

SCOPE OF WORK

CUSTOM HOME TO INCLUDE FIVE BEDROOMS, FOUR BATHROOMS AND UNFINISHED BASEMENT. ATTACHED 3 CAR GARAGE. WHOLE HOUSE TO BE SPRINKLERED.

GROSS SQFT
SECOND FLOOR: 1,638 SQFT
FIRST FLOOR: 1,646 SQFT
GARAGE: 783 SQFT
BASEMENT: 1,646 SQFT

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RESIDENTIAL NOTES & SPECIFICATIONS

GENERAL CONSTRUCTION NOTES
1. THESE STRUCTURAL NOTES AND SPECIFICATIONS SHALL BE CONSIDERED PART OF THE FINAL DESIGN PACKAGE (INCLUDING CONSTRUCTION DRAWINGS) FOR THE PROJECT SPECIFICALLY DESCRIBED ABOVE. NEITHER THE STRUCTURAL NOTES NOR THE DRAWINGS ALONE ARE SUFFICIENT IN DESCRIBING A COMPLETE DESIGN.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSION ON DRAWINGS SHALL GOVERN. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THE OWNER/ARCHITECT BEFORE PROCEEDING WITH FABRICATION OF ASSEMBLIES, STEEL, STAIRS, ROOF AND/OR FLOOR TRUSSES.
3. WHERE THERE IS CONFLICT BETWEEN DRAWINGS, SPECIFICATIONS OR DETAILS, THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CLARIFICATION.
4. PROVIDE TRANSITION STRIPS AT ALL CHANGES IN FLOOR FINISHES.
5. ALL CLOSETS ARE TO HAVE THE SAME FINISH AS THE ADJOINING ROOM UNLESS OTHERWISE NOTED.
6. PROVIDE PLUMBING FIXTURE ACCESS PANEL AT EACH TUB AND SHOWER ENCLOSURE AS REQUIRED BY LOCAL JURISDICTION.
7. PROVIDE HANDRAILS 34"-38" ABOVE NOSINGS ON ALL STAIRS. PROVIDE GUARDRAILS AT RAISED FLOORS, BALCONIES, ETC. 30" OR MORE ABOVE GRADE OR FLOOR BELOW. GUARDS SHALL BE MINIMUM 42" HIGH AND HAVE CLOSURES SPACED TO PREVENT PASSAGE OF A 4" SPHERE.
8. PROVIDE NOMINAL 2x FIVE BLOCKING AT EVERY FLOOR INTERVAL, BULKHEAD AND CHASE. IF OPEN WEB FLOOR TRUSSES ARE UTILIZED, PROVIDE 1/2" BG DRAFTSTOPPING, NOT TO EXCEED 1,000 SF.
9. PROVIDE A MINIMUM 6-8" HEAD CLEARANCE FOR ALL STAIRS. STAIR RISERS SHALL NOT EXCEED 7-1/2" AND TREADS SHALL BE AT LEAST 10-1/2".
10. PROVIDE SOFFIT VENTS, RIDGE VENTS, OR GABLE END VENTS AS SHOWN ON THE DRAWINGS. MAINTAIN MINIMUM 1/300 FREE VENTILATION FOR HORIZONTALLY PROJECTED ROOF AREA. INSTALL PLASTIC OR CARDBOARD BARRIERS IN EACH TRUSS/RAFTER BAY TO MAINTAIN FREE AIR FLOW.
11. MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS SHALL BE REQUIRED TO SEAL ALL PENETRATIONS IN FLOORS AND EXTERIOR WALLS CAUSED BY THEIR TRADES.
12. ROUGH CARPENTRY CONTRACTORS SHALL SEAL ALL PANEL BUTT JOINTS AND PLATES AT FLOORS, CEILINGS, WINDOWS, DOOR FLANGES AND JAMBS.
13. SHEATHING PENETRATION SHALL BE PATCHED AND REPAIRED TO MANUFACTURER'S SPECIFICATIONS.
14. SLOPE ALL EXTERIOR PLATFORMS, PORCHES, WALKS AND GARAGE SLABS 1/8" IN 12" TO DRAIN, OR AS NOTED ON PLANS.
15. PROVIDE TERMITE PROTECTION INCLUDING SOIL TREATMENT BY LICENSED EXTERMINATOR.

SPECIFICATIONS - GENERAL CONDITIONS
1. ALL WORK SHALL CONFORM TO ALL LOCAL AND NATIONAL ORDINANCES & BUILDING CODES APPLICABLE TO THIS PROJECT, INCLUDING BUT NOT LIMITED TO INTERNATIONAL RESIDENTIAL CODE - 2018.
2. DIMENSIONS GIVEN ON SCHEDULES ARE NOMINAL. CONTRACTOR AND MANUFACTURERS ARE TO COORDINATE ALL DIMENSIONS CONCERNING DOORS, PANELS, WINDOWS, EQUIPMENT, ETC. AND THEIR OPENINGS PRIOR TO FABRICATION AND CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES, BOUNDARIES, EASEMENTS AND CONSTRUCTION BEFORE PROCEEDING WITH THE WORK AND REPORT IMMEDIATELY ANY DISCREPANCIES TO THE ARCHITECT AND/OR OWNER.
4. DESIGN STANDARDS
USE GROUP: RESIDENTIAL
CONST. TYPE: TWO STORY WOOD FRAME W/ SIDING AND STONE VENEER.
5. DESIGN LOADS (IRC TABLE 301.5)
WIND LOAD: ± 15
WIND SPEED: 115 MPH
GROUND SNOW LOAD: 40 PSF IMPROV. FACTOR: 1
FLOOR LIVE LOAD (F.F.): 40 PSF EXP. FACTOR: "C"
FLOOR LIVE LOAD (S.F.): 30 PSF SEISMIC DESIGN CAT: B
ATTIC LIVE LOAD (ATTIC): 20 PSF WEATHERING: SEVERE
GARAGE LIVE LOAD: 50 PSF ZONE: 4A
GUARD RAILS: 200 LBS. FORCE IN ANY DIRECTION
SOIL BEARING: ASSUMED 2,000 PSF FROST LINE DEPTH - 30"
TERMITE: VERY HEAVY DECAY: VERY HEAVY
RADON RESISTANT CONSTRUCTION REQ'D: YES

