

Permit: # B21000813

3-Construction Drawings

1-Plat Plan

RECEIVED

MAR 22 2021

LICENSES & PERMITS
DIVISION

Lot-39 Maple Lawn

Robert & Nicole Becker

11442 Ellington Street

Fulton, MD 20759

Howard County

BECKER RESIDENCE

11442 ELLINGTON STREET
FULTON, MARYLAND 20759

DRAWING INDEX

| | |
|------|--|
| CS-1 | SPECIFICATIONS, SYMBOLS, & ABBREVIATIONS |
| A-1 | PLANS, ELEVATIONS, SCHEDULES |
| A-2 | SECTIONS & WALL BRACING |

NOTES AND SPECIFICATIONS

DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS

3121 A: VERIFY ALL DIMENSIONS IN FIELD. BLUEHOUSE ARCHITECTURE, LLC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY NOR THE COMPLETENESS OF EXISTING CONDITIONS SHOWN. EXCEPT WHERE OTHERWISE NOTED, DIMENSIONS SHOWN ARE TAKEN TO FINISHED SURFACES.

2113 A: UNLESS OTHERWISE DIRECTED BY OWNER, CONTRACTOR SHALL ARRANGE TO OBTAIN AND SHALL PAY FOR ALL PERMITS NECESSARY FOR THE INSTALLATION OF HIS WORK.

22600 A: NO PRODUCTS CONTAINING ASBESTOS OR OTHER HAZARDOUS MATERIALS SHOULD BE USED.

DIVISION 01 - GENERAL REQUIREMENTS

11113 A: WORK COVERED BY CONTRACT DOCUMENTS-GROUPING OF SPECIFICATIONS INTO DIVISIONS IS NOT INTENDED TO DELINEATE DIVISIONS OF TRADES UNDER THE CONTRACT.

11418 A: FURNISH TEMPORARY PROTECTION, BARRICADES, LIGHTS, SIGNALS, AND OTHER PROTECTION REQUIRED BY STATE OR LOCAL LAWS AND ORDINANCES DURING CONSTRUCTION.

11418 B: PROVIDE PROPER STORAGE FOR ALL MATERIALS AND EQUIPMENT. VERIFY SITE ACCESS, STORAGE AND PARKING AREAS WITH OWNER AND WITH AUTHORITIES OF JURISDICTION.

12500 A: SUBSTITUTIONS OF SPECIFIED PRODUCTS WILL BE CONSIDERED ONLY UPON SUBMISSION OF PROOF OF EQUIVALENCY; THE OWNER'S DECISION AS TO EQUIVALENCY SHALL BE FINAL. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR PROPER FIT, PERFORMANCE, ADDITIONAL WORK, COORDINATION, AND EXPENSE RESULTING FROM SUBSTITUTION.

13300 A: WHERE SUBMITTALS SUCH AS SHOP DRAWINGS, PRODUCT LITERATURE, OR SAMPLES ARE REQUIRED, PROVIDE SUFFICIENT COPIES FOR ARCHITECTS AND OWNERS RECORDS. IN ADDITION TO COPIES REQUIRED FOR CONTRACTOR'S RECORD AND DISTRIBUTION, ALL SUBMITTALS WILL BE MARKED WITH THE APPROPRIATE ACTION BEFORE RETURN TO CONTRACTOR.

14113 A: ALL WORK SHALL CONFORM TO REQUIREMENTS OF 2018 EDITION OF INTERNATIONAL RESIDENTIAL CODE, NATIONAL STANDARD PLUMBING CODE ILLUSTRATED, NATIONAL ELECTRICAL CODE, AND ALL OTHER GOVERNING AGENCIES AND/OR AUTHORITIES AND/OR CODES HAVING JURISDICTION.

14213 A: PLEASE SEE THE BIDDING DOCUMENTS FOR A LISTING OF ABBREVIATIONS AND ACRONYMS USED FOR THIS PROJECT.

14500 A: ALL PRODUCTS SPECIFIED SHALL BE DELIVERED, STORED, AND INSTALLED AS RECOMMENDED BY THEIR MANUFACTURERS IN A MANNER WHICH WILL NOT VOID THE PRODUCT WARRANTIES.

1723 A: PROPERLY SHORE, ANCHOR, AND BRACE ALL PORTIONS OF EXISTING STRUCTURES TO REMAIN DURING DEMOLITION.

17329 A: CUTTING AND PATCHING-PATCH AND REPAIR ANY AREAS DISTURBED BY CONSTRUCTION TO MATCH ADJACENT SURFACES.

17418 A: UNLESS ITEMS ARE IDENTIFIED TO BE SALVAGED AND TURNED OVER TO OWNER, DISPOSE OF ALL DEMOLISHED MATERIALS IN A LAWFUL MANNER OFF SITE. DELIVER SALVAGED ITEMS IN UNMAGNIFIED CONDITION TO LOCATION AS REQUESTED BY OWNER.

17800 A: PROVIDE 1 SET OF MAINTENANCE MANUALS IN ZIP BINDERS CONTAINING PRODUCT LITERATURE, OPERATING AND MAINTENANCE INSTRUCTIONS, WARRANTIES, AND SIMILAR INFORMATION FOR ALL INSTALLED APPLICABLE ITEMS.

DIVISION 02 - EXISTING CONDITIONS (NO WORK SPECIFIED)

DIVISION 03 - CONCRETE

32100 A: PROVIDE CONCRETE FOUNDATION REINFORCEMENT AS REQUIRED BY CODE (INCLUDING SECTION R404.1.3.3 "REINFORCEMENT" IN 2019 IRC). FURTHER, FOR CONCRETE FOUNDATION WALLS 10" THICK OR MORE, PROVIDE TWO (2) LAYERS OF REINFORCEMENT PARALLEL TO THE FACES OF THE WALL. PROVIDE A MINIMUM OF 3/4" CONCRETE COVER OVER REINFORCEMENT ON WALLS WHEN CONCRETE IS NOT EXPOSED TO GROUND OR WEATHER AND A MINIMUM OF 1-1/2" CONCRETE COVER OVER REINFORCEMENT ON WALLS WHEN CONCRETE IS EXPOSED TO GROUND OR WEATHER.

32100 B: PROVIDE #4 BARS SPACED NOT MORE THAN 18" O.C. (MINIMUM RATIO OF VERTICAL REINFORCEMENT TO GROSS CONCRETE AREA: 0.002; MINIMUM RATIO OF HORIZONTAL REINFORCEMENT TO GROSS CONCRETE AREA: 0.002).

32100 C: REINFORCE ALL CONCRETE WALL OPENINGS AT DOORS AND WINDOWS WITH A MINIMUM OF (2) #5 BARS EXTENDING A MINIMUM OF 24" BEYOND THE CORNERS OF THE OPENING.

32100 D: PROVIDE BENT, CONTINUOUS REINFORCEMENT AT CORNERS AND WALL INTERSECTIONS FOR STRUCTURAL CONTINUITY.

32100 E: THE FOUNDATION WALL TO FOOTING WITH DOWEL BARS BENT IN ALTERNATE DIRECTIONS.

32100 F: VERTICAL REINFORCEMENT SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI.

32200 A: REINFORCING BARS, ASTM A 615, GRADE 60 (NEW BILLET STEEL), WELDED WIRE FABRIC, ASTM A 185, LAP FABRIC ONE FULL MESH; LAP ALL BAR SPLICES 30 X DIAMETER.

33000 A: COMPLY WITH APPLICABLE REQUIREMENTS OF ACI 301 AND 318. FOR READY-MIX CONCRETE COMPLY WITH ASTM C 94. IN HOT WEATHER COMPLY WITH ACI 305, IN COLD WEATHER COMPLY WITH ACI 308. FOR FORMWORK COMPLY WITH ACI 347.

33000 B: ALL EXTERIOR FOOTINGS SHALL BE PLACED A MINIMUM OF 2'-6" BELOW FINISHED GRADE AND ON VIRGIN SOIL.

33000 C: PROVIDE STONE-AGGREGATE 3000 PSI CONCRETE FOR FOUNDATION WALLS AND FOOTINGS AND 3500 PSI CONCRETE FOR ALL SLABS ON GRADE. PROVIDE AIR-ENTRAINED CONCRETE (4% TO 6%), BROOM-FINISHED, FOR ALL EXTERIOR CONCRETE. ADMIXTURES CONTAINING CALCIUM CHLORIDE ARE PROHIBITED. AGGREGATE SIZE SHALL BE 7" MAXIMUM, AND SLUMP SHALL BE 4" MAXIMUM. PROVIDE WATER-REDUCING ADMIXTURE PER MANUFACTURER'S RECOMMENDATIONS IN ALL CONCRETE EXCEPT FOOTINGS.

33000 D: EXCEPT WHERE OTHERWISE NOTED, SLABS ON GRADE SHALL BE 4" THICK CONCRETE REINFORCED WITH 6" X 6", W1.4W1 X 1W1F OVER 10-MIL POLYETHYLENE AND 4" WASHED GRAVEL. PROVIDE 2" X 2" X 24" CONTINUOUS EXTRUDED POLYSTYRENE PERIMETER INSULATION AT EXTERIOR EDGE OF INTERIOR SLABS.

33000 E: TROWEL SLABS TO LEVEL, TOLERANCE OF 1/8" IN 10'.

DIVISION 04 - MASONRY

40500 A: CONCRETE FILL FOR MASONRY WALLS SHALL BE 3000 PSI FEA GRAVEL CONCRETE.

40513 A: ALL MORTAR SHALL COMPLY WITH ASTM C 270, TYPE M (BELOW GRADE) OR N (ABOVE GRADE).

40516 A: WHERE REQUIRED, ALL FILL FOR MASONRY WALLS SHALL BE FEA-GRAVEL CONCRETE. PROVIDE SOFT BLOCK OR FILL WALL, SOLID WITH GROUT DIRECTLY BELOW ALL CHANGES IN WALL THICKNESS OR CONSTRUCTION.

40519 A: REINFORCE ALL MASONRY WALLS WITH #9 GA. GALVANIZED TRUSS-TYPE DUR-DURAL AT 16" VERTICAL SPACING, LAPPED BY MINIMUM BROWN AT CONTROL JOINTS. PROVIDE CORNER AND TIE PIECES AT INTERSECTIONS.

