MITCHELL & BEST HOMEBUILDERS

6 BR

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DATES	DESCRIPTION
7-27-01	FAMILY ENTRANCE, CUBBIES, OPT. F.R.
8-6-01	AREAWAY WALLS
11-19-01	2ND FL. GALLERY
1-4-02	KIT B#1 3RD FL
4-10-02	ALT. KIT., OPT. LAUN. RM. DOOR. 2'-4", FAM. RM. FIREPLACE, B#1 DETAIL, B#5 VANITY, PORCH ROOF COPPER ROOF TO METAL
6-26-02	REVISIONS FOR COUNTY PERMIT, REVISE COVER SHEET
1-8-03	DELETE OPT. # 2 LAUND. RM. ENTRY, REVISE PANTRY DOORS TO D.E. COFFERED CEIL. IN GALLERY, REVISE & DETAIL B # 1 BATH

REVISIONS	
DATES	DESCRIPTION
5-14-03	DELETE BSMT. COL's @ OPT. BAR. INCREASE BM. SIZE., REVISE OPT. BAR. REVISE KIT. ISLAND, REVISE B# 1 WINDOWS, MAKE LEFT ELEV. STD. FRAME, OPT. BRICK OR STONE, REVISE REAR ELEV., REVISE OPT. GATH. RM., GALLERY DOORS TO 8'-0", ARCHED OPG.'s ON 2nd FL., MSC. ELEC. REVISIONS
7-28-03	REVISE STONE/BRICK SILL TO BE OPTIONAL @ DIN. RM., ADD R/A DUCT TO OPT. SUN RM., ADD ARCHED TRANS. OVER GALLERY DOORS & REVISE CEIL., REVISE 7'-0" DRS. TO 6'-8" @ PORCH ABOVE GALLERY, REVISE FRONT ENTRY GAR. RIGHT SIDE TO OPT. STONE/BRICK SILL., ADD BM FOR OPG. TO OPT. GAME RM. DELETE ALT. KIT., REVISE ELECTRICAL PLANS., REVISE ELEVATIONS AS REQ.
6-22-04	REVISE OPT. BRICK AREAWAY, OPT. BAR DETAIL, & OPT. FM RM. F.P. DETAIL.
6-22-06	PUT IN A SURFACE LIGHT, WITH A SWITCH, IN THE AREAWAY. PUT LIGHTS AND OUTLETS IN THE GATHER AND GAME RM
12-22-06	REVISE WALL THICKNESS FOR FOUNDATION, 1ST & 2ND FLOORS. REVISE ALL PLANS, SECTIONS, DETAILS & OPTIONS PERTAINING TO WALL THICKNESS. REVISE WINDOWS IN FAMILY RM. FOR WINDBRACING.
4-22-08	REVISE WALL THICKNESS FOR 1ST, 2ND, AND BASMENT PLANS. REVISE SECTIONS AND ELEVATIONS ACCORDING TO THE ABOVE CHANGES.
8-10-09	REVISE THE DORMERS WINDOWS OVER THE GARAGE TO DOUBLE HUNG AND CHANGED ALL PLANS AND ELEVATIONS TO MATCH CHANGES. LABEL ALL BEAMS AND REVISE FAMILY ENTRANCE TO HAVE OPTIONAL DESK.
9-9-09	REVISE SHEET 2A AND 2B TO HAVE A BRICK SILL. REVISE COLUMNS IN BSMT TO A 4" Ø ADJ. ST. ON A 36" x 36" x 18" FTG AND A 3 1/2" Ø ADJ. ST. ON A 32" x 32" x 16" FTG. REVISE COVER SHEET.
8-29-12	REVISED DRAWINGS TO COMPLY WITH IRC 2012 AS FOLLOWS: CHANGE ALL EXT. WOOD FRAME WALLS TO 2 X 6. UPGRADE INSULATION THRU REVISED RESCHECK. REVISE CORNICES TO ALUM. CLAD 2x's. ADDED OPT THIN SET STONE. COMBINED MODELS AS AF AND AB ON SAME DRAWING. ADDED BSMT FIRE ESCAPE LADDER, RELOCATED ELECT PANEL. SHOW DROPPED CEILING SHADED AREA. ADDED HVAC NEAR GARAGE. REVISE ENTRY DETAIL TO SHOW BRICK / STONE. REVISE FIRST FL FRAMING. REVISE SKIRT BOARD @ ELEV & SECT.
4-01-15	REVISED DRAWINGS TO REFLECT CHANGES TO OPTIONS. CHANGES AFFECT EXERCISE ROOM, WET BAR, MEDIA ROOM IN BSMT. REVISED STAIR FROM 1ST TO 2ND FLR. REMOVING WINDER. REVISED 1ST FL. OPTIONS TO FIRE PLACE AND TRAY CEILING. REVISED 2ND FL. OPTIONS TO M. BEDROOM AND MASTER BATH.
8-03-16	

