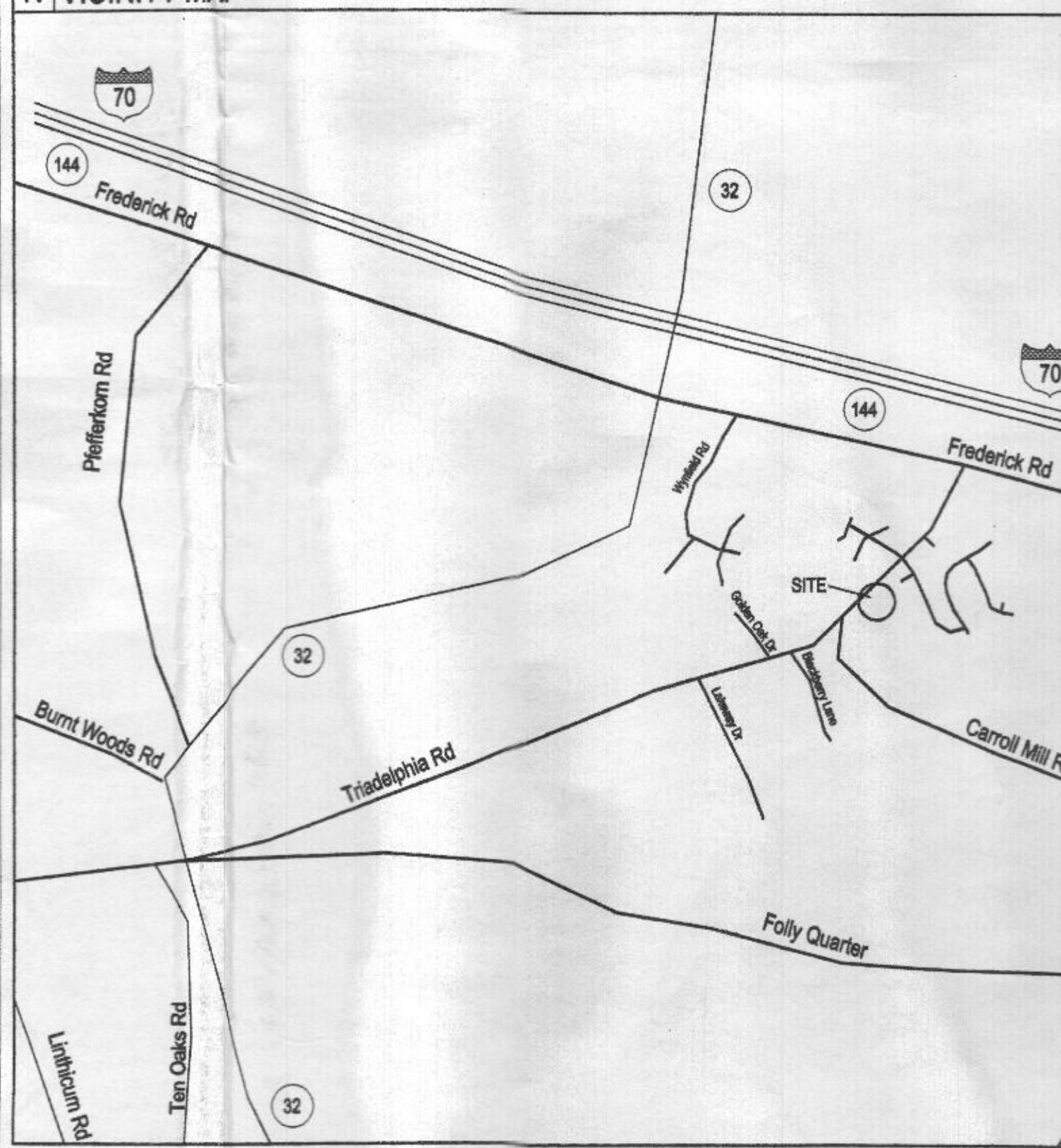
Residential
Addition and Renovation
12201 Triadelphia Road
Ellicott City, MD 21042
August 14, 2007

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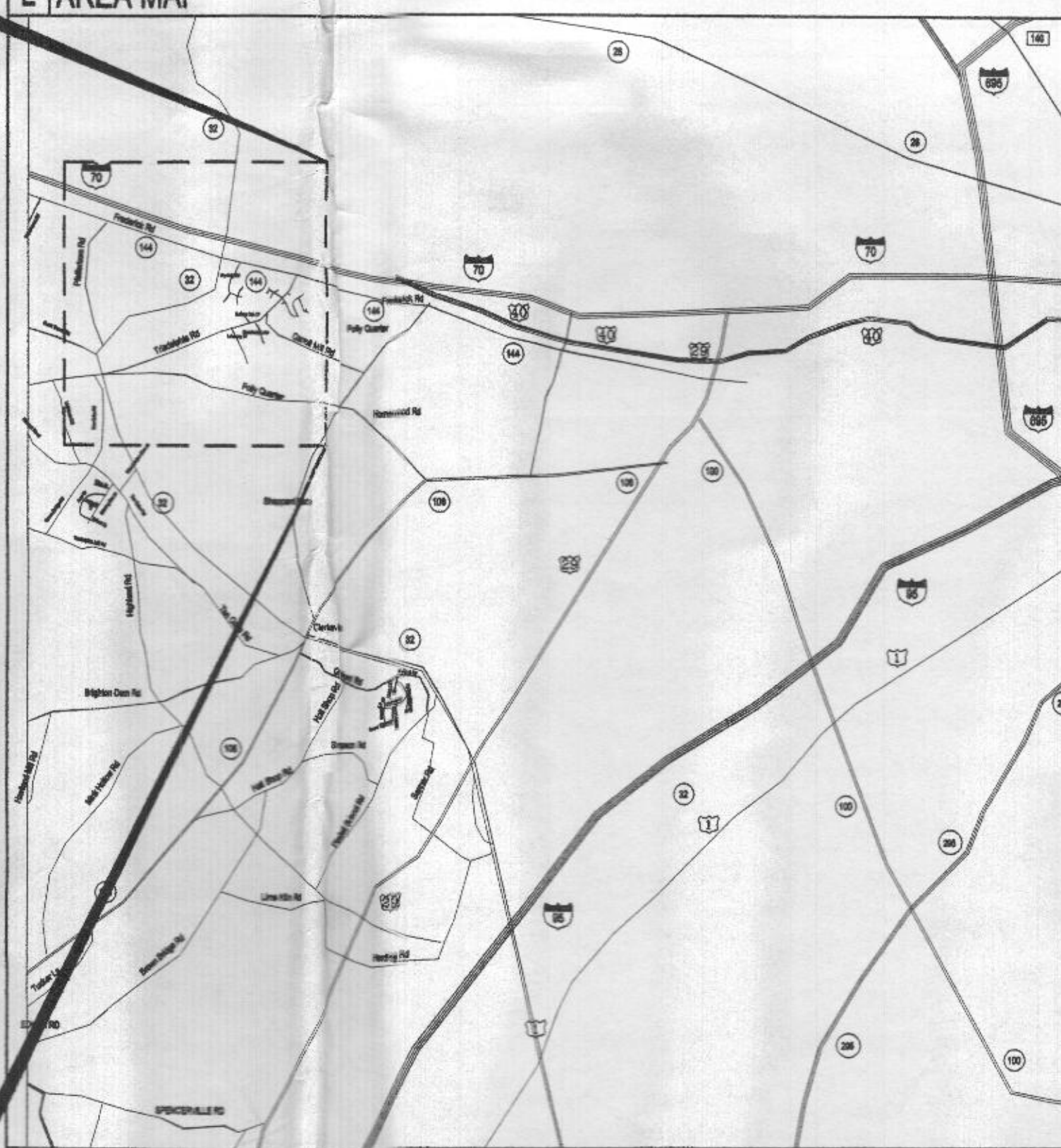
K | PROJECT AREA SUMMARY



