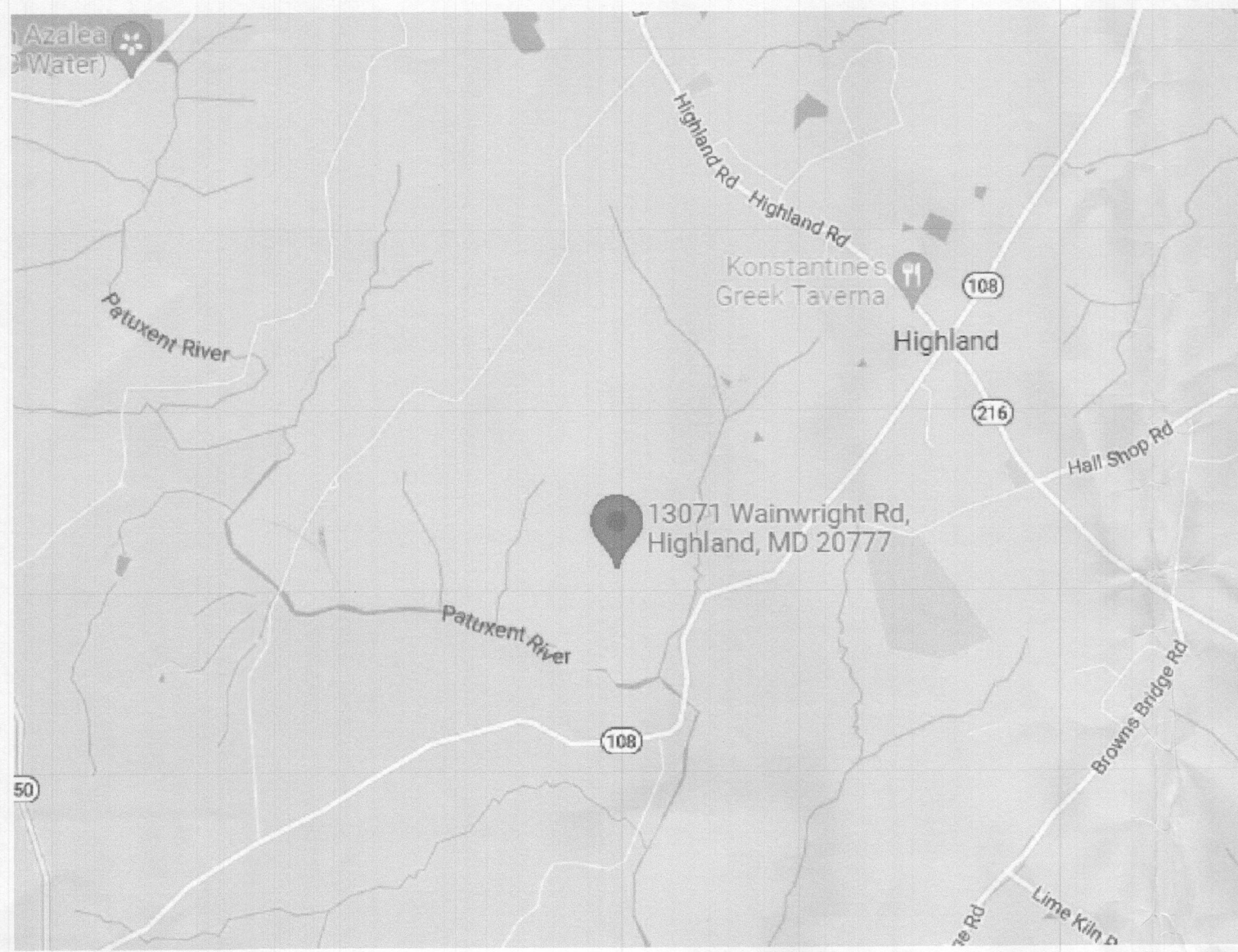




SITE LOCATION MAP NOT TO SCALE (SOURCE: GOOGLE MAPS)



