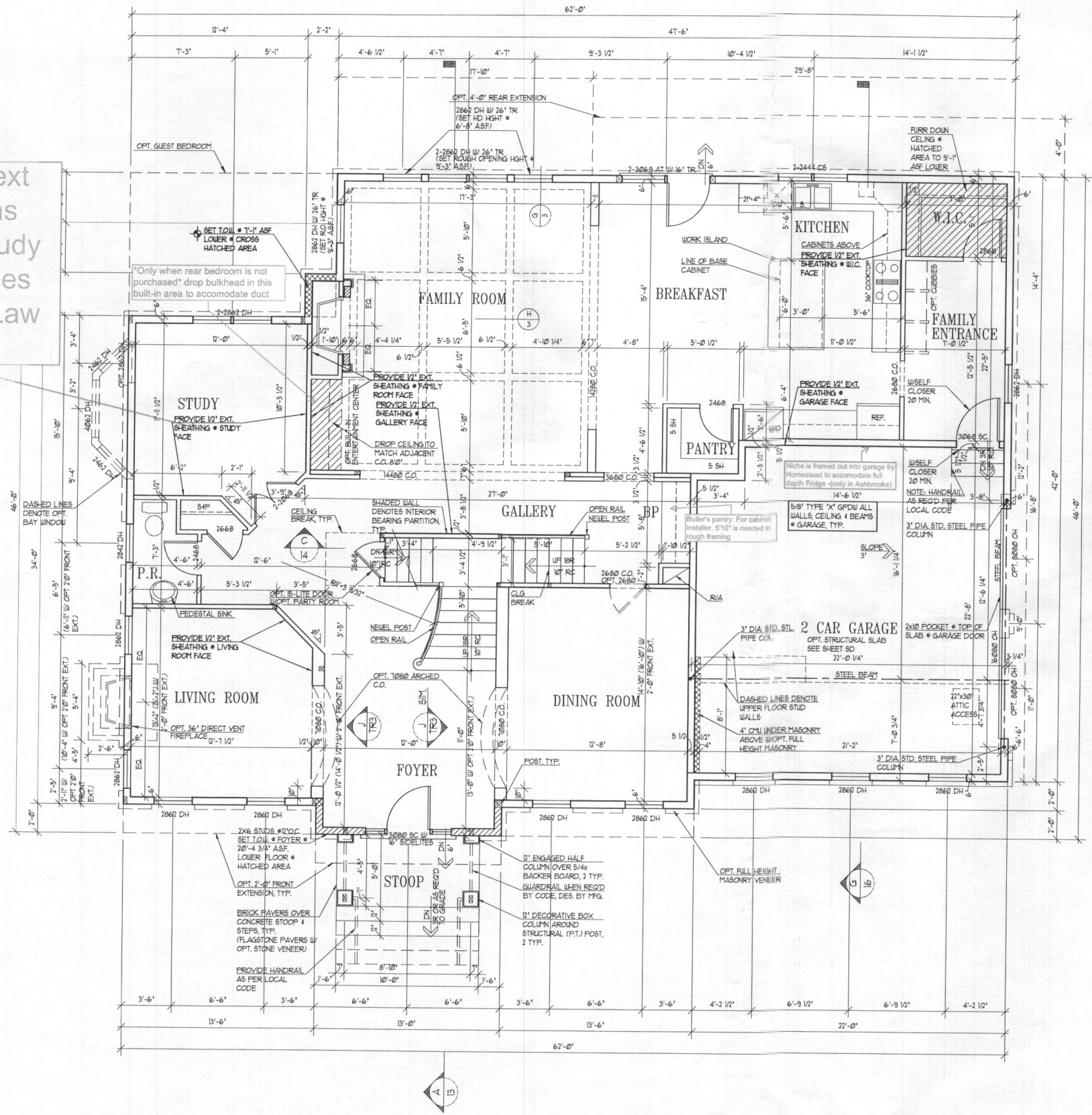


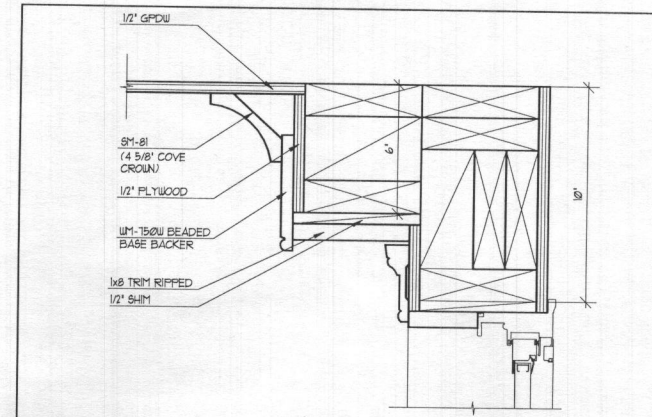
See next page as this Study becomes an In-Law Suite



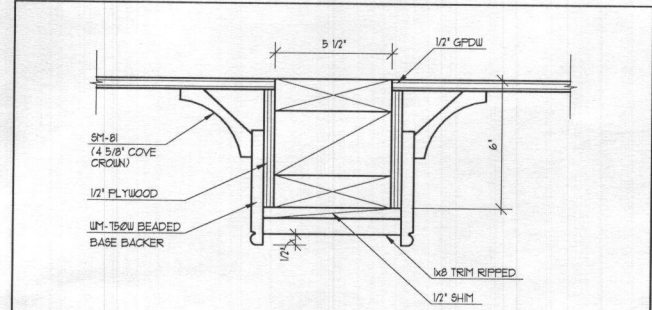
LOWER FLOOR PLAN

W/ ELEVATION A
 UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3 1/2"
 UNLESS OTHERWISE NOTED WINDOW ROUGH OPENING HEIGHT TO BE 8'-3" A.S.F.

1/4" = 1'-0"



G DECORATIVE FAM. ROOM BEAM DETAIL PERIMETER 3" = 1'-0"



H DECORATIVE FAM. ROOM BEAM DETAIL INTERIOR 3" = 1'-0"

NOTE:
 • SEE DETAIL T40 AT SHEET TR4 FOR WINDOW ROUGH OPENING HEIGHT
 • SEE DETAIL T41 AT SHEET TR4 FOR CASED OPENING HEIGHT
 • SEE DETAIL T42 AT SHEET TR4 FOR INTERIOR DOOR HEIGHT DETAIL
 • SEE DETAIL T43 AT SHEET TR4 FOR EXTERIOR DOOR ROUGH OPENING HEIGHT DETAIL

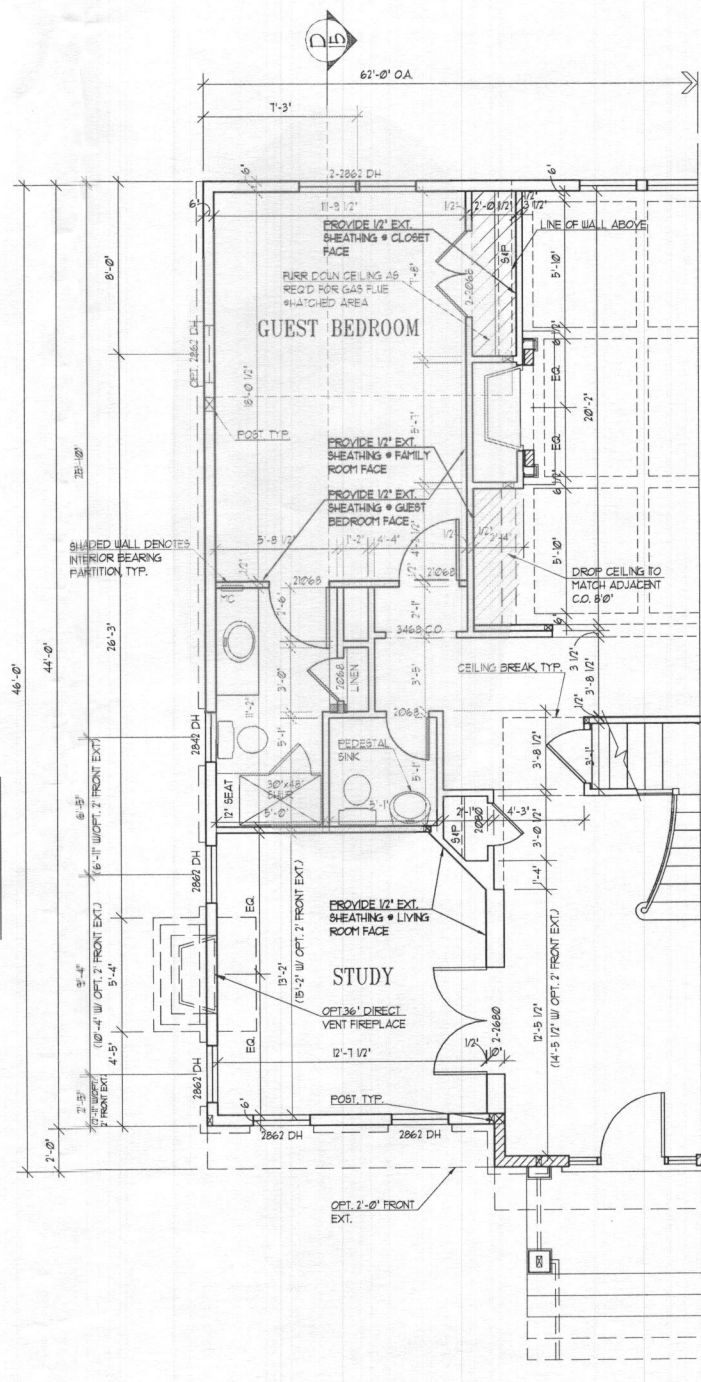
NOTE:
 FOR LATERAL WALL BRACING INFORMATION & REQUIREMENTS, REFER TO 8-x SHEETS.