N | VICINITY MAP



L | AREA MAP



D | CODE SUMMARY AND SUPPLEMENTAL NOTES

Building Supplemental Notes
1. Plans comply with 2006 IRC as amended by Howard County Amendments.
2. All electrical, mechanical, and plumbing construction must be done in accordance with the Howard County Codes and subject to field inspection.
3. At least one window in each sleeping room must have a minimum net clear opening of 5.7 sq. ft. The minimum net clear opening height dimension shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches. Maximum sill height shall be 44 inches. Grade floor windows may have only 5 square feet minimum net clear opening.
4. Minimum insulation as required by Howard County and Energy Conservation Code.
5. The project is to include County Requirements for the installation of a building radon resistant residential system as per DEP guidelines. A copy will be furnished to the contractor.
6. All smoke detectors shall have an internal battery back-up plus being hardwired and located per IRC 2006 requirements.
7. Stair, handrail and guardrail requirements as per County requirements.
8. Footings shall bear on undisturbed soil and below line (Min 30 inches finish grade to bottom) Min Continuous footing size is: Depth 8 inches, width 2 times width of foundation wall.
9. All stairs must be width 36" min, riser 7 1/2" max, Tread 10" min, Handrails at 3 or more steps, 42" high guardrails at walking surfaces 30" or greater above the lower surface. Max. 4" opening.
10. A readily accessible attic access opening not less than 22"x30" shall be provided to any attic area having a clear height of over 30 inches.
11. Subsoil drains are required for all dwellings with basements, cellars, crawl floors below grade spaces, or and must be located inside and outside the foundation. Weepholes are required with hollow block, max. 48" apart.
12. DESIGN TEMPERATURES ISOLINES OF 97.5 WINTER °F
Design temperatures based upon 10 to 20 degrees °C based upon Figure R301.2(1)
SEISMIC DESIGN CATEGORIES - SITE CLASS LESS THAN 17' B'
R301.2.2 SEISMIC PROVISIONS LESS THAN 17' B' - EXEMPT FROM REQUIREMENTS
Detached one and two family dwellings located in Seismic Design Category C are exempt from the seismic requirements of this code

General Building Code Summary
Applicable Building Codes
IRC 2006
Classification Use Groups
R-3 Single Family Residential
Table 503 Height and Area Limitations of Buildings
Chapter 5 - General Building Limitations
Type S-B
R-3 Single Family Residential
Project complies to set backs as per Howard County
See drawing C-1 for site plan

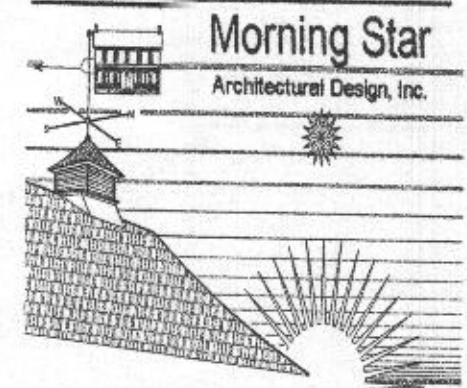
Floor Level	Existing	Proposed	Total
Basement	1,500	1,040	2,540
First Floor	1,975	1,060	3,035
Second Floor	1,275	725	2,000
Total	4,750	2,825	7,575

WEATHERING PROBABILITY FOR CONCRETE
Weathering probability for concrete based upon Figure R301.2(3) is Severe
BASIC WIND SPEEDS FOR 50 YEAR
MEAN RECURRENCE INTERVAL
R301.2(4) Basic wind speed for 50 year mean recurrence interval is 90 mph
GROUND SNOW LOADS Pg IN LBS/FT2
R301.2(5) Ground snow loads for area 30 lbs per sq. ft
TERMITE INFESTATION PROBABILITY MAP
R301.2(6) Termite infestation probability Moderate to Heavy
DECAY PROBABILITY MAP
R301.2(7) Decay probability slight to moderate
EXPOSURE CATEGORY
Exposure B

E | HOWARD COUNTY CHECKLIST

- Howard County Permits
3430 Courthouse Drive, Ellicott City, MD (410)313-2436
- ☒ A completed building permit application
 - ☒ Four (4) copies of site plan
 - ☒ Location of property, all existing and proposed structures
 - ☒ Distances to boundary lines from all sides and location of well and septic, if applicable
 - ☒ Residential construction drawings-two (2) sets including floor plan, elevations from all four sides, detailed cross section and showing size of all materials

F | HOWARD COUNTY CODE OFFICIALS COMMENTS



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Cover Sheet

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stamp

revisions:

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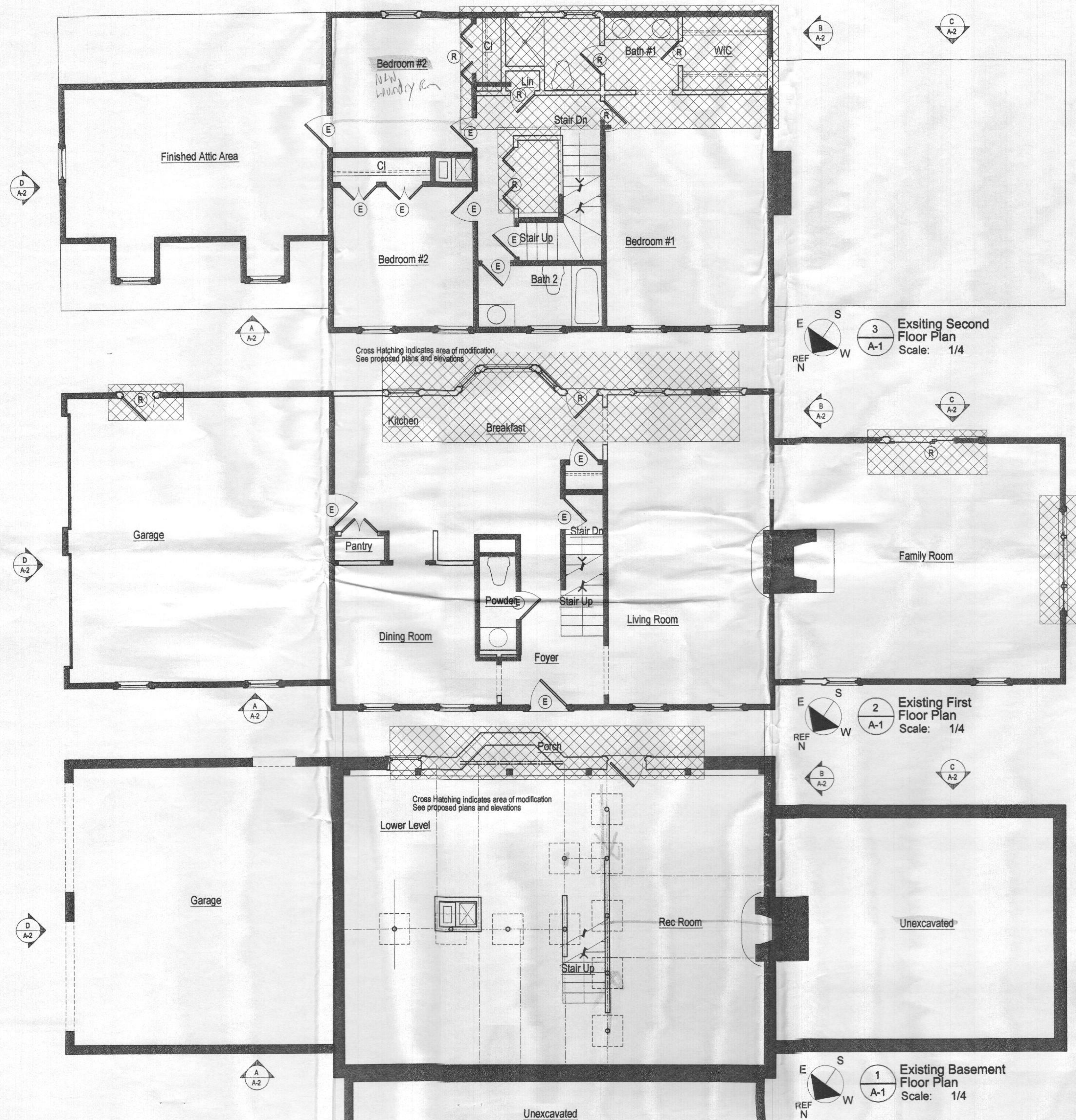
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CS



