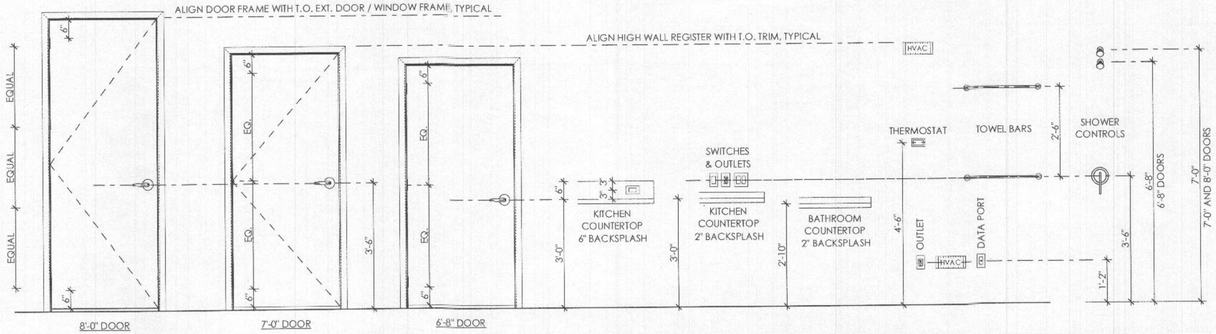
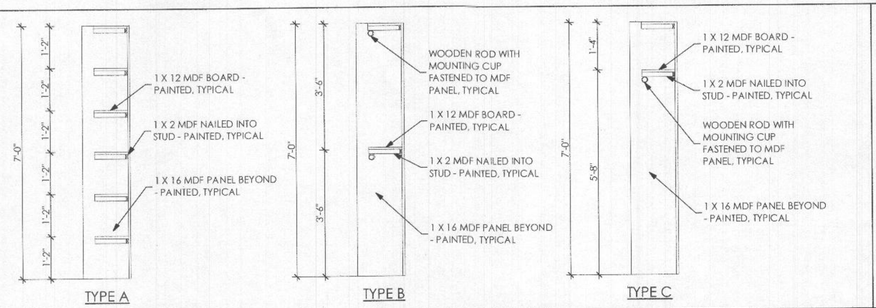
HORIZONTAL ALIGNMENTS

SCALE: 1/2" = 1'-0"



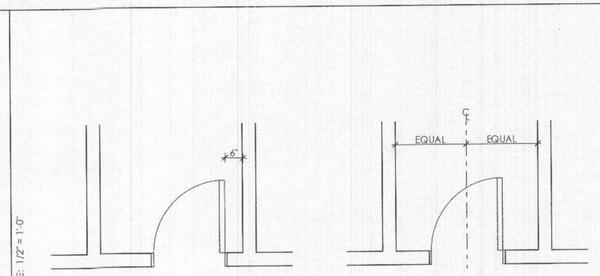
TYPICAL CLOSET DETAILS

SCALE: 1/2" = 1'-0"



STANDARD DOOR LOCATIONS

SCALE: 1/2" = 1'-0"

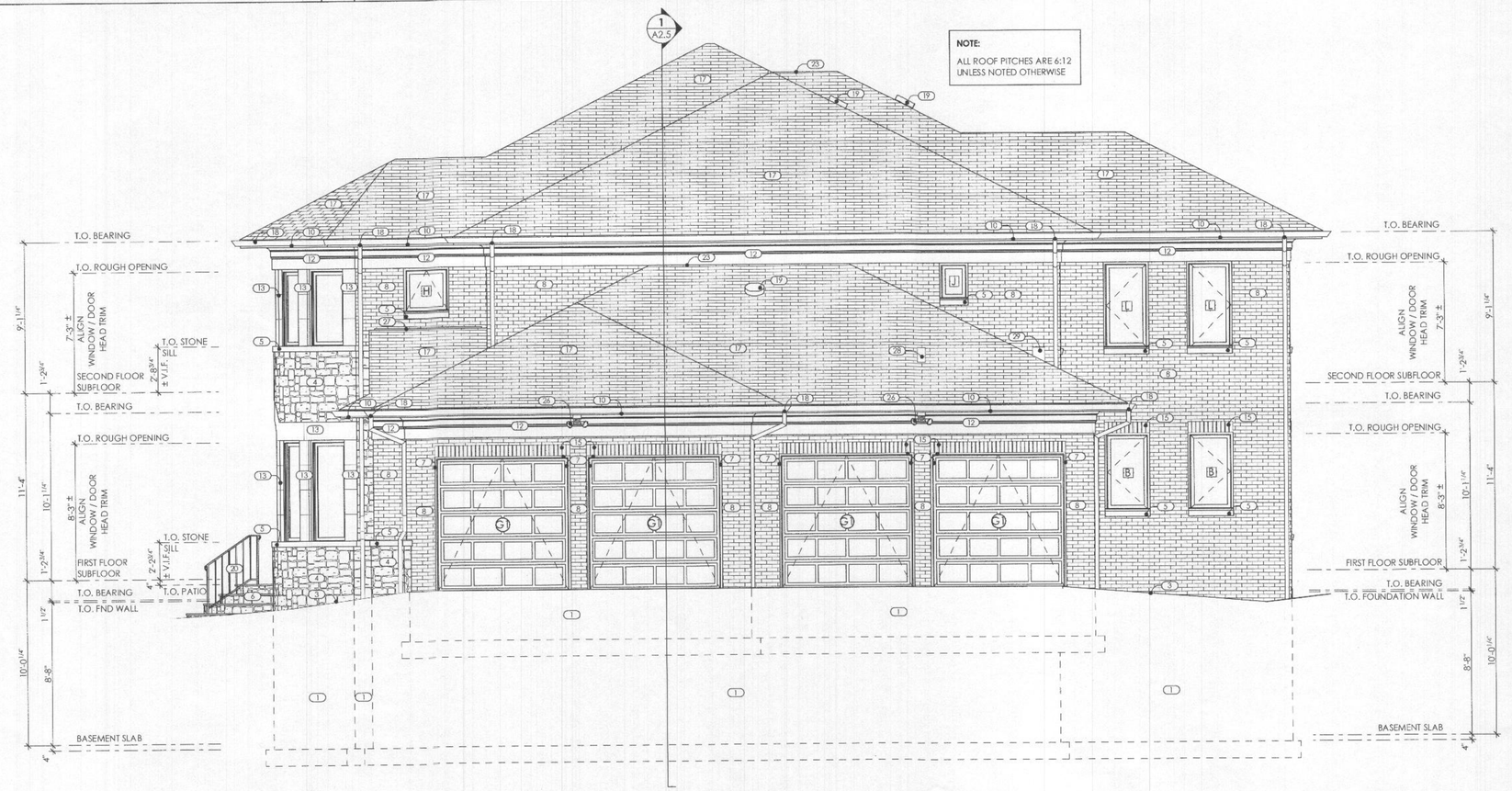


ELEVATION KEYNOTES

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. BRICKMOULD 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 AREAWAY 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.

1 A2.4 Interior Column - Elevation Detail

SCALE: 1" = 1'-0"



2 A2.4 Right Side Elevation

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

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New Home: **Sen Residence**
13575 Nichols Drive, Clarksville, MD 21029

Right Side Elevation

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: 03/29/21

SEAL:

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 this office of any variations from the dimensions and conditions shown.

A2.4

WINDOW AND DOOR GENERAL NOTES

1. **GENERAL:** QUANTITIES LISTED IN WINDOW / DOOR SCHEDULE ARE FOR REFERENCE ONLY. COORDINATE WITH PLANS AND ELEVATIONS FOR EXACT QUANTITY PRIOR TO BIDDING / PURCHASING. CHECK DRAWINGS FOR SWING DIRECTIONS AND LOCATIONS OF ALL UNITS.
2. **WINDOWS & EXTERIOR GLASS DOORS:** REFER TO CONTRACTOR'S COLOR / SELECTION SHEET FOR MANUFACTURER, MATERIAL, STYLE, GLAZING (FROSTED), COLOR, AND FINISH. SEE DRAWINGS FOR TYPES AND SIZES. PROVIDE ALL NECESSARY TRIM PIECES, WEATHER STRIPPING, HARDWARE, GRILLES, ETC. PROVIDE REMOVABLE SCREENS FOR ALL OPERABLE WINDOWS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
3. **TEMPERED GLAZING:** WINDOWS LISTED IN WINDOW SCHEDULE AS TEMPERED (TMP) ARE FOR REFERENCE ONLY. COORDINATE WITH WINDOW SUPPLIER AND APPLICABLE CODES TO VERIFY REQUIRED WINDOWS TO BE TEMPERED PRIOR TO BIDDING / PURCHASING.
4. **EXTERIOR WOOD DOORS:** REFER TO CONTRACTOR'S COLOR / SELECTION SHEET FOR MANUFACTURER, MATERIAL, STYLE, COLOR, AND FINISH. PROVIDE ALL NECESSARY TRIM PIECES, WEATHER STRIPPING, HARDWARE, GRILLES, ETC. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
5. **INSTALLATION:** SET EXTERIOR DOOR / WINDOW ON ADJUSTABLE PAN SILL FLASHING BY MANUFACTURER, OR EQUAL. PROVIDE ACRYLIC ADHESION FLASHING TAPE AT PERIMETER OF ALL EXTERIOR DOORS / WINDOWS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. APPLY CAULK AROUND EXTERIOR PERIMETER BEHIND WINDOW / DOOR TRIM AND SET INTO OPENING. APPLY FOAM BACKER ROD AND CAULK TO EXTERIOR PERIMETER OF TRIM AT SIDING JOINT. APPLY LOW EXPANSION SPRAY FOAM AROUND ALL JAMBS. INSTALL ALL COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS.
6. **INTERIOR DOORS:** REFER TO CONTRACTOR'S COLOR / SELECTION SHEET FOR MANUFACTURER, MATERIAL, STYLE, COLOR, AND FINISH. PROVIDE ALL NECESSARY HARDWARE, TRIM PIECES, ETC. PROVIDE FIRE-RATED UNITS, PER CODE. AT GARAGE AREAS. UNLESS NOTED OTHERWISE, DOORS TO BE 4", MINIMUM, FROM ADJACENT WALL OR CENTERED WITHIN THE SPACE.
7. **THRESHOLDS:** INTERIOR THRESHOLDS TO BE WOOD TO MATCH WOOD FLOORS AND STONE TO MATCH ADJACENT TILE AT TILE FLOORS, UNLESS NOTED OTHERWISE. USE STOCK SHAPES AND SIZES. REFER TO CONTRACTOR'S COLOR / SELECTION SHEET FOR EXACT MATERIAL, COLOR, AND FINISH.
8. **HARDWARE:** ALL INTERIOR DOORS TO BE PROVIDED WITH DOOR STOPS, HINGES, KNOBS, AND LATCHES, INCLUDING PRIVACY LATCHES ON BATHROOMS AND BEDROOMS. ALL EXTERIOR DOORS TO BE EQUIPPED WITH SAME PLUS DEADBOLT LOCK. ALL BYPASS / POCKET DOORS TO BE PROVIDED WITH TRACK, FRAME, AND GUIDES BY JOHNSON HARDWARE. PROVIDE FLUSH PULLS, AND DOOR-EDGE PULL, AT ALL BYPASS / POCKET DOORS INCLUDING PRIVACY BOLTS ON BATHROOMS AND BEDROOMS. COUNTER-SINK DOOR-EDGE PULL TO PROVIDE FLUSH INSTALLATION AT EDGE OF DOOR PANEL. REFER TO CONTRACTOR'S COLOR / SELECTION SHEET FOR MANUFACTURER, MATERIAL, STYLE, AND FINISH.
9. **GARAGE DOORS:** PROVIDE GARAGE DOORS AS SHOWN IN THE DRAWINGS. REFER TO CONTRACTOR'S COLOR / SELECTION SHEET FOR MANUFACTURER, MATERIAL, STYLE, SIZE, OPTIONS, COLOR, AND FINISH. PROVIDE ALL NECESSARY HARDWARE, WEATHER-STRIPPING, TRACKS, OPENERS, ETC. AS SUPPLIED BY MANUFACTURER.

WINDOW SCHEDULE

NOTE: SEE PLANS FOR MASONRY OPENING DIMENSIONS AS APPLICABLE.