40523 A: PROVIDE 30-MIL PVC THRU-WALL FLASHING, WITH WEEP HOLES 2"-0" O.C., 8" ABOVE GRADE. ABOVE ALL LEDGES, DOORS, WINDOWS, AND AT ALL FLOOR LINES IN ALL EXPOSED EXTERIOR MASONRY. TURN INNER FLASHING EDGE AND SIDE EDGES UP, AND CUT OUTER EDGE FLUSH WITH OUTSIDE FACE OF MASONRY. KEEP WEEPS AND CAVITIES FREE OF MORTAR DROPPINGS.

42000 A: ALL MASONRY WALLS SHALL BE CONSTRUCTED OF LOAD-BEARING UNITS.

42030 B: ALL CMU SHALL COMPLY WITH ASTM C 90, GRADE N-1. SOLID CMU SHALL COMPLY WITH ASTM C 145. CONCRETE BRICK SHALL COMPLY WITH ASTM C 56.

DIVISION 05 - METALS

42113 A: ALL EXTERIOR EXPOSED MASONRY SHALL BE MATCH EXG. BRICK, ASTM C 216, GRADE SW, TYPE FBS.

44200 B: PROVIDE STONE VENEER AS MANUFACTURED BY ELDRADO STONE AND SELECTED BY OWNER. PROVIDE ALL REQUIRED FASTENERS, ANCHORS, WEEPS, WATERPROOFING, SUBSTRATES, ETC AS DIRECTED BY MANUFACTURER.

51200 A: PROVIDE LINTELS AT ALL REQUIRED MASONRY/CONCRETE OPENINGS FOR EACH 4" THICKNESS OF MASONRY ACCORDING TO THE FOLLOWING SCHEDULE OF OPENINGS:

4" 4" X 3-1/2" X 5/8" OR 3" PRECAST W/ #3 & B.
6"-8" 5" X 3-1/2" X 5/8" OR 3" PRECAST W/ #4 & B.
6"-8" 6" X 4" X 3/8"
PROVIDE 5" BEARING X 16" MINIMUM DEPTH OF BRICK OR 100% SOLID OR GROUTED MASONRY BELOW ALL STEEL LINTELS, 8" BEARING X 16" SOLID BELOW MASONRY LINTELS. SEE DRAWINGS FOR OPENING LOCATIONS. PROVIDE PROPER SHORING BEFORE INSTALLING LINTELS AT NEW OPENINGS IN EXISTING MASONRY WALLS.

51200 A: CONFORM TO APPLICABLE REQUIREMENTS OF THE AISC "SPECIFICATIONS" FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, 8TH EDITION AND SUPPLEMENTS; AND AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIGDES."

51200 B: ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL CONFORM TO ASTM A 36, FB-36,000 PSI. ALL STEEL PIPE SHALL CONFORM TO ASTM A 501, FB-36,000 PSI.

51200 C: ALL STEEL SHALL BE SHOP PRIMED; EXCEPT STEEL EXPOSED TO EXTERIOR, WHICH SHALL BE GALVANIZED. TOUCH UP ALL DAMAGED AREAS AFTER ERECTION.

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES

61000 A: STRUCTURAL LUMBER EXCEPT STUDS AND PLATES; NORTHERN (CANADIAN) S-P-F #2 OR BETTER; FB = 1050 PSI (FOR 2 X 10, REPEITIVE USES); E = 1,400,000 PSI. LUMBER FOR STUDS AND PLATES: S-P-F #1 OR BETTER; FB = 740 PSI; E = 1,300,000 PSI. (15% MAXIMUM MOISTURE CONTENT, S4).

61000 B: ALL LUMBER IN CONTACT WITH EARTH, MASONRY, OR CONCRETE SHALL BE PRESSURE-TREATED SOUTHERN PINE.

61000 C: SPIKE ALL MULTIPLE HEADERS TOGETHER WITH MINIMUM 16D NAILS AT 18" O.C. STAGGERED.

61000 D: ALL LINTELS IN WOOD FRAMING SHALL BE MINIMUM OF (2) 2 X 10S (UNLESS NOTED OTHERWISE).

61000 E: WHERE SIZES OF FRAMING LUMBER ARE NOTED, PROVIDE NOMINAL SIZES (INCHES ARE ASSUMED). I.E., 2 X 4 NOMINAL = 1-1/2" X 1-1/2" ACTUAL, ETC.

61000 F: PROVIDE METAL FASTENERS AS NOTED AND APPROPRIATE FOR JOINT CONDITIONS. GLUE-NAIL SUBFLOORING. STAPLE OR NAIL SHEATHINGS AND UNDERLAYMENT.

61000 G: JOISTS 2 X 10 OR GREATER SHALL BE SUPPORTED LATERALLY BY SOLID BLOCKING, DIAGONAL BRIDGING (WOOD OR METAL), OR 1 X 3" BRIDGING NAILLED TO THE BOTTOM OF THE JOISTS AT INTERVALS NOT EXCEEDING 10 FEET.

61900 A: ALL PLYWOOD SHALL BE GRADE STAMPED, SUBFLOOR, WALL AND ROOF SHEATHING. APA RATED SHEATHING, SQUARE EDGE, THICKNESS NOTED. COMBINATION SUBFLOOR-UNDERLAYMENT. APA FATED STURD-FLOOR, T&G EDGE. UNDERLAYMENT: APA UNDERLAYMENT EXT. CERAMIK TILE CEMENTITIOUS UNDERLAYMENT AND WALL BACKER UNITS ARE SPECIFIED IN DIVISION 9, BUILDING PAPER #15 FELT, ASPHALT IMPREGATED, AIR INTRUSION BARRIER, DUPONT TYVEK, SILL SEALER GASKET, 1" FIBERGLASS. INSTALL AND CONNECT IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION.

61900 B: FOR PLYWOOD 1/2" IN THICKNESS AND LESS, USE 1" CLIPS AT MIDPOINT FOR SPANS GREATER THAN 16" O.C.

61900 C: INSTALL DOUBLE STUD EACH END ALL WOOD BEAMS OR LINTELS UNLESS NOTED OTHERWISE.

61900 D: ATTACH WOOD SILL PLATES, ETC., TO CONCRETE SLABS WITH POWER-ACTUATED FASTENERS UNLESS NOTED OTHERWISE. SPACING FASTENERS AT 2'-0" O.C. MAX. STAGGERED. MINIMUM CAPACITY OF EACH FASTENER SHALL BE 100 POUNDS IN SHEAR AND PULLOUT, UNLESS NOTED OTHERWISE.

61900 E: NO OPENINGS IN BEAMS OR JOISTS SHALL BE CUT WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

61700 A: PREFABRICATED WOOD I-BEAM JOISTS AND LAMINATED HEADERS AND BEAMS SHALL BE MANUFACTURED BY WEYLAUSER NR COMPANY, TYPES AND SIZES AS NOTED.

61753 A: WOOD TRUSSES SHALL BE FURNISHED BY AN APPROVED LICENSED FABRICATOR IN ACCORDANCE WITH COMPLETE SHOP DRAWINGS PREPARED BY A MARYLAND-REGISTERED ENGINEER. SUBMIT SHOP DRAWINGS TO THE OWNER FOR REVIEW PRIOR TO FABRICATION. REPRINTS OF CONTRACT DRAWINGS ARE NOT ACCEPTABLE. ALL TRUSSES SHALL BE STAMPED AND CERTIFIED. ALL HANDLING, ERECTING AND FIXING OF WOOD TRUSSES SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS NOTED ON THE TRUSS SHOP DRAWINGS.

62013 A: ALL INTERIOR STANDING AND RUNNING TRIM SHALL BE PAINT-GRADE PINE, WITH PROFILES TO MATCH EXISTING TRIM.

62023 A: ALL EXTERIOR MILLWORK SHALL BE DOUGLAS FIR, HEMLOCK, OR RED CEDAR, B GRADE OR BETTER.

64300 A: PROVIDE WOOD STAIRS COMPLETE IN ALL RESPECTS, INCLUDING 5/4 TREADS, 4/4 RISERS, STRINGERS, NEWELS, BALUSTERS, AND HANDRAILS, WITH ALL REQUIRED TRANSITION COMPONENTS. ALL HANDRAILS AT STAIRS (UNLESS INDICATED TO THE CONTRARY) SHALL BE 3'-0" ABOVE NOSE OF STAIR TREAD, FASTENED TO WALL (WHERE PRESENT) WITH BRACKETS PROVIDING 1-1/2" CLEARANCE BETWEEN RAIL AND WALL. GUARDRAILS AT LANDINGS SHALL BE 3'-0" HIGH, AT OPEN RAIL CONDITIONS, PROVIDE INTERMEDIATE BALUSTERS SO THAT THE MAXIMUM DISTANCE BETWEEN BALUSTERS SHALL BE 4".

65000: PROVIDE PLASTIC FABRICATIONS AS SHOWN ON DRAWINGS AS MANUFACTURED BY FYPON.

DIVISION 07 - THERMAL & MOISTURE PROTECTION

71000 A: PROVIDE WATERPROOFING (TREMPROOF 60 OR ACCEPTABLE EQUIVALENT) APPLIED TO EXTERIOR SURFACES OF NEW BASEMENT SPACES. PROVIDE GEOTECH INSULATED DRAINAGE PANELS 1-1/2" THICK AS PROTECTION AND DRAINAGE COURSE FOR WATERPROOFING. BACKFILL IN ACCORDANCE WITH DIVISION 31.

72000 A: INSULATION: FOL-FACED FIBERGLASS B-17S, R-VALUE AS NOTED. STAPLE TO WOOD FRAMING WITH VAPOR BARRIER FACING INTERIOR OF BUILDING. WHERE FACING

WILL NOT BE IN DIRECT CONTACT WITH WALL OR CEILING FINISH BOARDS, PROVIDE FACING WITH FLAME SPREAD OF 25 OR LESS. WHERE INSULATION WILL BE IN CONTACT WITH THE UNDERSIDE OF ROOF SHEATHING, PROVIDE POLYSTYRENE Baffles TO MAINTAIN VENTILATION. RIGID INSULATION, CLOSED-CELL EXTRUDED POLYSTYRENE COMPLYING WITH FS HH-1524 TYPE IV, 2" PSI COMPRESSIVE STRENGTHS, AGED K-VALUE OF 0.20, 1.1 PERM-INCH MAX., VAPOR RATING, 0.9% MAX. WATER ABSORPTION.

72500: PROVIDE WEATHER BARRIERS (I.E. TYVEK HOUSEWRAP) IN AREAS AS REQUIRED AND APPROPRIATE.

