

AJUWON RESIDENCE RENOVATIONS

15320 OLD FREDERICK ROAD, WOODBINE, MD 21797



OS Architectural Design

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written dimensions on these shall have precedence over scale dimensions
Contractors shall verify & conditions on the job.

ABBREVIATIONS

AT	INSUL.	INSULATION
ANCHOR BOLT	INT.	INTERIOR
A.B.		
ACT./ACCOUS.		
ALT.	J.C.	JANITOR'S CLOSET
ALUM.	JT.	JOINT
ARCH.		
A.C.P.	LAV.	LAVATORY
	L.C.G.	LEAD COATED COPPER
BD.	LIN.	LINEAR
BLDG.	LL.	LIVE LOAD
BM.	LP. (LP)	LOW POINT
B.O.		
BRNG./BRG.		
BRK.	MACH.	MACHINE
BSMT.	MAX.	MAXIMUM
B.U.	M.B.	MARKER BOARD
	MSE	MECHANICAL & ELECTRICAL
	MECH.	MECHANICAL
C.B.	MET./METL.	METAL
CEIL./CLG.	MIN.	MINIMUM
C.H.	MISC.	MISCELLANEOUS
C.J.	MFG	MANUFACTURER
CL	M.T.	METAL THRESHOLD
CLO.	MART.	MARBLE THRESHOLD
CMU	MULL.	MULLION
C.O.	M.O.	MASONRY OPENING
COL.	M.W.P.	MEMBRANE WATERPROOFING
CONC.		
CONF.	N	NORTH
CONST.	N.I.C.	NOT IN CONTRACT
CONT.	N.T.S.	NOT TO SCALE
CORR.	NO.	NUMBER
CSK.	NOM.	NOMINAL
C.T.		
	O.C.	ON CENTER
DET.	O.D.	OUTSIDE DIAMETER
D.F.	OPP.	OPPOSITE
DIA.		
DM.	PL.	PLATE
DN.	PSF	POUNDS PER SQUARE FOOT
DO	PSI	POUNDS PER SQUARE INCH
D.P.	PTD.	PAINTED
D.S.		
D.T.	Q.T.	QUARRY TILE
DWG.	R.	RISER
	RAD.	RADIUS
EA.	RAIL.	RAILING
EL.	R.D.	ROOF DRAIN
E.P.	REBARS	REINFORCED BARS
EQ.	REINF.	REINFORCEMENT
EQUIPM'T	R.L.	RAIN LEADER
E.W.	RM.	ROOM
EXIST./EXTG.	R.S.	REDUCER STRIP
EXP./JT/E.J.	R/W	RIGHT OF WAY
EXT.		
EL.F.S	S.C.	SOLID CORE
	SEC.	SECRETARY
F.D.	SHT.	SHEET
F.X.C.	S.F.CS.	SMOOTH FINISH
F.X.H.C	SPEC'S.	SPECIFICATIONS
F.X.V.C	S.S.	STAINLESS STEEL
F.F.	S/S	SERVICE SINK
FLR./FL.	STL.	STEEL
F.R.	STOR.	STORAGE
	STRUCT.	STRUCTURE
GA.		
G.B.	T.B.	TOWEL BAR
G.C.	TEL.	TELEPHONE
GALV.	TEMP.	TEMPERED
GRD.	THK.	THICK
GYP. BD.	T.D.	TOWEL DISPENSER
	T.P.	TOILET PAPER HOLDER
	TY.P.	TYPICAL
H.C.		
HDCP.	U.C.	UNDER CUT
HST./HT.		
H.M.	V.B.	VAPOR RETARDER
HORIZ.	V.C.T.	VINYL COMPOSITION TILE
H.P. (HP)	VERT.	VERTICAL
HR	V.P.	VISION PANEL
	W/	WITH
	WD.	WOOD
	W.P.	WATERPROOFING
	W.W.F.	WELDED WIRE FABRIC
	W.W.M.	WELDED WIRE MESH

APPLICABLE CODES

BUILDING /STRUCTURAL CODES:

- 2021 International Residential Code
- 2021 International Building Code and Subtitle 4 Howard County Building Code
- 2021 International Existing Building Code
- 2021 IECC International Energy Conservation Code
- 2021 The International Swimming Pool and Spa Code

MECHANICAL/ENERGY:

- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE

ELECTRICAL CODE:

- 2020 NFPA 70 NATIONAL ELECTRICAL CODE
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE

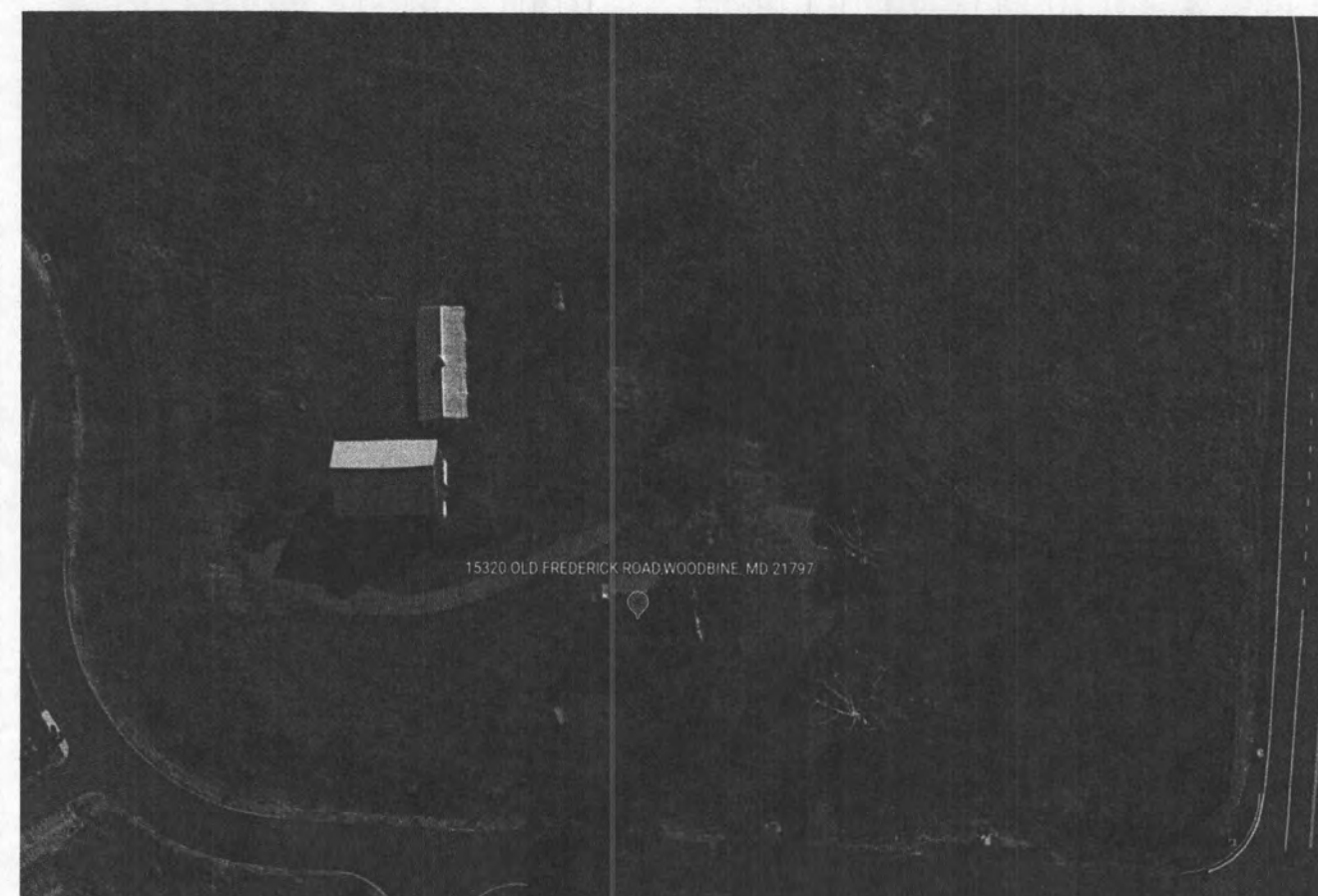
SPRINKLER SYSTEM:

- 2021 NFPA 13 Installation of Sprinkler Systems
- 2021 NFPA 13D Installation of Sprinkler Systems in One and Two Family Dwellings.
- 2021 NFPA 13R Installation of Sprinkler Systems in Residential Occupancies up to 4 stories in height

FIRE ALARM:

2021 NFPA 72 National Fire Alarm and Signaling Code

SITE LOCATION



GENERAL NOTES

1. CONSTRUCT IN ACCORDANCE WITH CURRENT LOCAL, STATE, AND FEDERAL CODES INCLUDING, BUT NOT LIMITED TO THE FOLLOWING.
 - JURISDICTION'S BUILDING CODES
 - PLUMBING CODES
 - MECHANICAL CODES
 - ELECTRICAL CODES
 - ACCESSIBILITY REGULATIONS
 - AMERICANS WITH DISABILITIES ACT AND ACCESSIBILITY GUIDELINES
2. FOLLOW IN STRICT ACCORDANCE, REQUIREMENTS OF THE LAW AT THE PLACE OF CONSTRUCTION
3. CAREFULLY STUDY AND COMPARE DRAWINGS, SPECIFICATIONS AND OTHER INFORMATION PREPARED BY ARCHITECT. AS TO FIGURES AND METHODS OF CONSTRUCTION, USE CONTRACTOR'S SKILL AND EXPERIENCE FOR WHICH CONTRACTOR RECEIVES COMPENSATION UNDER THIS CONTRACT. REPORT TO THE ARCHITECT FOR RECTIFICATION OF ERRORS, INCONSISTENCIES OR COMMISSIONS THEREIN. FAILURE TO REPORT EXCEPTIONS TO THE OWNER/ARCHITECT BEFORE THE CONTRACTS ARE SIGNED WILL IMPLY A COMPLETE ACCEPTANCE OF THE DESIGN AND CONDITIONS OF THE CONTRACT AND SITE.
4. COORDINATE WORK, TRADES AND VERIFY DIMENSIONS, METHODS OF CONSTRUCTION, EXISTING CONDITIONS AND PROPOSED NEW CONSTRUCTION PRIOR TO COMMENCING WORK, MATERIAL ORDERING OR FABRICATION.
5. DO NOT SCALE DRAWINGS. IF ADDITIONAL DIMENSIONS ARE REQUIRED BY CONTRACTOR, NOTIFY ARCHITECT. VERIFY DIMENSIONS AND BRING DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT. WHEN CONFLICTS ARE DISCOVERED WITHIN THE CONTRACT DOCUMENTS, NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING INDICATING NATURE OF CONFLICT AND REQUEST CLARIFICATION.
6. REPAIR UTILITIES ENCOUNTERED, IF BROKEN BY THE CONTRACTOR, AT CONTRACTOR'S ENTIRE COST AND EXPENSE.
7. PATCH OR REPAIR WITH NEW, AT OWNER'S /ARCHITECT'S DISCRETION, WORK DAMAGED OR DISTURBED AS A RESULT OF WORK PERFORMED BY CONTRACTOR.
- 8.
9. CONTRACTOR CAN USE SITE FOR STAGING AND STORAGE. ADDITIONAL OFF-SITE REQUIRED STAGING AND STORAGE AREAS SHALL BE PROVIDED BY THE CONTRACTOR'S DISCRETION AND AT NO ADDITIONAL COST TO THE OWNER. SUBMIT LOCATION AND SIZE OF ADDITIONAL CONTRACTOR'S STAGING OR STORAGE AHEAD TO THE OWNER/ARCHITECT FOR APPROVAL.
10. PROTECT MATERIALS FROM MOISTURE. PLACE STORAGE OF MATERIALS TO NOT CAUSE OVERLOADING OF STRUCTURE
11. BROOM CLEAN PREMISES DEBRIS FROM AREA, AND DISPOSE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS. INCLUDE FEES FOR DUMPING IN BASE BID.
12. SUBMIT SAMPLES AND SHOP DRAWINGS AS SPECIFIED FOR OWNER'S/ARCHITECT'S APPROVAL. WORK PERFORMED WITHOUT APPROVAL FROM OWNER/ ARCHITECT IS THE LIABILITY OF CONTRACTOR.
13. CONTRACTOR IS RESPONSIBLE FOR PROVIDING NECESSARY INSERTS, SLEEVES, CLIPS, ANCHORS AND MISCELLANEOUS DEVICES AS MAY BE REQUIRED FOR CONSTRUCTION, DIMENSIONS AND VERIFYING LOCATION OF ITEMS.
14. PROVIDE WEATHER-STRIPPING, SEALANT, HARDWARE, TRIM AND MISCELLANEOUS ACCESSORIES TO COMPLETE JOB AS SPECIFIED AND INDICATED.
15. FIRE STOP PENETRATIONS THROUGH FIRE RATED ASSEMBLIES. FIRE STOP MATERIALS TESTED IN ACCORDANCE WITH ASTM E814. FIRE STOP F-RATING TO MATCH FIRE RATING OF ASSEMBLY PENETRATED.
16. SUBMIT TWO (2) COPIES OF "AS-BUILT" DRAWINGS OF WORK INCLUDING MAINTENANCE AND SERVICE REQUIREMENT MANUALS, TO BE TURNED OVER TO THE OWNER AT COMPLETION OF THE WORK AFTER REVIEW BY THE ARCHITECT.
17. COMPLY WITH RULES SET BY OWNER, REGULATIONS AND GUIDELINES REGARDING PARKING,
18. DELIVERIES, WORK HOURS AND CONDITIONS, DEMOLITION, NOTIFICATIONS, SUBMITTALS AND OTHER REQUIREMENTS ESTABLISHED BY OWNER.

