

LAYOUT \_\_\_\_\_ INSP 4 \_\_\_\_\_

INSP 2 \_\_\_\_\_ INSP 5 \_\_\_\_\_

INSP 3 \_\_\_\_\_ INSP 6 \_\_\_\_\_

ISSUE DATE: 06/02/2006

# PERMIT

P 524495

APPROVAL DATE: 6/8/06

A 550428

TAX ID #03-320545

## ON-SITE SEWAGE DISPOSAL SYSTEM HOWARD COUNTY HEALTH DEPARTMENT BUREAU OF ENVIRONMENTAL HEALTH

Hatfields Equipment IS PERMITTED TO INSTALL  ALTER

ADDRESS: PO Box 519, Annapolis Junction 20708 PHONE NUMBER: 301-854-6172

SUBDIVISION: Benson Branch LOT NUMBER: 20

ADDRESS: 3712 Park Overlook Court PROPERTY OWNER: Brian Ocheltree

SEPTIC TANK CAPACITY (GALLONS): 1500 OUTLET BAFFLE FILTER REQUIRED

PUMP CHAMBER CAPACITY (GALLONS): n/a COMPARTMENTED TANK REQUIRED

NUMBER OF BEDROOMS: 5

SQUARE FEET PER BEDROOM: 180

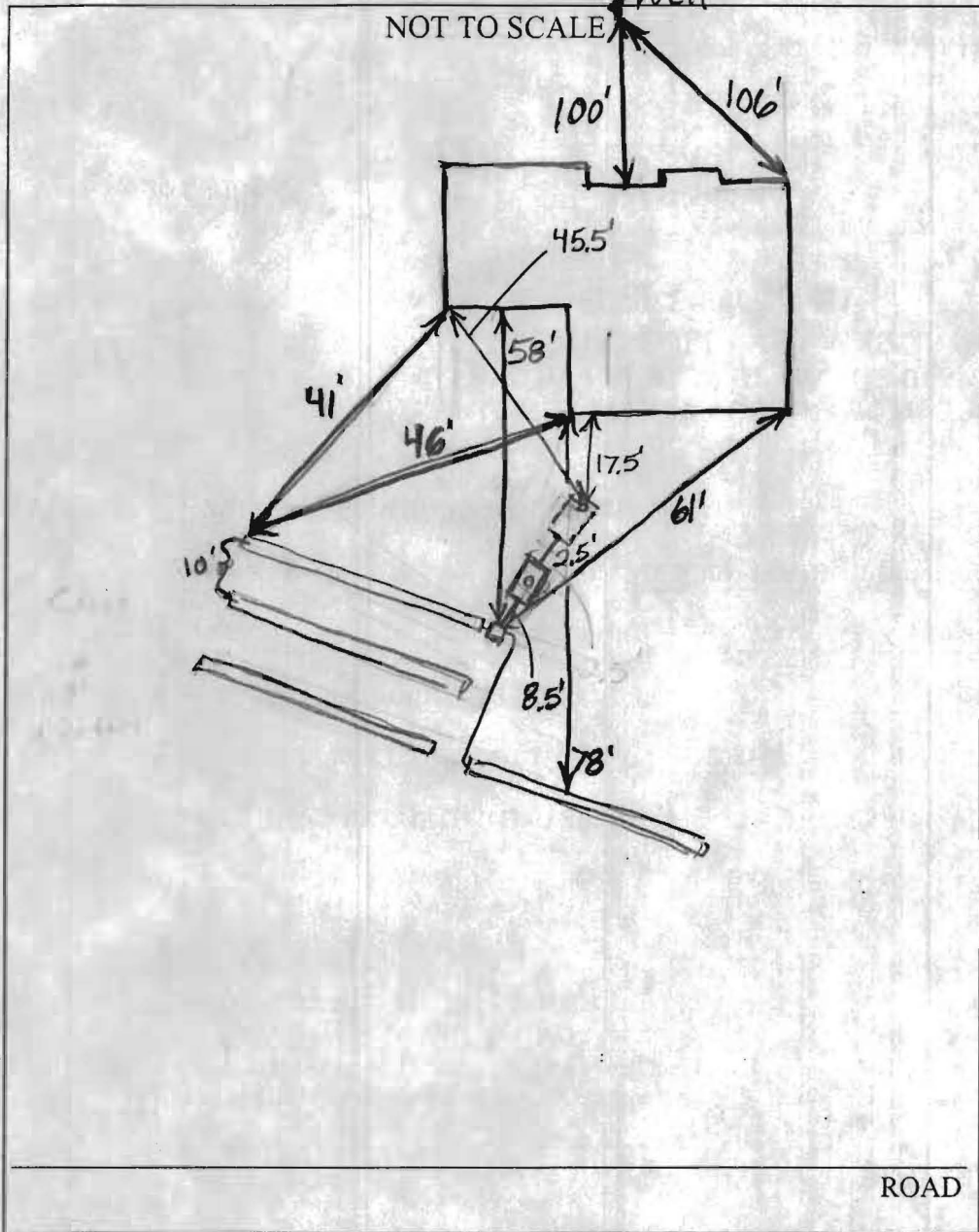
LINEAR FEET OF TRENCH REQUIRED: 162 HOUSE SERVED BY PUBLIC WATER

TRENCHES:	Trench to be 2.0 feet wide. Inlet 3.0 feet below original grade. Bottom maximum depth 7.0 feet below original grade. Effective area begins at 3.0 feet below original grade. 4.0 feet of stone below distribution pipe.
LOCATION:	
NOTES:	Four trenches need to be abandoned and 3-4 new trenches are to be added in the new septic field as shown on the approved plan. One original trench can be kept as long as there are no complications with the installation.

PLANS APPROVED: Sara Fegel Reviewed by: \_\_\_\_\_ DATE: 5/8/06

NOTES: PERMIT VOID AFTER 2 YEARS  
CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION INSPECTION FOR ALL INSTALLATIONS  
WATERTIGHT SEPTIC TANKS REQUIRED  
ALL PARTS OF SEPTIC SYSTEM SHALL BE 100 FEET FROM ANY WATER WELL UNLESS SPECIFICALLY AUTHORIZED  
MANHOLE RISERS REQUIRED ON ALL SEPTIC TANKS AND PUMP CHAMBERS UNLESS SPECIFICALLY AUTHORIZED  
CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH APPLICABLE REGULATIONS, GUIDELINES AND THE TERMS OF THIS PERMIT

**NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS  
RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM  
PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT  
CALL 410-313-1771 FOR INSPECTION OF SEPTIC SYSTEM**



TRENCH/DRAINFIELD DATA		
WIDTH	INLET	BOTTOM
_____	_____	_____
NUMBER OF TRENCHES _____		
TOTAL LENGTH _____		
ABSORPTION AREA _____		
DISTRIBUTION BOX LEVEL _____		
DISTRIBUTION BOX BAFFLE _____		
DISTRIBUTION BOX PORT _____		

SEPTIC TANK DATA	
SEPTIC TANK 1 LEVEL	<u>Yes</u>
CAPACITY	<u>Existing</u> GAL
SEAM LOC	<u>Midseam</u>
TANK LID DEPTH	<u>0.5'-1.5'</u>
BAFFLES	_____
BAFFLE FILTER	<u>No</u>
MANHOLE LOC	<u>None</u>
6" PORT LOC	<u>Front</u>
WATERTIGHT TEST	<u>No</u>
SEPTIC TANK 2 LEVEL	<u>Yes</u>
CAPACITY	<u>500</u> GAL
SEAM LOC	<u>Top</u>
TANK LID DEPTH	<u>1'-1.5'</u>
BAFFLES	_____
BAFFLE FILTER	<u>No</u>
MANHOLE LOC	<u>None</u>
6" PORT LOC	<u>Middle</u>
WATERTIGHT TEST	<u>No</u>

PRE-CONSTRUCTION \_\_\_\_\_

INSTALLATION 6/8/06 Additional 500 gallon tank installed after existing tank. Some of the existing trenches were located. Installed trenches have about a 10' center to center separation. Gave installer permission to cover without final inspection. (PB)

FINAL INSPECTOR B. Baker

DATE OF APPROVAL 6/8/06

2/24/05

Sara,

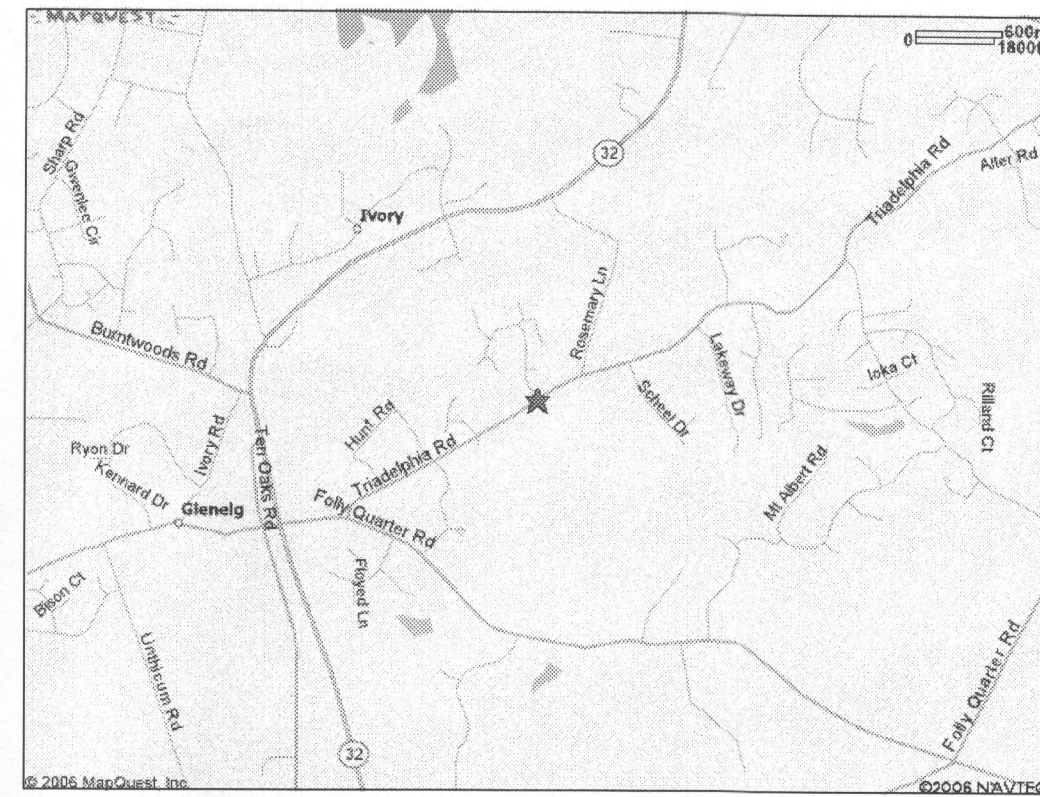
Need to:

- ① Determine if ex. system is adequate. We will consider the second floor room a bedroom.
- ② Determine if there is adequate area available for two replacement systems, within the existing sewage disposal area. (Second 10,000 not req'd.)

