

CONSTRUCTION SPECIFICATIONS AND NOTES:

GENERAL NOTES:

- All work shall conform to the minimum standards of the 2018 International Residential Code (IRC), and any other regulating agencies which have authority over any portion of the work. All specifications noted shall be the latest approved revision or edition. The General Contractor shall review and approve all shop drawings prior to submitting them to the Designer or Engineer. A reviewed copy of all shop drawings shall be kept at the construction site for reference. The shop drawing review shall not relieve the General Contractor of any responsibility for completion of the project according to the contract documents.
- Structural drawings and specifications represent the finished structure, not the method of construction. The General Contractor shall be responsible for all measures necessary to protect the structure during construction. These measures include, but are not limited to bracing, shoring, etc.
- Construction materials shall be spread out if placed on framed floors or roof. Loads shall not exceed the design live load per sq.ft. Provide adequate shoring or bracing where structure has not attained design strength.
- Details marked shall apply in all cases unless specifically indicated otherwise.
- All rubbish and debris resulting from construction/demolition/new construction work shall be recycled and or disposed of off-site and shall not be allowed to accumulate.
- Contractor shall provide and install all stiffeners, bracing, back-up plates, and supporting brackets required for the installation of all casework, stair railing, toilet accessories, partitions, and of all mounted or suspended mechanical, electrical, or misc. equipment.
- Door sizes shown on plan are opening sizes. Allowance for thresholds, etc., shall be taken off the doors. Doors and frame shall be reinforced, where required for closures, stops and hardware.
- All doors shall be provided with a seal, astral, or baffle at the head and sill to prevent air leakage.
- All construction shall be performed in accordance with the state construction safety regulations.
- All sypsum wall board required by IRC R702.3
- A permanent certificate shall be posted on or in the electrical distribution panel listing the predominant R-values of insulation installed in or on ceiling/roof, walls, foundation (slab, basement wall, and/or floor) and ducts outside the conditioned spaces; U-factors or windows and the solar heat gain coefficient of windows. The type and efficiency of heating, cooling and service water heating equipment shall also be listed. Per IRC N1101.9
- Fire block stud spaces at soffits, floor and ceiling joist lines, at 10' vertically and horizontally, and at any other locations not specifically mentioned which could afford passage for flames, Per IRC R302.11
- All plumbing installations shall comply with 2015 IRC
- All mechanical installations shall comply with 2015 IRC & IFGC

DESIGN CRITERIA:

- The design dead loads for all framing is based on the construction materials shown on the drawings and indicated in the general notes.
- The minimum design uniformly distributed live loads for all new framing shall be as follows:

Floor load (UNO)	LL = 40 psf / DL = 10 psf
Sleeping rms. / attic with fixed stair	LL = 30 psf / DL = 10 psf
Garage Floor	LL = 50 psf / 2000# point
Roof Live Load	Min. 40 psf
Attic and Truss bottom cord	LL = 10 psf (no storage)
- Roof Snow Load Design Criteria:

Ground snow load (Pg) =	25 psf
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- Wind Load Design Criteria:

Basic wind speed =	115 mph
Topographic effects =	NO
- Earthquake Load Design Criteria:

Seismic Design Category =	A
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- Subject to Damage From:

Weathering	Severe
Frost Line Depth	30"
Termite	Mod-Heavy
- Temperature and Flooding:

Winter Design Temperature	13 Degrees F
Ice Barrier Underlayment Required	YES
Flood Hazards	See Flood Maps
Air Freezing Index	500
Mean Annual Temperature	55 degrees F
Radon Protection Required	YES
- The stability of the structure is dependent upon the diaphragm action of the floors and roof. The contractor is responsible for the method of construction and shall provide all temporary bracing and shoring required to maintain the stability of the structure and to support construction loads during construction, including soils on walls from back filling prior to placing of slabs on grade. Design of all bracing is the contractors responsibility.