CONCRETE
1. CONCRETE FOR THIS PROJECT SHALL BE NORMAL WEIGHT (145 PCF) AND CONCRETE WORK SHALL CONFORM TO AMERICAN CONCRETE INSTITUTE (ACI) STANDARD 318-99.
2. CONCRETE SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
3. ALL REINFORCING BAR SHALL BE GRADE 60 (FY=60,000 PSI)
4. ALL INTERIOR CONCRETE SLABS SHALL BE 4" THICK AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI WITH 616 - W/4 x W/4 W/MF AND BE POURED OVER A SIX (6) MIL POLY VAPOR BARRIER OR 4" POROUS GRANULAR FILL.
5. ALL INTERIOR CONCRETE SLABS 30'-0" OR GREATER IN ANY DIMENSION SHALL HAVE CONTROL JOINTS.
6. ALL EXTERIOR CONCRETE SLABS SHALL BE AIR ENTRAINED (AIR CONTENT BETWEEN 5% AND 7%) INCLUDING THE GARAGE SLAB, AND HAVE 4" GRANULAR FILL MIN BELOW CONCRETE SLAB.
7. WHERE PORCH (NOT MONOLITHICALLY POURED), PATIO OR OTHER CONCRETE FLAT WORK ABUTS AN EXISTING CONCRETE SLAB PROVIDE A 1/2" ASPHALT IMPREGNATED FIBER BOARD EXPANSION JOINT.
8. ALL REINFORCING SHALL CONFORM TO "SPECIFICATIONS FOR DEFORMED BILLET STEEL BARS FOR CONCRETE REINFORCEMENT" (ASTM 1 615-60). WELDED WIRE FABRIC SHALL CONFORM TO LATEST ASTM A-185.
9. REINFORCEMENT FOR THE ANCHORAGE OF CONNECTING WORK, IF NOT CONTINUOUS, AND REINFORCEMENT FOR TEMPERATURE AND ALL OTHER PURPOSES NOT SPECIFICALLY PROVIDED, SHALL LAP 30 BAR DIAMETERS OR 18" MINIMUM AT ALL SPLICES, OR SHALL HAVE DOWELS OF THE SAME BAR SIZE AND SPACING AS THAT OF REINFORCING TO BE SPLICED OR WORK TO BE CONNECTED.
10. MINIMUM CONCRETE PROTECTION FOR REINFORCEMENT:
CONCRETE DEPOSITED AGAINST GROUND 3"
FORMED CONCRETE IN CONTACT WITH GROUND 2"
FORMED CONCRETE NOT IN CONTACT WITH GROUND 1 1/2"

PREPARATION FOR SLAB
1. REMOVE ALL VEGETATION AND TOP SOIL CONTAINING ORGANIC MATERIALS FROM THE ENTIRE AREA TO BE COVERED BY THE BUILDING.
2. IF FILL IS REQUIRED TO RAISE SLAB, SCARIFY THE SUB GRADE TO A DEPTH OF 6" AND RECOMPACT TO A MINIMUM DENSITY OF 92% AND A MAXIMUM OF 98% OF STANDARD PROCTOR DENSITY (ASTM-D-698) WITH A MOISTURE CONTACT AT OR SLIGHTLY ABOVE OPTIMUM.
3. INSTALL FILL IN LOOSE LIFTS OF 8" THICK AND UNIFORMLY COMPACT AS IN THE NOTE ABOVE.
4. ALL MATERIALS SHALL BE VERY SANDY TO CLAYEY SAND WITH A PLASTICITY INDEX (PI) IF BETWEEN 2 AND 15.

FOUNDATION PERIMETER INSULATION
1. INSTALL EXPANDED RIGID CLOSED CELL POLYSTYRENE FOAM BORDER FED SPEC HH-1-542B, DENSITY 2.1 LBS PER CU. FT.; "R" VALUE PER 1" THICKNESS - 5.41

STAIR:
DIMENSION:
MAX R: 7 3/4"
MIN T: 10"

