

## General Construction Notes.

### General Conditions

- Information contained in these drawings is based on site drawings, visual inspections, and limited field measurements. All dimensions are to be verified in field by contractor. In case any adjustments or modifications are required to conform with existing conditions, contractor shall inform Architect prior to such changes.
- The General Contractor shall verify all dimensions, grades, boundaries, and existing conditions in place before proceeding with the work and shall immediately report any discrepancies to Architect.
- If any errors or omissions appear on drawings that become apparent to the Contractor, they shall notify Architect during the bidding process so that corrective measures can be taken.
- General Contractor shall be fully responsible for the protection of existing facilities during construction. Any damage occasioned or arising from the acts of the General Contractor or their subcontractors, shall be corrected at the General Contractor's expense.
- All cutting and patching shall be performed in a neat workmanlike manner. Any existing finishes disturbed or damaged during construction shall be repaired to match existing in kind and finish.
- All construction of utilities shall be in accordance with local building code.
- General Contractor shall anticipate and make provisions for a substantial amount of coordination among existing conditions and new mechanical, plumbing and electrical work.
- General Contractor shall conform in strict accordance with manufacturer's instructions and recommendations.
- General Contractor shall provide portable fire extinguishers in accordance with NFPA 101.
- General Contractor shall verify all piping to remain, removed and relocated as necessary prior to demolition.
- General Contractor shall support all work prior to the removal of materials.
- Patch and repair any voids made by construction with same materials as existing adjacent surface.
- General Contractor shall verify all field conditions prior to construction and shall be responsible for necessary manpower, equipment and materials required to complete the project.
- Contractor shall provide all necessary temporary bracing to properly construct the work.
- Contractor shall be responsible for the removal of debris from the site by the work and shall place all debris in a central location determined by the superintendent.
- Contractor is responsible for project safety.
- Means & methods are the Contractor's responsibility.
- Any work that does not meet or exceed specifications, contract, drawings, applicable building codes or generally accepted building standards or workmanship will not be accepted as completed work and will be replaced at the contractor's expense.
- All work shall conform to the building codes of Prince George's County.

### Demolition - N/A

### Concrete

- Exterior conc. slabs (excluding parking pads) shall be 4" thick & reinforced w/ 6 x 6 W2.1 x W2.1 w.w.f. (8 gauge) in continuous pour & shall rest on 4" gravel base. Exterior conc. parking pads shall be 5" thick & reinforced w/ 6 x 6 W2.9 x W2.9 (6 gauge) w.w.f. in continuous pour & shall rest on gravel base. Plb @ all concrete 1/8" (min) per ft. in direction of drainage. Exterior slabs abutting foundation walls shall have bituminous expansion joints minimum ¼" by slab thickness.
- N/A

### Masonry - N/A

### Rough Carpentry

- Tramming on concrete, masonry surfaces, making ground contact and/or exposed to the weather shall be pressure-treated.
- N/A
- Interior door framing @ jamps shall have one "king" stud & one "jack" stud ea. side.
- N/A
- All plywood subfloor installed as ceramic tile subfloor shall be ¾" T&G exterior grade plywood w. ¼" gaps, glued and screwed @ 8" o.c.
- N/A
- N/A
- N/A
- N/A
- Coiling joists per IRC.
- All ceiling joists not bearing on partitions shall be anchored w/ joist hangers to continuous edge of equal size. Ceiling joists shall not be hung from shaft walls.
- Use wood blocking as firestoping in concealed spaces of nom. 2" thickness, unless blocked by other framing members. Provide firestoping @ each floor level & top story ceiling level.
- Formers shall be responsible for preparing all surfaces for gwb (i.e. installing plywood prior to demolition where large areas of plaster have been removed) for all drywall nailers.
- All 2 x 4 partitions shall have one row of 2 x 4 blocking at mid height.
- When framing tub/shower wall, offset studs to provide 12" center cavity for plumbing supply lines & furnish blocking at mid-ht between diverter & showerhead.
- Furnish 2 x 4 studs at each side of shower door.
- Furnish continuous 2 x 4 cleats at all walls to support acrylic and fiberglass tubs.
- Blocking (ht. to centerline of 1" "Duraco" @ tubs and showers: 2 x 4 horiz. @ 5'-0" o.c.; Bathroom wall-hung & pedestal sinks: 2 x 6 @ 32" soap dish, toothbrush holder, etc. - 2x6 @ 38" o.c. not to exceed 6" beyond either side of vanity, 1 p. holder, towel bars & towel ring 2x6 @ ht. per **Bath Accessories** section, Kitchen Cabinets 2x6 @ 36" a.f.f., 2x6 @ 54" a.f.f. & 2x6 @ 84" o.c. or 96" o.c. (dependent upon size & ht. of wall cabinets, see elevation on drawings).
- Access panels: 21" x 16" @ all whirlpool tubs, 14" x 14" @ water main & 6" wider and 6" taller than dimensions of gas meter. Locate as shown on drawings.
- N/A
- Hallway & closet door openings not dimensioned on drawings shall be centered on width of hallway or closet.
- Where interior partitions are located on floor joist bays, 1 x 12 x 8 blocking @ 16" o.c.
- Floor framing @ ea. duct chase (max. 4ft wide) shall be a min. double trimmer w/ double header. Joist shall match existing or new.
- If W.C. rough-in falls on joist, install double trimmer w/ double header. Joist shall match existing or new.
- All sill plates shall be set on sill gaskets

### Finish Carpentry

- Splicing of door and window casing is not permitted & no base splices on any walls shall be less than 16'-0" long except when patching existing trim.
- All bathroom trim shall be solid wood, moisture resistant mdf, or ceramic tile (see Finish Schedule).
- When two dissimilar bases meet, install plinth block to separate u.o.n.
- All wall caps shall be per Finish Schedule & shall extend 1" beyond gwb in ea. direction (width & depth) u.o.n. Route edge per Finish Schedule.
- F & L jamb extensions @ all windows unless otherwise noted.
- All window stools shall extend 3/4" beyond face of gwb and 1" beyond opening in ea. direction w/ returns u.o.n.
- All low wall caps shall extend 3/4" beyond gwb and shall have 1" sill horns where applicable.
- All wood flooring shall be installed over underlayment per Finish Schedule & manufacturer's recommendations.
- All wood flooring shall be installed perpendicular to exist. framing.
- Install base trim after flooring installation. Confirm framing thickness with Finish Schedule.
- Inside corners of shoe moulding are to be coped and all outside miters are to be light and all nail holes filled.

### Insulation

- All ceiling, wall, floor, and slab insulation shall achieve RESNET-defined Grade I installation. Grade I installation requires that insulation material should uniformly fill cavities, filling each cavity from side to side and top to bottom, without substantial gaps or voids around obstructions. Batt insulation should be cut to fit around any wiring or piping installed in the cavities and shall be installed without misalignments or compression.
- Roof: Cut & fit snugly around pipes, ceiling penetrations to maintain a cont. thermal barrier over entire ceiling area & stapled.
- Under slab: 2" Owens Corning, Foamular 250, (R-10)
- N/A
- Fill floor first and install last joist bay w/ batt insul. @ ea. floor. Cover insulation with FSK paper (white or tan faced) stapled to joists where ceilings are unfinished.
- N/A
- N/A
- N/A

### Doors, Windows & Transoms

- All exterior doors shall be 1 ¾" installed w/ (3) 3 ½" hinges unless otherwise noted. All interior doors shall be 1 3/8".
- All door hardware finishes shall match u.o.n. All doors shall receive a doorstop.
- All interior doors shall be undercut 1" for return air flow.
- Install new metal threshold, weatherstripping, sweep, lockset, and deadbolt at all exterior doors. Key alike.
- All solid panel front exterior door peepholes @ 5'-0" a.f.f.
- N/A
- N/A

### Gypsum Wall Board

- All walls and ceilings in basements (including double-height spaces) and all baths shall be 1/2" mold-resistant Purple XP or eq. & glued & screwed except where Durock is spec'd.
- mold shall be used where gwb meet a dissimilar material (i.e. exposed brick), & @ all exposed edges.
- N/A
- Gwb shall run perpendicular to framing w/ no joints above wdw or door corners.
- Ceilings shall be hung w/ ½" gwb, glued, and screwed @ 6" o.c. u.o.n. on dwg. & framed walls shall be hung w/ ½" gwb screwed @ 12" o.c. u.o.n. on drawing.
- Gwb at partitions w/ no drywall ceiling shall be installed w/ level, factory tapered edge @ top of wall w/ j-bead.

