

# GAME ROOM & POOLHOUSE ADDITION TO: CASSERLY RESIDENCE

983 SUNSET VALLEY DRIVE  
SYKESVILLE, MARYLAND 21784

## DRAWING INDEX

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## NOTES AND SPECIFICATIONS

### DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS

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

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

2260 A: NO PRODUCTS CONTAINING ASBESTOS OR OTHER HAZARDOUS MATERIALS SHOULD BE USED.

### DIVISION 01 - GENERAL REQUIREMENTS

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

11419 A: FURNISH TEMPORARY PROTECTION, BARRICADES, LIGHTS, SIGNALS, AND OTHER PROTECTION REQUIRED BY STATE OR LOCAL LAWS AND ORDINANCES DURING CONSTRUCTION.

11419 B: PROVIDE PROPER STORAGE FOR ALL MATERIALS AND EQUIPMENT. VERIFY SITE ACCESS, STORAGE AND PARKING AREAS WITH OWNER AND WITH AUTHORITIES OF JURISDICTION.

12900 A: SUBSTITUTIONS OF SPECIFIED PRODUCTS WILL BE CONSIDERED ONLY UPON SUBMISSION OF PROOF OF EQUIVALENCY; THE OWNER'S DECISION AS TO EQUIVALENCY SHALL BE FINAL. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR PROPER FIT, PERFORMANCE, ADDITIONAL WORK, COORDINATION, AND EXPENSE RESULTING FROM SUBSTITUTION.

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

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

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

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

17323 A: PROPERLY SHORE, ANCHOR, AND BRACE ALL PORTIONS OF EXISTING STRUCTURES TO REMAIN DURING DEMOLITION.

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

17419 A: UNLESS ITEMS ARE IDENTIFIED TO BE SALVAGED AND TURNED OVER TO OWNER, DISPOSE OF ALL DEMOLISHED MATERIALS IN A LAWFUL MANNER OFF SITE. DELIVER SALVAGED ITEMS IN UNDAMAGED CONDITION TO LOCATION AS REQUESTED BY OWNER.

17800 A: PROVIDE 1 SET OF MAINTENANCE MANUALS IN 3-RING BINDERS CONTAINING PRODUCT LITERATURE, OPERATING AND MAINTENANCE INSTRUCTIONS, WARRANTIES, AND SIMILAR INFORMATION FOR ALL INSTALLED APPLICABLE ITEMS.

### DIVISION 02 - EXISTING CONDITIONS (NO WORK SPECIFIED)

32100 A: PROVIDE CONCRETE FOUNDATION REINFORCEMENT AS REQUIRED BY CODE (INCLUDING SECTION 1703.3.3) IN 2018 IRC. FURTHER, FOR CONCRETE FOUNDATION WALLS 10" THICK OR MORE, PROVIDE TWO (2) LAYERS OF REINFORCEMENT PARALLEL TO THE FACES OF THE WALL. PROVIDE A MINIMUM OF 3/4" CONCRETE COVER OVER REINFORCEMENT ON WALLS WHEN CONCRETE IS NOT EXPOSED TO GROUND OR WEATHER AND A MINIMUM OF 1-1/2" CONCRETE COVER OVER REINFORCEMENT ON WALLS WHEN CONCRETE IS EXPOSED TO GROUND OR WEATHER.

32100 B: PROVIDE #4 BARS SPACED NOT MORE THAN 18" O.C. (MINIMUM RATIO OF VERTICAL REINFORCEMENT TO GROSS CONCRETE AREA: 0.012; MINIMUM RATIO OF HORIZONTAL REINFORCEMENT TO GROSS CONCRETE AREA: 0.002)

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

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

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

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

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

33000 A: COMPLY WITH APPLICABLE REQUIREMENTS OF ACI 301 AND 318. FOR READY-MIX CONCRETE COMPLY WITH ASTM C 94. IN HOT WEATHER COMPLY WITH ACI 305, IN COLD WEATHER COMPLY WITH ACI 306. FOR FORMWORK COMPLY WITH ACI 347.

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

33000 C: PROVIDE STONE-AGGREGATE 3000 PSI CONCRETE FOR FOUNDATION WALLS AND FOOTINGS AND 3500 PSI CONCRETE FOR ALL SLABS ON GRADE. PROVIDE AIR-ENTRAINED CONCRETE (4% TO 6%), BROOM-FINISHED, FOR ALL EXTERIOR CONCRETE. ADMIXTURES CONTAINING CALCIUM CHLORIDE ARE PROHIBITED. AGGREGATE SIZE SHALL BE 1" MAXIMUM, AND SLUMP SHALL BE 4" MAXIMUM. PROVIDE WATER-REDUCING ADMIXTURE PER MANUFACTURER'S RECOMMENDATIONS FOR ALL CONCRETE EXCEPT FOOTINGS.

33000 D: EXCEPT WHERE OTHERWISE NOTED, SLABS ON GRADE SHALL BE 4" THICK CONCRETE REINFORCED WITH 8" X 8" W/4" ANCHORS OVER 10-MIL POLYETHYLENE AND 4" WASHED GRAVEL. PROVIDE 2" X 24" CONTINUOUS EXTRUDED POLYSTYRENE PERIMETER INSULATION AT EXTERIOR EDGE OF INTERIOR SLABS.

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

### DIVISION 04 - MASONRY

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

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

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

40519 A: REINFORCE ALL MASONRY WALLS WITH 9 GA. GALVANIZED TRUSS-TYPE DUR-O-WAL AT 16" VERTICAL SPACING LAPPED 6" MINIMUM BROKEN AT CONTROL JOINTS. PROVIDE CORNER AND TIE PIECES AT INTERSECTIONS.

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

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

042000 B: ALL CMU SHALL COMPLY WITH ASTM C 90, GRADE N-1. SOLID CMU SHALL COMPLY WITH ASTM C 145. CONCRETE BRICK SHALL COMPLY WITH ASTM C 55.

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

44200 B: PROVIDE STONE VENEER AS MANUFACTURED BY ELDOREADO STONE AND SELECTED BY OWNER, PROVIDE ALL REQUIRED FASTENERS, ANCHORS, WEEPS, WATERPROOFING, SUBSTRATES, ETC.'S DIRECTED BY ARCHITECT.

### DIVISION 05 - METALS

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

4'-0" 4" X 3-1/2" X 5/16" OR 8" PRECAST W/ #3 T.B.B.  
4'-0" 8" X 3-1/2" X 5/16" OR 8" PRECAST W/ #4 T.B.B.  
6'-0" 8" X 4" X 3/8"

PROVIDE 5" BEARING X 16" MINIMUM DEPTH OF BRICK OR 100% SOLID OR GROUTED MASONRY BELOW ALL STEEL LINTELS. PROVIDE 16" SOLID BELOW MASONRY LINTELS. SEE DRAWINGS FOR OPENING LOCATIONS. PROVIDE PROPER SHORING BEFORE INSTALLING LINTELS AT NEW OPENINGS IN EXISTING MASONRY WALLS.

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

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

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

### DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES

61000 A: STRUCTURAL LUMBER EXCEPT STUDS AND PLATES: NORTHERN (CANADIAN) S-P-F #2 OR BETTER; FB = 1050 PSI (FOR 2 X 10, REPETITIVE USES); E = 1,400,000 PSI. LUMBER FOR STUDS AND PLATES: S-P-F #1 OR BETTER; FB = 740 PSI; E = 1,200,000 PSI. (19% MAXIMUM MOISTURE CONTENT, S4S.)

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

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

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

61000 E: WHERE SIZES OF FRAMING LUMBER ARE NOTED, PROVIDE NOMINAL SIZES (INCHES ARE ASSUMED); I.E. 2 X 4 NOMINAL = 1-1/2" X 3-1/2" ACTUAL, ETC.

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

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

61600 A: ALL PLYWOOD SHALL BE GRADE STAMPED, SUBFLOOR, WALL AND ROOF SHEATHING. APA RATED SHEATHINGS SQUARE EDGE, THICKNESS NOTED. COMBINATION SUBFLOOR UNDERLAYMENT: APA RATED STURD-FLOOR, TAG EDGE UNDERLAYMENT: APA UNDERLAYMENT EXT. CERAMIC TILE CEMENTitious UNDERLAYMENT AND WALL BACKER UNITS ARE SPECIFIED IN DIVISION 9, BUILDING PAPER: #15 FELT, ASPHALT IMPREGNATED, AIR INFILTRATION BARRIER; DUPONT "TYVEK" SILL SEALER GASKET; 1" FIBERGLASS INSTALL AND CONNECT IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION.

