

# New Home: Sen Residence

13575 Nichols Drive, Clarksville, MD 21029

PROJECT ARCHITECT

**CARIB DANIEL MARTIN** architecture and design llc  
3816 Denfeld Avenue, Kensington, Maryland 20895

PROJECT GENERAL CONTRACTOR

**CLASSIC HOMES** of Maryland  
50 West Edmonston Drive, Suite 402, Rockville, Maryland 20852

SCOPE OF WORK

NEW TWO-STORY (+ BASEMENT) RESIDENCE.

CODE INFORMATION

2018 INTERNATIONAL CODES (I-CODES) (ICC)  
INTERNATIONAL RESIDENTIAL CODE  
INTERNATIONAL BUILDING CODE  
INTERNATIONAL ENERGY CONSERVATION CODE  
INTERNATIONAL MECHANICAL CODE  
INTERNATIONAL PLUMBING CODE  
2018 NFPA 101 LIFE SAFETY CODE  
RENTAL HOUSING CODE 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE

BUILDING INFORMATION

**PROJECT ADDRESS:** 13575 Nichols Drive, Clarksville, MD 21029  
**PROPOSED BUILDING AREA:** CONDITIONED SPACE:  
3,675 GSF - BASEMENT / CELLAR  
3,675 GSF - FIRST FLOOR  
2,715 GSF - SECOND FLOOR  
10,065 GSF - TOTAL  
UNCONDITIONED SPACE:  
923 GSF - GARAGE  
141 GSF - ENTRY PATIO  
1,064 GSF - TOTAL  
**CONSTRUCTION TYPE:** VB  
**FULLY SPRINKLERED:** YES  
**SMOKE DETECTORS:** YES (HARDWIRED INTERCONNECTED)  
SMOKE DETECTORS ON A DEDICATED CIRCUIT FROM THE PANEL WITH BUILT-IN BATTERY BACKUP

ABBREVIATIONS

<b>ACT</b> ACQUISITIONAL CEILING TILE	<b>GPF</b> GALLONS PER FLUSH
<b>AD</b> AREA DRAIN	<b>GYP.BD.</b> GYPSUM BOARD
<b>ADA</b> AMERICANS WITH DISABILITIES ACT	<b>HR</b> HOUR
<b>AFF</b> ABOVE FINISHED FLOOR	<b>HT</b> HEIGHT
<b>ALUM</b> ALUMINUM	<b>INSUL</b> INSULATION -OR- INSULATED
<b>B.I.</b> BUILT IN	<b>INT.</b> INTERIOR
<b>BSMT</b> BASEMENT	<b>MAX.</b> MAXIMUM
<b>B.O.</b> BOTTOM OF	<b>MECH.</b> MECHANICAL
<b>CH</b> CEILING HEIGHT	<b>MIN.</b> MINIMUM
<b>C.J.</b> CONTROL JOINT	<b>M.O.</b> MASONRY OPENING
<b>CONC.</b> CONCRETE	<b>MTL.</b> METAL
<b>COORD.</b> COORDINATE	<b>N.I.C.</b> NOT IN CONTRACT
<b>CPT</b> CARPET	<b>NO.</b> NUMBER
<b>DBL</b> DOUBLE	<b>NOM</b> NOMINAL
<b>DEMO.</b> DEMOLISH -OR- DEMOLITION	<b>P.F.E.</b> PORTABLE FIRE EXTINGUISHER
<b>DIA.</b> DIAMETER	<b>PT</b> PRESSURE TREATED
<b>DIM</b> DIMENSION	<b>PTP</b> PRESSURE TREAT PINE
<b>DN</b> DOWN	<b>PTD.</b> PAINTED
<b>DR</b> DOOR	<b>PVC</b> POLYVINYL CHLORIDE
<b>DWG</b> DRAWING	<b>REQD.</b> REQUIRED
<b>EA</b> EACH	<b>RM</b> ROOM
<b>E.J.</b> EXPANSION JOINT	<b>R.O.</b> ROUGH OPENING
<b>EL</b> ELEVATION	<b>SIM.</b> SIMILAR
<b>ELECT.</b> ELECTRICAL	<b>SPEC.</b> SPECIFICATION -OR- SPECIFIED
<b>ELEV</b> ELEVATOR -OR- ELEVATION	<b>SPEAKER</b> -OR- SPRINKLER
<b>EQ.</b> EQUAL	<b>S.S.</b> STAINLESS STEEL
<b>E.T.R.</b> EXISTING TO REMAIN	<b>STC</b> SOUND TRANSMISSION CLASS
<b>EXG.</b> EXISTING	<b>STL</b> STEEL
<b>EXT.</b> EXTERIOR	<b>STRUCT.</b> STRUCTURAL
<b>F.D.</b> FLOOR DRAIN	<b>T&amp;G</b> TONGUE AND GROOVE
<b>F.E.C.</b> FIRE EXTINGUISHER CABINET	<b>TELE</b> TELEPHONE
<b>FIXT.</b> FIXTURE	<b>TV</b> TELEVISION
<b>FLR</b> FLOOR	<b>T.O.</b> TOP OF
<b>FND</b> FOUNDATION	<b>TYP.</b> TYPICAL
<b>F.O.</b> FACE OF	<b>U.N.O.</b> UNLESS NOTED OTHERWISE
<b>F.R.</b> FIRE RATED	<b>V.I.F.</b> VERIFY IN FIELD
<b>FRP</b> FIBERGLASS REINFORCED PLASTIC	<b>W/</b> WITH
<b>GA</b> GAUGE	<b>WD</b> WOOD
<b>GALV.</b> GALVANIZED	<b>W.R.</b> WATER RESISTANT

SHEET SCHEDULE

PAGE #	DRAWING NAME
1.1	Cover Sheet
1.2	Project Notes
(Insert)	Site Plan
S001	General Structural Notes & Schedules
S002	General Structural Notes & Schedules
S003	General Structural Notes & Schedules
S004	Foundation Plan & Notes
S005	First Floor Framing Plan & Notes
S006	Second Floor Framing Plan & Notes
S007	Roof Framing Plan & Notes
S008	First Floor Wall Bracing Plan & Notes
S009	Second Floor Wall Bracing Plan & Notes
S010	Structural Details & Notes
S011	Structural Details & Notes
S012	Structural Details & Notes
A1.1	Foundation Plan
A1.2	Basement Floor Plan
A1.3	First Floor Plan
A1.4	Second Floor Plan
A1.5	Roof Plan
A2.1	Front Elevation
A2.2	Left Side Elevation
A2.3	Rear Elevation
A2.4	Right Side Elevation
A2.5	Left to Right Building Section
A2.6	Front to Back Building Section
A3.1	Details
A3.2	Details
A3.3	Enlarged Elevation
E1.1	Basement Reflected Ceiling / Lighting Plan
E1.2	First Floor Reflected Ceiling / Lighting Plan
E1.3	Second Floor Reflected Ceiling / Lighting Plan

PROJECT GENERAL NOTES

- THE CONSTRUCTION OF THE PROJECT, AS DESCRIBED ON THE DRAWINGS AND SPECIFIED HEREIN, CONSTITUTES THE SCOPE OF WORK. CONTRACTOR TO PROVIDE ALL WORK NECESSARY FOR THE COMPLETION OF THE PROJECT, INCLUDING: FURNISH LABOR, EQUIPMENT, AND MATERIALS, OBTAIN PERMITS, AND FURNISH SYSTEMS AS DESCRIBED WITHIN THE DRAWINGS AND SPECIFICATIONS.
- ALL WORK IS TO BE DONE IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS. CONTRACTOR SHALL CONFORM TO ALL O.S.H.A. REQUIREMENTS. APPROVAL OF THESE DRAWINGS BY GOVERNING AUTHORITIES DOES NOT RELEASE THE CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE CODES AND STANDARDS.
- CONTRACTOR SHALL REVIEW CONTRACT DOCUMENTS AND FIELD CONDITIONS AND COMPARE DRAWINGS WITH EXISTING CONDITIONS AND MEASUREMENTS PRIOR TO START OF WORK TO ASCERTAIN THE FULL AMOUNT OF WORK INVOLVED. THE CONTRACTOR WILL BE REQUIRED TO EXECUTE ALL LABOR AND PROVIDE ALL MATERIALS TO CARRY OUT ALL THE WORK REQUIRED TO OBTAIN THE RESULTS AS INDICATED ON THE DRAWINGS AND IN THE SPECIFICATIONS. WHETHER EACH AND EVERY ITEM IS MENTIONED OR NOT.
- CONTRACTOR TO CHECK ALL DIMENSIONS ON JOB AND FULLY VERIFY PRIOR TO EXECUTION. ALL ELEVATIONS GIVEN ARE APPROXIMATE AND ARE GIVEN FOR RELATIONAL PURPOSES. CONTRACTOR SHALL ESTABLISH EXACT LEVELS PRIOR TO START OF WORK AND NOTIFY ARCHITECT OF ANY SIGNIFICANT DISCREPANCIES. CONTRACTOR SHALL NOT SCALE DRAWINGS.
- CONTRACTOR TO VISIT SITE AND COMPLETELY FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS PRIOR TO EXECUTION OF ANY CONSTRUCTION. DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS SHALL BE REPORTED TO ARCHITECT FOR CLARIFICATION PRIOR TO COMMENCEMENT OF WORK. CONTACT ARCHITECT PRIOR TO EXECUTING ANY WORK IN QUESTION.
- IF THERE IS ANY INCONSISTENCY IN THE DRAWINGS, OR BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, UNLESS OTHERWISE ORDERED IN WRITING BY THE ARCHITECT, ENGINEER OR THE OWNER, THE CONTRACTOR SHALL PROVIDE THE BETTER QUALITY OF, OR GREATER QUANTITY OF, WORK OR MATERIALS IN ACCORDANCE WITH THE ARCHITECT'S INTERPRETATION, WHERE A TYPICAL OR REPRESENTATIVE DETAIL IS SHOWN ON THE DRAWINGS. SUCH DETAIL SHALL CONSTITUTE THE STANDARD OF WORKMANSHIP AND MATERIALS THROUGHOUT CORRESPONDING PORTIONS OF THE WORK. WHERE NECESSARY, THE CONTRACTOR SHALL ADOPT SUCH DETAIL FOR USE IN SAID CORRESPONDING PORTIONS OF THE WORK IN A MANNER THAT IS SATISFACTORY TO ARCHITECT / ENGINEER. IT IS NOT INTENDED TO MENTION EVERY ITEM OF WORK IN THE SPECIFICATIONS WHICH CAN BE ADEQUATELY SHOWN ON THE DRAWINGS, NOR TO SHOW ON THE DRAWINGS ALL ITEMS OF WORK DESCRIBED OR REQUIRED BY THE SPECIFICATIONS EVEN IF THEY ARE OF SUCH NATURE THAT THEY COULD HAVE BEEN SPECIFIED THEREIN OR SHOWN THEREON. IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED.
- THE ARCHITECT WILL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE FAILURE OF THE CLIENT OR HIS CONTRACTORS, SUBCONTRACTORS, OR ANYONE PERFORMING ANY OF THE WORK, TO CARRY OUT THE WORK IN ACCORDANCE WITH THE APPROVED CONTRACT DOCUMENTS.
- IN AREAS WHERE THE DRAWINGS DO NOT ADDRESS METHODOLOGY, THE CONTRACTOR SHALL BE BOUND TO PERFORM IN STRICT COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- CONTRACTOR TO BE RESPONSIBLE FOR THE DIRECTION OF SUBCONTRACTORS AND THE PERFORMANCE / COORDINATION OF ALL ASSOCIATED TRADES. THE CONTRACTOR SHALL MANAGE THE ENTIRE PROJECT BY SUPERVISING, COORDINATING AND EXPEDITING THE SUB-CONTRACTORS WORK. THE CONTRACTOR SHALL INSPECT THE WORK AS IT IS PERFORMED TO ASSURE CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE SUBCONTRACTORS SHALL DIRECT THEIR WORK FORCE IN ACCORDANCE WITH THE INSTRUCTIONS OF THE CONTRACTOR SUBJECT TO THE TERMS HEREIN PROVIDED. SUPERVISION AND DIRECTION OF THE WORK OF ALL THE SUBCONTRACTORS BY THE CONTRACTOR SHALL NOT RELIEVE THE SUBCONTRACTOR FROM HIS DUTY TO COORDINATE AND DIRECT HIS OWN WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- WHERE NEW WORK IS TO BE DONE, CARE SHALL BE TAKEN TO PROTECT ALL EXISTING ADJACENT SURFACES AND AREAS FROM DAMAGE. ANY AREAS DAMAGED DURING CONSTRUCTION OR DEMOLITION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL COST. THIS APPLIES PARTICULARLY TO ADJACENT SPACES, ROOF, AND OTHER EXTERIOR AREAS AND SURFACES.
- ONLY NEW, FIRST CLASS MATERIALS WILL BE USED, UNLESS NOTED OTHERWISE. ALL WORK AND EQUIPMENT SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE EXCEPT FOR MANUFACTURER'S WARRANTIES WHICH MAY BE LONGER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE INCLUSION OF ALL WORK NECESSARY FOR A COMPLETE INSTALLATION WHETHER SUCH WORK IS OR IS NOT INDICATED ON THE DRAWINGS OR IN THE SPECIFICATIONS.
- ALL MANUFACTURED ITEMS SHALL BE INSTALLED PER THE MANUFACTURER'S STRICT WRITTEN INSTRUCTIONS, WARRANTIES, GUARANTEES AND MANUFACTURER'S INSTRUCTIONS ON EQUIPMENT FURNISHED & INSTALLED BY THE CONTRACTOR SHALL BE GIVEN TO THE OWNER.

SITE WORK GENERAL NOTES

- GENERAL:** FURNISH ALL LABOR, TOOLS AND EQUIPMENT AND MAKE EXCAVATION OF C.O.D.E DEPTH IN EARTH FOR TRENCHES AND STRUCTURES; REMOVE UNSUITABLE EXISTING MATERIAL; BACKFILL SUCH EXCAVATIONS; FURNISH NECESSARY MATERIAL AND CONSTRUCT EMBANKMENTS AND FILLS; FURNISH SPECIFIED DRAIN TILE AND PROVIDE NECESSARY END WALLS, RETAINING WALLS, BUILD EARTH BERMS, AND SWALES AS APPLICABLE.
- EXCAVATION:** THE CONTRACTOR IN THE FIELD SHALL ASSESS AND DETERMINE THE METHOD FOR EXCAVATION, SHORING, AND FORMING NEW FOOTINGS AND FOUNDATION WALLS. THE EXCAVATION CONTRACTOR WILL USE ALL NECESSARY PRECAUTIONS WHEN EXCAVATING AT OR NEAR EXISTING BUILDING FOUNDATIONS, TREES, ETC.
- BACKFILL:** CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO BRACE THE FOUNDATION WALLS WHEN BACKFILLING. BACKFILLING AGAINST SUCH WALLS SHALL BE DONE IN SUCH A MANNER AS NOT TO DAMAGE THE WALLS AND SHALL BE WELL TAMPED TO MINIMIZE SETTLING OF SOIL.
- DRAIN TILE:** FOUR (4) INCH DIAMETER PERFORATED PVC DRAIN PIPE. ALL JOINTS TO BE TONGUE AND GROOVE TYPE. SET PIPE WITH PERFORATION FACING DOWNWARD. FINISHED PIPE TO BE STRAIGHT AND FREE FROM CRACKS OR OTHER DEFECTS. SLOPE TO BE 1/4" PER 12", MINIMUM. COVER WITH 12" DEEP, MINIMUM, GRAVEL WITH FILTER FABRIC BETWEEN GRAVEL AND SURROUNDING SOIL. RUN TO GRADE, SUMP PUMP, DRYWELL, OR TIE INTO EXISTING, AS APPROPRIATE.
- WATER:** PROVIDE NECESSARY LINES AND HOOK-UP TO WATER SUPPLY SYSTEM. PROVIDE METER, WELL PUMP, CONTROLS, VALVES / OR TIE INTO EXISTING LINES AS APPROPRIATE.
- SEWER:** SUPPLY NECESSARY LINES TO SEPTIC SYSTEM / TIE INTO EXISTING. WASTE DISPOSAL SYSTEM TO CONFORM TO LOCAL CODES. VERIFY SIZE AND LAYOUT.
- RADON:** PROVIDE RADON VENT SYSTEM WHERE REQUIRED BY COUNTY AND STATE CODES. CONTRACTOR TO INSURE ALL WORK IS DONE IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- TERMITE PROOFING:** TREAT BACKFILL SOIL WITH AN APPROVED SOLUTION. DO NOT APPLY WHEN SOIL IS WET. DO NOT USE OIL SOLUTION NEAR VAPOR BARRIER. PEST CONTROL SERVICES SHALL BE ONE OF THE FOLLOWING: "ORKIN", "TERMINIX", OR EQUAL. (WITHHOLD IF AGAINST LOCAL/STATE CODES.)  
A. FOUNDATIONS: RATE 4 GALLONS PER 10 LINEAL FEET (OR AS RECOMMENDED BY PEST CONTROL SERVICE) BOTH SIDES OF FOUNDATION PIERS, INTERIOR WALLS, PLUMBING, ETC. MIX CHEMICAL WITH SOIL AS IT IS REPLACED.  
B. UNDER SLAB: RATE 1 GALLON PER 10 SQUARE FEET (OR AS RECOMMENDED BY PEST CONTROL SERVICE) INCLUDING PORCHES AND ENTRANCE PLATFORMS, ETC.
- TREES:** TO BE PROTECTED DURING CONSTRUCTION. SEE SITE PLAN FOR LOCATION OF TREES TO BE REMOVED. CONTACT OWNER BEFORE CUTTING ANY TREES. COORDINATE WITH OWNER THE RELOCATION OF EXISTING TREES OR OTHER PLANTS AS NECESSARY FOR NEW DESIGN.
- SEDIMENT CONTROL:** CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION AGAINST THE DEPOSIT OF SOIL, GRAVEL, OR OTHER MATERIAL ON ANY PUBLIC PROPERTY OR OTHER NEIGHBORING PREMISES PER LOCAL/STATE CODE REQUIREMENTS.
- FINISH GRADING:** ALL TOPSOIL REMOVED FOR EXCAVATION TO BE REDISTRIBUTED IN FINAL GRADING. INSURE ADEQUATE SLOPING OF GRADE FROM STRUCTURE IN ALL AREAS. INSURE THAT NO MINOR AND MAJOR DEPRESSIONS, SOFT SOIL, AND POTENTIAL WET AND PONDING AREAS EXIST. RESEED AND FERTILIZE. COVER WITH STRAW - PROTECT AND INSURE NO EROSION. RESEED WHERE NECESSARY IN AREAS LACKING IN FERTILE TOPSOIL. INSURE MAJOR SITE DRAINAGE IS AWAY FROM ALL STRUCTURES, TOWARDS PROPER CHANNELS AND CORRECT DIRECTIONS OFF-SITE.

