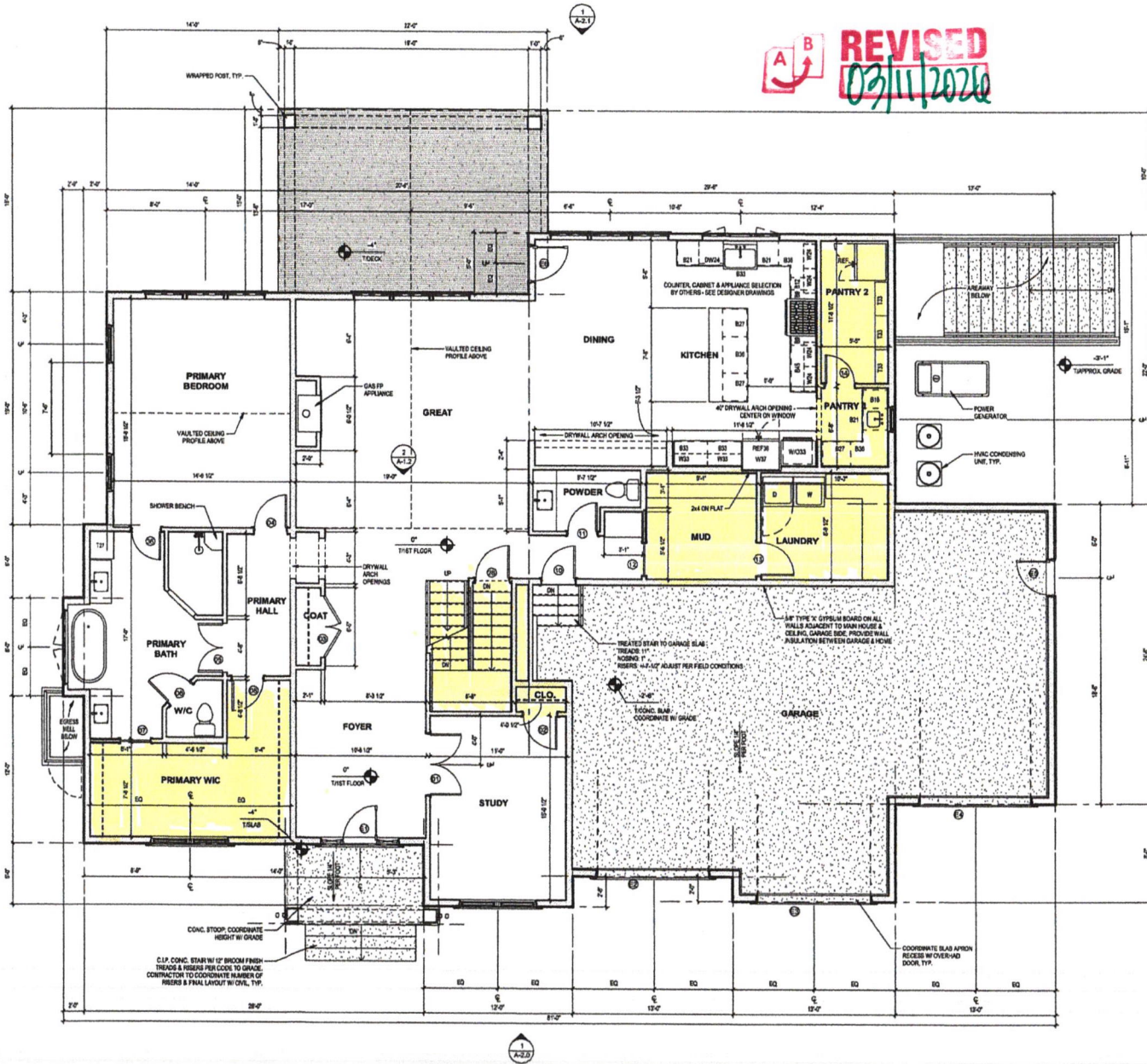


REVISED
03/11/2026



- 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.
 - HOLD ALL DIMENSIONS IN BATHROOM, CLOSETS, STAIRS & HALLWAYS, UNLESS NOTED OTHERWISE.
 - INTERIOR WALLS: 2x4 STUDS SPACED 16\"/>

- STAIR NOTES**
- STAIRS & RAILINGS PER IBC.
 - PROVIDE HANDRAILS & GUARDS FOR STAIRS AS REQ'D BY CODE.
 - INTERIOR STAIRS TO BE FRAMED, WOOD TREADS TO BE STAINED & WOOD RISERS TO BE PAINTED. TREADS TO BE 11\"/>

- SMOKE & CARBON MONOXIDE DETECTOR NOTES**
- COMBINATION CARBON DIOXIDE/SMOKE DETECTORS TO BE INSTALLED PER CODE PROVIDED TOGETHER.

