SCOPE OF WORK

2- STORY ADDITION TO RIGHT OF EXISTING HOUSE.

ON FIRST FLOOR, RENOVATE EXISTING OWNER BEDROOM TO CREATE AN OFFICE AND OWNER CLOSET. ADD 431 SQFT FOR OWNER SUITE.

ON BASEMENT LEVEL, ADD A 2-CAR GARAGE . RE-GRADE SITE TO PROVIDE ACCESS TO GARAGE DOORS ON THE RIGHT.

EX. GROSS: 2268 SQFT
ADD. GROSS: 432 SQFT
TOTAL GROSS: 2700 SQFT

SHEET INDEX

RESIDENTIAL NOTES & SPECIFICATIONS

GENERAL CONSTRUCTION NOTES
1. THESE STRUCTURAL NOTES AND SPECIFICATIONS SHALL BE CONSIDERED PART OF THE FINAL DESIGN PACKAGE (INCLUDING CONSTRUCTION DRAWINGS) FOR THE PROJECT SPECIFICALLY DESCRIBED ABOVE. NEITHER THE STRUCTURAL NOTES NOR THE DRAWINGS ALONE ARE SUFFICIENT IN DESCRIBING A COMPLETE DESIGN.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSION ON DRAWINGS SHALL GOVERN. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THE OWNER/ARCHITECT BEFORE PROCEEDING WITH FABRICATION OF ASSEMBLIES, STEEL, STAIRS, ROOF AND/OR FLOOR TRUSSES.
3. WHERE THERE IS CONFLICT BETWEEN DRAWINGS, SPECIFICATIONS OR DETAILS, THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CLARIFICATION.
4. PROVIDE TRANSITION STRIPS AT ALL CHANGES IN FLOOR FINISHES.
5. ALL CLOSETS ARE TO HAVE THE SAME FINISH AS THE ADJOINING ROOM UNLESS OTHERWISE NOTED.
6. PROVIDE PLUMBING FIXTURE ACCESS PANEL AT EACH TUB AND SHOWER ENCLOSURE AS REQUIRED BY LOCAL JURISDICTION.
7. PROVIDE HANDRAILS 34"-38" ABOVE NOSINGS ON ALL STAIRS. PROVIDE GUARDRAILS AT RAISED FLOORS, BALCONIES, ETC. 30" OR MORE ABOVE GRADE OR FLOOR BELOW. GUARDS SHALL BE MINIMUM 42" HIGH AND HAVE CLOSURES SPACED TO PREVENT PASSAGE OF A 4" SPHERE.
8. PROVIDE NOMINAL 2X FIRE BLOCKING AT EVERY FLOOR INTERVAL, BULKHEAD AND CHASE. IF OPEN WEB FLOOR TRUSSES ARE UTILIZED, PROVIDE 1/2" GB DRAFTSTOPPING, NOT TO EXCEED 1,000 SF.
9. PROVIDE A MINIMUM 6'-8" HEAD CLEARANCE FOR ALL STAIRS. STAIR RISERS SHALL NOT EXCEED 7-1/2" AND TREADS SHALL BE AT LEAST 10-1/2".
10. PROVIDE SOFFIT VENTS, RIDGE VENTS, OR GABLE END VENTS AS SHOWN ON THE DRAWINGS. MAINTAIN MINIMUM 1/300 FREE VENTILATION FOR HORIZONTALLY PROJECTED ROOF AREA. INSTALL PLASTIC OR CARDBOARD BAFFLES IN EACH TRUSS/RAFTER BAY TO MAINTAIN FREE AIR FLOW.
11. MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS SHALL BE REQUIRED TO SEAL ALL PENETRATIONS IN FLOORS AND EXTERIOR WALLS CAUSED BY THEIR TRADES.
12. ROUGH CARPENTRY CONTRACTORS SHALL SEAL ALL PANEL BUTT JOINTS AND PLATES AT FLOORS, CEILINGS, WINDOWS, DOOR FLANGES AND JAMBS.
13. SHEATHING PENETRATION SHALL BE PATCHED AND REPAIRED TO MANUFACTURER'S SPECIFICATIONS.
14. SLOPE ALL EXTERIOR PLATFORMS, PORCHES, WALKS AND GARAGE SLABS 1/8" IN 12" TO DRAIN, OR AS NOTED ON PLANS.
15. PROVIDE TERMITE PROTECTION INCLUDING SOIL TREATMENT BY LICENSED EXTERMINATOR.

SPECIFICATIONS - GENERAL CONDITIONS
1. ALL WORK SHALL CONFORM TO ALL LOCAL AND NATIONAL ORDINANCES & BUILDING CODES APPLICABLE TO THIS PROJECT, INCLUDING BUT NOT LIMITED TO INTERNATIONAL RESIDENTIAL CODE - 2021.
2. DIMENSIONS GIVEN ON SCHEDULES ARE NOMINAL. CONTRACTOR AND MANUFACTURERS ARE TO COORDINATE ALL DIMENSIONS CONCERNING DOORS, PANELS, WINDOWS, EQUIPMENT, ETC. AND THEIR OPENINGS PRIOR TO FABRICATION AND CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES, BOUNDARIES, EASEMENTS AND CONSTRUCTION BEFORE PROCEEDING WITH THE WORK AND REPORT IMMEDIATELY ANY DISCREPANCIES TO THE ARCHITECT AND/OR OWNER.
4. DESIGN STANDARDS
USE GROUP: RESIDENTIAL
CONST. TYPE: TWO STORY WOOD FRAME W/ BRICK & SIDING.
5. DESIGN LOADS (IRC TABLE 301.5)

ROOF LIVE LOAD:	40 PSF	WIND LOAD:	± 15
GROUND SNOW LOAD:	40 PSF	WIND SPEED:	115 MPH
FLOOR LIVE LOAD (F.F.):	40 PSF	IMPORT FACTOR:	I
FLOOR LIVE LOAD (S.F.):	30 PSF	EXP. FACTOR:	"C"
ATTIC LIVE LOAD (ATTIC):	20 PSF	SEISMIC DESIGN CAT.:	B
GARAGE LIVE LOAD:	50 PSF	WEATHERING:	SEVERE
DEAD LOAD:	15 PSF	ZONE:	4A

GUARD RAILS: 200 LBS. FORCE IN ANY DIRECTION
SOIL BEARING: ASSUMED 2,000 PSF FROST LINE DEPTH - 30"
TERMITE: VERY HEAVY DECAY: VERY HEAVY
RADON RESISTANT CONSTRUCTION REQ'D: YES

CONCRETE
1. CONCRETE FOR THIS PROJECT SHALL BE NORMAL WEIGHT (145 PCF) AND CONCRETE WORK SHALL CONFORM TO AMERICAN CONCRETE INSTITUTE (ACI) STANDARD 318-99.
2. CONCRETE SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI
3. ALL REINFORCING BAR SHALL BE GRADE 60 (FY-60,000 PSI)
4. ALL INTERIOR CONCRETE SLABS SHALL BE 4" THICK AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI WITH 6X6 - W1.4 x W1.4 WWF AND BE POURED OVER A SIX (6) MIL POLY VAPOR BARRIER4 OVER 4" POROUS GRANULAR FILL.
5. ALL INTERIOR CONCRETE SLABS 30'-0" OR GREATER IN ANY DIMENSION SHALL HAVE CONTROL JOINTS.
6.ALL EXTERIOR CONCRETE SLABS SHALL BE AIR ENTRAINED (AIR CONTENT BETWEEN 5% AND 7%) INCLUDING THE GARAGE SLAB. AND HAVE 4" GRANULAR FILL MIN BELOW CONCRETE SLAB.
7. WHERE PORCH (NOT MONOLITHICALLY POURED), PATIO OR OTHER CONCRETE FLAT WORK ABUTS AN EXISTING CONCRETE SLAB PROVIDE A ½" ASPHALT IMPREGNATED FIBER BOARD EXPANSION JOINT.
8. ALL REINFORCING SHALL CONFORM TO "SPECIFICATIONS FOR DEFORMED BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT" (ASTM 1 615-60). WELDED WIRE FABRIC SHALL CONFORM TO LATEST ASTM A-185.
9. REINFORCEMENT FOR THE ANCHORAGE OF CONNECTING WORK, IF NOT CONTINUOUS, AND REINFORCEMENT FOR TEMPERATURE AND ALL OTHER PURPOSES NOT SPECIFICALLY PROVIDED, SHALL LAP 30 BAR DIAMETERS OR 18" MINIMUM AT ALL SPLICES, OR SHALL HAVE DOWELS OF THE SAME BAR SIZE AND SPACING AS THAT OF REINFORCING TO BE SPLICED OR WORK TO BE CONNECTED.
10. MINIMUM CONCRETE PROTECTION FOR REINFORCEMENT:

CONCRETE DEPOSITED AGAINST GROUND	3"
FORMED CONCRETE IN CONTATCT WITH GROUND	2"
FORMED CONCRETE NOT IN CONTACT WITH GROUND	1 ½"

PREPARATION FOR SLAB
1. REMOVE ALL VEGATATION AND TOP SOIL CONTAINING ORGANIC MATERIALS FROM THE ENTIRE AREA TO BE COVERED BY THE BUILDING.
2. IF FILL IS REQUIRED TO RAISE SLAB, SCARIFY THE SUB GRADE TO A DEPTH OF 6" AND RECOMPACT TO A MINIMUM DENSITY OF 92% AND A MAXIMUM OF 98% OF STANDARD PROCTOR DENSITY (ASTM-D-698) WITH A MOISTURE CONTECT AT OR SLIGHTLY ABOVE OPTIMUM.
3. INSTALL FILL IN LOOSE LIFTS OF 8" THICK AND UNIFORMLY COMPACTED AS IN THE NOTE ABOVE.
4. FILL MATERIALS SHALL BE VERY SANDY TO CLAYEY SAND WITH A PLASTICITY INDEX (P.I.) IF BETWEEN 2 AND 15.