CONCRETE:

- All phases of the work pertaining to the concrete construction shall conform to the 'Building Code Requirements For Residential Concrete' (ACI 318) and the 'Specifications for Structural Concrete For Buildings' (ACI 301) latest approved editions, with modifications as noted in the drawings or specifications.
- Concrete mixes shall be designed by a qualified testing laboratory and approved by the Structural Engineer. All concrete in contact with the earth shall contain Type I Portland cement unless noted otherwise (U.N.O.) All concrete shall be air entrained by 6% - 1%.
- Calcium chloride shall not be used.
- Concrete shall have the following minimum compressive strengths within 28 days of placement (U.N.O.)

Footings	3000 psi
Foundations	3000 psi
Interior Flatwork	4000 psi
All exterior concrete	4000 psi
- Maximum concrete slump shall not exceed four inches.
- All concrete shall be thoroughly cured according to ACI recommendations... Following ACI 306R "Cold Weather Concreting" and ACI 305 "Hot Weather Concreting". This applies to all concrete and masonry work when required by current weather conditions.
- Conduits and pipes embedded in concrete shall conform to the requirements in Section 1906.3 of Volume II of the Uniform Building Code.
- No aluminum or product containing aluminum or any other metal injurious to concrete shall be embedded in concrete.
- Interior concrete slabs-on-grade shall be a minimum of 4" in thickness UNO, with sawn or preformed joints at maximum 20' dimensions each way. Exterior concrete slabs-on-grade shall have construction joints at not more than 10' on center each way. Sawn joints shall be a 1/4 of the slab thickness in depth and shall be cut as soon as surface allows and not more than 12 hours after concrete placement. Construction joints shall be made and located as to least impair the strength of the structure and shall be approved by the Architect/Engineer. Provide 2" x 4" keyway in all vertical and horizontal joints. All reinforcing bar shall be continuous through joints with a minimum over lap of 18" double tyed (UNO).
- Clear coverage of concrete over outer reinforcement bars shall be as follows: (UNO)

Concrete placed directly against Earth, 3" cover
Concrete exposed to weather, 1 1/2" cover
Concrete exposed to ground after removal of forms, 2" cover
- Where concrete girths, beams, or walls are continuous around a corner, add corner bars to lap 40 bar diameters from each direction. Reinforcing bars in the interior faces shall extend to within 2" of the outer face and shall terminate in a standard hook or bend.
- Reinforce all concrete walls as follows: (UNO)

Thickness	Horiz. Reinf.	Vert. Reinf.
6" wall	#4 at 16" o.c.	#4 at 18" o.c.
8" wall	#5 at 15" o.c.	#4 at 18" o.c.
10" wall	#5 at 12" o.c.	#4 at 16" o.c.
12" wall	#4 at 16" o.c. - e.f.	#4 at 18" o.c. - e.f.
14" wall	#5 at 18" o.c. - e.f.	#4 at 18" o.c. - e.f.
- Place vertical steel in center of wall except 12 in. and larger, then place one curtain of steel at each wall face (e.f.)
- Reinforcing around openings in concrete walls, unless otherwise noted and in addition to the regular wall reinforcement, to be at least one #5 bar placed 2" above the opening. The minimum depth of wall (in inches) over the opening shall be 1/2 times the span of the opening (in feet) or 12", whichever is greater. At the sides and across the bottom of openings, add two #5 bars that extend 24" beyond the corners of the opening.
- Bars shall never be smaller than scheduled wall reinforcing. Reinforcing dowels from the footings shall be the same size and spacing as the vertical reinforcement in the wall above. Run dowels 40 bar diameters into wall and same into footings. Position dowels before placing concrete.
- Around openings in concrete slabs, unless otherwise scheduled, add reinforcing equivalent to bars cut by opening. The bars parallel to the main reinforcement shall run the full length of the span. The bars parallel to the temperature steel shall run 40 bar diameters each way beyond the opening.
- Provide expansion joints in curb and gutter at 40' on center and at each end of a radiused curb with contraction joints at 10' on center.
- See civil plans for ground elevations, pad elevations, corner elevations, and natural grade.
- See soils report as prepared by engineer for additional req's during construction.

