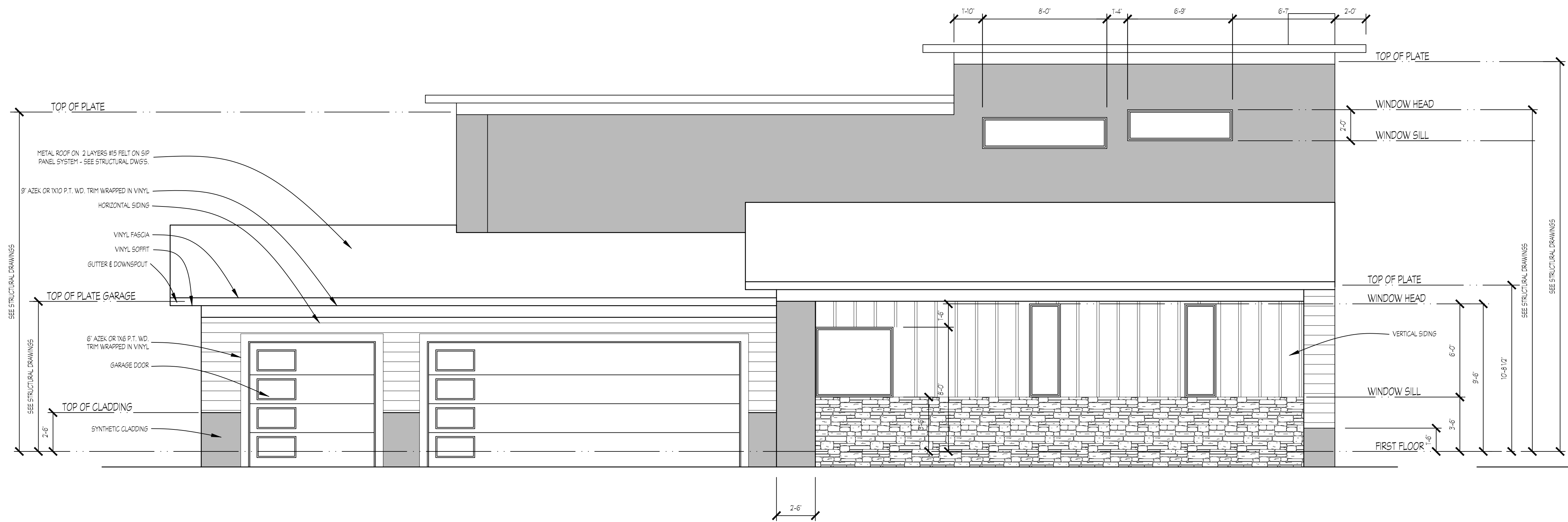


**A** FRONT ELEVATION  
A-1 1/4" = 1'-0"




**B** LEFT (GARAGE) SIDE ELEVATION  
A-1 1/4" = 1'-0"

REV	DESCRIPTION	DATE	Approved for release to:	
			<input type="checkbox"/> Permit	<input type="checkbox"/> Owner
			<input type="checkbox"/> Bid/Negotiation	<input type="checkbox"/> Date
			<input type="checkbox"/> Construction	<input type="checkbox"/> Other

SCALE: AS NOTED	PROFESSIONAL CERTIFICATION
DATE: 01/09/2020	I certify that these documents were prepared or approved by me, and that I am a duly licensed architect in the State of Maryland, License No. 14875
FILE NO: LOT 2-FLIP	Expiration Date: 02-02-2021
PROJ. NO: 19010	
DRAWING NO: A-1	
1083 Bailey Road Mentzville, Maryland 21104 marchitectural.com Phone: 410-549-3377 Fax: 410-549-3377	
bluehouse architecture, llc	