61600 B: FOR PLYWOOD 1/2" IN THICKNESS AND LESS, USE 1" CLIPS AT MIDPOINT FOR SPANS GREATER THAN 16" O.C.

61600 C: INSTALL DOUBLE STUD EACH END ALL WOOD BEAMS OR LINTELS UNLESS NOTED OTHERWISE.

61600 D: ATTACH WOOD SILL FLATES, ETC., TO CONCRETE SLABS WITH POWER-ACTUATED FASTENERS UNLESS NOTED OTHERWISE. SPACE FASTENERS AT 2'-0" O.C. MAX. STAGGERED. MINIMUM CAPACITY OF EACH FASTENER SHALL BE 100 POUNDS IN SHEAR AND PULL-OUT, UNLESS NOTED OTHERWISE.

61600 E: NO OPENINGS IN BEAMS OR JOISTS SHALL BE CUT WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

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

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

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

66000: PROVIDE PLASTIC FABRICATIONS AS SHOWN ON DRAWINGS AS MANUFACTURED BY FYPON.

### DIVISION 07 - THERMAL & MOISTURE PROTECTION

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

72000 A: INSULATION: FOIL-FACED FIBERGLASS BATT, R-VALUE AS NOTED. STAPLE TO WOOD FRAMING WITH VAPOR BARRIER FACING INTERIOR OF BUILDING. WHERE FACING WILL NOT BE IN DIRECT CONTACT WITH WALL OR CEILING FINISH BOARDS, PROVIDE FACING WITH FLAME SPREAD OF 25 OR LESS. WHERE INSULATION WILL BE IN CONTACT WITH THE UNDERSIDE OF ROOF SHEATHING, PROVIDE POLYSTYRENE BATTLES TO MAINTAIN VENTILATION. RIGID INSULATION: CLOSED-CELL EXTRUDED POLYSTYRENE COMPLYING WITH F5 H-1-624 TYPE IV, 20 PSI COMPRESSIVE STRENGTHS, AGED K-VALUE OF 0.20, 1.1 PERM-INCH MAX., VAPOR RATING, 0.3% MAX. WATER ABSORPTION.

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

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

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

74113 A: STANDING SEAM METAL ROOF SHALL BE ATAS (OR EQUAL), 1 1/2" WIDE PANELS, 0.040 ALUMINUM, COLOR AND FINISH AS SELECTED BY OWNER.

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

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

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

77226: PROVIDE RIDGE VENTS AT ALL NEW ROOF PEAKS.

78200 A: METAL FLASHING SHALL BE PREFINISHED STAINLESS STEEL, MINIMUM 20 GAGE.

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

### DIVISION 08 - OPENINGS

81400 A: ALL INTERIOR WOOD DOORS SHALL BE PRE-HUNG HOLLOW CORE, PAINT GRADE, FACED WITH SIX-PANEL DOOR FACINGS AS MANUFACTURED BY MASONITE OR ACCEPTABLE EQUAL, IN ACCORDANCE WITH ANSI/JA 135.4. UNDERCUT ALL BATHROOM DOORS 3/4". PROVIDE PLAIN-BEARING MORTISED HINGES AND PRIVACY LATCHES WITH ALL DOORS. (PASSAGE LATCHES FOR CLOSET DOORS).

83116 A: CRAWL SPACE ACCESS PANELS SHALL BE CAST ALUMINUM, 20" X 32", SEE DRAWINGS FOR LOCATION.

85200 A: WOOD WINDOWS AND EXTERIOR PATIO DOORS SHALL BE ANDERSEN 400 SERIES WINDOWS, OR ACCEPTABLE EQUIVALENT, WITH VINYL-CLAD EXTERIOR PREFINISH, LOW-EMISSIVITY INSULATED GLASS, REMOVABLE SCREENS AND GRILLES BETWEEN THE GLASS. PROVIDE FULL PROTECTION WHERE REQUIRED BY CODE.

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

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

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

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

### DIVISION 09 - FINISHES

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

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

96433 A: PROVIDE HARDWOOD LAMINATE FLOORING, AS MANUFACTURED BY PERGO OR ACCEPTABLE EQUAL, CLEAR GRADE & PLAIN SAWN, 3/4" THICK, PROVIDE PATTERN, COLOR, AND SPECIES AS SELECTED BY OWNER, COMPLYING WITH APPLICABLE GRADING RULES, PROVIDE MANUFACTURER'S COLOR CHARTS SHOWING THE FULL RANGE OF COLORS & FINISHES FOR OWNER'S SELECTION.

96433 A: PROVIDE HARDWOOD STRIP & PLANK FLOORING, AS SELECTED BY OWNER. PROVIDE STANDARD RANDOM-LENGTH STRIPS COMPLYING WITH APPLICABLE GRADING RULES, PROVIDE MANUFACTURER'S COLOR CHARTS SHOWING THE FULL RANGE OF COLORS & FINISHES FOR OWNER'S SELECTION.

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

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

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

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

### DIVISION 10 - SPECIALTIES

102800 A: PROVIDE RECESSED AND SURFACE-MOUNTED TOILET ACCESSORIES AS SELECTED BY OWNER. PROVIDE INTERIORS FOR ALL SURFACE-MOUNTED ACCESSORIES.

### DIVISION 11 - EQUIPMENT

113300 A: PROVIDE DISAPPEARING STAIR TO ATTIC AS SHOWN, MODEL 4444 HUSKY (ET 89), OR EQUAL.

### DIVISION 12 - FURNISHINGS

122000 A: ALL CURTAINS, BLINDS, ETC. WILL BE SUPPLIED AND INSTALLED BY OWNER.

123000 A: PROVIDE VANITY CABINETS AS SELECTED BY OWNER, (WITH SILESTONE/GRANITELAMINATE COUNTERTOPS/CORNS AS SELECTED BY OWNER). PROVIDE ACCESSORY MATERIALS TO COMPLY WITH REQUIREMENTS INDICATED FOR DESIGN, MATERIAL, FINISH, MANUFACTURER, ETC. INSTALL PREFABRICATED COUNTERTOPS AND CABINETS PLUMB, LEVEL, AND STRAIGHT WITH NO DISTORTION. SHIM AS REQUIRED USING CONCEALED SHIMS. SCRIBE AND CUT CABINETS AND COUNTERTOPS TO FIT ADJOINING WORK. ANCHOR CABINETS TO BLOCKING OR DIRECTLY TO SUBSTRATES, USING CONCEALED FASTENERS.

125000 A: ALL FURNITURE WILL BE SUPPLIED AND INSTALLED BY OWNER.

### DIVISION 13 - SPECIAL CONSTRUCTION (NO WORK SPECIFIED)

DIVISION 14 - CONVEYING EQUIPMENT (NO WORK SPECIFIED)

DIVISIONS 15-20 - RESERVED (NO WORK SPECIFIED)

### DIVISION 21 - FIRE SUPPRESSION

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

### DIVISION 22 - PLUMBING

224100 A: PROVIDE NEW PLUMBING FIXTURES BY AMERICAN STANDARD OR ACCEPTABLE EQUIVALENT. ALL WATER CLOSETS SHALL BE WATER-SAVING TYPE (1.6 GPF). PROVIDE CHROME-PLATED SUPPLIES AND STOPS FOR ALL WATER CLOSETS, LAVATORIES, AND SINKS.

224100 B: PROVIDE PRE-FABRICATED SHOWER UNIT AS SELECTED BY OWNER. PROVIDE ALL REQUIRED SUPPORTS, FASTENERS, ACCESSORIES, AND ANCHORS.

