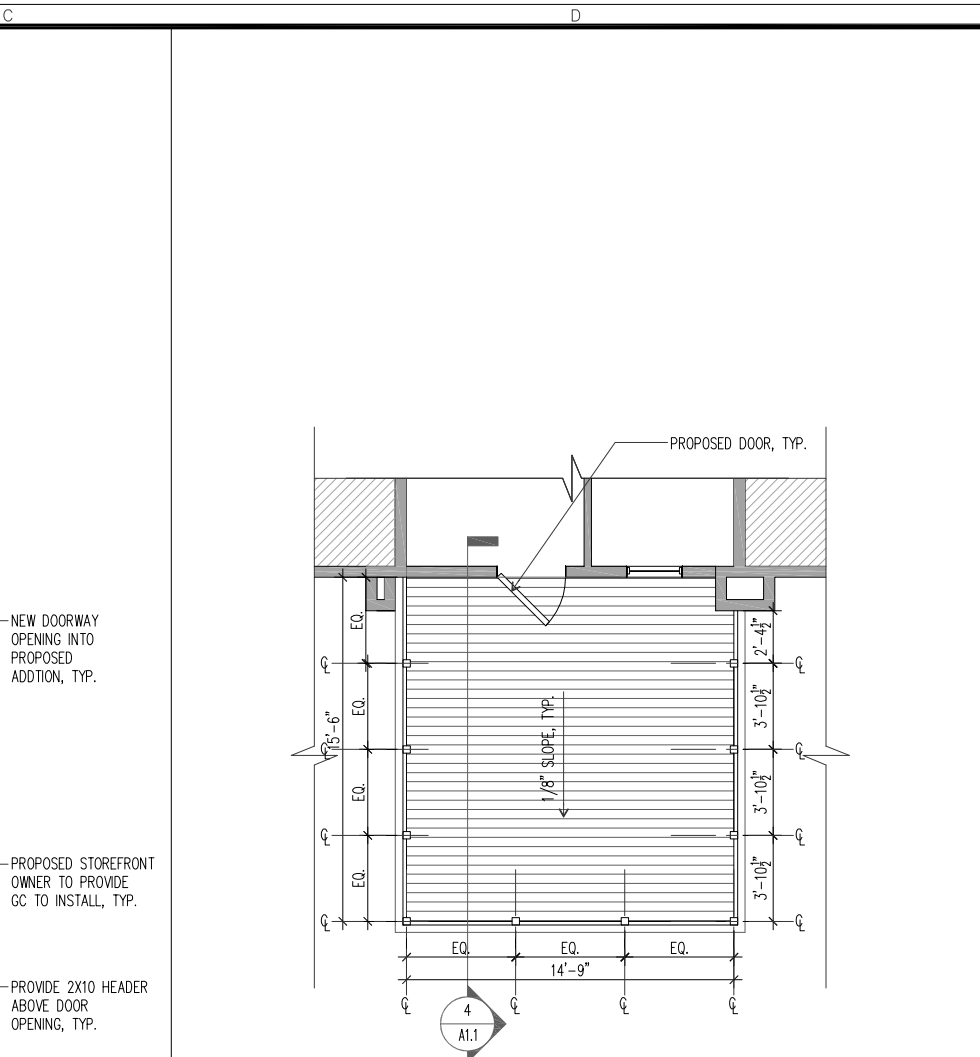