GENERAL DEMOLITION NOTES

1. USE ADEQUATE NUMBERS OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE PROJECT REQUIREMENTS FOR PROPER PERFORMANCE OF THIS WORK.
2. DO NOT CUT AND PATCH OPERATING ELEMENTS OR SAFETY RELATED COMPONENTS IN A MANNER THAT WOULD RESULT IN REDUCING THEIR CAPACITY TO PERFORM AS INTENDED OR RESULT IN INCREASED MAINTENANCE OR DECREASED OPERATIONAL LIFE OR SAFETY.
3. INSPECT EXISTING CONDITIONS INCLUDING ELEMENTS SUBJECT TO MOVEMENT OR DAMAGE. PROVIDE REQUIRED PROTECTION TO MAINTAIN EXISTING ELEMENTS OF THE WORK.
4. PERFORM DEMOLITION OF EXISTING ELEMENTS TO ALLOW FOR INSTALLATION OF NEW ELEMENTS IN A MANNER THAT WOULD RESULT IN REDUCING THEIR CAPACITY TO PERFORM AS INTENDED OR RESULT IN INCREASED MAINTENANCE OR DECREASED OPERATIONAL LIFE OR SAFETY.
5. THOROUGHLY CLEAN AREAS AND SPACES WHERE DEMOLITION HAS BEEN PERFORMED OR USED AS ACCESS TO AREA.
6. PROTECT EXISTING ELEMENTS FROM DEMOLITION. PROTECT FLOORS WITH SUITABLE RIGID MATERIAL WHEN NECESSARY. CONSTRUCT TEMPORARY SOLID DUSTPROOF PARTITIONS WHERE REQUIRED TO SEPARATE AREAS WHERE NOISY OR EXTENSIVE DIRT AREAS WHERE NOISY OR EXTENSIVE DIRT OR DUST OPERATIONS ARE PERFORMED. COVER AND PROTECT ITEMS TO REMAIN FROM SOILING OR DAMAGE WHEN DEMOLITION WORK IS PERFORMED IN ROOMS OR AREAS FROM WHICH SUCH ITEMS HAVE NOT BEEN REMOVED.
7. PERFORM SELECTIVE DEMOLITION IN A SYSTEMATIC MANNER. LOCATE DEMOLITION EQUIPMENT AND PROMPTLY REMOVE DEBRIS TO AVOID IMPOSING EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS OR FRAMING.
8. REMOVE DEBRIS, RUBBISH AND OTHER MATERIAL NOT SALVAGED FROM THE BUILDING SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM BUILDING ON A DAILY BASIS.
9. REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED. RETURN STRUCTURES AND SURFACES TO REMAIN, TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OF SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK. ADJUST ELEMENTS WHICH ARE EFFECTED BY THE NEW CONSTRUCTION.
10. THE FINISHES ON THE WALLS, FLOORS, AND CEILING ARE TO BE REMOVED IN AREAS WHERE NEW FINISHES ARE PROPOSED AS PER THE INTERIORS DRAWINGS. (WHERE FLOORING IS TO BE REMOVED, ALL ELEMENTS DOWN TO THE SLAB OR TO REQUIRED SUBSTRATE SHALL BE REMOVED).
11. ALL EXISTING WORK / SYSTEMS ARE TO CONFORM TO, AND BE COORDINATED WITH THE NEW WORK. (IE EXISTING DOORS, FLOOR FINISHES, ETC.)
12. THE DEMOLITION AND GENERAL CONTRACTOR IS TO BE ACQUAINTED WITH THE COMPLETE SCOPE OF WORK INCLUDING ALL ASSOCIATED DWGS. INCLUDING WORK NOT SPECIFICALLY CALLED OUT BUT REQUIRED FOR A COMPLETE SYSTEM. THIS WORK IS CONSIDERED TO BE WITHIN THE SCOPE OF WORK AND WILL NOT BE ENTERTAINED AS AN INCREASE OR CHANGE TO CONSTRUCTION.
13. WHERE THE EXISTING DOOR IS TO BE REMOVED AND THE EXISTING WALL IS TO REMAIN, THEN CARE SHOULD BE TAKEN TO PROVIDE FOR A SMOOTH FINISH ON EACH SIDE OF THE WALL.
14. WHERE A NEW DOOR OPENING IS TO BE LOCATED, TEMPORARY SUPPORTS SHOULD BE UTILIZED PRIOR TO THE INSTALLATION OF THE NEW STRUCTURAL ELEMENTS. CAP AND REMOVE ANY ASSOCIATED MECHANICAL, ELECTRICAL AND PLUMBING.
15. EXISTING DOORS WHICH ARE TO REMAIN ARE TO BE STRIPPED AND REPAINTED. EXISTING HARDWARE IS TO BE REPAIRED AS FOR REUSE IN THE EXISTING DOORS IDENTIFIED ON THE DOOR SCHEDULE AS "EXISTING TO REMAIN".
16. EXISTING WALLS ARE TO BE PATCHED, SANDED, REPAIRED FOR THE NEW FINISH OR TRIM WHICH IS SHOWN ON THE NEW WORK.

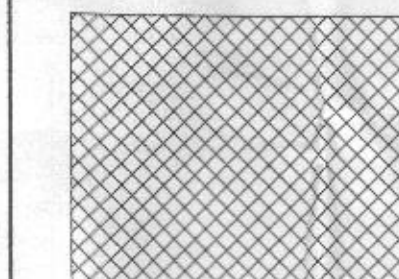
DEMOLITION SYMBOLS

DEMOLITION SYMBOLS

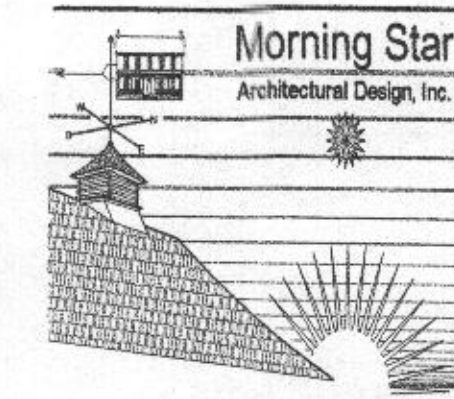
INDICATES EXISTING DOOR, FRAME AND THRESHOLD TO BE REMOVED.

INDICATES AN EXISTING WALL ASSEMBLY TO BE REMOVED.

INDICATES EXISTING DOOR TO REMAIN.



CROSS HATCHED AREA INDICATES EXTENSIVE DEMOLITION WORK WHICH WILL REQUIRE COORDINATION WITH THE NEW WORK.



