

**SCOPE OF WORK**

BUILD AN ADDITION TO THE EXISTING HOUSE BETWEEN THE GARAGE AND HOUSE TO INCLUDE THE APPROXIMATE AREA OF THE EXISTING DECK TO INCLUDE A 3/4 BATHROOM AND MUDROOM. BUILD A NEW DECK BEHIND THE EXISTING GARAGE, ADJACENT TO THE NEW ROOM. REPLACE EX. ROOF AND EX. SKYLIGHT IN FOYER. REPLACE BROKEN BRICKS AND REPOINT CHIMNEY. REPLACE ALL GUTTERS AND DOWNSPOUTS ON EX. HOUSE. REPLACE ALL SIDING EXCEPT BACK OF GARAGE. GRADE FRONT OF HOUSE TO CREATE POSITIVE DRAINAGE AND BASEMENT FLOOD RELIEF. LASTLY, DEMO BACK POOL AND SURROUNDING EXISTING DECK.

**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 FIRE BLOCKING AT EVERY FLOOR INTERVAL, BULKHEAD AND CHASE. IF OPEN WEB FLOOR TRUSSES ARE UTILIZED, PROVIDE 1/2" GB DRAFTSTOPPING, NOT TO EXCEED 1,000 SF.  
 9. PROVIDE A MINIMUM 6"-8" HEAD CLEARANCE FOR ALL STAIRS. STAIR RISERS SHALL NOT EXCEED 8" AND TREADS SHALL BE AT LEAST 10-12".  
 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 BAFFLES IN EACH TRUSS/BATTEN 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 TERMITES 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, 2015.  
 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  
 5. DESIGN LOADS (IRC TABLE 901.5) WIND LOAD  
 ROOF LIVE LOAD: 30 PSF WIND SPEED: 115 MPH  
 GROUND SNOW LOAD: 25 PSF IMPORT FACTOR: 1  
 FLOOR LIVE LOAD (F.F.): 40 PSF EXP. FACTOR: "C"  
 FLOOR LIVE LOAD (F.F.): 30 PSF SEISMIC DESIGN CAT.: B  
 ATTIC LIVE LOAD (ATTIC): 20 PSF WEATHERING: SEVERE  
 GARAGE LIVE LOAD: 30 PSF  
 GUARD RAILS: 200 LBS. FORCE IN ANY DIRECTION  
 SOIL BEARING: ASSUMED 1,000 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 6x6 - W1.4 x W1.4 WWF AND BE POURED OVER A SIX (6) MIL POLY VAPOR BARRIER 4 OVER 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% ON STANDARD PROCTOR DENSITY (ASTM-D698) WITH A MOISTURE CONTENT AT OR SLIGHTLY ABOVE OPTIMUM.  
 3. INSTALL FILL IN LOOSE LIFTS OF 8" THICK AND UNIFORMLY COMPACTED AS IN THE NOTES ABOVE.  
 4. FILL MATERIALS SHALL BE VERY SANDY TO CLAYEY SAND WITH A PLASTICITY INDEX (P.I.) IF BETWEEN 2 AND 15.

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

**STAIR:**  
 DIMENSION:  
 MAX R: 6.5"  
 MIN T: 10"

**SHEET INDEX**

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A-300	BUILDING SECTION

**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 SPECIFICATIONS.  
 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 OR UPON A METAL BEARING PLATE OF ADEQUATE DIMENSIONS TO DISPERSE 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 LACED 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 "M" MORTAR FOR MASONRY BELOW GRADE IN CONTACT WITH EARTH.  
 5. USE TYPE "N" 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 W/MIN. 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 PARTITION TO BE CONSTRUCTED WITH 2X4 STUDS, 16" O.C., WITH DOUBLE TOP PLATE. MINIMUM 2X12 HEADRLINTELS AT ALL OPENINGS IN BEARING OR EXTERIOR WALLS. SHEATHING TO BE 1/2" CDX PLYWOOD OR OSB.  
 2. ALL FRAMING LUMBER TO HAVE A MINIMUM ALLOWABLE EXTREME FIBER BENDING STRESS OF 1200 PSI (Fb - 1200 PSI) AND A MINIMUM MODULUS OF ELASTICITY OF 1,600,000 PSI (E - 1,600,000 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 ASCS 7-95.  
 13. FOUNDATION ANCHORAGE: SILL PLATES AND WALL SUPPORTED DIRECTLY ON CONT. FOUNDATIONS SHALL BE ANCHORED ACCORDING TO IRC R403.1.6.

**FINISHES**  
 1. ALL FINISHES SHALL BE CLASS C OR BETTER WITH A LAME SPREAD OF 76-200 OR BETTER AND A SMOKE DEVELOPED INDEX G-450.  
 2. FINISHES SHALL BE CLASS C OR BETTER WITH A LAME SPREAD OF 76-200 OR BETTER AND A SMOKE DEVELOPED INDEX G-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.