## General Notes (Cont.)

### Painting

- N/A
- N/A
- Painter is responsible for preparing and coating floors according to manufacturer's instructions.
- N/A
- Seal all cracks w/ caulk btwn. plaster/drywall and wood trim, cabinets or wood attached to the walls, seal joints of plaster/drywall and ceramic tile with caulk.
- Cracks of ¼" shall be first packed solid w/ insul. or backer rod before caulking.
- Filling of oil gouges and holes in wood surfaces w/putty & shall be brought flush with the adjoining surfaces in a neat and workmanlike manner.
- Protect all floor surfaces, marble thresholds, tile, counters, tile, counters, cabs., non-painted wood surfaces, wdw glass, hdw., switches & outlet covers w/drop cloths (if rolling) or paper & tape (if spraying).
- Painter is responsible for applying one coat of primer & two coats of paint on all surfaces, including all 6 edges of doors, the 2nd of which is to be rolled, not sprayed.
- Painter is responsible for lightly sanding all surfaces between coats.
- Painter shall apply tinted primer to match finish color at exterior doors. Painter is responsible for removing ALL overspray (i.e. @ all hardware, glass, wood flooring, etc.)
- N/A
- N/A
- N/A
- Do NOT paint closet rods.
- Where steel comes in contact with aluminum, steel shall be painted as follows: Priming Paint (one coat), such as zinc molybdate, alkyl type primer in accordance with Federal Specification TT-P-4458 ("good quality", no lead content). Follow primer with two coats of paint consisting of 2 lb. of aluminum paste pigment (ASTM Specification D942-81, Type 2, Class B) per gallon of varnish meeting Federal Specification TT-V-81, Type 11, or equivalent. Severe Corrosion Conditions: Additional protection can be obtained by applying a suitable sealant to the facing surfaces, capable of excluding moisture from the joint during prolonged service in addition to the zinc molybdate, alkyl type primer.

### Ceramic Tile

- All ceramic floor tile shall be set in latex-portland cement mortar over Schluter Ditra uncoupling membrane over subfloor. See Schluter Ditra Installation Handbook (p. 4 / Detail D-W16-1-19) for Ditra uncoupling membrane installation. For floor tile less than 2" x 2", fill Ditra voids w/ thinset and allow to set prior to tile installation.
- All ceramic tile at tub/shower walls shall be set in latex-portland cement mortar over Kerdi Membrane over 1/2" gwb (Purple XP or eq.). See Schluter Shower System Installation Handbook (pp. 18-19, 33) for Kerdi Membrane installation. Install solid 2x blocking at all gwb joints. Provide 1/8" spacing @ horizontal gwb joints & fill space solid w/ latex-portland cement mortar. Refer to tile Council of North America 6430-18 (Membrane is REQUIRED for complete water-proofing).
- Install Kerdi Band (per Man. Instructions) at base of CBU at tiled wainscot.
- Do not allow for less than one-half tile @ edges unless noted otherwise.
- Wall tile installation shall not occur until floor tile installation is complete.
- Tile shall not be grouted until a minimum of 24 hours after tile installation. Contractor shall seal all grout joints.
- All walls & flooring transitions @ ceramic tile shall receive 4" wide marble threshold.
- Upon completion, tile floor and wall surfaces shall be thoroughly cleaned. Floors shall be covered with building paper before foot traffic is permitted.
- See Schluter Shower System Installation Handbook for Kerdi custom drain pan installation

### Hardware

#### Bath Accessories

- Mounting Heights (to centerline a.f.f.): Toilet Paper Holder 26", Towel Bars & Towel Ring 48", Robe Hook 72" unless otherwise noted. Install Robe hook on hinged entry door, typ. u.o.n. Towel ring & Towel Bars shall not interfere w/ sinktop, cashiers, or switches. If Toilet Paper is mounted to side of vanity, screws shall not protrude at cab. interior.
- Top of mirrors/ medicine cabinets @ 70" a.f.f. unless otherwise noted.
- Other
- Install coat hooks @ 66" a.f.f. u.o.n.

### Casework

- Kitchen Island Panel Backer: Install grain parallel to cabinet. Install batten strip @ center of island. Where vertically-oriented grooved panels are used, align joint at panels w/ groove pattern and eliminate batten strip. Where horizontally-oriented panels are used, align joint at panels w/ groove pattern. Install vertical joint between panels at center and cover w/ batten strip if island exceeds 8ft in width. Orientation of beading per elevations.
- Install outside corner moulding (OCM) continuous to floor at exposed edges of back panels and at toe kick (except where countertop extends to floor).
- Install scribe moulding (SCM) at perimeter of island (except where countertop extends to floor).
- All fasteners at open cabinets shall be countersunk and plugged to match cabinet finish.
- Provide Touch-Up Kit to match cabinet finishes).
- All exposed cabinet sides, open interiors, and trim pieces shall match cabinet door finish.
- All exposed surfaces of solid surface countertop shall be polished.
- 2'-0" max. unsupported span for 3cm quartz countertop.
- Provide toe kick in appropriate height to match cabinet finish

### Plumbing

- All visible supply and waste lines shall be chrome.
- Centerline of shower heads shall be located at 7'-0" above subfloor unless otherwise noted on drawing.
- All tubs and shower pans shall be installed plumb & level on solid sub-floor only.
- All frost-proof hose bibs at rear shall have interior shut-off valves near wall penetration & frost-proof hose bibs at front shall have interior shut-off valves within 12" from main shut-off valve.
- N/A
- N/A
- Provide 3" min. vent stack for radon control/ Passive Sub-Slab Depressurization System: provide system designed to achieve lower sub-slab air pressure relative to indoor air pressure by use of a vent pipe routed through the conditioned space of a building and connecting the sub-slab area with outdoor air, thereby relying on the convective flow of air upward in the vent to draw air from beneath the slab.
- Existing sanitary line shall be scoped with camera to examine condition to the point where it connects to city property. Replace any cracked or otherwise damaged portions with new PVC schedule 40 pipe.
- Provide cleanout for sanitary, flush with slab/grade.

### H.V.A.C.

- HVAC contractor shall furnish and install exhaust fan, exhaust ductwork & exhaust fan weatherproof cap
- HVAC contractor shall install rodent-proof vent covers @ all ext. wall & roof penetrations.
- HVAC contractor shall seal all exterior penetrations to the exterior.
- Dampers shall be installed at each floor to regulate air flow between floors.
- HVAC contractor shall install thermostat @ 4'-6" a.f.f. unless otherwise noted. Locate as shown on drawings.
- All ductwork shall be sealed with mastic and installed in conditioned space.
- Center 8 x 16 transfer grill over Bedroom entry door.
- HVAC contractor shall provide Manual J, S, & D calculations and shall design system accordingly.

### Electrical

- N/A
- Locate doorbell @ 4'-6" above top step. Locate centerline of doorbell @ 3" off door opening.
- All doorbells shall be hardwired and trimmed in satin chrome unless noted otherwise.
- Contractor shall provide smooth finish ½" or ¾" E.M.T. (Electrical Metallic Tubing) for all wiring @ unframed walls.
- The minimum rating for new services is 150 AMP unless otherwise noted. If house has two h.v.a.c. systems, install a 200 AMP service.
- Electrical panels shall be 1'apart to 1 ½" treated plywood hung level and plumb.
- All exhaust fans and lights shall be switched separately.
- Electrical contractor shall install microwave hood and wire w/ dedicated circuit. If no microwave is specified, the electrical contractor shall provide a dedicated receptacle as shown on drawing for future use.
- Electrical contractor is responsible for installing one carbon monoxide detector near furnace. Wire to smoke detector.
- Electrical contractor shall provide dedicated outlets for range, washing machine, dryer, and future burglar alarm power source by the panel box. Hardware garbage disposal with switch.
- Contractor shall also provide 1 additional duplex for humidifier, iron, general utility, etc.
- The front area of an unfinished basement shall have 3 additional duplex outlets.
- All 1", 2" & 3" Floor bathroom wall sconces shall be located 82" a.f.f. and centered over sink unless otherwise noted on drawings. Dimension is to center of mounting plate of light fixture.
- All receptacles @ bathroom sink shall be installed @ 42" a.f.f. and 18" from centerline of sink (dimensions from centerline of outlet), u.o.n.
- All outlets shall be installed at 18" (to centerline) above finished floor, unless noted otherwise.
- All GFI outlets shall be installed at 42" (to centerline) above finished floor, unless noted otherwise.
- All switches shall be installed at 48" (to centerline) above finished floor, unless noted otherwise. All switches and jacks above kitchen countertops shall align with GFI outlets at 42" (to centerline) above finished floor unless otherwise noted.
- All bedroom smoke detectors shall be centered on bedroom entry, u.o.n. All hallway smoke detectors shall be centered on nearest light, u.o.n. All 1st flr. smoke detectors shall be centered on width of stairwell, u.o.n.
- Fixture locations (Dimension to center of mounting plate of light fixture, u.o.n.)  
Kitchens & Baths: See A-4.0 Interior Elevations  
Under Cab. Lighting: Center on width of kitchen wall cabinets and locate 4" off face of cab.  
Ceiling Fans: Install downwards as req'd @ 2nd Floor only - Bottom of fixture @ + 7'-6" a.f.f. @ Bed 1 & 8'-6" @ Bed 3  
Closet Lights: Center on door above head casing, u.o.n.

