

Received
DEC 04 2025
St. Mary's County
Land Use & Growth Management

NICHOLAS RESIDENCE

23665 KINGSTON CREEK DRIVE
CALIFORNIA, MD 20619

DRAFT SET ONLY FOR REVIEW. NOT FOR PERMIT OR CONSTRUCTION.
SET IS NOT COORDINATED WITH STRUCTURAL OR CIVIL.

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23665 KINGSTON CREEK DRIVE
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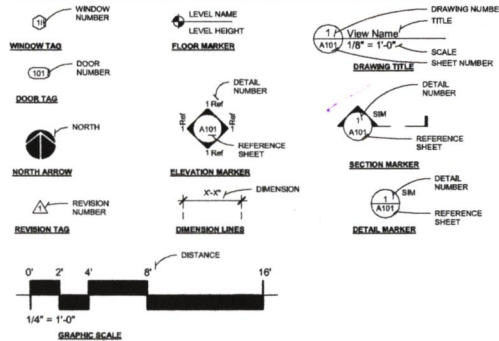
GENERAL NOTES

- MEANS & METHODS:** ALL MATERIALS AND METHODS OF CONSTRUCTION NECESSARY TO COMPLETE THE PROJECT ARE NOT NECESSARILY DESCRIBED IN THESE DRAWINGS. THE PLANS DELINEATE AND DESCRIBE ONLY LOCATIONS, DIMENSIONS, TYPES OF MATERIALS & GENERAL METHODS OF ASSEMBLING OR FASTENING. THE IMPLEMENTATION OF THESE PLANS REQUIRES AN OWNER/CLIENT/CONTRACTOR THOROUGHLY FAMILIAR WITH THE APPLICABLE BUILDING CODES AND METHODS OF CONSTRUCTION SPECIFIC TO THIS PRODUCT TYPE AND TYPE OF CONSTRUCTION. ANY INCONSISTENCIES FOUND BETWEEN THE DRAWINGS & EXISTING CONDITIONS OR BETWEEN THE DRAWINGS THEMSELVES SHALL BE REPORTED TO THE DESIGNER. ANY WORK DONE WITHOUT NOTIFICATION TO THE DESIGNER WILL BE AT THE CONTRACTOR'S RISK & EXPENSE.
- CODE COMPLIANCE:** ALL CONSTRUCTION SHALL COMPLY WITH THE MOST STRINGENT REQUIREMENTS OF ALL CURRENT APPLICABLE CITY, COUNTY, STATE AND FEDERAL LAWS, RULES, CODES, ORDINANCES AND REGULATIONS AS INTERPRETED BY THE AUTHORITIES HAVING JURISDICTION. IF THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR PERFORMS ANY WORK IN CONFLICT WITH THE ABOVE MENTIONED LAWS, RULES, CODES, ORDINANCES AND REGULATIONS, THEN THE CONTRACTOR IN VIOLATION SHALL BEAR ALL COSTS OF REPAIR ARISING OUT OF THE NON-COMPLIANCE WORK.
- PERMITTING AUTHORITY:** APPLY FOR, OBTAIN & PAY FOR ALL PERMITS, FEES, INSPECTIONS & APPROVALS REQUIRED BY THE LOCAL AUTHORITIES WITH JURISDICTION OVER THE PROJECT. PROVIDE COPIES OF ALL TRANSACTIONS TO THE OWNER & NOTIFY DESIGNER OF ANY CHANGES TO CODES IN FORCE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ORDINANCES OF ANY PUBLIC AUTHORITY BEARING ON THE WORK.
- SPECIFICATIONS:** THE DESIGNER MAKES NO GUARANTEE FOR THE PRODUCTS IDENTIFIED BY TRADE NAME OR MANUFACTURER.
- CONTRACTOR DEFINITION:** THE CONTRACTOR INCLUDES THE GENERAL CONTRACTOR & THE SUBCONTRACTORS. ALL WORK SHALL BE PERFORMED BY THE GENERAL CONTRACTOR, U.N.O. ALL WORK SHALL BE COMPLETED BY EXPERIENCED TRADESMAN.
- SUBSTITUTIONS:** SUBSTITUTIONS OF SPECIFIC MATERIALS OR PRODUCTS LISTED ON THE SPECIFICATION SHEET SHALL NOT BE MADE WITHOUT WRITTEN AUTHORIZATION BY OWNER/CLIENT. WARRANT TO THE OWNER THAT ALL MATERIALS & EQUIPMENT FURNISHED UNDER THIS CONTRACT SHALL BE NEW, UNLESS OTHERWISE SPECIFIED, & THAT ALL WORK SHALL BE OF GOOD QUALITY, FREE FROM FAULTS & DEFECTS. WORK DAMAGED.
- CHANGE IN SCOPE:** ANY ADDITION OR DELETION OR CHANGE IN THE SCOPE OF THE WORK DESCRIBED IN THE PLANS SHALL BE IN WRITTEN CHANGE ORDER ONLY. ANY APPROVAL FROM THE BUILDING OFFICIAL FOR A CHANGE IN THE WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- MATERIAL & LABOR PROVISIONS:** THE GENERAL CONTRACTOR SHALL PROVIDE & PAY FOR ALL MATERIALS, LABOR, EQUIPMENT, TAXES, TOOLS, CONSTRUCTION EQUIPMENT, STORAGE, TRANSPORTATION, DELIVERY COSTS, HOISTING, REMOVAL OF TRASH & ALL OTHER SERVICES NECESSARY FOR THE EXECUTION & COMPLETION OF THE WORK. THE GENERAL CONTRACTOR & SUBCONTRACTORS SHALL FURNISH ALL LABOR, EQUIPMENT AND MATERIAL INDICATED ON THE PLANS AND REASONABLY INFORMED OR REQUIRED BY THE APPLICABLE CODES.