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Existing Plans

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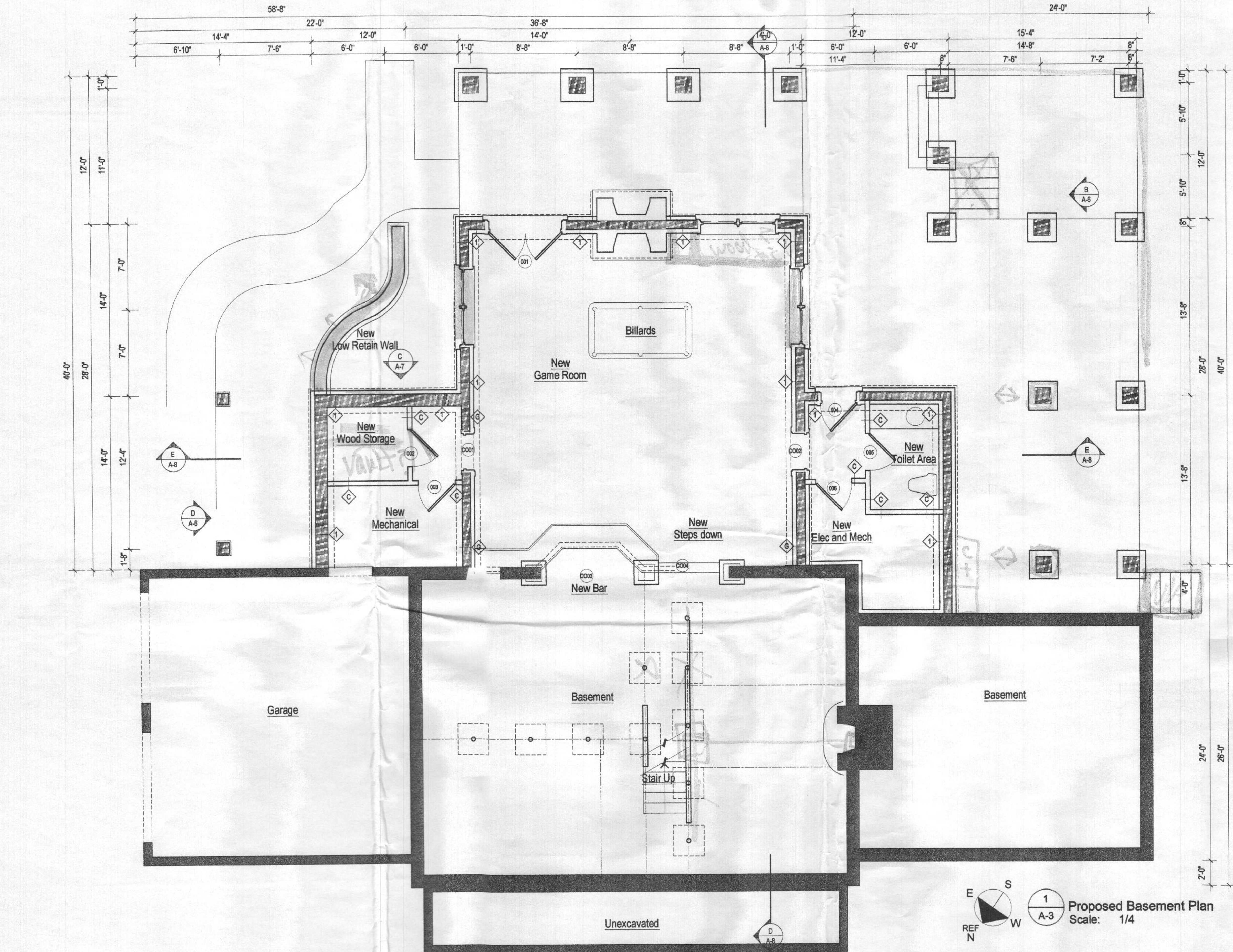
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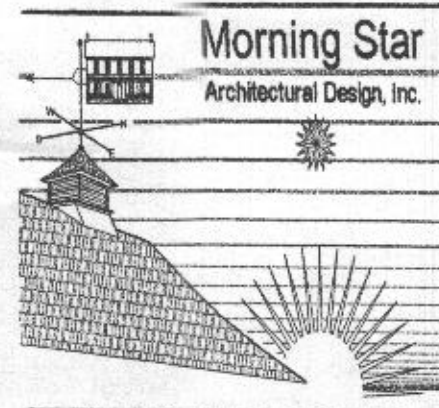


TRIM SCHEDULE	
Type A	WM-445 11/16x3 1/4
Type B	WM-376 11/16x2 1/4
Type C	WM-445 11/16x3 1/4
Type D	WM-49 9/16x3-5/8
Type E	WM-53 9/16x2-5/8

IRC 2006 CODE REFERENCES	
SMOKE ALARMS R317.1 Single and multiple station smoke alarms. Single and multiple-station smoke alarms shall be installed in the following locations: 1. In each sleeping room. 2. Outside of each separate sleeping area in the immediate vicinity of the bedrooms. 3. On each additional story of the dwelling, including basements and cellars but not including crawl spaces. When more than one smoke alarm is required to be installed the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. All smoke alarms shall be listed and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.	

FINISH SCHEDULE - BASEMENT												
Room Name	Base Material	Base Finish	Floor Material	Floor Finish	Wall Wainscott	Ceiling Casing	Door Material	Door Finish	Door/Win Casing Type	Door/Win Casing Finish	Wall Finish	Ceiling Type
New Game Room	Type C	P-1	Dec. Tile	Glazed	---	---	Wood	P-2	Type B	P-1	P-2	Gyp. Bd.
New Wood Storage	Type C	P-1	Conc	Sealed	---	---	Wood	P-2	Type B	P-1	P-2	Gyp. Bd.
New Mechanical	Type C	P-1	Conc	Sealed	---	---	Wood	P-2	Type B	P-1	P-2	Gyp. Bd.
New Bar	Type C	P-1	Dec. Tile	Glazed	---	---	Wood	P-2	Type B	P-1	P-2	Gyp. Bd.
New Toilet Area	Ceramic	Glazed	Ceramic	Matte	---	---	Wood	P-2	Type B	P-1	P-2	Gyp. Bd.
New Elec and Mech	Type C	P-1	Conc	Sealed	---	---	Wood	P-2	Type B	P-1	P-2	Gyp. Bd.

INTERIOR WALL TYPES		EXTERIOR WALL TYPES		
See wall sections for additional information Provide pressure treated base for walls in contact w/ concrete		See wall sections and details for additional information		
A	Interior Bearing Wall Wall Type "A": 2x6 wood stud at 16" o.c. with 1/2" gyp bd both sides	1	Exterior Wall System "1" Decorative Stone on CMU wall system reinforcing as per code. Int. 1/2" Gyp bd on metal furring and insulation. At the exterior below grade provide waterproofing & drainage board to 4" foundation drain.	
B	Interior Bearing Wall Wall Type "B": 2x4 wood stud at 16" o.c. with 1/2" gyp bd both sides	2	Exterior Wall System "2" 2x6 wood Stud Wall at 16" o.c. with 6" Batt insulation w/ 1/2" Gyp. bd int and 1/2" ply or OSB ext. w/ 15# bldg felt or Tyvek. Provide exterior siding system as selected by owner.	
C	Interior Non-Bearing Wall Wall Type "C": 2x4 wood stud at 24" o.c. with 1/2" gyp bd both sides	3	Exterior Wall System "3" Infill exterior wall match existing configuration to provide hidden patch.	
D	Interior Non-Bearing Chase Wall Wall Type "D": 2x6 wood stud at 24" o.c. with 1/2" gyp bd both sides			
E	Interior Infill Wall Wall Type "E": 2x wood stud at 16" o.c. with 1/2" gyp bd both sides to be flush on both sides			
F	Interior Furring Wall Wall Type "F": Metal or wood furring at 16" o.c. with 1/2" gyp bd one side			
G	Interior Infill Wall Wall Type "G": 8" CMU bearing wall with 1/2" gyp bd both sides with metal or wood furring as per location			
H	Interior Low Wall Wall Type "H": 2x6's at 16" o.c. w/ st angles for rigid connections with 1/2" gyp bd both sides			
			Durock in lieu of gyp bd The wall type in the diamond is listed above the circle indicates durock in lieu of 1/2" gyp bd on side of circle	
			Garage Requirement min of 1/2" gyp bd listed as IRC requirement for confinement	
R-VALUES		Basement Exterior Walls R-15 Floors R-25 Walls Sheathing R-7 / Cavity R-13 Attic Ceiling R-49 Cathedral Ceiling R-38		
VALUES BASED UPON: D.O.E. RECOMMENDATIONS Slab Edge R-8 Basement Interior Wall R-13 Crawl space R-19				
DOOR SCHEDULE - BASEMENT				
DOOR MARK	UNIT DIMENSION	EXTERIOR OR INTERIOR	TRIM	NOTES
001	PR 3'-0"x6'-8"	Exterior	Ext. Trim Type A Int. Trim Type B	
002	3'-0"x6'-8"	Interior	Trim Type B Both Sides	
003	3'-0"x6'-8"	Interior	Trim Type B Both Sides	
004	3'-0"x6'-8"	Exterior	Ext. Trim Type A Int. Trim Type B	
005	3'-0"x6'-8"	Interior	Trim Type B Both Sides	
006	3'-0"x6'-8"	Interior	Trim Type B Both Sides	
*1 Doors must be approved by Owner. *2 See the final schedule from manufacturer for exact rough opening dim. and configuration. *3 All glazing to be insulated low E. Exterior integrated channel for siding. *4 See Elevations for configurations. *5 Door Units to include all screen and mullion options. *6 All exterior Units are to have Weather Stripping all sides of door including threshold capable of preventing wind blown water infiltration. *7 Garage Units must be 20 Min door w/ closer as per IRC. *8 Units identified as Sound Seal to have min K-5.0 rating or as identified by owner.				
CASED OPENING SCHEDULE - BASEMENT				
DOOR MARK	UNIT DIMENSION	EXTERIOR OR INTERIOR	TRIM	NOTES
0001	3'-0"x6'-8"	Interior	Trim Type B Both Sides	
0002	3'-0"x6'-8"	Interior	Trim Type B Both Sides	
0003	6'-0"x6'-8"	Interior	Trim Type B Both Sides	
0004	6'-0"x6'-8"	Interior	Trim Type B Both Sides	
WINDOW SCHEDULE				
WINDOW MARK	UNIT NUMBER	TYPE	TRIM	NOTES
A	21052	DOUBLE HUNG	Ext. Trim Type A Int. Trim Type B	
B	21042	DOUBLE HUNG	Ext. Trim Type A Int. Trim Type B	
C	2052	DOUBLE HUNG	Ext. Trim Type A Int. Trim Type B	
D	21032	DOUBLE HUNG	Ext. Trim Type A Int. Trim Type B	Panel Below Unit
E	3820	FIXED UNIT	Ext. Trim Type A Int. Trim Type B	
F	See Elevation	DOUBLE HUNG	Ext. Trim Type A Int. Trim Type B	
G	21026	DOUBLE HUNG	Ext. Trim Type A Int. Trim Type B	
*1 Windows must be approved by Owner. *2 See the final schedule from manufacturer for exact rough opening dim. & configurations. *3 All glazing to be insulated low E. Exterior integrated channel for siding. *4 See Elevations for configurations. *5 Units to include all screen and mullion options. *6 Two units shown together should be factory assembled as "Twin". *7 Three units shown together should be factory assembled as "Triple". *8 Submitted shop drawings must be reviewed and approved prior to fabrication.				
IRC 2006 CODE REFERENCES				
STAIRWAYS				
R314.1 Stairway Widths shall not be less than 36 inches in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31.5 inches where a handrail is installed on one side and 27 inches where handrails are provided on both sides. Exception: The width of spiral stairways shall be in accordance with Section R314.5. R314.2 Treads and Rises. The maximum riser height shall be 7 3/4" and minimum tread depth shall be 10 inches. The riser height shall be measured vertically between leading edges of the adjacent treads. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the treads' leading edge. The walking surface of the treads and landings of a stairway shall be sloped no steeper than one unit vertical in 48 units horizontal. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8" inch. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8" inch.				
HANDRAILS				
R315.1 Handrails having minimum and maximum heights of 34 inches and 38 inches respectively, measured vertically from the nosing of the treads, shall be provided on at least one side of all stairways. Ends shall be returned or shall terminate in newel posts of safety terminals. Handrails adjacent to a wall shall have a space of not less than 1.5 inches between the wall and the handrail.				
GUARDS				
R316.1 Guards are required on porches, balconies or raised floor surfaces located more than 30 inches above the floor grade below shall have guards not less than 36 inches in height. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guards not less than 36 inches in height. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guards not less than 34 inches in height measured vertically from the nosing of the treads. R316.2 Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures that do not allow passage of a sphere 4 inches in diameter. Required guards shall not be constructed with horizontal rails or other ornamental pattern that results in a ladder effect. Exception: The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere 6 inches cannot pass through.				



