

**SCOPE AND PURPOSE OF PROJECT:**

- REMOVE FEW NON-LOAD BEARING WALLS AT KITCHEN (LOWER FLOOR PLAN)
- 5'x5' BATHROOM ADDITION AT BASEMENT

**CONTRACTOR TO REMOVE THE FOLLOWING:**

- EXISTING NON-LOAD BEARING WALLS AS SHOWN ON THE ARCHITECTURAL PLANS.

**CONTRACTOR TO INSTALL/SUPPLY THE FOLLOWING:**

- PROPOSED DOOR FOR BATHROOM.
- PROPOSED 2x6 WOOD STUD WALLS AS SHOWN ON THE ARCHITECTURAL PLANS.

**EXISTING SQUARE FOOTAGE:**

- EXISTING BASEMENT:
  - EXISTING LEVEL 1 - 1205± SQ. FT.
- EXISTING LOWER FLOOR:
  - EXISTING LEVEL 2 - 1602± SQ. FT.
- EXISTING UPPER FLOOR:
  - EXISTING LEVEL 3 - 1858± SQ. FT.

**IRC 2018 DESIGN CRITERIA**

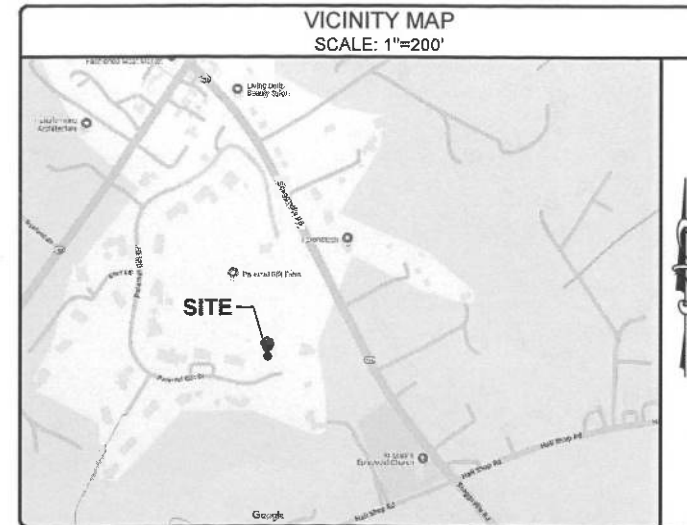
FLOOR LIVE LOAD	40 SPF
ROOF LIVE LOAD	30 SPF
DEAD LOADS	10 SPF
GROUND SNOW LOAD	35 SPF
WIND SPEED EXPOSURE	115 MPH
SEISMIC DESIGN CATEGORY	B
WEATHERING	SEVERE
FROST LINE DEPTH	30"
TERMITE AREA	MODERATE TO HEAVY
DECAY AREA	SLIGHT TO MODERATE
WINTER DESIGN TEMPERATURE	13 F
ICE SHIELD UNDERLAYMENT	NO
FLOOD HAZARD	JULY 18, 1975/ SEPTEMBER 29, 2006
AIR FREEZING INDEX	300
MEAN ANNUAL TEMPERATURE	55 F

**PROPOSED SQUARE FOOTAGE:**

- PROPOSED 5'x5' BATHROOM:
- PROPOSED BATHROOM - 25± SQ. FT.

# RENOVATION OF A SINGLE FAMILY HOME LOCATED AT: 13545 PATERNAL GIFT DR, HIGHLAND, MARYLAND 20777

13545 PATERNAL GIFT DR,  
HIGHLAND, MARYLAND 20777  
DISTRICT: 05  
ACCOUNT #421705  
LOT: 5  
ZONING: RESIDENTIAL



ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2018 INTERNATIONAL BUILDING CODE (IBC) AND SUBTITLE 4
- 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
- 2018 NFPA 101, LIFE SAFETY CODE AND SUBTITLE 11
- 2018 NFPA FIRE CODE
- 2019 ACI 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- 2016 ACI 530, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES
- 2016 AISC 360, SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS

## INSULATION/ENERGY NOTES

CLIMATE ZONE : 4

WINDOWS/DOORS GLAZED FENESTRATION U- FACTOR: 0.32

WINDOWS/DOORS GLAZED FENESTRATION SHGC: 0.55

SKYLIGHT U- FACTOR: 0.40

SKYLIGHT SHGC: 0.40

CEILING R -VALUE: 49

WOOD FRAME WALL R -VALUE: 20 OR 13+5

MASS WALL R -VALUE: 8/13

FLOOR R -VALUE: 19

BASEMENT c WALL R -VALUE: 10/13

SLAB d R -VALUE & DEPTH: 10.2ft

CRAWL SPACE c WALL R -VALUE: 10/13

## ABBREVIATIONS

A/C	AIR CONDITIONING	CAB	CABINET	E	EAST	HC	HOLLOW CORE
AC	ACOUSTICAL	CER	CERAMIC	EA	EACH	HGHT	HEIGHT
ADJ	ADJACENT	CJT	CONTROL JOINT	ELEC	ELECTRIC	HM	HOLLOW METAL
AFF	ABOVE FINISH FLOOR	CLO	CLOSET	ELEV	ELEVATION	HVAC	HEATING VENTILATION/ AIR CONDITIONING
AH	AIR HANDLER	CLG	CEILING	EOC	EVERY OTHER COURSE	ID	INSIDE DIAMETER
A!	AIR INTAKE	CMU	CONCRETE MASONRY UNIT	EWC	ELECTRIC WATERCOOLER	INS	INSULATION
ALT	ALTERNATE	CO	CLEAN OUT	EXH	EXHAUST	INT	INTERIOR
ALU/VI	ALUMINUM	COL	COLUMN	EXP	EXPANSION	JB	JUNCTION BOX
AP	ACCESS PANEL	CONC	CONCRETE	EXP JT	EXPANSION JOINT	JT	JOINT
ARCH	ARCHITECTURAL	COND	CONDENSOR	EQ	EQUAL	LAM	LAMINANT
ASPH	ASPHALT	CONST	CONSTRUCTION	EXSTG	EXISTING	LAV	LAVATORY
ATTN	ATTENUATION	CONT	CONTINUOUS	EXT	EXTERIOR	LB	POUND
		CONV	CONVECTOR			LT	LIGHT
		CPT	CARPET			LVR	LOUVER
BB	BLACKBOARD			FC	FIRE CODE	MAX	MAXIMUM
BC	BRICK COURSE			FD	FLOOR PLAN	MECH	MECHANICAL
BD	BOARD	DEM	DEMOLISH	FEC	FIRE EXTINGUISHER CABINET	MIN	MINIMUM
BET	BETWEEN	DJA	DIAMETER	FIN	FINISH	MISC	MISCELLANEOUS
BEY	BEYOND	DIM	DIMENSION	FL	FLOOR	MO	MASONRY OPENING
BIT	BITUMINOUS	DN	DOWN	FT	FOOT	MPH	MILES PER HOUR
BLDG	BUILDING	DP	DAMPROOF	FTG	FOOTING	MSNRY	MASONRY
BLK	BLOCK	DTL	DETAIL	FURR	FURRING		
BLKG	BLOCKING	DWG	DRAWING			N	NORTH
BM	BEAM			GA	GAUGE	NO	NUMBER
BSMT	BASEMENT			GAL	GALVANIZED	NTS	NOT TO SCALE
BUR	BUILT UP ROOF			GL	GLASS		
BV	BRICK VENT			GR	GRADE		
				GYP BD	GYP SUM BOARD		

## INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION OF DRAWINGS
T-1	TITLE PAGE
SP-1	SITE PLAN
C-1	EXISTING BASEMENT PLAN
C-2	EXISTING LOWER FLOOR PLAN
C-3	PROPOSED BASEMENT PLAN
C-4	PROPOSED LOWER FLOOR PLAN
S-1	STRUCTURAL NOTES
S-2	PROPOSED AND EXISTING FOUNDATION PLAN
S-3	PROPOSED LOWER FLOOR FRAMING PLAN
S-4	STRUCTURAL DETAILS
S-5	STRUCTURAL DETAILS