Date	AC 03/07/16 CS
	PS 05/04/16 AH
	BS 09/01/16 JR
	CS 7/26/18 JSU

Project Number: 15051-03
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 703.644.0731
 703.644.0733



PARTIAL LOWER FLOOR PLAN

W/ OPT. GUEST BEDROOM 1/4" = 1'-0"

UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3/2"
UNLESS OTHERWISE NOTED WINDOW ROUGH OPENING HEIGHT TO BE 8'-3" ASB.

Date
AC 03/07/16 CB
PS 05/04/16 AH
BS 09/01/16 JR
CS 12/01/16 JSU

Project Number: 13051-06

**ASHBROOKE
MITCHELL BEST HOMES**

Architect

**SUTTON
YANTIS
ASSOCIATES**

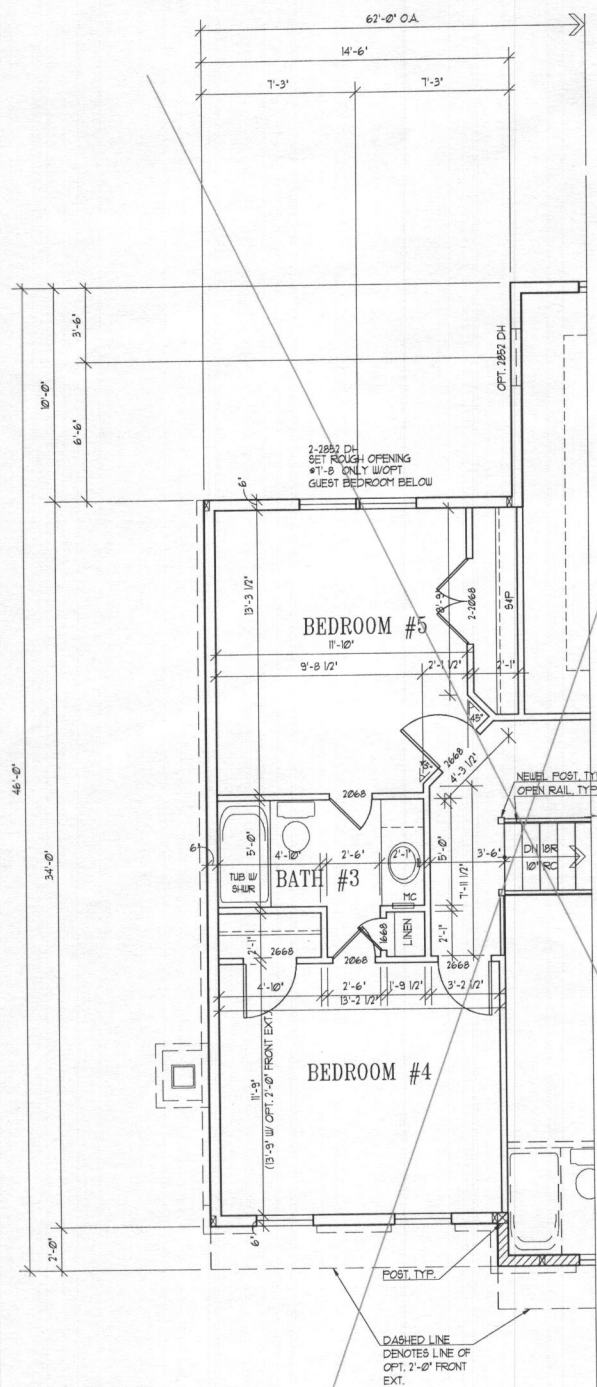
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Sheet Number

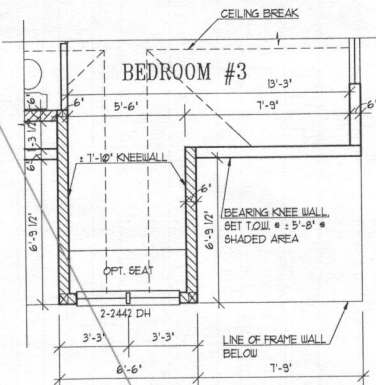
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PARTIAL UPPER FLOOR PLAN

W/ OPT. BEDROOM #5
SHOWN W/ELEV. A

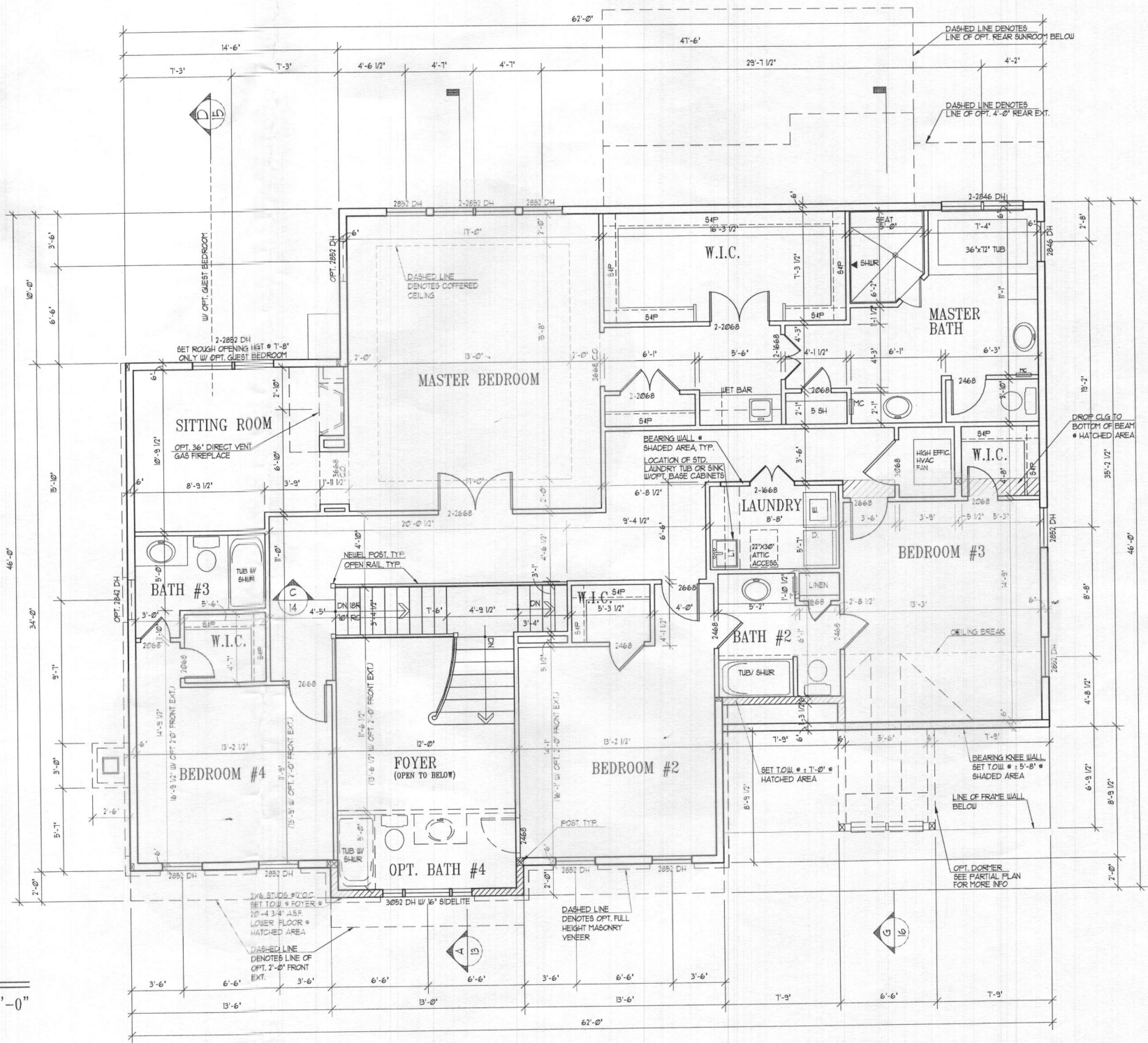
1/4"=1'-0"



