

PROJECT NAME:

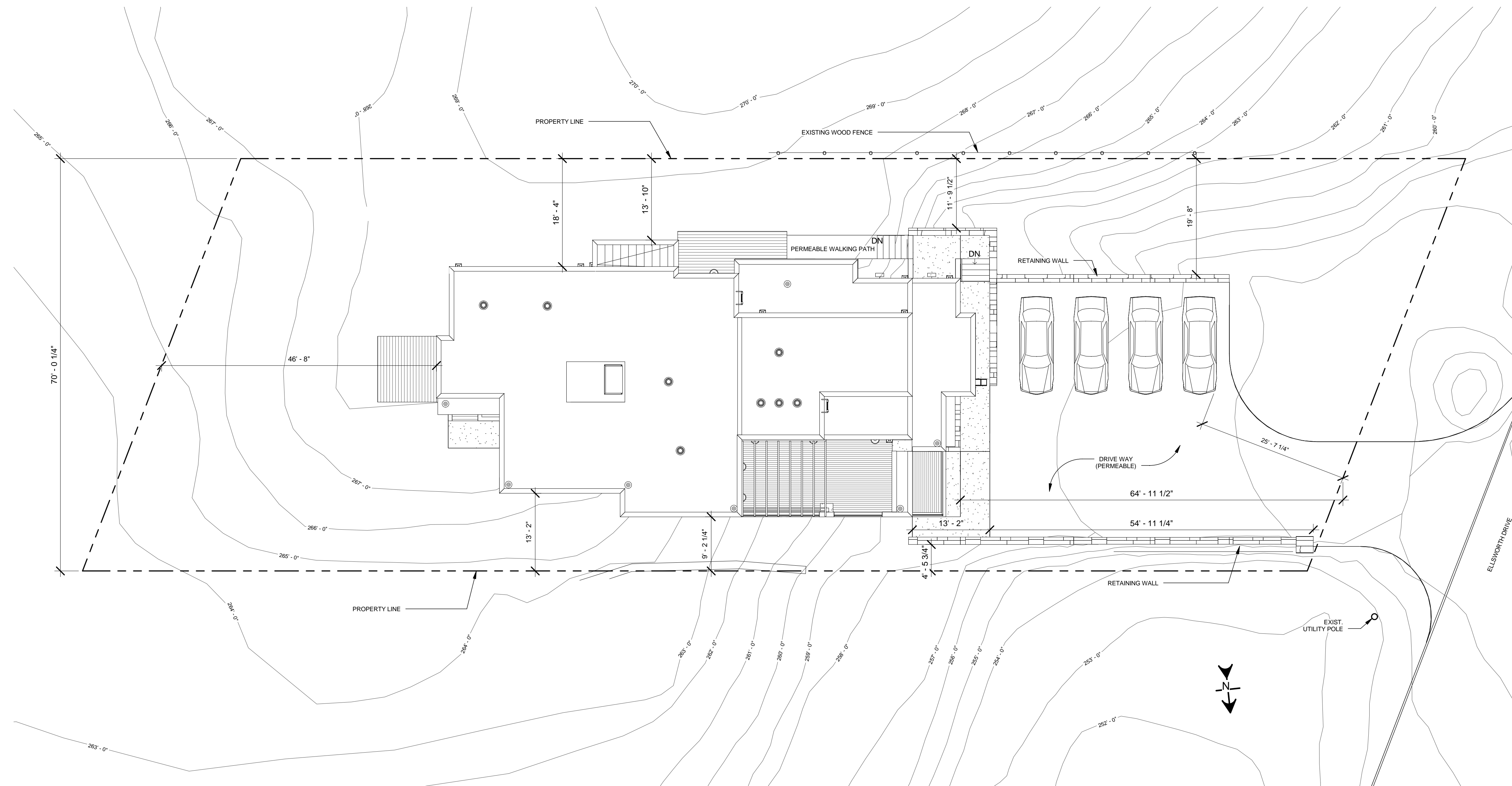
GRODZKI RESIDENCE

SEAL:

"PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED AND/OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 6122-R, EXPIRATION DATE: AUGUST 8, 2012"

PROJECT ADDRESS
**304 ELLSWORTH DR.
SILVER SPRING, MD 20910**

**LYNN & TAD GRODZKI
RESIDENCE**



1 SITE PLAN
A0 3/32" = 1'-0"

PROJECT ADDRESS

REVISIONS

NO.	DATE
	02 / 28 / 15

DESIGNED BY: **TADEO GRODZKI**

DRAWN BY: **EYOB ALEMNEW**

DATE:

SCALE: **AS NOTED**

TITLE:

SITE PLAN

SHEET NO.

A0

PERMIT SET

PROJECT NAME:

GRODZKI RESIDENCE

SEAL:

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PROJECT ADDRESS
**304 ELLSWORTH DR.
SILVER SPRING, MD 20910**

**LYNN & TAD GRODZKI
RESIDENCE**

PROJECT ADDRESS

REVISIONS

NO.	DESCRIPTION	DATE
		02 / 28 / 15

DESIGNED BY: **TADEO GRODZKI**

DRAWN BY: **EYOB ALEMNEW**

DATE:

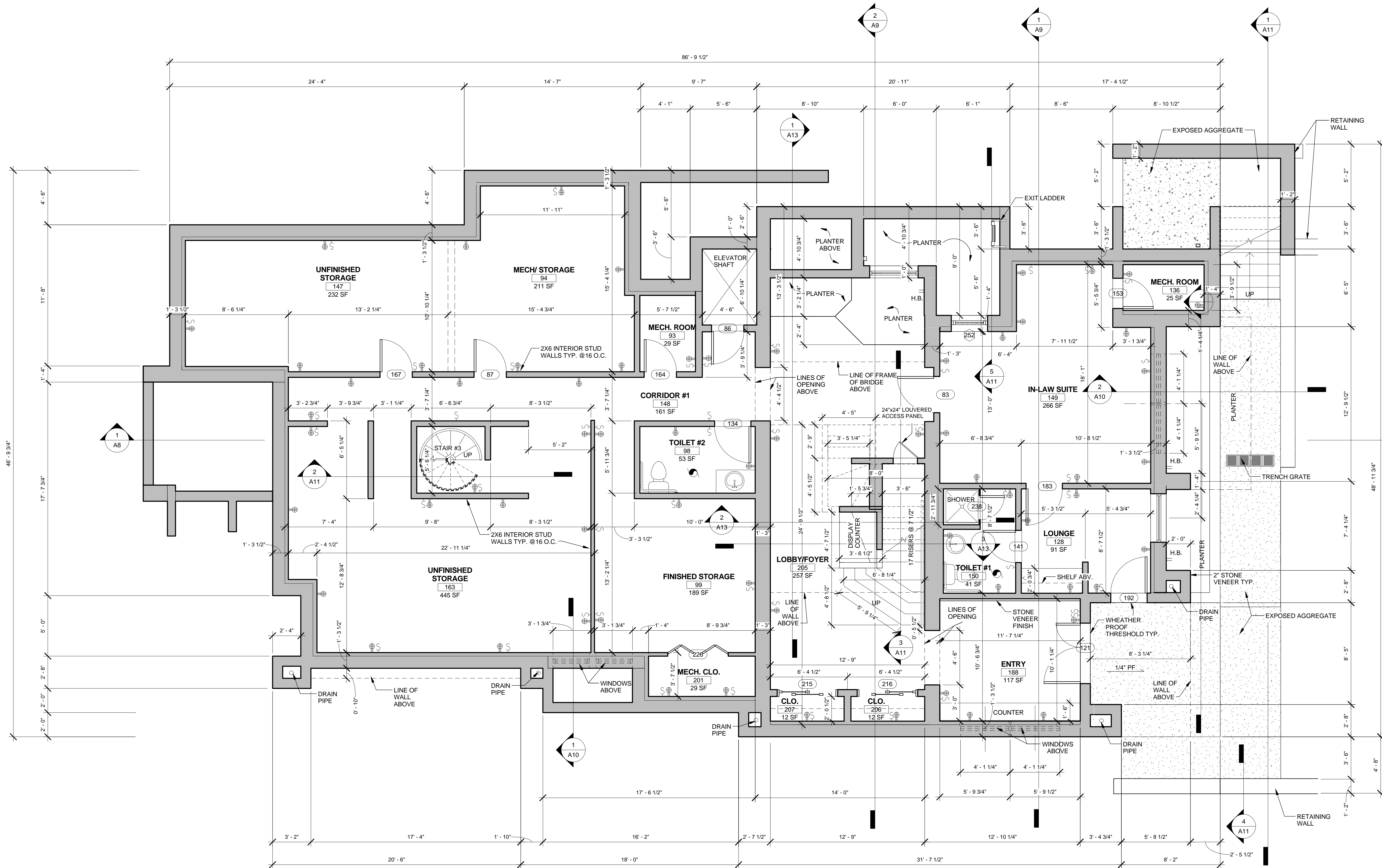
SCALE: **AS NOTED**

TITLE:
**FIRST FLOOR
PLAN**

SHEET NO.

A1

PERMIT SET



1 1. FIRST FLOOR PLAN
A1 1/4" = 1'-0"

- NOTES**
- 1 BOTH SPLIT SYSTEM UNITS SHALL BE MINIMUM 22 SEARS, GAS FIRED.
 - 2 2 TON GAS FIRED SPLIT SYSTEM
 - 3 3 TON GAS FIRED SPLIT SYSTEM
 - 4 INSTALL HARD-WIRED SMOKE DETECTORS IN ALL SLEEPING ROOMS AND CORRIDORS AND KITCHENS

PROJECT NAME:

GRODZKI RESIDENCE

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SILVER SPRING, MD 20910**

**LYNN & TAD GRODZKI
RESIDENCE**

PROJECT ADDRESS

REVISIONS

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	02 / 28 / 15

DESIGNED BY: **TADEO GRODZKI**

DRAWN BY: **EYOB ALEMNEW**

DATE:

SCALE: **AS NOTED**

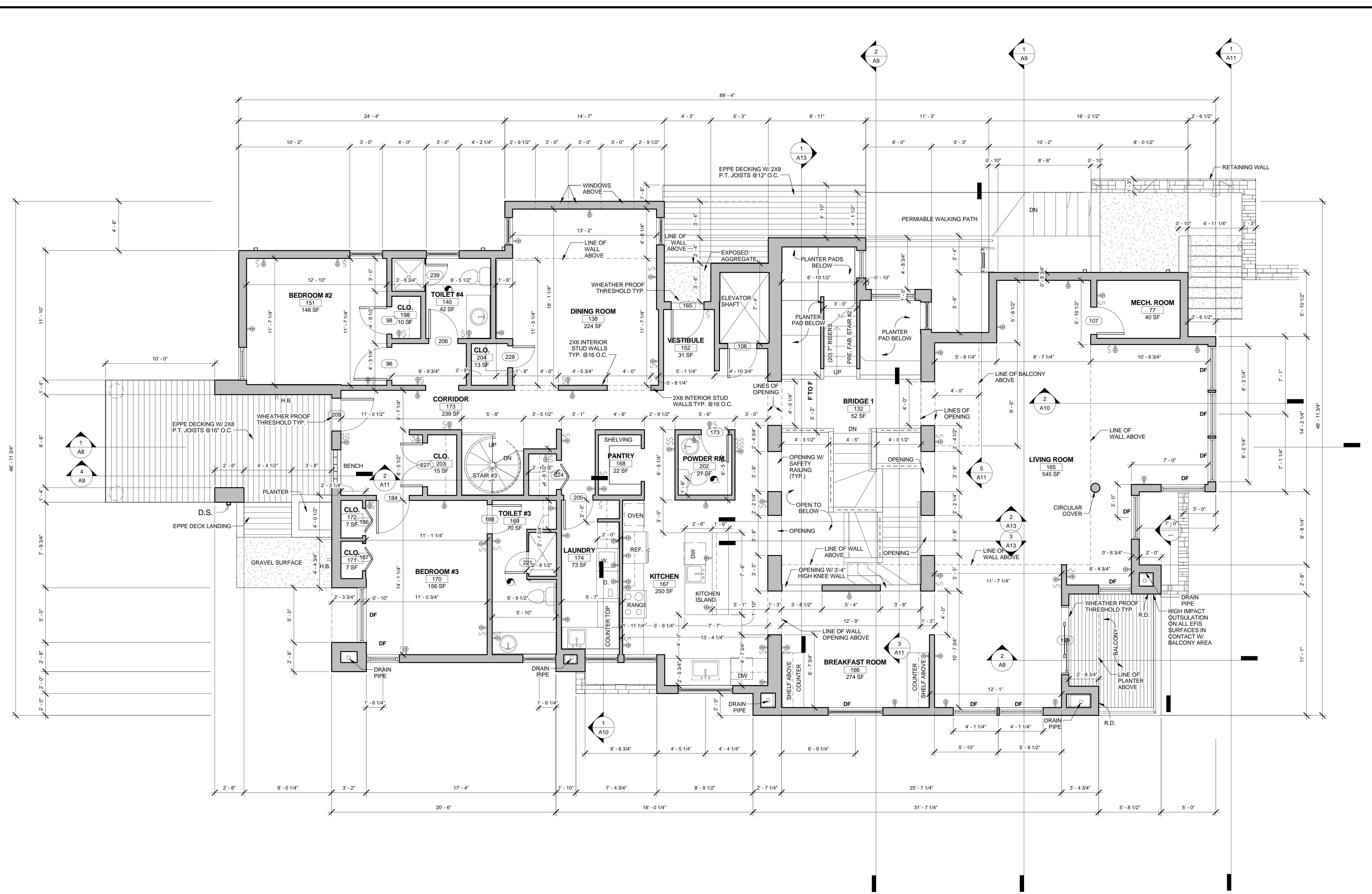
TITLE:

SECOND FLOOR PLAN

SHEET NO.

A2

PERMIT SET



1 II. SECOND FLOOR PLAN
A2 1/4" = 1'-0"

NOTES
1. INSTALL HARD-WIRED SMOKE DETECTORS IN ALL SLEEPING ROOMS AND CORRIDORS ADJACENT TO SLEEPING ROOMS AND KITCHENS

PROJECT NAME:

GRODZKI RESIDENCE

SEAL:

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SILVER SPRING, MD 20910

LYNN & TAD GRODZKI
RESIDENCE

PROJECT ADDRESS

REVISIONS

NO.	DATE
	02 / 28 / 15

DESIGNED BY: Designer

DRAWN BY: EYOB ALEMNEW

DATE:

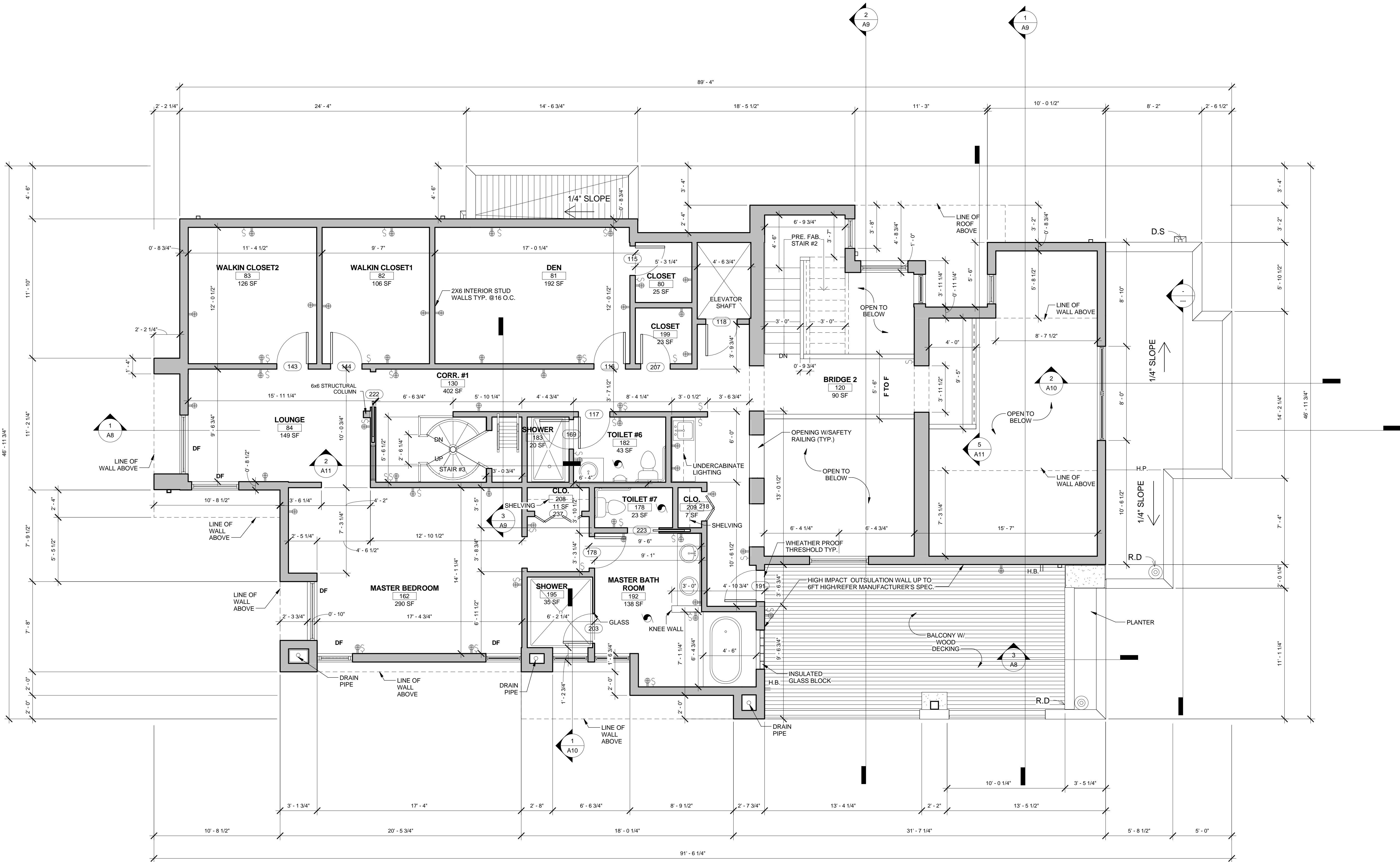
SCALE: AS NOTED

TITLE: THIRD FLOOR PLAN

SHEET NO.