(OWNER)  
13545 PATERNAL GIFT DR, HIGHLAND, MARYLAND 20777

DRAWING PROVIDED BY:  
**AMS ENGINEERING**

5421 LYNX LN, #524  
COLUMBIA, MD 21044  
(240)422-5128  
DESIGN THE FUTURE

13545 PATERNAL GIFT DR,  
HIGHLAND,  
MARYLAND 20777

## REVISIONS

REV	DATE	DESCRIPTION	BY
1	06/11/2025	REVISED PER COUNTY COMMENTS	BM
0	05/08/2025	PRELIMINARY	BM

PROFESSIONAL STAMP



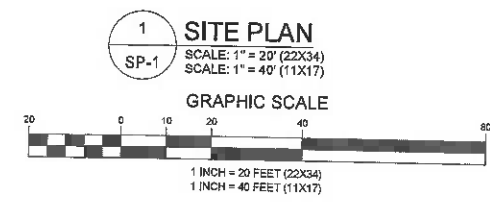
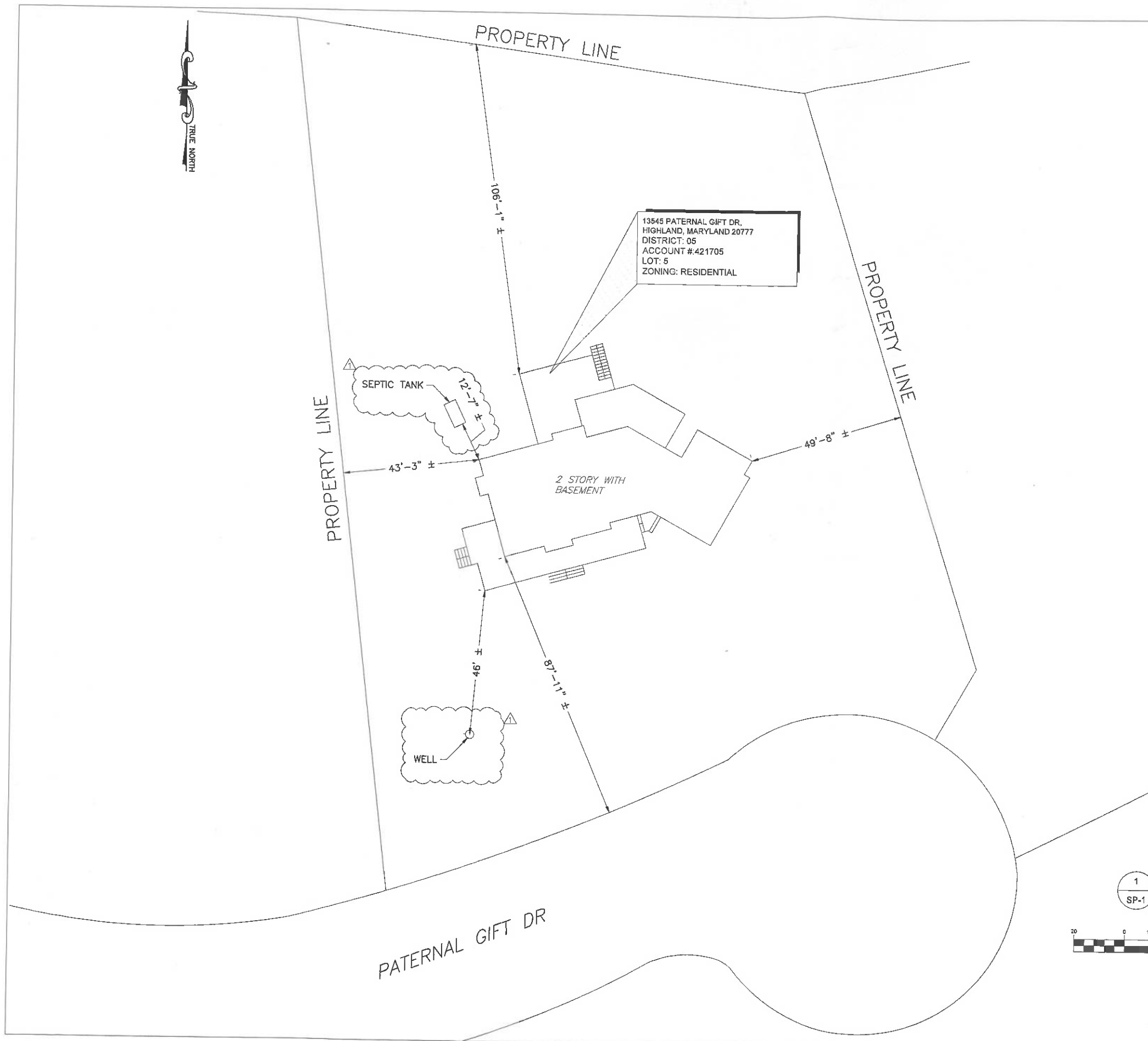
BROOK MESFIN, P.E.  
MD PROFESSIONAL ENGINEER LIC. #43595