M. Davis

# OCHELTREE RESIDENCE POOL HOUSE

3712 PARK OVERLOOK CT.  
ELLICOTT CITY, MD 21042



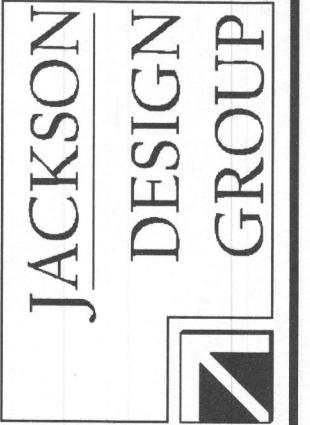
VICINITY MAP

### DRAWING INDEX

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- A2 2ND FLOOR & ROOF PLAN
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- A4 FRONT ELEVATION OPTIONS
- A5 SECTIONS A-A, B-B
- E1 ELECTRICAL PLANS

300158287

8508 CHURCHILL DOWNS RD.  
GAITHERSBURG, MD. 20882  
301.519.7485  
301.519.0013 fax  
jack@jacksondesigngroup.net



OCHELTREE RESIDENCE  
POOL HOUSE  
LOT # 14

13554 Triadelphia Road  
Ellicott City, MD 21042  
phone. 401.531.8105  
fax. 410.531.8070

the  
**Griffmore**  
group



SEAL
REVISIONS
2/01/06
SCALE:
<b>C1</b>

GENERAL CONSTRUCTION NOTES:

- WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THE OWNER BEFORE PROCEEDING WITH FABRICATION OF STAIRS, ROOF AND/OR FLOOR TRUSSES.
- WHERE DRAWINGS ARE IN CONFLICT WITH OTHER DRAWINGS, SPECS OR DETAILS, THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CLARIFICATION.
- PROVIDE TRANSITION STRIPS AT ALL CHANGES IN FLOOR FINISHES.
- ALL CLOSETS ARE TO HAVE THE SAME FINISH AS THE ADJOINING ROOM UNLESS OTHERWISE NOTED.
- PROVIDE 22 1/2" X 30" ATTIC ACCESS WITH SWITCHED LIGHT, UNLESS OTHERWISE NOTED.
- PROVIDE PLUMBING FIXTURE ACCESS PANEL AT EACH TUB AND SHOWER ENCLOSURE AS REQUIRED BY LOCAL JURISDICTION.
- PROVIDE HANDRAILS 30"-36" ABOVE NOSINGS ON ALL STAIRS W/THREE OR MORE RISERS. RETURN RAILS TO WALL OR NEVEL. REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF STAIR. PROVIDE GUARDRAILS AT RAISED FLOORS, BALCONIES, ETC. 30" OR MORE ABOVE GRADE OR FLOOR BELOW. GUARDS SHALL BE MIN. 36" HIGH AND HAVE CLOSURES SPACED TO PREVENT PASSAGE OF A 4" SPHERE.
- PROVIDE NOMINAL 2X FIVE BLOCKING AT EVERY FLOOR INTERVAL, BULKHEAD AND CHASE. IF OPEN WEB FLOOR TRUSSES ARE UTILIZED, PROVIDE 1/2" G.B. DRAFTSTOPPING, NOT TO EXCEED 500 S.F.
- PROVIDE A MINIMUM OF TWO 2X4 DIAGONAL BRACES AT APPROX. 45 DEGREE ANGLE AT MID-POINT OF SPAN FROM BOTTOM CHORD TO RIDGE OF ROOF TRUSSES. INSTALL OTHER BRACES AS REQUIRED BY THE TRUSS MANUFACTURER'S SHOP DRAWINGS AND IN COMPLIANCE WITH HB 91 SUPPLIED BY MANUFACTURER.
- PROVIDE A MINIMUM OF 6"-9" HEAD CLEARANCE FOR ALL STAIRS. STAIR RISERS SHALL NOT EXCEED 8 1/4" AND TREADS SHALL BE AT LEAST 9" WITH 1" NOSING.
- PROVIDE SOFFIT VENTS, RIDGE VENTS, OR GABLE END VENTS AS SHOWN ON THE DRAWINGS. MAINTAIN MINIMUM 1/500 FREE VENTILATION FOR HORIZONTALLY PROJECTED ROOF AREA. INSTALL PLASTIC OR CARDBOARD BAFFLES IN EACH TRUSS/RAFTER BAY TO MAINTAIN FREE AIR FLOW.
- MECHANICAL, PLUMBING, AND ELECTRICAL CONTRACTORS SHALL BE REQUIRED TO SEAL ALL PENETRATIONS IN FLOORS AND EXTERIOR WALLS CAUSED BY THEIR TRADES.
- ROUGH CARPENTRY CONTRACTORS SHALL SEAL ALL PANEL BUTT JOINTS AND PLATES AT FLOORS, CEILINGS, WINDOWS, DOOR FLANKS, AND JAMBS.
- WEATHERING PENETRATION SHALL BE PATCHED AND REPAIRED TO MANUFACTURER'S SPECIFICATIONS.
- SLOPE ALL STOODS, PORCHES, WALKS AND GARAGE SLABS 1/8" IN 12" TO DRAIN, OR AS NOTED ON PLANS.
- ALL DESIGNS FOR MANUFACTURED FLOOR JOISTS, RAFTERS, AND TRUSSES SHALL BE PROVIDED BY THE MANUFACTURER. INSTALLATION OF SUCH ITEMS SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S SHOP DRAWINGS AND RECOMMENDATIONS.
- CHIMNEYS SHALL EXTEND A MINIMUM OF 2' ABOVE ANY ROOF STRUCTURE WITHIN 10 FEET, BUT NOT LESS THAN 5' AT POINT OF ROOF PENETRATION.
- FLOOR JOISTS/TRUSSES AND ROOF TRUSSES SHALL ALIGN WITH BEARING STUDS +/- 1".
- PRIVATE GARAGES SHALL BE SEPARATED FROM DWELLING AND ATTIC WITH 1/2" GYPSUM BOARD ON GARAGE SIDE. IF PERMIT IS ISSUED UNDER THE BOCA CODE, PROVIDE ONE-HOUR RATED SEPARATION BETWEEN GARAGE AND LIVING SPACES OVER OR IN ACCORDANCE WITH SPECIFIC REQUIREMENTS OF THE LOCAL JURISDICTION.
- PROVIDE MINIMUM 4" STEP DOWN INTO GARAGE FROM DWELLING.

SPECIFICATIONS:

- GENERAL CONDITIONS
- CONSTRUCTION SHALL COMPLY WITH THE LATEST ADDITION OF INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS 2000 AND ALL APPLICABLE LOCAL CODES AND AMENDMENTS.
- ALL CONSTRUCTION SHALL BE CLASSIFIED AS "USE GROUP R-3, TYPE 5-B CONSTRUCTION" WHEN REVIEWED UNDER IBC 2000

1.02 DIMENSIONS GIVEN ON SCHEDULES ARE NOMINAL. GENERAL CONTRACTORS AND MANUFACTURERS ARE TO COORDINATE ALL DIMENSIONS CONCERNING DOORS, PANELS, WINDOWS AND THEIR OPENINGS PRIOR TO FABRICATION AND CONSTRUCTION.

1.03 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES, BOUNDARIES, AND CONSTRUCTION BEFORE PROCEEDING WITH THE WORK AND REPORT IMMEDIATELY ANY DISCREPANCIES TO THE ARCHITECT AND/OR OWNER.

1.04 DESIGN LIVE LOADS

ROOF:	30 PSF	SNOW LOADS:	
SLEEPING FLOORS:	30 PSF	ROOF:	12.6 PSF
LIVING FLOORS:	40 PSF	GROUND:	20.0 PSF
EXTERIOR DECKS:	60 PSF	FLAT ROOF:	14.0 PSF
STAIRS:	40 PSF	EXP. FACTOR:	0.07
GARAGE SLABS:	50 PSF	IMPORT FACTOR:	1.0

UNACCESSIBLE: 10 PSF  
ACCESSIBLE: 20 PSF  
WIND LOAD: 16 PSF (EXPOSURE C)  
FLUID PRESSURE: 30 PCF MAXIMUM  
LOADS GREATER THAN 30 PCF REQUIRE FOUNDATION WALLS TO BE ENGINEERED.  
SOIL BEARING: 2000 PSF (ASSUMED)  
GUARD RAILS: 200# AT ANY POINT IN ANY DIRECTION.

SITE WORK

- EXCAVATION SHALL BE SUFFICIENT TO PROVIDE FULL DESIGN DIMENSIONS OR TO ALLOW FOR FORMING AS REQUIRED. NO FOOTINGS SHALL BE PLACED ON SOFT OR FROZEN MATERIAL.
- MINIMUM SOIL BEARING CAPACITY IS ASSUMED TO BE 2000 PSF AT ALL WALL AND PIER FOOTINGS. IT IS THE OWNER'S RESPONSIBILITY TO VERIFY THAT THE ABOVE BEARING CAPACITY IS OBTAINABLE, OR TO NOTIFY THE ARCHITECT IF SPECIAL DESIGN IS REQUIRED.
- BACKFILL AND COMPACTION: USE ONLY CLEAN EARTH CONTAINING NO ORGANIC MATTER, GRADED WITH POSITIVE SLOPE. FILL BENEATH STRUCTURE SHALL BE COMPACTED TO 90% DENSITY AS PER ASTM D1557 METHOD D.
- PROVIDE 4" MINIMUM CONTINUOUS DRAIN TILE AROUND PERIMETER OF BASEMENT FOUNDATION - LOCATION TO BE DETERMINED BY LOCAL CODES FOR INSIDE OR OUTSIDE OF FOUNDATION. PROVIDE UNDER SLAB VENTING AS REQUIRED BY LOCAL JURISDICTION.

CONCRETE

- CONCRETE WORK SHALL CONFORM TO AMERICAN CONCRETE INSTITUTE STANDARD 318-03.
- CONCRETE FOOTINGS SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI (UNLESS OTHERWISE NOTED).
- ALL INTERIOR CONCRETE SLABS SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI.
- REINFORCING RODS: ASTM A-615 AND A-305 MESH: 616 - 1.4/1.4 W/IF ASTM A-185. REINFORCING IN FOOTINGS IS REQUIRED WHERE VARIATIONS IN SOIL CONDITIONS MAY EXIST.
- ALL INTERIOR CONCRETE SLABS 30 FEET OR MORE IN ANY DIMENSION SHALL HAVE W/IF, CONTROL JOINTS, OR FIBER REINFORCEMENT.
- VAPOR BARRIER UNDER ALL SLABS EXCEPT GARAGES: 6 MIL POLYETHYLENE, LAP ALL EDGES 6", LAY OVER 4" GRAVEL BED.
- EXTERIOR CONCRETE SLABS: 5% TO 7% AIR ENTRAINMENT AND SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
- FOUNDATION WALLS: POURED IN PLACE WALLS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI. (SEE 4.01)
- THE BOTTOM OF ANY FOOTING SHALL BE A MINIMUM OF 2'-8" BELOW FINISHED GRADE; DEEPER IF LOCAL FROST CONDITIONS WARRANT.

MASONRY

- THE MAXIMUM VERTICAL DISTANCE OF UNBALANCED FILL MEASURED FROM THE TOP OF THE LOWER LEVEL FLOOR SLAB TO THE OUTSIDE FINISHED GRADE SHALL NOT EXCEED THE FOLLOWING: HEIGHTS ARE FOR UNREINFORCED WALLS WHERE UNSTABLE SOIL OR GROUND WATER CONDITIONS DO NOT EXIST.

TYPE OF WALL	HEIGHT OF FILL
8" C.M.U. (HOLLOW)	4'-0"
12" C.M.U. (HOLLOW)	6'-0"
8" POURED CONCRETE	7'-0"

- HEIGHTS MAY BE INCREASED WITH THE APPROVAL OF THE LOCAL JURISDICTION, OR REINFORCING.
- WALLS OVER 7'-0" OR ON UNSTABLE SOIL SHALL BE ENGINEERED AND CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER.