A3

PERMIT SET



1 III. THIRD FLOOR PLAN
A3 1/4" = 1'-0"

PROJECT NAME:

GRODZKI RESIDENCE

SEAL:

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SILVER SPRING, MD 20910**

**LYNN & TAD GRODZKI
RESIDENCE**

PROJECT ADDRESS

REVISIONS

NO.	DATE
	02 / 28 / 15

DESIGNED BY: **TADEO GRODZKI**

DRAWN BY: **EYOB ALEMNEW**

DATE:

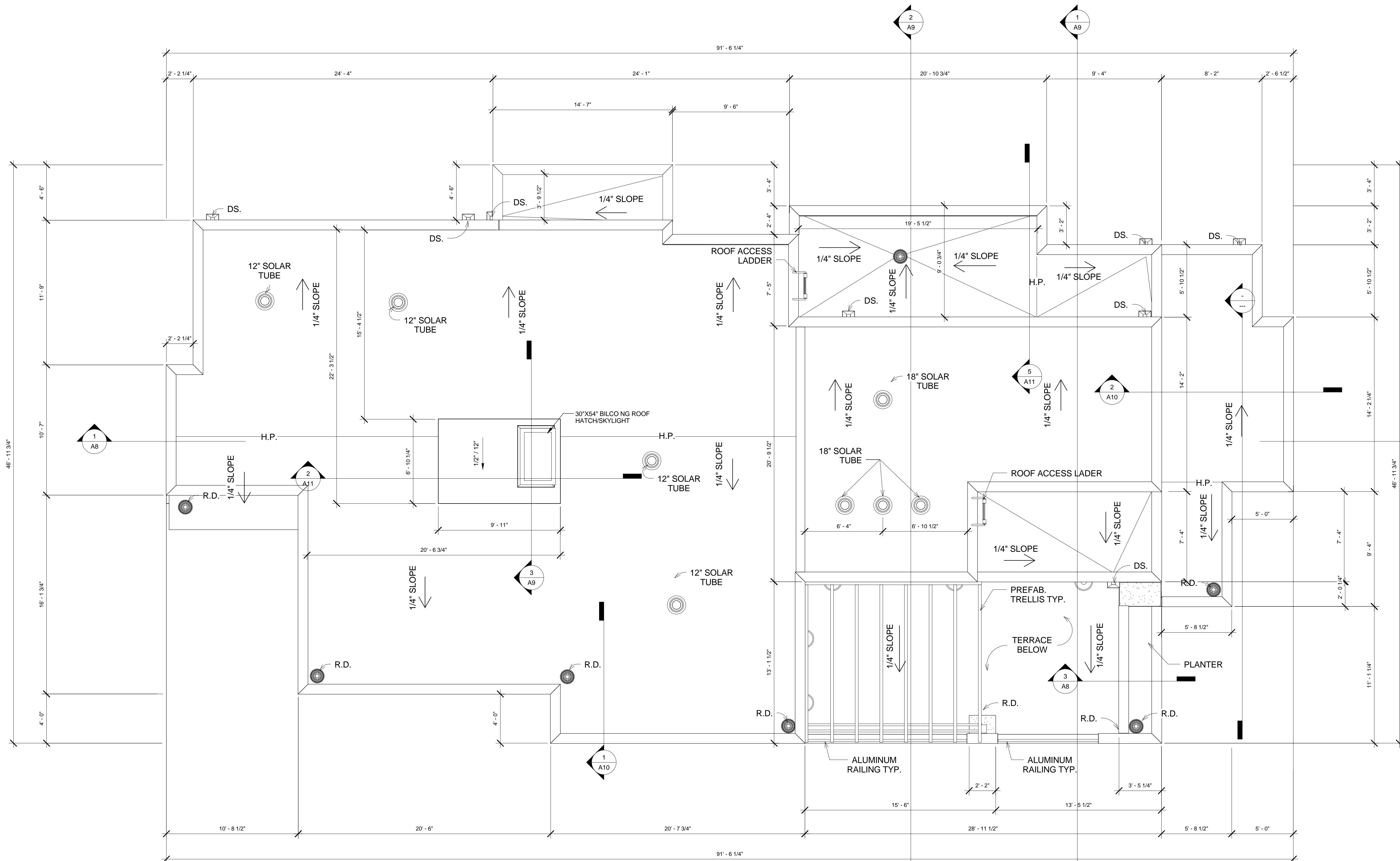
SCALE: **AS NOTED**

TITLE: **ROOF PLAN**

SHEET NO.

A4

PERMIT SET



1
A4 IV. ROOF PLAN
1/4" = 1'-0"

SHEET NOTES

- TAPERED RIGID INSULATION TO BE 4" THICK MINIMUM
- ROOFING MEMBRANE TO BE CERTAINTED FLISTLASTIC SELF-ADHERING CAP COOL-STAR
- ROOF SLOPE TO BE 1/4" PER FOOT MINIMUM
- EMERGENCY OVERFLOW SCUPPERS TO BE 2" MAX. ABOVE ROOF LOW POINT.
- R.D. = ROOF DRAIN
- DS. = DOWNSPOUT
- ALL SOLA TUBES TO BE 12" DIAMETER

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DRAWN BY: EYOB ALEMNEW

DATE:

SCALE: AS NOTED

TITLE:

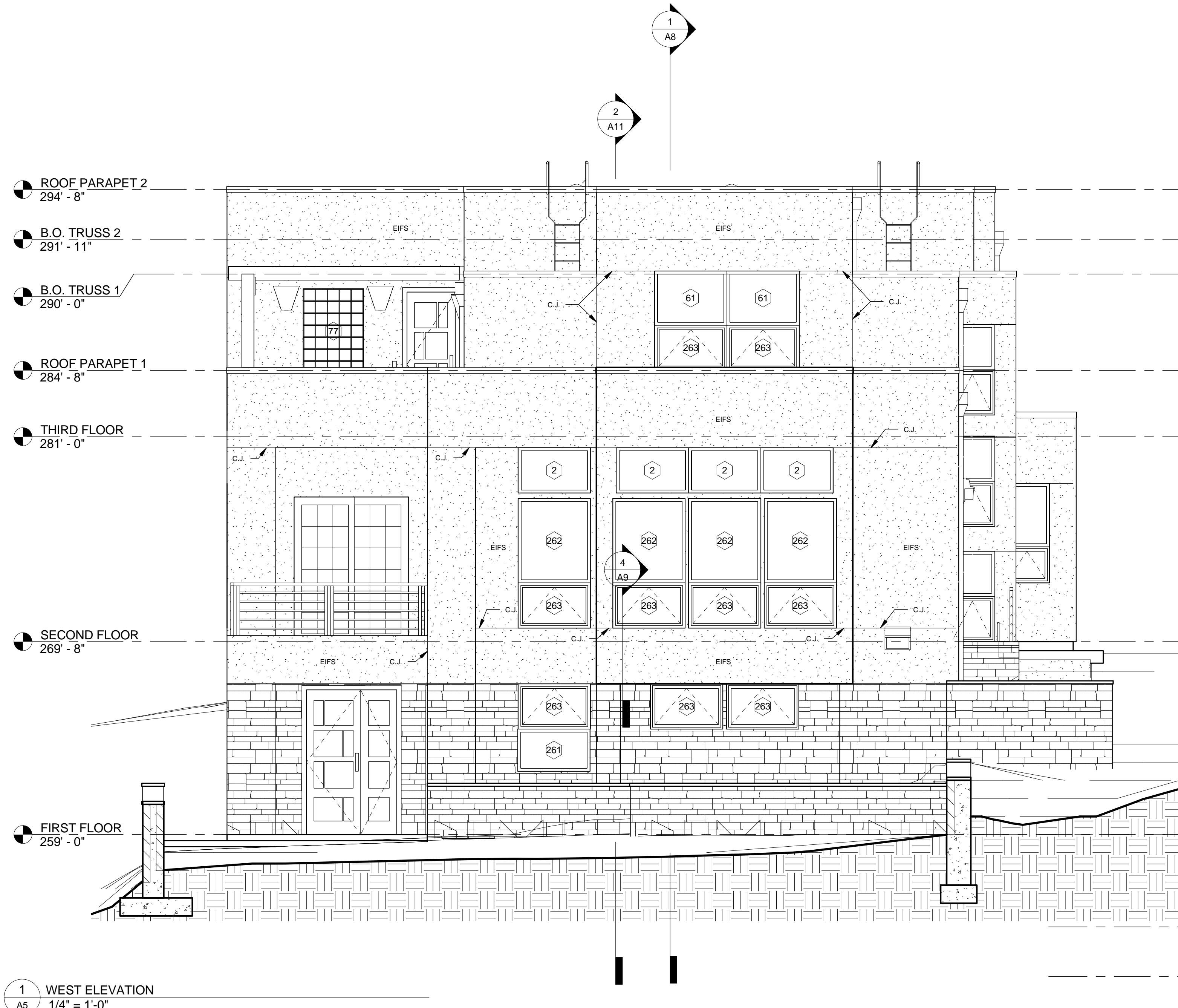
WEST & EAST ELEVATIONS

SHEET NO.

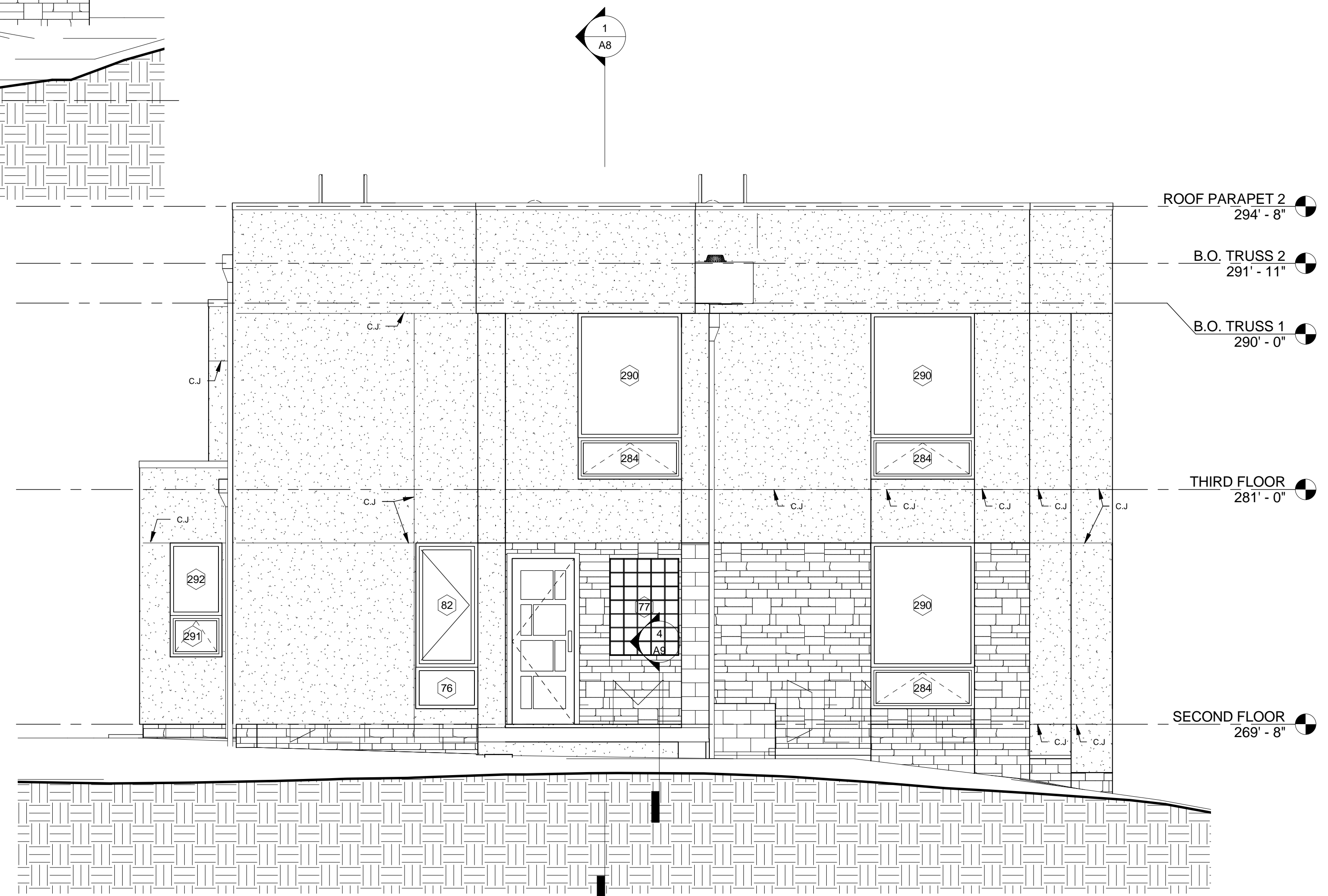
A5

PERMIT SET

EXTERIOR FINISH LEGEND	
	EIFS (DRYVIT)
	4" STONE VENEER



1 WEST ELEVATION
A5 1/4" = 1'-0"



2 EAST ELEVATION
A5 1/4" = 1'-0"

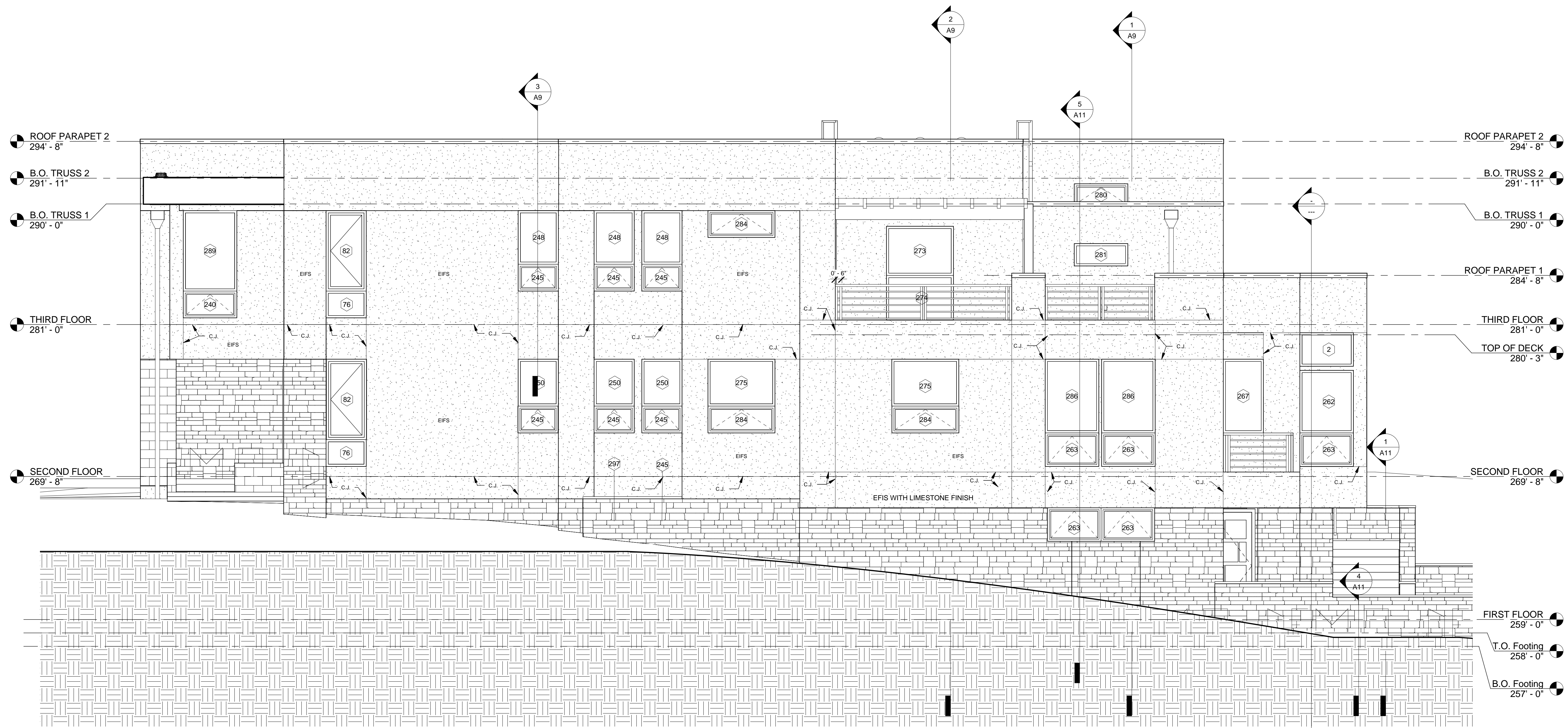
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GRODZKI RESIDENCE

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PROJECT ADDRESS
**304 ELLSWORTH DR.
SILVER SPRING, MD 20910**
**LYNN & TAD GRODZKI
RESIDENCE**



1 NORTH ELEVATION
A6 1/4" = 1'-0"

REVISIONS

NO.	DATE
02 / 28 / 15	

DESIGNED BY: Designer

DRAWN BY: EYOUB ALEMNEW

DATE:

SCALE: AS NOTED

TITLE:

NORTH ELEVATION

SHEET NO.