## TITLE PAGE

# T-1

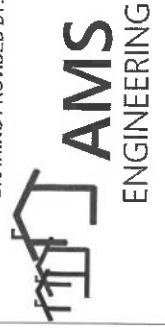
## SYMBOLS

LINE TYPES	SECTION LINES AND SECTION REFERENCES	REFERENCE SYMBOLS
<ul style="list-style-type: none"> <li>PROPERTY LINE - ADJOINER</li> <li>RIGHT-OF-WAY</li> <li>BREAK LINE</li> <li>EXISTING FENCE LINE</li> <li>EDGE OF PAVEMENT</li> <li>EXISTING U/G GAS LINE</li> <li>EXISTING U/G SEWER LINE</li> <li>EXISTING U/G STORM DRAIN LINE</li> <li>EXISTING O/H UTILITY LINE</li> <li>EXISTING U/G WATER LINE</li> <li>EXISTING U/G TELEPHONE LINE</li> <li>EXISTING U/G ELECTRIC LINE</li> </ul>		<ul style="list-style-type: none"> <li>1 WALL TYPE</li> <li>A WINDOW TYPE</li> <li>1 DOOR TYPE</li> <li>1 REVISION NUMBER</li> </ul>



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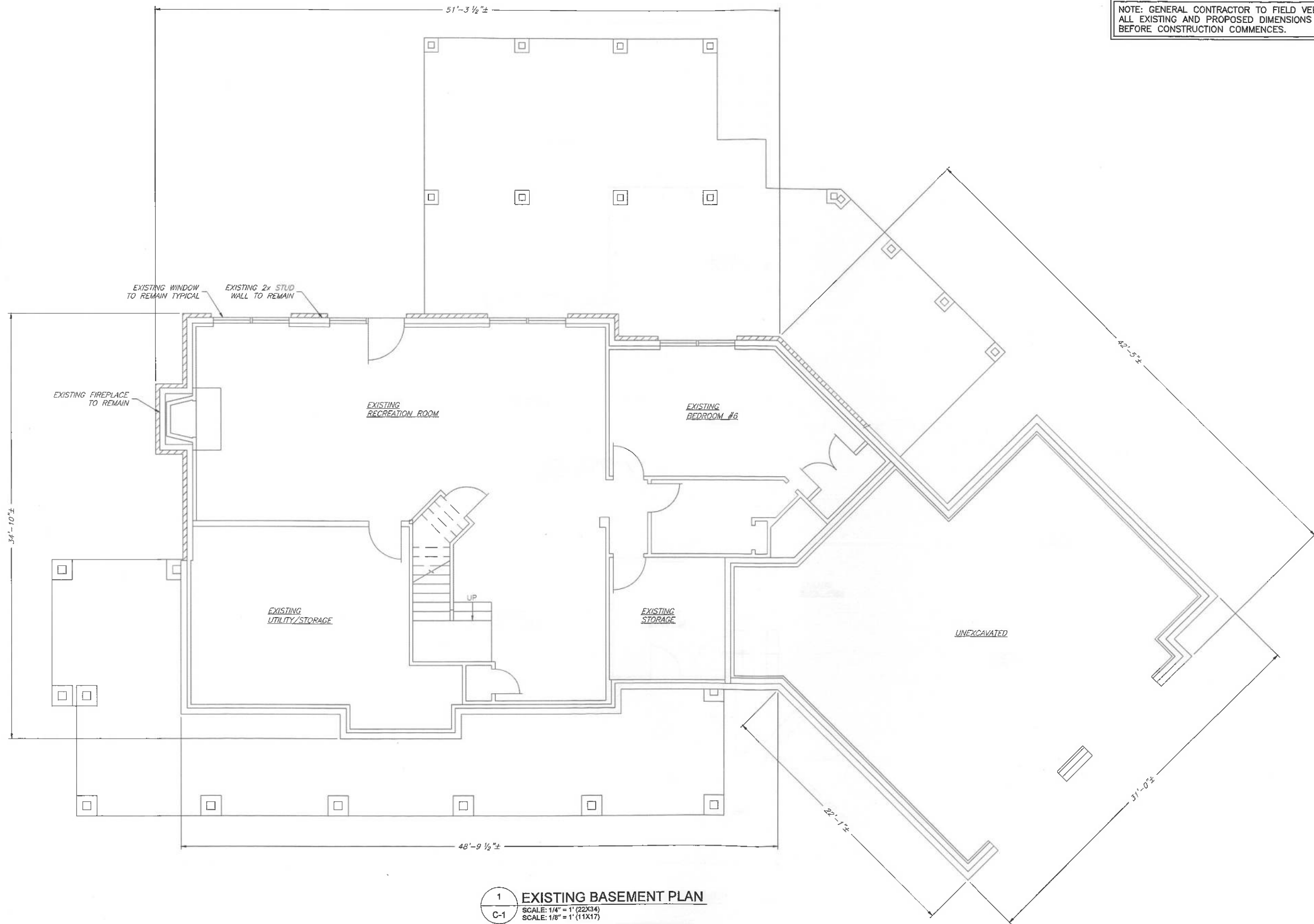


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SITE PLAN

SP-1

NOTE: GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING AND PROPOSED DIMENSIONS BEFORE CONSTRUCTION COMMENCES.



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PROFESSIONAL STAMP

STATE OF MARYLAND  
 BROOK MESFIN  
 PROFESSIONAL ENGINEER  
 No. 43595  
 06/07/2027

PROFESSIONAL ENGINEER: THESE DOCUMENTS WERE PREPARED AND PROVIDED BY THE ENGINEER AND I AM FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 43595. EXPIRES 06/07/2027.

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 MD PROFESSIONAL ENGINEER LIC. #43595