- CONCRETE MASONRY UNITS SHALL BE MANUFACTURED TO MEET ASTM C-90 GRADE A SOLID BLOCK OR ASTM C-145 GRADE B STANDARDS AND BE 28 DAYS OLD BEFORE INSTALLATION. MINIMUM NET COMPRESSION STRENGTH OF BLOCK TO BE 2000 PSI.
- PARTING OVER CMU WALLS TO BE NOT LESS THAN 3/8" PORTLAND CEMENT PARING FROM FOOTING TO FINISHED GRADE. PARING AND POURED CONCRETE WALLS SHALL BE COVERED WITH A COAT OF APPROVED BITUMINOUS MATERIAL APPLIED AT THE RECOMMENDED RATE BELOW GRADE (SEE 7.0)
- EXTREME CARE AND PROPER MEASURES SHALL BE USED SO AS NOT TO DAMAGE, BULGE, OR TIP WALL. SHORING, BRACING, ETC., SHALL BE EMPLOYED UNTIL THE FULL DEAD LOAD OF THE BUILDING IS ON THE WALLS.
- MASONRY UNITS: PROVIDE LIGHT WEIGHT PRE-CAST UNITS FOR ALL OPENINGS AND RECESSES IN CMU WALLS. PROVIDE (1) 4X8 UNITS FOR EACH 4" OF WALL THICKNESS. REINFORCE EACH UNITS WITH TWO #4 BARS AT TOP AND BOTTOM AND WITH #2 TIES SPACED 9" O.C., UNLESS OTHERWISE NOTED. PRECAST UNITS SHALL NOT SUPPORT ANY SUPERIMPOSED LOADS.
- USE TYPE "M" MORTAR FOR MASONRY BELOW GRADE IN CONTACT WITH EARTH.
- USE TYPE "N" MORTAR FOR EXTERIOR ABOVE-GRADE LOAD BEARING AND NON-LOAD BEARING WALLS, AND FOR OTHER APPLICATIONS WHERE ANOTHER TYPE IS NOT INDICATED.
- MASONRY VENEER SHALL BE INSTALLED OVER 15# FELT OR APPROVED WATER REPELLENT SHEATHING. THROUGH-WALL FLASHING AND WEEPS SHALL BE PROVIDED AT ANY LOCATION WHERE INTERIOR SPACE PROJECTS BEYOND FACE OF THE VENEER, I.E. BAY WINDOWS, OFF-SET CHIMNEYS, ETC.
- METAL JOIST HANGERS (STANDARD WOOD LEDGER) SHALL BE USED WHERE REQUIRED AT JOISTS WITHOUT DIRECT BEARING AND BE 18 GA. GALVANIZED STEEL. USE ALL WALLS SPECIFIED BY THE MANUFACTURER.
- WALLS: USE NUMBER AND TYPE FOR EACH APPLICATION AS CALLED FOR IN THE BOCA CODE, APPENDIX C OR MANUFACTURER'S RECOMMENDED STANDARDS.
- VENEER TIES SHALL BE 1" DIA. 22 GA. GALVANIZED STEEL. INSTALLED 24" O.C. HORIZONTALLY AND 16" VERTICALLY.
- STEEL UNITS FOR ALL OPENINGS AND RECESSES IN BRICK OR BRICK FACED MASONRY WALL NOT SPECIFICALLY DETAILED: PROVIDE (1) STEEL ANGLE FOR EACH 4" OF WALL THICKNESS. STEEL ANGLES TO HAVE MINIMUM 6" BEARING AT EACH END. HORIZONTAL LEG SHALL BE 3 1/2", UNLESS OTHERWISE SHOWN.
- UNITS SCHEDULE (UNLESS NOTED OTHERWISE ON PLANS):  
L-1 3 1/2"x3 1/2" X 5/16" STEEL ANGLE UP TO 3' OPG  
L-2 4"x3 1/2" X 5/16" STEEL ANGLE 3' TO 5' OPG  
L-3 5"x3 1/2" X 3/8" STEEL ANGLE 5' TO 6'-8" OPG  
L-4 6"x3 1/2" X 1/2" STEEL ANGLE UP TO 9' OPG  
L-5 6"x3/8" STEEL ANGLE UP TO 10' OPG  
L-6 8" OR 9"x4"x9/16" STEEL ANGLE 16" GARAGE DOOR OPG
- UNITS SHOWN SHALL NOT SUPPORT ANY SUPERIMPOSED LOADS.
- ALL STEEL ANGLES IN MASONRY WALLS ARE TO BE FLASHED AND PAINTED.
- PAINT ALL EXTERIOR FERROUS OR GALVANIZED METALS EXCEPT COMPLETELY PRE-FINISHED FACTORY ITEMS.
- ADJUSTABLE STEEL COLUMNS SHOWN ON THE DRAWINGS SHALL BE MANUFACTURED BY TAPCO (BOCA NO. 89-59), AFCD (BOCA NO. 91-42), OR CARDINAL (BOCA NO. 88-40) IN O.D. SIZES SPECIFIED.

METALS

- STRAP ANCHORS OR ANCHOR BOLTS SHALL BE BOCA CODE AND BUILDING INSPECTOR APPROVED. MINIMUM (2) 1/2" BOLTS PER SECTION OR PLATING 12" FROM EACH END WITH INTERMEDIATE BOLTS AT 6"-0" O.C. MAXIMUM, STRAP SPACING BY MANUFACTURER.
- FOR ATTACHED DWELLINGS, PROVIDE FIRE RESISTANT TREATED (F.R.T.) ROOF SHEATHING 4'-FEET EACH SIDE OF PARTIALLY CENTERLINE. PLYWOOD SHALL BE CERTIFIED NOT TO CAUSE ADD HYDROLYSIS AT MOST CONDITIONS AT TEMPERATURE BELOW 400 F. ALTERNATIVES TO THE USE OF F.R.T. SHALL ONLY BE AS APPROVED BY THE LOCAL JURISDICTION. THE INSTALLATION OF AN APPROVED FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 130 MAY ALLEVIATE THE NEED FOR F.R.T. IN CERTAIN JURISDICTIONS - VERIFY WITH BUILDING CODE OFFICIAL.
- ALL WOOD LESS THAN 6" FROM GRADE OR IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE OCA 40 PRESSURE TREATED.
- NOTCHES IN TOP OR BOTTOM OF A JOIST SHALL NOT EXCEED 1/5 OF DEPTH AND SHALL NOT OCCUR IN CENTER THIRD OF SPAN.
- HOLES BORED IN A JOIST SHALL NOT BE WITHIN 2" OF TOP OR BOTTOM, AND SHALL NOT EXCEED 1/3 THE DEPTH.
- UNLESS NOTED ELSEWHERE ON THESE DRAWINGS, STRUCTURAL WINDOW AND DOOR LEADERS SHALL BE MIN. SPF NO.2 (Fb = 875 PSI) AND BE THE FOLLOWING SIZES:  
SUPPORTING MAX. OPENING HEADER  
ROOF 5'-0" 2-2X8  
6'-0" 2-2X10  
8'-0" 2-2X12  
ROOF + 1 STORY 4'-0" 2-2X8  
6'-0" 2-2X10  
7'-0" 2-2X12  
ROOF + 2 STORES 4'-0" 2-2X10  
5'-0" 2-2X12
- FOR OPENINGS GREATER THAN THOSE NOTED, CONSULT THE ARCHITECT OR ENGINEER IF NOT NOTED ON DRAWINGS.

WOOD

- ALL STRUCTURAL LUMBER SHALL BE STAMPED IN ACCORDANCE WITH THE "CONSTRUCTION MANUAL" OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
- PRESSURE TREATED WOOD IS TO MEET AMERICAN WOOD PRESERVES INSTITUTE STANDARD LP-2 OR LP-4.

- JOISTS AND GIRDERS: SEE PLANS FOR SIZE, SPACING AND MINIMUM GRADE AND SPECIES. HEM FIR AND SPRUCE-PINE-FIR (SPF) SHALL BE NORTHERN SPECIES ONLY.
- PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS OVER 5'-0" IN LENGTH UNLESS MANUFACTURED JOIST SYSTEM HAS BEEN SPECIFIED.
- WHEN LAMINATED BEAMS ARE SPECIFIED ON THE DRAWINGS AS LV. OR PS., THEY ARE INTERCHANGEABLE. (MIN. Fb=2800 PS)
- BERING WALL STUDS: MINIMUM SPF STUD GRADE, KD OR BETTER.
- EXTERIOR WALLS, INTERIOR BEARING WALLS AND WALLS BACKING-UP CERAMIC TILE SHALL BE 2X4 STUDS 16" O.C. UNLESS OTHERWISE NOTED.
- INTERIOR NON-BEARING WALLS MAY BE SPF #3 2X4 STUDS, 24" O.C.
- LATERAL WALL BRACING SHALL BE EITHER AN APPROVED METAL "LET-IN" TYPE, WOOD 1X6, OR APPROVED STRUCTURAL SHEATHING INSTALLED AT THE END OF EACH WALL AND AT LEAST EVERY 25' INTERVALS AT EACH STORY.
- RAFTERS - SEE PLANS FOR SIZE, SPACING, MINIMUM GRADE AND SPECIES.
- DESIGN, FABRICATION AND INSTALLATION OF TRUSSES AND SHEET METAL CONNECTIONS SHALL BE IN ACCORDANCE WITH TRUSS PLATE INSTITUTE TP-82.
- BRACING OF WOOD TRUSSES TO BE IN ACCORDANCE WITH TRUSS PLATE INSTITUTE, INC. PUBLICATION BRACING WOOD TRUSSES COMMENTARY AND RECOMMENDATIONS HB-91.
- PLYWOOD: ALL PLYWOOD USED STRUCTURALLY SHALL MEET THE PERFORMANCE STANDARDS AND ALL OTHER REQUIREMENTS OF APPLICABLE U.S. COMMERCIAL STANDARDS FOR THAT TYPE, GRADE AND SPECIES OF WOOD, AND SHALL BE IDENTIFIED BY AN APPROVED TESTING AGENCY.
- PLYWOOD SUBFLOORING SHALL BE GLED AND NAILED TO JOISTS IN ACCORDANCE WITH APA RECOMMENDATIONS. LEAVE 1/16" SPACE AT ALL EDGES FOR EXPANSION.
- PLYWOOD ROOF SHEATHING SHALL BE INSTALLED WITH PANEL CLIPS (1 PER BAY) LEAVE 1/16" SPACE AT PANEL ENDS.
- REFERENCE TO NOMINAL THICKNESS SHALL MEAN THE FOLLOWING ACTUAL THICKNESS: AND SPECIFICATIONS  
3/4" = 23/32" APA RATED STUDD-FLOOR 24 O.C. EXPOSURE  
5/8" = 19/32" APA RATED STUDD-FLOOR 24 O.C. EXPOSURE  
1/2" = 15/32" APA RATED SHEATHING 32/16 EXPOSURE  
7/16" = 7/16" RATED SHEATHING (OSB) 24/16, EXPOSURE
- FOR ATTACHED DWELLINGS, PROVIDE FIRE RESISTANT TREATED (F.R.T.) ROOF SHEATHING 4'-FEET EACH SIDE OF PARTIALLY CENTERLINE. PLYWOOD SHALL BE CERTIFIED NOT TO CAUSE ADD HYDROLYSIS AT MOST CONDITIONS AT TEMPERATURE BELOW 400 F. ALTERNATIVES TO THE USE OF F.R.T. SHALL ONLY BE AS APPROVED BY THE LOCAL JURISDICTION. THE INSTALLATION OF AN APPROVED FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 130 MAY ALLEVIATE THE NEED FOR F.R.T. IN CERTAIN JURISDICTIONS - VERIFY WITH BUILDING CODE OFFICIAL.
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SUPPORTING MAX. OPENING HEADER  
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7'-0" 2-2X12  
ROOF + 2 STORES 4'-0" 2-2X10  
5'-0" 2-2X12
- FOR OPENINGS GREATER THAN THOSE NOTED, CONSULT THE ARCHITECT OR ENGINEER IF NOT NOTED ON DRAWINGS.

THERMAL & MOISTURE PROTECTION

- DAMP-PROOFING: APPLY (1) COAT OF ASPHALT EMULSION TO EXTERIOR OF ALL BELOW GRADE WALLS AT BASEMENT CONDITIONS. WHEN HABITABLE SPACE OCCURS BELOW GRADE, PROVIDE WATER-PROOFING MEMBRANE, AQUEOUS BASED ELASTOMERIC, VINYL ACRYLIC MASTIC, 35 MIL MIN. THICKNESS, OR OTHER APPROVED EQUAL.