PARTIAL UPPER FLOOR PLAN

W/ OPT. DORMER

1/4"=1'-0"



UPPER FLOOR PLAN

W/ ELEVATION A

UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3/2"
UNLESS OTHERWISE NOTED WINDOW ROUGH OPENING HEIGHT TO BE 1'-0" A.S.F. AT FRONT AND 1'-4" A.S.F. * SIDES AND REAR

1/4"=1'-0"

NOTE:

- SEE DETAIL T40 AT SHEET TR4 FOR WINDOW ROUGH OPENING HEIGHT
- SEE DETAIL T41 AT SHEET TR4 FOR CASING OPENING HEIGHT
- SEE DETAIL T42 AT SHEET TR4 FOR INTERIOR DOOR HEIGHT DETAIL
- SEE DETAIL T43 AT SHEET TR4 FOR EXTERIOR DOOR ROUGH OPENING HEIGHT DETAIL

NOTE:
FOR LATERAL WALL BRACING INFORMATION & REQUIREMENTS, REFER TO 8-x SHEETS.

Date	AC: 02/07/16 CS
AC: 02/07/16 AT	
BS: 02/07/16 JR	
CS: 2/7/16 JSU	

Project Number: 136971-04
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Sheet Number
4

I. General Requirements

- The term "work" as used in these notes shall include all provisions as drawn or specified in these documents as well as all other provisions specifically included by the Owner in the form of drawings, specifications, and written instructions and approved by the Architect.
- Contractor shall visit the site to verify all plan and existing dimensions and conditions and shall notify the Architect in writing of any discrepancies before proceeding with the work or shall be responsible for same.
- Contractor shall be familiar with provisions of all applicable codes and shall insure compliance of work to those codes.
- These documents do not include the necessary components for construction safety. Safety, care of adjacent properties during construction, compliance with state and federal regulations specified in the Owner/Contractor contract is, and shall be, the Contractor's responsibility.
- Contractor shall supervise and direct the work and shall be solely responsible for all construction means, methods, techniques, and safety procedures and for coordinating all portions of the work.
- If in the event of conflict between local, state, and national codes, the more stringent shall govern.
- AIA General Conditions of the Contract for Construction are a part of this project.
- All construction is to be in compliance with the following code:
International Residential Code For One & Two Family Dwellings, 2015 Edition (As Amended By Howard County, MD)
- This project is an Owner/Builder project wherein the Owner is performing as the Contractor. The Owner is responsible for all construction means and methods as well as all compliance with building codes and other applicable laws, ordinances and regulations. The Architect is available to the Owner, however, all questions regarding this project must be directed to the Owner. The Architect assumes no responsibility for the means and methods of construction of the project, inasmuch as the Owner/Builder has full control and has assumed full responsibility.
- Use of these documents without written permission of the Architect is forbidden.
© Copyright 2016 Sutton Yantis Associates Architects, P.C.
- Any and all drawings and specifications for sitework, plumbing supply or waste, electrical circuiting, and heating, ventilation, and air conditioning systems not contained in the "list of drawings" listed on this page are not a part of the professional services provided to the Owner by the Architect under their Agreement. Any discrepancies with these documents by any of the above listed services shown in documents by others should be indicated in writing to Architect immediately.
- Contractor shall be responsible for all noise attenuation requirements.

II. Structural Specifications

A. General Requirements

- The conditions and assumptions stated in these specifications shall be verified by the Contractor for conformance to local codes and conditions. In the event of a discrepancy between these specifications and local codes or conditions, the Contractor shall notify the Architect in writing of the discrepancy and special engineering requirements shall be applied to insure the building's structural integrity.
- These requirements may be superceded by more stringent information contained within the drawings. The more stringent shall be followed.
- Soil conditions shall conform to the following conditions:
Bearing capacity: Min. 2000 psf, field verify, under all footings and slab.

Water Table: Min. 2'-0" below bottom of all concrete slabs and footings. Footings, foundations, walls and slabs shall not be placed on or in Marine Clay, Peat and other organic materials.
- Bottom of all footings shall extend to below frost line of the locality or to a minimum of 2'-6" below grade.
- Free draining granular backfill shall be used against foundation walls. Equivalent fluid pressure of backfill not to exceed 30 pcf. If backfill pressures exceed 30 pcf then foundation walls must be designed for actual equivalent fluid pressure.
- All backfill under slabs and footings shall be clean, porous soil compacted in 8" layers to 95% density. Where distance from edge of foundation wall exceeds 16", but is less than 4'-0", provide backfill as described above or reinforce with #4 rebar @ 2'-0" o.c., 1'-0" beyond edge of undisturbed soil and 1'-0" into foundation wall.

B. Concrete

- All concrete shall attain the following 28 day compressive strengths:
-Foundation Walls, Footings, Piers and Interior Slabs . . . 3000 psi
-All other slabs on grade (including garage slabs) . . . 3500 psi.
- Reinforcing steel shall conform to ASTM A-615, new billet, grade 60.
- Welded wire mesh shall conform to ASTM A-185, with minimum laps of 8".
- Maximum slump 5".
- All exposed exterior concrete shall be 6+/-1% air entrained or shall conform to ASTM C260.
- Walls with lateral earth pressures shall be shored or floor/roof construction shall be in place prior to backfilling.
- All concrete work shall be in accordance with ACI 318.

C. Steel

- All structural steel specified in these documents shall conform to ASTM A-36.
- Steel pipe shall conform to ASTM A-53.
- All welds shall comply with AWS standards.
- All bolts in bolted steel connections shall conform to ASTM A-325.
- All required steel anchor bolts, nails, caps, joist hangers shall be constructed of code approved galvanized or stainless steel. All metal nails, hangers, straps & bolts that are in direct contact with pressure treated lumber shall be fabricated from stainless steel or other non-corrosive metal approved by the Building Official.
- All connections shall conform to AISC standards.
- Fitch Beams: Unless noted otherwise, all steel fitch beams shall be assembled with 2 rows of 1/2" bolts @ 12" o.c. top and bottom, stagger rows 6". There shall be a bolt top and bottom 8" from each end.

II. STRUCTURAL SPECIFICATIONS (continued)

D. Wood

- All structural wood joists and headers shall be stressed graded #2 Hem Fir 19% M.C. in accordance with NDS by NFA, unless noted. All wood shall comply to the following minimum specifications:

#2 Hem Fir, 19% M.C.	
F _b min:	980 psi repetitive use 850 psi single member use
E min:	1,300,000 psi
F _v min:	75 psi
F _c min:	1,250 psi
F _{cL} min:	405 psi

#2 Spruce Pine Fir 19% M.C. (#2 S.P.F.)	
F _b min:	1,005 psi repetitive use 875 psi single member use
E min:	1,400,000 psi
F _v min:	70 psi
F _c min:	1,100 psi
F _{cL} min:	425 psi

#2 Southern Pine, 19% M.C. (#2 S.Y.P.)	
F _b min:	1,120 psi repetitive use 975 psi single use
E min:	1,600,000 psi
F _v min:	90 psi
F _c min:	1,450 psi
F _{cL} min:	565 psi

Note: Pressure-treated lumber shall be #2 Southern Pine KD-19 pressure pressure treated to .40 pounds per cubic foot chemical retention and shall be denoted as (P.T.)

