

SCOPE OF WORK

ADD 578 sqft. SCREENED PORCH WITH 318 sqft BALCONY ABOVE TO REAR OF EXISTING HOME. ADD 2508 sqft. OUTDOOR PATIO WITH 7300 sqft POOL AND HOT TUB. ADD 365 sqft. OPEN AIR POOLHOUSE.

RENOVATE BASEMENT TO INCLUDE 96 sqft WINE ROOM AND 56 sqft POWDER ROOM. RENOVATE FIRST FLOOR 30.5 sqft POWDER ROOM. RENOVATE SECOND FLOOR TO INCLUDE 30 sqft CLOSET, 30 sqft CLOSET TO BEDROOM 1, AND 21 sqft CLOSET TO BEDROOM 2. ADD 3-STORY ELEVATOR.

RESIDENTIAL NOTES & SPECIFICATIONS

GENERAL CONSTRUCTION NOTES

- 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.
- 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.
- WHERE THERE IS CONFLICT BETWEEN DRAWINGS, SPECIFICATIONS OR DETAILS, THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CLARIFICATION.
- PROVIDE TRANSITION STRIPS AT ALL CHANGES IN FLOOR FINISHES.
- ALL CLOSETS ARE TO HAVE THE SAME FINISH AS THE ADJOINING ROOM UNLESS OTHERWISE NOTED.
- PROVIDE PLUMBING FIXTURE ACCESS PANEL AT EACH TUB AND SHOWER ENCLOSURE AS REQUIRED BY LOCAL JURISDICTION.
- PROVIDE HANDRAILS 34"-38" ABOVE NOSINGS ON ALL STAIRS. PROVIDE GUARDRAILS AT RASED 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.
- 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.
- 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".
- PROVIDE SIGHT VENTS, RIDGE VENTS OR GABLE END VENTS AS SHOWN ON THE DRAWINGS. MAINTAIN MINIMUM 1200 FREE VENTILATION FOR HORIZONTALLY PROJECTED ROOF AREA. INSTALL PLASTIC OR CARDBOARD SAFES IN EACH TRUSS AFTER BAY TO MAINTAIN FREE AIR FLOW.
- MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS SHALL BE REQUIRED TO SEAL ALL PENETRATIONS IN FLOORS AND EXTERIOR WALLS CAUSED BY THEIR TRADES.
- ROUGH CARPENTRY CONTRACTORS SHALL SEAL ALL PANEL BUTT JOINTS AND PLATES AT FLOORS, CEILINGS, WINDOWS, DOOR FLANGES AND JAMBS.
- SEALING PENETRATION SHALL BE PATCHED AND REPAIRED TO MANUFACTURER'S SPECIFICATIONS.
- SLOPE ALL EXTERIOR PLATFORMS, PORCHES, WALKS AND GARAGE SLABS 1/8" IN 12" TO DRAIN, OR AS NOTED ON PLANS.
- PROVIDE TERMITHE PROTECTION INCLUDING SOIL TREATMENT BY LICENSED EXTERMINATOR.

SPECIFICATIONS - GENERAL CONDITIONS

- ALL WORK SHALL CONFORM TO ALL LOCAL AND NATIONAL ORDINANCES & BUILDING CODES APPLICABLE TO THIS PROJECT, INCLUDING BUT NOT LIMITED TO INTERNATIONAL RESIDENTIAL CODE - 2021.
- 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.
- 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.
- DESIGN STANDARDS
USE GROUP: RESIDENTIAL
CONST. TYPE: TWO STORY WOOD FRAME W/ BRICK
5. DESIGN LOADS (IRC TABLE 301.5) WIND LOAD: ± 15
ROOF LIVE LOAD: 40 PSF WIND SPEED: 115 MPH
GROUND SNOW LOAD: 40 PSF IMPORT FACTOR: 1
FLOOR LIVE LOAD (RES.): 40 PSF EXP. FACTOR: "C"
FLOOR LIVE LOAD (OFF.): 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"
TERMITHE: VERY HEAVY DECATY: VERY HEAVY
RADON RESISTANT CONSTRUCTION REQ'D: YES

CONCRETE

- CONCRETE FOR THIS PROJECT SHALL BE NORMAL WEIGHT (145 PCF) AND CONCRETE WORK SHALL CONFORM TO AMERICAN CONCRETE INSTITUTE (ACI) STANDARD 318-99.
- CONCRETE SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI
- ALL REINFORCING BAR SHALL BE GRADE 60 (FY=60,000 PSI)
- ALL INTERIOR CONCRETE SLABS SHALL BE 4" THICK AND HAVE A MINIMUM 38 DAY COMPRESSIVE STRENGTH OF 3000 PSI WITH 60% W/1.4
- ALL W/1.4 W/1.4 AND BE POURED OVER A 50% (6) MIL POLY VAPOR BARRIER 4 OR 4' POREOUS GRANULAR FILL.
- ALL INTERIOR CONCRETE SLABS 30'-0" OR GREATER IN ANY DIMENSION SHALL HAVE CONTROL JOINTS.
- 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.
- 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.
- 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.
- 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 SPICES, OR SHALL HAVE DOWELS OF THE SAME BAR SIZE AND SPACING AS THAT OF REINFORCING TO BE SPICED OR WORK TO BE CONNECTED.
- 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

- REMOVE ALL VEGETATION AND TOP SOIL CONTAINING ORGANIC MATERIALS FROM THE ENTIRE AREA TO BE COVERED BY THE BUILDING.
- IF FILL IS REQUIRED TO RAISE SLAB, SCANIFY 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 CONTENT AT OR SLIGHTLY ABOVE OPTIMUM.
- INSTALL FILL IN LOOSE LIFTS OF 8" THICK AND UNIFORMLY COMPACTED AS IN THE NOTE ABOVE.
- FILL MATERIALS SHALL BE VERY SANDY TO CLAYEY SAND WITH A PLASTICITY INDEX (PI) IF BETWEEN 2 AND 15.

FOUNDATION PERIMETER INSULATION

- INSTALL EXPANDED RIGID CLOSED CELL POLYSTYRENE FOAM BORDER FID SPEC HH-4-5118. DENSITY 2.1 LBS PER CU. FT. "R" VALUE PER 1" THICKNESS - 5.41

STAIR:

MAX R: 7 1/2"
MIN T: 10"

SHEET INDEX

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STRUCTURAL STEEL NOTES

- MATERIALS
STRUCTURAL STEEL AND PLATE ASTM A36
UNFINISHED BOLTS ASTM A307
HIGH-STRENGTH BOLTS ASTM A325
WELDING ELECTRODES ASTM 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).
- ALL MAJOR CONNECTIONS SHALL BE HIGH STRENGTH FRICTION BOLTS OR WELDS OF EQUAL STRENGTH. ANCHOR BOLTS SHALL BE UNFINISHED BOLTS.
- STEEL WORK SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH LATEST AISC SPECIFICATIONS.
- SUBMIT SHOP DRAWINGS FOR ALL STEEL WORK.
- 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.
- LINTEL SCHEDULE (UNLESS NOTED OTHERWISE ON PLANS) NOTE: ALL LINTELS ARE TO RECEIVE SHOP APPLIED CORROSION PROTECTION.
- 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 DISTRIBUTE THE LOAD SAFELY. AREA AROUND BEAM TO RECEIVE PARGE FINISH.
- 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.
- 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

- 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.
- CONCRETE MASONRY UNITS SHALL MEET ASTM C-90 GRADE A, 28 DAYS OLD BEFORE INSTALLATION. MINIMUM NET COMPRESSIVE STRENGTH OF BLOCKS TO BE 2000 PSI.
- CARE AND PROPER MEASURES SHALL BE EMPLOYED TO PREVENT ANY SUPER IMPOSED LOADS (I.E. WIND LOADS, SHOWING OR OTHER LATERAL FORCES) FROM BULGING OR DISTORTING FINISHED MASONRY WALLS BY WAY OF ANCHORING, BRACING OR OTHER MEANS AS SITE REQUIRES.
- USE TYPE "M" MORTAR FOR MASONRY BELOW GRADE IN CONTACT WITH EARTH.
- 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.
- BRICK VENEER TO BE INSTALLED WITHIN 3/16" DIA/ WEEP HOLES SPACED AT A MAXIMUM OF 24" O.C. HORIZONTALLY.

HEADERS

- ALL HEADERS ARE TO BE DOUBLE 2X12 UNLESS SPECIFICALLY NOTED OTHERWISE.