See drawings for additional fixture location information

### Code Information

Jurisdiction: Prince George's Co., MD

Applicable Codes:

- 2018 International Residential Code
  - 2018 International Building Code and Subtitle 4
  - Prince George's County Building Code
  - 2018 IECC International Energy Conservation Code
- Subdivision: FAIRMOUNT HEIGHTS- GODFREYS ADDN  
Recorded in 501 per MNCPPC

Project Description:

Use and Occupancy: R-3

Area of Building:

- 1st Floor: 935 sq. ft.
- 2nd Floor: 1218 sq. ft.
- Total Area: 2153 sq. ft.

Number of Stories:

Building Height:

Sprinklered:

Type of Construction:

Zoning:

Exist. Building Lot Coverage:

New Building Lot Coverage:

1218 sq. ft. 1218/6250 = 20% (Max. allowable 30%)

### Deduct Alternates

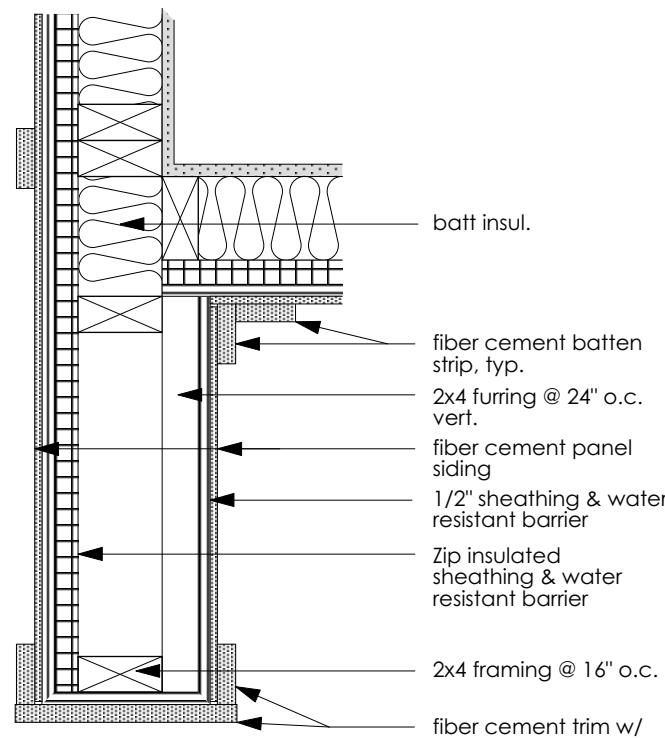
- Replace standard skylight at Bedroom 3.
- Eliminate Bedroom 1 fireplace & chase.
- Eliminate Living Room fireplace & chase.
- Replace black interior finish & hardware at windows with white interior finish & hardware.
- Replace cedar soffit with Hardie Soffit.
- Replace cedar siding with Hardie Plank siding.
- Replace steel columns with engineered wood.

### Add Alternates

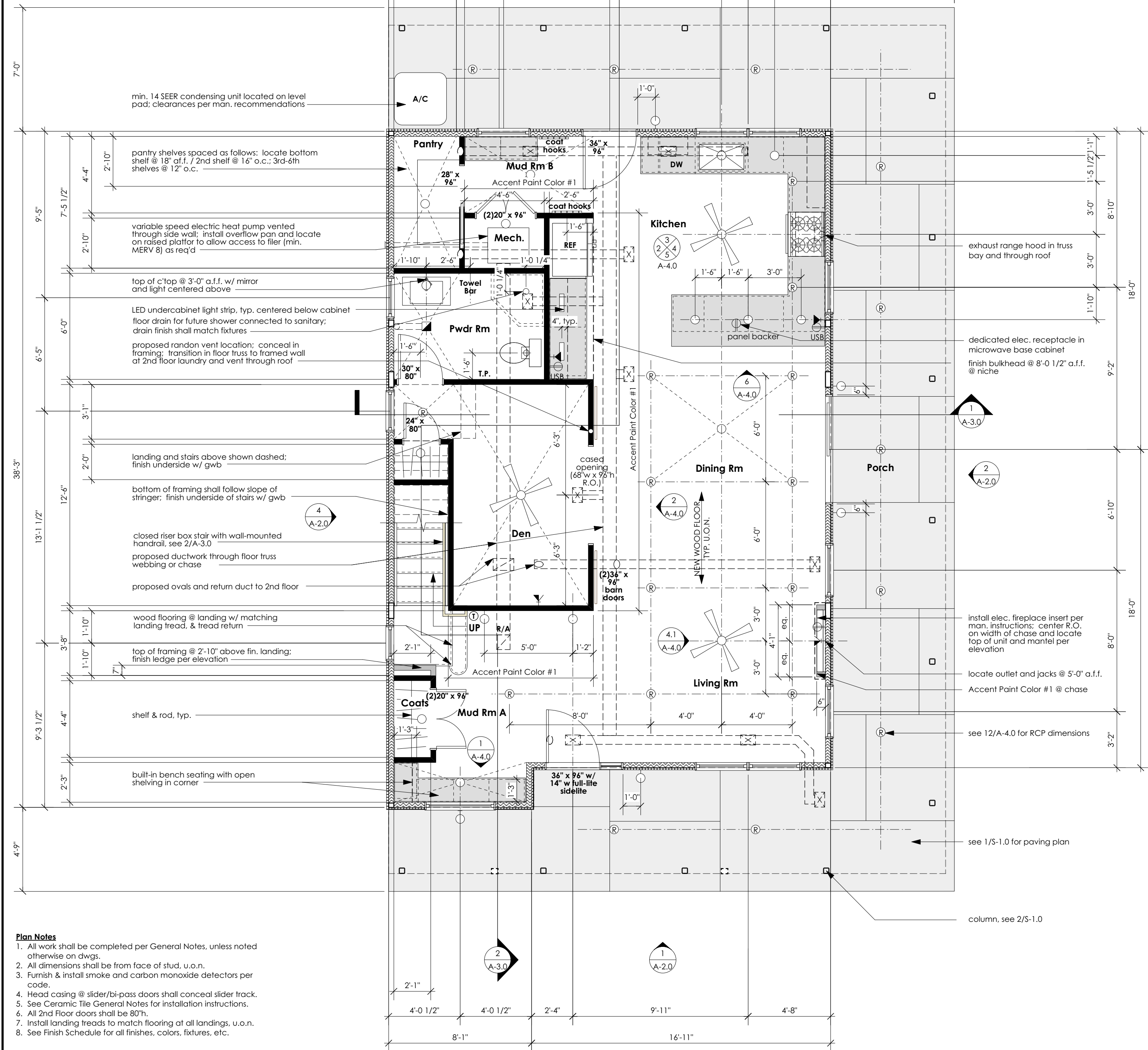
- Replace standard concrete with pervious concrete at ribbon driveway and sidewalk.