FOUNDATION PERIMETER INSULATION
1. INSTALL EXPANDED RIGID CLOSED CELL POLYSTYRENE FOAM BORDER FED SPEC HHI-I-542B. DENSITY 2.1 LBS PER CU. FT.- "R" VALUE PER 1" THICKNESS - 5.41

STAIR:
DIMENSION:
MAX R: 7 ¾"
MIN T:10"

STRUCTURAL STEEL NOTES
1. MATERIALS
STRUCTURAL STEEL AND PLATE ASTM A36
UNFINISHED BOLTS ASTM A307
HIGH-STRENGTH BOLTS ASTM A325
WELDING ELECTRODES ASTM 1233, CLASS E70
2. BEAM TO BEAM AND COLUMN CONNECTIONS SHALL BE AISC STANDARD (FULL DEPTH) WHERE REACTIONS EXCEED MINIMUM CONDITIONS, THE APPROPRIATE CONNECTIONS SHALL BE DETERMINED BY FABRICATOR (CONTRACTOR)
3. ALL MAJOR CONNECTIONS SHALL BE HIGH STRENGTH FRICTION BOLTS OR WELDS OF EQUAL STRENGTH. ANCHOR BOLTS SHALL BE UNFINISHED BOLTS.
4. STEEL WORK SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH LATEST AISC SPECIFICATIONS.
5. SUBMIT SHOP DRAWINGS FOR ALL STEEL WORK.
6. STEEL LINTELS - FOR ALL OPENINGS AND RECESSES IN STONE OR BRICK FACED WALLS NOT SPECIFICALLY DETAILED, PROVIDE ONE STEEL ANGLE FOR EACH 4 INCHES OF WALL THICKNESS. STEEL ANGLES TO HAVE MINIMUM BEARING OF 4" AT EACH END. HORIZONTAL LEG SHALL BE 3 ½" UNLESS OTHERWISE SHOWN.
7. LINTEL SCHEDULE (UNLESS NOTED OTHERWISE ON PLANS) NOTE: ALL LINTELS ARE TO RECEIVE SHOP APPLIED CORROSION PROTECTION.
8. STEEL BEAM POCKETS. SIZE AS INDICATED ON PLANS. BEAMS SHALL HAVE A MINIMUM BEARING OF 4" IN LENGTH MEASURED PARALLEL TO THE BEAM UPON SOLID MASONRY NOT LESS THAN 4" IN THICKNESS OR UPON A METAL BEARING PLATE OF ADEQUATE DIMENSIONS TO DISTRIBUTE THE LOAD SAFELY. AREA AROUND BEAM TO RECEIVE PARGE FINISH.
9. 2x BEAM PLATE IS ANCHORED TO STEEL BEAM WITH 3/8" DIAMETER STEEL BOLTS OR EQUIVALENT POWER ACTIVATED FASTENERS AT 48" O/C. FASTENERS TO BE LOCATED A NEAR TO CENTER OF BEAM AS POSSIBLE.
10. STEEL BEAMS SHALL HAVE A MINIMUM BEARING OF 4 INCHES IN CONCRETE POCKETS AND A MINIMUM BEARING OF 3 INCHES ON STEEL COLUMNS. STEEL BEAMS SHALL BE CENTERED OVER COLUMNS BELOW.

MASONRY
1. MASONRY VENEER SHALL BE ATTACHED TO THE SUPPORTING WALL WITH CORROSION RESISTANT METAL TIES. EACH TIE SHALL BE 24" ON CENTER HORIZONTALLY AND SHALL SUPPORT NOT MORE THAN ½ SQUARE FEET OF WALL AREA. ADDITIONAL METAL TIES SHALL BE PROVIDED AROUND ALL WALL OPENINGS GREATER THAN 16". THESE TIES SHALL BE SPACED NOT MORE THAN 3' ON CENTER AND PLACED WITHIN 12" OF THE WALL OPENING.
2. CONCRETE MASONRY UNITS SHALL MEET ASTM C-90 GRADE A. 28 DAYS OLD BEFORE INSTALLATION. MINIMUM NET COMPRESSIVE STRENGTH OF BLOCK TO BE 2000 PSI.
3. CARE AND PROPER MEASURES SHALL BE EMPLOYED TO PREVENT ANY SUPER IMPOSED LOADS (I.E. WIND LOADS, SHOVING OR OTHER LATERAL FORCES) FROM BULGING OR DISTORTING FINISHED MASONRY WALLS BY WAY OF SHORING, BRACING OR OTHER MEANS AS SITE REQUIRES.
4. USE TYPE "M" MORTAR FOR MASONRY BELOW GRADE IN CONTACT WITH EARTH.
5. USE TYPE "N" MORTAR FOR EXTERIOR, ABOVE GRADE LOAD BEARING OR NON-LOAD BEARING MASONRY WALLS AND FOR OTHER AREAS IF NOT OTHERWISE NOTED. EXCEPTION - MASONRY CONSTRUCTION REQUIRING HEAT RESISTANT MORTAR SHALL HAVE A REFRACTORY AIR SETTING MORTAR.
6. BRICK VENEER TO BE INSTALLED W/MIN. 3/16" DIA/ WEEP HOLES SPACED AT A MAXIMUM OF 24" O.C. HORIZONTALLY.

WOOD FRAMING
1. UNLESS OTHERWISE NOTED, ALL INTERIOR PARTITIONS TO BE CONSTRUCTED WITH 2X4 STUDS, 16" O.C., WITH DOUBLE TOP PLATE. MINIMUM 2X12 HEADER/LINTELS AT ALL OPENINGS IN BEARING OR EXTERIOR WALLS. SHEATHING TO BE ½" CDX PLYWOOD OR OSB.
2. ALL FRAMING LUMBER SHALL BE SPF No.1/No.2 AND HAVE A MINIMUM ALLOWABLE EXTREME FIBER BENDING STRESS OF 875 PSI AND A MINIMUM MODULUS OF ELASTICITY OF 1,400,000 PSI.
3. ALL FLOOR DECKS ARE TO BE GLUED TO SUPPORTING BEAMS AND JOIST WITH PL-400 ADHESIVE AS MANUFACTURED BY "CONTECH" OR APPROVED EQUAL.
4. ALL WOOD BEAMS MADE OF TWO OR MORE MEMBERS SHALL BE GLUED WITH PL-400 ADHESIVE AND NAILED TOGETHER @ 12"
5. ALL WOOD POSTS MADE UP OF MULTIPLE PIECES SHALL BE GLUED WITH PL-400 ADHESIVE AND NAILED @ 12" O.C. BOTH SIDES.
6. DIRECTLY UNDER PARTITIONS WHICH RUN TO JOISTS (AND ARE OTHERWISE UNSUPPORTED) INSTALL DOUBLE JOISTS.
7. ALL RAFTERS AND JOISTS SHALL HAVE WOOD OR METAL CROSSBRIDGING AT 8' O.C. OR AT CENTER OF SPAN WHICHEVER IS LESS.
8. CONTINUOUS LOAD PATH: STEEL HARDWARE CONNECTORS TO GUARD AGAINST UPLIFT FORCES SHALL BE INSTALLED FROM THE FOUNDATIONS TO THE ROOF RAFTERS AT ALL STUDS. THESE SHALL INCLUDE BUT ARE NOT LIMITED TO FOUNDATION CONNECTORS, FLOOR TO FLOOR CONNECTORS, AND ROOF RAFTER HURRICANE CONNECTORS/ANCHORS.
9. MINIMUM BEARING FOR WOOD JOIST, RAFTERS AND BEAMS SHALL BE 3 ½" ON WOOD AND 4" ON MANSONRY.
10. INSTALL WOOD JOIST HANGER & WOOD BEAM HANGER CONNECTIONS AS FOLLOWS:
JOIST HANGER MIN. CAPACITY - 800#
BEAM HANGER MIN. CAPACITY - 3500#
11. INSTALL MINIMUM DOUBLE STUDS AT JAMBS OF ALL OPENINGS IN WALLS OR AS SHOWN ON PLAN.
12. ALL MANUFACTURED TRUSSES ARE TO BE IN ACCORDANCE WITH ASCE 7-95.
13. FOUNDATION ANCHORAGE: SILL PLATES AND WALLS SUPPORTED DIRECTLY ON CONT. FOUNDATIONS SHALL BE ANCHORED ACCORDING TO IRC R403.1.6.
14. ALL SILL PLATES AND LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE.

FINISHES
1. ALL FINISHES SHALL BE CLASS C OR BETTER WITH A FLAME SPREAD OF 76-200 OR BETTER AND A SMOKE DEVELOPED INDEX OF 0-450.

AIR LEAKAGE
BUILDING THERMAL ENVELOPE. THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHER STRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL:
1. ALL JOINTS, SEAMS AND PENETRATIONS.
2. SITE-BUILT WINDOWS, DOORS AND SKYLIGHTS.
3. OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING.
4. UTILITY PENETRATIONS
5. DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE.
6. KNEE WALLS.
7. WALLS AND CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES.
8. BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS.
9. COMMON WALLS BETWEEN DWELLING UNITS.
10. ATTIC ACCESS OPENINGS.
11. RIM JOIST JUNCTION.
12. OTHER SOURCES OF INFILTRATION.