RENOVATION & ADDITION TO  
**GRAY**  
 ADDITION & KITCHEN  
 13071 WAINWRIGHT ROAD  
 HIGHLAND, MD 20777

ABBREVIATIONS (NOT ALL ABBREVIATIONS ARE USED)

Ø	AT (THE RATE OF)	COL	COLUMN	H	HIGH	PERP	PERPENDICULAR	SCH	SCHEDULE
AND	INCH, DITTO (WHICH MEANS THE SAME AS)	COMP	COMPOSITION, COMPRESSED	H&B	HOLE AND BORE	PKG	PACKAGING	HD	HOLLOW CORE
#	NUMBER OR FOUND	CONC	CONCRETE	HD&P	HANDICAPPED	PL	PLAN, PROPERTY LINE	SCR	SCREEN
Ø	DIAMETER, ROUND, PHASE	CONSTR	CONSTRUCTION	HW	HARDWARE	PLBG	PLUMBING	SECT	SECTION
A	AREA, AMPERE, ACRE, ALGIVE	CONT	CONTINUOUS, CONTINUE, CONTROL	HR	HANGER	FLTF	PLATFORM	SF	SQUARE FOOT
AD	COMPRESSED AIR LINE	CR	CUTTER	H&R	H&R	FLND	FLOOR	SH	SHIELD
ADN	ANCHOR BOLT, ASPHALT BOARD	CRS	COURSE, COURSES	HR	H&R	FLND	FLOOR	SHT	SHEET
AC	AIR CONDITIONING, ALTERNATING CURRENT, ACCESS	CMT	CASIMENT	HR	H&R	FLND	FLOOR	SHWR	SHOWER
ACC	ACCESS	CT	CERAMIC TILE	HT	HEIGHT	FLND	FLOOR	SM	SMALL
AD	ACCESS DOOR, AREA DRAIN	COT	COATED	HTR	HEATER	FLND	FLOOR	SK	SINK
ADA	AMERICANS WITH DISABILITIES ACT OF 1990	CTR	CENTER, COUNTER	HVAC	HEATING, VENTILATING & AIR CONDITIONING	FLND	FLOOR	SKL	SKYLIGHT
ADD	ADDENDUM, ADDITION	CUR	CURRENT	HW	HARDWOOD	FLND	FLOOR	SP	STANDPIPE
ADL	ADDITIONAL	CU FT.	CUBIC FEET	HW	HARDWOOD	FLND	FLOOR	SPC	SPECIFICATION
AH	ADHESIVE	CU YD.	CUBIC YARD	MWS	MOT WATER HEATER	FLND	FLOOR	SPZS	SPECS
ADJ	ADJUST, ADJUSTABLE, ADJUNCT	D	DEEP, DEPTH, DROP, DRAIN	INS	INSULATION	FLND	FLOOR	SPK	SPEAKER
AF	ABOVE THE FLOOR	D&L	DOUBLE LUNG	INCL	INCLUDE	FLND	FLOOR	SQ	SQUARE
AGG	AGGREGATE	DEM	DEMOLITION	INS	INSULATE, INSULATION	FLND	FLOOR	SS	STAINLESS
ALT	ALTERNATE, ALTERNATION, ALTITUDE	DET	DETAIL	INS&P	INSULATION INSTALL INTERIOR	FLND	FLOOR	STD	STANDARD
ALUM	ALUMINUM	DET	DETAIL	INT	INTERIOR	FLND	FLOOR	STIF	STIFFENER
ALS	ACRYLIC LATEX SEALANT	DET	DETAIL	J	JUNCTION BOX	FLND	FLOOR	STK	STACK
AMT	AMOUNT	DIAG	DIAGONAL	JF	JOINT FILLER	FLND	FLOOR	STL	STEEL
A	ACCESS PANEL	DIA	DIAMETER	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
APPROX	APPROXIMATE	DIM	DIMENSION	J&J	JOINT JOINT	FLND	FLOOR	STRW	STARWAY
ARCH	ARCHITECT, ARCHITECTURAL	DIS	DISPOSAL	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
ASB	ASBESTO	DN	DOWN	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
ASFT	ASPHALT	DO	DOOR OPENING	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
ASSEM	ASSEMBLE	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS AVERAGE	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
AVG	AVERAGE	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
DAL	DALLAGE, DALLAST	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
DAF	DAFFLE	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
DB	BOARD	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
DRM	DRAWING	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
DEL	DELTA	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
DETW	DETACHED	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
DND	DRAWING	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
DKR	DRAWING	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
DL	BASE LINE, BUILDING LINE	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
DL&G	BUILDING	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
DLK	BLOCK	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
DLKG	BLOCKING	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
DLT-IN	BUILT-IN	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
DM	DEAM, BENCH MARK	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
DN	DOWN	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
DOT	DOT	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
DPL	BEARING PLATE	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
DR	DOOR, DRAIN, DINING ROOM	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
DRG	DRAWING	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
DRK	DRINK	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
DS	BOTH SIDES, BACKSET	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
DSMT	BASEMENT	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
DT	BATHUB, D&LT	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
DTR	BETTER	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
DW	BOTH WAYS	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
C/G	CENTER TO CENTER	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
CA	CAD AR RETURN	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
CAB	CABINET	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
CAD	COMPUTER AIDED DRAFTING	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
CAP	CAPACITY	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
CARP	CARPET	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
CAV	CAVITY	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
CL	CONCRETE BLOCK	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
CF	CUBIC FEET @	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
CFT	CUBIT FOOT	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
CHAN	CHANNEL	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
CIR	CIRCLE, CIRCULAR	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
CIRC	CIRCUMFERENCES	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
CL	CENTERLINE	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
CLG	CEILING	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
CLG	CALKING	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
CLD	CLOSET	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
CLR	CLEAR	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
CLR	OPEN CLEAR OPENING	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
CMT	CERAMIC MOSAIC TILE	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
CMU	CONCRETE MASONRY UNIT	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
CND	CONDITION, CONDUT	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
CNTR	CENTER, COUNTER	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT
COAX	COAXIAL	DR	DOOR, DRAIN, DINING ROOM	J&J	JOINT JOINT	FLND	FLOOR	STR	STRAIGHT