WOOD FRAMING

- UNLESS OTHERWISE NOTED, ALL INTERIOR PARTITIONS TO BE CONSTRUCTED WITH 2X4 STUDS, 16" O.C., W/ CDX PLYWOOD TOP PLATE. MINIMUM 2X12 HEADERS/LINTELS AT ALL OPENINGS IN BEARING OR EXTERIOR WALLS. SHEATHING TO BE 5/8" CDX PLYWOOD OR OSB.
- ALL FRAMING LUMBER SHALL BE SPF #1/NO.2 AND HAVE A MINIMUM ALLOWABLE EXTREME FIBER BENDING STRESS OF 875 PSI AND A MINIMUM MODULUS OF ELASTICITY OF 1,400,000 PSI.
- ALL FLOOR DECKS ARE TO BE GLUED TO SUPPORTING BEAMS AND JOIST WITH PL-400 ADHESIVE AS MANUFACTURED BY "CONTECH" OR APPROVED EQUAL.
- ALL WOOD BEAMS MADE OF TWO OR MORE MEMBERS SHALL BE GLUED WITH PL-400 ADHESIVE AND NAILED TOGETHER @ 12" O.C. BOTH SIDES.
- ALL WOOD POSTS MADE UP OF MULTIPLE PIECES SHALL BE GLUED WITH PL-400 ADHESIVE AND NAILED @ 12" O.C. BOTH SIDES.
- DIRECTLY UNDER PARTITIONS WHICH RUN TO JOISTS (AND ARE OTHERWISE UNSUPPORTED) INSTALL DOUBLE JOISTS.
- ALL RAFTERS AND JOISTS SHALL HAVE WOOD OR METAL CROSSBRIDGING AT 8' O.C. AT CENTER OF SPAN WHICHEVER IS LESS.
- CONTINUOUS LOAD PATH: STEEL HARDWARE CONNECTORS TO GUARD AGAINST PULT 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.
- MINIMUM BEARING FOR WOOD JOIST, RAFTERS AND BEAMS SHALL BE 3 1/2" ON WOOD AND 4" ON MASONRY.
- INSTALL WOOD JOIST HANGER & WOOD BEAM HANGER CONNECTIONS AS FOLLOWS:
JOIST HANGER MIN. CAPACITY - 800#
BEAM HANGER MIN. CAPACITY - 3500#
- INSTALL MINIMUM DOUBLE STUDS AT JAMBS OF ALL OPENINGS IN WALLS OR AS SHOWN ON PLAN.
- ALL MANUFACTURED TRUSSES ARE TO BE IN ACCORDANCE WITH ASCE 7-95.
- FOUNDATION ANCHORAGE: SILL PLATES AND WALLS SUPPORTED DIRECTLY ON CONT. FOUNDATIONS SHALL BE ANCHORED ACCORDING TO IRC R403.1.6.
- ALL SILL PLATES AND LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE.

FINISHES

- 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

- ALL JOINTS, SEAMS AND PENETRATIONS.
- SITE-BUILT WINDOWS, DOORS AND SKYLIGHTS.
- OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING.
- UTILITY PENETRATIONS
- DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE.
- KNEE WALLS.
- WALLS AND CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES.
- BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS.
- COMMON WALLS BETWEEN DWELLING UNITS.
- ATTIC ACCESS OPENINGS.
- RIM JOIST JUNCTION.
- OTHER SOURCES OF INFILTRATION.

ROOM FINISH SCHEDULE

| ROOM NAME | FLOOR | | WALLS | | CEILING | | REMARKS |
|-------------------------|----------------|--------------|--------|--------|------------|------|---------|
| | HARDWOOD FLOOR | CERAMIC TILE | CARPET | PAVING | UNFINISHED | LVLT | |
| BATH | | X | | | | | X |
| WINE ROOM | | X | | | | | X |
| EX. BASEMENT ENTRANCE | | X | | | | | X |
| EXISTING GYM | | | X | | | | X |
| POWDER ROOM | X | | | | X | | |
| BEDROOM 1 CLOSET | X | | | | X | | |
| BEDROOM 2 CLOSET | X | | | | X | | |
| HALLWAY CLOSET | X | | | | X | | |
| SCREEN PORCH | | | | X | | | |
| PATIO | | | | X | | | |
| OUTDOOR KITCHEN | | | X | | | | |
| OUTDOOR KITCHEN TV WALL | | | | | X | | |

CABINET SCHEDULE

| NO. | DESIGNATION | W-D-H | TYPE | REMARKS | TOP DRAWER SLAB |
|-----|-------------|------------|------|-----------------------------|-----------------|
| 01 | BD-3 | 15-24-34.5 | BASE | STAINLESS BASE THREE DRAWER | |
| 02 | BD | 15-24-34.5 | BASE | STAINLESS BASE SINGLE DOOR | |
| 03 | BD | 27-24-34.5 | BASE | STAINLESS BASE SINGLE DOOR | |
| 04 | BD | 24-24-34.5 | BASE | STAINLESS BASE SINGLE DOOR | |
| 05 | BD | 27-24-34.5 | BASE | STAINLESS BASE SINGLE DOOR | |
| 06 | SB | 36-24-34.5 | BASE | STAINLESS SINK BASE | |
| 07 | B | 18-24-34.5 | BASE | STAINLESS TRASH BASE | |
| 01 | VSB | 54-21-34.5 | BASE | VANITY SINK BASE | |

CABINET DOOR COLOR:
CABINET DOOR STYLE:
CABINET DOOR EDGE:
CABINET DRAWER STYLE:

DOOR SCHEDULE

| NO. | DOOR | | SADDLE | LABEL | REMARKS |
|-----|--------------|---------|--------|-------|------------------------------------|
| | SIZE | INT/EXT | | | |
| 001 | 12/5x6/8 | INT | NO | | SINGLE 3' OPERABLE DOOR IN CENTER |
| 002 | 3/0x6/8 | INT | NO | | SINGLE DOOR |
| 003 | 3/0x6/8 | INT | NO | | SINGLE DOOR |
| 004 | 3/0x6/8 | INT | NO | | SINGLE DOOR |
| 005 | 3/0x6/8 | INT | NO | | GLASS DOOR |
| 101 | 3/0x6/8 | INT | NO | | SINGLE DOOR |
| 102 | 3/0x6/8 | INT | NO | | SINGLE DOOR |
| 103 | (2) 2/8x6/8 | EXT | NO | | REUSE EX. DOUBLE DOOR, FLIP HINGES |
| 104 | 3/0x6/8 | EXT | YES | | OUTSWING ANDERSON TRIFOLD DOOR |
| 105 | 3/0x6/8 | EXT | NO | | SINGLE GLASS DOOR |
| 201 | 3/0x6/8 | INT | NO | | SINGLE DOOR |
| 202 | (2) 2/10x6/8 | INT | NO | | DOUBLE DOOR |
| 203 | (2) 2/10x6/8 | INT | NO | | DOUBLE DOOR |
| 204 | 3/0x6/8 | INT | NO | | SINGLE DOOR |
| 205 | (2) 2/8x6/8 | INT | NO | | DOUBLE DOOR |
| 206 | (2) 3/10x6/8 | EXT | YES | | GLASS DOUBLE DOOR |

ALL DOORS U.N.O.: 6 PANEL

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 |
| 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. | |
| MIN. VERT. REINFORCEMENT SIZE & SPACING FOR 8" NOMINAL WALL THICKNESS | | | | |
| 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. | |
| MIN. VERT. REINFORCEMENT SIZE & SPACING FOR 12" NOMINAL WALL THICKNESS | | | | |
| 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 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 |

WINDOW SCHEDULE

| WINDOW | | | | REMARKS |
|--------|-------|---------|-----------|----------------------------------|
| TYPE | MAT. | SIZE | OPERATION | |
| A | VINYL | 2/0x3/0 | FIXED | SKYLIGHT |
| B | VINYL | CUSTOM | FIXED | WEATHERMASTER BY SUNSPACE WINDOW |
| D | VINYL | 5/5x5/8 | FIXED | |

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

APPLIANCE SCHEDULE

| LOCATION | NO. | QTY. | EQUIPMENT | EX. MANUF. | MODEL # | REMARKS |
|-----------------|-----|------|------------------------------|------------|---------|---------|
| OUTDOOR KITCHEN | 01 | 1 | 24" W. BEVERAGE/ WINE FRIDGE | NO | | |
| OUTDOOR KITCHEN | 02 | 1 | 15" W. ICE MACHINE | NO | | |
| OUTDOOR KITCHEN | 03 | 1 | 42" W. GRILL | NO | | |
| OUTDOOR KITCHEN | 04 | 1 | 28" W. UNDERMOUNT SINK | NO | | |



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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 10-22-2023.