SQUARE FOOTAGE

BASEMENT FULL AND FINISHED	942 SF
FINISHED LIVING AREA ON MAIN FLOOR	1,127 SF
SECOND FLOOR FINISHED	1,086 SF
NEW GARAGE ADDITION	584 SF
TOTAL BUILT AREA UNDER-ROOF	3,155 SF

SHEET INDEX

GENERAL	
CS	COVER SHEET
A-001	SITE PLAN
ARCHITECTURAL	
A-100	ASBUILD FLOOR PLANS
A-100-B	ASBUILD FLOOR PLANS
A-101	FIRST FLOOR ARCHITECTURAL FLOOR PLAN
A-102	SECOND FLOOR ARCHITECTURAL FLOOR PLAN
A-103	ROOF ARCHITECTURAL FLOOR PLAN
A-104	FRONT AND REAR ELEVATIONS
A-105	BUILDING ELEVATIONS
A-106	SECTION DETAILS
A-107	SECTION DETAILS
A-108	TYPICAL WALL DETAILS
A-109	TYPICAL DETAILS
A-110	TYPICAL DETAILS
A-111	WINDOWS AND DOOR
ELECTRICAL	
E-100	FIRST FLOOR ELECTRICAL PLAN
STRUCTURAL	
S-100	FOUNDATION PLAN
S-200	FOUNDATION DETAILS
S-300	WALL BRACING PLAN
S-301	WALL BRACING ELEVATIONS

OWNER

MR & MISS AJUWON

PROJECT DESCRIPTION

ADDITION/RENOVATION TO
EXISTING BUILDING

SCOPE OF WORK:

- NEW 2 GARAGE ADDITION

- FLOOR LIVE LOAD =40 POUNDS PER SQUARE FOOT (PSF), EXCEPT IN SLEEPING ROOMS WHERE THE LIVE LOAD =30 PSF.
- ROOF LIVE LOAD =40 PSF, WITH ADDITIONAL LOAD FOR ROOF AREA SUBJECTED TO DRIFTING.
- BASIC WIND SPEED=115 MPH. 3 SECOND GUSTS: SEISMIC DESIGN CATEGORY=A
- FROST/FOOTING DEPTH=30 INCHES
- ASSUMED SOIL BEARING CAPACITY=2000 PSF

RECEIVED

STRUCTURAL NOTES

- [illegible]

AJUWON RESIDENCE

13320 OLD FREDERICK
ROAD, WOODBINE, MD 21797

[illegible]

PROFESSIONAL CERTIFICATION

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.

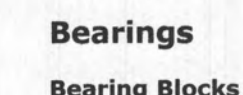
Permit Stamp

OVERHEAT

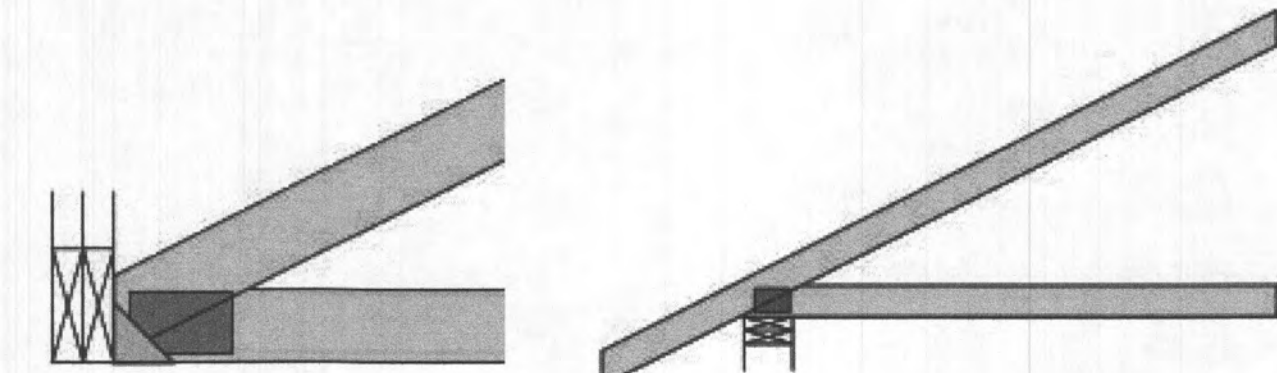
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WATER HEATER, NATURAL GAS/PROPANE