CONCRETE AND MASONRY GENERAL NOTES

- GENERAL:** ALL CONCRETE DETAILS AND CONSTRUCTION ARE TO COMPLY WITH LATEST AMERICAN CONCRETE INSTITUTE (A.C.I.) RECOMMENDATIONS AND LOCAL CODES.
- PRE-PLACEMENT INSPECTIONS:** BEFORE PLACING CONCRETE, INSPECT AND COMPLETE THE FORMWORK INSTALLATION, REINFORCING STEEL AND ITEMS TO BE EMBEDDED OR CAST-IN. NOTIFY OTHER CRAFTS TO PERMIT THE INSTALLATION OF THEIR WORK; COOPERATE WITH OTHER CRAFTS IN SETTING SUCH WORK. NOTIFY THE ENGINEER AT LEAST 24 HOURS IN ADVANCE OF CONCRETE PLACEMENT. PLACEMENT OF REINFORCING SHALL OCCUR IN SUCH SEQUENCE THAT THE ENGINEER HAS SUFFICIENT TIME TO INSPECT THE CORRECTNESS OF THE REINFORCING WITHIN THE PLACEMENT AREA & RETAINS THE RIGHT TO REQUIRE NECESSARY REVISIONS BE MADE BEFORE CONCRETE IS PLACED.
- PLACEMENT:** DEPOSIT CONCRETE CONTINUOUSLY OR IN LAYERS OF SUCH THICKNESS THAT NO CONCRETE WILL BE PLACED ON CONCRETE WHICH HAS HARDENED SUFFICIENTLY TO CAUSE THE FORMATION OF SEAMS OR PLANES OF WEAKNESS WITHIN THE SECTION. WHEN A SECTION CANNOT BE PLACED CONTINUOUSLY, PROVIDE CONSTRUCTION JOINTS AS SPECIFIED. DEPOSIT CONCRETE AS NEARLY AS PRACTICABLE TO ITS FINAL LOCATION TO AVOID SEGREGATION DUE TO REHANDLING OR FLOWING.
- FOOTINGS:** MINIMUM 10" X 20" WITH TWO (2) #4 REBARS. BOTTOM OF FOOTINGS SHALL EXTEND AT LEAST 1'-0" INTO UNDISTURBED SOIL; WHERE SUBJECT TO FROST ACTION, AT LEAST 2'-6" BELOW FINISH GRADE. SEE STRUCTURAL DRAWINGS FOR ACTUAL SIZES, REINFORCING AND FINISH DEPTHS PRIOR TO START OF WORK AND COORDINATE WITH ENGINEER AS REQUIRED.
- SLAB ON GRADE:** MINIMUM SLAB SIZE AND REINFORCING SHALL BE 4" THICK CONCRETE REINFORCED WITH #6 @ 10/10 WELDED WIRE MESH (WWM) TO CONFORM WITH WRI STANDARDS. FILL UNDER SLAB SHALL BE OF GRANULAR MATERIAL COMPACTED IN 4" LAYERS TO 95% MAXIMUM DRY DENSITY PER ASTM D-698. VAPOR BARRIER TO BE 6 MIL. (MIN.) POLYETHYLENE PLACED BETWEEN SLAB AND GRAVEL. LAY POLYETHYLENE PLASTIC VAPOR BARRIER OVER COMPACTED GRAVEL FILL. LAP JOINTS SIX INCHES AND PROPERLY TAPE AND SEAL. TURN UP FOUR INCHES AT EDGES OF SLABS. STRECH AND WEIGHT EDGES AND LAPS TO MAINTAIN THEIR POSITIONS UNTIL CONCRETE IS PLACED. ALL LAPS IN VAPOR BARRIER SHALL BE MADE IN THE DIRECTION OF THE PLACING OF CONCRETE. USE 2" EXPANDED POLYSTYRENE (EPS) RIGID INSULATION BELOW SLAB FOR HABITABLE SPACES. LOCATE EXPANSION JOINTS AND CONTROL JOINTS AS SHOWN ON DRAWINGS & AS RECOMMENDED BY THE AMERICAN CONCRETE INSTITUTE (ACI). SEE STRUCTURAL DRAWINGS FOR ACTUAL SIZES / REINFORCING PRIOR TO START OF WORK AND COORDINATE WITH ENGINEER AS REQUIRED.
- CONCRETE BLOCK:** PROVIDE 4"/8"/12" W. X 16" D. X 8" H. LAID IN MORTAR AND REINFORCED WITH DUROWALL AT 16" ON CENTER VERTICALLY, AS NECESSARY. FILL TOP COURSE SOLID WITH CONCRETE. USE 100% SOLID BLOCK AT ALL BEARING CONDITIONS, TYPICAL. CONTRACTOR TO SECURELY COVER TOP OF BLOCKS WITH WATERPROOF PLASTIC AS REQUIRED DURING THE CONSTRUCTION PHASE TO PREVENT RAINFALL FROM FILLING VOIDS IN BLOCK. USE 1/2" CEMENT PARGING ON ALL CONCRETE BLOCK BELOW GRADE AND EXPOSED CMU ABOVE GRADE. UNLESS NOTED OTHERWISE, COVER WITH WATERPROOFING BELOW GRADE. SEE STRUCTURAL DRAWINGS FOR ACTUAL SIZES AND REINFORCING PRIOR TO START OF WORK AND COORDINATE WITH ENGINEER AS REQUIRED.
- FOUNDATION WATER PROOFING:** COVER EXTERIOR FACE OF SUB-GRADE FOUNDATION WALLS WITH BITUMINOUS EMULSION COATING OVER PARGING. INSTALL PER MANUFACTURER'S RECOMMENDATION.
- ACCESS PANELS:** PROVIDE 24" X 24" (MINIMUM) INSULATED METAL ACCESS PANEL AT ALL CRAWL SPACE LOCATIONS, UNLESS NOTED OTHERWISE.
- MORTAR:** MORTAR TO BE CEMENT / LIME / SAND BLEND TYPE (N' OR 'S) AS RECOMMENDED BY THE BRICK INDUSTRY ASSOCIATION (BIA) AND/OR MASON CONTRACTORS ASSOCIATION OF AMERICA (MCAA) FOR THE SPECIFIC USE AND LOCATION. REFER TO CONTRACTOR'S COLOR / SELECTION SHEET FOR COLOR, TEXTURE, AND TOOLING OF JOINTS.
- MASONRY VENEER (TRADITIONAL - 4" ±):** REFER TO CONTRACTOR'S COLOR / SELECTION SHEET FOR MASONRY TYPE, SIZE, SHAPE, TEXTURE, AND BOND PATTERN. MASONRY VENEER TO BE INSTALLED WITH METAL TIES AT 16" INTERVALS (HORIZONTALLY AND VERTICALLY), MAXIMUM, ALONG MORTAR JOINTS TO THE VENEER TO STRUCTURAL BACKUP WALL ASSEMBLY. INSTALL OVER WATERPROOFING AT CONCRETE / CMU BACKUP AND OVER A DUAL DRAINAGE PLANE CONSISTING OF (1) LAYER OF "TYVEK" HOUSE WRAP AND (1) LAYER OF ASPHALTIC-FELT BUILDING PAPER AT WOOD-FRAMED BACKUP. PROVIDE ALL NECESSARY FLASHINGS, WEEP HOLES, AND EXPANSION JOINTS AS REQUIRED AND AS RECOMMENDED BY THE BRICK INDUSTRY ASSOCIATION (BIA) AND/OR MASON CONTRACTORS ASSOCIATION OF AMERICA (MCAA). AFTER SETTING MASONRY VENEER, CLEAN SURFACE THOROUGHLY.
- MASONRY VENEER (THIN - 2" OR LESS):** REFER TO CONTRACTOR'S COLOR / SELECTION SHEET FOR MASONRY TYPE, SIZE, SHAPE, TEXTURE, AND BOND PATTERN. MASONRY VENEER TO BE INSTALLED OVER MORTAR SETTING BED, OVER MORTAR SCRATCH COATING, OVER EXPANDED, GALVANIZED, DIAMOND-MESH WIRE LATH MEETING REQUIREMENTS OF ASTM C847-06, OVER STRUCTURAL BACKUP WALL ASSEMBLY. INSTALL OVER WATERPROOFING AT CONCRETE / CMU BACKUP AND OVER A DUAL DRAINAGE PLANE CONSISTING OF (1) LAYER OF "TYVEK" HOUSE WRAP AND (1) LAYER OF ASPHALTIC-FELT BUILDING PAPER AT WOOD-FRAMED BACKUP. PROVIDE ALL NECESSARY FLASHINGS, WEEP HOLES, AND EXPANSION JOINTS AS REQUIRED AND AS RECOMMENDED BY THE BRICK INDUSTRY ASSOCIATION (BIA) AND/OR MASON CONTRACTORS ASSOCIATION OF AMERICA (MCAA). AFTER SETTING MASONRY VENEER, CLEAN SURFACE THOROUGHLY.



**CARIB DANIEL MARTIN**  
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New Home: Sen Residence  
13575 Nichols Drive, Clarksville, MD 21029  
Cover Sheet

**Professional Certification**  
I hereby certify that these documents were prepared or approved by me, & that I'm a duly licensed Architect under the laws of the State of Maryland.  
License #: 14990  
Expiration Date: 03/25/21



**Project Phase:**  
Permit Drawings  
**Issue Date:** 09/09/20  
**Revisions:**

**Drawn By:**  
CDM, SBB  
**Checked By:**  
Carib Daniel Martin

**Do Not Scale Drawings**  
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 must notify the office of any variations from the dimensions and conditions shown.

**1.1**  
SHEET 1 OF 32

**FRAMING GENERAL NOTES**

- GENERAL:** DIMENSIONS ARE TO FACE OF EXISTING FINISHES OR TO FACE OF NEW WOOD FRAMING / SHEATHING OR FINISHED CONCRETE / MASONRY.
- STRUCTURAL STEEL:** SHALL CONFORM TO AISC SPECIFICATIONS AND ASTM A-36. STRUCTURAL STEEL BELOW GRADE SHALL HAVE A MINIMUM 3" PROTECTIVE COVER. SEE DRAWINGS FOR BEAM AND COLUMN LOCATIONS, AND SIZES. VERIFY DIMENSIONS ON SITE PRIOR TO SHOP FABRICATION. FABRICATE ITEMS WITH JOINTS TIGHTLY FITTED AND SECURED. MAKE EXPOSED JOINTS BUTT TIGHT, FLUSH, AND HAIRLINE. FIT AND SHOP ASSEMBLE IN LARGEST PRACTICAL SECTIONS FOR DELIVERY TO SITE. CRIMP EXPOSED WELDS FLUSH AND SMOOTH WITH ADJACENT FINISHED SURFACE. EASE EXPOSED EDGES TO SMALL UNIFORM RADIUS. CLEAN SURFACES OF RUST, SCALE, GREASE, AND FOREIGN MATTER PRIOR TO FINISHING. INSTALL ITEMS PLUMB AND LEVEL. ACCURATELY FITTED. FREE FROM DISTORTION OR DEFECTS. PERFORM FIELD WELDING IN ACCORDANCE WITH AWS D1.1. AFTER INSTALLATION, TOUCH-UP FIELD WELDS, SCRATCHED OR DAMAGED SURFACES WITH PRIMER.
- WOOD FRAMING:** ALL LUMBER SHALL BE #2 SOUTHERN PINE, DOUGLAS FIR OR WEST COAST HEMLOCK, CONSTRUCTION GRADE OR BETTER. ALL CONSTRUCTION, HEADERS, NAILING SCHEDULE AND SHEATHING THICKNESS SHALL CONFORM TO THE IRC BUILDING CODE (VERIFY APPLICABLE EDITION WITH LOCAL JURISDICTION) AS A MINIMUM REQUIREMENT WHERE SUCH INFORMATION IS NOT SHOWN ON THE PLANS AND SPECIFICATIONS. WALL FRAMING TO BE 2x4 AND/OR 2x6 @ 16" O.C., MIN., UNLESS NOTED OTHERWISE. CAREFULLY LAYOUT FRAMING TO COORDINATE WITH ELECTRIC / PLUMBING / HVAC SYSTEMS. NOTIFY ARCHITECT OF CONFLICTS PRIOR TO INSTALLATION.
- PRESSURE TREATED PINE (P.T.):** ALL WOOD FRAMING EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWP. FOR USE ON WOOD NEAR GRADE. EXTERIOR FENCES, ETC. AS REQUIRED, AND AT ALL SILL PLATES AND LEDGERS AGAINST MASONRY/CONCRETE. TREATMENT AS FOLLOWS: TREAT ALL WOOD, EXCEPT REDWOOD OR CEDAR, LESS THAN 2" - 0" ABOVE FINISH GRADE, AND INCLUDING ALL EXTERIOR DECKS, FRAMES, GAZEBOS, AND FENCES, BY TREATING WITH A APPROVED PRESERVATIVE. PROVIDE FOAM SILL SEALS BETWEEN ALL SILL PLATES/LEDGERS AND ADJACENT MASONRY/CONCRETE.
- SILL SEALER:** PROVIDE "PROTECTO PREMIUM ENERGY SILL SEALER" BY "PROTECTO WRAP COMPANY", OR EQUAL AT ALL WOOD SILL PLATES AND LEDGERS AGAINST MASONRY / CONCRETE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- WALL SHEATHING:** CDX PLYWOOD OR ORIENTED STRAND BOARD (OSB) SHEATHING, 7/16" (1/2" NOM.) THICK, MINIMUM.
- FLOOR SHEATHING:** AMERICAN PLYWOOD ASSOCIATION (APA) DESIGNATION: 2.4, 1" INT APA, WITH EXTERIOR GLUE, 3/4" THICK, MIN.
- ROOF SHEATHING:** AMERICAN PLYWOOD ASSOCIATION (APA) DESIGNATION: CC EXT APA, WITH EXTERIOR WATERPROOF GLUE, 5/8" THICK, MINIMUM.