QTY	?	UNIT DIMENSIONS WIDTH	UNIT DIMENSIONS HEIGHT	R.O. DIMENSIONS WIDTH	R.O. DIMENSIONS HEIGHT	TMP	TYPE	MODEL #	REMARKS
3	A	2'-11 ½"	1'-11 ½"	3'-0"	2'-0"	---	AWNING	PRVAWN3624	---
14	B	2'-5 ½"	4'-5 ½"	2'-6"	4'-6"	(1)	CASEMENT	PRVCMT3054	TEMPERED UNIT AT EXTERIOR STAIR / AREAWAY
2	BX	2'-5 ½"	4'-5 ½"	2'-6"	4'-6"	---	FIXED	PRVCMT3054	---
17	C	2'-5 ½"	5'-11 ½"	2'-6"	6'-0"	---	CASEMENT	PRVCMT3072	---
1	CX	2'-5 ½"	5'-11 ½"	2'-6"	6'-0"	---	FIXED	PRVCMT3072	---
2	D	2'-5 ½"	5'-11 ½"/ 7'-3 ½"	2'-6"	6'-0"/ 7'-4"	---	CASEMENT	PRVCMT3072 WITH TRANSOM	FACTORY STACK WITH ARCH TOP TRANSOM ABOVE - SEE ELEVATION ARCH TRANSOM TO HAVE 2 1/2" LEG. TOTAL HEIGHT OF UNIT TO BE 7'-4"
4	E	1'-5 ½"	4'-5 ½"	1'-6"	4'-6"	---	CASEMENT	PRVCMT1854	---
6	F	4'-11"	5'-11 ½"	4'-11 ½"	6'-0"	(1)	CASEMENT	PRVCMT3072-2	FACTORY MULLED UNITS - TEMPERED UNIT IN STUDY
4	G	1'-5 ½"	3'-5 ½"	1'-6"	3'-6"	(4)	CASEMENT	PRVCMT1842	TEMPERED UNITS IN BATH 3 AND BATH 4
2	GX	1'-5 ½"	3'-5 ½"	1'-6"	3'-6"	(2)	FIXED	PRVCMT1842	TEMPERED UNITS IN BATH 3 AND BATH 4
4	H	2'-5 ½"	2'-5 ½"	2'-6"	2'-6"	(1)	AWNING	PRVAWN3030	TEMPERED UNIT IN BATH 2
---	I	---	---	---	---	---	---	---	NOT USED
1	J	1'-5 ½"	1'-11 ½"	1'-6"	2'-0"	---	FIXED	PRVCMT1824	---
1	K	5'-4 ½"	4'-11 ½"	5'-5"	5'-0"	(1)	CASEMENT	PRVCMT1860 PRVCMT3060 PRVCMT1860	FACTORY MULLED UNITS TEMPERED UNITS IN MASTER BATH
4	L	2'-5 ½"	4'-11 ½"	2'-6"	5'-0"	---	CASEMENT	PRVCMT3060	---
1	LX	2'-5 ½"	4'-11 ½"	2'-6"	5'-0"	---	FIXED	PRVCMT3060	---
3	M	4'-11"	6'-5 ½"	4'-11 ½"	6'-6"	---	FIXED	CUSTOM	TWIN ARCH TOP FIXED CASEMENT UNITS (6'-6" CENTER HEIGHT) FACTORY MULLED UNITS - MATCH WIDTH OF F UNIT BELOW
1	N	4'-11"	4'-11 ½"	4'-11 ½"	5'-0"	---	CASEMENT	PRVCMT3060-2	FACTORY MULLED UNITS
---	---	---	---	---	---	---	---	---	---
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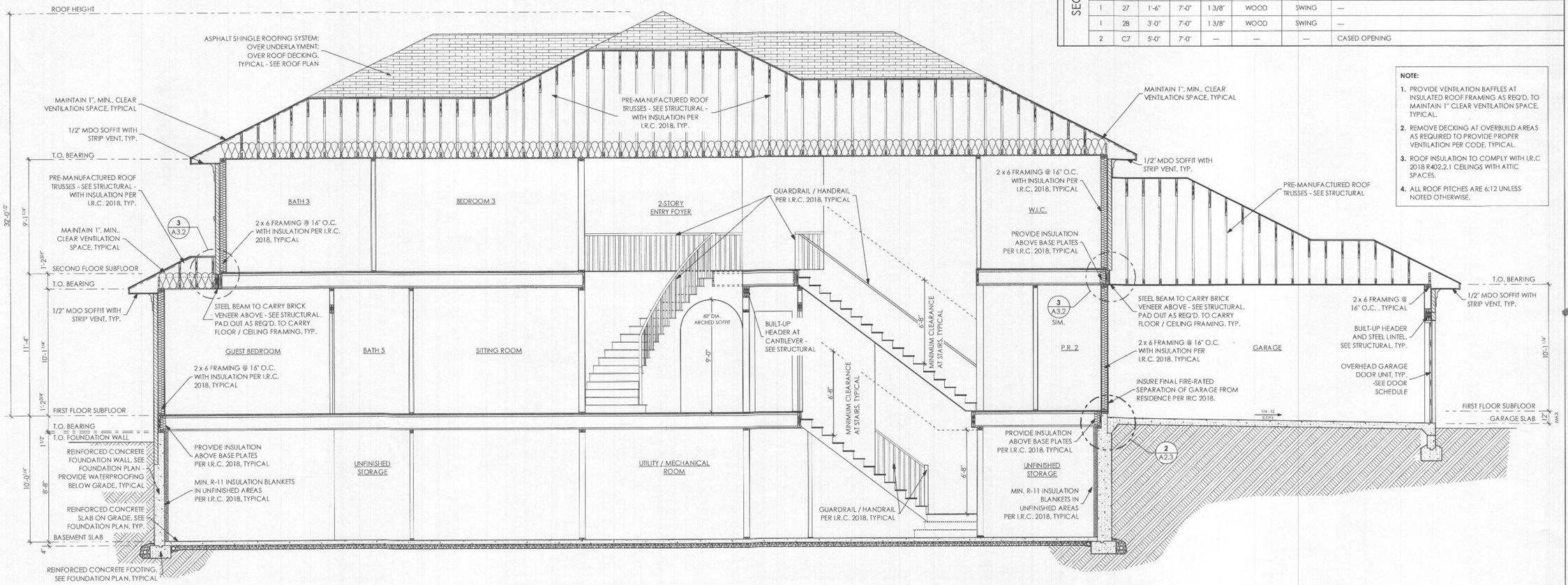
NOTE:

1. PROVIDE EGRESS HINGE AT EGRESS WINDOWS AS NECESSARY TO MEET IRC 2018 REQUIREMENTS.
2. PROVIDE EGRESS-RATED OPENING LIMITERS AS NECESSARY TO MEET IRC 2018 REQUIREMENTS.
3. PROVIDE FACTORY-APPLIED BRICKMOULD AT ALL UNITS

DOOR SCHEDULE

	QTY	?	UNIT DIMENSIONS WIDTH	UNIT DIMENSIONS HEIGHT	UNIT DIMENSIONS THICKNESS	MATERIAL	TYPE	REMARKS
BASEMENT	1	01	5'-2 3/4"	6'-10"	1 3/4"	FIBERGLASS	DBL IN-SWING	BASEMENT ENTRY DOOR - FACTORY APPLIED BRICKMOULD
	3	02	5'-0"	6'-8"	1 3/8"	WOOD	DBL SWING	---
	2	03	2'-6"	6'-8"	1 3/8"	WOOD	SWING	---
	2	04	2'-4"	6'-8"	1 3/8"	WOOD	SWING	---
	1	05	4'-0"	6'-8"	1 3/8"	WOOD	DBL SWING	---
	2	06	3'-0"	6'-8"	1 3/8"	WOOD	SWING	---
	1	C1	4'-0"	6'-8"	---	---	---	CASED OPENING
FIRST FLOOR	1	10	5'-7" ±	CUSTOM	1 3/4"	---	DBL IN-SWING	CUSTOM ARCH FRONT ENTRY DOOR - FACTORY APPLIED BRICKMOULD
	2	11	2'-8"	8'-0"	1 3/4"	FIRE-RATED	IN-SWING	GARAGE / MUD ROOM ENTRY DOOR, PROVIDE SELF CLOSING HINGE
	1	12	3'-1 5/8"	8'-0"	1 3/4"	FIBERGLASS	IN-SWING	SIDE ENTRY DOOR - FACTORY APPLIED BRICKMOULD
	1	13	2'-8"	8'-0"	1 3/8"	WOOD	SWING	---
	3	14	5'-0"	8'-0"	1 3/8"	WOOD	DBL SWING	---
	7	15	2'-6"	8'-0"	1 3/8"	WOOD	SWING	---
	1	16	2'-4"	8'-0"	1 3/8"	WOOD	SWING	---
	1	17	4'-0"	8'-0"	1 3/8"	WOOD	DBL SWING	---
	1	18	3'-0"	8'-0"	1 3/8"	WOOD	SWING	---
	2	19	2'-8"	8'-0"	1 3/8"	WOOD	POCKET	---
	4	G1	8'-0"	8'-0"	1 3/4"	---	GARAGE	OVERHEAD DOOR, FIELD-APPLIED BRICKMOULD
	1	C2	2'-6"	8'-0"	---	---	---	CASED OPENING
	1	C3	2'-8"	8'-0"	---	---	---	CASED OPENING
	5	C4	3'-0"	8'-0"	---	---	---	CASED OPENING
	1	C5	3'-8"	8'-0"	---	---	---	CASED OPENING
	5	C6	5'-0"	8'-0"	---	---	---	CASED OPENING
SECOND FLOOR	8	20	2'-4"	7'-0"	1 3/8"	WOOD	SWING	---
	2	21	2'-6"	7'-0"	1 3/8"	WOOD	SWING	---
	3	22	2'-8"	7'-0"	1 3/8"	WOOD	SWING	---
	1	23	2'-0"	7'-0"	1 3/8"	WOOD	SWING	---
	---	24	---	---	---	---	---	OMIT
	2	25	4'-0"	7'-0"	1 3/8"	WOOD	DBL SWING	---
	1	26	5'-0"	7'-0"	1 3/8"	WOOD	DBL SWING	---
	1	27	1'-6"	7'-0"	1 3/8"	WOOD	SWING	---
	1	28	3'-0"	7'-0"	1 3/8"	WOOD	SWING	---
	2	C7	5'-0"	7'-0"	---	---	---	CASED OPENING



NOTE:

1. PROVIDE VENTILATION BAFFLES AT INSULATED ROOF FRAMING AS REQ'D. TO MAINTAIN 1" CLEAR VENTILATION SPACE, TYPICAL.
2. REMOVE DECKING AT OVERBUILD AREAS AS REQUIRED TO PROVIDE PROPER VENTILATION PER CODE, TYPICAL.
3. ROOF INSULATION TO COMPLY WITH I.R.C 2018 R402.2.1 CEILINGS WITH ATTIC SPACES.
4. ALL ROOF PITCHES ARE 6:12 UNLESS NOTED OTHERWISE.

1 A2.5 **Left to Right Building Section**

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

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Left to Right Building Section

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: 03/29/21

SEAL:

Project Phase: Permit Drawings

Issue Date: 09/09/20

Revisions:

Drawn By: CDM, SBB

Checked By: Carib Daniel Martin

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A2.5

SHEET 25 OF 32

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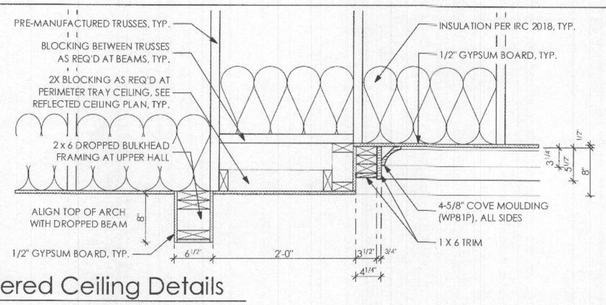
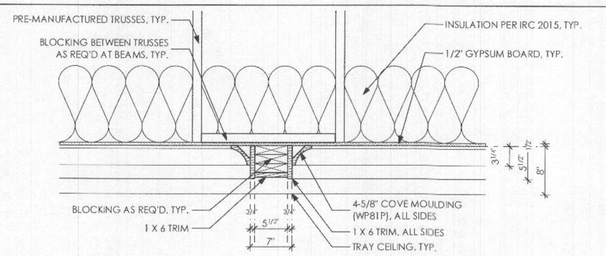


1 A2.6 **Coffered Ceiling Details**

SCALE: 1" = 1'-0"



2 A2.6 **Coffered Ceiling Details**

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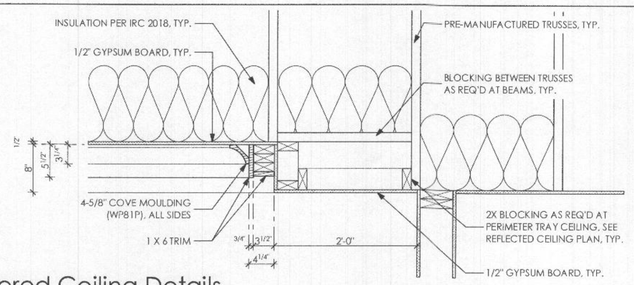


3 A2.6 **Coffered Ceiling Details**

SCALE: 1" = 1'-0"

