

GENERAL NOTES

BUILDING CODES:

- A. ALL CONSTRUCTION SHALL CONFORM WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC).
B. ALL CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE LOCAL CODES/AMENDMENTS.

DESIGN CRITERIA: (PER SECTION R301 OF IRC 2015)

- A. THE DESIGN DEAD LOADS FOR ALL FRAMING IS BASED ON THE CONSTRUCTION MATERIALS SHOWN ON THE DRAWINGS AND INDICATED IN THE GENERAL NOTES.
B. THE MINIMUM DESIGN UNIFORMLY DISTRIBUTED LIVE LOADS FOR ALL NEW FRAMING SHALL BE AS FOLLOWS:
FLOOR LOAD (I.O.N.) 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 MIN. 30 PSF
ROOF LIVE LOAD LL=20 PSF (LIMITED STORAGE)
ATTIC AND TRUSS BOTTOM CHORD LL=10 PSF (NO STORAGE)
C. ROOF SNOW LOAD DESIGN CRITERIA:
GROUND SNOW LOAD (Pg)= 30 PSF (40 PSF ELEVATIONS IN EXCESS OR 900')
D. WIND LOAD DESIGN CRITERIA:
BASIC WIND SPEED= 90 MPH 3 SECOND GUST
TOPOGRAPHIC EFFECTS= NO
E. EARTHQUAKE LOAD DESIGN CRITERIA:
SEISMIC DESIGN CATEGORY= A
F. SUBJECT TO DAMAGE FROM:
WEATHERING SEVERE
FROST LINE DEPTH 30"
TERMITE MOD-HEAVY
G. TEMPERATURE AND FLOODING:
WINTER DESIGN TEMPERATURE 13° F
ICE BARRIER UNDERLAYMENT REQUIRED YES
FLOOD HAZARDS SEE FLOOD MAPS
AIR FREEZING INDEX 1500
MEAN ANNUAL TEMPERATURE 55° F
RADON PROTECTION REQUIRED YES
H. 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 SLABS ON GRADE. DESIGN OF ALL BRACING IS THE CONTRACTOR'S RESPONSIBILITY.

SPREAD FOOTING FOUNDATIONS:

- A. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 30" BELOW FINISH GRADE FOR FROST PROTECTION.
B. ALL FOOTINGS HAVE BEEN DESIGNED FOR AN ASSUMED NET ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
C. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL FOUNDATION AND SOIL CONDITIONS WHICH DIFFER FROM THOSE ANTICIPATED OR INDICATED IN THE CONTRACT DOCUMENTS.

CONCRETE SLAB-ON-GRADE:

- A. ALL SLABS ON GRADE, UNLESS OTHERWISE NOTED, SHALL CONSIST OF A 4 INCH THICK CONCRETE SLAB REINFORCED WITH ONE LAYER OF 6"x6"-W4.4X11.4 WELDED WIRE FABRIC AND PLACED OVER A 6 MIL POLYETHYLENE VAPOR RETARDER AND 4 INCHES OF COMPACTED GRANULAR BASE. ALL EDGES OF VAPOR RETARDER SHALL BE LAPPED A MINIMUM OF 6 INCHES AND TAPED. MAXIMUM AGGREGATE SIZE OF GRANULAR BASE SHALL BE 1/2 INCH.
B. FILL DEPTHS UNDER SLAB SHALL NOT EXCEED 24 INCHES FOR CLEAN SAND OR GRAVEL AND 8 INCHES FOR COMPACTED SOIL. SLABS ON GREATER FILL SHALL BE ENGINEERED SUPPORTED SLABS. COORDINATE WITH ENGINEER WHERE REQUIRED.
C. PLACE CONCRETE PER ACI 302. CONTRACTOR SHALL READ, UNDERSTAND & FOLLOW GUIDELINES SET FORTH FOR PREPARING SUBGRADE, PLACING, CONSOLIDATING, FINISHING AND CURING CONCRETE SLABS.

CAST IN PLACE CONCRETE:

- A. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301)" AND TO THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318)".
B. IN ADDITION TO THE ABOVE, ALL CONCRETE WORK SHALL CONFORM TO THE FOLLOWING:
1. RECOMMENDED PRACTICE FOR HOT WEATHER CONCRETING (ACI 305).
2. RECOMMENDED PRACTICE FOR COLD WEATHER CONCRETING (ACI 306).
3. RECOMMENDED PRACTICE FOR CONCRETE FORM WORK (ACI 347).
C. ALL CONCRETE, UNLESS OTHERWISE NOTED, SHALL BE STONE AGGREGATE CONCRETE HAVING A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3500 PSI. ALL CONCRETE EXPOSED TO WEATHER SHALL HAVE AN AIR ENTRAINMENT OF 5%-7%. NO ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL BE PERMITTED. MAXIMUM AGGREGATE SIZE SHALL BE 1" AND MAXIMUM SLUMP SHALL BE 4" (3" FOR SLABS ON GRADE). ALL CONCRETE, EXCEPT FOOTINGS, SHALL CONTAIN A WATER REDUCING ADMIXTURE. PORTLAND CEMENT SHALL CONFORM TO ASTM C150 AND NORMAL WEIGHT AGGREGATES SHALL CONFORM TO ASTM C33.
D. ALL REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615 GRADE 60. ALL WELDED WIRE FABRIC (W.W.F.) SHALL CONFORM TO ASTM A185. LAP ALL REINFORCING BARS A MINIMUM OF 48xBAR DIA. (EX. - LAP 1/2" BAR 24") AND ALL W.W.F. A MINIMUM OF TWO FULL GRIDS, UNLESS OTHERWISE INDICATED.

STRUCTURAL AND MISCELLANEOUS STEEL:

- A. ALL STEEL CONSTRUCTION SHALL CONFORM TO THE THIRTEENTH EDITION OF THE AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS - ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN" AND THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".
B. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A992 GRADE 50 OR ASTM A36 AT THE CONTRACTORS OPTION.
C. ALL MISCELLANEOUS STEEL (ANGLES, PLATES, ETC.) SHALL CONFORM TO ASTM A36 HAVING A MINIMUM YIELD STRENGTH OF Fy=36,000 PSI.
D. ALL STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM A501 HAVING A MINIMUM YIELD STRENGTH OF Fy=36,000 PSI OR TO ASTM A53, TYPE "E" OR "S" GRADE "B", HAVING A MINIMUM YIELD STRENGTH OF Fy=35,000 PSI.
E. ALL STRUCTURAL STEEL TUBES SHALL CONFORM TO ASTM A500, GRADE "B", HAVING A MINIMUM YIELD STRENGTH OF Fy=46,000 PSI.
F. ALL CONNECTIONS, UNLESS OTHERWISE NOTED, SHALL BE DOUBLE ANGLE OR SINGLE PLATE SHEAR CONNECTIONS DESIGNED AND DETAILED IN ACCORDANCE WITH THE AISC "STEEL CONSTRUCTION MANUAL" WITH A MINIMUM EDGE DISTANCE OF 1-1/2 INCHES AND BOLT SPACING OF 3 INCHES.
G. THE CONTRACTOR SHALL NOT SPLICE OR CUT OPENINGS IN STEEL MEMBERS NOT SHOWN ON CONTRACT DRAWINGS WITHOUT THE PERMISSION OF THE STRUCTURAL ENGINEER.

WOOD FRAMING:

- A. 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.
B. ALL NEW LUMBER SHALL BE SPRUCE-PINE-FIR NO. 2 OR BETTER. ALL NEW PRESSURE TREATED LUMBER SHALL BE SOUTHERN PINE NO. 2 OR BETTER.
C. NAILING OF ALL WOOD FRAMING SHALL MEET THE MINIMUM RECOMMENDED REQUIREMENTS PROVIDED IN THE NAILING SCHEDULE OF THE IRC BUILDING CODE.
D. PROVIDE DOUBLE JOISTS OR HEADERS ALONG EACH SIDE OF FLOOR OR ROOF OPENINGS, UNDER THE CENTERLINE OF PARTITION WALLS PARALLEL TO JOIST SPANS, AND ABOVE ALL WALL OPENINGS UNLESS OTHERWISE INDICATED.
E. THE CONTRACTOR SHALL CUT OR NOTCH THE WOOD FRAMING ONLY AS REQUIRED AND IN ACCORDANCE WITH THE IRC BUILDING CODE, THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", OR AS SHOWN ON THE CONTRACT DRAWINGS.
F. PROVIDE DOUBLE OR TRIPLE STUDS AT ALL CORNERS, SIDES OF OPENINGS, AND BENEATH ALL WOOD BEAMS AND LINTELS, UNLESS OTHERWISE INDICATED.
G. WOOD TRUSSES SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE'S "NATIONAL DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION" FOR THE DESIGN LOADS INDICATED ON THE CONTRACT DOCUMENTS.
H. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS FOR ALL WOOD TRUSSES INCLUDING MEMBER LAYOUT, WOOD SPECIES AND GRADE, MEMBER SIZES, TRUSS BEARING CONNECTION DETAILS, CAPACITY OF CONNECTOR PLATES AND THE SIZE AND LOCATION OF ALL REQUIRED BRIDGING. THE CALCULATIONS AND SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE APPLICABLE STATE OR JURISDICTION REVIEWING THE PROJECT.
I. THE CONTRACTOR SHALL PROVIDE TRUSS TIES EQUIVALENT TO OR BETTER THAN THE UPLIFT LOADS INDICATED ON THE TRUSS SHOP DRAWINGS.

STAIRS, HANDRAILS and GUARDS:

- A. STAIRS SHALL COMPLY WITH SECTION R311 OF THE IRC. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQ'D HEADROOM HEIGHT; 31.5 INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE; 27 INCHES WHERE HANDRAILS ARE INSTALLED ON BOTH SIDES.
B. MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES.
C. MAXIMUM STAIR RISER HEIGHT SHALL BE 7-3/4 INCHES AND MINIMUM TREAD DEPTH SHALL BE 10 INCHES. (UNLESS NOTED OTHERWISE IN CONTRACT DRAWINGS.)
D. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH FOUR OR MORE RISERS. HANDRAILS SHALL BE A MINIMUM OF 34 INCHES AND A MAXIMUM OF 38 INCHES ABOVE TREAD NOSING.
E. PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT.
F. REQUIRED GUARDS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES OR MORE IN DIAMETER.