72000 A: IN ADDITION TO ROOFER'S FELT, PROVIDE GAF "STORMGUARD" OR EQUAL WEATHER-RESISTANT UNDERLAYMENT AT EAVES AND VALLEYS.

73113 A: ALL COMPOSITION SHINGLES SHALL BE 30-YEAR "TIMBERLINE" CLASS A FIBERGLASS, AS MANUFACTURED BY GAF, OR ACCEPTABLE EQUIVALENT. COLOR TO MATCH EXISTING, NAIL ALL SHINGLES.

74600 A: SIDING AND SOFFIT SYSTEMS SHALL BE AS MANUFACTURED BY JAMES HARDIE PRODUCTS, INC. OR ACCEPTABLE EQUIVALENT. PROVIDE ALL REQUIRED TRIM, FLASHINGS, SUPPORTS, AND FASTENERS. COLOR & PROFILE TO MATCH EXISTING.

77123 A: ALUMINUM GUTTERS AND DOWNSPOUTS COLOR SHALL AS SELECTED BY OWNER. PROVIDE PRECAST CONCRETE SPLASH BLOCKS.

77226 A: PROVIDE GAF "COBRAVENT" OR EQUAL VENTILATING UNDERLAYMENT BELOW RIDGE SHINGLES.

77226: PROVIDE RIDGE VENTS AT ALL NEW ROOF PEAKS.

78200 A: METAL FLASHING SHALL BE PREFINISHED STAINLESS STEEL, MINIMUM 26 GAUGE.

79000 A: SEALANTS: SEAL ALL JOINTS AROUND EXTERIOR OPENINGS AT DOORS, WINDOWS, AND SIDEWALKS; SEAL CONTROL AND EXPANSION JOINTS IN INTERIOR AND EXTERIOR WALLS (USE ONE-PART SILICONE SEALANT); WHERE EXPOSED, SEAL INTERIOR JOINTS BETWEEN WALLS AND DOOR AND WINDOW FRAMING (USE ACRYLIC SEALANT); WHERE NOT PAINTABLE, SEALANT COLOR SHALL BE SELECTED BY OWNER FROM MANUFACTURER'S STANDARDS.

DIVISION 08 - OPENINGS

81113 A: EXTERIOR ACCESS DOOR SHALL BE PRE-HUNG, NINE-LITE TWO-PANEL DOOR AS MANUFACTURED BY THERMA-TRU OR ACCEPTABLE EQUAL.

81113 B: GARAGE ACCESS DOOR SHALL BE 1-3/4" SOLID CORE WITH SIX-PANEL, PAINT-GRADE FACING AND APPLIED MOLDINGS. PROVIDE LABELED SPRING HINGES AND LATCHING HARDWARE.

81400 A: ALL INTERIOR WOOD DOORS SHALL BE PRE-HUNG HOLLOW CORE, PAINT GRADE, FACED WITH SIX-PANEL DOOR FINISHING AS MANUFACTURED BY MASONITE OR ACCEPTABLE EQUAL, IN ACCORDANCE WITH ANSI/AIA 136.4. UNDERCUT ALL BATHROOM DOORS 3/4". PROVIDE PLAIN-BEARING MORTISED HINGES AND PRIVACY LATCHES WITH ALL DOORS. (PASSAGE LATCHES FOR CLOSET DOORS).

85400 A: COMPOSITE WINDOWS AND EXTERIOR PATIO DOORS SHALL BE PLYGEM WINDOWS, OR ACCEPTABLE EQUIVALENT, WITH FIBERGLASS EXTERIOR PREFINISH, LOW-EMISSIVITY INSULATED GLASS, REMOVABLE SCREENS AND GRILLES BETWEEN THE GLASS.

86200 A: PROVIDE VELUX SKYLIGHT, MODEL AS NOTED, INCLUDING ALL REQUIRED MOUNTINGS, FASTENERS, MORTARS, FLASHINGS AND OTHER COMPONENTS AS REQUIRED TO MEET MANUFACTURER'S INSTALLATION REQUIREMENTS.

87000 A: PROVIDE FINISH HARDWARE AS APPROPRIATE. ALL HINGES SHALL BE PLAIN-BEARING TYPE. ALL LOCKS SHALL BE SCHLAGE, OR ACCEPTABLE EQUIVALENT TO MATCH EXISTING.

88000 A: PROVIDE TEMPERED GLASS WHERE SAFETY GLAZING IS REQUIRED.

89516 A: VINYL SOFFIT SYSTEMS SHALL BE AS MANUFACTURED BY HEARTLAND BUILDING PRODUCTS, INC. OR ACCEPTABLE EQUIVALENT. PROVIDE ALL REQUIRED TRIM, SUPPORTS, AND FASTENERS.

DIVISION 09 - FINISHES

92116 A: GYPSUM DRYWALL (GDOW): ASTM C 840. COMPLY WITH MANUFACTURER'S RECOMMENDATIONS. THICKNESS: 1/2" UNLESS NOTED OTHERWISE; SCREWED TO SUPPORTS.

93000 A: TILE WORK: ANSI A137.1. REFERENCE TILE COUNCIL OF AMERICA "HANDBOOK FOR CERAMIC TILE INSTALLATION", CURRENT EDITION. PROVIDE SUBSTRATE OF GLASS-MESH MORTAR UNITS WHERE RECOMMENDED. PROVIDE PRODUCTS IN COLOR, STYLE, AND SIZE AS SELECTED BY OWNER. PROVIDE MORTAR COLORS AS SELECTED BY OWNER.

99113 A: PAINT COLORS SHALL BE AS SELECTED BY OWNER FROM MANUFACTURER'S STANDARDS. REFERENCE STANDARD: SHERWIN-WILLIAMS "PAINTING SYSTEMS FOR SPECIFIERS AND APPLICATIONS," WHERE NOTED PAINT EXPOSED CMU WITH SURFACE FILLER AND 2 COATS LATEX SEMI-GLOSS PAINT.

99123 A: SEAL ALL GDOW AND PAINT WITH 2 COATS LATEX SATIN PAINT. REPAIR SHOP PRIMING (PRIME GALVANIZED METALS WITH "GALVITE") AND PAINT ALL EXPOSED METALS (EXCEPT PREFINISHED) WITH 2 COATS SILICONE ALKOXY ENAMEL.

99313 A: PAINT ALL EXTERIOR WOOD WITH WOOD PRIMER AND 2 COATS LATEX GLOSS PAINT.

99323 A: PAINT ALL INTERIOR WOOD AND APPLY 2 COATS LATEX SEMI-GLOSS PAINT.

DIVISION 10 - SPECIALTIES

105700 A: PROVIDE CLOSET SHELVING AS MANUFACTURED BY CLAIRSON CLOSET MAID OR EQUAL. VINYL-COATED STEEL WIRE, 12" DEPTH, WITH BUILT-IN CLOTHES-HANGER ROD AND ALL REQUIRED HARDWARE, SUPPORTS, GROUNDS, ETC. IN CONFIGURATIONS AS SHOWN.

DIVISION 11 - EQUIPMENT (NO WORK SPECIFIED)
DIVISION 12 - FURNISHINGS (NO WORK SPECIFIED)
DIVISION 13 - SPECIAL CONSTRUCTION (NO WORK SPECIFIED)
DIVISION 14 - CONVEYING EQUIPMENT (NO WORK SPECIFIED)
DIVISIONS 15-20 - RESERVED (NO WORK SPECIFIED)

DIVISION 21 - FIRE SUPPRESSION

ALL FIRE SUPPRESSION WORK SHALL BE DESIGN-BUILD BY CONTRACTOR.

DIVISION 22 - PLUMBING

ALL PLUMBING WORK SHALL BE DESIGN-BUILD BY CONTRACTOR.

DIVISION 23 - HEATING, VENTILATION, AND AIR CONDITIONING

ALL HVAC DESIGN & WORK SHALL BE DESIGN-BUILD BY CONTRACTOR.

DIVISION 24 - RESERVED (NO WORK SPECIFIED) DIVISION 25 - INTEGRATED AUTOMATION (NO WORK SPECIFIED)

DIVISION 26 - ELECTRICAL

26500 A: PROVIDE CONVENIENCE RECEPTACLES, LIGHTING CONNECTIONS, AND SWITCHES AS REQUIRED BY CODE AND DIRECTED BY OWNER.

26500 B: COORDINATE POWER CONNECTIONS FOR ALL REQUIRED HVAC AND PLUMBING EQUIPMENT WITH MECHANICAL CONTRACTORS.

ALL OTHER ELECTRICAL WORK SHALL BE DESIGN-BUILD BY CONTRACTOR.

DIVISION 27 - COMMUNICATIONS

270513 A: PROVIDE CABLE, PHONE, DSL, ETC. IN LOCATIONS AS DIRECTED BY OWNER.

DIVISION 28 - ELECTRONIC SAFETY AND SECURITY (NO WORK SPECIFIED)

283146 A: PROVIDE SMOKE DETECTORS WITH SEALED-IN TEN-YEAR LONG LIFE BATTERIES, IN LOCATIONS REQUIRED BY CODE.

283149 A: PROVIDE CARBON MONOXIDE DETECTORS WITH BATTERY BACKUP, IN LOCATIONS REQUIRED BY CODE.

DIVISION 29 - RESERVED (NO WORK SPECIFIED) DIVISION 30 - RESERVED (NO WORK SPECIFIED)

DIVISION 31 - EARTHWORK

311300 A: DO NOT REMOVE ANY TREE(S) WITHOUT THE SPECIFIC PERMISSION OF THE OWNER TO REMOVE SAID TREE(S). ALL TREES SHALL BE FULLY PROTECTED DURING CONSTRUCTION.

312113 A: RADON MITIGATION-NEW CONSTRUCTION SHALL NOT INTERFERE WITH EXISTING RADON SYSTEMS USE. RELOCATE UNIT AS REQUIRED FOR NEW WORK.

312300 A: EXCAVATE FOR FOOTINGS, FOUNDATIONS AND CONCRETE SLABS. MATERIALS TO BE EXCAVATED ARE ASSUMED TO BE EARTH AND OTHER MATERIALS THAT MAY BE REMOVED WITH A POWER SHOVEL. THE OWNER SHALL NOT BE RESPONSIBLE FOR VARIATIONS OF SUB-SOIL QUALITY OR CONDITIONS NOT ANTICIPATED.