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Proposed Basement Plan

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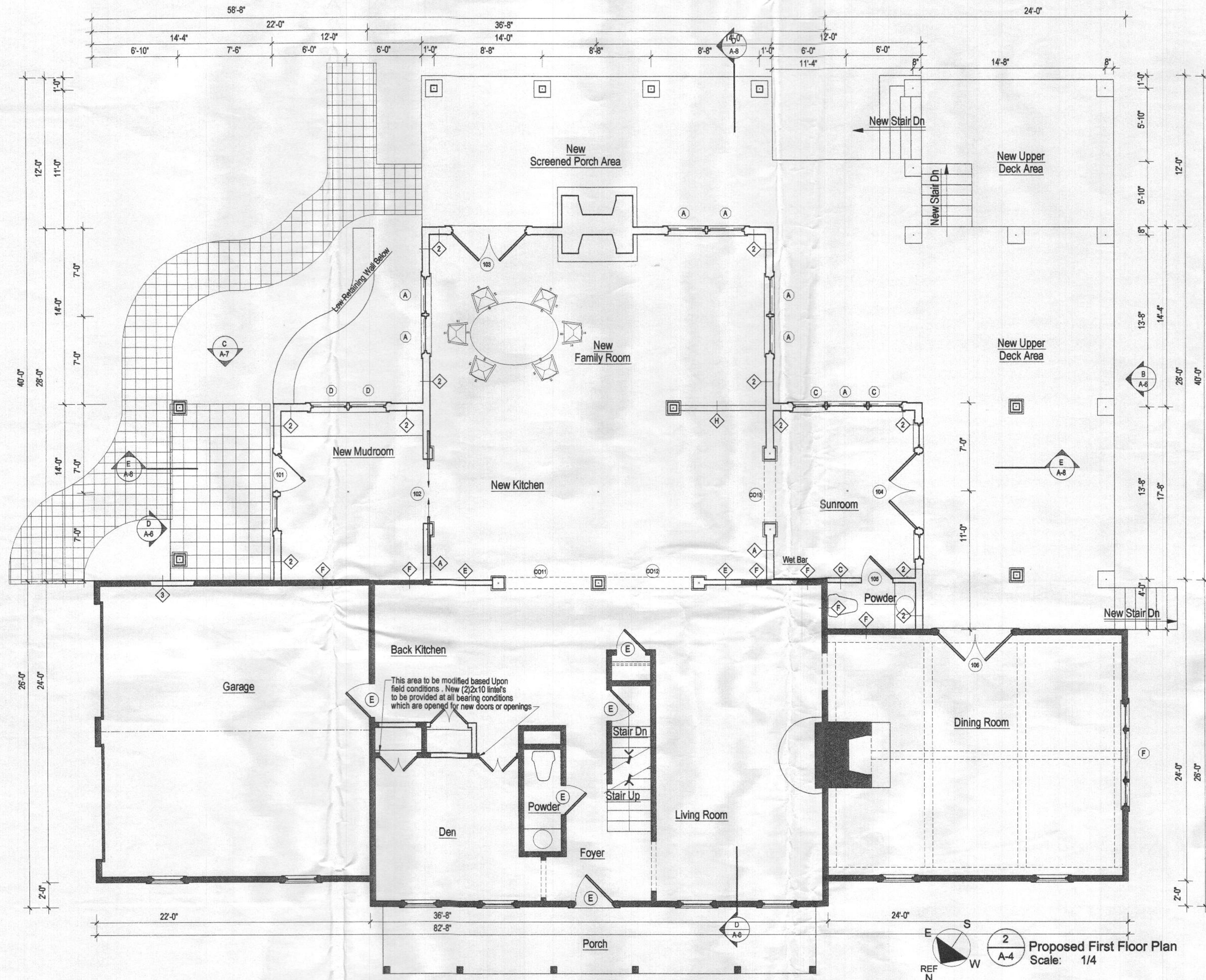
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A-3