11-0.35



Learning Objectives



Common Bottom Chord Bearing Conditions

1. ALL JOINTS, SEAMS AND PENETRATIONS IN THE THERMAL ENVELOPE SHALL BE SEALED FROM AIR INFILTRATION WITH CAULK, FOAM, WEATHERSTRIP, SOLID BLOCKING OR OTHER BARRIER MATERIAL SUITABLE FOR EACH SPECIFIC APPLICATION PER IECC SECTION 402.4.
2. OPENINGS BETWEEN DOOR AND WINDOW ASSEMBLIES AND THE ROUGH OPENING FRAMING SHALL BE SEALED WITH LOW-EXPANSION FOAM SUITABLE FOR SUCH APPLICATIONS. HIGH-EFFICIENCY LAMPS SHALL BE INSTALLED IN A MINIMUM OF 10% OF PERIMETER LIGHT FIXTURES.
3. ALL DUCTS, AIR HANDLERS, FILTER BOXES, ETC. SHALL BE SEALED WITH MASTIC CONFORMING WITH UL181 JOINTS AND SEAMS TO COMPLY WITH 2016 IRC SECTION 406.1. PROGRAMMABLE THERMOSTATS SHALL BE PROVIDED FOR EACH HEATING/CoolING SYSTEM PER IECC SECTION 403.1.

Email: ustennet@yandex.com

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contractors shall verify & conditions on the job

EXTERIOR FINISH

$$1/2'' = 1'-0''$$

**15320 OLD FREDERICK
ROAD, WOODBINE, MD 21797**

[illegible]

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A-106

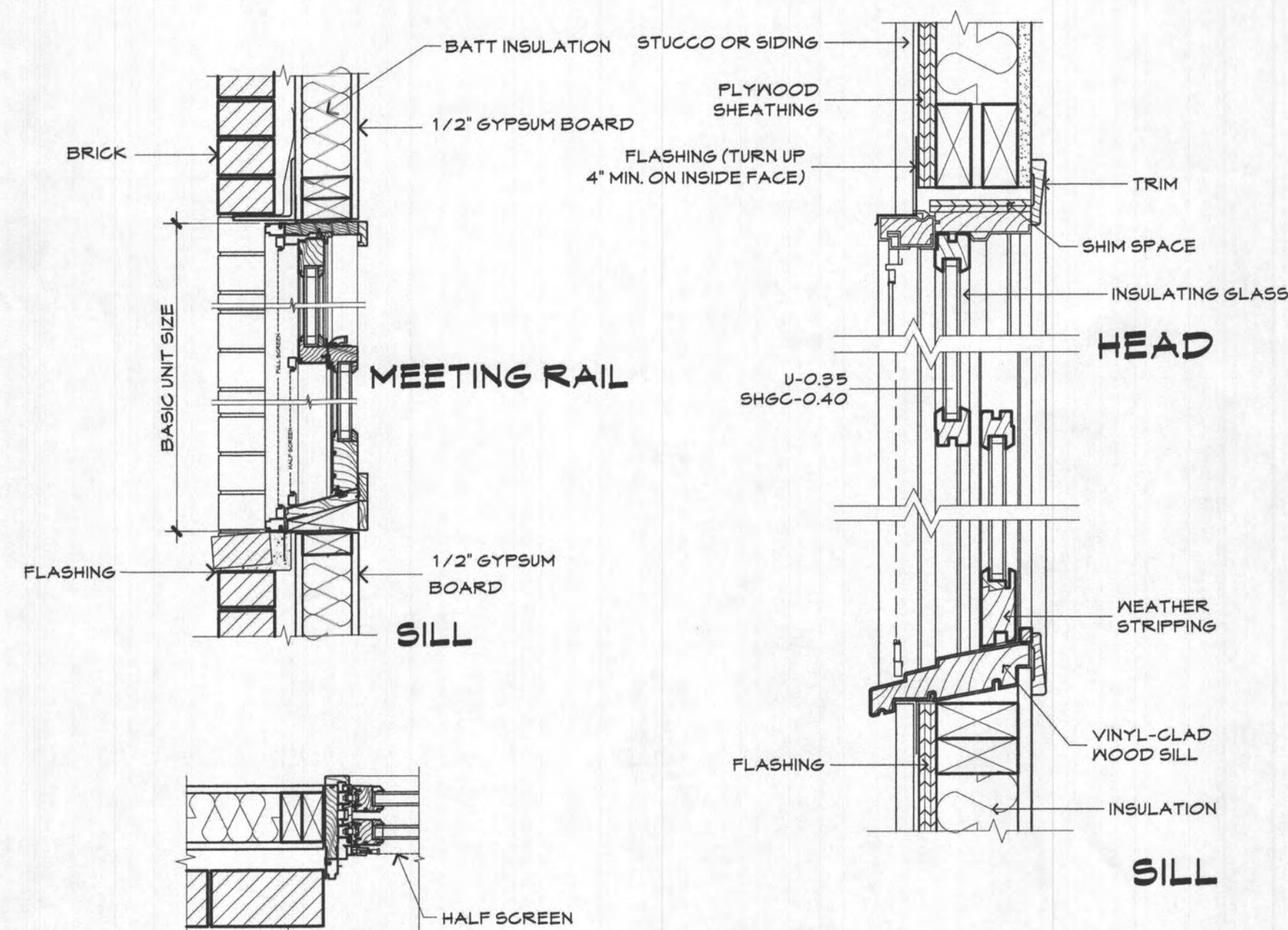
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A-106

