

PROJECT INFORMATION:

CONTACT:

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313 CHARLES STREET, SUITE A
LAPLATA, MD 20646
301-580-1449

ARCHITECT:

L D HOLMES ARCHITECTS, PC
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LA PLATA, MD 20646
301-934-8078

PROJECT ADDRESS:

FRIEND SHIP LANDING ROAD
NANJEMOY, MD 20662

GENERAL NOTES:

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1. No Changes to the plans are permitted. The architect shall not be responsible for any departure from these drawings at any time during construction.

2. All layout Dimensions as indicated shall be adjusted where required. Rough openings required by specific building components shall take precedence for proper fit of finished component.

3. Never scale drawings: Contactor shall refer to written dimensions only. All dimensions and conditions shall be verified in the field and any discrepancies reported to the architects prior to construction. In all cases the details and drawings shall be checked with existing conditions from work in place, and variations, if any, be referred to the architect for adjustment. The contractor will be held responsible for the fit of work in place.

4. All work shall be done in accordance with local codes and as indicated on drawings.

GOVERNING CODES:

International Residential Code 2018 (IRC 2018)
Code of Maryland Regulations
Maryland State Fire Prevention Code

DESIGN CRITERIA:

Ground Snow Load: 25 PSF
Basic Wind Speed: 115 Mph
EXPOSURE CATEGORY: B
Seismic Design Category: A
Subject to Damage From:
Weathering: Severe
Frost Line Depth: 24"
Termites: Moderate to Heavy

Live Loads:

Floors.....40 psf
Floors - Bedrooms.....30 psf
Attics w/out Storage.....10 psf
Attics w/ Storage.....20 psf
Roof Loads.....25 psf (Basic Ground Snow Load)
Decks.....40 psf

AREA CALCULATION:

FIRST FLOOR	2230 SF
SECOND FLOOR (OPTIONAL)	1262 SF
FINISHED SPACE	3492 SF
GARAGE	536 SF
COVERED PORCHES	303 SF

SFRINKLER SYSTEM:

House to be fully sprinklered. There is no public water source available and will required a holding tank. Residential Sprinklers are required in all new home construction in Charles County, MD. Design of system shall be by others and shall comply with NFPA 13D and all regulations set forth by the Maryland State Fire Prevention Code.

HAZARD DETECTION:

Smoke Detectors shall be provided in every bedroom, immediately outside bedroom units, within 3' of bathrooms with showers or tubs, on each floor and as indicated on plans. Carbon Monoxide Detectors shall be provided immediately outside bedroom units and as indicated on plans. All safety detectors shall be hardwired with battery backup. Carbon Monoxide and Smoke Detectors shall have

a distinct and separate alarm. Detectors shall comply with ANSI/UL 2034.

Recommend COMBINATION SMOKE & CO Alarms. Interconnect all alarms for notification throughout the house.

EGRESS REQUIREMENTS: Basements with habitable space and every bedroom shall have at least one operable window or door directly to exterior that complies with Section R310 and is approved for Emergency Egress. Operation must not require the use of special tools or knowledge.

Sill Height: 44" Max
Clear Opening: 5.7 5F [5.0 5F Grade Level only
Clear Opening Height: 24" Min
Clear Opening Width: 20" Min

TEMPERED GLASS: Required in hazardous locations as described in R308.4 including but not limited to all door panels, Windows having a sill height of less than 18" A.F.F., and windows located adjacent to Bath Tubs, Whirl Pools or Showers.

FIRE AND DRAFTSTOPPING: Fire and draft stop all dropped soffits and ceilings and any other concealed areas where fire / draft stopping is required by code.

CONSTRUCTION NOTES:

FOUNDATIONS:

In the absence of a Soils Report, Foundations shall be designed for an assumed Soil bearing capacity of 1,500 PSF on undisturbed natural soil or controlled fill compacted to 95%. The bottom of all exterior footings and any footings that may be subject to frost action shall extend a minimum of 2'-0" below grade, unless a lower elevation is indicated.

CAST IN PLACE CONCRETE:

All concrete shall be normal weight concrete with a compressive strength of 3,000 psi @ 28 days. All concrete exposed to weather shall be air entrained, 6% +/- 1%. Concrete slabs shall be trowel finished, reinforced with 6 x 6 - W1.4 x W1.4 welded wire mesh. Exterior exposed patios or other appurtenances shall be broom finished.

STRUCTURAL LUMBER AND FRAMING:

CONNECTIONS:

All nailed connections to comply with the fastener schedule IRC Table 602.3(1) - 602.3(5) unless otherwise noted. Sheathing nailing to comply with same schedule and or manufacturer's recommended specifications, whichever is more stringent. Braced wall panels in accordance with 602.10 and per plans.

WOOD CONNECTORS: All Wood-to-Wood connectors shall be Simpson Strong-Tie Co., Inc. (or Approved Equal). All connectors and fasteners in contact with pressure-treated wood shall be type 316L Stainless Steel. The substitution of Simpson ZMAX Galvanized (G185) Connectors and fasteners shall only be allowed upon approval of local Building Code Official and Simpson Strong Tie Co. based on the contractor's submission of the specifications of the pressure-treated wood to be used on the project.

SILL PLATES / EXTERIOR FRAMING MEMBERS:

Foundation Sill Plates, exterior porches and stairs shall be constructed with Pressure Preservatively Treated Lumber.

BEARING PARTITIONS:

Stud Framing lumber shall be 2 x 6's @ 16" O.C. Interior studs shall be 2 x 4's @ 24" o.c. unless otherwise noted. Studs shall be minimum No.2 Grade Material.

FLOOR FRAMING:

Floor framing shall be Pre-Engineered Floor Trusses as indicated in plans. Floor Trusses shall be designed in accordance with local codes. Provide truss manufacture drawings bearing an Engineers Certification.

ENGINEERED LUMBER:

TIMBERSTRAND LSL: Minimum Fiber Stress in Bending (Fb) of 2,325 PSI and a minimum Modulus of Elasticity of 1,550,000, unless otherwise noted.

STRUCTURAL LUMBER: (Girders and Headers) to be 5FF No.2 or better (or Approved Equal) and to have a minimum Fiber Stress in Bending (Fb) of 775 PSI and a minimum Modulus of Elasticity of 1,100,000, unless otherwise noted.

ROOF FRAMING:

Roof Framing shall be pre-engineered roof trusses @ 24" O.C. to be designed in accordance with local codes. Intent is shown on plans. Truss Design in accordance with local codes. Provide truss

manufacturer's drawings with Engineer's certification.

STRUCTURAL SHEATHING:

SUBFLOORS: Wood Subfloors shall be 3/4" Avantech Tongue and Groove as manufactured by Huber. Floor sheathing shall be screwed and glued. Provide underlayment where ceramic tile is to be installed.

ROOF SHEATHING: Roof Sheathing shall be 5/8" Plywood Sheathing
EXTERIOR WALL SHEATHING: Wall Sheathing shall be 1/2" Plywood.

LOAD PATH: Continuous load path shall be maintained. Use Simpson Hurricane Ties at trusses, straps, and Sill Connectors as required by the building code and as indicated on plans and as indicated in Truss manufacturer's drawings. Provide Simpson column tie-downs per plans.

THERMAL AND MOISTURE PROTECTION:

VAPOR BARRIER: Tyvek House Wrap or equal is required.

ROOFING SHINGLES: e 30 Year Fiberglass Asphalt Shingles as selected by Owner. All roofing materials shall be installed in accordance with manufacturer's recommendations. Roofing underlayment shall be 15# roofing felt. Two layers are required in low slope areas of 4:12 or less.

ROOFING STANDING SEAM METAL: Metal roofing shall be installed in accordance with manufacturer's recommendations. Profile shall be 12" metal panel in color as selected by owner. Roofing underlayment shall be 15# roofing felt. Two layers are required in low slope areas of 4:12 or less.

EXTERIOR TRIM:

Exterior Trim including rakes, corner boards, casing, frieze boards, and fascia shall be PVC.
Door / Window Surround: 1 x 4
Base Board: 1 x 6
Frieze Board: 1 x 6

SIDING: As manufactured by James Hardie Co. Color A.S.O.

HARDIE PLANK LAP SIDING - Select Cedarmill 3/4" w/ 1" Exposure.
HARDIE SHINGLE Straight Edge Panel
HARDIE PANEL Smooth Panels

SOFFIT:

Vented and Unvented Soffits shall be as manufactured by James Hardie Co.

PORCH CEILING - Porch Ceilings shall be Beaded board vinyl.

GUTTERS AND DOWNSPOUTS:

Gutters shall be 6" Ogee or K Style continuous Prefinished Aluminum in white. Downspouts shall be corrugated rectangular Prefinished Aluminum in white.
Provide splash blocks at each down spout location.

INSULATION:

Slab: R-10, 2ft
Walls: R-21 Batt
Ceilings: R-32 Cathedral Batts
Ceilings: R-49 Batts
Water Heater: R-16 min Batt.

DOORS AND WINDOWS:

WINDOWS: All windows to meet 2018 Energy code. Windows shall be wood frame with exterior aluminum or Fiberglass cladding. Exterior color to be White, interior to be primed pine. Lights to be Grills between the glass. Provide all hardware, locksets and jamb extensions as required. Jamb extensions to match windows. All operable units shall be equipped with insect screens.
Design Basis: Andersen 100 Black

DOOR / WINDOW SYSTEMS: Combination door / window systems shall be match windows in sizes indicated. Exterior color to be White. Interior to be primed pine. Provide all locksets and jamb extensions as required and to match windows.

GLAZING: Window Glazing shall be Low-E, Argon Filled insulated material. Tempered glass shall be supplied where required by code, in all door lites and windows with a sill height lower than 18" A.F.F. including windows @ bathtubs.

EXTERIOR ENTRY DOORS: As Selected by Owner.

INTERIOR DOORS: Doors to be 6 panel, prehung doors.

FINISHES:

INTERIOR TRIM:

FLOORS: All finishes as selected by the Owner. Provide Allowance

SHOWER SYSTEMS:

Master Bath: Acrylic Monolithic base, tiled walls
Guest Bath: Acrylic Tub / Shower Combination

WATER RESISTANT GYPSUM WALL BOARD:

Provide water resistant gypsum wall board in all bathrooms. 1/2" material on walls and 5/8" material on ceilings.

Backer Board: Durock Backer board shall be used in areas to receive tile.

PLUMBING AND MECHANICAL:

HEATING AND AIR CONDITIONING: The primary HVAC system shall be an Electric Heat Pump.

Gas Fireplace - Unit to be narrow premanufactured gas fireplace. Unit to be direct vented to the exterior.

PLUMBING:

Electric Water Heater 80 Gallon tank.

ELECTRICAL:

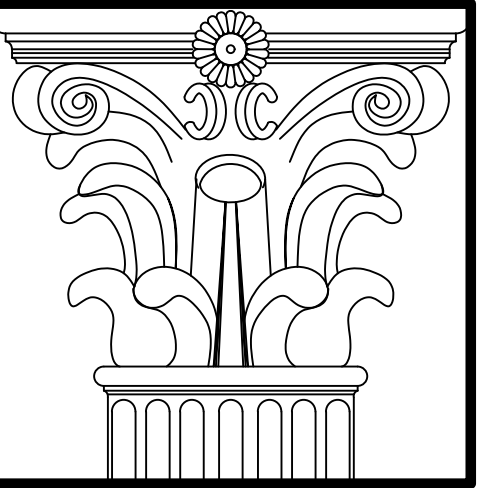
All outdoor fixtures, including lights and fans shall be rated for wet locations.

Provide cable and phone line connections as selected by owner.

HARDWARE:

All doors shall be provided with hardware in finish as selected by owner.

Provide Dead Bolts to All Exterior Doors. All doors shall be keyed alike.