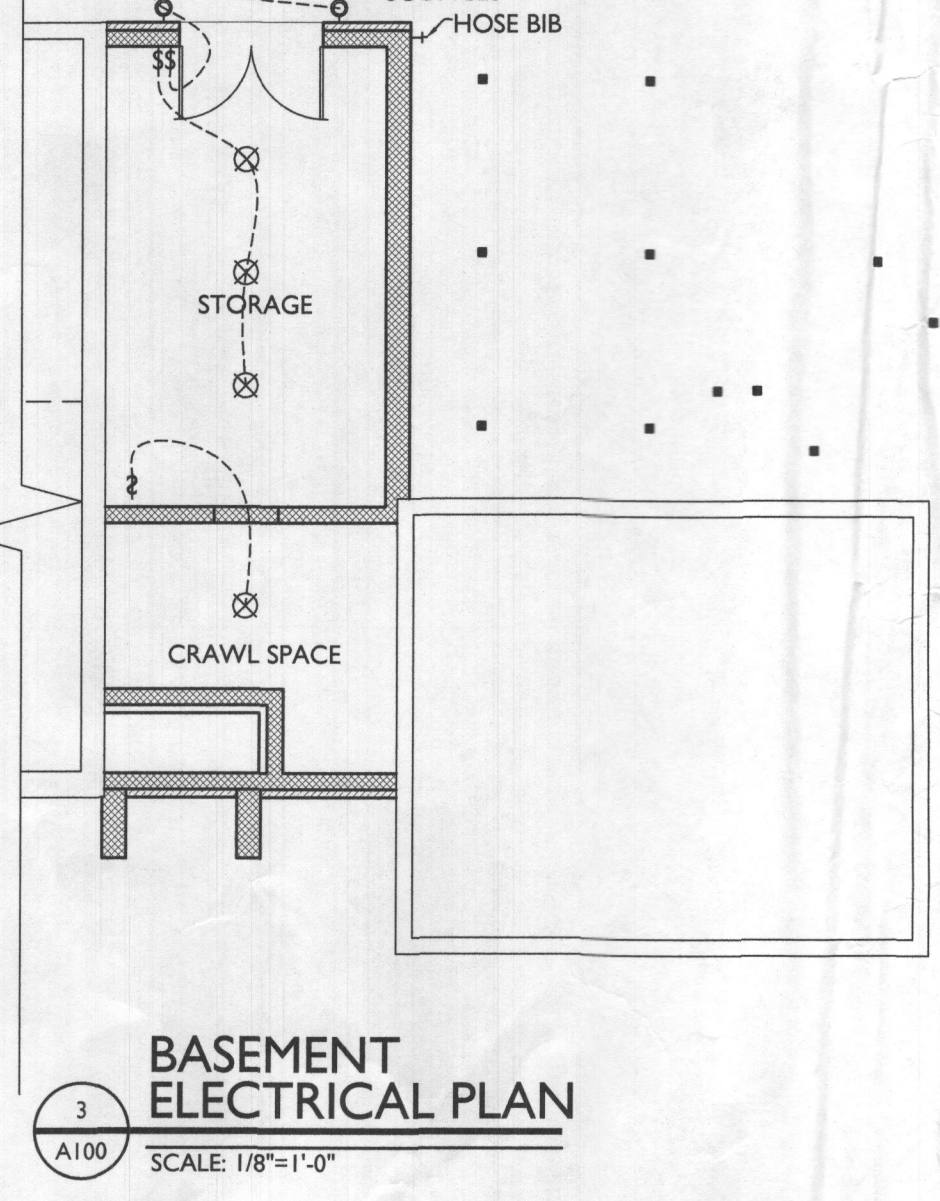
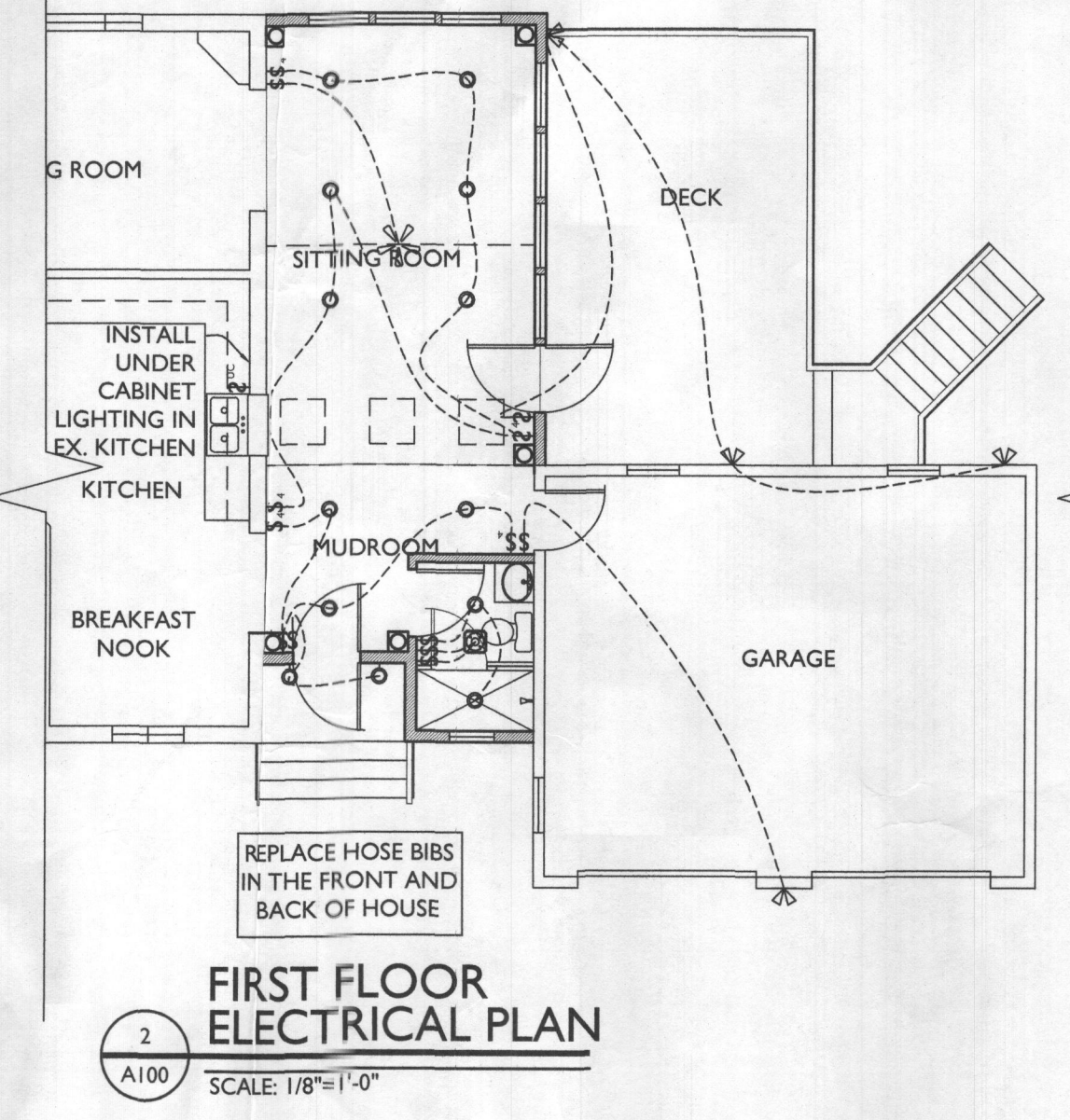
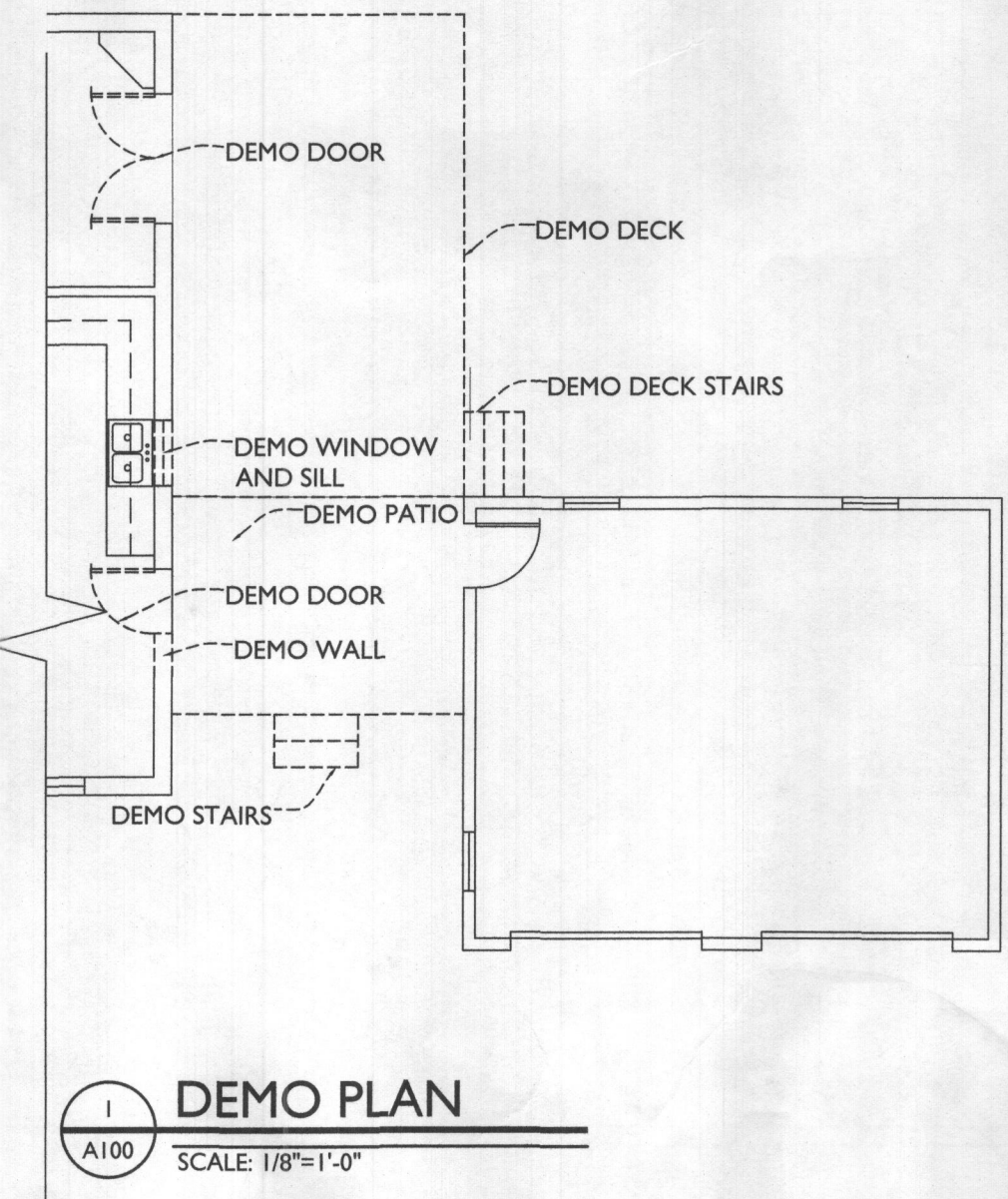
ROOM NAME	FLOOR			WALLS		CEILING		REMARKS
	HARDWOOD FLOOR	CERAMIC TILE	DELUXE VINYL	PAINTED GYP. BD.	UNFINISHED	PAINTED GYP. BD.	BEAD BOARD UNFINISHED	
MUDROOM		X			X		X	
SITTING ROOM	X				X		X	
BATHROOM		X			X		X	
KITCHEN		X			X		X	