- SLAB VAPOR BARRIER: 6 MIL POLYETHYLENE SHEET WHERE NOTED ON DRAWINGS. OVERLAY ALL EDGES 6".
- SILL SEALER: 1/2" X 5 1/2" COMPRESSIBLE FIBERGLASS BENEATH ALL EXTERIOR SILL PLATES, OR OTHER APPROVED SILL SEALER.
- PROVIDE APPROVED CORROSION - RESISTIVE FLASHING AT THE INTERSECTIONS OF MASONRY AND WOOD FRAME CONSTRUCTION; OVER PROJECTING WOOD TRIM; WHERE DECKS, PORCHES, ETC. ATTACH TO WOOD FRAME CONSTRUCTION; AT WALL AND ROOF INTERSECTIONS; AT CHIMNEY AND ROOF INTERSECTIONS; AND AT WALL OPENINGS IF RECOMMENDED BY WINDOW AND DOOR MANUFACTURER.
- UNLESS OTHERWISE SPECIFIED ON DRAWINGS PROVIDE AND INSTALL THERMAL INSULATION AS FOLLOWS:  
7.04.1 WALLS: 1) 2X4 STUD WALLS: R-13 FIBERGLASS BATTS WITH INTEGRAL VAPOR BARRIER.  
2) 2X6 STUD WALLS: R-19 FIBERGLASS BATTS WITH INTEGRAL VAPOR BARRIER.
- FLOORS OVER GARAGE: R-19 FIBERGLASS BATTS WITH INTEGRAL VAPOR BARRIER.
- CANTILEVERED FLOORS: R-30 BATTS w/ INT. VAPOR BARRIER.
- INTERIOR CEILINGS AT ROOF: R-30 FIBERGLASS BATT WITH INTEGRAL VAPOR BARRIER, COMBINATION R-11 BATT AND R-19 BLOWN INSULATION, OR R-30 BLOWN, ADDITIONAL FREE VENTILATION IS REQUIRED IF VAPOR BARRIER IS NOT USED.
- BASMENT FOUNDATION WALLS: R-11 FIBERGLASS BATT WITH F.S.25 FACING.
- SLAB PERIMETERS EXPOSED TO OUTSIDE OR WITHIN 30" OF GRADE: R-4.5X24", EITHER VERTICAL OR HORIZONTAL FROM SLAB/WALL INTERSECTION.
- ROOFING: UNLESS NOTED OTHERWISE, ROOFING SHALL BE MIN. 220# CLASS "C" FIBERGLASS BASED ASPHALT SHINGLES OVER 15 POUND FELT. EAVE FLASHING TO A POINT 24" INSIDE OF INTERIOR FACE OF WALL LINE MAY BE ALSO INSTALLED AT THE OWNER'S DISCRETION.
- WALL SHEATHING: AS SHOWN ON DRAWINGS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- SIDING MATERIAL: AS SHOWN ON DRAWINGS AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- GUTTERS AND LEADERS: .032" PREFINISHED ALUMINUM GUTTERS WITH .024" PREFINISHED ALUMINUM LEADERS. LEAD TO CONCRETE SPLASH BLOCKS OR AS REQUIRED.
- IF REVIEW IS UNDER THE 1993 EDITION OF BOCA (UNNAMED) ALL INTERIOR DOORS, EXCEPT CLOSETS LESS THAN 10 S.F., SHALL BE MIN. 2'-8" IN WIDTH.
- EACH SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW PROVIDING 5.7 S.F. OF NET CLEAR OPENING WITH A SILL HEIGHT NOT MORE THAN 44" A.F.F.
- SAFETY GLAZING (TEMPERED) SHALL BE PROVIDED IN SLIDING GLASS DOORS, SHOWER AND TUB ENCLOSURES AND WINDOWS WITHIN 6 FEET OF TUB, SHELIGHTS, FIXED PANELS GREATER THAN 9 S.F., WITHIN 18" A.F.F. OR WITHIN 36" OF A WALKING SURFACE. GLAZING WITHIN 12" OF A STAIR RAILING.
- PROVIDED SELF-CLOSING DOOR BETWEEN DWELLING AND GARAGE. DOOR SHALL BE 1 3/4" THICK SOLID WOOD OR INSULATED STEEL +/- MIN. 20 MIN. RATING.

FINISHES

- DRYWALL: 1/2" TAPERED EDGE GYPSUM BOARD APPLIED, TAPED, AND FINISHED IN ACCORDANCE WITH GYPSUM ASSOCIATION GA-216 AND ASTM C-840.
- 5/8" OR 1/2" GYPSUM BOARD IS TO BE USED TO COMPLETELY SEPARATE GARAGE FROM LIVING AREA, APPLIED ON GARAGE SIDE PER THE PLANS, OR IN MANOR ACCEPTABLE TO LOCAL JURISDICTION. (SEE GENERAL CONSTRUCTION NOTE #19)
- PROVIDE RATED ASSEMBLIES AS DETAILED IN THE DRAWINGS FOR PARTYWALLS OR OTHER RATED WALLS OR FLOORS. INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE TESTING AGENCY'S REQUIREMENTS.
- WHEN CERAMIC TILE IS USED, WATER RESISTANT GYPSUM BOARD 1/2" THICK, OR APPROVED EQUAL, IS REQUIRED AT TUB AND SHOWER SUBROUNDS TO A HEIGHT OF 36" ABOVE TUB OR SHOWER PAN. GLASS MESH AND CEMENT BOARD IS AN ACCEPTABLE ALTERNATE.

- PAINT (INTERIOR) UNLESS DIRECTED OTHERWISE:  
CEILING: (1) COAT PRIMER, (1) COAT FINISH OR EXTERIOR GRADE EXTERIOR LATEX SEMI-GLOSS ENAMEL.
- WALLS: (1) COAT PRIMER, (1) COAT FINISH OR EXTERIOR GRADE EXTERIOR LATEX SEMI-GLOSS ENAMEL.
- TRIM: (1) COAT PRIMER, (1) COAT FINISH OR EXTERIOR GRADE EXTERIOR LATEX SEMI-GLOSS ENAMEL.
- PAINT (EXTERIOR) UNLESS DIRECTED OTHERWISE:  
1) TRIM: (1) COAT PRIMER, (1) COAT FINISH OR EXTERIOR GRADE EXTERIOR LATEX SEMI-GLOSS ENAMEL.
- CEILING: (1) COAT PRIMER, (1) COAT FINISH OR EXTERIOR GRADE EXTERIOR LATEX SEMI-GLOSS ENAMEL.
- WALLS: (1) COAT PRIMER, (1) COAT FINISH OR EXTERIOR GRADE EXTERIOR LATEX SEMI-GLOSS ENAMEL.
- FLOORS: GLAZED MOSAIC TILE OVER WATER RESISTANT GYPSUM BOARD OR GLASS MESH MORTAR UNITS. USE THIN SET ORGANIC ADHESIVE (ANSI A108.4) OVER GYPSUM BOARD AND DRY-SET LATEX PORTLAND MORTAR (ANSI A108.5) OVER CEMENT BOARD.
- UNDERLAYMENT, SCHEDULED 1/2" O.C. TO SUBFLOOR. USE EPOXY MORTAR AND GROUT APPLICATION (ANSI A118.3)
- RESILIENT FLOORS: SHEET VINYL RESILIENT FLOORING, OVER 1/4" MIN. FIBERBOARD OR PLYWOOD UNDERLAYMENT.

SPECIALTIES

- FIREPLACES: PRE-BUILT U.L. APPROVED, SELECTED BY THE OWNER AND INSTALLED ACCORDING TO CODE AND MANUFACTURER'S RECOMMENDATIONS, IF APPLICABLE.
- TOILET AND BATH ACCESSORIES PER PLANS, OR BY OWNER.
- MIRRORS: MIRROR QUALITY & SIZES PER PLANS, OR BY OWNER.
- PROVIDE TWO TONEL BARS FOR EACH FULL BATH, ONE PER POWDER ROOM.
- PROVIDE EITHER SHOWER ROOS 80" AFF OR TEMPERED OR SAFETY LAMINATE GLASS DOORS, PER OWNER.

MECHANICAL

- HVAC AND PLUMBING CONTRACTORS SHALL COORDINATE ALL OPENINGS IN JOISTS, TRUSSES, ETC. WITH GENERAL CONTRACTOR BEFORE PROCEEDING WITH ANY WORK. ALL WORK SHALL BE IN COMPLIANCE WITH ALL LOCAL MECHANICAL AND PLUMBING CODES.
- PROVIDE ONE DAMPERED REGISTER PER 900 SQUARE FOOT OF UNFINISHED BASEMENT SPACE.
- PROVIDE EXHAUST FANS AT EACH BATH, AND VENT TO EXTERIOR OF HOUSE.
- DETACHED DWELLINGS CONSTRUCTED IN PRINCE GEORGE'S COUNTY, MARYLAND AND ALL ATTACHED DWELLINGS CONSTRUCTED IN THE STATE OF MARYLAND SHALL INCLUDE A FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 130.
- ALL DUCTWORK THAT PENETRATES A RATED WALL OR FLOOR ASSEMBLY SHALL BE PROVIDED WITH FIRE DAMPERS.
- ALL VENTS AND FLUES SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE TO ADJACENT WOOD FRAMING GREATER IF SPECIFIED BY MANUFACTURER.
- ANY PIPING PASSING UNDER FOOTINGS OR THROUGH A FOUNDATION WALL OR SLAB SHALL BE PROVIDED WITH A SLEEVE TWO PIPE SIZES LARGER THAN THE SUBJECT PIPE.
- PROVIDE OVERFLOW PANS AND DRAINS FOR WASHER AND/OR WATER HEATER WHEN LOCATED ON WOOD FLOOR SYSTEM.
- PROVIDE HOSE BIBBS (FREEZE-PROOF OR WITH SHUT OFFS) AT FRONT AND REAR OF SINGLE FAMILY DWELLINGS.
- PROVIDE 1 1/2" CONDENSATE LINE FROM WATER HEATER AND AIR HANDLER TO POSITIVE OUTFALL OR TO SUMP PUMP IF PROVIDED.

ELECTRICAL

- WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, THE LOCAL POWER COMPANY, AND ALL APPLICABLE LOCAL REGULATIONS. FIXTURES AND APPLIANCES AS SELECTED BY THE OWNER.
- ALL RECEPTACLES AT KITCHEN COUNTERS, VANITIES AND REFRIGERATOR TO BE 42" A.F.F. ALL OTHERS TO BE 15" A.F.F.
- PROVIDE G.F.I. RECEPTACLES AT ALL NET LOCATIONS IN ACCORDANCE WITH N.E.C.
- PROVIDE HARDWIRED SMOKE DETECTORS AT EACH FLOOR LEVEL WITHIN 10'-0" OF EACH SLEEPING AREA, NOT CLOSER THAN FOUR FEET FROM RETURN AIR INLETS. ALL DETECTORS SHALL BE INTERCONNECTED TO SOUND SIMULTANEOUSLY. IF PERMIT IS ISSUED UNDER 1993 BOCA CODE AND DWELLING IS NOT SPRINKLERED, INSTALL ADDITIONAL SMOKE DETECTORS IN EACH SLEEPING ROOM.

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the Griffmore group



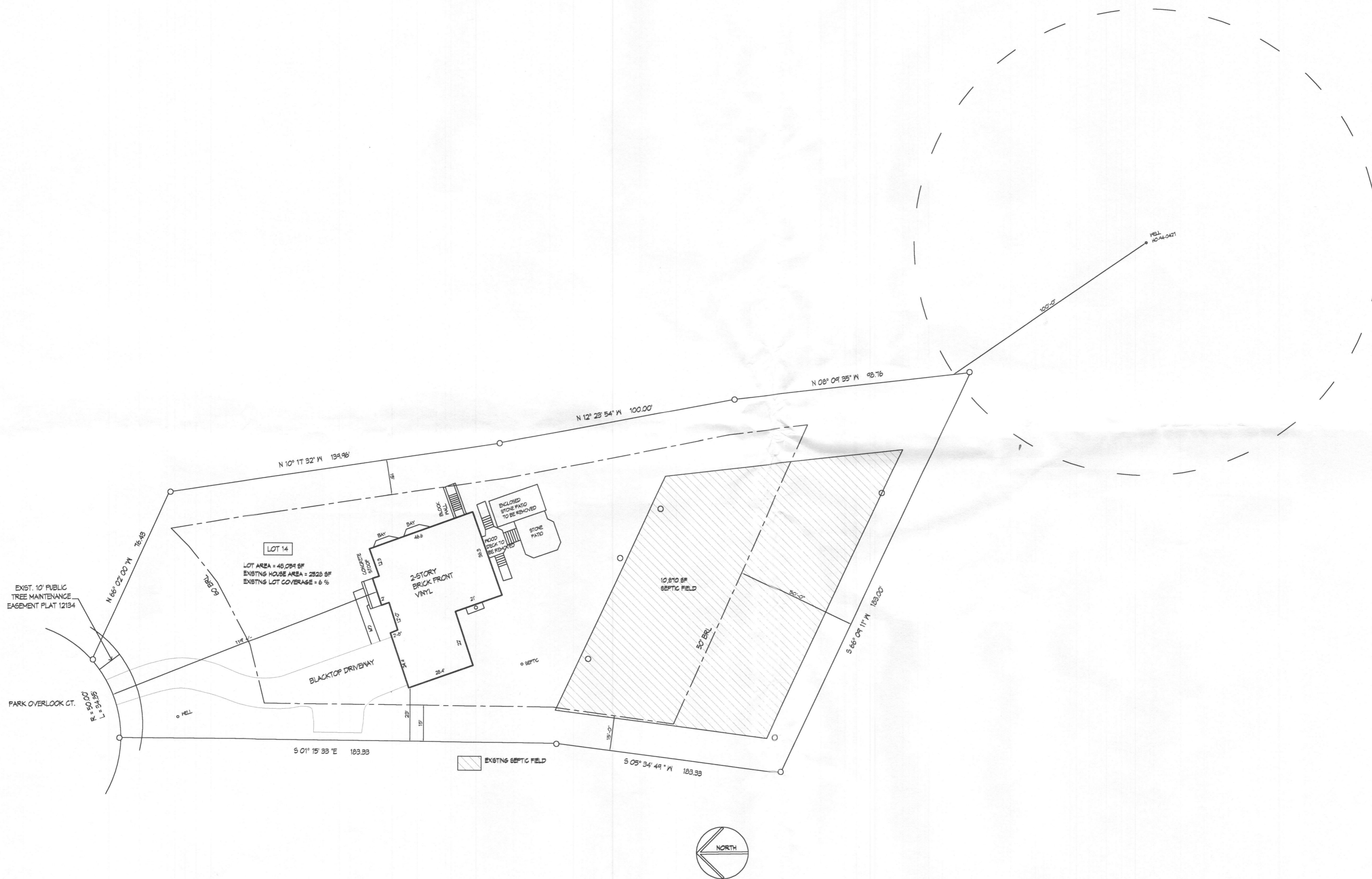
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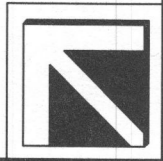
G1