INSULATION & MOISTURE PROTECTION:

- A. PROVIDE 30 lb. BUILDING FELT OR PAPER AT BRICK VENEER WITH FLASHING AT OPENING TO PREVENT MOISTURE PENETRATION BEHIND THE VENEER.
B. PROVIDE MINIMUM ONE LAYER OF 15 lb. ROOFING FELT AT THE ROOF TO PROVIDE A WATER-RESISTANT BASE FOR FIBERGLASS COMPOSITION ROOF SHINGLES.
C. 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 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
D. PROVIDE INSULATION TO ACHIEVE MINIMUM R-VALUES AS FOLLOWS:
CEILING: R-49 (R-39 IF UNCOMPRESSED EXTENDS OVER WALL TOP PLATE)
EXTERIOR FRAME WALLS: R-21 (TOTAL WALL ASSEMBLY)
BASEMENT (CONCRETE) WALLS: R-10 CONTINUOUS
R-13 CAVITY FLOORS OVER UNCONDITIONED SPACE: R-19
WINDOWS / GLASS DOORS: U-FACTOR < 0.35
SKYLIGHTS: U-FACTOR < 0.55
E. THE CONTRACTOR SHALL PROVIDE CORROSION-RESISTANT METAL FLASHING ABOVE ALL WINDOW AND DOOR OPENINGS TO PREVENT MOISTURE PENETRATION. SIMILAR FLASHING SHALL BE PROVIDED AT ROOF VALLEYS AND ROOF OPENINGS, WOOD OR METAL COPINGS AND SILLS.
F. THE CONTRACTOR SHALL PROVIDE PERFORATED SOFFITS AT THE ROOF EAVES AND A CONTINUOUS RIDGE VENT AT THE ROOF TO PROVIDE REQUIRED ATTIC VENTILATION.

SPECIALTIES:

- A. 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.
B. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE HOUSE WIRING. WHEN PRIMARY POWER IS INTERRUPTED, SMOKE ALARMS SHALL RECEIVE POWER FROM A BATTERY.
C. CARBON MONOXIDE ALARMS SHALL COMPLY WITH SECTION R915 OF THE IRC. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
D. CARBON MONOXIDE ALARMS ARE REQUIRED IN DWELLING UNITS WHICH HAVE FUEL-FIRED APPLIANCES OR ATTACHED GARAGES.

MECHANICAL, ELECTRICAL & PLUMBING:

- A. H.V.A.C. DESIGN AND INSTALLATION TO BE PERFORMED BY LICENSED MECHANICAL CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE CODES.
B. ELECTRICAL DESIGN AND INSTALLATION TO BE PERFORMED BY LICENSED ELECTRICAL CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE CODES.
C. PLUMBING DESIGN AND INSTALLATION TO BE PERFORMED BY LICENSED PLUMBING CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE CODES.
D. IF REQUIRED, FIRE SPRINKLER SYSTEM TO BE DESIGNED AND INSTALLED BY LICENSED SPRINKLER CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE CODES.

NICHOLS BROTHERS CONSTRUCTION
RENOVATION PLANS FOR:
FREDERICK ROAD



WINDOWS AND DOORS:

- A. ALL WINDOW NUMBERS INDICATE MODEL NUMBERS FOR "ANDERSEN" WINDOW UNITS.
B. WINDOWS INDICATED ON DRAWINGS AS "EGRESS" SHOULD MEET BUILDING CODE REQUIREMENTS PER SECTION R310 OF THE IRC.
C. 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.
D. GLASS AT TUBS AND SHOWER ENCLOSURES SHALL BE PROVIDED WITH SAFETY GLASS TO COMPLY WITH SECTION R308 OF THE IRC.

PROJECT GENERAL NOTES:

- A. WALL DIMENSIONS ARE FROM OUTSIDE FACE OF FRAMING AND ARE AS FOLLOWS (I.O.N.):
INTERIOR PARTITIONS = 3-1/2" (2x4 WOOD STUDS @ 16" O.C.)
5-1/2" (2x6 WOOD STUDS @ 16" O.C.)
EXTERIOR WALLS (INSULATED) = 6" (2x6 STUDS @ 16" O.C. PLUS 1/2" SHEATHING)
EXTERIOR WALLS (NON-INSULATED) = 4" (2x4 STUDS @ 16" O.C. PLUS 1/2" SHEATHING)
B. THE CONTRACTOR AND HIS 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.
C. IF THE CONTRACTOR MODIFIES OR DEVIATES FROM THESE PLANS FOR ANY REASON WITHOUT NOTIFYING CADDWORKS, INC., THE PLANS CODE COMPLIANCE BECOMES THE CONTRACTOR'S RESPONSIBILITY.
D. SIZING/SPACING OF ALL PRE-ENGINEERED WOOD FRAMING PRODUCTS (MICROLAMS, PARALLAMS, & FLOOR/ROOF TRUSSES) TO BE ENGINEERED/VERIFIED BY MANUFACTURER.
E. 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).
F. ROOF FRAMING TO BE ACCOMPLISHED WITH PRE-ENGINEERED WOOD TRUSSES; MANUFACTURER'S AGENT TO DESIGN TRUSS LAYOUT AND PROVIDE ENGINEERED SHOP DRAWINGS.
G. THE STAIR MANUFACTURER SHALL VERIFY EXISTING FIELD CONDITIONS PRIOR TO FABRICATION OF STAIR, STAIR TO BE BUILT IN COMPLIANCE WITH ALL APPLICABLE CODES.
H. THESE DOCUMENTS ARE NOT TO BE SCALED. DIMENSIONS SHALL GOVERN ON ALL DRAWINGS. ANY OMISSIONS OR AREAS OF DISCREPANCY SHALL BE REFERRED TO CADDWORKS, INC. PRIOR TO CONSTRUCTION.



RESIDENTIAL DESIGN
332 WEST PATRICK STREET / FREDERICK, MD / 21701
(V) 301.695.9121 (E) DESIGN@CADDWORKS.NET
(F) 301.695.4868 (W) WWW.CADDWORKS.NET

Copyright Caddworks, Inc. expressly reserves its common law copyright and other property rights in these plans. These are not to be reproduced, changed or copied in any form or manner whatsoever, without the express written permission and consent of Caddworks, Inc.

SUBMITTALS

Table with columns for ISSUE DATE, DRAWN BY, and REMARKS. Includes rows for PRELIMINARY PLANS and PROGRESS DRAWINGS.

GENERAL NOTES

DRAWING INDEX

GENERAL INFORMATION

- G-1 GENERAL NOTES
G-2 GENERAL NOTES

ARCHITECTURAL

- A-1 FOUNDATION PLAN
A-2 FIRST FLOOR PLAN
A-3 SECOND FLOOR PLAN
A-4 RIGHT SIDE ELEVATION
A-5 REAR ELEVATION
A-6 LEFT SIDE ELEVATION
A-7 TYPICAL WALL SECTION
A-8 SECTION A & B
F-1 FIRST FLOOR FRAMING PLAN
F-2 SECOND FLOOR FRAMING PLAN & 1ST FLOOR LATERAL BRACING & DETAILS
F-3 ROOF FRAMING & 2ND FLOOR LATERAL BRACING

NICHOLS BROTHERS CONSTRUCTION

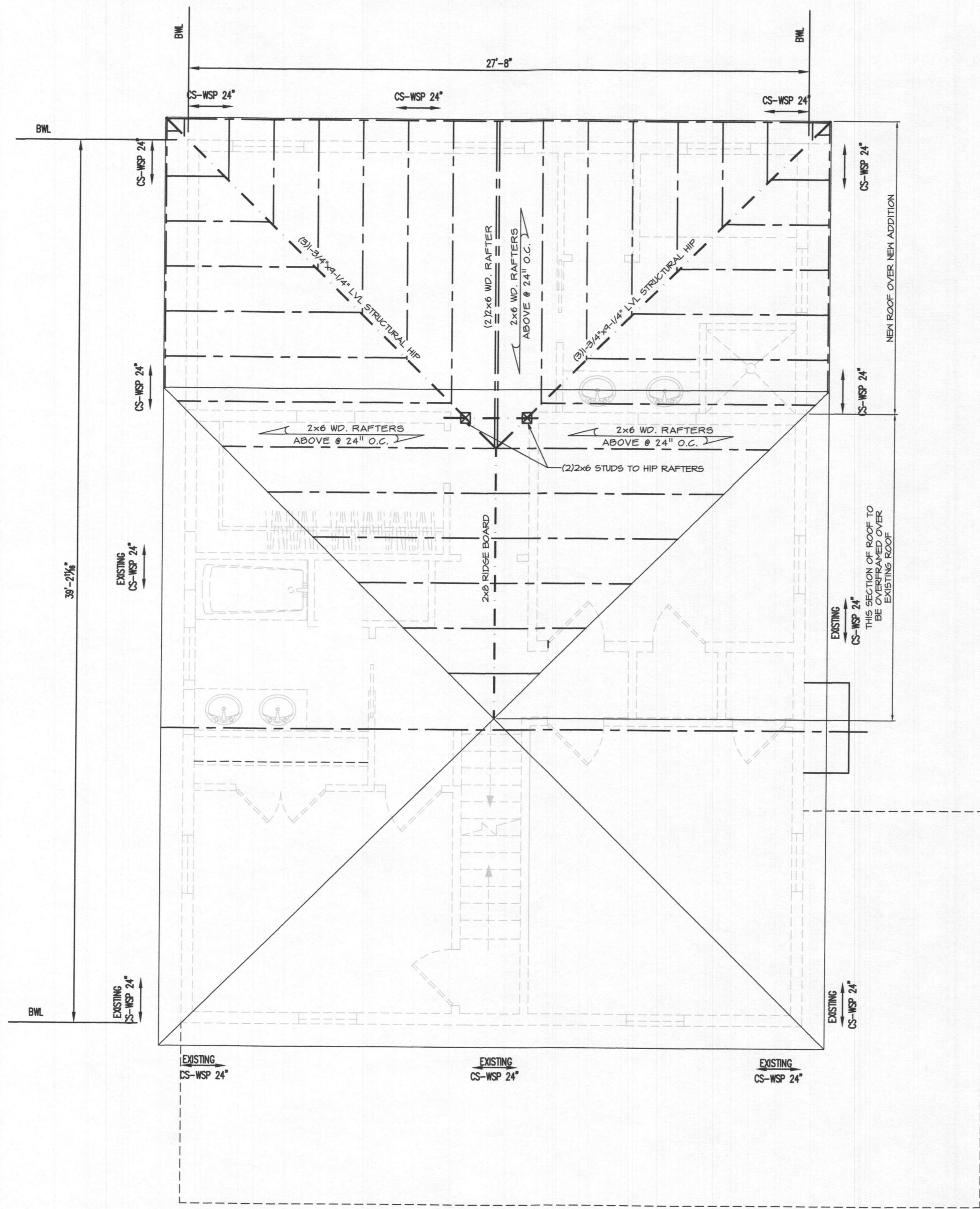
RENOVATION PLANS FOR:

14148 HOWARD ROAD
DAYTON, MD

SHEET NO.