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Friendship House

USA DAVIS HOLMES
LICENSE NUMBER 8809
EXP. DATE 1/1/2021

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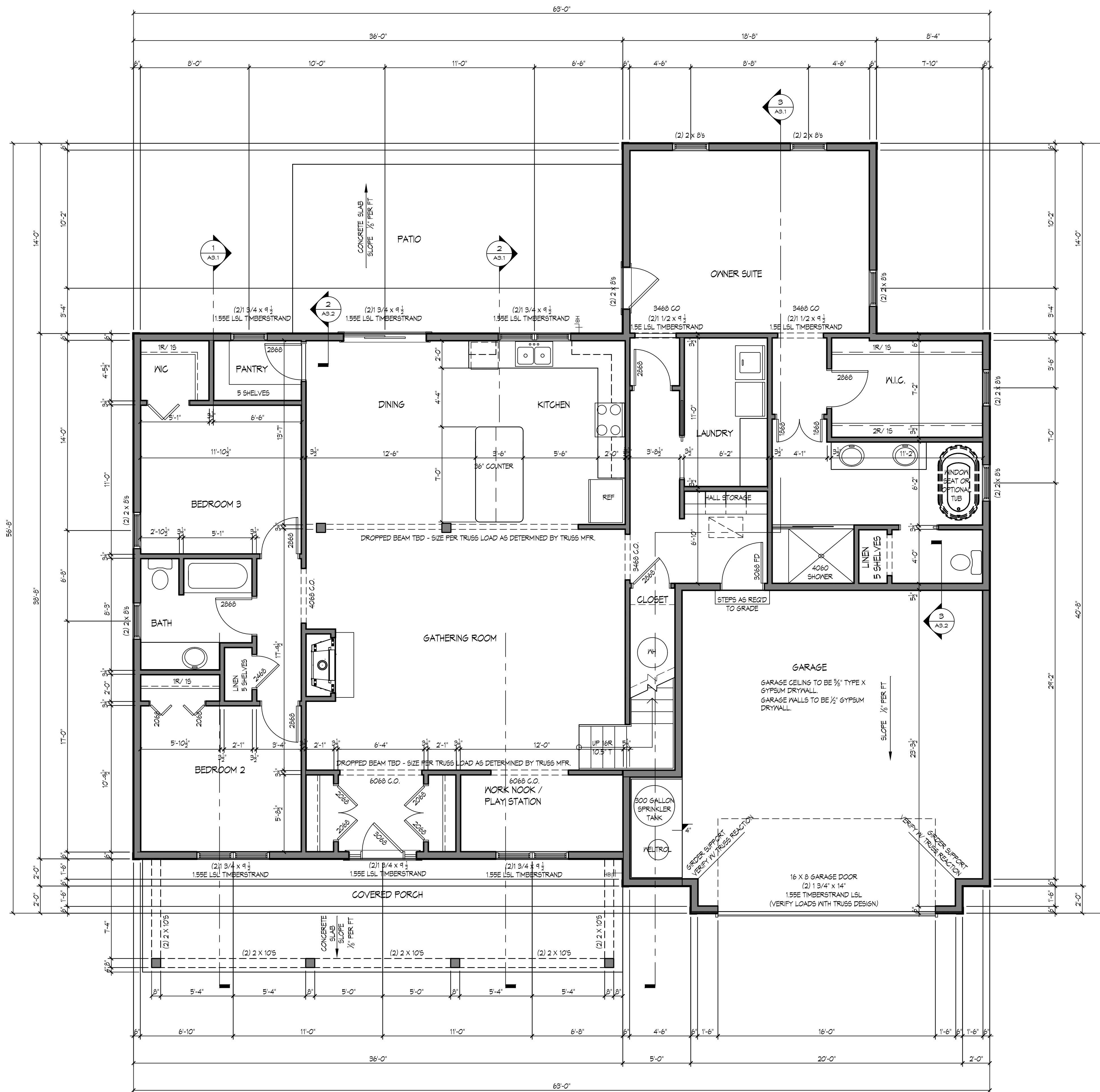
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PROJECT NUMBER:2021.0120

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DATE:9/16/2021
REVISIONS:

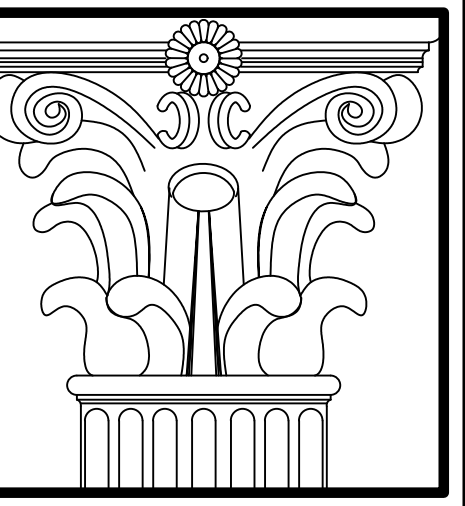
SHEET TITLE:
COVER SHEET

SHEET NO.:

G1.0



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



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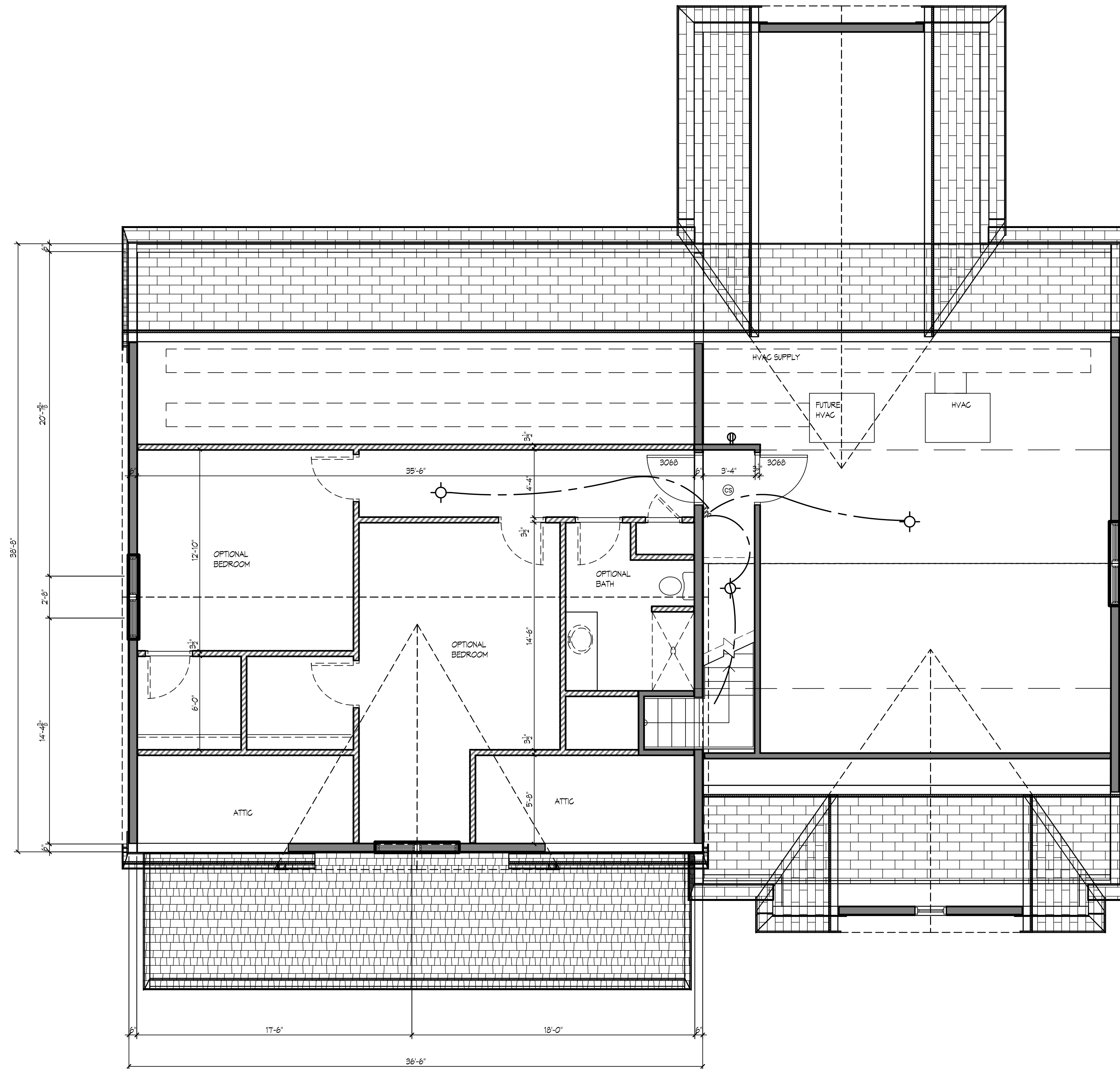
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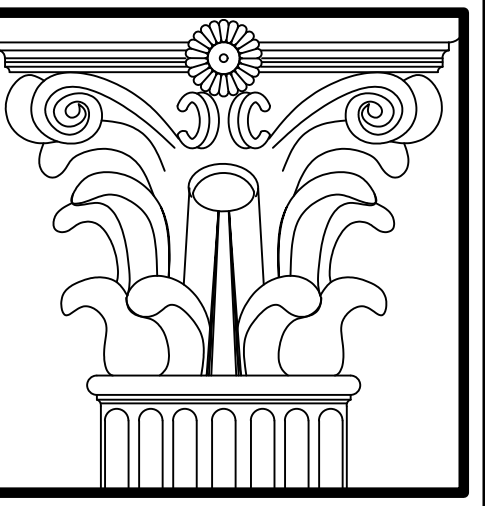
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FIRST FLOOR PLAN

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2 SECOND FLOOR PLAN
1/4"=1'-0"



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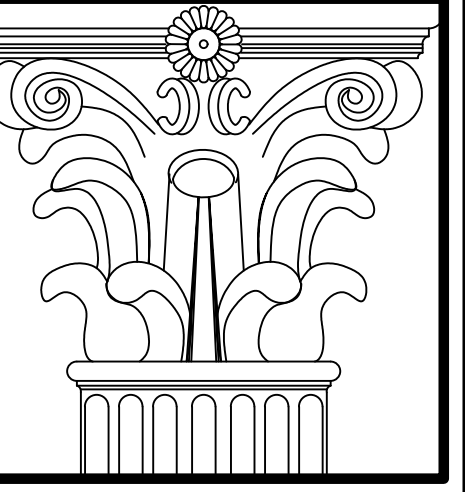
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SHEET TITLE:
SECOND FLOOR PLAN

SHEET NO.: A1.1



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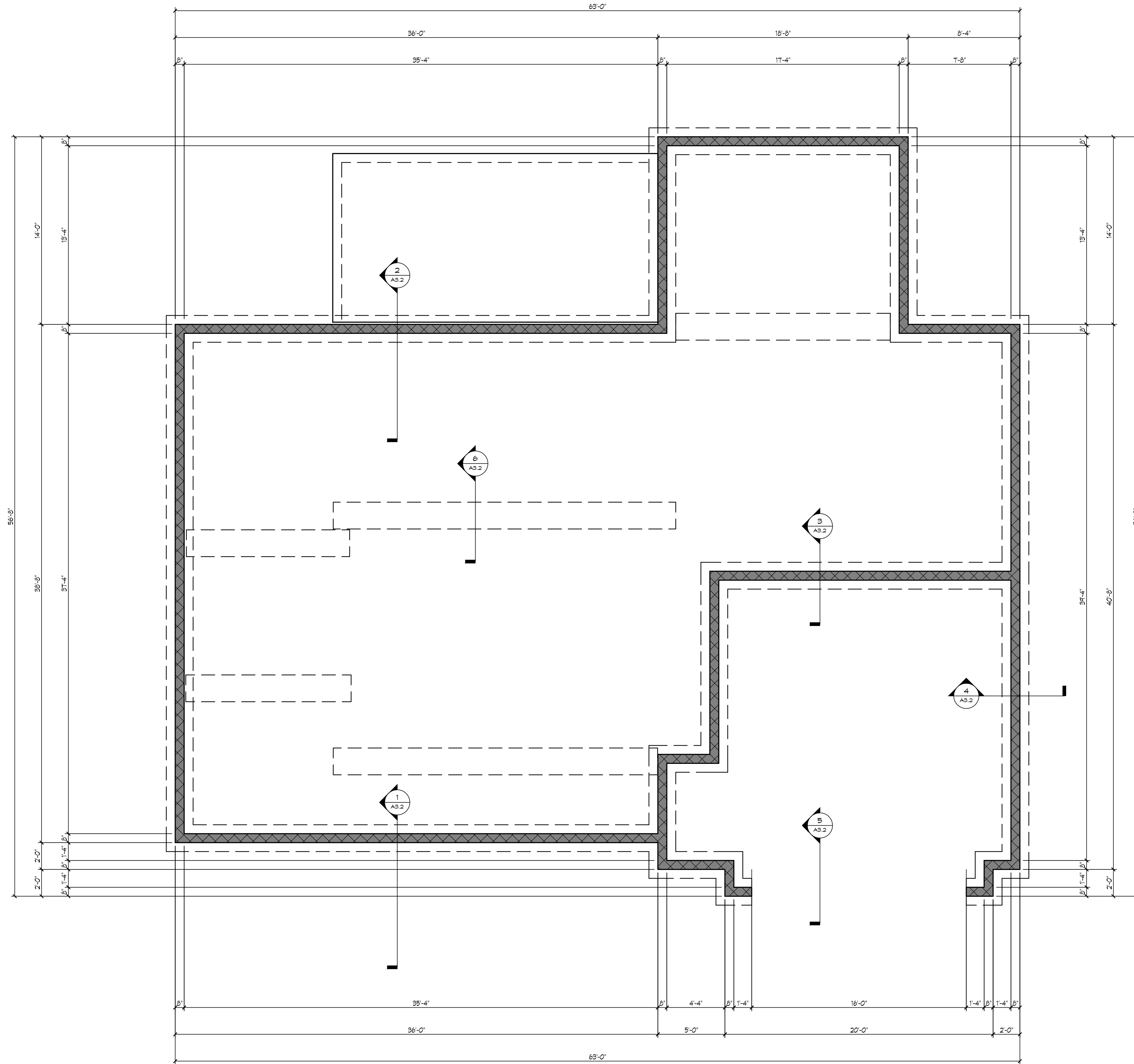
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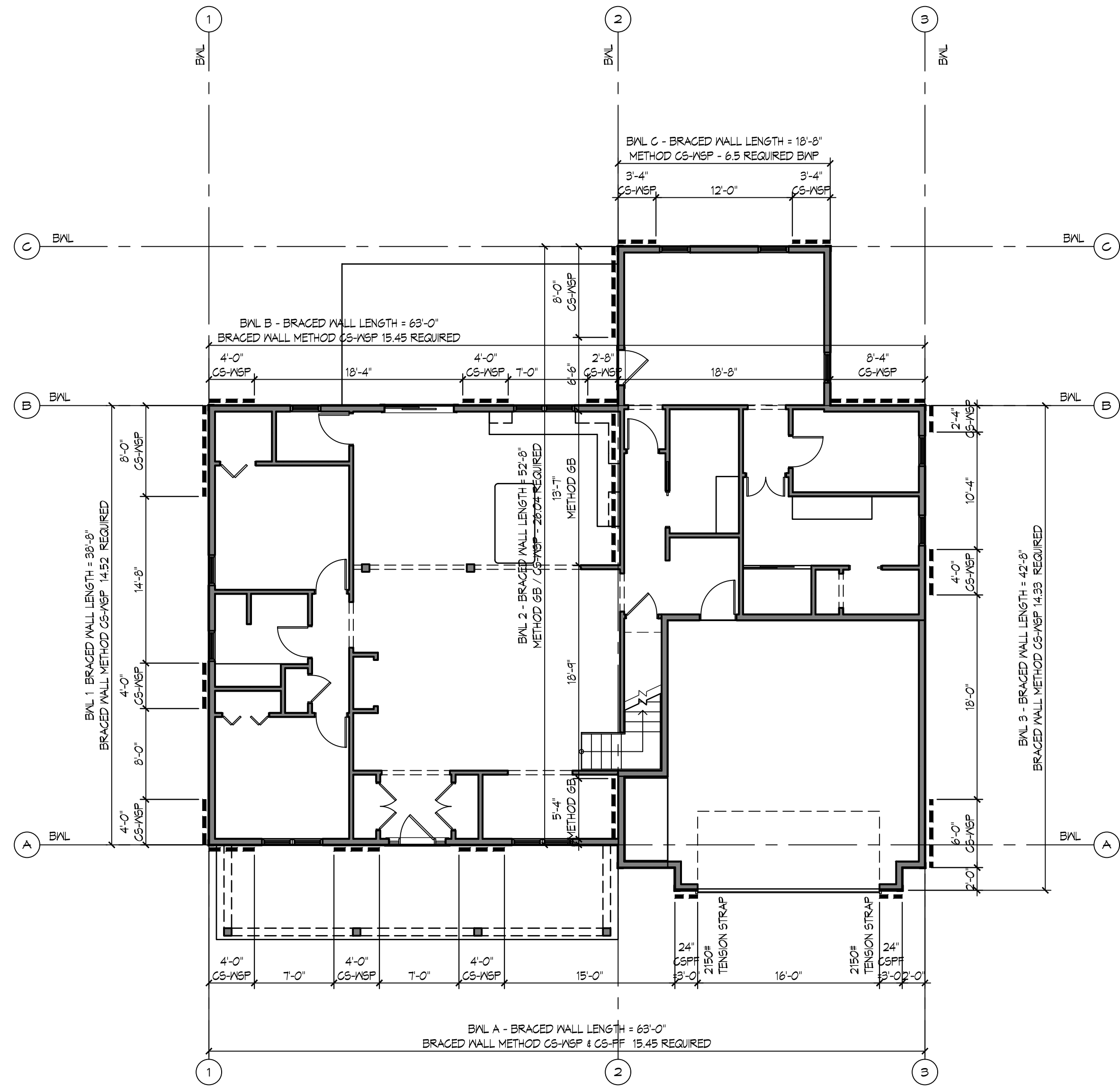
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SHEET TITLE:
 FOUNDATION PLAN