MICRO-LAM	
F _b min:	2,600 psi
E min:	1,900,000 psi
F _v min:	285 psi
F _c min:	2,310 psi
F _{cL} min:	750 psi

All Studs in bearing walls shall conform to the following minimum specifications:
Stud Grade Spruce Pine Fir 19% M.C.

F _b min:	775 psi repetitive use 675 psi single use
E min:	1,200,000 psi
F _v min:	70 psi
F _c min:	675 psi
F _{cL} min:	425 psi

- All manufactured wood trusses and truss headers shall be designed by manufacturer according to Truss Plate Institute (TPI) and other requirements specified by local building authority. Manufacturer shall submit to Architect, shop drawings and calculations sealed by a Professional Engineer registered in the governing jurisdiction. Erection shall be in accordance with TPI "Building Component Safety Information (BCSI) Guide to Good Practice for Handling, Installing, Restraint and Bracing of Metal Plate Connected Wood Trusses." Roof trusses and all bridging and/or lateral bracing required for structural integrity of roof truss system is to be designed by Manufacturer's drawings.
- All structural wood exposed to outside unprotected or bearing directly on concrete shall be pressure treated with approved materials to resist decay and infestation by termites and moisture.
- All wall sill plates shall be min. 2x4 and shall be anchored into foundation walls with 1/2" diameter anchor bolts min. 7" into poured in place concrete and 15" into grouted cmu. Minimum 2 anchors per section of plate and anchors shall be placed 12" from end of each plate. Maximum spacing of anchors 6'-0" on center for one and two story buildings and 4'-0" on center for buildings more than two stories in height or as required per local code.
- All exterior wood framework supported on approved foundation walls shall be minimum 8" above finish grade.
- All wood framed exterior corners shall be laterally braced 4'-0" each direction from the corner with 1/2" exterior plywood or other code approved structural method.
- Provide continuous double top plate at all bearing stud walls.
- Provide blocking between all joists, 2 x 12 or greater, at intervals not to exceed 8'-0".
- All structural wood posts under beams and headers over 4'-0" span shall be min. 2-2x4 unless noted otherwise.
- All bearing partitions shall be 2x4 studs at 16" o.c. or as noted.
- Provide solid blocking at 4'-0" o.c. between rim joist and first interior parallel joist.
- All framing shall be detailed and installed in accordance with AF&PA Details for Conventional Wood Frame Construction
- All ceramic tile shall be installed per Tile Council of North America as specified in the Handbook for Ceramic Tile Installation. Contractor is responsible for providing sufficient movement joints, as per Tile Council of North America specifications, for all floor tile. Movement joint locations and details are not a part of these documents.
- Plywood subfloors shall be glued and nailed to Floor Joists with APA approved elastomeric structural adhesive and 8d common nails spaced at 6" o.c. at panel edges and 12" o.c. at intermediate supports.
- All wood posts labeled continuous (cont.) shall be continuous from under side of beam to concrete or steel bearing.

II. STRUCTURAL SPECIFICATIONS (continued)

- Manufactured Floor Trusses: Unless otherwise noted manufactured floor trusses shall be installed in accordance with manufacturers specifications and details.
- All plywood roof, floor and wall sheathing shall be APA approved.

E. Masonry

- Materials**
Mortar: Type "S" ASTM C270
Hollow CMU: ASTM C-90
Face Brick: ASTM C-216
Grout Aggregated: ASTM C-404
- All masonry shall be protected from freezing for not less than 48 hours after installation and shall not be constructed below 40 degrees F without precautions necessary to prevent freezing. No anti-freeze admixtures shall be added to the mortar.
- Brick veneer shall be attached to wood frame with minimum #22 galvanized sheet gage corrosion-resistant corrugated metal ties min. 7/8" wide at vertical intervals max. 16" and horizontal intervals max 16". Provide weep holes at 2'-0" o.c. @ first course above grade and first course above steel lintels.
- Provide horizontal joint reinforcement (Durowall) in all masonry walls @ 8" o.c. unless otherwise specified.
- The top course of all masonry bearing walls shall be constructed of solid masonry units or grout filled hollow units or otherwise designed to insure adequate distribution of load.
- All masonry work shall conform to the applicable requirements of BIA and NCMA.

III. Doors and Windows

- Unless otherwise noted, window sizes define intended aesthetic size and type by indicating sash opening in feet and inches (I.E., 2856 DH denotes a 2'-8" wide by 5'-6" tall sash opening double hung window). Contractor shall verify that windows and doors (including overhead doors) to be installed comply with local code standards for egress, light, and ventilation, wind/impact loads.
- All glazing installed in hazardous locations, as defined by local code, shall be safety glazing and shall be provided with a visible manufacturer's label, designating the safety standard with which it complies.

IV. Thermal and Moisture Protection

- All slabs on grade in conditioned spaces shall be insulated with min. R10 rigid insulation from top of slab downward to 24" below slab or inward 24" from exterior of slab at all slab perimeter areas.
- Waterproof all exterior foundation walls below grade enclosing habitable spaces as specified by code at exterior face of wall.
- Damproof all exterior foundation walls enclosing basements and crawl spaces with damproofing as specified by code at exterior face of wall.
- Flashing: Code approved corrosion resistive flashing shall be provided at all locations required by code in such manner as to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. Similar flashings shall be installed at the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings; under and at the ends of masonry wood or metal copings and sills; continuously above all projecting wood trim at wall and roof intersections; under built-in gutters; at junctions of chimneys and roofs; and in all roof valleys and around all roof openings. All windows and doors shall be flashed in accordance with the manufacturers written instructions.
- Building Paper: When veneer of brick, clay tile, concrete, or natural or artificial stone are used, 15 pound felt or paper shall be attached to the sheathing with flashing whenever necessary to prevent moisture penetration behind the veneer. Approved water resistant sheathing may be substituted for building paper.

V. Other

- In locations required by local code, window opening limiting devices are to be installed by window manufacturer in compliance with code section R312.2.2.
- Residential Energy Efficiency compliance is per the Total UA Alternative Method per the 2015 International Energy Conservation Code for climate zone 4A. Refer to REScheck Compliance Certificate
- Whole house ventilation system to be installed (by others).
- House to be sprinklered per local code.

Area Calculations

Area Calculations include gross floor area to exterior face of wall for all conditioned spaces and exclude upper levels of multi-story spaces.

	LOWER	UPPER	FIN. BASEMENT
BASE HOUSE	2,071 SF	2,216 SF	
OPT. FINISHED BASEMENT			+1,881 SF
ELEV. F	+54 SF	+54 SF	+26 SF
ELEV. I	+32 SF	+28 SF	-8 SF
ELEV. J	+22 SF	+28 SF	-8 SF
OPT. 2' FRONT EXTENSION	+80 SF	+54 SF	+54 SF
OPT. 4' REAR EXTENSION	+119 SF	+136 SF	+119 SF
OPT. SUNROOM	+272 SF		+272 SF
OPT. GUEST BEDROOM	+139 SF		+139 SF
OPT. DORMER @ BEDROOM #3		+44 SF	
OPT. BAY WINDOW	+19 SF		

Symbols

	Duplex Outlet		One Way Switch
	Duplex Outlet, Weather Proof on GFI circuit		Three Way Switch
	Duplex Outlet, Floor Mounted		Four Way Switch
	Duplex Outlet, Switch Operated		Switch w/ Rheostat
	Range Outlet		Smoke Detector
	Gas Outlet		Chime
	Ceiling Mounted Incandescent		Bathroom Exhaust Fan
	Junction Box		Television Outlet
	Eyeball Light		Telephone Outlet
	Wall Washer Light (Recessed)		Medicine Cabinet
	Recessed Light		Frost Proof Hose Bib
	2 1/2 Fluorescent Light		Recessed Waterproof Light
	4 1/2 Fluorescent Light		Dedicated Circuit Outlet
	Exterior Flood Lights		Steel Angle (Lintel)
	Wall Mounted Incandescent		Structural Post
	Pull Switch Light		Smoke/Carbon Monoxide Detector
			Fan/Light