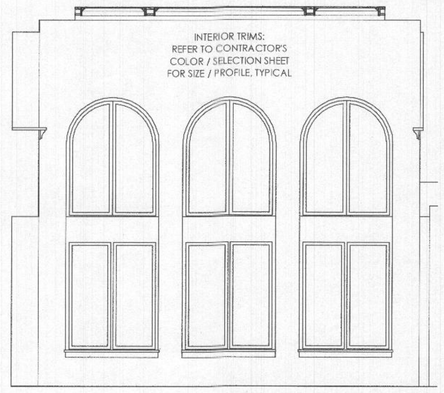
INSULATION GENERAL NOTES

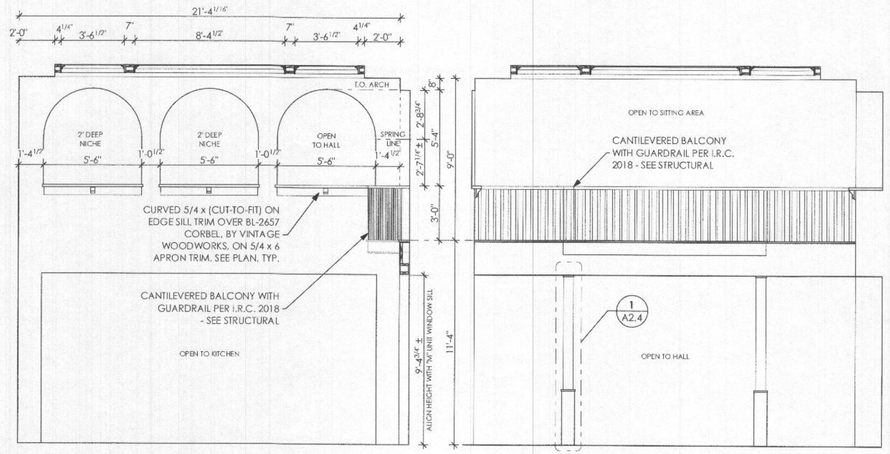
1. **GENERAL:** PROJECT TO BE DESIGNED TO MEET OR EXCEED THE CURRENT IECC REQUIREMENTS AS DETERMINED BY THE GOVERNING AUTHORITIES. COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND STANDARDS.
2. **AIR SEALING:** PROVIDE CONTINUOUS SHEATHING AT EXTERIOR FACE OF BUILDING ENVELOPE AND LOW-EXPANSION SPRAY FOAM ENERGY SEALING AT PERIMETERS OF ALL EXTERIOR DOORS AND WINDOWS.
3. **ENERGY SEALING:** USE "POLYCEL ONE", OR ARCHITECT-APPROVED EQUAL, TO REDUCE AIR INFILTRATION AND MINIMIZE ENERGY LOSS CAUSED BY AIR LEAKAGE THROUGH THE ENVELOPE. THE ENERGY SEALING OF THIS STRUCTURE COMPLIES WITH THE REQUIREMENTS FOR SEALING SET FORTH IN THE BUILDING CODES PUBLISHED BY THE BUILDING OFFICIALS AND CODE ADMINISTRATORS (BOCA), INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS (ICBO), SOUTHERN BUILDING CODE CONGRESS INTERNATIONAL (SBCCI) AND THE REQUIREMENTS SET FORTH IN ASHRAE 90-75, IN COMPLIANCE WITH THE ABOVE REQUIREMENTS, ENERGY SEALING HAS BEEN APPLIED AT EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALL CAVITIES AND WINDOW FRAMES, BETWEEN WALL AND FOUNDATIONS, BETWEEN WALL AND ROOF, BETWEEN WALL PANELS, AT PENETRATIONS OR UTILITY SERVICE THROUGH WALL, FLOOR, ROOF AND ALL OTHER OPENINGS IN THE EXTERIOR ENVELOPE.

   AREAS NEEDED TO BE SEALED FOR PROPER STOPPING OF AIR INFILTRATION:
   A. SILL PLATES - CRACKAGE AND GAPS BETWEEN PLATE AND FOUNDATION.
   B. SOLE PLATES - CRACKAGE BETWEEN PLATES AND SUB-FLOORING; BUTT JOINTS BETWEEN PLATE MEMBERS; CORNER BUTT GAPS.
   C. TOP PLATES - CRACKAGE BETWEEN TOP PLATES; BUTT JOINTS BETWEEN PLATE MEMBERS; CORNER BUTT GAPS.
   D. WALL SECTIONS - VERTICAL CRACKAGE AT BUTT JOINTS BETWEEN SECTIONAL WALL PANELS, TEES AND CORNERS.
   E. SHEATHING - PATCHES, CRACKS AND SMALL RUPTURES.
   F. BAND JOISTS AND CANTILEVERED OVERHANGS - BUTT JOINTS AND CORNERS, LINEAR CRACKAGE, OVERHANGS.
   G. HEATING AND COOLING SYSTEMS - HOLES AND CUT OUTS AROUND AIR DUCTS, REGISTERS AND RETURNS.
   H. EXHAUST SYSTEMS - HOLES AND CUT OUTS AROUND BATHROOM, KITCHEN, MAJOR APPLIANCE AND UTILITY VENTS, FLUES AND CHIMNEYS.
   I. PLUMBING CHASES - HOLES & CUT OUTS AROUND WATER, WASTE, VENT & FUEL PIPES.
   J. ELECTRICAL CHASES - HOLES AND CUT OUTS AROUND WIRES, CRACKAGE AROUND WALL CAVITIES WITH FIXTURES, SWITCHES AND OUTLETS.
   K. LINTELS - CRACKS AND BUTT JOINTS.
   L. WINDOWS - GAPS AND CRACKS BETWEEN FRAMES AND WALL STUDS.
   M. DOORS - GAPS AND CRACKS BETWEEN FRAMES AND WALL STUDS.

   MATERIALS TO BE USED:
   A. SINGLE COMPONENT FROTHED POLYMERIC ISOCYANATE.
   B. NON-SAG LAMINAR PIGMENT REINFORCED ELASTOMERIC ACRYLIC.
   C. REINFORCED LAMINATED VAPOR PERMEABLE FIBER BARRIER.
4. **CAULKING:** EXTERIOR CAULK TO BE PL PREMIUM POLYURETHANE CAULK. INTERIOR CAULK TO BE "BIG STRETCH" ACRYLIC CAULK BY "SASHCO", OR EQUAL. USE CAULKING RECOMMENDED FOR SPECIFIC INSTALLATIONS BY MANUFACTURERS WHEREVER POSSIBLE, E.G. BATHROOM, WINDOWS, ETC. USE MARINE GRADE CAULKING ON SKYLIGHTS. CAULK TO BE CAREFULLY APPLIED AND STRUCK SMOOTHLY WITHOUT EXCESS CAULK ON ADJACENT TRIM AND WALL SURFACES. COLORS TO MATCH ADJACENT SURFACES.
5. **INSULATED FENESTRATION:** PROVIDE INSULATED EXTERIOR FENESTRATION AS NOTED ON DRAWINGS AND SPECIFIED HEREIN. MINIMUM DOOR / WINDOW INSULATION U-VALUE: .35 - DOUBLE PANE / ARGON / LOW-E.
6. **THERMAL INSULATION:** PROVIDE THERMAL INSULATION AS NOTED ON DRAWINGS AND SPECIFIED HEREIN. UNLESS NOTED OTHERWISE, INSULATION TO BE AS MANUFACTURED BY "OWENS CORNING", "ICYNENE", OR ARCHITECT-APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS WITH VAPOR BARRIER (AS APPLICABLE) TO WARM SIDE OF WALL, FLOOR, OR CEILING. MINIMUM INSULATION R-VALUES:

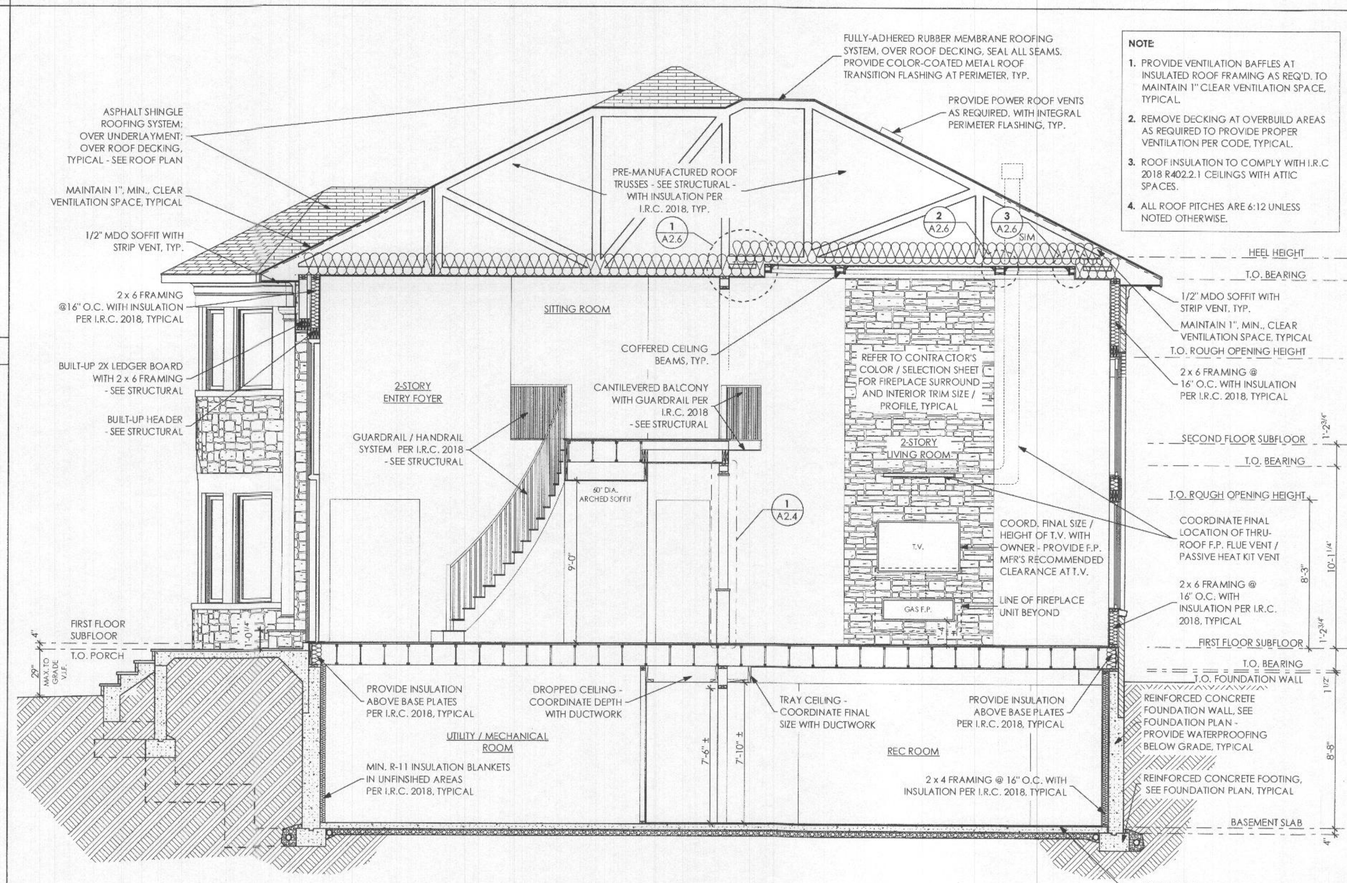
   A. SLAB-ON-GRADE: R-10 / "FOAMULAR" RIGID EXTRUDED POLYSTYRENE (XPS) FOAM INSULATION.
   B. CRAWLSPACE WALLS: R-10 / "FOAMULAR" RIGID EXTRUDED POLYSTYRENE (XPS) FOAM INSULATION.
   C. FLOORS (NEW OVER CRAWLSPACE): R-21 / "ECOTOUCH" FOIL-FACED FIBERGLASS BATT INSULATION.
   D. UNFINISHED BASEMENT EXT. WALLS: R-11 / PERFORATED-FACED FIBERGLASS WALL-WRAP BLANKET INSULATION.
   E. FINISHED BASEMENT EXT. WALLS (2X4 FRAMING): R-15 / "ECOTOUCH" FOIL-FACED FIBERGLASS BATT INSULATION.
   F. EXTERIOR WALLS (2X6 FRAMING): R-21 / "ECOTOUCH" FOIL-FACED FIBERGLASS BATT INSULATION.
   G. VENTED CEILINGS / ROOFS: R-49 / "ATTICAT" LOOSE-FILL FIBERGLASS BLOWN-IN INSULATION.
   H. VENTED CATHEDRAL CEILINGS / ROOFS: R-38C / R-49 (PER CODE) / "ECOTOUCH" FOIL-FACED FIBERGLASS BATT INSULATION.





4 A2.6 **Living Room Interior Elevations**

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



NOTE:

1. PROVIDE VENTILATION BAFFLES AT INSULATED ROOF FRAMING AS REQ'D. TO MAINTAIN 1" CLEAR VENTILATION SPACE, TYPICAL.
2. REMOVE DECKING AT OVERBUILD AREAS AS REQUIRED TO PROVIDE PROPER VENTILATION PER CODE, TYPICAL.
3. ROOF INSULATION TO COMPLY WITH I.R.C 2018 R402.2.1 CEILINGS WITH ATTIC SPACES.
4. ALL ROOF PITCHES ARE 6:12 UNLESS NOTED OTHERWISE.