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PERMIT

PROJECT TITLE

THE AMES RESIDENCE

11223 Independence Way
Ellicott City, MD 21042

REVISIONS

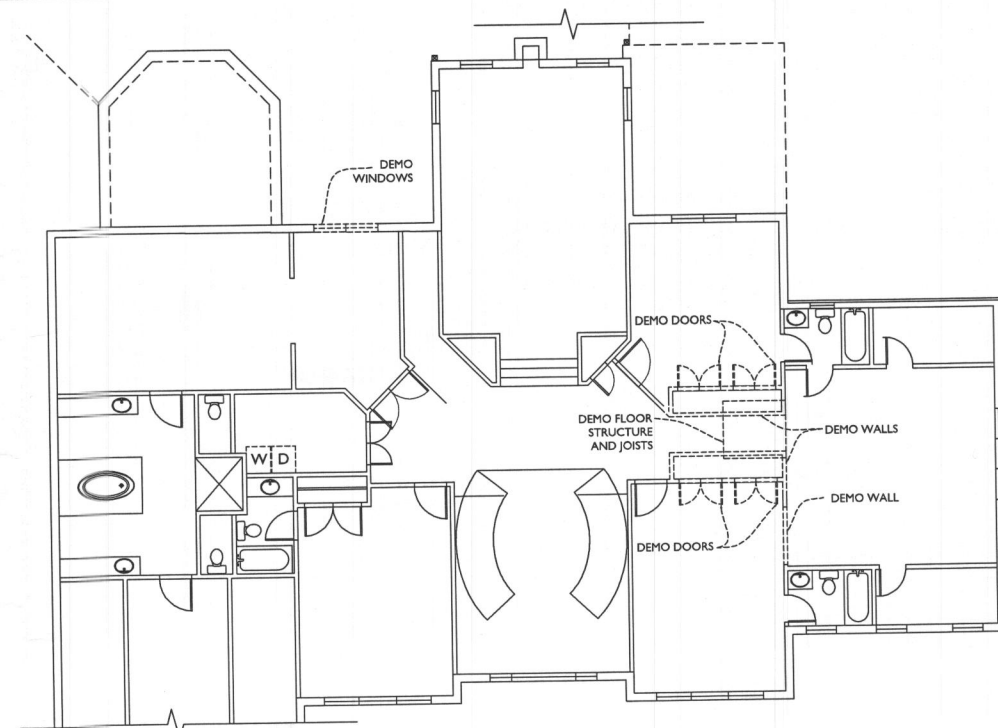
| SYMBOL | DATE | ISSUED FOR |
|--------|------|------------|
| | | |

PROJECT NUMBER: 21-633
DATE: 12/21/2022
SCALE: AS NOTED

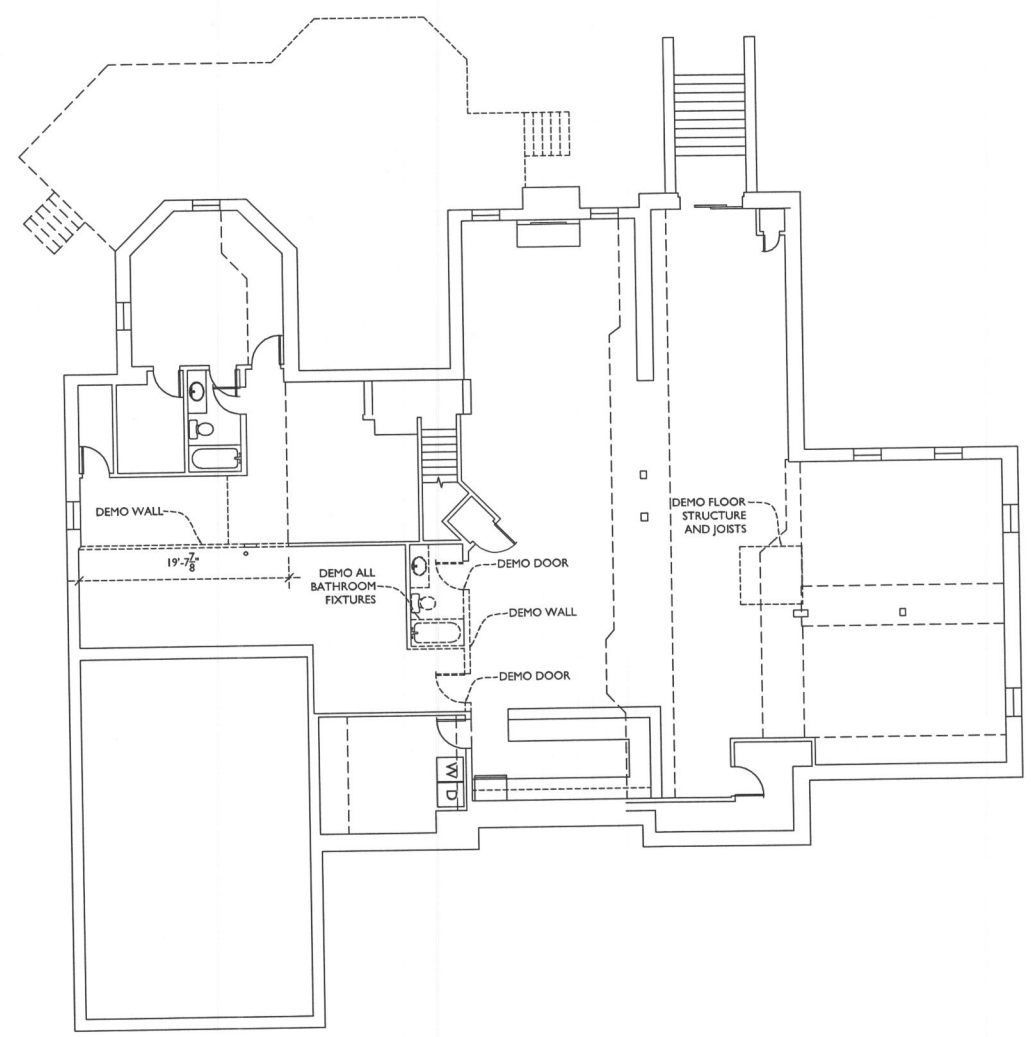
PROJECT NOTES + SCHEDULES

SHEET NUMBER: A-100

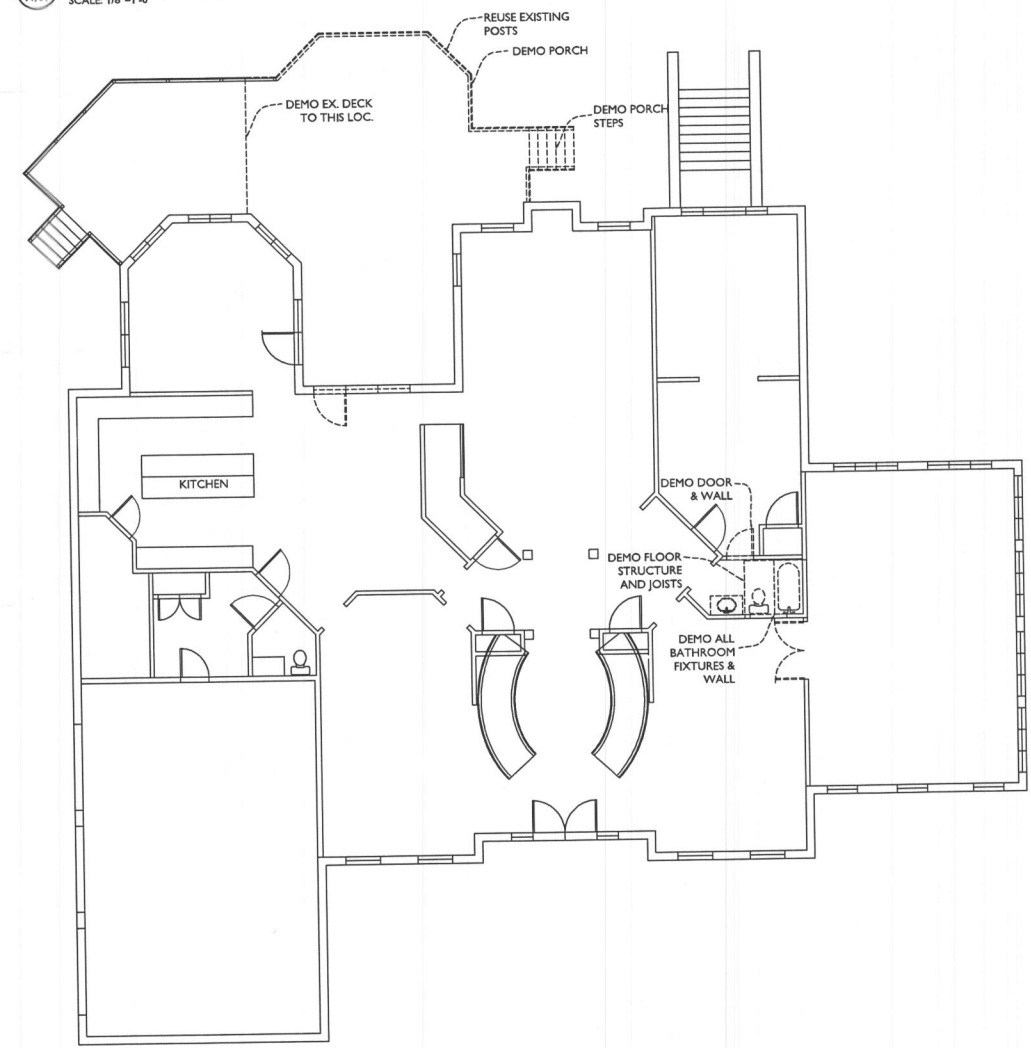
- LINE TYPE KEY:
- NEW WALL
 - EXIST. WALL
 - ABOVE LINE
 - BRG. WALL
 - FDN. WALL
 - DEMO WALL



3
A101
SECOND FLOOR DEMO PLAN
SCALE: 1/8"=1'-0"



1
A101
BASEMENT DEMO PLAN
SCALE: 1/8"=1'-0"



2
A101
FIRST FLOOR DEMO PLAN
SCALE: 1/8"=1'-0"



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PROJECT PHASE
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PROJECT TITLE
THE AMES RESIDENCE