INTERIOR WALL TYPES	EXTERIOR WALL TYPES
See wall sections for additional information. Provide pressure treated base for walls in contact w/ concrete. A Interior Bearing Wall Wall Type 'A'- 2x6 wood stud at 16" o.c. with 1/2" gyp bd both sides B Interior Bearing Wall Wall Type 'B'- 2x4 wood stud at 16" o.c. with 1/2" gyp bd both sides C Interior Non-Bearing Wall Wall Type 'C'- 2x4 wood stud at 24" o.c. with 1/2" gyp bd both sides D Interior Non-Bearing Chase Wall Wall Type 'D'- 2x6 wood stud at 24" o.c. with 1/2" gyp bd both sides E Interior Infill Wall Wall Type 'E'- 2x wood stud at 16" o.c. with 1/2" gyp bd both sides to be flush on both sides F Interior Furring Wall Wall Type 'F'- Metal or wood furring at 16" o.c. with 1/2" gyp bd one side G Interior Infill Wall Wall Type 'G'- 8" CMU bearing wall with 1/2" gyp bd both sides with metal of wood furring as per location H Interior Low Wall Wall Type 'H'- 2x6's at 16" o.c. w/ all angles for rigid connections with 1/2" gyp bd both sides	See wall sections and details for additional information. 1 Exterior Wall System '1' Decorative Stone on CMU wall system reinforcing as per code. Int. 1/2" Gyp bd on metal furring and insulation. At the exterior below grade provide waterproofing & drainage board to 4" foundation drain 2 Exterior Wall System '2' 2x6 wood Stud Wall at 16" o.c. with 6" Batt insulation w/ 1/2" Gyp. bd int and 1/2" ply or OSB ext. w/ 15# bldg felt or Tyvek. Provide exterior siding system as selected by owner. 3 Exterior Wall System '3' Infill exterior wall match existing configuration to provide hidden patch Durock in lieu of gyp bd The wall type in the diamond is listed above the circle indicates durock in lieu of 1/2" gyp bd on side of circle Garage Requirement min of 1/2" gyp bd listed as IRC requirement for conformance

R-VALUES
VALUES BASED UPON: I.O.E. RECOMMENDATIONS Slab Edge R-8 Basement Interior Wall R-13 Crawl space R-19 Basement Exterior Walls R-15 Floors R-25 Walls Sheathing R-7 / Cavity R-13 Attic Ceiling R-49 Cathedral Ceiling R-38

DOOR SCHEDULE - FIRST FLOOR				
DOOR MARK	UNIT DIMENSION	EXTERIOR OR INTERIOR	TRIM	NOTES
101	PR 3'-0"x6'-8"	Exterior	Ext-Trim Type A Int-Trim Type B	Atrium Type
102	5'-0"x6'-8"	Interior	Trim Type B Both Sides	Pocket Door
103	PR 3'-0"x6'-8"	Exterior	Ext-Trim Type A Int-Trim Type B	
104	PR 3'-0"x6'-8"	Exterior	Ext-Trim Type A Int-Trim Type B	Door with Side Lite
105	2'-6"x6'-8"	Interior	Trim Type B Both Sides	
106	PR 3'-0"x6'-8"	Exterior	Ext-Trim Type A Int-Trim Type B	

* Doors must be approved by Owner.
* See the final schedule from manufacturer for exact rough opening dim. and configuration.
* All glazing to be insulated low E. Exterior integrated channel for siding.
* See Elevations for configurations.
* Door Units to include all screen and mullion options.
* All exterior Units are to have Weather Stripping all sides of door including threshold capable of preventing wind blown water infiltration.
* Garage Units must be 20 Min door w/ closer as per IRC.
* Units identified as Sound Seal to have min 45 STC rating or as identified by owner.

CASED OPENING SCHEDULE - FIRST FLOOR				
DOOR MARK	UNIT DIMENSION	EXTERIOR OR INTERIOR	TRIM	NOTES
CO11	6'-8"x6'-8"	Interior	Trim Type B Both Sides	
CO12	6'-8"x6'-8"	Interior	Trim Type B Both Sides	
CO13	5'-0"x6'-8"	Interior	Trim Type B Both Sides	

WINDOW SCHEDULE				
WINDOW MARK	UNIT NUMBER	TYPE	TRIM	NOTES
(A)	21052	DOUBLE HUNG	Ext- Trim Type A Int- Trim Type B	
(B)	21042	DOUBLE HUNG	Ext- Trim Type A Int- Trim Type B	
(C)	2052	DOUBLE HUNG	Ext- Trim Type A Int- Trim Type B	
(D)	21032	DOUBLE HUNG	Ext- Trim Type A Int- Trim Type B	Panel Below Unit
(E)	3820	FIXED UNIT	Ext- Trim Type A Int- Trim Type B	
(F)	See Elevation	DOUBLE HUNG	Ext- Trim Type A Int- Trim Type B	
(G)	5026	DOUBLE HUNG	Ext- Trim Type A Int- Trim Type B	

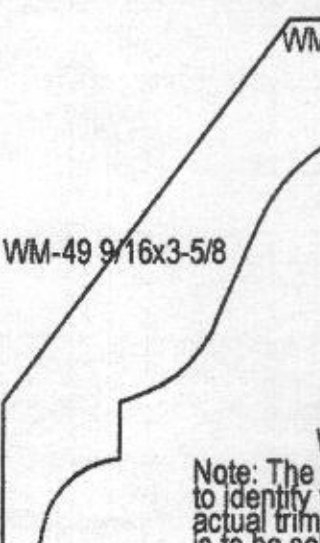
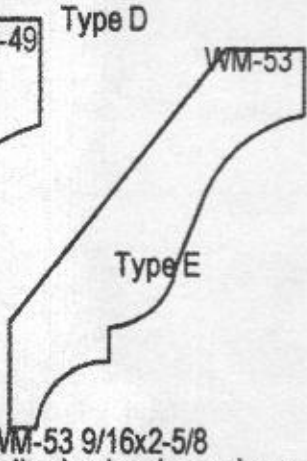
* Windows must be approved by Owner.
* See the final schedule from manufacturer for exact rough opening dim. & configurations.
* All glazing to be insulated low E. Exterior integrated channel for siding.
* See Elevations for configurations.
* Units to include all screen and mullion options.
* Two units shown together should be factory assembled as "Twin".
* Three units shown together should be factory assembled as "Triple".
* Submitted shop drawings must be reviewed and approved prior to fabrication.

IRC 2006 CODE REFERENCES

STAIRWAYS
R317.1 Stairway Width shall not be less than 36 inches in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31.5 inches where a handrail is installed on one side and 27 inches where handrails are provided on both sides.
Exception: The width of spiral stairways shall be in accordance with Section R314.5.
R314.2 Treads and Risers. The maximum riser height shall be 7 3/4" and minimum tread depth shall be 10 inches. The riser height shall be measured vertically between leading edges if the adjacent treads. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The walking surface of the treads and landings of a stairway shall be sloped no steeper than one unit vertical in 48 units horizontal. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8" inch. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8" inch.

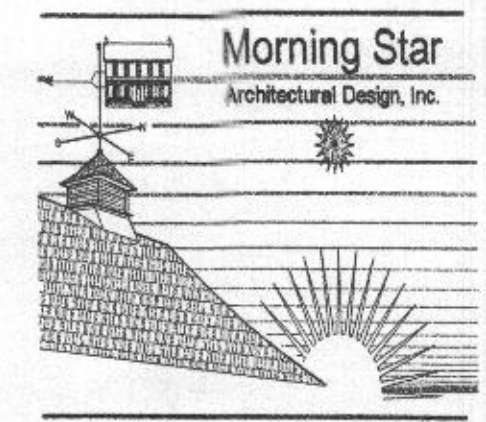
HANDRAILS
R315.1 Handrails having minimum and maximum heights of 34 inches and 38 inches respectively, measured vertically from the nosing of the treads, shall be provided on at least one side of stairways. Ends shall be returned or shall terminate in newel posts of safety terminals. Handrails adjacent to a wall shall have a space of not less than 1.5 inches between the wall and the handrail.

GUARDS
R316.1 Guards are required on porches, balconies or raised floor surfaces located more than 30 inches above the floor grade below shall have guards not less than 36 inches in height. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guards not less than 36 inches in height. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guards not less than 34 inches in height measured vertically from the nosing of the treads.
R316.2 Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures that do not allow passage of a sphere 4 inches in diameter. Required guards shall not be constructed with horizontal rails or other ornamental pattern that results in a ladder effect.
Exception: The triangular openings formed by the newel, head and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere 6 inches cannot pass through.

TRIM SCHEDULE				
 Type A WM-445 WM-445 11/16x 3 1/4 Alternate shown to highlight new work Match existing if selected by owner	 Type B WM-376 WM-376 11/16x2 1/4	 Type C WM-623 9/16x3-1/4	 Type D WM-49 9/16x3-5/8	 Type E WM-53 9/16x2-5/8
Note: The following has been shown to identify trim category types. The actual trim configuration and finish is to be selected /approved by owner				

IRC 2006 CODE REFERENCES
SMOKE ALARMS
R317.1 Single and multiple station smoke alarms. Single and multiple-station smoke alarms shall be installed in the following locations:
1. In each sleeping room.
2. Outside of each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basement and cellars but not including crawl spaces.
When more than one smoke alarm is required to be installed the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.
All smoke alarms shall be listed and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.