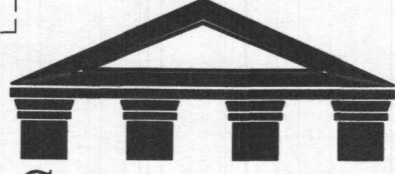
G1

PROJ. NO.: 1440-001



**ROOF FRAMING PLAN &
2ND FLOOR LATERAL BRACING**

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



**STRUCTURAL
ENGINEERING
RESOURCES, LLC**

26 NORTH FOURTH STREET
GETTYSBURG, PA 17325
(717) 337-1335
www.SERLLC.us



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 24342, Expiration Date: 11-17-2017.

NICHOLS BROTHERS CONSTRUCTION

RENOVATION PLANS FOR:

14148 HOWARD ROAD
DAYTON, MD

SUBMITTALS

ISSUE DATE	DRAWN BY	REMARKS
5-29-17	DWR	PRELIMINARY PLANS
6-14-17	DWR	PROGRESS DRAWINGS

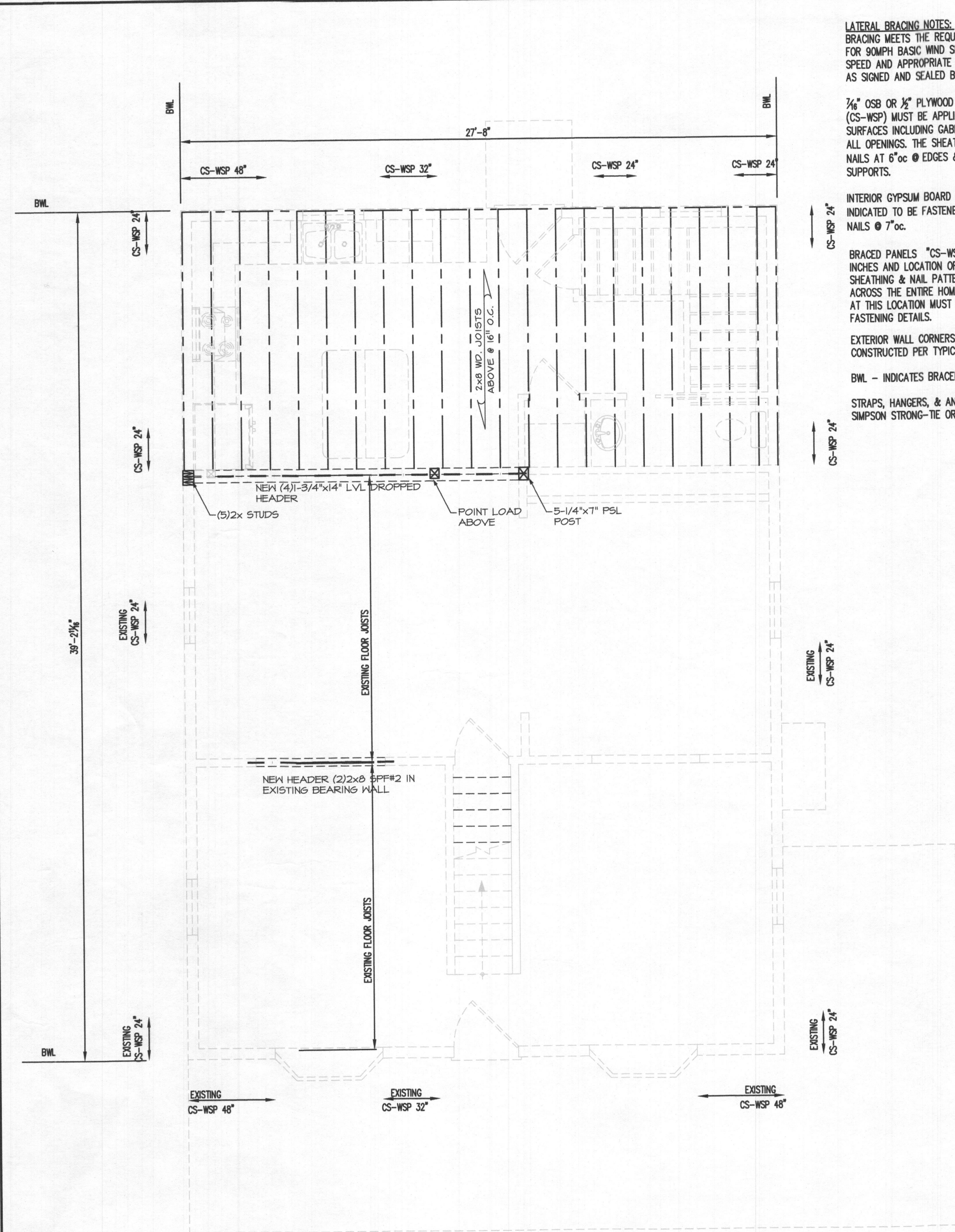


RESIDENTIAL DESIGN
332 WEST PATRICK STREET / FREDERICK, MD / 21701
(V) 301.695.9121 (E) DESIGN@CADDWORKS.NET
(F) 301.695.4868 (W) WWW.CADDWORKS.NET

© Copyright Caddworks, Inc. expressly reserves its common law copyright and other property rights in these documents. No part of these documents may be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written permission and consent of Caddworks, Inc.

SHEET NO.
F-3

PROJ. NO.: 1440-001



**SECOND FLOOR FRAMING PLAN
& 1ST FLOOR LATERAL BRACING**

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

LATERAL BRACING NOTES:
BRACING MEETS THE REQUIREMENTS OF 2015 IRC R602.10 FOR 90MPH BASIC WIND SPEED AND 115MPH ULTIMATE WIND SPEED AND APPROPRIATE ENGINEERING PRINCIPLES AS SIGNED AND SEALED BY THE PROFESSIONAL ENGINEER

3/8" OSB OR 1/2" PLYWOOD WOOD STRUCTURAL PANELS (CS-WSP) MUST BE APPLIED TO ALL EXTERIOR SHEATHABLE SURFACES INCLUDING GABLE END WALLS & ABOVE & BELOW ALL OPENINGS. THE SHEATHING IS TO BE FASTENED w/ 8d NAILS AT 6"oc @ EDGES & @ 12"oc AT ALL INTERMEDIATE SUPPORTS.

INTERIOR GYPSUM BOARD (GB) BRACED WALLS WHERE INDICATED TO BE FASTENED AT ALL EDGES w/ SCREWS OR NAILS @ 7"oc.

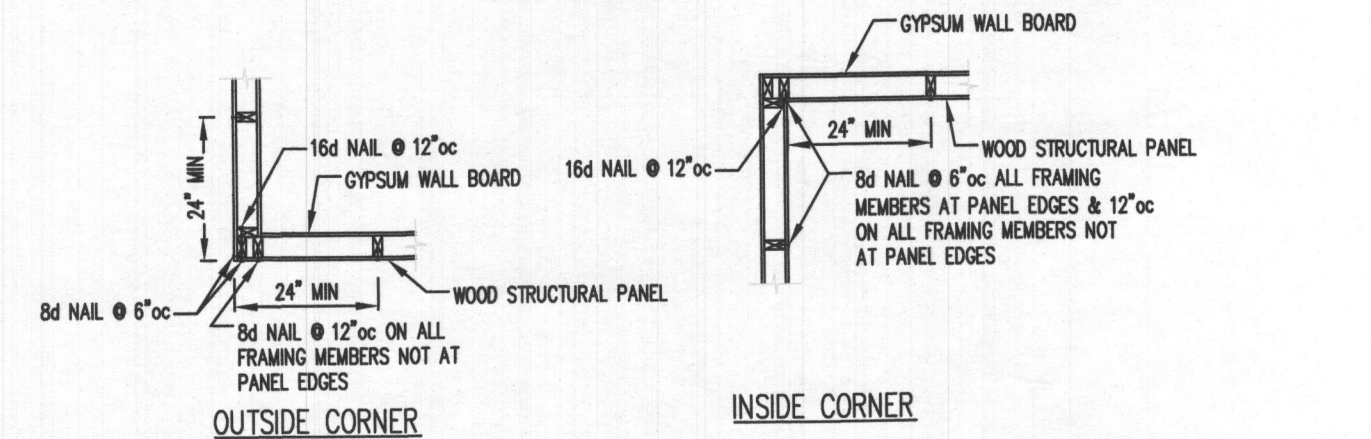
BRACED PANELS "CS-WSP #\" INDICATES THE WIDTH IN INCHES AND LOCATION OF PANELS TO MEET CODE. THE SHEATHING & NAIL PATTERN IS THE SAME HERE AS ACROSS THE ENTIRE HOME, HOWEVER THE TOP & BOTTOM AT THIS LOCATION MUST BE FASTENED PER THE FASTENING DETAILS.

EXTERIOR WALL CORNERS, INSIDE & OUTSIDE, MUST BE CONSTRUCTED PER TYPICAL DETAILS.