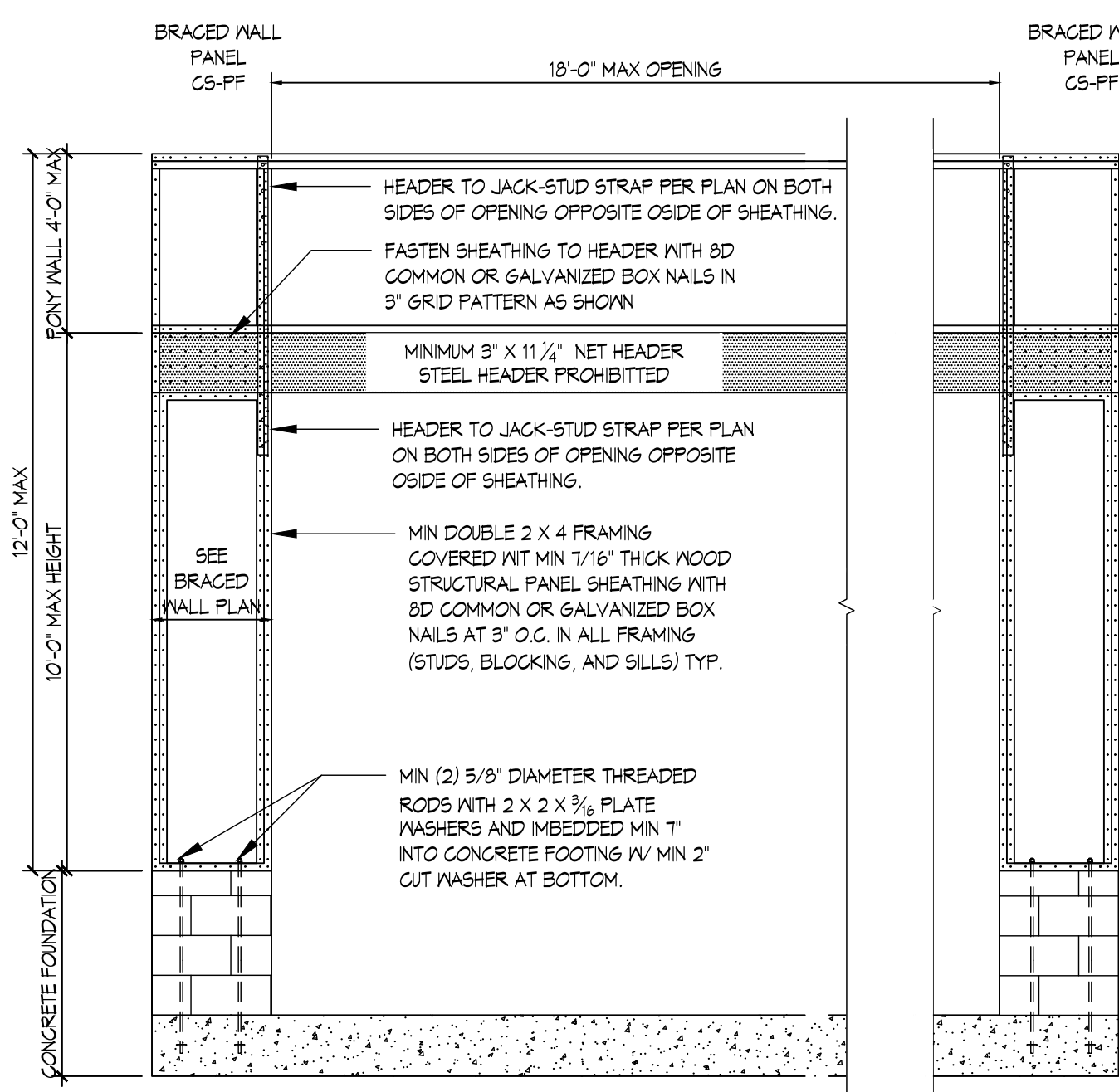
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1 FOUNDATION PLAN
 1/4"=1'-0"

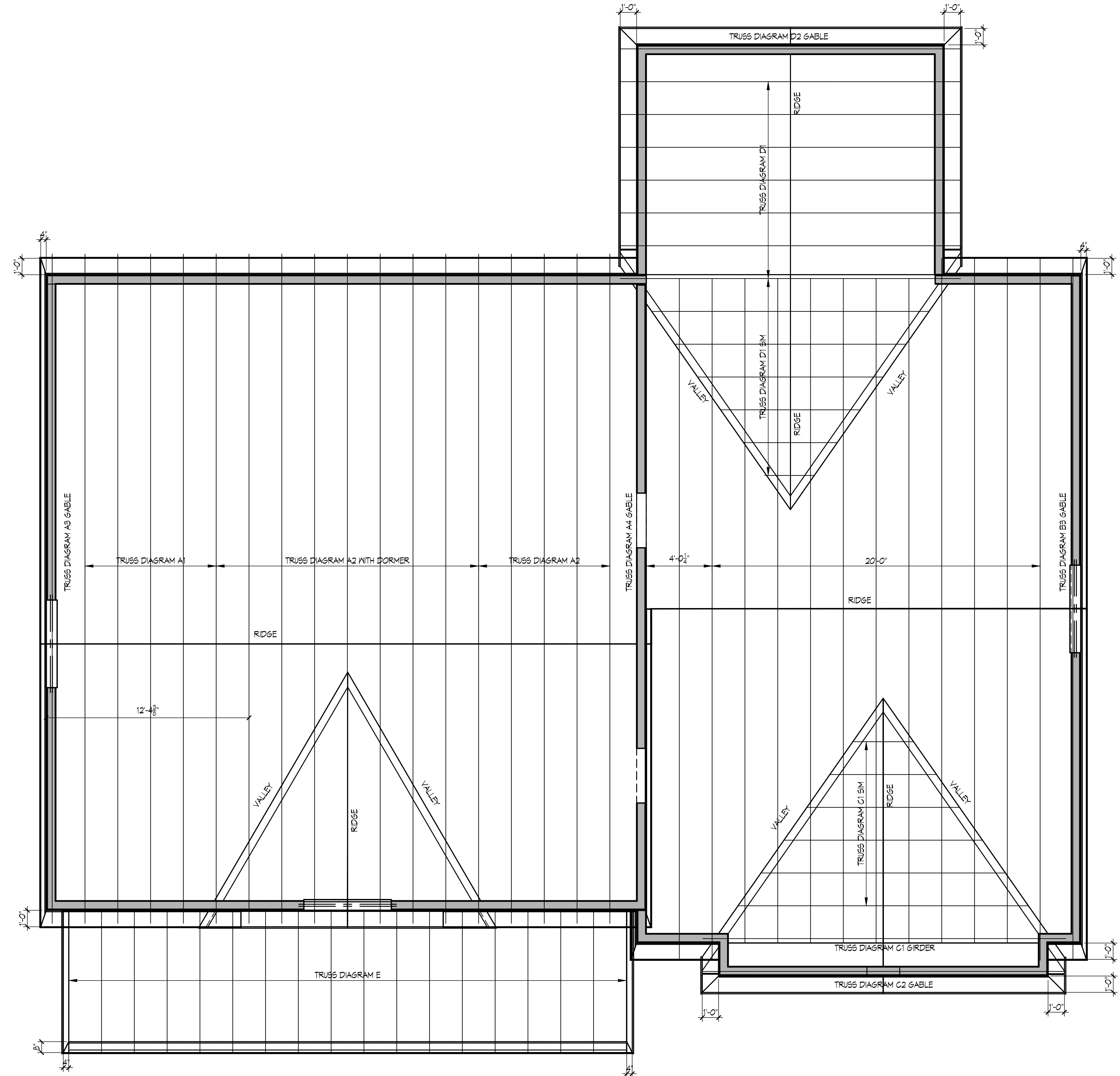


2 FIRST FLOOR BRACED WALL PLAN
1/8"=1'-0"

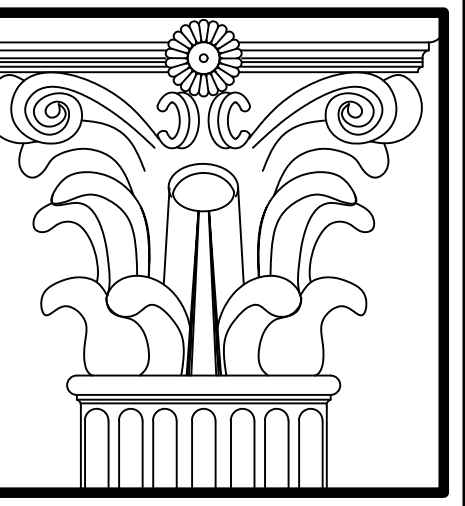


3 CS-PF CONTINUOUSLY SHEATHED PORTAL FRAM
OVER CONCRETE AND MASONRY FOUNDATION
NTS

METHOD	CONSTRUCTION	CONNECTION CRITERIA		ADDITIONAL HOLD-DOWN REQUIREMENTS
		FASTENERS	SPACING	
CS-WSP	#10 ANCHORS PER 10' WALL HEIGHT	MIN 10' ON CENTER	MIN 10' ON CENTER	SEE TABLE 6-1
CS-WSP	#10 ANCHORS PER 10' WALL HEIGHT	MIN 10' ON CENTER	MIN 10' ON CENTER	SEE TABLE 6-1
CS-WSP	#10 ANCHORS PER 10' WALL HEIGHT	MIN 10' ON CENTER	MIN 10' ON CENTER	SEE TABLE 6-1



1 ROOF FRAMING PLAN
1/4"=1'-0"



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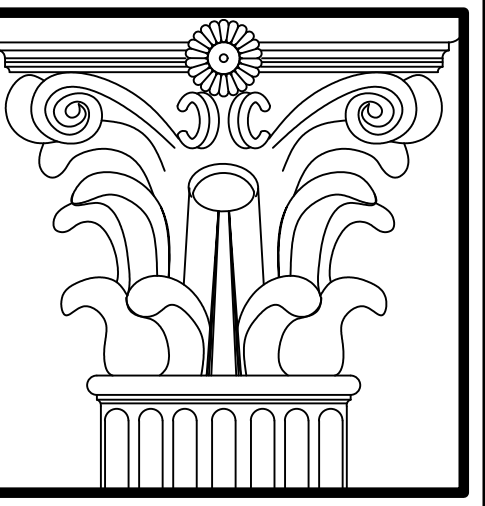
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SHEET TITLE:
BRACED WALL AND ROOF