STRUCTURAL STEEL NOTES
1. MATERIALS
STRUCTURAL STEEL AND PLATE ASTM A36
UNFINISHED BOLTS ASTM A307
HIGH-STRENGTH BOLTS ASTM A325
WELDING ELECTRODES ASTM 1233, CLASS E70
2. BEAM TO BEAM AND COLUMN CONNECTIONS SHALL BE AISC STANDARD (FULL DEPTH) WHERE REACTIONS EXCEED MINIMUM CONDITIONS. THE APPROPRIATE CONNECTIONS SHALL BE DETERMINED BY FABRICATOR (CONTRACTOR).
3. ALL MAJOR CONNECTIONS SHALL BE HIGH STRENGTH FRICTION BOLTS OR WELDS OF EQUAL STRENGTH. ANCHOR BOLTS SHALL BE UNFINISHED BOLTS.
4. STEEL WORK SHALL BE FABRICATED AND ERRECTED IN ACCORDANCE WITH LATEST AISC SPECIFICATION.
5. SUBMIT SHOP DRAWINGS FOR ALL STEEL WORK.
6. STEEL LINTELS - FOR ALL OPENINGS AND RECESSES IN STONE OR BRICK FACED WALLS NOT SPECIFICALLY DETAILED, PROVIDE ONE STEEL ANGLE FOR EACH 4 INCHES OF WALL THICKNESS. STEEL ANGLES TO HAVE MINIMUM BEARING OF 4" AT EACH END. HORIZONTAL LEG SHALL BE 3 1/2" UNLESS OTHERWISE SHOWN.
7. LINTEL SCHEDULE (UNLESS NOTED OTHERWISE ON PLANS) NOTE: ALL LINTELS ARE TO RECEIVE SHOP APPLIED CORROSION PROTECTION.
8. STEEL BEAM POCKETS, SIZE AS INDICATED ON PLANS. BEAMS SHALL HAVE A MINIMUM BEARING OF 4" IN LENGTH MEASURED PARALLEL TO THE BEAM UPON SOLID MASONRY NOT LESS THAN 4" IN THICKNESS TO OR UPON A METAL BEARING PLATE OF ADEQUATE DIMENSIONS TO DISTRIBUTE THE LOAD SAFELY. AREA AROUND BEAM TO RECEIVE PARGE FINISH.
9. 2x BEAM PLATE IS ANCHORED TO STEEL BEAM WITH 3/8" DIAMETER STEEL BOLTS OR EQUIVALENT POWER ACTIVATED FASTENERS AT 48" O.C. FASTENERS TO BE LOCATED A NEAR TO CENTER OF BEAM AS POSSIBLE.
10. STEEL BEAMS SHALL HAVE A MINIMUM BEARING OF 4 INCHES IN CONCRETE POCKETS AND A MINIMUM BEARING OF 3 INCHES ON STEEL COLUMNS. STEEL BEAMS SHALL BE CENTERED OVER COLUMNS BELOW.

MASONRY
1. MASONRY VENEER SHALL BE ATTACHED TO THE SUPPORTING WALL WITH CORROSION RESISTANT METAL TIES. EACH TIE SHALL BE 24" ON CENTER HORIZONTALLY AND SHALL SUPPORT NOT MORE THAN 1/4 SQUARE FEET OF WALL AREA. ADDITIONAL METAL TIES SHALL BE PROVIDED AROUND ALL WALL OPENINGS GREATER THAN 16". THESE TIES SHALL BE SPACED NOT MORE THAN 3' ON CENTER AND PLACED WITHIN 12" OF THE WALL OPENING.
2. CONCRETE MASONRY UNITS SHALL MEET ASTM C-90 GRADE A, 28 DAYS OLD BEFORE INSTALLATION. MINIMUM NET COMPRESSIVE STRENGTH OF BLOCK TO BE 2000 PSI.
3. CARE AND PROPER MEASURES SHALL BE EMPLOYED TO PREVENT ANY SUPER IMPOSED LOADS (I.E. WIND LOADS, SHOVING OR OTHER LATERAL FORCES) FROM BULGING OR DISTORTING FINISHED MASONRY WALLS BY WAY OF SHORING, BRACING OR OTHER MEANS AS SITE REQUIRES.
4. USE TYPE "N" MORTAR FOR MASONRY BELOW GRADE IN CONTACT WITH EARTH.
5. USE TYPE "M" MORTAR FOR EXTERIOR, ABOVE GRADE LOAD BEARING OR NON-LOAD BEARING MASONRY WALLS AND FOR OTHER AREAS IF NOT OTHERWISE NOTED. EXCEPTION - MASONRY CONSTRUCTION REQUIRING HEAT RESISTANT MORTAR SHALL HAVE A REFRACTORY AIR SETTING MORTAR.
6. BRICK VENEER TO BE INSTALLED WITHIN 3/16" DIA WEEP HOLES SPACED AT A MAXIMUM OF 24" O.C. HORIZONTALLY.