5 A2.6 **Front To Back Section**

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

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Front to Back Building Section

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Permit Drawings	
Issue Date:	09/09/20
Revisions:	
Drawn By:	
CDM, SBB	
Checked By:	
Carib Daniel Martin	

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A2.6

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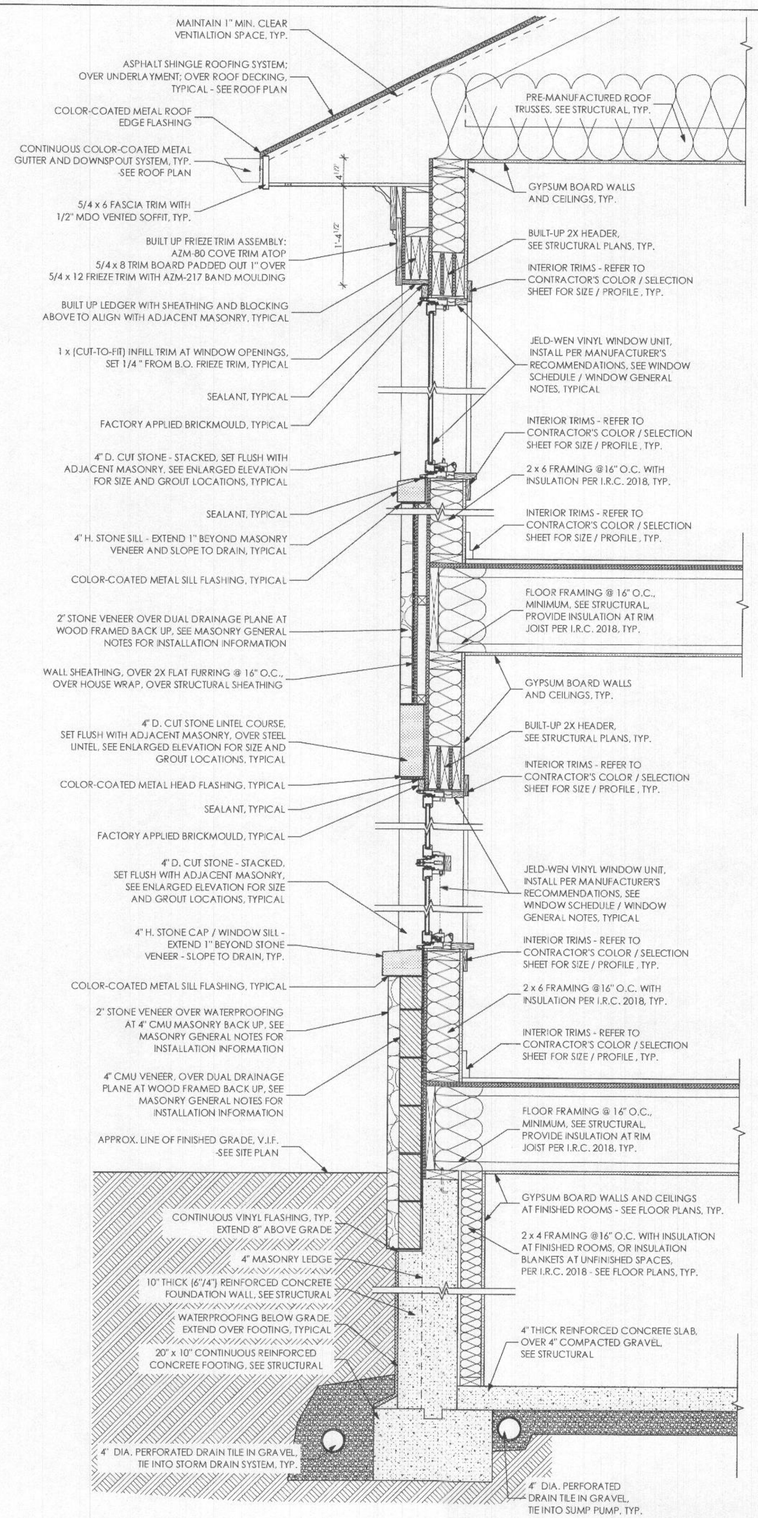
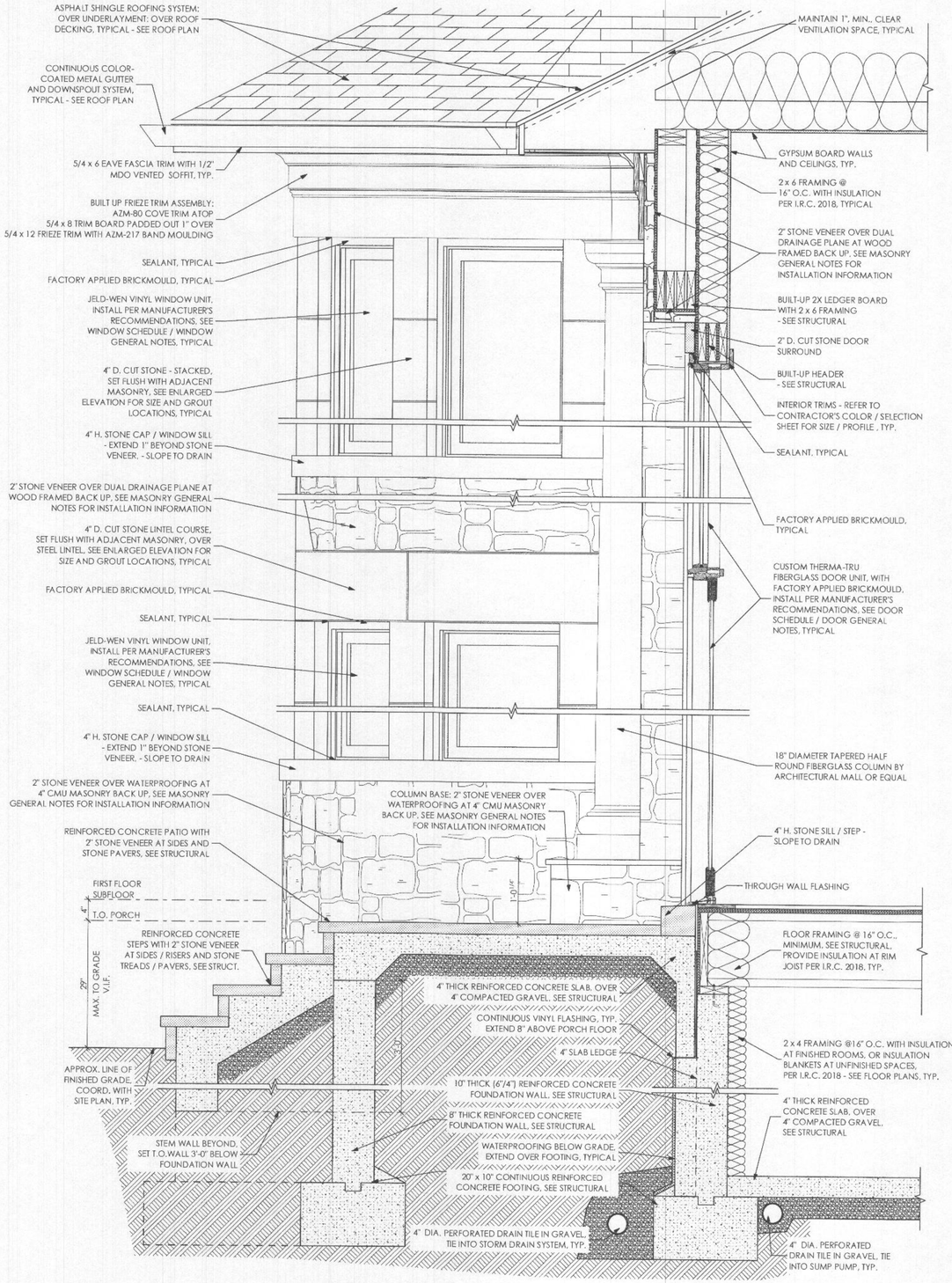


1 A3.1 Wall Section Detail at Front Wall

SCALE: 1" = 1'-0"



2 A3.1 Wall Section Detail at Front Patio

SCALE: 1" = 1'-0"

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A3.1

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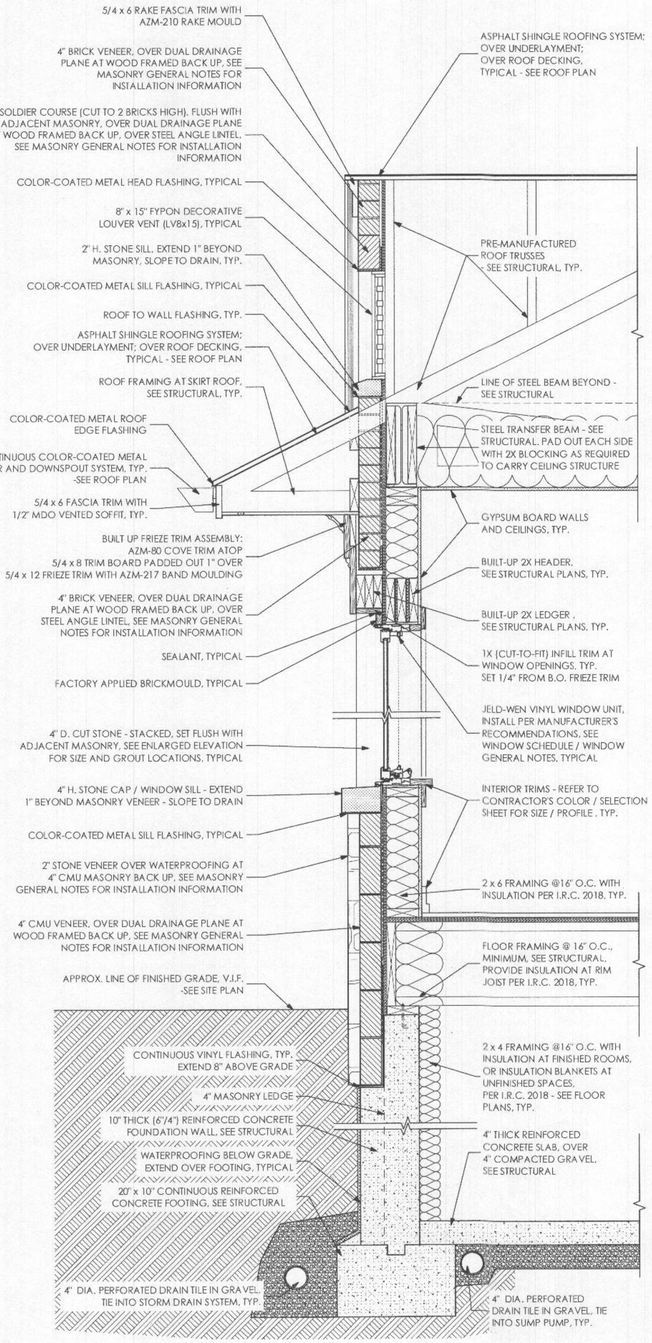
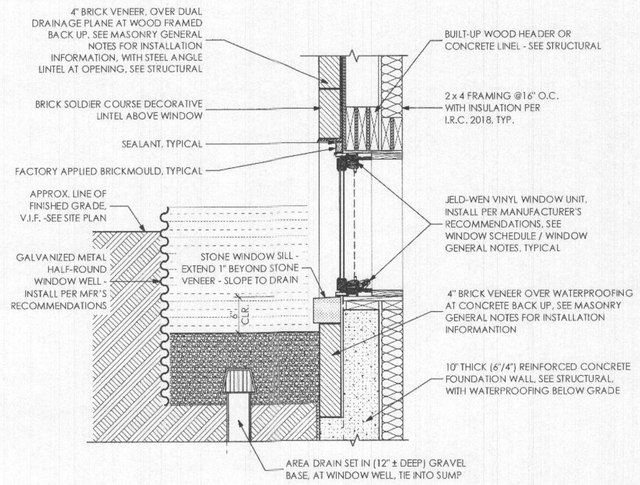


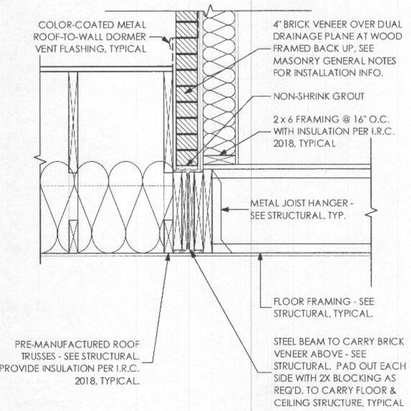
1 / A3.2 Wall Section Detail at Front Gable Wall

SCALE: 1" = 1'-0"