11223 Independence Way
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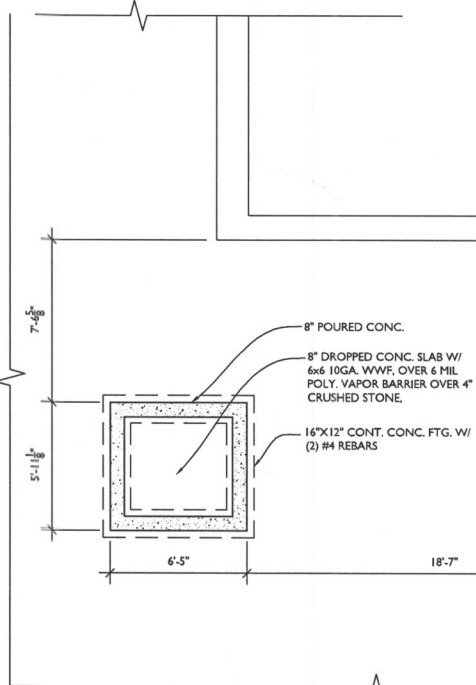
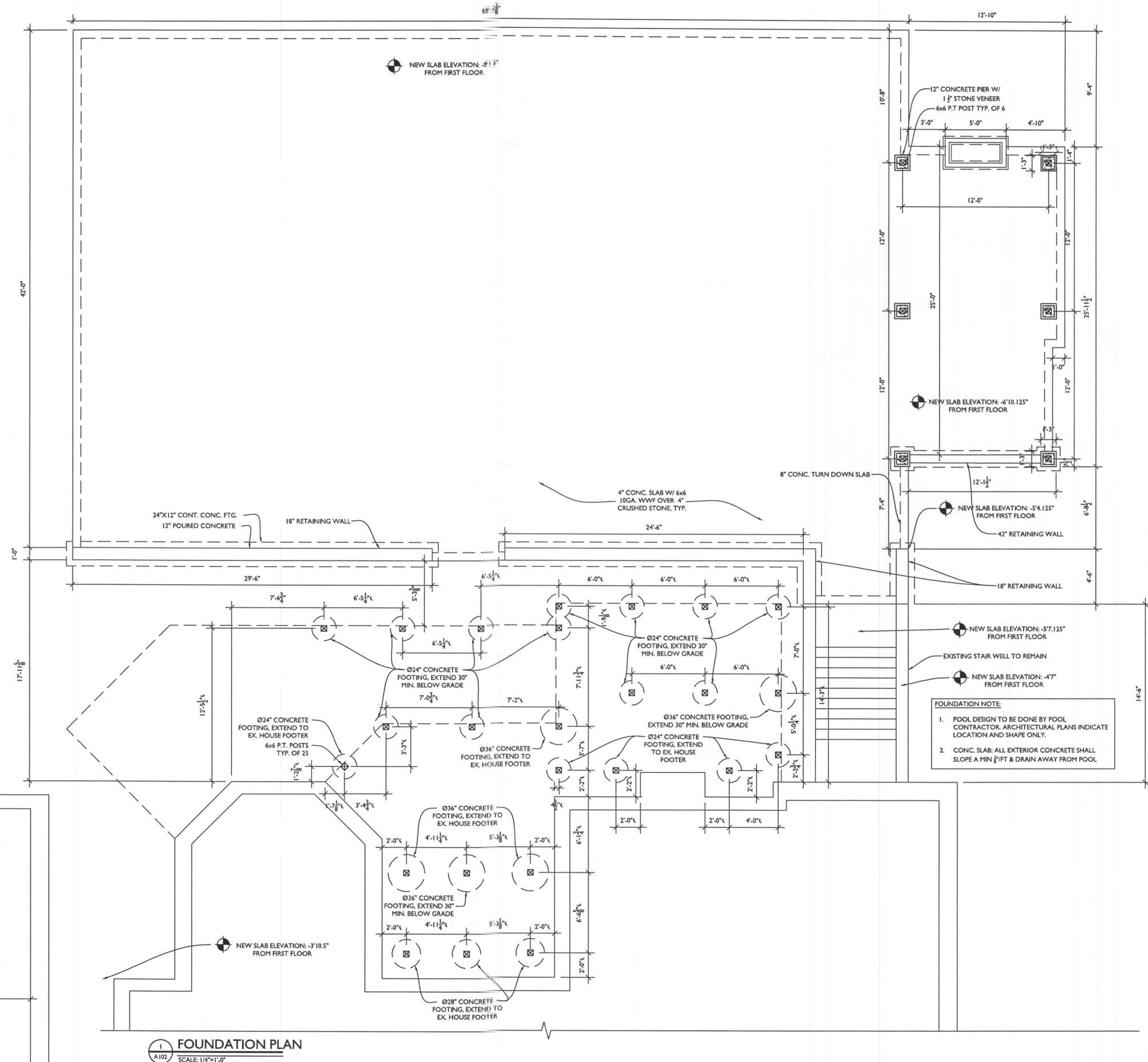
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| SYMBOL | DATE | ISSUED FOR |
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PROJECT NUMBER 21-633
DATE 12/21/2022
SCALE AS NOTED

DRAWING TITLE
DEMOLITION PLANS

SHEET NUMBER
A-101

LINE TYPE KEY:
 NEW WALL [Solid line with hatching]
 EXIST. WALL [Dashed line]
 ABOVE LINE [Dashed line above]
 BRG. WALL [Solid line with diagonal hatching]
 FDN. WALL [Solid line with cross-hatching]



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

2 ELEVATOR FOUNDATION PLAN
 A102 SCALE: 1/4"=1'-0"



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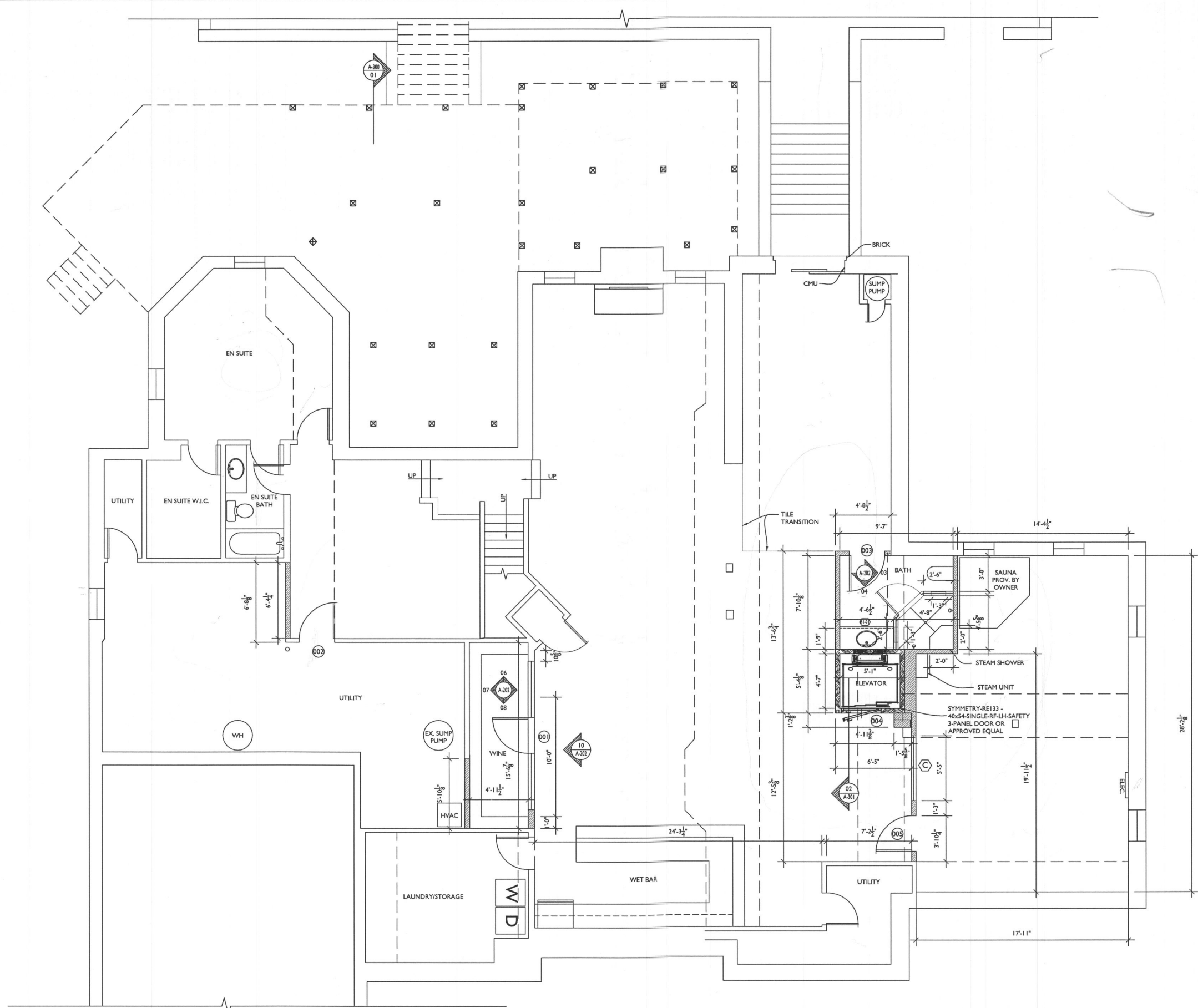
PROJECT NUMBER 21-633
 DATE 12/21/2022
 SCALE AS NOTED

DRAWING TITLE
FOUNDATION PLAN

SHEET NUMBER
A-102

FOUNDATION NOTE:
 1. POOL DESIGN TO BE DONE BY POOL CONTRACTOR. ARCHITECTURAL PLANS INDICATE LOCATION AND SHAPE ONLY.
 2. CONC. SLAB: ALL EXTERIOR CONCRETE SHALL SLOPE A MIN 1/8" FT & DRAIN AWAY FROM POOL.