HEADERS
1. ALL HEADERS ARE TO BE DOUBLE 2X12 UNLESS SPECIFICALLY NOTED OTHERWISE.
WOOD FRAMING
1. UNLESS OTHERWISE NOTED, ALL INTERIOR PARTITIONS TO BE CONSTRUCTED WITH 2X4 STUDS, 16" O.C., WITH DOUBLE TOP PLATE. MINIMUM 2X12 HEADERS/LINTELS AT ALL OPENINGS IN BEARING OR EXTERIOR WALLS. SHEATHING TO BE 1/2" CDX PLYWOOD OR OSB.
2. ALL FRAMING LUMBER SHALL BE SPF No.1n-2 AND HAVE A MINIMUM ALLOWABLE EXTREME FIBER BENDING STRESS OF 875 PSI AND A MINIMUM MODULUS OF ELASTICITY OF 1,400,000 PSI.
3. ALL FLOOR DECKS ARE TO BE GLUED TO SUPPORTING BEAMS AND JOIST WITH PL-400 ADHESIVE AS MANUFACTURED BY "CONTECH" OR APPROVED EQUAL.
4. ALL WOOD BEAMS MADE OF TWO OR MORE MEMBERS SHALL BE GLUED WITH PL-400 ADHESIVE AND NAILED TOGETHER @ 12"
5. ALL WOOD POSTS MADE UP OF MULTIPLE PIECES SHALL BE GLUED WITH PL-400 ADHESIVE AND NAILED @ 12" O.C. BOTH SIDES.
6. DIRECTLY UNDER PARTITIONS WHICH RUN TO JOISTS (AND ARE OTHERWISE UNSUPPORTED) INSTALL DOUBLE JOISTS.
7. ALL RAFTERS AND JOISTS SHALL HAVE WOOD OR METAL CROSSBRIDGING AT 8' O.C. OR AT CENTER OF SPAN WHICHEVER IS LESS.
8. CONTINUOUS LOAD PATH: STEEL HARDWARE CONNECTORS TO GUARD AGAINST UPLIFT FORCES SHALL BE INSTALLED FROM THE FOUNDATIONS TO THE ROOF RAFTERS AT ALL STUDS. THESE SHALL INCLUDE BUT ARE NOT LIMITED TO FOUNDATION CONNECTORS, FLOOR TO FLOOR CONNECTORS, AND ROOF RAFTER HURRICANE CONNECTORS/ANCHORS.
9. MINIMUM BEARING FOR WOOD JOIST, RAFTERS AND BEAMS SHALL BE 3" ON WOOD AND 4" ON MASONRY.
10. INSTALL WOOD JOIST HANGER & WOOD BEAM HANGER CONNECTIONS AS FOLLOWS:
JOIST HANGER MIN. CAPACITY - 800#
BEAM HANGER MIN. CAPACITY - 3500#
11. INSTALL MINIMUM DOUBLE STUDS AT JAMBS OF ALL OPENINGS IN WALLS OR AS SHOWN ON PLAN.
12. ALL MANUFACTURED TRUSSES ARE TO BE IN ACCORDANCE WITH ASCE 7-95.
13. FOUNDATION ANCHORAGE: SILL PLATES AND WALLS SUPPORTED DIRECTLY ON CONT. FOUNDATIONS SHALL BE ANCHORED ACCORDING TO IRC R403.1.6.
14. ALL SILL PLATES AND LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE.

FINISHES
1. ALL FINISHES SHALL BE CLASS C OR BETTER WITH A FLAME SPREAD OF 76-200 OR BETTER AND A SMOKE DEVELOPED INDEX OF 0-450.
AIR LEAKAGE
BUILDING THERMAL ENVELOPE. THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CALKED, GASKETED, WEATHER STRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL:
1. ALL JOINTS, SEAMS AND PENETRATIONS.
2. SITE-BUILT WINDOWS, DOORS AND SKYLIGHTS.
3. OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING.
4. UTILITY PENETRATIONS
5. DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE.
6. KNEE WALLS.
7. WALLS AND CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES.
8. BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS.
9. COMMON WALLS BETWEEN DWELLING UNITS.
10. ATTIC ACCESS OPENINGS.
11. RIM JOIST JUNCTION.
12. OTHER SOURCES OF INFILTRATION.

DOOR SCHEDULE

NO.	SIZE	INT/EXT	SADDLE	LABEL	REMARKS
000	2/8x6/8	INT	NO		SINGLE DOOR
001	3/0x6/8	EXT	YES		SINGLE DOOR
101	(2)3/0x6/8	EXT	YES		ENTRY DOUBLE DOOR
102	6/0x6/8	EXT	YES		SLIDING GLASS DOOR
103	3/0x6/8	EXT	YES	IHR	SINGLE DOOR - GARAGE
104	3/0x6/8	INT	NO		SINGLE DOOR
105	2/8x6/8	INT	NO		SINGLE DOOR
106	3/0x6/8	INT	NO		SINGLE DOOR
107	2/4x6/8	INT	NO		SINGLE DOOR
108	3/0x6/8	INT	NO		SINGLE DOOR
109	(2)2/0x6/8	INT	NO		DOUBLE DOOR
110	9/0x8/0	EXT	NO		GARAGE DOOR
111	9/0x8/0	EXT	NO		GARAGE DOOR
112	9/0x8/0	EXT	NO		GARAGE DOOR
113	2/0x6/8	INT	NO		SINGLE DOOR
201	2/4x6/8	INT	NO		SINGLE DOOR
202	2/4x6/8	INT	NO		SINGLE DOOR
203	(2)2/0x6/8	INT	NO		DOUBLE DOOR
204	2/4x6/8	INT	NO		SINGLE DOOR
205	2/6x6/8	INT	NO		SINGLE DOOR
206	2/6x6/8	INT	NO		SINGLE DOOR
207	2/4x6/8	INT	NO		SINGLE DOOR
208	(2)2/6x6/8	INT	NO		DOUBLE DOOR
209	3/0x6/8	INT	NO		SINGLE DOOR
210	2/6x6/8	INT	NO		DOUBLE DOOR
211	2/6x6/8	INT	NO		SINGLE DOOR
212	2/4x6/8	INT	NO		SINGLE DOOR
213	1/6x6/8	INT	NO		SINGLE DOOR
214	2/6x6/8	INT	NO		SINGLE DOOR
215	(2)2/6x6/8	INT	NO		DOUBLE DOOR

WINDOW SCHEDULE

WINDOW				REMARKS
TYPE	MAT.	SIZE	OPERATION	
A	VINYL	2/6x5/0	SINGLE HUNG	
B	VINYL	2/4x4/0	SINGLE DUNG	
C	VINYL	2/6x4/0	SINGLE HUNG	
D	VINYL	2/6x3/0	CASEMENT	
E	VINYL	3/0x5/0	SINGLE HUNG	
F	VINYL	2/0x5/0	SINGLE HUNG	

MIN. DUAL PANE, LOW-E & ARGON GAS FILLED. MAX. U = .31
*EGRESS - SEE FLOOR PLANS

HEADER SCHEDULE (U.N.O.)