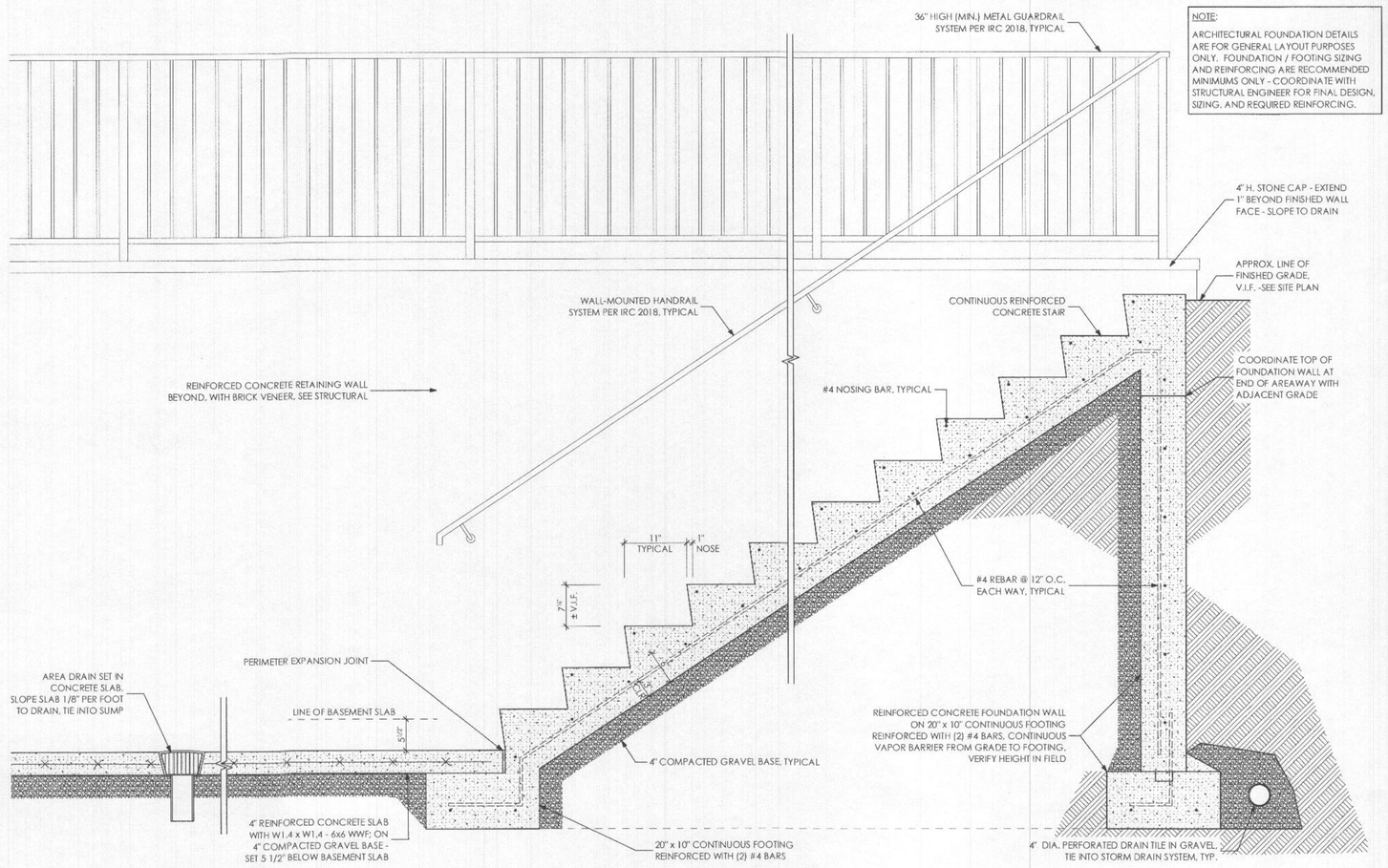
2 / A3.2 Section Detail at Window Well

SCALE: 1" = 1'-0"



3 / A3.2 Section Detail at Steel Beam

SCALE: 1" = 1'-0"



4 / A3.2 Section Detail at Areaway Stairs

SCALE: 1" = 1'-0"

NOTE:

ARCHITECTURAL FOUNDATION DETAILS ARE 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.

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A3.2

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1 / A3.3 Enlarged Elevation

SCALE: 3/4" = 1'-0"

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Enlarged Elevation

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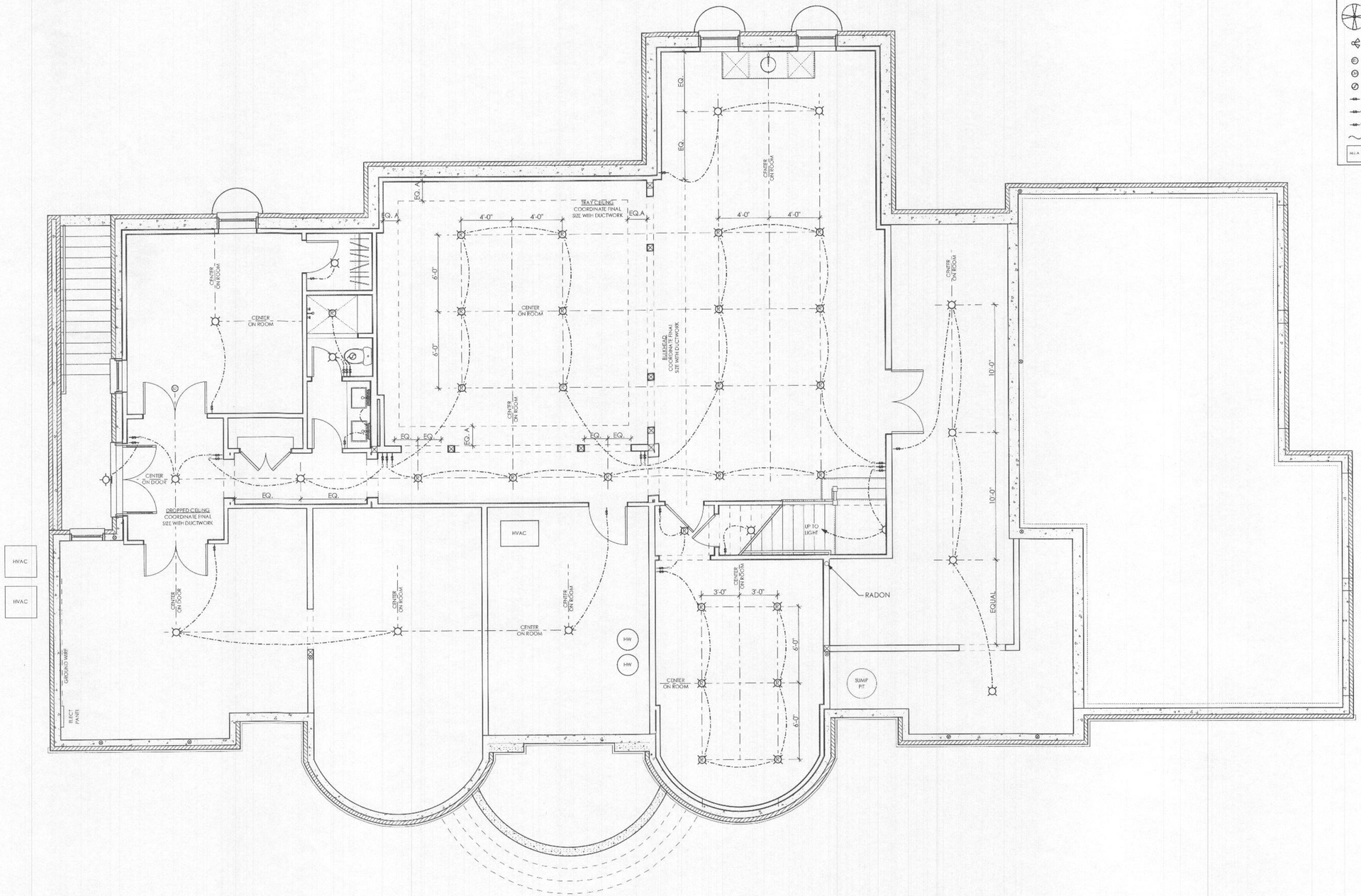
A3.3



1 / E1.1 Basement Reflected Ceiling / Lighting Plan

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

ELECTRICAL SYMBOLS

- OVERHEAD RECESSED LIGHT
- SURFACE CEILING LIGHT
- PENDANT LIGHT
- WALL SCONCE
- EXTERIOR WALL MOUNTED LIGHT
- VANITY LIGHT
- UNDER CABINET LIGHT
- CEILING FAN & LIGHT
- EXTERIOR AREA LIGHTS
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- EXHAUST FAN
- SWITCH
- 3 WAY SWITCH (2 LOCATIONS)
- 3 OR MORE SWITCH LOCATIONS
- CONCEALED WIRING
- MAKE UP AIR SYSTEM VENT

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Basement Reflected Ceiling / Lighting Plan

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E1.1

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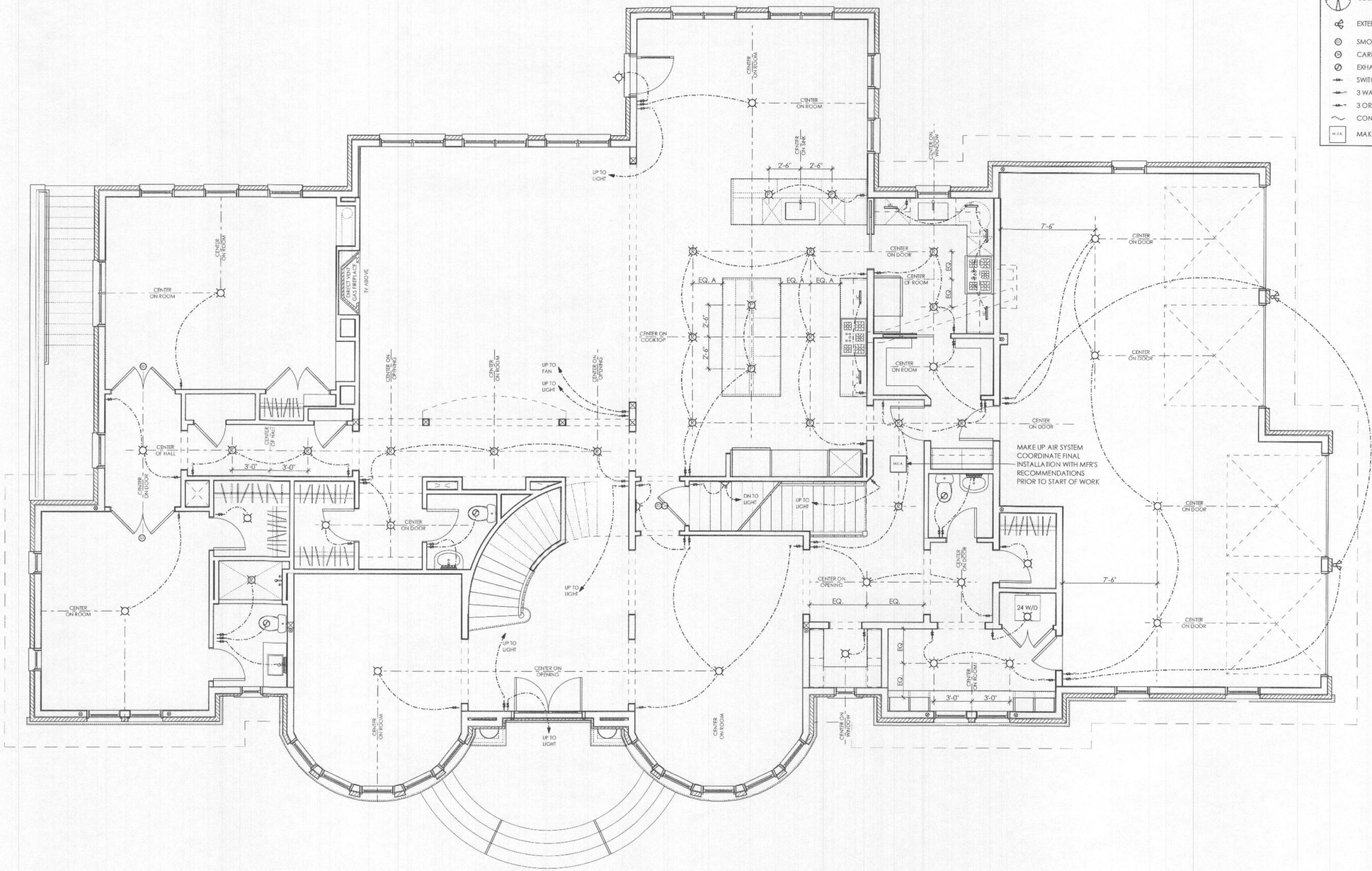

ELECTRICAL SYMBOLS

- OVERHEAD RECESSED LIGHT
- SURFACE CEILING LIGHT
- PENDANT LIGHT
- WALL SCONCE
- EXTERIOR WALL MOUNTED LIGHT
- VANITY LIGHT
- UNDER CABINET LIGHT
- CEILING FAN & LIGHT
- EXTERIOR AREA LIGHTS
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- EXHAUST FAN
- SWITCH
- 3 WAY SWITCH (2 LOCATIONS)
- 3 OR MORE SWITCH LOCATIONS
- CONCEALED WIRING
- MAKE UP AIR SYSTEM VENT (M.U.A.)