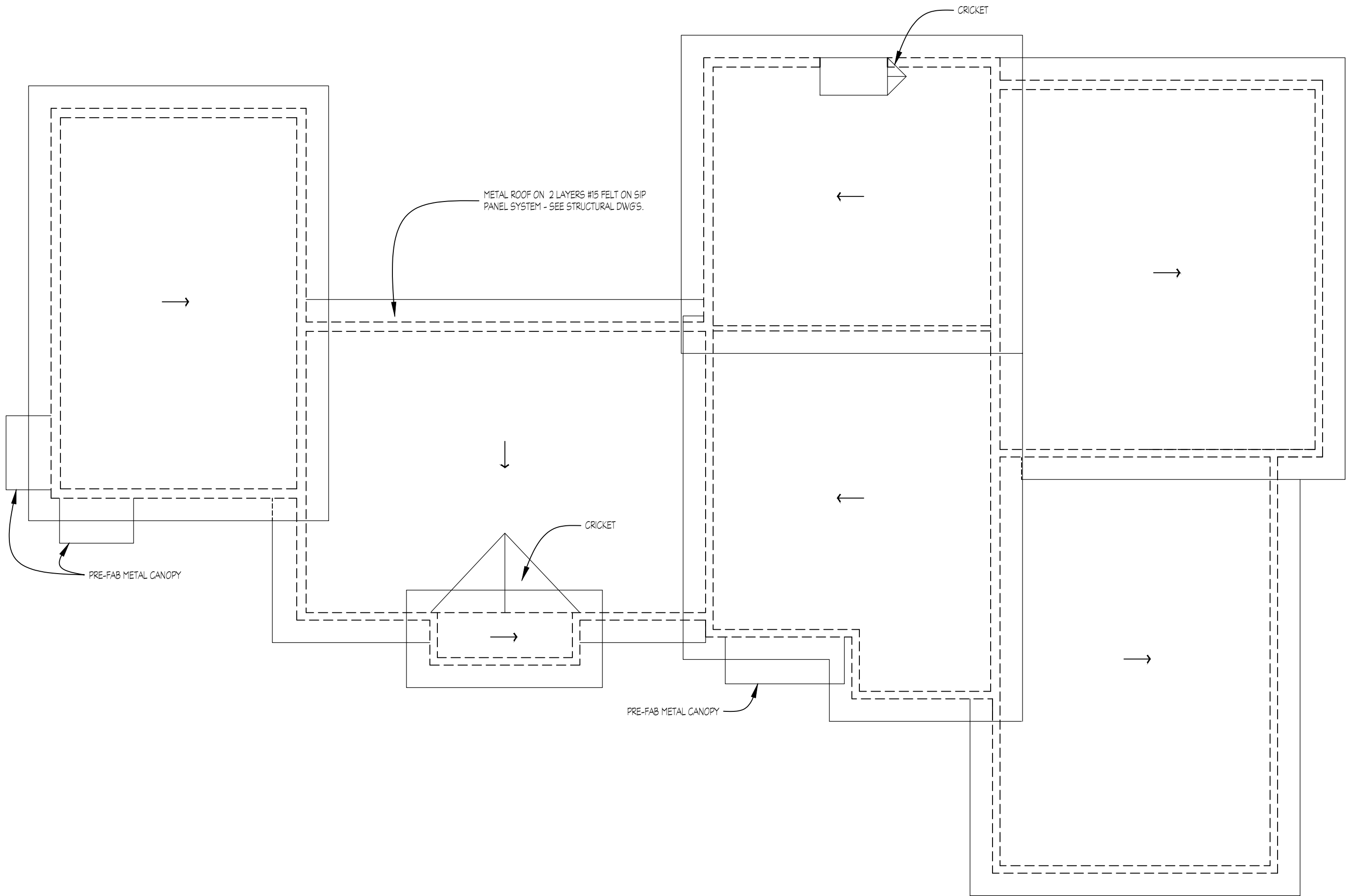
REV   DESCRIPTION <div style="border: 1px solid black; height: 20px; width: 40px; margin: 5px auto;"></div> <div style="border: 1px solid black; height: 20px; width: 40px; margin: 5px auto;"></div>	DATE <div style="border: 1px solid black; height: 20px; width: 100%; margin: 5px auto;"></div> <div style="border: 1px solid black; height: 20px; width: 100%; margin: 5px auto;"></div>	<p style="text-align: center;"><b>RIGHT SIDE &amp; REAR ELEVATIONS</b></p> <p style="text-align: center;"><b>PIERCED WOOD- LOT 2</b></p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;">  <div style="margin-left: 10px;"> <p><b>Bluehouse Architecture, Inc.</b></p> <p>1993 Bailey Road              Marriottsville, Maryland 21104              Phone: 410-549-3377              Fax: 410-549-3377  <a href="http://www.bluehousearch.com">www.bluehousearch.com</a></p> </div> </div>
<p>THE OFFICE OF BLUEHOUSE ARCHITECTURE, LLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY NOR THE COMPLETENESS OF EXISTING CONDITIONS AS SHOWN ON THESE DRAWINGS. ALL FEATURES AND DIMENSIONS SHOULD BE VERIFIED BY CONTRACTOR PRIOR TO BEGINNING WORK.</p>		<div style="border: 1px solid black; padding: 5px;"> <p><b>SCALE:</b> AS NOTED</p> <p><b>DATE:</b> 01/09/2020</p> <p><b>PROJECT NAME:</b> LOT 2-FLIP</p> <p><b>FILE NO.:</b> 19010</p> <p><b>DRAWING NO.:</b> 19010</p> </div>
<p><b>APPROVED FOR RELEASE TO:</b></p> <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 40%;"> <input type="checkbox"/> Permit  <input type="checkbox"/> Bid/Negotiation  <input type="checkbox"/> Construction  <input type="checkbox"/> Other: _____         </div> <div style="width: 60%;"> <p>Owner _____</p> <p>Date _____</p> </div> </div>		<p style="text-align: center;"><b>PROFESSIONAL CERTIFICATION.</b></p> <p>I certify that these documents were prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Maryland, License No. 14275.</p> <p style="text-align: right;"> <b>Expiration Date: 02-07-2022</b> </p>





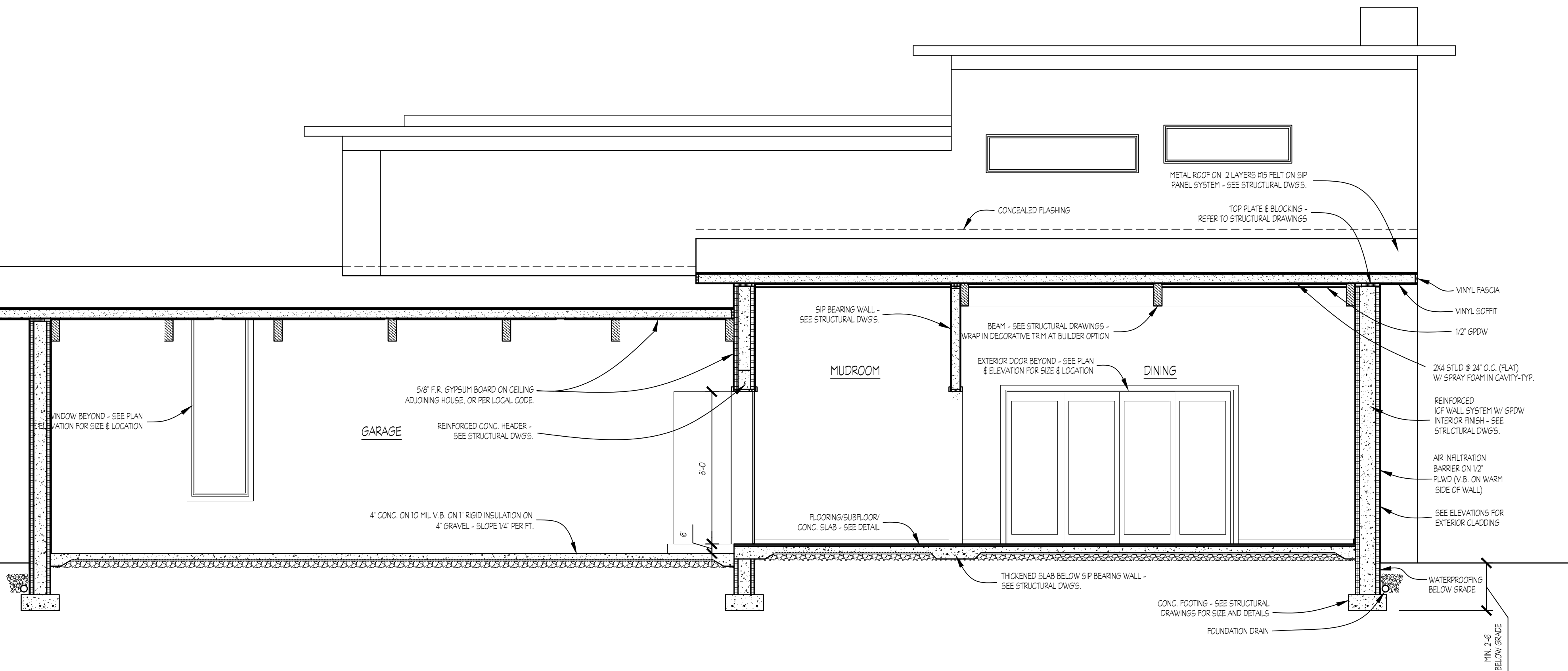
A ROOF PLAN

A-4 1/8" = 1'-0"