SPREAD FOOTING FOUNDATIONS:

- The bottom of the exterior footings shall be a minimum of 30" below finished grade for frost protection.
- Footings are designed based on a soil bearing capacity of 2000 psf.
- The contractor shall provide for the design and installation of all cribbing, sheathing, and shoring required to safely and adequately retain any excavations.
- Footings shall be placed undisturbed soil or structural fill. Excavations for footings are to be approved by the Geotechnical Engineer prior to placement of concrete. All retaining walls, buiding walls, pits, etc. must have attained their design strength and/or support prior to backfilling. Exception - if bracing is to be used to support walls and etc. for early backfilling, contractor is responsible for design, permits and installation of such bracing.
- Excessive wetting or drying of the foundation excavation and the floor slab areas should be avoided during construction.
- All fill supporting concrete slabs, footings, or tec. shall be moistened and compacted to at least 95% of the maximum dry density as determined by ASTM D-1557 (Modified Proctor). All other fill shall be compacted to a minimum relative compaction of 90% of maximum dry density. Compaction testing shall be performed by an approved testing agency and the results submitted to the Structural Engineer. Sufficient field density tests shall be performed to certify guiding pads as conforming to the specifications.
- Rebar inspections for foundation walls over 8' high, forms are not to be installed on one side until after the rebar has been inspected and approved.



1872 Woodbine Road, Woodbine Md. 21797 Camera 10
 Model - Browning Family
 2-Story, 18 room, 4 bedroom, 2 full bath, 2 natural fireplace, 3 gas fire place, front porch, and rear porch
 Prescriptive energy, base 32 x 88, 1st floor 32 x 78, 2nd floor 32 x 58
 Total sf of 7000 occup sf 4500
 6700 23 67

WOOD CONSTRUCTION:

- All phases of work pertaining to wood framing or wood construction shall conform to the requirements of the 2018 IRC, "INTERNATIONAL RESIDENTIAL CODE". In addition, all wood framing shall be fabricated and erected in accordance with the "national Design Specification for wood construction" Published by the National Forest Products Association.
 - All wood beams, joists and columns shall be #2 Spruce-Pine-Fir grade lumber or better (UNO). All new pressure treated lumber shall be of Southern Pine #2 or better.
 - Micro-lam beams shall have a minimum allowable bending stress of 2,600 psi.
 - All glue laminated timber members shall have the following minimum stress grade lumber:
 - Bending = 2400 psi
 - Tension = 1200 psi
 - Shear = 190 psi
 - Compression parallel to grain = 1650 psi
 - Glue laminated structural members shall conform to the U.S. Department of Commerce Commercial Standard PS-56 and "AMERICANS INSTITUTE OF TIMBER CONSTRUCTION".
 - All structural plywood shall be Structural I or Structural II grade.
 - All plates or other lumber in contact with concrete or within 6" of Earth shall be Foundation redwood all marked or brnded by the Redwood Inspection Service or Pressure Treated for moisture protection.
 - Floor joists shall have all blocking, bracing, bridging, and etc. as recommended by the IRC and the manufacturer.
 - Horizontal edges of wall sheathing shall be blocked with 2" nominal blocking. Edges of floor and roof sheathing shall be blocked and nailed as indicated on drawings.
 - Trusses and/or web joists shall have all blocking, bracing, bridging, and etc. as recomend by manufacturer.
 - Walls shall run continuous between horizontal support points, unless adequate approved bracing is provided.
 - Nails or other approved sheathing connections shall be driven flush but shall not break the surface of the sheathing.
- REQUIRED MINIMUM NAILING SCHEDULE: (See IBC Table No. 2304.9.1)
- | | |
|---|------------------------------------|
| Stud to plates | toenail 4-8d or end nail 2-16d |
| Roof blocking | toenail 5-8d nails or 1-A35 |
| Double top plates | face nail 16" o.c. staggered 1-16d |
| Double top plates Lap Splice | face nail 8-16d nails |
| Double studs | face nail 16d @ 24" o.c. |
| Corner stud and angles | 16d @ 24" o.c. |
| Rim joist to sill | toenail 16d @ 6" o.c. |
| Joist to sill or girders | 2-10d nails |
| Double sole plates together | face nail 16d @ 8" o.c. |
| Bridging to joist | 2-8d toenailed at each end |
| Plywood to roof joists, trusses or studs - see nailing schedule | |
- Fire and drafts stops shall be provided throughout as required per IRC R502.12
 - Provide Double joist or headers along each side of floors or roof openings, under the centerline of partition walls parallel to joist spans, and above all wall openings (UNO).
 - The contractor shall cut or notch the wood framing only as required and in accordance with the IRC, the "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION", or as shown on the drawings.
 - Provide double or triple studs at all corners, sidewalls of openings, and beneath all wood beams and lintels, unless otherwise indicated.