**1 EXISTING BASEMENT PLAN**  
 SCALE: 1/4" = 1' (22X34)  
 SCALE: 1/8" = 1' (11X17)

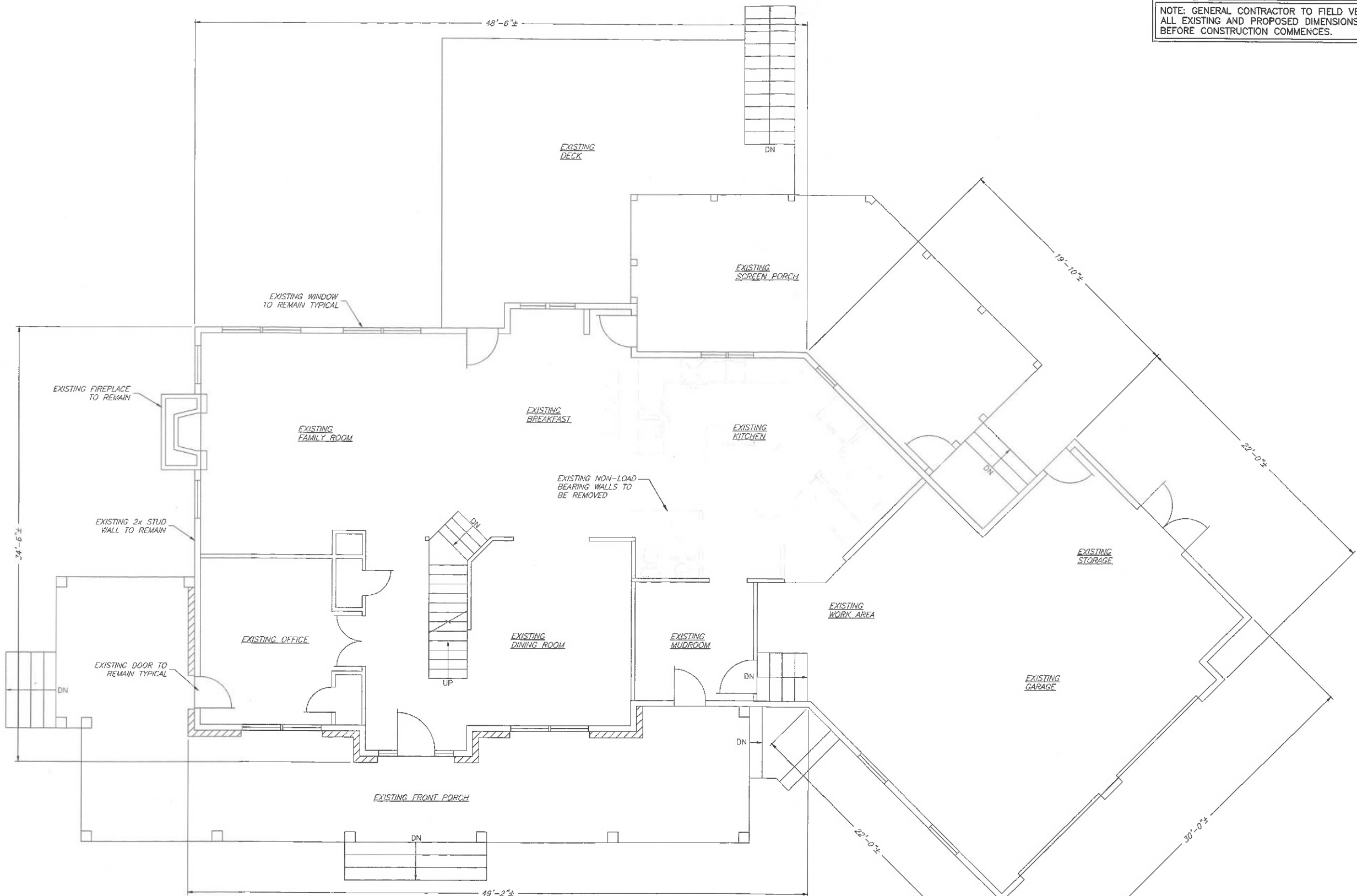
GRAPHIC SCALE

1/4 INCH = 1 FOOT (22X34)  
 1/8 INCH = 1 FOOT (11X17)

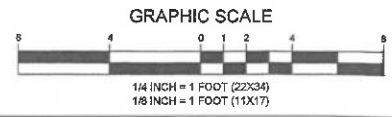
**EXISTING  
 BASEMENT PLAN**

**C-1**

NOTE: GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING AND PROPOSED DIMENSIONS BEFORE CONSTRUCTION COMMENCES.