SHEET NO.: A1.3



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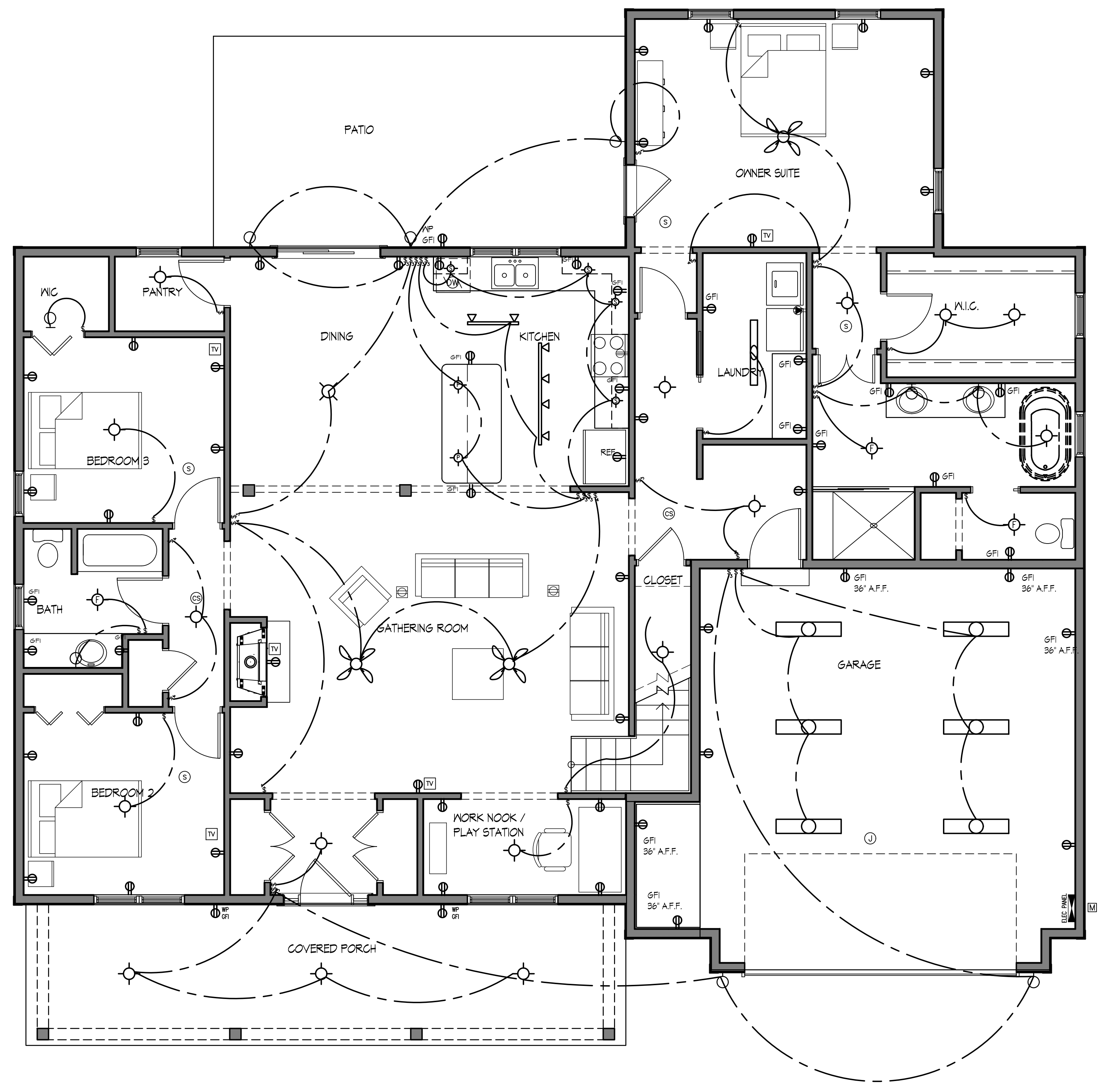
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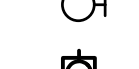
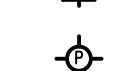

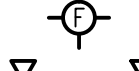








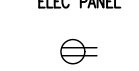
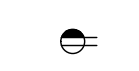


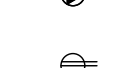



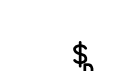
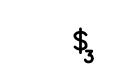
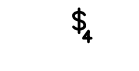

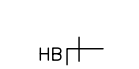




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SHEET TITLE:
FIRST FLOOR ELECTRIC

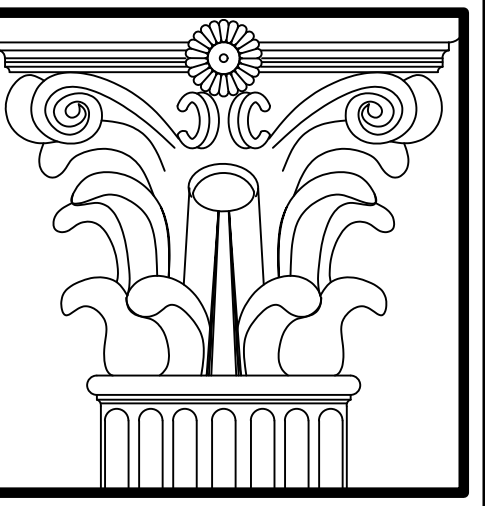
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KEY TO SYMBOLS

-  CEILING MOUNTED LIGHT FIXTURE
-  WALL MOUNTED LIGHT FIXTURE
-  RECESSED DOWNLIGHT - NOTE 3
-  PENDANT LIGHT
-  SPECIALTY - UNDERCABINET LIGHT
-  CEILING MOUNTED FAN / LIGHT - NOTE 4
-  TRACK LIGHTING - LINE VOLTAGE
-  CEILING MOUNTED FAN / LIGHT - NOTE 5
-  DISHWASHER
-  JUNCTION BOX
-  CARBON MONOXIDE / SMOKE DETECTOR
HARD WIRED
-  SMOKE DETECTOR
HARD WIRED
-  TELEVISION CABLE CONNECTION
-  ELECTRIC METER
-  ELECTRIC PANEL
-  RECEPTACLE - DUPLEX
-  RECEPTACLE - DUPLEX
TOP SWITCHED
-  RECEPTACLE - GROUND FAULT INTERRUPTED
-  RECEPTACLE - WATER PROOF
-  RECEPTACLE - SPECIALTY
-  RECEPTACLE - 220 VOLTS
-  FLOOR RECEPTACLE - SEE NOTE 1
-  CEILING MOUNT RECEPTACLE
-  PHONE / ETHERNET
-  SWITCH - SINGLE POLE
-  SWITCH - DIMMER
-  SWITCH - THREE WAY
-  SWITCH - FOUR WAY
-  HVAC RETURN AIR DUCT
-  FROST FREE HOSE BIBB - SEE NOTE 3

1 FIRST FLOOR ELECTRIC PLAN
 1/4"=1'-0"



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SHEET TITLE:
 BUILDING ELEVATIONS

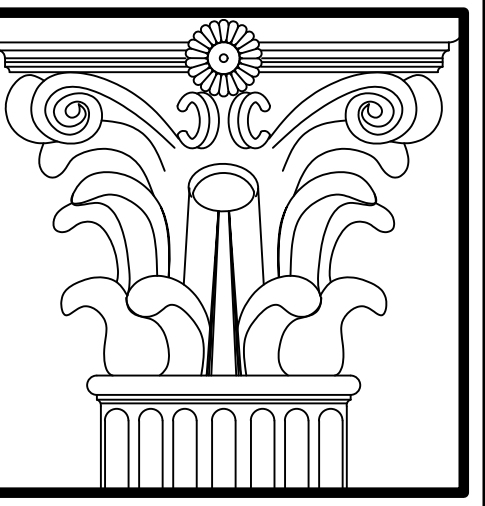
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NORTH ELEVATION
 1/4" = 1'-0"



SOUTH ELEVATION
 1/4" = 1'-0"



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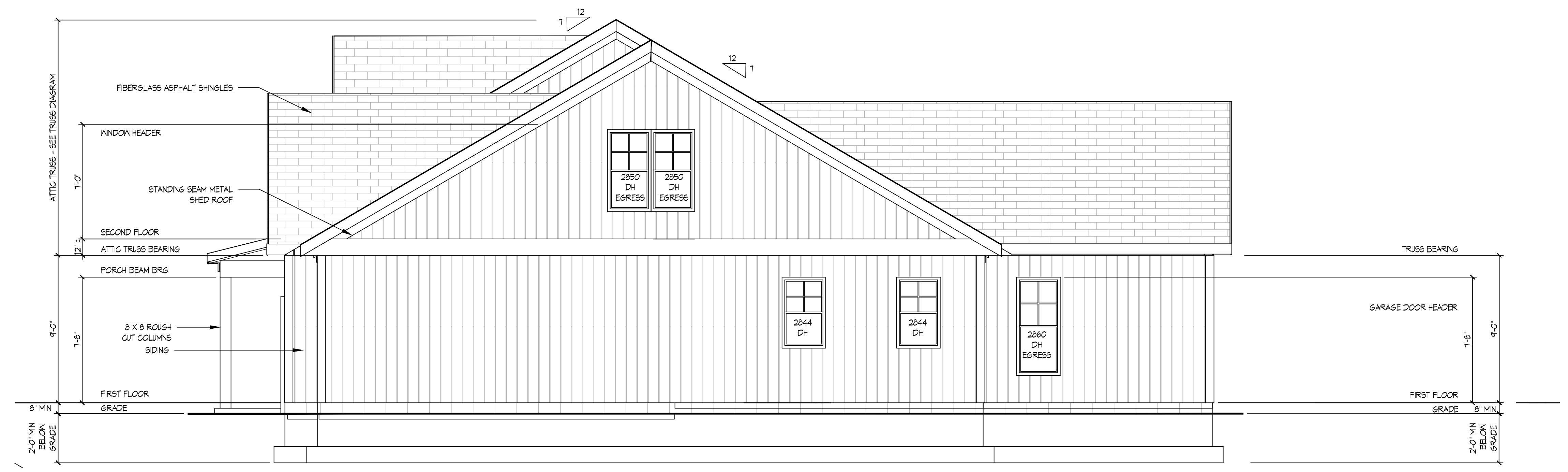
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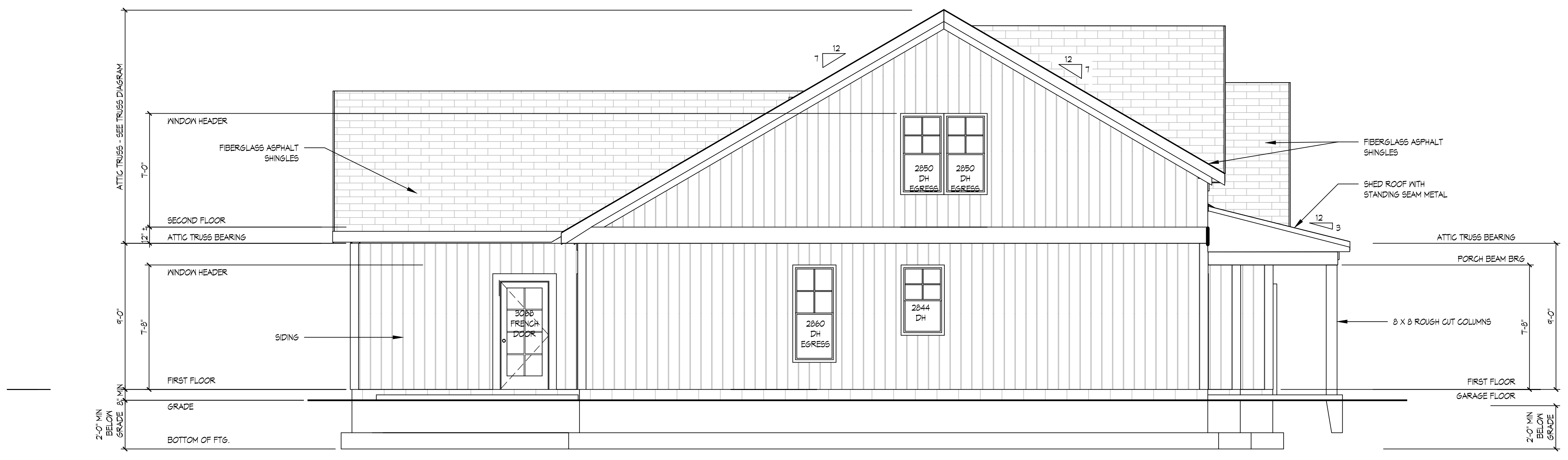
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SHEET TITLE:
BUILDING ELEVATIONS

