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DORMAN
HOME REMODELING

Proposed Additions to the
GEINZER RESIDENCE

3450 Sharp Rd. Glenwood, MD. 21738.

MITC# 092007
The CAD Studio
Architectural Design and Drafting Services
8610 Hunters Drive, Frederick, MD. 21701
Phone: (301) 994-9554 www.thecadstudiodesign.com

Concept Plan: CP_10122020
Permit Plan: CP_10122020

Date: **NOVEMBER 04/2020**

Drawn by: C.G.

PHASE: **PERMIT**

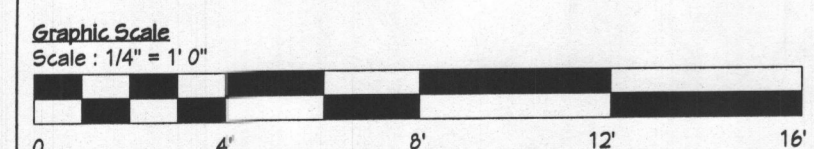
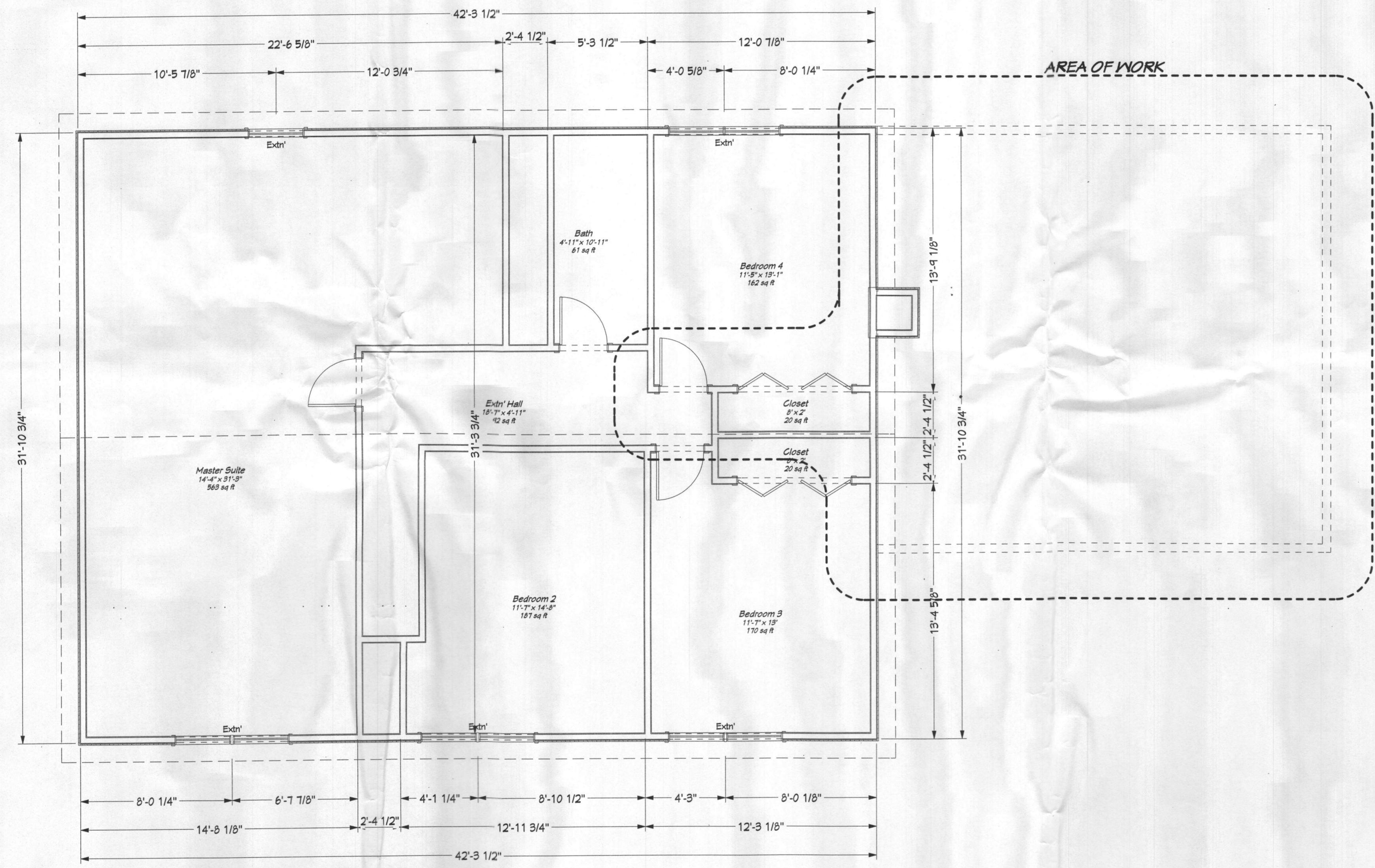
Page Title: **EXISTING PLAN**