NO.	DOOR		SADDLE	LABEL	REMARKS
	SIZE	INT/EXT			
ALL DOORS U.N.O.: 6 PANEL					
01	3/0x6/8	EXT	YES		STORM DOOR
02	3/0x6/8	EXT	YES		SINGLE DOOR W/ GLASS
03	3/0x6/8	INT	NO		SINGLE DOOR
04	3/0x6/8	EXT	YES		SINGLE DOOR W/ GLASS
05	3/0x6/8	EXT	YES		STORM DOOR
08	(2)3/0x6/8	EXT	YES		DOUBLE DOOR W/ GLASS
09	(2)2/8x6/8	EXT	YES		REPLACE EX. DOOR

TYPE	MAT.	SIZE	OPERATION	REMARKS
B	WOOD	2/10x5/0	DOUBLE HUNG	
C	WOOD	2/10x2/0	FIXED	
D	WOOD	2/10x1/0	FIXED	
E	WOOD	2/0x2/0	FIXED	FROSTED GLASS
F	WOOD	2/0x2/0	SKYLIGHT	
G	WOOD	V.I.F.	SKYLIGHT	EXISTING

MIN. DUAL PANE, LOW-E & ARGON GAS FILLED. MAX. U = 31  
 TRIM TO BE WHITE

NO.	DESIGNATION	W-D-H	TYPE	REMARKS
01	VSB	21-21-33.5	BASE	VANITY SINK BASE



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

MAX. WALL HT. (FT.)	MAX. UNBALANCED BACKFILL HT.	MIN. VERT. REINFORCEMENT SIZE & SPACING FOR 10" NOMINAL WALL THICKNESS		
		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	#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.
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.

7'-4"	#4 @ 72" O.C.	#5 @ 72" O.C.	#6 @ 72" O.C.
8'-0"	#5 @ 72" O.C.	#6 @ 72" O.C.	#6 @ 64" O.C.
8'-8"	#5 @ 72" O.C.	#7 @ 72" O.C.	#6 @ 48" O.C.
9'-4"	#6 @ 72" O.C.	#6 @ 48" O.C.	#6 @ 40" O.C.
10'-0"	#6 @ 64" O.C.	#6 @ 40" O.C.	#6 @ 32" O.C.

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

**ELECTRICAL NOTES:**  
 1. MOUNT LIGHT SWITCHES @ 42" H. MAX. ROCKER-TYPE SWITCHES PROVIDE DIMMERS FOR ALL RECESSED LIGHTS.  
 2. PROVIDE HARD-WIRED SMOKE DETECTORS PER CODE  
 3. QUIET FANS W/ LIGHT FIXTURES  
 4. ALL FIXTURES ON DIMMERS

**HVAC NOTES:**  
 PROVIDE MINI SPLIT HVAC SYSTEM IN SITTING ROOM

**ELECTRICAL LEGEND**

- ⊞ SWITCH
- ⊞ OUTLET
- ⊞ GFI OUTLET
- ⊞ RECESSED LED CLG. LIGHT
- ⊞ INCANDESCENT CLG. FIXTURE
- ⊞ LED WALL MOUNT FIXTURE
- ⊞ LED CLG. FIXTURE
- ⊞ EXHAUST FAN WITH LIGHT
- ⊞ CLG. FAN W/ LIGHT
- ⊞ CABLE TV
- ⊞ HARDWIRED SMOKE DETECTOR W/ INTERNAL BATTERY & CARBON MONOXIDE DETECTOR (COMBINED UNIT)
- ⊞ SPEAKER
- ⊞ HOME RUN ALL SPEAKER WIRES TO THIS LOCATION
- ⊞ 2-HEAD FLOOD

- LINE TYPE KEY:
- NEW WALL
  - EXIST. WALL
  - ABOVE LINE
  - FDN. WALL
  - DEMO WALL
  - BRICK



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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 10-22-2019.