**EXTERIOR FINISHES GENERAL NOTES**

- FLASHING:** AS SHOWN ON THE DRAWINGS AND AS REQUIRED BY CODE. UNLESS NOTED OTHERWISE, MATERIAL TO BE COLOR-COATED ALUMINUM. REFER TO CONTRACTOR'S COLOR / SELECTION SHEET FOR COLOR AND FINISH. MINIMUM THICKNESS AS FOLLOWS:
  - A. THRU-WALL & ROOF EDGE FLASHING: .025" / 22 GAUGE
  - B. BASE / CAP / VENT FLASHING & METAL-WRAPPED TRIM: .032" / 20 GAUGE
 FINAL THICKNESSES TO BE DETERMINED BY APPLICATION SUCH THAT "OIL-CANNING" DOES NOT OCCUR. FLASHING TO BE COATED WITH BITUMINOUS PAINT WHERE IT MEETS DISSIMILAR METALS. GALVANIZED AND PLASTIC FLASHINGS OF EQUAL PERFORMANCE ARE ACCEPTABLE. PROVIDE STEP FLASHING AT ALL ROOF-RAKE TO BRICK-VENEER CONNECTIONS.
- AIR INFILTRATION BARRIER (HOUSE WRAP):** TO BE "TYVEK" HOUSE WRAP BY "DUPONT", SPUN-BONDED OLEFIN, 94 PERMS VAPOR TRANSMISSION, 6.1 MILS THICK. WRAP ENTIRE EXTERIOR COVER WALL SHEATHING - DO NOT USE ON ROOF, THEN COME BACK AND CUT HOLES FOR OPENINGS. PROVIDE JOINT TAPE BY SAME MANUFACTURER. STRICTLY INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- EXTERIOR SIDING:** PROVIDE EXTERIOR SIDING AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN. UNLESS NOTED OTHERWISE, SIDING MATERIAL TO BE FACTORY PRIMED / PAINTED "HARDIEPLANK" AND/OR "HARDIE PANEL" AS MANUFACTURED BY "JAMES HARDIE BUILDING PRODUCTS, INC." 5/16" THICK. SMOOTH FINISH AT ALL EXPOSED SURFACES. BATTENS TO BE 3/4" x 2-1/2" "HARDIETRIM" SMOOTH BATTEN BOARDS. FOLLOW MANUFACTURER'S PRODUCT INFORMATION STRICTLY FOR THE RIGHT PERFORMANCE AND INSTALLATION. PRIOR TO FINAL PAINTING / TOUCH-UP, VERIFY SURFACES ARE CLEAN, DRY, AND FREE OF DIRT, MILDEW, GREASE OR OTHER SURFACE CONTAMINANTS. NAIL HOLES TO BE FINISHED WITH AN ACRYLIC BASED UV RESISTANT CAULK. USE COLOR-MATCHED 100% ACRYLIC LATEX PAINT. FOLLOW THE PAINT MFR'S APPLICATION RECOMMENDATIONS. INSURE FINAL ASSEMBLY IS WATERPROOF.
- EXTERIOR TRIM:** PROVIDE EXTERIOR TRIM BOARDS AND CORNER BOARDS AS NOTED IN DRAWINGS AND SPECIFIED HEREIN. UNLESS NOTED OTHERWISE, TRIM MATERIAL TO BE CELLULAR PVC TRIM AS MANUFACTURED BY "VERSATEX" OR "AZEK". SMOOTH FINISH AT ALL EXPOSED SURFACES. FOLLOW MANUFACTURER'S PRODUCT INFORMATION STRICTLY FOR THE RIGHT PERFORMANCE AND INSTALLATION. PRIOR TO PAINTING, VERIFY SURFACES ARE CLEAN, DRY, AND FREE OF DIRT, MILDEW, GREASE OR OTHER SURFACE CONTAMINANTS. NAIL HOLES TO BE FINISHED WITH AN ACRYLIC BASED UV RESISTANT CAULK. USE 100% ACRYLIC LATEX PAINT. FOLLOW THE PAINT MANUFACTURER'S APPLICATION RECOMMENDATIONS. USE PAINT WITH A LIGHT REFLECTIVE VALUE EQUAL TO OR GREATER THAN 55.
- URETHANE ARCHITECTURAL DETAILS:** PROVIDE URETHANE ARCHITECTURAL DETAILS AS SHOWN ON THE DRAWINGS. AS MANUFACTURED BY "VINTAGE WOODWORKS", "TYPON, LTD.", OR EQUAL. NAIL HOLES TO BE FINISHED WITH AN ACRYLIC BASED UV RESISTANT CAULK. USE 100% ACRYLIC LATEX OR 100% ACRYLIC LATEX WITH URETHANE ADDITIVE PAINT WITH A LIGHT REFLECTIVE VALUE EQUAL TO OR GREATER THAN 55 UNITS. FOLLOW MANUFACTURER'S PRODUCT INFORMATION STRICTLY FOR THE RIGHT PERFORMANCE AND INSTALLATION.
- EXTERIOR SOFFITS:** PROVIDE EXTERIOR SOFFITS AS NOTED IN DRAWINGS AND SPECIFIED HEREIN. UNLESS NOTED OTHERWISE, SOFFIT MATERIAL TO BE MEDIUM DENSITY OVERLAY (MDO) PANEL, AND COLOR-COATED ALUMINUM LINEAR STRIP VENT. SMOOTH FINISH AT ALL EXPOSED SURFACES. FOLLOW MANUFACTURER'S PRODUCT INFORMATION STRICTLY FOR THE RIGHT PERFORMANCE AND INSTALLATION. PRIOR TO PAINTING, VERIFY SURFACES ARE CLEAN, DRY, AND FREE OF DIRT, MILDEW, GREASE OR OTHER SURFACE CONTAMINANTS. NAIL HOLES AND JOINTS TO BE FINISHED WITH AN ACRYLIC BASED UV RESISTANT CAULK. USE 100% ACRYLIC LATEX PAINT. FOLLOW THE PAINT MANUFACTURER'S APPLICATION RECOMMENDATIONS.

**ROOF GENERAL NOTES**

- GENERAL:** PROVIDE VENTILATION AND FLASHING AT SUCH TO COMPLY WITH ALL LOCAL AND STATE CODES. ALL MECHANICAL AND/OR PLUMBING VENTS THAT PENETRATE ROOF ARE TO BE FLASHED AND SEALED PER MANUFACTURER'S RECOMMENDATIONS. PAINT EXPOSED VENTS TO MATCH ADJACENT ROOF SURFACE.
- PROTECTION:** CONTRACTOR SHALL PROVIDE PROTECTION ON A DAILY BASIS FOR ALL WORK THAT PENETRATES THE EXISTING ROOF MATERIAL. CONTRACTOR TO COVER ALL WORK UNTIL WATER/ WEATHER PROOF THROUGH COMPLETION OF CONSTRUCTION.
- ROOF VENTS:** UNLESS NOTED OTHERWISE, ALL ROOF AREAS TO BE VENTED AT TOP AND BOTTOM. PROVIDE VENTILATION SPACERS / BAFLES AS NECESSARY TO MAINTAIN 1" MINIMUM VENTILATION SPACE. RIDGE, EAVE, ROOF, AND DORMER VENTS TO BE CONTRACTOR'S OPTION - PROVIDE ALL VENTS WITH INSECT SCREENS. INSTALL ALL POWER ROOF VENTS PER MANUFACTURER'S RECOMMENDATIONS.
- GUTTERS & DOWNSPOUTS:** UNLESS NOTED OTHERWISE, GUTTER SYSTEM TO INCLUDE 6" COLOR-COATED ALUMINUM K-STYLE GUTTERS AND 4" x 6" RECTANGULAR DOWNSPOUTS. BRAND TO BE CONTRA CTOR'S OPTION. CONTRACTOR TO VERIFY FINAL SIZE OF GUTTERS AND DOWNSPOUTS PER MFR'S RECOMMENDATIONS BASED ON ROOF AREA AND LOCAL RAINFALL GUIDELINES. PROVIDE KICK-OUT FLASHING AT WALL-TO-GUTTER-END CONNECTIONS AND SPLASH BLOCKS AT GRADE OR TIE INTO DRAIN TILE, AS NOTED. COORDINATE FINAL LOCATIONS OF DOWNSPOUTS WITH ELEVATIONS PRIOR TO INSTALLATION.
- SINGLE-PLY MEMBRANE ICE & WATER SHIELD:** USE 40 MIL, MINIMUM, SELF-ADHERING, COMPOSITE RUBBERIZED ASPHALT WITH POLYETHYLENE FILM WATER BARRIER MEMBRANE AS MANUFACTURED BY "W.R. GRACE", OR EQUAL. PROVIDE AT VALLEY AND EA VE EDGE - 36" WIDE, MINIMUM, AND AS SHOWN ON DRAWINGS. WEATHER LAP JOINTS 2" AND SEAL WITH PLASTIC CEMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS. FLASH ALL PENETRATIONS PASSING THROUGH THE SHEET MEMBRANE.
- ASPHALT SHINGLES:** PROVIDE ASPHALT SHINGLE ROOFING AS SHOWN ON DRAWINGS. REFER TO CONTRACTOR'S COLOR / SELECTION SHEET FOR MANUFACTURER, STYLE, COLOR, AND FINISH. FOR ROOF SLOPE OF 3:12, MINIMUM, ASPHALT SELF-SEALING SHINGLE TO BE AS MANUFACTURED BY "CERTAINTED", OR EQUAL, WITH PRORATED 30 YEAR WARRANTY, MINIMUM, COVERING MATERIAL AND INITIAL COST OF INSTALLATION. INSTALL PER MANUFACTURER'S RECOMMENDATIONS OVER APPROVED SYNTHETIC ROOF UNDERLAYMENT BY "G.A.F.", OR EQUAL.
- RUBBER MEMBRANE ROOFING:** PROVIDE SINGLE-PLY RUBBER MEMBRANE ROOFING AS SHOWN ON DRAWINGS. INSURE MINIMUM SLOPE OF 1/4" PER 12". INSURE A CLEAN DUST AND DEBRIS FREE SUBSTRATE. USE ELASTOMERIC SHEET ROOFING (EPDM) AS MANUFACTURED BY "CARLISLE SYNTIC SYSTEMS" - (SURE-SEAL), "FIRESTONE INDUSTRIAL PRODUCTS" - (RUBBERGARD), OR EQUAL. APPLY ROOFING SYSTEMS IN ACCORDANCE WITH MFR'S INSTRUCTIONS. ROLL OUT MEMBRANE, FREE FROM WRINKLES OR TEARS. PLACE SHEET INTO PLACE WITHOUT STRETCHING. OVERLAP EDGES AND ENDS, AND SEAL BY MANUFACTURER'S REQUIREMENTS, MINIMUM 3 INCHES. SEAL PERMANENTLY WATERPROOF. APPLY UNIFORM BEAD OF SEALANT TO JOINT EDGE. SHINGLE JOINTS ON SLOPED SUBSTRATE IN DIRECTION OF DRAINAGE. EXTEND MEMBRANE UP ONTO VERTICAL SURFACES MINIMUM REQUIRED BY ROOFING MANUFACTURER. SEAL MEMBRANE AROUND ROOF PENETRATIONS. INSTALL ROOFING AND FLASHING SYSTEM(S) AND ALL ACCESSORY ITEMS IN STRICT ACCORD WITH SYSTEM MANUFACTURER'S PRINTED INSTRUCTIONS CURRENT AT DATE OF BIDDING DOCUMENTS. APPLY FLEXIBLE FLASHINGS TO SEAL MEMBRANE TO VERTICAL ELEMENTS AS DETAILED ON DRAWINGS AND PER MANUFACTURER'S REQUIREMENTS. COORDINATE INSTALLATION OF ROOF DRAINS AND RELATED FLASHING, SEAL FLASHINGS AND FLANGES OF ITEMS PENETRATING MEMBRANE. CAREFULLY INSPECT ALL COMPLETED WORK. CORRECT ALL DEFECTS.

**MECHANICAL GENERAL NOTES**

- GENERAL:** ALL WORK TO CONFORM TO APPLICABLE STATE AND LOCAL CODES. REMOVAL, DISPOSAL, ALTERATION, AND RELOCATION OF EXISTING EQUIPMENT, CONDUI TS, PIPES, AND DUCTS ARE INCLUDED IN THE WORK.
- HEATING, VENTILATION & AIR CONDITION SYSTEM:** REFER TO CONTRACTOR'S COLOR / SELECTION SHEET FOR TYPE OF HEATING / COOLING SYSTEM, HVAC PIPES / DUCTS TO MEET APPLICABLE CODES. HVAC SUB-CONTRACTOR TO VERIFY CFM FLOWS, DUCT SIZES, ETC. FOR ADEQUACY OF SYSTEM. COORDINATE LOCATIONS OF ALL HEATING / COOLING EQUIPMENT AS WELL AS DUCT LAYOUT AND REGISTER/GRILLE LOCATIONS PRIOR TO START OF WORK.
- DUCT WORK:** GALVANIZED SHEET METAL DUCT WORK SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE LOW VELOCITY DUCT CONSTRUCTION STANDARD BY SMACNA. PROVIDE DOUBLE THICKNESS TURNING VANES ON ALL SQUARE ELBOWS. PROVIDE DUCT INSULATION TO MEET APPLICABLE CODES, INCLUDING THE FOLLOWING:
  - A. PROVIDE A CONTINUOUS VAPOR BARRIER FOR ALL COLD PIPING AND AIR CONDITIONING DUCTWORK.
  - B. INSULATE REFRIGERANT SUCTION PIPE WITH 1/2" THICK FLEXIBLE ELASTOMERIC PIPE INSULATION "ARMSTRONG", "ARMAFLEX", OR EQUAL.
  - C. ALL SUPPLY AIR DUCTS IN ATTICS, GARAGES, CRAWL SPACES, AND OTHER UN-CONDITIONED SPACES SHALL BE INSULATED WITH TWO (2) LAYERS OF R-8 "REFLECTIX50 DUCT INSULATION" BY "REFLECTIX, INC.", OR EQUAL. ALL OTHER SUPPLY DUCTS IN THE BUILDING SHALL BE INSULATED WITH ONE (1) LAYER OF R-8 "REFLECTIX50 DUCT INSULATION", OR EQUAL.
- HVAC PIPING, DRAINS & FLUES:** USE TYPE "L" COPPER PIPING, USE OF TYPE "M" PIPING AT THIS JOB IS PROHIBITED. USE PVC DWV TYPE CONDENSATE DRAINS WITH SOLVENT CEMENT JOINTS TO MEET ASTM STANDARD D-2665. PROVIDE CONDENSATE PUMP AS NECESSARY. EXTEND TO EXTERIOR SPLASH BLOCKS. PROVIDE FLUES AS NECESSARY FOR ALL VENTED FURNACES TO MEET MANUFACTURER'S SPECIFICATIONS AND TO BE UL-LISTED TYPE "B".
- THERMOSTAT:** COORDINATE LOCATION OF THERMOSTAT PRIOR TO START OF WORK. UNLESS NOTED OTHERWISE, THERMOSTAT SHALL BE A PROGRAMMABLE THERMOSTAT AS RECOMMENDED BY HVAC EQUIPMENT MANUFACTURER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- AIR OUTLETS:** REFER TO CONTRACTOR'S COLOR / SELECTION SHEET FOR MANUFACTURER, TYPE, MATERIAL, COLOR, AND FINISH OF GRILLES AND REGISTERS. ALL REGISTERS AND GRILLES SHALL BE CENTERED IN FRONT OF WINDOWS AS POSSIBLE. REPORT ALL DISCREPANCIES TO ENGINEER BEFORE INSTALLATION.
- EXHAUST FANS:** PROVIDE 10" SQUARE INSULATED BATH EXHAUST FANS AS SHOWN ON DRAWINGS. REFER TO CONTRACTOR'S COLOR / SELECTION SHEET FOR MANUFACTURER / SERIES. SIZE UNIT BASED ON ROOM SIZE AND MANUFACTURER'S RECOMMENDATIONS. PROVIDE FANS WITH GALVANIZED HARD DUCT TO OUTSIDE WITH SOFFIT OR WALL CAP AND BACK DRAFT DAMPER. INSULATE ALL DUCTS. CAULK AND FLASH AS REQUIRED.
- EXTERIOR WALL CAP VENTS:** PROVIDE SCREENED ALUMINUM WALL CAPS AT ALL EXTERIOR WALL BATH VENTS / DRYER VENTS AND COOKTOP EXHAUST VENTS WITH BACKDRAFT DAMPERS. SECURE TO WALL WITH ALUMINUM SCREWS. CAULK AND FLASH AS REQUIRED.
- MAKE-UP AIR SYSTEM:** PROVIDE MAKE-UP AIR SYSTEM AS REQUIRED BY CODE. COORDINATE FINAL SIZE WITH EXHAUST HOOD SPECIFICATIONS. MANUFACTURER TO BE CONTRACTOR'S OPTION. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE REMOTE SWITCHING TIED TO EXHAUST HOOD OPERATION AS WELL AS ALL NECESSARY FITTINGS AND HARDWARE.
- GAS FIREPLACE & SURROUND:** REFER TO CONTRACTOR'S COLOR / SELECTION SHEET FOR FIREPLACE MANUFACTURER, MODEL NUMBER, SIZE, ACCESSORIES, AND OPTIONS. PROVIDE AND INSTALL FIREPLACE, FLUE, AND ACCESSORIES AS REQUIRED BY CODE AND PER MANUFACTURER'S INSTRUCTIONS. REFER TO CONTRACTOR'S COLOR / SELECTION SHEET FOR FIREPLACE SURROUND SIZE, DESIGN, MATERIAL, AND HEARTH.

**ELECTRICAL GENERAL NOTES**

- GENERAL:** ALL WORK TO CONFORM TO STATE AND LOCAL CODES. CAREFULLY COORDINATE FLOOR / CEILING FRAMING AND REQUIRED BULKHEADS / LOWERED CEILINGS WITH LIGHTING PLAN AND PLUMBING / HVAC SYSTEMS TO PREVENT CONFLICT - ADJUST FRAMING LAYOUT AS REQUIRED TO MAINTAIN LIGHTING CENTERLINES AND CLEARANCES. COORDINATE FINAL LOCATIONS AND MOUNTING HEIGHTS OF ALL FIXTURES, SWITCHES, OUTLETS, ETC. IN THE FIELD PRIOR TO INSTALLATION.
- OUTLETS, SWITCHES & WIRING:** PROVIDE "DECORA" SWITCHES BY "LEVITON MFR. CO., INC." AND STANDARD OUTLETS, WITH MATCHING COVERPLATES. PROVIDE WALL OUTLETS AT 12" MAXIMUM ON CENTER. PROVIDE TAMPER-PROOF / GFCI RECEPTACLES AS REQUIRED BY CODE, ALL WIRING TO BE CONCEALED 14 GAUGE NM-C CABLE "ROMEX" FOR OUTLETS AND SWITCHES, ALL BOXES TO BE NONMETALLIC OUTLET / SWITCH BOXES MADE OF THERMOSETTING OR THERMOPLASTIC MATERIALS. USE STEEL BOXES WHERE REQUIRED BY CODE.
- LIGHTING FIXTURES:** SEE DRAWINGS FOR FIXTURE TYPES, MOUNTING LOCATIONS, AND SWITCHING. REFER TO CONTRACTOR'S COLOR / SELECTION SHEET FOR FIXTURE MANUFACTURER, STYLE, COLOR, AND FINISH. THERMAL INSULATION SHALL NOT BE INSTALLED ABOVE A RECESSED LUMINAIRE OR WITHIN 75mm (3in) OF THE RECESSED LUMINAIRE'S ENCLOSURE. WIRING COMPARTMENT, OR BALLAST UNLESS IT IS IDENTIFIED FOR CONTACT WITH INSULATION, TYPE I.C. TRACK LIGHTING AND CABINET LIGHTING SYSTEMS TO COME COMPLETE WITH ALL NECESSARY FITTINGS, TRANSFORMERS, FASTENERS, COUPLINGS, ETC.
- SMOKE & CARBON MONOXIDE DETECTORS:** PROVIDE AS REQUIRED BY CODE. UNLESS NOTED OTHERWISE, DETECTORS TO BE INTERCONNECTED, HARD-WIRED UNITS WITH BATTERY BACKUP AS MANUFACTURED BY "NIDDE", OR EQUAL.
- DOOR BELL & CHIME:** REFER TO CONTRACTOR'S COLOR / SELECTION SHEET FOR DOOR BELL AND CHIME MANUFACTURER, TYPE AND MATERIAL. COORDINATE FINAL MOUNTING LOCATION IN FIELD PRIOR TO ORDERING AND INSTALLATION. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE ALL NECESSARY HARDWARE, WIRING, TRANSFORMERS, ETC.
- SYSTEMS COORDINATION:** COORDINATE WITH OWNER AS REQUIRED FOR WORK RELATED TO SECURITY SYSTEMS, AUDIO-VISUAL / SPEAKER SYSTEMS, AND/OR OTHER SPECIALTY SYSTEMS PRIOR TO START OF CONSTRUCTION.