Page# **A0004**

Page# 5 of 19

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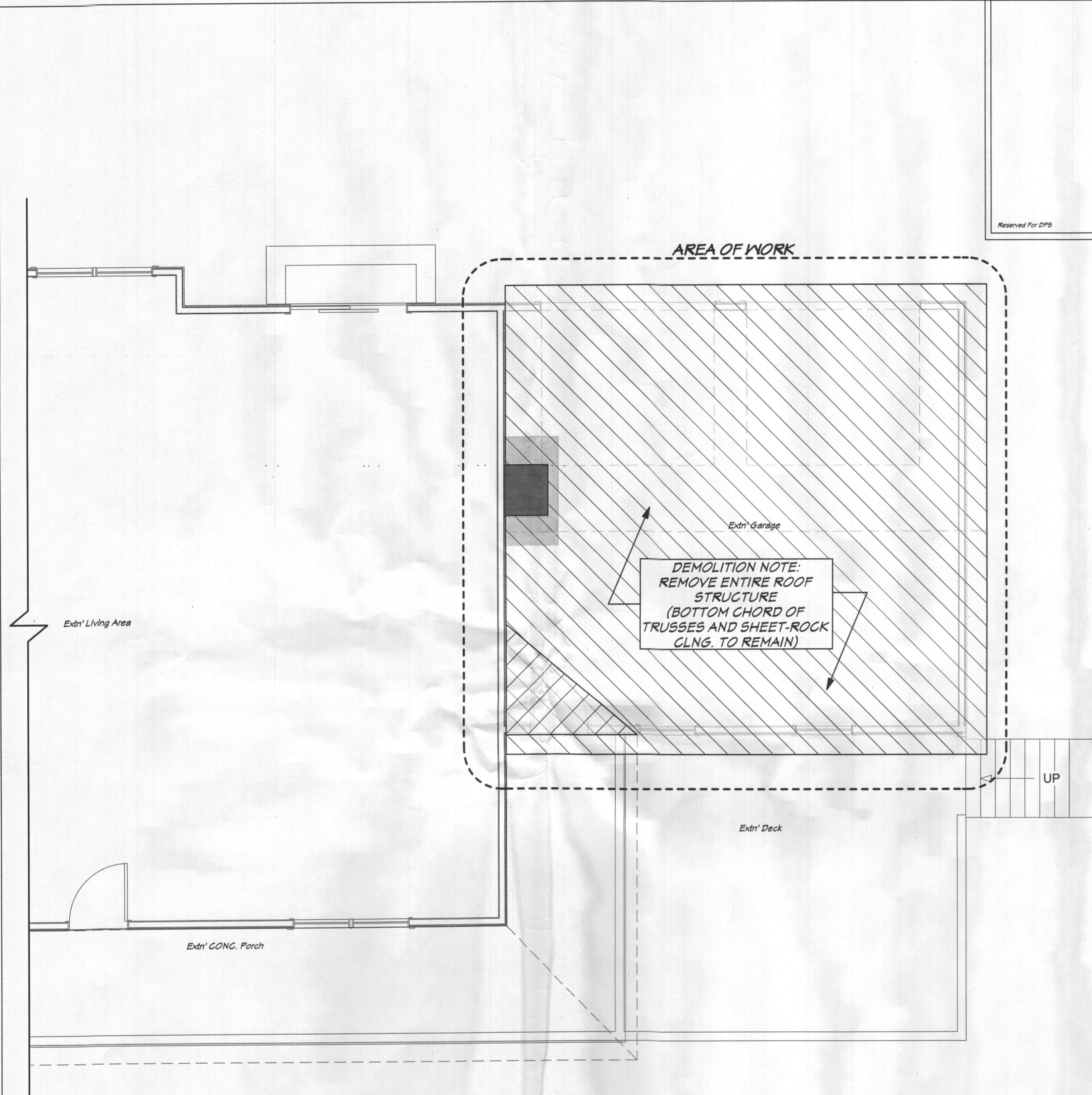
1 | EXISTING PLAN: Extn' Second Floor Plan
A0004 | Scale : 1/4" = 1'- 0"