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PROJECT PHASE

**BID**

PROJECT TITLE

**THE NIBALI RESIDENCE**

3452 Rosemary Lane  
 West Friendship, MD  
 21794

SYMBOL	DATE	ISSUED FOR

PROJECT NUMBER 18-349  
 DATE 06/15/2018  
 SCALE AS NOTED

DRAWING TITLE

**PROJ. NOTES + SCHED. + DEMO + ELEC. PLANS**

SHEET NUMBER

**A-100**



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REVISIONS

SYMBOL	DATE	ISSUED FOR

PROJECT NUMBER 18-349  
 DATE 06/15/2018  
 SCALE AS NOTED

DRAWING TITLE  
**FLOOR PLANS +  
 FLR. FRAM. PLAN  
 + FDN. PLAN**

SHEET NUMBER  
**A-101**

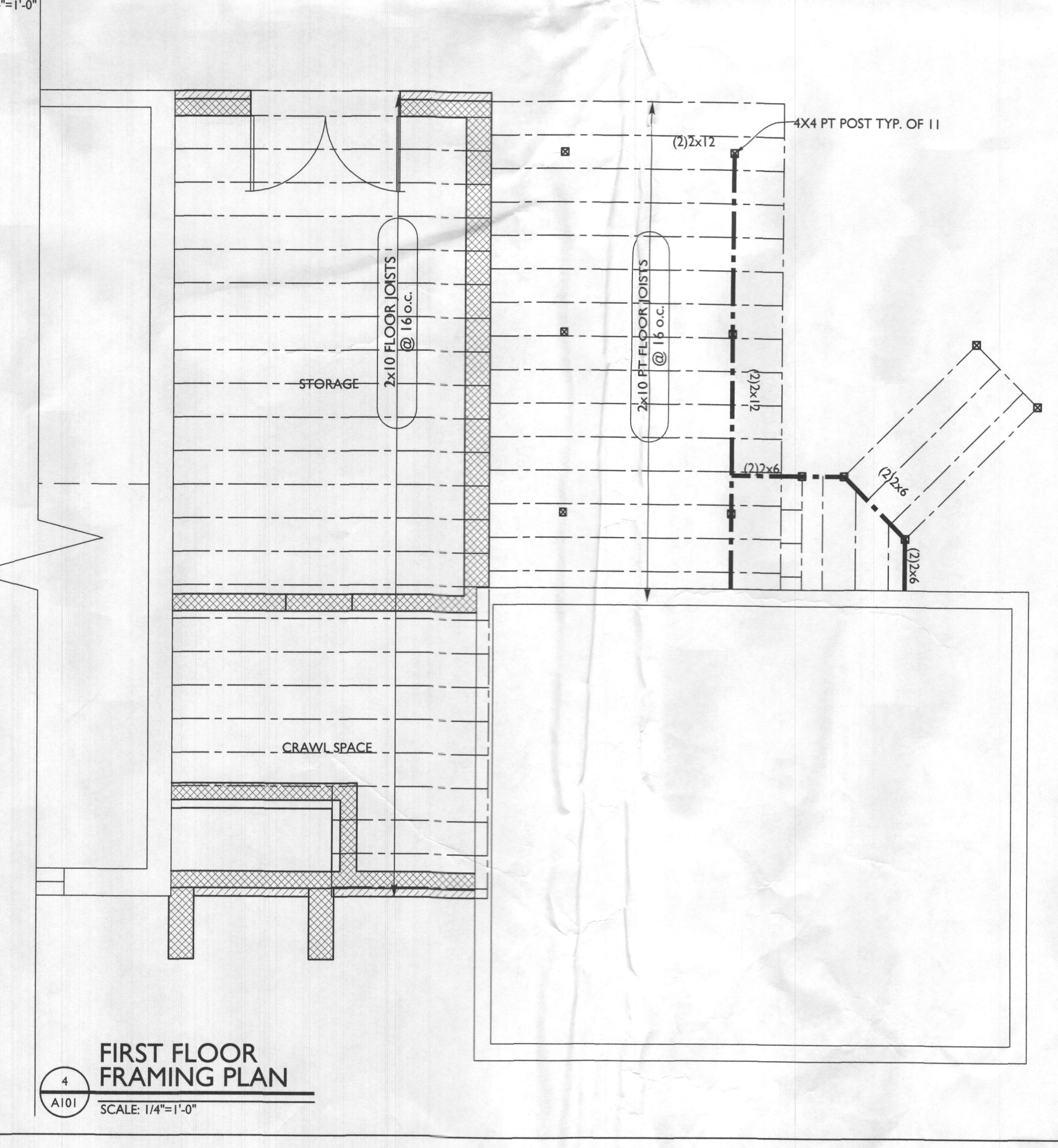
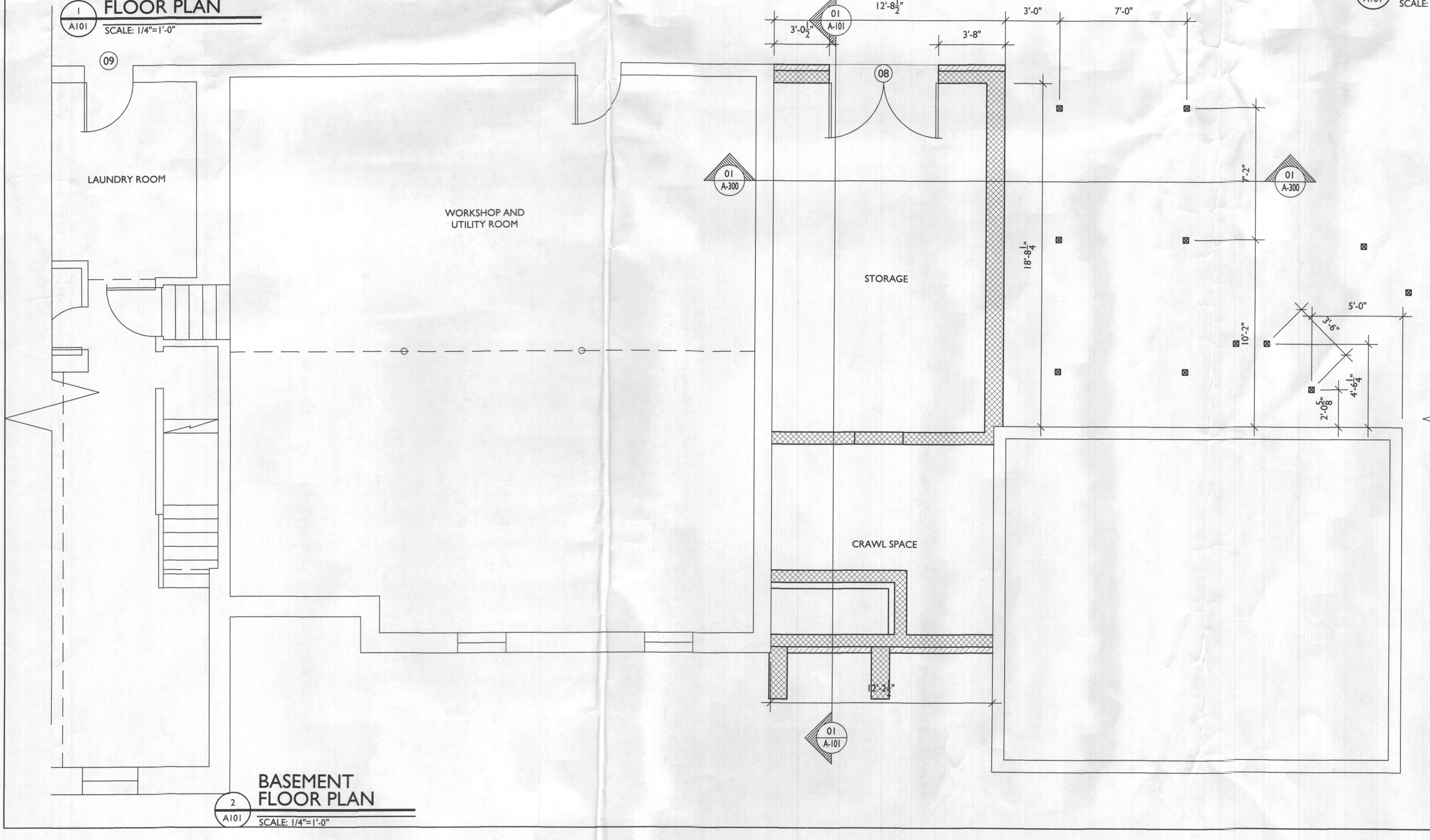
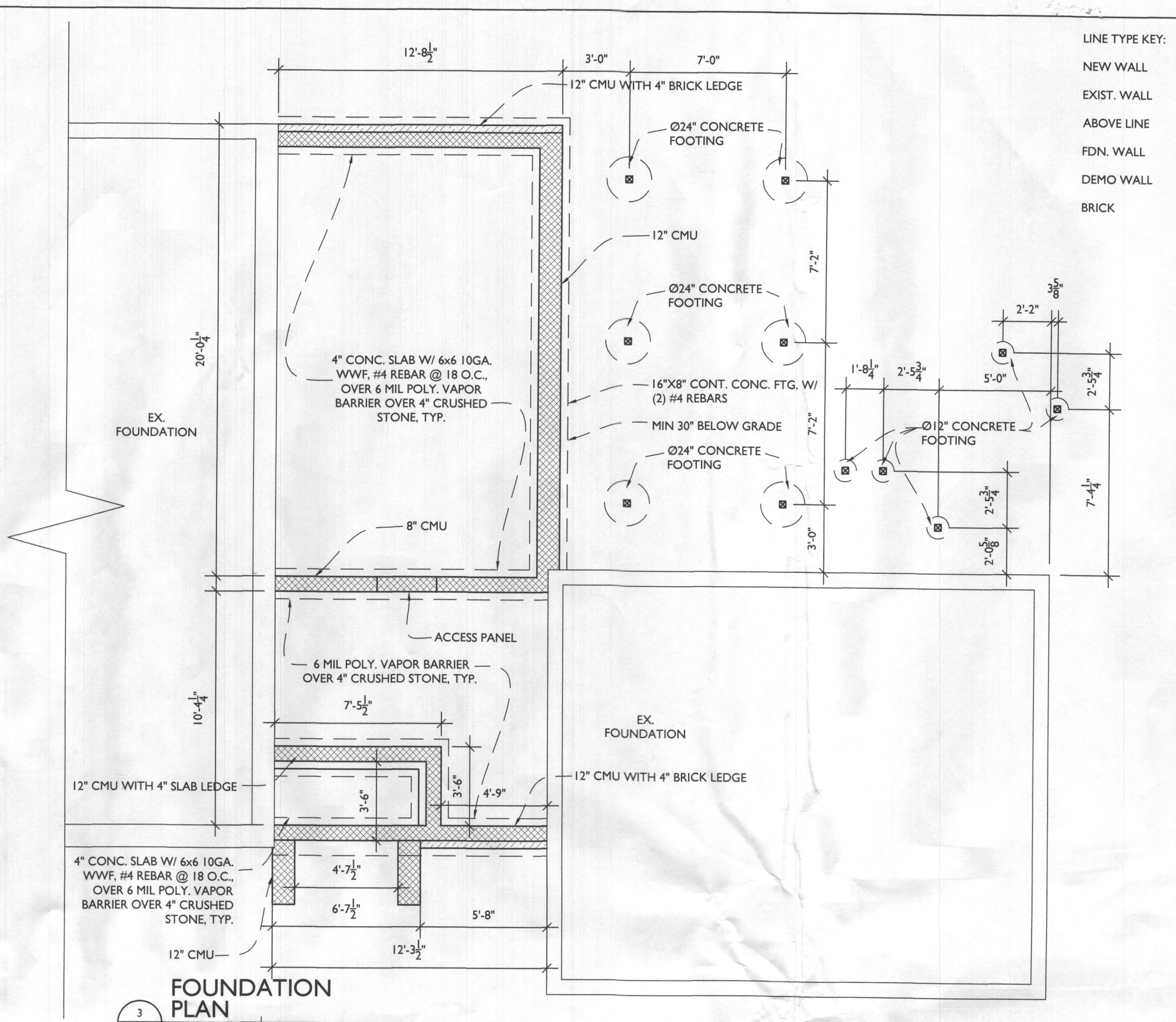
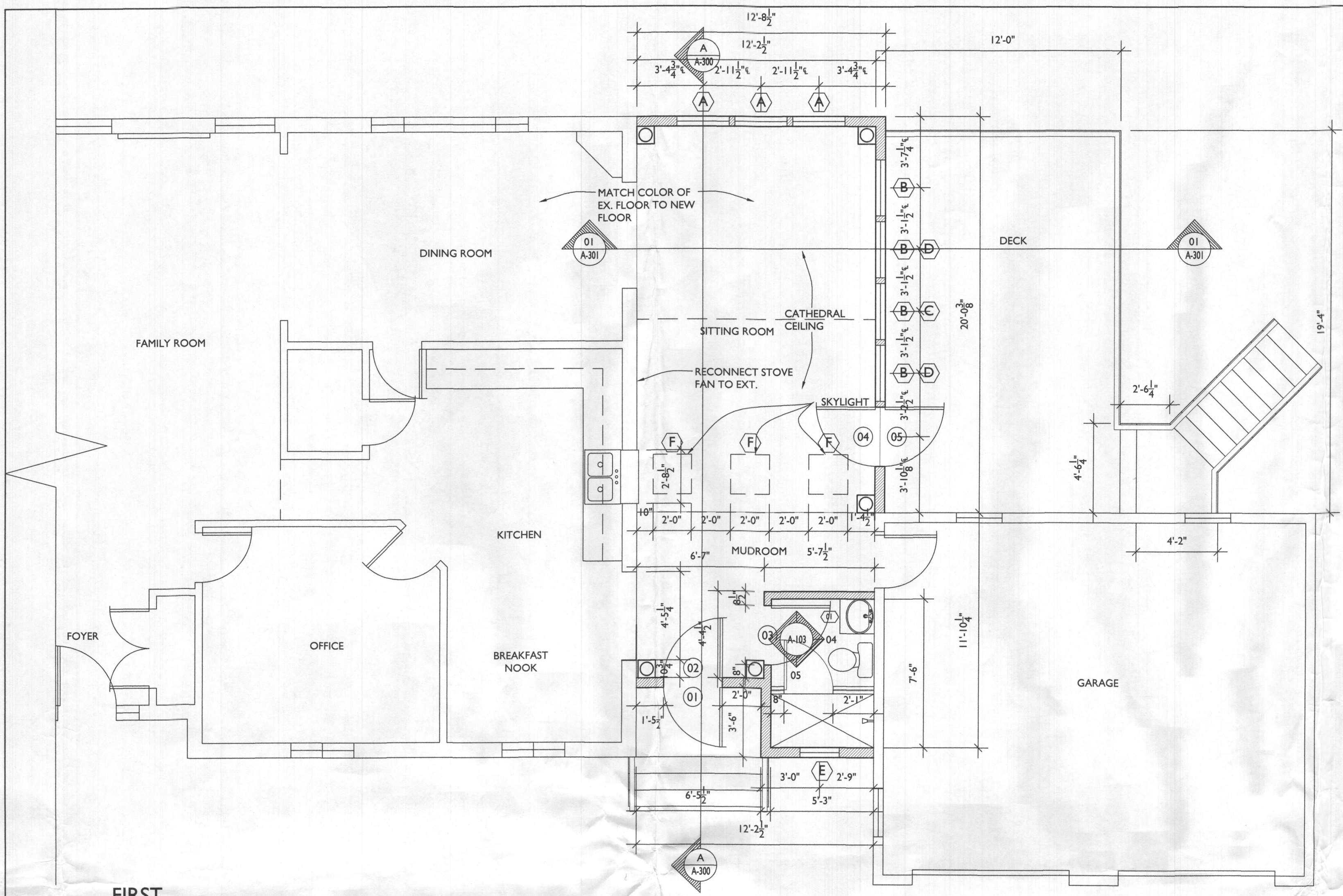