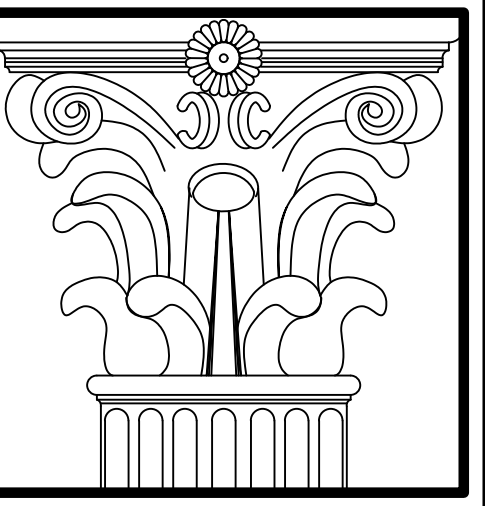
SHEET NO.: **A2.2**



1 EAST ELEVATION
 1/4" = 1'-0"



2 WEST ELEVATION
 1/4" = 1'-0"



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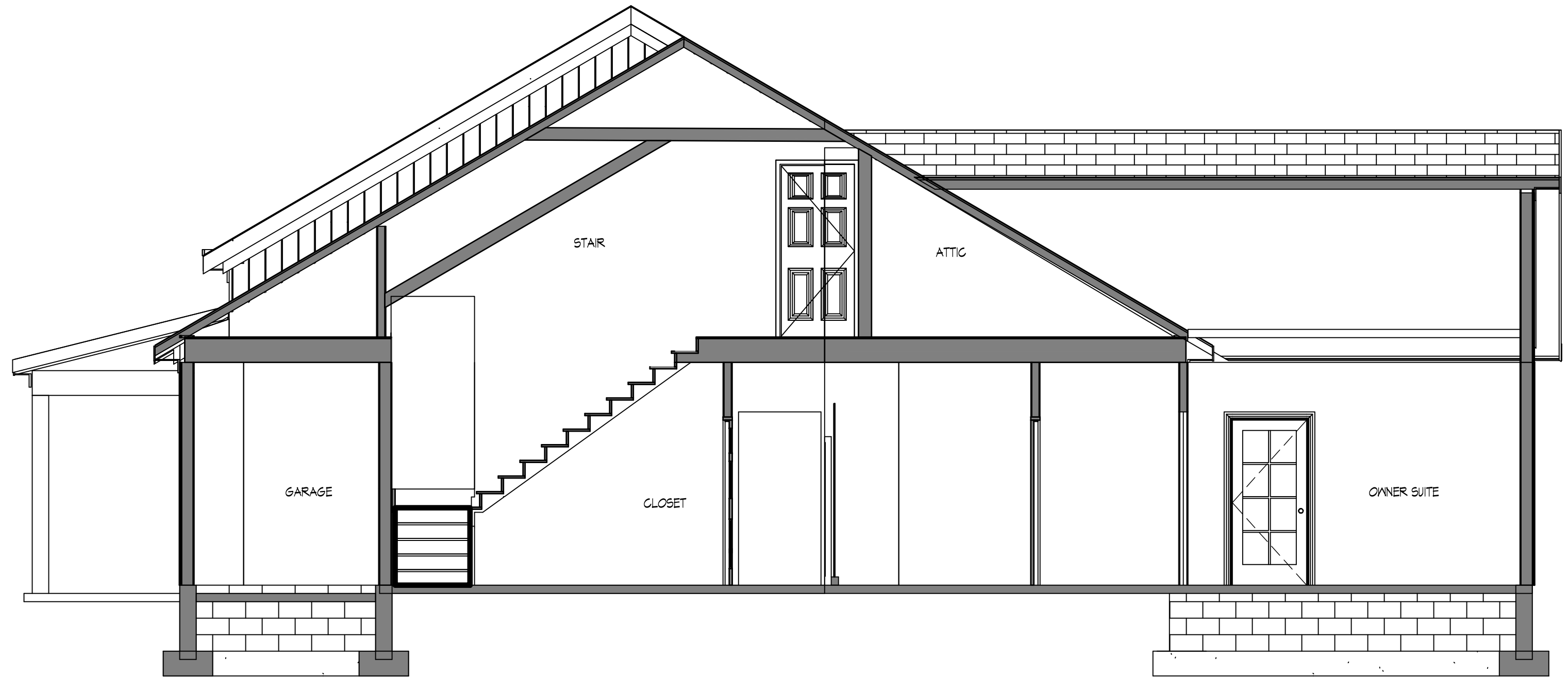
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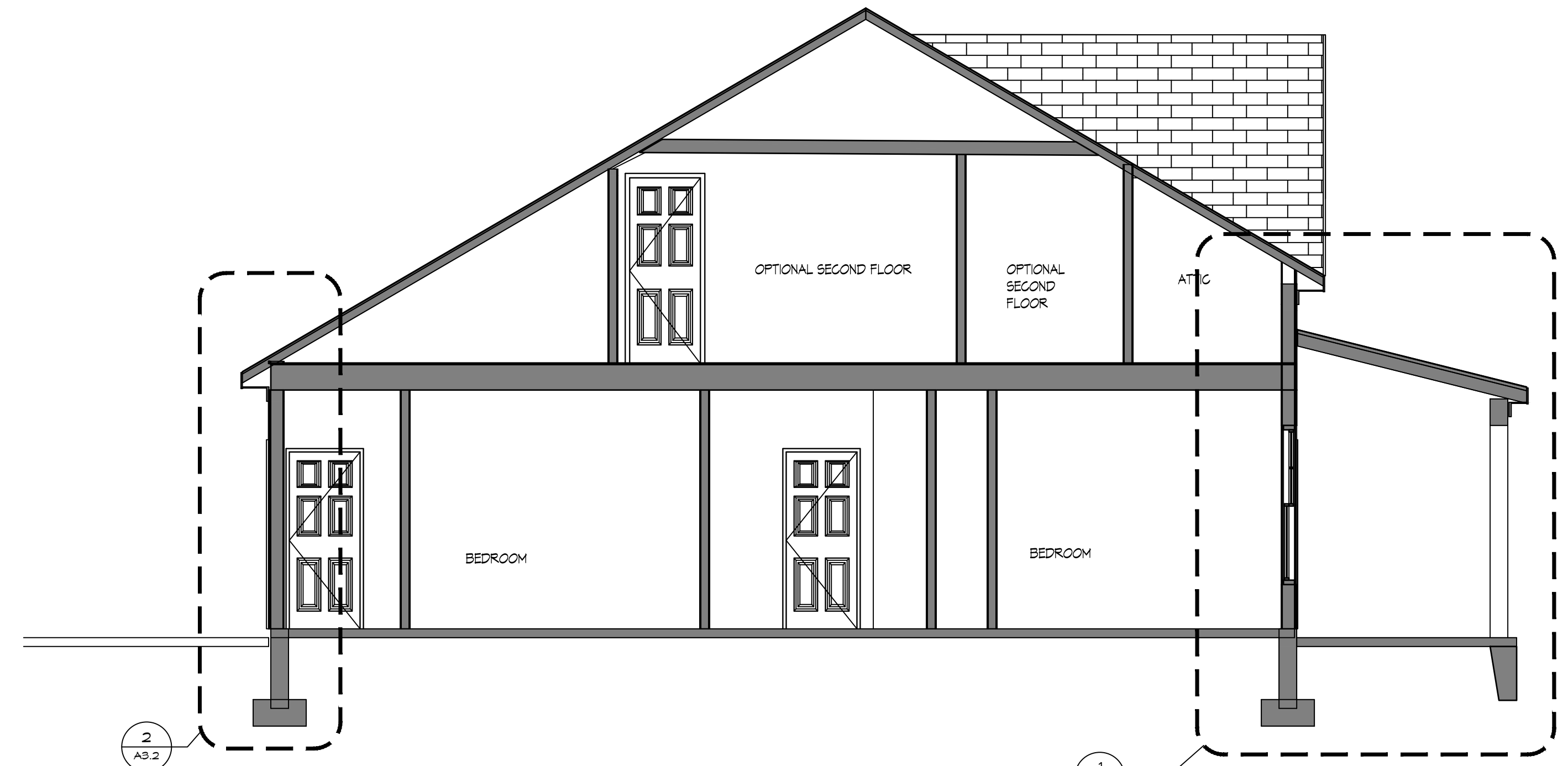
PROJECT: Friendship House
 PROJECT NUMBER: 2021.01.20
 SUBMISSION: ----
 DATE: 9/16/2021
 REVISIONS:

SHEET TITLE:
 BUILDING SECTIONS

SHEET NO.: A3.1



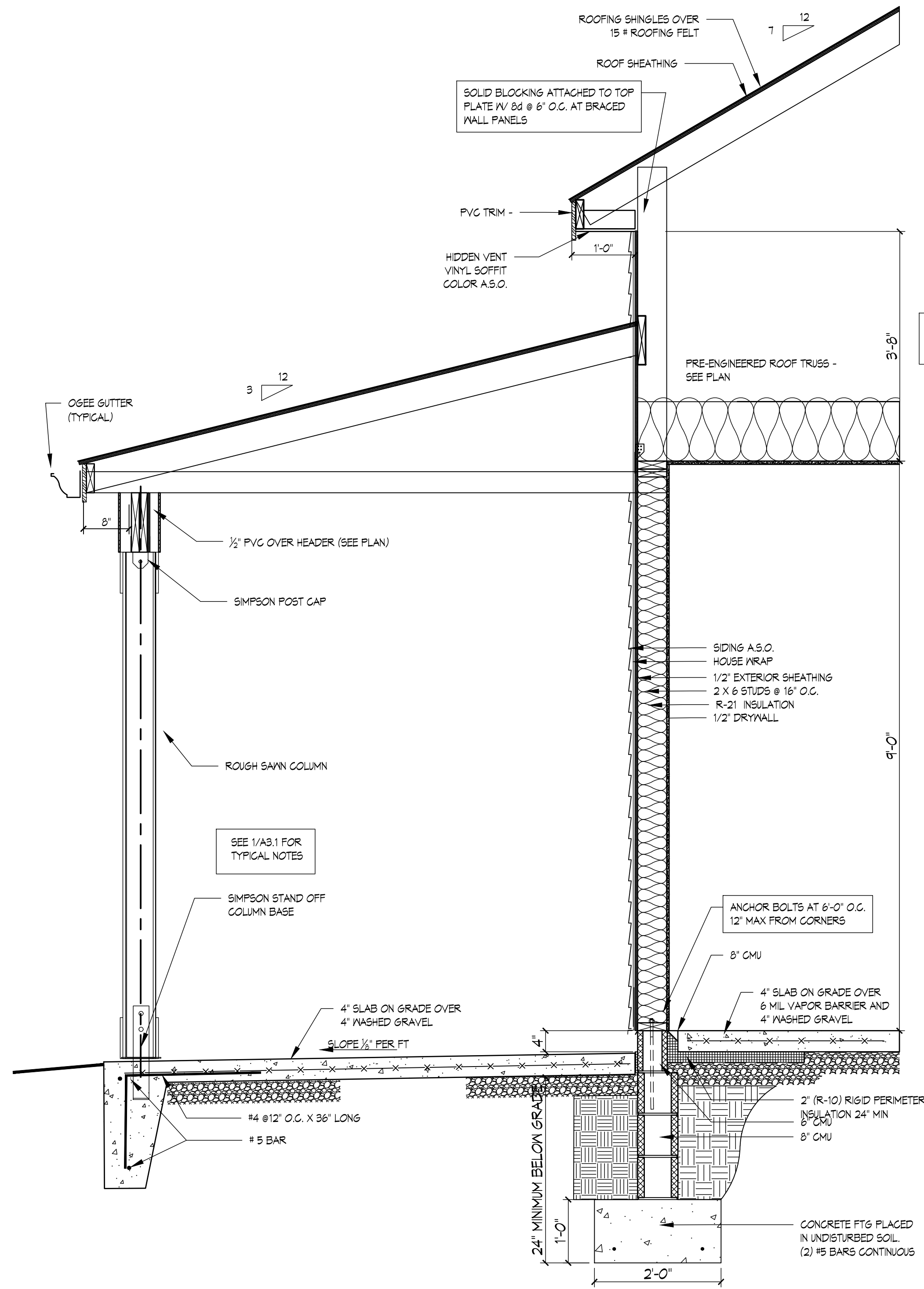
1 SECTION
 1/4" = 1'-0"



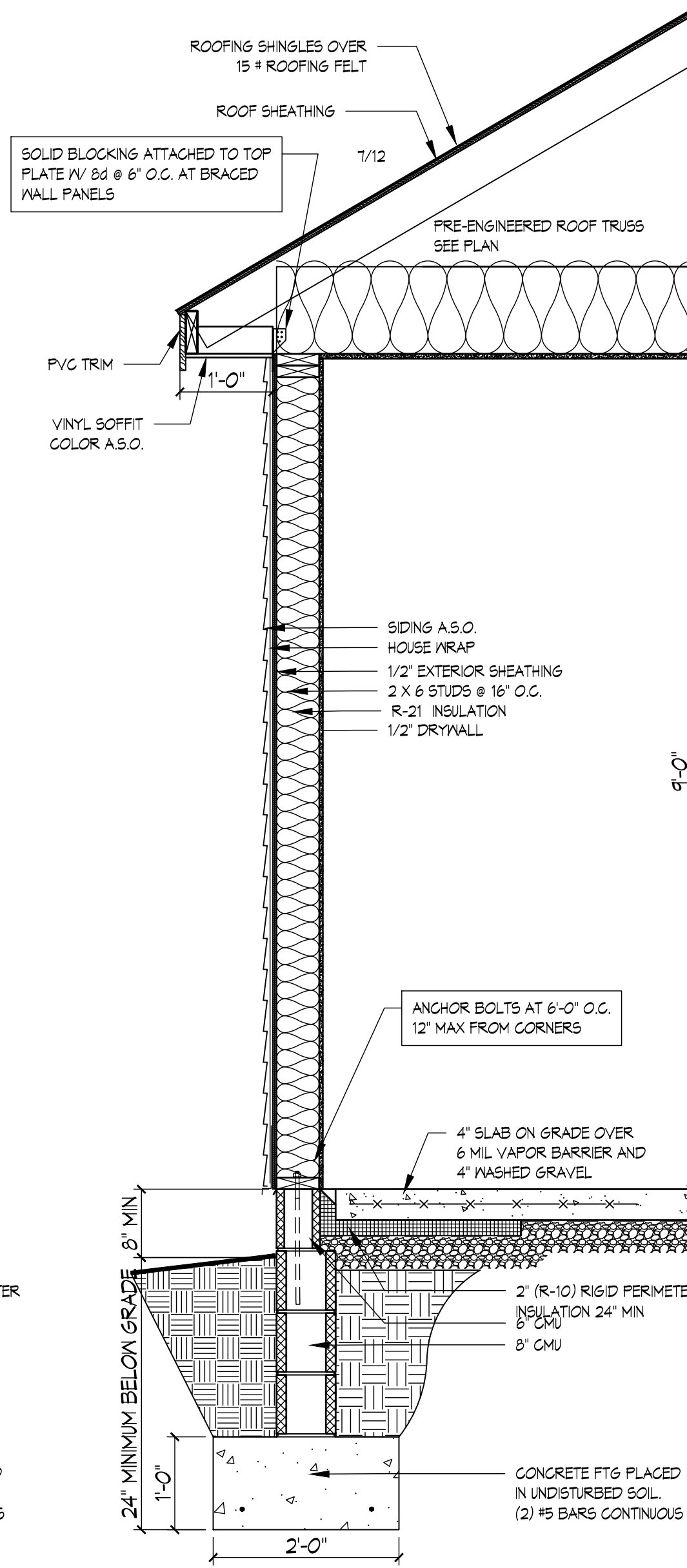
3 SECTION (3)
 1/4" = 1'-0"