A6

PERMIT SET

PROJECT NAME:

GRODZKI RESIDENCE

SEAL:

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RESIDENCE

PROJECT ADDRESS

REVISIONS

NO.	DATE
	02 / 28 / 15

DESIGNED BY: TADEO GRODZKI

DRAWN BY: EYOBO ALEMNEW

DATE:

SCALE: AS NOTED

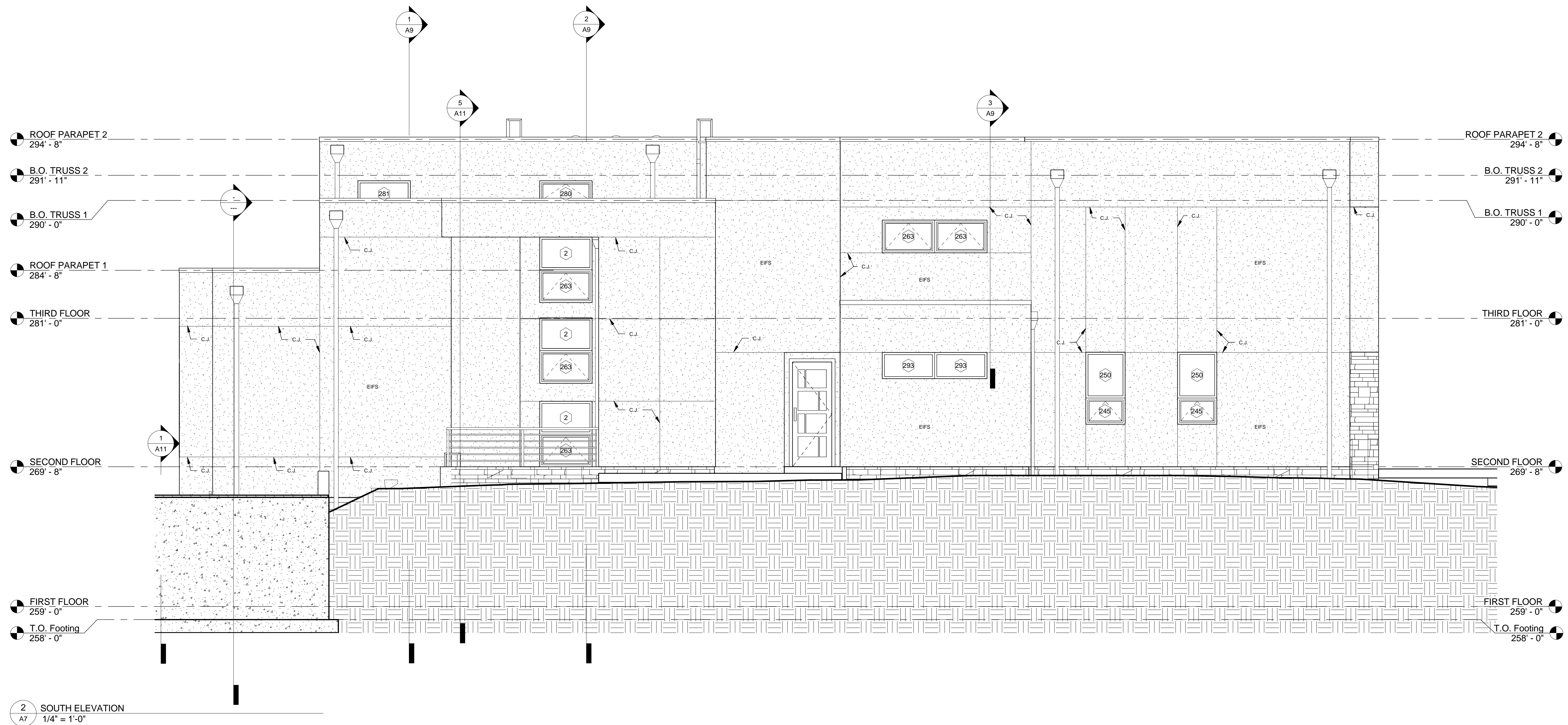
TITLE:

SOUTH ELEVATION

SHEET NO.

A7

PERMIT SET



EXTERIOR FINISH LEGEND	
	EIFS (DRYVIT)
	4" STONE VENEER

PROJECT NAME:

GRODZKI RESIDENCE

SEAL:

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304 ELLSWORTH DR.
SILVER SPRING, MD 20910

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RESIDENCE

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DATE:

SCALE: AS NOTED

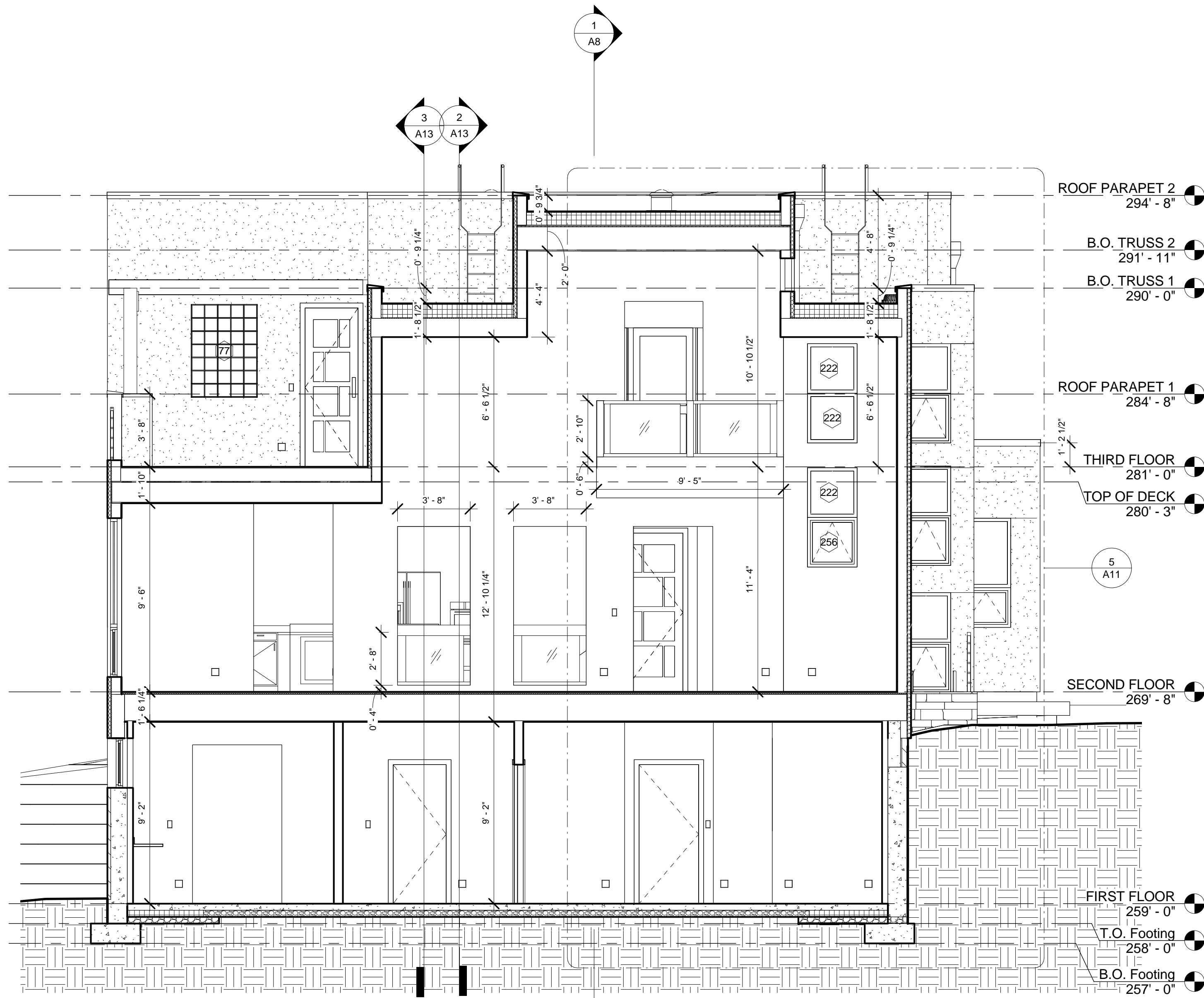
TITLE:

BUILDING SECTIONS

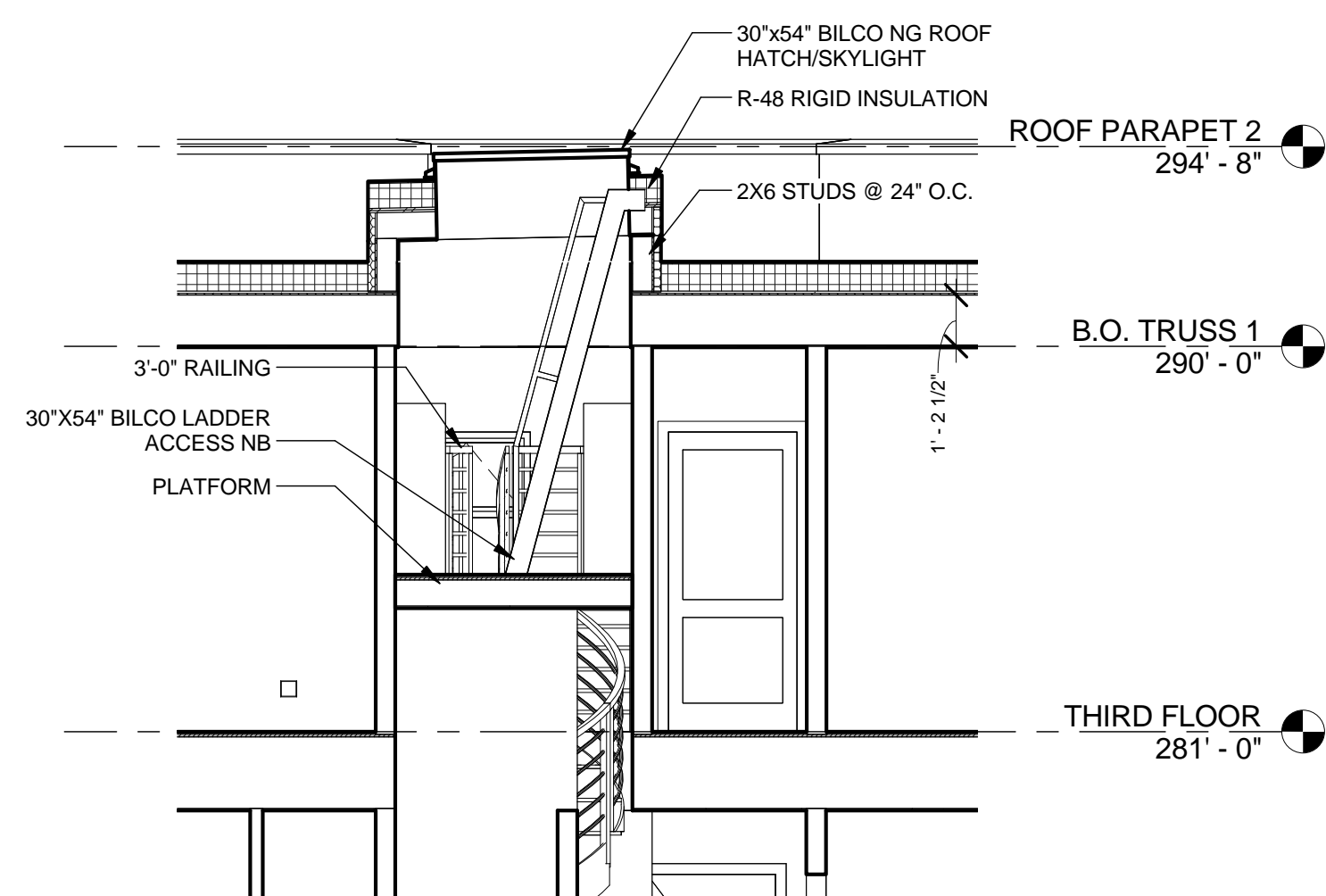
SHEET NO.

A9

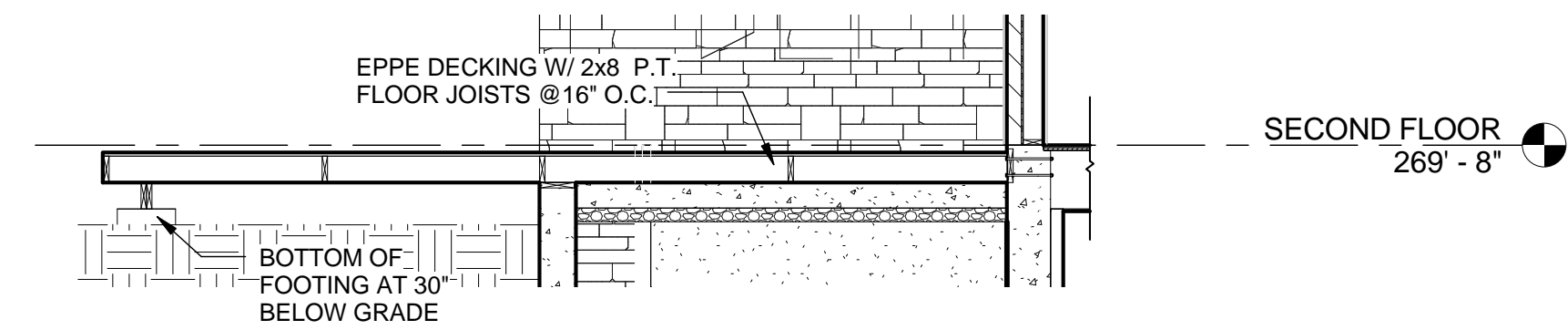
PERMIT SET



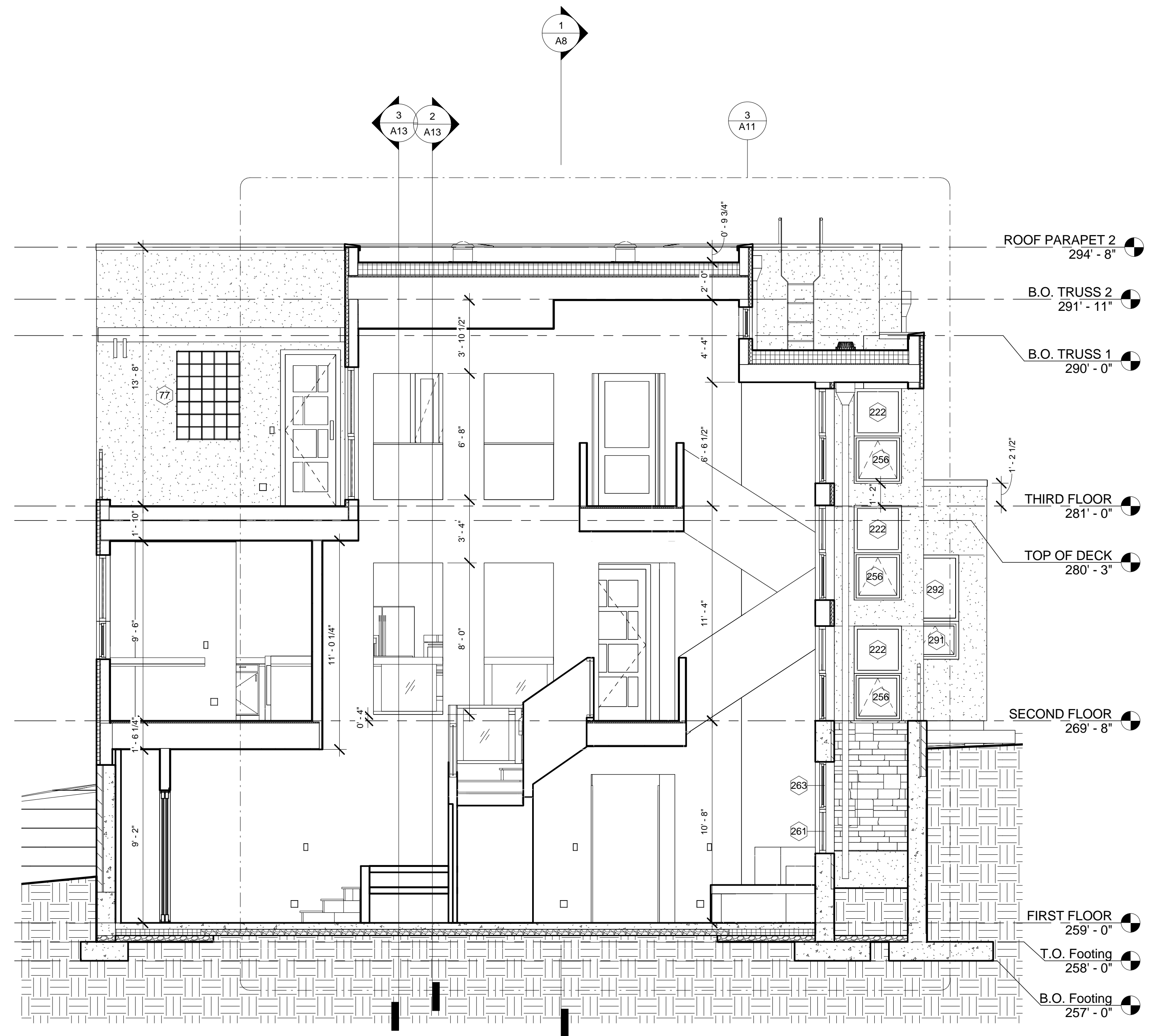
1 BUILDING SECTION THROUGH LIVING-ROOM
1/4" = 1'-0"