**EXISTING SITE PLAN**

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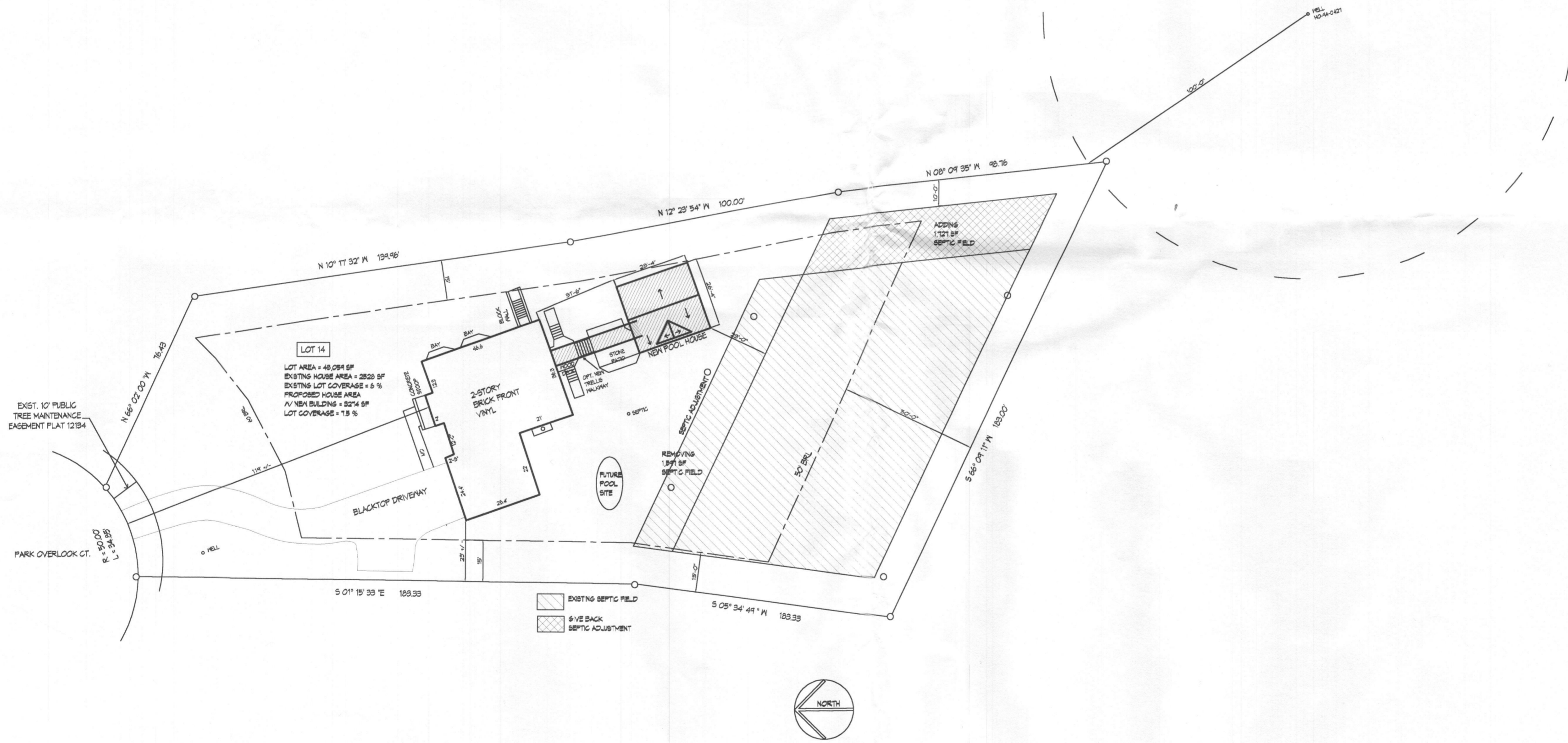
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SCALE: NO SCALE

**S1**



**PROPOSED SITE PLAN**

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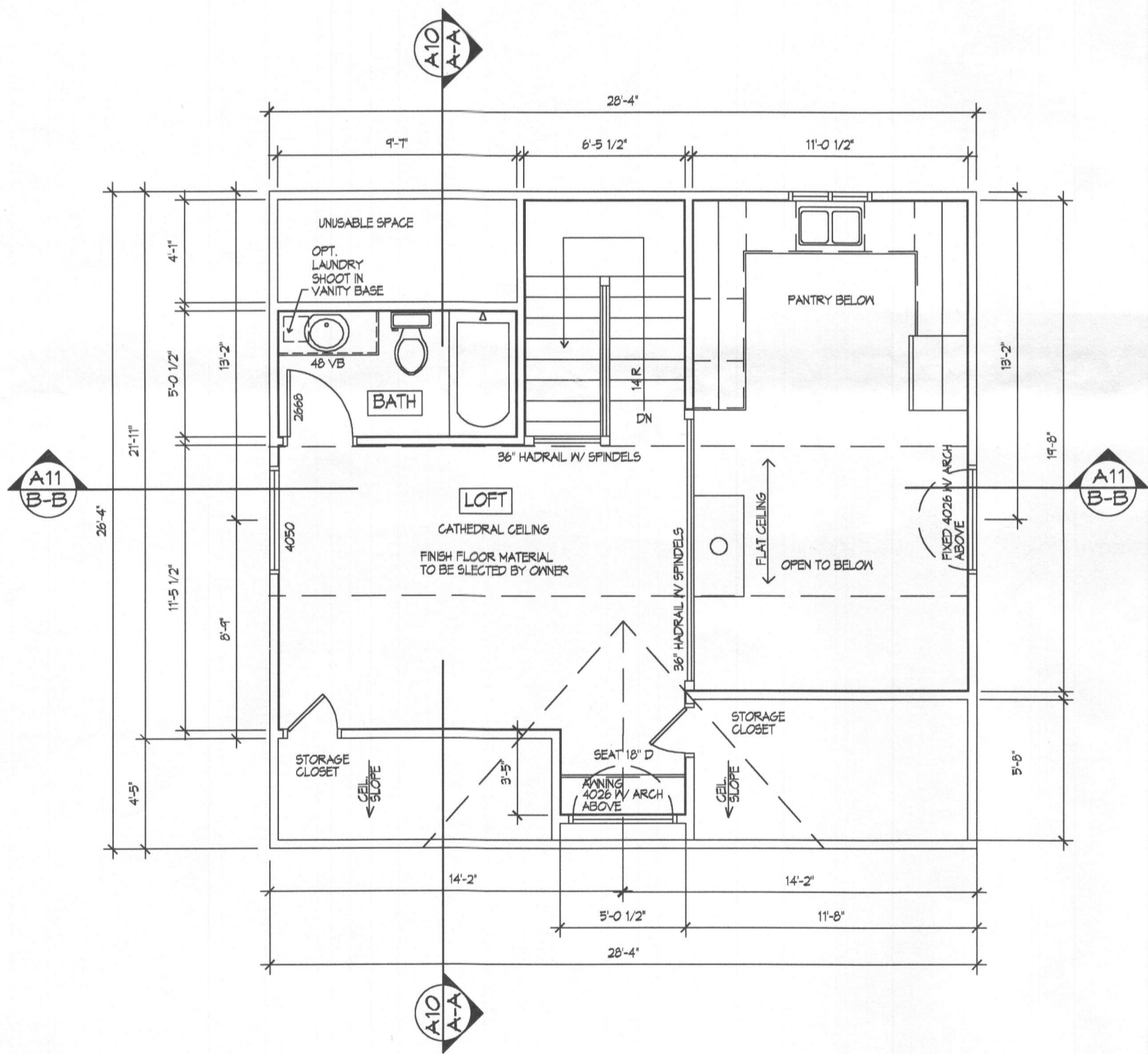
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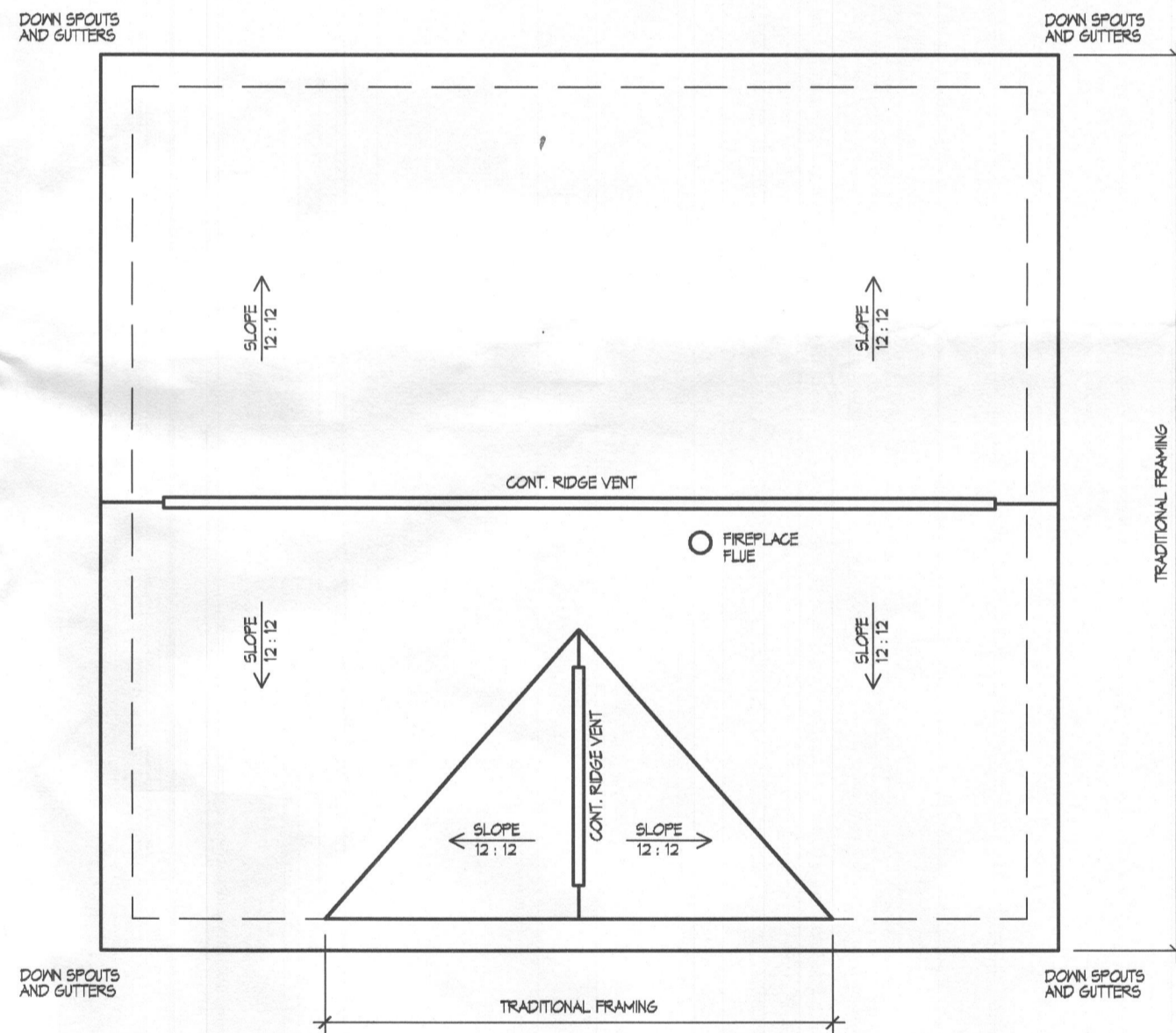
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**S2**