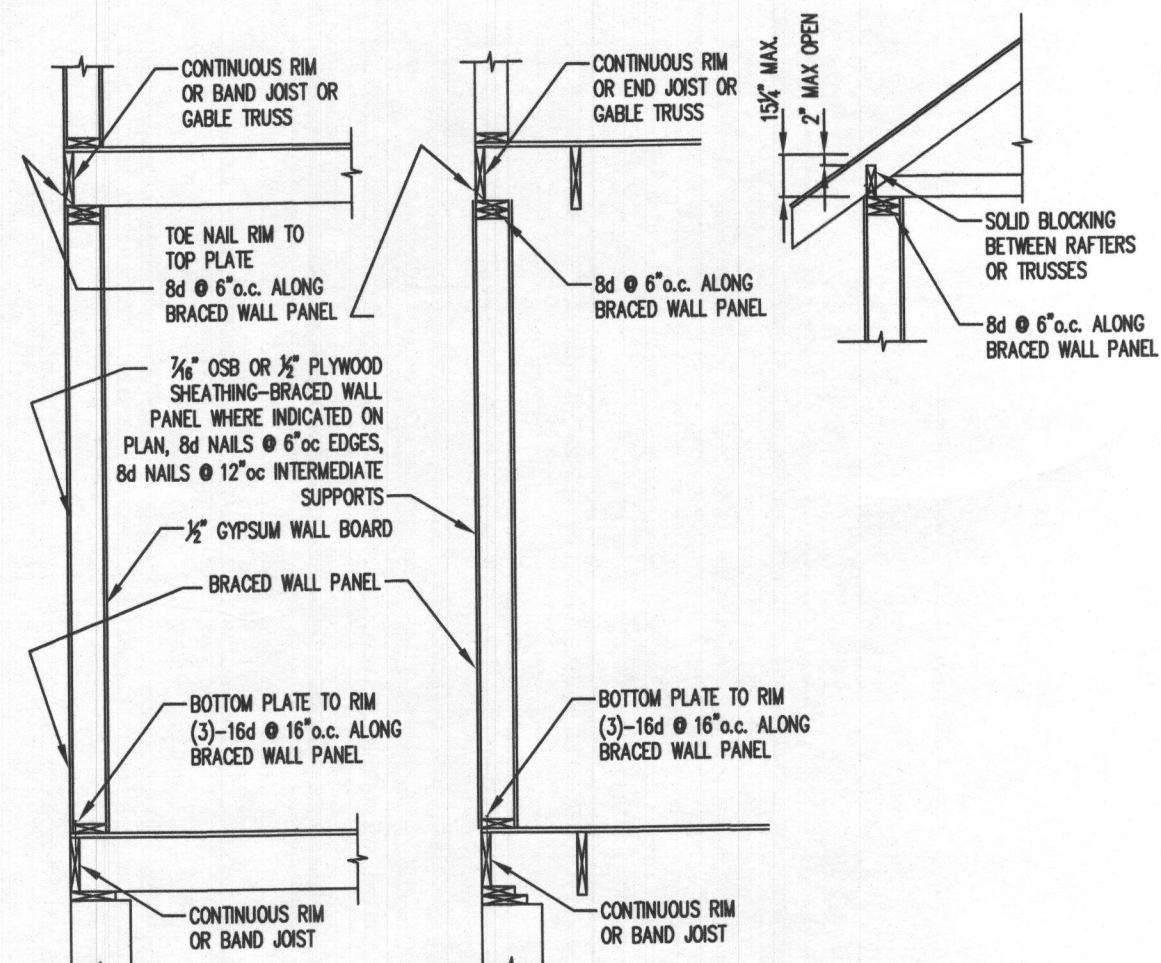
BWL - INDICATES BRACED WALL LINE

STRAPS, HANGERS, & ANCHORS INDICATED ARE TO BE SIMPSON STRONG-TIE OR EQUAL.

BRACED WALL LINE	2ND LEFT	2ND RIGHT	2ND REAR	2ND FRONT	1ST LEFT	1ST RIGHT	1ST REAR	1ST FRONT
STORY	[Icons representing wall types]							
BRACED WALL PANEL METHOD	[Icons representing panel methods]							
Avg B.W. SPACING (ft)	27.67	27.67	39.25	39.25	27.67	27.67	39.25	39.25
TABULAR REQUIRED (ft)	4.65	4.65	5.92	5.92	8.42	8.42	11.77	11.77
ADJUSTMENT	[Icons representing adjustments]							
EXPOSURE	B 1.00	B 1.00	B 1.00	B 1.00	B 1.00	B 1.00	B 1.00	B 1.00
RAVINE HEIGHT (ft)	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00
WALL HEIGHT (ft)	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00
WIND SPEED (mph)	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
OSB OR PLYWOOD	NO	NO	NO	NO	NO	NO	NO	NO
ADD FLOOR HOLD DOWN	NO	NO	NO	NO	NO	NO	NO	NO
METHOD GB FASTEN @ 4" o.c.	NO	NO	NO	NO	NO	NO	NO	NO
REQUIRED B.W. LENGTH (ft)	3.87	3.87	4.93	4.93	7.29	7.29	10.20	10.20
ACTUAL B.W. LENGTH (ft)	[Icons representing actual lengths]							
CONTRIBUTING LENGTH	[Icons representing contributing lengths]							
ACTUAL B.W. LENGTH (ft)	8.00	8.00	6.00	6.00	8.00	8.00	10.67	10.67
ACTUALLY REQUIRED	YES	YES	YES	YES	YES	YES	YES	YES
SPACING 20' APART	YES	YES	YES	YES	YES	YES	YES	YES
Length of B.W. (ft)	39.25	39.25	27.67	27.67	39.25	39.25	27.67	27.67
B.W. 1' x 16' 2" x 16'	YES	YES	YES	YES	YES	YES	YES	YES
B.W. WITHIN 12' OF END	YES	YES	YES	YES	YES	YES	YES	YES
CONTINUOUS END CONDITION	1	1	1	1	1	1	1	1
B.W. COMPLIANCE PASS-FAIL	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS



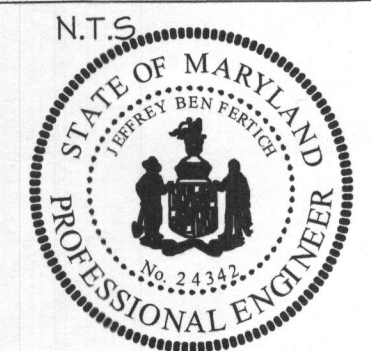
TYPICAL EXTERIOR CORNER DETAIL FOR CONTINUOUS SHEATHING - CS-WSP



BRACED WALL PANEL FASTENING DETAILS
DETAIL APPLIES ONLY WHERE INDICATED ON PLAN "WSP #\" OR "CS-WSP #\"

LATERAL BRACING DETAIL

STRUCTURAL ENGINEERING RESOURCES, LLC
26 NORTH FOURTH STREET
GETTYSBURG, PA 17325
(717) 337-1335
www.SERLLC.us



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 24342, Expiration Date: 11-17-2017.

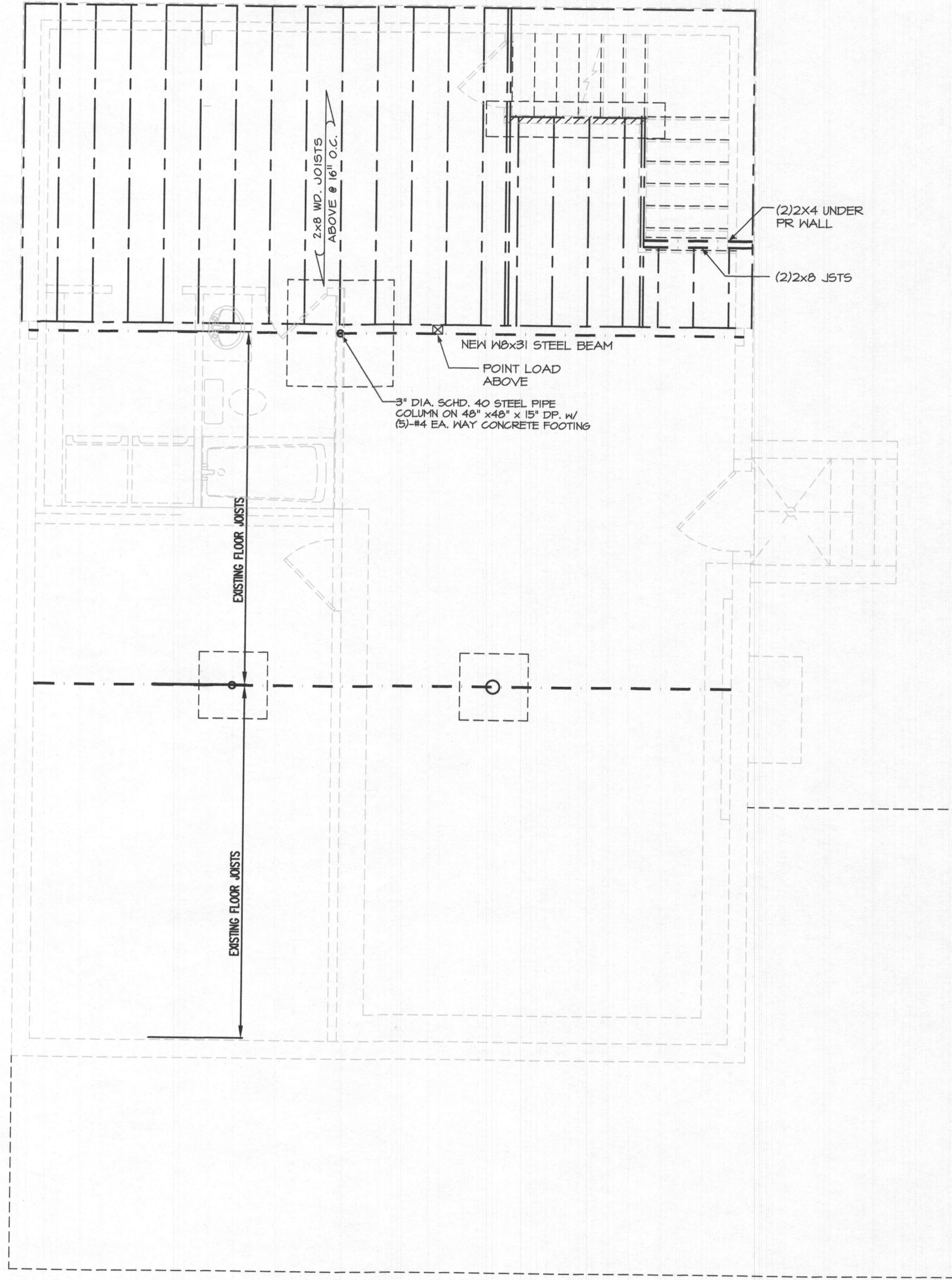
caddaworks inc.
RESIDENTIAL DESIGN
332 WEST PATRICK STREET / FREDERICK, MD / 21701
(V) 301.695.9121 (E) DESIGN@CADDWORKS.NET
(F) 301.695.4868 (W) WWW.CADDWORKS.NET

SUBMITTALS

ISSUE DATE	DRAWN BY	REMARKS
5-28-17	DWR	PRELIMINARY PLANS
6-4-17	DWR	PROGRESS DRAWINGS

SECOND FLOOR FRAMING & 1ST LATERAL

NICHOLS BROTHERS CONSTRUCTION
RENOVATION PLANS FOR:
14148 HOWARD ROAD
DAYTON, MD



FIRST FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

STRUCTURAL ENGINEERING RESOURCES, LLC
26 NORTH FOURTH STREET
GETTYSBURG, PA 17325
(717) 337-1335
www.SERLLC.us



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 24342, Expiration Date: 11-17-2017.