3 ROOF HATCH
1/4" = 1'-0"



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



2 BUILDING SECTION THROUGH LOBBY
1/4" = 1'-0"

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SCALE: AS NOTED

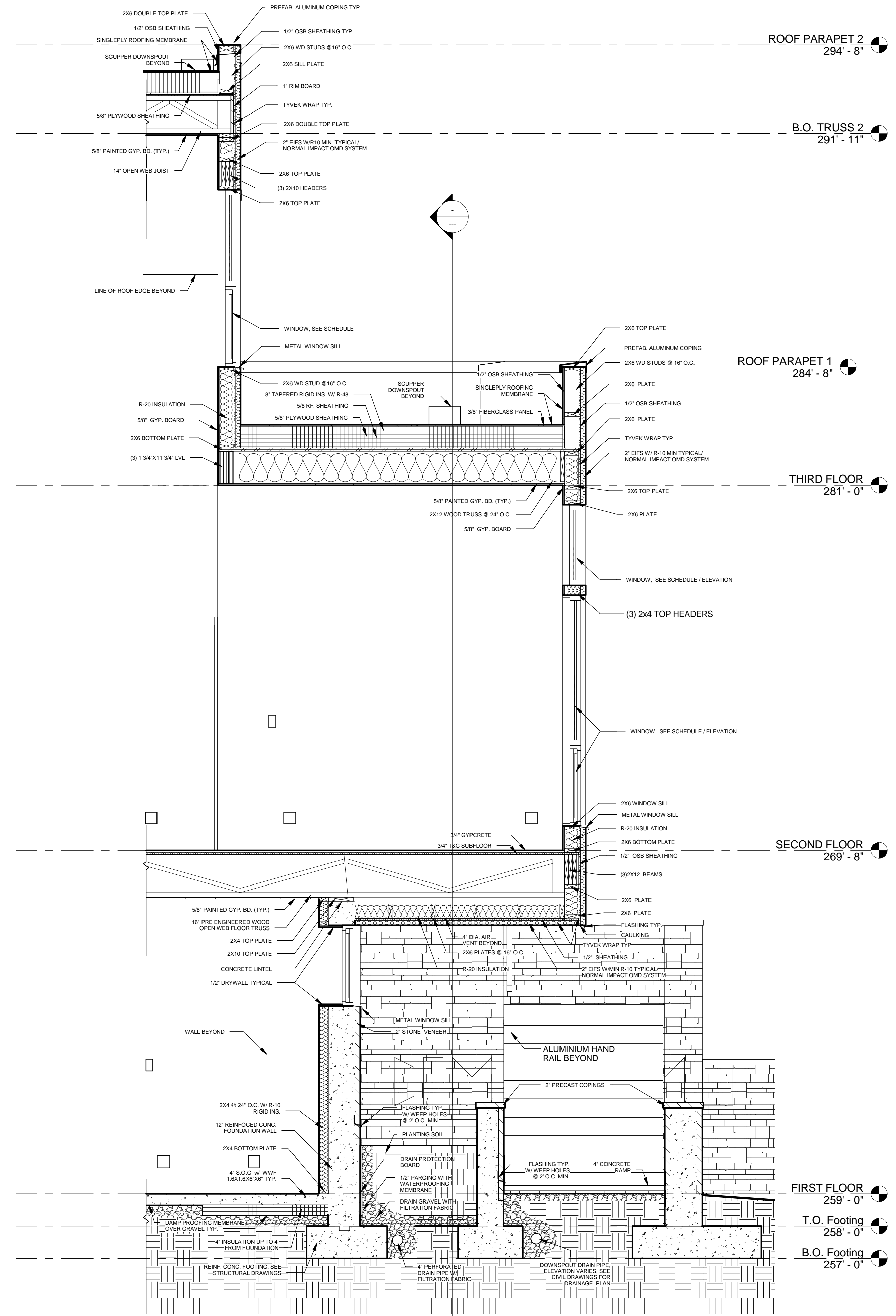
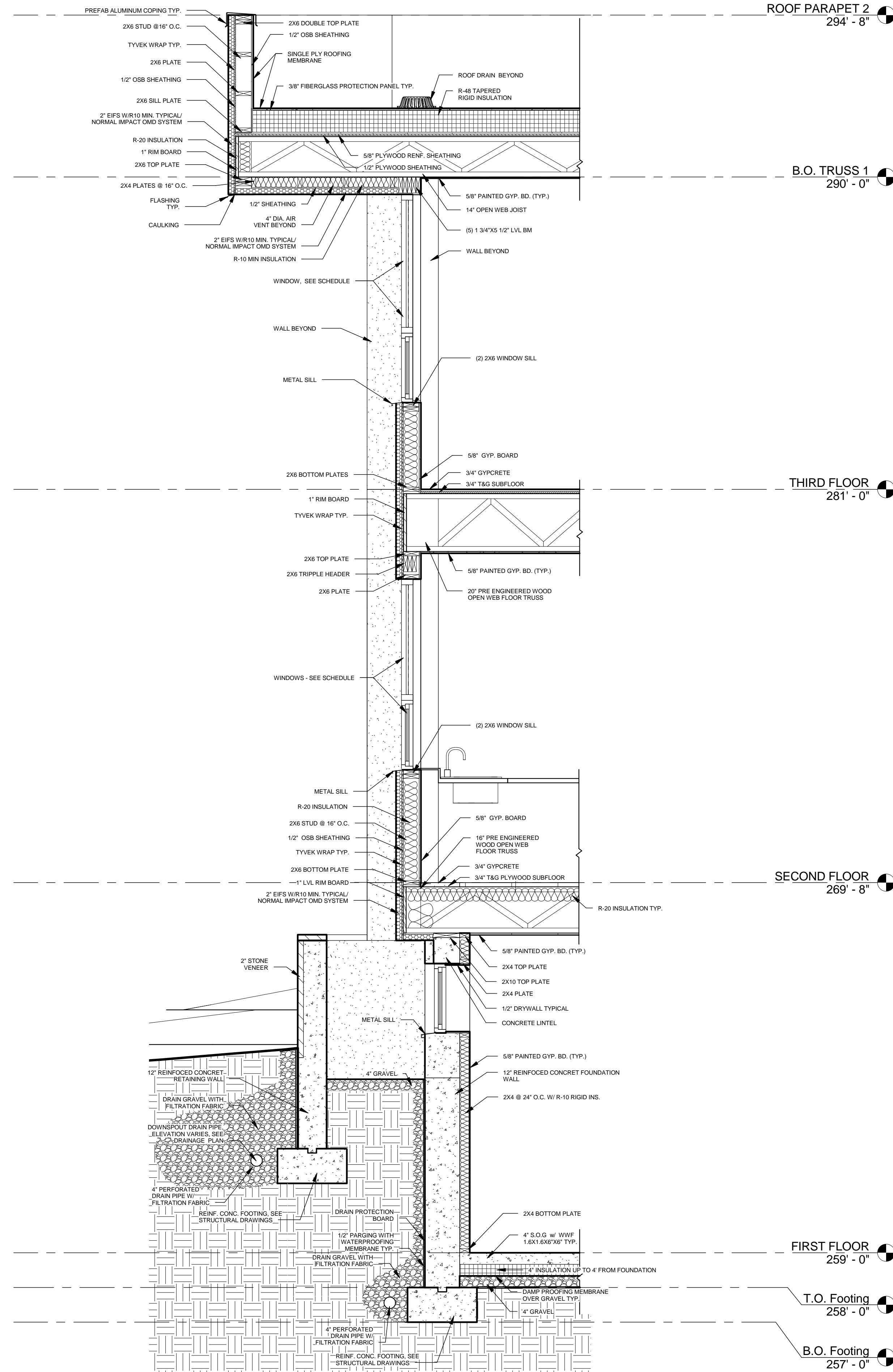
TITLE:

TYPICAL WALL SECTIONS

SHEET NO.

A10

PERMIT SET



1 TYPICAL (1st) WALL SECTION
1/2" = 1'-0"

2 TYPICAL (2nd) WALL SECTION
1/2" = 1'-0"

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PROJECT ADDRESS

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NO.	DATE
	02/28/15

DESIGNED BY: TADEO GRODZKI

DRAWN BY: EYOBO ALEMNEW

DATE:

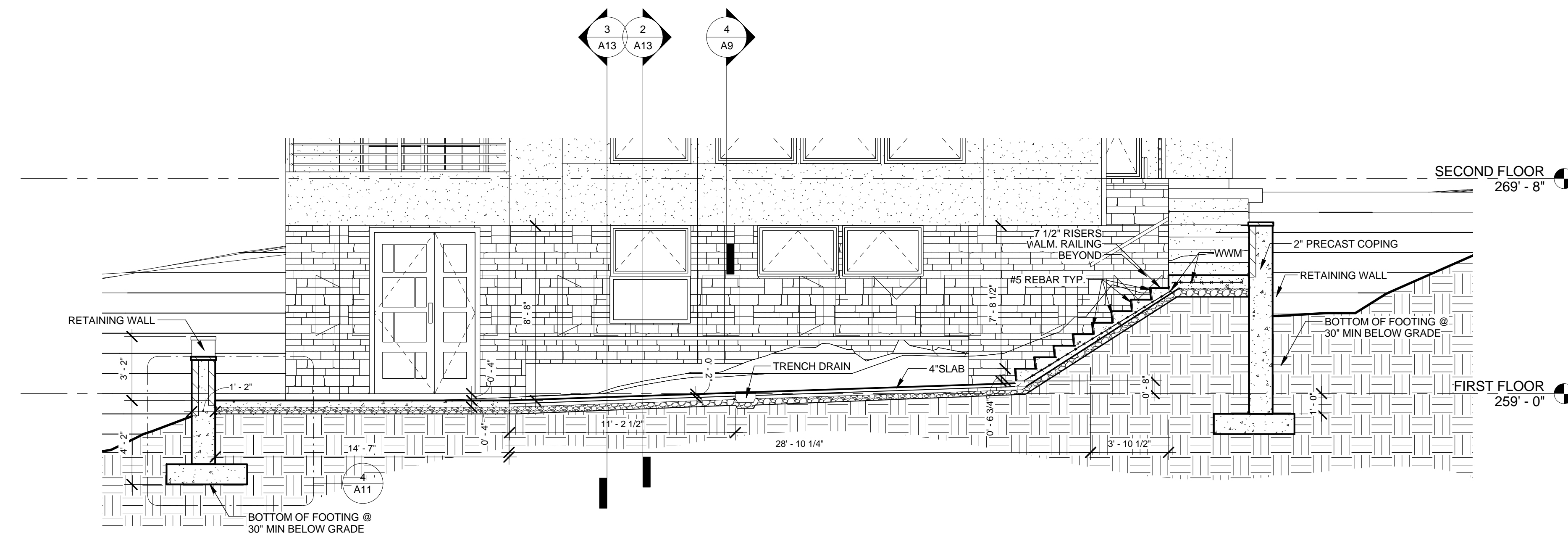
SCALE: AS NOTED

TITLE: SECTIONS AT RAMP, RW & STAIRS

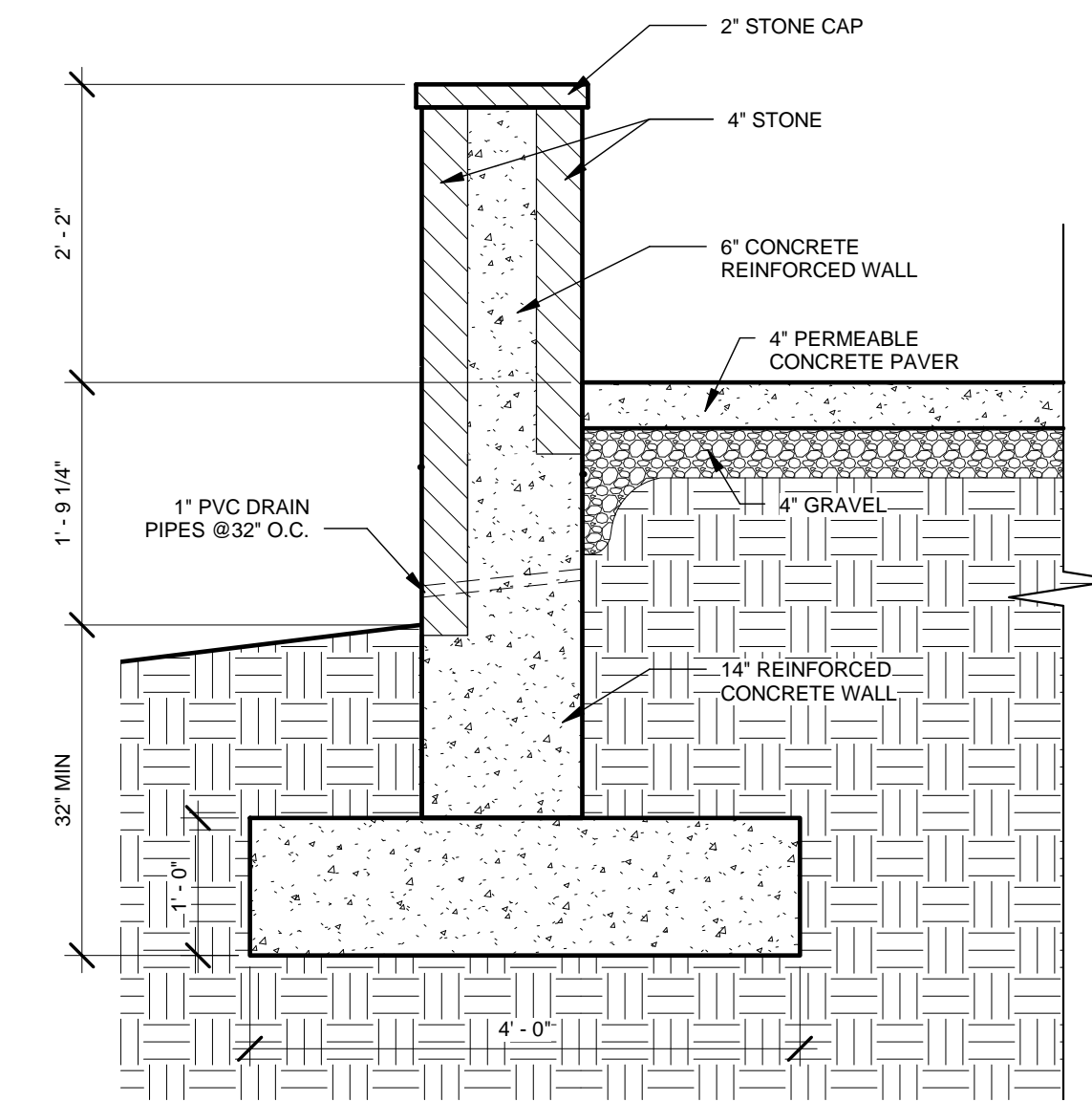
SHEET NO.