Received
MAR 11 2026
St. Mary's County
Land Use & Growth Management

INTERIOR DOOR SCHEDULE

MARK	WIDTH	HEIGHT	COMMENTS
01	2'-0"	7'-0"	TWIN LEAF, FULL LITE, ACTIVE LEAF PER OWNER
02	2'-4"	7'-0"	
03	2'-4"	7'-0"	
04	2'-4"	7'-0"	
05	2'-4"	7'-0"	TWIN LEAF, ACTIVE LEAF PER OWNER
06	2'-4"	7'-0"	
07	2'-4"	7'-0"	POCKET DOOR HARDWARE
08	2'-4"	7'-0"	
09	2'-4"	7'-0"	
10	2'-4"	7'-0"	POCKET DOOR HARDWARE
11	2'-4"	7'-0"	
12	2'-4"	7'-0"	
13	2'-4"	7'-0"	
14	2'-4"	7'-0"	
15	2'-4"	7'-0"	
16	2'-4"	7'-0"	
17	2'-4"	7'-0"	
18	2'-4"	7'-0"	
19	2'-4"	7'-0"	
20	2'-4"	7'-0"	
21	2'-4"	7'-0"	TWIN LEAF, BATH-STYLE
22	2'-4"	7'-0"	
23	2'-4"	7'-0"	
24	2'-4"	7'-0"	
25	2'-4"	7'-0"	
26	2'-4"	7'-0"	TWIN LEAF, ACTIVE LEAF PER OWNER
27	2'-4"	7'-0"	
28	2'-4"	7'-0"	TWIN LEAF, ACTIVE LEAF PER OWNER
29	2'-4"	7'-0"	
30	2'-4"	7'-0"	
31	2'-4"	7'-0"	
32	2'-4"	7'-0"	
33	2'-4"	7'-0"	
34	2'-4"	7'-0"	
35	2'-4"	7'-0"	
36	2'-4"	7'-0"	
37	2'-4"	7'-0"	

- INTERIOR DOOR NOTES**
- UNAD INTERIOR DOORS TO BE PAINT GRADE, PINE TRUSTYLE OR EQUAL, PANEL LAYOUT, STICKING PROFILE & PANELING PER OWNER'S SELECTION.
 - CONFIRM HARDWARE SELECTION & KEYING REQUIREMENTS WITH OWNER.



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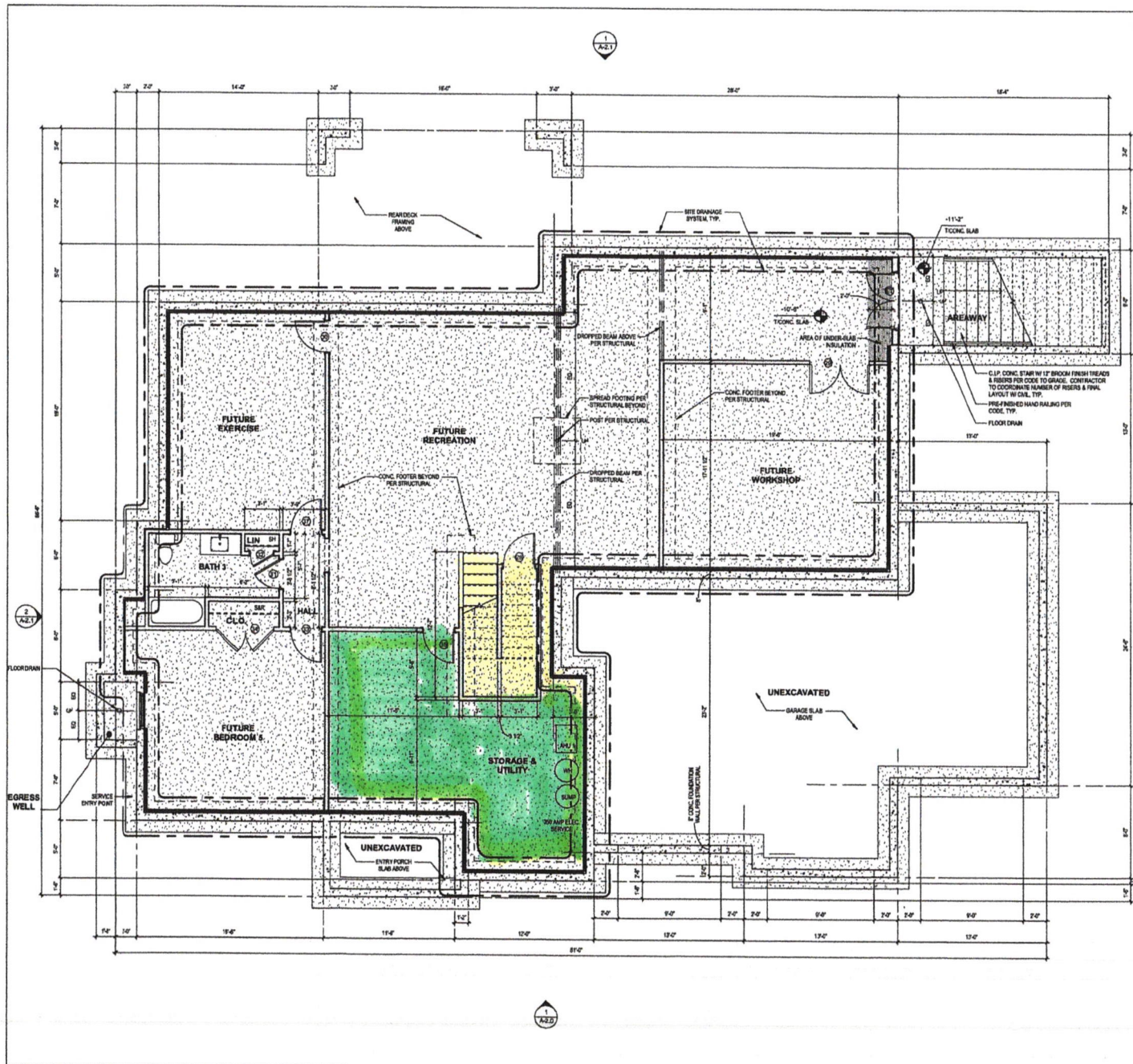
EVERY EFFORT WAS MADE TO INSURE THAT THIS SET OF DRAWINGS CAREFULLY & ACCURATELY DEPICTS THE STRUCTURE REPRESENTED. THESE DRAWINGS HAVE NOT BEEN REVIEWED BY A LICENSED ARCHITECT OR STRUCTURAL ENGINEER AT THE TIME OF SUBMISSION. THEREFORE, THESE DRAWINGS DO NOT ENSURE COMPLIANCE WITH STATE & LOCAL BUILDING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