312300 B: BACKFILL EXCAVATION WITH CLEAN EARTH, IN 8" LAYERS, WITH EACH LAYER COMPACTED SOLIDLY TO 95% MAXIMUM DRY DENSITY (AASHTO T-180) TO PROVIDE STABILITY OF THE FINISHED GRADE. BACKFILL SHALL BE FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES, OR BouldERS.

312300 C: ALL FOOTINGS HAVE BEEN DESIGNED FOR AN ASSUMED NET SOIL BEARING PRESSURE OF 2000 PSF.

312300 D: TAKE ALL NECESSARY PRECAUTIONS TO PROPERLY UNDERPIN, SHORE, AND BRACE EXISTING CONSTRUCTION WHERE NEW CONSTRUCTION ABUTS EXISTING.

312300 E: THE SITE, IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 1/20 AWAY FROM THE BUILDING FOR A MINIMUM RUN OF TEN FEET.

314000 A: SHORE AND BRACE EXCAVATION. IF NECESSARY PROVIDE SHEET PILING, BRACING, OR SHORING TO CONDUCT WORK SAFELY. PREVENT CAVE-INS. RETAIN EXCAVATION AND PROTECT ADJACENT PROPERTIES.

DIVISION 32 - EXTERIOR IMPROVEMENTS (NO WORK SPECIFIED)

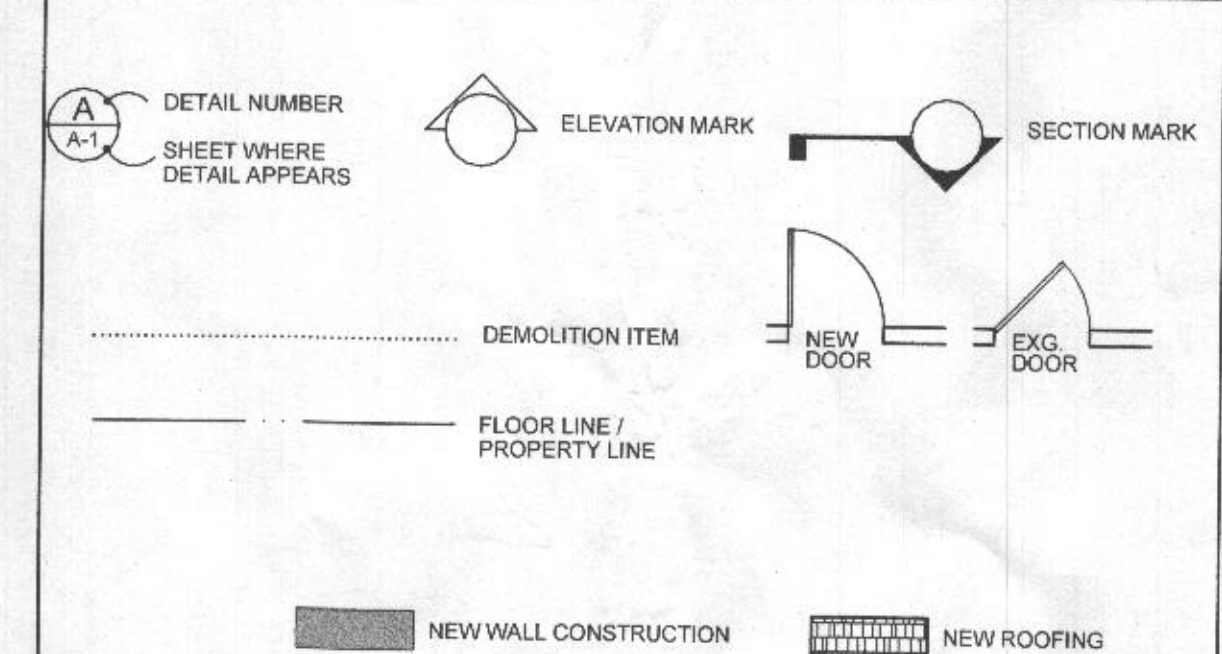
DIVISION 33 - UTILITIES

330000 A: NOTIFY PARTIES OWNING UTILITIES WHICH WILL INTERFERE WITH THE EXECUTION OF THE WORK TO REMOVE OR RELOCATE THEM. IN THE EVENT THAT COSTS OF SUCH REMOVALS OR RELOCATIONS ARE NOT BORNE BY THESE PARTIES, SUCH COSTS SHALL BE PAID BY THE OWNER. EXERCISE PROPER CARE WHEN EXCAVATING TO AVOID DAMAGE TO EXISTING UTILITIES. NOTIFY "MISS UTILITY" AT 800-257-7773 3 WORKING DAYS PRIOR TO BEGINNING WORK IN THE VICINITY OF EXISTING UTILITIES.

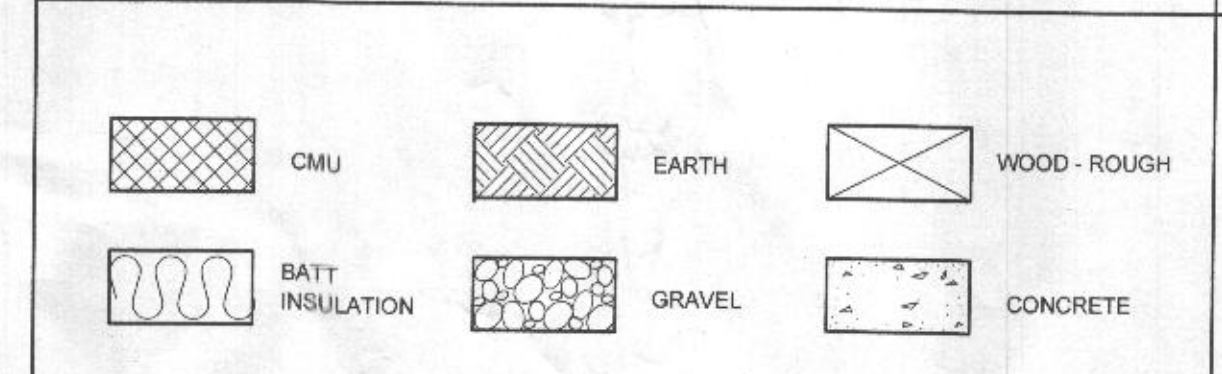
334613 A: PROVIDE CORRUGATED DRAIN PIPE (ASTM D 2729) FOR FOUNDATION DRAINAGE; PIPE TO DAYLIGHT WITH SCREENED COVER.

DIVISION 34 - TRANSPORTATION (NO WORK SPECIFIED) DIVISION 35 - WATERWAY AND MARINE CONSTRUCTION (NO WORK SPECIFIED) DIVISION 36 - RESERVED (NO WORK SPECIFIED) DIVISION 37 - RESERVED (NO WORK SPECIFIED) DIVISION 38 - RESERVED (NO WORK SPECIFIED) DIVISIONS 40-49 (NO WORK SPECIFIED)