- PLAN & EXISTING CONDITIONS REVIEW:** THE GENERAL CONTRACTOR & ALL SUBCONTRACTORS SHALL REVIEW THE FULL CONTENT OF THE PLANS FOR DISCREPANCIES & OMISSIONS PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS & CONDITIONS IN THE FIELD & NOTIFY THE DESIGNER IN WRITING OF ANY DISCREPANCIES PRIOR TO THE START OF WORK. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ANY WORK NOT IN CONFORMANCE WITH THE PLANS OR IN CONFLICT WITH ANY CODE. THE CONTRACTOR SHALL STOP WORK & INFORM THE OWNER IMMEDIATELY IN WRITING OF ANY MATERIAL DISCREPANCY THAT IS HAZARDOUS OR THOUGHT TO BE HAZARDOUS. THE OWNER, AFTER RECEIVING WRITTEN NOTICE, SHALL INSTRUCT THE CONTRACTOR ON HOW TO PROCEED.
- DETAILS & DIMENSIONS:** TAKE PRECEDENCE OVER SCALED MEASUREMENTS. DRAWINGS ARE TO BE READ & NEVER SCALED. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS AT ALL TIMES. U.N.O. DETAILS & SECTIONS ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED "TYPICAL" OR "TYP." IMPLY ALL LIKE CONDITIONS TREATED SIMILARLY, UNLESS NOTED OTHERWISE. THE ARCHITECTURAL DETAILS SHOW ARE INTENDED TO FURTHER ILLUSTRATE THE VISUAL DESIGN CONCEPT AND THE MINIMUM RECOMMENDED WEATHER PROTECTION FOR THE BUILDING CODE REQUIREMENTS. STRUCTURAL CONSIDERATIONS, TRADE ASSOCIATION MANUALS & PUBLICATIONS & PRODUCT MANUFACTURERS WRITTEN INSTRUCTIONS SHALL ALSO BE CONSIDERED IN ORDER TO COMPLETE THE CONSTRUCTION OF THE DETAILS, & IN SOME CASES MAY SUPERSEDE THE DETAILS.
- COORDINATION:** THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK BETWEEN THE DIFFERENT SUBCONTRACTORS & REQUIRE ALL SUBCONTRACTORS TO USE THE MOST CURRENT BUILDING DEPARTMENT APPROVED SET OF PLANS.
- COORDINATION:** COOPERATE WITH ALL TRADERS ON THE PROJECT NOT UNDER CONTRACT TO THE GENERAL CONTRACTOR. ANY CHANGES OR DELAYS ARISING FROM CONFLICTS BETWEEN SUCH TRADERS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- PATCHING:** ALL CONTRACTORS SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC. TO MAKE THE SEVERAL PARTS COME TOGETHER PROPERLY & FIT IT TO RECEIVE OR BY WORK OF OTHER TRADES.
- WASTE:** ALL TRADERS SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK. SUBCONTRACTORS SHALL REMOVE ALL RUBBISH, TOOLS, SCRAPING AND SURPLUS MATERIALS & LEAVE THE JOB IN A BROOD-CLEAN CONDITION. ALL FURNITURE, EQUIPMENT, GLASS, FLOORS, ETC., SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.
- STORAGE:** THE GENERAL CONTRACTOR & SUBCONTRACTORS SHALL BE RESPONSIBLE FOR STORING THE MATERIALS ON THE SITE ACCORDING TO MATERIAL SUPPLIERS OR MANUFACTURER'S INSTRUCTIONS. THE MATERIALS SHALL BE KEPT SECURE & PROTECTED FROM MOISTURE, PESTS, AND VANDALS. ANY LOSS ARISING OUT OF MATERIALS STORED AT THE SITE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR SUBCONTRACTOR WHO STORED THE DAMAGED OR LOST MATERIALS.
- STRUCTURE:** CONTRACTOR SHALL SUBMIT STRUCTURAL DRAWINGS TO THE DESIGNER FOR REVIEW PRIOR TO PLACING STEEL & WOOD FRAMING ORDER. SHOP DRAWINGS: CONTRACTOR SHALL SUBMIT ALL MAJOR MECHANICAL, DUCTWORK, PLUMBING, ELECTRICAL & SPRINKLER SHOP DRAWINGS TO THE DESIGNER FOR REVIEW PRIOR TO FABRICATION OR PURCHASE.
- SAMPLES:** SUBMIT FOR OWNER'S REVIEW ALL FINISH STANDARD SAMPLES & PRODUCT LITERATURE.
- DESIGN ADJUSTMENTS:** THE DESIGNER SHALL HAVE THE RIGHT TO MAKE FIELD ADJUSTMENTS IN ORDER TO MAINTAIN DESIGN INTENT.
- WARRANTY:** ONE YEAR WARRANTY SHALL BEGIN AT SUBSTANTIAL COMPLETION. FOR A PERIOD OF ONE YEAR, CONTRACTOR SHALL PROMPTLY CORRECT WORK FOUND NOT TO BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACTOR TO BEAR ALL COSTS OF CORRECTIONS.