224100 C: PROVIDE ANTI-SCALD VALVE AND FLOW-RESTRICTING SHOWERHEADS AT ALL SHOWERS.

224100 D: PROVIDE SWITCH-CONTROLLED MECHANICAL VENTILATION IN ALL. VENT TO EXTERIOR WALL CAP WITH BACKDRAFT DAMPER.

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

### DIVISION 23 - HEATING, VENTILATION, AND AIR CONDITIONING

230000 A: PROVIDE HVAC UNIT AS REQUIRED FOR ADDITION, PLACE IN LOCATION AS DIRECTED BY OWNER. PROVIDE ALL REQUIRED CONNECTIONS, SUPPORTS, ETC. AND SIZE SUFFICIENTLY TO HANDLE LOAD OF NEW ADDITION.

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

### DIVISION 24 - RESERVED (NO WORK SPECIFIED)

### DIVISION 25 - INTEGRATED AUTOMATION (NO WORK SPECIFIED)

### DIVISION 26 - ELECTRICAL

265000 A: PROVIDE CONVENIENCE RECEPTACLES, LIGHTING CONNECTIONS, AND SWITCHES AS REQUIRED BY CODE AND DIRECTED BY OWNER.

265000 B: COORDINATE POWER CONNECTIONS FOR ALL REQUIRED HVAC AND PLUMBING EQUIPMENT WITH MECHANICAL CONTRACTOR(S).

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

### DIVISION 27 - COMMUNICATIONS

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

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

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

283146 A: PROVIDE CARBON MONOXIDE DETECTORS WITH BATTERY BACKUP, IN LOCATIONS REQUIRED BY CODE.

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

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

### DIVISION 31 - EARTHWORK

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

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

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

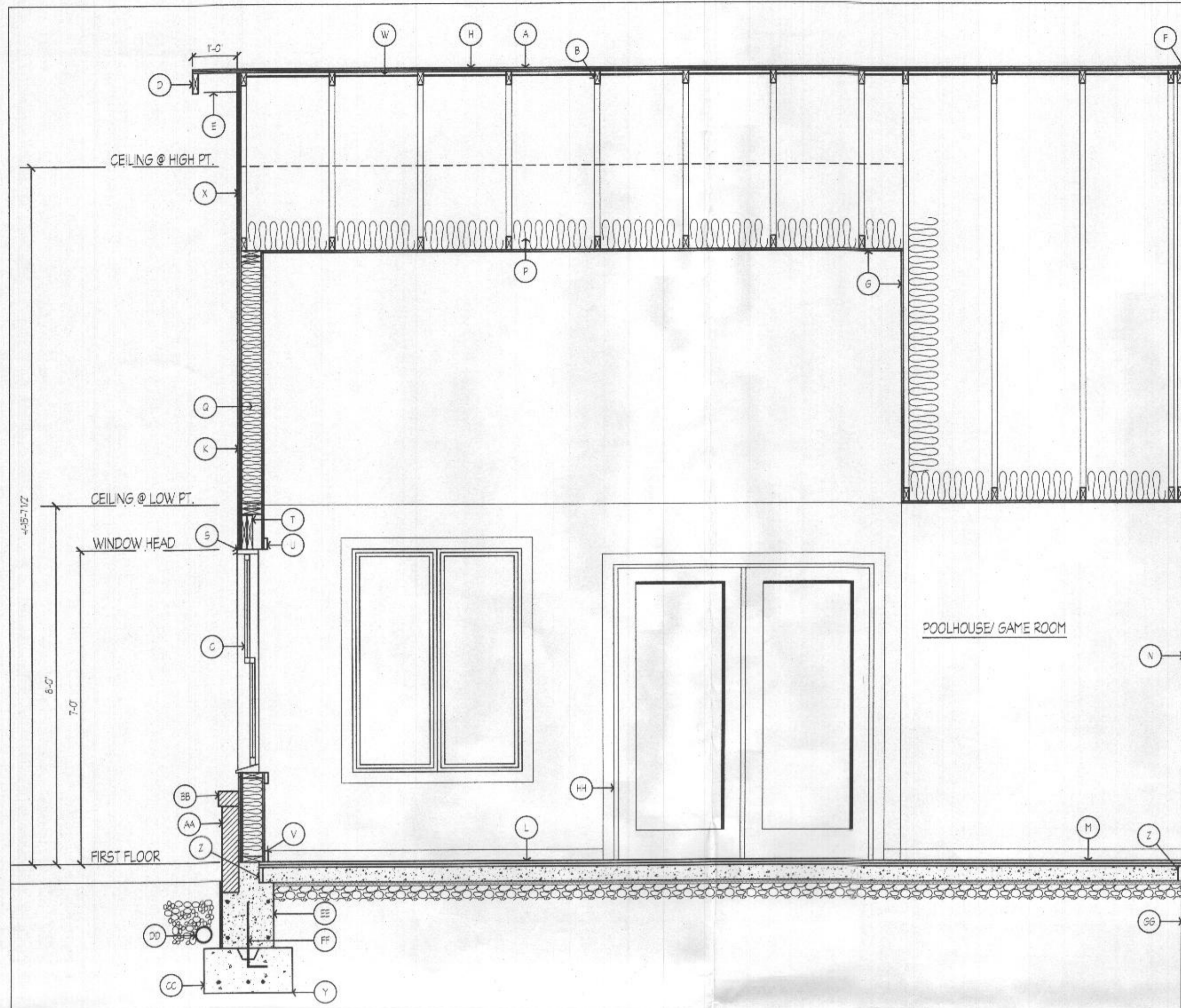
312300 B: BACKFILL EXCAVATION WITH CLEAN EARTH, IN 8" LAYERS, WITH EACH LAYER COMPACTED SOLIDLY TO 95% MAXIMUM DRY DENSITY (AASHTO T-180) TO PROVIDE STABILITY OF THE FINISHED GRADE. BACKFILL SHALL BE FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES, OR BOULDERS.

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

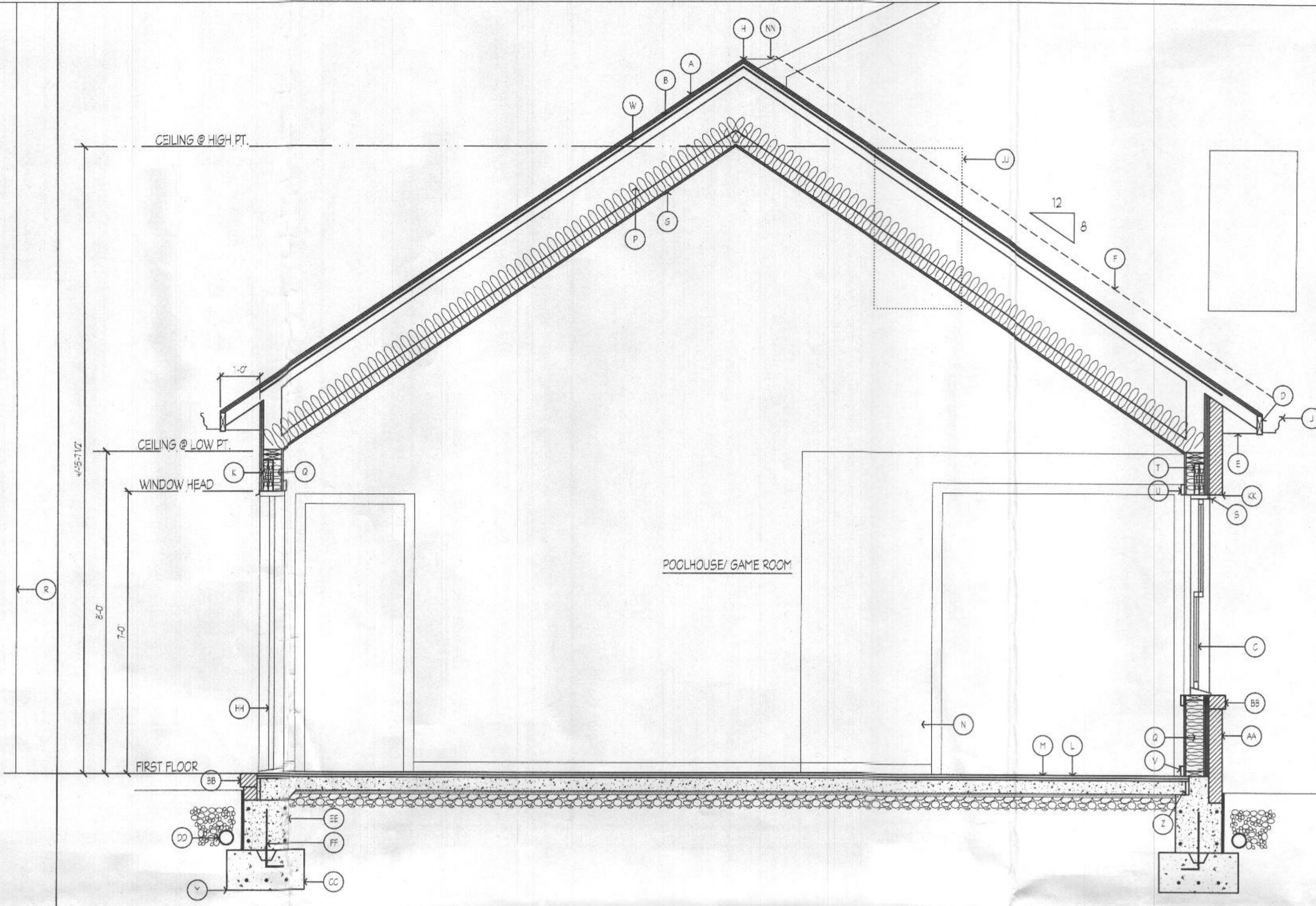
312300 D: TAKE ALL NECESSARY PRECAUTIONS TO PROPERLY UNDERPIN, SHORE, AND BRACE EXISTING CONSTRUCTION WHERE NEW CONSTRUCTION ADJUTS EXISTING.