PRINT NOTE:
Print to scale at 22x34" ANSI-D Size
Print to 1/2-scale at 11x17" Tabloid

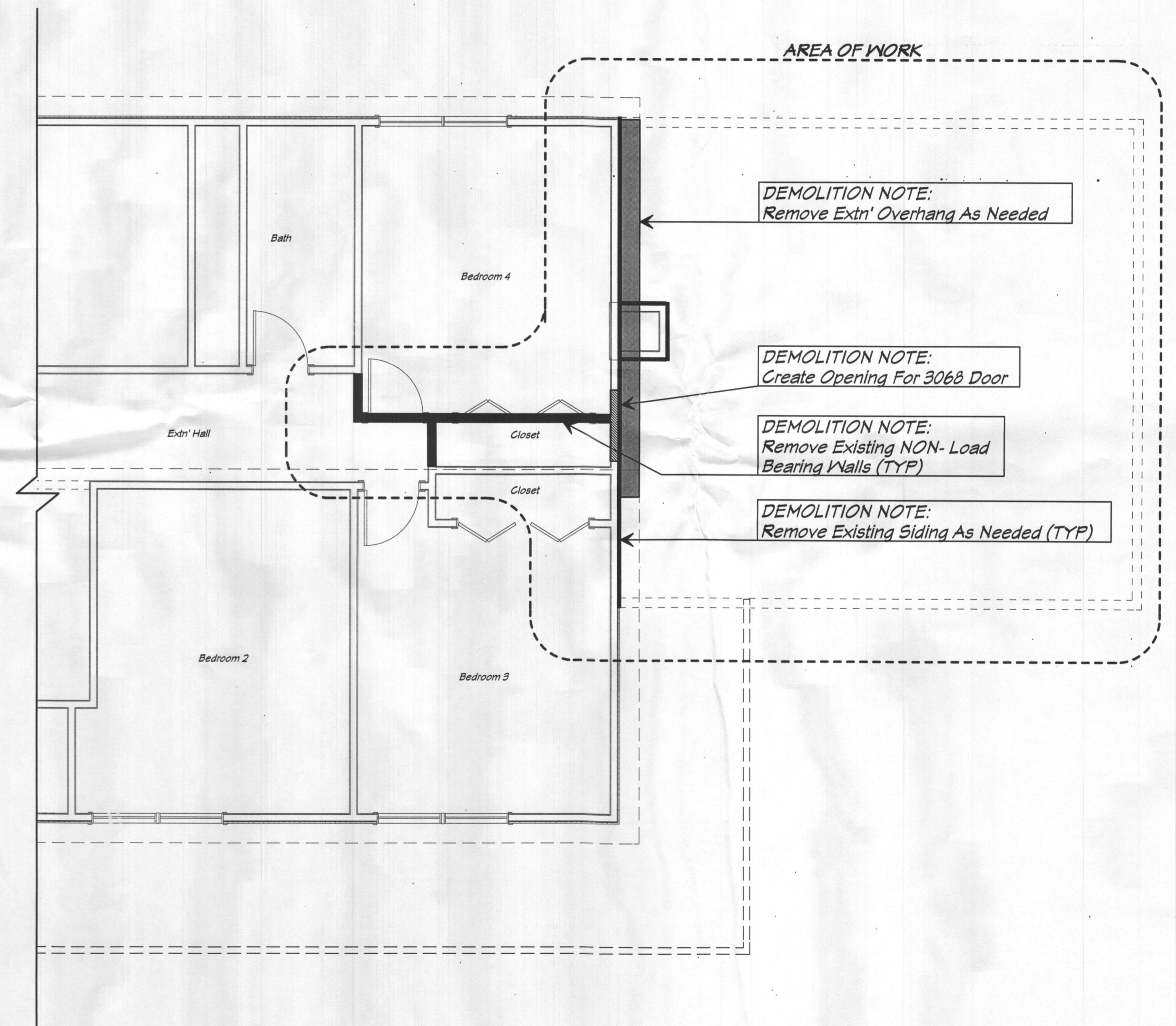
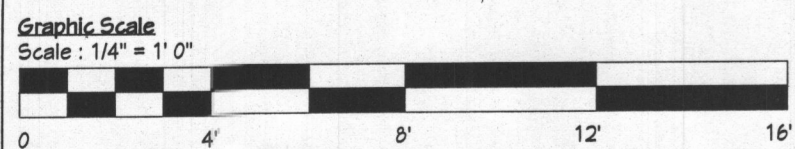
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1 | DEMOLITION PLAN: Extn' First Floor Demolition Plan
A0005 | Scale : 1/4" = 1'- 0"