NO.	DESCRIPTION	BY	DATE

PROJECT TITLE: Project Notes

PROJECT DESCRIPTION: Browning Family
 1872-CHB3-H-T
 1872 Woodbine Rd
 Woodbine MD 21797

DRAWINGS PROVIDED BY:
 Charles Hanford Designs
 301.252.6865
 Chuck@browningpoos.com

DATE:

SCALE:

SHEET:

G-1

G-1

ARCHITECTURAL SPECIFICATIONS AND NOTES:

ENCL 2018
 IRC CODE

GENERAL NOTES:

- The contractor shall verify all dimensions & site conditions prior to starting construction. Contractor shall verify sizes and locations of all mechanical and electrical pads and bases as well as power or water and drain installations with equipment manufacturers before proceeding with work. Changes to accommodate field conditions or substitutions shall be made without charges to owner. During construction, the contractor shall field verify all dimensions prior to fabrication or construction in any area. Charles Hanford Design shall be notified of any discrepancies or inconsistencies. All omissions or conflict between the various elements of the working drawings &/or specifications shall be brought to the attention of Charles Hanford Design &/or the structural engineer before proceeding with any work involved. In case of conflict, follow the most stringent requirements as directed by Charles Hanford Design & the engineer without any additional cost to the Owner.
DO NOT SCALE THE WORKING DRAWINGS!
- The typical details shall be used wherever applicable unless otherwise noted on the drawings. Notes and details on drawings shall be precedence over general notes typical details, & specifications.
- The contractor shall investigate the site during clearing, excavation & other earth work operations for filled excavations, buried structures or unnatural soil conditions. If any of these conditions are found, Charles Hanford Designs and the Geotechnical engineer shall be notified immediately.
- All construction work shall confirm to the minimum standards of locally approved building codes and regulations.
- Contractor shall be responsible for safety & protection & all debris resulting from demolition and/or new work shall be recycled and/or disposed of off-site and shall not be allowed to accumulate.
- All fill and back fill shall be compacted to a minimum of 95% of maximum relative density for building construction and 90% for general site work.
- Observation visits to site by Charles Hanford Designs shall neither be construed as inspection nor approval of construction.
- Grading shall allow for positive drainage (2% minimum) away from the building, other footings & foundations, drives, & sidewalks. All downspouts shall drain onto 3 foot long splashblocks sloping away from the foundations or into approved storm drain system.
- All bearing earth to be undisturbed earth or compacted fill. The area on which the fill is placed must be frost free. The fill shall then be placed in layers not to exceed 8" in depth & compacted. All fill & backfill shall be compacted to a minimum of 95% of maximum relative density as per ASTM D depth & compacted. All fill & backfill shall be compacted 1557-78 at optimum moisture.
- The structure is not stable until all diaphragms, shear walls & associated connections have been made. It is the responsibility of the contractor to design & install all required temporary bracing and shoring. Do not backfill walls until floor at top of walls is in place or, adequate temporary bracing is provided.
- All symbols and abbreviations used on the plans are considered to be construction standards. If the contractor has questions regarding abbreviations of their exact meaning, the architect shall be notified for clarification.
- Minimum headroom clearance of stairs shall be 6'-8" measured vertically from a plane parallel and tangent to the tread nosing to the ceiling above at all points.
- Provide tempered glass as required by IRC code and by other applicable codes.
- Mechanical ventilation for toilet compartments, bathrooms, and laundry rooms shall be capable of providing 5 air changes per hour per IRC P3201.7
- Where garage doors with springs occur, the following shall apply: Springs shall be permanently identified, and indicate the maximum recommended stretch. Both springs and containment devices shall bear information stating that they have manufactured in accordance with requirements of the State Department of Housing and Community Development.
- Showers shall be finished to a min. of 72" above drain with surface materials not adversely affected by moisture per IRC P2709. See plans for actual plans.
- Lighting fixtures in closets are to be a minimum of 18" from shelves.
- All water heaters shall be provided with seismic straps. UMC 304.4
- Pools, spas, wall fences, patio covers, retaining walls, and other freestanding structures require separate review and permits.
- All "or equal" substitutions must be submitted to, and approved by the city building official prior to installation.
- Note that all insulation materials shall have a flame-spread rating not to exceed 25 and a smoke density not to exceed 450. IRC R320.2
- Provide anti-scalding valves at showers and tubs/showers.
- Developer/Contractor/Owner responsible for the verification of existing curb location from property line.