NICHOLS BROTHERS CONSTRUCTION
RENOVATION PLANS FOR:
14148 HOWARD ROAD
DAYTON, MD

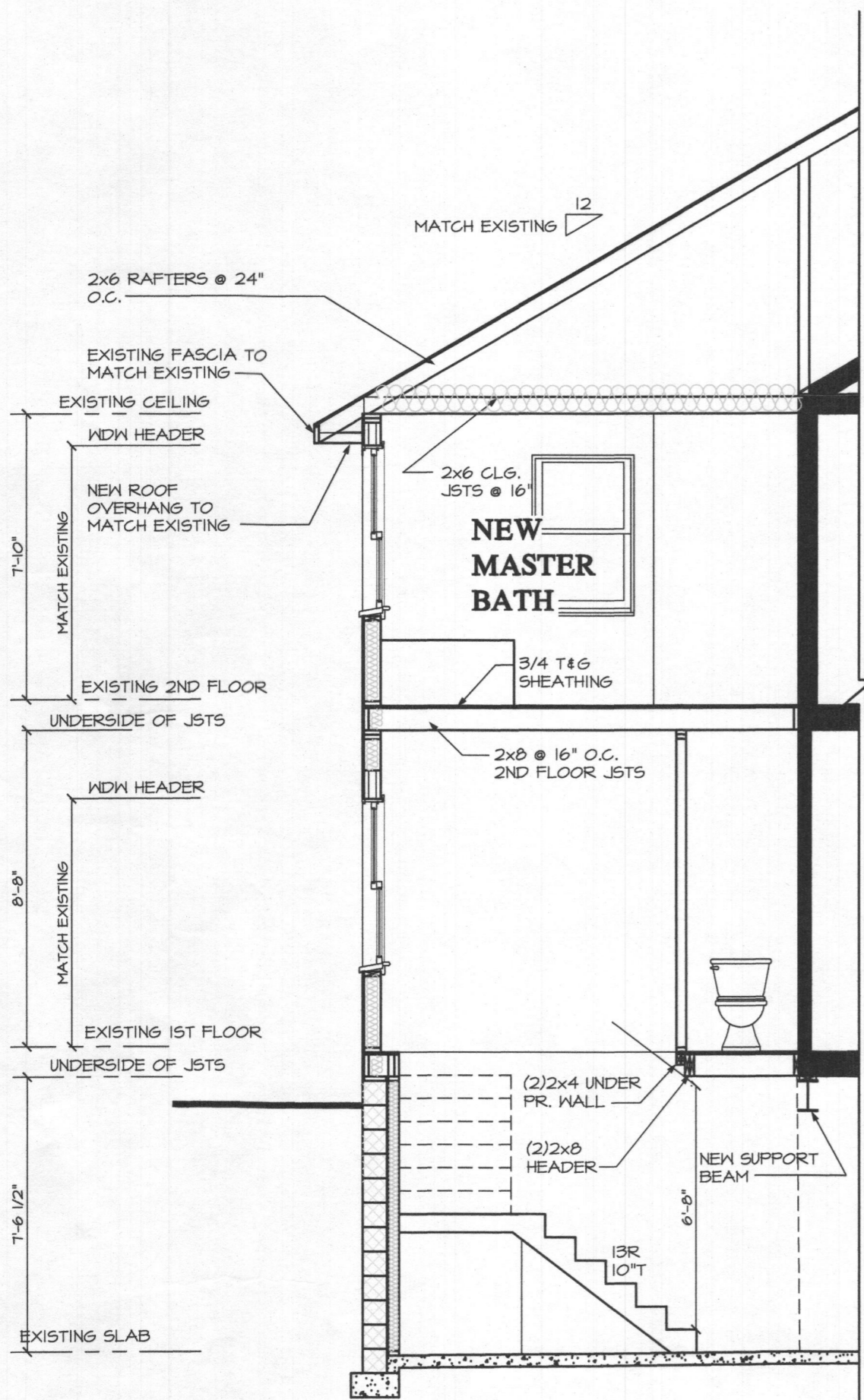
SHEET NO.
F-1

PROJ. NO.: 1440-001

SUBMITTALS		REMARKS
ISSUE DATE	5-29-17	PRELIMINARY PLANS
DRAWN BY	DWR	PROGRESS DRAWINGS
DATE	6-4-17	
DRAWN BY		
DATE		
DRAWN BY		
DATE		

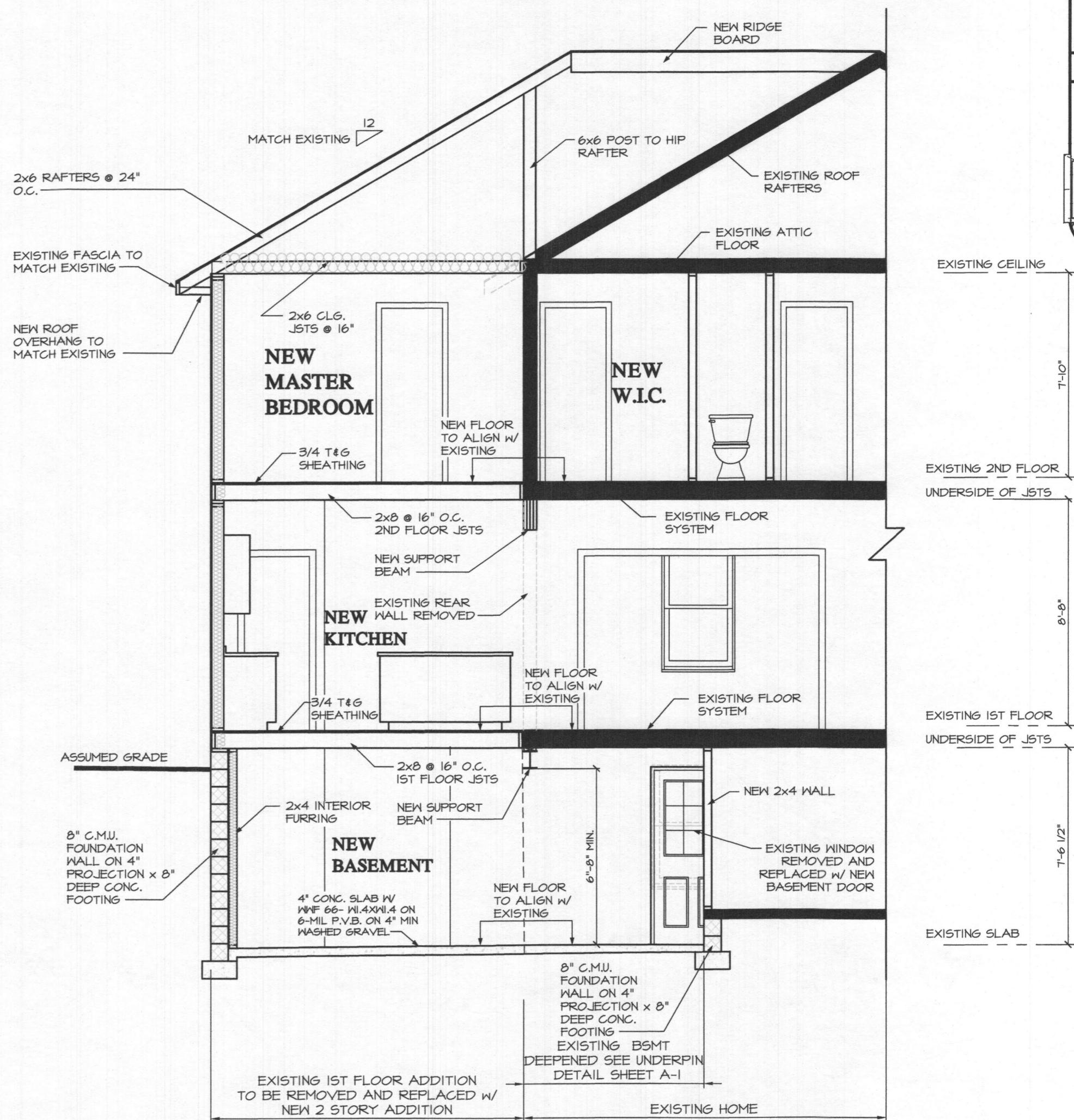
caddworks inc.
RESIDENTIAL DESIGN
332 WEST PATRICK STREET / FREDERICK, MD / 21701
(V) 301.695.9121 (E) DESIGN@CADDWORKS.NET
(F) 301.695.4868 (W) WWW.CADDWORKS.NET

Copyright Caddworks, Inc. expressly reserves its common law copyright and other property rights in these plans. These plans may be reproduced, changed or copied in any form or manner whatsoever, without the express written permission and consent of Caddworks, Inc.



SECTION "B"

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



SECTION "A"

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



RESIDENTIAL DESIGN
332 WEST PATRICK STREET / FREDRICK, MD / 21701
(V) 301.695.9121 (E) DESIGN@CADDWORKS.NET
(F) 301.695.4868 (W) WWW.CADDWORKS.NET

Copyright Caddworks, Inc. expressly reserves its common law copyright in these documents. No part of these documents may be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written permission and consent of Caddworks, Inc.