ABBREVIATIONS

ACT	ACoustical CEILING TILE
ADA/ADAA	AMERICANS WITH DISABILITIES ACT
AHU	AIR HANDLER UNIT
APPROX.	APPROXIMATE
ARCH.	ARCHITECT
ASSOC.	ASSOCIATION
B	BOTTOM OF
BLOG	BUILDING
BS	BACKSPLASH
C.I.P.	CART IN PLACE
C.A.	CONTROL JOINT
CL	CLOSET
C.G.	CEILING
CLU	CLEAR
CMU	CONCRETE MASONRY UNIT
C.O.	CART OPENING
COL	COLUMN
CONC.	CONCRETE
CORR	CORRIDOR
CT	CERAMIC TILE
D	DRYER
DBL	DOUBLE
DET	DETAIL
DW	DISHWASHER
DS	DOWNPOUT
DWG(S)	DRAWING(S)
ELEC.	ELECTRICAL
EP	ELECTRIC PANEL
EQ	EQUAL
EXE/EXTG	EXISTING
EXT	EXTERIOR
FD	FLOOR DRAIN
FN	FINISHED
FL	FLOOR
FP	FREPLACE
FT	FOOT/FEET
FTG	FOOTING
GFCI	GROUND FAULT INTERRUPTER
GLASS/LAZING	GLASS/LAZING
GYP	GYPSONUM
HDR	HEADER
HR	HOUR
IN	INCHES
LN	LINE
MATL	MATERIAL
MR	MIRROR
MTD	MOUNTED
NEC	NATIONAL ELECTRIC CODE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
N.I.C.	NOT IN CONTRACT
N.O.B	NUMBER
NOM	NOMINAL
N.T.S.	NOT TO SCALE
PLAM	PLASTIC LAMINATE
PL	PANEL
PROP	PROPOSED
PSI	POUNDS PER SQUARE INCH
PSF	POUNDS PER SQUARE FOOT
PTD	PARTIALLY TREATED
Q.C.	ON CENTER
O.H.	OPTIONAL OPPOSITE HAND
RCP	REFLECTED CEILING PLAN
REF	REFRIGERATOR
RCD	REQUIRED
RTU	ROOF TOP UNIT
SBR	SHELF & ROO SQUARE FOOT
SH	SHELF
SS	STAINLESS STEEL
STRUC.	STRUCTURAL
T	TOP OF
T&G	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITE TILE
V.I.F.	VERIFIED IN FIELD
W	WASHER
WD	WITH
WH	WATER HEATER

DRAFTING SYMBOLS



DESIGN TEAM

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APPLICABLE CODES

2021 INTERNATIONAL RESIDENTIAL CODE WITH MODIFICATIONS
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2023 NATIONAL ELECTRICAL CODE (NEC) NFPA 70
MARYLAND STATE PLUMBING CODE

SCOPE OF WORK

NEW DETACHED TWO-STORY SINGLE FAMILY FRAME HOME ON BASEMENT WITH ATTACHED GARAGE ON EXISTING LOT.

GROSS BUILDING AREAS	
AREA NAME	AREA
CONDITIONED 1ST FLOOR	2879 SF
CONDITIONED 2ND FLOOR	1204 SF
CONDITIONED BASEMENT	2503 SF
GARAGE	1010 SF

PROJECT LOCATION



SHEET LIST	
SHEET #	COVER
A-0.0	OVERHEAD VIEWS
A-0.1	BASEMENT PLAN
A-1.0	FIRST FLOOR PLAN
A-1.1	ROOF PLAN
A-2.0	EXTERIOR ELEVATIONS
A-2.1	EXTERIOR ELEVATIONS

No.	Description	Date
1ST DRAFT		18 NOV 2025

Project number 25.140

COVER

A-0.0

ROOF PLAN NOTES

1. ROOF SHINGLES PER ELEVATION NOTES ON CERTAINTED, DIAMONDDECK SYNTHETIC UNDERLAYMENT OR EQUAL ON SHEATHING.
2. ATTIC TO VENT THROUGH RIDGE VENTS & ATTIC VENT (SEE ELEVATIONS). INSTALL SOFFIT VENTS AT ROOF PERIMETER.
3. ALL FLASHING PER IMC/NIA.
4. PROVIDE PRE-FINISHED METAL DRP EDGE AT ALL ROOF EDGES.
5. VENTILATION & RIDGE VENT SHALL COMPLY WITH CODE.
6. PROVIDE & INSTALL ICE & WATER SHIELD TO MEET CODE PER MANUFACTURER'S STANDARD DETAILS.
7. IF GUTTER & DOWNSPOUTS TO BE PRE-FINISHED ALUMINUM, PROFILE TBD.
8. INSTALL "W" SHAPED METAL FLASHING AT ALL VALLEYS.
9. LOCATE ALL ROOF PENETRATIONS INCLUDING PLUMBING VENTS, EXHAUST VENTS & FIREPLACE FLUES TO THE REAR PORTION OF THE HOUSE. EACH TO BE GASKETED & SEALED PER ROOF MANUFACTURER'S INSTRUCTIONS.
10. ALL MECHANICAL & PLUMBING VENTING TO BE LOCATED ON THE REAR SIDE OF THE HOUSE.