PROJECT INFORMATION

**SHEET INDEX**

CS	COVER SHEET
D1	EXISTING FOUNDATION, PROPOSED 1ST FLOOR FRAMING & DETAIL
D2	EXISTING 1ST FLOOR, SUNROOM & KITCHEN DEMO PLAN
D3	PROPOSED 1ST FLOOR & 2ND FLOOR FRAMING PLAN
D4	EXISTING 2ND FLOOR & DEMO PLAN
D5	PROPOSED 2ND FLOOR PLAN
D6	EXISTING & PROPOSED RAILING SECTIONS
D7	EXISTING & PROPOSED REAR ELEVATIONS
D8	EXISTING & PROPOSED LEFT & RIGHT ELEVATIONS
D9	EXISTING & PROPOSED ROOF PLAN

**SCOPE OF WORK**

DEMOL THE EXISTING 15'-6"X15'-0" SUNROOM (D&L SF) WITH THE EXISTING BRICK & CMU FOUNDATION TO REMAIN IN PLACE TO BE REUSED.

ADD A NEW 15'-6"X14'-0" KITCHEN & SECOND FLOOR BEDROOMS (74 SF)

ADD A 2ND FLOOR BATHROOM 7'-7" X 8' 10"

ADDING CONDITIONED SPACE INSULATED PER 2018 EGC

- THESE CONSTRUCTION NOTES AND SPECIFICATIONS SHALL BE CONSIDERED PART OF THE FINAL DESIGN PACKAGE (INCLUDING CCS CONSTRUCTION OR RELATED MATERIAL INSTALLATION DRAWINGS) FOR THE PROJECT. SPECIFICALLY DESCRIBED ABOVE. NEITHER THE CONSTRUCTION NOTES NOR THE DRAWINGS ARE TO BE INTERPRETED OR ARE SUFFICIENT IN DESCRIBING THE COMPLETED DESIGN INTENT.
- DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS ON DRAWINGS SHALL GOVERN. CCS PERSONNEL AND SUB-CONTRACTORS AS IT RELATES TO THEIR WORK SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE DESIGNER OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THE CCS DESIGNER BEFORE PROCEEDING WITH FABRICATION OF ASSEMBLIES, STEEL, STAIRS, ROOF AND/OR FLOOR TRUSSES.
- WHERE THERE IS CONFLICT BETWEEN DRAWINGS, SPECIFICATIONS OR DETAILS, CCS PERSONNEL AND SUB-CONTRACTORS SHALL CONTACT THE DESIGNER FOR CLARIFICATION.
- STAIR RISERS SHALL NOT EXCEED 7 7/8" AND TREAD DEPTH SHALL BE A MIN OF 10".
- ALL SUB-CONTRACTORS AND CCS PERSONNEL SHALL BE REQUIRED TO SEAL PENETRATIONS THROUGH THE WALLS OR CEILING SEPARATING THE BUILDING FROM OTHER AREAS CAUSED BY THEIR TRADES IN COMPLETING CONSTRUCTION. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRIFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. SEAL PENETRATIONS WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF PLANE AND PRODUCTS OF COMBUSTION.