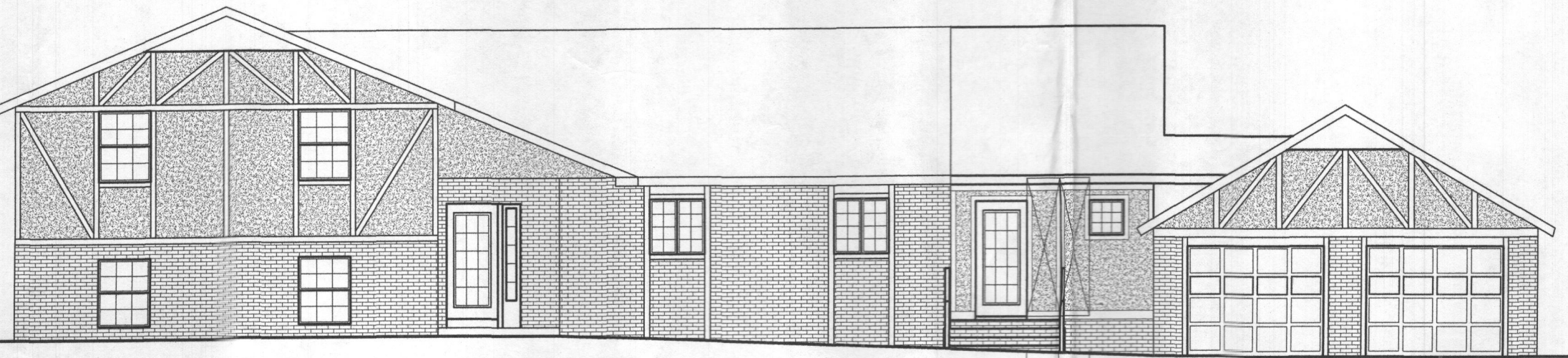
TABLE R602.3(1)  
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER (a,b,c)	SPACING OF FASTENERS
<b>ROOF</b>			
1	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	3-8d (2 1/2" x 0.113")	-----
2	CEILING JOISTS TO PLATE, TOE NAIL	3-8d (2 1/2" x 0.113")	-----
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAP OVER PARTITIONS, FACE NAIL	3-10d	-----
4	COLLAR TIE RAFTER, FACE NAIL OR 1 1/2" x 20 GAGE RIDGE STRAP	3-10d (3" x 0.128")	-----
5	RAFTER TO PLATE, TOE NAIL	2-16d (3 1/2" x 0.135")	-----
6	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS: TOE NAIL, FACE NAIL	4-16d (3 1/2" x 0.135") 3-16d (3 1/2" x 0.135")	-----
<b>WALL</b>			
7	BUILT-UP CORNER STUDS	10d (3" x 0.128")	24" o.c.
8	BUILT-UP HEADER, TWO PIECES WITH 1/2" SPACER	16d (3 1/2" x 0.135")	16" o.c. ALONG EACH EDGE
9	CONTINUED HEADER, TWO PIECES	16d (3 1/2" x 0.135")	16" o.c. ALONG EACH EDGE
10	CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d (2 1/2" x 0.113")	-----
11	DOUBLE STUDS, FACE NAIL	10d (3" x 0.128")	24" o.c.
12	DOUBLE TOP PLATES, FACE NAIL	10d (3" x 0.128")	24" o.c.
13	DOUBLE TOP PLATES, MINIMUM 48-INCH OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA	8-16d (3 1/2" x 0.135")	-----
14	SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d (3 1/2" x 0.135")	16" o.c.
15	SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3-16d (3 1/2" x 0.135")	16" o.c.
16	STUD TO SOLE PLATE, TOE NAIL	3-8d (2 1/2" x 0.113") OR 2-16d (3 1/2" x 0.135")	-----
17	TOP OR SOLE PLATE TO STUD, END NAIL	2-16d (3 1/2" x 0.135")	-----
18	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL	3-10d (3" x 0.128")	-----
19	1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d (2 1/2" x 0.113") 2 STAPLES 1 1/2"	-----
20	1" x 6" SHEATHING TO EACH BEARING, FACE NAIL	2-8d (2 1/2" x 0.113") 2 STAPLES 1 1/2"	-----
21	1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	2-8d (2 1/2" x 0.113") 2 STAPLES 1 1/2"	-----
22	WIDER THAN 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d (2 1/2" x 0.113") 3 STAPLES 1 1/2"	-----
<b>FLOOR</b>			
23	JOIST TO SILL OR GIRDER, TOE NAIL	3-8d (2 1/2" x 0.113")	-----
24	1" x 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d (2 1/2" x 0.113") 2 STAPLES 1 1/2"	-----
25	2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d (3 1/2" x 0.135")	-----
26	RIM JOIST TO TOP PLATE, TOE NAIL (ROOF APPLICATIONS ALSO)	8d (2 1/2" x 0.113")	6" o.c.
27	2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	2-16d (3 1/2" x 0.135")	AT EACH BEARING
28	BUILT-UP GIRDERS AND BEAMS, 2 INCH LUMBER LAYERS	10d (3" x 0.128")	NAIL EACH LAYER AS FOLLOWS: 32" o.c. AT TOP AND BOTTOM AND STAGGERED. TWO NAILS AT ENDS AND AT EACH SPLICE.
29	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16d (3 1/2" x 0.135")	AT EACH JOIST OR RAFTER