OPENING SIZE	HEADER SIZE
OPENINGS UP TO 3'	(2) 2x10
OPENINGS GREATER THAN 3' UP TO 6'	(2) 1.75 x 9.50 1.9E MICROLAM
OPENINGS GREATER THAN 6' UP TO 8'	(2) 1.75 x 11.875 1.9E MICROLAM

REINFORCED CONCRETE AND MASONRY FOUNDATION WALLS

MAX. WALL HT. (FT.)	MAX. UNBALANCED BACKFILL HT.	MIN. VERT. REINFORCEMENT SIZE & SPACING FOR 10" NOMINAL WALL THICKNESS		
		SOIL CLASSES		
		GW,GC,SW & SP SOILS	GM, GC, SM, SM-SC & ML SOILS	SC, MH, ML-CL & INORG. CL SOILS
9	5	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 48" O.C.
	6	#4 @ 56" O.C.	#4 @ 40" O.C.	#4 @ 32" O.C.
	7	#4 @ 56" O.C.	#5 @ 48" O.C.	#6 @ 48" O.C.
	8	#4 @ 32" O.C.	#6 @ 48" O.C.	#4 @ 16" O.C.
9	9	#5 @ 40" O.C.	#6 @ 40" O.C.	#7 @ 40" O.C.
	5	#4 @ 48" O.C.	#4 @ 48" O.C.	#5 @ 48" O.C.
	6	#4 @ 48" O.C.	#5 @ 48" O.C.	#6 @ 48" O.C.
9	7	#5 @ 48" O.C.	#6 @ 48" O.C.	#6 @ 32" O.C.
	8	#5 @ 40" O.C.	#6 @ 32" O.C.	#6 @ 24" O.C.
	9	#6 @ 40" O.C.	#6 @ 24" O.C.	#6 @ 16" O.C.
	5	#4 @ 72" O.C.	#5 @ 72" O.C.	#6 @ 72" O.C.
10	6	#4 @ 72" O.C.	#6 @ 72" O.C.	#6 @ 64" O.C.
	7	#5 @ 72" O.C.	#7 @ 72" O.C.	#6 @ 32" O.C.
	8	#5 @ 72" O.C.	#7 @ 72" O.C.	#6 @ 48" O.C.
	9	#6 @ 72" O.C.	#6 @ 48" O.C.	#6 @ 40" O.C.
10	10'-0"	#6 @ 64" O.C.	#6 @ 40" O.C.	#6 @ 32" O.C.

STEEL LINTEL SCHEDULE (U.N.O.)

STEEL ANGLE SIZE	# STORIES ABOVE			# OF 1/2" REBARS
	NONE	ONE	TWO	
3 x 3 x 1/4	6'-0"	3'-6"	3'-0"	1
4 x 3 x 1/4	8'-0"	5'-0"	3'-0"	1
6 x 3-1/2 x 1/4	14'-0"	8'-0"	3'-6"	2
2 - 6 x 3-1/2 x 1/4	20'-0"	11'-0"	11'-0"	4



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STAMP

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 13662, EXPIRATION 10-22-2021.