SYMBOLS

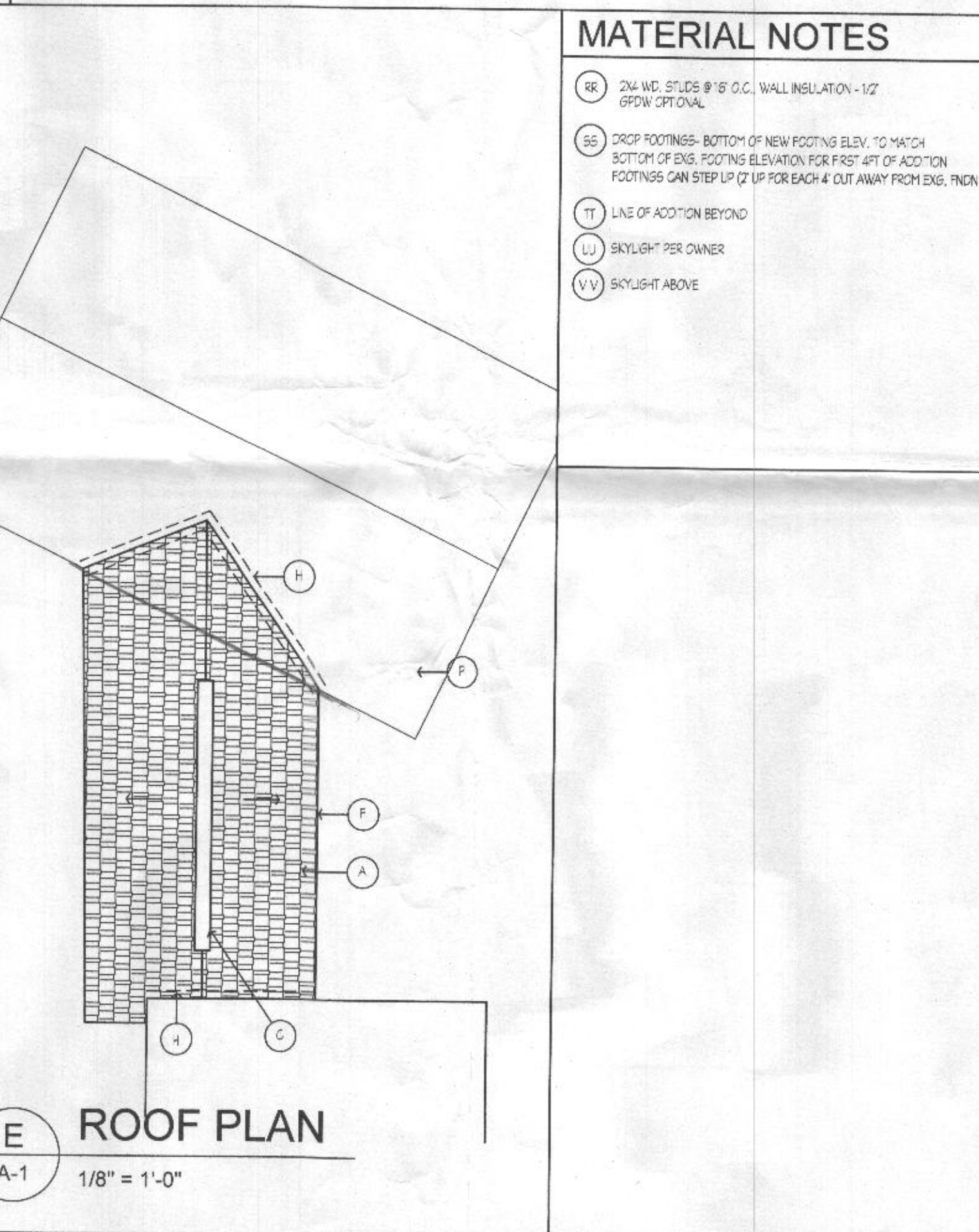
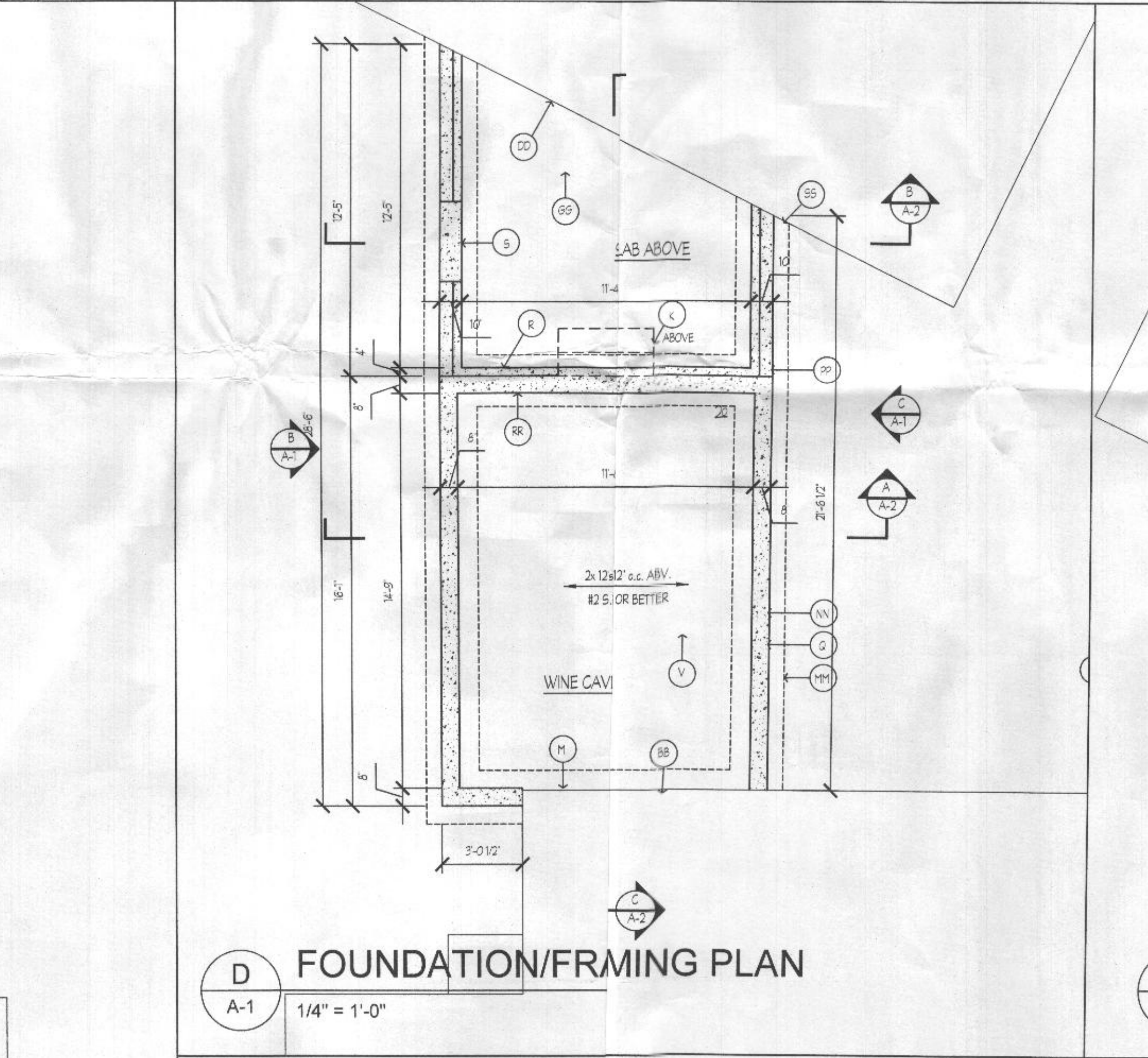
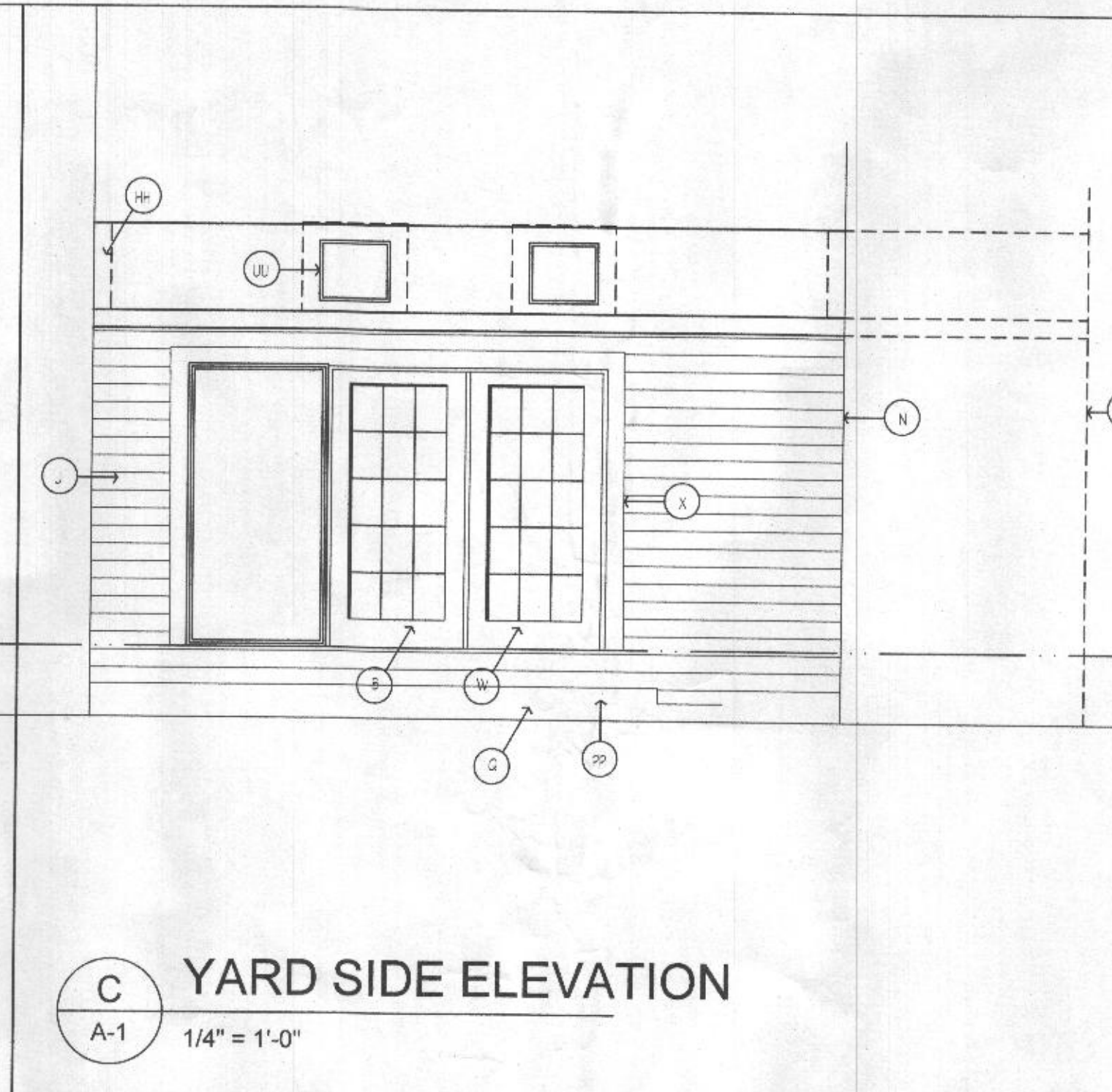
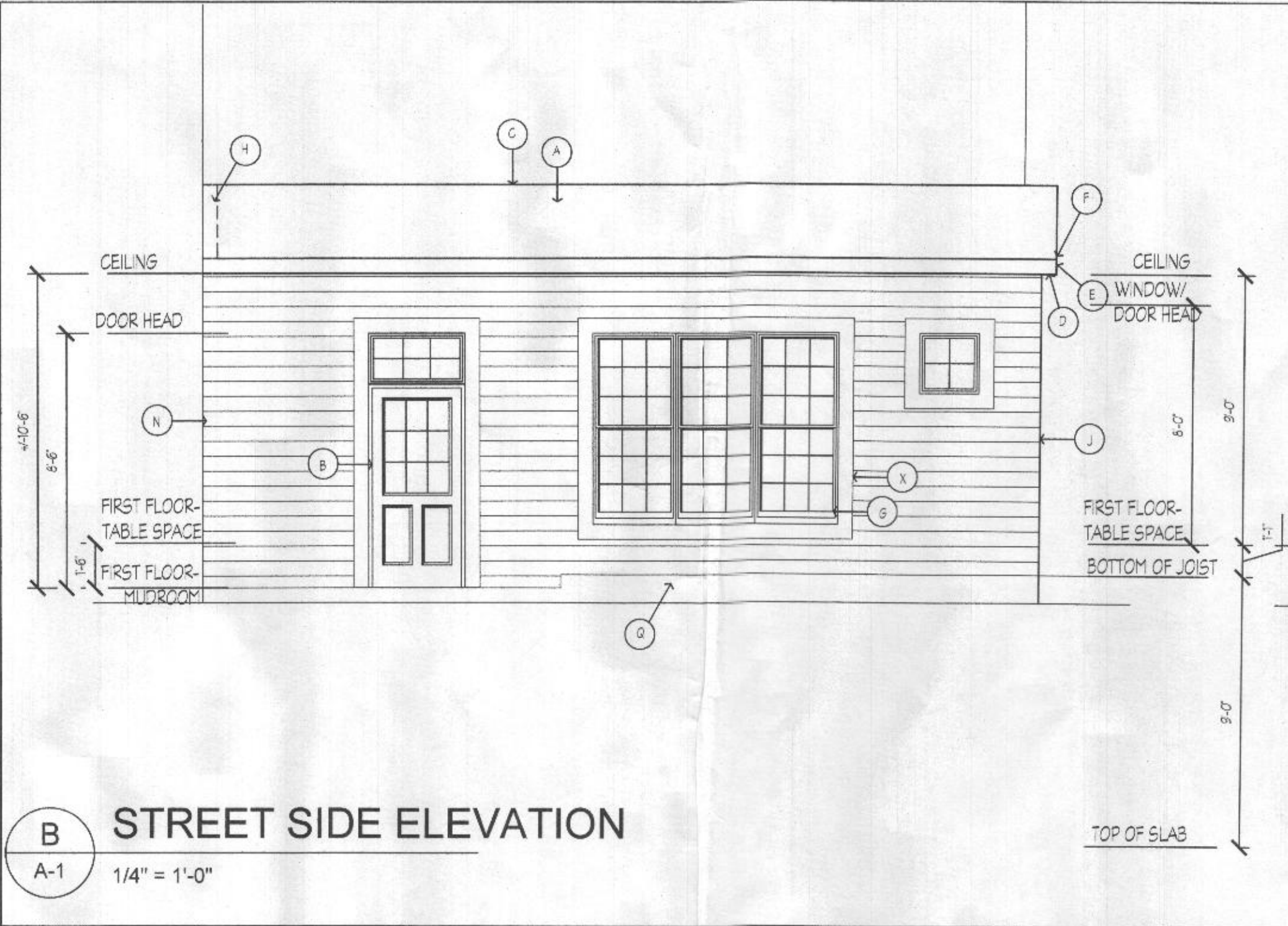
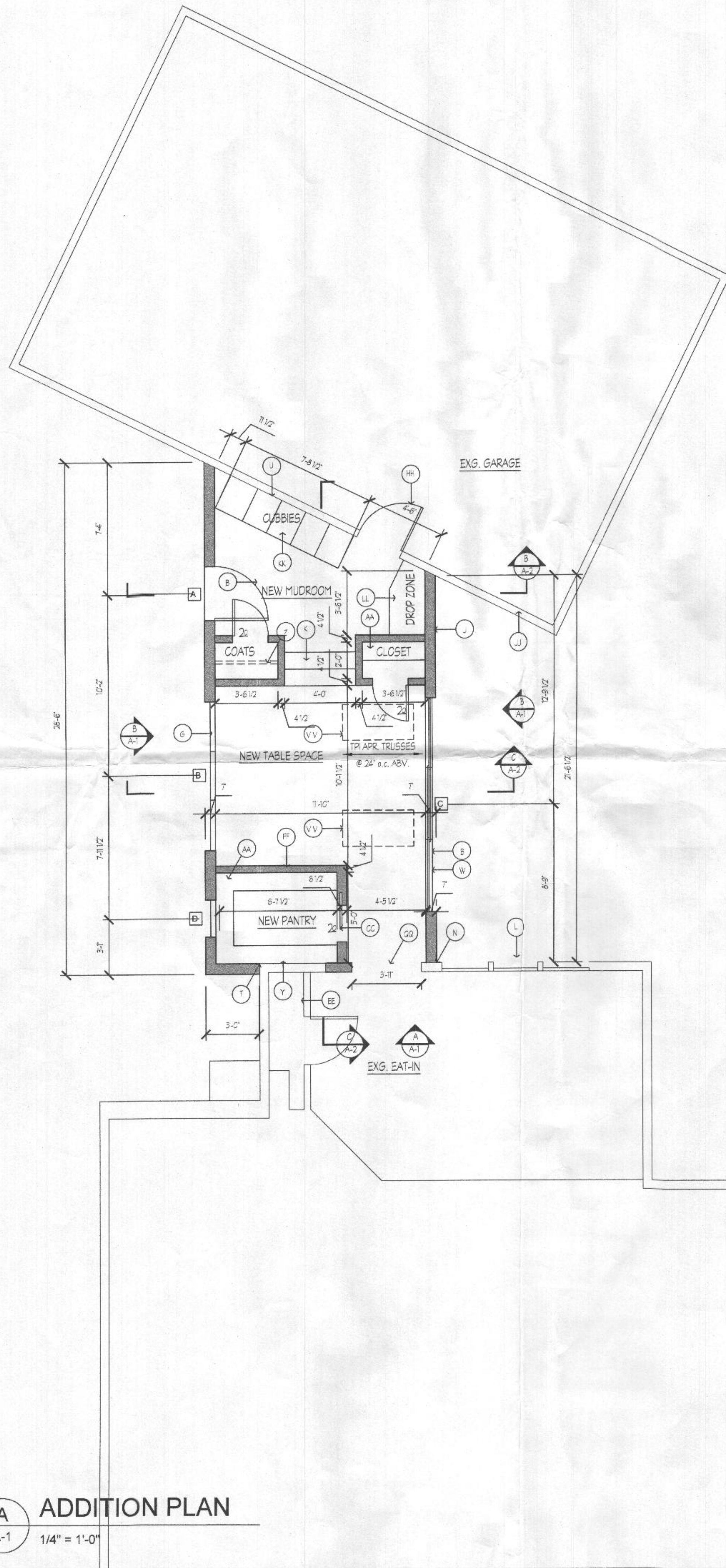