1 / E1.2 First Floor Reflected Ceiling / Lighting Plan

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

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First Floor Reflected Ceiling / Lighting Plan

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E1.2

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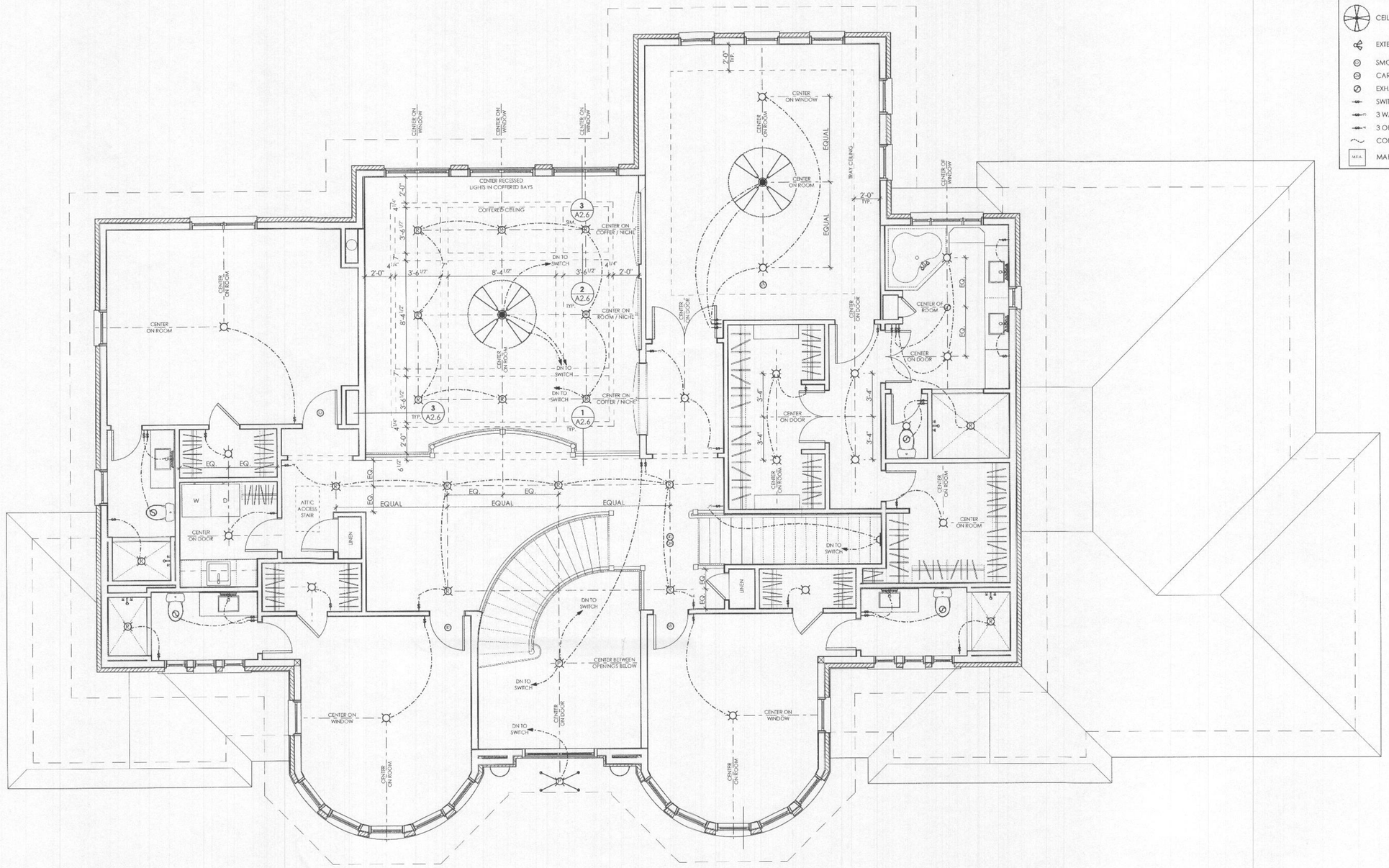

1 / E1.3 Second Floor Reflected Ceiling / Lighting Plan

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

ELECTRICAL SYMBOLS

- OVERHEAD RECESSED LIGHT
- SURFACE CEILING LIGHT
- PENDANT LIGHT
- WALL SCONCE
- EXTERIOR WALL MOUNTED LIGHT
- VANITY LIGHT
- UNDER CABINET LIGHT
- CEILING FAN & LIGHT
- EXTERIOR AREA LIGHTS
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- EXHAUST FAN
- SWITCH
- 3 WAY SWITCH (2 LOCATIONS)
- 3 OR MORE SWITCH LOCATIONS
- CONCEALED WIRING
- MAKE UP AIR SYSTEM VENT (MUA)

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Second Floor Reflected Ceiling / Lighting Plan

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E1.3

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PRE-ENGINEERED WOOD TRUSSES

TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THESE SPECIFICATIONS AND WHERE ANY APPLICABLE DESIGN FEATURE IS NOT SPECIFIED HEREIN, DESIGN SHALL BE IN ACCORDANCE WITH APPLICABLE PROVISIONS OF LATEST EDITION OF NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (NDS) AMERICAN FOREST AND PAPER ASSOCIATION (AFPA), AND DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES (ANSI/TPI 1), TRUSS PLATE INSTITUTE (TPI), AND CODES OF JURISDICTION. FABRICATE, SUPPLY AND ERECT WOOD TRUSSES AS SHOWN ON THE DRAWINGS AND AS SPECIFIED. WORK SHALL INCLUDE ALL ANCHORAGE, BLOCKING, CURBING, MISCELLANEOUS FRAMING AND BRACING.

LUMBER USED FOR TRUSS MEMBERS SHALL BE IDENTIFIED BY GRADE MARK OF A LUMBER INSPECTION AGENCY, AND SHALL BE AS SHOWN ON DESIGN DRAWINGS. TRUSSES SHALL BE HANDLED DURING FABRICATION, DELIVERY AND AT JOBSITE SO AS NOT TO BE SUBJECTED TO EXCESSIVE BENDING. TRUSSES SHALL BE UNLOADED ON SMOOTH GROUND TO AVOID LATERAL STRAIN. TRUSSES SHALL BE PROTECTED FROM DAMAGE THAT MIGHT RESULT FROM ON-SITE ACTIVITIES AND ENVIRONMENTAL CONDITIONS. PREVENT TOPPLING WHEN BANDING IS REMOVED.

HANDLE DURING INSTALLATION IN ACCORDANCE WITH HANDLING, INSTALLING AND BRACING WOOD TRUSSES (HIB-91), TPI, AND ANSI/TPI 1-1995. INSTALLATION SHALL BE CONSISTENT WITH GOOD WORKMANSHIP AND GOOD BUILDING PRACTICES. TRUSSES SHALL BE SET AND SECURED LEVEL AND PLUMB, AND IN CORRECT LOCATION. TRUSSES SHALL BE HELD IN CORRECT ALIGNMENT UNTIL SPECIFIED PERMANENT BRACING IS INSTALLED. CUTTING AND ALTERING OF TRUSSES IS NOT PERMITTED. CONCENTRATED LOADS (FULL BUNDLES OF DECKING) SHALL NOT BE PLACED ATOP TRUSSES UNTIL ALL SPECIFIED BRACING HAS BEEN INSTALLED AND DECKING IS PERMANENTLY NAILED IN PLACE. ERECTION BRACING IS ALWAYS REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND FURNISHING THE MATERIALS USED FOR INSTALLATION AND PERMANENT BRACING.

STRUCTURAL ENGINEER OF RECORD SHALL APPROVE SHOP DRAWINGS PRIOR TO SUBMITTAL TO BUILDING OFFICIAL. BUILDING OFFICIAL SHALL APPROVE SHOP DRAWING PRIOR TO INSTALLATION. TRUSSES SHALL BE FABRICATED FROM APPROVED SHOP DRAWINGS.

MANUFACTURER SHALL SUBMIT 3 COPIES OF TRUSS DESIGN DRAWINGS BEARING SEAL OF PROFESSIONAL ENGINEER FOR APPROVAL PRIOR TO ERECTION AND ENGINEERING FRAMING PLANS FOR ALL FLAT CHORD TRUSSES. ALL TRUSS SHOP DRAWINGS MUST BE REVIEWED AND APPROVED IN WRITING, BY GENERAL CONTRACTOR, PRIOR TO SUBMITTAL OF SHOP DRAWINGS TO STRUCTURAL ENGINEER AND MUST INCLUDE THE FOLLOWING:
1. STAMP AND SIGNATURE OF ENGINEER, WHO IS REGISTERED IN THE STATE WHERE THE JOB IS TO BE CONSTRUCTED, RESPONSIBLE FOR PREPARATION OF ALL TRUSS DESIGN AND LAYOUT DRAWING.
2. ALLOWABLE LOADS IN LBS/EFFECTIVE NAIL OR PSI FOR LUMBER & PLATES USED AS ALLOWED BY ICBO, CURRENT ICBO REPORT NUMBER & BY SOUTHERN BUILDING CODE CONGRESS INTERNATIONAL.
3. STRESS REDUCTION FACTORS USED FOR PLATES.
4. TOP AND BOTTOM CHORD DESIGN LOADS IN PLF.
5. SIZE, GAUGE, AND EXACT LOCATION BY DIMENSION OF PLATES.
6. LUMBER SPECIES AND GRADES USED.
7. NAME & TRADEMARK OF PLATE MANUFACTURER, TRUSS FABRICATOR & PROJECT NAME/LOCATION
8. CONCENTRATED LOAD REQUIREMENTS HAVE BEEN DESIGNED FOR AND SHOWN ON DOCUMENTS.
9. TRUSS CONNECTION HARDWARE REQUIREMENTS.

ALL TRUSSES MUST BE DESIGNED FOR UPLIFT LOADS. UPLIFT VALUES @ EACH TRUSS BEARING POINT MUST BE SHOWN ON TRUSS ENGINEERING SHEET.

ALL ROOF TRUSSES SHALL BE ATTACHED TO PERPENDICULAR NON-LOAD BEARING WALLS WITH TRUSS CLIPS. CEILING GWB SHALL BE ATTACHED TO BLOCKING ON THE WALL AND NOT TO THE TRUSS FOR A DISTANCE OF 18" FROM THE WALL.

ALL FLOOR TRUSSES ON THE LOWEST FLOOR W/ TRUSSES SHALL BE ATTACHED TO PERPENDICULAR NON-LOAD BEARING WALLS WITH TRUSS CLIPS. CEILING GWB SHALL BE ATTACHED TO BLOCKING ON THE WALL AND NOT TO THE TRUSS FOR A DISTANCE OF 18" FROM THE WALL.

LIVE LOAD DEFLECTION SHALL NOT EXCEED ½" OR L/480 FOR FLOOR TRUSSES AND ½" OR L/360 FOR ROOF TRUSSES.

THE MANUFACTURER SHALL SUPPLY ALL REQUIRED HANGERS, HOLD-DOWN CLIPS, AND OTHER SPECIAL HARDWARE.

MASONRY

ALL MASONRY WORK SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF BIA AND NCMA SPECIFICATION FOR CONCRETE MASONRY CONSTRUCTION (ACI 513.1-76) AND "SPECIFICATIONS FOR MASONRY STRUCTURE (ACI 530.1-02)" PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE.

PROVIDE CONTINUOUS MASONRY BOND BEAM SPANNING ALL EXPANSION JOINTS & WALL INTERSECTIONS.

PROVIDE (2) #5 BENT BARS WITH 3-FOOT LEGS AT EVERY CORNER OR WALL INTERSECTION.

CONTINUOUS TIE OR BOND BEAMS SHALL BE REINFORCED WITH NOT LESS THAN 2 #5 CONTINUOUS BARS. LINTELS SHALL BE THE SIZES SHOWN AND REINFORCED AS INDICATED ON THE DRAWINGS.

REINFORCED MASONRY WALLS SHALL HAVE ALL REINFORCED CELLS FILLED WITH CONCRETE. CONCRETE MAY BE PLACED IN MAXIMUM VERTICAL LIFTS NOT TO EXCEED 4-FEET. ROUGHEN ALL SURFACES OF CONCRETE FILL WHICH ARE TO RECEIVE ADDITIONAL LIFTS ABOVE.

MASONRY WALLS SHALL HAVE "DUR-O-WALL" (OR APPROVED EQUAL) TRUSS TYPE HORIZONTAL REINFORCEMENT AT 16"oc VERTICALLY ABOVE GRADE AND 8"oc VERTICALLY BELOW GRADE. COORDINATE BRICK TIE BACK REQUIREMENTS WITH ARCHITECTURAL DRAWINGS. UNLESS NOTED OTHERWISE, STOP ALL HORIZONTAL JOINT REINFORCING AT CONTROL JOINTS.

BRICK VENEER WALLS TO HAVE NON-CORROSIVE METAL TIES AT 16"oc VERTICALLY AND HORIZONTALLY AND COMPLY WITH ASTM A82 WITH A153, CLASS B-2 COATING. MINIMUM WIRE DIAMETER SHALL BE 0.1875 INCHES. PROVIDE WEEP HOLES AT 24"oc AT BASE FLASHING.

PROVIDE MIN. 2 COURSES 8"x 16" SOLID BEARING AT BEAM & HEADER BEARING POINTS IN CMU WALLS.

A36 STEEL LINTEL SIZES FOR OPENINGS PER 4" THICKNESS OF MASONRY WALL AS FOLLOWS:

4'-0" SPAN OR LESS	L3"x 3" 1/2"x 5/16"	7'-6" SPAN OR LESS	L5"x 3 1/2"x 5/16"
5'-6" SPAN OR LESS	L4"x 3 1/2"x 5/16"	9'-0" SPAN OR LESS	L6"x 3 1/2"x 5/16"

PROVIDE MIN. 6" BEARING, EACH END & BRICK TIES, 16"oc @ 1st COURSE ABOVE LINTEL.

FILL SOLIDLY w/2,500psi ASTM C-476 GROUT, ALL BOND BEAMS, CELLS THAT ARE REINFORCED, WILL SECURE EXPANSION BOLTS, SILL PLATE ANCHOR BOLTS OR OTHER MECHANICAL ATTACHMENTS AND ALL CELLS BELOW GRADE.

REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A-615, GRADE 60. SHOP FABRICATES REINFORCING BARS, WHICH ARE SHOWN TO BE HOOKED, OR BENT. PROVIDE A MINIMUM LAP OF 48 BAR DIAMETERS AT ALL SPLICES, UNLESS INDICATED OTHERWISE.