CONCRETE & REINFORCING:

- Before concrete is poured, check with all trades to insure proper placement of all opening, sleeves, curbs, conduits, bolts, inserts, etc.
- All Reinforcement bars shall be securely anchored to the forms. The minimum spacing of reinforcement bars from surface shall be as follows:
 - Pour against Earth - 3"
 - Walls - 2"
 - Beams and Columns - 1-1/2"
 - Slabs - 1-1/2"
- All exposed to view concrete shall be stoned smooth while green, or as directed by Charles Hanford Design. No grout plaster shall be permitted.
- Hardrock aggregates shall conform to ASTM C-33. Their maximum size shall be 3/4" except 1-1/2" may be used for footings.
- All dowels shall have at least 30 bar diameter embedment. Provide corner bars at all intersecting corners. Use same size bar & spacing as horizontal wall reinforcing.
- Formwork not supporting weight of concrete, such as sides of beams, walls, columns, and similar parts of the work, may be removed after cumulatively curing at not less than 50 degrees F for 24 hours after placing concrete provided concrete is sufficiently hard to not be damaged by form removal operation, and provided curing and protection operations are maintained.
- All concrete shall be properly vibrated in place using internal vibrating rods.
- Protect freshly placed concrete from premature drying and excessive temperature as per ACI 318 and maintain without drying at a relatively constant temperature for a period of time necessary for hydration of cement and proper hardening.
- Cold weather curing and protection requirements for concrete shall conform to the requirements of UBC section 2605 (E) and (F). When depositing concrete at freezing temperature or below, the concrete mix shall have a temperature of at least 50 F but not more than 80 F. The concrete shall be maintained at a temperature of not less than 50 F and in a moist condition for not less than 7 days after placing or as directed by the structural engineer. The use of chemicals or additives to prevent freezing will not be permitted.

WOOD:

- All wood beams, joists and columns shall be #2 Douglas Fir (d.f.) grade lumber or better (UNO).
- Truss loads shall be as indicated in drawings &/or as shown in structural engineering calculations. Trusses shall be designed for a maximum total load deflection of 1/240 & a maximum live load deflection of 1/360.
- All truss members shall be #2 Douglas Fir or better.
- Provide panel joints at all bearing walls and point loads.
- No joint shall have more than 1/16" average gap between bearing surfaces. All lumber at plates shall be a complete section with no knots or waness.
- All trusses are to be engineered by the truss fabricator. Shop drawings are to be submitted to the structural engineer for each truss type. All trusses shall be designed by a registered professional engineer and the Shop drawings must be stamped by the engineer.
 - ICBO certification indicating the allowable plate loads.
 - Duration factors or stress reduction factors used in the design of the lumber and plates.
 - Top and bottom chord design loads in psf.
 - Truss configuration showing lumber species and grades used together with plate size, gauge and location.
 - Engineer's stamp and signature.
 - Name and trademark of plate manufacturer, the truss fabricator, and the project name and address.
 - Computed mid-span deflection for total load and live load.
 - Forces in each member and indication of whether the member is in tension or compression.
- No wood shall be nearer than 8" to earth unless separated by concrete at least 3" in thickness with an impervious membrane installed between the earth and the concrete. This includes decks and siding. Per IRC R317