**PLUMBING GENERAL NOTES**

- GENERAL:** ALL WORK TO CONFORM TO APPLICABLE STATE AND LOCAL CODES. UNLESS NOTED OTHERWISE, USE CPVC TUBING ON ALL WATER SUPPLY LINES, SIZE AS PER CODE AND PVC, WITH A MINIMUM PRESSURE RATING FOR PLASTIC TUBING OF 100 PSI @ 180 DEGREES F. FOR WASTE AND VENT LINES. PROVIDE R-3, MINIMUM, INSULATION AT ALL HOT WATER LINES.
- PLUMBING FIXTURES:** SEE DRAWINGS FOR FIXTURE TYPES AND MOUNTING LOCATIONS. REFER TO CONTRACTOR'S COLOR / SELECTION SHEET FOR FIXTURE MANUFACTURER, STYLE, COLOR, AND FINISH. PROVIDE ALL NECESSARY FITTINGS, VALVES, DRAINS, HARDWARE, ETC. REQUIRED FOR PROPER FUNCTIONING. PROVIDE MANUFACTURER'S RECOMMENDED SEAT AND COVER AT ALL TOILETS. SHOWER DRAINS TO MATCH FAUCET FINISH. PROVIDE CLAMPING-TYPE SHOWER FLOOR DRAIN AS RECOMMENDED BY WATER-PROOF TILE UNDERLAYMENT MANUFACTURER. CONSULT ENGINEER ON CONFLICTS WITH STRUCTURE, MECHANICAL, ETC. - COORDINATE FINAL LOCATIONS AND MOUNTING HEIGHTS PRIOR TO ORDERING.
- HOSE-BIBBS:** UNLESS NOTED OTHERWISE, PROVIDE TWO (2) EXTERIOR HOSE-BIBBS. HOSE-BIBBS SUBJECT TO FREEZING (EXTERIOR USE) SHALL BE THE FROST-PROOF TYPE WITH AN ACCESSIBLE STOP-AND-WASTE TYPE VALVE INSIDE BUILDING.
- GARBAGE DISPOSAL:** PROVIDE UNDER-SINK GARBAGE DISPOSAL. REFER TO CONTRACTOR'S COLOR / SELECTION SHEET FOR MANUFACTURER, MODEL NUMBER, AND REQUIRED CONNECTION. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- WATER HEATER:** PROVIDE (2) 50 GALLON ELECTRIC OR GAS-FIRED WATER HEATERS. REFER TO CONTRACTOR'S COLOR / SELECTION SHEET FOR MANUFACTURER, MODEL NUMBER, AND REQUIRED CONNECTION. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- ACCESS PANELS:** PROVIDE ACCESS PANELS AS REQUIRED. COORDINATE FINAL SIZES AS NECESSARY.
- SUMP PUMP:** PROVIDE PERIMETER DRAIN SYSTEM, SUMP PUMP, AND PIT AS SHOWN ON DRAWINGS. MANUFACTURER TO BE CONTRACTOR'S OPTION. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE BATTERY BACKUP, ALL NECESSARY FITTINGS, DRAINS, PIPES, AND HARDWARE.
- WHOLE-HOUSE FIRE SUPPRESSION SYSTEM:** PROVIDE WHOLE-HOUSE FIRE SUPPRESSION SPRINKLER SYSTEM TO CONFORM TO STATE AND LOCAL CODES AS REQUIRED. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. (RUBBER GARD) OR EQUAL. PROVIDE ALL NECESSARY FITTINGS, VALVES, DRAINS, HARDWARE, ETC. REQUIRED FOR PROPER FUNCTIONING. COORDINATE FINAL SYSTEM LAYOUT WITH STRUCTURAL FRAMING AND LIGHTING LAYOUT PRIOR TO START OF WORK.

**ARCHITECTURAL CASEWORK GENERAL NOTES**

- GENERAL:** COMPLY WITH APPLICABLE "ARCHITECTURAL WOODWORK QUALITY STANDARDS" BY AWI AND PS 20 AND APPLICABLE GRADING RULES FOR SOFTWOOD LUMBER STANDARDS. SET CASEWORK COMPONENTS PLUMB, SQUARE, AND STRAIGHT WITH NO DISTORTION AND SECURELY ANCHORED TO BUILDING STRUCTURE. SHIM AS REQUIRED USING CONCEALED SHIMS. FASTEN CONTINUOUS CABINETS TOGETHER WITH JOINTS FLUSH, TIGHT AND UNIFORM, AND WITH ALIGNMENT OF ADJACENT UNITS. SECURE WALL CABINETS TO SOLID SUPPORTING MATERIAL. BLOCKING AS REQUIRED IN WALL BY ROUGH CARPENTRY. ABUT TOP EDGE SURFACES IN ONE TRUE PLANE. REPAIR OR REMOVE AND REPLACE DEFECTIVE WORK. ADJUST DOORS, DRAWERS, HARDWARE, FIXTURES, AND OTHER MOVING OR OPERATING PARTS TO FUNCTION SMOOTHLY. PROVIDE NECESSARY PROTECTIVE MEASURES TO PREVENT DAMAGE OF CASEWORK AND EQUIPMENT FROM EXPOSURE TO OTHER CONSTRUCTION ACTIVITY.
- CABINETRY, COUNTERTOPS & HARDWARE:** CABINETRY DRAWINGS ARE FOR BASIC LAYOUT PURPOSES ONLY. REFER TO CONTRACTOR'S COLOR / SELECTION SHEET FOR MANUFACTURER, MATERIAL, STYLE, SIZES, COLOR, AND FINISH. VERIFY ALL DIMENSIONS ON SITE PRIOR TO FABRICATION / ORDERING AND INSTALLATION. CONTRACTOR TO COORDINATE FRAMING AS REQUIRED AND PROVIDE ASSOCIATED BLOCKING, PLUMBING AND ELECTRICAL WORK.
- APPLIANCES:** APPLIANCE NOTATIONS WITHIN THE DRAWINGS ARE FOR BASIC LAYOUT PURPOSES ONLY. REFER TO CONTRACTOR'S COLOR / SELECTION SHEET FOR MANUFACTURER, MATERIAL, STYLE, SIZES, COLOR, AND FINISH. VERIFY ALL DIMENSIONS ON SITE PRIOR TO ORDERING AND INSTALLATION. CONTRACTOR TO COORDINATE FRAMING AS REQUIRED AND PROVIDE ASSOCIATED PLUMBING AND ELECTRICAL WORK.

**INTERIOR FINISHES GENERAL NOTES**

- GYPSUM BOARD WALLS & CEILINGS:** PROVIDE GYPSUM WALLBOARD WALLS AND CEILING CONFORMING TO ASTM C36-76, 1/2" THICK, MIN. AS MANUFACTURED BY "UNITED STATES GYPSUM CO.", "GEORGIA-PACIFIC", OR EQUAL. ALL GYPSUM BOARD SHALL BE TAPED, SPACKLED AND SANDED SMOOTH PRIOR TO FINISHING. METAL BEADING SHALL BE USED ON ALL OUTSIDE CORNERS WHERE APPLICABLE. PROVIDE WATER / MOLD-RESISTANT GYPSUM WALLBOARD AT ALL BATHROOM AND LAUNDRY LOCATIONS AND THROUGHOUT BASEMENTS. PROVIDE FIRE-RATED GYPSUM WALLBOARD, PER CODE, THROUGHOUT GARAGE AREAS. UNLESS NOTED OTHERWISE, PROVIDE LEVEL 4 FINISH THROUGHOUT.
- FLOOR & WALL TILE:** REFER TO CONTRACTOR'S COLOR / SELECTION SHEET FOR TILE MANUFACTURER / SUPPLIER, MATERIAL, TYPES, SIZES, COLOR, FINISH, AND PATTERN. COORDINATE FINAL LAYOUT OF WALL AND FLOOR TILE IN THE FIELD PRIOR TO START OF WORK. APPLY USING ORGANIC ADHESIVE ANSI A1361-1967 TYPE I, PRIME SURFACE BEFORE APPLYING ADHESIVE AS RECOMMENDED BY ADHESIVE MANUFACTURER. ALLOW 24 HOURS AFTER TILE IS SET FOR SOLVENT EVAPORATION BEFORE GROUTING.
- TILE GROUT:** REFER TO CONTRACTOR'S COLOR / SELECTION SHEET FOR GROUT MANUFACTURER, TYPE, COLOR, FINISH, AND JOINT SIZE. USE EPOXY GROUT AT ALL TUB SURROUNDS, SHOWER FLOORS AND WALLS, AND SHOWER CURBS. REMAINING GROUT TO BE LATEX PORTLAND CEMENT GROUT.
- WALL TILE BACKER BOARD - DRY AREAS:** WATER-RESISTANT GYPSUM TILE BACKER BOARD TO BE USED ON ALL TILED WALLS, EXCLUDING WET AREAS, CONFORMING TO ASTM C-1178, 1/2" THICK (MINIMUM) SILICONE TREATED GYPSUM BOARD, GLASS MAT BOTH SIDES, AS MANUFACTURED BY "GEORGIA - PACIFIC", "UNITED STATES GYPSUM CO.", OR EQUAL. MAXIMUM VARIATION IN WALL SURFACE SHALL NOT EXCEED 1/8" IN 8'-0" FROM THE REQUIRED PLAN NOR MORE THAN 1/16" PER 12".
- FLOOR TILE BACKER BOARD - DRY AREAS:** DUROCK, TO BE USED AT ALL TILED FLOORS AND BATH SHOWER SURROUNDS, 1/2" THICK (MIN). AS MANUFACTURED BY "UNITED STATES GYPSUM COMPANY", OR EQUAL. MAXIMUM VARIATION IN WALL SURFACE SHALL NOT EXCEED 1/8" IN 8'-0" FROM THE REQUIRED PLAN NOR MORE THAN 1/16" PER 12".
- FLOOR & WALL TILE BACKER BOARD - WET AREAS:** DUROCK, TO BE USED AT ALL TILED FLOORS AND BATH SHOWER SURROUNDS, 1/2" THICK (MIN). AS MANUFACTURED BY "UNITED STATES GYPSUM COMPANY", OR EQUAL. MAXIMUM VARIATION IN WALL SURFACE SHALL NOT EXCEED 1/8" IN 8'-0" FROM THE REQUIRED PLAN NOR MORE THAN 1/16" PER 12".
- WATER-PROOF TILE UNDERLAYMENT:** "SCHLUTER-KERDI" UNDERLAYMENT SYSTEM COMPLETE WITH CORNER FLASHING, CLAMPING DRAIN KIT, ETC. TO BE USED AT ALL BATH AND SHOWER FLOORS AND AT TILED WALLS OF TUBS AND SHOWERS SURROUNDS, AS MANUFACTURED BY "SCHLUTER SYSTEMS L.P.". INSTALL PER MANUFACTURER'S RECOMMENDATIONS. REFER TO CONTRACTOR'S COLOR / SELECTION SHEET FOR KERDI DRAIN TYPE, SIZE, AND FINISH.
- INTERIOR TRIM:** REFER TO CONTRACTOR'S COLOR / SELECTION SHEET FOR TRIM SIZE, PROFILE, AND SPECIES. PROVIDE FULL-SIZE MOCK-UPS FOR APPROVAL BEFORE FINAL ORDERING / INSTALLATION. CONTRACTOR TO MITER-CUT JOINTS BETWEEN INDIVIDUAL PIECES OF TRIM.
- WOOD FLOORING:** REFER TO CONTRACTOR'S COLOR / SELECTION SHEET FOR FLOORING SIZE, SPECIES, COLOR, AND FINISH. ALL WOOD FLOORS TO BE SANDED, STAINED, AND SEALED WITH THREE (3) COATS OF SATIN WATER-BASED URETHANE.
- WOOD STAIRS:** REFER TO CONTRACTOR'S COLOR / SELECTION SHEET FOR SPECIES, TYPE, STAIN, AND FINISH OF WOOD STAIR TREADS AND RISERS. FIRST GRADE GLEUED OR SOLID SURFACED 3 SIDES, NOSSED ONE EDGE, FACED SANDED AND ENDS SEALED. THICKNESS: 1-1/16"±. MANUFACTURED TO COMMERCIAL STANDARDS CS-89-40. LANDINGS TO MATCH STAIRS, UNLESS NOTED OTHERWISE. ALL WOOD TREADS TO BE SANDED, STAINED, AND SEALED WITH THREE (3) COATS OF SATIN WATER-BASED URETHANE.
- CARPET:** REFER TO CONTRACTOR'S COLOR / SELECTION SHEET FOR MANUFACTURER, TYPE COLOR, PATTERN, AND UNDERLAYMENT. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- PAINTING:** MANUFACTURER OF PAINTS TO BE "MCCORMICK", OR EQUAL. MANUFACTURER OF STAINS TO BE "MINWAX", OR EQUAL. REFER TO CONTRACTOR'S COLOR / SELECTION SHEET FOR ALL COLORS, FINISHES, AND SHEEN LEVELS.
  - INTERIOR: NEW WALLS AND CEILINGS ARE TO RECEIVE ONE PRIME COAT AND TWO FINISH COATS, MINIMUM, OF LATEX PAINT. TRIMS ARE TO RECEIVE ONE PRIME COAT AND TWO FINISH COATS, MINIMUM, OF WATER-BASED ENAMEL PAINT.
  - EXTERIOR: PVC TRIMS TO RECEIVE TWO FINISH COATS, MINIMUM, OF EXTERIOR 100% ACRYLIC LATEX PAINT. WITH A LIGHT REFLECTIVE VALUE EQUAL TO OR GREATER THAN 55. ALL FERROUS METALS TO BE PAINTED ARE TO RECEIVE ONE PRIME COAT OF RUST INHIBITIVE PAINT AND TWO FINISH COATS, MINIMUM, OF ALKYD ENAMEL PAINT.
  - TAPE DOOR HINGES AND REMOVE ALL OTHER DOOR AND WINDOW HARDWARE, LIGHTING FIXTURES, COVERPLATES, ETC. PRIOR TO START OF PAINTING. UPON COMPLETION OF THE WORK, CAREFULLY INSPECT ALL PAINTED SURFACES. CLEAN AND RETOUCH AS NECESSARY OR AS DIRECTED. LEAVE ALL OTHER SURFACES CLEAN AND FREE FROM ALL PAINT, SPATTERINGS, SMEARS AND SMUDGES RESULTING FROM PAINTING WORK. PROPERLY PROTECT ALL PAINTED AND FINISHED SURFACES SUBJECT TO DAMAGE OR DEFAECMENT DUE TO OTHER WORK ON BUILDING.

**SPECIALTIES GENERAL NOTES**

- SHELVES:** UNLESS NOTED OTHERWISE, PROVIDE 3/4" THICK PARTICLE BOARD SHELVING. TYPICAL. CLOTHES CLOSETS SHALL BE EQUIPPED WITH FULL LENGTH SHELVES; SUPPORT AT CENTER FOR UNITS OVER 48". SUPPORT ON KV HARDWARE, OR EQUAL. FOR EXPOSED SHELVES AND 1X2 PAINT-GRADE WOOD CLEATS CONTINUOUS 3 SIDES FOR CLOSETS.
- HANG ROD:** UNLESS NOTED OTHERWISE, PROVIDE 1-1/2" DIAMETER WOOD HANG ROD FOR ALL CLOSETS AS SHOWN ON DRAWINGS.
- BATH ACCESSORIES:** REFER TO CONTRACTOR'S COLOR / SELECTION SHEET FOR COMPLETE LIST OF BATH ACCESSORIES INCLUDING MANUFACTURER, MATERIAL, STYLE, SIZES, COLOR, AND FINISH. COORDINATE FINAL MOUNTING LOCATIONS PRIOR TO CLOSE-IN TO ALLOW FOR PROPER BLOCKING.
- MIRRORS:** UNLESS NOTED OTHERWISE, ALL MIRRORS SHOWN ON THE PLANS AND ELEVATIONS SHALL BE 1/4" PLATE GLASS SILVERED BACK, DISTORTION FREE, MOUNTED WITH MFR'S RECOMMENDED ADHESIVES AND/OR CLIPS AND SET INTO ANY TRIMS TO CONCEAL EDGES. ANY SURFACES REFLECTED IN THE MIRRORS SHALL BE FINISHED TO MATCH ADJACENT SURFACES, NO UNFINISHED AND/OR UNEVEN SURFACES SHALL BE VISIBLE IN THE MIRROR.
- GLASS SHOWER ENCLOSURE:** REFER TO CONTRACTOR'S COLOR / SELECTION SHEET FOR TYPE, MANUFACTURER, MATERIAL, STYLE, SIZES, COLOR, AND FINISH. PROVIDE ALL NECESSARY FITTINGS, FASTENERS, HARDWARE, GASKETS, TRANSLUCENT EDGE SEALS, ETC. REQUIRED FOR PROPER, WATER TIGHT FUNCTIONING.
- ATTIC ACCESS STAIRS:** UNLESS NOTED OTHERWISE, FOLD-UP STAIRS TO BE MADE OF PINE, WITH SPRING-LOADED HINGE, STEEL ROD REINFORCING, AND CONNECTION PLATES / ANGLES. STAIRS TO HAVE SIDE RAILING, R.O. DIMENSIONS TO BE 25" X 54" OR 22" X 54", DOUBLE HEADERS AT OPENINGS IN CEILING. STAIR VERTICAL DISTANCE TO REACH FLOOR BELOW. FIELD MEASURE PRIOR TO PURCHASE AND INSTALLATION.
- PREMANUFACTURED EXTERIOR WINDOW WELLS:** UNLESS NOTED OTHERWISE, WINDOW WELLS TO BE GALVANIZED METAL HALF-ROUND WELLS WITH INTERIOR DRAIN CONNECTED TO SUMP PUMP. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND IN STRICT ACCORDANCE WITH APPLICABLE IRC BUILDING CODE.
- HANDRAILS & GUARDRAILS:** PROVIDE 36" HIGH GUARDRAILS AND/OR HANDRAILS AT ALL STAIRS AND OPEN-SIDED WALKING SURFACES LOCATED WITHIN 36" HORIZONTALLY OF A 30", OR GREATER, VERTICAL DROP, AS REQUIRED BY CODE. REFER TO CONTRACTOR'S COLOR / SELECTION SHEET FOR MATERIAL, SIZE, DESIGN, COLOR, AND FINISH. PROVIDE ASSOCIATED HANDRAIL FITTINGS, BENDS, ACCESSORIES, AND WALL-MOUNTED BRACKETS AS REQUIRED. RETURN HANDRAIL ENDS TO WALL. INSTALL STRICTLY PER CODE AND PER MANUFACTURER'S RECOMMENDATIONS.
- HOUSE NUMBERS:** REFER TO CONTRACTOR'S COLOR / SELECTION SHEET FOR SIZE, FONT, MATERIAL, COLOR, AND FINISH. COORDINATE FINAL MOUNTING LOCATION IN FIELD PRIOR TO ORDERING AND INSTALLATION.