2 | DEMOLITION PLAN: Extn' Second Floor Demolition Plan
A0005 | Scale : 1/4" = 1'- 0"

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DEMOLITION PLAN

Page#

A0005

Page# 6 of 19

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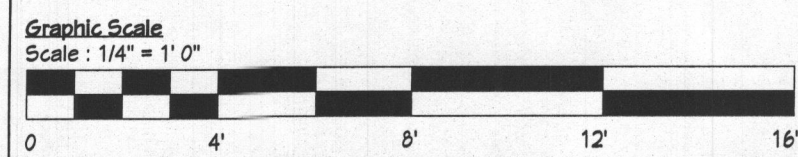


- SPARK ARREST : Where Req'd
ADD To Extn' Chimney To Meet
Current Code (TBD) (TYP)
- 25yr Asphalt Shingles (TBD) (TYP)
- New Addition Ridge Line @ 26'- 8 5/8" AFF
- White Vented Vinyl Soffit, Fascia and Gutter (TYP)
- SIDING : Horiz. Vinyl Siding and
Cmr. Brds. (TBD) (TYP)
- First Floor Wall-Height : @ 8'- 1 1/8"
- ANDERSEN® CSMNT/FX Windows (TYP)
- TYPICAL DECK RAIL : 36" (h) Fairway® A210 Aluminum
Railing with 4" Glass Slats (TYP)
- TYPICAL RAIL POST: 4x4" PT Post w/6" PVC-Sleeve
And PVC Cap (TYP)
- Second Floor Level : @ 8'- 11 1/8" AFF
- Second Floor Deck Level : @ 8'- 9 1/8" AFF
- Flashing
- BELT : 1x10" PVC Trim-board
- TYPICAL CROSS-BRACING : 2x6" PT.
- TYPICAL POST: 6x6" PT.
- Aprox. Grade
- Aprox. Grade

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1 | ELEVATION: Front Elevation
A0006 | Scale : 1/4" = 1'- 0"

NOTE:
ALL MATERIAL DESIGNATION REMAINS
THE SAME THROUGHOUT EACH
ELEVATION AND THROUGHOUT THE
ENTIRE PROJECT
ALL MATERIALS TO MATCH EXISTING
HOUSE AS CLOSE AS POSSIBLE



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Concept Plan: CP_10122020
Permit Plan: CP_10122020
Date: **NOVEMBER**
04/2020
Drawn By: O.S.
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Page Title: **ELEVATIONS**
Page# **A0006**
Page# 7 of 19

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 1 | ELEVATION: Right Elevation
 A0007 | Scale : 1/4" = 1'- 0"

Reserved For DPS

NOTE:
 ALL MATERIAL DESIGNATION REMAINS THE SAME THROUGHOUT EACH ELEVATION AND THROUGHOUT THE ENTIRE PROJECT
 ALL MATERIALS TO MATCH EXISTING HOUSE AS CLOSE AS POSSIBLE