TABLE R602.3(1) - CONTINUED  
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER (b,c,e)	SPACING OF FASTENERS
<b>WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING</b>			
30	3/8" - 1/2"	6d common (2" x 0.113") nail (subfloor wall) <sup>f</sup> 8d common (2 1/2" x 0.131") nail (roof)	6 12" g
31	3/8" - 1/2"	6d common (2" x 0.113") nail (subfloor, wall) 8d common (2 1/2" x 0.131") nail (roof) <sup>f</sup>	6 12" g
32	1/2" - 1"	8d common (2 1/2" x 0.131")	6 12" g
33	1/8" - 1/4"	10d common (3" x 0.148") nail or 8d common (2 1/2" x 0.131") deformed nail	6 12
<b>OTHER WALL SHEATHING<sup>h</sup></b>			
34	1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1/2" galvanized roofing nail, 7/16" crown or 1" crown staple 1 6ga., 1 1/2" long	3 6
35	3/8" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 1/2" galvanized roofing nail, 7/16" crown or 1" crown staple 1 6ga., 1 1/2" long	3 6
36	1/2" GYPSUM SHEATHING <sup>d</sup>	1 1/2" galvanized roofing nail, staple galvanized, 1 1/2" long; 1 1/4" screws, Type W or S	7 7
37	3/8" GYPSUM SHEATHING <sup>d</sup>	1 1/2" galvanized roofing nail; staple galvanized, 1 1/2" long; 1 1/4" screws, Type W or S	7 7
<b>WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING</b>			
38	3/4" AND LESS	6d deformed (2" x 0.120") nail or 8d common (2 1/2" x 0.131") nail	6 12
39	7/8" - 1"	8d common (2 1/2" x 0.131") nail or 8d deformed (2 1/2" x 0.120") nail	6 12
40	1 1/8" - 1 1/4"	10d common (3" x 0.148") nail or 8d deformed (2 1/2" x 0.120") nail	6 12

<sup>a</sup> - All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inches or less.  
<sup>b</sup> - Staples are 16 ga. wire and have a minimum 7/16 inch on diameter crown width.  
<sup>c</sup> - Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.  
<sup>d</sup> - Four-foot-by-8-foot or 4-foot-by-9-foot panels shall be applied vertically.  
<sup>e</sup> - Spacing of fasteners not included in this table shall be based on Table R602.3(2).  
<sup>f</sup> - For regions having a basic wind speed of 110mph or greater, 8d deformed (2 1/2" x 0.120") nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.  
<sup>g</sup> - For regions having a basic wind speed of 100mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4-inches on center to gable end wall framing.  
<sup>h</sup> - Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.  
<sup>i</sup> - Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.