PROPOSAL ATTACHED GARAGE



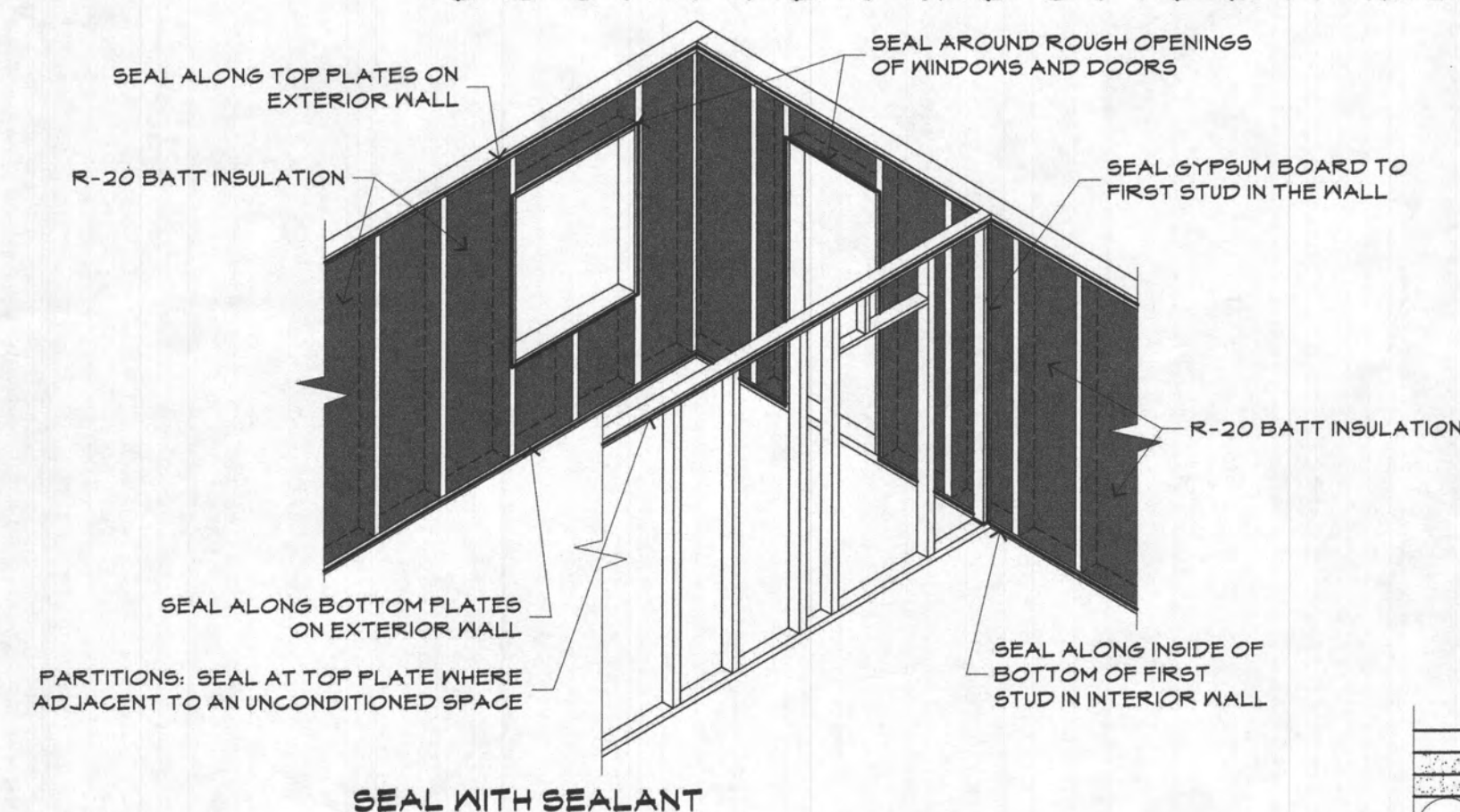
BUILDING LATERAL SECTION
3/8" = 1'-0"