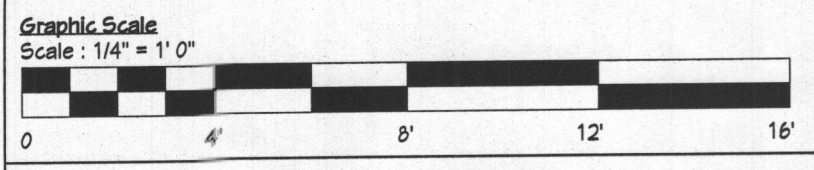


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 2 | ELEVATION: Left Elevation
 A0007 | Scale : 1/4" = 1'- 0"

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 3 | ELEVATION: Rear Elevation
 A0007 | Scale : 1/4" = 1'- 0"



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Date: **NOVEMBER 04/2020**

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Page Title: **ELEVATIONS**

Page# **A0007**

Page# 8 of 19

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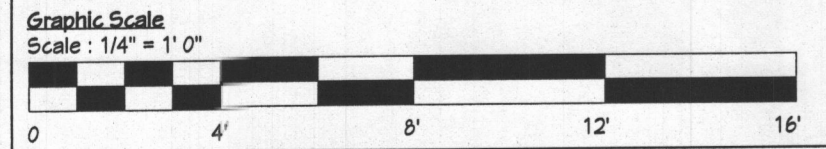
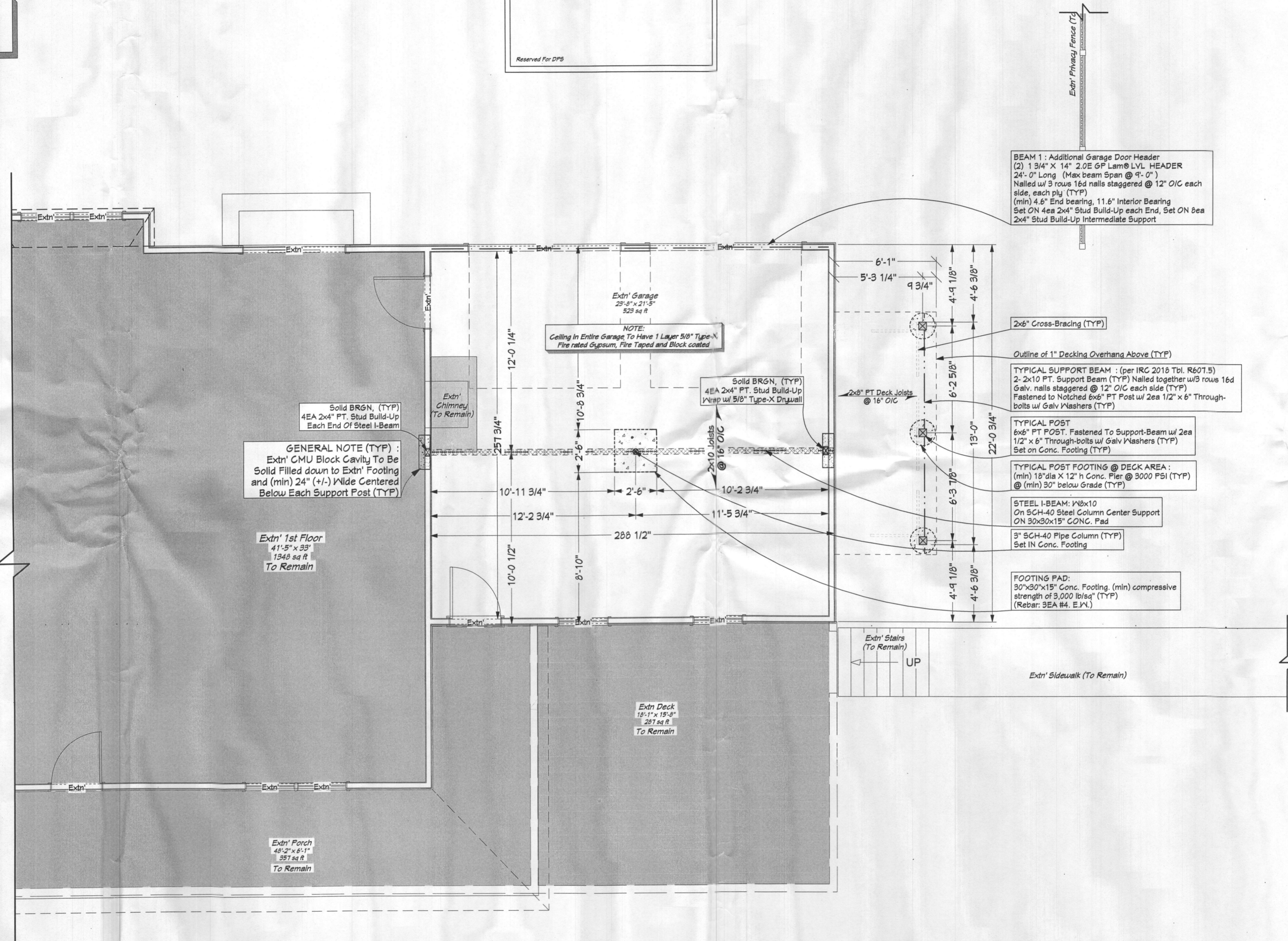
GENERAL NOTE
Soil Bearing to be minimum 2000 PSF