1 EXISTING LOWER FLOOR PLAN  
 C-2 SCALE: 1/4" = 1' (22X34)  
 SCALE: 1/8" = 1' (11X17)



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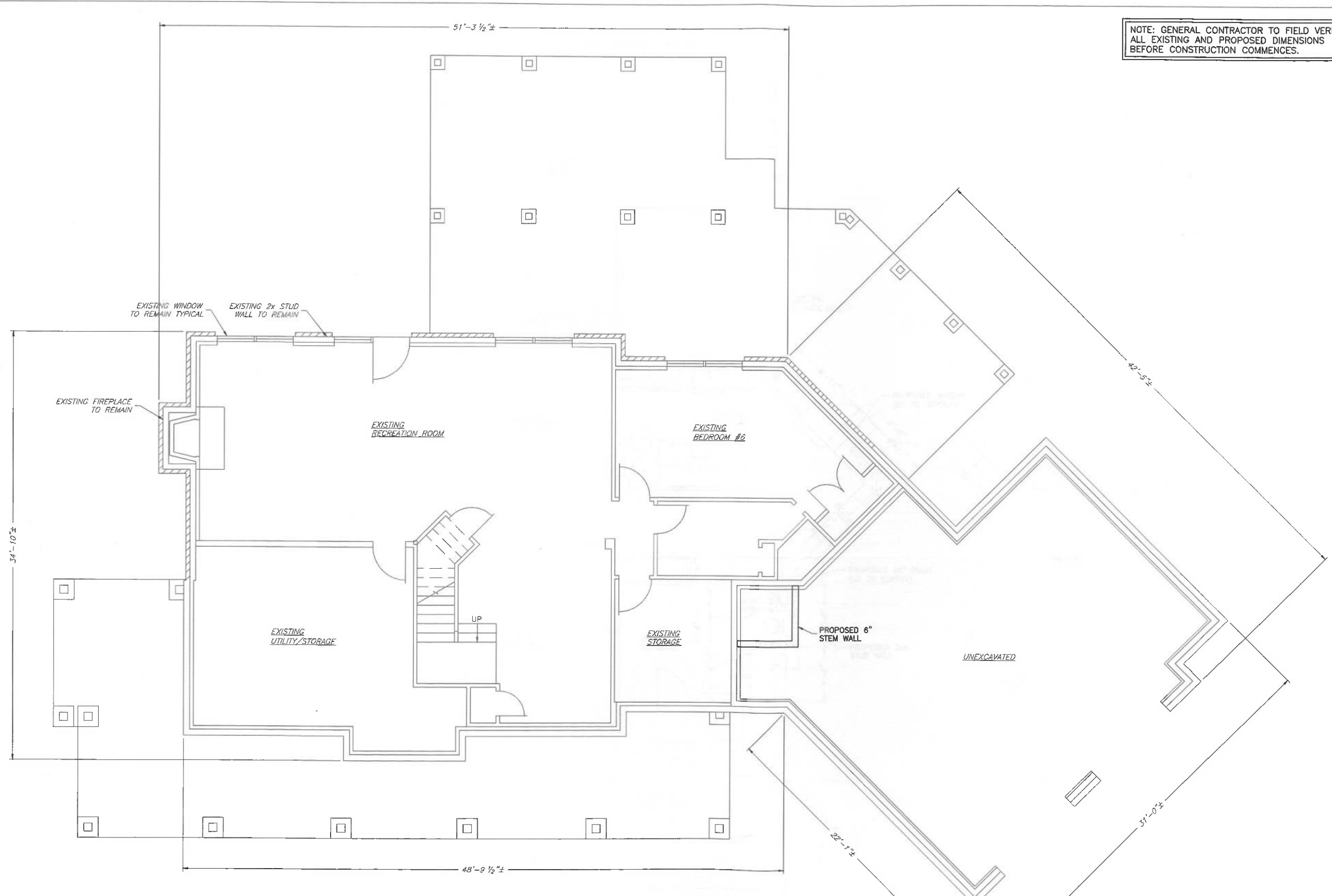


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EXISTING LOWER FLOOR PLAN

C-2

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**PROPOSED  
BASEMENT PLAN**