ROOM FINISH SCHEDULE

	ROOM NAME	FLOOR: HARDWOOD FLOOR	FLOOR: LVP	FLOOR: CERAMIC TILE	FLOOR: CARPET	FLOOR: CONCRETE	FLOOR: EX. TO REMAIN	WALLS: UNFINISHED	WALLS: PAINTED GYP. BD.	WALLS: EX. TO REMAIN	WALLS: UNFINISHED	CEILING: PAINTED GYP. BD.	CEILING: BEAD BOARD	CEILING: EX. TO REMAIN	CEILING: UNFINISHED	TRIM: 1X6 BASEBOARD	TRIM: CROWN MOLDING	TRIM: INT. DOOR TRIM	TRIM: INT. WINDOW TRIM	REMARKS
BASEMENT	GARAGE					X				X										
FIRST FLOOR	OFFICE/SITTING AREA	X							X				X							
	OWNER SUITE	X							X				X							
	OWNER CLOSET	X							X				X							
	POWDER ROOM				X				X				X							
	STORAGE					X			X				X							

DOOR SCHEDULE

	NO.	SIZE.	INT/EXT	SADDLE	LABEL	REMARKS
						ALL DOORS U.N.O: 6 PANEL
BASEMENT	001	3/0x6/8	EXT	YES		SINGLE DOOR
	002	8/0x7/0	EXT	NO		GARAGE DOOR
	003	8/0x7/0	EXT	NO		GARAGE DOOR
FIRST FLOOR	101	2/0x6/8	INT	NO		SINGLE DOOR
	102	2/6x6/8	INT	NO		SINGLE DOOR
	103	2/6x6/8	INT	NO		SINGLE DOOR
	104	2/0x6/8	INT	NO		SINGLE DOOR

WINDOW SCHEDULE

	TYPE	MAT.	SIZE.	OPERATION	REMARKS
	A	VINYL	4/0x4/0	FIXED	MULLED TOGETHER
	B	VINYL	2/0x4/0	DOUBLE HUNG	MULLED TOGETHER
	C	VINYL	5/0x5/0	FIXED	MULLED TOGETHER
	D	VINYL	3/0x5/0	DOUBLE HUNG	MULLED TOGETHER
	E	VINYL	2/0x2/6	CASEMENT	
	F	VINYL	1/10x3/0	FIXED	SKYLIGHT

MIN. DUAL PANE, LOW-E & ARGON GAS FILLED. MAX. U = .31
TRIM TO BE WHITE
TEMPER WINDOW AS NEC. PER CODE
ANDERSEN WINDOW OR APR. EQ.
TOP OF WINDOW TO BE 6'-8" U.N.O

HEADER SCHEDULE (U.N.O.)

OPENING SIZE	HEADER SIZE
OPENINGS UP TO 3'	(2) 2x10
OPENINGS GREATER THAN 3' UP TO 6'	(2) 1.75 x 9.50 2.0E LVL
OPENINGS GREATER THAN 6' UP TO 8'	(2) 1.75 x 11.875 2.0E LVL

REINFORCED CONCRETE AND MASONRY FOUNDATION WALLS

MAX. WALL HT. (FT.)	MAX. UNBALANCED BACKFILL HT.	MIN. VERT. REINFORCEMENT SIZE & SPACING FOR 10" NOMINAL WALL THICKNESS — SOIL CLASSES: GW,GC,SW & SP SOILS	GM, GC, SM, SM-SC & ML SOILS	SC, MH, ML-CL & INORG. CL SOILS
9	5	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 48" O.C.
	6	#4 @ 56" O.C.	#4 @ 40" O.C.	#4 @ 32" O.C.
	7	#4 @ 56" O.C.	#5 @ 48" O.C.	#6 @ 48" O.C.
	8	#4 @ 32" O.C.	#6 @ 48" O.C.	#4 @ 16" O.C.
	9	#5 @ 40" O.C.	#6 @ 40" O.C.	#7 @ 40" O.C.

MIN. VERT. REINFORCEMENT SIZE & SPACING FOR 8" NOMINAL WALL THICKNESS

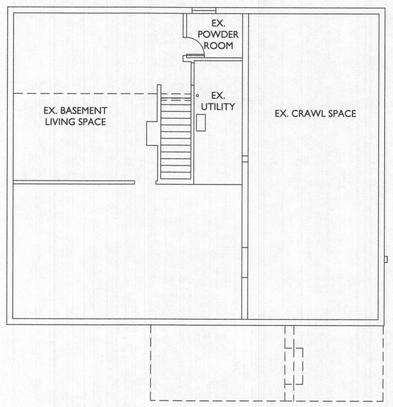
9	5	#4 @ 48" O.C.	#4 @ 48" O.C.	#5 @ 48" O.C.
	6	#4 @ 48" O.C.	#5 @ 48" O.C.	#6 @ 48" O.C.
	7	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 32" O.C.
	8	#5 @ 40" O.C.	#6 @ 32" O.C.	#6 @ 24" O.C.
	9	#6 @ 40" O.C.	#6 @ 24" O.C.	#6 @ 16" O.C.

MIN. VERT. REINFORCEMENT SIZE & SPACING FOR 12" NOMINAL WALL THICKNESS

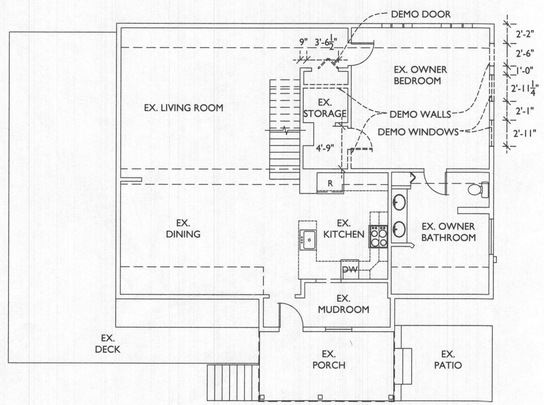
10	7'-4"	#4 @ 72" O.C.	#5 @ 72" O.C.	#6 @ 72" O.C.
	8'-0"	#5 @ 72" O.C.	#6 @ 72" O.C.	#6 @ 64" O.C.
	8'-8"	#5 @ 72" O.C.	#7 @ 72" O.C.	#6 @ 48" O.C.
	9'-4"	#6 @ 72" O.C.	#6 @ 48" O.C.	#6 @ 40" O.C.
	10'-0"	#6 @ 64" O.C.	#6 @ 40" O.C.	#6 @ 32" O.C.

STEEL LINTEL SCHEDULE (U.N.O.)

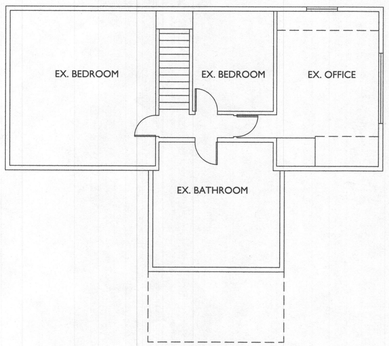
STEEL ANGLE SIZE	# STORIES ABOVE: NONE	ONE	TWO	# OF 1/2" REBARS
3 x 3 x 1/4	6' - 0"	3' - 6"	3' - 0"	1
4 x 3 x 1/4	8' - 0"	5' - 0"	3' - 0"	1
6 x 3-1/2 x 1/4	14' - 0"	8' - 0"	3' - 6"	2
2 - 6 x 3-1/2 x 1/4	20' - 0"	11' - 0"	11' - 0"	4



1 A100 EXISTING BASEMENT PLAN
SCALE: 1/8"=1'-0"



2 A100 FIRST FLOOR DEMO PLAN
SCALE: 1/8"=1'-0"



3 A100 EXISTING SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

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STATE OF MARYLAND
KAREN LYNN MOORE
STAMP

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 13662, EXPIRATION 10-22-2023.

PROJECT PHASE
PERMIT

PROJECT TITLE
THE ROETHEL RESIDENCE
2525 Sand Hill Rd
Ellicott City, MD 21042

REVISIONS

SYMBOL	DATE	ISSUED FOR

PROJECT NUMBER	22-685
DATE	07/10/2023
SCALE	AS NOTED

DRAWING TITLE
PROJECT NOTES, SCHEDULES, + DEMO PLANS

SHEET NUMBER
A-100

ELECTRICAL LEGEND

- $ — SWITCH
- $GD — GARBAGE DISPOSAL SWITCH
- $UC — UNDER CABINET LIGHTING SWITCH
- OUTLET
- GFI OUTLET
- GD — OUTLET - GARAGE DOOR
- EV — OUTLET - 60 AMP EV CHARGER
- # — OUTLET - # INDICATES VOLTAGE
- 6" RECESSED LED CLG. LIGHT
- LED WALL MOUNT FIXTURE
- LED CLG. FIXTURE
- EXHAUST FAN
- QUIET CLG. FAN W/ LIGHT (OSCI)
- SD — SMOKE/CO DETECTION
- 2-HEAD FLOOD
- HOSE BIB

ELECTRICAL NOTES:

1. REQUESTED OUTLETS SPECIFIED NOTED ON ELEC. LAYOUT. ALL OTHER OUTLETS PER CODE PER CODE @ 18"H, 42" H ABOVE COUNTERTOPS UNLESS OTHERWISE NOTED .
2. MOUNT LIGHT SWITCHES @ 42" H. MAX. ROCKER-TYPE
3. EXHAUST FANS W/ HUMIDISTAT (MAX .7 SONE), EXHAUST TO EXTERIOR
4. PROVIDE LED UNDER-CABINET LIGHTING
5. HINGE SWITCHES IN ALL CLOSETS U.N.O
6. ALL FIXTURES ON DIMMERS
7. HARDWIRED SMOKE DETECTOR W/INTERNAL BATTERY & CARBON MONOXIDE DETECTOR (COMBINED UNIT) TO BE INSTALLED IN ACCORDANCE WITH SECTION R315 OF THE 2018 IRC
8. EV CHARGING STATION PER CODE - INSTALL PER MANUFACTURER
9. LED RECESSED LIGHTS SPECS:
   2700K-2900K FOR LIVING ROOMS & BEDROOMS
   2900K-3500K FOR KITCHEN, OFFICE AND BASEMENTS