List of Abbreviations

ADJ.	Adjustable	MC	Medicine Cabinet
A.S.F.	Above Subfloor	MFG.	Manufacturing
BF	Bifold	O.A.	Overall
BM	Beam	O.C.	On Center
B.O.J.	Bottom of Joist	OPT.	Optional
B.W.L.	Braced Wall Line	PART.	Partial
CLG	Ceiling	PLYWD	Plywood
CMU	Concrete Masonry Unit	P.T.	Pressure Treated
C.O.	Cased Opening	R/A	Return Air
COL.	Column	R.C.	Rough Cut
CONC.	Concrete	REF	Refrigerator
CONT.	Continuous	R/O	Range Oven
CS	Casement	SF	Square Feet
CVAC	Central Vacuum	SHWR	Shower
DBL.	Double	SIM.	Similar
DES.	Design	S.L.	Sliding Door/Window
DH	Double Hung	STD.	Standard
DTL.	Detail	STL	Steel
DW	Dishwasher	S&P	Shelf & Pole
F.D.	Floor Drain/French Door	S.V.B.	Solid Vinyl Blocking
FP.	Fireplace	T&G	Tongue & Groove
FTG.	Footing	T.B.D.	To Be Determined
GFI	Ground Fault Circuit Interrupter	T.O.S.	Top of Slab
GPDW	Gypsum Drywall	T.O.W.	Top of Wall
HD.HGHT	Window Head Height	TR	Trim
HDR	Header	TYP.	Typical
HFL	Heat/Fan/Light	V.I.F.	Verify In Field
HW	Hot Water Heater	WD	Wood
INSUL.	Insulation	W/O	Wall Oven
L.I.F.	Locate In Field	W.W.M.	Welded Wire Mesh
LT.	Laundry Tub		

List of Drawings

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8	Partial Floor Plans w/ Opt. 3-Car Sideload Garage	13	Partial Lower & Upper Floor Bracing Diagrams w/ Elev. F
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11	Partial Building Sections "D", "E" & "F"	16	Building Section "G"
12	Building Section "A"	17	Front Elevation "A"
13	Building Section "B"	18	Rear Elevation & Partial Rear Elevation w/ Opt. 4'-0" Rear Ext.
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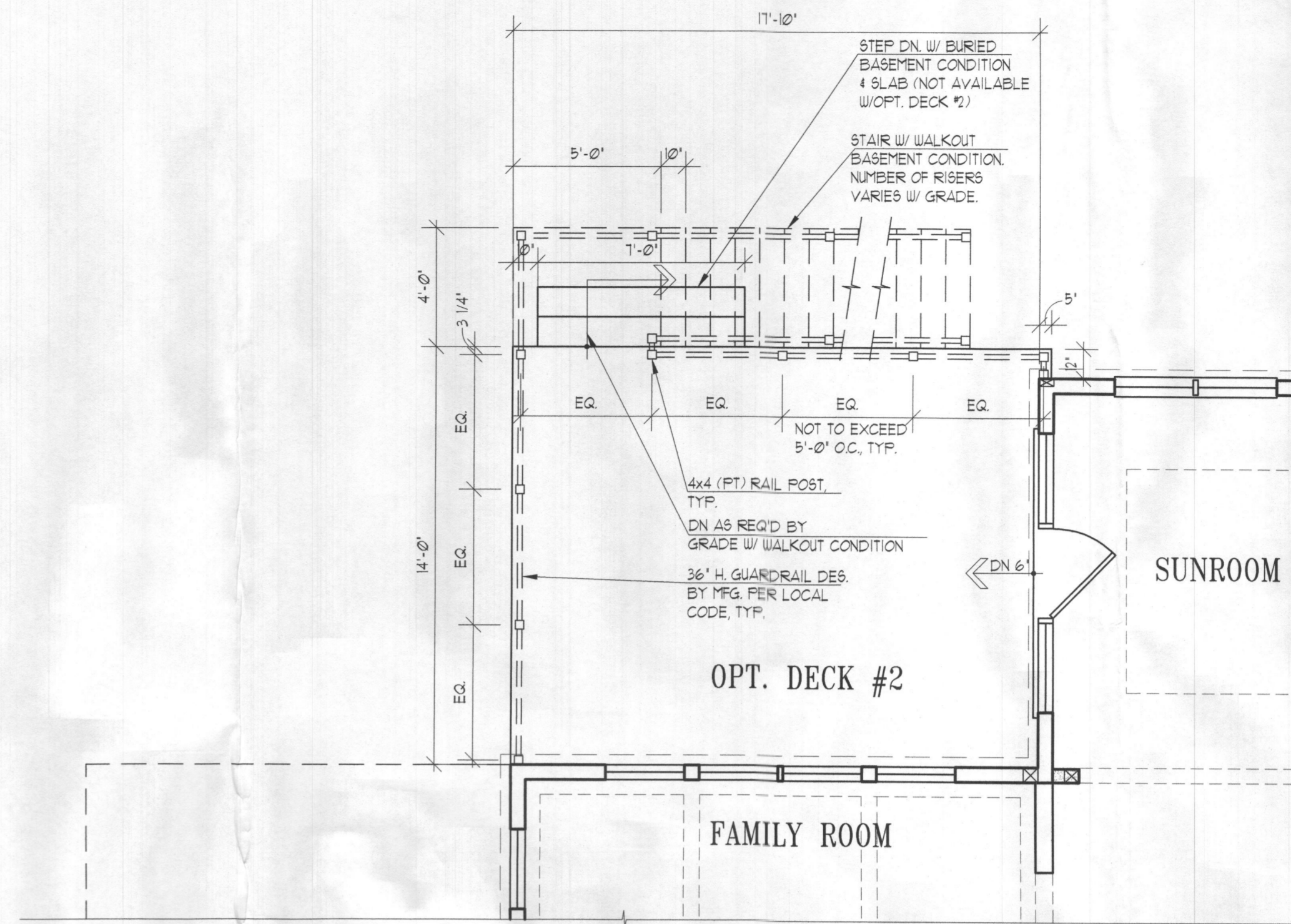
Date	
P.S. 05/04/16 AM	
B.S. 05/07/16 JR	
C.S. 1/16/16 SJU	