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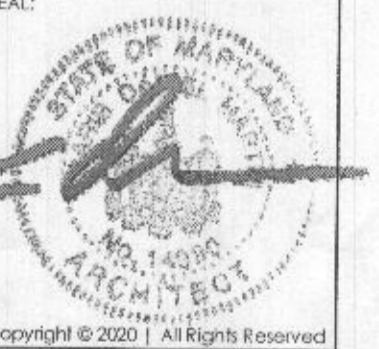


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CDM, SBB

**Checked By:**

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1.2

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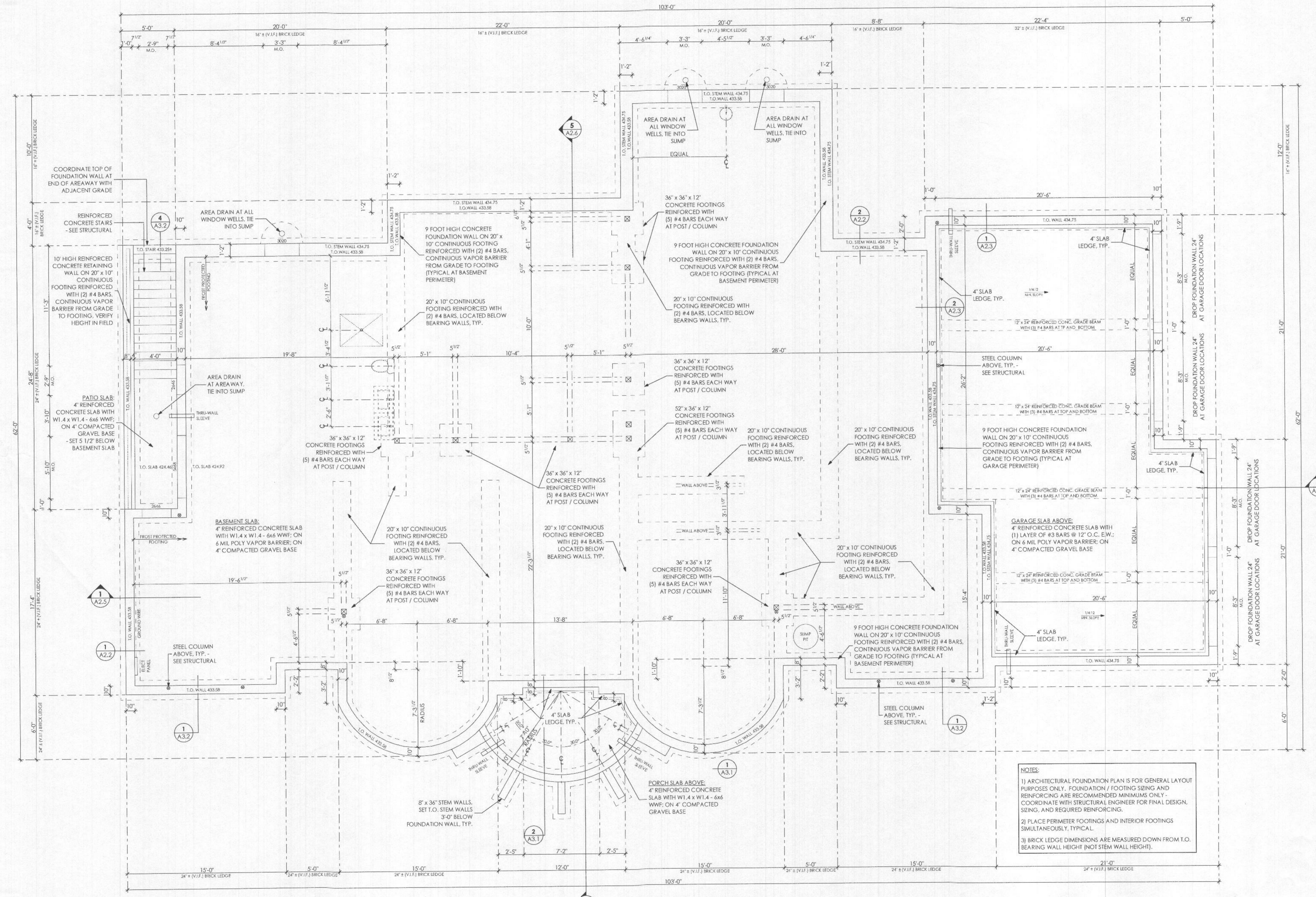
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**NOTES:**  
1) ARCHITECTURAL FOUNDATION PLAN IS FOR GENERAL LAYOUT PURPOSES ONLY. FOUNDATION / FOOTING SIZING AND REINFORCING ARE RECOMMENDED MINIMUMS ONLY. COORDINATE WITH STRUCTURAL ENGINEER FOR FINAL DESIGN, SIZING, AND REQUIRED REINFORCING.  
2) PLACE PERIMETER FOOTINGS AND INTERIOR FOOTINGS SIMULTANEOUSLY, TYPICAL.  
3) BRICK LEDGE DIMENSIONS ARE MEASURED DOWN FROM T.O. BEARING WALL HEIGHT (NOT STEM WALL HEIGHT).

**1**  
**A1.1** Foundation Plan  
SCALE: 1/4" = 1'-0"

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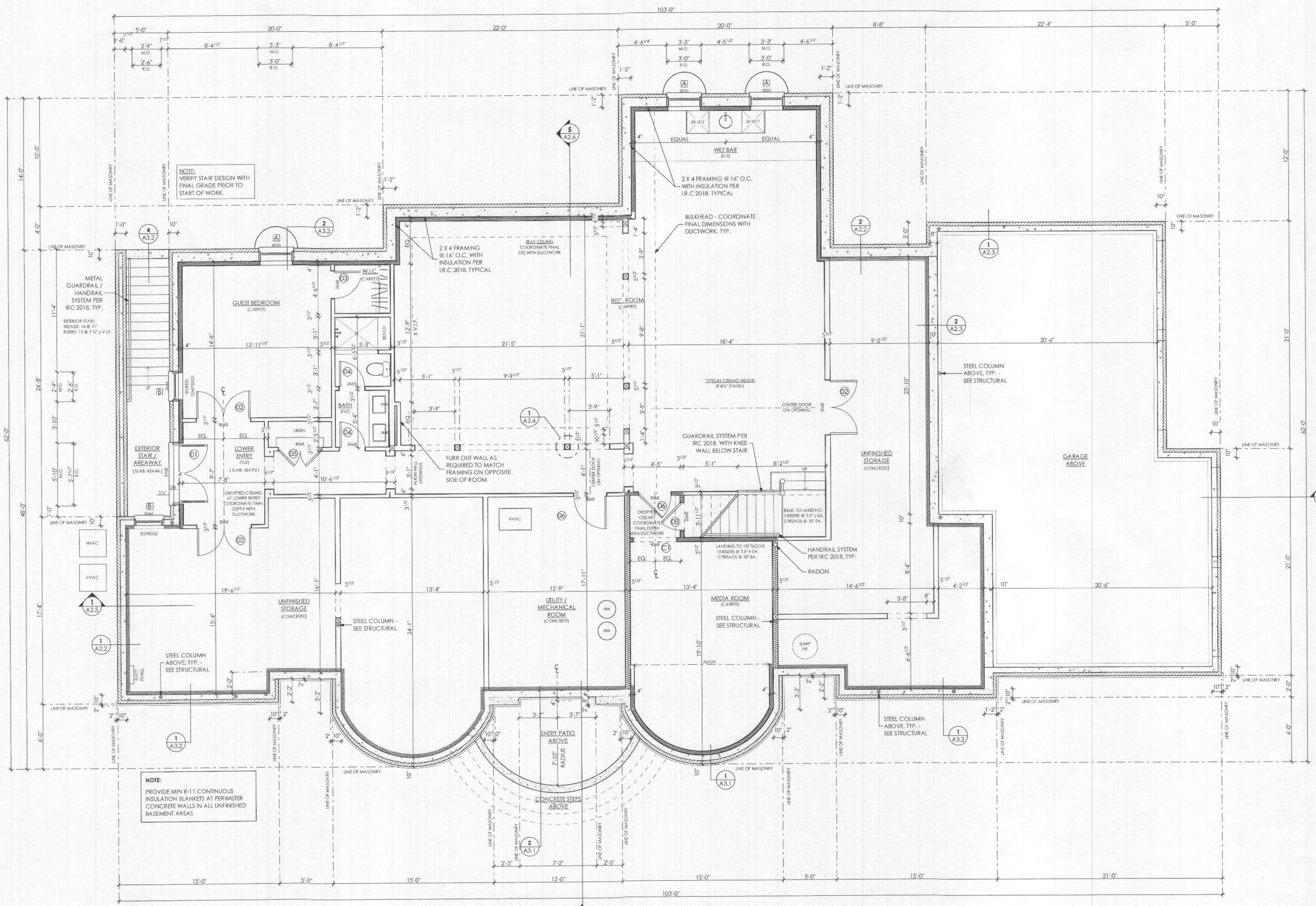
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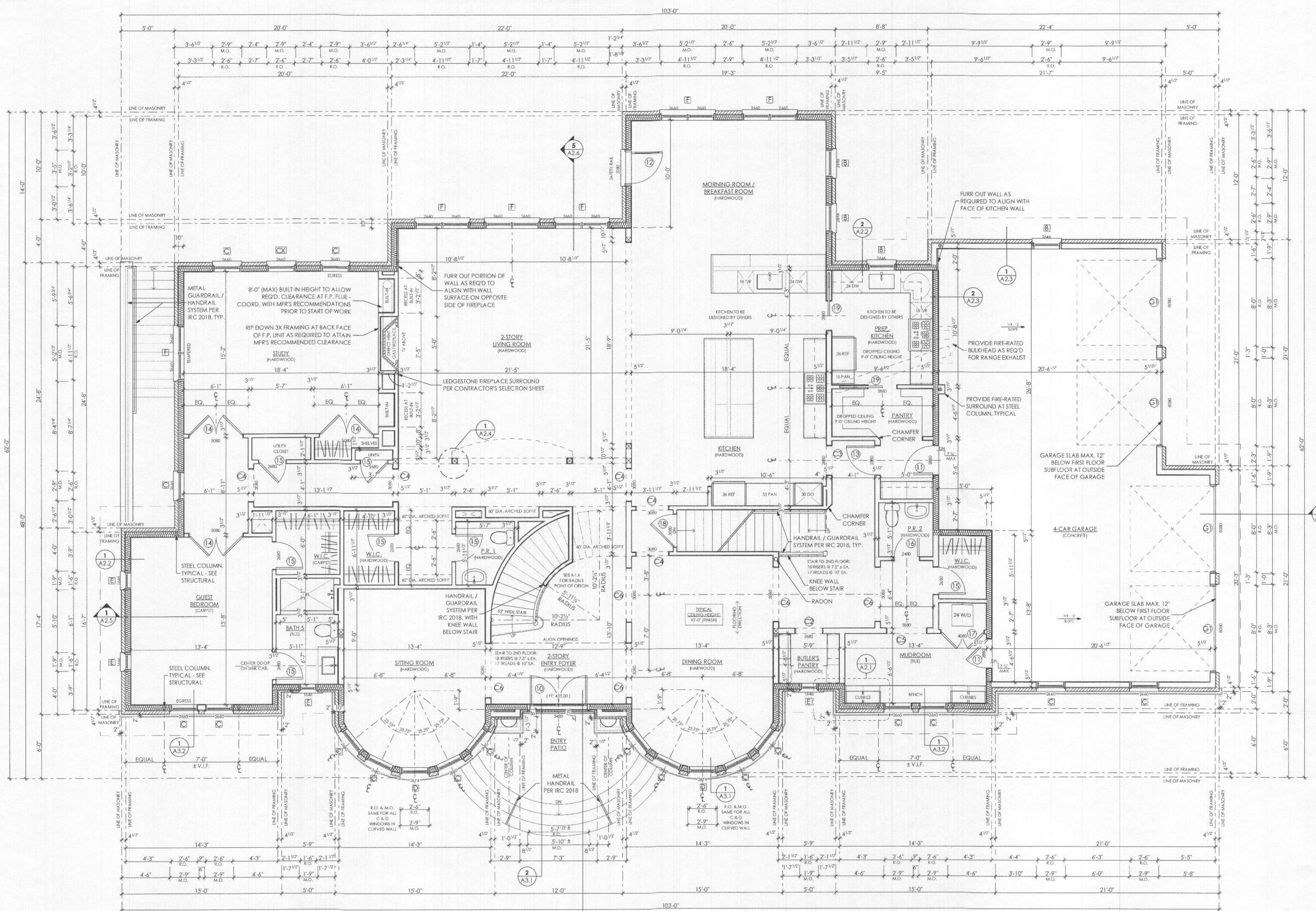
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**A1.2**  
SHEET 17 OF 32



**1**  
**A1.2** **Basement Floor Plan**  
SCALE 1/4" = 1'-0"

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**1**  
**A1.3** First Floor Plan  
SCALE: 1/4" = 1'-0"

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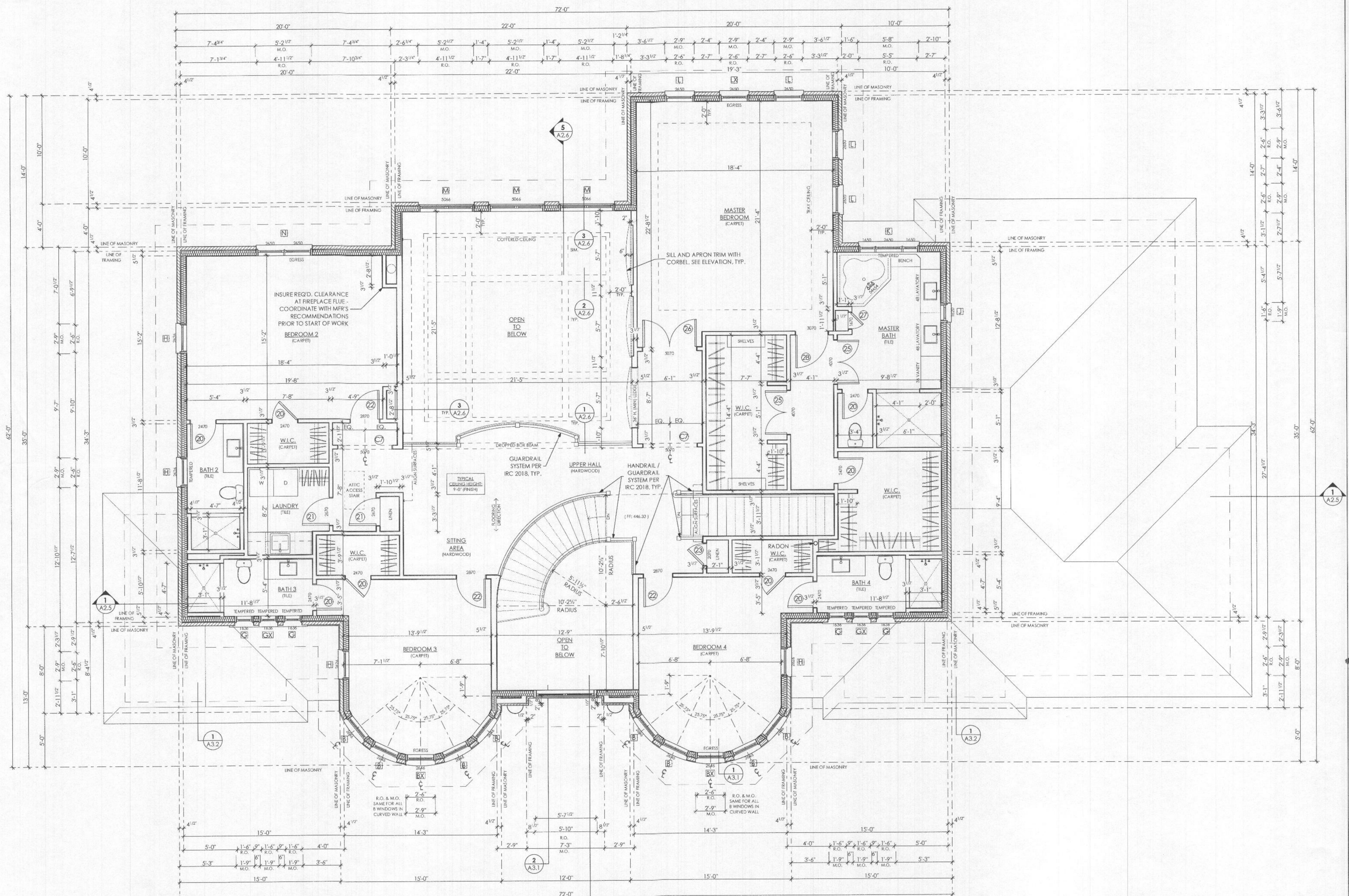
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**1** Second Floor Plan  
**A1.4** SCALE: 1/4" = 1'-0"