A11

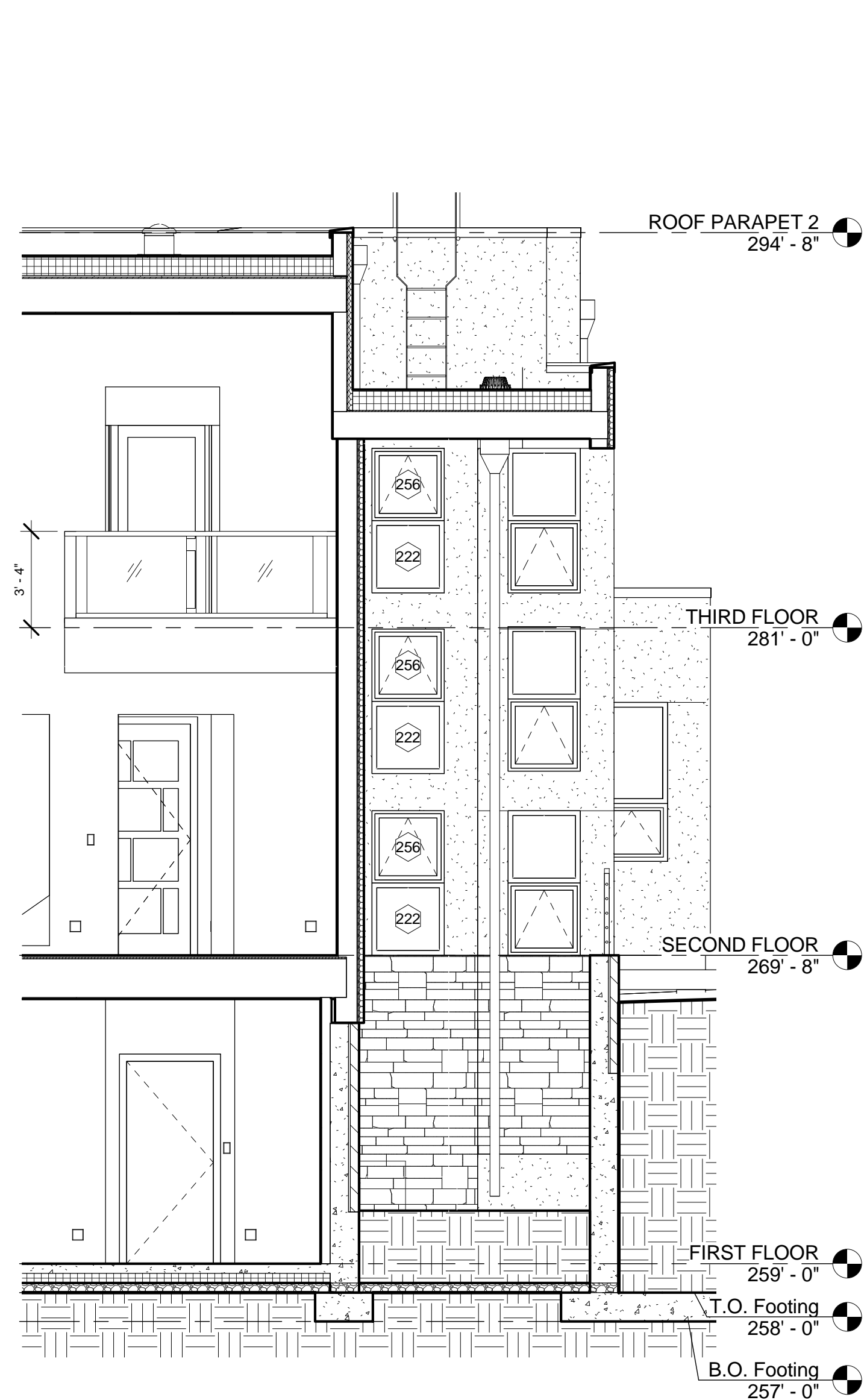
PERMIT SET



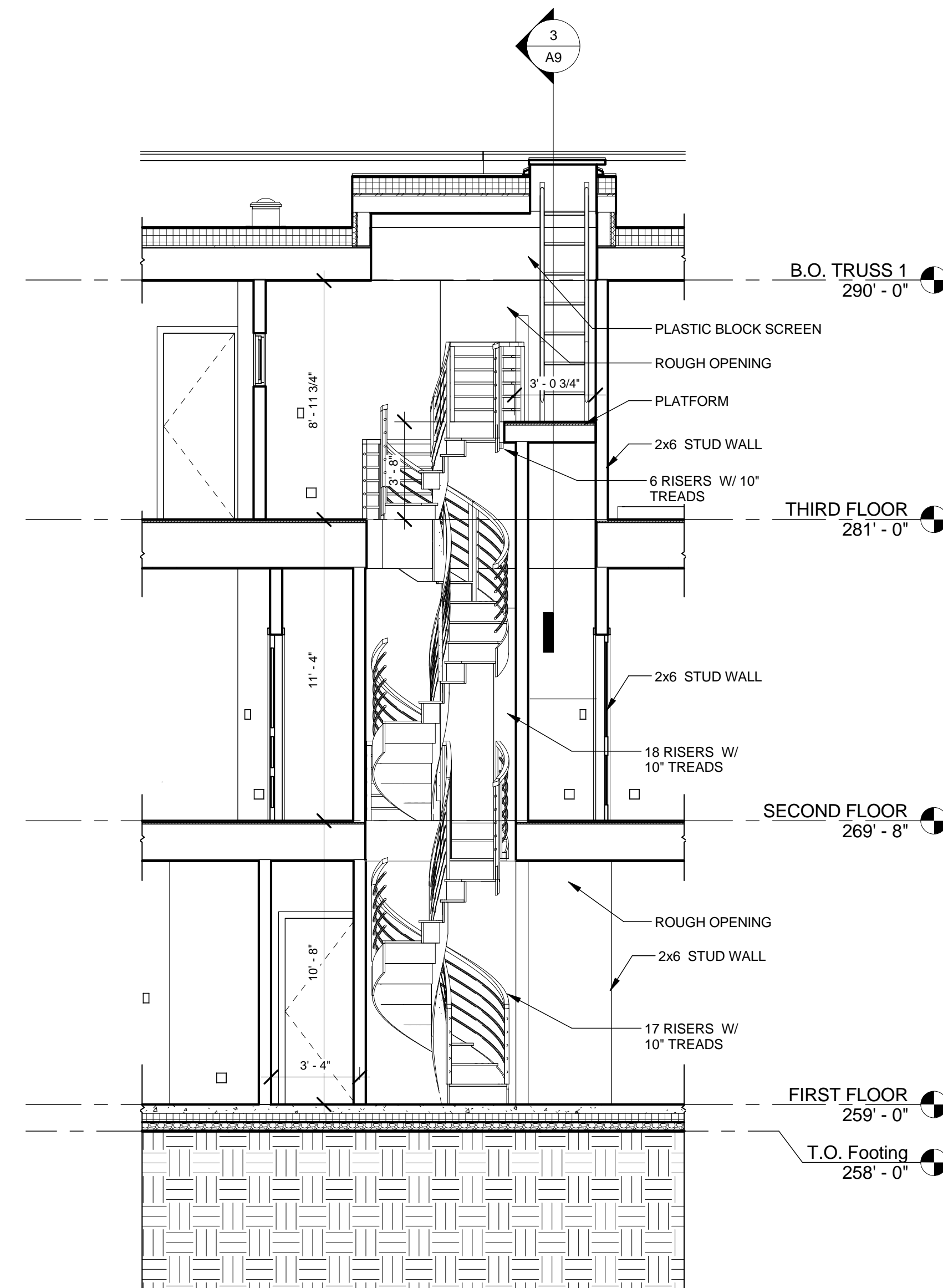
1 SECTION AT RAMP
A11 1/4" = 1'-0"



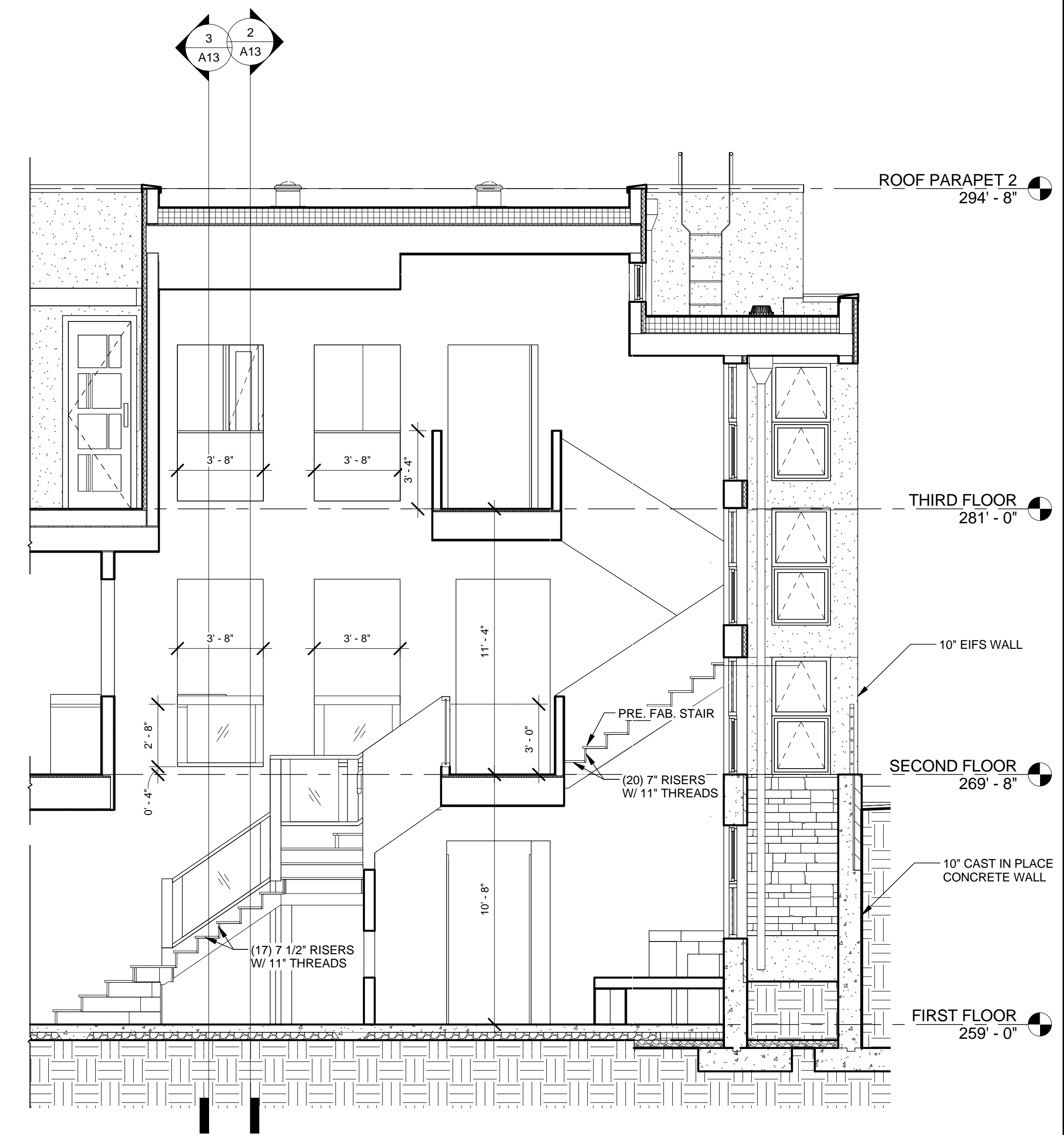
4 RETAINING WALL DETAIL
A11 3/4" = 1'-0"



5 PARTIAL BUILDING SECTION ELEVATION
A11 1/4" = 1'-0"



2 STAIR #2 DETAIL
A11 1/4" = 1'-0"



3 STAIR #1 DETAIL
A11 1/4" = 1'-0"

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DESIGNED BY: TADEO GRODZKI

DRAWN BY: EYOBO ALEMNEU

DATE:

SCALE: AS NOTED

TITLE:

SCHEDULES

SHEET NO.

A12

PERMIT SET

Window Schedule										
Type Mark	Rough Opening		Glazing Type	Count	Type	Exterior Glazing	Model	Material	Interior Finish	Comments
	Width	Height								
2	4' - 0"	2' - 6"		8	Custom 1 Panel					
61	4' - 0"	3' - 0"		2	Custom 1 Panel					
76	3' - 0"	2' - 0"		3	Custom 1 Panel					
77	3' - 4"	4' - 8 1/4"		2	Glass Block Window					
82	3' - 0"	6' - 0"		3	Casement					
156	1' - 0"	0' - 11"		8	SOLATUBE					
222	2' - 6"	2' - 6"		9	Custom 1 Panel					
240	4' - 0"	2' - 0"		1	Awning					
245	3' - 0"	2' - 0"		9	Awning					
248	3' - 0"	4' - 0"		3	Custom 1 Panel					
250	3' - 0"	3' - 6"		5	Custom 1 Panel					
252	3' - 0"	4' - 8"		1	Casement					
256	2' - 6"	2' - 6"		7	Awning					
261	4' - 0"	2' - 4"		2	Custom 1 Panel					
262	4' - 0"	4' - 8"		5	Custom 1 Panel					
263	4' - 0"	2' - 6"		20	Awning					
267	3' - 0"	5' - 6"		1	Custom 1 Panel					
273	5' - 0"	3' - 8"		1	Custom 1 Panel					
274	5' - 0"	3' - 4"		1	Custom 1 Panel					
275	5' - 0"	3' - 6"		2	Custom 1 Panel					
280	4' - 0"	1' - 8"		2	Awning					
281	4' - 0"	1' - 8"		2	Custom 1 Panel					
284	5' - 0"	2' - 0"		6	Awning					
286	4' - 0"	5' - 6"		2	Custom 1 Panel					
289	4' - 0"	6' - 0"		1	Custom 1 Panel					
290	5' - 0"	6' - 0"		3	Custom 1 Panel					
291	2' - 6"	2' - 0"		2	Awning					
292	2' - 6"	3' - 6"		2	Custom 1 Panel					
293	4' - 0"	2' - 0"		2	Custom 1 Panel					
297	3' - 0"	2' - 0"		1	Awning				2 PP	
298	3' - 0"	2' - 0"		1	Awning					

LEGEND

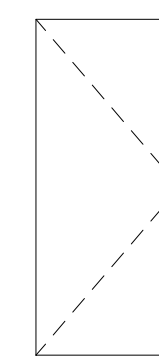
DF: UNFINISHED DOUGLAS FUR
PP: PRIMED PINE

NOTE:

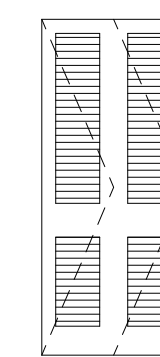
ALL GLAZING TO BE ENERGY RATED.
COORDINATE ACTUAL WINDOW DIMENSIONS WITH MANUFACTURER.

Door Schedule										
Door Number	Door Size	Level	Manufacturer	Model	Frame Type	Fire Rating	Details			Description
							Head	Jamb	Sill	
83	36" x 84"	FIRST FLOOR			TYPE A					
86	32" x 84"	FIRST FLOOR			TYPE D/ CLR					
87	32" x 84"	FIRST FLOOR			TYPE A					
121	36" x 96"	FIRST FLOOR			EXTERIOR					
134	36" x 84"	FIRST FLOOR			TYPE A					
141	32" x 84"	FIRST FLOOR			TYPE A					
153	30" x 84"	FIRST FLOOR			TYPE C					
164	32" x 84"	FIRST FLOOR			TYPE C					
167	32" x 84"	FIRST FLOOR			TYPE A					
183	36" x 84"	FIRST FLOOR			TYPE A					
192	36" x 96"	FIRST FLOOR			EXTERIOR					
215	60" x 84"	FIRST FLOOR			TYPE E					
216	60" x 84"	FIRST FLOOR			TYPE E					
226	60" x 84"	FIRST FLOOR			TYPE B / 2 DOORS					
238	24" x 70"	FIRST FLOOR			SHOWER GLASS DOOR					
96	36" x 84"	SECOND FLOOR			TYPE A					
98	30" x 84"	SECOND FLOOR			TYPE C					
106	32" x 84"	SECOND FLOOR			TYPE D/CLR					
107	30" x 84"	SECOND FLOOR			TYPE C					
165	36" x 96"	SECOND FLOOR			EXTERIOR					
173	30" x 84"	SECOND FLOOR			TYPE A					
184	36" x 84"	SECOND FLOOR			TYPE A					
186	30" x 84"	SECOND FLOOR			TYPE B					
187	30" x 84"	SECOND FLOOR			TYPE B					
188	32" x 84"	SECOND FLOOR			TYPE A					
199	76" x 96"	SECOND FLOOR			EXTERIOR					
205	32" x 84"	SECOND FLOOR			TYPE A					
206	32" x 84"	SECOND FLOOR			TYPE A					
209	36" x 96"	SECOND FLOOR			EXTERIOR					
221	24" x 84"	SECOND FLOOR			SHOWER GLASS DOOR					
224	32" x 84"	SECOND FLOOR			TYPE B					
227	48" x 84"	SECOND FLOOR			TYPE C / 2 DOORS					
228	24" x 84"	SECOND FLOOR			TYPE C					
239	24" x 70"	SECOND FLOOR			SHOWER GLASS DOOR					
115	30" x 84"	THIRD FLOOR			TYPE C					
116	32" x 84"	THIRD FLOOR			TYPE A					
117	32" x 84"	THIRD FLOOR			TYPE A					
118	32" x 84"	THIRD FLOOR			TYPE D/CLR					
143	32" x 84"	THIRD FLOOR			TYPE A					
144	32" x 84"	THIRD FLOOR			TYPE A					
169	30" x 72"	THIRD FLOOR			SHOWER GLASS DOOR					
178	32" x 84"	THIRD FLOOR			TYPE A					
191	32" x 96"	THIRD FLOOR			EXTERIOR					
203	30" x 72"	THIRD FLOOR			SHOWER GLASS DOOR					
207	30" x 84"	THIRD FLOOR			TYPE C					
218	30" x 84"	THIRD FLOOR			TYPE B					
222	36" x 84"	THIRD FLOOR			TYPE D/FROSTED					
223	32" x 84"	THIRD FLOOR			TYPE D/FROSTED					
237	48" x 84"	THIRD FLOOR			TYPE A					

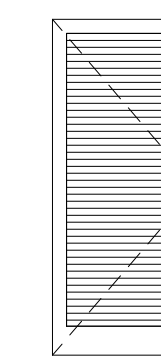
LEGEND



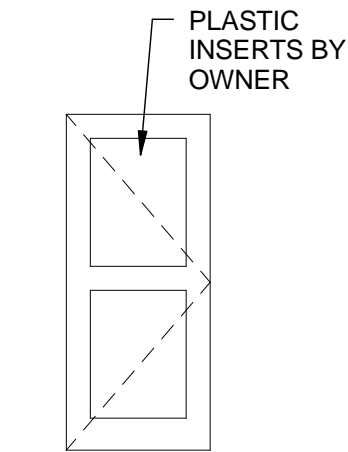
TYPE A
SOLID CORE WOOD VENEER DOOR



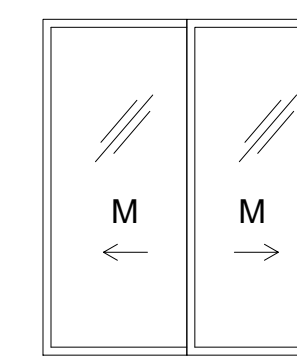
TYPE B
WOOD VENEER LOUVERED DOOR



TYPE C
WOOD VENEER LOUVERED DOOR



TYPE D
WOOD VENEER POCKET & ELEVATOR DOOR



TYPE E
SLIDING MIRROR DOOR

PROJECT NAME:

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304 ELLSWORTH DR.
SILVER SPRING, MD 20910

LYNN & TAD GRODZKI
RESIDENCE

PROJECT ADDRESS

REVISIONS

NO.	DATE
	02 / 28 / 15

DESIGNED BY: Designer

DRAWN BY: EYOB ALEMNEW

DATE:

SCALE: AS NOTED

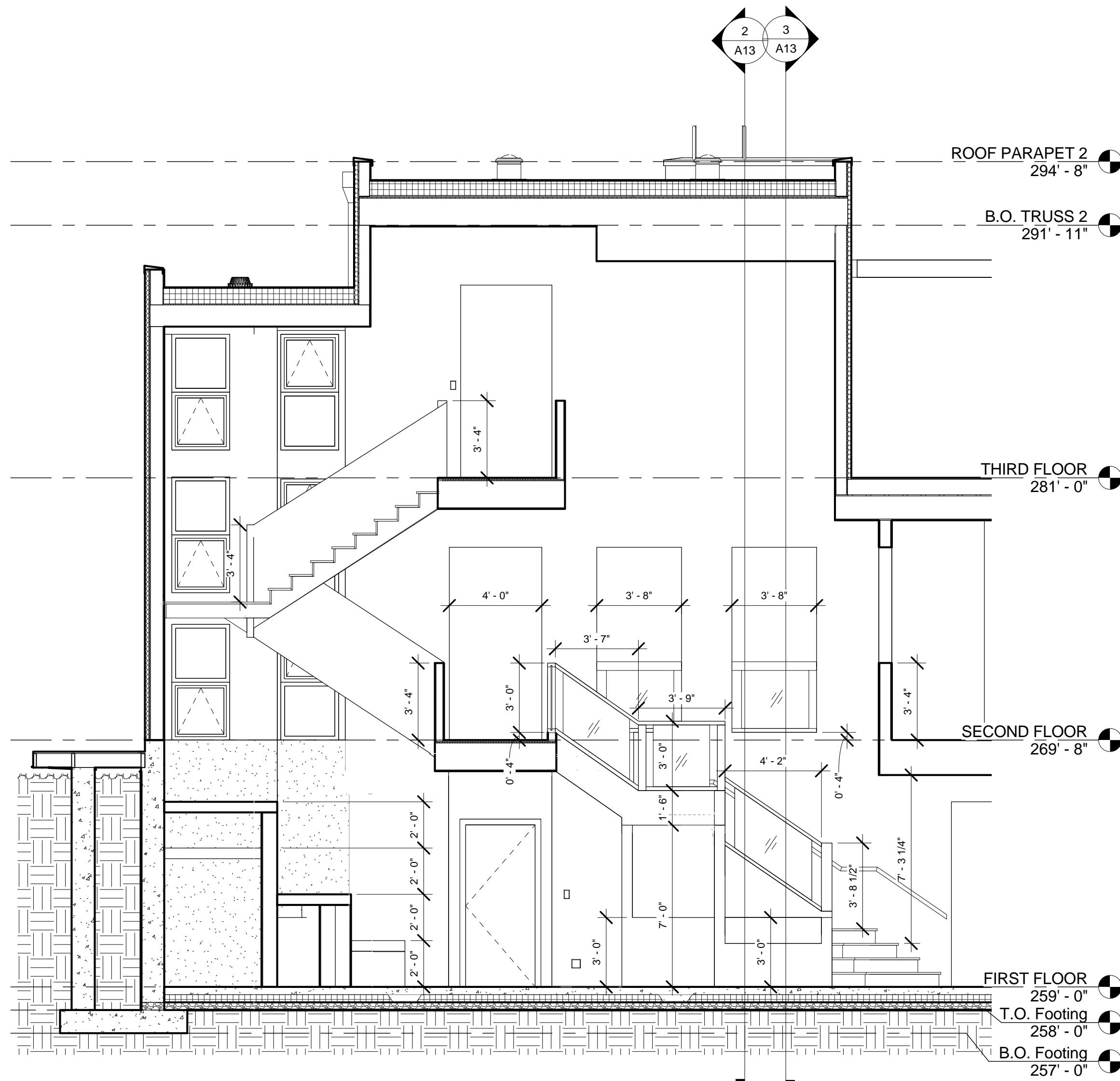
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Railing Sections

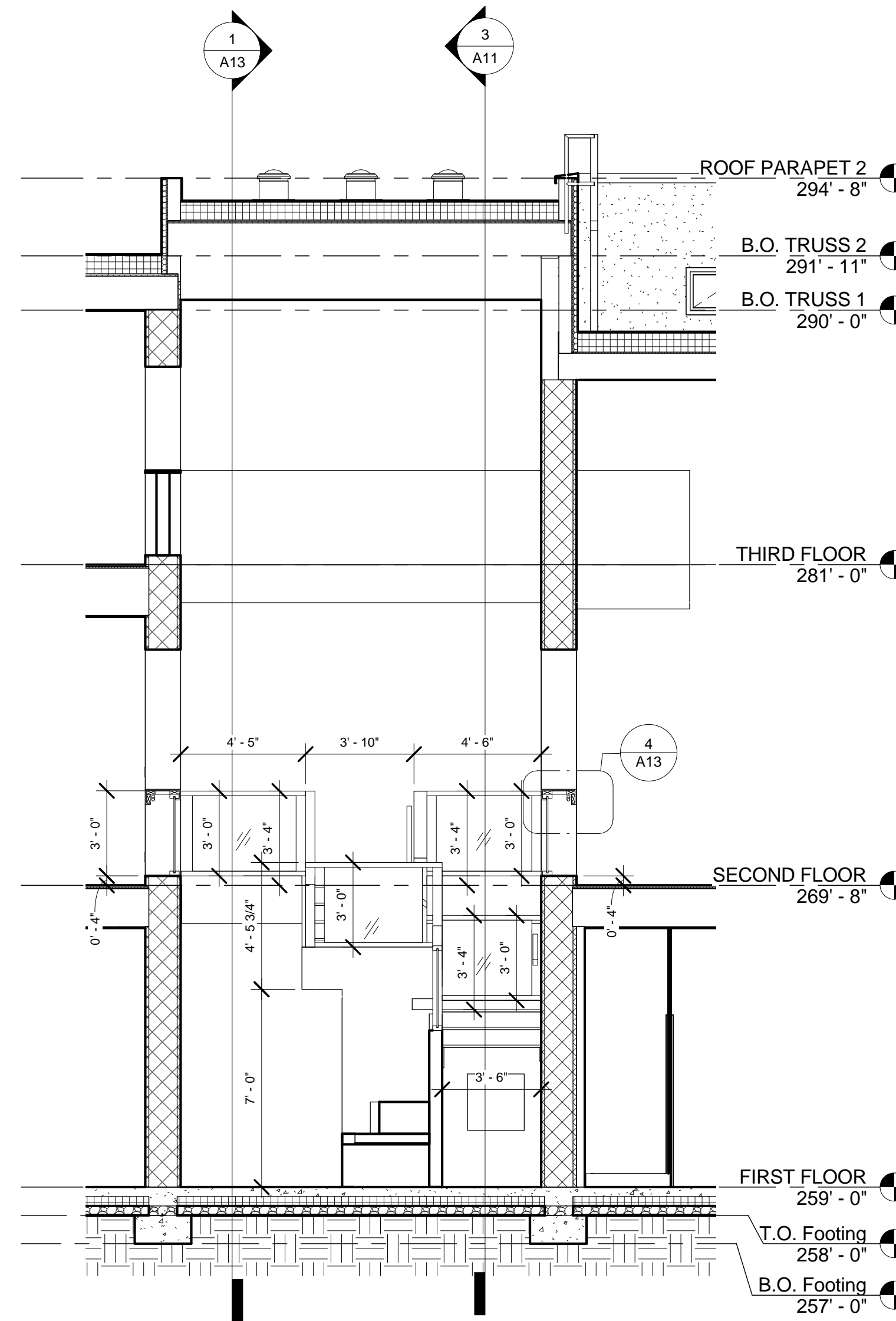
SHEET NO.

A13

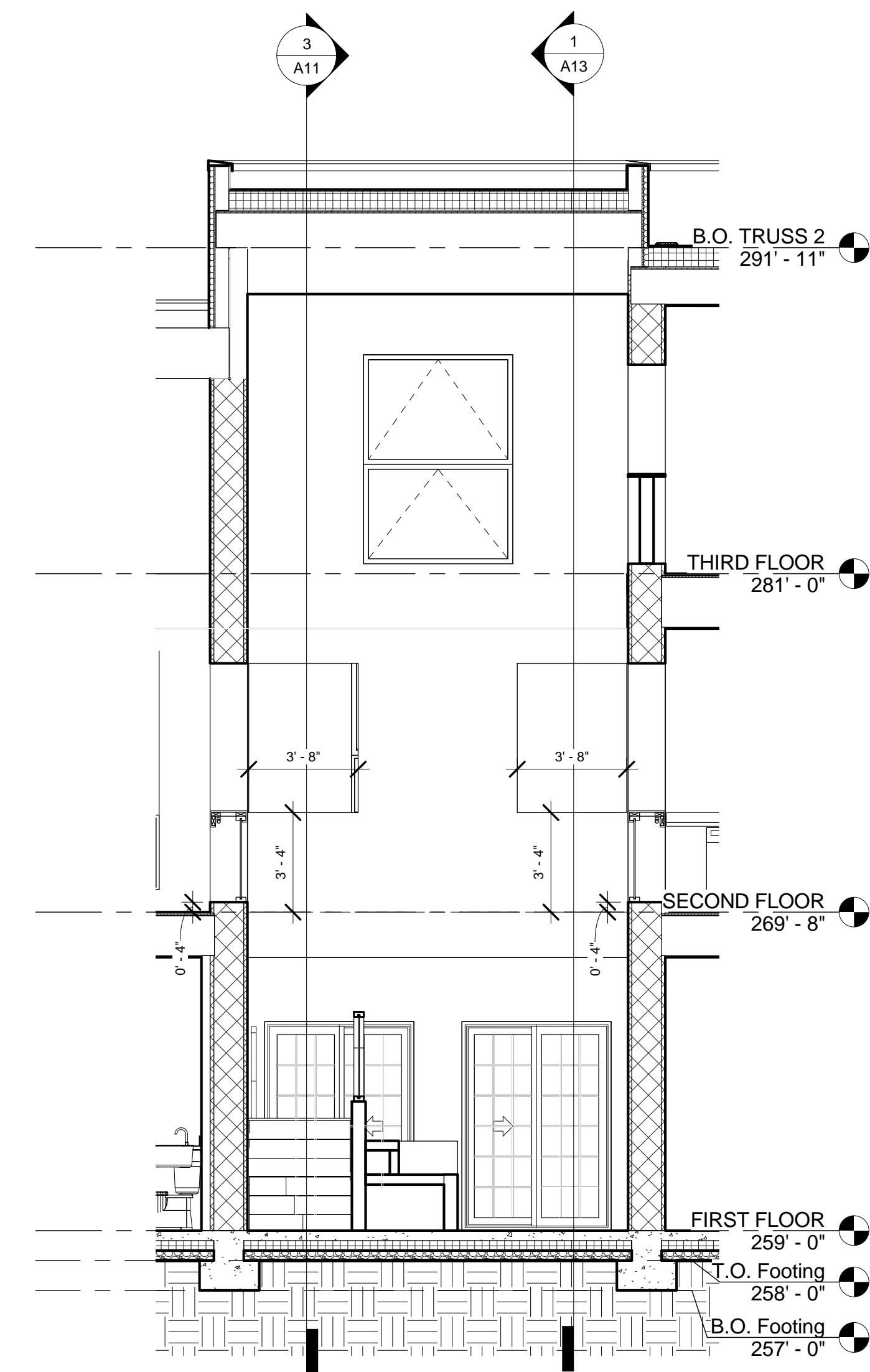
PERMIT SET



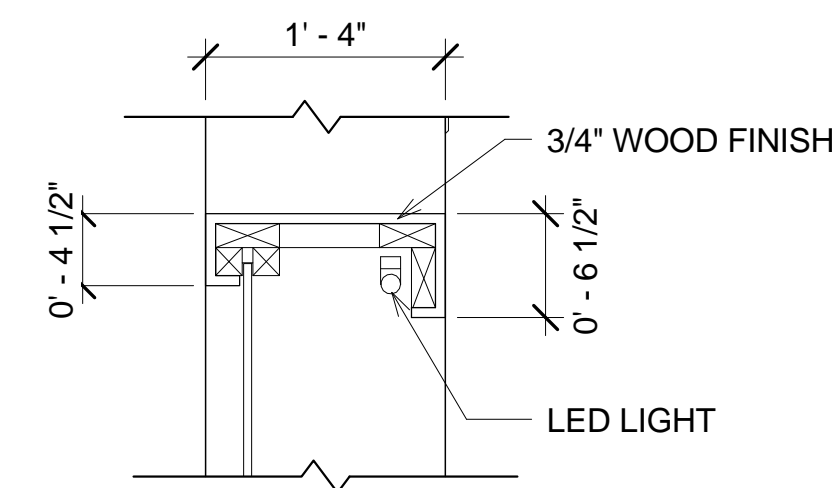
1 RAILING SECTION 1
A13 1/4" = 1'-0"



2 RAILING SECTION 2
A13 1/4" = 1'-0"



3 RAILING SECTION 3
A13 1/4" = 1'-0"



4 RAILING SECTION DETAIL
A13 1" = 1'-0"

PROJECT NAME:

GRODZKI RESIDENCE

SEAL:

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PROJECT ADDRESS

304 ELLSWORTH DR.
SILVER SPRING, MD 20910

LYNN & TAD GRODZKI
RESIDENCE

REVISIONS

NO.	DATE
	02 / 28 / 15

DESIGNED BY: Designer

DRAWN BY: EYOB ALEMNEU

DATE:

SCALE: AS NOTED

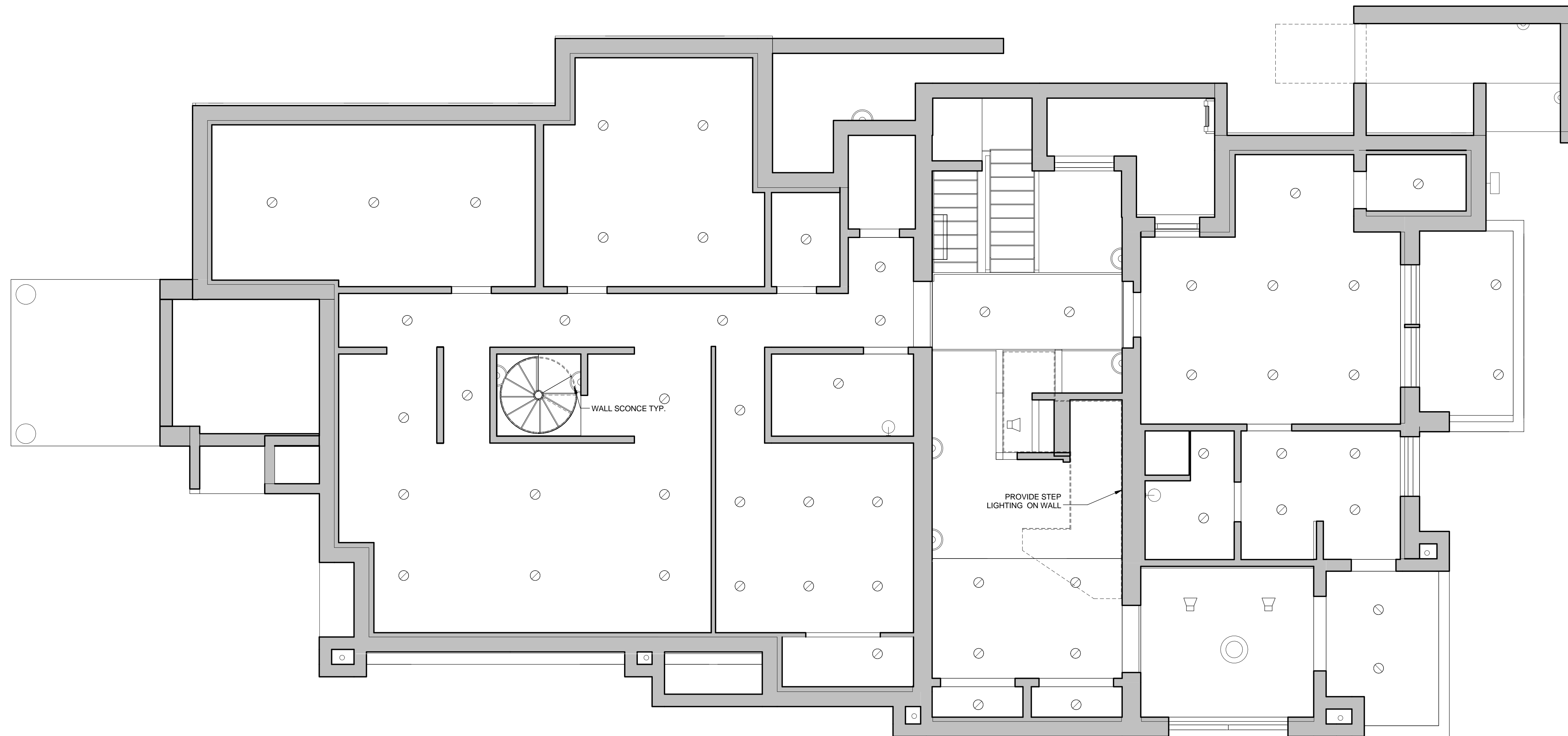
TITLE:

FIRST FLOOR RCP

SHEET NO.