Project Number: 13051-01
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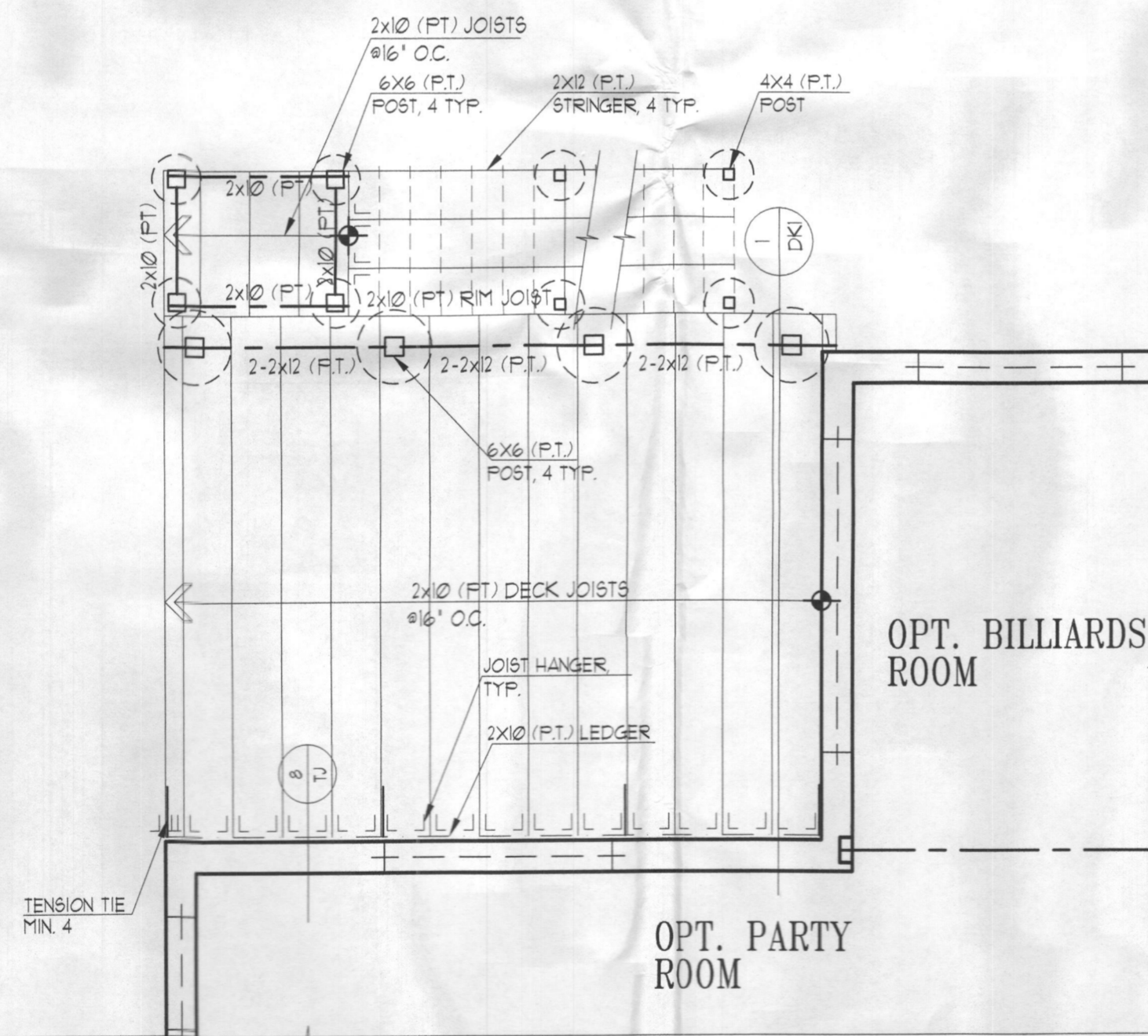
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PARTIAL LOWER FLOOR PLAN

W/ SUNROOM & OPT. DECK #2

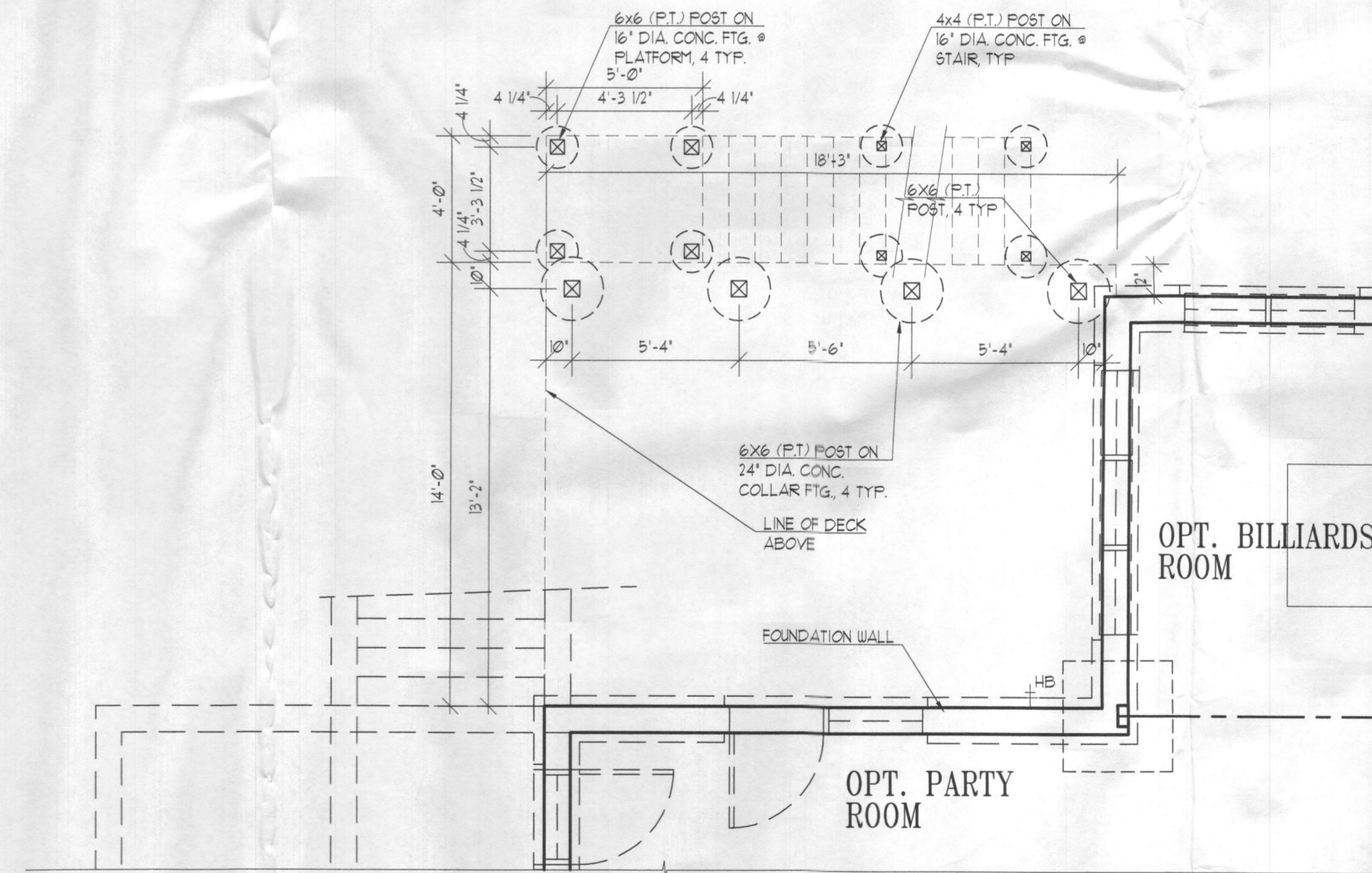
1/4"=1'-0"



PART. LOWER FL. FRAMING PLAN

W/ SUNROOM & OPT. DECK #2

1/4"=1'-0"



PARTIAL FOUNDATION PLAN

W/ SUNROOM & OPT. DECK #2

1/4"=1'-0"