MATERIAL DESIGNATIONS



ABBREVIATIONS

| | | | | | | | |
|------------|-----------------------|------|----------|-----|---------------------|------|-------------------|
| L or A (S) | angle anchor bolt (s) | E | east | MAS | masonry material(s) | SGFT | structural glazed |
| ABV | above | E.E. | each end | MAX | maximum | SHLF | shelf |



- ### MATERIAL NOTES
- (A) ASPHALT SHINGLES AND TRUSS ROOF
 - (B) NEW EXTERIOR DOOR - SEE SCHEDULE
 - (C) ROUGE VENT
 - (D) VENTILATED VINYL SOFFIT
 - (E) 2x6 FASCIA WRAPPED IN VINYL
 - (F) BUTTER TO D.S. & S.B.
 - (G) NEW WINDOW - SEE SCHEDULE
 - (H) CONCEALED FLASHING
 - (I) SIDING ON AIR INFILTRATION BARRIER ON 1/2" PLWD ON 2x6 STUD @ 16" O.C. (V.B. ON WARM SIDE OF WALL), 1/2" GFDW ON INTERIOR
 - (J) STAR 1/4" 1" READ, MAX 1-1/2 RIBS
 - (K) EXG. WINDOW TO REMAIN
 - (L) EXG. FINISH TO REMAIN
 - (M) EXG. WALL TO REMAIN
 - (N) EXG. ROOF TO REMAIN
 - (O) PARGE EXPOSED FOUNDATION
 - (P) 4" SLAB LEDGE
 - (Q) HOLD FINISH DOWN FOR DOOR ABOVE
 - (R) ALIGN NEW WALL W/ EXG.
 - (S) REMOVE EXG. SIDING, REPLACE W/ 5/8" F.R. GFDW
 - (T) FINISHED FLOOR ON 3/4" SLAB, RNDT. ON 4" CONC. ON 10" M.L. V.B. ON 1" RIGID INSULATION ON 4" GRAVEL
 - (U) SAFETY RAILING AS REQ'D BY CODE/GRADE
 - (V) 6" TRIM
 - (W) REMOVE EXG. SIDING, REPLACE W/ 1/2" GFDW
 - (X) CLOSET ROD & SHELF
 - (Y) SHELVING
 - (Z) REMOVE PORTION OF EXG. WALL & INSTALL NEW DOOR LOCATION TRD BY OWNER
 - (AA) POCKET DOOR
 - (AB) EXG. GARAGE FINISH TO REMAIN
 - (AC) EXG. PANTRY TO REMAIN
 - (AD) 2x4 STUD @ 16" O.C. W/ 1/2" GFDW ON BOTH SIDES
 - (AE) 4" CONC. ON 10" M.L. V.B. ON 1" RIGID INSULATION ON 4" GRAVEL
 - (AF) REMOVE EXG. D.COR. PROVIDE NEW FIRE-RATED DOOR W/ CLOSER PER CODE
 - (AG) EXG. GARAGE TO REMAIN
 - (AH) CUBBIES
 - (AI) DROP ZONE COUNTER
 - (AJ) 1-0" X 2-0" CONC. FIN. W/ (3) 1/4" CONC.
 - (AK) CONC. (SEE SPEC FOR REINFORCEMENT) FINISH WALL, WATERPROOF BELOW GRADE
 - (AL) STEP FINISH AS REQ'D BY GRADE
 - (AM) MOVE EXG. DOOR W/IDE OPENING AS SHOWN. PATCH WALL TO MATCH ADJACENT AS REQ'D

B STREET SIDE ELEVATION
A-1 1/4" = 1'-0"

C YARD SIDE ELEVATION
A-1 1/4" = 1'-0"

- ### MATERIAL NOTES
- (BB) 2x4 WD. STUDS @ 16" O.C. WALL INSULATION - 1/2" GFDW OPTIONAL
 - (BC) DROP FOOTINGS - BOTTOM OF NEW FOOTING ELEV. TO MATCH BOTTOM OF EXG. FOOTING ELEVATION FOR FIRST PART OF ADDITION FOOTINGS CAN STEP UP (2) UP FOR EACH 4' OUT AWAY FROM EXG. FINISH
 - (BD) LINE OF ADDITION BEYOND
 - (BE) SKYLIGHT PER OWNER
 - (BF) SKYLIGHT ABOVE

D FOUNDATION/FRAMING PLAN
A-1 1/4" = 1'-0"

E ROOF PLAN
A-1 1/8" = 1'-0"

| ROOM FINISH SCHEDULE | | | | | |
|----------------------|--------|---------|--------------|---------|------------------|
| ROOM | FLOOR | | WL | CEILING | ADDITIONAL NOTES |
| | FINISH | BASE | F&H | FINISH | |
| MUDROOM | TILE | PT. WD. | P/ED DRYWALL | GPDW | |
| TABLE SPACE | TILE | PT. WD. | P/ED DRYWALL | GPDW | |
| PANTRY | TILE | PT. WD. | P/ED DRYWALL | GPDW | |
| WINE CAVE | - | PT. WD. | P/ED DRYWALL | GPDW | |

GENERAL NOTE: ALL NEW MATERIALS TO MATCH COLOR OF FINISH RESIDENCE AS CLOSELY AS POSSIBLE

F SCHEDULES
A-1 N.T.S.

| EXTERIOR DOOR & WINDOW SCHEDULE | | |
|---------------------------------|---------------------------|---|
| NO. | SIMILAR TO ANDERSEN MODEL | NOTES |
| A | 3088 ENTRY DOOR | 26" HIGH TRANSOM |
| B | 2862-3 | |
| C | 12080 | THREE-PANEL SLIDING DOOR HEADER BY TRUSS MANUF. |
| D | WC12 | |

PLYGEM COLONIAL PATTERN
NOTE: ALL HEADERS SHALL BE (2) 2X12S EXCEPT AS NOTED OTHERWISE.