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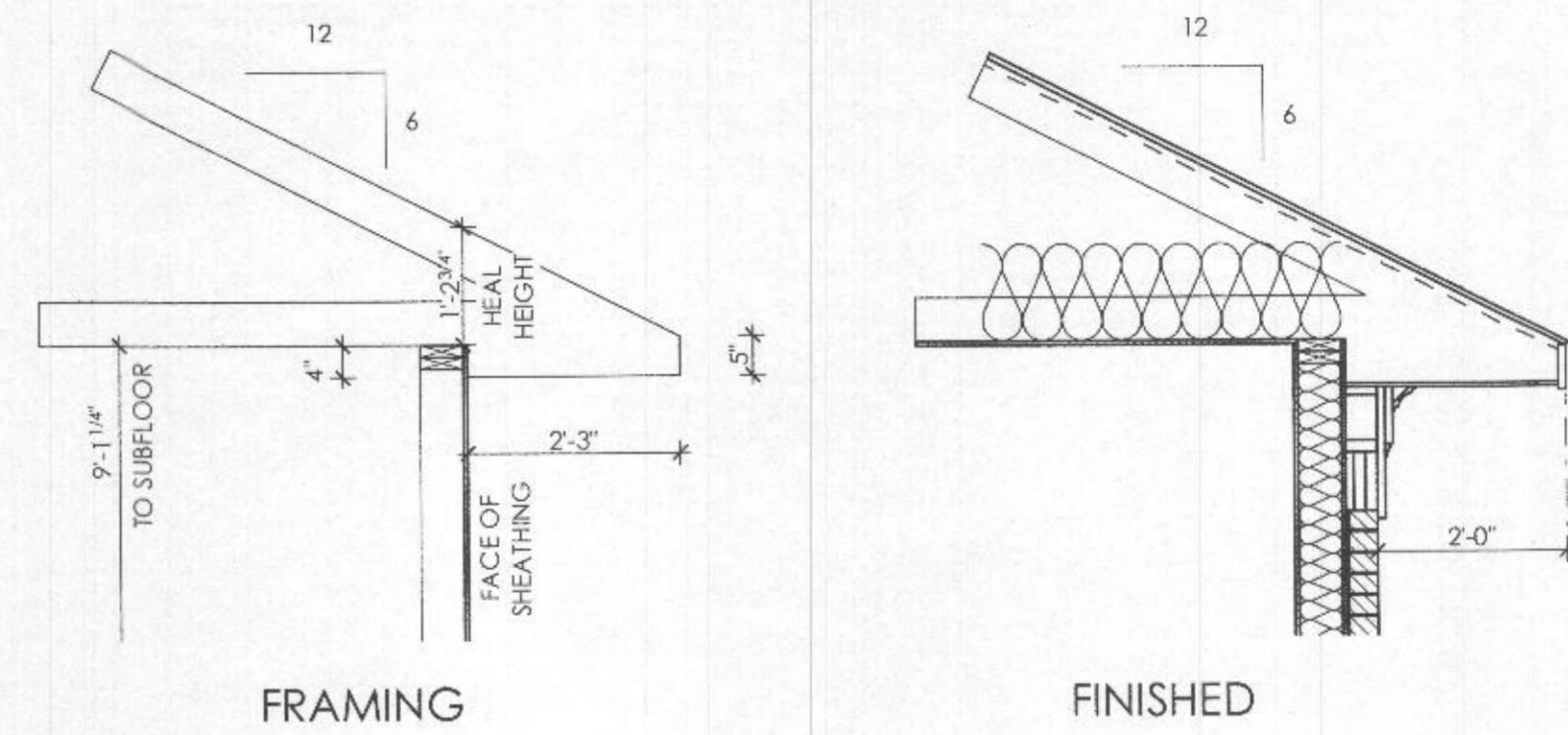
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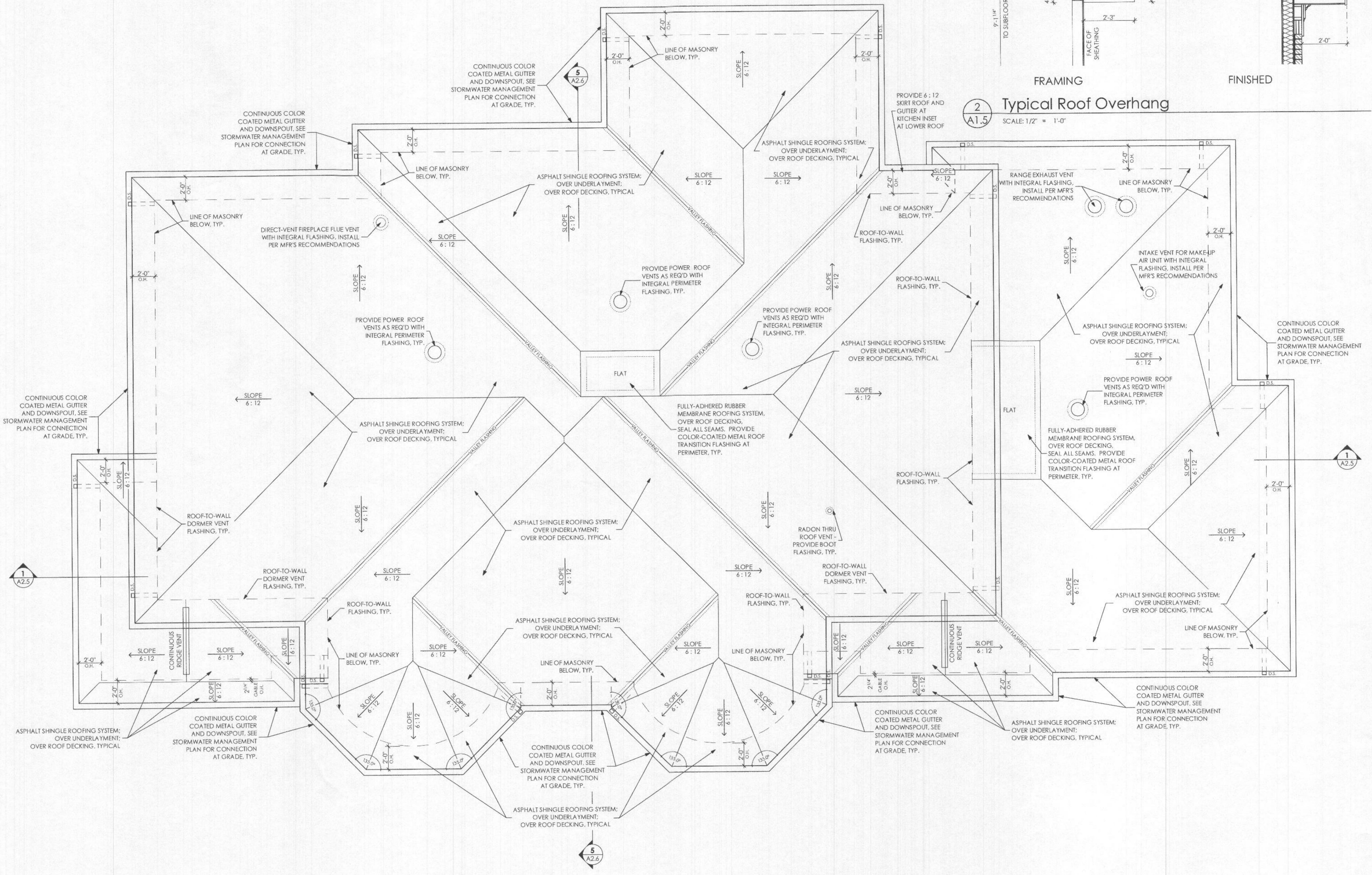
**A1.5**

SHEET 20 OF 32



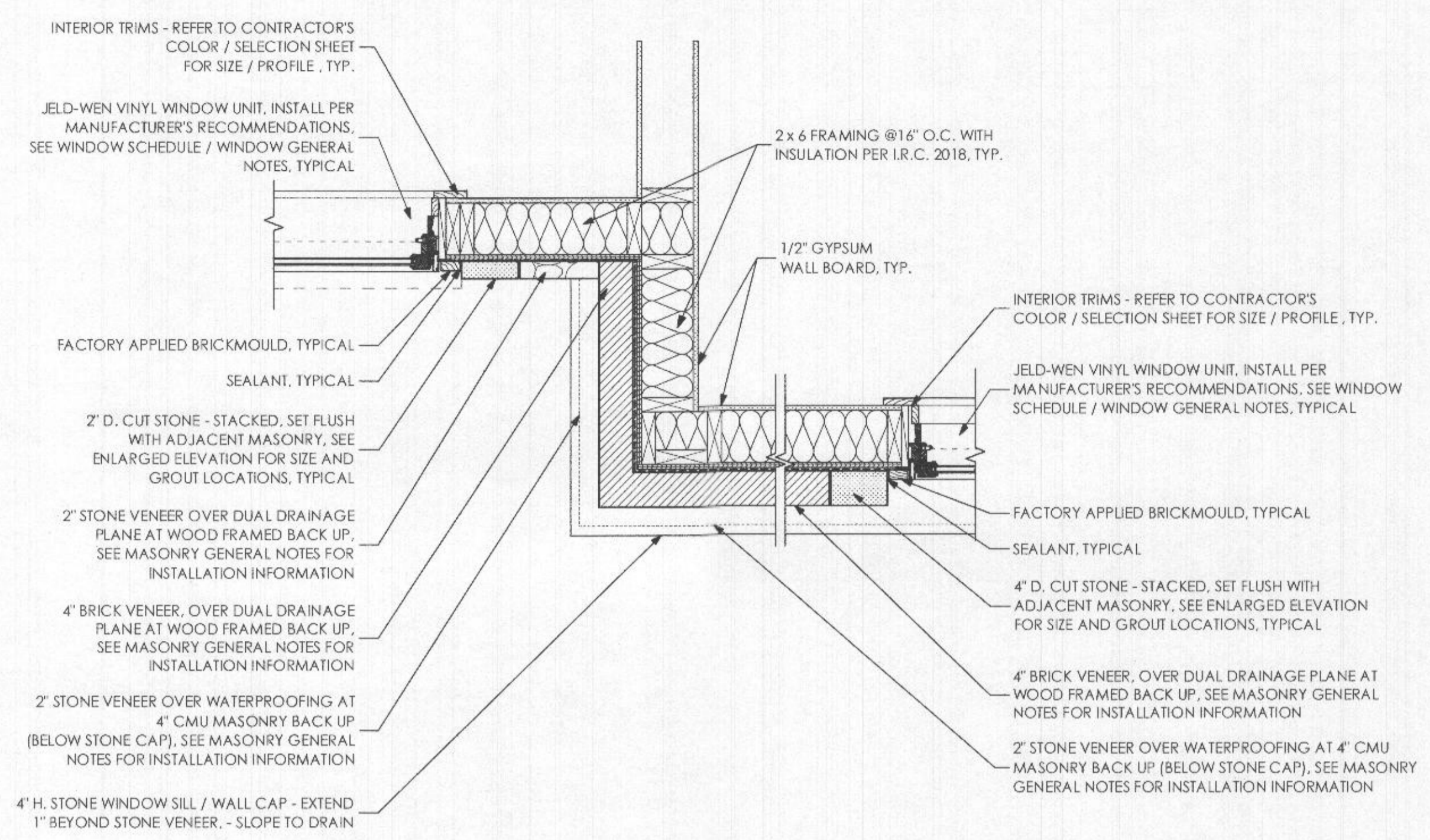
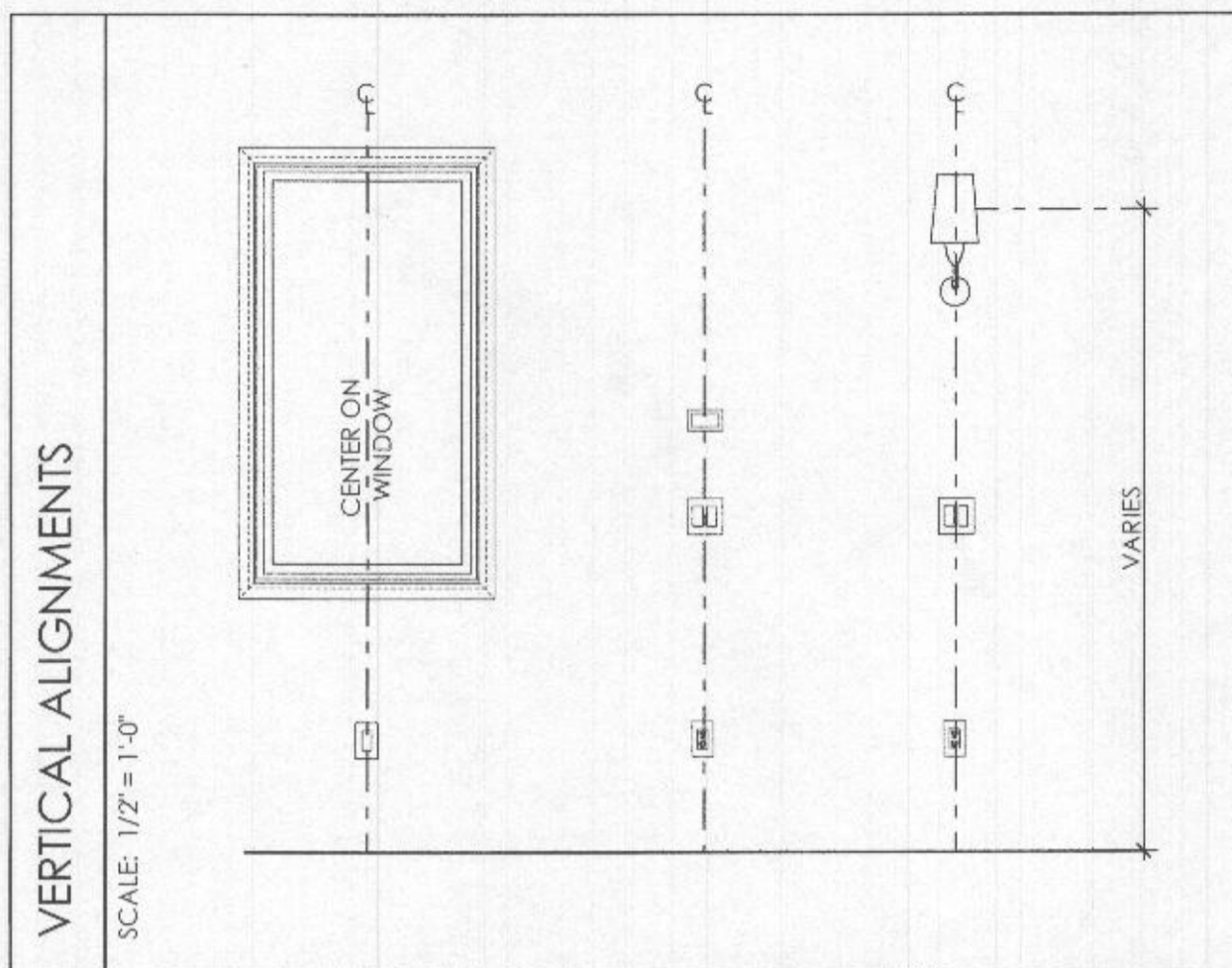
**2** Typical Roof Overhang  
SCALE: 1/2" = 1'-0"

**NOTE:**  
ROOF OVERHANGS ARE 2'-0" FROM FACE OF MASONRY TO OUTSIDE FACE OF FASCIA, TYPICAL



**1** Roof Plan  
SCALE: 1/4" = 1'-0"

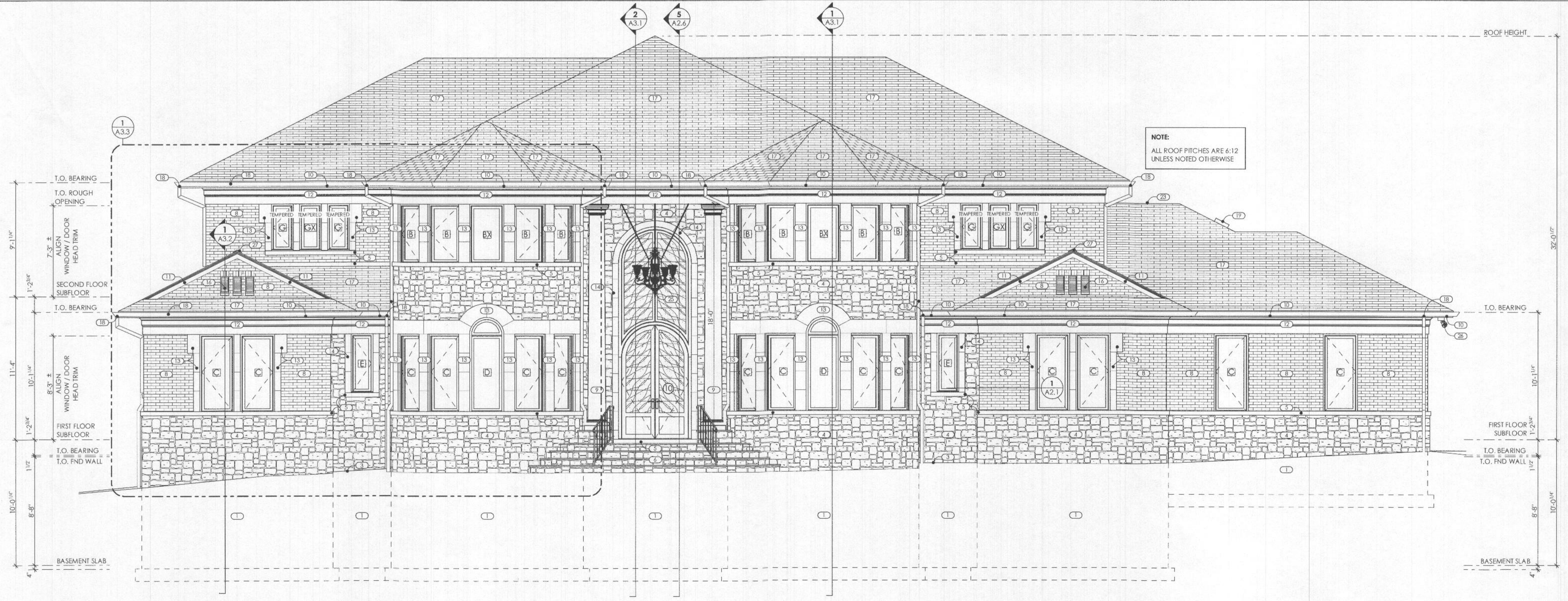
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**1** Enlarged Plan Detail at Front Wall  
SCALE: 1" = 1'-0"