PLUMBING NOTES:

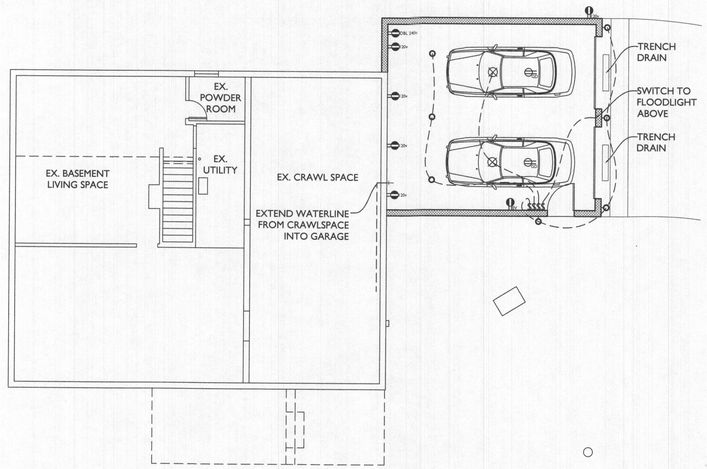
1. EXTEND THE WATER LINE FROM THE EXISTING CRAWLSPACE INTO THE PROPOSED GARAGE.
2. PROVIDE TRENCH DRAIN IN APRON AT GARAGE DOOR OPENINGS

HVAC NOTES:

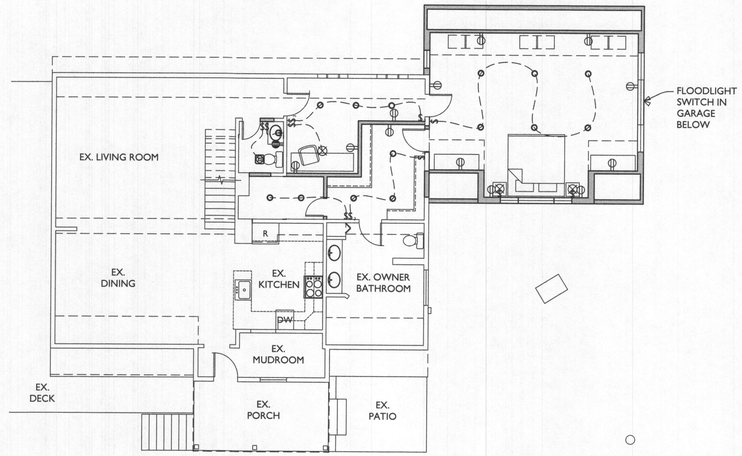
1. HVAC CONTRACTOR TO VERIFY IF EXISTING SYSTEM IS SUFFICIENT FOR ADDITIONAL SQUARE FOOTAGE.

SPRINKLER NOTES:

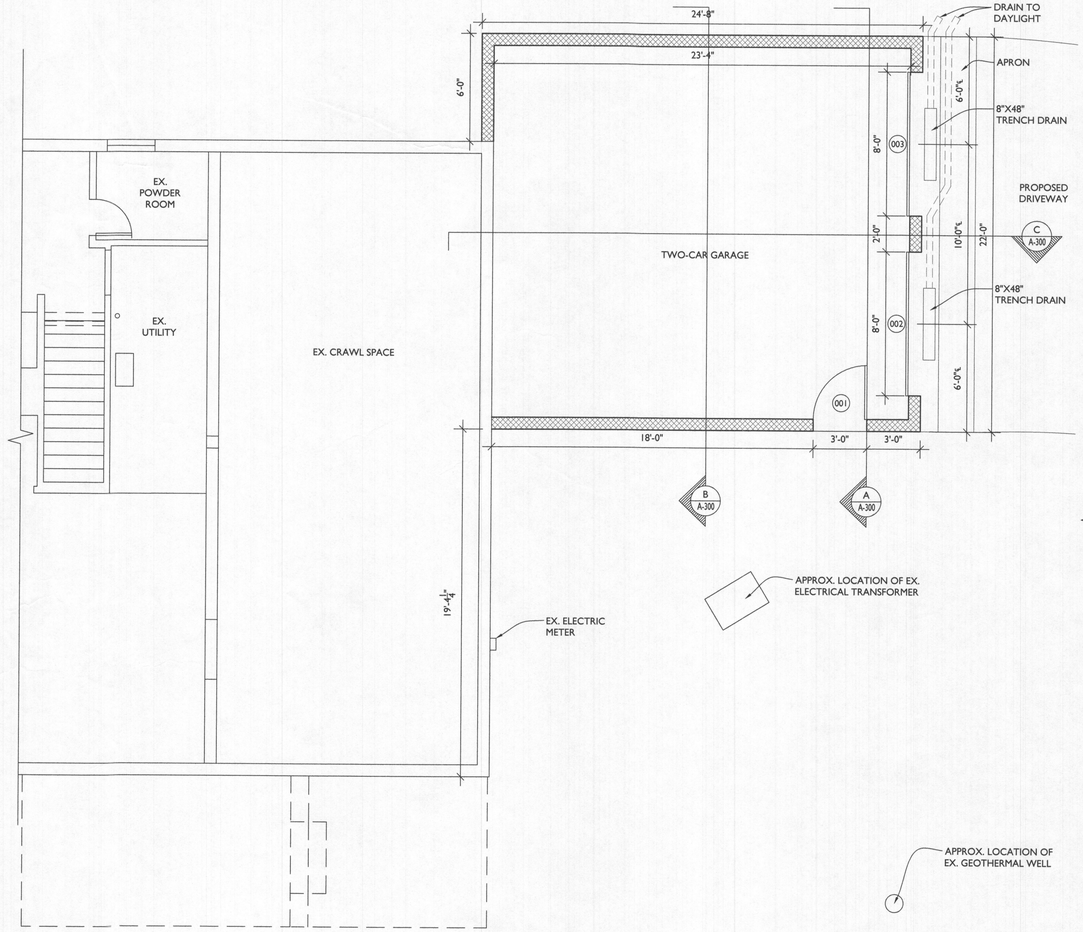
1. PROVIDE SPRINKLER SYSTEM PER CODE



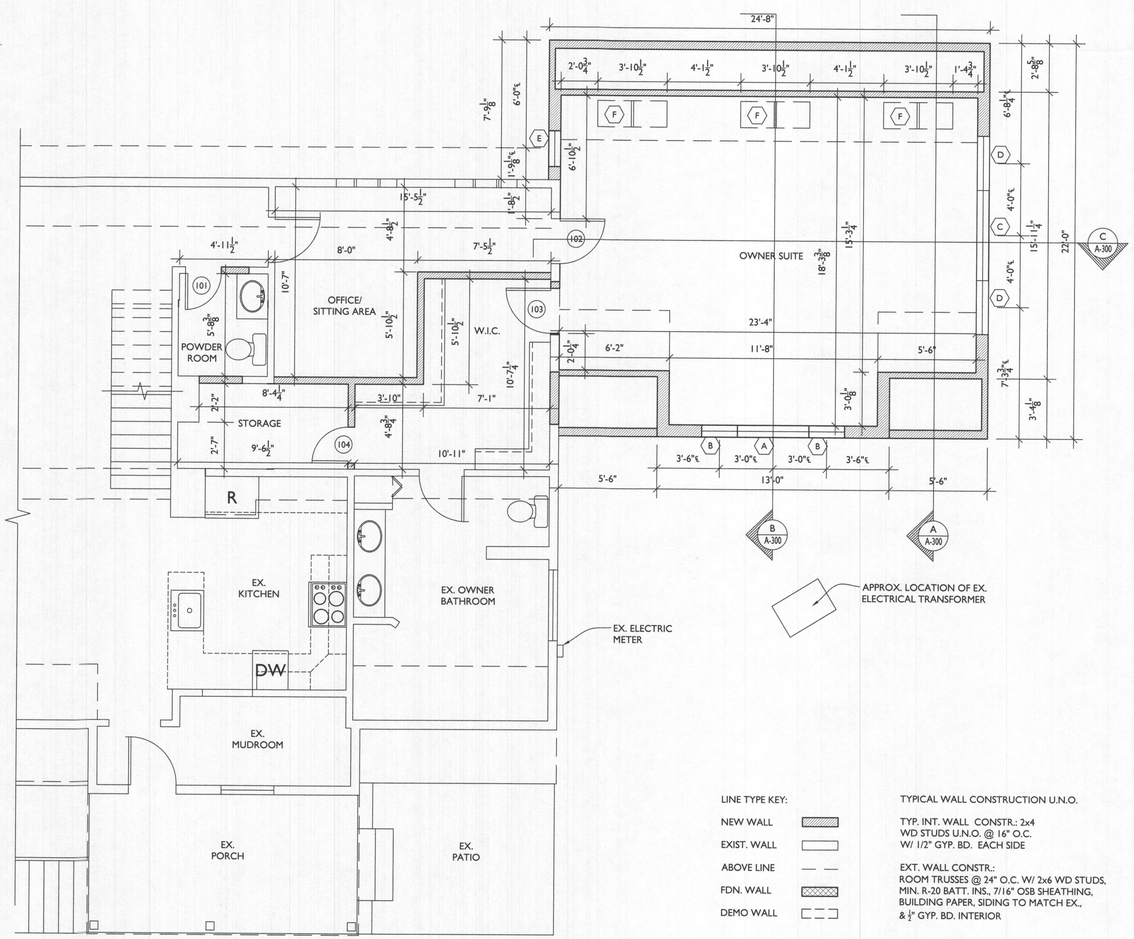
3 / A101 BASEMENT ELECTRICAL PLAN
SCALE: 1/8"=1'-0"



4 / A101 FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/8"=1'-0"



1 / A101 BASEMENT PLAN
SCALE: 1/4"=1'-0"



2 / A101 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

LINE TYPE KEY:
- NEW WALL
- EXIST. WALL
- ABOVE LINE
- FDN. WALL
- DEMO WALL

TYPICAL WALL CONSTRUCTION U.N.O.