SUBMITTALS

ISSUE DATE	REMARKS
5-25-17	PRELIMINARY PLANS
6-14-17	PROGRESS DRAWINGS

SECTIONS "A" & "B"

NICHOLS BROTHERS CONSTRUCTION

RENOVATION PLANS FOR:

14148 HOWARD ROAD
DAYTON, MD

SHEET NO.
A-8

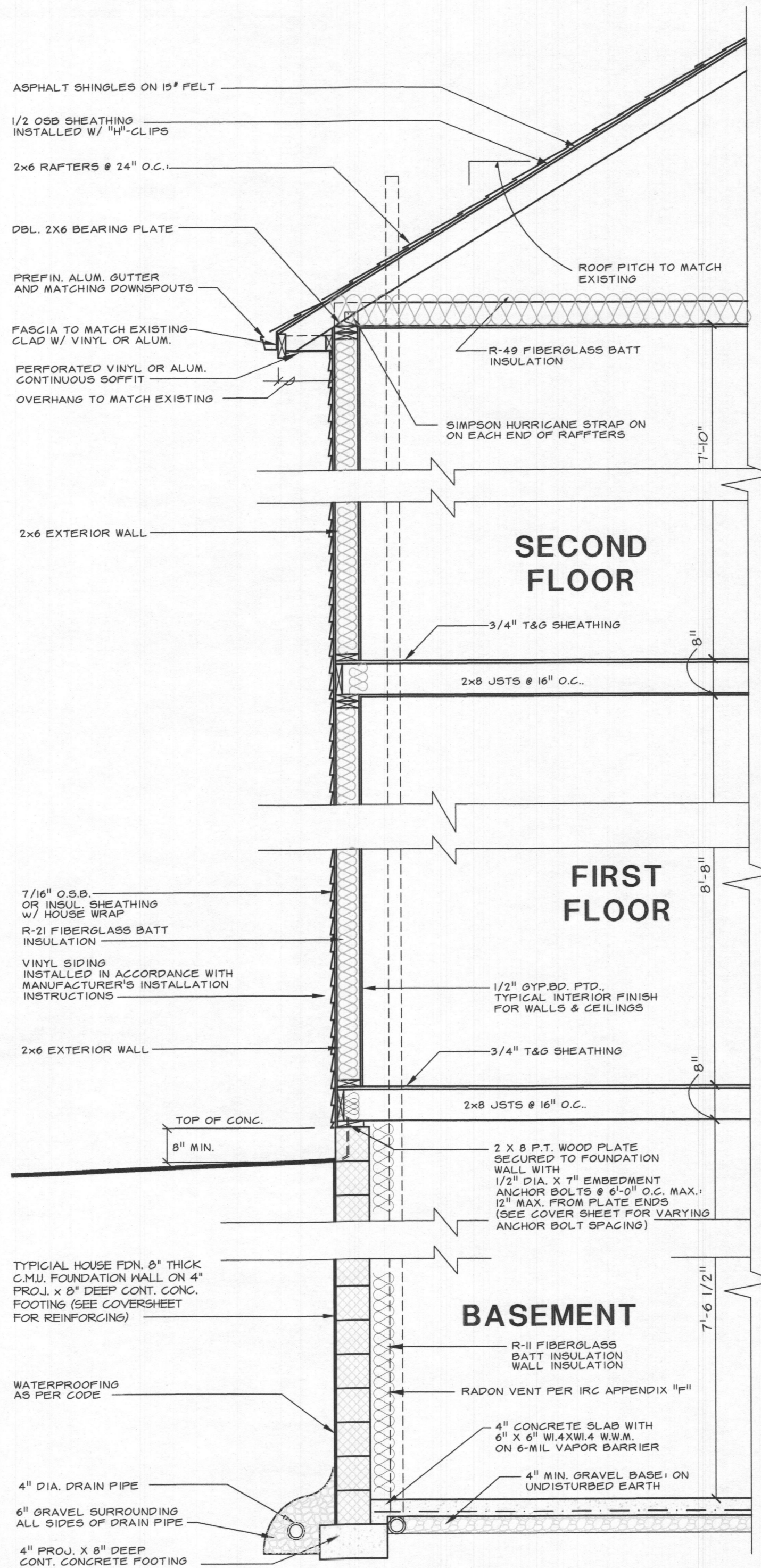
PROJ. NO.: 1440-001



26 NORTH FOURTH STREET
GETTYSBURG, PA 17325
(717) 337-1335
www.SERLLC.us



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 24342, Expiration Date: 11-17-2017.



TYP. WALL SECTION

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



**STRUCTURAL
ENGINEERING
RESOURCES, LLC**

26 NORTH FOURTH STREET
GETTYSBURG, PA 17325
(717) 337-1335
www.SERLLC.us



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 24342, Expiration Date: 11-17-2017.



RESIDENTIAL DESIGN

332 WEST PATRICK STREET / FREDERICK, MD / 21701
(V) 301.695.9121 (E) DESIGN@CADDWORKS.NET
(F) 301.695.4868 (W) WWW.CADDWORKS.NET

Copyright Caddworks, Inc. expressly reserves its common law copyright and other intellectual property rights in any and all manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written permission and consent of Caddworks, Inc.

SUBMITTALS

ISSUE DATE	DRAWN BY	REMARKS
5-29-17	DWR	PRELIMINARY PLANS
6-24-17	DWR	PROGRESS DRAWINGS

**TYPICAL
WALL
SECTION**

NICHOLS BROTHERS CONSTRUCTION

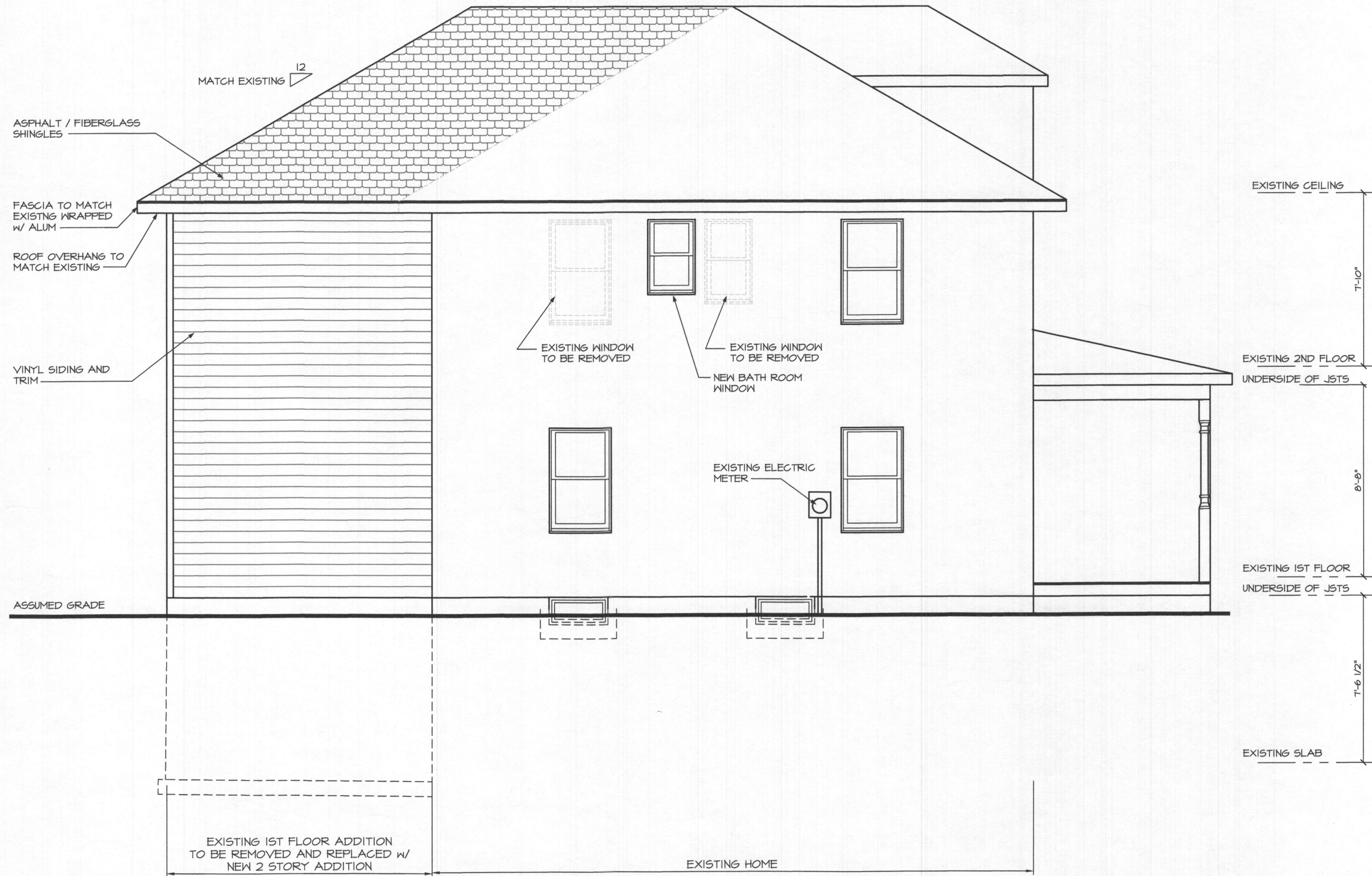
RENOVATION PLANS FOR:

**14148 HOWARD ROAD
DAYTON, MD**

SHEET NO.

A-7

PROJ. NO.: 1440-001



LEFT SIDE ELEVATION

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



RESIDENTIAL DESIGN

332 WEST PATRICK STREET / FREDERICK, MD / 21701
 (V) 301.695.9121 (E) DESIGN@CADDWORKS.NET
 (F) 301.695.4868 (W) WWW.CADDWORKS.NET

Copyright Caddworks, Inc. expressly reserves its common law copyright in this drawing. No part of this drawing may be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written permission and consent of Caddworks, Inc.

SUBMITTALS

ISSUE DATE	DRAWN BY	REMARKS
5-25-17	DWR	PRELIMINARY PLANS
6-1-17	DWR	PROGRESS DRAWINGS

LEFT SIDE ELEVATION

NICHOLS BROTHERS CONSTRUCTION

RENOVATION PLANS FOR:

14148 HOWARD ROAD
 DAYTON, MD

SHEET NO.