**ELEVATION KEYNOTES**

- 1 REINFORCED CONCRETE FOUNDATION SYSTEM SET 2'-6", MIN., BELOW GRADE. TYPICAL - SEE FOUNDATION PLAN. PROVIDE WATERPROOFING AT EXTERIOR FACE.
- 2 PRE-MANUFACTURED GALVANIZED STEEL WINDOW WELL WITH AREA DRAIN - TIE INTO SUMP. TYPICAL.
- 3 APPROXIMATE LINE OF FINISH GRADE, TYPICAL. COORDINATE WITH SITE PLAN.
- 4 2" STONE VENEER. TYPICAL - SEE MASONRY GENERAL NOTES.
- 5 4" HIGH STONE WALL CAP / WINDOW SILL TO EXTEND 1" BEYOND MASONRY VENEER - SLOPE TO DRAIN. TYPICAL.
- 6 REINFORCED CONCRETE STEPS, LANDING, AND PATIO WITH 2" STONE VENEER AT SIDES / RISERS AND STONE TREADS / PAVERS.
- 7 BRICK/MOULD TRIM APPLIED IN FIELD. TYPICAL.
- 8 4" BRICK VENEER, OVER HOUSE WRAP, OVER SHEATHING, TYPICAL. SEE MASONRY GENERAL NOTES.
- 9 18" DIAMETER TAPERED HALF ROUND FIBERGLASS COLUMN BY ARCHITECTURAL MALL OR EQUAL; OVER 2" STONE VENEER ON CMU BACKUP WITH STONE CAP.
- 10 5/4 x 6 EAVE FASCIA TRIM WITH 1/2" MDO VENTED SOFFIT, TYPICAL.
- 11 5/4 x 6 RAKE FASCIA TRIM WITH AZM - 210 RAKE MOULD, TYPICAL.
- 12 BUILT UP FRIEZE ASSEMBLY, SEE DETAIL INCLUDING: AZM - 80 COVE TRIM ATOP 5/4 X 8 TRIM BOARD PADDED OUT 1" OVER 5/4 X 12 FRIEZE TRIM WITH AZM - 217 BAND MOULDING.
- 13 4" DEEP CUT STONE AT WINDOWS, FLUSH WITH BRICK VENEER, TYPICAL - SEE ENLARGED ELEVATION FOR SIZES.
- 14 2" DEEP CUT STONE AT WINDOW / DOOR, FLUSH WITH STONE VENEER, TYPICAL - SEE ENLARGED ELEVATION FOR SIZES.
- 15 SOLDIER COURSE DECORATIVE LINTEL ABOVE DOOR / WINDOW, FLUSH WITH BRICK VENEER, TYPICAL.
- 16 FYPON DECORATIVE LOUVER VENT (LV8x15) WITH SOLDIER COURSE (CUT TO 2 BRICKS HIGH) AND 2" STONE SILL, SLOPE TO DRAIN, TYPICAL.
- 17 ASPHALT SHINGLE ROOFING SYSTEM; OVER UNDERLAYMENT; OVER ROOF DECKING, TYPICAL - SEE ROOF PLAN.
- 18 CONTINUOUS COLOR-COATED METAL GUTTER AND DOWNSPOUT SYSTEM. TYPICAL - SEE ROOF PLAN.
- 19 METAL POWER ROOF VENTS, TYPICAL, INSTALL PER MANUFACTURER'S RECOMMENDATIONS. - SEE ROOF PLAN.
- 20 36" HIGH GUARDRAIL / HANDRAIL PER IRC 2018, TYPICAL.
- 21 REINFORCED CONCRETE RETAINING WALL, SEE FOUNDATION PLAN, WITH 4" BRICK VENEER AT REAR AND SIDE, AND PARGING ON INSIDE WITH 4" HIGH STONE CAP TO EXTEND 1" BEYOND FINISHED SURFACE - SLOPE TO DRAIN, TYPICAL.
- 22 REINFORCED CONCRETE STEPS AT BASEMENT AREA WAY WITH AREA DRAIN - TIE INTO SUMP.
- 23 FULLY-ADHERED RUBBER MEMBRANE ROOFING SYSTEM OVER ROOF DECKING, SEAL ALL SEAMS. PROVIDE COLOR-COATED METAL ROOF TRANSITION FLASHING AT PERIMETER, TYP. - SEE ROOF PLAN.
- 24 5/4 x (CUT-TO-FIT) BAND TRIM BETWEEN "F" AND "M" WINDOWS.
- 25 EXTERIOR LIGHTING FIXTURE - SEE LIGHTING PLAN. COORDINATE FINAL LOCATION IN FIELD.
- 26 EXTERIOR AREA LIGHTS, MOUNTED ON SOFFIT-SEE LIGHTING PLAN. COORDINATE FINAL LOCATION IN FIELD.
- 27 CONTINUOUS RIDGE VENT.
- 28 INTAKE VENT FOR MAKE UP AIR UNIT - INSTALL PER MFR'S RECOMMENDATIONS.
- 29 RANGE EXHAUST VENT, TYPICAL, INSTALL PER MFR'S RECOMMENDATIONS.
- 30 RADON THRU ROOF VENT - INSTALL PER MFR'S RECOMMENDATIONS.
- 31 DIRECT-VENT GAS FIREPLACE THRU-ROOF FLUE VENT - INSTALL PER MFR'S RECOMMENDATIONS.



**2** Front Elevation  
SCALE: 1/4" = 1'-0"

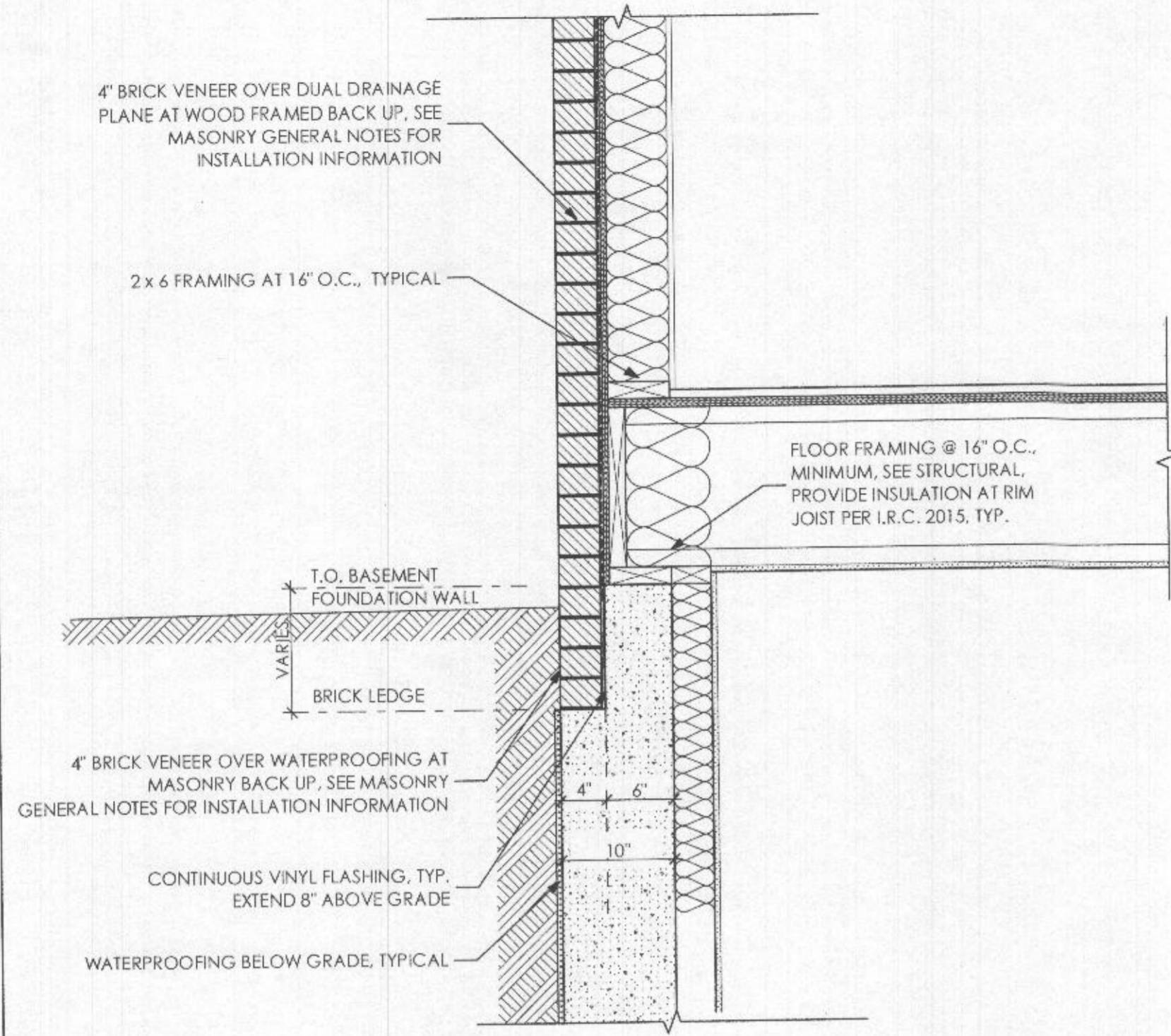
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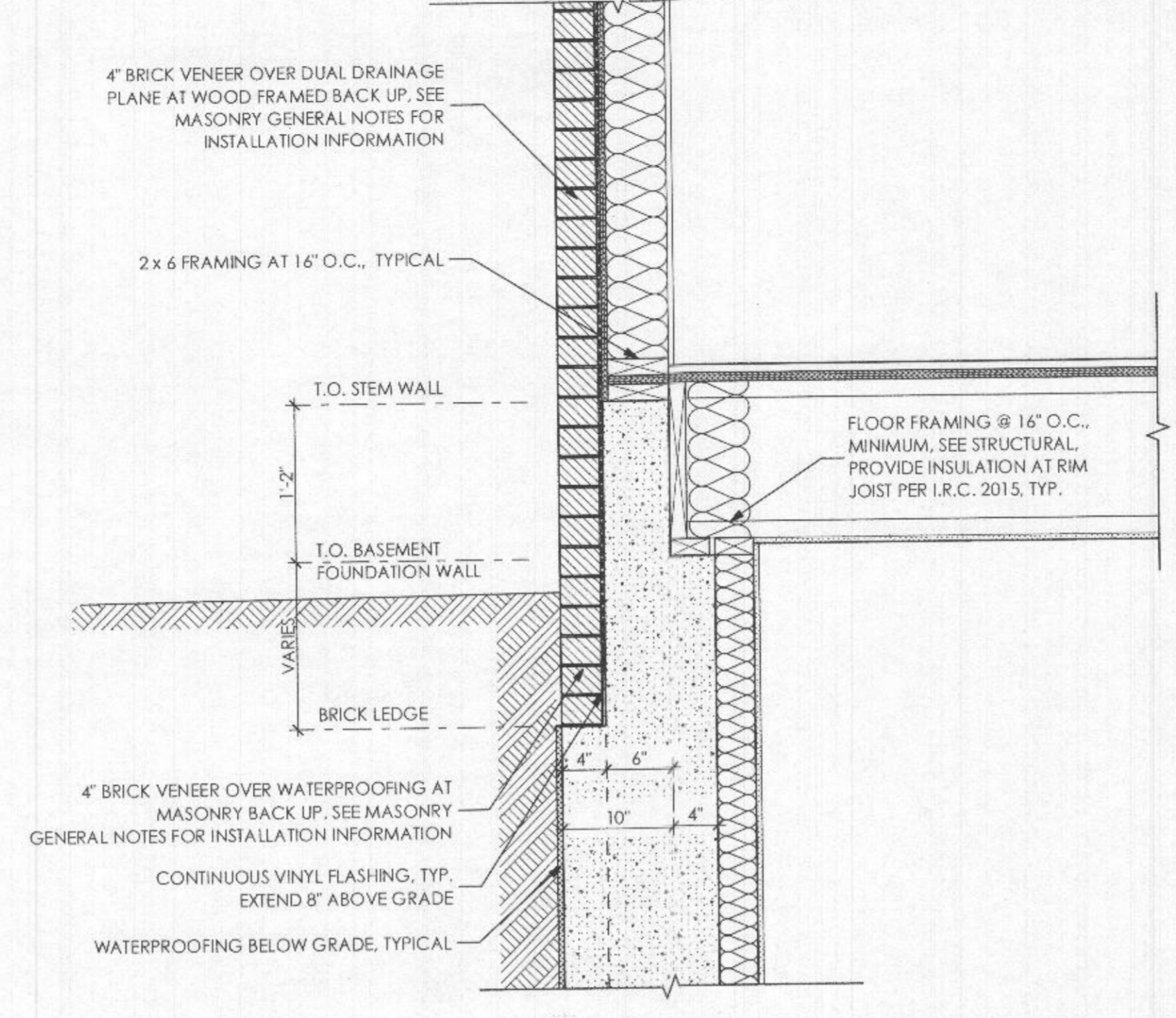
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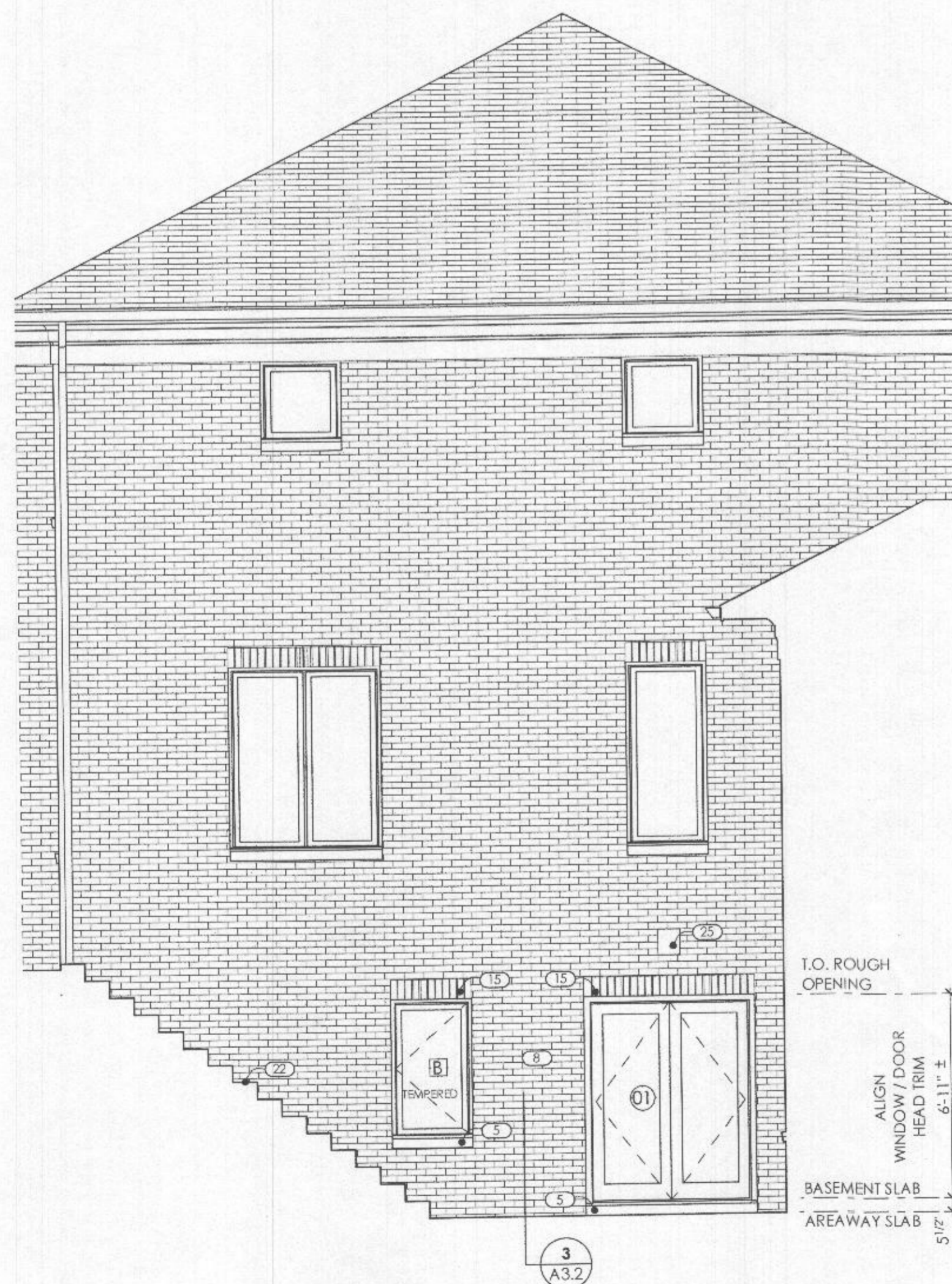
**1** Section Detail at Foundation Wall / Brick Ledge  
 A2.2 SCALE: 1" = 1'-0"