UNLESS OTHERWISE NOTED, ALL WALLS SHALL BE LAID IN RUNNING BOND. BOND CORNERS AND INTERSECTIONS OF LOAD-BEARING WALLS.

PROVIDE VERTICAL REINFORCING BARS OF THE GIVEN SIZE AND SPACING AS INDICATED. PROVIDE BARS AT ALL WALL CORNERS, INTERSECTIONS AND OPENINGS EDGES.

PROVIDE REBAR DOWELS FROM FOUNDATIONS TO MATCH VERTICAL REINFORCING SIZE AND SPACING. DOWELS SHALL HAVE STANDARD 90-DEGREE HOOKS AND LAP WITH THE FIRST LIFT OF REINFORCING.

PROVIDE BOND BEAM LINTELS AND BRICK SHELF ANGLES ABOVE ALL WALL OPENINGS.

PROVIDE JOIST & BEAM BEARING PLATES w/OTHER ACCESSORIES AS INDICATED, WITH 3 COURSES OF SOLIDLY GROUTED CMU BELOW ALL BEAM BEARINGS OVER A WIDTH OF 2'-8" CENTERED ON THE BEAM.

PROVIDE CMU CONTROL JOINTS AS INDICATED, w/ADDITIONAL JOINTS SUCH THAT THE SPACING BETWEEN JOINTS DOES NOT EXCEED A SPACING OF 3x WALL HEIGHT, 35' MAXIMUM. WHERE BEAMS OR LINTELS BEAR AT CMU CONTROL JOINTS, OFFSET & LAP THE VERTICAL REINFORCING AS INDICATED.

MASONRY CONTRACTOR SHALL PROVIDE ALL REQUIRED TEMPORARY BRACING DURING CONSTRUCTION.

WOOD FRAMING

NAIL IN ACCORDANCE WITH RECOMMENDED WOOD FASTENING SCHEDULE IN APPLICABLE BUILDING CODES (LATEST EDITION/HIGH WIND REGION). PROVIDE BLOCKING, BRIDGING AND BRACING PER SAME CODE. AT A MIN., PROVIDE BRIDGING AT EACH END OF THE JOIST, AND ONE ROW OF SOLID BRIDGING BELOW ALL INTERIOR BEARING PARTITIONS.

FASTENERS: JOIST HANGERS, HURRICANE ANCHORS, POST BASES AND OTHER FRAMING ANCHORS ARE TO BE AS MANUFACTURED BY SIMPSON STONG-TIE, U.S.P., OR EQUAL, AND ARE TO BE USED IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN SPECIFICATIONS. ALL FASTENERS TO BE 16 GA. MIN. UNLESS NOTED OTHERWISE. PROVIDE GALV. FINISH UNLESS NOTED OTHERWISE. JOIST HANGERS SHALL BE MIN. 16 GA. WITH SIZE AND PROFILE TO SUIT APPLICATION (U.N.O.). PROVIDE JOIST HANGERS FOR ALL FLUSH FRAMED JOISTS. ALL FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE Z-MAX OR TRIPLE ZINC COATED, U.N.O.

THE NUMBER OF WALL STUDS AT BEARING POINTS OF 2X MEMBER BEAMS SHALL EXCEED THE NUMBER OF MEMBERS IN THE BEAM BY ONE. THE CENTERLINE OF THE BEAM SHALL BE THE CENTERLINE OF THE SUPPORTING WALL STUDS. (UNLESS NOTED OTHERWISE ON PLAN) ALL MICRO-LAM BEAMS SHALL HAVE 3 STUDS (MIN. & EXCEED WIDTH OF BEAM). CONTINUE THESE STUDS TO THE FOUNDATION WITH INTERMEDIATE SUPPORTS THROUGH FLOOR, BETWEEN LOWER WALL TOP PLATE & UPPER WALL BOTTOM PLATE.

ALL EXTERIOR POSTS TO BE TREATED 6X6 (U.N.O.). NOTCH TOP OF POST FOR BEAM BRG. (3" MAX.) AND THRU BOLT BEAM TO POST WITH (2) 1/2" DIA. GALV. BOLTS. ALTERNATE: PROVIDE COLUMN CAP CONNECTION WITH #AC SERIES BY SIMPSON STONG-TIE OR EQ. PROVIDE SOLID BLOCKING BELOW ALL COLUMNS, TO TRANSFER LOAD DIRECTLY TO FRAMING/FOUNDATION BELOW.

PROVIDE DOUBLE JOIST UNDER ALL PARTITIONS PARALLEL TO JOIST SPAN AND AROUND ALL FLOOR AND ROOF OPENINGS. SPACE & BLOCK IF PARTITIONS ABOVE IS A PLUMBING WALL. PROVIDE SOLID BLOCKING AT 12"oc BETWEEN JOISTS UNDER PARTITIONS ABOVE) WHICH ARE PARALLEL TO THE JOISTS BUT NOT DIRECTLY OVER THE JOISTS. BLOCKING SHALL BE NOT LESS THAN 2" IN. THICKNESS & SHALL MATCH THE DEPTH OF THE JOISTS. TRUSSES MAY USE TRUSS BLOCKS.

ALL MULTI-PLY BEAMS SHALL BE NAILED WITH 3 ROWS OF 10d NAILS AT 8"oc STAGGERED OR BOLTED WITH 1/2" DIA. BOLTS AT 16"oc STAGGERED (U.N.O.).

PROVIDE COLLAR TIES OF 1X6 BOARDS AT UPPER 1/3 DOWN FROM RIDGE BEAMS SPACED 48"oc MAXIMUM. (FOR CONVENTIONAL FRAMING)

BALLOON FRAME ALL END WALLS WITH CATHEDRAL CEILING (U.N.O.):
2x4 @ 16"oc UP TO 9'-0", 2x6 @ 16"oc UP TO 14'-0" & 2x8 @ 16"oc UP TO 18'-0"

FASTEN GABLE-END WALL STUDS TO CEILING DIAPHRAGM BY FASTENING NAILER TO EACH STUD AND BY FASTENING CEILING TO NAILER WITH 8d NAILS AT 6"oc

WHERE DECKS FASTEN TO HOUSE FRAMING, PROVIDE CONTINUOUS TREATED LEDGER THRU-BOLTED TO FLOOR STRUCTURE WITH (2) 1/2" DIA. BOLTS AT 16"oc PROVIDE HOT-DIPPED GALV. JST. HANGER TO LEDGER.

ALL EXTERIOR WALLS SHALL BE STUDS AT 16"oc AS SPECIFIED ON PLANS WITH 7/16" OSB EXTERIOR SHEATHING. BLOCKING OF HORIZONTAL PANEL EDGES IS NOT REQUIRED. NAIL ALL REQUIRED PANEL EDGES WITH 8d NAILS AT 6"oc AND INTERMEDIATE STUDS WITH 8d NAILS AT 12"oc

ROOF AND FLOOR FRAMING LAYOUTS ARE PROVIDED TO ILLUSTRATE CONDITIONS OF CONSTRUCTION AND DO NOT NECESSARILY INDICATE SPECIFIC QUANTITIES OF MATERIALS OR COMPONENTS REQUIRED FOR CONSTRUCTION.

CONSTRUCTION BRACING SHALL BE PROVIDED BY THE CONTRACTOR TO MAINTAIN THE BUILDING PLUMB AND TRUE. THIS BRACING SHALL REMAIN UNTIL THE SPECIFIED SHEARWALLS ARE TOTALLY INSTALLED.

PRESCRIPTIVE BRACED WALL SEGMENTS SHALL HAVE STUDS AT 16"oc (MAX.) WITH 7/16" OSB EXTERIOR SHEATHING. BLOCKING OF HORIZONTAL PANEL EDGES IS NOT REQUIRED. NAIL ALL SHEATHING PANEL EDGES WITH 8d NAILS AT 6"oc AND INTERMEDIATE STUDS WITH 8d NAILS AT 12"oc

SHEARWALLS SHALL HAVE STUDS @ 16"oc (MAX.) WITH 7/16" OSB EXTERIOR SHEATHING (U.N.O., SEE PLAN). BLOCKING OF HORIZONTAL PANEL EDGES IS REQUIRED. NAIL ALL SHEATHING PANEL EDGES WITH 8d NAILS AT 6"oc (U.N.O., SEE PLAN) AND INTERMEDIATE STUDS WITH 8d NAILS AT 12"oc (U.N.O., SEE PLAN)

SHEAR WALL HOLD-DOWNS: ALL SHEAR WALLS SHOWN ON PLANS TO HAVE HOLD-DOWNS AT THE BASE AT EACH WALL END SHALL BE AS FOLLOWS:
* AT UPPER FLOORS USE (2) SIMPSON HD8A'S OR (1) SIMPSON FTA7 AT EACH END OF SHEAR WALL SEGMENT AND EACH EXTERIOR CORNER OF BUILDING.(U.N.O., SEE PLAN)
* AT CONCRETE FOUNDATIONS USE (1) SIMPSON HD2A AT EACH END OF SHEAR WALL SEGMENT AND AT EACH EXTERIOR CORNER OF BUILDING.(U.N.O., SEE PLAN)
* AT PILE/GIRDER SUPPORTED FLOOR, USE (2) SIMPSON HD8A'S OR (1) SIMPSON FTA7 AT EACH END OF SHEAR WALL SEGMENT AND AT EACH EXTERIOR CORNER OF BUILDING.(U.N.O., SEE PLAN)
* PROVIDE 3 STUDS MIN. AT EACH HOLD-DOWN.(U.N.O., SEE PLAN)
* PROVIDE TRIPLE JOISTS BELOW SHEAR WALLS THAT RUN PARALLEL TO FLOOR FRAMING.(U.N.O., SEE PLAN)

ALL INTERIOR SHEAR WALLS SHOWN ON THE PLANS SHALL HAVE STRUCTURAL SHEATHING THAT EXTENDS TO THE UNDERSIDE OF THE FLOOR SHEATHING ABOVE. WHERE JOISTS RUN PARALLEL TO THE SHEAR WALL, PROVIDE A DBL.-JOIST ABOVE THE SHEAR WALL. WHERE JOISTS RUN PERPENDICULAR, PROVIDE 2X BRIDGING ABOVE SHEAR WALL AND "TOOTH" PLYWOOD AROUND JOISTS. NAIL THROUGH FLOOR SHEATHING ABOVE INTO WALL WITH (2) 10d NAILS AT 4"oc

ALTERNATE POWER NAILS (FOR FRAMING MEMBERS ONLY,- 0.113Ø x 2⅜" FOR 8d NAILS & 0.131Ø x 3" FOR 16d NAILS
PROVIDE DEFORMED SHANK NAILS AS REQD. BY U.L. RATINGS.

STEEL

FABRICATION AND ERECTION OF ALL STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE LATEST SPECIFICATION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION.

PROVIDE WELDED CONNECTIONS TYPICALLY UNLESS OTHERWISE NOTED.

WELDS SHALL BE MADE ONLY BY WELDERS WHO HAVE BEEN PREQUALIFIED BY TESTS OF THE AMERICAN WELDING SOCIETY, PRESCRIBED IN THE STRUCTURAL WELDING CODE," AWS D1.1 (LATEST EDITION).

ANY CONNECTION NOT SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS SHALL BE DESIGNED AND DETAILED BY THE STRUCTURAL STEEL FABRICATOR. SEE THE TYPICAL BEAM CONNECTION DETAILS ON THE DRAWINGS.

MILL BOTTOM OF ALL COLUMNS AND FINISH TOP OF ALL BASE PLATES IN ACCORDANCE WITH A.I.S.C.
SPECIFICATIONS. BASE PLATES SHALL BE WELDED TO BOTTOM OF COLUMNS.

CONNECTIONS SHALL BE AISC STANDARD.

PROVIDE BASE PLATE FOR ALL STRUCTURAL STEEL BEAMS BEARING ON CONCRETE OR MASONRY. GROUT FOR SETTING BEARING SURFACES SHALL BE NON-SHRINK, NOT-STAINING, EQUAL TO "MASTERFLOW 713" BY THE MASTER BUILDERS CORPORATION.

SPECIFIED GROUT THICKNESS INCLUDES 1/4 INCH THICK LEVELING PLATES WHICH SHALL BE USED UNDER ALL BEAMS AND COLUMNS RESTING ON CONCRETE.

SCHEDULE OF CONSTRUCTION MATERIALS

CONCRETE

LOCATION	COMP. STRENGTH	SLUMP
BASEMENT WALLS & FDN NOT EXPOSED TO WEATHER	3000 PSI (2)	4" +/- 1"
BASEMENT SLABS AND INTERIOR SLABS ON GRADE	3000 PSI	4" +/- 1"
BASEMENT WALLS, FDNS, EXTERIOR WALLS & OTHER CONCRETE EXPOSED TO WEATHER	3000 PSI (3)	4" +/- 1"
DRIVEWAYS, CURBS, WALKS, PATIOS, STEPS AND UNHEATED GARAGE FLOORS EXPOSED TO WEATHER	3500 PSI (3)	4" +/- 1"

NOTES
1) THE COMPRESSIVE STRENGTH IS BASED 28-DAY COMPRESSIVE STRENGTH.
2) CONCRETE SUBJECTED TO FREEZE AND THAW CONDITIONS DURING CONSTRUCTION SHALL BE AIR-ENTRAINED (6% +/- 1%).
3) CONCRETE SHALL BE AIR-ENTRAINED (6% +/- 1%).