No.	Date	Revisions	Structural Engineer	Architect	Project Title	Drawn By	HH	Scale	As Noted
					6224 Foote Street Seat Pleasant, MD 20743	Reviewed By	JS		
					Cover Sheet & Site Plan	Date	07.12.2022		
						Permit / Bid Set			

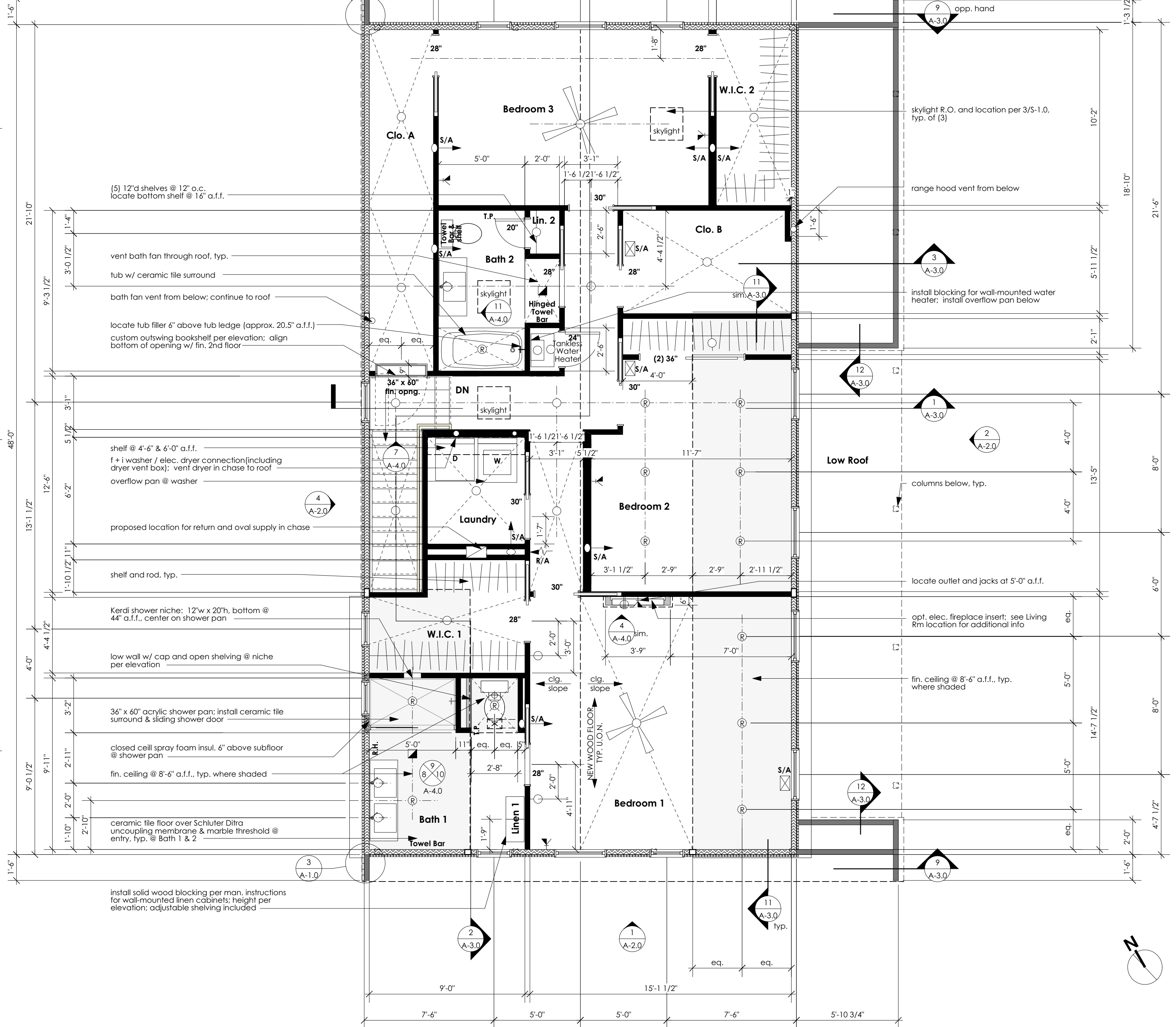




3 Plan Detail @ Overhang  
Scale: 1 1/2" = 1'-0" = 1'-0"



1 1st Floor Plan  
Scale: 1/4" = 1'-0"



2 2nd Floor Plan  
Scale: 1/4" = 1'-0"