TYP. INT. WALL CONSTR.: 2x4 WD STUDS U.N.O. @ 16" O.C. W/ 1/2" GYP. BD. EACH SIDE

EXT. WALL CONSTR.: ROOM TRUSSES @ 24" O.C. W/ 2x6 WD STUDS, MIN. R-20 BATT. INS., 7/16" OSB SHEATHING, BUILDING PAPER, SIDING TO MATCH EX., & 1/2" GYP. BD. INTERIOR

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PROJECT PHASE
PERMIT

PROJECT TITLE
THE ROETHEL RESIDENCE

2525 Sand Hill Rd
Ellicott City, MD 21042

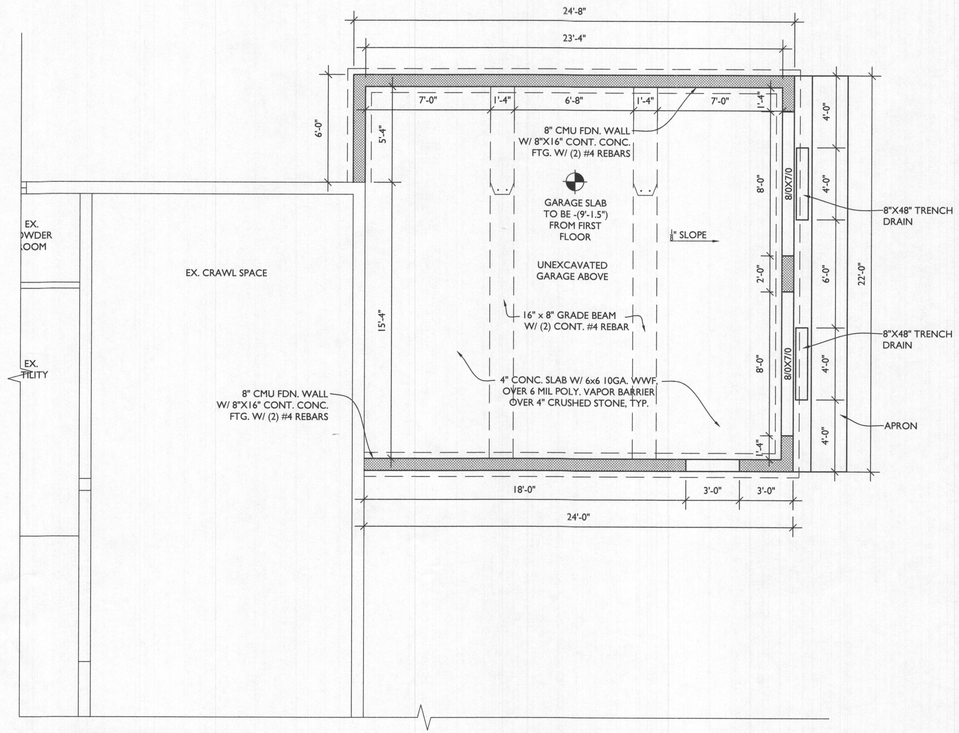
REVISIONS

SYMBOL	DATE	ISSUED FOR

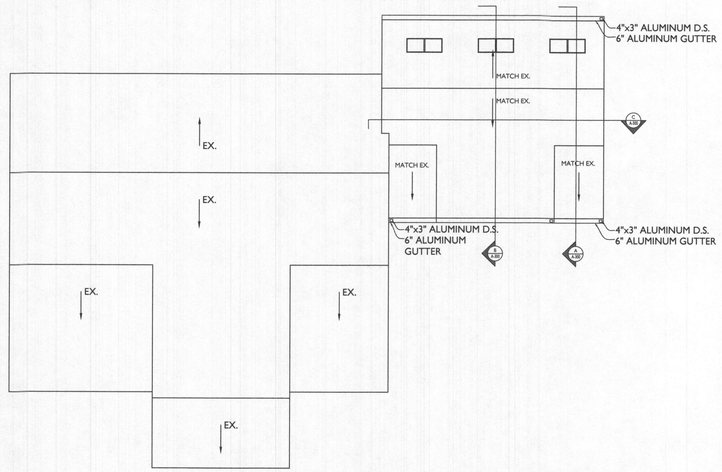
PROJECT NUMBER	22-685
DATE	07/10/2023
SCALE	AS NOTED

DRAWING TITLE
FLOOR PLANS + ELECTRICAL

SHEET NUMBER
A-101



3 A102 **FOUNDATION PLAN**
SCALE: 1/4"=1'-0"



4 A102 **ROOF PLAN**
SCALE: 1/4"=1'-0"

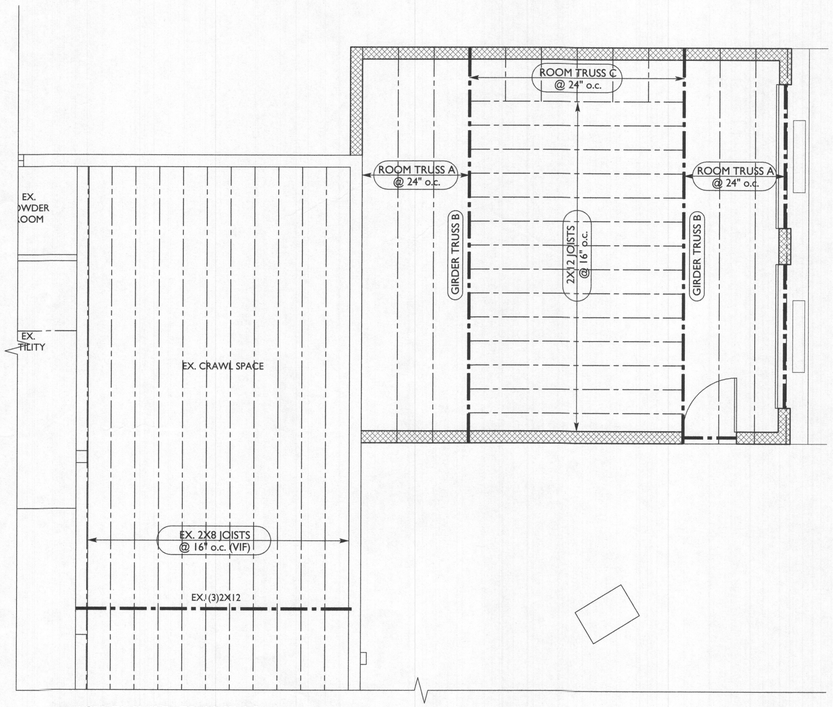
LINE TYPE KEY:

NEW WALL
EXIST. WALL
ABOVE LINE
FDN. WALL
DEMO WALL

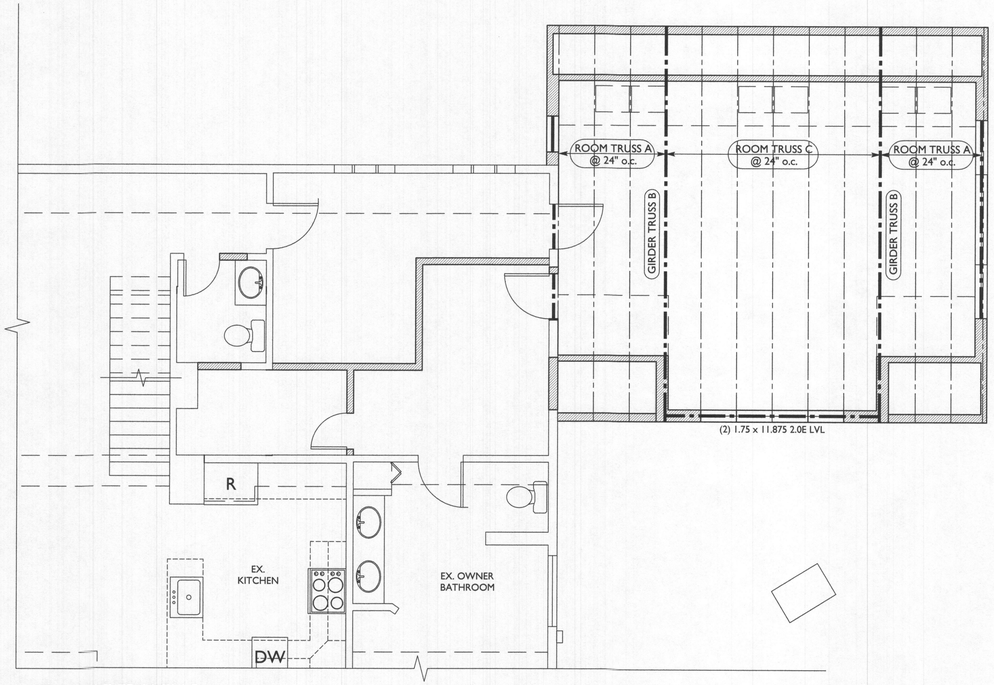
TYPICAL WALL CONSTRUCTION U.N.O.