LINE TYPE KEY:
 NEW WALL [Solid line with thick stroke]
 EXIST. WALL [Thin solid line]
 ABOVE LINE [Dashed line]
 BRG. WALL [Hatched pattern]
 FDN. WALL [Dotted pattern]



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



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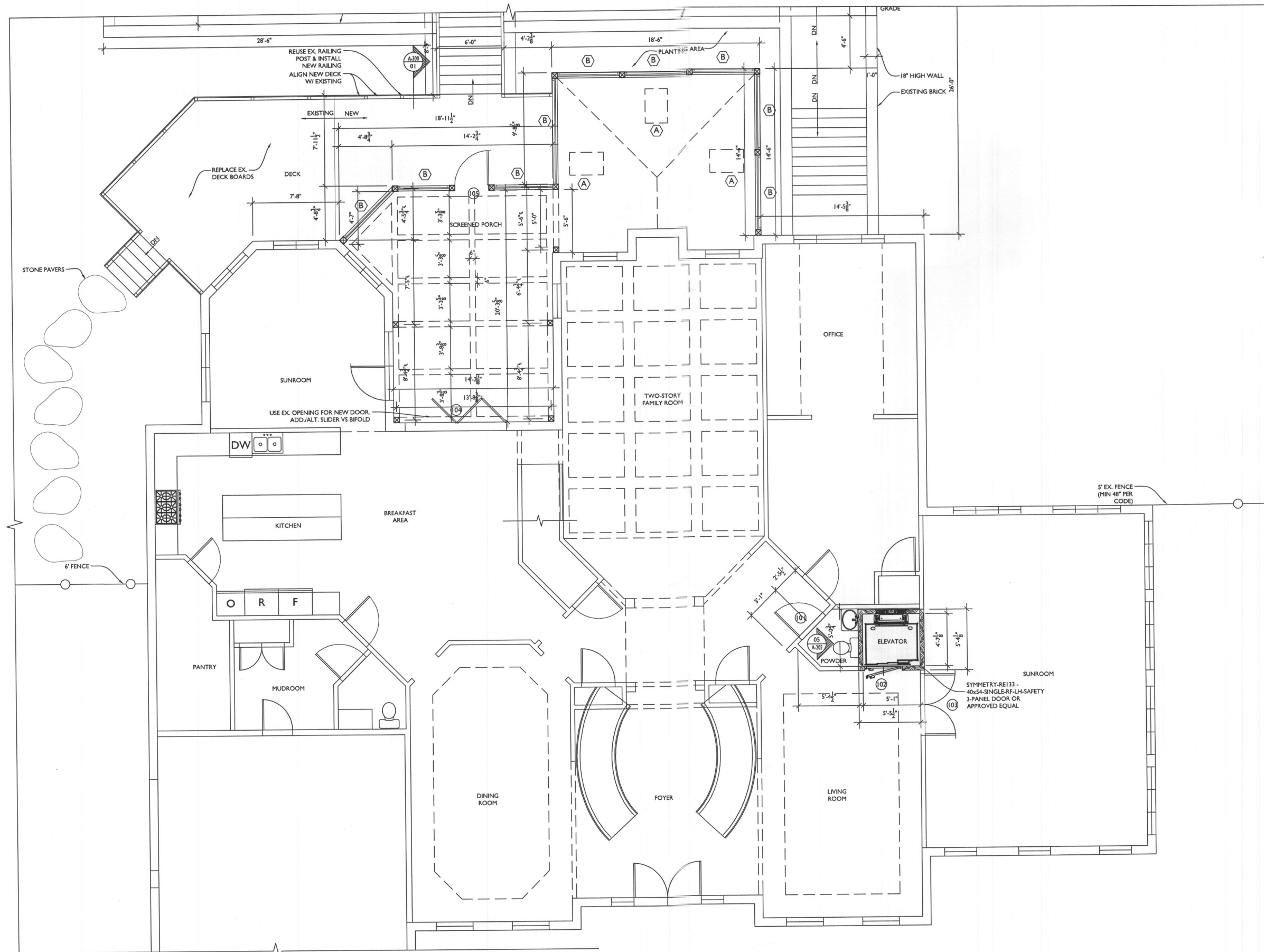
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PROJECT NUMBER 21-633
 DATE 12/21/2022
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DRAWING TITLE
BASEMENT FLOOR PLAN

SHEET NUMBER
A-103

LINE TYPE KEY:
 NEW WALL [Solid line with hatching]
 EXIST. WALL [Dashed line]
 ABOVE LINE [Dashed line above solid]
 BRG. WALL [Dashed line with hatching]



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



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PROJECT NUMBER 21-633
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DRAWING TITLE
FIRST FLOOR PLAN

SHEET NUMBER
A-104



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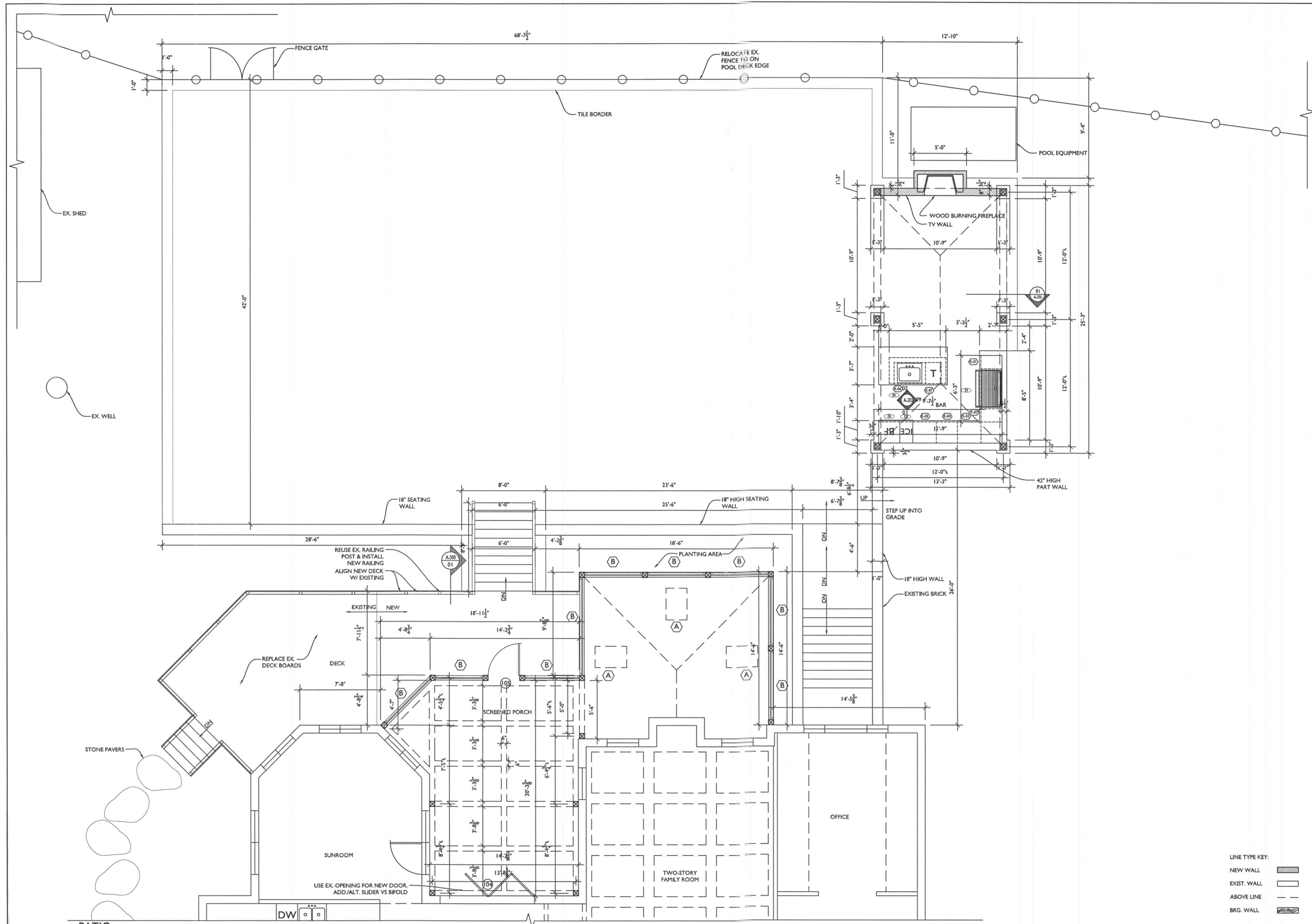
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PROJECT NUMBER 21-633
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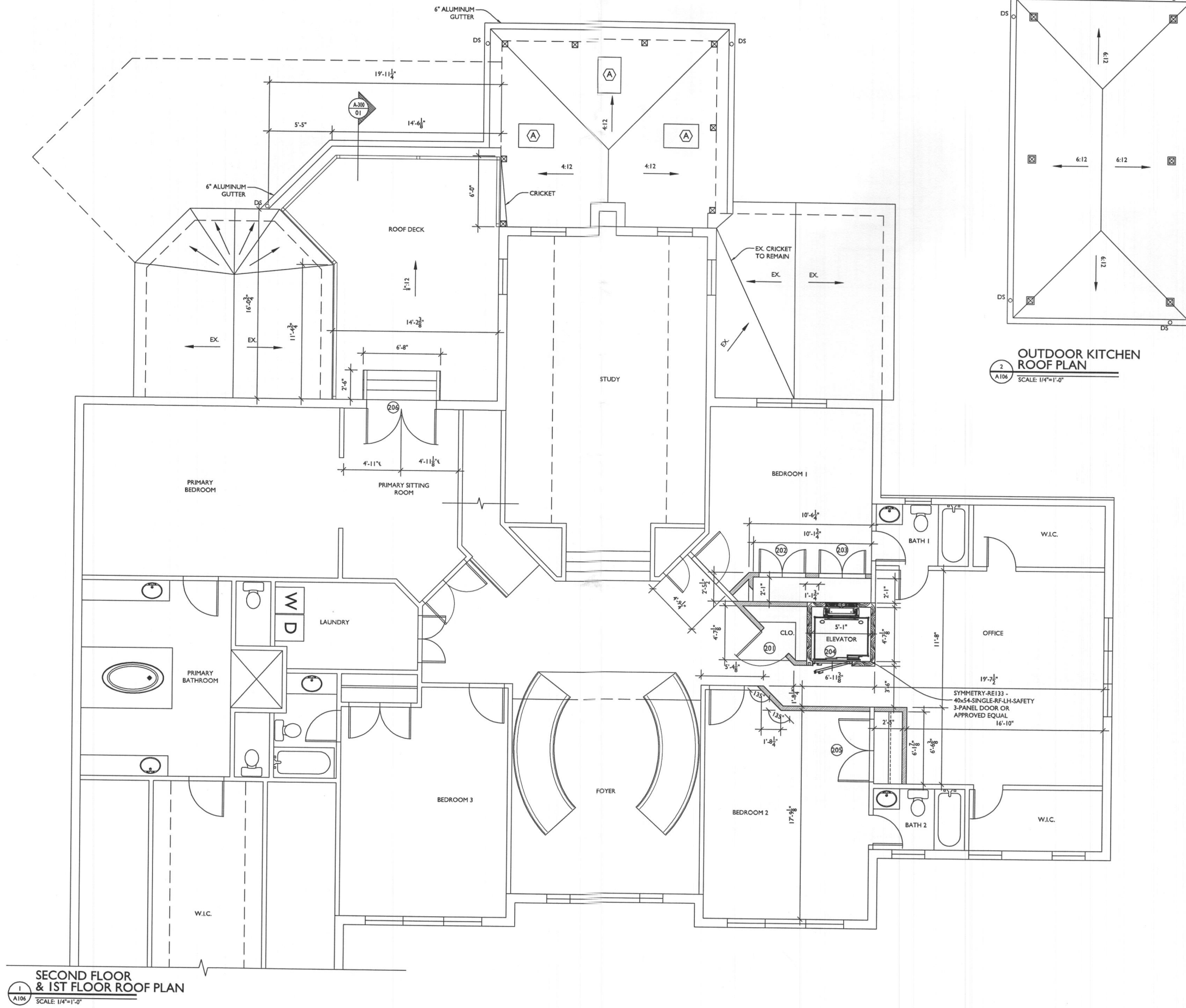
DRAWING TITLE
PATIO FLOOR PLAN