A ADDITION PLAN
A-1 1/4" = 1'-0"

Approved for release to:

Permit Bid/Negotiation Construction Other

Owner _____ Date _____

SEAL

PROFESSIONAL CERTIFICATION
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License No. 14075, Expiration Date: 02/27/2027.

DATE _____

SCALE: AS NOTED

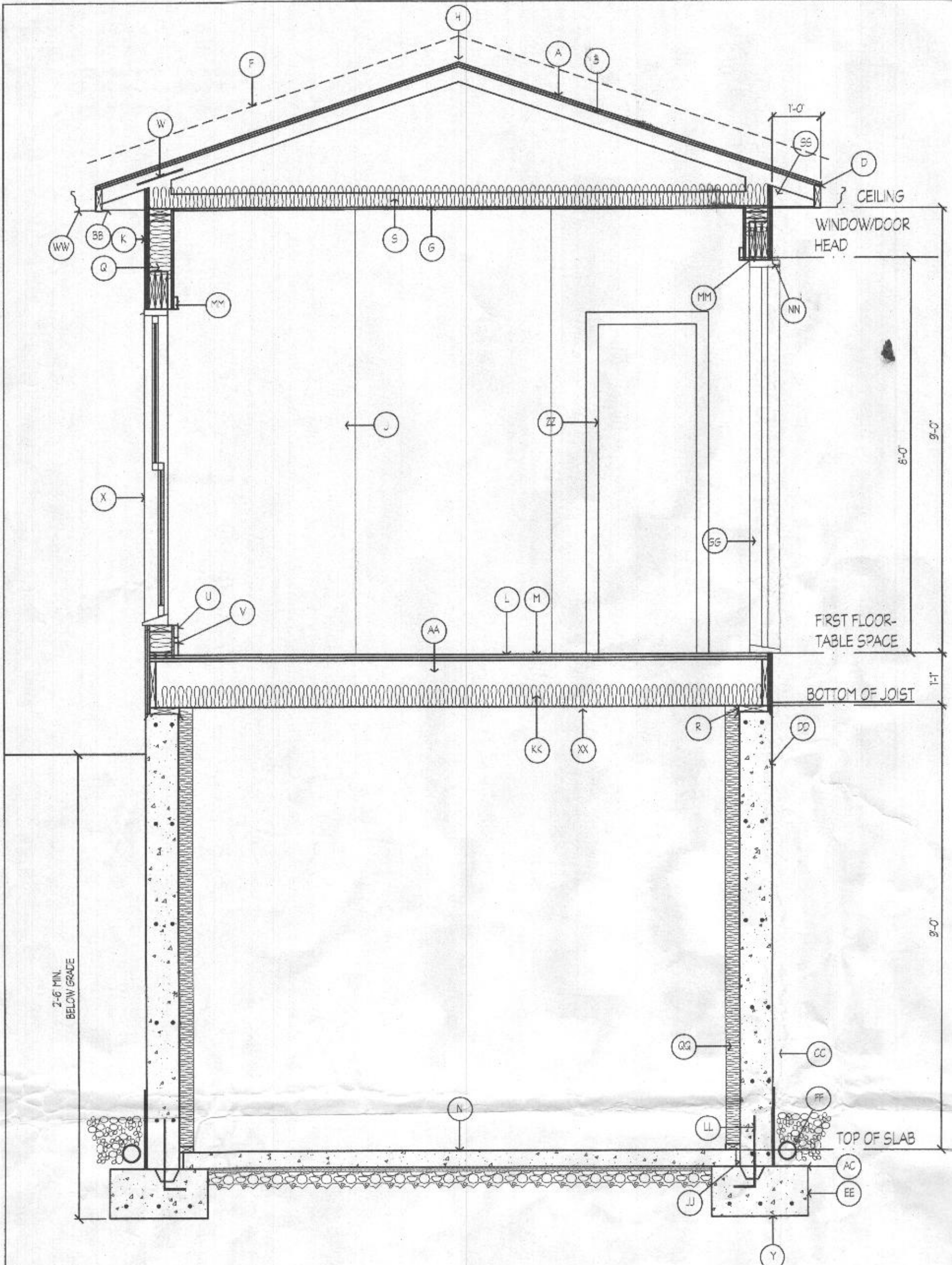
PROJECT NO. 20042-CD

DATE: 08/14/2020

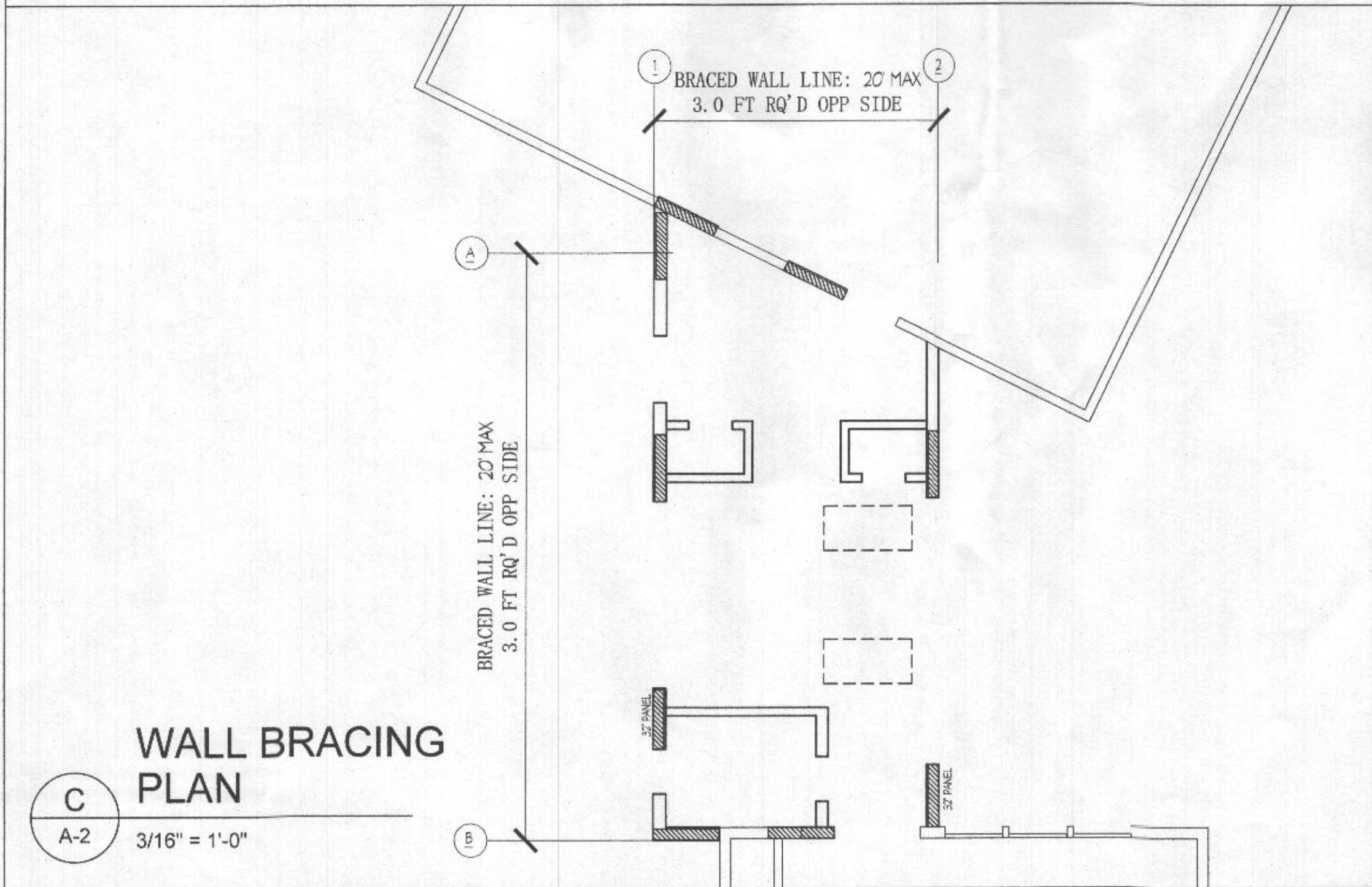
PROJECT: BECKER RESIDENCE ADDITION

1980 Bailey Road
Manassas, Maryland 21104
miller@bbhouse-arch.com
www.bbhouse-arch.com
Phone: 410-548-3377
Fax: 410-548-3377

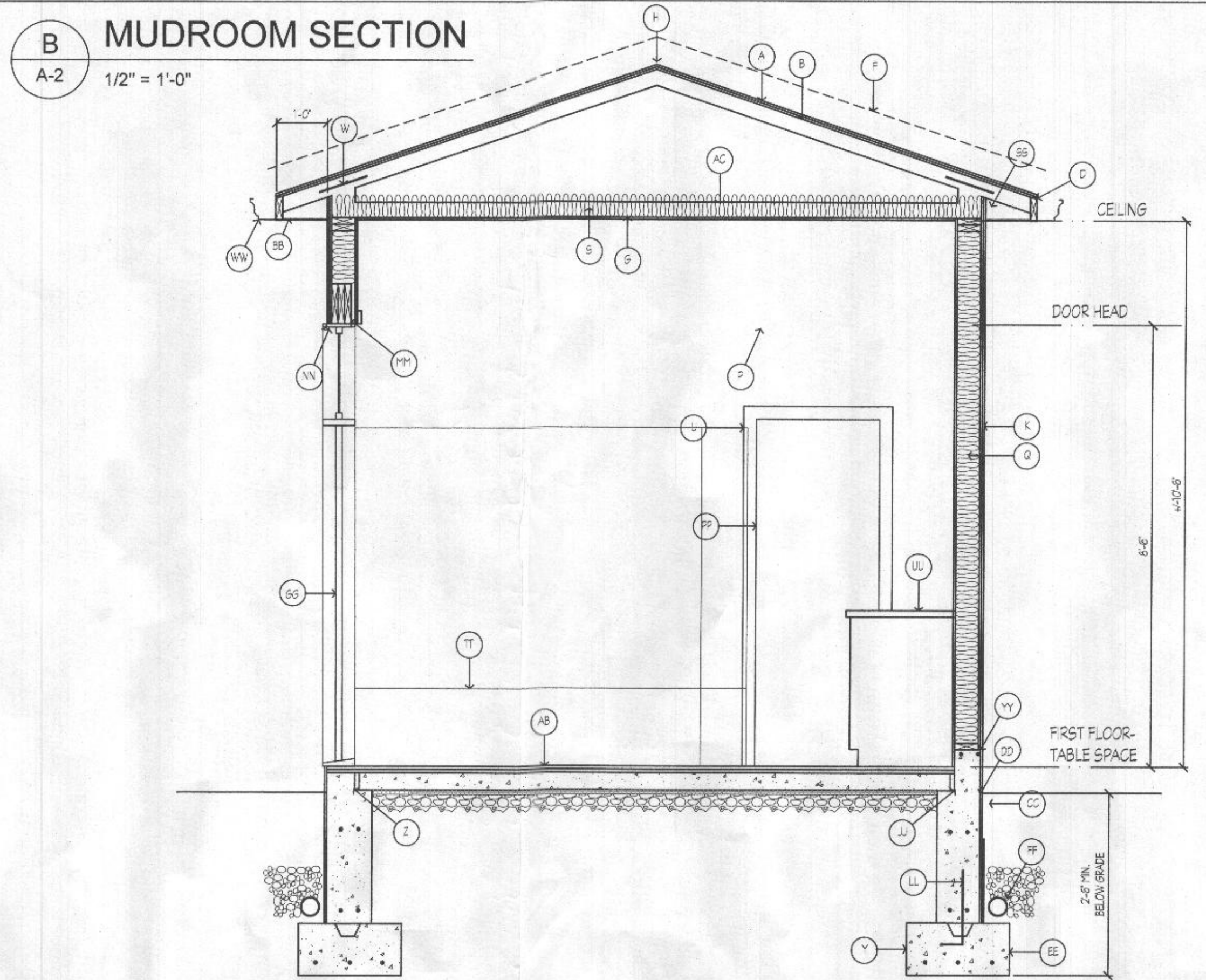
bb
[bbhouse architecture, llc]