TYP. INT. WALL CONSTR.: 2x4 WD STUDS U.N.O. @ 16" O.C. W/ 1/2" GYP. BD. EACH SIDE

EXT. WALL CONSTR.: ROOM TRUSSES @ 24" O.C. W/ 2x6 WD STUDS, MIN. R-20 BATT. INS., 7/16" OSB SHEATHING, BUILDING PAPER, SIDING TO MATCH EX., & 1/2" GYP. BD. INTERIOR



1 A102 **FIRST FLOOR FRAMING**
SCALE: 1/4"=1'-0"



2 A102 **ROOF FRAMING**
SCALE: 1/4"=1'-0"

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STATE OF MARYLAND
KAREN LYNN MOSS
ARCHITECT

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PROJECT TITLE
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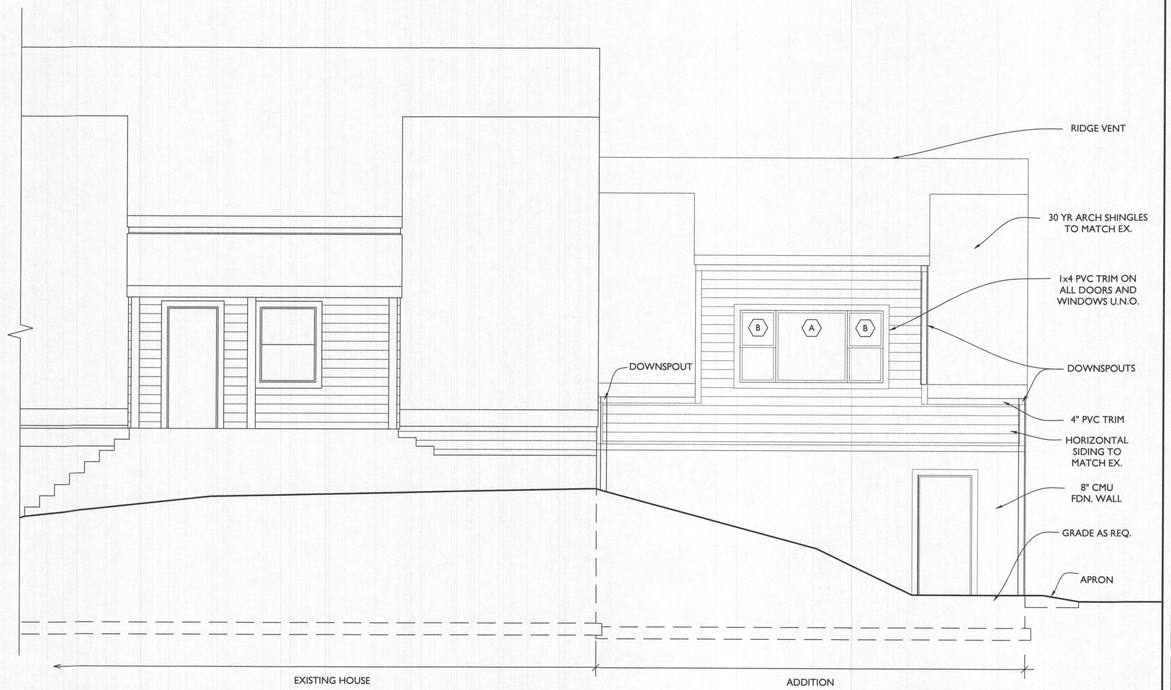
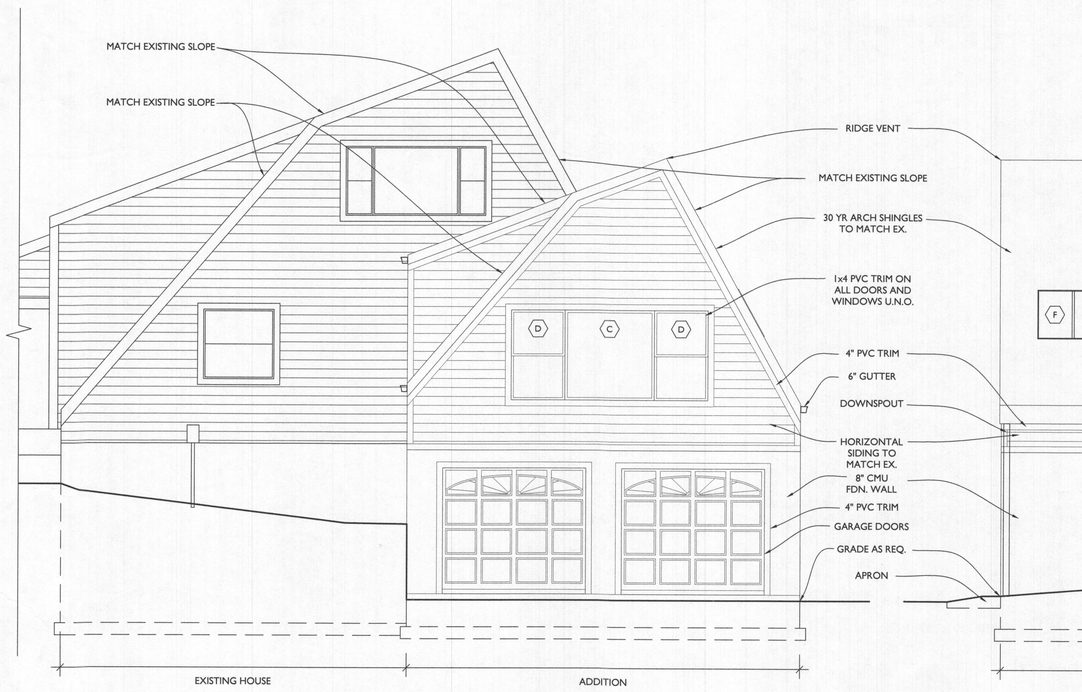
DRAWING TITLE
FOUNDATION, FRAMING PLANS, + ROOF PLAN

SHEET NUMBER
A-102

3 A200 **LEFT EXTERIOR ELEVATION**
SCALE: 1/4"=1'-0"



4 A200 **FRONT EXTERIOR ELEVATION**
SCALE: 1/4"=1'-0"



1 A200 **RIGHT EXTERIOR ELEVATION**
SCALE: 1/4"=1'-0"

2 A200 **REAR EXTERIOR ELEVATION**
SCALE: 1/4"=1'-0"

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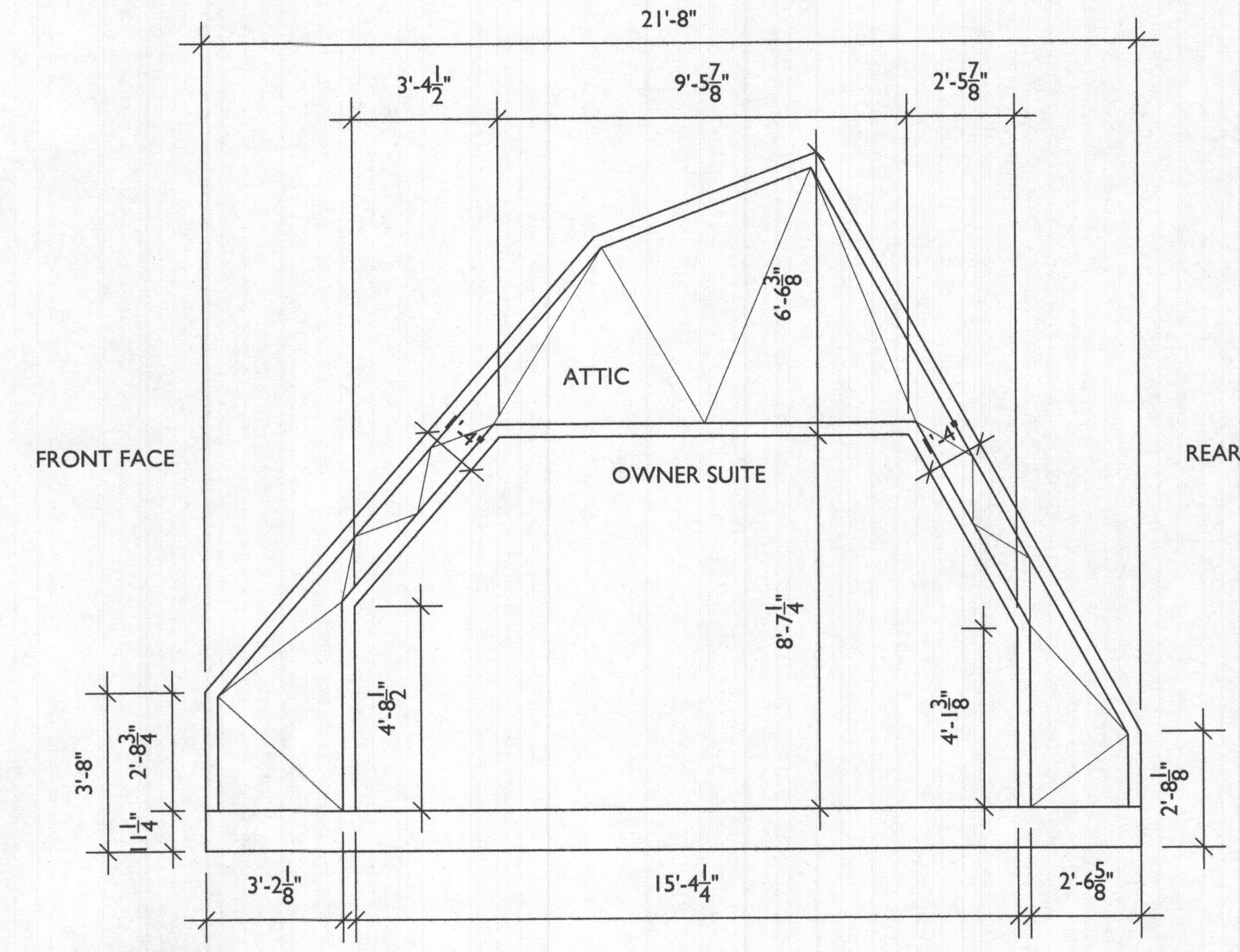
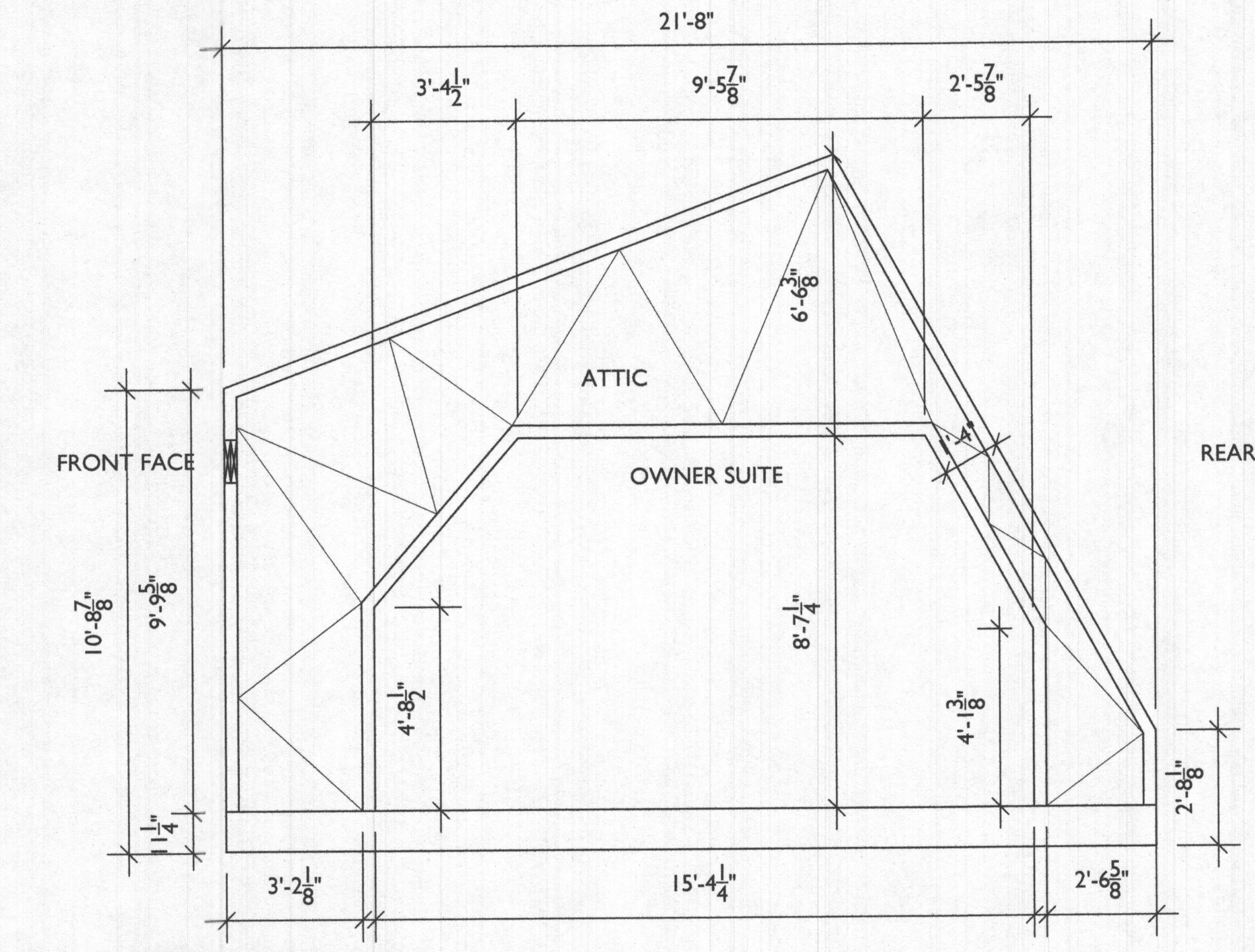
SCALE	AS NOTED