SECOND FLOOR PLAN



ROOF PLAN

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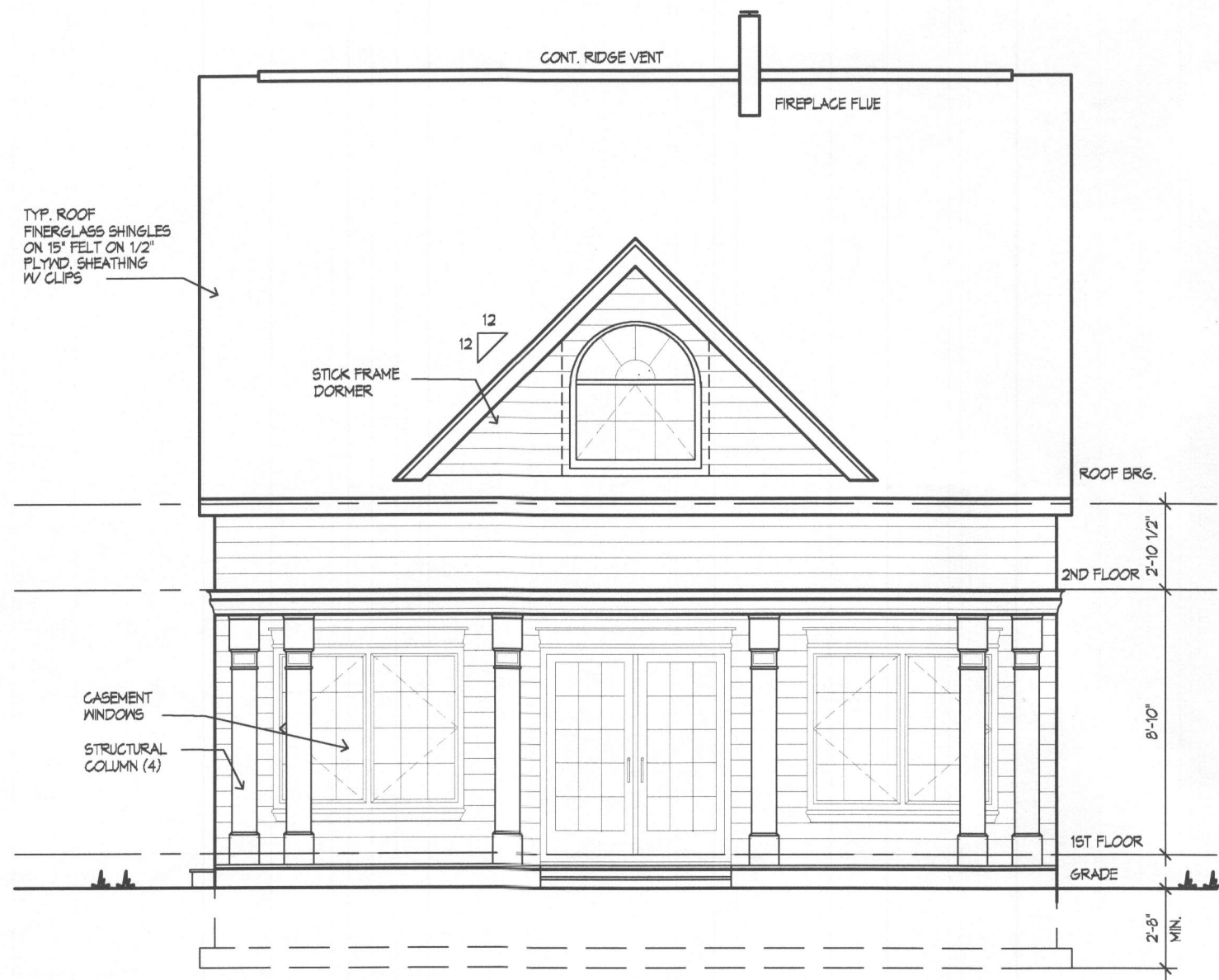
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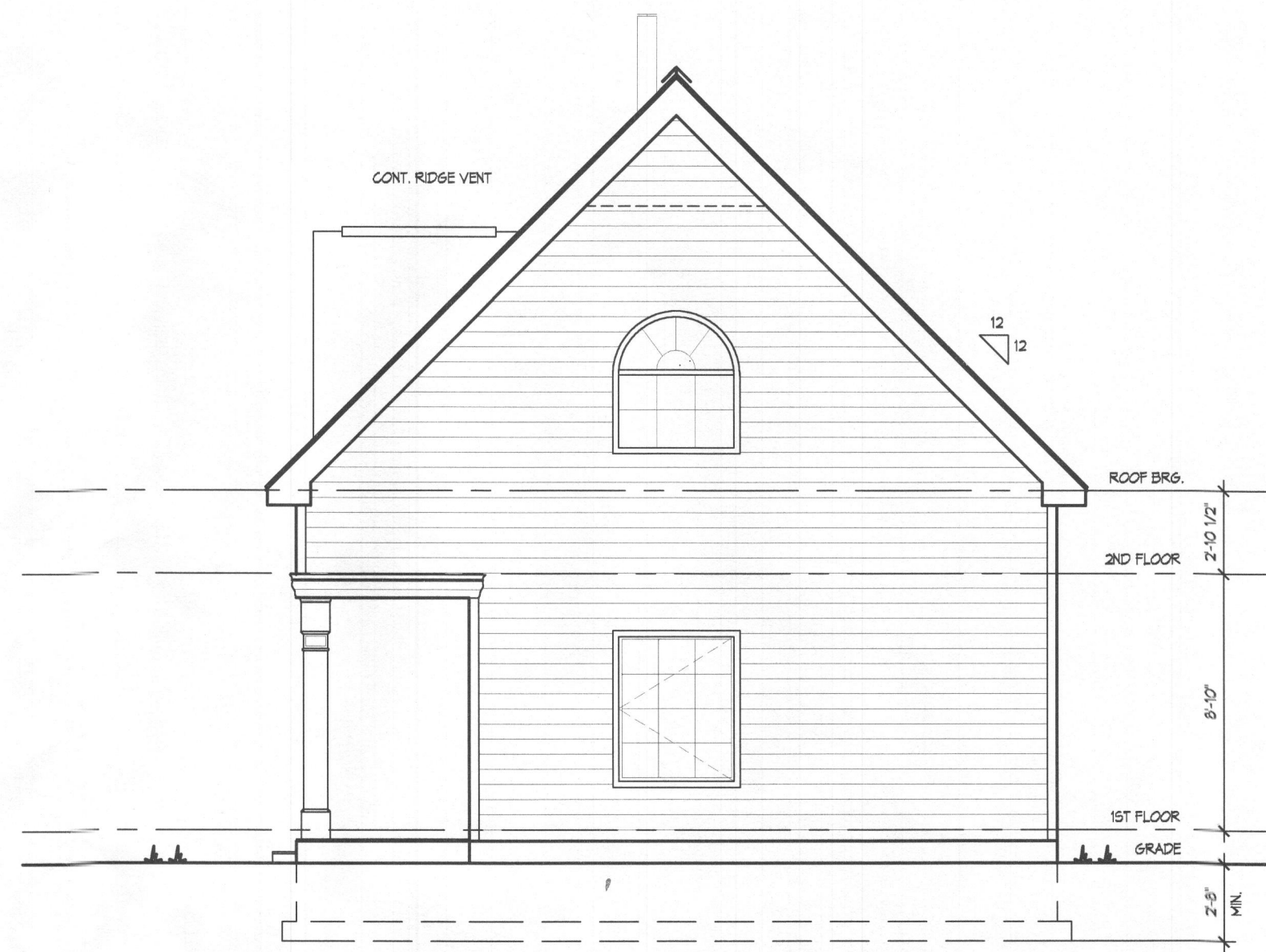
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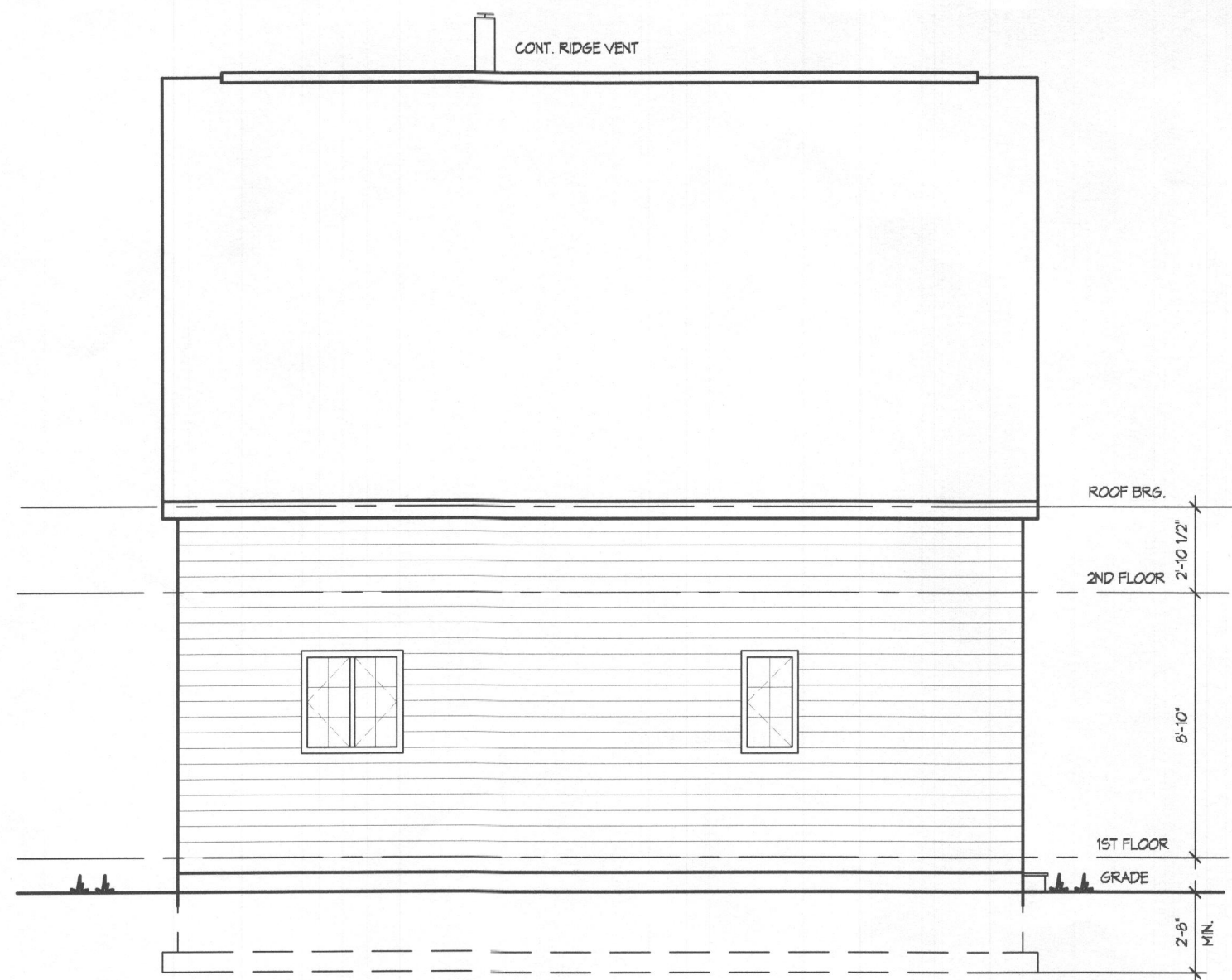
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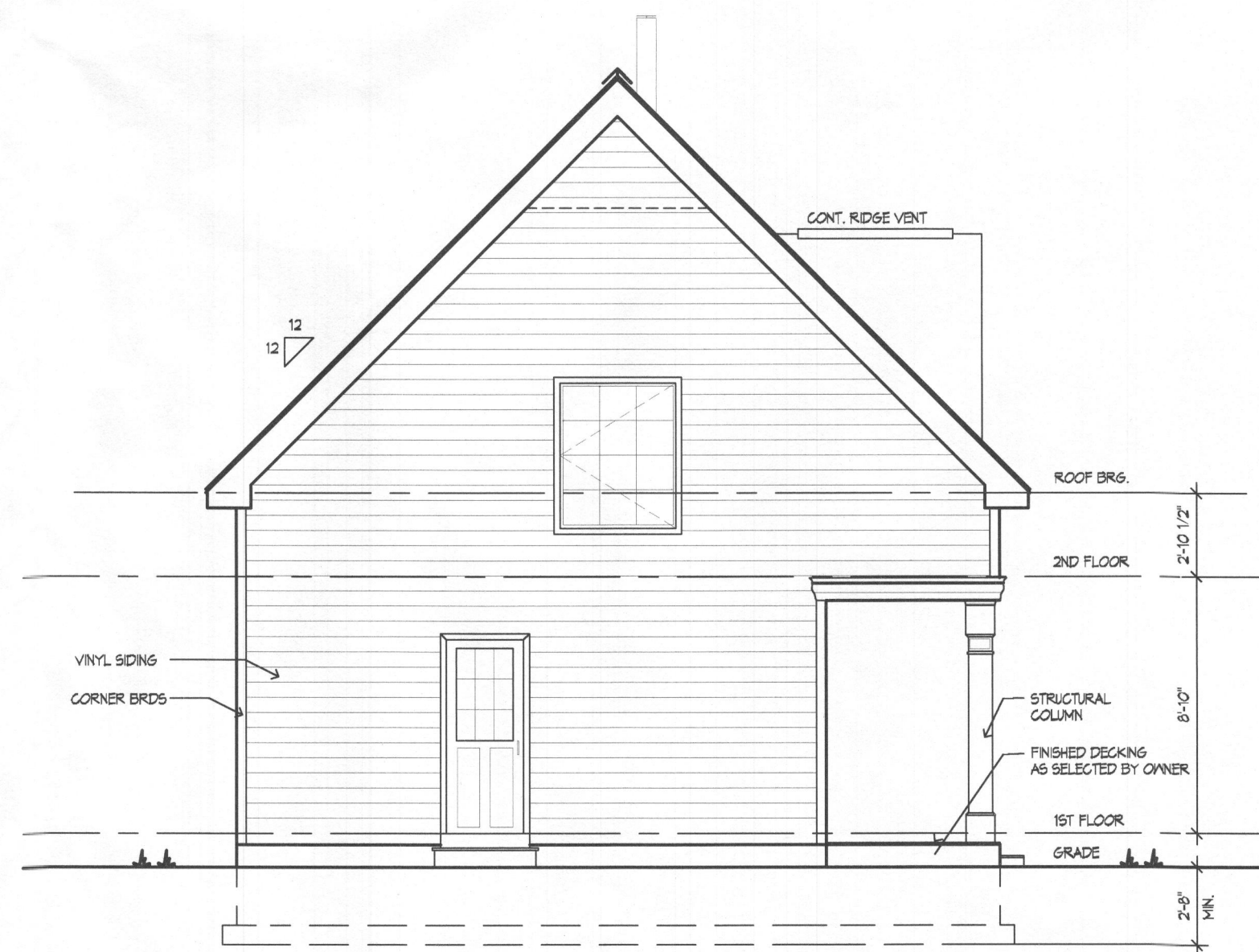
FRONT ELEVATION