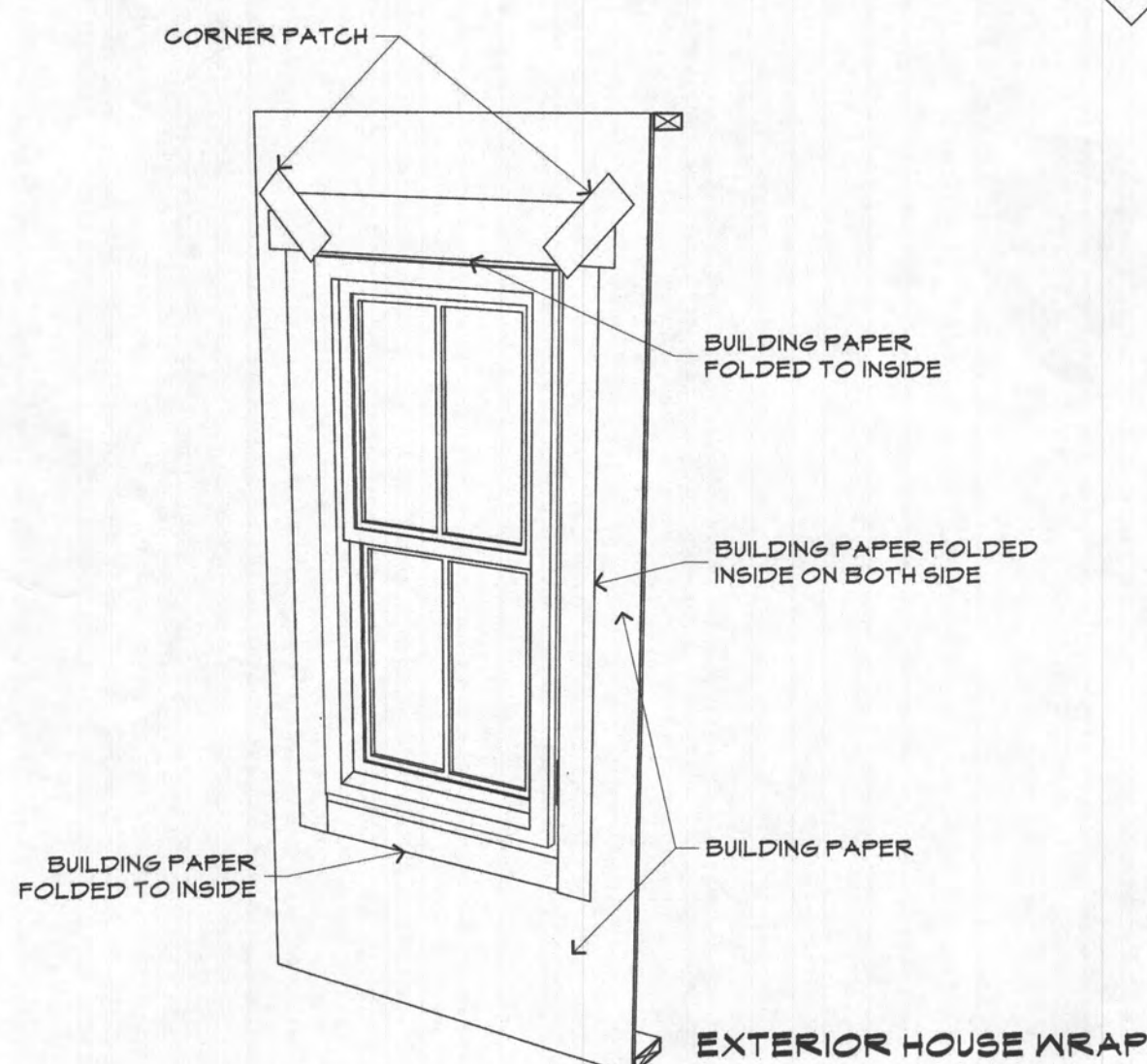
TYPICAL "TYPE A&B"

TYPICAL "TYPE A"