A-6

PROJ. NO.: 1440-001

NICHOLS BROTHERS CONSTRUCTION
RENOVATION PLANS FOR:
14148 HOWARD ROAD
DAYTON, MD

RIGHT SIDE
ELEVATION

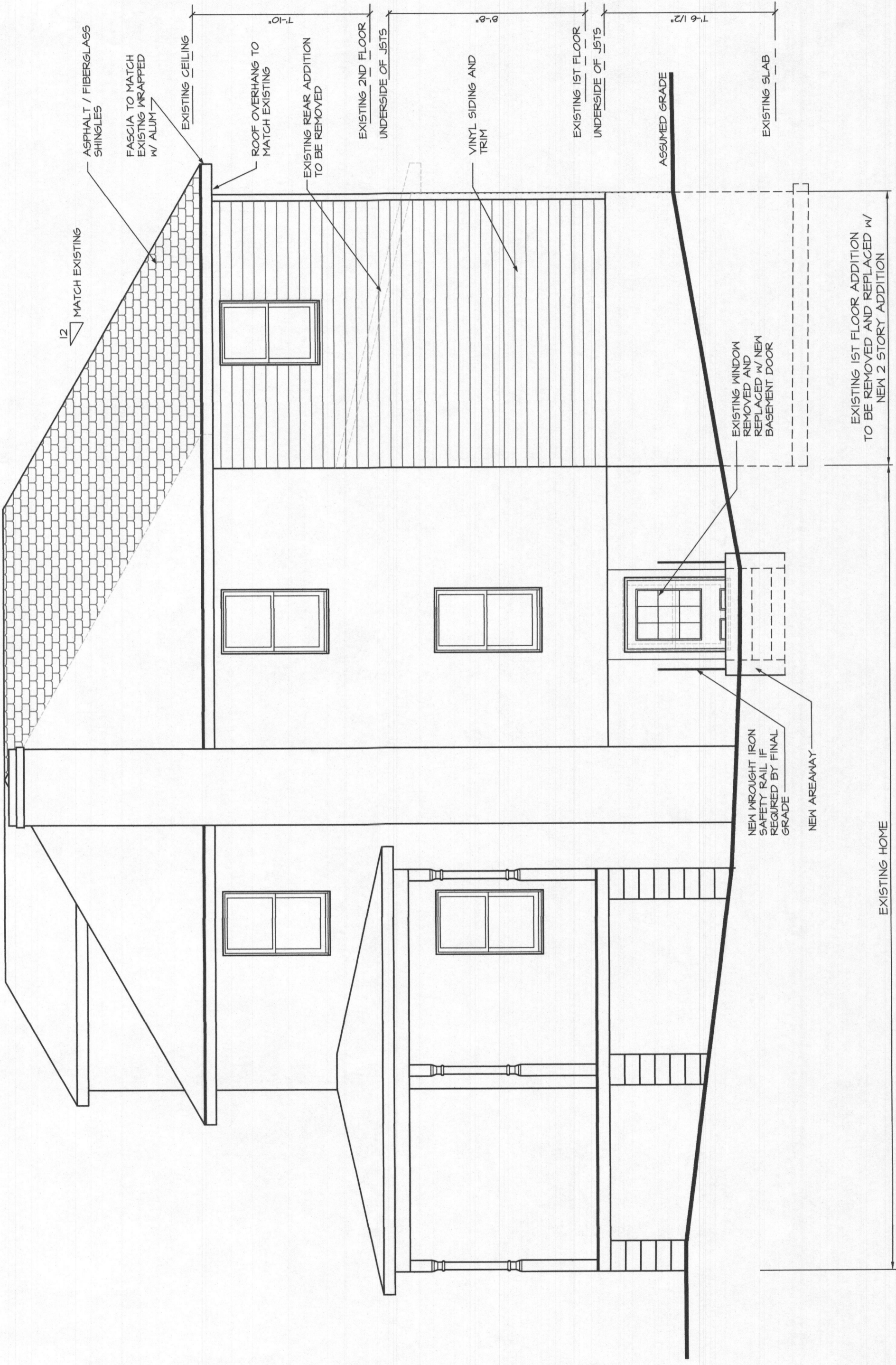
ISSUE	DATE	BY	REMARKS
5-23-17	DWR	PRELIMINARY PLANS	
6-4-17	DWR	PROGRESS DRAWINGS	

SUBMITTALS

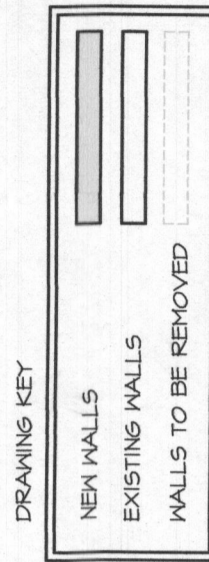
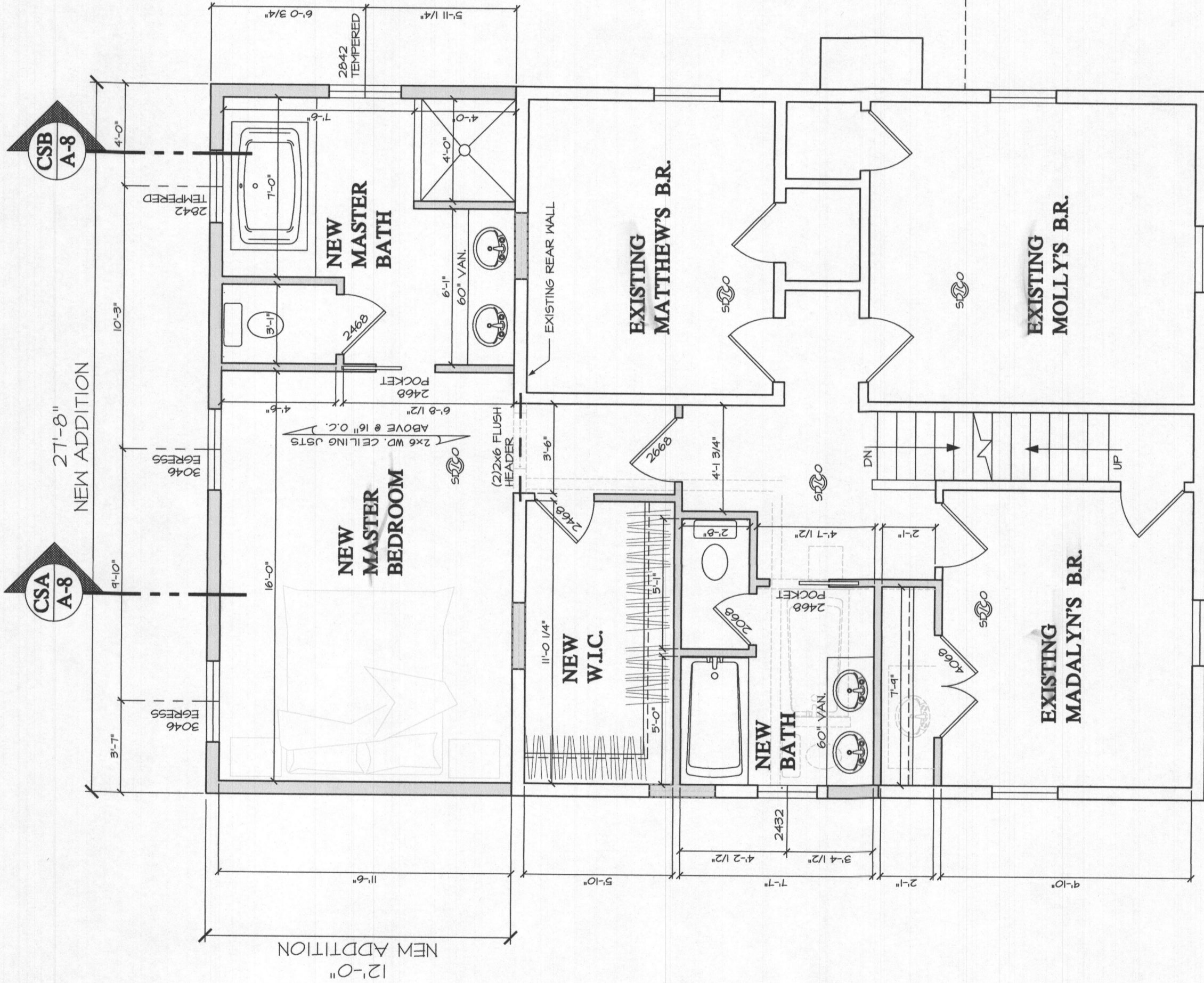
332 WEST PATRICK STREET / FREDERICK, MD / 21701
DESIGN@CADDWORKS.NET
(F) 301.695.4868 (W) WWW.CADDWORKS.NET



© Copyright Caddworks, Inc. expressly reserves its common law copyright and other property rights in these plans. These are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written permission and consent of Caddworks, Inc.



RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 24342, Expiration Date: 11-17-2017.

STRUCTURAL ENGINEERING RESOURCES, LLC
 26 NORTH FOURTH STREET
 GETTYSBURG, PA. 17325
 (717) 337-1335
 www.SERLLC.us

SECOND FLOOR PLAN
 SCALE: 1/4"=1'-0"

NICHOLS BROTHERS CONSTRUCTION
 RENOVATION PLANS FOR:
 14148 HOWARD ROAD
 DAYTON, MD

SHEET NO. **A-3**
 PROJ. NO.: 1440-001

SECOND FLOOR PLAN

ISSUE	DATE	BY	REMARKS
5-23-17		DWR	PRELIMINARY PLANS
6-4-17		DWR	PROGRESS DRAWINGS

SUBMITTALS



332 WEST PATRICK STREET / FREDERICK, MD / 21701
 (V) 301.695.9121 (E) DESIGN@CADDWORKS.NET
 (F) 301.695.4868 (W) WWW.CADDWORKS.NET

© Copyright Caddworks, Inc. expressly reserves its common law copyright and other property rights in these plans. These are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written permission and consent of Caddworks, Inc.

FOUNDATION CHARTS

FOUNDATION WALL THICKNESS FOR THIS PROJECT IS BASED ON THE FOLLOWING CHARTS & MAY BE MODIFIED IN THE FIELD AS REQUIRED BY SOIL CONDITIONS USING THE SAME GUIDELINES.