RIGHT ELEVATION



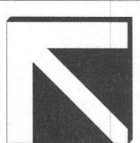
BACK ELEVATION



LEFT ELEVATION

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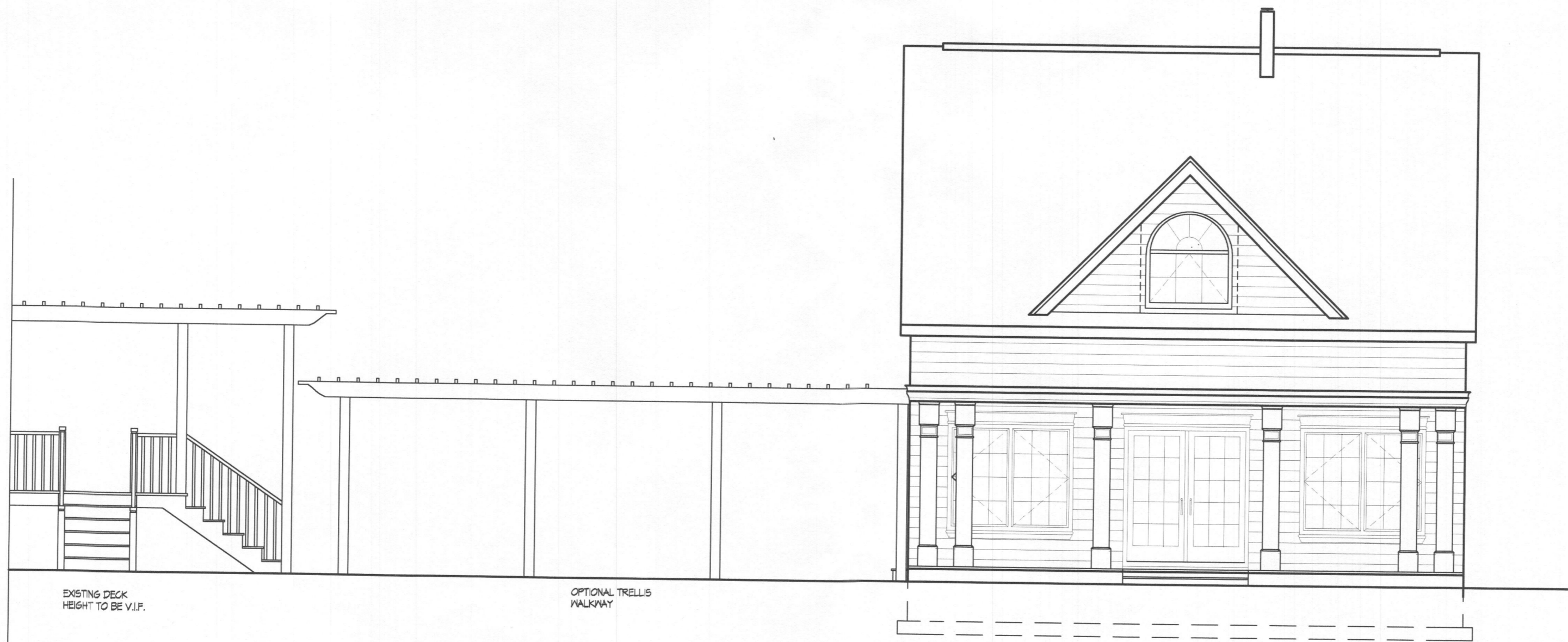
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SCALE: 3/16" = 1'-0"

**A3**



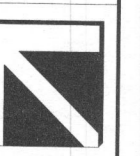
OPT. FRONT ELEVATION A



OPT. FRONT ELEVATION B

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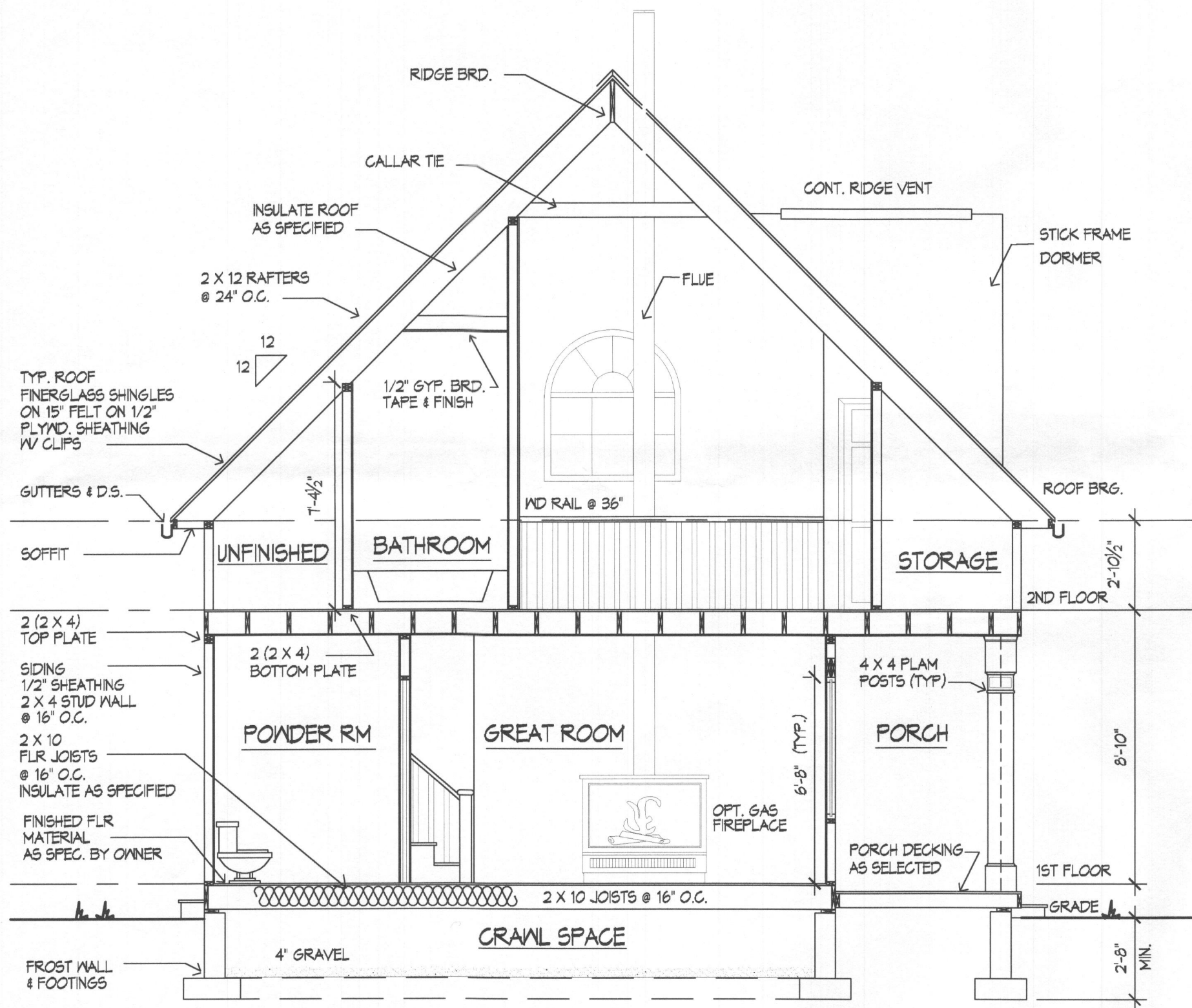
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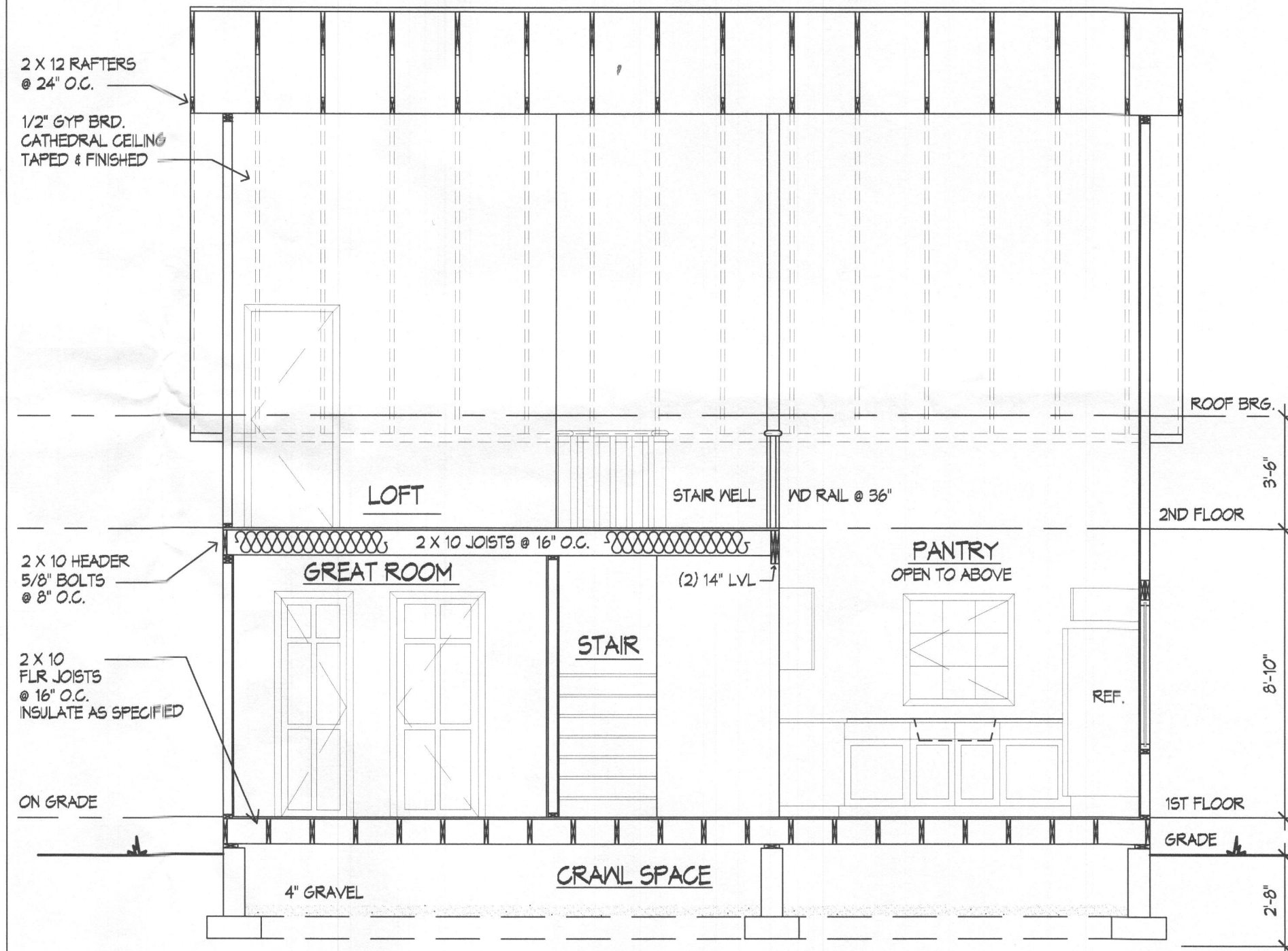
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SCALE: 3/16" = 1'-0"