MASONRY

MATERIAL	SPECIFICATION
HOLLOW CMU	NORMAL WEIGHT: ASTM C90, GRADE N, Fm= 1500 PSI
FACE BRICK	ASTM C216, SEVERE WEATHER BRICK, TYPE FBX, Fm=2000 PSI
STONE VENEER	OWNER APPROVED
CONCRETE BRICK	ASTM C95 TYPE 1, GRADE 8
SOLID CMU	NORMAL WEIGHT: ASTM C145, GRADE N
MORTAR: SINGLE WYTHE ABOVE GRADE	ASTM C270 PROJECTION SPECIFICATION MORTARS SHALL CONSIST OF TYPE I PORTLAND CEMENT, TYPE S HYDRATED LIME AND APPROVED AGGREGATE, WITH 1800 psi MINIMUM AVERAGE COMPRESSIVE STRENGTH OF 2-INCH CUBES AT 28-DAYS.
MORTAR: SINGLE WYTHE BELOW GRADE	ASTM C270 PROJECTION SPECIFICATION MORTARS SHALL CONSIST OF TYPE I PORTLAND CEMENT, TYPE M HYDRATED LIME AND APPROVED AGGREGATE, WITH 2500 psi MINIMUM AVERAGE COMPRESSIVE STRENGTH OF 2-INCH CUBES AT 28-DAYS.
MORTAR: VENEER	ASTM C270 PROJECTION SPECIFICATION MORTARS SHALL CONSIST OF TYPE I PORTLAND CEMENT, TYPE N HYDRATED LIME AND APPROVED AGGREGATE, WITH 750 psi MINIMUM AVERAGE COMPRESSIVE STRENGTH OF 2-INCH CUBES AT 28-DAYS.

REINFORCING STEEL

SPECIFICATION

MATERIAL	SPECIFICATION
REBAR	HIGH STRENGTH NEW BILLET STEEL CONFORMING TO ASTM A-615, GRADE 60 (60,000 PSI) - DEFORMED
WELDED WIRE FABRIC	ASTM A-185

PROTECTION

LOCATION	CLEAR COVER (IN)
FOOTINGS AND OTHER CONCRETE POURED AGAINST EARTH	3"
FORMED CONCRETE EXPOSED TO EARTH	2"
FORMED CONCRETE NOT EXPOSED TO WEATHER OR EARTH	1½"
SLABS ON GROUND, UNLESS OTHERWISE NOTED	MID-DEPTH OF SLAB
REINFORCED MASONRY WALLS	MID-DEPTH OF WALL

STRUCTURAL STEEL

SHAPE	SPECIFICATION
I-BEAMS	STRUCTURAL STEEL I BEAMS SHALL CONFORM TO ASTM A572 GRADE 50 (50 KSI).
TUBE	STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM A500, GRADE B, UNLESS OTHER SIDE NOTED IN THE PROJECT SPECIFICATIONS
PIPE	STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM A36 (36KSI), UNLESS OTHER SIDE NOTED IN THE PROJECT SPECIFICATIONS
ALL OTHER SHAPES	ALL OTHER STRUCTURAL STEEL, INCLUDING PLATES AND MISCELLANEOUS SHAPES SHALL CONFORM TO ASTM A36 (36KSI).
CONNECTION	**SPECIFICATION**
BOLTS	BOLTS FOR CONNECTING STRUCTURAL STEEL SHAPES SHALL BE ASTM A325-N, ¾-INCH DIAMETER, UNLESS OTHERWISE NOTED ON THE DRAWINGS OR IN THE PROJECT SPECIFICATION
ANCHOR BOLTS	ANCHOR BOLTS SHALL CONFORM TO ASTM A307.
WELDS	WELDING ELECTRODES SHALL BE E70 SERIES.

WOOD

DIMENSION AND STRUCTURAL COMPOSITE LUMBER

MATERIAL		Fb	Ft	Fv	Fc⊥	Fc ll	E x 10^6
		DESIGN VALUES (1)					
UNTREATED FRAMING (2)	2X. 3X, OR 4X	875	450	135	425	1150	1.4
	5X5 AND LARGER(B)	600	300	125	425	425	1.0
	5X5 AND LARGER(P)	500	325	125	425	500	1.0
TREATED FRAMING (3)	2X4	1500	825	175	565	1650	1.6
	2X6	1250	725	175	565	1600	1.6
	2X8	1200	650	175	565	1550	1.6
	2X10	1050	575	175	565	1500	1.6
	2X12	975	550	175	565	1450	1.6
	5X5 AND LARGER	850	550	165	375	525	1.2
LVL	COLUMNS AND BEAMS	2650	1650	285	750	3000	1.7
LVL (2.0E)	BEAMS	3100	2150	285	750	3000	2.0

STRUCTURAL GLUED LAMINATED TIMBER (GLULAM)

MATERIAL							
		DESIGN VALUES (1)					
		Fb COMP ZONE	Fb TENSION ZONE	Fv	Fc⊥	Fc ll	E x 10^6
UNTREATED FRAMING	BEAMS 24F-1.8E	2400	1850	240	650	1600	1.8
		Fbx	Fby	Fv	Fc⊥	Fc ll	E x 10^6
	COLUMNS #2 DF	1700	1800	180	560	1950	1.6

ENGINEERED WOOD PRODUCTS

MATERIAL	SPECIFICATION
PREFABRICATED WOOD I-JOISTS	PREFABRICATED WOOD I-JOISTS SHALL BE MANUFACTURED BY BOISE CASCADE, LLC. OR APPROVED SUBSTITUTE. THE MANUFACTURER SHALL SUPPLY ALL REQUIRED HANGERS, WEB STIFFENERS, SQUASH BLOCKS, BEVELED BEARING PLATES, AND OTHER SPECIAL HARDWARE. THE MANUFACTURER SHALL SUBMIT ERECTION DRAWINGS TO THE ENGINEER PRIOR TO FABRICATION ALL PREFABRICATED WOOD I-JOISTS SHALL BE INSTALLED AND. BRACED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
PLYWOOD/OSB	DOC PS1, DOC PS2, CSA0437 OR CSA0325 ADVARYTECH, STRUCTURE WOOD NOT ALLOWED.

NOTES
1) DESIGN VALUES ARE FOR NORMAL LOAD DURATION AND DRY SERVICE CONDITIONS. SEE NDS OR MANUFACTURES SPECIFICATION FOR A COMPREHENSIVE DESCRIPTION OF DESIGN VALUE ADJUSTMENT FACTORS.
2) FRAMING DESIGN VALUES ARE BASED ON SPF No.2.
3) FRAMING DESIGN VALUES ARE BASED ON SYP No.2.

GOVERNING BUILDING CODES AND STANDARDS

THE FOLLOWING CODES AND STANDARDS, INCLUDING ALL SPECIFICATIONS REFERENCED WITHIN, SHALL APPLY TO THE DESIGN, CONSTRUCTION, QUALITY CONTROL AND SAFETY OF ALL WORK PERFORMED ON THE PROJECT. USE THE LATEST EDITIONS UNLESS NOTED OTHERWISE.
* INTERNATIONAL RESIDENTIAL CODE (IRC), INTERNATIONAL CODE COUNCIL, INC., 2015
* MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ANSI/ASCE 07-10), AMERICAN SOCIETY OF CIVIL ENGINEERS.
* BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI 318-11, AMERICAN CONCRETE INSTITUTE.
* ACI MANUAL OF CONCRETE PRACTICE - PARTS 1 THROUGH 5 - 2011
* MANUAL OF STANDARD PRACTICE, CONCRETE REINFORCING STEEL INSTITUTE.
* MANUAL OF STEEL CONSTRUCTION - 13TH EDITION, AMERICAN INSTITUTE OF STEEL CONSTRUCTION (INCLUDING SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS, SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS, AND AISC CODE OF STANDARD PRACTICE WITH EXCEPTION, IF ANY, AS INDICATED IN THE SPECIFICATIONS).
* MANUAL OF STEEL CONSTRUCTION, VOLUME II CONNECTIONS, ASD 13TH EDITION/LRFD 1ST EDITION, AMERICAN INSTITUTE OF STEEL CONSTRUCTION.
* DETAILING FOR STEEL CONSTRUCTION, AMERICAN INSTITUTE OF STEEL CONSTRUCTION.
* STRUCTURAL WELDING CODE ANSI/AWS D 1.1-92, AMERICAN WELDING SOCIETY.
* DESIGN MANUAL FOR FLOOR DECKS AND ROOF DECKS, STEEL DECK INSTITUTE.
* SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS AMERICAN IRON AND STEEL INSTITUTE, AISI S100-2007.
* BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-10/ASCE 5-05/TMS 402-05) & SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1-05/ASCE 6-05/TMS 602-05).
* NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION/ 2012, AMERICAN FOREST & PAPER ASSOCIATION.

DESIGN LOADS

	LIVE LOADS	DEAD LOADS	TOTAL
ROOF TRUSSES	30 PSF	10 PSF (TOP & BOTTOM)	50 PSF
RAFTERS	30 PSF	12 PSF	42 PSF
ATTIC FLOORS (TYP)	30 PSF	12 PSF	42 PSF
LTD STORAGE	20 PSF	12 PSF	32 PSF
NO STORAGE	10 PSF	5 PSF	15 PSF
SLEEPING ROOMS	30 PSF	12 PSF	42 PSF
OTHER FLOORS	40 PSF	12 PSF	52 PSF
GARAGE FLOORS	50 PSF	50 PSF	100 PSF
DECKS	40 PSF	10 PSF	50 PSF
BALCONY	60 PSF	10 PSF	70 PSF
STAIRS	40 PSF	20 PSF	60 PSF

ROOF LIVE LOAD	DESIGN	30 PSF
	MINIMUM	16 PSF
WIND LOAD	BASIC WIND SPEED (3 SEC GUST)	115 MPH
	WIND PRESSURE (ROOF AVG.)	10.0 PSF
	WIND PRESSURE (WALL AVG.)	27.9 PSF
	WIND LOAD IMPORTANCE	1.0
	WIND EXPOSURE CATEGORY	EXPOSURE B
SNOW LOAD	GROUND SNOW LOAD (P_g)	30 PSF
	THERMAL FACTOR	1.1
	SNOW EXPOSURE FACTOR (C_e)	1.0
	SNOW LOAD IMPORTANCE FACTOR	1.00
	SNOW LOAD (ROOF)	18 PSF
	MINIMUM SNOW LOAD	20 PSF
	RAIN-ON-SNOW	23.0 PSF

ADDITIONAL DRIFT AND SLIDING SNOW LOADS HAVE BEEN CONSIDERED WHERE APPLICABLE.

SEISMIC	PEAK VELOCITY-RELATED ACCELERATION(A)	0.07
	PEAK ACCELERATION (A)	0.05
	SEISMIC HAZARD EXPOSURE GROUP	I
	SEISMIC DESIGN CATEGORY	C
	SOIL PROFILE TYPE	2 (UNKNOWN)
	BASIC STRUCTURAL SYSTEM AND SEISMIC RESISTING SYSTEM	LOAD BEARING WALL SYSTEM LIGHT FRAMED WALLS w/SHEAR PANELS
	RESPONSE MODIFICATION FACTOR (R	6½
	DEFLECTION AMPLIFICATION FACTOR (C)	4
	ANALYSIS PROCEDURE (ELEP OR MAP)	ELEP
SOIL BEARING CAPACITY		2000 PSF

IF IT IS DETERMINED THAT THE SOIL CAPACITY AT THE SITE IS LESS THAN 2000 PSF, THE FOUNDATION MUST BE RE-EVALUATED.

BACK FILL 60 PCF EQUIVALENT FLUID WEIGHT, UNLESS OTHERWISE NOTED

MECHANICAL UNITS & OTHER EQUIPMENT SUPPORTED BY THE STRUCTURE WITH WEIGHTS IN EXCESS OF 200# SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION.

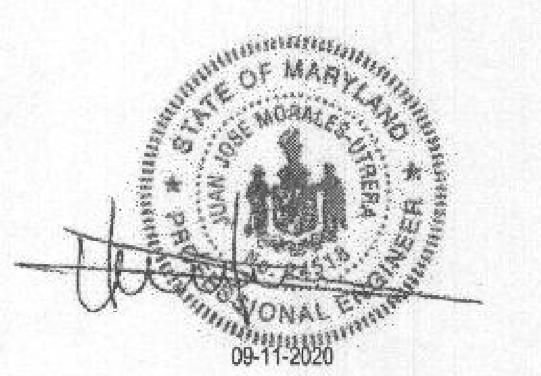
STRUCTURAL ENGINEERING UNLIMITED, LLC
341 W. PATRICK STREET
FREDERICK, MD 21701
240-815-6760
301-748-2769

SEN RESIDENCE
13575 NICHOLAS DR.
CLARKSVILLE, MD 21029

CARIB DANIEL MARTIN
ARCHITECT

CLASSIC HOMES OF MARYLAND
CONTRACTOR:

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO.: 24518
EXPIRATION DATE: 09-21-2021



SCALE: AS NOTED
DRAWN BY: SL CHECKED BY: JMU

ISSUE:	DATE:
PERMIT SET	09-11-2020

REVISION:

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GENERAL STRUCTURAL NOTES & SCHEDULES

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