WOOD FRAMING

- SILL PLATE WHERE IN CONTACT WITH CONCRETE ARE TO BE 2X6 P.F. #1 MATERIALS W/ P&M SILL SEAL.
- UNLESS OTHERWISE NOTED, ALL EXTERIOR PARTITIONS ARE TO BE CONSTRUCTED WITH 2X6 STUDS SET @ 16 O.C. W/ DOUBLE TOP PLATE EXTERIOR SHEATHING TO BE 5/8" OSB.
- DOOR HEADER TO BE (B) 2X10 TO BEAR A MIN OF 15" OVER SINGLE JACK STUD.
- ROOF TRUSSES SHALL BE ENGINEERED METAL-PLATE-GANGED WOOD TRUSSES THAT COMPLY WITH ANSI/APA I STAMPED TRUSS DRAWINGS ARE TO BE PRESENT ON SITE FOR ALL REQUIRED JURISDICTIONAL REVIEW. TRUSSES SHALL BE SPACED @ 24 INCHES O.C. WITH 1/2" CDX PLYWOOD SHEATHING & H&E CLIPS CENTERED IN TRUSS OPENING.
- CONTINUOUS LOAD PATH TO BE STEEL HARDWARE CONNECTORS TO SUBMIT AGAINST UPLIFT FORCES. LOAD PATH TO BE FROM FOUNDATION TO TRUSSES. TRUSS HURRICANE UPLIFT PER TRUSS DESIGN ENGINEER REQUIREMENT.

GENERAL NOTES

- ALL WORK SHALL CONFORM TO ALL LOCAL AND NATIONAL ORDINANCES & BUILDING CODES APPLICABLE TO THIS PROJECT, INCLUDING BUT NOT LIMITED TO INTERNATIONAL RESIDENTIAL CODE - 2018.
  - DIMENSIONS ON SCHEDULES & DRAWINGS ARE NOMINAL AS IT RELATES TO THEIR WORK. SUB-CONTRACTORS & CCS PERSONNEL ARE TO COORDINATE ALL DIMENSIONS CONCERNING DOORS, PANELS, WINDOWS, EQUIPMENT, ETC. & THEIR OPENINGS PRIOR TO FABRICATIONS AND CONSTRUCTION.
  - AS IT RELATES TO THEIR WORK THE SUB-CONTRACTOR AND CCS PERSONNEL SHALL VERIFY ALL DIMENSIONS, GRADES, BOUNDARIES, EASEMENTS AND CONSTRUCTION BEFORE PROCEEDING WITH THE WORK AND REPORT IMMEDIATELY ANY DISCREPANCIES TO THE DESIGNER.
- DESIGN STANDARDS - USE GROUP: RESIDENTIAL, CONSTRUCTION TYPE: ONE STORY WOOD FRAME W/ SIDING
- DESIGN LOADS IRC 2018 (IRC TABLE 2012(i), 2015 & 2016)
- ROOF LIVE LOAD: 40 PSF
- ATTIC WITHOUT STORAGE LIVE LOAD: 10 PSF
- ROOMS OTHER THAN SLEEPING ROOMS LIVE LOAD: 40 PSF
- SOIL BEARING: ASSUMED 2,000 PSF
- FROST LINE DEPTH - 30"
- TERMITE: MODERATE TO HEAVY
- DECAY: SLIGHT TO MODERATE
- WIND LOAD
- WIND SPEED: 115 MPH
- SEISMIC DESIGN CAT: A-D
- WEATHERING: SEVERE