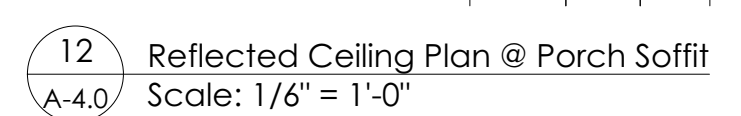
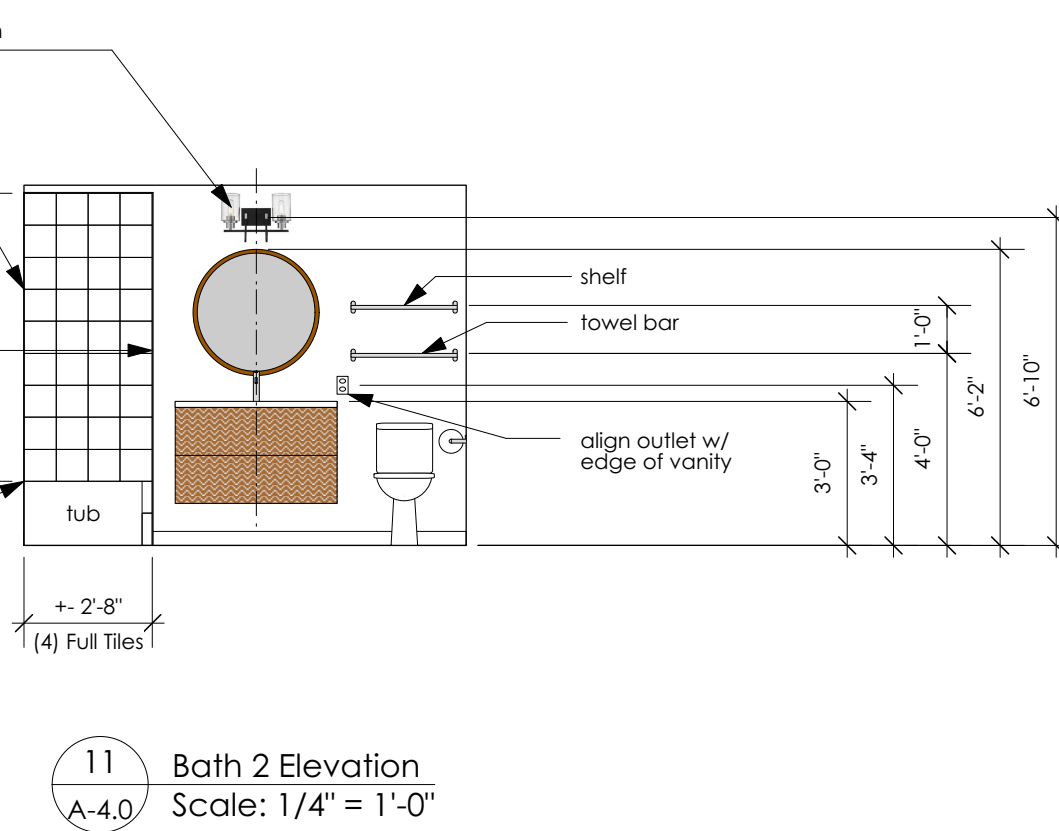
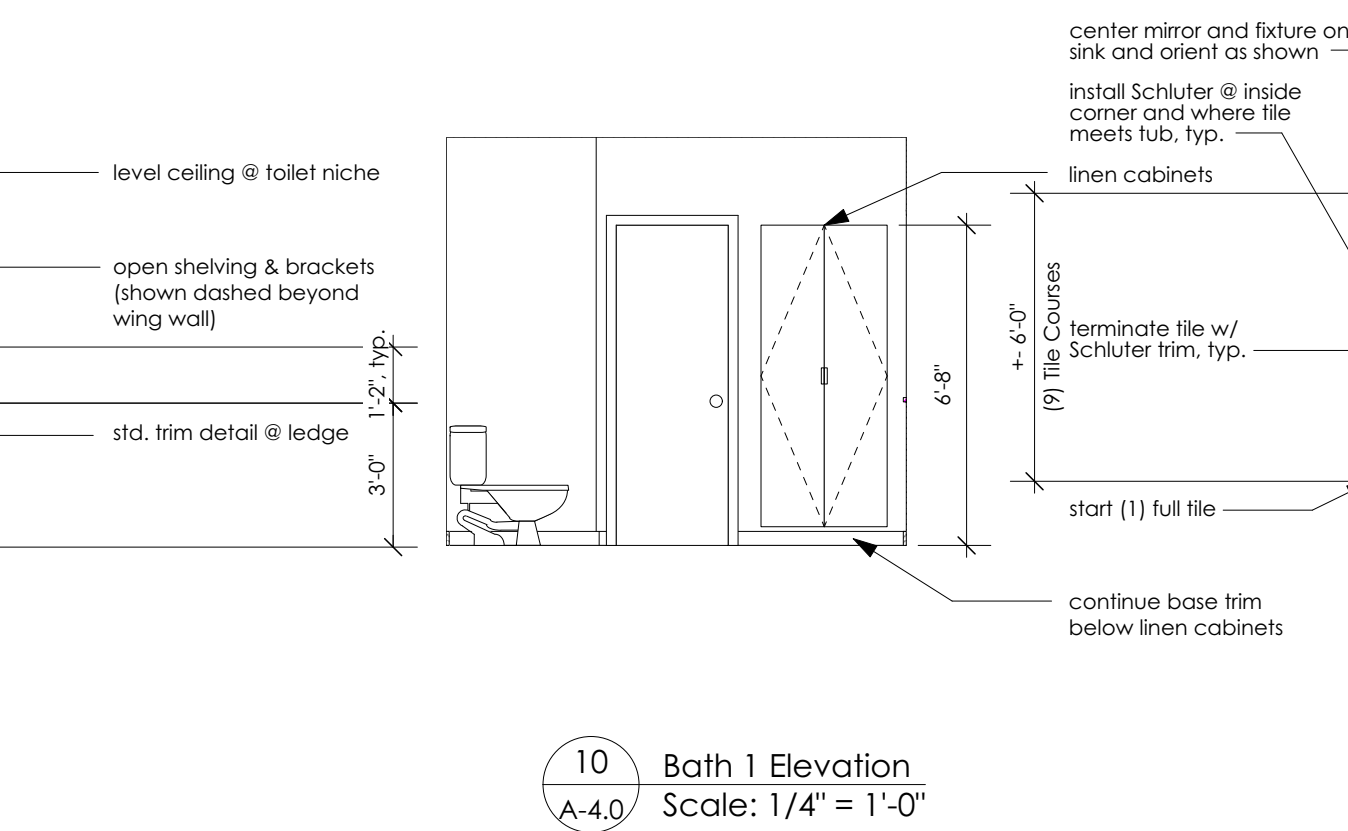
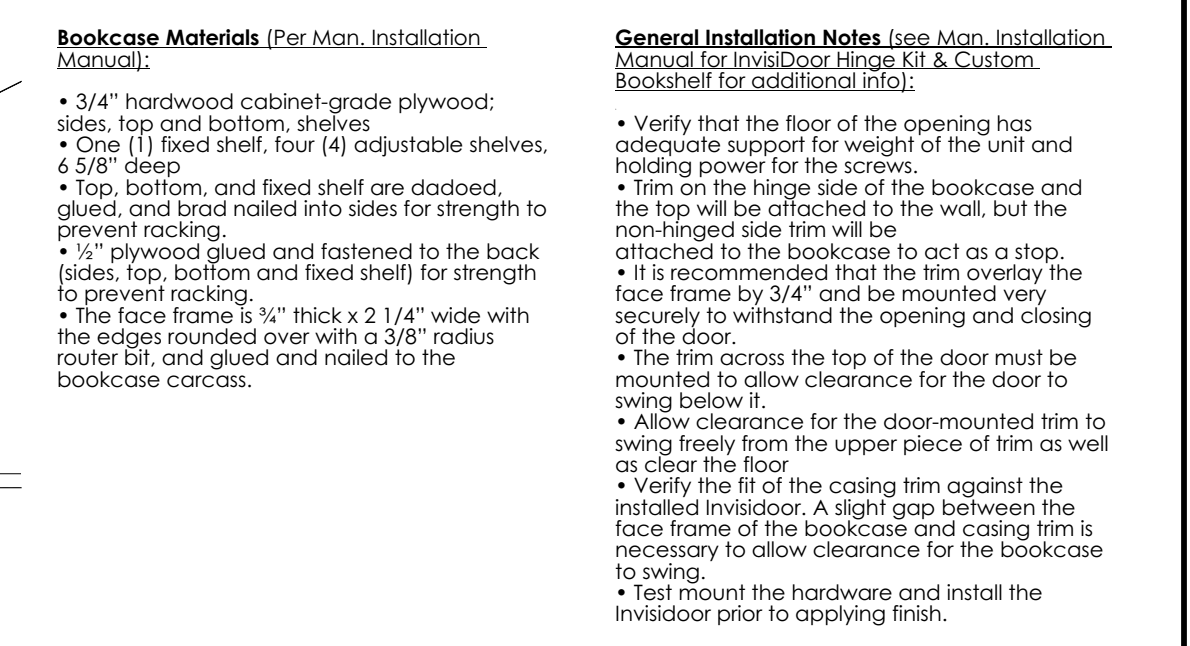