SHEET NUMBER
A-105



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

LINE TYPE KEY:
 NEW WALL: [Solid line with hatching]
 EXIST. WALL: [Dashed line]
 ABOVE LINE: [Dashed line above]
 BRG. WALL: [Solid line with hatching]



2
A106
OUTDOOR KITCHEN ROOF PLAN
 SCALE: 1/4"=1'-0"

1
A106
SECOND FLOOR & 1ST FLOOR ROOF PLAN
 SCALE: 1/4"=1'-0"



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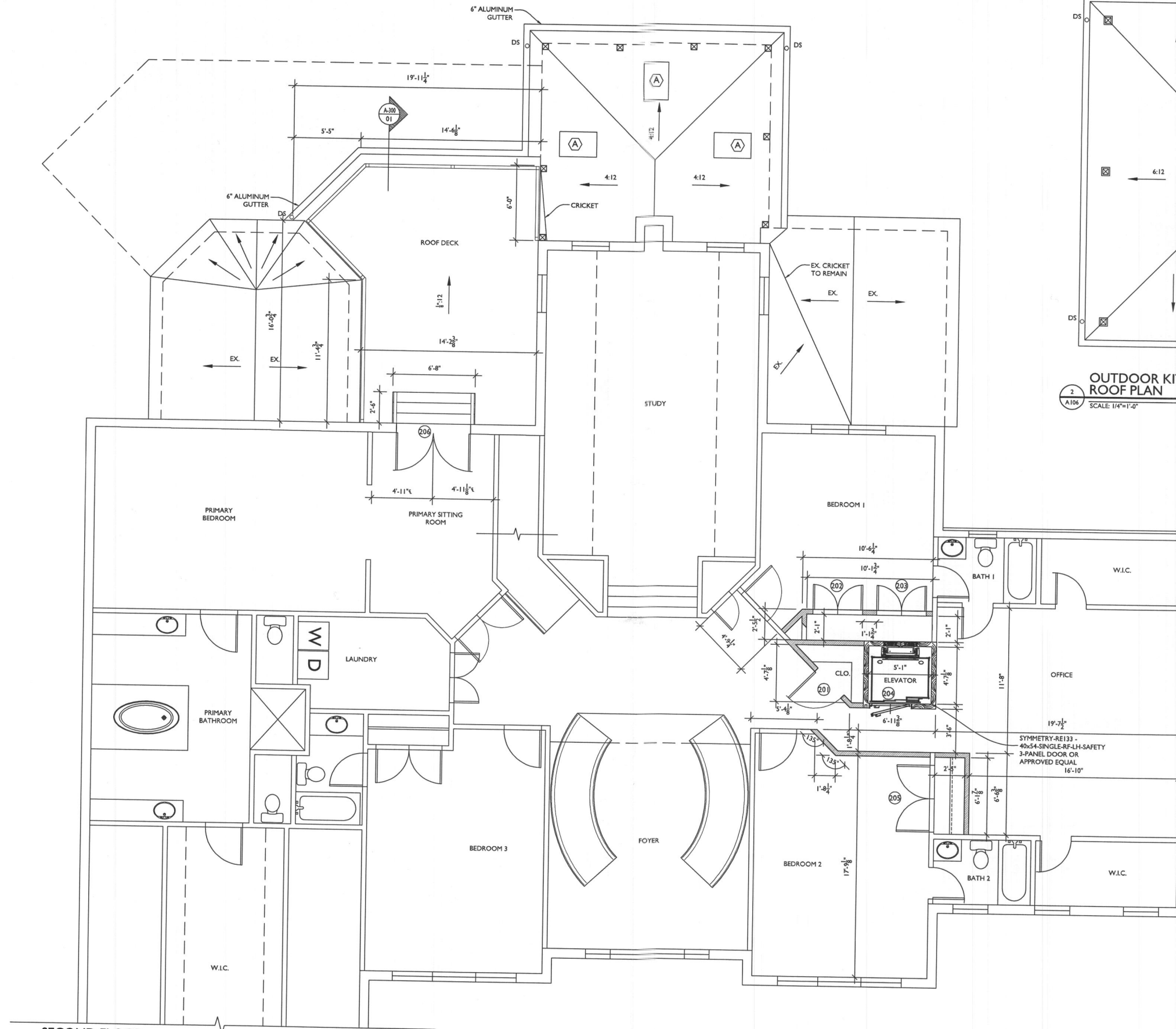
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PROJECT NUMBER: 21-633
 DATE: 12/21/2022
 SCALE: AS NOTED

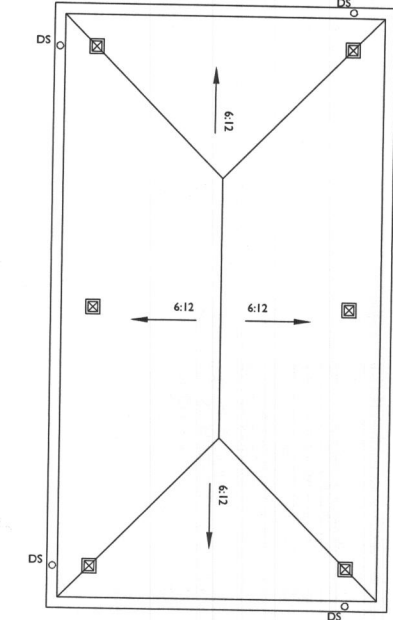
DRAWING TITLE
SECOND FLOOR + 1ST FLOOR ROOF PLAN