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PROJECT PHASE
PERMIT

PROJECT TITLE
THE WIZZARD RESIDENCE
1608 Florence Road
MT AIRY, MD 21771

REVISIONS

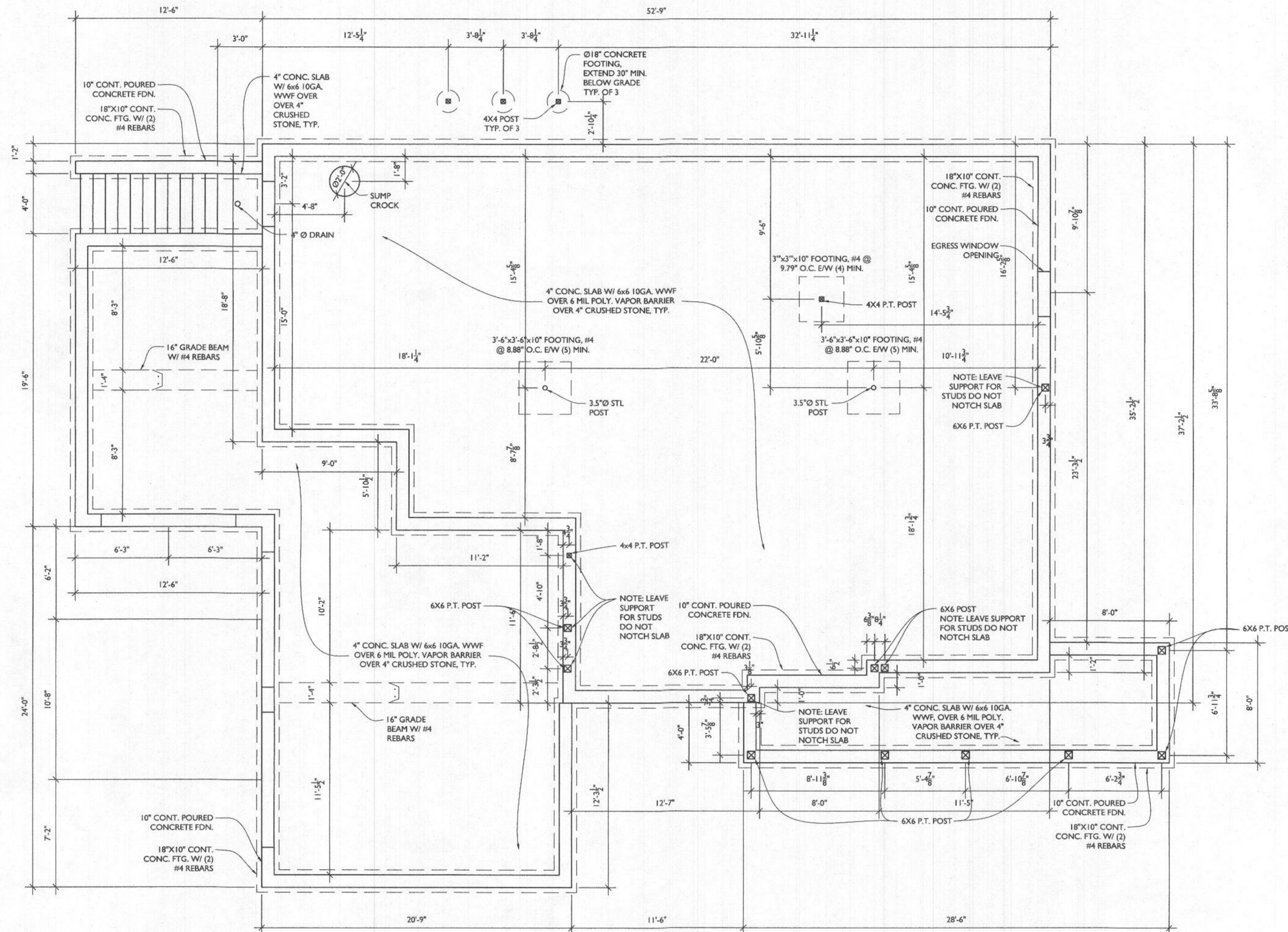
SYMBOL	DATE	ISSUED FOR
△	09/14/2021	BUILDING PLAN REVIEW

PROJECT NUMBER: 21-594
DATE: 07/16/2021
SCALE: AS NOTED

PROJECT NOTES + SCHEDULES

SHEET NUMBER
A-100

LINE TYPE KEY:
 NEW WALL
 ABOVE LINE



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



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PROJECT PHASE
PERMIT

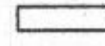
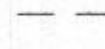
PROJECT TITLE
THE WIZZARD RESIDENCE
 1608 Florence Road
 MT AIRY, MD 21771