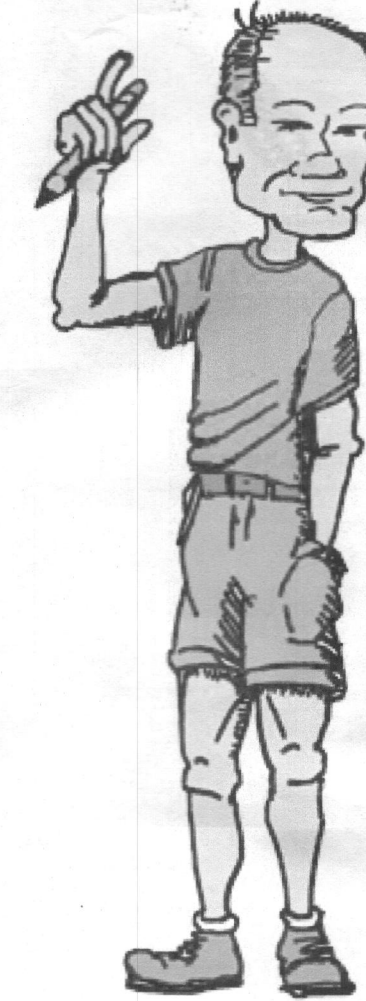
STAIRS, HANDRAILS AND GUARDS:

- Stairs shall comply with section R311 of the IRC. Stairways shall not be less than 36" in clear width at all points above the permitted handrail height and below the required headroom height; 31-1/2" where a handrail is installed on one side; 27" where handrails are installed on both sides.
- Minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches.
- Maximum stair riser height shall be 7-3/4" and minimum tread depth shall be 10". (Unless noted otherwise in contract drawings).
- Handrails shall be provided on at least one side of each stairway with four or more risers. Handrail shall be a minimum of 34" and a maximum of 38" above tread nosing.
- Porches, Balconies, ramps or raised floor surfaces located more than 30" above the floor or grade below shall have guards not less than 36" in height.
- Required guards shall have intermediate rails or ornamental closures which do not allow passage of a sphere 4" or more in Diameter.
- Stair manufacturer to verify existing field conditions prior to fabrication of stair; stair to be built in compliance with all applicable codes.

PROJECT GENERAL NOTES:

- Wall dimensions are from outside face of framing and are as follows: (UNO)

Interior Partitions =	3-1/2" (2x4 wood studs @ 16" o.c.)
	5-1/2" (2x6 wood studs @ 16" o.c.)
Exterior Walls (Insulat'd) =	6" (2x6 studs @ 16" o.c. plus 1/2" sheathing)
Exterior Walls (non-Insulat'd)	4" (2x4 studs @ 16" o.c. plus 1/2" sheathing)
- Contractor and associated subcontractors are responsible to thoroughly review all drawings. Any inconsistencies or errors are to be reported to the Designer for clarification or correction prior to the start of construction or manufacturing of pre-fabricated components.
- Sizing/Spacing of all pre-engineered wood framing products (microlams, parallams, & floor/roof trusses) to be engineered/verified by Manufacturer.
- Floor framing to be accomplished with pre-engineered wood "I" joists; manufacturer's agent to design joist layout and provide engineered shop drawings; floor system to be designed with L/480 Live Load deflection min. (L/600 in areas to be finished with tile).
- Roof Framing (UNO) to be accomplished with pre-engineered wood trusses; manufacturer's agent to design truss layout and provide engineered shop drws.
- These documents are NOT to be scaled. Dimensions shall govern on all drawings. Any omissions or areas of discrepancy shall be referred to Charles Hanford Designs prior to construction.