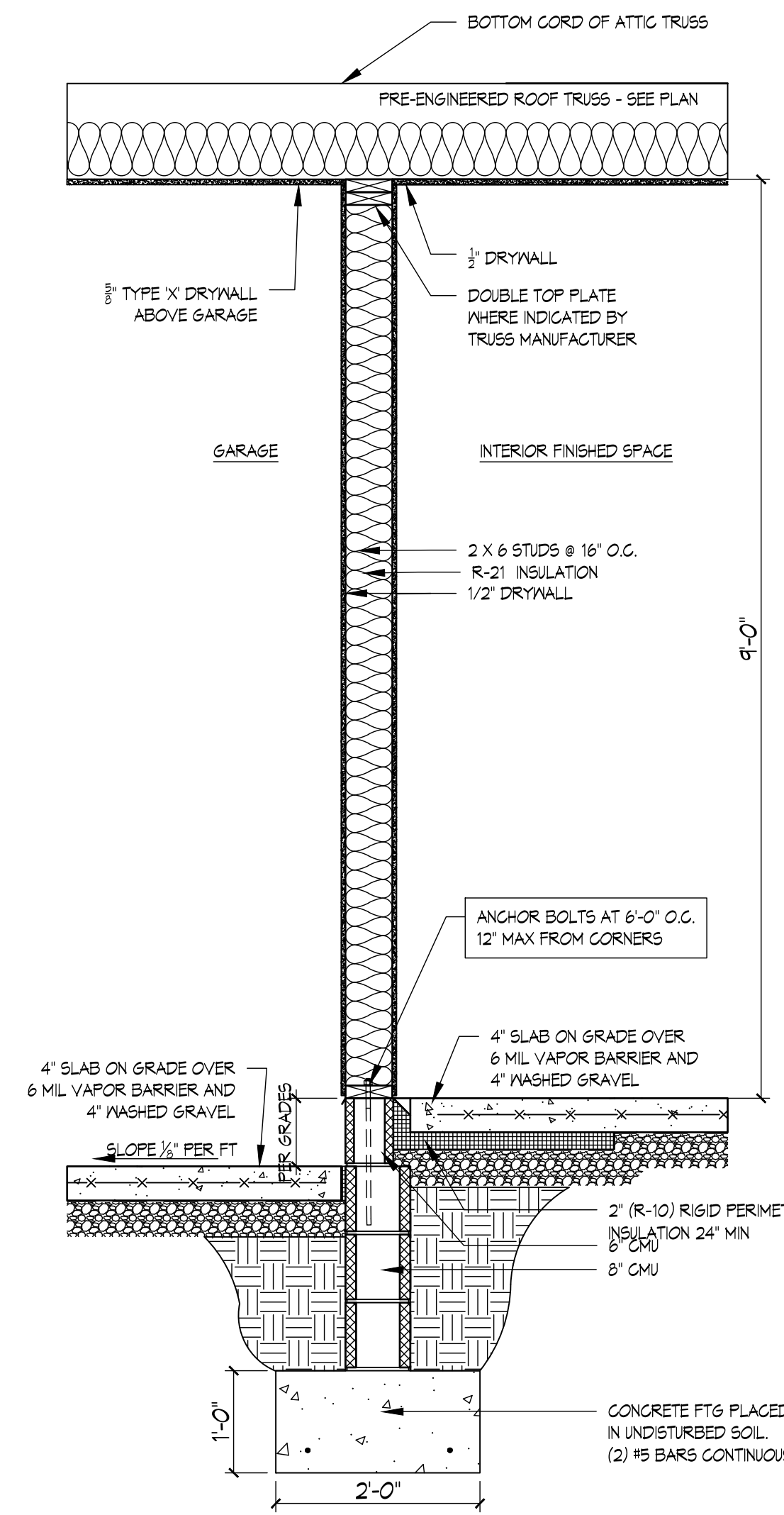
2 SECTION (2)
 1/4" = 1'-0"



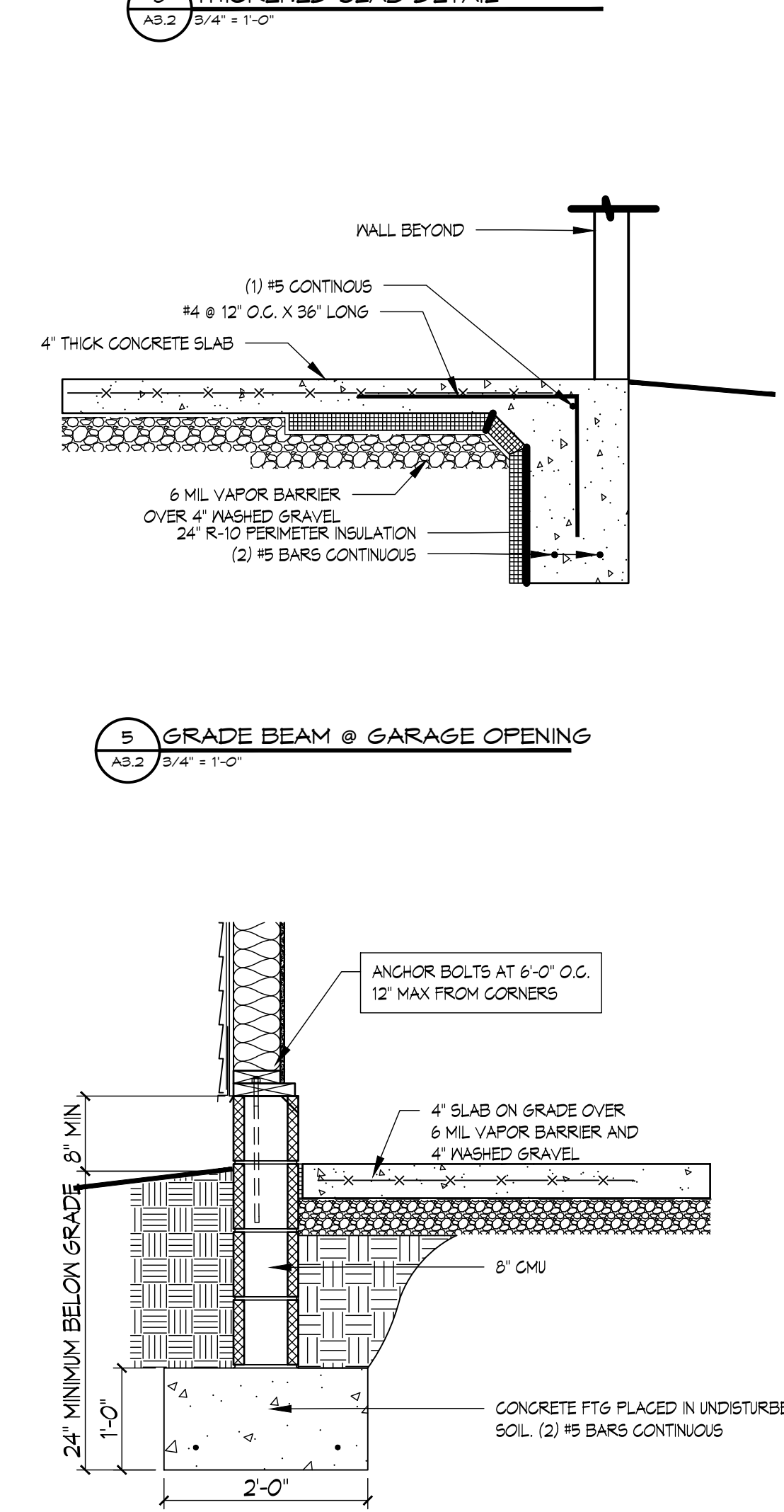
1 SECTION DETAIL AT PORCH
A3.2 3/4" = 1'-0"



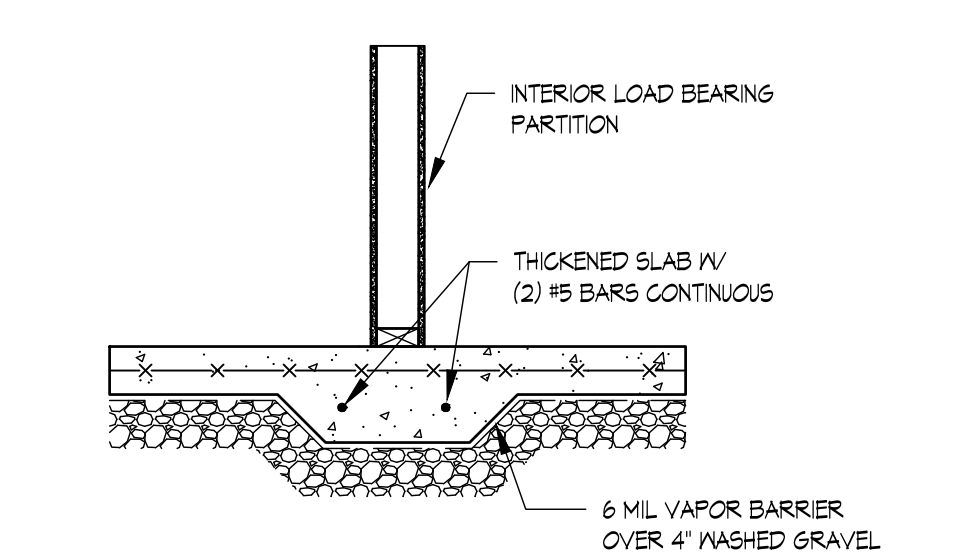
2 SECTION DETAIL
A3.2 3/4" = 1'-0"



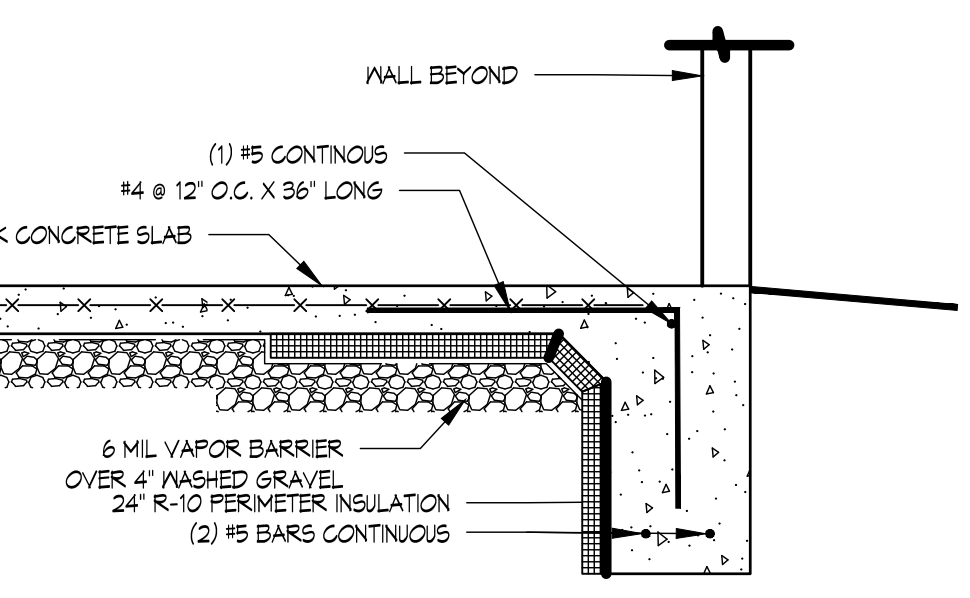
3 SECTION DETAIL
A3.2 3/4" = 1'-0"



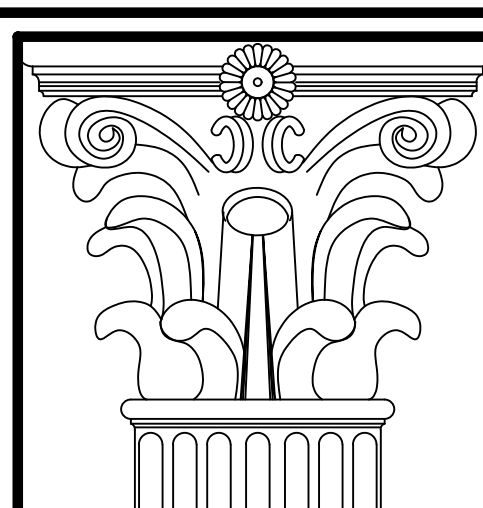
4 SECTION DETAIL GARAGE SLAB
A3.2 3/4" = 1'-0"