REINFORCED MASONRY FOUNDATION WALLS

WALL HEIGHT	MINIMUM VERTICAL REINFORCEMENT FOR 12-INCH MASONRY WALLS WITH REINFORCING WHERE D > 5 INCHES	SOIL CLASSES AND LATERAL SOIL LOADS ^a PER FEET FOOT BEAM (GRADE)		MINIMUM VERTICAL REINFORCEMENT FOR 12-INCH MASONRY WALLS WITH REINFORCING WHERE D > 6.75 INCHES
		SOIL CLASS ^b	LATERAL SOIL LOAD ^c	
4 feet (or less)	6M @ 5' SM and 6M @ 3' SM	1	100 lb/ft	6M @ 5' SM and 6M @ 3' SM
	6M @ 4' SM and 6M @ 3' SM	2	200 lb/ft	6M @ 5' SM and 6M @ 3' SM
6 feet	6M @ 4' SM and 6M @ 3' SM	1	100 lb/ft	6M @ 5' SM and 6M @ 3' SM
	6M @ 4' SM and 6M @ 3' SM	2	200 lb/ft	6M @ 5' SM and 6M @ 3' SM
8 feet	6M @ 4' SM and 6M @ 3' SM	1	100 lb/ft	6M @ 5' SM and 6M @ 3' SM
	6M @ 4' SM and 6M @ 3' SM	2	200 lb/ft	6M @ 5' SM and 6M @ 3' SM
10 feet	6M @ 4' SM and 6M @ 3' SM	1	100 lb/ft	6M @ 5' SM and 6M @ 3' SM
	6M @ 4' SM and 6M @ 3' SM	2	200 lb/ft	6M @ 5' SM and 6M @ 3' SM
12 feet	6M @ 4' SM and 6M @ 3' SM	1	100 lb/ft	6M @ 5' SM and 6M @ 3' SM
	6M @ 4' SM and 6M @ 3' SM	2	200 lb/ft	6M @ 5' SM and 6M @ 3' SM
14 feet	6M @ 4' SM and 6M @ 3' SM	1	100 lb/ft	6M @ 5' SM and 6M @ 3' SM
	6M @ 4' SM and 6M @ 3' SM	2	200 lb/ft	6M @ 5' SM and 6M @ 3' SM
16 feet	6M @ 4' SM and 6M @ 3' SM	1	100 lb/ft	6M @ 5' SM and 6M @ 3' SM
	6M @ 4' SM and 6M @ 3' SM	2	200 lb/ft	6M @ 5' SM and 6M @ 3' SM
18 feet	6M @ 4' SM and 6M @ 3' SM	1	100 lb/ft	6M @ 5' SM and 6M @ 3' SM
	6M @ 4' SM and 6M @ 3' SM	2	200 lb/ft	6M @ 5' SM and 6M @ 3' SM
20 feet	6M @ 4' SM and 6M @ 3' SM	1	100 lb/ft	6M @ 5' SM and 6M @ 3' SM
	6M @ 4' SM and 6M @ 3' SM	2	200 lb/ft	6M @ 5' SM and 6M @ 3' SM

NOTES:
 a. MINIMUM VERTICAL REINFORCEMENT SHALL BE Laid IN RUNNING BOND.
 b. REINFORCING SHALL BE 60,000 PSI YIELD STRENGTH AND SHALL BE DEVELOPED TO THE FULL HEIGHT OF THE WALL.
 c. REINFORCING SHALL BE DEVELOPED TO THE FULL HEIGHT OF THE WALL.
 d. REINFORCING SHALL BE DEVELOPED TO THE FULL HEIGHT OF THE WALL.
 e. REINFORCING SHALL BE DEVELOPED TO THE FULL HEIGHT OF THE WALL.
 f. REINFORCING SHALL BE DEVELOPED TO THE FULL HEIGHT OF THE WALL.

PLAIN MASONRY FOUNDATION WALLS

MAXIMUM WALL HEIGHT (feet)	MINIMUM WALL THICKNESS (inches)	SOIL CLASSES ^b	
		SOIL CLASS ^b	LATERAL SOIL LOAD ^c
4	6 solid ^d / 8	1	100 lb/ft
		2	200 lb/ft
6	6 solid ^d / 8	1	100 lb/ft
		2	200 lb/ft
8	6 solid ^d / 8	1	100 lb/ft
		2	200 lb/ft
10	6 solid ^d / 8	1	100 lb/ft
		2	200 lb/ft
12	6 solid ^d / 8	1	100 lb/ft
		2	200 lb/ft
14	6 solid ^d / 8	1	100 lb/ft
		2	200 lb/ft
16	6 solid ^d / 8	1	100 lb/ft
		2	200 lb/ft
18	6 solid ^d / 8	1	100 lb/ft
		2	200 lb/ft
20	6 solid ^d / 8	1	100 lb/ft
		2	200 lb/ft

NOTES:
 a. MINIMUM VERTICAL REINFORCEMENT SHALL BE Laid IN RUNNING BOND.
 b. REINFORCING SHALL BE 60,000 PSI YIELD STRENGTH AND SHALL BE DEVELOPED TO THE FULL HEIGHT OF THE WALL.
 c. REINFORCING SHALL BE DEVELOPED TO THE FULL HEIGHT OF THE WALL.
 d. REINFORCING SHALL BE DEVELOPED TO THE FULL HEIGHT OF THE WALL.

HEADER SPAN CHART a,b

GIRDERS & SPOPPINGS	SIZE	GROUND SNOW LOAD (PSF) ^c															
		30				50				70							
		20	28	36	44	20	28	36	44	20	28	36	44				
20	N ^d	1	5-11	2	5-4	2	5-11	2	5-2	2	4-7	2	5-4	2	4-7	2	5-2
		2	7-3	2	6-6	2	7-3	2	6-3	2	5-1	2	6-6	2	5-1	2	5-0
22	N ^d	1	5-11	2	5-4	2	5-11	2	5-2	2	4-7	2	5-4	2	4-7	2	5-2
		2	7-3	2	6-6	2	7-3	2	6-3	2	5-1	2	6-6	2	5-1	2	5-0
24	N ^d	1	5-11	2	5-4	2	5-11	2	5-2	2	4-7	2	5-4	2	4-7	2	5-2
		2	7-3	2	6-6	2	7-3	2	6-3	2	5-1	2	6-6	2	5-1	2	5-0
26	N ^d	1	5-11	2	5-4	2	5-11	2	5-2	2	4-7	2	5-4	2	4-7	2	5-2
		2	7-3	2	6-6	2	7-3	2	6-3	2	5-1	2	6-6	2	5-1	2	5-0
28	N ^d	1	5-11	2	5-4	2	5-11	2	5-2	2	4-7	2	5-4	2	4-7	2	5-2
		2	7-3	2	6-6	2	7-3	2	6-3	2	5-1	2	6-6	2	5-1	2	5-0
30	N ^d	1	5-11	2	5-4	2	5-11	2	5-2	2	4-7	2	5-4	2	4-7	2	5-2
		2	7-3	2	6-6	2	7-3	2	6-3	2	5-1	2	6-6	2	5-1	2	5-0
32	N ^d	1	5-11	2	5-4	2	5-11	2	5-2	2	4-7	2	5-4	2	4-7	2	5-2
		2	7-3	2	6-6	2	7-3	2	6-3	2	5-1	2	6-6	2	5-1	2	5-0
34	N ^d	1	5-11	2	5-4	2	5-11	2	5-2	2	4-7	2	5-4	2	4-7	2	5-2
		2	7-3	2	6-6	2	7-3	2	6-3	2	5-1	2	6-6	2	5-1	2	5-0
36	N ^d	1	5-11	2	5-4	2	5-11	2	5-2	2	4-7	2	5-4	2	4-7	2	5-2
		2	7-3	2	6-6	2	7-3	2	6-3	2	5-1	2	6-6	2	5-1	2	5-0

NOTES:
 a. TABLED VALUES ASSUME 2x GRADE LUMBER.
 b. TABLED VALUES ASSUME 2x GRADE LUMBER.
 c. TABLED VALUES ASSUME 2x GRADE LUMBER.
 d. TABLED VALUES ASSUME 2x GRADE LUMBER.

HEADER SPAN CHART a,b

GIRDERS & SPOPPINGS	SIZE	BUILDING WIDTH ^c (feet)															
		20				28				36							
		20	28	36	44	20	28	36	44	20	28	36	44				
20	N ^d	1	5-11	2	5-4	2	5-11	2	5-2	2	4-7	2	5-4	2	4-7	2	5-2
		2	7-3	2	6-6	2	7-3	2	6-3	2	5-1	2	6-6	2	5-1	2	5-0
22	N ^d	1	5-11	2	5-4	2	5-11	2	5-2	2	4-7	2	5-4	2	4-7	2	5-2
		2	7-3	2	6-6	2	7-3	2	6-3	2	5-1	2	6-6	2	5-1	2	5-0
24	N ^d	1	5-11	2	5-4	2	5-11	2	5-2	2	4-7	2	5-4	2	4-7	2	5-2
		2	7-3	2	6-6	2	7-3	2	6-3	2	5-1	2	6-6	2	5-1	2	5-0
26	N ^d	1	5-11	2	5-4	2	5-11	2	5-2	2	4-7	2	5-4	2	4-7	2	5-2
		2	7-3	2	6-6	2	7-3	2	6-3	2	5-1	2	6-6	2	5-1	2	5-0
28	N ^d	1	5-11	2	5-4	2	5-11	2	5-2	2	4-7	2	5-4	2	4-7	2	5-2
		2	7-3	2	6-6	2	7-3	2	6-3	2	5-1	2	6-6	2	5-1	2	5-0
30	N ^d	1	5-11	2	5-4	2	5-11	2	5-2	2	4-7	2	5-4	2	4-7	2	5-2
		2	7-3	2	6-6	2	7-3	2	6-3	2	5-1	2	6-6	2	5-1	2	5-0
32	N ^d	1	5-11	2	5-4	2	5-11	2	5-2	2	4-7	2	5-4	2	4-7	2	5-2
		2	7-3	2	6-6	2	7-3	2	6-3	2	5-1	2	6-6	2	5-1	2	5-0
34	N ^d	1	5-11	2	5-4	2	5-11	2	5-2	2	4-7	2	5-4	2	4-7	2	5-2
		2	7-3	2	6-6	2	7-3	2	6-3	2	5-1	2	6-6	2	5-1	2	5-0
36	N ^d	1	5-11	2	5-4	2	5-11	2	5-2	2	4-7	2	5-4	2	4-7	2	5-2
		2	7-3	2	6-6	2	7-3	2	6-3	2	5-1	2	6-6	2	5-1	2	5-0

NOTES:
 a. TABLED VALUES ASSUME 2x GRADE LUMBER.
 b. TABLED VALUES ASSUME 2x GRADE LUMBER.
 c. TABLED VALUES ASSUME 2x GRADE LUMBER.
 d. TABLED VALUES ASSUME 2x GRADE LUMBER.



RESIDENTIAL DESIGN
 332 WEST PATRICK STREET / FREDERICK, MD / 21701
 (V) 301.695.9121 (E) DESIGN@CADDWORKS.NET
 (F) 301.695.4868 (W) WWW.CADDWORKS.NET

© Copyright Caddworks, Inc. expressly reserves its common law copyright and other property rights in these plans. These are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written permission and consent of Caddworks, Inc.

SUBMITTALS

ISSUE DATE	DRAWN BY	REMARKS
5-29-17	DNR	PRELIMINARY PLANS
6-4-17	DNR	PROGRESS DRAWINGS

GENERAL NOTES

RENOVATION PLANS FOR:
 14148 HOWARD ROAD
 DAYTON, MD

NICHOLS BROTHERS CONSTRUCTION

SHEET NO. G2
 PROJ. NO.: 1440-001