INSULATION AND MOISTURE PROTECTION:

- Provide minimum one layer of 15 lb. roofing felt at the roof to provide a water-resistant base for fiberglass composition roof shingles.
- An ice barrier, if required, that consists of two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the lowest edges of all roof surfaces to a point at least 24" inside the exterior wall line of the building.
- Provide insulation to achieve minimum R-values as follows:

Ceilings:	R-49 (R-38 if uncompressed extends over wall top plate)
Exterior Frame Walls:	R-20 (Total Wall Assembly)
Basement (Concrete) Walls:	R-10 continuous R-13 Cavity
Floors Over Unconditioned Space:	R-19
Windows / Glass Doors:	U-Factor Less than or equal to 0.35
Skylights:	U-Factor Less than or equal to 0.55
- The contractor shall provide corrosion-resistant metal flashing above all windows and door openings to prevent moisture penetration. Similar flashing shall be provided at roof valleys and roof openings, wood roof metal copings and sills.
- The contractor shall provide perforated soffits at the roof eaves and a continuous ridge vent at the roof to provide required attic ventilation.

SPECIALTIES:

- Smoke alarms shall comply with section R314 of the IRC. Smoke alarms shall be installed in each sleeping room and outside each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story of the house including the basement.
- Smoke alarms shall receive their primary power from the house wiring. When primary power is interrupted, smoke alarms shall receive power from a battery.
- Carbon monoxide alarms shall comply with section R315 of the IRC. Carbon monoxide alarms shall be installed outside each separate sleeping area in the immediate vicinity of the bedrooms.
- Carbon monoxide alarms area required in dwelling units which have fuel-fired appliances or attached garages.

WINDOWS AND DOORS:

- All window numbers indicate model numbers for "Andersen" window units.
- Windows indicated on drawings as "egress" should meet building code requirements per section R310 of the IRC.
- Windows in doors, side lights and windows within 24" of doors shall be provided with safety glass to comply with section R308 of the IRC.
- Glass at tubs and shower enclosures shall be provided with safety glass to comply with section R308 of the IRC.

MECHANICAL, ELECTRICAL, AND PLUMBING:

- H.V.A.C. Design and installation to be performed by licensed mechanical contractor in compliance with all applicable codes.
- Electrical Design and installation to be performed by licensed electrical contractor in compliance with all applicable codes.
- Plumbing Design and installation to be performed by licensed plumbing contractor in compliance with all applicable codes.
- If required, fire sprinkler system to be Design and installation to be performed by licensed Sprinkler contractor in compliance with all applicable codes.

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Project Notes

PROJECT DESCRIPTION:
1872-CHB3-H-T

DRAWINGS PROVIDED BY:
Charles Hanford Designs
301.252-6865
Chuck@BrowningPools.com

DATE:

SCALE:

SHEET:

G-2

G-2

CLEAN UP DIMENSIONS TO 1/4" OR 1/2"