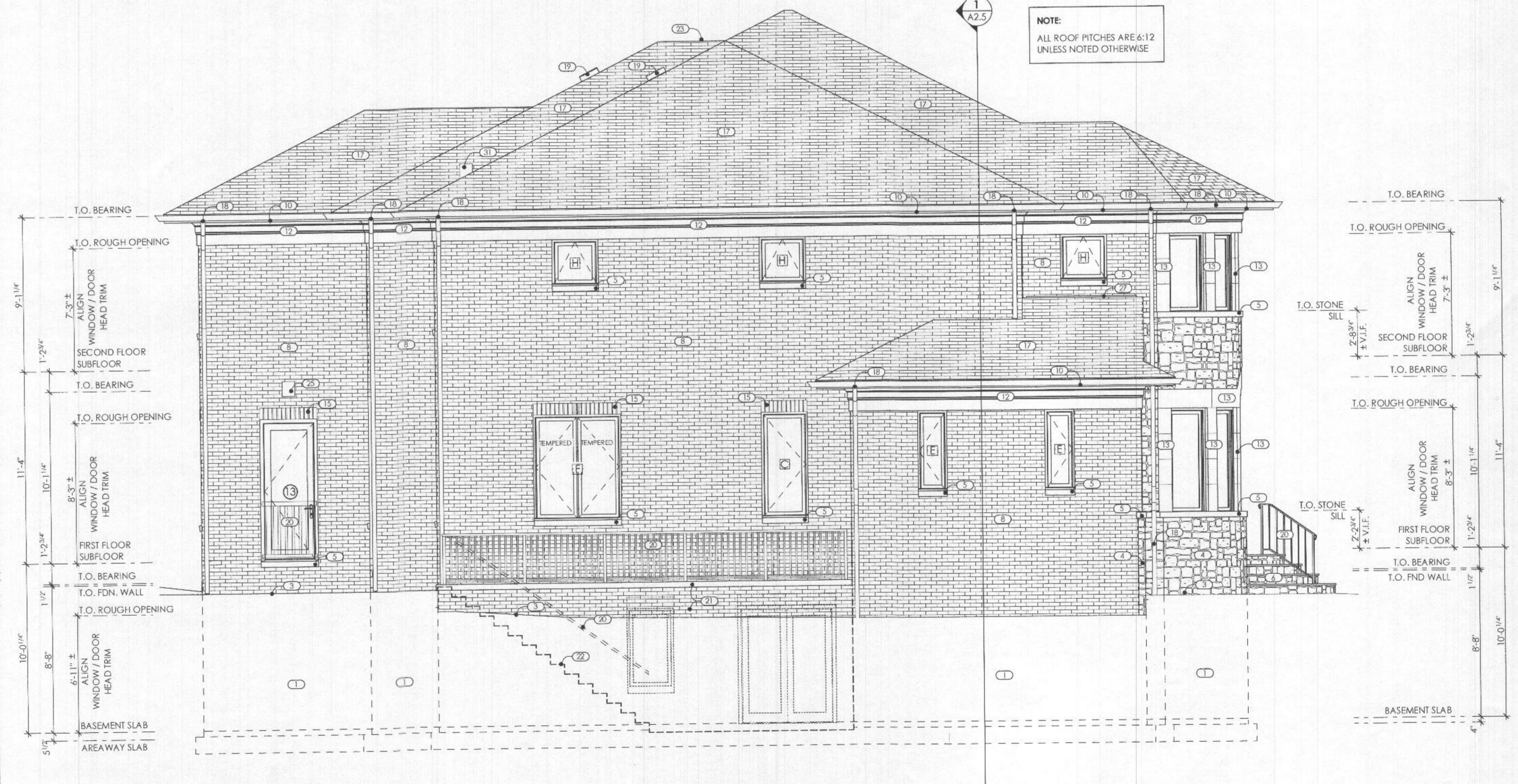
**2** Section Detail at Stem Wall / Brick Ledge  
 A2.2 SCALE: 1" = 1'-0"

**ELEVATION KEYNOTES**

- 1 REINFORCED CONCRETE FOUNDATION SYSTEM SET 2'-6", MIN., BELOW GRADE, TYPICAL - SEE FOUNDATION PLAN. PROVIDE WATERPROOFING AT EXTERIOR FACE.
- 2 PRE-MANUFACTURED GALVANIZED STEEL WINDOW WELL WITH AREA DRAIN - TIE INTO SUMP, TYPICAL.
- 3 APPROXIMATE LINE OF FINISH GRADE, TYPICAL. COORDINATE WITH SITE PLAN.
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- 10 5/4 x 6 EAVE FASCIA TRIM WITH 1/2" MDO VENTED SOFFIT, TYPICAL.
- 11 5/4 x 6 RAKE FASCIA TRIM WITH AZM - 210 RAKE MOULD, TYPICAL.
- 12 BUILT UP FRIEZE ASSEMBLY, SEE DETAIL INCLUDING: AZM - 80 COVE TRIM AT OP 5/4 x 8 TRIM BOARD PADDED OUT 1" OVER 5/4 x 12 FRIEZE TRIM WITH AZM - 217 BAND MOULDING.
- 13 4" DEEP CUT STONE AT WINDOWS, FLUSH WITH BRICK VENEER, TYPICAL - SEE ENLARGED ELEVATION FOR SIZES.
- 14 2" DEEP CUT STONE AT WINDOW / DOOR, FLUSH WITH STONE VENEER, TYPICAL - SEE ENLARGED ELEVATION FOR SIZES.
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- 31 DIRECT-VENT GAS FIREPLACE THRU-ROOF FLUE VENT - INSTALL PER MFR'S RECOMMENDATIONS.



**3** Areaway Partial Elevation  
 A2.2 SCALE: 1/4" = 1'-0"



**4** Left Side Elevation  
 A2.2 SCALE: 1/4" = 1'-0"

**NOTE:**  
 ALL ROOF PITCHES ARE 6:12 UNLESS NOTED OTHERWISE

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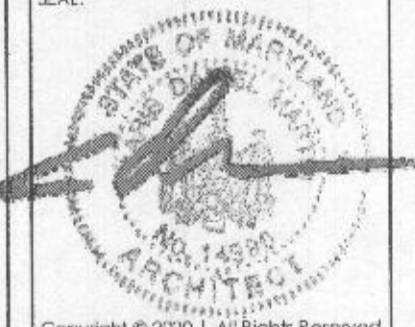


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**A2.3**

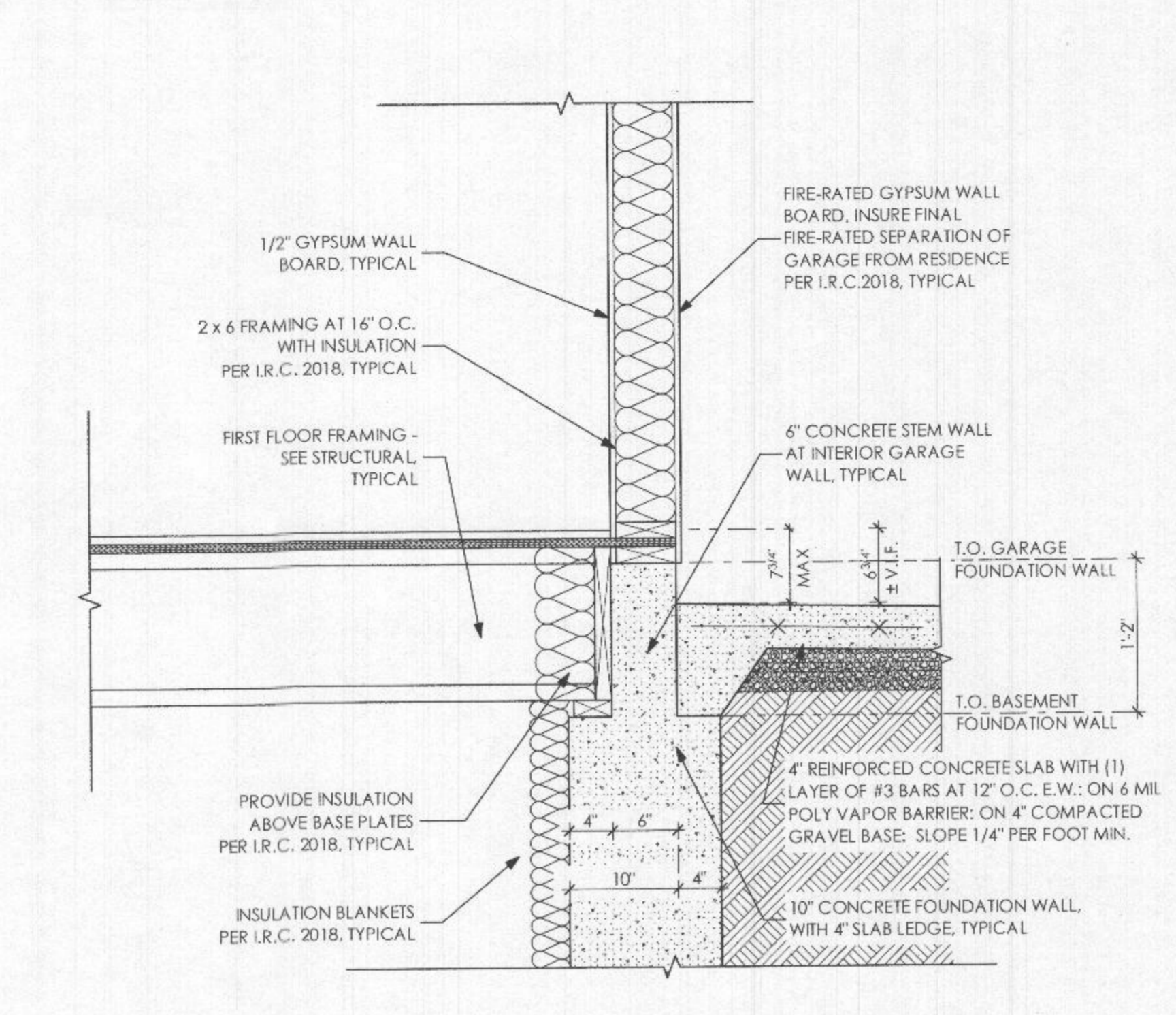
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**ELEVATION KEYNOTES**

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- 11 5/4 x 6 RAKE FASCIA TRIM WITH AZM - 210 RAKE MOULD. TYPICAL.
- 12 BUILT UP FRIEZE ASSEMBLY. SEE DETAIL INCLUDING: AZM - 80 COVE TRIM AT OP; 5/4 x 8 TRIM BOARD PADDED OUT 1" OVER 5/4 x 12 FRIEZE TRIM WITH AZM - 217 BAND MOULDING.
- 13 4" DEEP CUT STONE AT WINDOWS. FLUSH WITH BRICK VENEER. TYPICAL - SEE ENLARGED ELEVATION FOR SIZES.
- 14 2" DEEP CUT STONE AT WINDOW / DOOR. FLUSH WITH STONE VENEER. TYPICAL - SEE ENLARGED ELEVATION FOR SIZES.
- 15 SOLDIER COURSE DECORATIVE LINTEL ABOVE DOOR / WINDOW. FLUSH WITH BRICK VENEER. TYPICAL.
- 16 FYPON DECORATIVE LOUVER VENT (LV8X15) WITH SOLDIER COURSE (CUT TO 2 BRICKS HIGH) AND 2" STONE SILL. SLOPE TO DRAIN. TYPICAL.
- 17 ASPHALT SHINGLE ROOFING SYSTEM; OVER UNDERLAYMENT; OVER ROOF DECKING. TYPICAL - SEE ROOF PLAN.
- 18 CONTINUOUS COLOR-COATED METAL GUTTER AND DOWNSPOUT SYSTEM. TYPICAL - SEE ROOF PLAN.
- 19 METAL POWER ROOF VENTS. TYPICAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. - SEE ROOF PLAN.
- 20 36" HIGH GUARDRAIL / HANDRAIL PER IRC 2018. TYPICAL.
- 21 REINFORCED CONCRETE RETAINING WALL. SEE FOUNDATION PLAN, WITH 4" BRICK VENEER AT REAR AND SIDE, AND PARKING ON INSIDE WITH 4" HIGH STONE CAP TO EXTEND 1" BEYOND FINISHED SURFACE - SLOPE TO DRAIN. TYPICAL.
- 22 REINFORCED CONCRETE STEPS AT BASEMENT AREA WAY WITH AREA DRAIN - TIE INTO SUMP.
- 23 FULLY-ADHERED RUBBER MEMBRANE ROOFING SYSTEM OVER ROOF DECKING. SEAL ALL SEAMS. PROVIDE COLOR-COATED METAL ROOF TRANSITION FLASHING AT PERIMETER. TYP. - SEE ROOF PLAN.
- 24 5/4 x (CUT-TO-FIT) BAND TRIM BETWEEN "F" AND "M" WINDOWS.
- 25 EXTERIOR LIGHTING FIXTURE - SEE LIGHTING PLAN. COORDINATE FINAL LOCATION IN FIELD.
- 26 EXTERIOR AREA LIGHTS MOUNTED ON SOFFIT-SEE LIGHTING PLAN. COORDINATE FINAL LOCATION IN FIELD.
- 27 CONTINUOUS RIDGE VENT.
- 28 INTAKE VENT FOR MAKE UP AIR UNIT - INSTALL PER MFR'S RECOMMENDATIONS.
- 29 RANGE EXHAUST VENT. TYPICAL. INSTALL PER MFR'S RECOMMENDATIONS.
- 30 RADON THRU ROOF VENT - INSTALL PER MFR'S RECOMMENDATIONS.
- 31 DIRECT-VENT GAS FIREPLACE THRU-ROOF FLUE VENT - INSTALL PER MFR'S RECOMMENDATIONS.

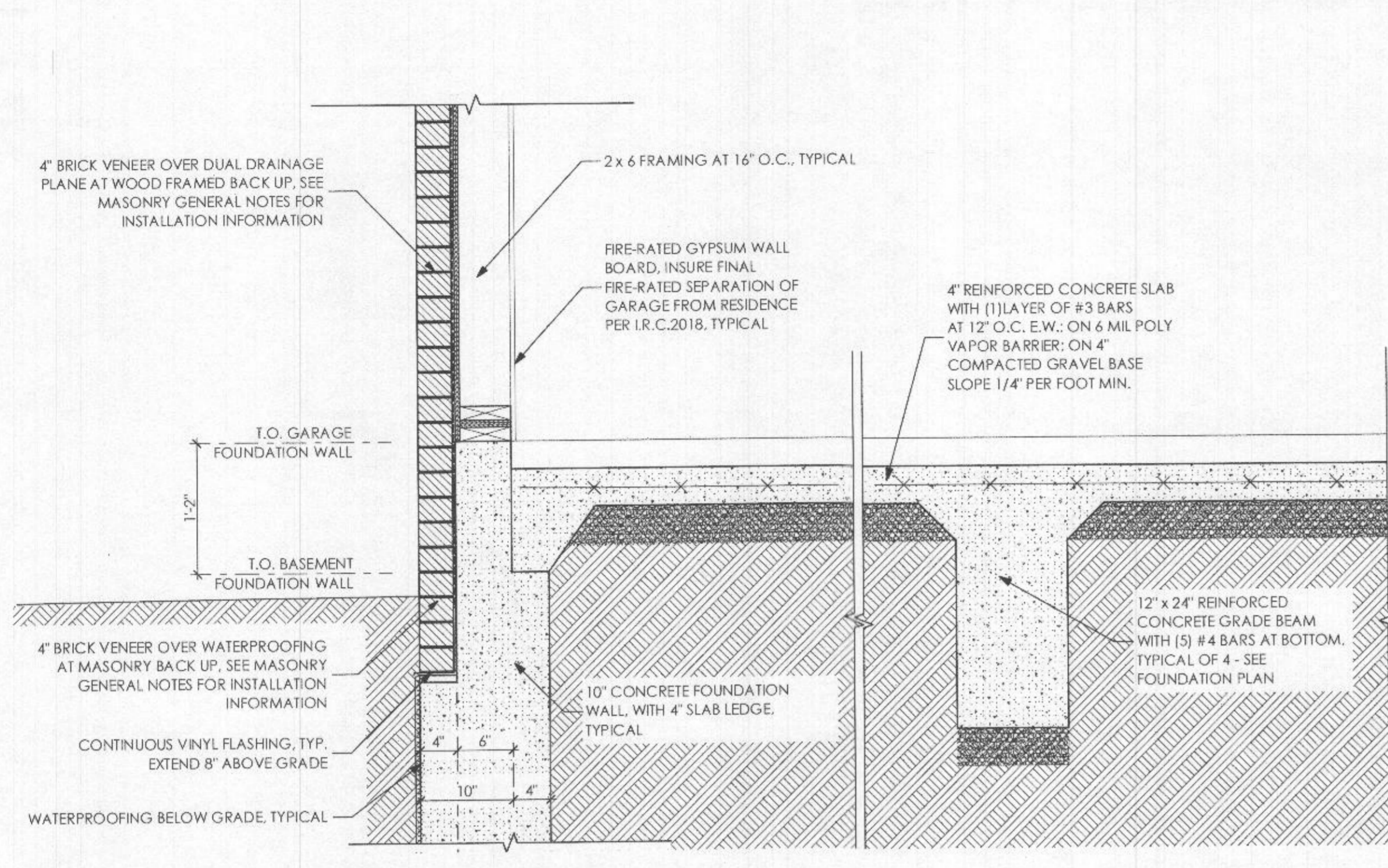
**2 Wall Section Detail at Interior Garage Wall**

SCALE: 1" = 1'-0"



**1 Wall Section Detail at Exterior Garage Wall**

SCALE: 1" = 1'-0"



**3 Rear Elevation**

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