2  
A102  
SCALE: 1/8"=1'-0"

TABLE R602.10.4.1  
BRACING METHODS

METHOD	MATERIAL	MINIMUM THICKNESS	CONNECTION CRITERIA
CS-WSP	WOOD STRUCTURAL PANEL	3/8"	6d common (2" x 0.113") nails at 6" spacing (panel edges) and at 12" spacing (intermediate supports) or 16ga. x 1 1/2" staples at 3" spacing (panel edges) and 6" spacing (intermediate supports)
CS-G	WOOD STRUCTURAL PANEL ADJACENT TO GARAGE OPENINGS AND SUPPORTING ROOF LOAD ONLY <sup>a,b</sup>	3/8"	See Method CS-WSP
CS-PF	CONTINUOUS PORTAL FRAME	See Section R602.10.4.1.1	See Section R602.10.4.1.1

<sup>a</sup> - Applies to one wall of a garage only.  
<sup>b</sup> - Roof covering dead loads shall be 3 psf or less.

TABLE N102.4.1.1  
AIR BARRIER AND INSULATION INSPECTION

COMPONENT	CRITERIA
AIR BARRIER AND THERMAL BARRIER	EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS IS INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH BUILDING ENVELOPE AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER ARE FILLED OR REPAIRED. AIR-PERMEABLE INSULATION IS NOT USED AS A SEALING MATERIAL.
CEILING/ ATTIC	AIR BARRIER IN ANY DROPPED CEILING/ SOFFIT IS SUBSTANTIALLY ALIGNED WITH INSULATION AND ANY GAPS ARE SEALED. ATTIC ACCESS (EXCEPT UNVENTED AFFRIC), KNEE WALL DOOR, OR DROP DOWN STAIR IS SEALED.
WALLS	CORNERS AND HEADERS ARE INSULATED. JUNCTION OF FOUNDATION AND SILL PLATE IS SEALED.
WINDOWS AND DOORS	SPACE BETWEEN WINDOW/ DOOR JAMBS AND FRAMING IS SEALED.
RIM JOISTS	RIM JOISTS ARE INSULATED AND INCLUDE AN AIR BARRIER.
FLOORS (including above garage and cantilevered floors)	INSULATION IS INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE OF SUBFLOOR DECKING. AIR BARRIER IS INSTALLED AT ANY EXPOSED EDGE OF FLOOR.
CRAWLSPACE WALLS	INSULATION IS PERMANENTLY ATTACHED TO WALLS. EXPOSED EARTH IN UNVENTED CRAWLSPACES IS COVERED WITH CLASS I VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.
SHAFTS, PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, KNEE WALLS AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE ARE SEALED.
NARROW CAVITIES	BATTS IN NARROW CAVITIES ARE CUT TO FIT. OR NARROW CAVITIES ARE FILLED BY SPRAYED/ BLOWN INSULATION.
GARAGE SEPARATION	AIR SEALING IS PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.
RECESSED LIGHTING	RECESSED LIGHT FIXTURES ARE AIRTIGHT AND SEALED TO DRYWALL. EXCEPTION --- FIXTURES IN CONDITIONED SPACE.
PLUMBING AND WIRING	INSULATION IS PLACED BETWEEN OUTSIDE AND PIPED. BATT INSULATION IS CUT TO FIT AROUND WIRING AND PLUMBING, OR SPRAYED/BLOWN INSULATION EXTENDS BEHIND PIPING AND WIRING.
SHOWER/TUB ON EXTERIOR WALL	SHOWERS AND TUBS ON EXTERIOR WALLS HAVE INSULATION AND AN AIR BARRIER SEPARATING THEM FROM THE EXTERIOR WALL.
ELECTRICAL/PHONE BOX ON EXTERIOR WALL	AIR BARRIER EXTENDS BEHIND BOXES OR AIR SEALED TYPE BOXES ARE INSTALLED.
COMMON WALL	AIR BARRIER IS INSTALLED IN COMMON WALL BETWEEN DWELLING UNITS.
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE BUILDING ENVELOPE ARE SEALED TO SUBFLOOR OR DRYWALL.
FIREPLACE	FIREPLACE WALLS INCLUDE AN AIR BARRIER.

PRESCRIPTIVE COMPONENT REQUIREMENTS - METHOD 1

BASED ON R-VALUES OR U-FACTORS  
 1. THE EXACT LOCATION OF ALL OF THE BUILDING THERMAL ENVELOPE SHALL BE MARKED OUT ON THE PLANS, DETAILS, AND CROSS-SECTIONS.  
 2. PROVIDE ALL INSULATION R-VALUES OR U-FACTORS, MATERIAL, AND LOCATIONS TO BE INSTALLED (WALLS, CEILINGS, CANTILEVER FLOORS, FLOORS OVER GARAGE, CRAWL SPACE, BASEMENT WALLS, ETC.) PER TABLES 402.1.1 OR 402.1.3 OR 402.2.5 FOR STEEL-FRAMED CONSTRUCTION.  
 3. PROVIDE ALL FENESTRATION U-FACTORS FOR ALL GLAZING FOR EACH WINDOW AND DOOR PER TABLE 402.1.1 (SCHEDULE SUPPLIED BY DESIGNER).  
 4. INDICATE HOW ALL AREAS LISTED IN SECTION 402.4.2 (TABLE) WILL BE PROTECTED AGAINST AIR LEAKAGE.  
 5. INDICATE IF CRAWLSPACE(S) ARE CONDITIONED OR VENTED, MUST HAVE VAPOR BARRIER IF CONDITIONED.  
 6. INDICATE DUCT INSULATION R-VALUES, MINIMUM R-6, R-8 IN ATTICS.  
 7. INDICATE DUCT SEALING METHODS PER IRC M1601.4.1  
 8. INDICATE LOCATION OF HVAC EQUIPMENT ON PLANS (INSIDE OR OUTSIDE THE ENVELOPE)

BRACED WALL PANEL  
 WOOD STRUCTURAL PANEL (UNLESS OTHERWISE NOTED)