DRAWING TITLE
EXTERIOR ELEVATIONS

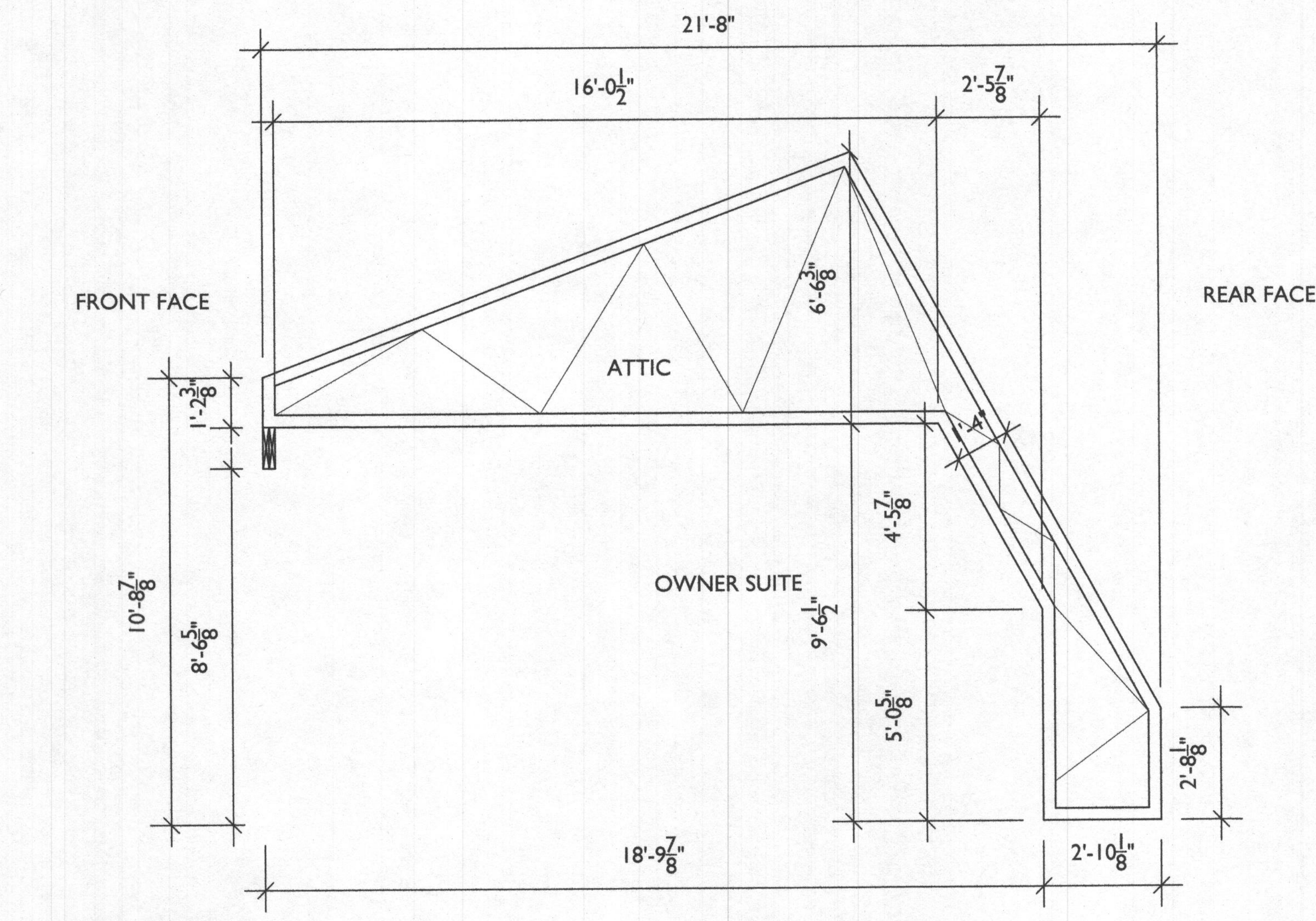
SHEET NUMBER
A-200



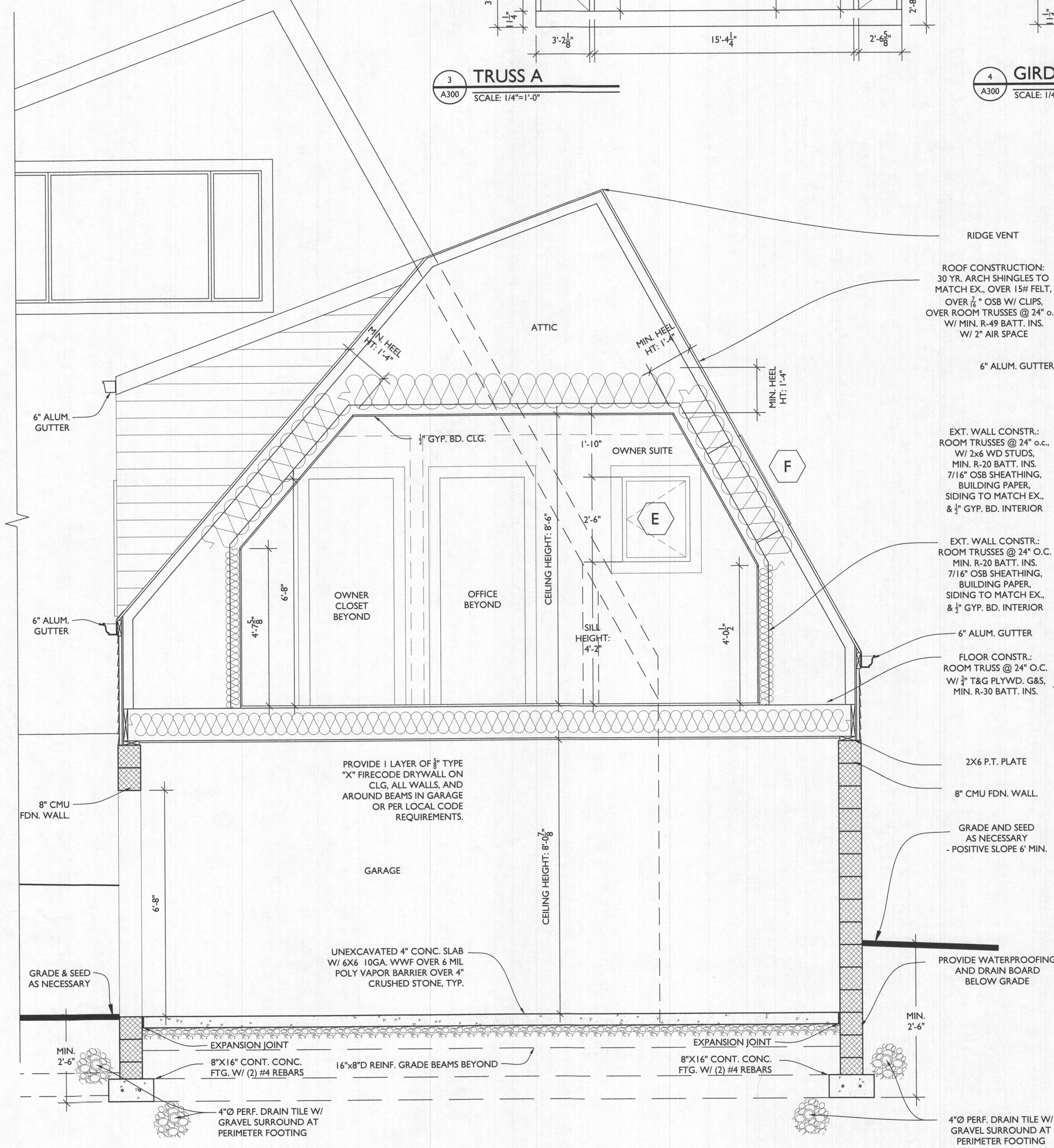
3 A300 TRUSS A
SCALE: 1/4"=1'-0"