DOOR AND WINDOW DETAILS



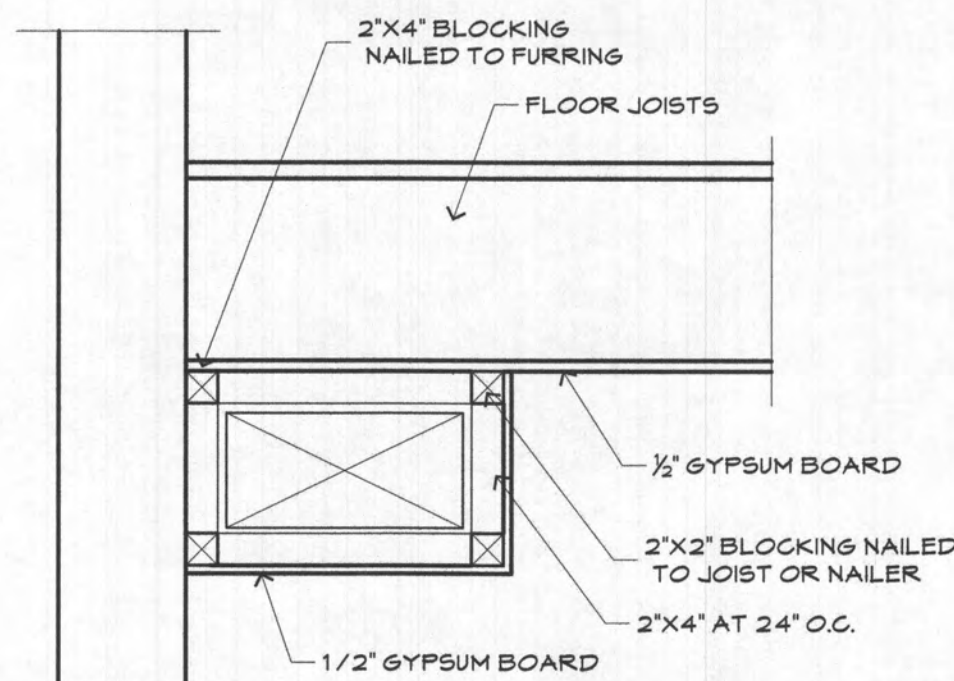
SEAL WITH SEALANT



TYPICAL AIR BARRIER DETAILS

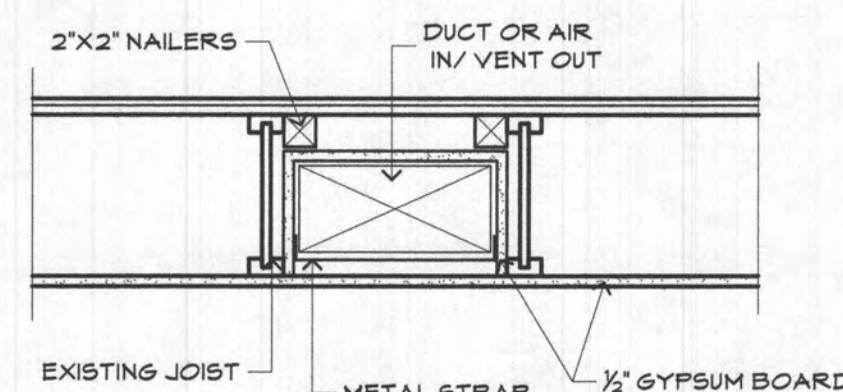
ENERGY CONSERVATION DETAILS

NOT TO SCALE



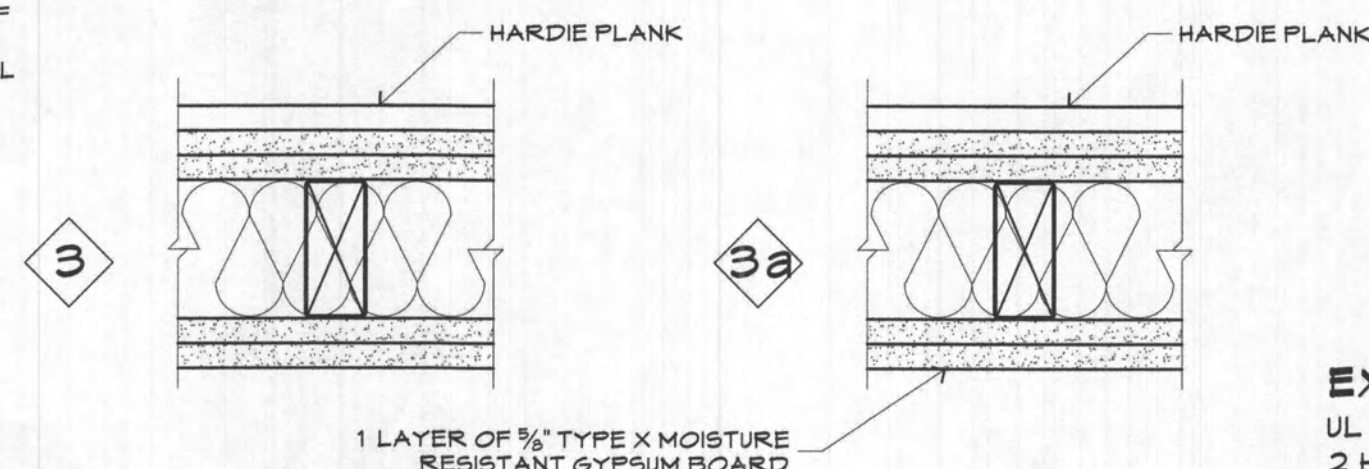
BULKHEAD DETAIL

NOT TO SCALE



DUCT BETWEEN JOISTS

NOT TO SCALE



GYPSUM WALLBOARD, GLASS MAT GYPSUM SUBSTRATE, WOOD STUDS

EXTERIOR SIDE: Base layer 5/8" proprietary type X glass mat gypsum substrate (sheathing) applied parallel or at right angles to 2 x 4 wood studs 16" o.c. with 1 1/3" x 0.0415" shank, 1/4" head galvanized roofing nails 6" o.c. Face layer 5/8" proprietary type X glass mat gypsum substrate (sheathing) applied parallel or at right angles to studs with 23/8" x 0.113" shank, 4/32" head, galvanized roofing nails 8" o.c. Exterior cladding to be attached through glass mat gypsum panel to studs.

INTERIOR SIDE: Base layer 5/8" proprietary type X gypsum board applied parallel or at right angles to studs with 1 7/8" x 0.0415" shank, 1/4" head nails 6" o.c. Face layer 5/8" proprietary type X gypsum board applied parallel or at right angles to studs with 23/8" x 0.113" shank, 4/32" head nails 8" o.c. Joints staggered 16" each layer and side. (LOAD-BEARING)