**C-3**

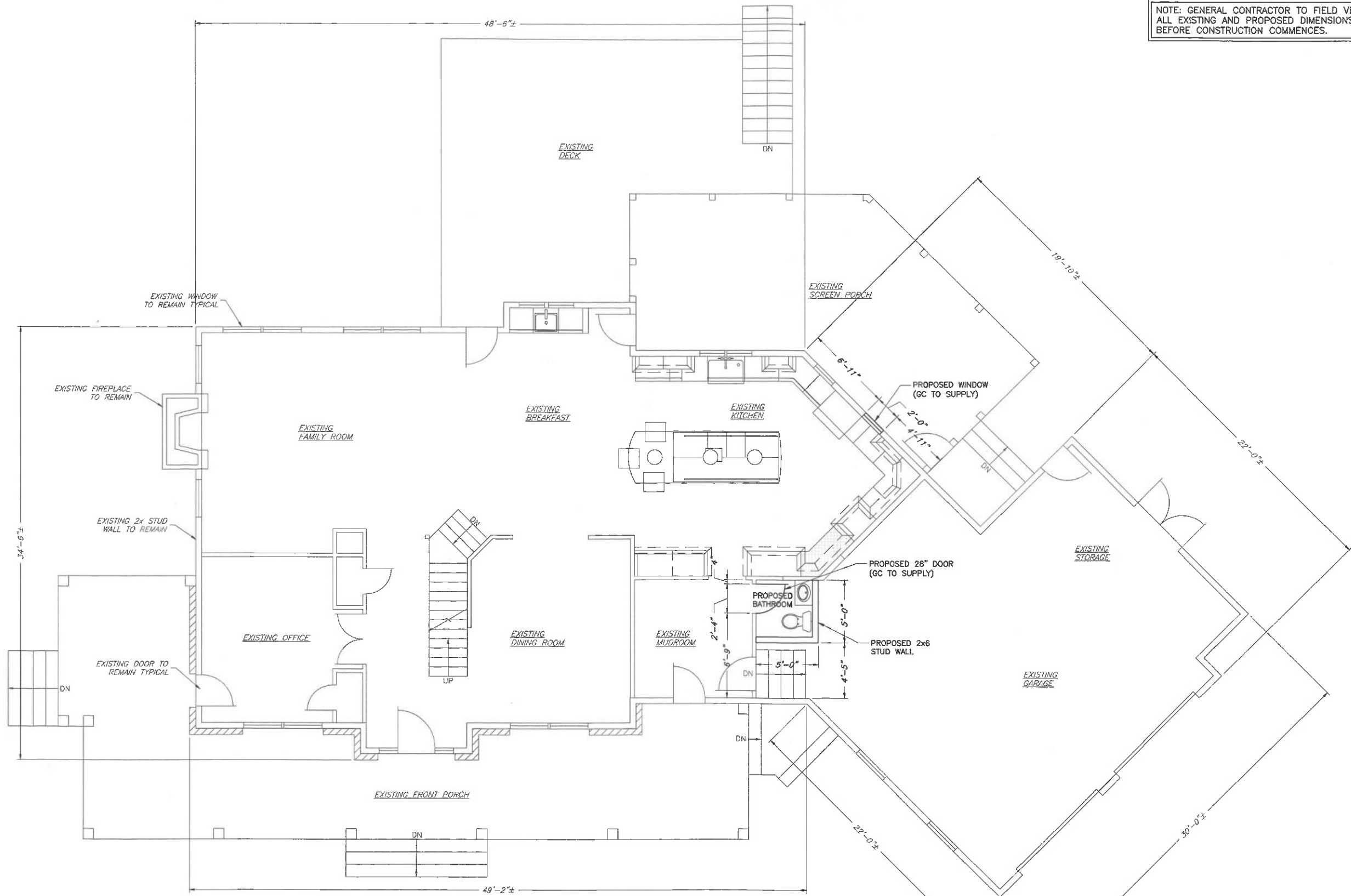
1  
C-3

**PROPOSED BASEMENT PLAN**  
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SCALE: 1/8" = 1' (11X17)

GRAPHIC SCALE

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1/8 INCH = 1 FOOT (11X17)

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 GRAPHIC SCALE  
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**PROPOSED LOWER FLOOR PLAN**

**C-4**