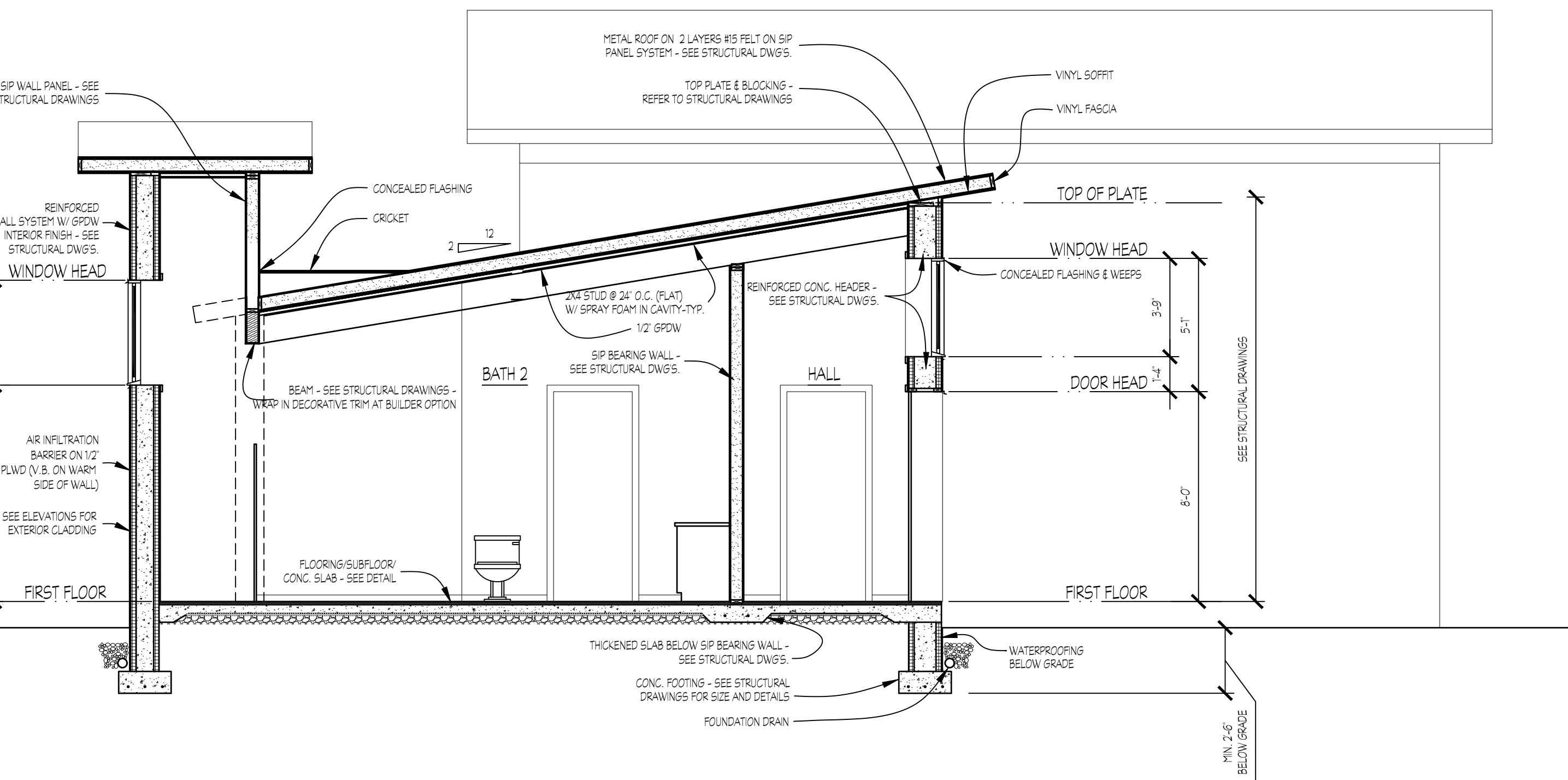
B GARAGE/DINING ROOM SECTION

A-4 1/4" = 1'-0"



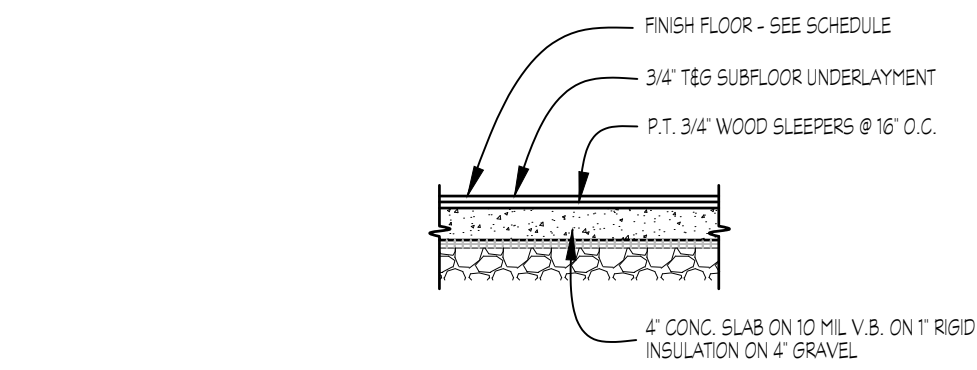
C HALL BATHROOM SECTION

A-4 1/4" = 1'-0"



D FLOOR DETAIL

A-4 1/2" = 1'-0"



E FINISH SCHEDULE

A-4 N.T.S.