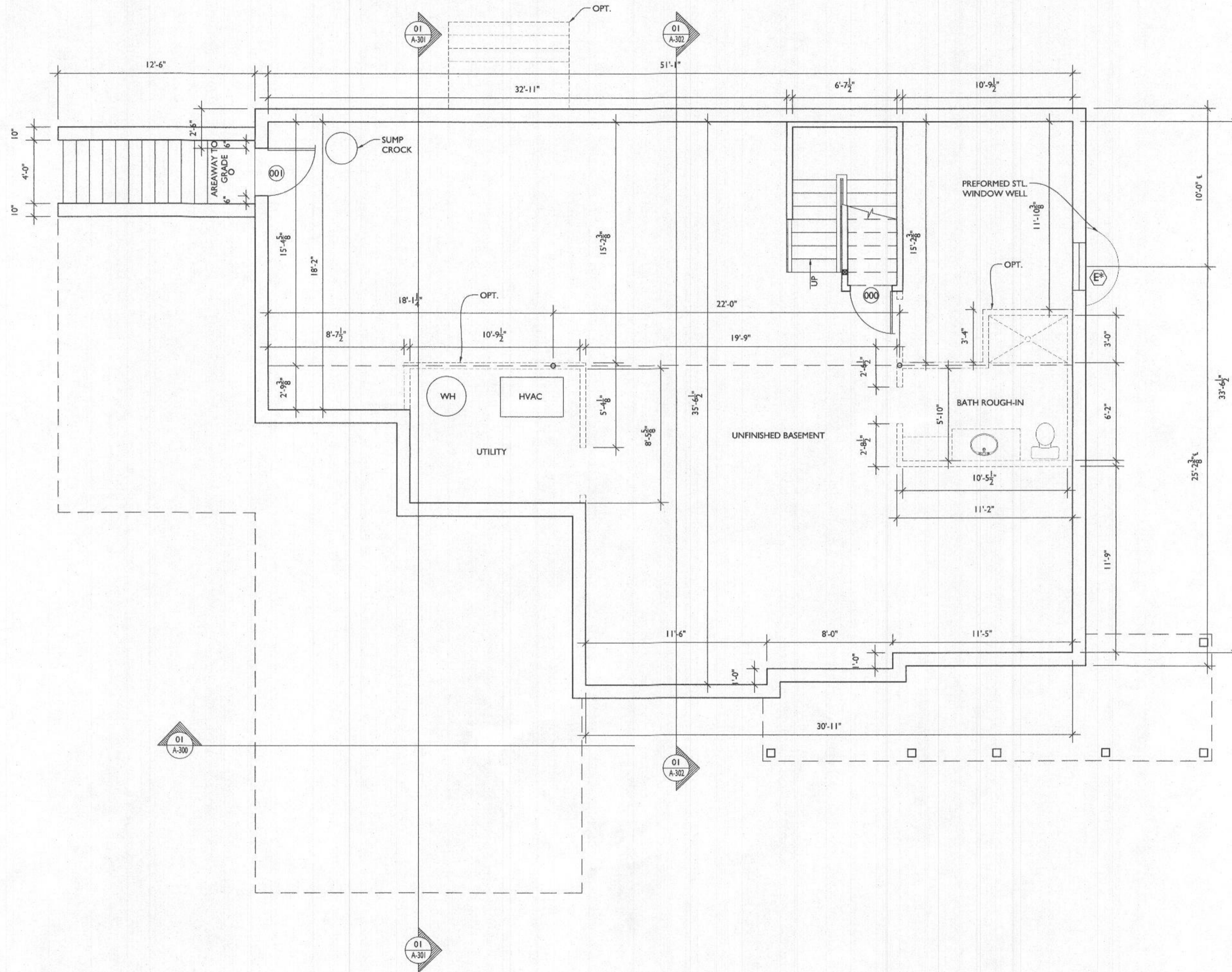
REVISIONS		
SYMBOL	DATE	ISSUED FOR
1	09/14/2021	BUILDING PLAN REVIEW

PROJECT NUMBER: 21-594
 DATE: 07/16/2021
 SCALE: AS NOTED

DRAWING TITLE
FOUNDATION PLAN

SHEET NUMBER
A-101

LINE TYPE KEY:
 NEW WALL 
 ABOVE LINE 



BASEMENT FLOOR PLAN
 SCALE: 1/4"=1'-0"



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PROJECT PHASE
PERMIT

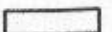
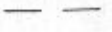

PROJECT TITLE
THE WIZZARD RESIDENCE
 1608 Florence Road
 MT AIRY, MD 21771

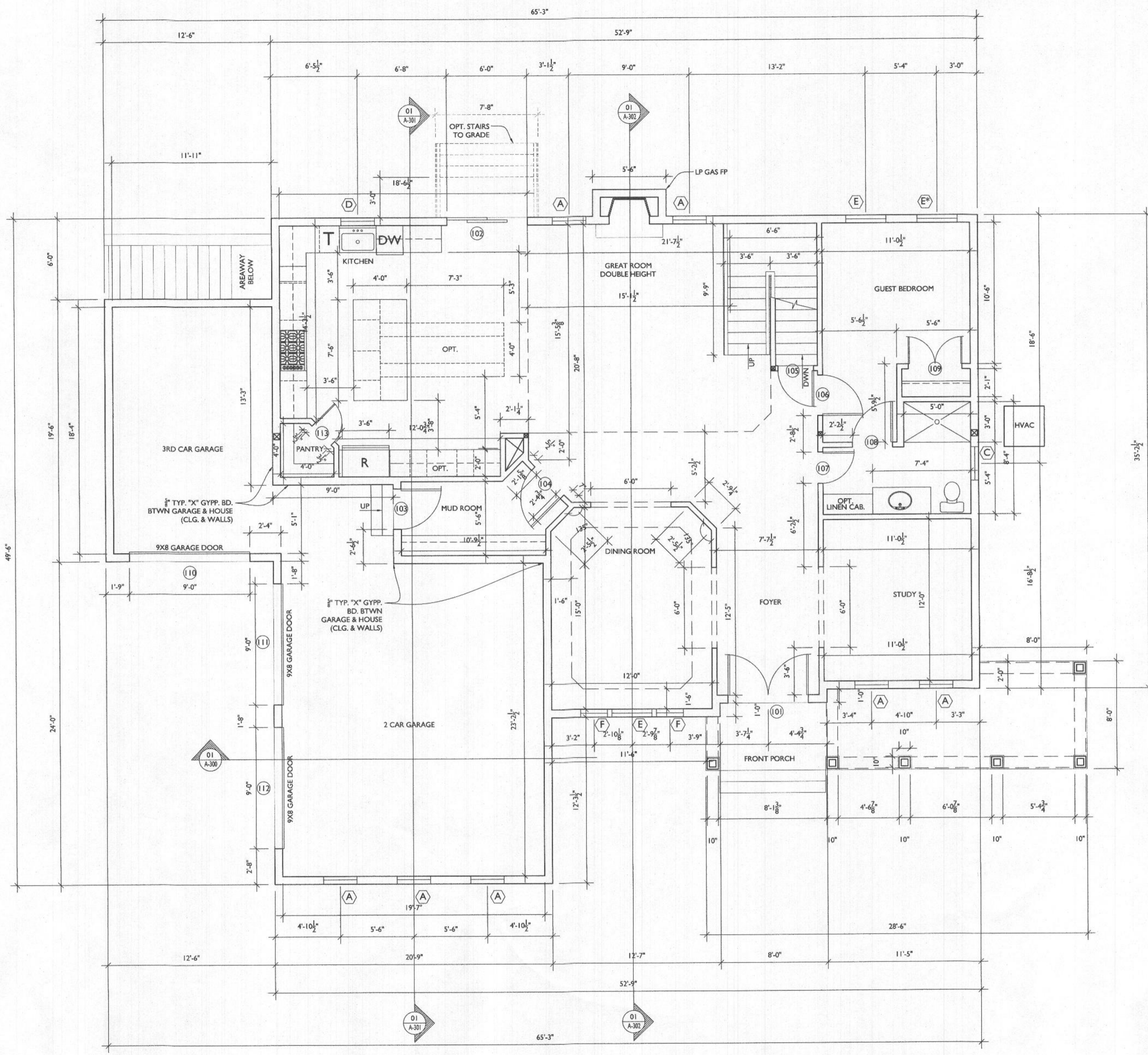
REVISIONS		
SYMBOL	DATE	ISSUED FOR
△	09/14/2021	BUILDING PLAN REVIEW

PROJECT NUMBER 21-594
 DATE 07/16/2021
 SCALE AS NOTED

DRAWING TITLE
BASEMENT FLOOR PLAN

SHEET NUMBER
A-102

LINE TYPE KEY:
 NEW WALL: 
 ABOVE LINE: 
 FDN. WALL: 



FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0"



7612 Browns Bridge Road
 Highland, MD 20777
 301-776-2666
 info@TransformingArchitecture.com
 www.TransformingArchitecture.com



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PROJECT PHASE
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PROJECT TITLE
THE WIZZARD RESIDENCE
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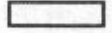


REVISIONS

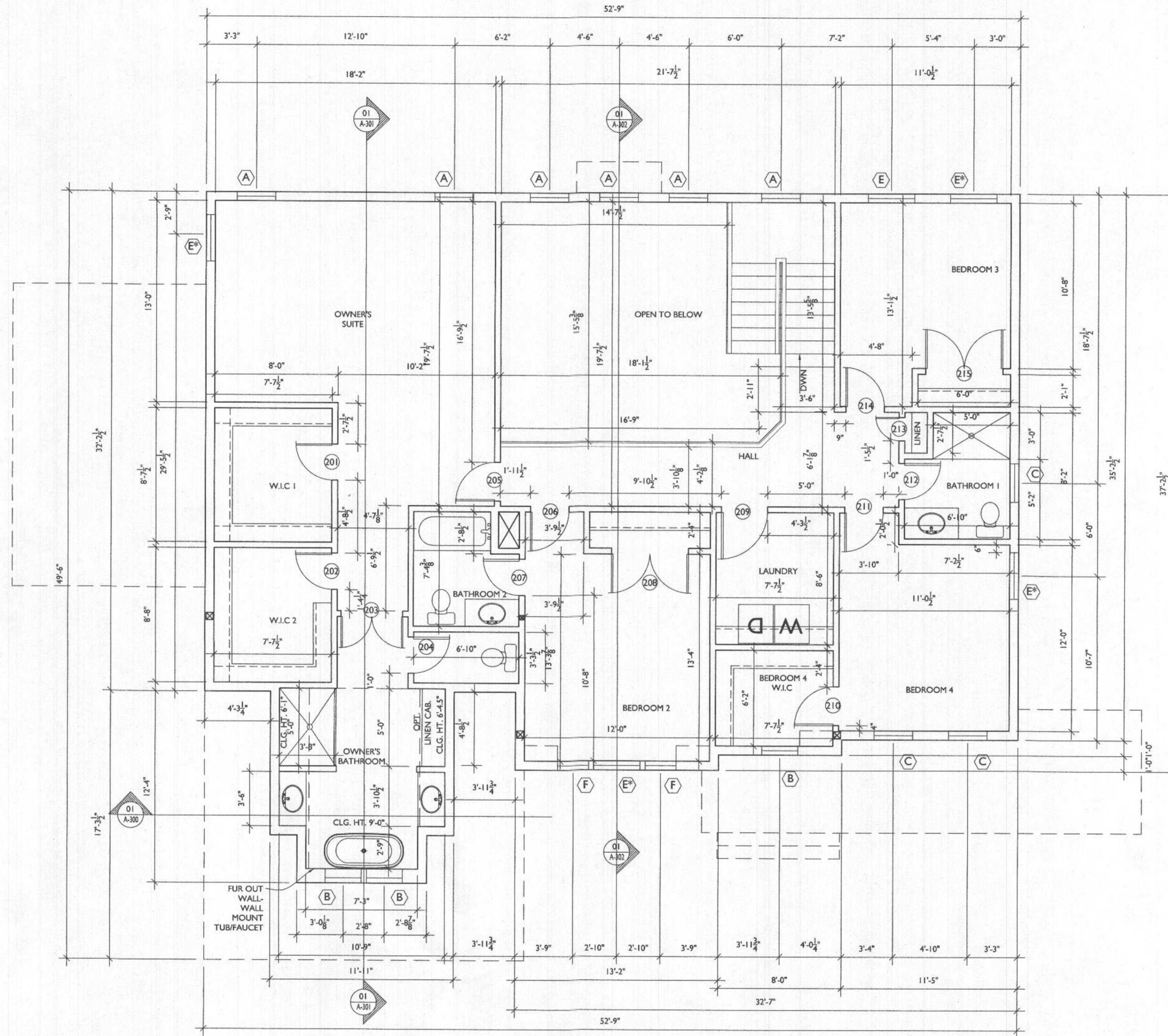
SYMBOL	DATE	ISSUED FOR
1	09/14/2021	BUILDING PLAN REVIEW

PROJECT NUMBER: 21-594
 DATE: 07/16/2021
 SCALE: AS NOTED

DRAWING TITLE
FIRST FLOOR PLAN

SHEET NUMBER
A-103

LINE TYPE KEY:
 NEW WALL 
 ABOVE LINE 
 FDN. WALL 



SECOND FLOOR PLAN
 SCALE: 1/4"=1'-0"



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PROJECT PHASE

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PROJECT TITLE

THE WIZZARD RESIDENCE

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REVISIONS

SYMBOL	DATE	ISSUED FOR
1	09/14/2021	BUILDING PLAN REVIEW

PROJECT NUMBER 21-594

DATE 07/16/2021

SCALE AS NOTED

DRAWING TITLE

SECOND FLOOR PLAN

SHEET NUMBER

A-104