GENERAL NOTE
All Sill-plates In Contact With Concrete Shall Be Pressure-Treated and Fastened with 1/2" x 5" Simpson Titan HD 50500H anchor OR Eq @ max 48" O/C (TYP)

GENERAL NOTE
Fasteners and connectors for preservative-treated wood shall be of hot dipped, zinc-coated galvanized steel, stainless steel, silicon bronze or copper. (IRC 2018 R317)

GENERAL NOTE:
Preservative-treated Lumber shall be southern pine, grade #2 or better. Lumber in contact with the ground shall be rated as "ground-contact"

GENERAL NOTE:
All Nailing Pattern and Nail size/type shall comply with IRC 2018 table R602.3.1 and table R602.5.1(4)



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1 | PLAN: First Floor Plan
A0008 | Scale: 1/4" = 1'-0"

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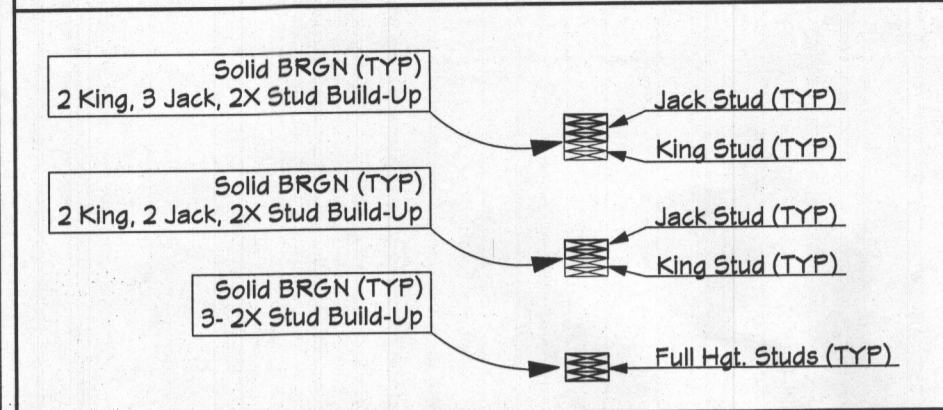
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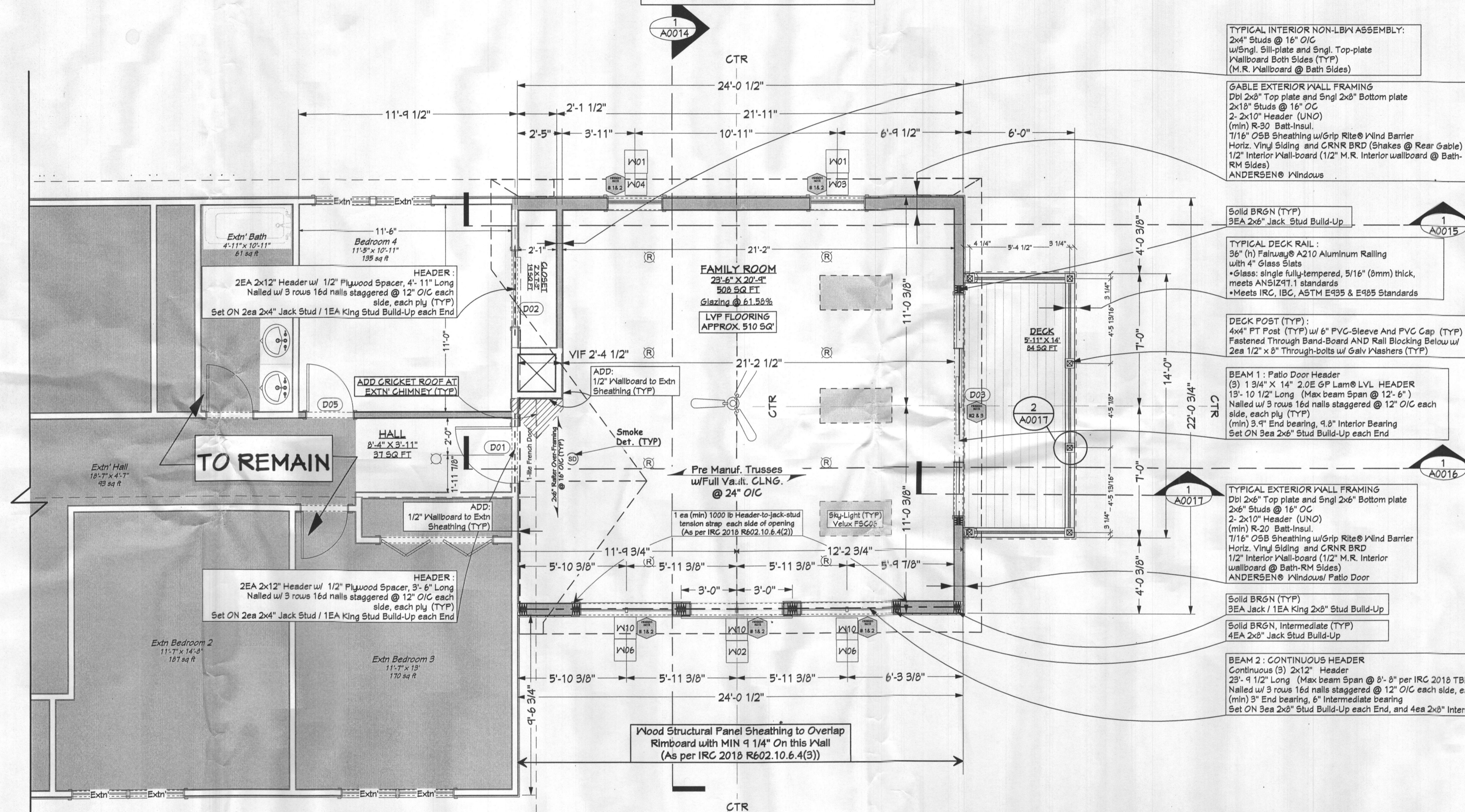
Concept Plan: CP_10122020
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Drawn by: D.G.
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Page Title: **First Floor Plan**
Page#: **A0008**
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FRAMING SYMBOLS



WINDOW NOTE: (Applies Only As Noted On Plan)
 #1 New Window To Have Window Opening Control Device (WOC), that meets the ASTM F2090 "Standard Specification for Window Fall Prevention Devices with Emergency Escape (Egress) Release Mechanisms, To Prevent Window from Opening More Than 4". Unless Released, with Automatic Re-Latch Feature (as per IRC 2018 R312.2.1) Egress Windows Must Have Maximum Clearance Hardware Installed Where Applicable
 #2 New Window To Have Tempered Glazing (Bottom Sash at DH Windows)
 #3 New Window to meet or exceed IRC 2018 minimum Egress Requirements