ROOM FINISH SCHEDULE					
ROOM	FLOOR		WALL	CEILING	ADDITIONAL NOTES
	FINISH	BASE			
FOYER	-	PT. WD.	PAINTED DRYWALL	GPDW	
FLEX	-	PT. WD.	PAINTED DRYWALL	GPDW	
POWDER	-	PT. WD.	PAINTED DRYWALL	GPDW	
UTILITY	-	PT. WD.	PAINTED DRYWALL	GPDW	
HALL	-	PT. WD.	PAINTED DRYWALL	GPDW	
BEDROOM 3	-	PT. WD.	PAINTED DRYWALL	GPDW	
BATH 2	-	PT. WD.	PAINTED DRYWALL	GPDW	
BEDROOM 2	-	PT. WD.	PAINTED DRYWALL	GPDW	
MASTER BEDROOM	-	PT. WD.	PAINTED DRYWALL	GPDW	
MASTER BATH	-	PT. WD.	PAINTED DRYWALL	GPDW	
WIC	-	PT. WD.	PAINTED DRYWALL	GPDW	
WIC	-	PT. WD.	PAINTED DRYWALL	GPDW	
FAMILY	-	PT. WD.	PAINTED DRYWALL	GPDW	
DINING	-	PT. WD.	PAINTED DRYWALL	GPDW	
KITCHEN	-	PT. WD.	PAINTED DRYWALL	GPDW	
LAUNDRY	-	PT. WD.	PAINTED DRYWALL	GPDW	
PANTRY	-	PT. WD.	PAINTED DRYWALL	GPDW	
MUDROOM	-	PT. WD.	PAINTED DRYWALL	GPDW	
GARAGE	CONCRETE	N/A	PAINTED DRYWALL	GPDW	

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

Approved for release to:

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

DESCRIPTION: \_\_\_\_\_

THE OFFICE OF BUILDING AND PROJECTS, LLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY NOR FOR THE COMPLETENESS OF ENGINEERING CONDITIONS AS SHOWN ON THESE DRAWINGS. ALL FEATURES AND DIMENSIONS SHOULD BE VERIFIED BY CONTRACTOR PRIOR TO BEGINNING WORK.

Permit ☐ Bid/Negotiation ☐ Construction ☐ Other: \_\_\_\_\_

Owner \_\_\_\_\_

Date \_\_\_\_\_

SCALE: AS NOTED

SECTION: ROOF PLAN FLOOR DETAIL SCHEDULES

PIERCED WOOD - LOT 2

PROFESSIONAL CERTIFICATION

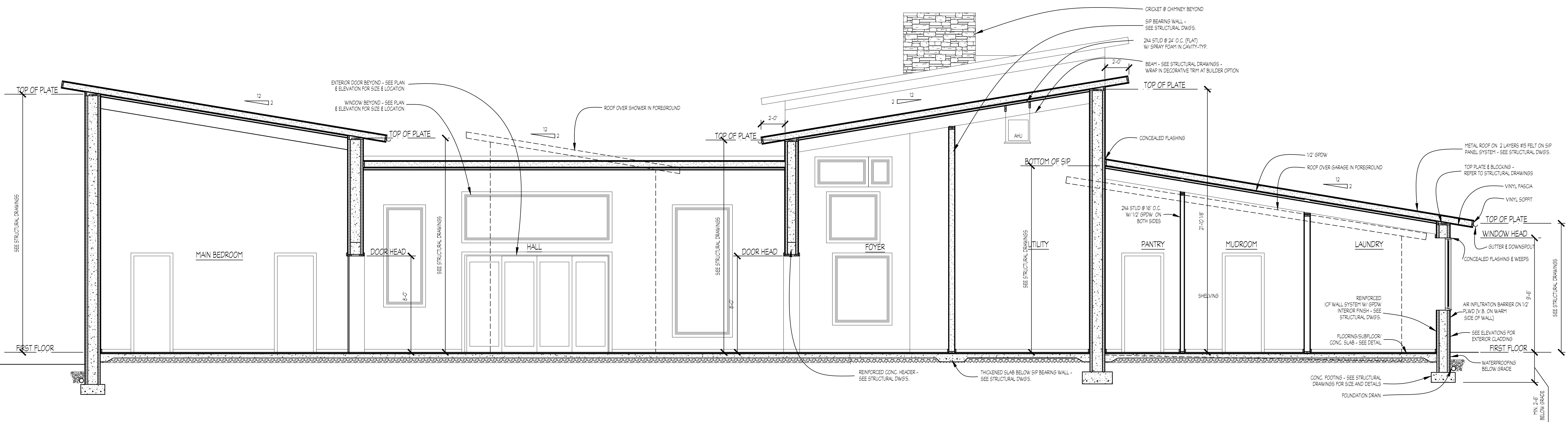
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License No. 14875, Expiration Date: 02-27-2021.

1093 Bailey Road  
Marriottsville, Maryland 21104  
marriage@bluehousearch.com  
www.bluehousearch.com  
Phone: 410-549-5377  
Fax: 410-549-5377