Date	
P.S. 05/04/16 AH	
B.S. 05/01/16 JR	
C.S. 7/26/18 JSU	

Project Number: 13051-DK2

**ASHBROOKE
MITCHELL BEST HOMES**

Architect

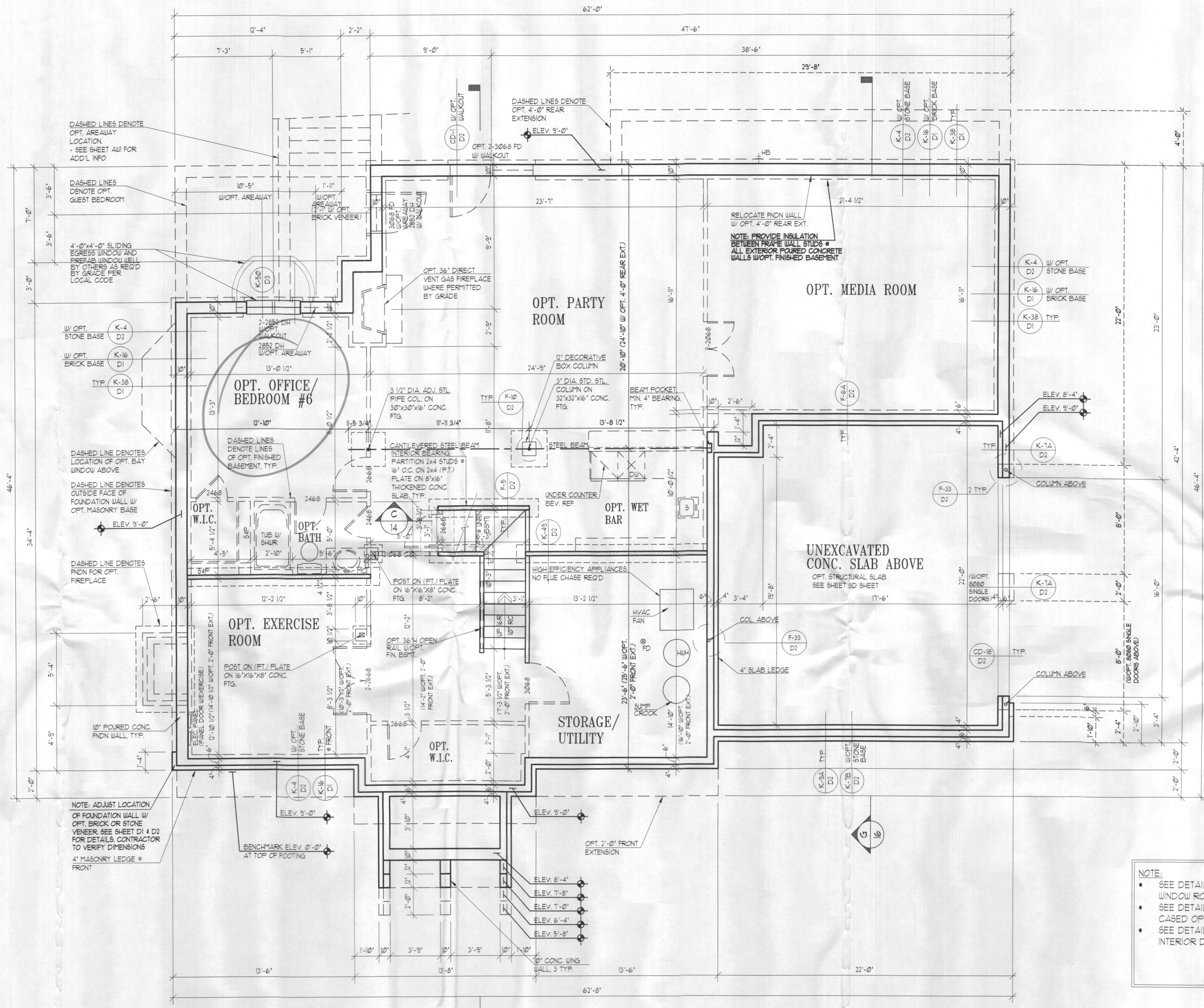
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Sheet Number

DK2



FOUNDATION/BASEMENT PLAN

W/ELEVATION A

UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3/2"
UNLESS OTHERWISE NOTED WINDOW ROUGH OPENING HEIGHT TO BE 6'-11" AT OS.

1/4" = 1'-0"

NOTE:

- SEE DETAIL T40 AT SHEET TR4 FOR WINDOW ROUGH OPENING HEIGHT
- SEE DETAIL T41 AT SHEET TR4 FOR CASING OPENING HEIGHT
- SEE DETAIL T42 AT SHEET TR4 FOR INTERIOR DOOR HEIGHT DETAIL

ADJUSTABLE STEEL COLUMNS

THE FOLLOWING ARE APPROVED 1 GAUGE (0.10 IN.) ADJUSTABLE STEEL COLUMNS FOR USE AS SPECIFIED AS "ADJ. STL. COL." IN THESE CONSTRUCTION DRAWINGS.

- 1) AFCC - 120" ADJUSTABLE COLUMN ICC-ES REPORT: ESR-1482
- 2) AKRON - FIXED & ADJUSTABLE COLUMNS ICC-ES REPORT: ESR-1611
- 3) MARSHALL - EXTEND-O-COLUMN AT-ES CODE COMPLIANCE REPORT: CCRR-0148

NOTE:
FOR LATERAL WALL BRACING INFORMATION & REQUIREMENTS, REFER TO 8-x SHEETS.