- TYPICAL INTERIOR NON-LBN ASSEMBLY:
2x4 Studs @ 16" O/C w/ Sngl. Sill-plate and Sngl. Top-plate Wallboard Both Sides (TYP) (M.R. Wallboard @ Bath Sides)
- GABLE EXTERIOR WALL FRAMING
Dbl 2x6 Top plate and Sngl 2x6 Bottom plate 2x18 Studs @ 16" OC 2-2x10 Header (UNO) (min) R-30 Bath-Insul. 7/16" OSB Sheathing w/ Grip Rite Wind Barrier Horiz. Vinyl Siding and CRNR BRD (Shakes @ Rear Gable) 1/2" Interior Wall-board (1/2" M.R. Interior wallboard @ Bath-RM Sides) ANDERSEN Windows
- Solid BRGN (TYP) 3EA 2x6 Jack Stud Build-Up
- TYPICAL DECK RAIL:
36" (h) Fairway A210 Aluminum Railing with 4" Glass Slats
Glass: single fully-tempered, 5/16" (6mm) thick, meets ANSI Z97.1 standards
Meets IRC, IBC, ASTM E485 & E485 Standards
- DECK POST (TYP):
4x4 PT Post (TYP) w/ 6" PVC-Sleeve And PVC Cap (TYP) Fastened Through Band-Board AND Rail Blocking Below w/ 2ea 1/2" x 8" Through-bolts w/ Galv Washers (TYP)
- BEAM 1: Patio Door Header
(3) 1 3/4" x 14" 2.0E GP Lam LVL HEADER 13'-10 1/2" Long (Max beam Span @ 12'-6") Nailed w/ 3 rows 16d nails staggered @ 12" O/C each side, each ply (TYP) (min) 3" End bearing, 4.8" Interior Bearing Set ON Sea 2x6 Stud Build-Up each End
- TYPICAL EXTERIOR WALL FRAMING
Dbl 2x6 Top plate and Sngl 2x6 Bottom plate 2x6 Studs @ 16" O/C 2-2x10 Header (UNO) (min) R-20 Bath-Insul. 7/16" OSB Sheathing w/ Grip Rite Wind Barrier Horiz. Vinyl Siding and CRNR BRD 1/2" Interior Wall-board (1/2" M.R. Interior wallboard @ Bath-RM Sides) ANDERSEN Windows/ Patio Door
- Solid BRGN (TYP) 3EA Jack / 1EA King 2x6 Stud Build-Up
- Solid BRGN Intermediate (TYP) 4EA 2x6 Jack Stud Build-Up
- BEAM 2: CONTINUOUS HEADER
Continuous (3) 2x12 Header 25'-4 1/2" Long (Max beam Span @ 8'-3" per IRC 2018 TBL R602.1.1) Nailed w/ 3 rows 16d nails staggered @ 12" O/C each side, each ply (TYP) (min) 3" End bearing, 6" Intermediate bearing Set ON Sea 2x6 Stud Build-Up each End, and 4ea 2x6 Intermediate Stud Build

GENERAL NOTE:
SECOND FLOOR CLNG. HEIGHT: 9' 1 1/8"

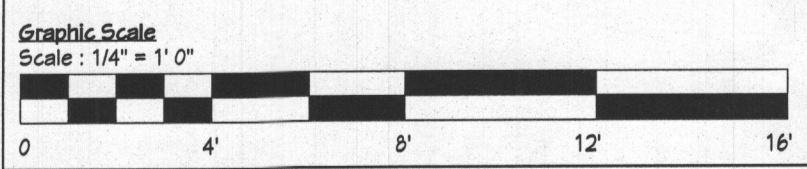
GENERAL WINDOW NOTE:
All Windows on 1st Floor to Be Set at 81" AFF
All Window Openings To Have (min) 2ea 2x10" Headers (UNO), and Jack Studs As per IRC 2018 Table R602.7(1)

GENERAL NOTE
All Sill-plates In Contact With Concrete Shall Be Pressure-Treated and Fastened with 1/2" x 5" Simpson Titen HD 50500H anchor OR Eq @ max 48" O/C (TYP)

GENERAL NOTE
Fasteners and connectors for preservative-treated wood shall be of hot dipped, zinc-coated galvanized steel, stainless steel, silicon bronze or copper. (IRC 2018 R311)

GENERAL NOTE:
Preservative-treated Lumber shall be southern pine, grade #2 or better. Lumber in contact with the ground shall be rated as "ground-contact"

GENERAL NOTE:
All Nailing Pattern and Nail size/type shall comply with IRC 2018 table R602.3.1 and table R602.5.1(9)



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1 | PLAN: Second Floor Plan
 A0009 | Scale : 1/4" = 1'- 0"

PRINT NOTE:
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 Page Title: **SECOND FLOOR PLAN**
 Page#: **A0009**
 Page# 10 of 19