No.	Revision/Issue	Date

**CLARKSVILLE CONSTRUCTION SERVICES, INC.**

EST. 1999

12011 GUILFORD RD. #101  
 ANNAPOLIS JUNCTION, MD. 20701

**GRAY**  
 ADDITION & KITCHEN

13071 WAINWRIGHT ROAD  
 HIGHLAND, MD 20777

PRELIMINARY  
 CONSTRUCTION  
 X PERMIT

PROJECT: AA16898

DATE: 09-23-22

DRAWN BY: JJP

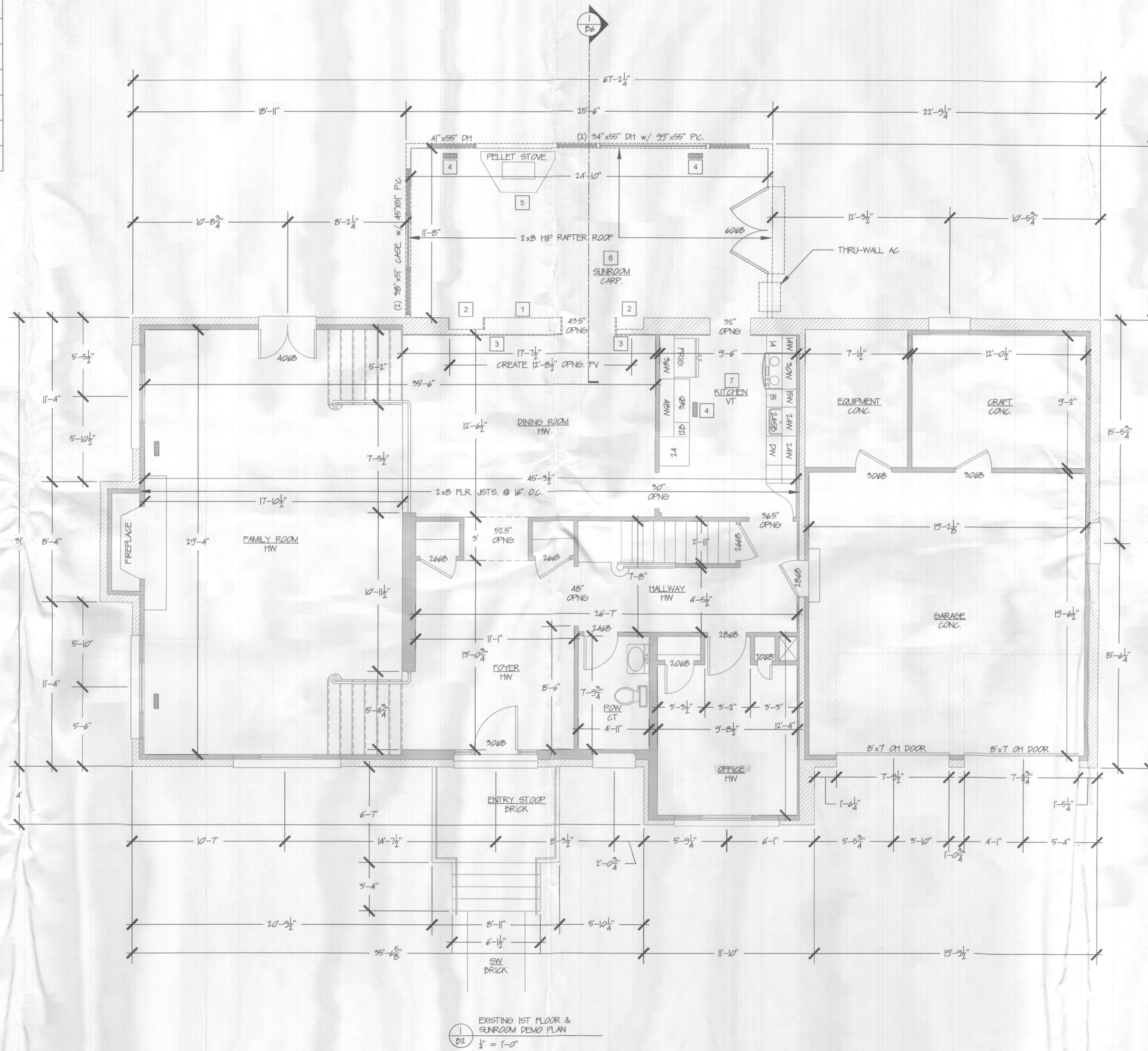
REVIEW BY: DNC

SHEET: CS

Clarksville Construction Services Inc. reserves its common law copyright, infringement and other property rights in these plans and designs. These plans and designs are not to be changed or duplicated in any manner whatsoever, nor are they to be assigned to a third party. No other persons but Clarksville Construction Services Inc. may use these plans and designs for any purpose other than in connection with or to show the intent of this specific project. Permitted uses, if any are to be obtained only by expressed written permission from Clarksville Construction Services Inc.

DEMO SCHEDULE

NUMBER	DESCRIPTION
1	DEMO BRICK & CMU TO RAKE LINE
2	DEMO RECESS DOOR CASES
3	DEMO WALL FRAMING
4	RELOCATE FLOOR VENT
5	PELLET STOVE TO BE REMOVED BY OWNER
6	DEMO SUNROOM DOWN TO EXISTING FOUNDATION
7	CAP OFF & DEMO KITCHEN CABINETS, REMOVE OPD FOR ELECTRIC UPGRADES