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

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

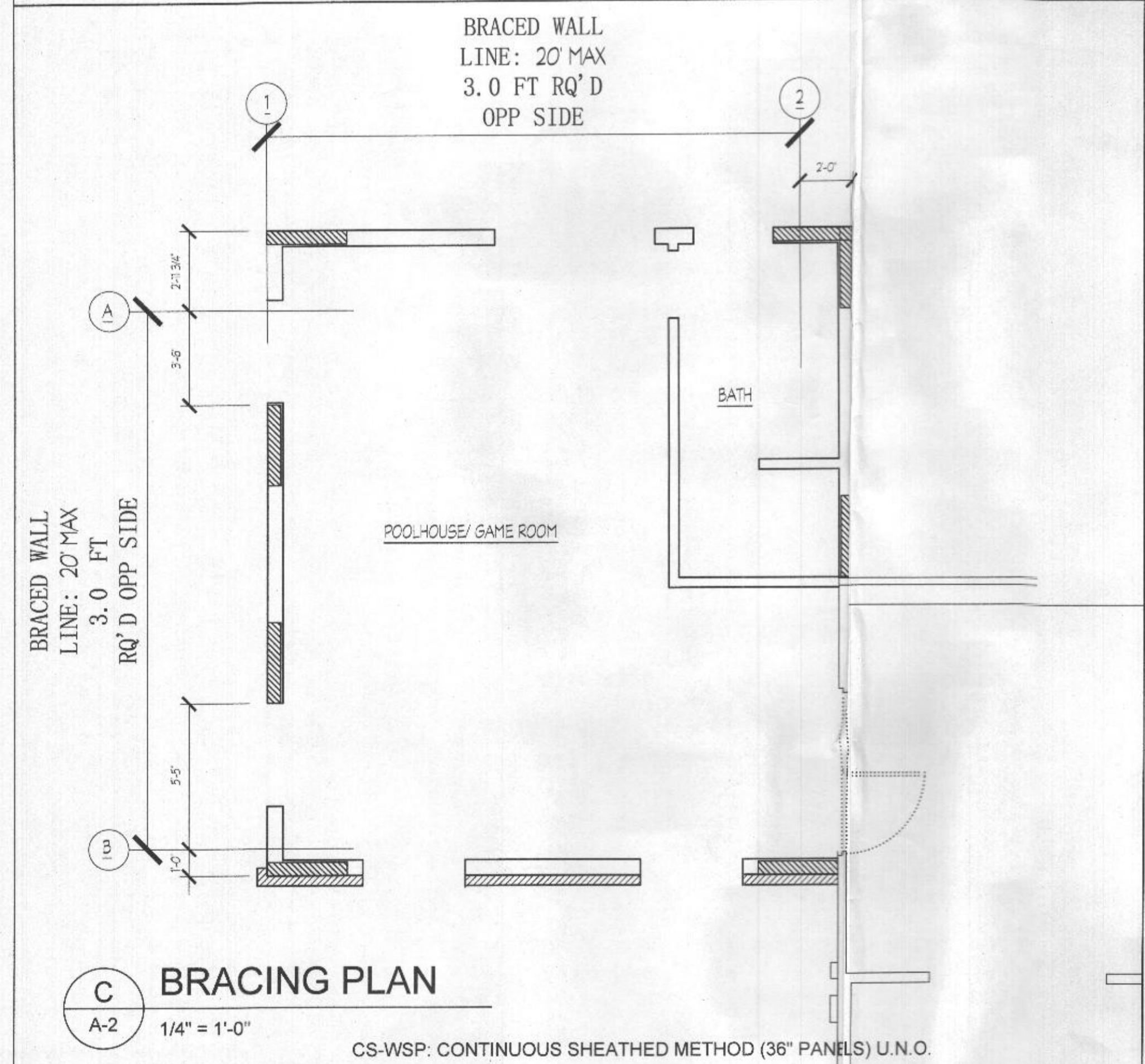


**A LONGITUDINAL SECTION**  
A-2 1/2" = 1'-0"



**B TRANSVERSE SECTION**  
A-2 1/2" = 1'-0"

- MATERIAL NOTES**
- A ASPHALT SHINGLES ON 1/2" FELT ON 1/2" P.W.O.
  - B NO. TRUSS @ 24" O.C. (WEB CONFIGURATION SHOWN FOR SPACING REPRESENTATION ONLY)
  - C NEW WINDOW - SEE PLAN FOR SIZE
  - D 2x6 FASCIA WRAPPED IN VINYL
  - E VENTILATED VINYL SOFFIT
  - F CONCEALED FLASHING
  - G 1/2" GPDW
  - H BUTTER TO D.S. E.S.B.
  - K SINGS ON AIR INFILTRATION BARRIER 1/2" PLWD ON 2x6 STUD @ 18" O.C. (V.S. ON WARM SIDE OF WALL, 1/2" GPDW ON INTERIOR)
  - L FINISH FLOOR ON 3/4" SUBFLOOR/UNILT. ON 3/4" P.T. SLEEPER FLOOR @ 16" O.C. OVERLAP ON VAPOR BARRIER ON 4" CONC. SLAB ON 1" RIGID INSULATION ON VAPOR BARRIER ON 4" GRAVEL. PROVIDE R-4 RIGID INSULATION BETWEEN SLEEPERS
  - V ALIGN NEW FLOOR W/ EXS.
  - N REMOVE SINGS, REPLACE W/ 1/2" GPDW
  - O ROOF INSULATION R-48
  - P WALL INSULATION R-20
  - Q EXS. WALL TO REMAIN
  - R CONCEALED FLASHING & WEEPS
  - T J-INTL HEADER - SEE SPEC/PLAN
  - U WD. CASING
  - V WD. BASE
  - W INSULATION BATTLES
  - X SINGS ON AIR INFILTRATION BARRIER 1/2" P.W.O. ON GABLE-ENDED TRUSS (V.S. ON WARM SIDE OF WALL)
  - Y STEP NEW FIN AS R.O.D. FOR GRADE (TO MAINTAIN FROST DEPTH)
  - Z 1" CONT. EXPANSION JOINT W/ COMPRESSIBLE FILLER
  - AA BRICK ON 1" AIR SPACE ON AIR INFILTRATION BARRIER ON 1/2" PLWD ON 2x6 STUD @ 18" O.C. (V.S. ON WARM SIDE OF WALL, 1/2" GPDW ON INTERIOR)
  - BB BRICK ROWLOCK, SLOPE 1/4" PER FOOT AWAY FROM HOUSE
  - CC 1"-O-C CONT. CONC. FT.S. W/ (2) #4 CONT.
  - DD FOUNDATION DRAIN
  - EE CONC. FOUNDATION WALLS (SEE SPEC FOR REINFORCING) W/ WATERPROOFING BELOW GRADE
  - FF TIE FOOTING TO FOUNDATION
  - GG EXS. FNDN. TO REMAIN
  - HH NEW EXTERIOR DOOR - SEE SCHEDULE
  - II REMOVE EXS. WINDOW. PATCH TO MATCH ADJACENT
  - JJ BRICK LVL. - SEE SPEC
  - KK ASPHALT SHINGLES, TRUSS ROOF
  - LL EXS. EGRESS WINDOW TO REMAIN
  - MM CROCKET - CREATE POSITIVE DRAINAGE FROM ALL WALL ROOFS/LINES