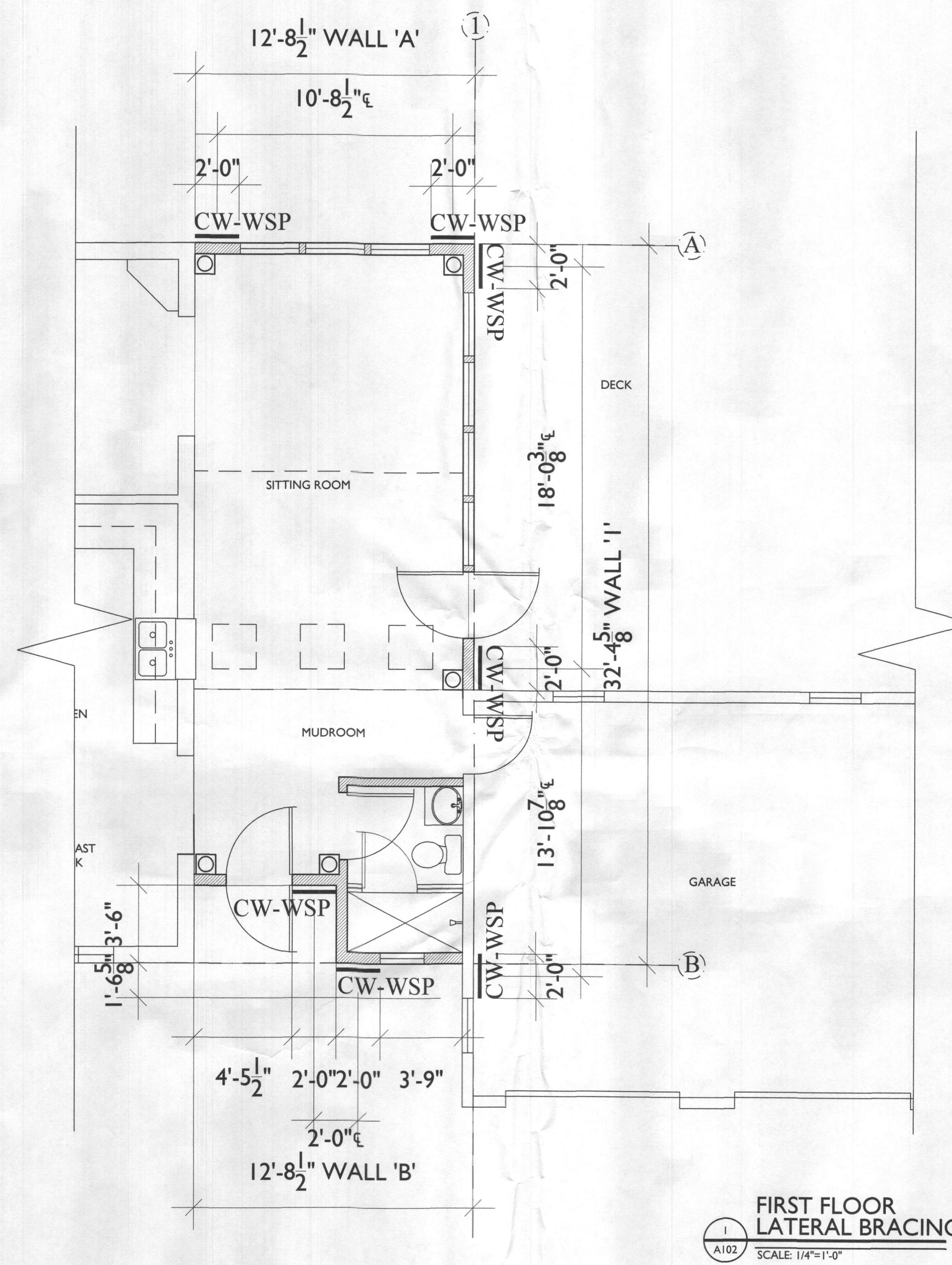
1ST FLOOR ADDITION - WALL 'A'  
 IRC R602.10.4 WALL BRACING METHOD  
 BRACED PANEL MIN WIDTH IS 24" FOR 8' H.  
 MIN. ON SHORT SIDE - 2.0 x .90 = 1.80' MIN.  
 4'-0" WALL BRACING PROVIDED.

1ST FLOOR ADDITION - WALL '1'  
 IRC R602.10.4 WALL BRACING METHOD  
 BRACED PANEL MIN WIDTH IS 24" FOR 8' H.  
 MIN. ON LONG SIDE - 5.0 x .90 = 4.5' MIN.  
 6'-0" WALL BRACING PROVIDED.

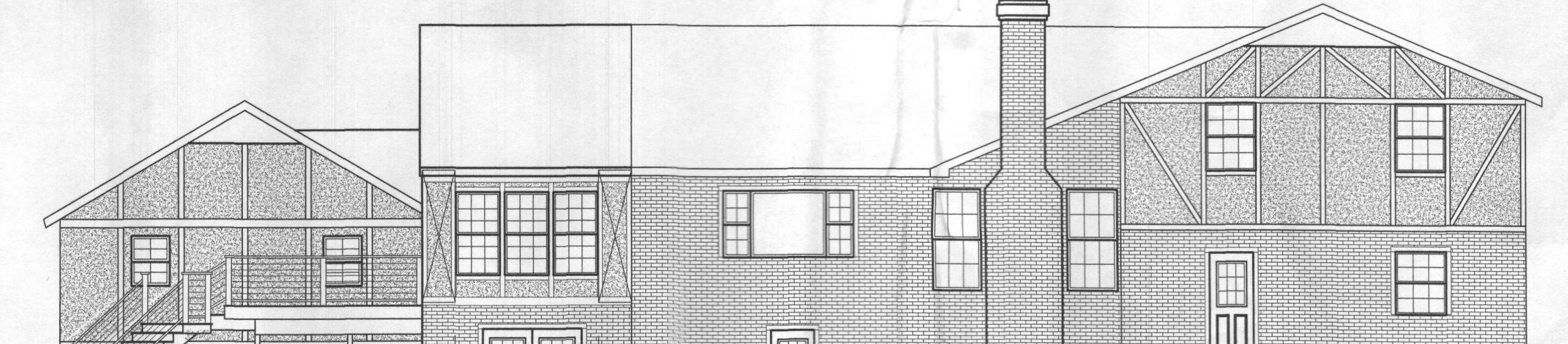
1ST FLOOR ADDITION - WALL 'B'  
 IRC R602.10.4 WALL BRACING METHOD  
 BRACED PANEL MIN WIDTH IS 24" FOR 8' H.  
 MIN. ON SHORT SIDE - 2.0 x .90 = 1.8' MIN.  
 4'-0" WALL BRACING PROVIDED.



3  
A102  
SCALE: 1/8"=1'-0"



1  
A102  
SCALE: 1/4"=1'-0"



4  
A102  
SCALE: 1/8"=1'-0"

LINE TYPE KEY:  
 NEW WALL  
 EXIST. WALL  
 ABOVE LINE  
 FDN. WALL  
 DEMO WALL  
 BRICK



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 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 10-22-2019.

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**BID**

PROJECT TITLE  
**THE NIBALI RESIDENCE**  
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 21794

REVISIONS  
 SYMBOL DATE ISSUED FOR

PROJECT NUMBER 18-349  
 DATE 06/15/2018  
 SCALE AS NOTED  
 DRAWING TITLE  
**LATERAL BRACING NOTES, PLAN, + ELEVATIONS**  
 SHEET NUMBER  
**A-102**