EXISTING 1ST FLOOR & SUNROOM DEMO PLAN  
 1/4" = 1'-0"

GENERAL NOTES

- FIELD VERIFY ALL DIMENSIONS, DO NOT SCALE DRAWINGS
- CONFIRM EXACT FOUNDATION DIMENSIONS BEFORE STARTING FRAMING, REPORT ANY DISCREPANCIES TO THE DESIGNER
- ALL DIMENSIONS SHOWN ARE TO FRAMED WALLS
- UNLESS OTHERWISE NOTED, FRAMED WALLS ARE 2x4 @ 16" O.C.

No.	Revision/Issue	Date

  
**CLARKVILLE CONSTRUCTION SERVICES, INC.**  
 EST. 1999  
 12011 GUILFORD RD. #101  
 ANNAPOLIS JUNCTION, MD. 20701

**GRAY ADDITION & KITCHEN**  
 13071 WAINWRIGHT ROAD  
 HIGHLAND, MD 20777

PRELIMINARY  
 CONSTRUCTION  
 X PERMIT

PROJECT: AA16898	SHEET:
DATE: 09-23-22	B2
DRAWN BY: JJP	
REVIEW & REV. BY: DNC	

Clarksville Construction Services Inc. reserves its common law copyright, infringement and other property rights in these plans and designs. These plans and designs are not to be changed or duplicated in any manner whatsoever, nor are they to be assigned to a third party. No other persons but Clarksville Construction Services Inc. may use these plans and designs for any purpose other than in connection with or to show the intent of this specific project. Permitted uses, if any are to be obtained only by expressed written permission from Clarksville Construction Services Inc.