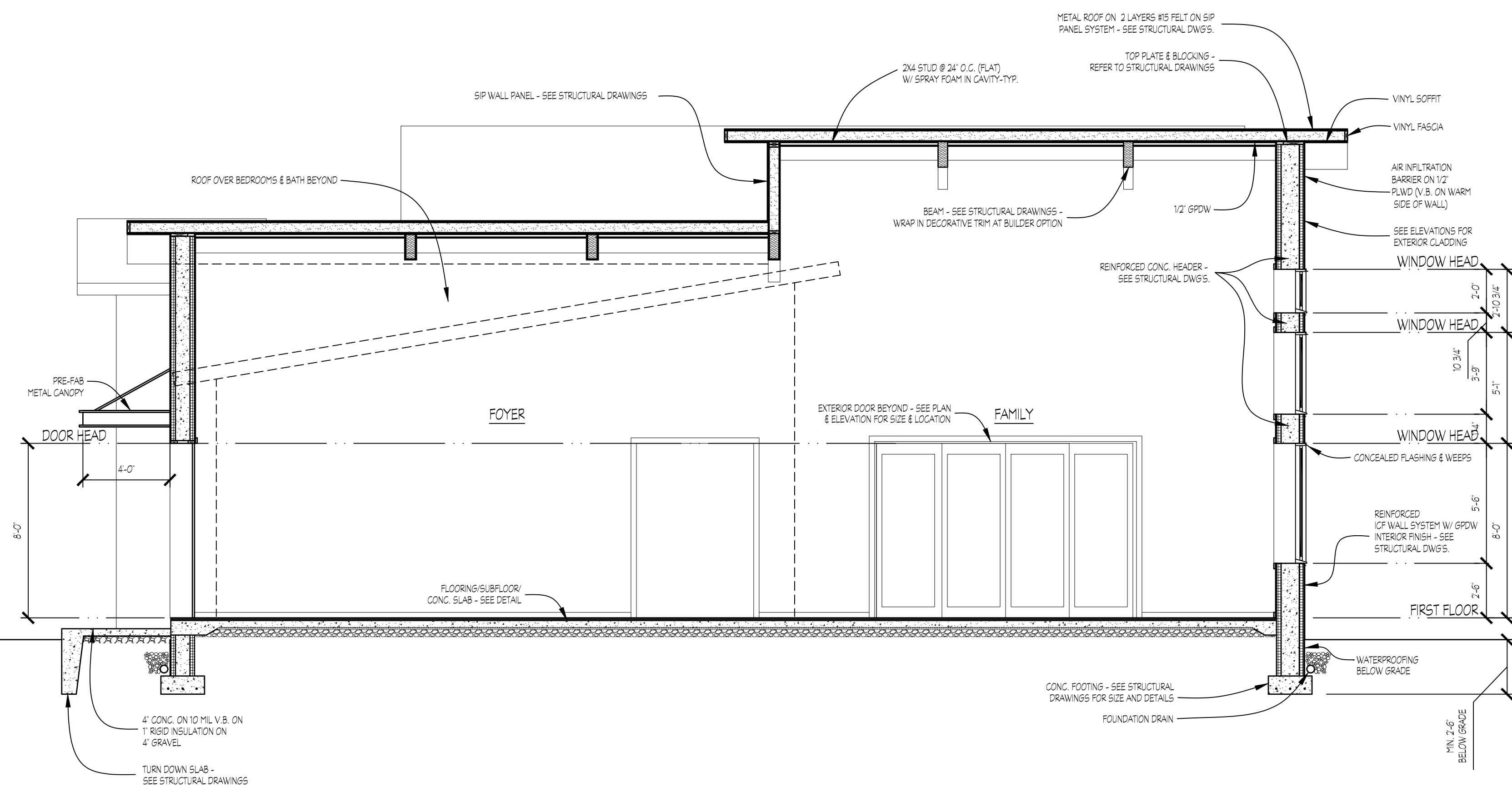
bluehouse architecture, llc

4 of 5

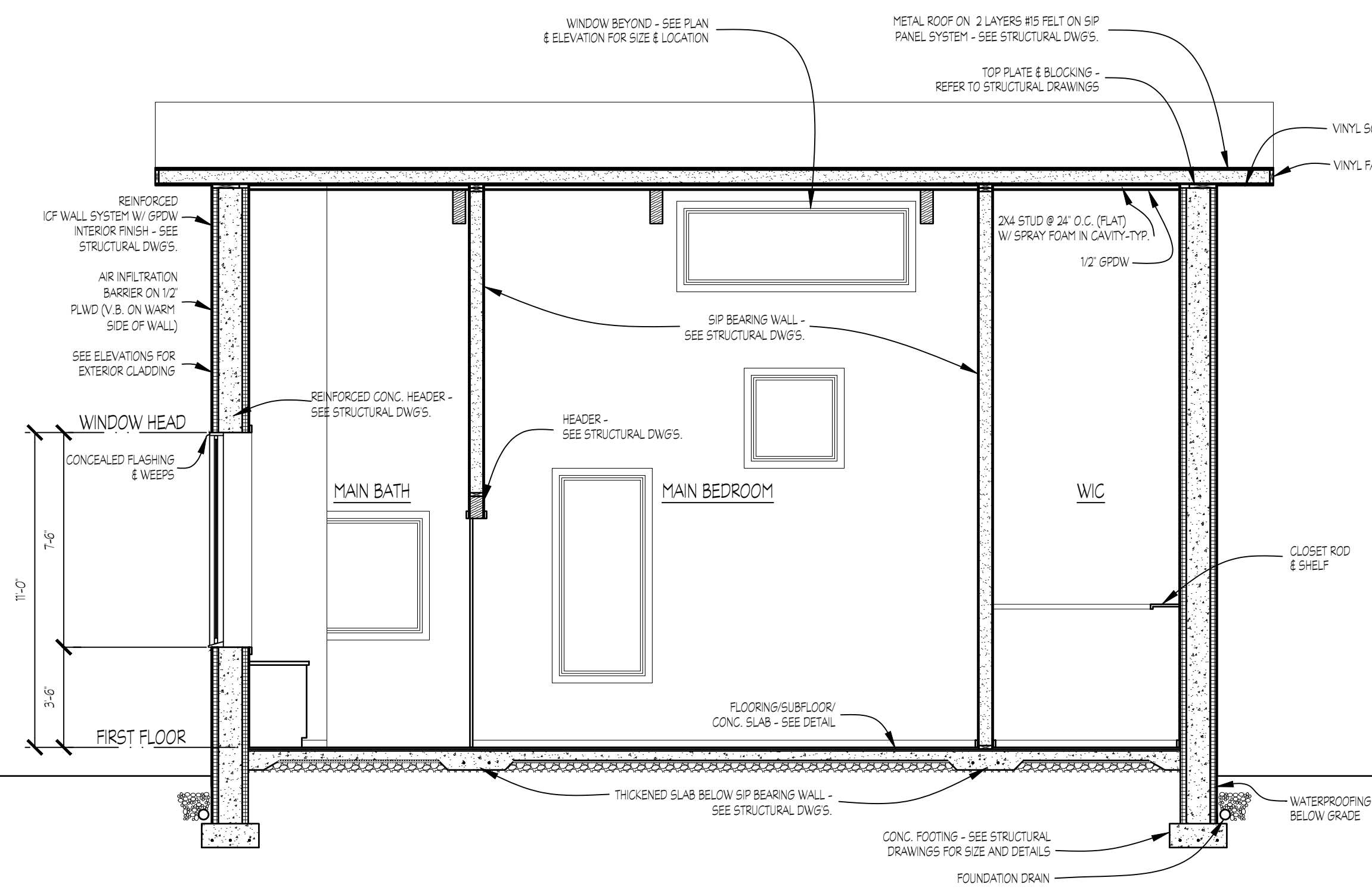




**A** LONGITUDINAL SECTION  
A-5 1/4" = 1'-0"



**B** FAMILY ROOM/FOYER SECTION  
A-5 1/4" = 1'-0"



**C** MASTER SUITE SECTION  
A-5 1/4" = 1'-0"

Approved for release to: <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Permit  <input type="checkbox"/> Bid/Negotiation  <input type="checkbox"/> Construction  <input type="checkbox"/> Other:         </div> <div>           Owner            Date         </div> </div>		SEAL PROFESSIONAL CERTIFICATION I certify that these documents were prepared or approved by me, and that I am a duly licensed architect in the State of Maryland, License No. 14875, Expiration Date 02-07-2021.
SCALE: AS NOTED LONGITUDINAL SECTION, FAMILY ROOM/FOYER SECTION, MASTER SUITE SECTION LOT 2-FLIP 109/2020 19010 1093 Bailey Road Manassas, Maryland 20108 mta@bluehousearch.com www.bluehousearch.com Phone: 410-548-3377 Fax: 410-548-3377 bluehouse architecture, llc		



# PIERCED WOOD, LOT 2

## LOT 2

### WESTMINSTER, MARYLAND 21157

#### DRAWING INDEX

CS-1	SPECIFICATIONS, SITE PLAN, SYMBOLS, & ABBREVIATIONS
A-1	FRONT ELEVATION, LEFT SIDE ELEVATION
A-2	RIGHT SIDE & REAR ELEVATIONS
A-3	FIRST FLOOR PLAN
A-4	GARAGE/EDINING ROOM SECTION, HALL BATHROOM SECTION, ROOF PLAN FLOOR DETAIL, SCHEDULES
A-5	LONGITUDINAL SECTION, FAMILY ROOM/FOYER SECTION, MASTER SUITE SECTION

#### 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 FACE OF STUD/EXTERIOR SHEATHING.

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.

22600 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.

12500 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.

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.

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

##### DIVISION 03 - CONCRETE

(NOTE: SPECIFICATIONS LISTED BELOW ARE INTENDED TO COMPLEMENT STRUCTURAL DESIGN AS PREPARED BY MCCON ENGINEERING, INC. REFER TO STRUCTURAL SPECIFICATIONS AND DRAWINGS FOR ADDITIONAL INFORMATION.)

31119 A: PROVIDE INSULATED CONCRETE FORMWORK AS MANUFACTURED BY TFORMING ICF. PROVIDE ALL REINFORCING SUPPORTS, ANCHORS, FLASHINGS, AND CONNECTIONS. INSTALL AND CONNECT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. SUBMIT SHOP DRAWINGS PREPARED BY A MARYLAND-REGISTERED ENGINEER.