A14

PERMIT SET



1 FIRST FLOOR RCP
A14 1/4" = 1'-0"

LEGENDS

- RECESSED CAN LIGHT
- ▽ CEILING MOUNT FLOOD LIGHT
- ◐ SCONCE
- VANITY LIGHT
- WALL PACK LIGHT/EXTERIOR
- SOLAR TUBE
- ◐ STEP LIGHT
- CHANDELIER
- ▭ LED FLOOD LIGHT

PROJECT NAME:

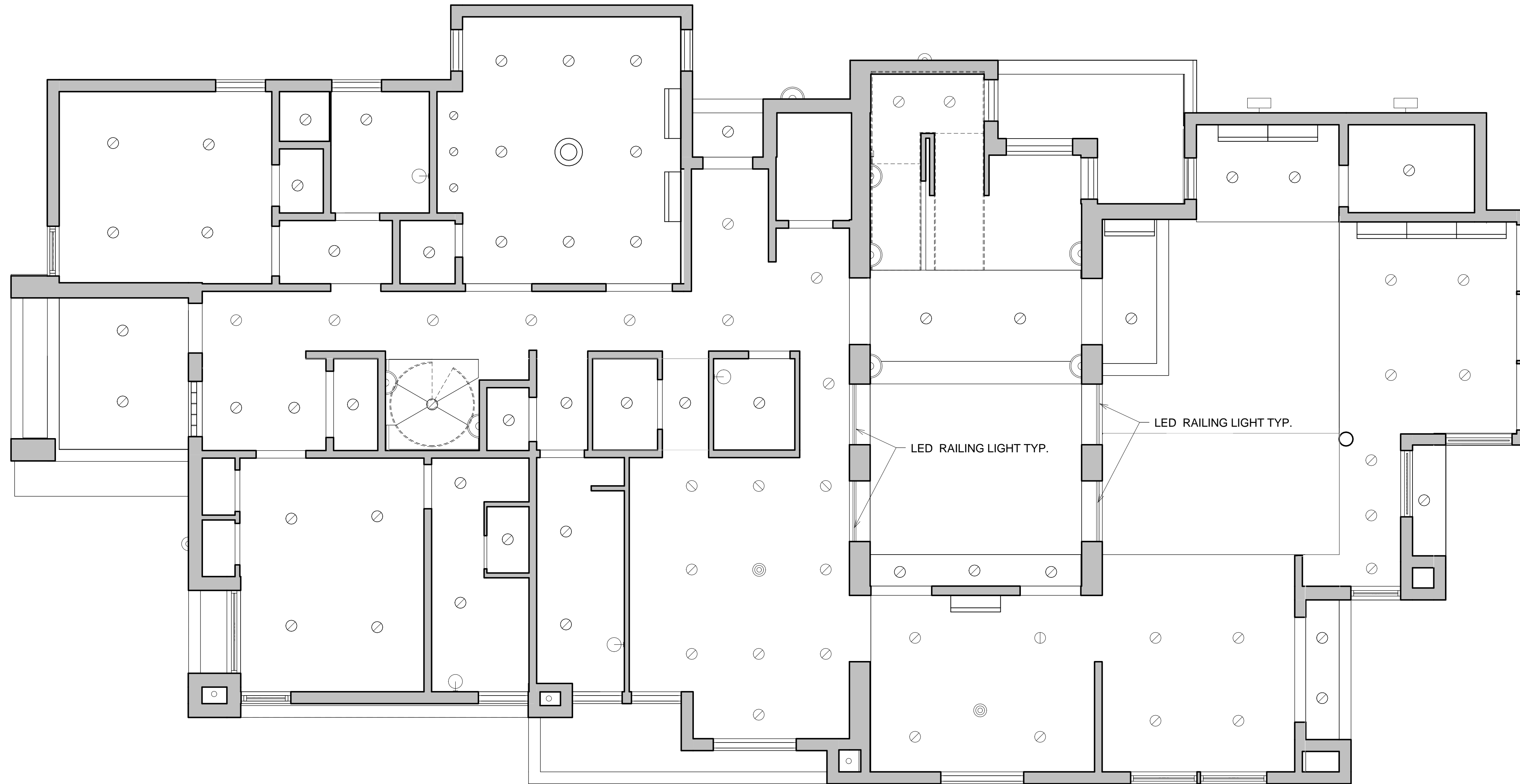
GRODZKI RESIDENCE

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





PROJECT ADDRESS
304 ELLSWORTH DR.
SILVER SPRING, MD 20910

LYNN & TAD GRODZKI
RESIDENCE



1 SECOND FLOOR RCP
A15 1/4" = 1'-0"

LEGENDS

-  RECESSED CAN LIGHT
-  SCONCE
-  VANITY LIGHT
-  WALL PACK LIGHT/EXTERIOR
-  SOLAR TUBE
-  STEP LIGHT
-  CHANDELIER
-  PENDANT LIGHT
-  LED FLOOD LIGHT
-  RAILING LED LIGHT

REVISIONS

NO.	DATE
	02 / 28 / 15

DESIGNED BY: Designer

DRAWN BY: EYOB ALEMNEU

DATE:

SCALE: AS NOTED

TITLE:

SECOND FLOOR RCP

SHEET NO.

A15

PERMIT SET

PROJECT NAME:

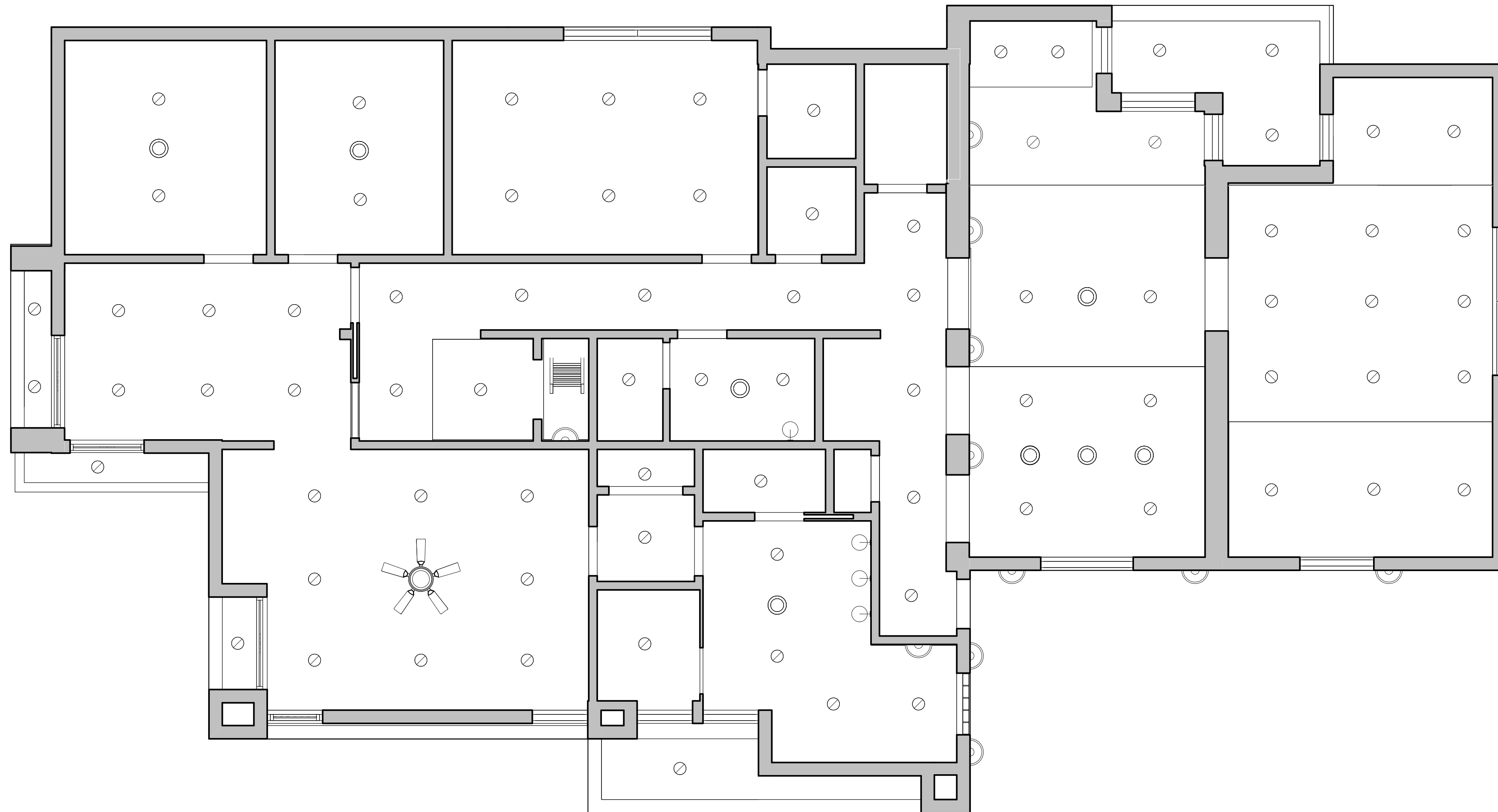
GRODZKI RESIDENCE

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PROJECT ADDRESS
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SILVER SPRING, MD 20910

LYNN & TAD GRODZKI
RESIDENCE



1 THIRD FLOOR RCP
A16 1/4" = 1'-0"

LEGENDS

-  RECESSED CAN LIGHT
-  SCONCE
-  VANITY LIGHT
-  WALL PACK LIGHT/EXTERIOR
-  SOLAR TUBE
-  STEP LIGHT
-  CHANDELIER
-  LED FLOOD LIGHT

REVISIONS

NO.	DATE
	02 / 28 / 15

DESIGNED BY: Designer

DRAWN BY: EYOUB ALEMNEUW

DATE:

SCALE: AS NOTED

TITLE:

THIRD FLOOR RCP

SHEET NO.

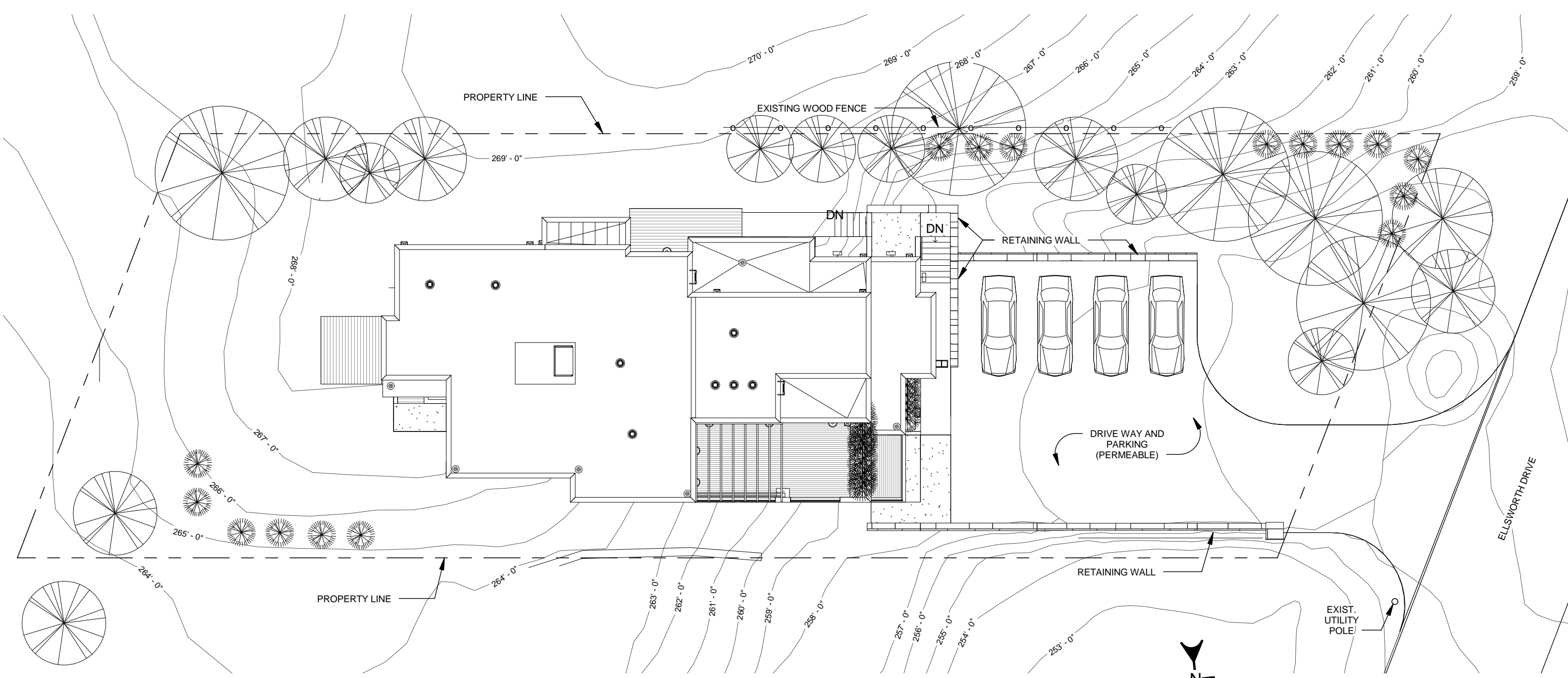
A16

PERMIT SET

GRODZKI RESIDENCE

PROJECT NAME:

GRODZKI RESIDENCE



ARCHITECTURAL SITE PLAN



STREET VIEW

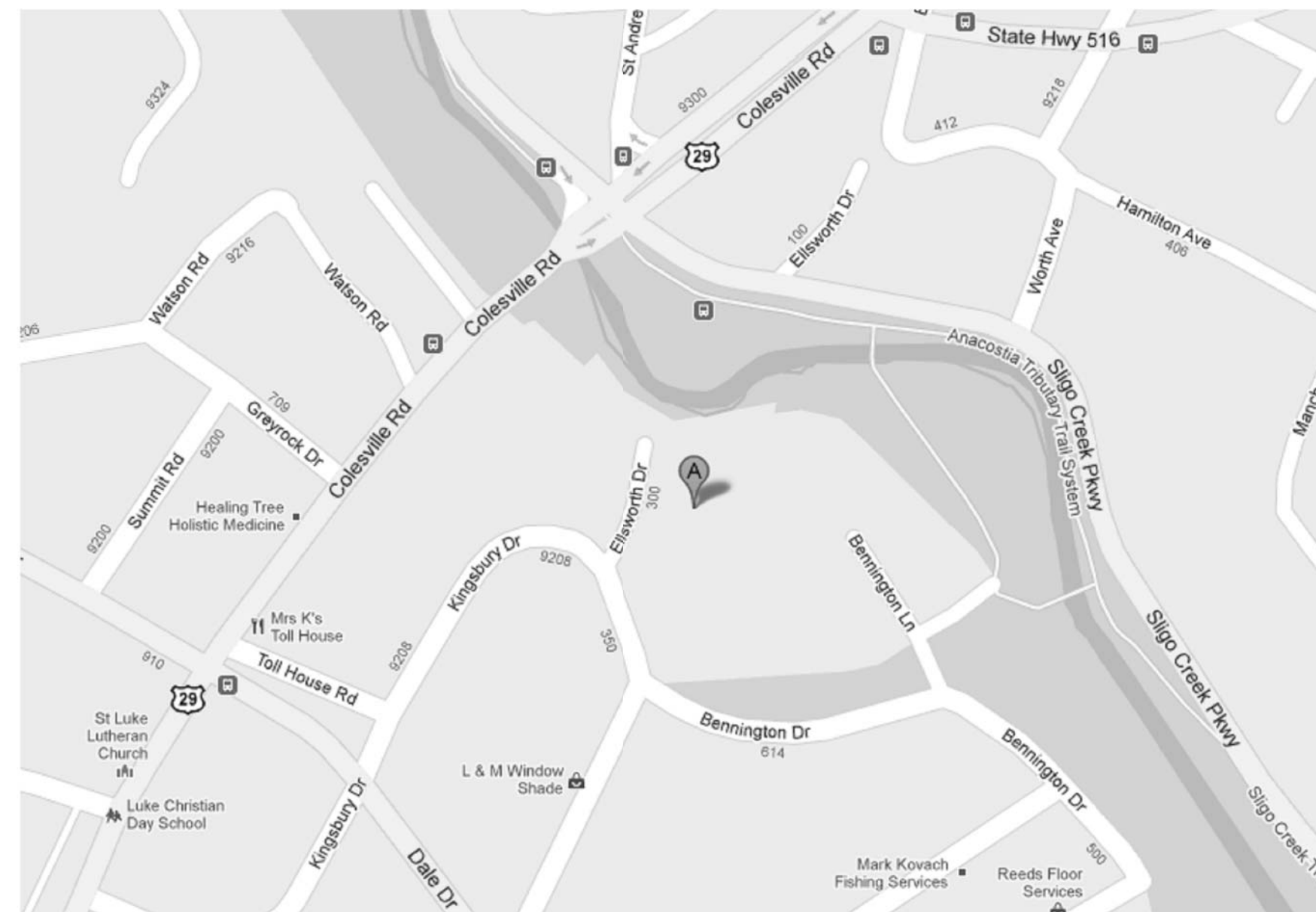
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SILVER SPRING, MD 20910

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RESIDENCE

LOCATION MAP



BUILDING CODES COMPLIANCE

BUILDING CODE	ICC INTERNATIONAL RESIDENTIAL CODE 2009
ELECTRICAL CODE	NFPA NATIONAL ELECTRICAL CODE 2008
PLUMBING & GAS CODE	WSSC PLUMBING CODE 2008
ENERGY CONSERVATION	ICC INTERNATIONAL ENERGY CONSERVATION CODE 2009
RESIDENTIAL SPRINKLER	NFPA 13D/ 2002, COMAR NFPA 13D/ 2007
USE GROUP:	RESIDENTIAL GROUP R-5
CONSTRUCTION:	TYPE V SPRINKLERED
NOTE:	SPRINKLER PLAN TO BE PROVIDED BY CONTRACTOR FOR COUNTY APPROVAL

AREA TABULATION

FIRST FLOOR LIVING AREA :	548 SQ FT
SECOND FLOOR LIVING AREA:	2151 SQ FT
THIRD FLOOR LIVING AREA:	1371 SQ FT
TOTAL FINISHED LIVING AREA:	4070 SQ FT
GROSS BUILDING AREA:	5976 SQ FT

PROJECT DIRECTORY

OWNER: TADEO & LYNN GRODZKI tgrodzki@granddesignstudio.com 301-608-9198	ARCHITECT: TADEO GRODZKI tgrodzki@granddesignstudio.com 301-608-9198	STRUCTURAL ENGINEER: STRUCTURAL ENGINEERING GROUP INC. KAICHEN ZHANG kzhang@seg-inc.com 703-574-8813
BIM CONSULTANT: EYOB ALEMNEW eyob70@gmail.com 240-505-3327	CIVIL ENGINEER: BAZKIAN CONSULTANTS, LTD. RAFIK BAZKIAN info@bazkian.com 410-745-8842	TRES D ARCHITECTURAL DRAFTING LLC DANIEL BARTOLO JR tresdarch@gmail.com 202-734-2092

DRAWING INDEX

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C-02	GRADING SWM, E&S CONTROL PLAN	S2.0	2ND FLOOR FRAMING PLAN
C-03	EROSION & SEDIMENT CONTROL DETAILS	S3.0	3RD FLOOR FRAMING PLAN
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ABBREVIATIONS