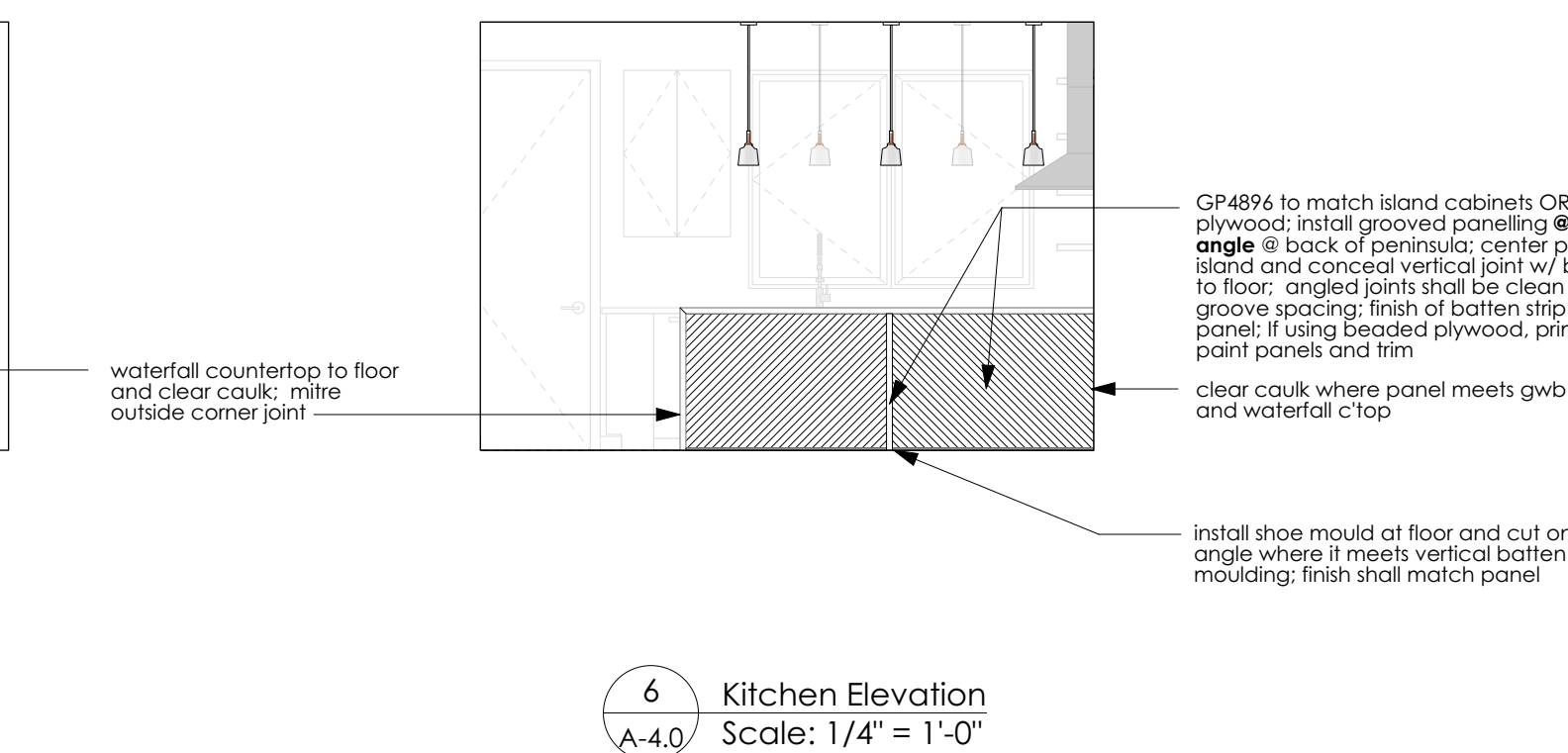
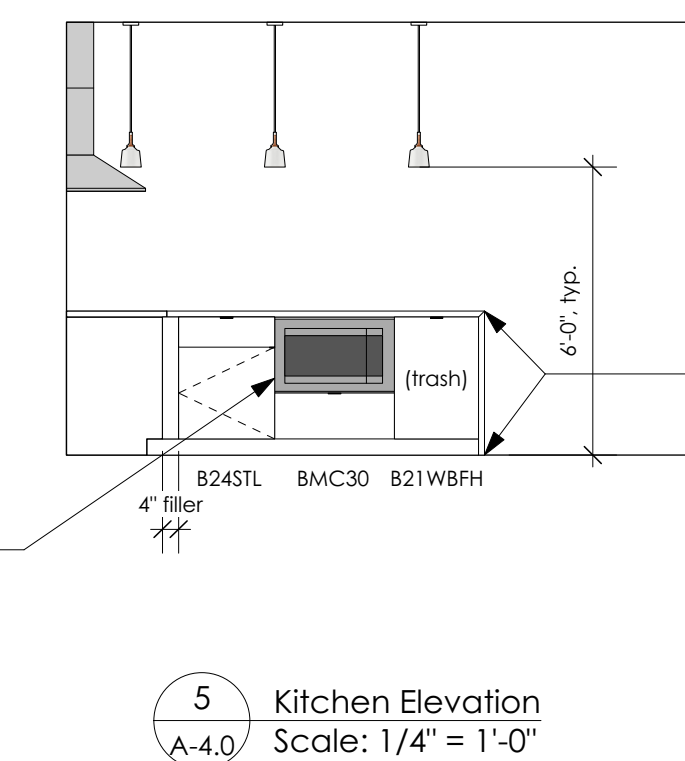
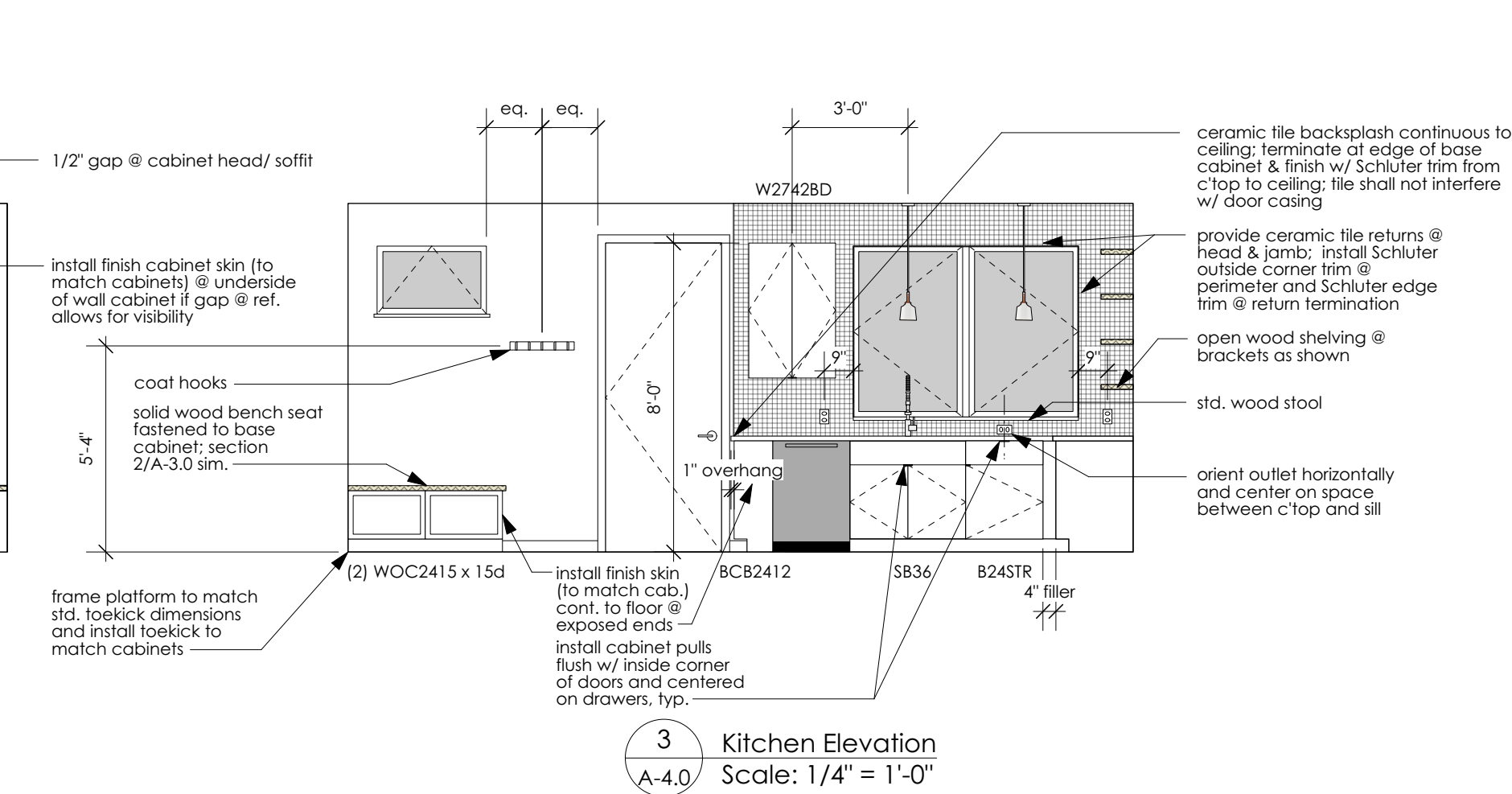