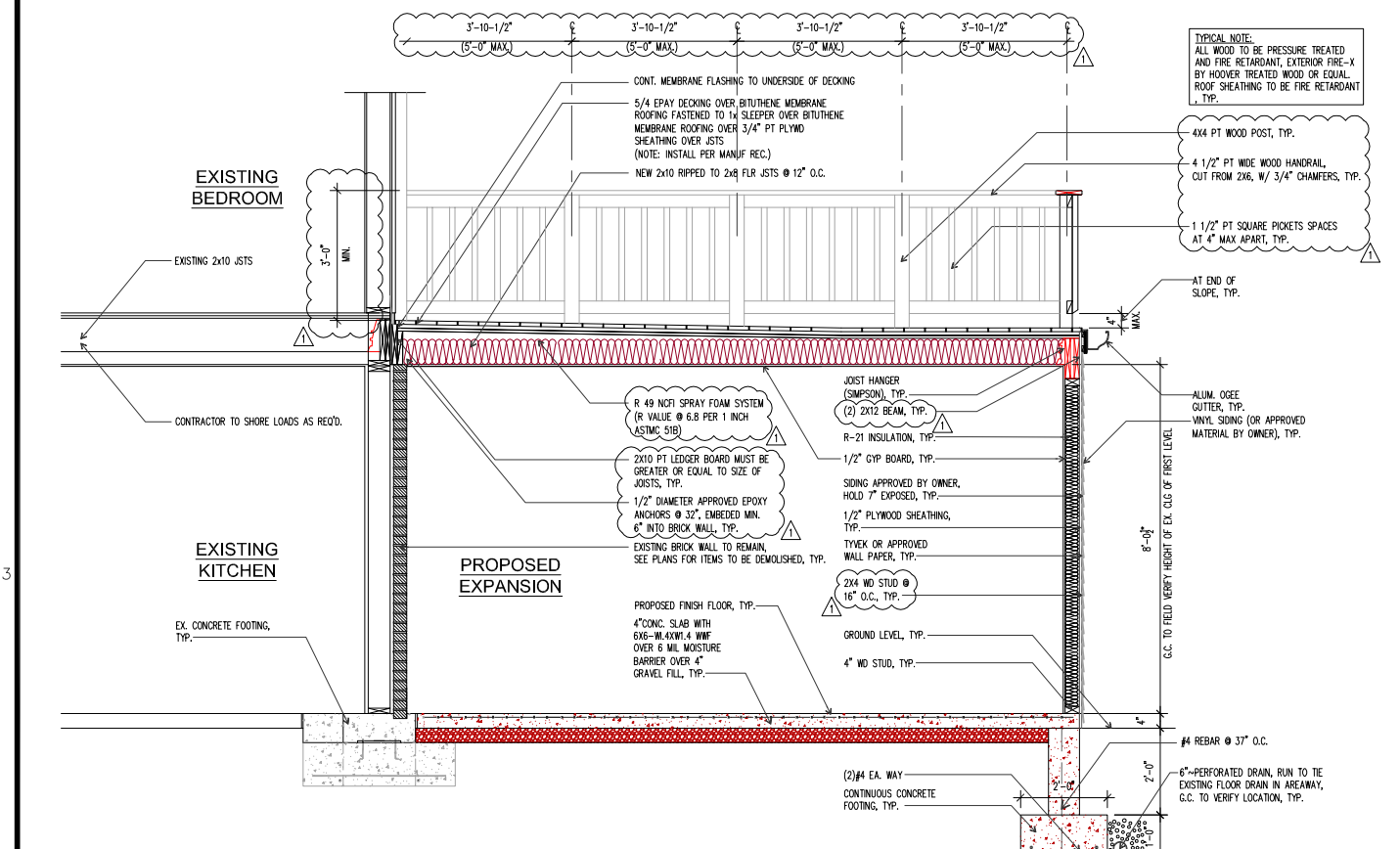