A.C.T. A.F.F. ALUM. AGGR. ASPH. BD. BLDG. B.O. BM. BLK. CAB. CEM. CER. C.J. C.G. CLO. C.L.G. CLKG. CONC. COL. CLR. C.O. CASED OPENING CEMENT PLASTER CTR. DBL. DIML. DS. D.	ACOUSTIC CEILING TILE ABOVE FINISH FLOOR ALUMINUM AGGREGATE ASPHALT BOARD BUILDING BOTTOM OF BEAM BLOCKING CABINET CERAMIC CEMENT JOINT CORNER GUARD CLOSET C.L.G. CALKING CONCRETE COLUMN CLEAR C.O. CASED OPENING CEMENT PLASTER CENTER DOUBLE DIMENSION DOWNSPOUT DRYER	F.O.F. FT. F.O.S. GALV. GL. GYP. H. H.B. HOSE BIB H.P. HDWD. IN. INSUL. L.S.L. LVL. MAX. MIN. MECH. MFR. MFR. MISC. N.T.S. O.C. P.S.L. P.T. PREFAB. R.D. REINF. REBAR R.C.P. REF.	FACE OF FINISH FOOT/FEET FACE OF STUDS GALVANIZED IRON GYPSUM HEIGHT HOSE BIB HIGHEST POINT HARDWOOD INCHES INSULATION LAMINATED STRAND LUMBER LAMINATED VENEER LUMBER MAXIMUM MINIMUM MECHANICAL MEMBRANE MANUFACTURER MISCELLANEOUS NOT TO SCALE ON CENTER PARALLEL STRAND LUMBER PRESSURE TREATED PREFABRICATED ROOF DRAIN REINFORCED REINFORCED STEEL BAR REFLECTED CEILING PLAN REFRIGERATOR	R.O. S.O.G. SQ.FT. S.S.T. STL. STOR. STRL. TAG TYP. UNFINISHED UNLESS OTHERWISE NOTED VAPOR BARRIER VERIFY IN FIELD WOOD W.P. WATERPROOF WRB. W.SCT. W/O	ROUGH OPENING SLAB ON GRADE SQUARE FOOT/FEET STAINLESS STEEL STEEL STORAGE STRUCTURAL TOLING AND GROOVE TYPICAL UNFINISHED UNLESS OTHERWISE NOTED VAPOR BARRIER VERIFY IN FIELD WOOD WATERPROOF WATER RESISTIVE BARRIER WANSOT WITH OUT
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GENERAL NOTES

- CONTRACTOR SHALL ADHERE TO ALL CODES, RULES, AND REGULATIONS GOVERNING CONSTRUCTION BUILDING ACES AND THE USE OF FACILITIES AS SET BY FEDERAL, STATE, AND LOCAL CODES, BUILDING DEPARTMENT AGENCIES AND THE BUILDING OWNER.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES PRIOR TO THE START OF WORK.
- ALL STANDARD CONSTRUCTION SHALL CONFORM TO THE STANDARD DETAILS EXCEPT AS EXPLICITLY SUPERSEDED BY SPECIFIC DETAILS HEREIN.
- CONTRACTOR SHALL COMPLY WITH CURRENT APPLICABLE LOCAL ORDINANCES FOR UTILITY SERVICES.
- ALL AT TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING THE SAFETY OF PERSONS AND PROPERTY, ALSO DESIGN ADEQUACY AND SAFETY OF ERECTION, BRACING, SHORING, TEMPORARY SUPPORT, ETC.
- THE CONTRACTOR SHALL WARRANT THAT ALL MATERIALS AND WORKMANSHIP ARE IN COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS, AND ALL CHANGES HAVE THE OWNER'S APPROVAL.
- THE CONTRACTOR IS RESPONSIBLE TO COMPARE AND COORDINATE ALL DRAWING FOR PROPER FIT AND ATTACHMENT OF ALL PARTS. DETAILS NOT SHOWN, NOR DETAILED ON DRAWINGS, NOR CALLED FOR IN THESE NOTES SHALL BE CONSTRUCTED TO SAME SIZE AND CHARACTER AS FOR SIMILAR CONDITIONS WHICH ARE SHOWN, DETAILED SPECIFICATIONS, OR COMMONLY CONSTRUCTED IN THE INDUSTRY.
- THE CONTRACTOR SHALL EXAMINE ALL CONSTRUCTION DOCUMENTS, SHALL VERIFY CONDITIONS AND DIMENSIONS, CHECK ALL LINES AND LEVELS INDICATED PRIOR TO STARTING WORK. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY REPORT TO THE ARCHITECT FOR CLARIFICATION.
- THE CONTRACTOR SHALL VERIFY ALL MECHANICAL, ELECTRICAL, AND PLUMBING ROUGH IN LOCATIONS FOR ANY SPECIAL EQUIPMENT WITH THE SUPPLIER OF SUCH EQUIPMENT.
- THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF THEIR SEPARATE CONTRACTORS SUCH AS WINDOWS, ETC. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION AND REQUIRED CLEARANCES OF THE EQUIPMENTS. NO STRUCTURAL MEMBER SHALL BE OMITTED, NOTCHED, CUT, BLOCKED OUT, OR RELOCATED W/O PRIOR APPROVAL BY THE ARCHITECT OR ENGINEER.
- THE CONTRACTOR OF EACH TRADE SHALL KEEP THE PREMISES CLEAN AT ALL TIMES AND SHALL REMOVE ALL RUBBISH AS OFTEN AS REQUIRED FOR THE CONSTRUCTION AND FOR CONVENIENCE OF THE OWNER.
- PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR SO AS TO NOT CAUSE ANY MUD, SLIT, OR DEBRIS ONTO PUBLIC OR ADJACENT PROPERTY.
- ALL TEMPORARY BRACING AND SHORING SHALL BE DESIGNED TO SUSTAIN ALL CONSTRUCTION LOADS, SOIL PRESSURE, LATERAL AND OTHER LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED.
- ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY, SHALL BE PRESSURE TREATED.
- ALL REVISIONS TO THE DRAWINGS MUST PROCEED THROUGH THE OWNER.
- SPRINKLER PLAN TO BE PROVIDED BY CONTRACTOR FOR COUNTY APPROVAL.

REVISIONS

NO.	DATE
	02 / 28 / 15

DESIGNED BY: TADEO GRODZKI

DRAWN BY: EYOB ALEMNEW

DATE:

SCALE: AS NOTED

TITLE:

COVER SHEET

SHEET NO.

CS-1

PERMIT SET

PROJECT NAME:

GRODZKI RESIDENCE

SEAL:

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304 ELLSWORTH DR.
SILVER SPRING, MD 20910

LYNN & TAD GRODZKI
RESIDENCE

PROJECT ADDRESS

REVISIONS

NO.	DATE
	02 / 28 / 15

DESIGNED BY: TADEO GRODZKI

DRAWN BY: EYOB ALEMNEW

DATE:

SCALE: AS NOTED

TITLE:

PERFORMANCE SPECS.

SHEET NO.

G1

PERMIT SET

DEMOLITION NOTES:

EXTENT OF DEMOLITION (General): Remove selected areas of existing site plantings and roots. Remove existing material and products as necessary for installation of new work.

PREPARATION (Scheduling): Consult owner in advance of site cleaning so adequate preparation may be made to accommodate new construction operations. Prior to demolition consult with other prime contractors to determine if existing mechanical or electrical work has been disconnected and capped. Do not proceed until disconnections and capping has been completed. Make advance preparations to minimize exposure of building and contents to the elements, interruption of owner's schedule, and soiling and damage of existing building and contents.

BRACING: Brace and shore up structure as required to prevent damage and movement.

REPAIRS (Patching): Patch areas disturbed by work. Patch work shall match existing work as closely as possible.

CLEANING: Remove debris and unsalvageable materials from site. Portions of building soiled by work and workmen and occupied by owner shall continuously be cleaned by contractor. Restore and clean all existing areas soiled because of work operations and workmen.

PROJECT NOTES:

NOTICE COPYRIGHT

These plans are copyright protected as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.O. as amended December 1990 and known as Architectural Works Copyright protection Act of 1990.

These plans are the sole property of Tadeo & Lynn Grodzki (Owners). Any unauthorized use or reproduction of these plans is prohibited. All sub-contractors are required to visit the site and inspect the existing conditions prior to submitting proposals. All contracts shall adopt the AIA 201 General Conditions.

Plans shall not be scaled for construction purposes. Dimension lines and notes supersede. Dimensions noted "Verify" shall be verified in the field. Notify the Owner/Architect of any conflicts before proceeding. It is the sole responsibility of the General Contractor to ensure that all construction complies with all adopted building codes (assume min. IRC 2012) and current local code "Amendments" as well as accepted construction practices. Contractor should expect that drawings of existing buildings are approximate and field measurements should be taken to verify conditions before proceeding with contracts.

Electrical and Mechanical plans are schematic layouts only. Plumbing Contractor shall advise Owner of water service or sewer hook-up scope issues regarding upgrades or compliance because of this project. All work shall comply with all local codes. Plumbing supply lines; copper Type "L", CPVC plastic labeled certified for potable water, waste lines; PVC (cast iron at acoustic critical areas). Vents thru the roof shall be routed to the hidden side of the building and concealed as much as possible.

Use 5/8" Min. gypsum wallboard on ceilings throughout and 5/8" Min. gypsum wallboard on all walls. Partitions labeled "acoustic" shall have wallboard over 1/2" resilient channels at 16" O.C. on one stud side and 1/2" sound deadening board on the other side. Use acoustic caulk at perimeter of sound deadening board prior to finish gyp. wallboard layer. Fill stud cavities with sound batt insulation and use alternating stud spaces when locating all electrical boxes. Gypsum wallboard installed in bathrooms, basements, and wet areas shall be "WR" water resistant. Where ceramic tile is indicated, tile backer board is required in place of gypsum waterproof wallboard. Attach with bugle head screws.

Gypsum wallboard shall be painted using one coat of primer and two coats of latex-based paint (Living Spaces only). Semi gloss finish on all trim and eggshell/velvet on all walls. Colors to be selected by owner.

Where tile and vinyl floors are indicated, Underlayment (in addition to the sub floor) shall be provided as per manufacturers recommendations.

Exterior wall construction shall have a complete cover of "Tyvek" building wrap or liquid applied barrier. (coordinate with door & window penetrations)

Provide method for positive drain away at base of all siding and skin enclosure. (Example: utilize "redundant drainage" spacer system.

Brick (and other veneer masonry) shall utilize "posh-ties" (v-rod with screw attachment) corrugated strap ties are not allowed. All cavity areas behind veneer will use fill material to prevent mortar droppings from clogging positive drainage to base weep holes at the base flashing.

Provide seamless type prefinished aluminum downspouts where shown exposed. Concealed downspouts shall be of PVC or equal.

Demolition and removal of debris is the responsibility of the Sub Contractor and shall include all related items necessary to complete the work as a final product indicated on plans and specifications.

Approved flashing shall be provided at the top and sides of all windows and doors openings, wall and roof valleys and at all roof penetrations. Window and door sills shall utilize preformed base flashing wrap sealed into the building wrap.

All railings (stair, landing, deck, retaining wall, etc.) shall be installed to withstand a lateral force of 50 lbs per linear foot. Handrails shall be continuous and terminate in safety returns posts.

Glazing shall comply with safety glazing and code standards of local authority. EIFS:

Exterior Insulation and Finish System. Polymer-based protective coating 100% pure acrylic resin based materials, mesh, and insulation over back-up membrane with diverter flashings to direct leaked water to the exterior.

Sub contractors shall provide owner and architect with samples, shop drawings or sales brochures of all listed items prior to ordering/installation.

- Louvers and grilles
- Plumbing fixtures and faucets
- Lighting fixtures and trim
- Doors, windows, hardware and trim
- Structural beams, trusses, etc.

-Finishes:

Paint and stain

Tile and subfloor

Carpet

Cabinets and millwork

Brick and stone (sample mock-ups)

Flooring

Special ordered item and accessories

All material substitutions must be requested in writing through the architect.

It is expected that all decisions made regarding materials used in this project will apply the "seven R's" (of Respected, Receive, Reduce, Reuse, Recycle, Restore, Remember). This means the effort shall involve practices of "Green Architecture" with the principle goals of environmental concern being:

- Determine best re-use and proper disposal of demolished items.
- Provide preservation of natural resources and habitat.
- Reduce toxic substances used.
- Lower all operating costs with more use of energy efficient equipment.
- Choose building materials composed of recycled and re-used products.
- Minimize the impact on the neighborhood and environment. Suggested "sustainable/green" choices include:

Paint: low VOC (volatile organic compounds) for odor specially designed to inhibit the growth of mildew and formulated with antimicrobial properties.

Carpet: CRI green label plus certified adhesives for low VOC emissions. Cabinets: fabricate with panels of product that carries the SFI label made with urea formaldehyde free product.

Treated lumber: "ecolife" stabilized and weather resistant pressure treated wood products AWWPA standardized fully integrated green system.

Reflective plywood: roof sheathing of heat reflective aluminum foil faced

Lumber: all framing lumber to utilize products certified by either ATFS (American Tree Farm System), FSC (Forest Stewardship Council), or SFI (Sustainable Forestry Initiative).

Construction Waste: save wood and gypsum board scraps to be site processed with a grinder into landscape mulch.

The building in its final and complete form shall ensure against entry of vandals, water, dust, insects, rodents and other vermin.

During construction the affected areas of new and/or existing buildings shall be protected from the above and heated to min 60 degrees F. This shall be assumed by the owner at "Substantial Completion".

Insulation shall be as follows: See Drawings

Foundation and crawl space insulation shall be 4" rigid fiberglass board adhered to the inside surface of the foundation wall from crawl space grade to top of sill plate.

Polystyrene insulation will be allowed in lieu of fiberglass only if fire resistant protection is provided.

Vapor Barriers:
Vapor barrier to be installed on warm surface of exterior walls and ceilings overlap min. one stud/rafter space at joints. 10 mil polyethylene installed over all soil/grade in crawl spaces min 12" overlap at joints (taped joints) and up to sill plate at exterior foundation walls.

10 mil polyethylene installed over granular fill at all concrete slabs. (tape joints)

HVAC: High Efficiency.
Recommendations are requested from contractor. It is the responsibility of the mechanical contractor to provide a suitable system design with bid submittal. All load analysis and heat loss/gain calculation shall be provided by the contractor.

All exhaust fans are to be vented to outside air.

Heated Floor System: Provide electrical cables or preformed mat certified to be used under the finish floor specified. Complete installation to include dedicated electrical circuit, thermostat in the room, fasteners, all as designed by the manufacturer.

Smoke Detectors
The contractor shall provide and install hard wired smoke detectors as required by county code.

Floor Framing Notes

It is the responsibility of Framing Contractor to provide framing plans and calculations necessary for building permits and proper layout.

Design strengths: Live Load: 40psf. Dead Load: 10psf.

Common Lumber FB = 1250 psi E = 1,400,000 psi

Laminated Veneer Lumber Fb = 2900 psi E = 1,900,000 psi

All common dimensional lumber shall be No. 2 Spruce/Pine/Fir or better. Laminated Veneer Lumber specified is ("parallam" parallel strand lumber). Substitutes may be used if they meet the design strengths listed above.

Sill plates shall be "permanent" pressure treated 2x6 (unless otherwise indicated) set on a compressible sill sealer. All lumber in contact with concrete or masonry shall be "permanent" pressure treated. Treatment shall be EPA approved low toxicity ACQ, CBA-A, or CA-B alkaline copper quat or azole only. Nails and fasteners shall be stainless steel, joist hangers shall be triple zinc, anchor bolts shall be hot-dipped galvanized, and only copper flashing is allowed. Provide metal cross bridging or blocking at joist mid-span.

Provide new 6x6 columns at all beam bearing locations. Sub floors shall be 3/4" 4924 CDX Tongue & Groove plywood or ESP "AdvanTech" (OSB not allowed), glued and nailed to joists. Where finished floors require a second Underlayment, provide and install such underlayment as directed by the finished floor manufacturer/supplier. L/480 for floor trusses, L/720 for floors with stone or tile finishes.

Roof Framing Notes:

It is the responsibility of the Framing Contractor to provide framing plans and calculations necessary for building permits and proper layout.

Design Strengths: Snow Loads 30psf Dead Loads 10 psf

Attic storage live load 20 psf (where indicated) Uplift 10 psf

Common Lumber Fb = 1250 psi E = 1,400,000psi

All common dimensional lumber shall be No. 2 Spruce/Pine/Fir or better. Trusses shall be designed by the truss manufacturer to support the design loads stated. Provide engineer's certification on shop drawing submittals.

Roof sheathing shall be 5/8" 32/16 CDX plywood with joint clips or blocking.

Exterior Trim:

All exterior trim to be 1x material front and back primed, then painted to match existing exterior trim. Minimum installation standards are that all cut joints shall be site primed.

Interior Trim

Match existing as much as possible from standard molding. Stain grade or paint grade where indicated.

Fasteners:

For all trim and finish materials, coordinate the appropriate fasteners (galvanized/stainless steel/prefinished/aluminum/predrilled/countersunk, Etc.) for weathering conditions and overall long life. Exposed redwood, teak, and cedar must use stainless steel nails and screws (as concealed as possible). For structural hangers and clips, only use nails listed in manufacturer's tables.

General Note:

Wall sheathing shall be minimum 5/8" plywood of lengths sufficient to overlap the sill plates for positive tied-down connection to foundations. Provide continuous connections to roof framing for lateral and uplift resistance. Follow the "Continuous Load Path" method with sheathing installation or metal connectors. All headers and lintels not indicated on plans are to be assumed as not having any special loads or conditions. These members and all framing must be constructed using accepted carpentry practices. Nailing and fasteners not specially indicated on plans shall be provided where required to meet current International Residential Code (IRC 2012) Section R602 and local County Amendments. Braced Wall Lines are indicated for CS continuous sheathed panel (panel sizes shown) "Method 3" (ABW alternate braced wall with hold-downs, PFG intermittent portal frame at garage, WSP wood structural panel). Wide opening jamps shall be sized portal frame with hold-downs (PFH intermittent portal frame) indicated per www.web@strongtie.com. Considered to be Exposure B (suburban) or Exposure C (open site with additional20%) wind loading.

Provide wall blocking of 2 x 4 or 3/4" plywood at window and door heads a minimum 6" above head trim and beyond jamb trim for curtain mounting. Provide 2 x blocking between studs at expected locations for grab bars and toilet accessory mounting.

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