FINISH SCHEDULE - FIRST FLOOR															
Room Name	Base Base Material	Base Finish	Floor Material	Floor Finish	Wall Wainscott	Ceiling Casing	Door Material	Door Finish	Door/Win Casing Type	Door/Win Casing Finish	Wall Finish	Ceiling Type	Ceiling Finish	Millwork Finish	Counter Finish
New Mudroom	Type C	P-1	Wood	ST-1	----	----	Wood	P-2	Type B	P-1	P-2	Gyp. Bd.	P-3	----	----
New Kitchen	Type C	P-1	Wood	ST-1	----	----	Wood	P-2	Type B	P-1	P-2	Gyp. Bd.	P-3	----	----
New Family Room	Type C	P-1	Wood	ST-1	----	----	Wood	P-2	Type B	P-1	P-2	Gyp. Bd.	P-3	----	----
Sun Room	Type C	P-1	Wood	ST-1	----	----	Wood	P-2	Type B	P-1	P-2	Gyp. Bd.	P-3	----	----
Powder Room	Ceramic	Glazed	Ceramic	Matte	----	----	Wood	P-2	Type B	P-1	P-2	Gyp. Bd.	P-3	----	----



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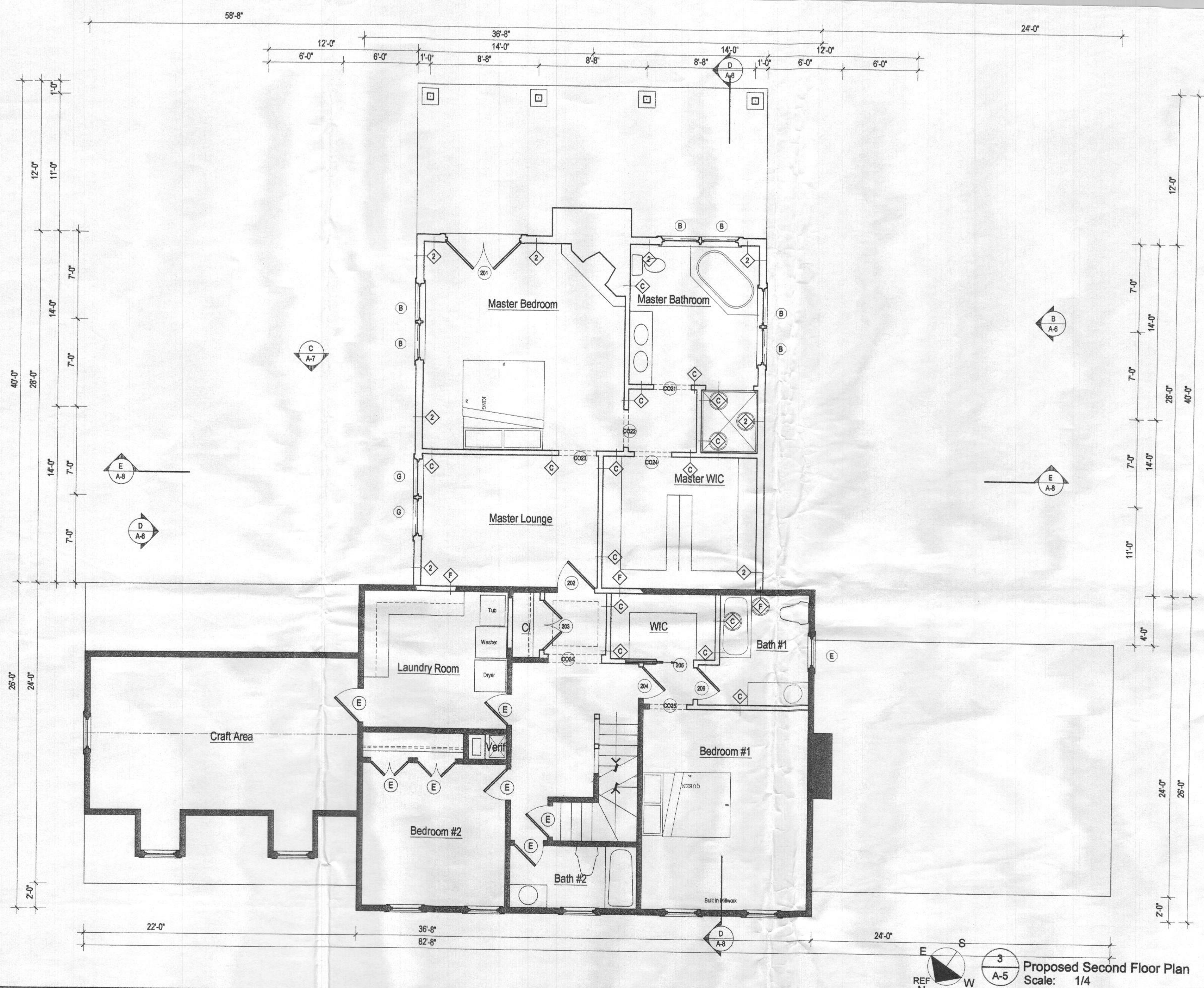
Proposed First Floor Plan

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15 20 25 30 35 40

stamp
revisions:
date: no. description:

date: 8/14/07
scale: 1/4"
project no.
drawing no.

A-4



TRIM SCHEDULE

Type A	WM-445	WM-445 11/16x 3 1/4	WM-623	Type C	WM-49	9/16x3-5/8	Type D	WM-53	Type E	WM-53	9/16x2-5/8
Type B	WM-376	WM-376 11/16x2 1/4									

Note: The following has been shown to identify trim category types. The actual trim configuration and finish is to be selected/approved by owner

IRC 2006 CODE REFERENCES

SMOKE ALARMS
R317.1 Single and multiple station smoke alarms. Single and multiple station smoke alarms shall be installed in the following locations:
1. In each sleeping room.
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3. On each additional story of the dwelling, including basement and cellar, but not including crawl spaces.
When more than one smoke alarm is required to be installed the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.
All smoke alarms shall be listed and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.

FINISH SCHEDULE - SECOND FLOOR

Room Name	Base Base Material	Base Finish	Floor Material	Floor Finish	Wall Wainscott	Ceiling Casing	Door Material	Door Finish	Door/Win Casing Type	Door/Win Casing Finish	Wall Finish	Ceiling Type	Ceiling Finish	Millwork Finish	Countertop Finish
Master Bedroom	Type C	P-1	Wood	ST-1	---	---	Wood	P-2	Type B	P-1	P-2	Gyp. Bd.	P-3	---	---
Master Lounge	Type C	P-1	Wood	ST-1	---	---	Wood	P-2	Type B	P-1	P-2	Gyp. Bd.	P-3	---	---
Master WIC	Type C	P-1	Wood	ST-1	---	---	Wood	P-2	Type B	P-1	P-2	Gyp. Bd.	P-3	---	---
Laundry Room	Ceramic	Glazed	Ceramic	Matte	---	---	Wood	P-2	Type B	P-1	P-2	Gyp. Bd.	P-3	---	Stone
Master Bath	Ceramic	Glazed	Ceramic	Matte	---	---	Wood	P-2	Type B	P-1	P-2	Gyp. Bd.	P-3	---	Stone
WIC	Type C	P-1	Wood	ST-1	---	---	Wood	P-2	Type B	P-1	P-2	Gyp. Bd.	P-3	---	---
Bath #1	Ceramic	Glazed	Ceramic	Matte	---	---	Wood	P-2	Type B	P-1	P-2	Gyp. Bd.	P-3	---	Stone