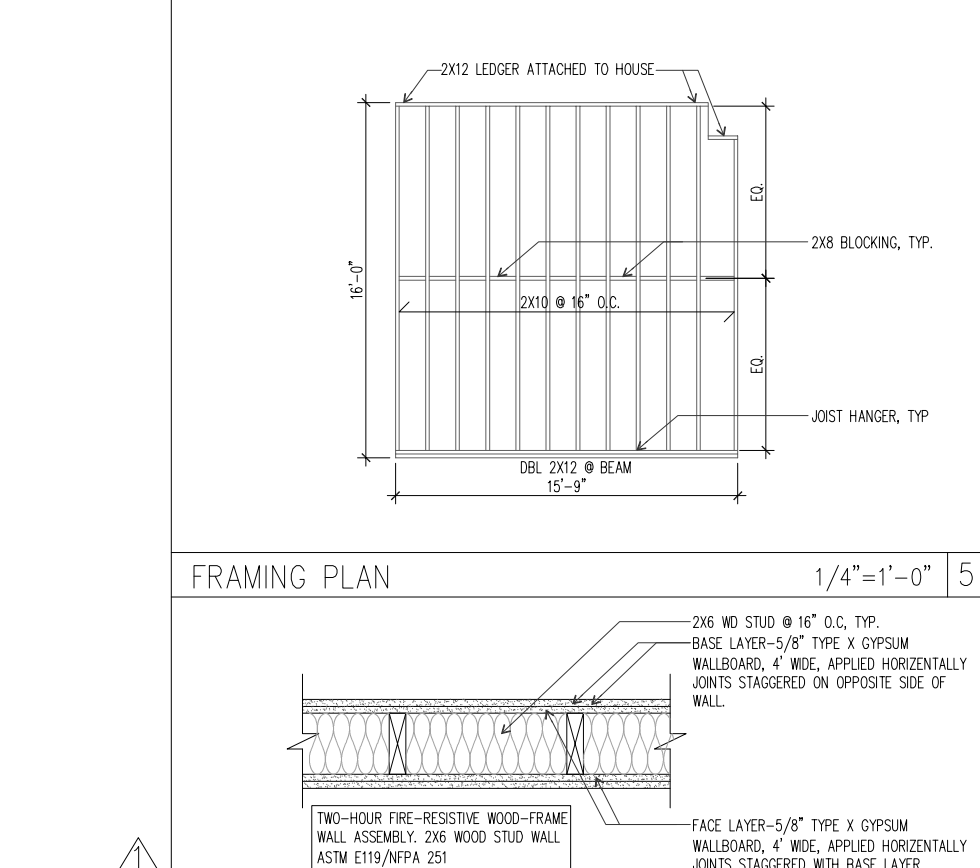
DEMO FLR PLAN 1/4"=1'-0" 1 PROPOSED FLR PLAN 1/4"=1'-0" 2