SHEET NUMBER
A-106

LINE TYPE KEY:
 NEW WALL: 
 EXIST. WALL: 
 ABOVE LINE: 
 BRG. WALL: 



**SECOND FLOOR
 & 1ST FLOOR ROOF PLAN**
 1
 A106 SCALE: 1/4"=1'-0"



**OUTDOOR KITCHEN
 ROOF PLAN**
 2
 A106 SCALE: 1/4"=1'-0"



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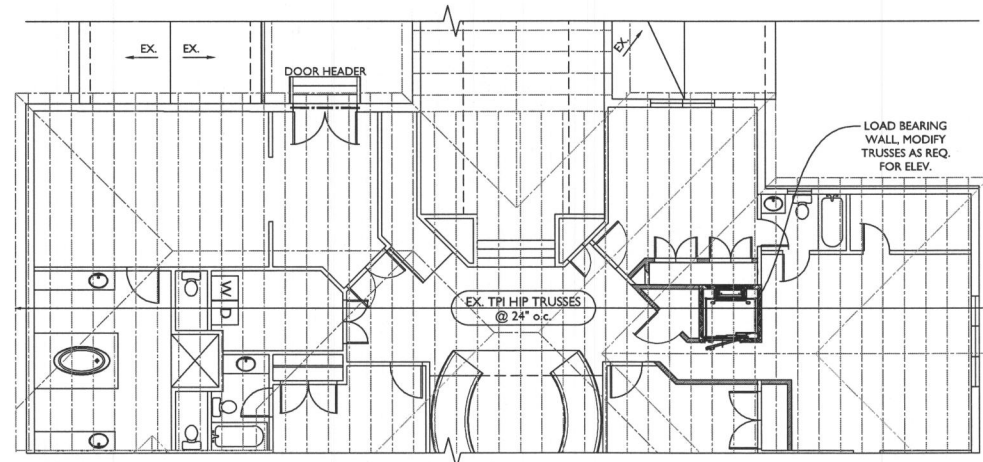
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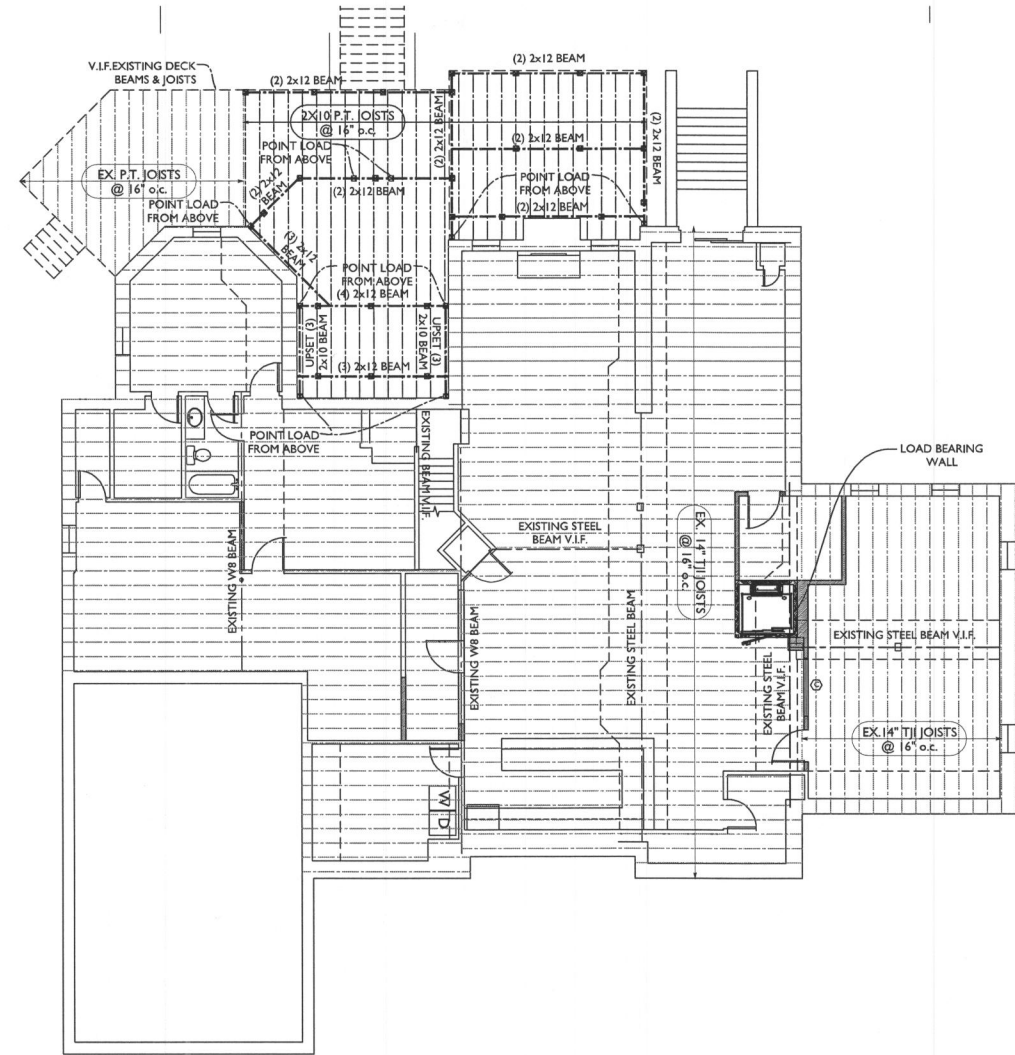
DRAWING TITLE
**SECOND FLOOR
 + 1ST FLOOR
 ROOF PLAN**

SHEET NUMBER
A-106

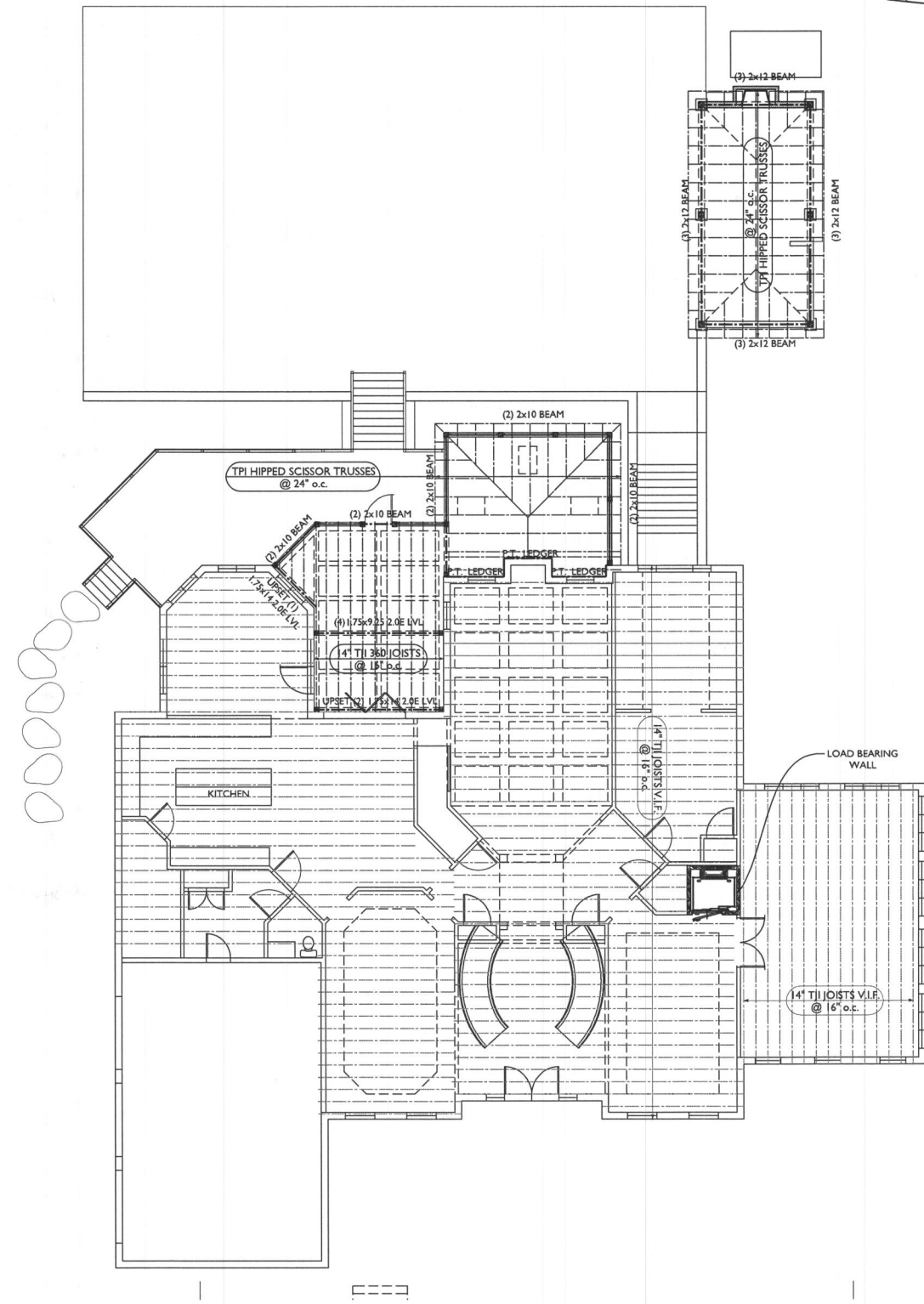
LINE TYPE KEY:
 NEW WALL: [Solid line with hatching]
 EXIST. WALL: [Dashed line]
 ABOVE LINE: [Dashed line with dots]
 BRG. WALL: [Solid line with diagonal hatching]