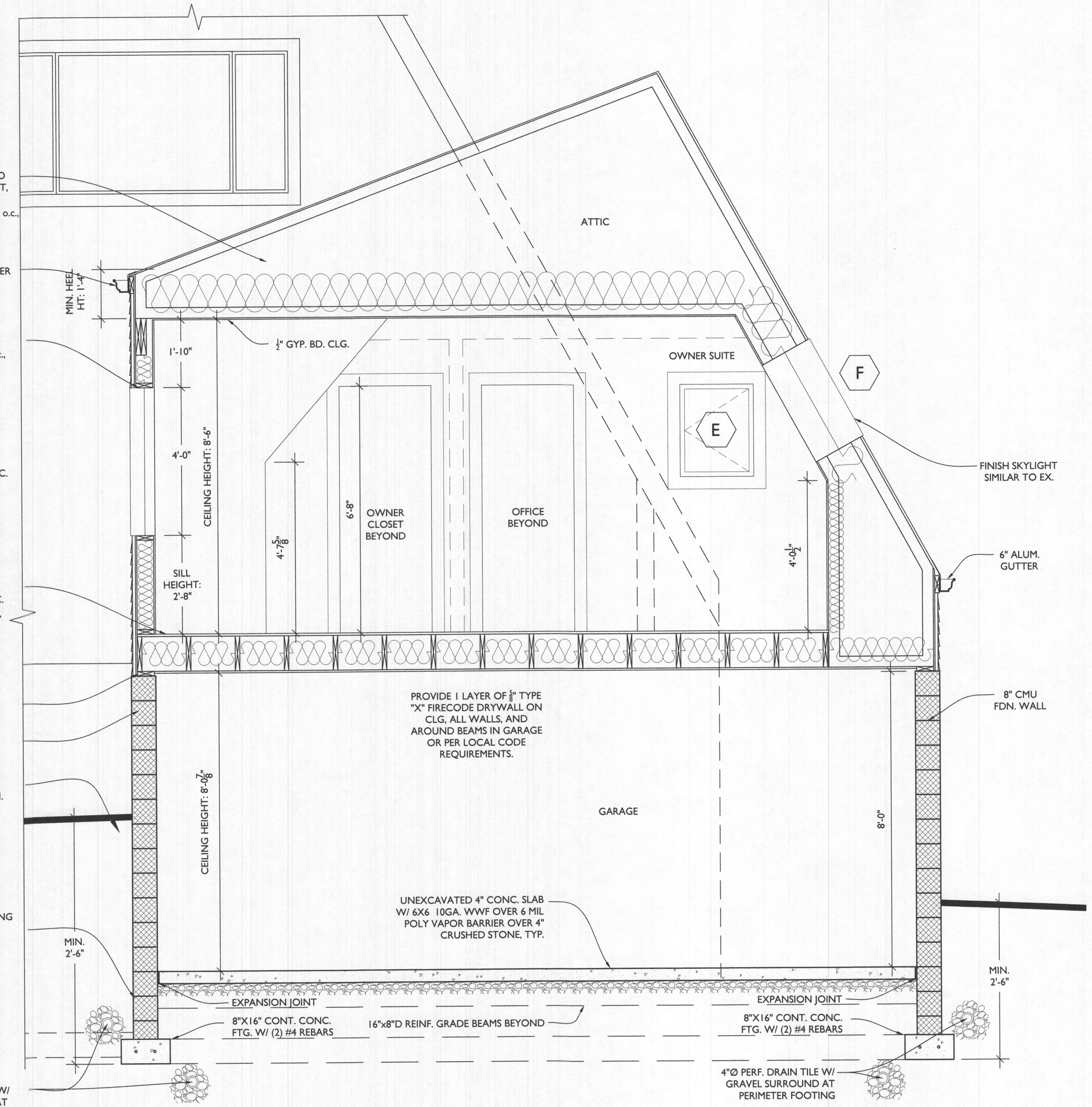
4 A300 GIRDER TRUSS B
SCALE: 1/4"=1'-0"



5 A300 TRUSS C
SCALE: 1/4"=1'-0"



1 A300 SECTION A
SCALE: 1/2"=1'-0"



2 A300 SECTION B
SCALE: 1/2"=1'-0"

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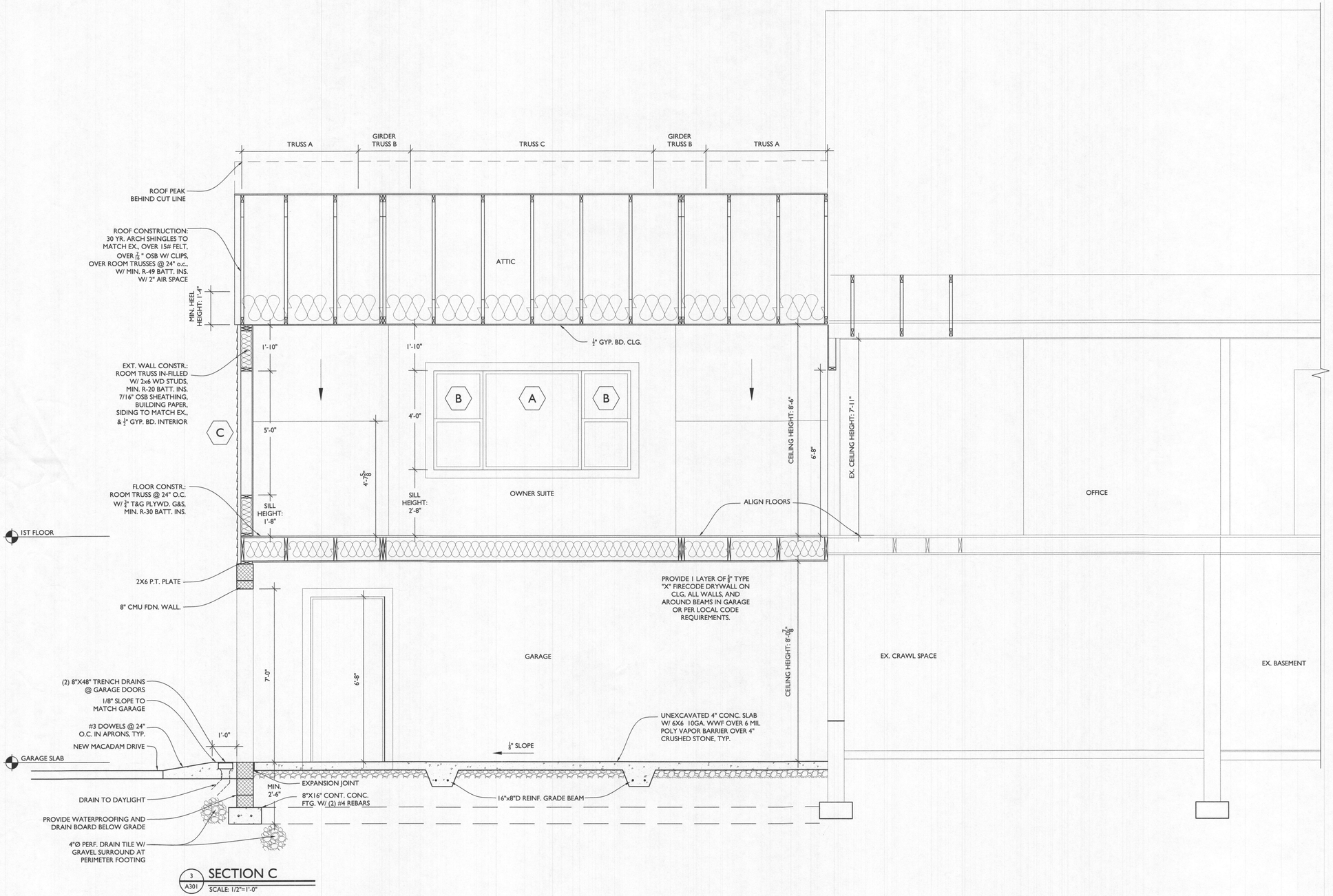
DRAWING TITLE
BUILDING SECTION + TRUSS PROFILES

SHEET NUMBER
A-300



3 / A301 SECTION C

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

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DRAWING TITLE

BUILDING SECTION + DETAILS

SHEET NUMBER

A-301