No.	Description	Date
1	REVIEW SET	17 JAN 2026

Project number 25.140

FIRST FLOOR PLAN
A-1.1

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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.
5. 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.
6. BASEMENT WALL FINISHING: 2x4 STUDS WITH 1/2" AIR GAP ON CONCEALED SIDE & 1/2" PAINTED GYPSUM BOARD ON EXPOSED SIDE.
7. UNLESS NOTED OTHERWISE, DOOR THRESHOLS ARE SET WITHIN 3/8" WALLS.
8. TYPICAL DOOR JAMBS ARE 4-1/2" FROM THE FACE OF FRAMING U.L.O.
9. PROVIDE CEMENTITIOUS BACKER BOARD AT ALL WET & T.I.F. LOCATIONS.
10. CEILING LEVEL & DRYWALL FINISH FOR WALLS & CEILING TO BE PAINTED, CLOSET SHELF & ROOF PER OWNER'S SELECTION.
11. PAINT, STORAGE & LINEN SHELVES PER OWNER.
12. PROVIDE BLOCKING AS REQUIRED FOR ALL SHELVING, FIXTURES & ACCESSORIES LISTED IN PLANS.
13. PROVIDE 3x8 PERPENDICULAR BLOCKING 24" O.C. IN AREAS OF WOOD FLOOR RUNNING PARALLEL TO THE STRUCTURAL JOISTS BELOW.

INSULATION NOTES

1. ALL BUILDING ENVELOPE INSULATION IS TO BE LABELED WITH R-VALUE OR INSULATION CERTIFICATE.
2. ALL INSULATION IS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS & MUST MEET OR EXCEED R-VALUE REQUIREMENTS IN INTERNATIONAL ENERGY CODE.
3. PROVIDE BLANKET CAVITY INSULATION: R-20 MINIMUM FRAME WALL, R-13 MINIMUM AT BASEMENT WALLS, R-19 IN FLOORS OVER UN-CONDITIONED SPACES & R-49 MINIMUM AT ROOF & CEILING LOCATIONS. PROVIDE R-19 RIGID INSULATION UNDER SLAB FOR 2'-0" PERIMETER AT BASEMENT WALK-OUT. ATTIC ACCESS HATCH TO BE AIR SEALED & INSULATED TO A MINIMUM OF R-49 W/ CRAFT FACED BATT BLANKETS.