**C BRACING PLAN**  
A-2 1/4" = 1'-0"

**ROOM FINISH SCHEDULE**

ROOM	FLOOR		WALL	CEILING	ADDITIONAL NOTES
	FINISH	BASE	FINISH	FINISH	
POOLHOUSE/ GAME ROOM	HDWD	PT. WD.	PAINTED DRYWALL	GPDW	
BATH	TILE	PT. WD.	PAINTED DRYWALL	GPDW	COUNTER: MARBLE

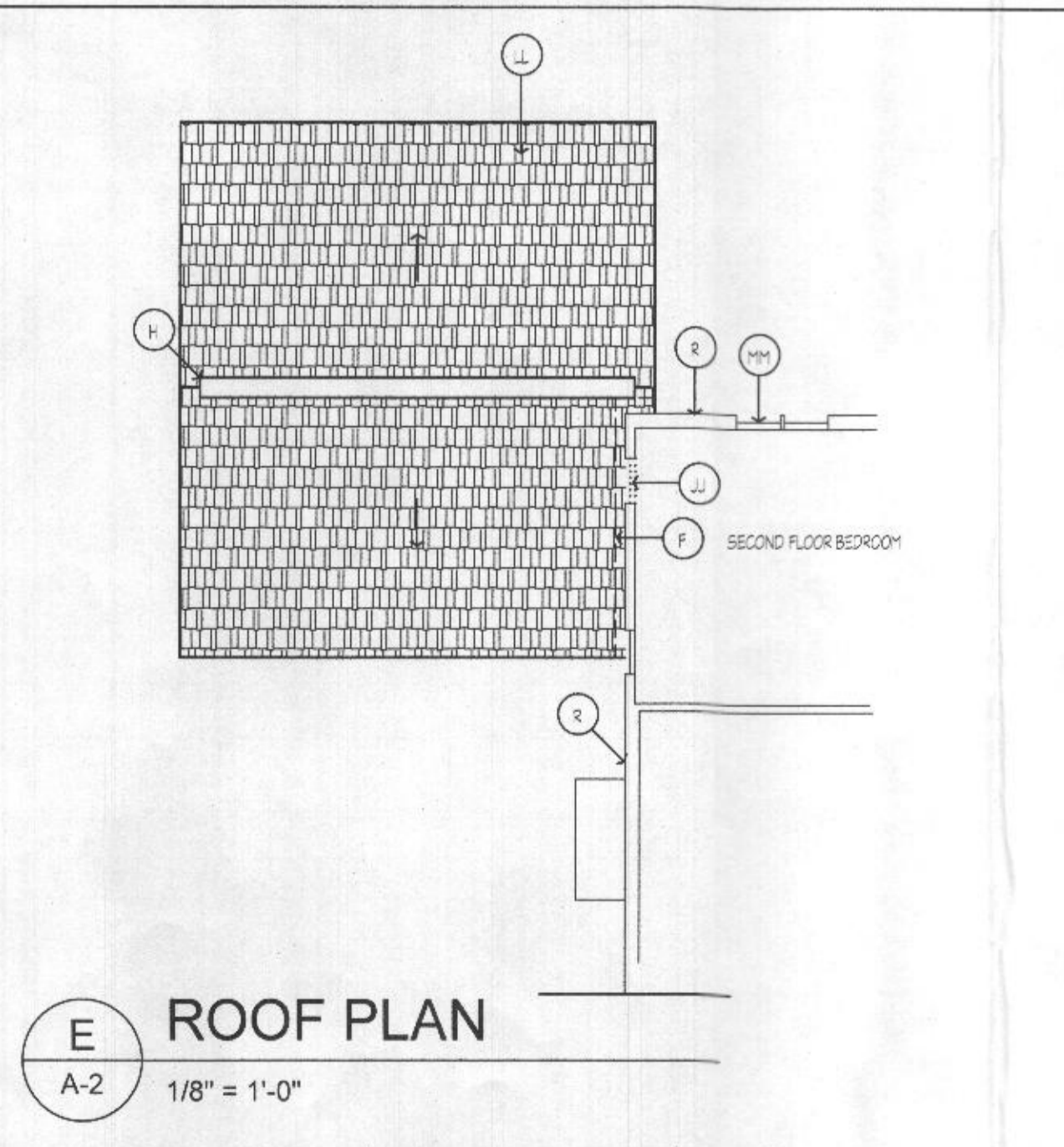
GENERAL NOTE: ALL NEW MATERIALS TO MATCH COLOR OF EXISTING RESIDENCE AS CLOSELY AS POSSIBLE

**EXTERIOR DOOR & WINDOW SCHEDULE**

NO.	ANDERSEN MODEL:	NOTES
A	6068	EXTERIOR DOOR
B	(2) 2050	CASEMENT WINDOW
C	(2) 1834	CASEMENT WINDOW

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

**D SCHEDULES**  
A-2 N.T.S.



**E ROOF PLAN**  
A-2 1/8" = 1'-0"

Approved for release to:

Permit  Bid/Negotiation  Construction  Other:

Owner \_\_\_\_\_ Date \_\_\_\_\_

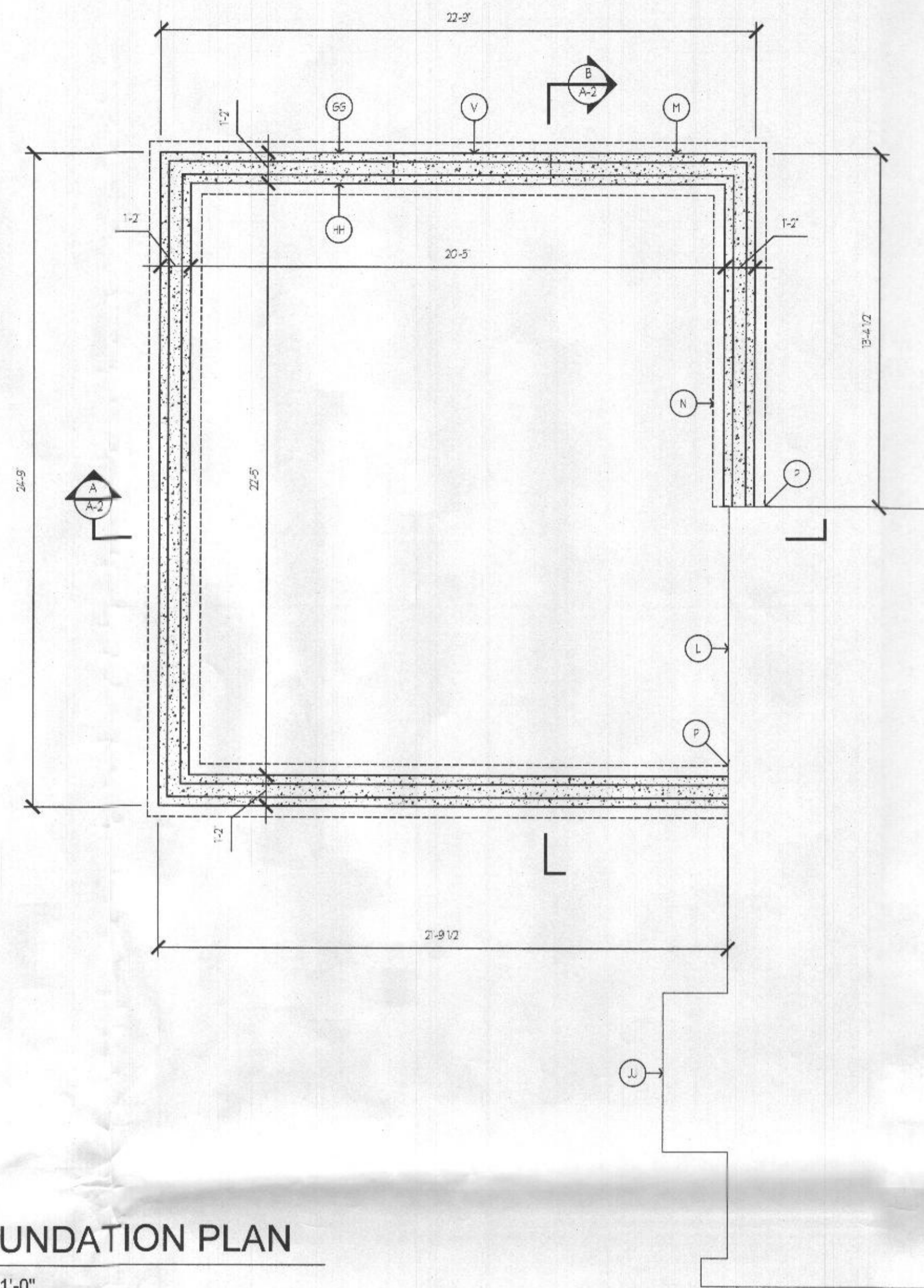
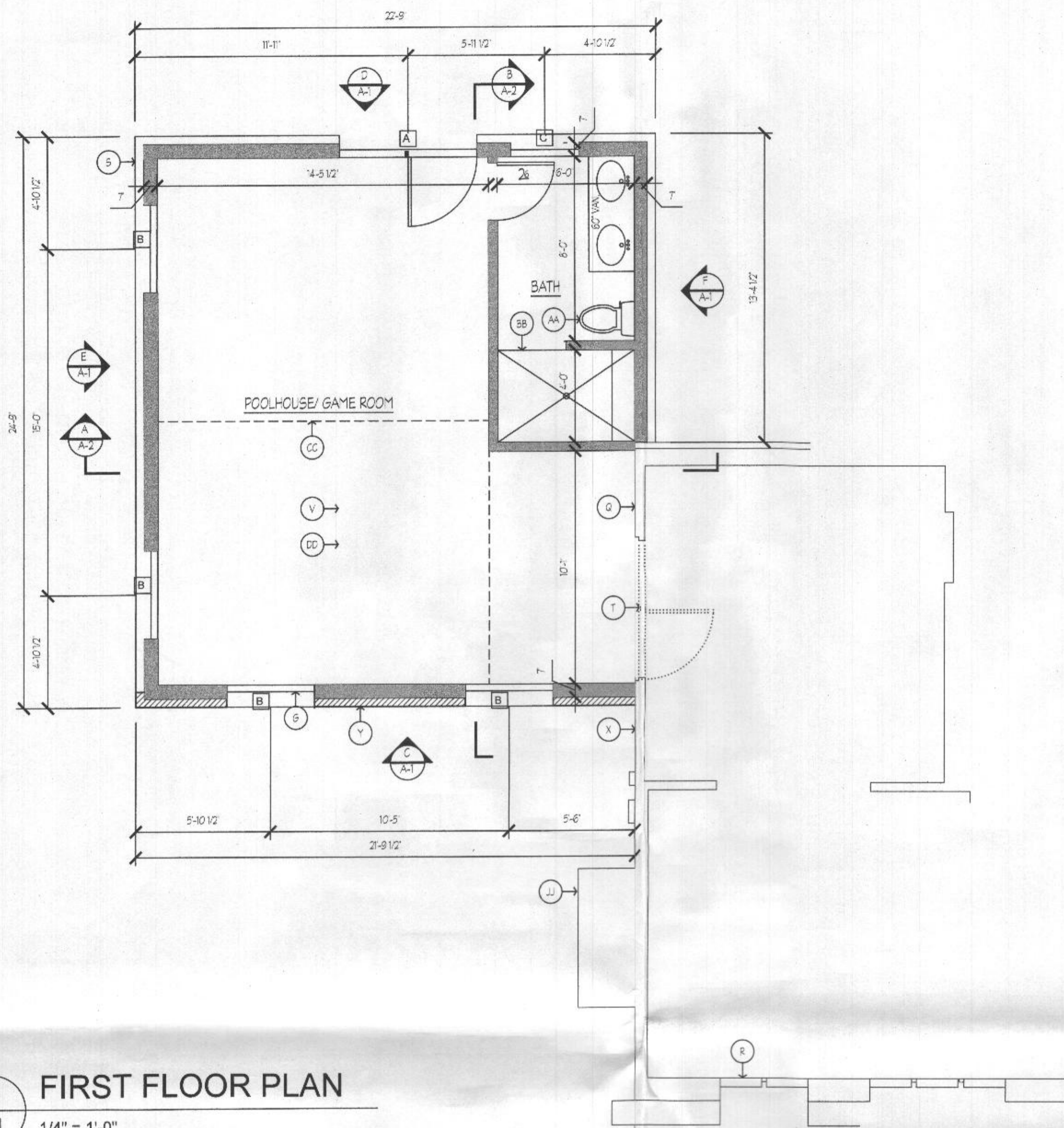
SCALE: AS NOTED  
DATE: 01/17/2018  
FILE NO: 8008-CD  
PROJECT NO: 10008  
DRAWING NO: A-2 of 2