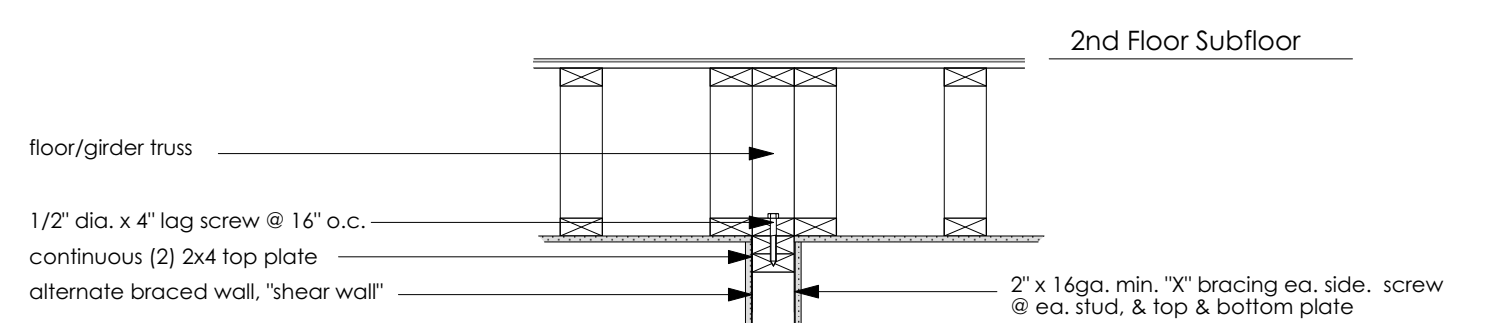




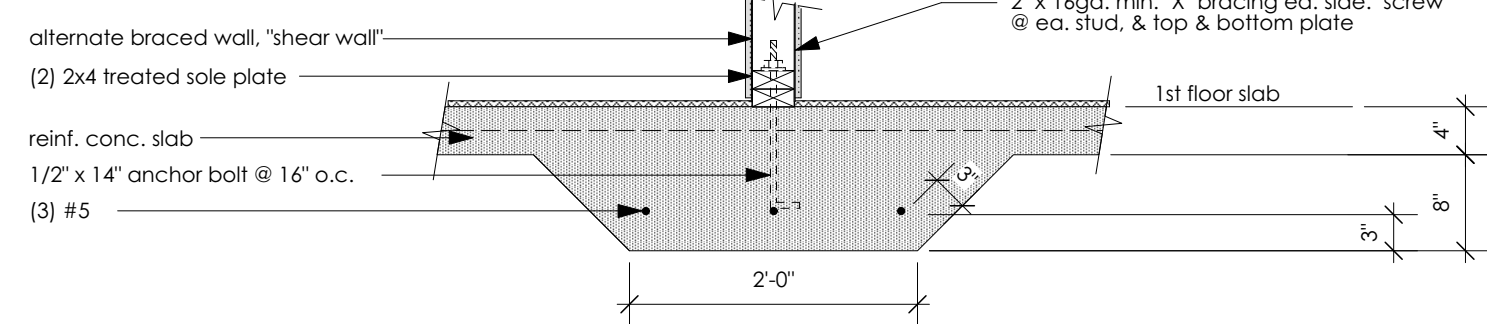




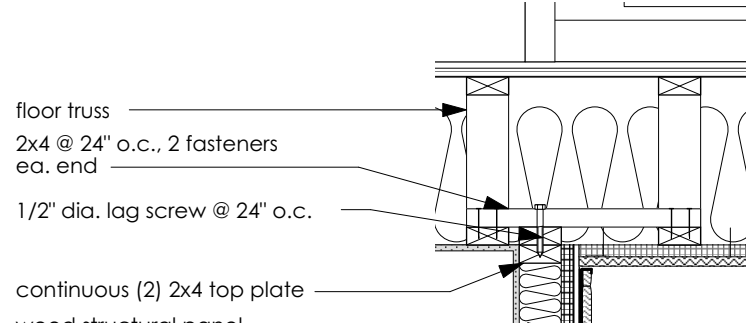




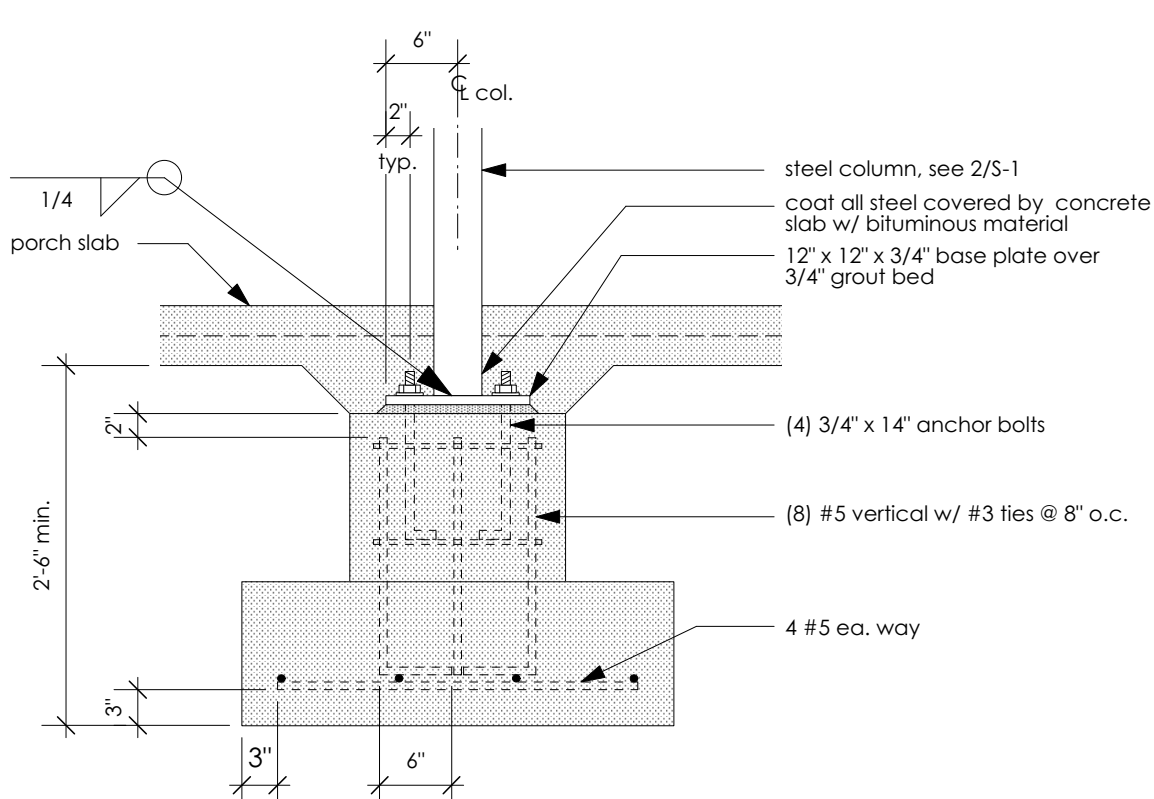
4 Detail @ Alternate Braced Wall @ 2nd Floor  
Scale: 3/4" = 1'-0"



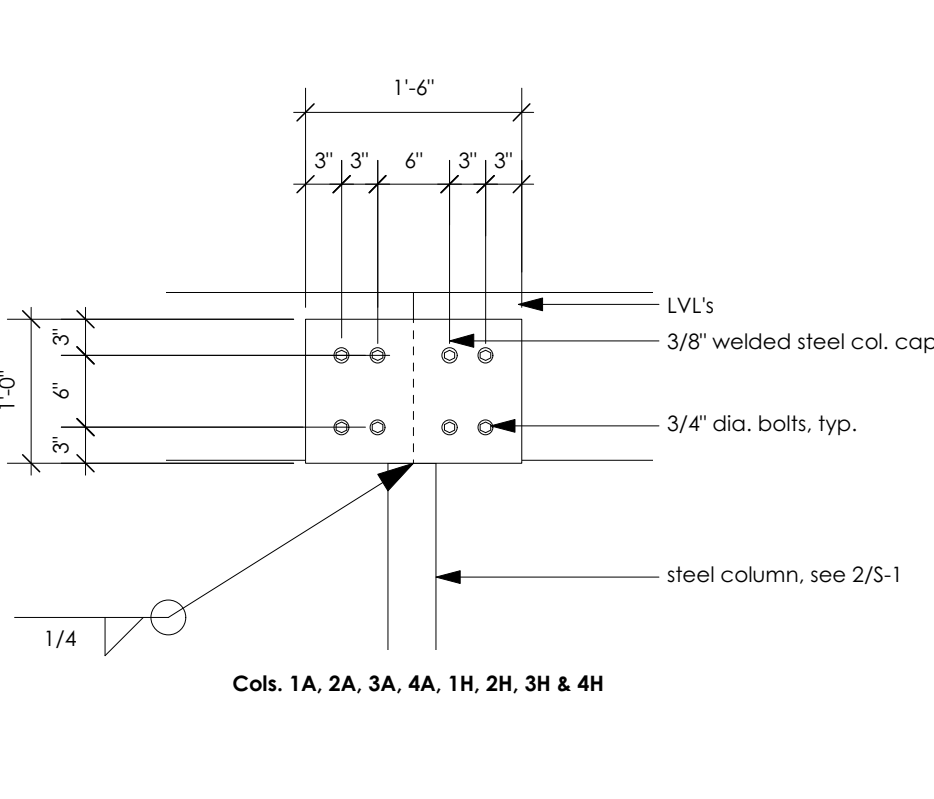
5 Detail @ Alternate Braced Wall @ 1st Floor Slab  
Scale: 3/4" = 1'-0"



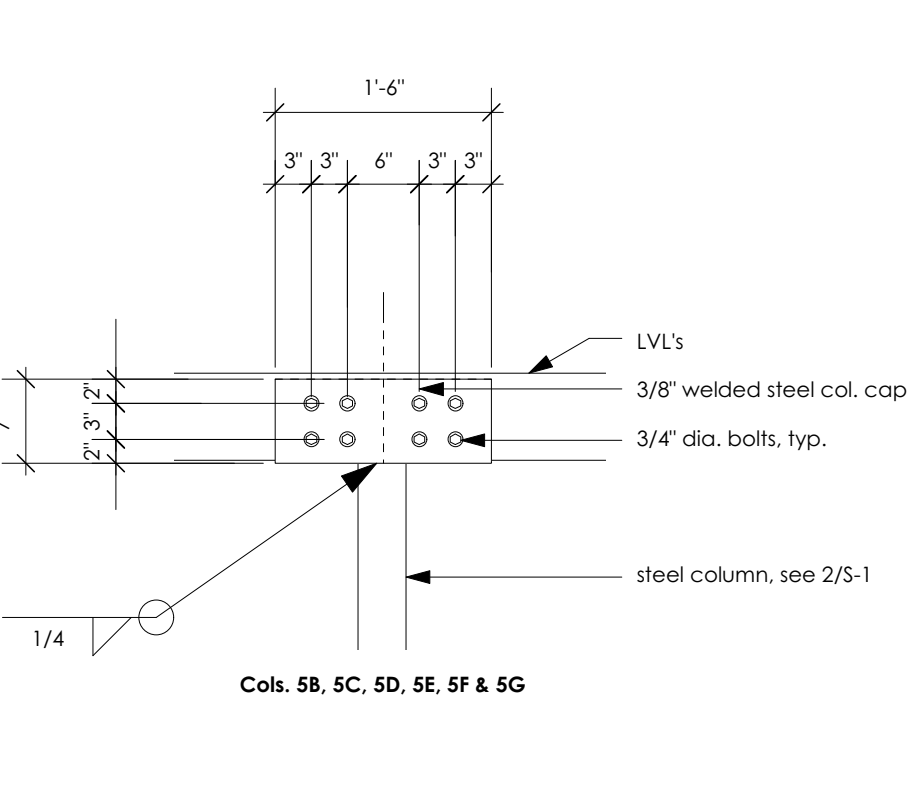
6 Detail @ Wood Structural Panel  
Scale: 3/4" = 1'-0"