32100 A: PROVIDE CONCRETE FOUNDATION REINFORCEMENT AS REQUIRED BY CODE (INCLUDING SECTION R404.1.3.3.7 "REINFORCEMENT" IN 2015 IRC). FURTHER, FOR CONCRETE FOUNDATION WALLS, 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: 0.0012, MINIMUM RATIO OF HORIZONTAL REINFORCEMENT TO GROSS CONCRETE AREA: 0.0022)

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 SPLICES 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 16%), 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 IN ALL CONCRETE EXCEPT FOOTINGS.

33000 D: EXCEPT WHERE OTHERWISE NOTED, SLABS ON GRADE SHALL BE 4" THICK CONCRETE REINFORCED WITH 6" X 6" - W/4M1.4 W/WF 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'. SLOPE GARAGE SLAB AS INDICATED ON DRAWINGS.

##### DIVISION 04 - MASONRY

(NOTE: SPECIFICATIONS LISTED BELOW ARE INTENDED TO COMPLEMENT STRUCTURAL DESIGN AS PREPARED BY MCCON ENGINEERING, INC. REFER TO STRUCTURAL SPECIFICATIONS AND DRAWINGS FOR ADDITIONAL INFORMATION.)

44200 B: PROVIDE STONE VENEER AS MANUFACTURED BY ELDORADO STONE AND SELECTED BY OWNER. PROVIDE ALL REQUIRED FASTENERS, ANCHORS, WEEPS, WATERPROOFING, SUBSTRATES, ETC AS DIRECTED BY MANUFACTURER.

##### DIVISION 05 - METALS

(NOTE: SPECIFICATIONS LISTED BELOW ARE INTENDED TO COMPLEMENT STRUCTURAL DESIGN AS PREPARED BY MCCON ENGINEERING, INC. REFER TO STRUCTURAL SPECIFICATIONS AND DRAWINGS FOR ADDITIONAL INFORMATION.)

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

< 4" 4" X 3-1/2" 5/16" OR 8" PRECAST W/ #4 T.8&

4" 5" X 3-1/2" 5/16" OR 8" PRECAST W/ #4 T.8&

5" 6" X 4" X 3/8"

51200 B: 5" BEARING X 16" MINIMUM DEPTH OF BRICK OR 100% SOLID OR GROUTED MASONRY BELOW ALL STEEL LINTELS; 8" BEARING X 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.

55123 A: METAL FIRE ESCAPES

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

(NOTE: SPECIFICATIONS LISTED BELOW ARE INTENDED TO COMPLEMENT STRUCTURAL DESIGN AS PREPARED BY MCCON ENGINEERING, INC. REFER TO STRUCTURAL SPECIFICATIONS AND DRAWINGS FOR ADDITIONAL INFORMATION.)

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 STUD OR BETTER; FB = 740 PSI; E = 1,200,000 PSI. (19% MAXIMUM MOISTURE CONTENT, 54%.)