INTERIOR WALL TYPES	EXTERIOR WALL TYPES
See wall sections for additional information. Provide pressure treated base for walls in contact w/ concrete. A Interior Bearing Wall Wall Type 'A'- 2x6 wood stud at 16" o.c. with 1/2" gyp bd both sides B Interior Bearing Wall Wall Type 'B'- 2x4 wood stud at 16" o.c. with 1/2" gyp bd both sides C Interior Non-Bearing Wall Wall Type 'C'- 2x4 wood stud at 24" o.c. with 1/2" gyp bd both sides D Interior Non-Bearing Chase Wall Wall Type 'D'- 2x6 wood stud at 24" o.c. with 1/2" gyp bd both sides E Interior Infill Wall Wall Type 'E'- 2x wood stud at 16" o.c. with 1/2" gyp bd both sides to be flush on both sides F Interior Furring Wall Wall Type 'F'- Metal or wood furring at 16" o.c. with 1/2" gyp bd one side G Interior Infill Wall Wall Type 'G'- 8" CMU bearing wall with 1/2" gyp bd both sides with metal or wood furring as per location H Interior Low Wall Wall Type 'H'- 2x6's at 16" o.c. w/ all angles for rigid connections with 1/2" gyp bd both sides	See wall sections and details for additional information. 1 Exterior Wall System '1' Decorative Stone on CMU wall system reinforcing as per code int. 1/2" gyp bd on metal furring and insulation. At the exterior below grade provide waterproofing & drainage board to 4" foundation drain 2 Exterior Wall System '2' 2x6 wood Stud Wall at 16" o.c. with 8" Batt insulation w/ 1/2" gyp bd int and 1/2" ply or OSB ext. w/ 15lb bldg felt or Tyvek. Provide exterior siding system as selected by owner. 3 Exterior Wall System '3' Infill exterior wall match existing configuration to provide hidden patch Durock in lieu of gyp bd The wall type in the diamond is listed above the circle indicates durock in lieu of 1/2" gyp bd on side of circle Garage Requirement min of 1/2" gyp bd listed as IRC requirement for conformance

R-VALUES	
VALUES BASED UPON D.O.E. RECOMMENDATIONS Slab Edge R-8 Basement Interior Wall R-13 Crawl space R-19	Basement Exterior Walls R-15 Floors R-25 Walls Sheathing R-7 / Cavity R-13 Attic Ceiling R-49 Cathedral Ceiling R-38

DOOR SCHEDULE - SECOND FLOOR				
DOOR MARK	UNIT DIMENSION	EXTERIOR OR INTERIOR	TRIM	NOTES
201	PR 3'-0"x6'-8"	Exterior	Ext. Trim Type A Int. Trim Type B	
202	3'-0"x6'-8"	Interior	Trim Type B Both Sides	
203	PR 2'-0"x6'-8"	Interior	Trim Type B Both Sides	
204	2'-6"x6'-8"	Interior	Trim Type B Both Sides	
205	2'-6"x6'-8"	Interior	Trim Type B Both Sides	Pocket Door
206	2'-6"x6'-8"	Interior	Trim Type B Both Sides	

*1 Doors must be approved by Owner
*2 See the final schedule from manufacturer for exact rough opening dim. and configuration
*3 All glazing to be insulated low e. Exterior integrated channel for siding
*4 See Elevations for configurations
*5 Door Units to include all screen and mutton options
*6 All exterior Units are to have Weather Stripping all sides of door including threshold capable of preventing wind blown water infiltration
*7 Garage Units must be 20 Min door w/ closer as per IRC
*8 Units identified as Sound Seal to have min 45 STC rating or as identified by owner

CAGED OPENING SCHEDULE - SECOND FLOOR					
DOOR MARK		UNIT DIMENSION	EXTERIOR OR INTERIOR	TRIM	NOTES
C021	C022	3'-0"x6'-8"	Interior	Trim Type B Both Sides	
C023	C024	3'-0"x6'-8"	Interior	Trim Type B Both Sides	
C025		4'-0"x6'-8"	Interior	Trim Type B Both Sides	
C026		3'-0"x6'-8"	Interior	Trim Type B Both Sides	

WINDOW SCHEDULE				
WINDOW MARK	UNIT NUMBER	TYPE	TRIM	NOTES
(A)	21052	DOUBLE HUNG	Ext- Trim Type A Int- Trim Type B	
(B)	21042	DOUBLE HUNG	Ext- Trim Type A Int- Trim Type B	
(C)	2052	DOUBLE HUNG	Ext- Trim Type A Int- Trim Type B	
(D)	21032	DOUBLE HUNG	Ext- Trim Type A Int- Trim Type B	Panel Below Unit
(E)	3820	FIXED UNIT	Ext- Trim Type A Int- Trim Type B	
(F)	See Elevation	DOUBLE HUNG	Ext- Trim Type A Int- Trim Type B	
(G)	21026	DOUBLE HUNG	Ext- Trim Type A Int- Trim Type B	

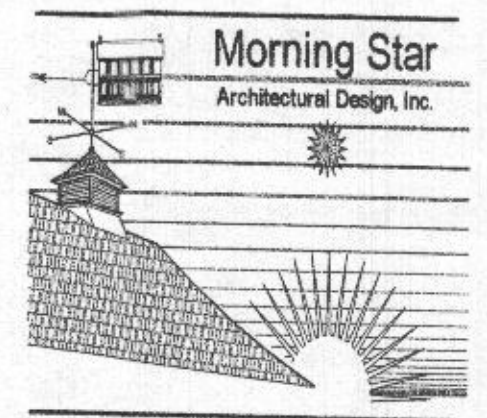
*1 Windows must be approved by Owner
*2 See the final schedule from manufacturer for exact rough opening dim. and configurations.
*3 All glazing to be insulated low e. Exterior integrated channel for siding
*4 See Elevations for configurations
*5 Units to include all screen and mutton options
*6 Two units shown together should be factory assembled as "Twin"
*7 Three units shown together should be factory assembled as "Triple"
Submitted shop drawings must be reviewed and approved prior to fabrication

IRC 2006 CODE REFERENCES

STAIRWAYS
R314.1 Stairway Widths shall not be less than 36 inches in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31.5 inches where a handrail is installed on one side and 27 inches where handrails are provided on both sides.
Exception: The width of spiral stairways shall be in accordance with Section R314.5.
R314.2 Treads and Risers. The maximum riser height shall be 7 3/4" and minimum tread depth shall be 10 inches. The riser height shall be measured vertically between leading edges if the adjacent treads. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The walking surface of the treads and landings of a stairway shall be sloped no steeper than one unit vertical in 48 units horizontal. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8" inch. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8" inch.

HANDRAILS
R315.1 Handrails having minimum and maximum heights of 34 inches and 38 inches respectively, measured vertically from the nosing of the treads, shall be provided on at least one side of all stairways. Ends shall be returned or shall terminate in newel posts of safety materials. Handrails adjacent to a wall shall have a space of not less than 1.5 inches between the wall and the handrail.

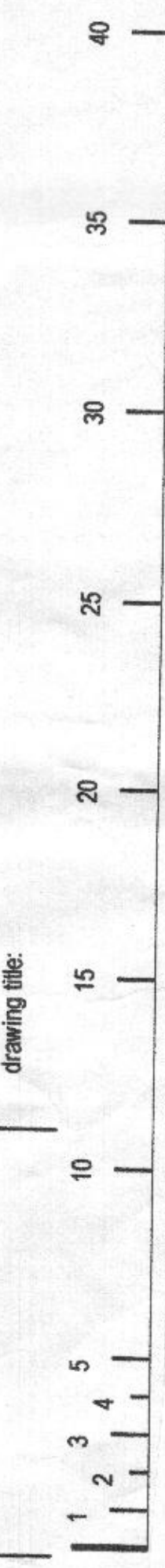
GUARDS
R316.1 Guards are required on porches, balconies or raised floor surfaces located more than 30 inches above the floor grade below shall have guards not less than 36 inches in height. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guards not less than 36 inches in height. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guards not less than 34 inches in height measured vertically from the nosing of the treads.
R316.2 Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures that do not allow passage of a sphere 4 inches in diameter. Required guards shall not be constructed with horizontal rails or other ornamental pattern that results in a ladder effect.
Exception: The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere 6 inches cannot pass through.



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Addition and Renovation to Residence
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Ellicott City, MD 21042

Proposed Second Floor Plan



stamp
revisions:
date: no. description:

date: 8/14/07
scale: 1/4"
project no.
drawing no.

A-5