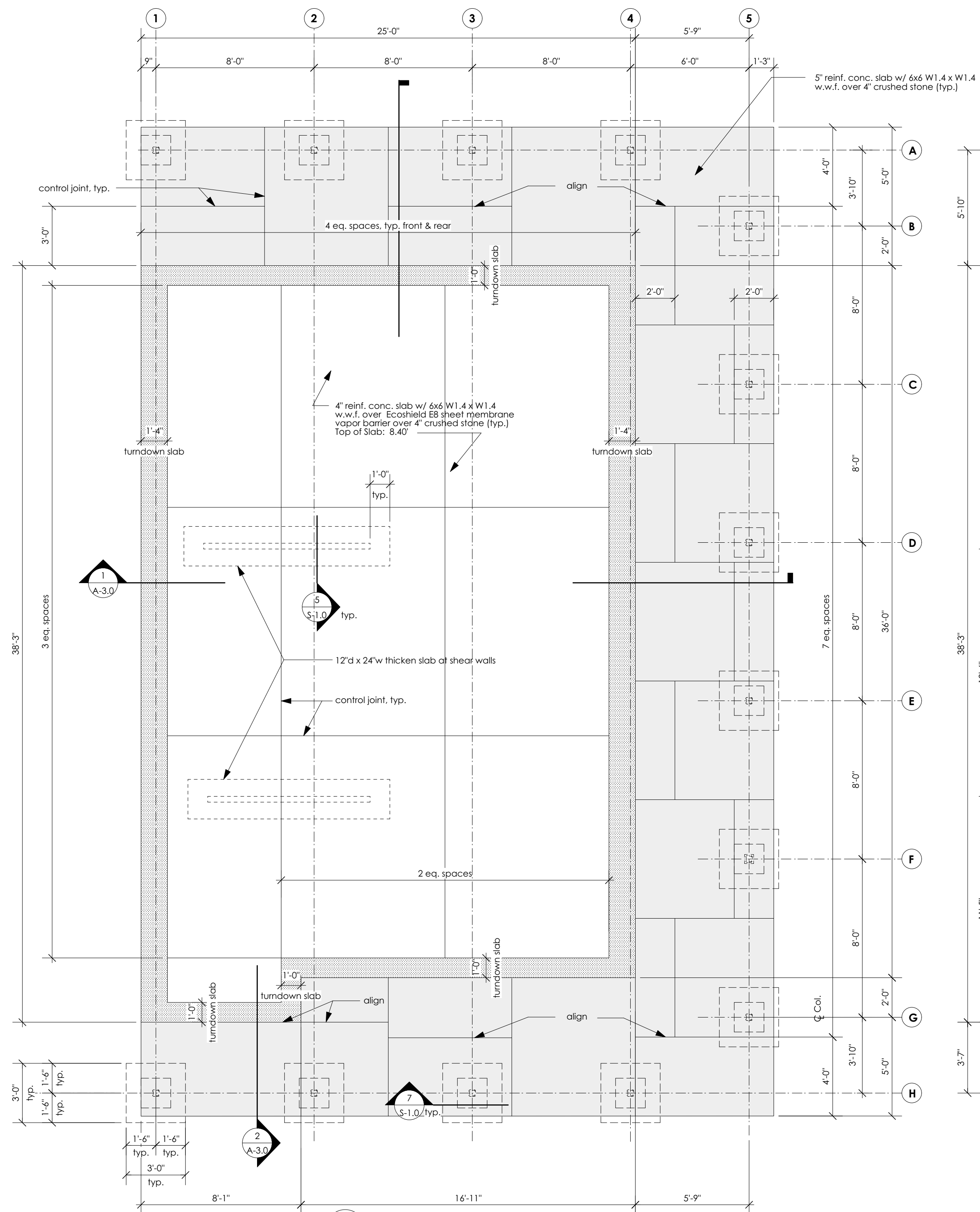
7 Section @ Column Base  
Scale: 3/4" = 1'-0"



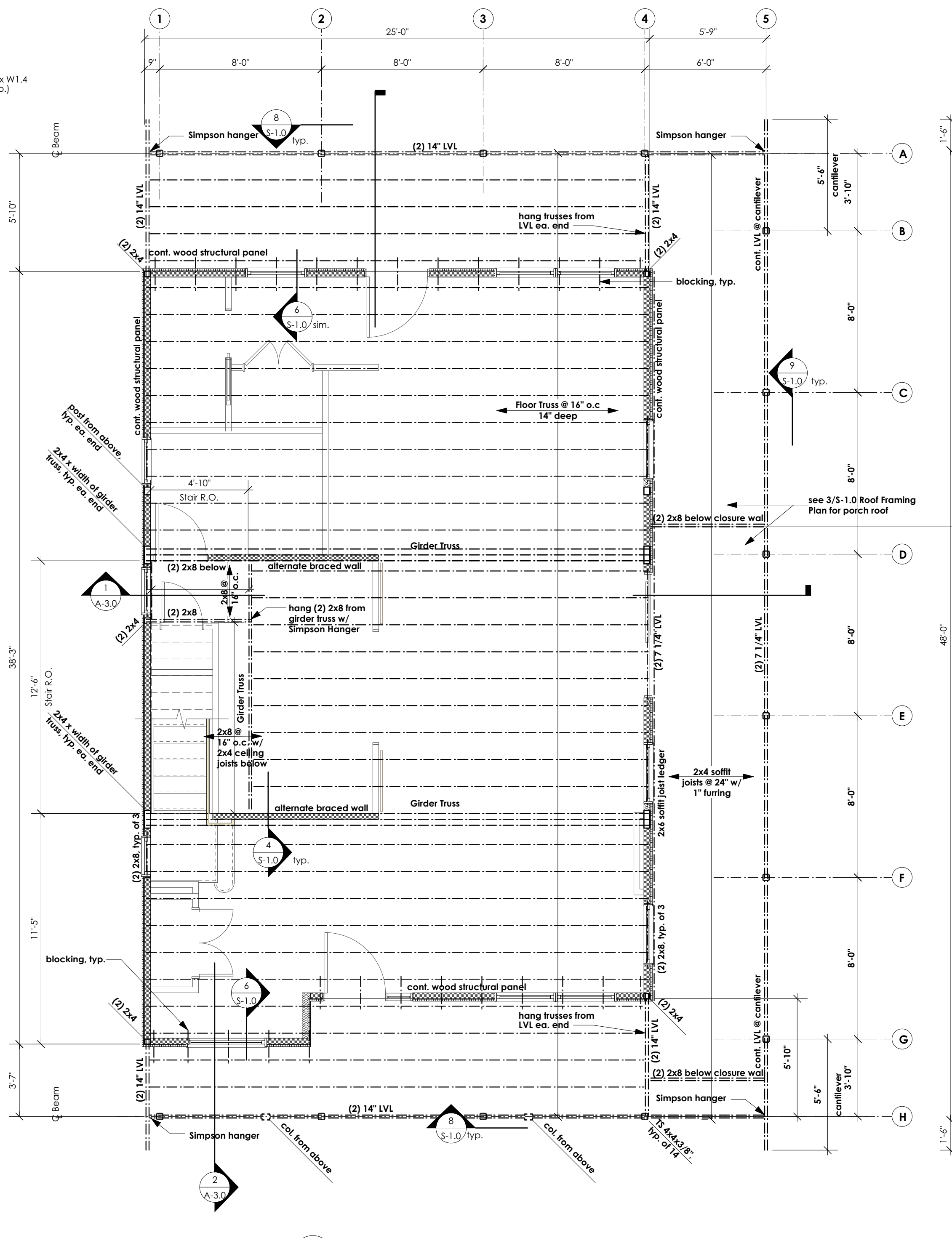
8 Section @ Column Cap  
Scale: 3/4" = 1'-0"



9 Section @ Column Cap  
Scale: 3/4" = 1'-0"



1 Foundation Plan  
Scale: 1/4" = 1'-0"



2 2nd Floor Framing Plan  
Scale: 1/4" = 1'-0"