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: ALL SHEATHING PRODUCTS SHALL BE MANUFACTURED BY HUBER ENGINEERED WOOD, LLC, OR APPROVED EQUAL. WALL SHEATHING: ZIP SYSTEM R SHEATHING, SQUARE EDGE, THICKNESS 2-5/8". ALL EDGES SEALED WITH APPROVED SEAM AND FLASHING TAPE. COMBINATION SUBFLOOR-UNDERLAYMENT: ADVANTECH OSB FLOOR PANELS, T&G EDGE.

6170 A: PROVIDE STRUCTURAL INSULATED PANELS (SIP) WHERE INDICATED AND IN THICKNESS AS NOTED, AS MANUFACTURED BY ACME PANEL CO., OR ACCEPTABLE EQUAL, COMPLYING WITH IRC SECTION R610. INSTALL AND CONNECT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. SUBMIT SHOP DRAWINGS PREPARED BY A MARYLAND-REGISTERED ENGINEER.

61800 A: ALL PLYWOOD SHALL BE GRADE STAMPED, SUBFLOOR, WALL AND ROOF SHEATHING: APA RATED SHEATHING, SQUARE EDGE, THICKNESS NOTED. COMBINATION SUBFLOOR- UNDERLAYMENT: APA RATED STURD-I-FLOOR, T&G EDGE. UNDERLAYMENT: AUB 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", SILI SEALER GASKET, 1" FIBERGLASS. INSTALL AND CONNECT IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION.

61800 B: FOR PLYWOOD 1/2" IN THICKNESS AND LESS, USE "H" CLIPS AT MIDPOINT FOR SPANS GREATER THAN 16" O.C.

61800 C: INSTALL DOUBLE STUD EACH END ALL WOOD BEAMS OR LINTELS UNLESS NOTED OTHERWISE.

61800 D: ATTACH WOOD SILL PLATES, 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.

61800 E: NO OPENINGS IN BEAMS OR JOISTS SHALL BE CUT WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

61700 A: PREFABRICATED WOOD I-BEAM JOISTS AND LAMINATED HEADERS AND BEAMS SHALL BE MANUFACTURED BY WEYHAUSER NR COMPANY, TYPES AND SIZES AS NOTED.

61753 A: WOOD TRUSSES SHALL BE FURNISHED BY AN APPROVED LICENSED FABRICATOR IN ACCORDANCE WITH COMPLETE SHOP DRAWINGS PREPARED BY 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 CERTIFIED. 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 AS SELECTED BY OWNER.

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

63000 A: PROVIDE EXTERIOR WOOD DECKING AS INDICATED ON DRAWINGS; AZEK BRAND, 1X6 PLANKS, COLOR AS SELECTED BY OWNER. PROVIDE MATCHING 1 1/2" PLANKS FOR STAIR TREADS AS SHOWN.

66000: PROVIDE PLASTIC/PVC FABRICATIONS AS SHOWN ON DRAWINGS AS MANUFACTURED BY FIPYON, VERSATEX, AZEK, OR INTERX.

66300 A: PROVIDE VINYL RAILINGS AND PICKETS AS INDICATED ON DRAWINGS. ALL HANDRAILS SHALL BE 3'-0" ABOVE DECK SURFACE. MAXIMUM DISTANCE BETWEEN BALUSTERS SHALL BE 4".

##### DIVISION 07 - THERMAL & MOISTURE PROTECTION

71000 A: PROVIDE WATERPROOFING (TREMPOOF 60 OR ACCEPTABLE EQUIVALENT) APPLIED TO BELOW GRADE FOUNDATION WALLS. 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 BATTS, 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 BAFFLES TO MAINTAIN VENTILATION. RIGID INSULATION: CLOSED-CELL EXTRUDED POLYSTYRENE COMPLYING WITH F5 HH-1-524 TYPE IV, 20 PSI COMPRESSIVE STRENGTHS, AGED K-VALUE OF 0.20, 1.1 PERM-INCH MAX., VAPOR RATINGS, 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.

74113 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), 11" WIDE PANELS, 0.040" ALUMINUM WITH KYNAR COATING; COLOR AND FINISH AS SELECTED BY OWNER. PROVIDE ALL REQUIRED FASTENERS, CONNECTIONS, AND TRANSITIONS. PROVIDE SNOWBIRDS IN AREAS RECOMMENDED BY MANUFACTURER AND CODE.

74600 A: SIDING AND SOFFIT SYSTEMS SHALL BE AS MANUFACTURED BY NICHIIA FIBER CEMENT, 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 26 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

81113 A: EXTERIOR ACCESS DOOR SHALL BE PRE-HUNG, INSULATED DOOR AS MANUFACTURED BY THERMA-TRU OR ACCEPTABLE EQUAL.

81113 A: BASEMENT STORAGE DOORS SHALL CONSIST OF HOLLOW METAL DOORS AND FRAMINGS AND SHALL COMPLY WITH SDI-100, GRADE II, MODEL 1 (MODEL 2, INSULATED AT EXTERIOR), UNLESS OTHERWISE INDICATED, AS MANUFACTURED BY FENESTRA CORP. OR ACCEPTABLE EQUIVALENT. SUBMIT SHOP DRAWINGS.

81113 A: GARAGE ACCESS DOOR SHALL BE 1-3/4" SOLID CORE WITH SIX-PANEL, PAINT-GRADE FACING AND APPLIED MOLDINGS. PROVIDE LABELED SPRING HINGES AND LATCHING HARDWARE.

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

83300 A: PROVIDE FIBERGLASS SECTIONAL OVERHEAD DOORS AS SHOWN, INCLUDING ALL REQUIRED SECTIONS, TRACKS, BRACKETS, COUNTERBALANCES, HARDWARE, WEATHERSEALS & ACCESSORIES; AS MANUFACTURED BY CLOPAY OR EQUAL. PROVIDE 1/2-HP AUTOMATIC DOOR OPENER WITH LIGHT, REMOTE CONTROL, AND INFRARED SAFETY STOP AT EACH DOOR.