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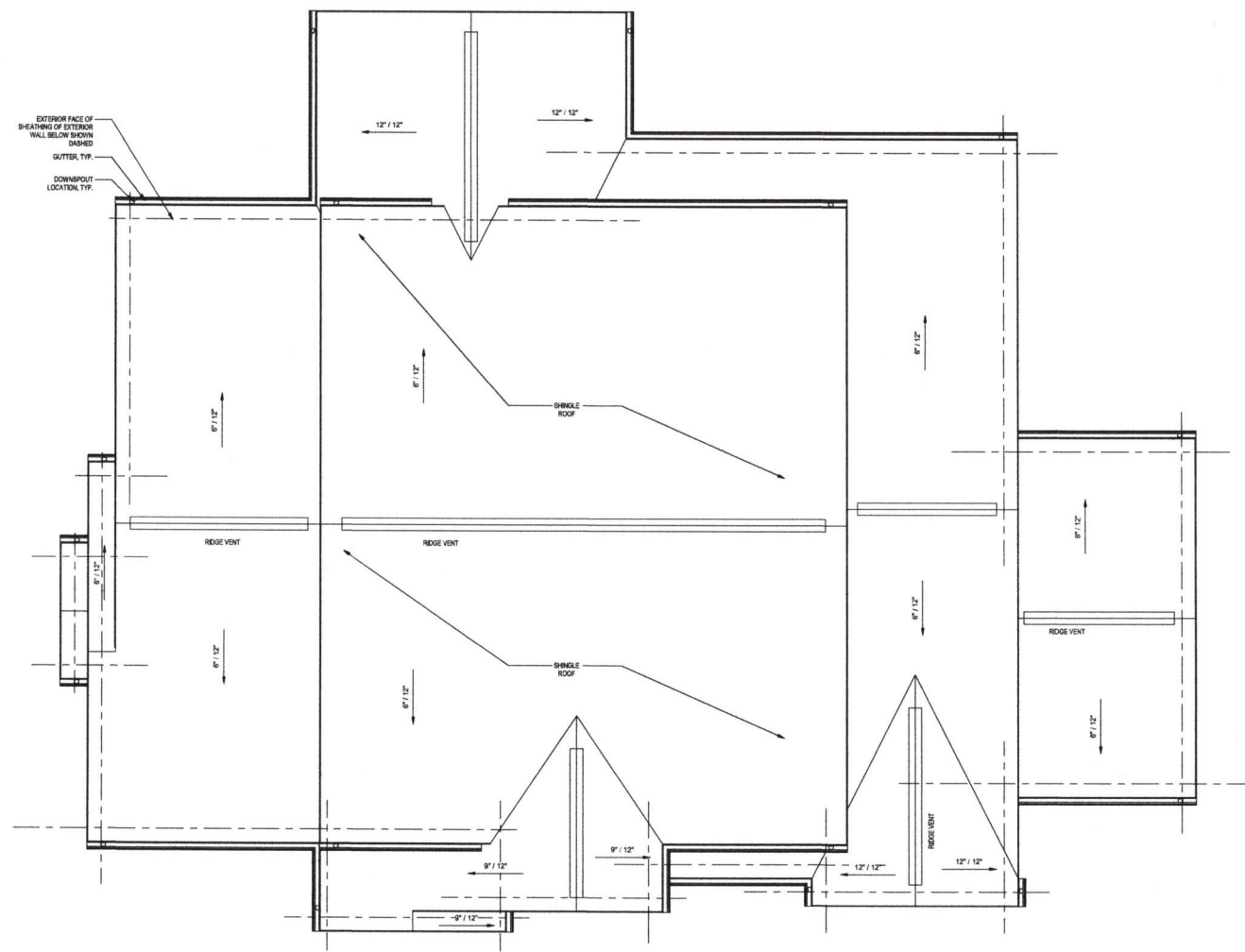
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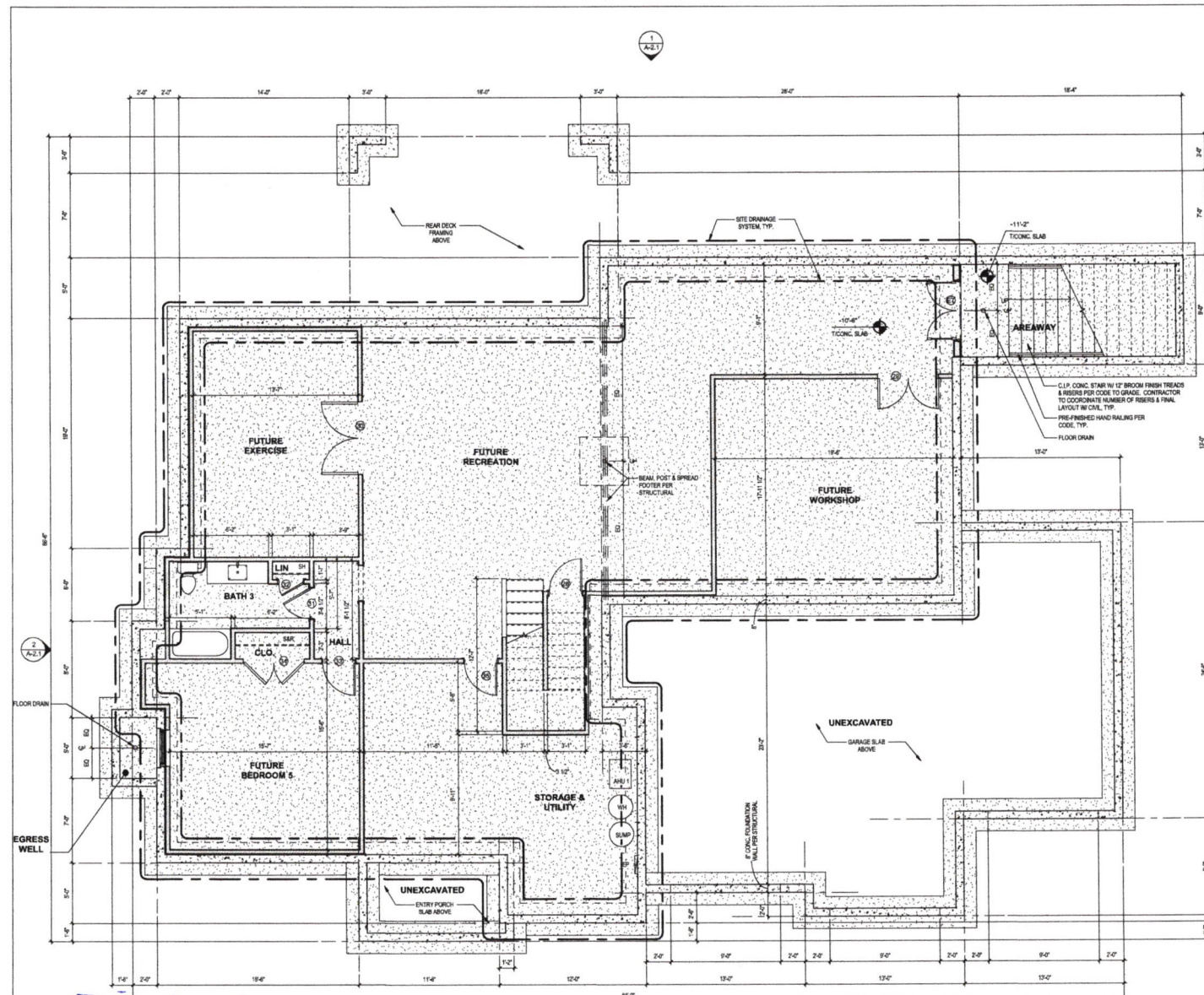
ROOF PLAN

A-1.4



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Land Use & Growth Management