PROPOSED PATIO 1/4"=1'-0" 3

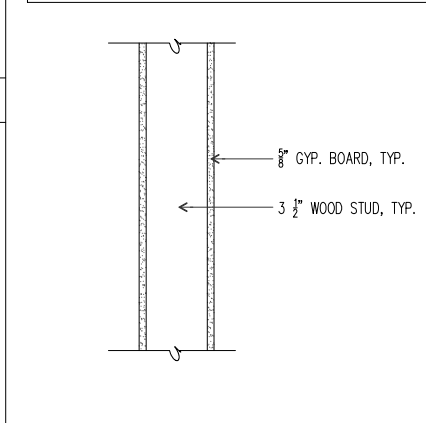


PROPOSED BUILDING SECTION 1/2"=1'-0" 4



2 HOUR FIRE RESISTIVE WD FRAME 1/4"=1'-0" 6

- LEGEND :**
- GENERAL NOTES**
- PLAN NOTES:**
1. VERIFY ALL LOCAL CODES, ENERGY TYPES, AND SITE CONDITIONS PRIOR TO CONSTRUCTION.
 2. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
 3. CONTRACTOR SHALL COORDINATE ALL CLOSET SHELVING REQUIREMENTS.
 4. DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS ONLY.
 5. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
 6. BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ.FT. A MINIMUM NET CLEAR OPENABLE WIDTH OF 20". A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24" AND HAVE A MAXIMUM FINISH SILL HEIGHT OF 43" FROM FINISH FLOOR.
 7. ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED.
 8. ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
 9. PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND BACK DAMPER, FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCE WITH AN OPEN FLAME.
 10. BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90 CFM FAN. RANGE HOODS SHALL ALSO BE VENTED TO OUTSIDE.
 11. ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD, WITH METAL CORNER REINFORCING TAPE FLOAT AND SAND. (3 COATS) USE 5/8" GYPSUM BOARD ON CEILINGS WHEN SUPPORTING MEMBERS ARE 24" O.C. OR GREATER. USE 1/2" GYPSUM BOARD ON CEILING MEMBERS LESS THAN 24" O.C.
 12. ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.
 13. PROVIDE DOORBELLS, TRANSFORMER, AND CHIME.
 14. PROVIDE SMOKE DETECTORS AS REQUIRED BY CODE.



TYP. PARTITION 1 1/2"=1'-0" 6

- STRUCTURAL GENERAL NOTES**
1. LVL'S SHALL BE BROADSPAN (TM) 2.0E 3100 Fb OR APPROVED EQUIVALENT
 2. CONNECT FRAMING MEMBERS WITH APPROVED CONNECTORS. SEE DETAILS
 3. CONCRETE TO BE F'c = 3000 PSI
 4. ALL STRUCTURAL STEEL TO BE F'T = 36 KSI
 5. ALL REINFORCING STEEL TO BE F'T = 60 KSI
 6. ALIGN NEW POSTS WITH LOAD BEARING POSTS ABOVE.
 7. ALL NEW WALLS TO BE FRAMED WITH 2 x 6 STUDS SPACED @16" o.c.
 8. GC TO NOTIFY ENGINEER/ARCHITECT OF ANY CONDITIONS NOT SHOWN ON PLAN OR OF ANY PLAN DISCREPANCIES.
 9. EXISTING TO REMAIN ITEMS SHOWN IN LIGHT LINEWEIGHTS. NEW WORK SHOWN IN BOLDER LINEWEIGHT.

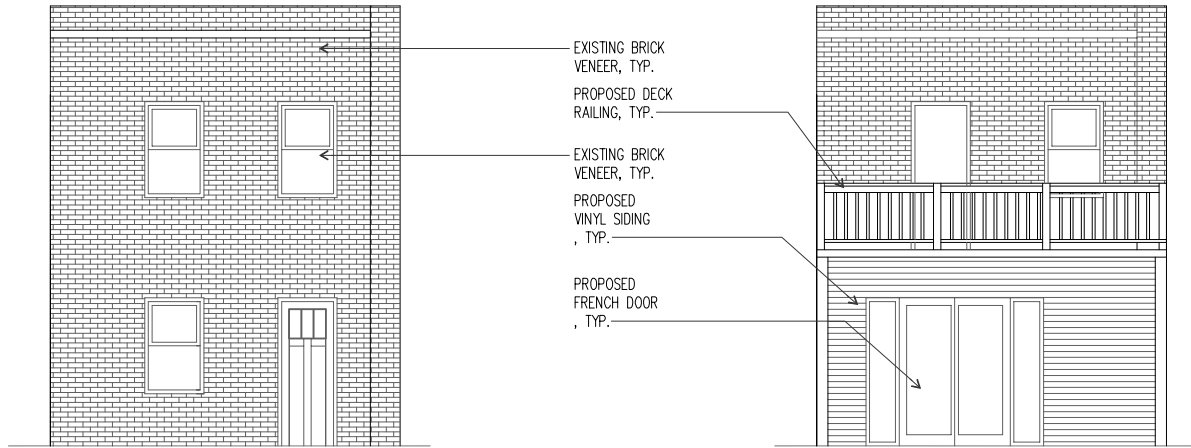
A

B

C

D

E



EXISTING REAR ELEVATION

1/4"=1'-0"

1

PROPOSED REAR ELEVATION

1/4"=1'-0"

2

1

2

3

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