85200 A: WOOD WINDOWS AND EXTERIOR PATIO DOORS SHALL BE PELLA WINDOWS, OR ACCEPTABLE EQUIVALENT, WITH VINYL-CLAD EXTERIOR PREFINISH, LOW-EMISSIONITY MANUFACTURER'S RECOMMENDATIONS. GRILLES BETWEEN THE GLASS. PROVIDE FALL PROTECTION WHERE REQUIRED BY CODE.

86200 A: PROVIDE VELUX SKYLIGHT, MODEL AS NOTED, INCLUDING ALL REQUIRED BRACING, OR SHORING TO CONDUCT WORK SAFELY. PREVENT CAVE-INS, RETAIN EXCAVATION AND PROTECT ADJACENT PROPERTIES.

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

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

89516 A: VINYL SOFFIT SYSTEMS SHALL BE AS MANUFACTURED BY HEARTLAND BUILDING PRODUCTS, INC., OR ACCEPTABLE EQUIVALENT. PROVIDE ALL REQUIRED TRIM, SUPPORTS, AND FASTENERS.

##### 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.

93050 A: PROVIDE SHOWER BASE AND SUBSTRATE SYSTEM AS MANUFACTURED BY SCHULTER SYSTEMS, LP. PROVIDE ALL REQUIRED FASTENERS, CONNECTIONS, AND TRANSITIONS.

99113 A: PAINT COLORS SHALL BE AS SELECTED BY OWNER FROM MANUFACTURER'S STANDARDS. REFERENCE STANDARD: SHERWIN-WILLIAMS "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 EGGSHELL PAINT. REPAIR SHOP PRIMING (PRIME ALL GALVANIZED METALS WITH "GALVITE") AND PAINT ALL EXPOSED METALS (EXCEPT PREFINISHED) WITH 2 COATS SILICONE ALKID ENAMEL.

99131 A: PAINT ALL EXTERIOR WOOD WITH WOOD PRIMER AND 2 COATS LATEX SATIN PAINT.

99233 A: PAINT ALL INTERIOR WOOD AND APPLY 2 COATS LATEX SATIN PAINT.

##### DIVISION 10 - SPECIALTIES

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

103000 A: PROVIDE DIRECT VENT UNIT FIREPLACE AS MANUFACTURED BY HEAT-4-GL. INSTALL PER MANUFACTURER'S RECOMMENDATION WITH ALL HARDWARE, SUPPORTS, GROUNDS, ETC. SEE PLANS FOR MODEL INFORMATION.

105700 A: PROVIDE CLOSET SHELVING AS MANUFACTURED BY CLAIRSON/CLOSET MAID OR EQUAL; VINYL-COATED STEEL WIRE, 12" DEPTH, WITH BUILT-IN CLOTHES-HANGER ROD AND ALL REQUIRED HARDWARE, SUPPORTS, GROUNDS, ETC. IN CONFIGURATIONS AS SHOWN.

107000 A: PROVIDE VINYL SHUTTERS TO MATCH EXISTING, COMPLETE WITH ALL REQUIRED TRIM, SUPPORTS, AND FASTENERS.

##### DIVISION 11 - EQUIPMENT

113100 A: PROVIDE LAUNDRY APPLIANCES AS SELECTED BY OWNER, MANUFACTURED BY LG, SAMSUNG, OR EQUAL. PROVIDE SAFE PAN FOR WASHER.

113100 B: PROVIDE KITCHEN APPLIANCES AS SELECTED BY OWNER. PROVIDE ALL REQUIRED MECHANICAL, ELECTRICAL, AND PLUMBING CONNECTIONS.

##### DIVISION 12 - FURNISHINGS

123000 A: PROVIDE KITCHEN/VANITY CABINETS AS SELECTED BY OWNER, (WITH QUARTZ COUNTERTOPS-COLOR AS SELECTED BY OWNER). PROVIDE ACCESSORY MATERIALS TO COMPLY WITH REQUIREMENTS INDICATED FOR DESIGN, MATERIAL, FINISH, MANUFACTURER.

INSULATION & FENESTRATION REQUIREMENTS BY COMPONENT									
FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE R-VALUE
.35	.55	.40	R-49	R20 OR 15"16	8"13	R-19	R-10 CONTINUOUS R-13 CAVITY	R-20, 2FT	R-10 CONTINUOUS R-13 CAVITY

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.

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

211300 A: PROVIDE RESIDENTIAL SPRINKLER SYSTEM AS REQUIRED BY CODE COMPLETE WITH ALL REQUIRED CONNECTIONS, SUPPORTS, FASTENERS, AND ACCESSORIES.

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

##### DIVISION 22 - PLUMBING

221116 A: PROVIDE HOSE BIBB TO EXTERIOR OF GARAGE SIDE AND REAR OF HOME.

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 ANTI-SCALD VALVE AND FLOW-RESTRICTING SHOWERHEADS AT ALL SHOWERS.

224100 C: PROVIDE SWITCH-CONTROLLED MECHANICAL VENTILATION IN ALL BATHROOMS AND IN TOILET ROOM, BRAUN OR ACCEPTABLE EQUIVALENT. VENT TO EXTERIOR WALL CAP WITH BACKDRAFT DAMPER.

224119 A: PROVIDE FREESTANDING TUB AS SELECTED BY OWNER. PROVIDE ALL REQUIRED SUPPORTS, FASTENERS, ACCESSORIES, AND ANCHORS.

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

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

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 SEALED BATTERIES, IN LOCATIONS REQUIRED BY CODE.

283149 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: PROVIDE RADON CONTROL SYSTEM AS REQUIRED BY SITE CONDITIONS AND CODE.

321300 A: EXCAVATE FOR FOOTINGS, FOUNDATIONS AND CONCRETE SLABS. MATERIALS TO BE EXCAVATED ARE ASSUMED TO BE EARTH AND OTHER MATERIALS THAT MAY BE REMOVED WITH A POWER SHOVEL. THE OWNER SHALL NOT BE RESPONSIBLE FOR VARIATIONS OF SUB-SOIL QUALITY OR CONDITIONS NOT ANTICIPATED.

323200 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 BOULDER.

323300 C: ALL FOOTINGS HAVE BEEN DESIGNED FOR AN ASSUMED NET SOIL BEARING PRESSURE OF 2000 PSF.