6 THICKENED SLAB DETAIL
A3.2 3/4" = 1'-0"



5 GRADE BEAM @ GARAGE OPENING
A3.2 3/4" = 1'-0"



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301-934-8078
ldharchitects@aol.com

Friendship House

LISA DAVIS HOLMES
LICENSE NUMBER 8809
EXP. DATE 1/11/2021

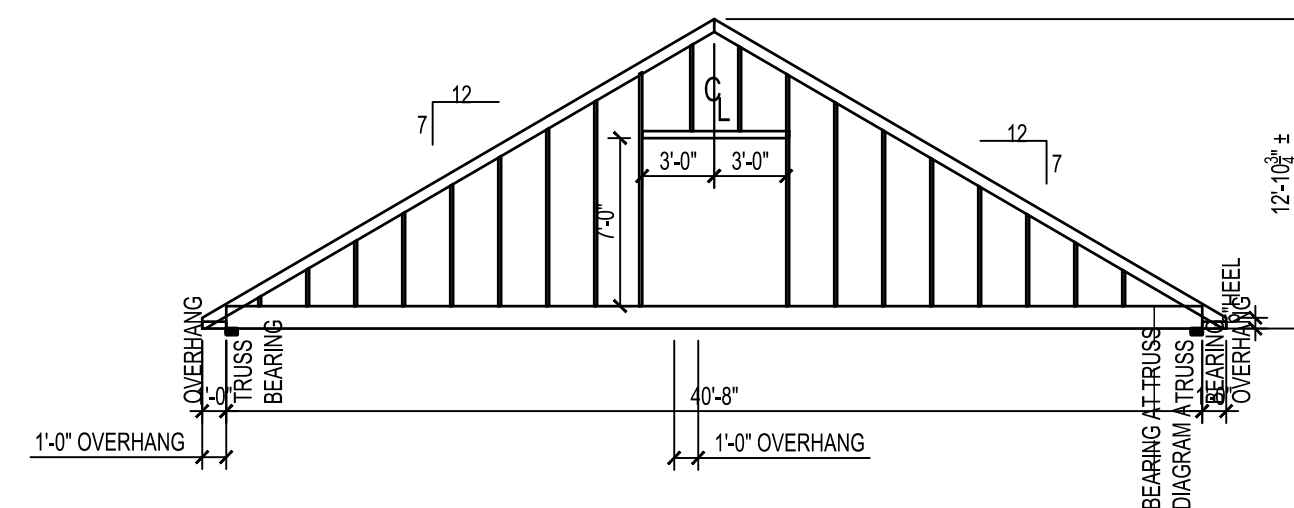
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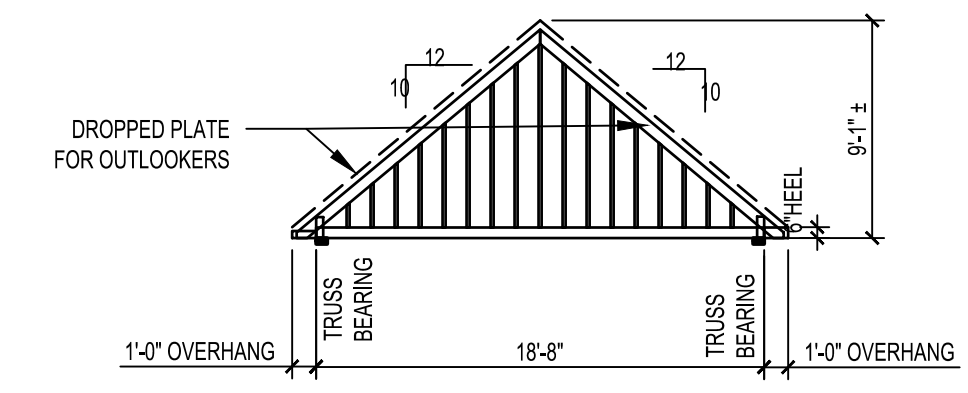
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SHEET TITLE:
SECTION DETAILS

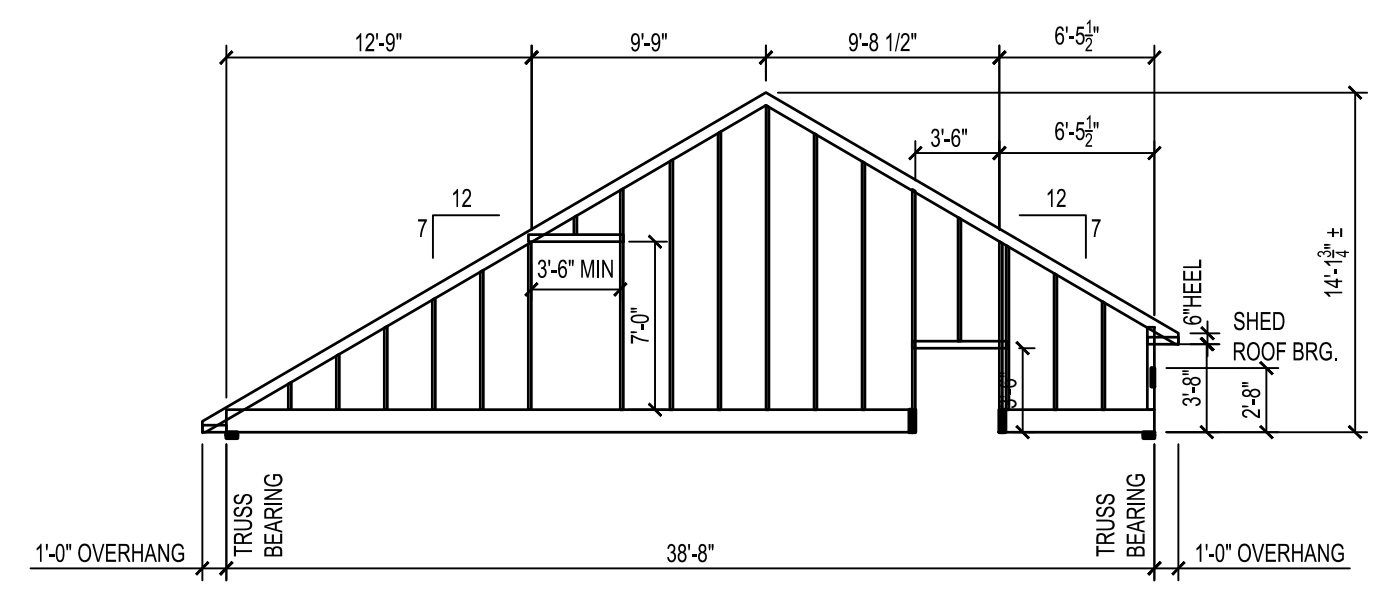
SHEET NO.: A3.2



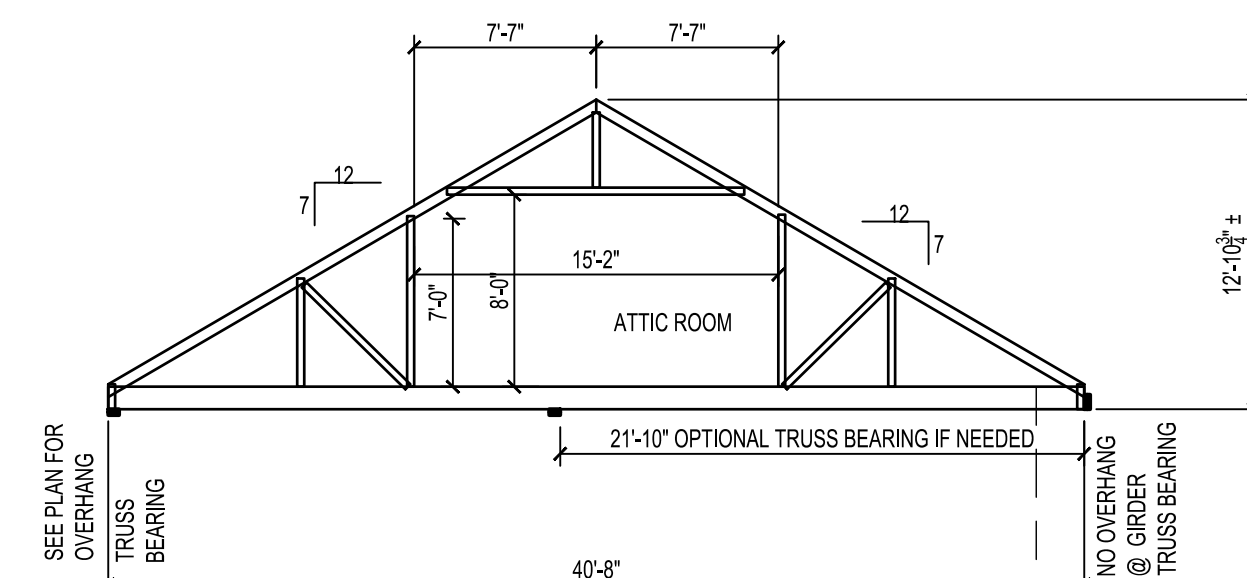
TRUSS DIAGRAM B4 - GABLE



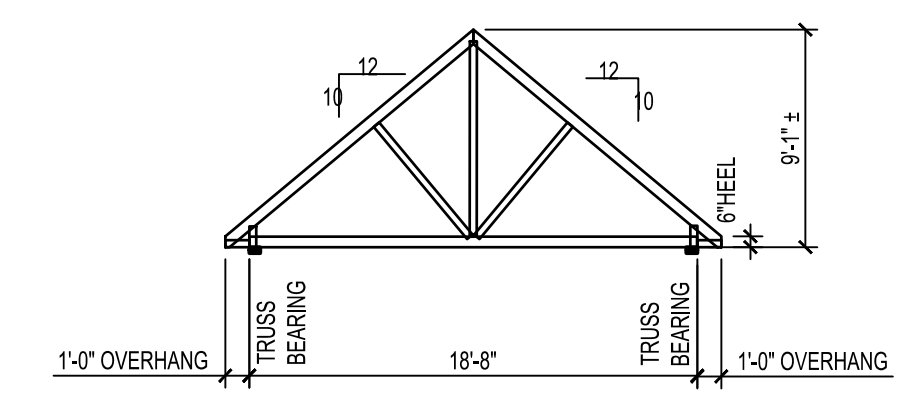
TRUSS DIAGRAM D2 GABLE END



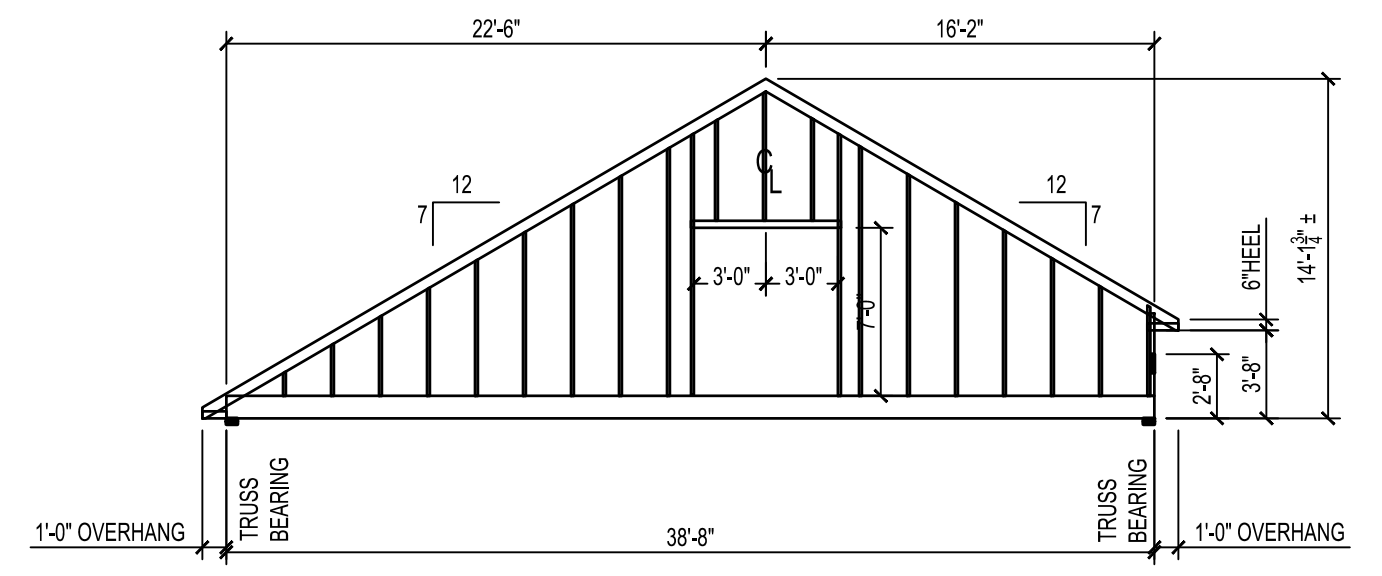
TRUSS DIAGRAM A3 - GABLE PROFILE 2



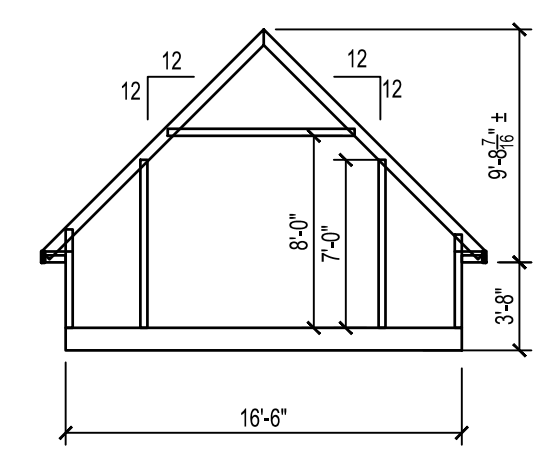
TRUSS DIAGRAM B3 (NO OVERHANG, SEE PLAN FOR LOCATIONS)