EXTERIOR WALL NOTES

1. UNLESS NOTED OTHERWISE, ALL EXTERIOR WALLS TO BE 2x4 STUD AT 16" O.C. WITH 1/2" GYPSUM WALL BOARD FOR PAINT INTERIOR FACE.
2. FULLY WRAP ADDITION EXTERIOR WITH AIR FILTRATION BARRIER, INSTALL WITH ALL DETAILS AND TERMINATIONS TO MANUFACTURER'S REQUIREMENTS.
3. ENSURE ALL SOURCES OF AIR LEAKAGE IN THE BUILDING THERMAL ENVELOPE ARE SEALED, CALKED, GASKETED, OR WEATHER STRIPPED TO MINIMIZE AIR LEAKAGE.

PLUMBING NOTES

1. FIELD VERIFY/REVIEW ADEQUACY INCLUDING FALL ANGLE OF PIPING.
2. SOUND INSULATE ALL WASTE PIPING IN FLOOR DECK & WALLS.
3. RUN WASTE AND DRAIN LINE WITHIN JOIST SPACE & MINIMIZE SOFFITING AT GREATEST EXTENT POSSIBLE.
4. WASTE PIPING TO BE CAST IRON STACKS & PVC LATERALS.
5. WATER SUPPLY PIPING TO BE CPVC.
6. PROVIDE & INSTALL ELECTRIC WATER HEATER IN BASEMENT - SIZE PER HOUSE PLUMBING FUTURE COUNT.

MECHANICAL NOTES

1. MECHANICAL EXHAUST TO EXTERIOR SHALL BE PROVIDED FOR ALL BATHROOMS.
2. SERVICE LOADS OF SELECTED SYSTEM SHALL BE CONTRACTOR VERIFIED.
3. HVAC SYSTEM TO BE HIGH EFFICIENCY GAS HVAC 90% & 16 SEER 2 STAGE UNITS, UNIT TO BE LOCATED IN THE UTILITY AREA OF BASEMENT & SERVICE THE FIRST FLOOR & BASEMENT AREAS OF THE HOME AS TWO SEPARATE ZONES W/ INDIVIDUAL THERMOSTATS. THE SYSTEM IS TO BE DUCTED THRU THE 1ST FLOOR JOIST STRUCTURE USING A BASEMENT BUE HEAD.
4. 2ND FLOOR MECHANICAL SYSTEM PER AGREEMENT BETWEEN OWNER & CONTRACTOR.
5. FLOOR REGISTERS & RETURN GRILLS PER OWNER.

FOUNDATION NOTES

1. TREATED WOOD MUST EXTEND A MINIMUM OF 8" ABOVE THE FINISHED GRADE & AT ALL POINTS OF CONTACT WITH CONCRETE.
2. PROVIDE 4" CONCRETE SLAB ON 10 MIL POLY VAPOR BARRIER ON GRAVEL BED. CONCRETE FOUNDATION WALL THICKNESS & REINFORCEMENT PER STRUCTURAL.
3. GROUND LOAD CAPACITY NOT VERIFIED. A CAPACITY TEST IS STRONGLY RECOMMENDED. CONTRACTOR TO ADJUST FOOTING DIMENSIONS AS PER LOCAL CODE REQUIREMENTS & STRUCTURAL ENGINEER RECOMMENDATIONS.
4. PROVIDE CODE COMPLIANT FOUNDATION WALL WATERPROOFING SYSTEM. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT THE ENTIRE PROJECT.
5. PROVIDE PERFORATED PVC DRAIN LINE SITE DRAINAGE SYSTEM AROUND HOME PERMITTER TO MEET CODE REQUIREMENTS. THE INTERIOR/EXTERIOR ON 2 INCREMENTS AND CONNECT TO RUMP.
6. 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	REVIEW SET	17 JAN 2025

Project number 25.140

BASEMENT PLAN
A-1.0

1st floor stair $10 \times 12 = 120$

study closet $2 \times 4 = 8$

Master closet $8' \times 15' + 5' \times 5' = 145$

Laundry $9 \times 10 = 90$

Mud Room $9 \times 9 = 81$

First Floor Total $= 444$

2578 original

New 2,134

Stair Well $8 \times 11 = 88$

Closet Bed 4 $7 \times 11 = 77$

Laundry $4 \times 3 = 12$

Closet Bed 3 $6 \times 6 = 36$

Closet Bed 2 $2 \times 9 = 18$

Second Floor Total $= 231$

1249

New 1,018

Basement - Stair $10 \times 12 = 120$

Utility $12 \times 16 + 11 \times 14 = 346$

$= 466$

2563

New 2,077

Rear Porch 224

St. Mary's County
Land Use & Growth Management

MAR 11 2026

Received

Non-Habitable Breakdown - Give to HD

$16 \times 14 =$