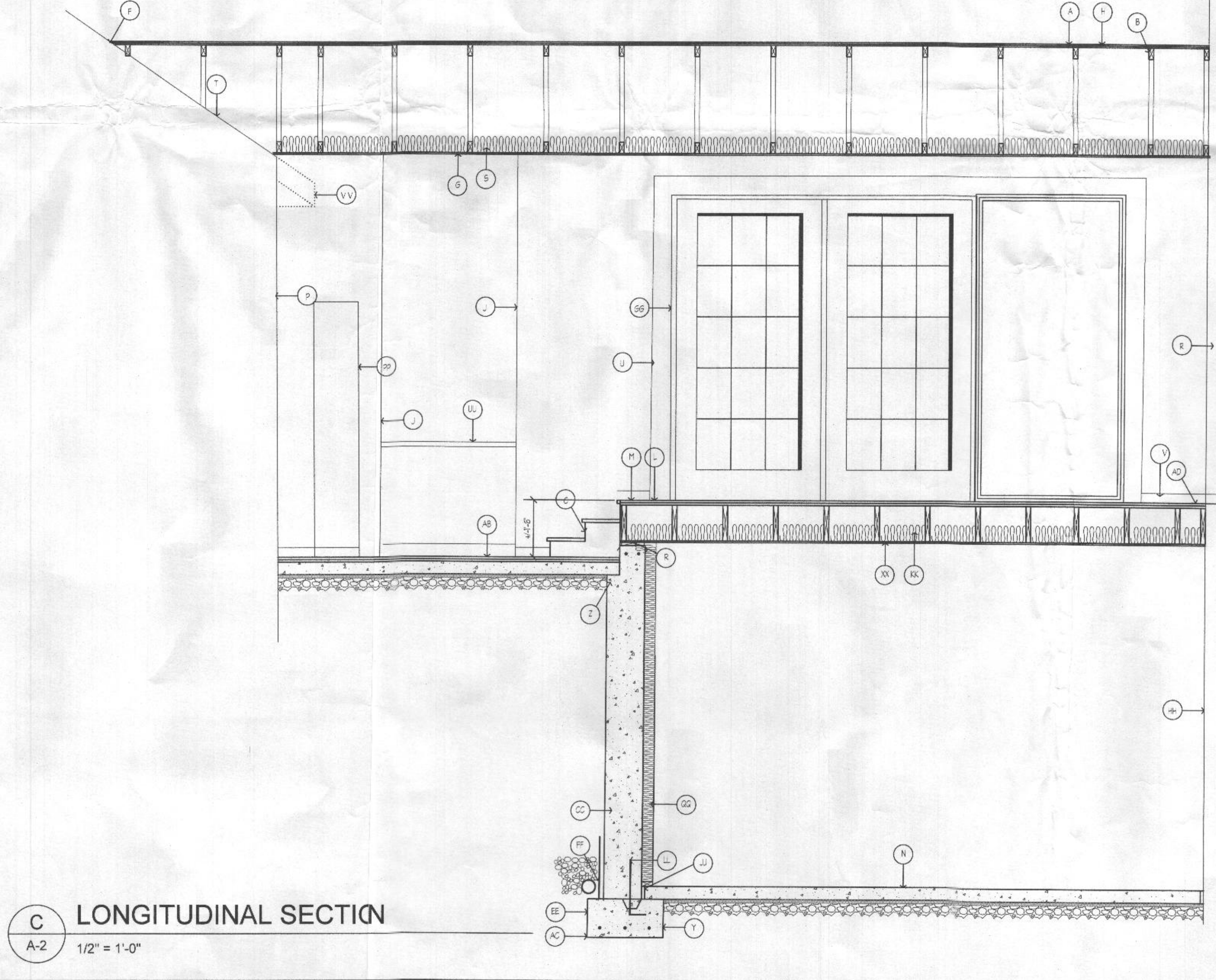
A TABLE SPACE/WINE CAVE SECTION
A-2 1/2" = 1'-0"



C WALL BRACING PLAN
A-2 3/16" = 1'-0"



B MUDROOM SECTION
A-2 1/2" = 1'-0"



C LONGITUDINAL SECTION
A-2 1/2" = 1'-0"

NOTES CONT'D

- TT CLSBIES
- UL DROP ZONE COUNTER
- WV REMOVE PORTION OF EXG. ROOF
- WW GUTTER TO D.S. E.S.B.
- XX 1/2" GFDW (OPTIONAL)
- YY 2x6 P.T. PLATE W/ A.B. & BUG SHIELD
- ZZ DOOR-SEE PLAN
- AB FINISH FLR. ON 3/4" SUBFLOOR/D.L.T. ON 4" CONC. ON 10" M.L.V.B. ON 1" RIBD INSULATION ON 4" GRAVEL.
- AC DROP FOOTINGS- BOTTOM OF NEW FOOTING ELEV. TO MATCH BOTTOM OF EXG. FOOTING ELEVATION FOR FIRST AFT. OF ADDITION. FOOTINGS CAN STEP UP 1/2" UP FOR EACH 4" OUT AWAY FROM EXG. FIN.

MATERIAL NOTES

- A ASPHALT SHINGLES ON 1/2" FELT ON 1/2" P.W.D.
- B W.D. TRUSS @ 24" O.C. (WEB CONFIGURATION SHOWN FOR GRAPHIC REPRESENTATION ONLY)
- C STAIR: MIN 11" TREAD, MAX 11/2" RISE
- D 2x6 FASCH WRAPPED IN VINYL
- E EXG. FLOOR & STRUCTURE TO REMAIN
- F CONCEALED FLASHING
- G 1/2" GFDW
- H ROSE VENT
- J LINE OF WALL BEYOND
- K 2x4x8 ON AIR INSULATION BARRIER ON 1/2" P.W.D. ON 2x6 STUD @ 16" O.C. (V.B. ON WARM SIDE OF WALL, 1/2" GFDW ON A" EXG.)
- L FINISH FLR. ON 3/4" SUBFLOOR/D.L.T. ON FLOOR STRUCTURE-SEE FRAMING PLAN
- M ALIGN NEW FLOOR W/ EXG.
- N 4" CONC. ON 10" M.L.V.B. ON 1" RIBD INSULATION ON 4" GRAVEL
- O REMOVE EXG. SIDING, REPLACE WITH 5/8" F.R. GFDW
- P WALL INSULATION R-20
- R 2x6 P.T. PLATE W/ A.B. & BUG SHIELD
- S ROOF INSULATION R-40
- T EXG. ROOF TO REMAIN
- U W.D. CASING
- V W.D. BASE
- W INSULATION Baffles
- X WINDOW-SEE SCHEDULE
- Y STEP NEW FIN ON AS REQD. FOR GRADE TO MAINTAIN FROST DEPT. (4)
- Z 4" SLAB LEDGE
- AA STAIR BEYOND
- BB VENTED VINYL SOFFIT
- CC CONC. (SEE SPEC FOR REINFORCEMENT), FIN ON WALL, WATERPROOF BELOW GRADE
- DD PARGE EXPOSED FOUNDATION
- EE 1'-0" X 2'-0" CONC. FTG. W/ (3) #4S CONT.
- FF FOUNDATION DRAIN
- GG EXTERIOR DOOR-SEE SCHEDULE
- H EXG. FOUNDATION TO REMAIN
- J' CONT. EXPANSION JOINT W/ COMPRESSIBLE FILLER
- K' FLOOR INSULATION R-20
- L' THE FOOTINGS TO FIN
- LL LINTEL HEATER-SEE SPEC. PLAN
- MM CONCEALED FLASHING & WEEPS
- PP F.R. GARAGE DOOR W/ CLOSER PER CODE
- QQ 2x4 W.C. STUDS @ 16" O.C. WALL INSULATION -1/2" GFDW ON EXG.
- RR REMOVE EXG. SIDING, INSTALL NEW 1/2" GFDW
- SS HOLD DOWN CLIPS @ EA. TRUSS

Approved for release to:
 Permit Bid/Negotiation Construction Other
 Owner _____ Date _____



PROFESSIONAL CERTIFICATION
 I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland. License No. 14875
 Expiration Date: 02-07-2022

| REV | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |

SCALE: AS NOTED
 DATE: 02/14/2020
 FILE NO.: 20042-CD
 PROJECT NO.: 20042
 DRAWING NO.: A-2

SECTIONS & WALL BRACING
 BECKER RESIDENCE ADDITION

1993 Bailey Road
 Mankin, MD 21086
 www.bbaarchitect.com
 Tel: 410-548-3377
 Fax: 410-548-3377

bb
 (bbhouse architecture, llc)