05-09-2013

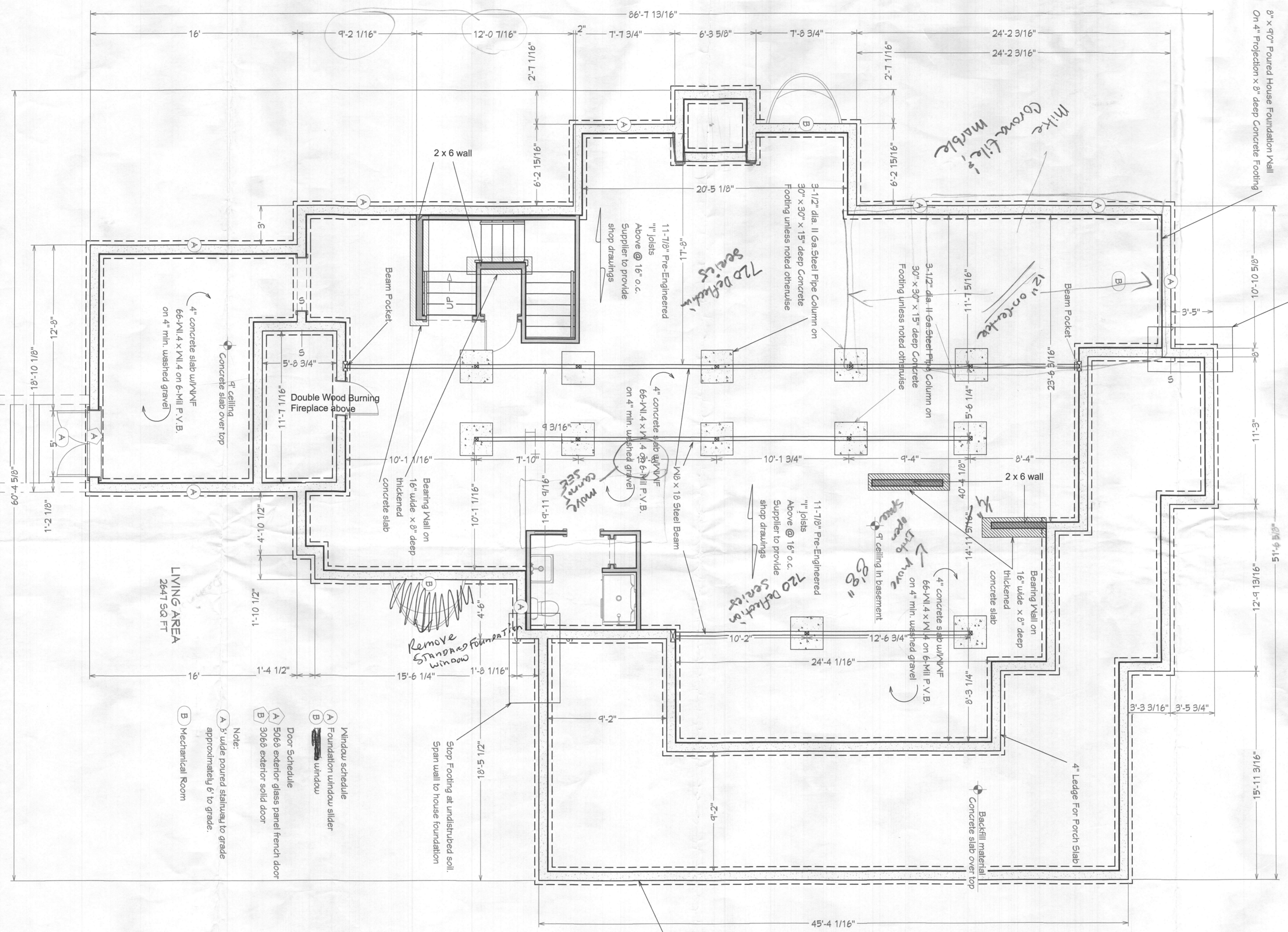
Rear

Foundation

Right Side

Left Side

Front Side



LIVING AREA
2647 SQ. FT.

(B) Mechanical Room

Note:
A) 3" wide poured staining to grade approximately 6" to grade.

(A) 5000 exterior glass panel french door
(B) 3000 exterior solid door

Door Schedule
(A) Foundation window slider
(B) window

Window schedule
(A) Foundation window slider
(B) window

Stop Footing at undisturbed soil. Span wall to house foundation

8" Poured Porch Foundation Wall on 4" Projection x 8" Deep Concrete Footing @ 30" Below Finished Grade

8" x 40" Poured House Foundation Wall On 4" Projection x 8" Deep Concrete Footing

Stop Footing at undisturbed soil. Span wall to house foundation

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Foundation Floor Plan

PROJECT DESCRIPTION:
1872-CHB3-H-T
1872 Woodbine Road
Woodbine, Md. 21797

DRAWINGS PROVIDED BY:
Charles Hanford Designs
c/o Chuck Browning
301 252-6865
Chucksipalm@gmail.com

DATE:
4-7-2021

SCALE:
1/4" = 1'

SHEET:
A-1