- GENERAL PLAN NOTES**
- ALL DIMENSIONS NOTED ARE TO BE ADJUSTED AS REQUIRED PER FIELD CONDITION.
 - INTERIOR WALL DIMENSIONS ARE TO FRAMING, UNLESS NOTED OTHERWISE.
 - EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF SHEATHING OR CONC.
 - UNLESS NOTED OTHERWISE, INTERIOR WALLS 2x4 STUDS SPACED 16" O.C. WITH 1/2" GYPSUM BOARD ON EITHER SIDE, TYPICAL THICKNESS 4 1/2" SHOWN.
 - BASEMENT WALL FURRING 2x4 STUDS WITH 1/2" AIR GAP ON CONCEALED SIDE & 1/2" PAINTED GYPSUM BOARD ON EXPOSED SIDE.
 - UNLESS NOTED OTHERWISE, CEILING OPENINGS ARE SET WITHIN 2x6 WALLS, TYPICAL DOOR JAMBS ARE 4'-0" FROM THE FACE OF FRAMING UNO.
 - PROVIDE CEMENTITIOUS BACKER BOARD AT ALL WET & TILE LOCATIONS.
 - DELIVER LEVEL 3 DRYWALL FINISH FOR WALLS & CEILING TO BE PAINTED.
 - CLOSET SHELF & RODS PER OWNER'S SELECTION.
 - PAINT: STORAGE & LINEN SHELVES PER OWNER.
 - PROVIDE BLOCKING AS REQUIRED FOR ALL SHELVING, FIXTURES & ACCESSORIES LISTED IN PLAN.
 - PROVIDE 2x6 PERPENDICULAR BLOCKING 24" O.C. IN AREAS OF WOOD FLOOR RUNNING PARALLEL TO THE STRUCTURAL JOISTS BELOW.
- INSULATION NOTES**
- ALL BUILDING ENVELOPE INSULATION IS TO BE LABELED WITH R-VALUE OR INSULATION CERTIFICATE.
 - ALL INSULATION IS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS & MUST MEET OR EXCEED R-VALUE REQUIREMENTS IN INTERNATIONAL ENERGY CODE.
 - PROVIDE BLANKET CAVITY INSULATION: R-20 MINIMUM FRAME WALL, R-13 MINIMUM AT FURRED BASEMENT WALLS, R-19 IN FLOORS OVER UN-CONDITIONED SPACES & R-4 MINIMUM AT ROOF & CEILING LOCATIONS. PROVIDE R-10 RIGID INSULATION UNDER SLAB FOR 2'-0" PERIMETER AT BASEMENT WALK OUT ATTC ACCESS HATCH TO BE AIR SEALED & INSULATED TO A MINIMUM OF R-48 W/ CRAFT FACED BATT BLANKETS.
- EXTERIOR WALL NOTES**
- UNLESS NOTED OTHERWISE, ALL EXTERIOR WALLS TO BE 2x6 STUD AT 16" O.C. WITH 1/2" GYPSUM WALL BOARD FOR PAINT INTERIOR FACE.
 - FULLY WRAP ADDITION EXTERIOR WITH AIR FILTRATION BARRIER, INSTALL WITH ALL DETAILS AND TERMINATIONS TO MANUFACTURER'S REQUIREMENTS.
 - INSURE ALL SOURCES OF AIR LEAKAGE IN THE BUILDING THERMAL ENVELOPE ARE SEALED, CAULKED, GASKETED, OR WEATHER STRIPPED TO MINIMIZE AIR LEAKAGE.
- PLUMBING NOTES**
- FIELD VERIFY/REVIEW ADEQUACY INCLUDING FALL ANGLE OF PIPING.
 - ROUND INSULATE ALL WASTE PIPING IN FLOOR DECK & WALLS.
 - RUN WASTE AND DRAIN LINE WITHIN JOIST SPACE & MINIMIZE SOFFITING AT GREATEST EXTENT POSSIBLE.
 - WASTE PIPING TO BE CAST IRON STACKS & PVC LATERALS.
 - WATER SUPPLY PIPING TO BE CPVC.
 - PROVIDE & INSTALL ELECTRIC WATER HEATER IN BASEMENT - SIZE PER HOUSE PLUMBING FIXTURE COUNT.
- MECHANICAL NOTES**
- MECHANICAL EXHAUST TO EXTERIOR SHALL BE PROVIDED FOR ALL BATHROOMS.
 - SERVICE LOADS OF SELECTED SYSTEM SHALL BE CONTRACTOR VERIFIED.
 - HVAC SYSTEM TO BE HIGH EFFICIENCY GAS HVAC 90% & 18 SEER 2 STAGE UNIT, UNIT TO BE LOCATED IN THE UTILITY AREA OF BASEMENT & SERVICE THE FIRST FLOOR & BASEMENT AREAS OF THE HOME AS TWO SEPARATE ZONES IN INDIVIDUAL THERMOSTATS. THE SYSTEM IS TO BE DUCTED THRU THE 1ST FLOOR JOIST STRUCTURE USING A BASEMENT BULKHEAD.
 - FLOOR REGISTERS & RETURN GRILLS PER OWNER.
- FOUNDATION NOTES**
- TREATED WOOD MUST EXTEND A MINIMUM OF 6" ABOVE THE FINISHED GRADE & AT ALL POINTS OF CONTACT WITH CONCRETE.
 - PROVIDE 4" CONCRETE SLAB ON 10 MIL POLY VAPOR BARRIER ON GRAVEL BED.
 - CONCRETE FOUNDATION WALL THICKNESS & REINFORCEMENT PER STRUCTURAL.
 - GROUND LOAD CAPACITY NOT VERIFIED. A CAPACITY TEST IS STRONGLY RECOMMENDED. CONTRACTOR TO ADJUST FOOTING DIMENSIONS AS PER LOCAL CODE REQUIREMENTS & STRUCTURAL ENGINEER RECOMMENDATIONS.
 - WATERPROOF FOUNDATION WALL WITH LIQUID APPLIED WATERPROOFING, ESCAPE & J DRAIN-42 SIMPLE BOARD SYSTEM OR EQUAL.
 - CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT THE ENTIRE PROJECT.
 - PROVIDE PERFORATED PVC DRAIN LINE SITE DRAINAGE SYSTEM AROUND HOME PERIMETER TO MEET COUNTY REQUIREMENTS. THE INTERIOR/EXTERIOR ON 2" INCHMENTS AND CONNECT TO SLUMP.
 - CONTRACTOR TO PROVIDE COMPLETE PASSIVE RADON MITIGATION SYSTEM THAT CAN BE CONVERTED TO AN ACTIVE SYSTEM SHOULD THE NEED ARISE. THE SYSTEM IS TO COMPLY WITH APPLICABLE CODE REQUIREMENTS.