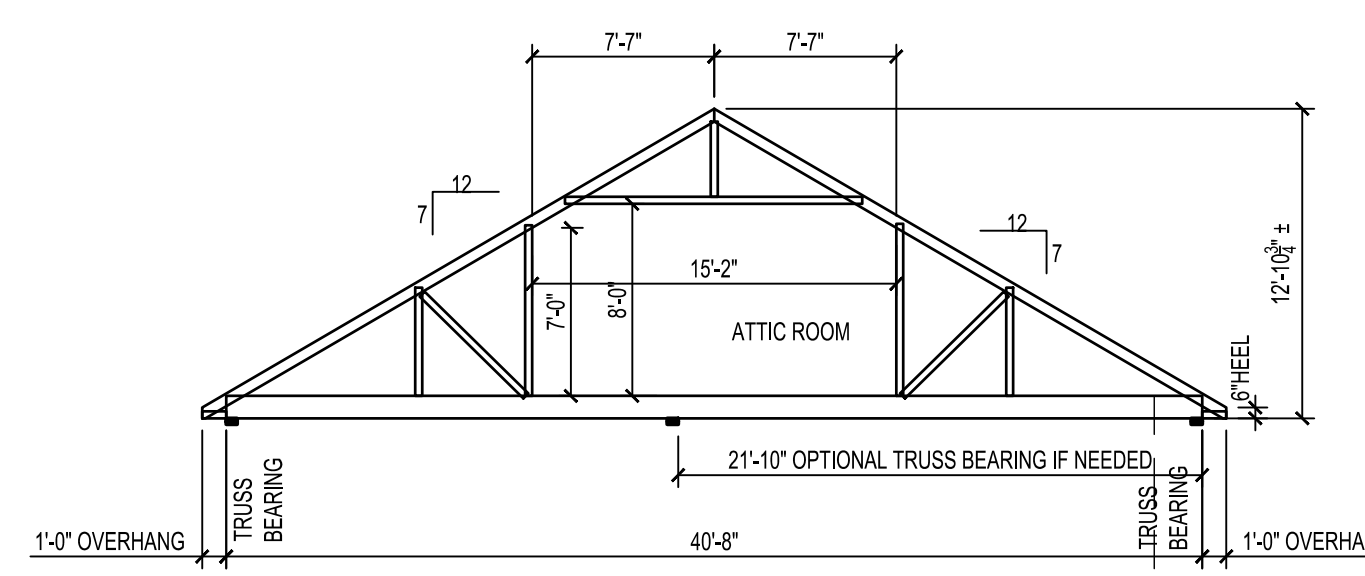
TRUSS DIAGRAM D1



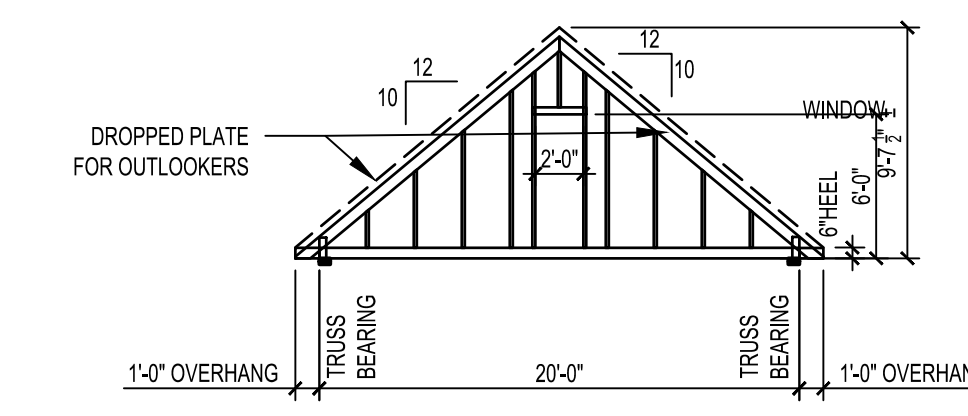
TRUSS DIAGRAM A2 - GABLE PROFILE 1



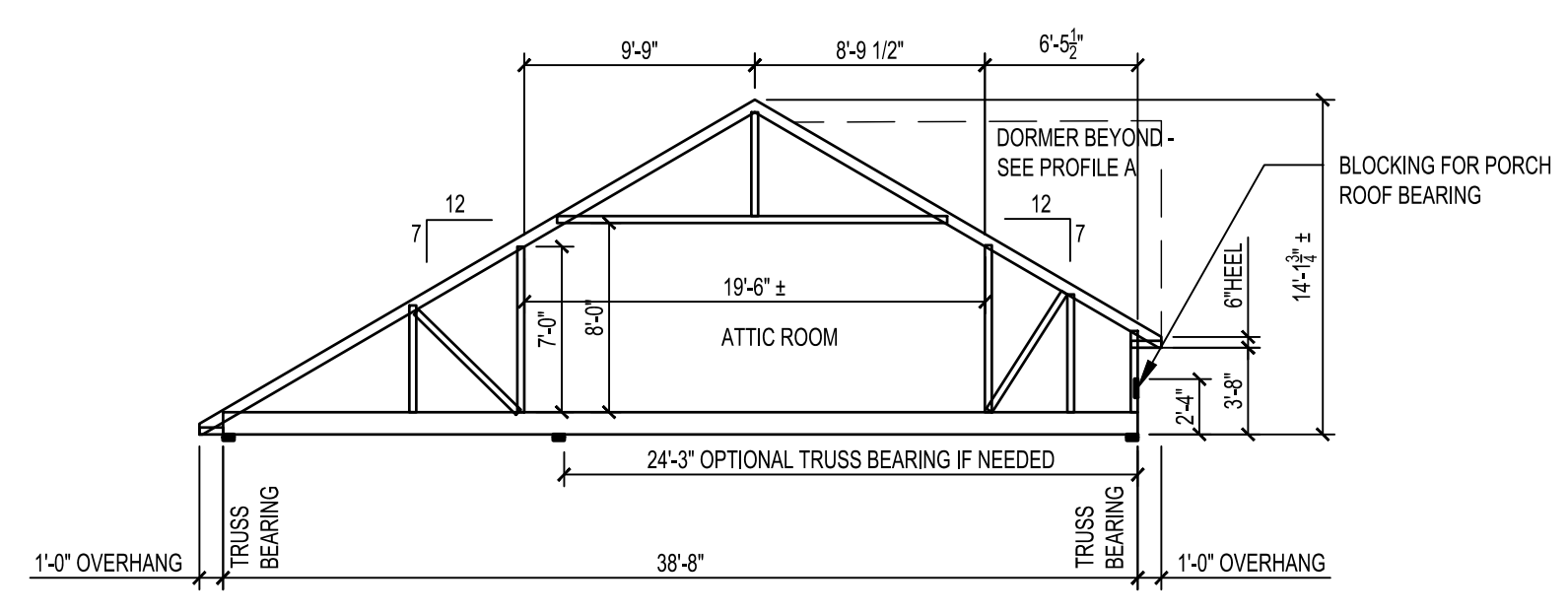
PROFILE A AT DORMER
DESIGN BY OTHERS
ANTICIPATE DORMER TO BE
BUILT IN TO TRUSS PROFILE A



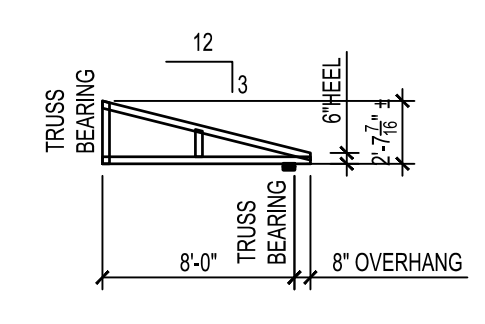
TRUSS DIAGRAM B2



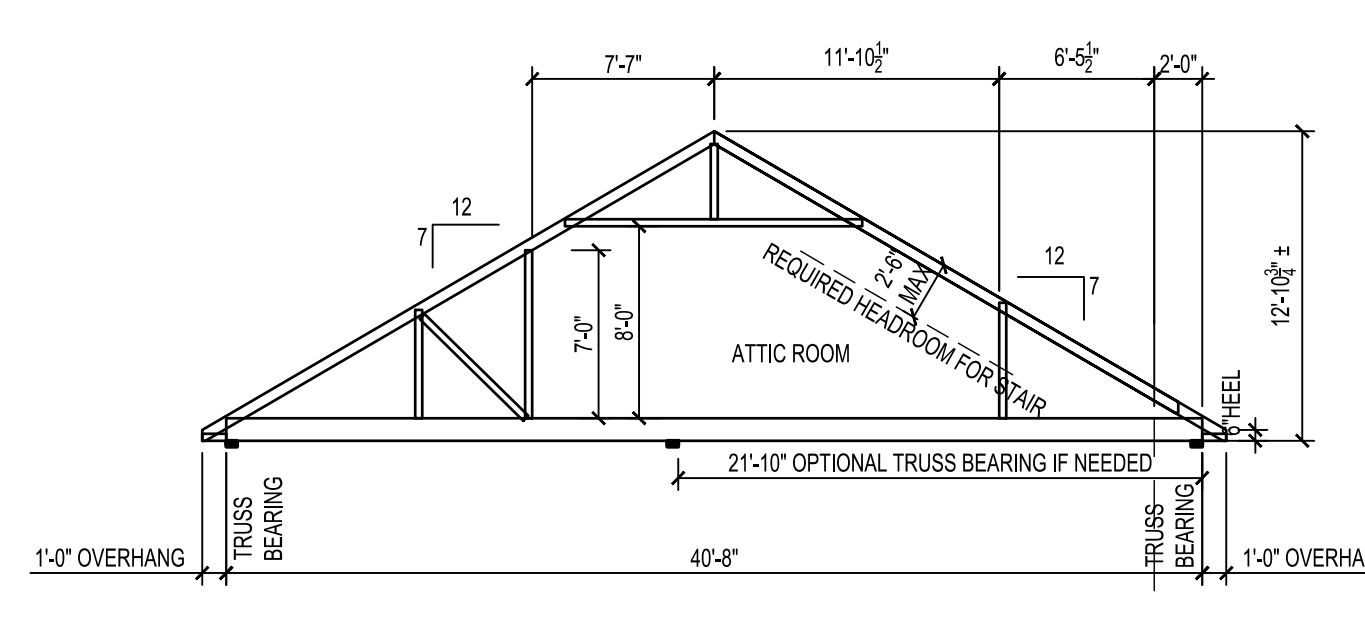
TRUSS DIAGRAM C2 GABLE



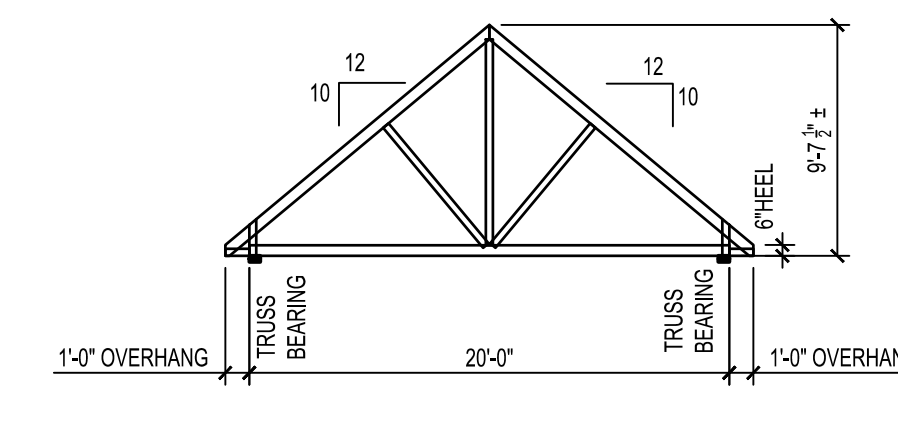
TRUSS DIAGRAM A1
TRUSS DIAGRAM A GABLE SIMILAR (COORDINATE OPENINGS WITH ELEVATIONS)



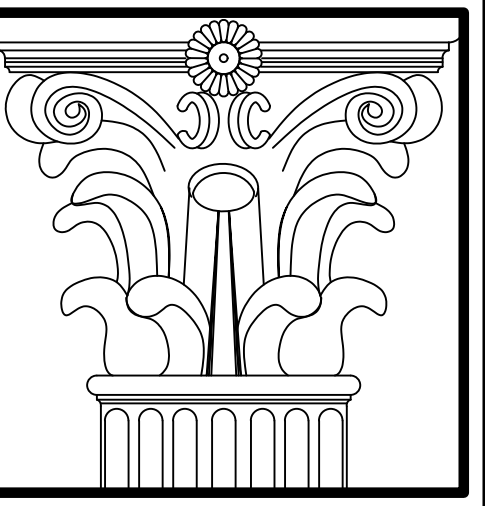
TRUSS PROFILE E - PORCH ROOF



TRUSS DIAGRAM B1



TRUSS DIAGRAM C1 GIRDER TRUSS



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SHEET TITLE:
TRUSS DIAGRAMS AND
NOTES

SHEET NO.: A3.3