**SECTIONS, BRACING PLAN, ROOF PLAN**  
**CASSERLY RESIDENCE ADDITION**

1005 Shady Road  
Marquette, Maryland 21104  
www.marquettearch.com  
Phone: 410-548-3377  
Fax: 410-548-3377

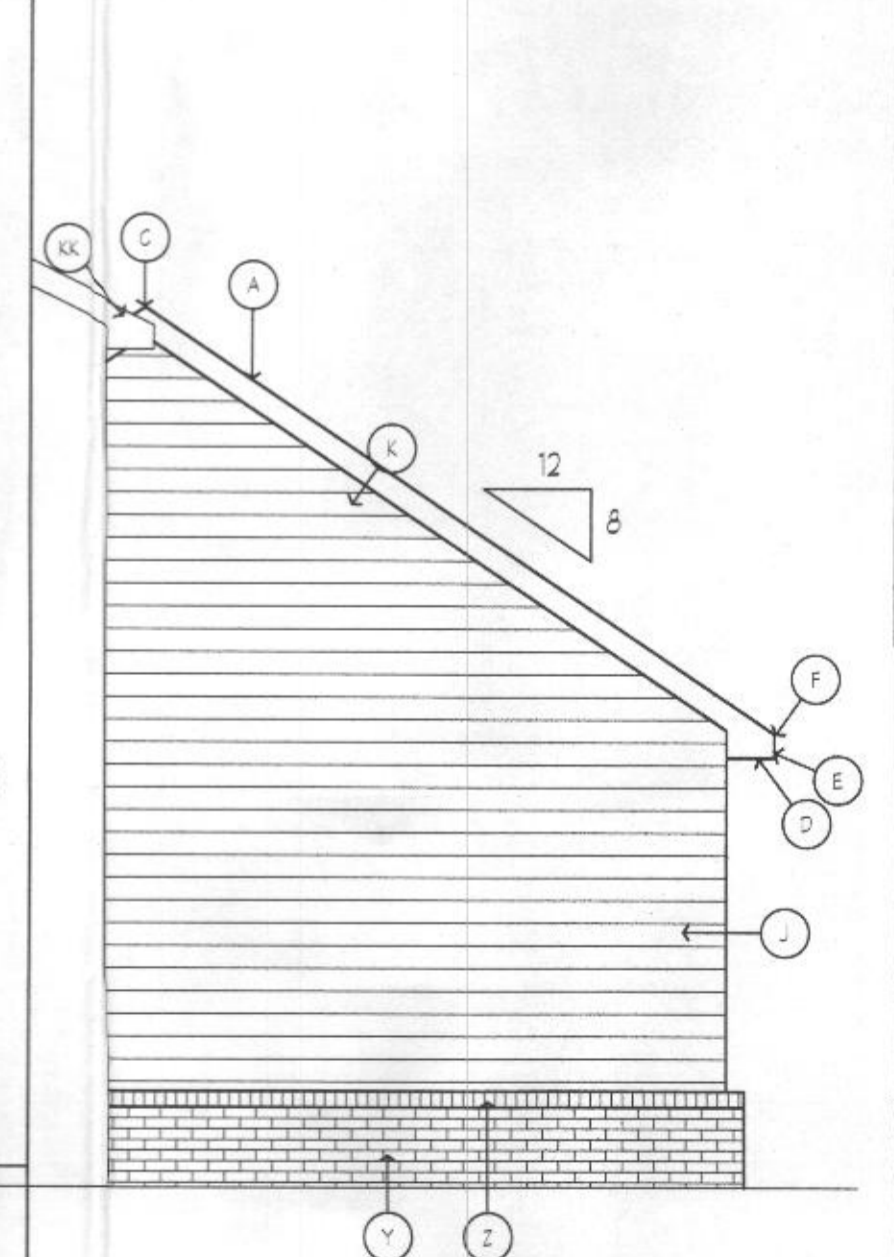
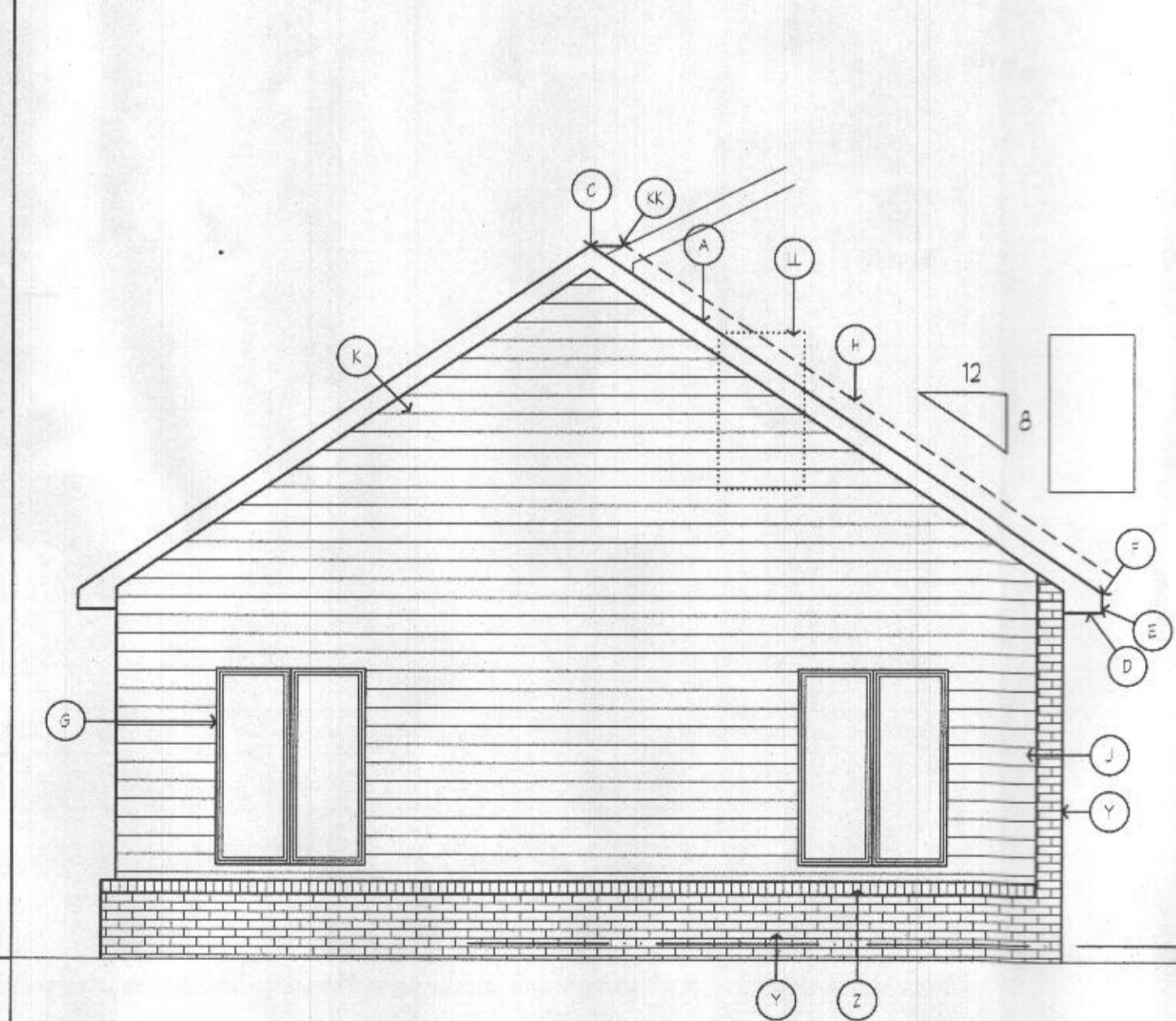
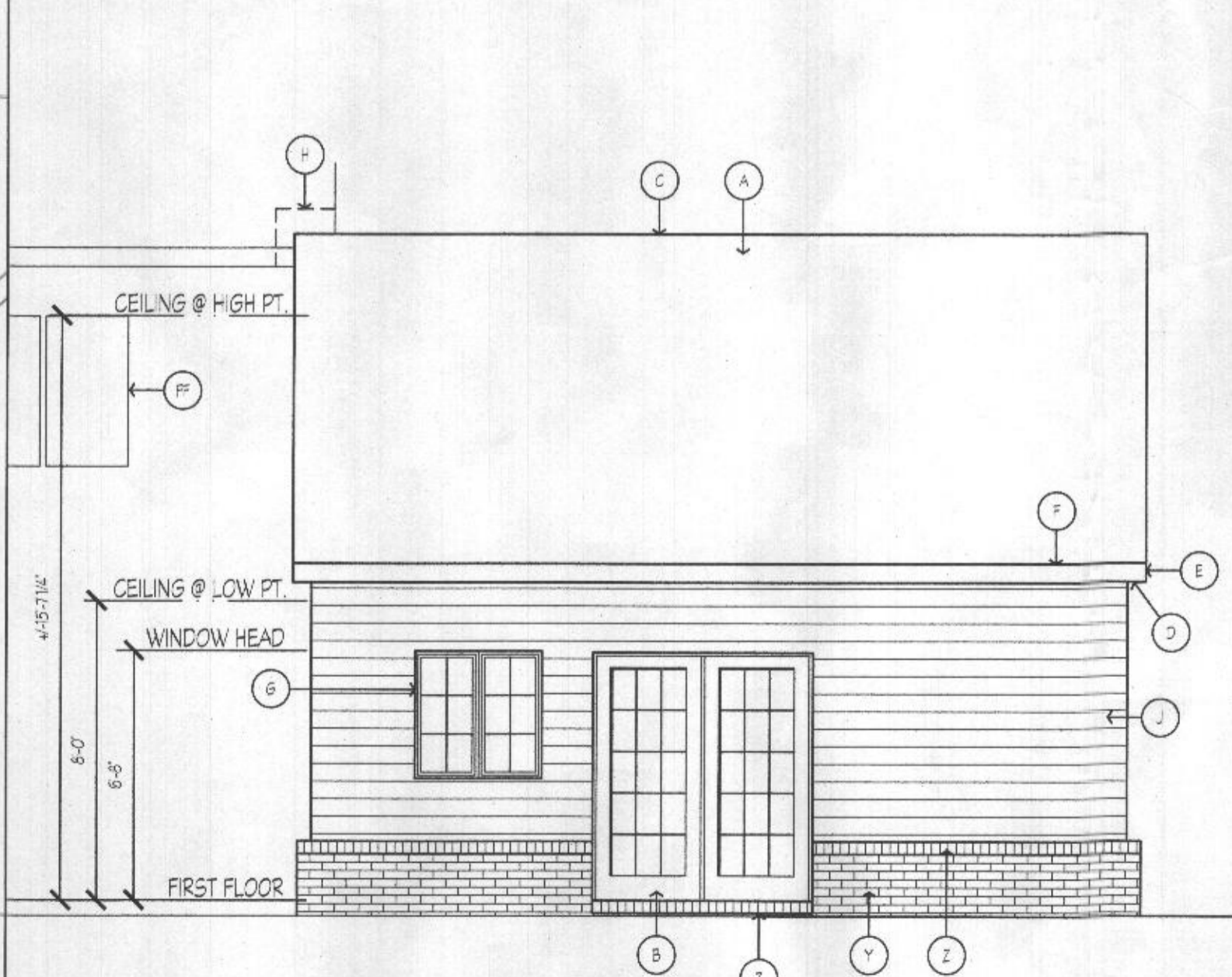
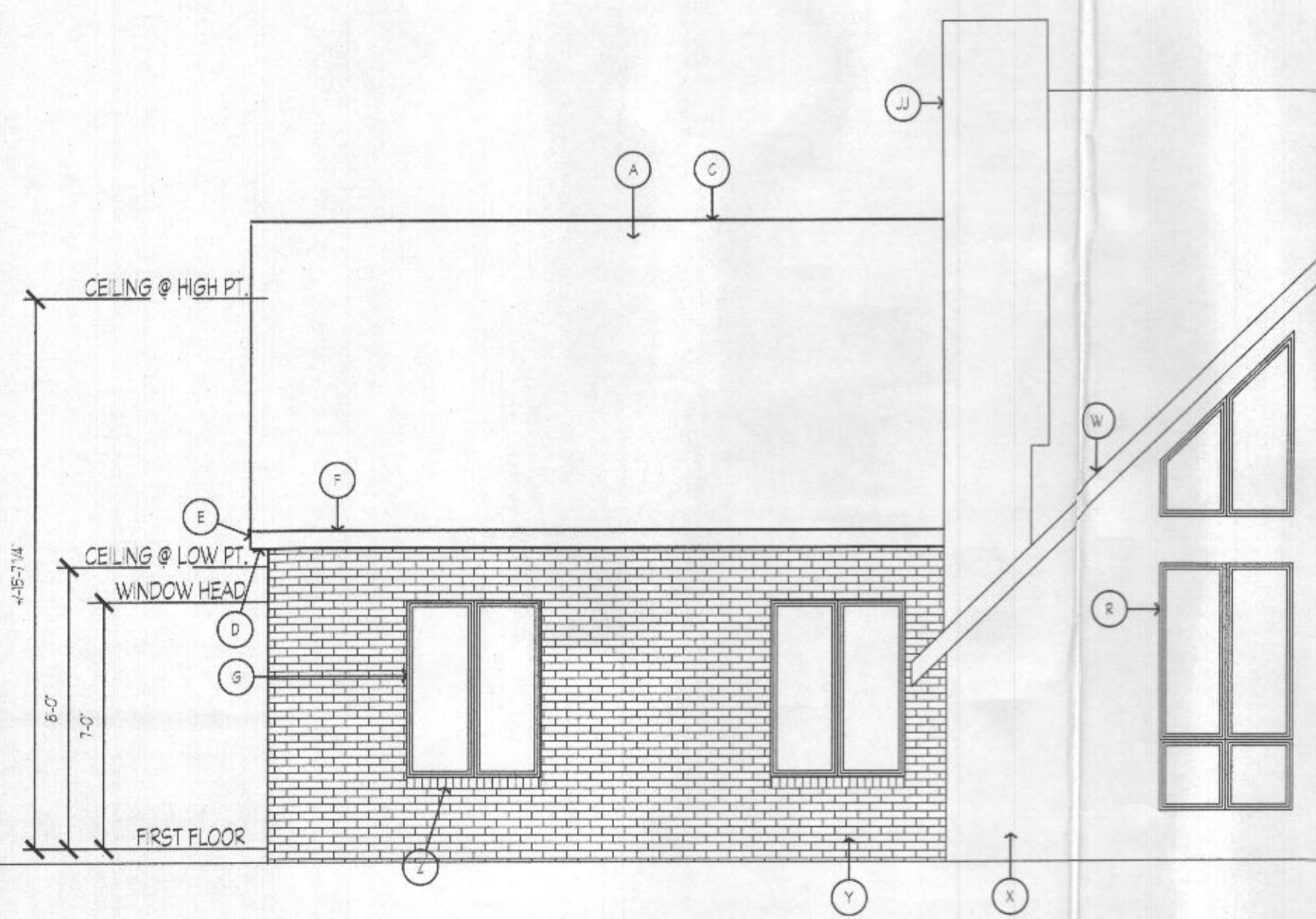
**maryland**  
ARCHITECT