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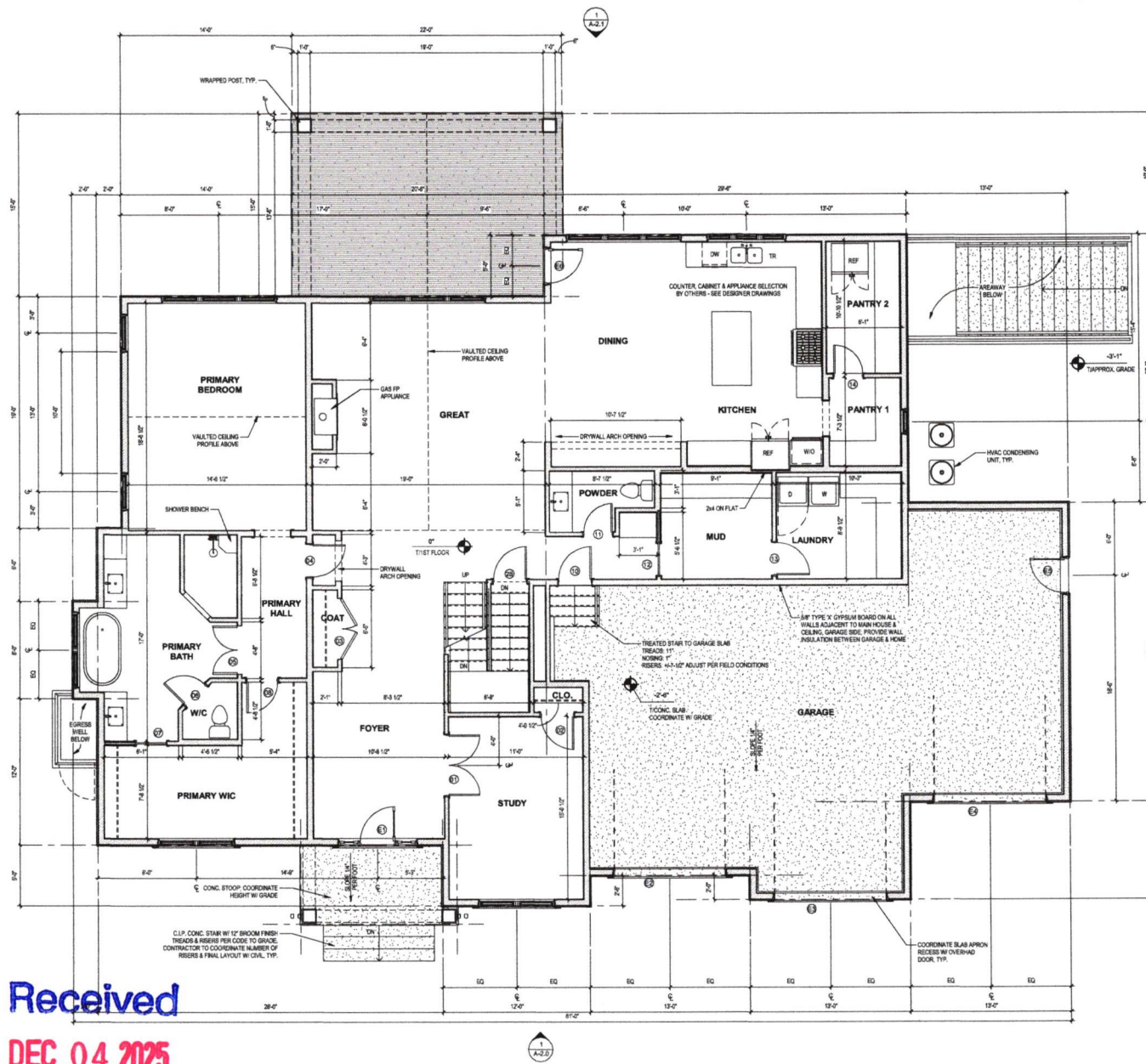
No.	Description	Date
1	1ST DRAFT	19 NOV 2020

Project number 25,140

Received
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BASEMENT PLAN
A-1.1



Received
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FIRST FLOOR PLAN
A-1.2



1
A-1.1

GENERAL PLAN NOTES

1. ALL DIMENSIONS NOTED & ARE TO BE ADJUSTED AS REQUIRED PER FIELD CONDITION.
2. INTERIOR WALL DIMENSIONS ARE TO FRAMING, UNLESS NOTED OTHERWISE.
3. EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF SHEATHING OR CONC., UNLESS NOTED OTHERWISE.
4. HOLD ALL DIMENSIONS IN BATHROOMS, CLOSETS, STAIRS & HALLWAYS, UNLESS NOTED OTHERWISE.
5. UNLESS NOTED OTHERWISE, INTERIOR WALLS: 2x4 STUDS SPACED 16" O.C. WITH 1/2" GYPSUM BOARD ON EITHER SIDE, TYPICAL THICKNESS 5/8" SHOWN.
6. BASEMENT WALL FURNISH: 2x4 STUDS WITH 1/2" AIR GAP ON CONCEALED SIDE & 1/2" PAINTED GYPSUM BOARD ON EXPOSED SIDE.
7. UNLESS NOTED OTHERWISE, CAVED OPENINGS ARE SET WITHIN 2x6 WALLS.
8. TYPICAL DOOR JAMBS ARE 4-1/2" FROM THE FACE OF FRAMING U.N.O.
9. PROVIDE COMMENTOUS BACKER BOARD AT ALL WET & TILE LOCATIONS.
10. DELIVER LEVEL & DRYWALL FINISH FOR WALLS & CEILINGS TO BE PAINTED.
11. CLOSET SHELF & ROOF PER OWNER'S SELECTION.
12. PANTRY, STORAGE & LINEN SHELVES PER OWNER.
13. PROVIDE BLOCCING AS REQUIRED FOR ALL SHELVING, FIXTURES & ACCESSORIES LISTED IN PLANS.
14. PROVIDE 2x6 PERPENDICULAR BLOCCING 24" O.C. IN AREAS OF WOOD FLOOR RUNNING PARALLEL TO THE STRUCTURAL JOISTS BELOW.