1
SECOND FLOOR ROOF FRAMING PLAN
 SCALE: 1/8"=1'-0"



3
FIRST FLOOR FRAMING PLAN
 SCALE: 1/8"=1'-0"



2
SECOND FLOOR FRAMING & FIRST FLOOR ROOF FRAMING PLAN
 SCALE: 1/8"=1'-0"



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PROJECT NUMBER: 21-633
 DATE: 12/21/2022
 SCALE: AS NOTED

DRAWING TITLE
ROOF + FLOOR FRAMING PLANS

SHEET NUMBER
A-107



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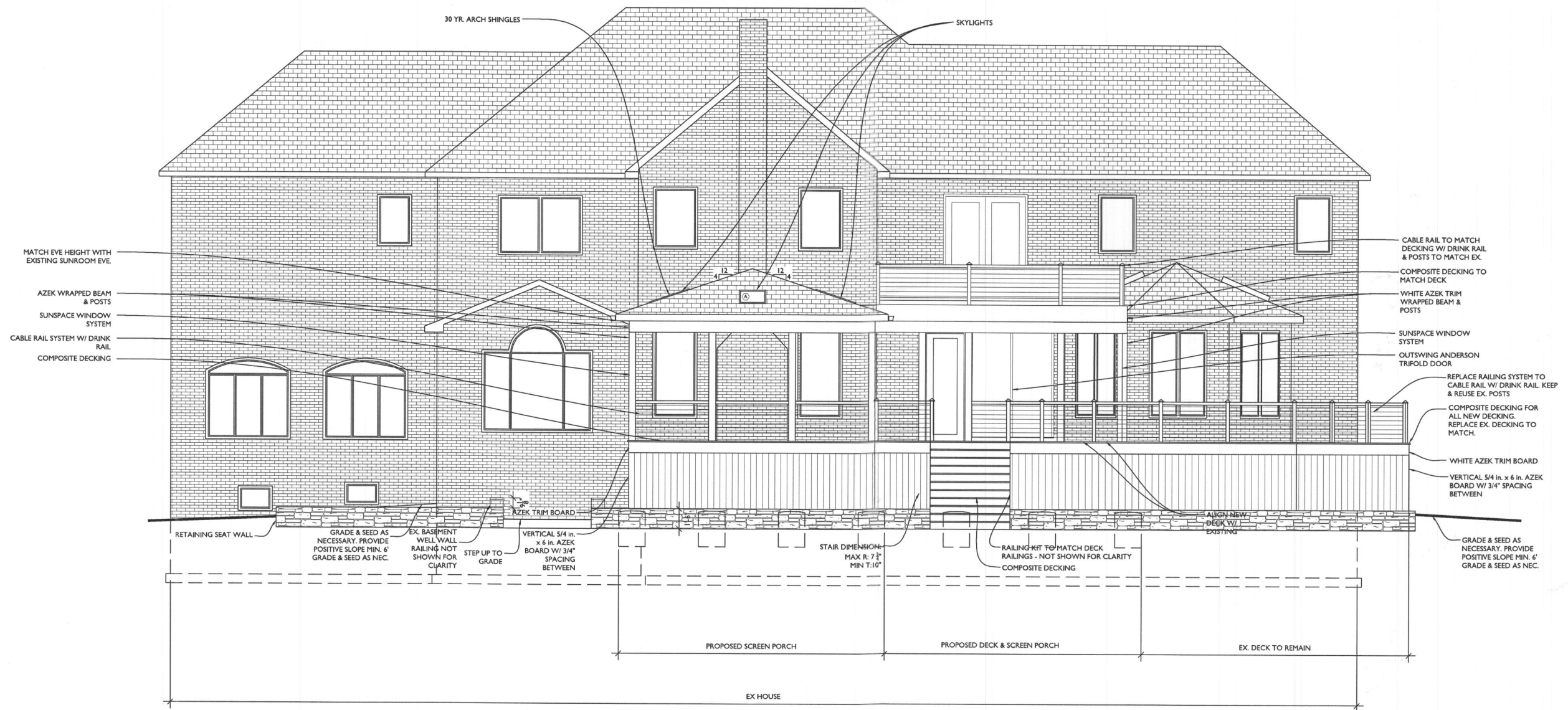
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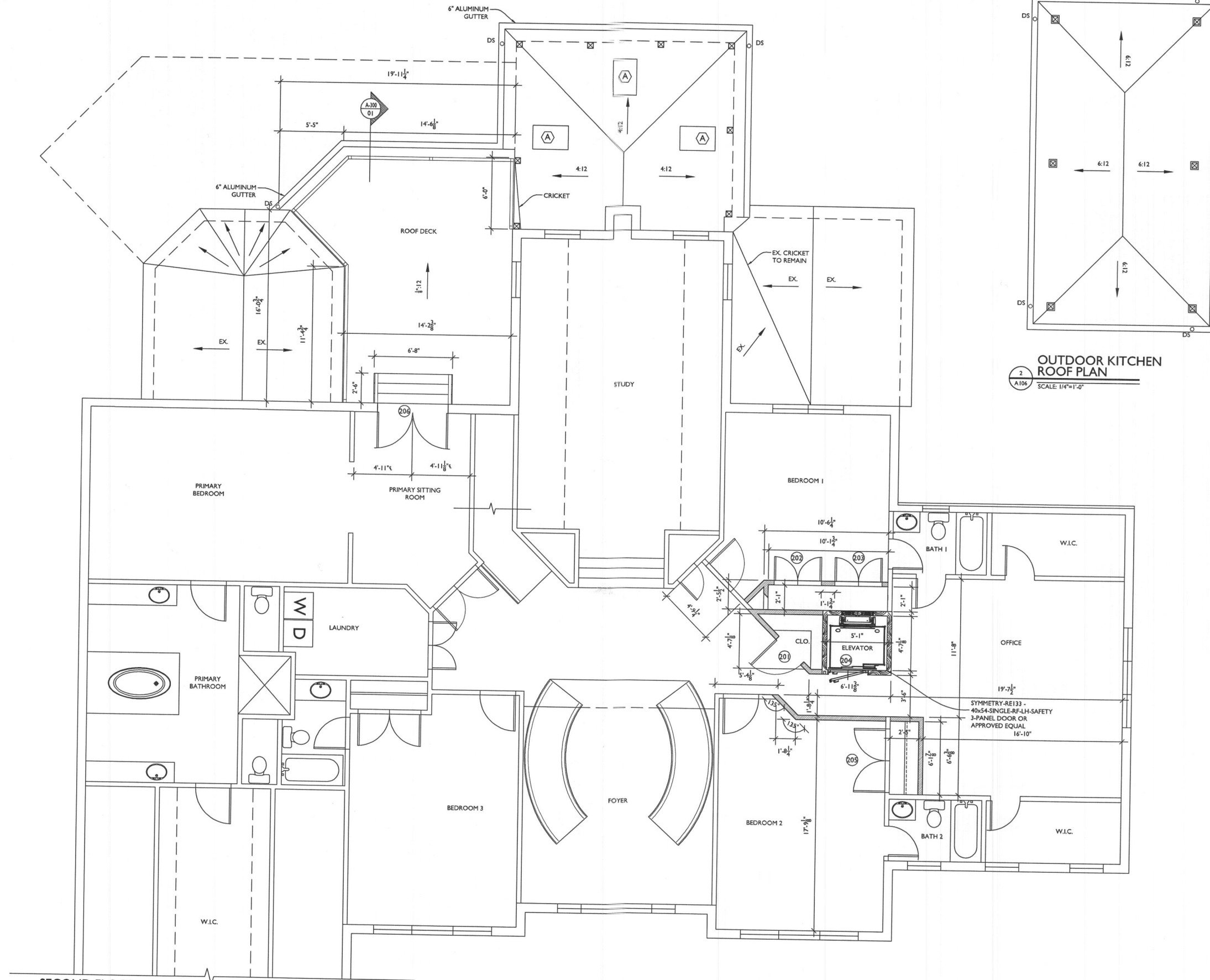
DRAWING TITLE
REAR ELEVATION

SHEET NUMBER
A-200



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

LINE TYPE KEY:
 NEW WALL: 
 EXIST. WALL: 
 ABOVE LINE: 
 BRG. WALL: 



2
 A106
 SCALE: 1/4"=1'-0"



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PROJECT NUMBER: 21-633
 DATE: 12/21/2022
 SCALE: AS NOTED

DRAWING TITLE
SECOND FLOOR + 1ST FLOOR ROOF PLAN

SHEET NUMBER
A-106



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DATE 12/21/2022

SCALE AS NOTED

DRAWING TITLE

SIDE ELEVATIONS

SHEET NUMBER

A-201