MISCELLANEOUS NOTES

SAFETY GLASS REQUIREMENTS (I.R.C. SEC R-308)	
1	ALL GLASS IN DOORS
2	ALL SIDE LIGHTS
3	SHOWER ENCLOSURE IN MASTER BATH
4	WINDOWS ABOVE TUB IN MASTER BATH

EAGLE'S NEST "AB" MODEL "A" WITH BRICK FACADE
EAGLE'S NEST "AS" MODEL "A" WITH STONE FACADE
EAGLE'S NEST "AF" MODEL "A" WITH SIDING FACADE

GENERAL NOTES

GROUND SNOW LOAD	WIND SPEED (mph)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM					FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
			Weathering	Frost line depth	Termite	WINTER DESIGN TEMP	ICE SHIELD UNDER-LAYMENT REQUIRED			
30	90	B	Severe	24	Moderate to Slight	13	Yes	7-2-79	300	55

1) All construction to be in conformwith I.R.C., one and two family dwelling code, 2015 edition & all HOWARD C additions and revisions thereto.

2) Design live loads:

- Sleeping room load .. 30 p.s.f.
- Floor load ..... 40 p.s.f.
- Roof load ..... 30 p.s.f.
- Deck load ..... 40 p.s.f.
- Garage load..... 50 p.s.f.

3) Soil bearing to be 2000 p.s.f. m.

4) Design wind load 90 mph

5) Bottom of all concrete footings 24" minimum below finished grade.

6) Foundation walls shall comply t Sec. R-401. thru 404.

7) Foundation drainage shall comp R.C. Sec. R-405.

8) Foundation waterproofing shall to I.R.C. Sec. R-406.

9) Attached Garages shall comply . Sec. R-309.

10) Concrete floors shall comply t Sec. R-506.

11) All concrete to be 150 p.c.f. iform to the latest A.C.I. 318 specifications. Porches, garages, nd steps exposed to weather, to be 3500 p.s.i. air entrained concrete. Fouwalls, exterior walls and other vertical concrete work to be 3000 p.s.i. ened concrete. All other concrete to be 3000 p.s.i.

12) All c.m.u. used in basement idation walls shall be load bearing units conforming to A.S.T.M. C 90-70 w units. At wood post and wood beam bearing locations on c.m.u. wall d be filled solid with grout or mortar for top two course minimum.

13) All c.m.u. walls shall have truss type DUR-O-WALL bed joint reinforcing at maximum 16" verting.

14) All brick units used in exterior conform to A.S.T.M. C 62 or A.S.T.M. C 216

15) All mortar shall be type "S" conforming to A.S.T.M. C 270-82.

16) Stone and masonry veneer shall conform to I.R.C. Sec. R-703.7.

17) Backfilling against basement walls shall not be performed until first floor framing is in place and top of reinforced c.m.u. walls are braced against overturning.

18) Maximum allowable lateral pressure on basement walls 60 p.s.f.

19) All reinforcing steel to be grade 60 and conform to A.S.T.M. Spec. A 615. Unless otherwise noted.

20) Steel post cap plates to conform to A.S.T.M., Spec. A 36, Fy = 36,000 p.s.i. Bolts shall be A.S.T.M. A 307 or better.

21) Steel columns in basement to be adjustable 3"I.D. S40 columns unless specified otherwise.

22) All structural wood framing, including roof and floor sheathing, to be in accordance with the "National Design Specifications for Wood Construction", published by The National Forest Products Association. Framing lumber shall be of the following grades or better:

CLASSIFICATION	SIZE	BENDING "Fb"	MODULUS OF ELASTICITY "E"
POSTS #1 D.F.		1200	1600000
HEADERS, BEAMS, ROOF HIPS #1 S.P.	2X4	1850	1700000
	2X6	1650	1700000
	2X8	1500	1700000
	2X10	1300	1700000
	2X12	1250	1700000
RAFTERS, JOISTS AND STUDS #2 H.F.	2X4	1000	1500000
	2X6	1000	1500000
	2X8	1000	1500000
	2X10	1000	1500000
	2X12	1000	1500000
Gang-Lam Beams (Fv = 285 PSI)	all	2600	2000000

23) All headers to be 2 - 2" x 12" unless specified otherwise.

24) Provide double jack studs at each end of headers and beams, 5'-0" and langer, unless noted otherwise.

25) Splices of the bottom and top portion of a double top plate must be staggered a minimum of 4'-0".

26) All roof, floor and girder trusses to be designed by truss manufacturer to carry required loads and to be installed according to manufacturer's specifications.