SMOKE & CARBON MONOXIDE DETECTOR NOTES

1. COMBINATION CARBON DIOXIDE/SMOKE DETECTORS TO BE INSTALLED PER IBC & HARDWIRED TOGETHER.

2
A-2.0

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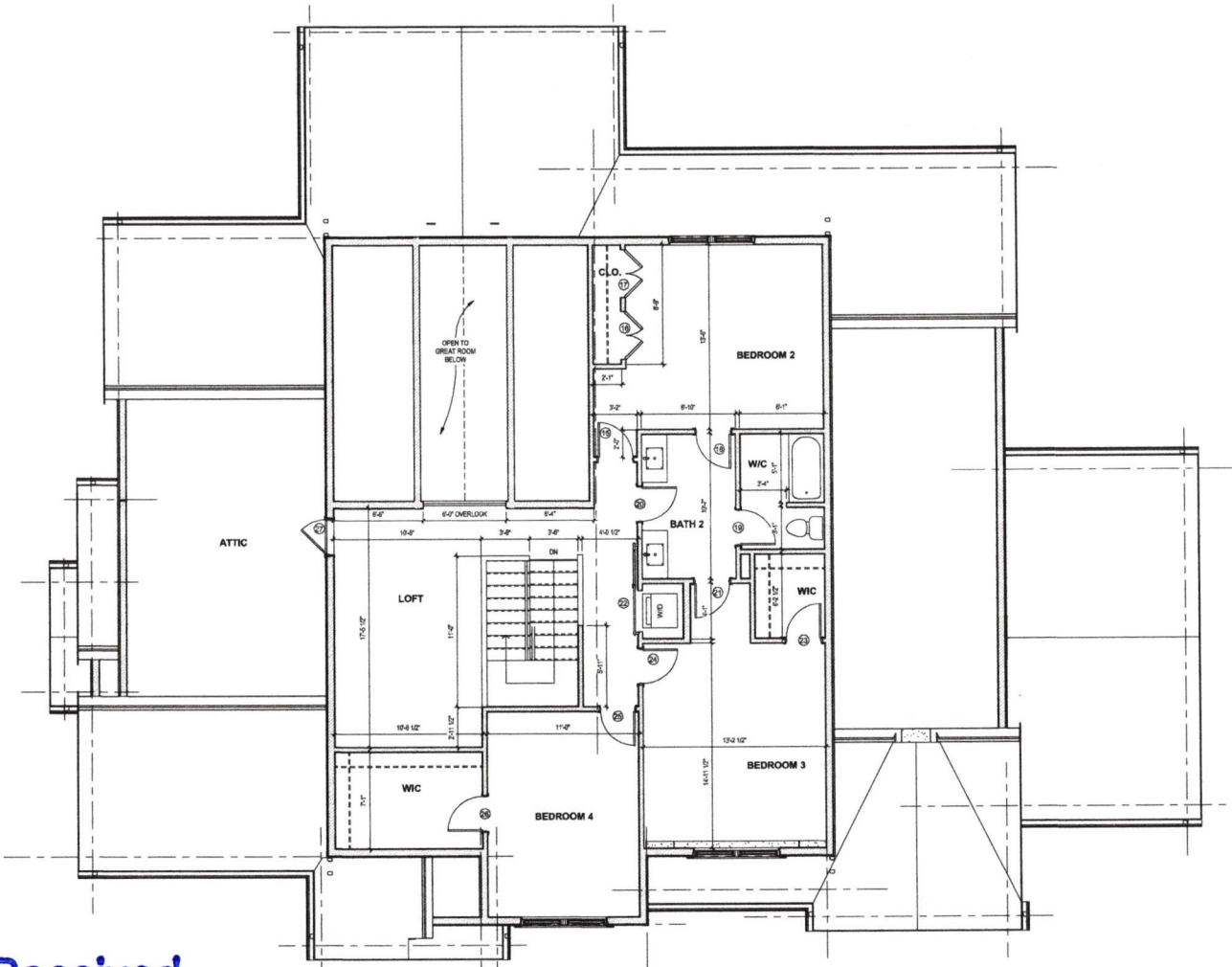
2ND FLOOR PLAN