Date	AC: 03/07/16 CS
	PS: 05/04/16 CS
	BS: 09/02/16 JR
	CS: 2/16/18 JSU

Project Number: 13051-02

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MITCHELL BEST HOMES

Architect

SUTTON YANTIS ASSOCIATES ARCHITECTS

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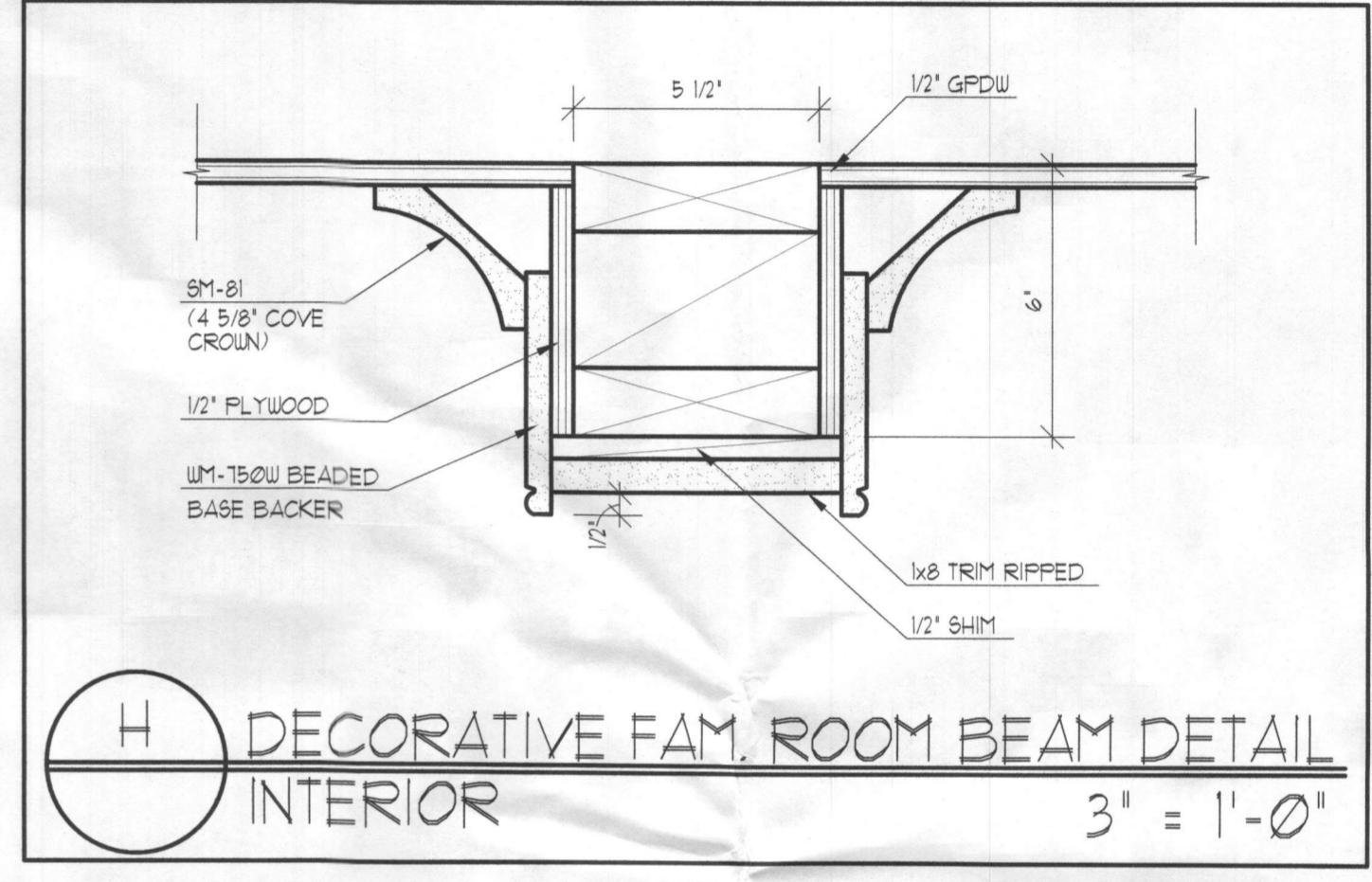
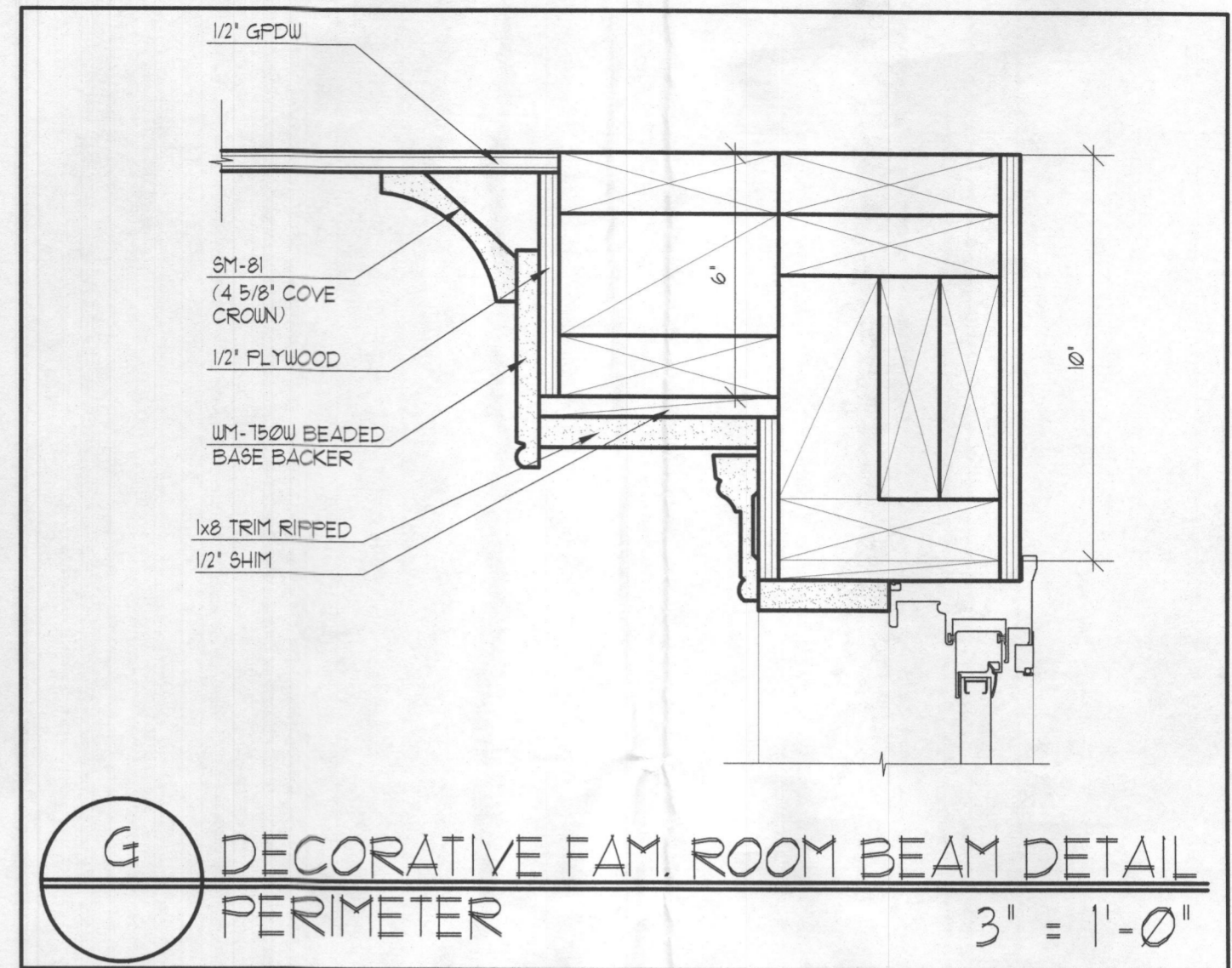
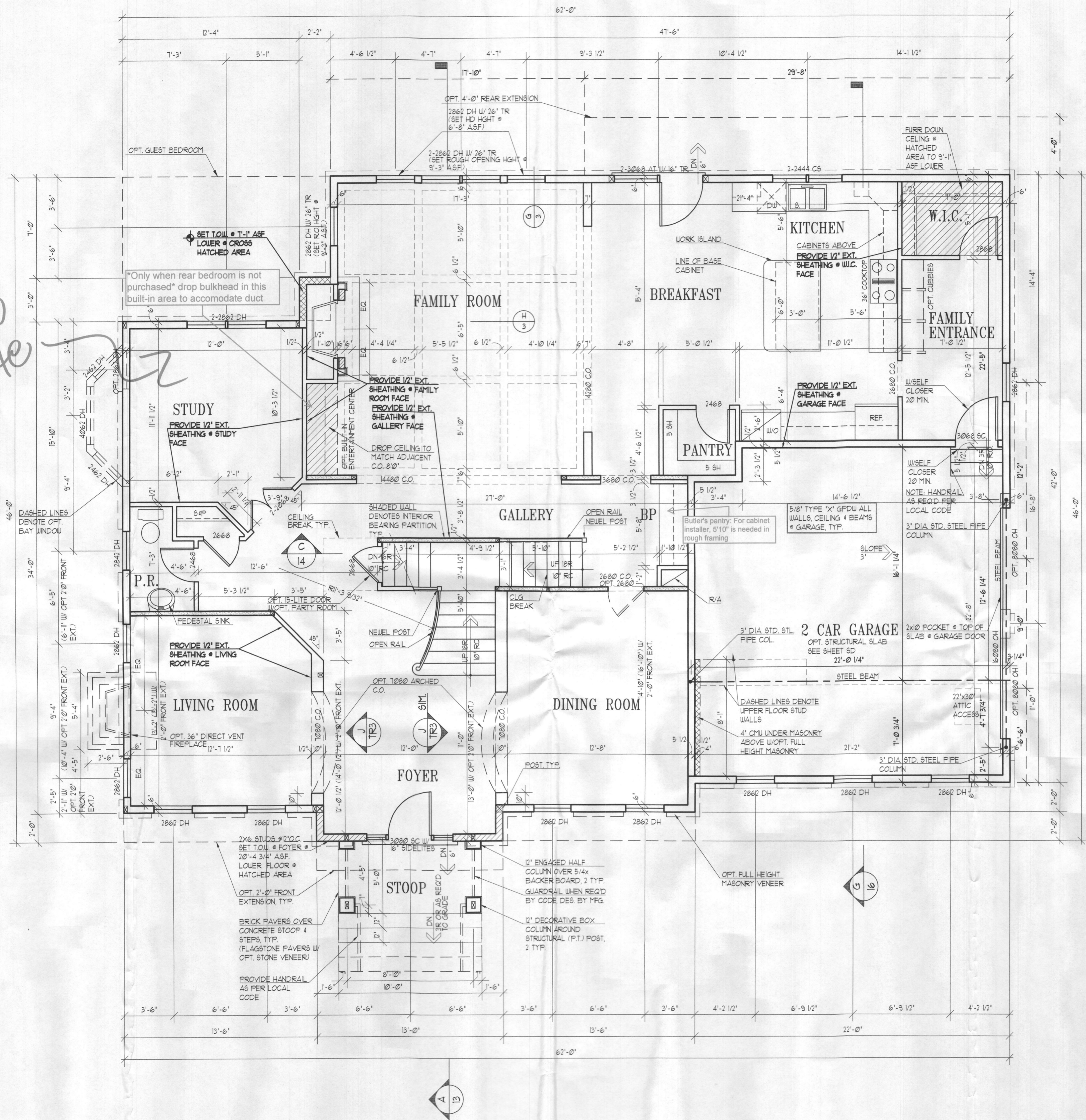
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Basement = 1 Bedroom

Opt In Law Suite



First floor has 1 bedroom

NOTE:
 • SEE DETAIL T40 AT SHEET TR4 FOR WINDOW ROUGH OPENING HEIGHT
 • SEE DETAIL T41 AT SHEET TR4 FOR CASED OPENING HEIGHT
 • SEE DETAIL T42 AT SHEET TR4 FOR INTERIOR DOOR HEIGHT DETAIL
 • SEE DETAIL T43 AT SHEET TR4 FOR EXTERIOR DOOR ROUGH OPENING HEIGHT DETAIL

NOTE:
 FOR LATERAL WALL BRACING INFORMATION & REQUIREMENTS, REFER TO S-x SHEETS.

Date	AC 03/07/16 CS
	FS 05/04/16 AT
	BS 03/07/16 JR
	CS 12/18/16 JSB

Project Number: 13051-03
ASHBROOKE MITCHELL BEST HOMES

Architect

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