27) Contractor to provide architect with shop drawings for all roof and floor trusses. Shop drawings to be provided to architect for approval prior to ordering trusses.

28) Provide solid blocking under all jack studs not bearing directly on joists or T.J.I.'s.

29) In those cases where floor trusses are not centered directly over the studs, splices of the top plate shall occur only over the studs.

30) Where installation of plumbing, heating or other pipes necessitates cutting of top plates, a metal tie not less than eighteen gauge, forty-five thousandths (0.045)" thickness and 1 1/2" wide shall be fastened to the plate across and to each side of the opening with not less than 16d nails.

31) Double beams, double hip and valley rafters shall be nailed securely together to ensure that the two members act conjointly in resisting the applied load.

32) Unless specified otherwise provide the following lintel over masonry openings:

BRICK: * UP TO	3'-0"	3 1/2" X 3 1/2" X 1/4"
	5'-0"	3 1/2" X 4" X 1/4"
	8'-0"	3 1/2" X 5" X 5/16"
	9'-0"	3 1/2" X 6" X 5/16"
STONE: UP TO	3'-0"	6" X 4" : 5/16"
	5'-0"	6" X 6" : 5/16"
	8'-0"	6" X 6" : 3/8"
	9'-0"	6" X 8" : 7/16"

* Provide one angle per 4" of masonry thickness. All angles to have 4" bearing on each end.

33) All untreated lumber to be minimum of 8" above finsished grade. All lumber in contact with concrete or c.m.u. to be pressure treated.

34) All prefab fireplaces to be U.L. rated and installed according to manufacturers specifications.

35) Chimney and fireplace construction to be in accordance with I.R.C. Chapter 10 and fig. R-1001.1.

36) Fireplace hearth to project 20" from front of facing and 12" to side of opening.

37) Firestopping shall be provided according to I.R.C. Sec. R - 602.8. The integrity of all firestopping shall be maintained.

38) Draftstopping shall be provided according to I.R.C. Sec. R - 302.12.

39) Provide radon mitigation according to I.R.C. - Appendix F.

40) Provide interconnected smoke detectors to protect all floors, bedrooms, and basement according to I.R.C. Sec. R-317.

41) Stairways shall comply with I.R.C. Sec. R-314. Minimum headroom to be 6'-8" clear at all points. Minimum tread to be 10". Maximum riser to be 7 3/4". as per Reg. No. 36-01 amendments.

42) Handrails & guardrails shall comply to I.R.C. Sec. R-315.

43) All exits shall comply to I.R.C. Sec. R-311.

44) Sleeping room windows shall comply with I.R.C. Sec. R-310 Maximum sill height 44" above finished floor. Minimum sill height shall be 18" when window is located more than 72" above finised grade or surface below.

45) All Glazing shall comply to I.R.C. Sec. R-308.

46) All Ceiling heights shall comply to I.R.C. Sec. R-305.

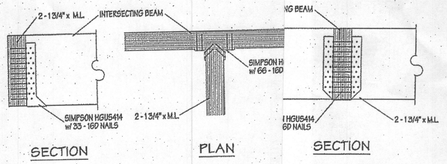
47) All exterior wall coverings shall comply to I.R.C. Sec. R-703.

48) All gas piping shall conform to N.F.P.A. 54 OR 2009 IFGC

49) Electrical wiring must conform to the laest National Electrical Code and County Requirements.

Note: Builder shall provide roof framing plan signed and sealed by truss manufacturer and shop drawings for floor joists at framing inspection.

Note: Trusses shall be braced per. manufactres recommendations.



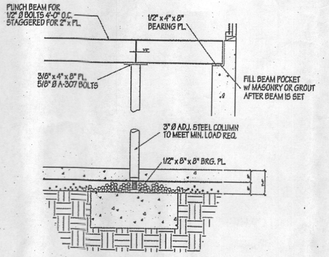
LVL TO LVL CONN
1" = 1'-0"

LEGEND

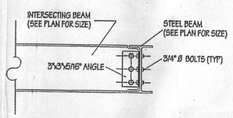
BRICK
CONCRETE
GRAVEL
INSULATION
SOLID MASONRY
STONE
BLOCK
NEW STUD WALL
EXISTING STUD WALL

HUTCHINSON + ASSOCIATES ARCHITECTS

11820 PARKLAWN DR.
ROCKVILLE, MD. 20852
TEL. 301-770-9680 FAX. 301-770-9163



STEEL BEAM CONNECTION DETAIL
1/2" = 1'-0"



INTERSECTING STEEL BEAM CONNECTION DETAIL
1" = 1'-0"

PROFESSIONAL CERTIFICATION

I hearby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Architect under the laws of the State of Maryland.
License # 3637-A
Expiration Date 3-12-18