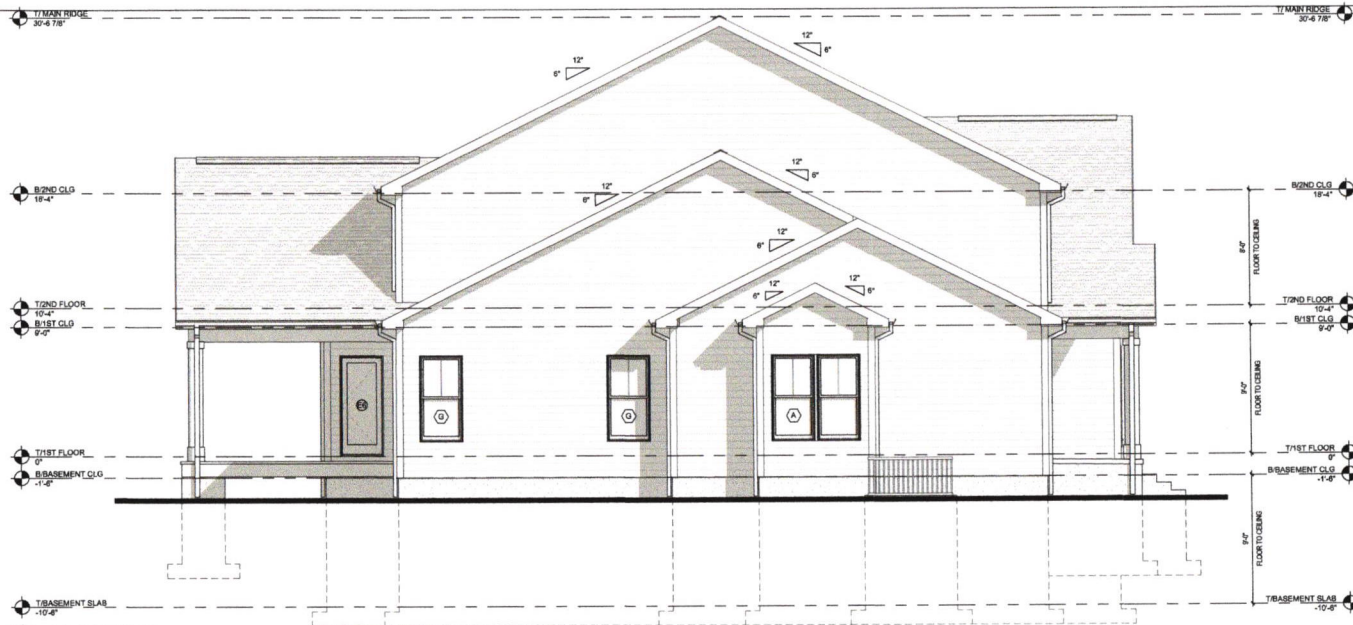
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A-2.0





2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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

EXTERIOR ELEVATION NOTES

1. SEE ROOF PLAN FOR ROOF AND ICE & WATER SHIELD NOTES.
2. ALL FLASHING INSTALLED PER SMACNA.
3. FLASH ROOF EDGE AT RAKES 4" ON TO ROOF SHEATHING & 2" DOWN RAKE FACE WHIMMED EDGE. FLASH AND DAM ALL NEW WINDOW HEADS AND SELLS. FLASH ALL ROOF WALL TRANSITIONS.
4. ROOF BRIDGES TO BE ARCHITECTURAL, CERTAINTED LANDMARK SERIES OR EQUAL N.L.
5. GUTTERS & DOWNSPOUTS TO BE PRE-FINISHED ALUMINUM, PROFILE PER OWNER.
6. VENTED SOFFIT TO BE CERTAINTED 3 TO INVENTED OR EQUAL.
7. NON-VENTED SOFFIT TO BE PVC PLAT STICK TO BE PAINTED.
8. PORCH CEILING TO BE PFD TAG PLAT STICK.
9. PORCH FLOOR TO BE 3/4" x 3/4" CEDAR, STAIN FINISH PER OWNER.
10. ALL EXTERIOR CLADDING TO BE INSTALLED OVER MANUFACTURER APPROVED WEATHER RESISTANT BARRIER. INSTALLATION TO BE IN STRICT ACCORDANCE WITH MANUFACTURER INSTRUCTION.
11. LAP SIDING TO BE...
12. WINDOW & DOOR INSTALLATION & EXTERIOR BUILDING ENVELOPE SYSTEMS INTEGRATION SHALL BE PER MANUFACTURER'S SPECIFICATIONS.
13. U.N.C. FOUNDATION WALL TO BE...
14. FLASH AND DAM ALL NEW WINDOW HEADS & SELLS.
15. LAUNDRY VENT TO BE PRE-FINISHED ALUMINUM. CONFIRM FINAL LOCATION WITH OWNER.
16. PROVIDE 3 HOSE BIBS TO BE FROST PROOF.
17. EXTERIOR WALL SCONES TO BE OWNER PURCHASED, CONTRACTOR INSTALLED.

EXTERIOR TRIM NOTES

1. U.N.C. ALL TRIM IS TO BE PVC TO BE PAINTED. ALL DIMENSIONS SPECIFIED ARE NOMINAL.
2. RAKE TRIM TO BE 1" x 8"
3. FASCIA TRIM TO BE 1" x 8"
4. FREEZE TRIM TO BE 1" x 8"
5. CORNER BOARD TRIM TO BE 1" x 4"
6. WINDOW TRIM (WHERE SHOWN) TO BE NOMINAL PVC 1" FOR PAINT. 4" CASING W/ SILL TO BE ANGLED 2" WITH 1 1/2" EXTENSION BEYOND SILL APRON.
7. DOOR TRIM TO BE 1" x 4" CASING.

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EVERY EFFORT WAS MADE TO INSURE THAT THIS SET OF DRAWINGS CAREFULLY & ACCURATELY DEPICTS THE STRUCTURE REPRESENTED. THESE DRAWINGS HAVE NOT BEEN REVIEWED BY A LICENSED ARCHITECT OR STRUCTURAL ENGINEER AT THE TIME OF SUBMISSION. THEREFORE, THESE DRAWINGS DO NOT ENSURE COMPLIANCE WITH STATE & LOCAL BUILDING CODES & REGULATIONS, & ARE NOT GUARANTEED TO BE STRUCTURALLY SOUND. NO RESPONSIBILITY WILL BE ACCEPTED FOR ISSUES THAT MAY ARISE DUE TO OMISSIONS FOR THE REVIEW & REGULATORY PROCESSES AFOREMENTIONED.

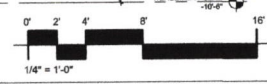
DRAFT SET ONLY FOR REVIEW. NOT FOR PERMIT OR CONSTRUCTION.

No.	Description	Date
1	1ST DRAFT	19 NOV 2025

Project number 25,140

EXTERIOR ELEVATIONS

A-2.1



Received

DEC 04 2025