PROFESSIONAL CERTIFICATION  
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License No. 14875, Expiration Date: 02-07-2021



**MATERIAL NOTES**

- A ASPHALT SHINGLES W/D TRUSS ROOF
- B NEW EXTERIOR DOOR - SEE SCHEDULE
- C RIDGE VENT
- D VENTILATED VINYL SOFFIT
- E 2x6 FASCIA WRAPPED IN VINYL
- F SUTTER TO D.S. & S.B.
- G NEW WINDOW - SEE SCHEDULE
- H CONCEALED FLASHING
- I SCINS ON AIR INFILTRATION BARRIER ON 1/2 PLWD ON 2x6 STUD @ 16" O.C. (V.B. ON WARM SIDE OF WALL), 1/2 GFDW ON INTERIOR
- J VINYL SIDING ON AIR INFILTRATION BARRIER ON 1/2 PLWD ON GABLE-END TRUSS
- K EXG. FNDN. TO REMAIN
- L CONG. FOUNDATION WALLS (SEE SPECS FOR REINFORCING) W/ WATERPROOFING BELOW GRADE, PARSE EXPOSED FOUNDATION
- M T-1x2-GF CONT. CONG. FTG. W/ (3) #4 CONT.
- N STEP NEW FNDN WALL AS REQD FOR GRADE TO MAINTAIN FROST DEPT'S
- O REMOVE SIDING, REPLACE W/ 1/2 GFDW
- P EXG. WINDOWS TO REMAIN
- Q BRICK WATERTABLE BELOW
- R REMOVE EXG. DOOR, PATCH WALL TO MATCH ADJACENT
- S HOLD DOWN SLAB FOUNDATION FOR DOOR
- T FINISH FLOOR ON 3/4" SUBFLOOR/SLAB, ON 3/4" P.T. SLEEPER FLOOR @ 16" O.C. OVERLAP ON VAPOR BARRIER ON 4" CONG. SLAB ON 1" RIGID INSULATION ON VAPOR BARRIER ON 4" GRAVEL, PROVIDE 4-4 RIGID INSULATION BETWEEN SLEEPERS
- U EXG. ROOF TO REMAIN
- V EXG. WALL
- W BRICK ON 1" AIR SPACE ON AIR INFILTRATION BARRIER ON 1/2 PLWD ON 2x6 STUD @ 16" O.C. (V.B. ON WARM SIDE OF WALL), 1/2 GFDW ON INTERIOR
- X BRICK ROWLOCK SLOPE 1/4" PER FOOT AWAY FROM HOUSE
- AA NEW TOILET
- BB SITE-BUILT SHOWER, SLOPE ALL HORIZ. SURFACES AWAY FROM WALLS
- CC LINE OF CATHEDRAL CEILING ABOVE
- DD ALIGN NEW FLOOR W/ EXG.
- EE DROP FOOTINGS- BOTTOM OF NEW FOOTING ELEV. TO MATCH BOTTOM OF EXG. FOOTING ELEVATION FOR FIRST 4 FT OF ADDITION FOOTINGS CAN STEP UP 1/2" UP FOR EACH 4' OUT AWAY FROM EXG. FNDN
- FF EXG. ESPRESS WINDOWS TO REMAIN
- GG BRICK LEDGE
- HH 4" SLAB LEDGE
- II EXG. CHIMNEY TO REMAIN
- JJ CRICKET- CREATE POSITIVE DRAINAGE FROM ALL WALL/ROOF LINES
- KK REMOVE EXG WINDOW, PATCH TO MATCH ADJACENT, EXG. BEDROOM ESPRESS WINDOWS TO REMAIN ON REAR WALL



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

DATE: \_\_\_\_\_

SCALE: AS NOTED  
 DATE: 10/17/2019  
 FILE NO: 18006-CD  
 PROJ. NO: 18006  
 DRAWING NO: A-1  
 1 of 2

PROFESSIONAL CERTIFICATION  
 I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland. My license number is 1457. My expiration date is 02-27-2021.

PLANS & ELEVATIONS  
**CASSERLY RESIDENCE ADDITION**

1993 Barney Road  
 Marriottsville, Maryland 21104  
 mbluearchitects.com  
 Phone: 410-548-3377 Fax: 410-548-3377

**b** (bluearchitects, llc)