**A4**



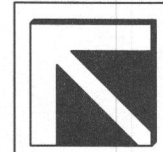
SECTION A-A



SECTION B-B

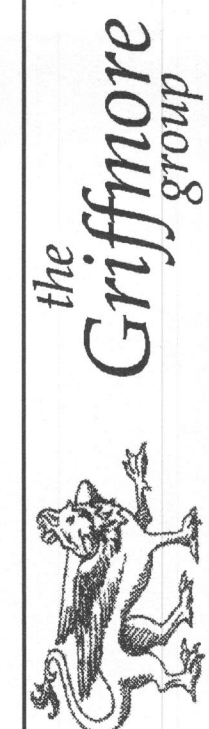
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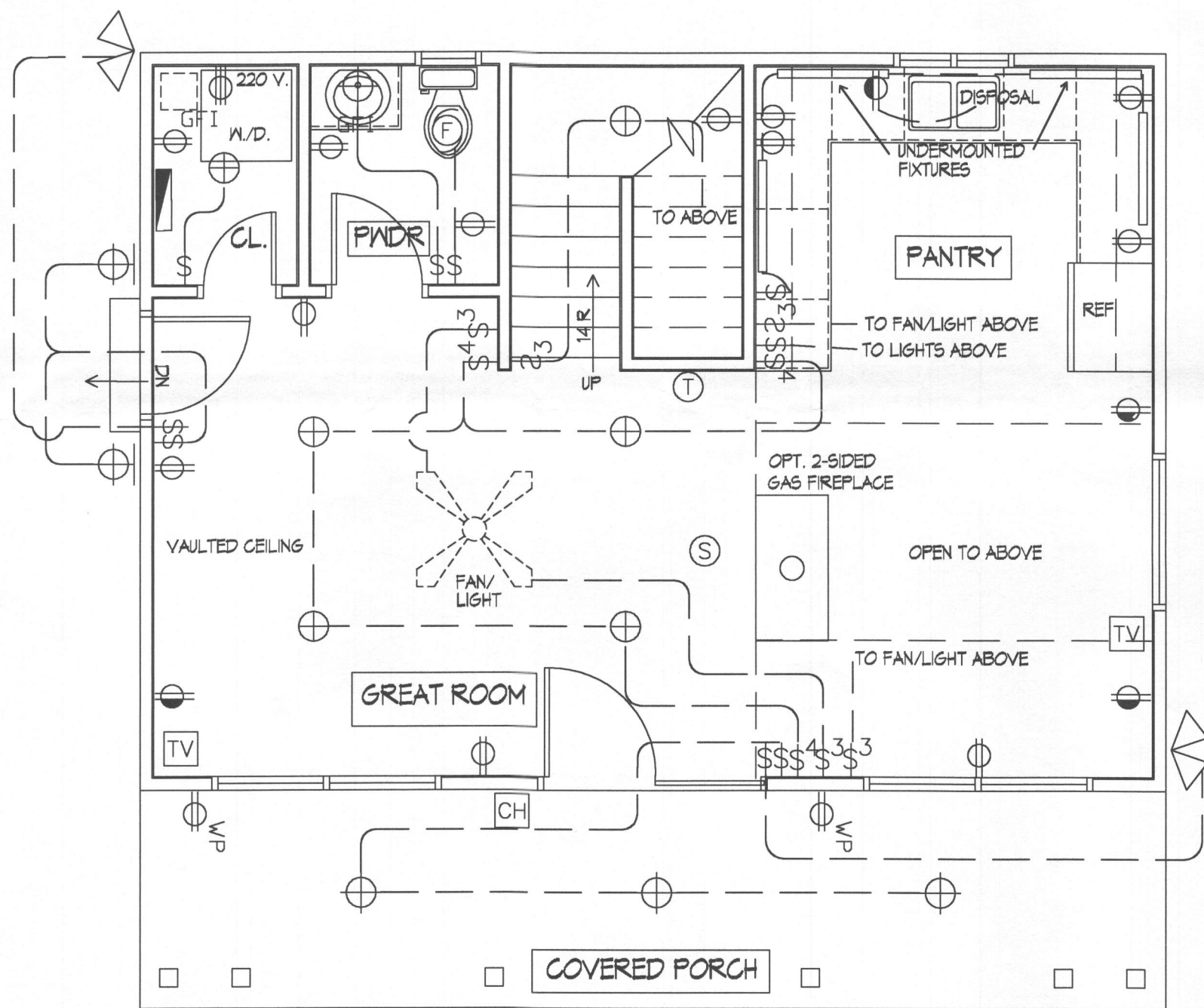
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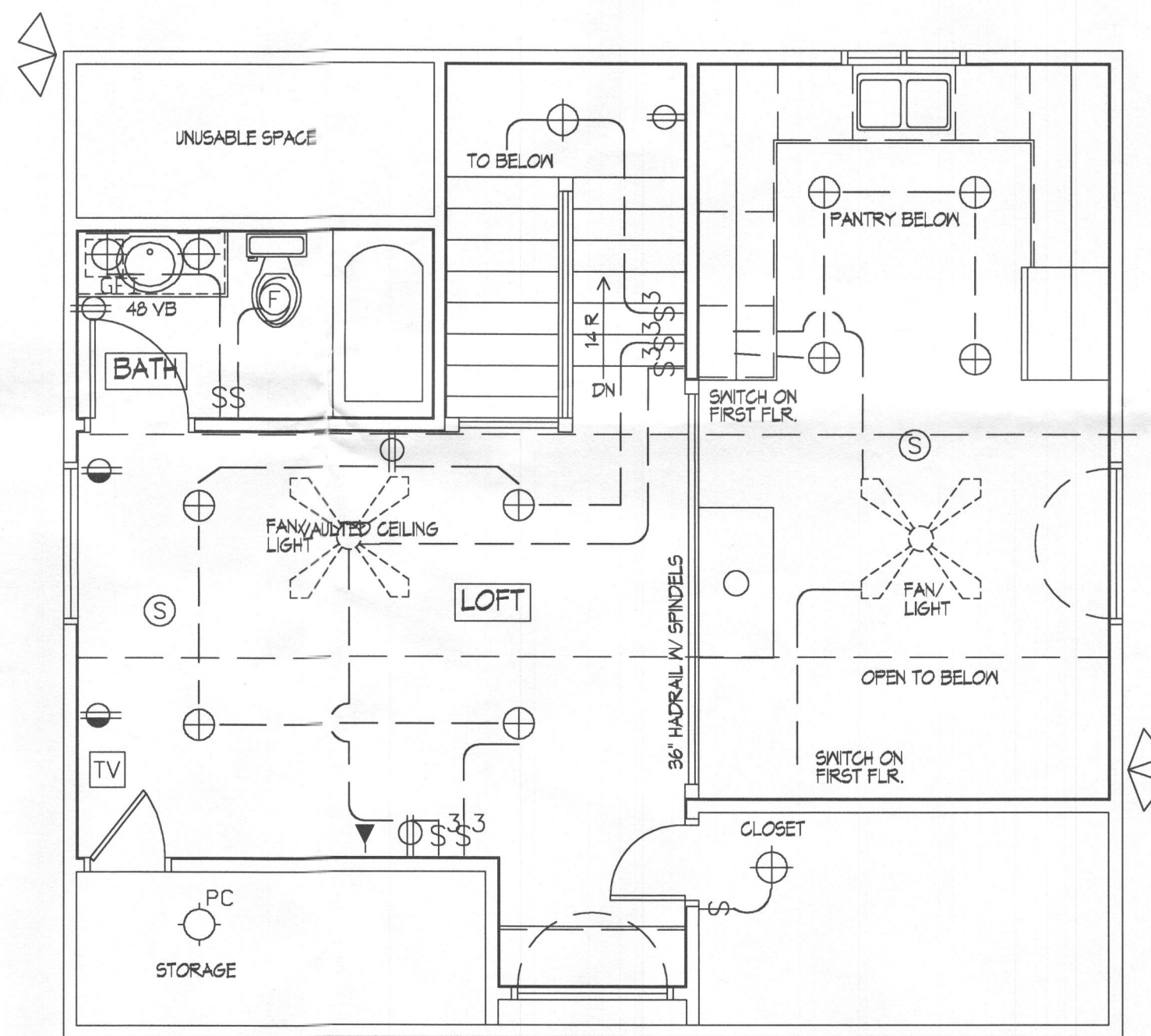
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SCALE: 1/4" = 1'-0"

**A5**



1ST FLOOR ELECTRICAL PLAN



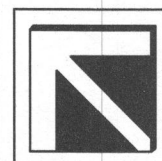
2ND FLOOR ELECTRICAL PLAN

### SYMBOLS

	DUPLX, RECEPTACLE
	DUPLX, GROUND FAULT
	DUPLX, RECEPTACLE 42" ABOVE FLOOR
	DUPLX, FLOOR RECEPTACLE
	DUPLX, WATERPROOF
	SPECIAL RECEPTACLE (220 VOLT)
	SWITCHED RECEPTACLE
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	SINGLE POLE SWITCH MOTION-SENSING
	CEILING MOUNTED FIXTURE
	CEILING MOUNTED FIXTURE (Pull Chain)
	FLUORESCENT STRIP FIXTURE
	WALL MOUNTED FIXTURE
	RECESSED FIXTURES:
	6C CHROME BAFFLE, WHITE TRIM RING, 6"
	6B BLACK COLEX BAFFLE, WHITE TRIM RING
	6W WHITE BAFFLE w/ LENS, WHITE TRIM RING EXTERIOR FIXTURE
	4B BLACK COLEX BAFFLE, WHITE TRIM RING
	4E EYEBALL, WHITE TRIM RING
	FLOOD LIGHT FIXTURE
	CEILING FAN VENT
	FAN/LIGHT COMBINATION
	ELECTRICAL PANEL
	ELECTRICAL WIRING
	SMOKE DETECTOR
	THERMOSTAT
	KEYPAD ENTRY UNIT, COVERED
	TELEPHONE OUTLET, RJ-11
	ETHERNET (CAT 5e)
	DOOR CHIME
	TELEVISION OUTLET, RG-6 COAX
	TELEPHONE NETWORK INTERFACE BOX
	STRUCTURED WIRING PORT INCLUDES:
	(1) RJ-11 4-LINE PHONE JACK
	(1) ETHERNET CAT-5e JACK
	(1) RG-6 COAX JACK
	STRUCTURED WIRING PANEL

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SCALE: 1/8" = 1'-0"

**E1**