EXTERIOR WALLS

UL R3660/R15107
2 HOUR FIRE-RATING

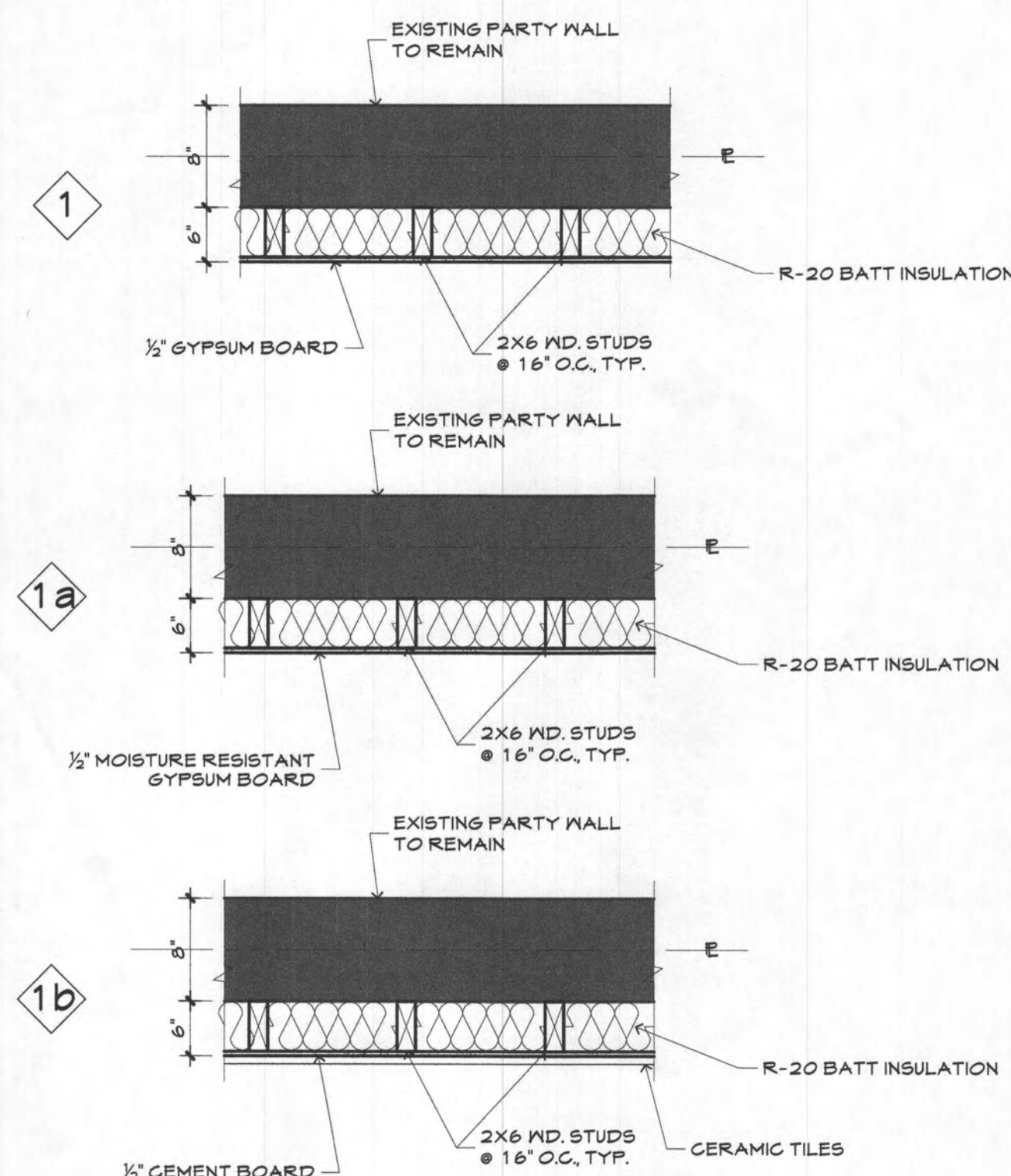
INTERIOR WALLS

UL DESIGN U3 12
1 HOUR FIRE-RATING
STC : 50-54

GYPSUM WALLBOARD, GLASS FIBER INSULATION, WOOD STUDS

BASE LAYER 1/2" PROPRIETARY GYPSUM WALLBOARD APPLIED PARALLEL TO EACH SIDE OF 2 X 4 WOOD STUDS 16" O.C. WITH 4d COATED NAILS, 1 1/2" LONG, 0.0415" SHANK, 1/4" HEADS, 12" O.C. FACE LAYER 5/8" PROPRIETARY TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL TO EACH SIDE WITH 6" WIDE STRIPS OF LAMINATING COMPOUND ALONG THE EDGES AND CENTERLINE OF EACH BOARD AND 8d COATED NAILS, 1 7/8" LONG, 0.0415" SHANK, 1/4" HEADS, 16" O.C. AT TOP AND BOTTOM PLATES ONLY.

JOINTS STAGGERED 16" EACH LAYER AND SIDE. SOUND TESTED WITH 1 1/2" GLASS FIBER INSULATION, 0.8 PCF, IN STUD SPACE. (LOAD BEARING)



2

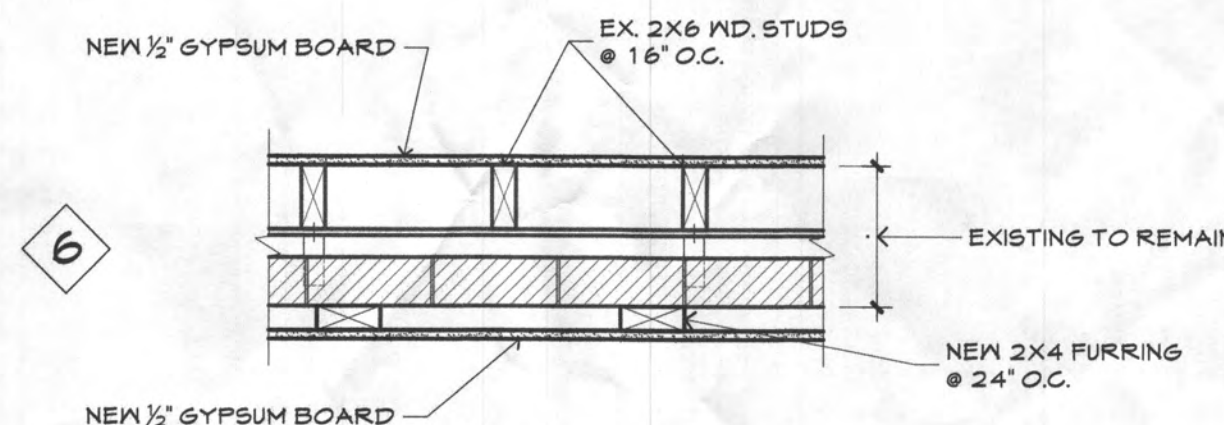
2a

2b

GYPSUM WALLBOARD, WOOD STUDS, GYPSUM SHEATHING, CLAY BRICK

EXTERIOR SIDE: BASE LAYER 1/2" GYPSUM SHEATHING APPLIED PARALLEL OR AT RIGHT ANGLES TO 2 X 4 WOOD STUDS 16" O.C. WITH 13/4" GALVANIZED ROOFING NAILS, 0.125" SHANK, 7/16" HEADS, 6" O.C. FACE LAYER 2" X 4" X 8" CLAY BRICK WITH 1" AIR SPACE BETWEEN BRICK AND EXTERIOR SHEATHING. NO. 20 GAGE GALVANIZED WIRE TIES ATTACHED TO EACH STUD WITH 8d COATED NAILS, 23/8" LONG, 0.113" SHANK, 4/32" HEAD, AT EVERY 6TH COURSE OF BRICKS.

INTERIOR SIDE: BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO STUDS WITH 8d COATED NAILS, 1 7/8" LONG, 0.0415" SHANK, 1/4" HEADS, 8" O.C. FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL TO OR AT RIGHT ANGLES TO STUDS WITH 8d COATED NAILS, 23/8" LONG, 0.113" SHANK, 4/32" HEADS, 8" O.C. (LOAD-BEARING)



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